



Village of  
**ESTERO**

**VILLAGE OF ESTERO**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**PACKET**  
**MAY 19, 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

May 19, 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 April 14, 2026 meeting minutes

Attachment: [04162026\\_PZDB Minutes.pdf](#)

#### 6. PUBLIC HEARINGS (Quasi-Judicial)

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

- a. **Henning RMS CPD -- Rezoning (DCI2024-E007) (District 4) Property is comprised of 2 parcels located at 20741 and 20771 S. Tamiami Trail, east of US 41 and south of Broadway and the Estero Methodist Church.**

The applicant plans to remove the existing buildings and redevelop the site with a 16,000 square foot commercial building.

Public Information Meeting was held September 10, 2024.



See Staff Report.

Planning Zoning and Design Board will make a recommendation to Village Council.

Attachment: [1. Henning RMS CPD - Staff Report.pdf](#)  
Attachment: [2. Henning Staff Report Attachment A. Location Map.pdf](#)  
Attachment: [3. Henning Staff Report Attachment B. Zoning Resolution Z-01-058.pdf](#)  
Attachment: [4. Henning Staff Report Attachment C. - Master Concept Plan.pdf](#)  
Attachment: [5. Henning Staff Report Attachment D - Pattern Book.pdf](#)  
Attachment: [6. Henning Staff Report Attachment E. - Traffic Impact Statement.pdf](#)  
Attachment: [7. Henning Staff Report Attachment F. - Schedule of Uses.pdf](#)  
Attachment: [8. Henning RMS CPD - Draft Ordinance 2026-06.pdf](#)  
Attachment: [9. DCI2024-E007 8-Day Letter 2026-05-13.pdf](#)  
Attachment: [10. Henning RMS CPD - Presentation.pdf](#)

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

Public Information Meeting was held March 10, 2026.

See Staff Report.

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

Attachment: [1. Staff Report - SROA Lot 6.pdf](#)  
Attachment: [2. SROA Lot 6 - Site Plan.pdf](#)  
Attachment: [3. SROA Lot 6 - Architectural Renderings.pdf](#)  
Attachment: [4. SROA Lot 6 - Landscape Plan.pdf](#)  
Attachment: [5. SROA Lot 6 - Photometric Plan.pdf](#)  
Attachment: [6. SROA Lot 6 - SROA Corkscrew Village PZDB Presentation.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. TRG Estero MPD (Pending Submittal) (District 3) Property is comprised of 31.26 undeveloped acres located on the southwest corner of Estero Parkway & Three Oaks Parkway.**

The applicant seeks to rezone the property from CPD - Commercial Planned Development to MPD -

Mixed-Use Planned Development to allow for 370 residential units and 33,000 square feet of commercial uses.

Attachment: [1. TRG Estero MPD - Public Information Meeting Request.pdf](#)

Attachment: [2. TRG Estero MPD - Master Concept Plan.pdf](#)

Attachment: [3. TRG Estero MPD - Pattern Book.pdf](#)

Attachment: [4. TRG Estero MPD - PZDB - Presentation.pdf](#)

## **8. Board Communications**

### **a. Next meeting --June 16, 2026**

## **9. Adjourn**

**General Attachments**

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING  
TUESDAY, MAY 19, 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.

4:30:40PM [ SOUNDING GAVEL ]  
4:30:42PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE REGULAR  
4:30:45PM MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN  
4:30:48PM BOARD.  
4:30:48PM WOULD EVERYONE RISE FOR THE PLEDGE OF ALLEGIANCE, PLEASE?  
4:30:52PM [PLEDGE OF ALLEGIANCE]  
4:31:07PM THANK YOU.  
4:31:12PM CAN I ASK EVERYONE TO SILENCE YOUR CELL PHONES?  
4:31:17PM TAMMY, CAN I HAVE A CALL OF THE ROLL, PLEASE?  
4:31:23PM >>Kristin Jeannin: HERE.  
4:31:25PM >>Barry Jones: HERE.  
4:31:27PM >>Al Paivandy: HERE.  
4:31:29PM >>Michael Sheeley: HERE.  
4:31:30PM >>James Tatooles: HERE.  
4:31:32PM >>Jim Wallace: HERE.  
4:31:34PM >> BOARD MEMBER WILLIAMS IS ABSENT TODAY.  
4:31:36PM CHAIRMAN GARGANO?  
4:31:38PM >>Anthony Gargano: HERE.  
  
4:31:39PM >>Tammy Duran: AND OUR ATTORNEY, ERICA AUGELLO, IS HERE  
4:31:49PM TODAY.  
4:31:51PM >>Anthony Gargano: BEFORE WE BEGIN, MARY, I THINK YOU HAVE  
4:31:53PM AN INTRODUCTION YOU WOULD LIKE TO MAKE.  
4:31:55PM >>Mary Gibbs: YES.  
4:31:56PM CAN YOU HEAR ME?  
4:31:57PM I WOULD LIKE TO INTRODUCE OUR NEW ASSISTANT COMMUNITY  
4:32:03PM DEVELOPMENT DIRECTOR AND ASSISTANT VILLAGE MANAGER WHO IS IN  
4:32:06PM THE BACK CORNER, MICHAEL MANNING.  
4:32:08PM IF YOU WANT TO JUST WAVE.  
4:32:10PM HE'S BEEN HERE FOR FIVE DAYS, SIX DAYS NOW.  
4:32:13PM WE TOLD HIM HE NEEDED TO COME TO THIS MEETING AND SEE WHERE  
4:32:18PM THE REAL FUN HAPPENS.  
4:32:22PM >>Anthony Gargano: WELCOME, MICHAEL.  
4:32:23PM FIVE DAYS AND YOU ARE STILL HERE.  
4:32:25PM THAT'S GREAT.  
4:32:25PM WE'RE MAKING PROGRESS.  
4:32:28PM [ LAUGHTER ]

4:32:28PM I'M GOING TO ASK FOR A MOTION FOR APPROVAL OF THE AGENDA.  
 4:32:32PM >>Michael Sheeley: SO MOVED.  
 4:32:38PM >>Anthony Gargano: WE HAVE A MOTION, BEEN SECONDED.  
 4:32:39PM ANY DISCUSSION ON THE MOTION?  
 4:32:40PM ALL IN FAVOR?  
 4:32:41PM AYE.  
 4:32:43PM ANY OPPOSED?  
  
 4:32:43PM THE MOTION PASSES.  
 4:32:47PM A MOTION, PLEASE, FOR THE APPROVAL OF THE CONSENT AGENDA.  
 4:32:52PM >>Michael Sheeley: SO MOVED.  
 4:32:56PM >>James Tatooles: SECOND.  
 4:32:57PM >>Anthony Gargano: MOVED AND SECONDED.  
 4:32:59PM ANY DISCUSSION ON THE MOTION?  
 4:33:00PM ALL IN FAVOR?  
 4:33:02PM >> AYE.  
 4:33:02PM >>Anthony Gargano: ANY OPPOSED?  
 4:33:03PM THE MOTION IS APPROVED.  
 4:33:11PM LADIES AND GENTLEMEN, THIS MEETING'S AGENDA INCLUDES CERTAIN  
 4:33:19PM QUASI-JUDICIAL APPLICATIONS.  
 4:33:22PM THAT'S THE FIRST TWO APPLICATIONS THAT WE'RE HEARING.  
 4:33:26PM AND IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL  
 4:33:29PM CAPACITY.  
 4:33:31PM SO IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE  
 4:33:35PM APPLICATIONS -- THAT'S ANY OF THE FIRST TWO APPLICATIONS --  
 4:33:40PM YOU MUST BE SWORN IN BY OUR BOARD ATTORNEY, AND SHE WILL DO  
 4:33:45PM THAT IN A MOMENT.  
 4:33:46PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT  
 4:33:50PM TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.  
 4:33:53PM IN GENERAL, ON EACH APPLICATION, WE WILL FIRST HEAR AN  
 4:33:58PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT  
 4:34:00PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.  
 4:34:03PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.  
  
 4:34:09PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS  
 4:34:12PM BEEN SWORN IN TO PROVIDE TESTIMONY.  
 4:34:14PM PLEASE BE CONCISE IN YOUR COMMENTS AND NOT TO EXCEED FIVE  
 4:34:19PM MINUTES.  
 4:34:19PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND  
 4:34:25PM PROVIDE REBUTTAL.  
 4:34:26PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE  
 4:34:31PM PUBLIC MAY BE SUBJECT TO CROSS-EXAMINATION.  
 4:34:35PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,  
 4:34:38PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON  
 4:34:42PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.  
 4:34:46PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE  
 4:34:49PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.  
 4:34:52PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR

4:34:58PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.  
 4:35:01PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION  
 4:35:06PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED  
 4:35:09PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC  
 4:35:13PM RECORD.  
 4:35:13PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE  
 4:35:18PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE  
 4:35:21PM IT IS HEARD.  
 4:35:23PM AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THE  
 4:35:26PM APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE  
 4:35:29PM ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE  
  
 4:35:32PM APPLICATION.  
 4:35:33PM SO WILL ALL THOSE WHO INTEND TO TESTIFY IN EITHER OF THE  
 4:35:38PM FIRST TWO HEARINGS PLEASE STAND, RAISE YOUR RIGHT HAND.  
 4:35:43PM OUR BOARD ATTORNEY WILL ADMINISTER THE OATH.  
 4:35:47PM >>Erica Augello: ANYONE WISHING TO SPEAK ON AGENDA ITEM 6A  
 4:35:49PM OR 6B, PLEASE STAND AND RAISE YOUR RIGHT HAND TO BE SWORN.  
 4:35:53PM >>Mary Gibbs: I THINK MOST OF THE PUBLIC IS HERE FOR THE  
 4:35:55PM LAST ITEM, THREE OAKS AND ESTERO PARKWAY.  
 4:36:00PM YOU DON'T HAVE TO BE SWORN FOR THAT.  
 4:36:02PM SO ANY PUBLIC, YOU DON'T HAVE TO STAND UP RIGHT NOW.  
 4:36:06PM >>Erica Augello: OKAY.  
 4:36:06PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO  
 4:36:09PM GIVE IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE  
 4:36:12PM TRUTH?  
 4:36:12PM SO SWORN.  
 4:36:13PM >>Anthony Gargano: OKAY.  
 4:36:14PM THANK YOU.  
 4:36:14PM THANKS FOR THE CLARIFICATION, MARY.  
 4:36:24PM MARY, DO YOU WANT TO TEE THE FIRST APPLICATION UP?  
 4:36:29PM WHILE SHE'S DOING THAT, ANY MEMBERS OF THE BOARD HAVE ANY EX  
 4:36:37PM PARTE COMMUNICATIONS TO DECLARE?  
 4:36:39PM ANY CONFLICTS?  
 4:36:40PM THANK YOU.  
 4:36:42PM >>Mary Gibbs: GOOD EVENING.  
 4:36:43PM CAN EVERYBODY HEAR ME?  
  
 4:36:44PM GREAT.  
 4:36:46PM SO THE FIRST CASE IS A REZONING REQUEST.  
 4:36:50PM IT'S CALLED HENNING RMS CPD.  
 4:36:54PM IT IS A TWO-ACRE PIECE OF PROPERTY ON U.S. 41.  
 4:36:57PM THE EAST SIDE OF THE ROAD AND JUST SOUTH OF THE ESTERO  
 4:37:00PM CHURCH THAT USED TO BE ESTERO UNITED METHODIST CHURCH AND  
 4:37:05PM ACROSS THE STREET FROM SUNNY GROVE MOBILE HOME PARK.  
 4:37:08PM THE PROPERTY HAS GOT TWO DIFFERENT PARCELS AND THE TWO  
 4:37:11PM DIFFERENT PARCELS EACH HAVE A SEPARATE ZONING CATEGORY.  
 4:37:14PM SO THE NORTH PARCEL IS ZONED COMMERCIAL PLANNED DEVELOPMENT.

4:37:17PM IT WAS SUPPOSED TO BE A COPE ANIMAL CLINIC, SO IT HAD A  
 4:37:22PM VARIETY OF COMMERCIAL USES.  
 4:37:23PM THE SOUTHERN PIECE ABOUT AN ACRE IS ZONED A CONVENTIONAL  
 4:37:26PM COMMERCIAL CATEGORY CALLED URBAN COMMERCIAL REDEVELOPMENT.  
 4:37:28PM THERE ARE TWO BUILDINGS ON THE SITE CURRENTLY.  
 4:37:34PM IT'S BEING USED FOR LIKE A CONTRACTOR OFFICE KIND OF  
 4:37:37PM REMODELING TYPE BUSINESS.  
 4:37:39PM AND THE APPLICANT IS PROPOSING TO CONSOLIDATE THAT, JUST DO  
 4:37:44PM ONE NEW BUILDING INSTEAD OF THE TWO BUILDINGS, AND THEN  
 4:37:47PM CONSOLIDATE THE ZONING SO IT'S NOT A MIXTURE OF THE TWO  
 4:37:50PM CATEGORIES.  
 4:37:50PM AND THEN REDEVELOP THE PROPERTY FOR A BUILDING THAT WOULD BE  
 4:37:55PM FOR THE REMODELING BUSINESS.  
 4:37:56PM THE STAFF HAS RECOMMENDED APPROVAL WITH SOME CONDITIONS.  
 4:38:01PM IT'S A REDEVELOPMENT PROJECT, IT DEFINITELY WILL BE AN  
  
 4:38:07PM IMPROVEMENT TO THE AREA.  
 4:38:08PM CONSOLIDATE THE ACCESSES ON U.S. 41.  
 4:38:10PM SO WE FEEL THAT IT WOULD BE BENEFICIAL.  
 4:38:15PM WE HAVE A LOT OF CONDITIONS THAT WE PUT INTO THE PROPOSED  
 4:38:17PM ORDINANCE.  
 4:38:18PM THE APPLICANT HAS REVIEWED.  
 4:38:19PM THEY DO HAVE SOME DISAGREEMENT ON A COUPLE OF THE CONDITIONS  
 4:38:22PM THAT THEY WOULD LIKE TO EXPLAIN.  
 4:38:23PM BUT IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I'LL TURN IT  
 4:38:26PM OVER TO THE APPLICANT.  
 4:38:27PM THEY HAVE A PowerPoint THAT WILL GIVE YOU AN OVERVIEW OF  
 4:38:30PM WHAT THEY ARE DOING ON THE SITE.  
 4:38:32PM >>Anthony Gargano: THANK YOU.  
 4:38:32PM >>Mary Gibbs: WAYNE ARNOLD WILL BE THE FIRST SPEAKER.  
 4:38:57PM >>Wayne Arnold: GOOD EVENING.  
 4:38:58PM I'M WAYNE ARNOLD.  
 4:38:59PM A CERTIFIED PLANNER WITH PAPE-DAWSON HERE REPRESENTING THE  
 4:39:04PM HENNING GROUP, A LOCAL CONTRACTING SERVICE.  
 4:39:06PM WITH ME IS BOB DIBACCO FROM HENNING GROUP AND OUSAMA WHO IS  
 4:39:12PM FROM STUDIO + WHO HAS DONE THE ARCHITECTURAL DESIGN.  
 4:39:16PM BOTH HERE TO ANSWER QUESTIONS FOR YOU IF YOU HAVE QUESTIONS  
 4:39:18PM ON THE DESIGN COMPONENTS THAT WE'RE GOING TO SHOW YOU OR THE  
 4:39:22PM PROJECT ITSELF.  
 4:39:26PM THE PROPERTY IS LOCATED AS MARY INDICATED ON THE EAST SIDE  
 4:39:30PM OF 41, NORTH OF CORKSCREW AND SOUTH OF BROADWAY.  
  
 4:39:33PM THERE ARE TWO EXISTING OLDER BUILDINGS ON THE SITE.  
 4:39:36PM THERE IS ALSO A BILLBOARD THAT'S REFERENCED IN THE  
 4:39:40PM CONDITIONS THAT MARY HAS OFFERED.  
 4:39:41PM AGAIN, IT IS ZONED COMMERCIAL TODAY.  
 4:39:43PM IT'S COMMERCIAL UNDER YOUR COMPREHENSIVE PLAN SO WE'RE  
 4:39:46PM CONSISTENT WITH THE COMPREHENSIVE PLAN.

4:39:50PM JUST TO SHOW YOU THE ZONING, AS MARY INDICATED, THE NORTHERN  
 4:39:53PM PORTION IS ALREADY ZONED COMMERCIAL PLANNED DEVELOPMENT, THE  
 4:39:56PM LOWER PORTION IS YOUR URBAN COMMERCIAL REDEVELOPMENT ZONING  
 4:39:59PM DISTRICT AND WE'RE CONSOLIDATING BOTH OF THOSE INTO ONE  
 4:40:02PM SINGULAR COMMERCIAL PLANNED DEVELOPMENT.  
 4:40:04PM JUST SOME OF THE SURROUNDING LAND USES, MARY'S STAFF REPORT  
 4:40:09PM INDICATED THOSE, BUT I THINK YOU CAN SEE THAT WE'VE GOT JUST  
 4:40:12PM NORTH OF COUNTY ROAD IS THE FIRE STATION AND THERE ARE A FEW  
 4:40:16PM OTHER OFFICES, UTILITY PROVIDER, CHURCH.  
 4:40:20PM OBVIOUSLY, THE CITY OR THE VILLAGE HAS SOME OTHER ACTIVITIES  
 4:40:24PM THAT ARE GOING ON AT THE END OF COUNTY ROAD.  
 4:40:27PM BUT YOU CAN SEE WE'RE SURROUNDED BY COMMERCIAL  
 4:40:29PM NONRESIDENTIAL DEVELOPMENT.  
 4:40:30PM JUST EXISTING CONDITIONS, ACROSS THE STREET AND SOME OF THE  
 4:40:36PM SURROUNDING IMAGES THAT YOU CAN SEE THERE, THE AREA IS  
 4:40:42PM DEFINITELY A LITTLE TIRED AND NEEDS SOME IMPROVEMENT AND  
 4:40:45PM HOPEFULLY IF YOU CAN SUPPORT THE REZONE TO A UNIFIED PLANNED  
 4:40:49PM DEVELOPMENT HERE, WE CAN MOVE FORWARD WITH REDEVELOPMENT OF  
 4:40:51PM THE SITE IN THE NEAR FUTURE.

4:40:54PM THE SITE PLAN THAT WE PROPOSE AS PART OF OUR MASTER CONCEPT  
 4:40:59PM PLAN HAS ABOUT A 16,000-SQUARE-FOOT BUILDING ON IT, ON THE  
 4:41:02PM TWO-ACRE SITE.  
 4:41:03PM WE HAVE TWO ACCESS POINTS.  
 4:41:05PM ONE WILL REMAIN ON U.S. 41.  
 4:41:07PM THE OTHER WOULD BE OFF OF ESTERO COURT, WHICH IS A SORT OF  
 4:41:10PM SEMI IMPROVED CUL-DE-SAC.  
 4:41:11PM I DON'T KNOW IF ANY OF YOU MADE SITE VISITS, BUT PAVED TO  
 4:41:15PM THE SOUTHERN PROPERTY LINE AND LIME ROCK IMPROVEMENTS ON  
 4:41:18PM THAT.  
 4:41:19PM FIRE HYDRANTS WERE RECENTLY INSTALLED IN THAT AREA.  
 4:41:23PM SEWER IS YET TO BE DETERMINED WHEN THAT'S GOING TO HAPPEN.  
 4:41:27PM I THINK THERE ARE GRANT DOLLARS BEING SOUGHT FOR THAT  
 4:41:30PM IMPROVEMENT.  
 4:41:30PM THIS IS A COLOR IMAGE THAT SHOWS YOU A LITTLE MORE CLEARLY  
 4:41:35PM WHERE OUR WATER MANAGEMENT AREAS WILL BE.  
 4:41:37PM YOU CAN SEE THE DRY DETENTION AREAS ON THE NORTH AND SOUTH  
 4:41:40PM SIDE OF THE PROPERTY.  
 4:41:41PM WE HAVE U.S. 41 BUFFER, YOUR LAND DEVELOPMENT CODE  
 4:41:44PM PRESCRIBES U.S. 41 OVERLAY BUFFER.  
 4:41:47PM AND IT IS A MEANDERING BUFFER.  
 4:41:48PM THE CHURCH TO THE NORTH, I THINK, MARY, YOU WOULD KNOW, BUT  
 4:41:51PM IT APPEARS THAT THEY DID SOME IMPROVEMENTS AND THEIR BUFFER  
 4:41:54PM LOOKS LIKE IT PROBABLY MEETS WHAT YOU'RE TRYING TO DO FOR  
 4:41:57PM THE U.S. 41 CATEGORY.

4:41:59PM IF YOU WANT TO SEE THAT IN PLACE, THAT'S WHAT THAT WOULD  
 4:42:02PM LOOK LIKE.



4:42:02PM AGAIN, WE SHOW AN ACCESS POINT OFF OF THE CUL-DE-SAC, AND  
 4:42:07PM THAT GOES INTO WHAT WE'RE CALLING OUR WAREHOUSE PORTION OF  
 4:42:10PM THE SITE.  
 4:42:11PM I'LL SHOW YOU THE IMAGERY -- GO BACK TO THE USES, BUT SHOW  
 4:42:17PM YOU AN IMAGE.  
 4:42:18PM YOU CAN SEE THAT THE FRONT PORTION OF THIS BUILDING, THE  
 4:42:21PM CENTER PORTION IS A TWO-STORY.  
 4:42:23PM IT MAY ACTUALLY BE A MEZZANINE, BUT IT'S MEANT TO BE THE  
 4:42:27PM HENNING GROUP'S DESIGN STUDIO, IS WHAT THIS OVERALL VISION  
 4:42:30PM FOR THE SITE WOULD BE WITH SOME ADDITIONAL LEASE SPACE FOR  
 4:42:34PM SOME SUPPORTING USES THAT SUPPORT THAT.  
 4:42:38PM >>Michael Sheeley: THIS IS THE 41 ELEVATION?  
 4:42:41PM >>Wayne Arnold: THAT'S CORRECT.  
 4:42:42PM THIS IS THE U.S. 41 ELEVATION.  
 4:42:43PM THIS HAS EVOLVED.  
 4:42:45PM YOU DID SEE THEN WHEN WE DID THE INFORMATIONAL MEETING AND  
 4:42:48PM MUCH DIFFERENT ARCHITECTURAL STYLE.  
 4:42:51PM WE WORKED WITH STAFF OVER THE LAST YEAR AND A HALF.  
 4:42:53PM THERE WERE INTERNAL SETBACKS WITH THE HENNING GROUP WITH  
 4:42:55PM ILLNESSES, ET CETERA, THAT SLOWED THE PROJECT DOWN A BIT.  
 4:42:59PM WE WORKED WITH MARY AND HER STAFF TO COME UP WITH I THINK A  
 4:43:01PM VERY NICE IMAGE OF SOMETHING THAT WILL READ WELL AND LOOKS  
 4:43:04PM LIKE A NICE DESIGN CENTER.  
  
 4:43:06PM ANOTHER VIEW SORT OF FROM SOUTH LOOKING NORTH TO GIVE YOU  
 4:43:11PM ORIENTATION OF THE BUILDING.  
 4:43:13PM IT'S TRULY A SINGLE STORY BUILDING EXCEPT FOR THE CENTER  
 4:43:16PM PIECE THAT WE RESTRICTED HEIGHT TO 35 FEET, NOT TO EXCEED  
 4:43:19PM TWO STORIES.  
 4:43:20PM SO WE CAN MAKE THAT A FULL MEZZANINE POTENTIALLY IN THE  
 4:43:24PM FUTURE.  
 4:43:25PM I DON'T KNOW THAT WE NEED TO GO INTO DETAIL ON THE USES BUT  
 4:43:29PM WE PARED DOWN THE USES TO THOSE THAT SHOULD THE DESIGN  
 4:43:32PM CENTER USE NOT PROCEED SOMEHOW FOR THE HENNINGS, AT LEAST  
 4:43:37PM THEY HAVE USES BENIGN ENOUGH AND ARE BUSINESS-ORIENTED USES  
 4:43:41PM THAT CAN MOVE INTO THE SAME SPACE AND OCCUPY IT WITHOUT  
 4:43:45PM ISSUE.  
 4:43:45PM AGAIN, WE HAVE DEVELOPMENT STANDARDS THAT WE'VE PUT IN PLACE  
 4:43:50PM WITH THIS.  
 4:43:50PM AGAIN, REFERENCING THE 35 FEET NOT TO EXCEED TWO STORIES  
 4:43:54PM WITH SOME APPROPRIATE SETBACKS FROM U.S. 41 AND ESTERO  
 4:43:58PM COURT.  
 4:43:59PM AGAIN, CONCEPTUAL LANDSCAPE PLAN.  
 4:44:03PM YOU CAN SEE THE FEATURE HERE IS FOR THE U.S. 41 BUFFER OF  
 4:44:08PM WHICH THERE IS ALSO A CONDITION WE WANT TO DISCUSS WITH YOU.  
 4:44:12PM WE PUT TOGETHER IN OUR PATTERN BOOK A LIST OF TYPICAL  
 4:44:17PM SPECIES.  
 4:44:18PM YOU'VE SEEN MANY OF THESE BEFORE, PRETTY COMMON NATIVE

4:44:21PM SPECIES THROUGHOUT THE VILLAGE.

4:44:23PM BUILDING LAYOUT.

4:44:25PM GIVES YOU AN IDEA TO SHOW THERE ARE PROBABLY THREE OTHER

4:44:28PM TENANT BAYS IN THE 16,000-SQUARE-FOOT BUILDING THAT THE

4:44:31PM HENNINGS COULD LEASE TO, EITHER THEIR OWN ENTITIES OR OTHERS

4:44:34PM THAT ARE SUPPORTIVE SERVICES FOR THEM.

4:44:36PM AGAIN, THE VIEW FROM U.S. 41.

4:44:41PM AGAIN, THE VIEW FROM SOUTH LOOKING NORTH.

4:44:43PM HERE IS THE EXTERIOR ELEVATIONS, ALL SIDES.

4:44:48PM OBVIOUSLY, DON'T READ QUITE AS WELL AS THE RENDERING BUT

4:44:51PM THEY DO BREAK OUT A LOT MORE OF THE DETAILS.

4:44:53PM OUSAMA IS HERE IF YOU HAVE SPECIFIC QUESTIONS ABOUT ANY OF

4:44:58PM THOSE DETAILS, AND I THINK BOB ALSO HAS SOME MATERIAL

4:45:00PM SAMPLES IF YOU HAVE QUESTIONS ABOUT ANYTHING THAT MAY BE

4:45:02PM PROPOSED HERE.

4:45:03PM AGAIN, COLOR PALETTE.

4:45:07PM MARY HAS A CONDITION THAT WE CAN'T USE THE WEST HIGHLAND

4:45:11PM WHITE AS PRIMARY BUILDING COLOR.

4:45:12PM IT'S MEANT TO BE AN ACCENT COLOR.

4:45:15PM I THINK WHEN YOU COPY THESE THINGS, YOU ALL HAVE SEEN ENOUGH

4:45:18PM OF THESE TO KNOW THEY DON'T READ QUITE TRUE.

4:45:20PM AGAIN, WE HAVE SIGNAGE PROPOSED ON U.S. 41 ENTRANCE.

4:45:27PM ANOTHER SIGN ON THE CUL-DE-SAC TO THE REAR THAT WOULD GIVE

4:45:31PM GUIDANCE TO THE OTHER TENANTS, BUT THESE WILL BE IN

4:45:33PM COMPLIANCE WITH YOUR LAND DEVELOPMENT CODE WITH REGARD TO

4:45:37PM THE SIGN.

4:45:38PM WE'VE GONE THROUGH AND IDENTIFIED ALL OF THE CRITERIA FOR

4:45:42PM YOUR REZONING.

4:45:44PM STAFF DID THOSE.

4:45:46PM WON'T GO THROUGH EACH AND EVERY ONE.

4:45:48PM PRINCIPALLY WE'RE CONSISTENT WITH THE GROWTH MANAGEMENT

4:45:51PM PLAN.

4:45:52PM DON'T HAVE TRAFFIC IMPACTS.

4:45:53PM WE'RE COMPATIBLE WITH SURROUNDING DEVELOPMENT, AND I THINK

4:45:56PM WE MET ALL NINE OF THE CRITERIA FOR ACHIEVING REZONING IN

4:46:00PM THE VILLAGE.

4:46:01PM SO THERE ARE FOUR CONDITIONS OUT OF THOSE THAT MARY OFFERED

4:46:08PM THAT WE HAVE INDICATED THAT WE REALLY WANTED TO TALK TO YOU

4:46:14PM ABOUT AND POTENTIALLY MODIFY.

4:46:16PM AND WE'VE OFFERED SOME PROPOSED REVISIONS AND STRIKE-THROUGH

4:46:20PM AND UNDERLINE.

4:46:21PM I DON'T THINK PRINCIPALLY WE'RE IN DISAGREEMENT WITH YOUR

4:46:24PM STAFF, BUT TIMING I THINK IS HOW I WOULD PHRASE OUR ISSUE.

4:46:27PM AND WE'RE -- SOME OF YOU ARE MORE DEVELOPMENT ORIENTED, BUT

4:46:33PM TAKEN ON ITS SURFACE WITH REGARD TO THE UTILITIES IT WAS

4:46:38PM WRITTEN A LITTLE BROADLY.

4:46:39PM WHILE WE'RE NOT ON SEWER TODAY, THERE IS NO SEWER AT OUR  
 4:46:42PM SITE TO CONNECT TO, SO WE OFFERED SOME CHANGES THAT WOULD  
 4:46:45PM SAY ONCE WE'RE ADJACENT TO IT, AND ONCE WE'RE GOING THROUGH  
 4:46:48PM THE DEVELOPMENT PROCESS TO CONSTRUCT THE NEW BUILDING, WE  
 4:46:52PM WOULD OBVIOUSLY CONNECT TO THE UTILITY.

4:46:55PM THE WAY IT'S DRAFTED, IT COULD IMPLY THAT WE MIGHT HAVE TO  
 4:46:59PM CONNECT IMMEDIATELY IF SEWER WAS BROUGHT UP THE CUL-DE-SAC  
 4:47:02PM AS IT'S PLANNED TO.  
 4:47:04PM AND THAT WOULD BE DISRUPTIVE TO THE BUSINESS THAT'S GOING  
 4:47:06PM ON-SITE AND THE SITE IMPROVEMENTS THAT ARE THERE TO HAVE TO  
 4:47:09PM DECOMMISSION A SEPTIC SYSTEM AND THEN PUT IN THE UTILITIES  
 4:47:14PM AND THEN AT SOME POINT MAYBE IN THE NEXT TWO YEARS WHEN WE  
 4:47:17PM GO TO CONSTRUCT THE NEW BUILDING, TO THEN PUT IN NEW SEWER  
 4:47:22PM IMPROVEMENTS TO MAKE THAT CONNECTION.  
 4:47:24PM IT JUST DIDN'T SEEM VERY EFFICIENT FROM A DEVELOPER  
 4:47:27PM PERSPECTIVE.  
 4:47:27PM AGAIN, NO OBJECTION TO CONNECTING TO THE SEWER SYSTEM.  
 4:47:32PM IT'S JUST A MATTER OF TIMING.  
 4:47:33PM TRANSPORTATION CONDITION TALKS ABOUT THE CUL-DE-SAC.  
 4:47:40PM AGAIN, IT'S PARTIALLY PAVED, BUT OUR PROPOSAL WOULD BE THAT  
 4:47:43PM WE WOULD MAKE THAT IMPROVEMENT CONCURRENT WITH THE OTHER  
 4:47:47PM SITE IMPROVEMENTS WE'RE MAKING.  
 4:47:48PM AND I'M NOT SURE THAT IT SHOULD BE OUR RESPONSIBILITY WHEN  
 4:47:52PM THERE ARE FIVE OTHER PROPERTY OWNERS ON THE CUL-DE-SAC TO  
 4:47:55PM PAVE THE ENTIRETY OF THE CUL-DE-SAC WHEN OTHERS ARE  
 4:47:57PM BENEFITING FROM THAT.  
 4:47:58PM WE THINK IT MAKES SENSE FOR US TO MAKE THE IMPROVEMENT FROM  
 4:48:02PM OUR PROPERTY LINE TO THE TERMINUS OF THE CUL-DE-SAC WHEN WE  
 4:48:06PM GO THROUGH FOR CONSTRUCTION OF THE BUILDING BUT NOT TO BE ON  
 4:48:08PM THE HOOK TO GO AHEAD AND REPAVING A CUL-DE-SAC TODAY THAT

4:48:12PM WOULD BE TORN UP WHEN THEY BRING THE SEWER IN AND MIGHT MAKE  
 4:48:15PM DAMAGES TO IT WHEN WE DO CONSTRUCTION ON THE SITE.  
 4:48:18PM WITH REGARD TO THE BILLBOARD, THE CONDITION THAT WAS OFFERED  
 4:48:23PM BASICALLY REQUIRED US TO TAKE THE BILLBOARD DOWN.  
 4:48:27PM MARY, YOU CAN JUMP IN HERE.  
 4:48:29PM IF I REPHRASE IT WRONG, BUT IT WAS WRITTEN IN MY OPINION IT  
 4:48:35PM COULD BE ONCE MARY TELLS ME TO DECOMMISSION IT AND TAKE IT  
 4:48:38PM DOWN, WE HAVE TO DO THAT IMMEDIATELY.  
 4:48:40PM THAT'S A PROBLEM BECAUSE EVEN THOUGH THE BILLBOARD MAY BE  
 4:48:44PM UNSIGHTLY AND NOT TO CODE.  
 4:48:46PM IT'S A LEGAL NONCONFORMING BILLBOARD APPROVED BY LEE COUNTY  
 4:48:49PM MANY, MANY YEARS AGO, AND IT MAKES MORE SENSE FOR US -- WE  
 4:48:55PM CAN CONTROL WHEN THE DEVELOPMENT ORDERS COME IN AT THE  
 4:48:58PM GROUND SO THEY CAN BREAK THEIR LEASE WITH THE LESSEE THAT'S  
 4:49:01PM UTILIZING THE BILLBOARD TODAY IN ADVANCE AND THEY CAN KNOW  
 4:49:04PM THAT, AND THEN THEY COULD TAKE THE BILLBOARD DOWN AS PART OF

4:49:07PM THEIR INITIAL SITE IMPROVEMENTS FOR REDEVELOPMENT OF THE  
 4:49:09PM SITE.  
 4:49:10PM THAT GOES TO THE SIMILAR ISSUE WITH THE BUFFER.  
 4:49:15PM WE WOULD PROPOSE THAT WE CONSTRUCT THE BUFFER CONCURRENT  
 4:49:17PM WITH OUR VERY FIRST PHASES.  
 4:49:20PM AND WITHIN A CERTAIN NUMBER OF DAYS OF US MOBILIZING ON SITE  
 4:49:24PM TO DO THE PROPOSED SITE IMPROVEMENTS.  
 4:49:26PM AGAIN, THE SITE HAS PARKING PAVING.  
 4:49:30PM VERY MINIMAL LANDSCAPE BUFFER TODAY.  
  
 4:49:33PM 20-FOOT WIDE U.S. 41 BUFFER REQUIRED WOULD BE SOMETHING  
 4:49:38PM DISRUPTIVE TO THE CURRENT SITE OPERATIONS WITH REGARD TO  
 4:49:42PM HAVING TO TEAR UP PAVEMENT AND TRY TO MANAGE THAT AROUND A  
 4:49:45PM WORKING SITE.  
 4:49:45PM SO WE'VE OFFERED, AGAIN, TO DO THAT.  
 4:49:48PM I THINK WE HAD 90 DAYS THERE.  
 4:49:50PM WITHIN 90 DAYS OF STARTING SITE WORK ON THE REDEVELOPMENT OF  
 4:49:53PM THE SITE WE WOULD MAKE THOSE IMPROVEMENTS.  
 4:49:56PM I ORIGINALLY TALKED TO MARY ABOUT MAKING THE IMPROVEMENTS,  
 4:50:00PM THE BILLBOARD AND THE LANDSCAPE BUFFER PHASE ONE OF OUR  
 4:50:02PM DEVELOPMENT ORDER TO IMPLEMENT THAT.  
 4:50:05PM BUT I DON'T THINK WE REALLY HAVE A PHASED DEVELOPMENT ORDER  
 4:50:08PM APPROACH.  
 4:50:08PM SO I THINK IT'S MORE PRUDENT TO THINK IN TERMS OF A NUMBER  
 4:50:11PM OF DAYS THAT WE WOULD PUT THAT IN AFTER WE MOBILIZE TO START  
 4:50:15PM SITE CONSTRUCTION.  
 4:50:15PM BUT THOSE ARE THE FOUR AREAS THAT WE'RE IN DISAGREEMENT.  
 4:50:18PM I THINK WE'RE NOT IN DISAGREEMENT WITH THE CONCEPT.  
 4:50:21PM IT'S JUST A MATTER OF THE TIMING.  
 4:50:23PM BOB FROM HENNING IS HERE TO TALK ABOUT THAT IF YOU HAVE MORE  
 4:50:28PM SPECIFIC QUESTIONS ABOUT THE ABILITY TO DEAL WITH THE  
 4:50:30PM CONDITIONS.  
 4:50:30PM AGAIN, THAT'S OUR PRESENTATION.  
 4:50:33PM IF YOU HAVE QUESTIONS FOR ME OR BOB OR OUSAMA, WE'RE HAPPY  
 4:50:37PM TO ANSWER THOSE QUESTIONS.  
  
 4:50:39PM >>Anthony Gargano: OKAY.  
 4:50:40PM THANK YOU.  
 4:50:40PM ANY QUESTIONS FROM BOARD MEMBERS?  
 4:50:45PM >>Jim Wallace: I GUESS WHAT I'M HEARING IS, WE LIKE THIS  
 4:50:49PM DEVIATION BECAUSE IT'S INCONVENIENT FOR US.  
 4:50:51PM WE LIKE THIS DEVIATION BECAUSE IT'S INCONVENIENT FOR US.  
 4:50:55PM LIKE THIS DEVIATION BECAUSE IT'S INCONVENIENT FOR US.  
 4:50:57PM >>Barry Jones: I DON'T THINK THOSE ARE DEVIATIONS HE'S  
 4:51:01PM ASKING FOR.  
 4:51:03PM THEY ARE DISAGREEMENTS WITH CONDITIONS THAT STAFF IS TRYING  
 4:51:05PM TO PUT ON THEM.  
 4:51:06PM SPECIFIC STAFF RECOMMENDATIONS FOR THIS PROJECT.

4:51:13PM SO IT'S NOT A DEVIATION.  
 4:51:14PM IT'S A DISAGREEMENT ON SOME OF THE CONDITIONS THAT STAFF IS  
 4:51:18PM ASKING.  
 4:51:18PM >>Jim Wallace: OKAY.  
 4:51:22PM >>Barry Jones: JUST TO CLARIFY THAT.  
 4:51:25PM >>Jim Wallace: I GUESS MY ONLY CONCERN IS, I DON'T HEAR ANY  
 4:51:29PM SPECIFICITY ON WHEN THOSE -- WHAT'S THE TIMELINE?  
 4:51:35PM I UNDERSTAND IT'S REZONING.  
 4:51:37PM YOU GOT A LONG WAY TO GO BEFORE YOU BREAK GROUND.  
 4:51:42PM BUT UP FRONT WOULD BE NICE IF WE KNEW MORE SPECIFICALLY THAT  
 4:51:47PM THIS SEWER PROBLEM WILL BE ADDRESSED BEFORE THIS HAPPENS AND  
 4:51:53PM THAT EACH ONE OF THOSE NEEDS TO HAVE A, TO ME, FOR ME, A  
 4:51:58PM CONDITION WHICH I THINK IS DOABLE AS A DEVELOPER, BEFORE  
  
 4:52:02PM SOMETHING ELSE HAPPENS.  
 4:52:03PM I DIDN'T REALLY HEAR THAT.  
 4:52:04PM DID I MISHEAR?  
 4:52:06PM >>Wayne Arnold: NO.  
 4:52:07PM I DON'T THINK YOU MISHEARD ME.  
 4:52:09PM I DON'T THINK WE KNOW.  
 4:52:10PM BOB CAN COME UP AND ADDRESS IF NEED BE.  
 4:52:13PM BUT GOING THROUGH THIS REZONING, HOPEFULLY WE WOULD BE  
 4:52:16PM SUPPORTIVE IN THE NEXT MONTH OR SO WITH THE VILLAGE COUNCIL.  
 4:52:21PM AND IF THAT'S THE CASE, BOB AND HIS GROUP HAVE TO MAKE THE  
 4:52:24PM DECISION, ARE THEY GOING TO GO AHEAD AND MOVE THROUGH WITH  
 4:52:29PM IT QUICKLY.  
 4:52:30PM THEY HAVE ANOTHER OPERATION IN NAPLES THAT IS AN ACTIVE  
 4:52:34PM PLACE.  
 4:52:34PM THEY HAVE TO FIGURE OUT WHAT THEY'LL DO WITH THE EMPLOYEES  
 4:52:36PM ON THE SITE WHILE TRYING TO RECONSTRUCT IT AND GETTING  
 4:52:40PM THROUGH THE DEVELOPMENT ORDER PROCESS AND BUILDING PERMIT  
 4:52:43PM PROCESS, BEST CASE, CLOSE TO A YEAR.  
 4:52:45PM IT WOULD SEEM VERY INEFFICIENT TO HAVE TO TEAR UP PART OF  
 4:52:51PM THE SITE FOR AN OPERATIONAL BUSINESS TO PUT IN A LANDSCAPE  
 4:52:54PM BUFFER AND THEN TO TEAR DOWN THE BILLBOARD, THEY HAVE A  
 4:52:57PM LEASE ON THE PROPERTY.  
 4:52:58PM IT JUST CAN'T COME DOWN TOMORROW LEGALLY.  
 4:53:00PM THEY WILL BE SUED BY SOMEBODY IF THEY HAVE TO TAKE A  
 4:53:03PM BILLBOARD DOWN BEFORE THEY CAN DECOMMISSION AND UNRAVEL.  
  
 4:53:08PM >>Jim Wallace: AGREE WITH YOU ON LANDSCAPING.  
 4:53:10PM DOESN'T QUITE MAKE SENSE.  
 4:53:12PM YOU KNOW THAT THE BOBCATS WILL TEAR IT ALL UP AND EVERYTHING  
 4:53:18PM ELSE AS WELL.  
 4:53:19PM THAT I AGREE ON.  
 4:53:20PM NICE TO BE ABLE TO HAVE SOME CONDITIONS WHETHER OR NOT YOU  
 4:53:23PM GUYS CAN AGREE OR NOT, ON THIS IS GOING TO HAPPEN BEFORE WE  
 4:53:26PM PROCEED WITH SOMETHING ELSE.

4:53:28PM >>Wayne Arnold: RIGHT.  
 4:53:29PM THE WAY WE TRIED TO PHRASE IT, ONCE WE'VE MOBILIZED, IN  
 4:53:33PM ORDER TO IMPLEMENT THIS PLAN, THE BILLBOARD AND THE  
 4:53:36PM LANDSCAPING ARE THE TWO FIRST THINGS THAT HAPPEN.  
 4:53:39PM BILLBOARD COMES DOWN, LANDSCAPING GOES IN BEFORE WE DO ANY  
 4:53:41PM OF THE OTHER SITE WORK.  
 4:53:42PM BUT IT CAN'T BE TOMORROW.  
 4:53:44PM IT NEEDS TO BE CONCURRENT WITH WHEN WE'VE COMMISSIONED TO  
 4:53:47PM COME AND DO THE REST OF THE SITE.  
 4:53:49PM >>Jim Wallace: IS THE BILLBOARD A REVENUE STREAM FOR THE  
 4:53:52PM PROPERTY?  
 4:53:57PM >>Bob Dibacco: I'M BOB DIBACCO.  
 4:53:59PM PRESIDENT OF THE HENNING GROUP.  
 4:54:00PM SO THAT DOES HAVE A LEASE IN PLACE RIGHT NOW.  
 4:54:04PM >>Jim Wallace: YOU DON'T WANT TO GIVE THAT UP --  
 4:54:07PM >>Bob Dibacco: IT'S MORE THE LOGISTICS AND THE SEQUENCING OF  
 4:54:10PM CONSTRUCTION OF WHAT MAKES SENSE.  
  
 4:54:14PM AND TO HAVE TO UNWIND THAT NOW AT THIS POINT WOULD BE, LET'S  
 4:54:21PM SAY, COUNTERPRODUCTIVE TO OUR OPERATION RIGHT NOW.  
 4:54:25PM SO IT WOULD NOT BE DESIRABLE.  
 4:54:29PM >>Jim Wallace: WHAT WAY COUNTERPRODUCTIVE?  
 4:54:31PM >>Bob Dibacco: WE'D HAVE TO NEGOTIATE THE TERMINATION OF  
 4:54:35PM THAT LEASE, HENCE VACATE THAT EASEMENT AND TEAR DOWN --  
 4:54:40PM >>Jim Wallace: YOU WOULD LIKE TO HAVE THE REVENUE STREAM  
 4:54:43PM UNTIL APPROPRIATE?  
 4:54:44PM >>Bob Dibacco: IT HELPS.  
 4:54:45PM WE ARE IN A BUSINESS.  
 4:54:46PM >>Jim Wallace: JUST WANT IT ON THE RECORD.  
 4:54:48PM THAT'S ALL.  
 4:54:49PM >>Bob Dibacco: YES, SIR.  
 4:54:50PM JUST TO ADD TO THAT, THE OTHER CONDITIONS, MOST OF IT IS  
 4:54:55PM SEQUENTIAL AS FAR AS CONSTRUCTION SEQUENCING AND NOT  
 4:54:59PM SPENDING THE MONEY AND THEN HAVING TO TEAR IT UP AND REDO IT  
 4:55:03PM AGAIN.  
 4:55:03PM WITH EACH OF THE ITEMS.  
 4:55:06PM >>Jim Wallace: YEP.  
 4:55:07PM UNDERSTAND.  
 4:55:09PM >>Bob Dibacco: ANYBODY HAVE ANY OTHER QUESTIONS?  
 4:55:11PM >>Kristin Jeannin: I DO.  
 4:55:12PM TALK TO US A LITTLE BIT, EITHER OF YOU, ABOUT ESTERO COURT  
 4:55:20PM AND ITS CONDITION, WHAT YOU INTEND TO DO WITH IT AT THE  
 4:55:22PM APPROPRIATE TIME FOR YOU, AND HOW IT COMPARES LIKE RIGHT  
  
 4:55:27PM NOW?  
 4:55:28PM I'VE BEEN BACK THERE.  
 4:55:30PM I REMEMBER IT BEING PRETTY BEAT UP.  
 4:55:32PM IT'S BEEN A WHILE.

4:55:33PM AND I KNOW THAT YOU COMMENTED THAT THERE ARE OTHER PEOPLE  
 4:55:36PM THAT SHARE THAT STREET.  
 4:55:38PM BUT ARE YOU PLANNING TO REPAIR THE PART ADJACENT TO YOUR  
 4:55:42PM PROPERTY?  
 4:55:44PM >>Bob Dibacco: WE WOULD BE OKAY TO DO THE CUL-DE-SAC AND UP  
 4:55:49PM TO OUR PROPERTY.  
 4:55:52PM >>Kristin Jeannin: TO PAVE IT.  
 4:55:53PM >>Bob Dibacco: TO PAVE IT, CORRECT.  
 4:55:54PM THE WAY IT IS PHRASED IN THERE REFERENCES THE LDC  
 4:55:59PM DEVELOPMENT CODE, AND IT IS NOT UP TO THAT NOW.  
 4:56:02PM THAT IS A WIDE OPEN REQUIREMENT OR CONDITION THAT COULD  
 4:56:08PM REALLY BECOME MUCH MORE INVOLVED THAN WHAT WE --  
 4:56:12PM >>Kristin Jeannin: I WANT TO MAKE SURE WHAT YOU'RE SAYING IS  
 4:56:14PM CONSISTENT WITH WHAT YOU HAVE WRITTEN ON THE SCREEN.  
 4:56:18PM >>Wayne Arnold: I THINK I HAVE AN ERROR ON WHAT I WROTE.  
 4:56:21PM IT REALLY SHOULD HAVE SAID ESTERO COURT.  
 4:56:25PM WE WOULD REPAIR ANY DAMAGE TO ESTERO COURT BECAUSE OF  
 4:56:30PM CONSTRUCTION.  
 4:56:31PM TALKING TO INTERNAL UTILITY STAFF, HAVE PLANS, ONCE THEY  
 4:56:35PM FIND THE MONEY, THEY ARE GOING TO BE BRINGING THE SEWER IN.  
 4:56:37PM THE SEWER IS DESIGNED TO COME UP ESTERO COURT.  
  
 4:56:40PM IT REALLY MAKES NOT A LOT OF SENSE FOR BOB'S GROUP TO PUT IN  
 4:56:45PM AND SPEND THE MONEY TO REPAVE IT WHEN WHOEVER DOES THE  
 4:56:49PM CONSTRUCTION IS GOING TO TEAR IT UP AND PROBABLY THEIR  
 4:56:52PM CONTRACTOR WILL REQUIRE THEM TO REPAVE IT.  
 4:56:54PM >>Kristin Jeannin: THAT MAKES SENSE.  
 4:56:55PM I WOULD LIKE IT TO SAY SOMEHOW IN HERE THAT YOU WILL PAVE  
 4:56:58PM THE AREA ADJACENT TO YOUR PARCEL AFTER THE SEWAGE PROJECT IS  
 4:57:03PM COMPLETE.  
 4:57:03PM >>Bob Dibacco: YES, THE ONLY OTHER ISSUE OR CONCERN IS THE  
 4:57:10PM SCOPE OF THAT NARROWED A LITTLE BIT IN THE LANGUAGE, MEANING  
 4:57:16PM I CAN'T SEE THAT WE'D HAVE TO BRING IT UP TO LDC, LAND  
 4:57:20PM DEVELOPMENT CODE FOR A ROAD THAT LOVES -- I'M SURE IT  
 4:57:25PM DOESN'T MEET ALL THE REQUIREMENTS RIGHT NOW.  
 4:57:28PM HALF OF IT IS A DIRT ROAD AND THE PAVING BEHIND OUR  
 4:57:31PM PROPERTY, BUT THAT COULD OPEN UP QUITE A BIT --  
 4:57:38PM >>Anthony Gargano: CAN YOU GET CLOSER TO THE MIKE, PLEASE?  
 4:57:40PM >>Bob Dibacco: SURE, WHETHER WE ARE WIDENING THE ROAD TO  
 4:57:43PM MEET THE CODE, WHETHER WE HAVE TO GET INTO DRAINAGE ISSUES,  
 4:57:47PM LANDSCAPING.  
 4:57:51PM >>Anthony Gargano: I WAS GOING TO ASK MARY TO ADDRESS.  
 4:57:54PM I WANTED TO FIND OUT IF THERE WERE ANY OTHER COMMENTS OR  
 4:57:56PM QUESTIONS FROM THE BOARD BEFORE WE INVITED MARY TO COMMENT.  
 4:58:04PM >>Mary Gibbs: CAN I JUST SAY A COUPLE OF THINGS THAT MIGHT  
 4:58:07PM HELP A LITTLE BIT?  
 4:58:08PM >>Anthony Gargano: SURE.

4:58:09PM >>Mary Gibbs: BECAUSE I DID TALK TO BOB AND WAYNE OVER THE  
 4:58:12PM PAST FEW DAYS.  
 4:58:13PM I THINK WITH THE PAVING ISSUE OF ESTERO COURT, I THINK WE'RE  
 4:58:20PM ENVISIONING THAT WHEN WE BRING UP THE WATER AND SEWER, BUT  
 4:58:24PM WE WOULD KEEP THE ROAD AS PER THE PLAT.  
 4:58:26PM EVEN THOUGH IT SAYS PER LDC STANDARDS, WE KNOW IT CAN'T MEET  
 4:58:30PM THE RADIUS.  
 4:58:31PM WE KNOW IT CAN'T MEET THE WIDTH.  
 4:58:33PM WE KNOW WE'RE NOT GOING TO BRING A SIDEWALK DOWN THAT LITTLE  
 4:58:36PM PIECE.  
 4:58:37PM I THINK WE'RE IN AGREEMENT THAT THEY WOULD PAVE IT AND IT  
 4:58:39PM WOULD MEET KIND OF THE EXISTING PLAT STANDARD.  
 4:58:43PM BUT I DO THINK THEY NEED -- IT'S PAVED RIGHT NOW UP TO THE  
 4:58:47PM FIRE STATION.  
 4:58:48PM SO THE HENNING PROPERTY IS REALLY ADJACENT.  
 4:58:50PM THE PIECES ON THE OTHER SIDE IS A CHURCH AND A LITTLE  
 4:58:54PM EMBARK, LIKE A LITTLE EMBARK UTILITY THING.  
 4:58:59PM THEY HAVE ACCESS FROM THE OTHER ROAD.  
 4:59:01PM TO ME THAT DOESN'T MAKE SENSE FOR THEM TO HAVE TO  
 4:59:04PM CONTRIBUTE.  
 4:59:04PM IT SHOULD BE HENNING IS USING IT.  
 4:59:08PM THEY ARE GOING TO USE IT FOR THEIR TRUCKS TO GO UP THE  
 4:59:09PM CUL-DE-SAC AND THEN GO TO THE LOADING DOCK AND LOAD  
 4:59:12PM MATERIALS.  
 4:59:13PM TO ME, THEY SHOULD PAVE IT, BUT IT DOESN'T HAVE TO MEET  
  
 4:59:16PM CURRENT LDC STANDARDS BECAUSE IT CAN'T.  
 4:59:19PM >> WHO OWNS ESTERO COURT?  
 4:59:20PM >>Mary Gibbs: I THINK IT'S PRIVATE.  
 4:59:25PM >>Barry Jones: WHOSE OWNERSHIP AND MAINTENANCE ON THE PLAT  
 4:59:29PM DEDICATED TO?  
 4:59:30PM >>Mary Gibbs: I MAY HAVE MISSPOKE.  
 4:59:32PM IT MAY BE VILLAGE ROAD NOW.  
 4:59:34PM I'D HAVE TO CHECK.  
 4:59:36PM >>Barry Jones: DEDICATED TO THE VILLAGE?  
 4:59:38PM >>Mary Gibbs: NO, NOT DEDICATED BECAUSE IT DOESN'T MEET  
 4:59:42PM STANDARDS --  
 4:59:42PM >>Barry Jones: ON THE PLAT SAYS WHO IS RESPONSIBLE FOR  
 4:59:47PM OWNERSHIP AND MAINTENANCE.  
 4:59:48PM THAT IS THE QUESTION I'M TRYING TO ANSWER.  
 4:59:50PM >>Mary Gibbs: I DON'T KNOW WHAT IS ON THE PLAT.  
 4:59:55PM >>Barry Jones: CAN'T TALK INTELLIGENTLY ABOUT IT.  
 4:59:59PM WHY ARE WE HERE?  
 5:00:00PM DOES YOUR PROJECT FUNCTION WITHOUT ACCESS TO ESTERO COURT?  
 5:00:05PM >>Wayne Arnold: IT COULD.  
 5:00:06PM THE WAY WE DESIGNED THE PRELIMINARY CONCEPT, WE HAVE ACCESS  
 5:00:09PM TO A LOADING AREA OFF OF THE COURT.  
 5:00:12PM >>Barry Jones: IF SEWER WAS EXTENDED DOWN ESTERO COURT,



5:00:15PM WHERE WOULD IT BE?  
 5:00:16PM WAS IT PLANNED TO COME DOWN ESTERO COURT?  
 5:00:19PM IT'S NOT COMING DOWN 41, RIGHT?  
  
 5:00:22PM >>Wayne Arnold: THE PLANS THAT I'VE SEEN THAT WERE PREPARED  
 5:00:25PM BY TETRA TECH, THEY SHOW THE FIRE HYDRANT WHICH HAS BEEN  
 5:00:30PM INSTALLED JUST AT OUR SOUTHERN PROPERTY BOUNDARY BUT THERE  
 5:00:32PM WAS ALSO GOING TO BE A MANHOLE ON THE OPPOSITE SIDE OF THE  
 5:00:35PM CUL-DE-SAC RIGHT AT OUR PROPERTY.  
 5:00:37PM THEY ARE BRINGING THE SEWER UP THE ESTERO COURT.  
 5:00:41PM >>Barry Jones: YOU COULD PAVE FROM YOUR PROPERTY LINE UP TO  
 5:00:43PM THERE WITHOUT IMPACTING FUTURE SEWER OR WATER.  
 5:00:46PM >>Wayne Arnold: CORRECT.  
 5:00:47PM I THINK WE COULD.  
 5:00:48PM I THINK THAT'S WHAT BOB WAS INDICATING, CONCURRENT WITH OUR  
 5:00:51PM SITE IMPROVEMENTS, WE COULD PAVE THAT PORTION OF ESTERO  
 5:00:53PM COURT.  
 5:00:54PM >>Barry Jones: IF THEY INSTALLED ONE PIECE OF PIPE AND TWO  
 5:00:58PM MANHOLES AS A DRY LINE, YOU COULD PAVE ALL OF ESTERO COURT  
 5:01:01PM AND BE DONE AND NOT HAVE TO WORRY ABOUT UTILITIES IN THE  
 5:01:04PM FUTURE.  
 5:01:04PM THEN YOU HAVE YOUR SERVICE DRIVE, YOUR DUMPSTER ENCLOSURE.  
 5:01:12PM THERE IS A WAY TO SKIN THAT CAT WITHOUT SPENDING A BUNCH OF  
 5:01:16PM MONEY.  
 5:01:16PM INSTALL A DRY LINE.  
 5:01:21PM >>Bob Dibacco: I THINK WE CONSIDERED TO PAVE UP TO THE COURT  
 5:01:26PM ROAD.  
 5:01:26PM >>Barry Jones: WHERE THE EXISTING PAVEMENT IS AND PAVE TO A  
 5:01:29PM SECTION THAT'S CONSISTENT WITH A LOCAL ROAD DESIGN STANDARD  
  
 5:01:33PM LIKE 12, 6, INCH AND A HALF OF ASPHALT.  
 5:01:40PM >>Bob Dibacco: THEREIN LIES THE ISSUE.  
 5:01:42PM WHAT THEY REFERENCED IN THE CONDITION --  
 5:01:44PM >>Barry Jones: TWO DIFFERENT THINGS.  
 5:01:46PM GEOMETRIC STANDARDS AND FUNCTIONAL CLASSIFICATION OF THE  
 5:01:49PM ROAD, WHETHER IT CAN HANDLE THE GARBAGE TRUCK COMING UP TO  
 5:01:52PM YOUR DUMPSTER.  
 5:01:53PM I DON'T CARE IF IT IS WIDE ENOUGH.  
 5:01:55PM I CARE WHETHER IT WILL BE DO THIS BECAUSE WE DIDN'T BUILD IT  
 5:01:59PM RIGHT.  
 5:02:00PM WE CAN ADHERE TO THAT PORTION OF THE CODE WITHOUT ADHERING  
 5:02:03PM TO THIS PORTION OF THE CODE.  
 5:02:06PM A WAY TO DO THIS.  
 5:02:07PM >>Bob Dibacco: IF THERE IS A WAY TO NOTE IT IN THE  
 5:02:10PM CONDITION.  
 5:02:11PM >>Barry Jones: HAVE YOU TALKED TO YOUR NEIGHBOR TO THE NORTH  
 5:02:13PM ABOUT A SHARED ENTRY OR WHAT IS F.D.O.T. TELLING YOU?  
 5:02:17PM >>Wayne Arnold: WE HAD A PRELIMINARY DISCUSSION WITH

5:02:18PM F.D.O.T. REGARDING THE ACCESS POINT.  
 5:02:21PM IT'S VERY LIKELY GOING TO BE A RIGHT-IN, RIGHT-OUT.  
 5:02:24PM AND SHARING -- THERE WAS AN ISSUE WITH THE DISTANCE TO  
 5:02:27PM BROADWAY.  
 5:02:29PM SO I THINK WE GENERALLY REFLECT THE ACCESS POINT AS ONE THAT  
 5:02:33PM D.O.T. BACK YEAR AND A HALF AGO NOW SAID THAT WOULD WORK.  
 5:02:38PM >>Barry Jones: MY EXPERIENCE LATELY WHEN YOU GO IN WITH  
  
 5:02:40PM ANYTHING AND YOU'RE NONCONFORMING, THEY ARE GOING TO FORCE  
 5:02:43PM YOU INTO A SHARED ENTRY.  
 5:02:45PM YOU MIGHT WANT TO HAVE THAT DISCUSSION AGAIN BECAUSE IT'S  
 5:02:47PM GOING TO CHANGE YOUR SITE PLAN A LITTLE BIT.  
 5:02:49PM BUT THAT'S WHAT WORKS.  
 5:02:52PM I JUST SAY YOU SHOULD EXPLORE THAT.  
 5:02:55PM YOUR DETENTION, YOU KNOW THAT WILL HAVE TO BE RETENTION.  
 5:02:59PM THE NEW NUTRIENT REMOVAL RULES.  
 5:03:02PM SO YOUR LAND USE AREAS, HOPEFULLY YOU'VE ACCOUNTED FOR THAT.  
 5:03:05PM ARE YOU PARKED FOR ALL THE USES YOU PROPOSED?  
 5:03:08PM >> WE CAN BE.  
 5:03:10PM >>Barry Jones: YOU'LL HAVE TO BE.  
 5:03:12PM >>Wayne Arnold: WE WOULD HAVE TO BE, BUT, YES, WE CAN BE.  
 5:03:15PM >>Barry Jones: THE TIMING ON THE UTILITY CONNECTION, MARY,  
 5:03:20PM WHEN ANYBODY ELSE GOES THROUGH THE UTILITY ORDINANCE SAYS  
 5:03:23PM THEY HAVE TO CONNECT WHEN AVAILABLE, IS THAT WHERE WE ARE AT  
 5:03:26PM TODAY?  
 5:03:27PM >>Mary Gibbs: CONNECT WHEN AVAILABLE.  
 5:03:29PM AND THE QUESTION IS, WE DON'T KNOW EXACTLY WHEN WE'RE GOING  
 5:03:32PM TO DO THE SEWER.  
 5:03:33PM WHEN I WAS SPEAKING TO BOB AND WAYNE, IT MIGHT BE FOUR YEARS  
 5:03:37PM BECAUSE WE DON'T HAVE ANY GRANT MONEY AT THE MOMENT.  
 5:03:39PM >>Barry Jones: SO WHAT'S YOUR OBJECTION?  
 5:03:41PM I'M TRYING TO UNDERSTAND.  
 5:03:43PM >>Bob Dibacco: THE OBJECTION WOULD BE, IF IT WAS AVAILABLE  
  
 5:03:46PM PRIOR TO THAT.  
 5:03:47PM LET'S SAY IN THE NEXT YEAR.  
 5:03:50PM >>Barry Jones: THERE IS A LOT OF STUFF WAITING IN THE QUEUE  
 5:03:52PM THAT ISN'T FUNDED THAT IS ALREADY DESIGNED, PERMITTED,  
 5:03:55PM WAITING TO BE BUILT.  
 5:03:56PM I CAN'T PROMISE YOU ANYTHING.  
 5:03:57PM BUT I'M FAIRLY CERTAIN IT'S NOT GOING TO HAPPEN IN THE NEXT  
 5:04:00PM YEAR.  
 5:04:01PM MAYBE TALK TO STAFF ABOUT THAT.  
 5:04:02PM >>Bob Dibacco: MY ONLY CONCERN JUST FROM A CONSTRUCTION  
 5:04:05PM STANDPOINT SEQUENTIALLY WE WOULD WANT TO BRING THAT NEW  
 5:04:09PM SEWER AND CONNECT TO THE NEW BUILDING, NOT TO THE EXISTING  
 5:04:12PM BUILDING SO THAT WE'RE NOT PAYING MONEY TWICE.  
 5:04:17PM >>Barry Jones: INSTALL A DRY LINE, SANITARY LATERAL OFF TO

5:04:21PM THE SITE.  
 5:04:22PM THERE IS A WAY TO DO THIS.  
 5:04:29PM >>Bob Dibacco: IN YOUR TIME FRAME, YOUR THINKING IS  
 5:04:32PM DEFINITELY NOT IN THE NEXT YEAR.  
 5:04:34PM >>Barry Jones: I DEFER TO STAFF.  
 5:04:35PM >>Mary Gibbs: IT'S NOT HAPPENING --  
 5:04:37PM >>Barry Jones: I HAVE OTHER PROJECTS IN THE NEIGHBORHOOD.  
 5:04:39PM THEY WON'T TALK TO ME ABOUT HOOKING A TRAILER PARK UP.  
 5:04:44PM AND IT'S ON THE RIVER.  
 5:04:46PM THAT'S ALL I HAVE.  
 5:04:51PM THANK YOU.

5:04:54PM >>Anthony Gargano: ANYONE ELSE?  
 5:04:58PM >>Al Paivandy: JUST A SMALL QUESTION.  
 5:05:00PM WHEN I LOOK AT THE PLAN AND THE SITE PLAN WITH THE  
 5:05:04PM LANDSCAPING ON IT, THE FRONT OF THE BUILDING, I HAVE A  
 5:05:08PM QUESTION ON THE BUILDING ITSELF OR A RECOMMENDATION.  
 5:05:11PM WHICH SIDE IS THE TENANT?  
 5:05:15PM >>Wayne Arnold: THE WAY IT'S SHOWN, THE TENANT WOULD BE ON  
 5:05:18PM THE NORTHERN PORTION.  
 5:05:21PM >>Bob Dibacco: IT WOULD BE THE FURTHEST IN FROM THE U.S. 41  
 5:05:24PM ENTRY.  
 5:05:26PM >>Al Paivandy: IS IT ON THE RIGHT SIDE OR THE LEFT SIDE OF  
 5:05:28PM THE TWO-STORY BUILDING?  
 5:05:31PM >> ON THE RIGHT SIDE.  
 5:05:34PM >> ARE YOU ASKING IF THE HENNING GROUP WOULD OCCUPY THAT  
 5:05:36PM PORTION OR --  
 5:05:39PM >>Al Paivandy: THE TENANT IS ON THE RIGHT-HAND SIDE.  
 5:05:41PM WHEN I LOOK AT THE PLAN, THE TENANT IS ON THE LEFT-HAND  
 5:05:44PM SIDE.  
 5:05:45PM >>Wayne Arnold: I THINK THERE IS AN OPTION THAT TENANT SPACE  
 5:05:47PM COULD BE ON BOTH SIDES.  
 5:05:50PM THE PRELIMINARY FLOOR PLAN THAT THEY DESIGNED SHOWS THEIR  
 5:05:53PM DESIGN CENTER TO BE THE NORTHERN TENANT SPACE AND THEN THEY  
 5:05:57PM WOULD LEASE TO OTHERS ON THE SITE.  
 5:05:58PM >>Al Paivandy: HENCE MY QUESTION.  
 5:06:00PM WHICHEVER SIDE THE TENANT IS, CAN YOU MAKE ONE SIDE OF THE

5:06:03PM BUILDING SIMILAR TO THE OTHER SIDE RATHER THAN A SPLIT  
 5:06:07PM SYSTEM ON THE ELEVATION AS YOU SHOWED IT ON THE FRONT.  
 5:06:13PM LOOK AT IT TWO-STORY.  
 5:06:14PM I'LL REFER TO IT NOW AS LEFT-HAND SIDE.  
 5:06:17PM SEEMS TO BE PART OF ONE BUILDING, BUT THE RIGHT-HAND SIDE  
 5:06:20PM WHERE YOU HAVE WRITTEN TENANT TWO AND TENANT THREE ON TOP OF  
 5:06:24PM IT, IT APPEARS TO BE TOTALLY ANOTHER KIND OF BUILDING.  
 5:06:27PM THE NICE TREE THERE ELIMINATES THE ROOF.  
 5:06:33PM THE WINDOWS ARE DIFFERENT.  
 5:06:36PM THERE'S NO ARCHES, NO CLAY ROOF OR WHATEVER IT IS.

5:06:42PM JUST HIDDEN BEHIND THAT TREE, WHICH IS NICE.  
 5:06:49PM >> YEAH, WE CAN CONSIDER THAT.  
 5:06:51PM IT'S AESTHETICS.  
 5:06:53PM >>Al Paivandy: A DESIGN TO CONNECT THE TWO.  
 5:06:58PM >> YES.  
 5:06:59PM >>Al Paivandy: THAT'S ALL.  
 5:07:00PM >>Barry Jones: IT LOOKS LIKE AN ADD-ON TO THE MAIN BUILDING.  
 5:07:09PM >>Kristin Jeannin: SOME OF THE DIFFERENCES I DON'T MIND.  
 5:07:11PM IT IS A DIFFERENT USE.  
 5:07:12PM IT SHOULD BE SLIGHTLY DIFFERENT.  
 5:07:14PM IT'S THE ROOF.  
 5:07:15PM TO ME, IT'S THE ROOF.  
 5:07:19PM >>Al Paivandy: HAVE A CONSISTENT ROOFLINE.  
 5:07:21PM >>Kristin Jeannin: OR STYLE.  
 5:07:24PM >>Al Paivandy: THE CANOPIES HELP TO ELIMINATE THE ARCHES.  
  
 5:07:28PM THE ROOF ITSELF, IF I WIPE OUT THE TREE IT LOOKS LIKE A  
 5:07:31PM WAREHOUSE CONNECTED TO A REALLY NICE LOOKING BUILDING.  
 5:07:36PM >>Jim Wallace: ISN'T THE LONG-TERM INTENTION TO ALLOW YOU TO  
 5:07:40PM EXTEND AS YOUR BUSINESS GROWS OR IF IT GROWS TO EXTEND INTO  
 5:07:43PM THOSE TENANT SPACES.  
 5:07:46PM IN THE END, LONG-TERM PLAN IS FOR IT TO ALL LOOK LIKE DESIGN  
 5:07:51PM CENTER.  
 5:07:52PM >> YEAH.  
 5:07:55PM >>Jim Wallace: SHOULD HAVE THE SAME ARTICULATION.  
 5:07:57PM >>Bob Dibacco: INTENT IS TO GROW INTO THE BUILDING.  
 5:08:00PM >>Jim Wallace: I'M SURE YOU WILL.  
 5:08:02PM >>Michael Sheeley: LET ME SAY A COUPLE OF THINGS.  
 5:08:05PM WHILE WE'RE NOT REVIEWING THE ARCHITECTURE NOW BECAUSE WE'RE  
 5:08:07PM NOT IN A DEVELOPMENT ORDER AND WE HAVE PLENTY OF TIME TO DO  
 5:08:10PM THAT, IT'S NOT PARTICULARLY RELEVANT TO THE REZONE EXCEPT  
 5:08:14PM THE APPEARANCE THAT YOU PROVIDED.  
 5:08:17PM I THINK GENERALLY THE FRONT ELEVATION LOOKS GOOD AND  
 5:08:21PM APPRECIATE THE OTHER COMMENTS THAT HAVE BEEN MADE.  
 5:08:23PM MOVING FORWARD WHEN WE GET INTO THE DEVELOPMENT ORDER AND  
 5:08:27PM REALLY START LOOKING AT THE BUILDING, MAYBE MORE ATTENTION  
 5:08:30PM ON THE SIDES AND THE REAR WOULD HELP.  
 5:08:32PM THAT'S MY ONLY COMMENT.  
 5:08:37PM >>James Tatoes: I HAVE CONCERNS WITH YOUR ENTRANCE.  
 5:08:42PM YOU'RE ON A BUSY STREET.  
 5:08:44PM PEOPLE WILL BE LOOKING DOWN TO THE SIDE TO SEE IF THE  
  
 5:08:50PM BUILDING IS WHERE THEY ARE SUPPOSED TO GO AND IF IT IS THE  
 5:08:52PM ADDRESS THEY ARE LOOKING FOR SO THEY WILL BE SLOWING DOWN.  
 5:08:56PM THERE ARE NO PROVISIONS REALLY FOR ANY KIND OF SETBACKS  
 5:08:59PM BEFORE YOU GET INTO THE DRIVEWAY.  
 5:09:02PM AND THEN HOW DO YOU LET THE PEOPLE KNOW IF -- THIS IS FINE  
 5:09:07PM FOR THE PEOPLE GOING NORTH TO COME INTO THE BUILDING.

5:09:09PM PEOPLE GOING SOUTH INTO THE BUILDING, ONCE THEY PASS BY THE  
 5:09:14PM DRIVEWAY, GO ALL THE WAY DOWN SOUTH TO TURN AROUND TO COME  
 5:09:21PM BACK TO THE BUILDING.  
 5:09:22PM I THINK THE BUILDING LOCATION AND THE ACCESS TO THE SITE IS  
 5:09:26PM KIND OF MARGINAL AND TRICKY, AS FAR AS I'M CONCERNED.  
 5:09:31PM >> SOME OF THAT IS GOING TO BE DICTATED BY FLORIDA D.O.T.  
 5:09:34PM AND WHERE WE CAN HAVE OUR U.S. 41 ACCESS.  
 5:09:37PM THE OTHER OPTION IS EITHER YOU DO A U-TURN AT COUNTY ROAD OR  
 5:09:41PM YOU GO DOWN COUNTY ROAD TO COME UP THE CUL-DE-SAC BECAUSE  
 5:09:44PM WE'VE ALSO MADE PROVISIONS FOR THERE TO BE AN ACCESS IN  
 5:09:48PM PARKING.  
 5:09:48PM ONE OF THE CONDITIONS MARY IMPOSED, BUSINESS TRUCKS AND  
 5:09:52PM VEHICLES BE PARKED ON THAT SIDE OF THE BUILDING SO THEY ARE  
 5:09:54PM NOT AS VISIBLE FROM U.S. 41.  
 5:09:57PM >>Jim Wallace: THIS BUILDING IS REALLY A DESTINATION  
 5:09:59PM BUILDING.  
 5:10:00PM IT'S NOT REGULAR RETAIL.  
 5:10:02PM IF YOU HAVE TO GO DOWN AND TURN AROUND, IT'S A DESTINATION.  
 5:10:05PM >>Wayne Arnold: CORRECT.  
  
 5:10:07PM YOU'RE COMING TO THE HENNING DESIGN CENTER.  
 5:10:10PM WE'RE NOT CATCHING THE DRIVE-BY PEOPLE FOR THE MOST PART.  
 5:10:15PM >>Michael Sheeley: IS THERE A TURN LANE ON 41.  
 5:10:17PM >>Wayne Arnold: THERE IS A TURN LANE AT COUNTY ROAD.  
 5:10:20PM >>Michael Sheeley: IN FRONT OF YOUR PROPERTY?  
 5:10:22PM >>Wayne Arnold: NO, SIR.  
 5:10:23PM >>Michael Sheeley: THAT'S PRETTY DICEY WITH TRAFFIC SPEED.  
 5:10:29PM >>James Tatoes: GOING SOUTH AND YOU WANT TO GET INTO THAT  
 5:10:32PM BUILDING, WHAT DO YOU DO?  
 5:10:34PM >>Jim Wallace: YOU HAVE TO TURN AROUND, JAMES.  
 5:10:40PM >>James Tatoes: HAVE TO KNOW DO THAT.  
 5:10:43PM >>Barry Jones: ASK GOOGLE.  
 5:10:45PM >>Jim Wallace: IT'S NOT SPROUTS.  
 5:10:47PM IT'S NOT A RESTAURANT.  
 5:10:48PM SPECIFIC MEETING OR INFREQUENTLY.  
 5:11:03PM >>Anthony Gargano: ANY OTHER COMMENTS OR QUESTIONS?  
 5:11:09PM >> HAPPY TO ANSWER OTHERS AFTER MARY FINISHES THE  
 5:11:12PM PRESENTATION.  
 5:11:17PM >>Anthony Gargano: MARY, HOW DO WE ADDRESS THE ISSUE OF THE  
 5:11:19PM CONDITIONS THAT STAFF HAS RECOMMENDED?  
 5:11:22PM YOU SAID YOU'VE BEEN HAVING DISCUSSION THE PAST COUPLE OF  
 5:11:25PM DAYS.  
 5:11:26PM HAVE THOSE CONDITIONS CHANGED?  
 5:11:29PM >>Mary Gibbs: WELL, I THINK THE ONE WITH THE ROAD, ESTERO  
 5:11:36PM COURT, I THINK WE CAN MODIFY THE STAFF LANGUAGE TO TAKE OUT  
  
 5:11:41PM THE LDC STANDARDS TO SAY TO MATCH THE EXISTING PAVEMENT AS  
 5:11:47PM SHOWN IN THE PLAT OR SOMETHING ALONG THOSE LINES.

5:11:51PM BUT THEY DO NEED TO DO THAT ALL.  
 5:11:56PM CAN'T GO TO THE CHURCH OR THE EMBARK LITTLE UTILITY BECAUSE  
 5:12:00PM THEY ARE GOING TO BE THE ONES USING IT.  
 5:12:03PM >>Barry Jones: WHERE THE FIRE DEPARTMENT --  
 5:12:04PM >>Mary Gibbs: FIRE DEPARTMENT PAVED, FROM THERE NORTH.  
 5:12:07PM I THINK WE AGREE WITH THAT.  
 5:12:09PM I THINK THEY AGREED WITH THAT.  
 5:12:14PM AND THEN THE SEWER HOOKUP, EVEN THOUGH THERE ARE A LOT OF  
 5:12:20PM WORDS, I THINK WE'RE SAYING THE SAME THING.  
 5:12:21PM WHEN WE NEED THEM TO HOOK UP, WE NOTIFY THEM AND THEY NEED  
 5:12:25PM TO HOOK UP.  
 5:12:26PM IT'S NOT GOING TO BE WITHIN A YEAR.  
 5:12:28PM I CAN GUARANTEE THAT.  
 5:12:29PM >>Barry Jones: THEY ARE GOING TO INSTALL A DRY LINE.  
 5:12:32PM WE'RE GOING TO INSPECT IT, AND WE GOT TO COME TO TERMS THAT  
 5:12:37PM WE'RE GOING TO ACCEPT IT AND BE RESPONSIBLE FOR IT IF IT'S  
 5:12:41PM THREE OR FOUR YEARS BEFORE WE PUT IT INTO SERVICE BECAUSE WE  
 5:12:44PM SHOULDN'T PUT IT ON THEM.  
 5:12:47PM BUILD IT TO OUR STANDARDS, PASS OUR INSPECTION, PERMIT IT AS  
 5:12:49PM A DRY LINE, SITTING THERE WITH A MANHOLE WAITING TO HOOK UP  
 5:12:53PM IN THE FUTURE I THINK IS FAIR AND REASONABLE.  
 5:12:55PM >>Mary Gibbs: I THINK OUR PUBLIC WORKS STAFF HAS BEEN  
 5:12:58PM TALKING TO THEM.  
  
 5:12:59PM JUST SHOWED YOU THE TETRA TECH PLAN.  
 5:13:01PM THEY HAVE IT ALL SCOPED OUT.  
 5:13:04PM EVEN IF THEY CHANGE THE BUILDING LOCATION, THEY CAN  
 5:13:06PM ACCOMMODATE THAT.  
 5:13:06PM >>Barry Jones: THE WATER LINE IS ALREADY THERE.  
 5:13:09PM IS THAT WHAT I HEARD?  
 5:13:13PM >>Mary Gibbs: THEY SAID THERE IS A HYDRANT.  
 5:13:15PM IT'S ON THE PLAN.  
 5:13:18PM >>Barry Jones: GOOD ON UTILITIES AND SOME KIND OF COMMITMENT  
 5:13:21PM THAT IT'S NOT GOING TO BE 12 OR 18 MONTHS BEFORE THEY ARE  
 5:13:24PM FORCED TO CONNECT, BECAUSE THEY ARE NOT GOING TO HAVE THEIR  
 5:13:28PM ROAD BUILT FOR 12 OR 18 MONTHS, PROBABLY.  
 5:13:31PM >>Mary Gibbs: PUBLIC WORKS TOLD ME FOUR TO FIVE YEARS AND NO  
 5:13:35PM SOONER THAN THAT.  
 5:13:36PM IT'S NOT HAPPENING THAT QUICK.  
 5:13:38PM THE BILLBOARD, I UNDERSTAND THERE ARE ISSUES WITH MOBILIZING  
 5:13:46PM AND SUCH AND THE BUFFER.  
 5:13:47PM I UNDERSTAND THE MOBILIZING.  
 5:13:49PM THE THING WE HAD THE CONVERSATION ABOUT IS WE DON'T WANT --  
 5:13:52PM WE WANT THEM TO REDEVELOP THE SITE AND MAKE IT BETTER.  
 5:13:55PM WE DON'T WANT THE SITE TO JUST SIT THERE FOR FIVE YEARS OR  
 5:14:00PM TEN YEARS AND NOTHING HAPPENED AND THEN WE'VE GOT THE  
 5:14:03PM BILLBOARD STILL THERE AND THEN WE DON'T HAVE ANY.  
 5:14:06PM WE HAVE THE SCRAGGLY EXISTING BUFFER.

5:14:08PM I THINK THE COUNCIL HAS BEEN VERY ADAMANT ABOUT GETTING THE

5:14:12PM BUFFERS INSTALLED RIGHT AWAY BECAUSE WE'VE BEEN BURNED ON A

5:14:16PM COUPLE OF CASES WHERE WE HAVE THIS DOWNTOWN ESTERO, BIG DIRT

5:14:19PM PILE, EVERYBODY DRIVES BY.

5:14:21PM >>Barry Jones: FIRST PHASE OF CONSTRUCTION, NOT ZONING

5:14:24PM APPROVAL.

5:14:24PM >>Mary Gibbs: NOT EXACTLY THE SAME BUT I KNOW THE COUNCIL IS

5:14:28PM VERY PARTICULAR ABOUT WANTING BUFFERS TO BE DONE.

5:14:31PM IF THEY CAME IN AND GOT THE ZONING APPROVED AND GOT THE D.O.

5:14:35PM AND IT TOOK TWO YEARS, THAT'S PROBABLY OKAY.

5:14:39PM BUT IF THEY DECIDE NOT TO DO IT, SELL IT, AND THEN FIVE

5:14:42PM YEARS, TEN YEARS, NOTHING HAPPENS.

5:14:45PM THAT'S THE DILEMMA.

5:14:47PM THAT'S WHERE WE'RE STRUGGLING WITH THAT.

5:14:49PM >> HOW DO YOU SKIN THAT CAT?

5:14:50PM WHAT DO YOU DO?

5:14:51PM >>Mary Gibbs: THAT'S THE DILEMMA.

5:14:55PM >>Anthony Gargano: WE NEED A COMMITMENT ON THE BILLBOARD.

5:14:59PM >>Mary Gibbs: THE DEVELOPER DOESN'T KNOW.

5:15:01PM IT DEPENDS ON THE ECONOMY.

5:15:03PM THEY HAVE A LOT OF ISSUES THEY HAVE TO DEAL WITH, TOO.

5:15:06PM THAT'S THE CONSTANT DILEMMA WE HAVE WITH THE COUNCIL,

5:15:11PM EXPLAINING TO THEM YOU CAN'T FORCE A DEVELOPER TO BUILD IT

5:15:13PM NOW.

5:15:15PM YOU HAVE TO BUILD IT TODAY -- YOU CAN'T MAKE THEM DO THAT.

5:15:18PM THAT'S WHY WE STRUGGLE WITH THESE CASES.

5:15:21PM >>Barry Jones: WE COULD AGREE TO, I DON'T KNOW, 12 TO 24

5:15:24PM MONTH MAX WINDOW ON THE BILLBOARD AND THE BUFFER STARTING AT

5:15:28PM TIME OF DEVELOPMENT.

5:15:29PM IS THAT A REASONABLE APPROACH TO THE APPLICANT?

5:15:32PM I DON'T KNOW IF THIS IS THE PLACE OR TIME TO NEGOTIATE OR

5:15:36PM SET CONDITIONS AND TERMS.

5:15:38PM >>Mary Gibbs: IF YOU HAVE A CONDITION, LIKE A RECOMMENDED

5:15:41PM CONDITION, THAT WOULD BE GREAT, BECAUSE WE'RE GOING TO GO TO

5:15:44PM COUNCIL AND WE'LL SEE.

5:15:45PM BUT WHEN I GO TO COUNCIL, I ALWAYS TAKE THE PLANNING AND

5:15:48PM ZONING BOARD'S RECOMMENDATION.

5:15:50PM IF YOU FEEL THAT THERE'S SOMETHING, I THINK THAT WOULD BE

5:15:54PM GREAT IF YOU GIVE ME YOUR THOUGHTS ON THAT.

5:15:59PM >>Jim Wallace: YOU'RE TALKING VERTICAL DEVELOPMENT.

5:16:02PM >>Barry Jones: HORIZONTAL DEVELOPMENT.

5:16:03PM WHEN THEY START CLEARING, THEY CLEAR IT, PUT IN THE BERM OF

5:16:07PM DIRT, RUNNING THE IRRIGATION LINE.

5:16:10PM >>Jim Wallace: DON'T YOU THINK CONSTRUCTION WILL DESTROY A

5:16:12PM LOT OF IT?

5:16:14PM >>Barry Jones: NO, YOU MOVE THE SILT FENCE OVER 20 FEET.

5:16:17PM I'M SORRY.  
 5:16:25PM I DO IT FOR A LIVING.  
 5:16:26PM YOU BUILD IT AND -- OKAY.  
 5:16:35PM >>Jim Wallace: YOU LOOK AT SOME OF THE MISTAKES MADE,  
 5:16:38PM BUFFERS PUT IN AND AFTER THAT BUFFERS MAKE NO SENSE AND THEN  
  
 5:16:41PM PEOPLE DON'T WANT TO TEAR DOWN FIVE-YEAR-OLD TREES BECAUSE  
 5:16:44PM THE ORIGINAL BUFFER DIDN'T WORK TO THE FINAL DEVELOPMENT.  
 5:16:47PM WHAT'S WRONG WITH INSISTING THAT IT BE INSTALLED WHEN YOU GO  
 5:16:51PM VERTICAL?  
 5:16:51PM THEN THE SITE --  
 5:16:53PM >>Barry Jones: DRIVE DOWN 41.  
 5:16:56PM LOOK OFF TO THE RIGHT.  
 5:16:57PM THAT'S WHAT'S WRONG.  
 5:16:58PM [ TALKING OVER ONE ANOTHER ]  
 5:17:01PM >>Kristin Jeannin: YOU HAVE TO MAKE SURE IT'S ALL GRADED  
 5:17:06PM RIGHT FIRST, TOO.  
 5:17:06PM >>Jim Wallace: -- DOWNTOWN ESTERO SHOULD HAVE ALL THE  
 5:17:06PM LANDSCAPING IN.  
 5:17:06PM [ TALKING OVER ONE ANOTHER ]  
 5:17:16PM >>Mary Gibbs: WELL, ACTUALLY, THAT'S EXACTLY WHAT THE  
 5:17:16PM COUNCIL SAID.  
 5:17:16PM I DIDN'T WANT TO SAY THE NAME, BUT YOU SAID IT.  
 5:17:20PM >>Jim Wallace: I AGREE TO DISAGREE.  
 5:17:21PM SHOULD WAIT UNTIL YOU GO VERTICAL.  
 5:17:28PM >>Anthony Gargano: I THINK WE HAVE A BASIS, BARRY, WITH YOUR  
 5:17:36PM RECOMMENDATIONS.  
 5:17:37PM >>Barry Jones: MINE IS ONE PERSON'S DISCUSSION.  
 5:17:43PM >>Anthony Gargano: I THINK WE HAVE A BASIS WITH YOUR  
 5:17:45PM RECOMMENDATION.  
 5:17:49PM >> PUBLIC COMMENT FIRST.  
  
 5:17:50PM >>Anthony Gargano: I WONDER IF THERE'S ANY OTHER COMMENTS  
 5:17:52PM FROM THE BOARD?  
 5:17:54PM >>Michael Sheeley: NO.  
 5:17:55PM LET BARRY CRAFT IT.  
 5:17:57PM >>Anthony Gargano: WE'RE GOING TO OPEN THE PUBLIC PORTION.  
 5:18:00PM ANYBODY FROM THE PUBLIC TO BE HEARD ON THIS MATTER?  
 5:18:05PM >>Tammy Duran: I DON'T HAVE ANYTHING.  
 5:18:07PM >>Mary Gibbs: WE DID NOT GET ANY E-COMMENTS EITHER.  
 5:18:12PM >>Anthony Gargano: LAST CHANCE.  
 5:18:13PM OKAY.  
 5:18:13PM WE'LL CLOSE THE PUBLIC PORTION.  
 5:18:18PM >>Barry Jones: WE GOT A LOT TO DO, SO I'LL TRY TO BE BRIEF.  
 5:18:21PM I MAKE A RECOMMENDATION FOR APPROVAL, PROVIDED THAT ESTERO  
 5:18:25PM COURT BE PAVED FROM THE END OF THE EXISTING PAVEMENT UP  
 5:18:29PM THROUGH AROUND THE CUL-DE-SAC AND THAT THE ROAD PAVEMENT  
 5:18:32PM CROSS SECTION BE CONSISTENT WITH THE LOCAL ROAD PAVEMENT



5:18:37PM CROSS SECTIONS. THE APPLICANT HAS AGREED TO INSTALL THE DRY  
 5:18:45PM LINE SEWER TO PROVIDE FUTURE SERVICE TO THEIR SITE TO THE  
 5:18:48PM END OF THE PAVEMENT THAT THEY ARE GOING TO CONSTRUCT.  
 5:18:50PM AND THAT WAY FUTURE ESTERO COULD REACH UP AND CONNECT TO  
 5:18:54PM THAT.  
 5:18:54PM THE APPLICANT, I WOULD PROPOSE TO REMOVE THE BILLBOARD  
 5:19:00PM WITHIN 24 MONTHS OF THE TIME OF THE ZONING ORDINANCE  
 5:19:04PM BECOMING EFFECTIVE.  
 5:19:05PM I WOULD PROPOSE THAT THE BUFFER BE CONSTRUCTED WITHIN SIX  
  
 5:19:10PM MONTHS OF THE TIME THAT CLEARING STARTS ON THE SITE.  
 5:19:13PM SEEMS LIKE A REASONABLE STANDARD TO ALLOW THEM PLENTY OF  
 5:19:18PM TIME TO CLEAR IT, GET THEIR IRRIGATION IN PLACE, GET THEIR  
 5:19:22PM FILL ALONG THE 41.  
 5:19:24PM AND WE'RE TALKING SPECIFICALLY THE BUFFERS ALONG U.S. 41.  
 5:19:28PM NOT THE ENTIRE PERIMETER OF THE SITE, CORRECT, MARY?  
 5:19:31PM >>Mary Gibbs: CORRECT.  
 5:19:32PM >>Barry Jones: THE BUFFERS ALONG U.S. 41 TO BE CONSTRUCTED  
 5:19:36PM WITHIN SIX MONTHS OF THE TIME OF HORIZONTAL CLEARING AND  
 5:19:42PM GRADING STARTING.  
 5:19:44PM >>Erica Augello: AND ALL THE CONDITIONS RECOMMENDED BY STAFF  
 5:19:46PM BE ADOPTED AS STATED?  
 5:19:49PM >>Barry Jones: CORRECT, THANK YOU.  
 5:19:51PM >>Michael Sheeley: THIS IS NOT APPROVAL.  
 5:19:52PM THIS IS A RECOMMENDATION.  
 5:19:54PM >>Anthony Gargano: THIS IS A RECOMMENDATION TO COUNCIL.  
 5:20:04PM >>Erica Augello: WE HAVE A MOTION ON THE TABLE.  
 5:20:06PM WE NEED A SECOND BEFORE DISCUSSION.  
 5:20:07PM >>Michael Sheeley: I SECOND THE MOTION.  
 5:20:09PM >>Anthony Gargano: WE HAVE A MOTION MADE AND SECONDED.  
 5:20:13PM ANY DISCUSSION ON THE MOTION?  
 5:20:17PM >>Jim Wallace: YES.  
 5:20:18PM WHEN I SEE THAT THE ESTERO SPORTS CENTER DOES NOT HAVE A  
 5:20:22PM BUFFER PLANTED, WHEN I SEE THE VIA COCONUT 300 RENTAL UNITS,  
 5:20:28PM LUXURY RENTALS DOESN'T HAVE A BUFFER, AND TOLL BROTHERS ON  
  
 5:20:32PM CORKSCREW ROAD, ALL MAJOR ROADS DOES NOT HAVE A BUFFER  
 5:20:36PM PLANTED.  
 5:20:36PM I SEE THAT GENOVA AND I'M VERY CLOSE TO THAT ONE DOES NOT  
 5:20:41PM HAVE A BUFFER PLANTED, I THINK WE ARE DISCRIMINATING AGAINST  
 5:20:47PM THIS DEVELOPER BY FORCING THEM TO PUT IN A ROADSIDE BUFFER  
 5:20:53PM WHEN WE HAVEN'T DONE IT FOR ANYONE ELSE AND WE'RE TAKING THE  
 5:20:57PM CHANCE THAT IT WOULD BE INAPPROPRIATE WHEN IT'S FINISHED OR  
 5:21:00PM DAMAGED DURING CONSTRUCTION.  
 5:21:03PM >>Mary Gibbs: IF I COULD SAY ONE THING, ALL THOSE PROJECTS  
 5:21:05PM HAVE A BUFFER REQUIREMENT IN THE FIRST PHASE EXCEPT FOR  
 5:21:09PM GENOVA WHICH KIND OF TRIGGERED THIS WHOLE DISCUSSION OF WHY  
 5:21:13PM PROJECTS JUST STOP AND DON'T DO THEIR BUFFER.

5:21:16PM >>Jim Wallace: GOING VERTICAL, MARY AND STILL DON'T HAVE THE  
 5:21:19PM BUFFER IN.  
 5:21:20PM >>Erica Augello: FROM A LEGAL PERSPECTIVE, IT'S NOT  
 5:21:22PM NECESSARILY DISCRIMINATION.  
 5:21:23PM IF YOU HAVEN'T DONE IT BEFORE, DOESN'T MEAN YOU CAN'T DO IT  
 5:21:26PM IN THE FUTURE.  
 5:21:27PM IT IS ALSO QUASI-JUDICIAL SO IT'S BASED ON WHAT IS PRESENTED  
 5:21:29PM TO YOU TODAY.  
 5:21:30PM EVERYTHING IS GOING TO BE WEIGHED ON WHATEVER EVIDENCE IS  
 5:21:34PM PRESENTED TO YOU, WHATEVER THIS BOARD FEELS IS APPROPRIATE  
 5:21:37PM FOR THIS PARTICULAR DEVELOPMENT.  
 5:21:39PM >>Barry Jones: MY REBUTTAL, SINS OF THE PAST DON'T JUSTIFY  
 5:21:42PM SINS OF THE FUTURE.  
  
 5:21:44PM JUST BECAUSE WE GOT IT WRONG BEFORE AND WE'VE GOT THESE  
 5:21:47PM SITUATIONS WHERE PROJECTS SIT FOR EXTENDED PERIODS OF TIME  
 5:21:50PM AND GO THROUGH BANKRUPTCY AND THEN WE'RE EXPOSED TO IT  
 5:21:53PM BECAUSE WE DIDN'T PROPERLY ACCOUNT FOR IT.  
 5:21:57PM THAT DOESN'T MEAN WE SHOULD KEEP ALLOWING THAT TO HAPPEN.  
 5:22:01PM >>Jim Wallace: MAYBE IT'S JUST BEEN A VERY FUNCTIONAL PATH  
 5:22:05PM IN THE PAST.  
 5:22:06PM MAYBE IT MADE SENSE IN THE PAST AND IT STILL MAKES SENSE  
 5:22:09PM TODAY.  
 5:22:10PM AS A DEVELOPER, I HAVE TO SAY THAT MY EXPERIENCE WOULD BE  
 5:22:16PM AND I SEE ALL THE OTHER DEVELOPMENTS GOING UP WITHOUT IT,  
 5:22:19PM IT'S NOT APPROPRIATE TO PUT IN THE BUFFER, LANDSCAPING, WHEN  
 5:22:22PM YOU'RE STILL DOING SITE WORK.  
 5:22:24PM AT LEAST WAIT UNTIL THEY GO VERTICAL.  
 5:22:27PM >>Anthony Gargano: OKAY.  
 5:22:28PM I'M GOING TO ASK IF THERE ARE ANY OTHER COMMENTS, ANY  
 5:22:34PM ADDITIONAL COMMENTS ON THE MOTION.  
 5:22:35PM >> NO.  
 5:22:36PM >> NO.  
 5:22:36PM >>Anthony Gargano: OKAY.  
 5:22:37PM WE'LL CLOSE THE DISCUSSION.  
 5:22:39PM TAMMY, I WOULD LIKE A ROLL CALL VOTE ON THE MOTION, PLEASE.  
 5:22:43PM >>Kristin Jeannin: YES.  
 5:22:45PM >>Barry Jones: YES.  
 5:22:47PM >>Al Paivandy: YES.  
  
 5:22:48PM >>Michael Sheeley: YES.  
 5:22:50PM >>James Tatooles: YES.  
 5:22:53PM >>Jim Wallace: NO.  
 5:22:56PM >>Anthony Gargano: YES.  
 5:22:57PM OKAY.  
 5:23:02PM THANK YOU.  
 5:23:03PM >> THANK YOU.  
 5:23:28PM >>Anthony Gargano: THE NEXT APPLICATION IS SROA CORKSCREW

5:23:33PM VILLAGE.  
 5:23:34PM >>Mary Gibbs: ERIC WISHART FROM THE STAFF WILL DO THE QUICK  
 5:23:38PM OVERVIEW.  
 5:23:39PM THIS ONE YOU HAVE SEEN BEFORE.  
 5:23:42PM DO WE NEED TO DO THE EX PARTE AND CONFLICTS OF INTEREST?  
 5:23:48PM >>Erica Augello: YES, EACH APPLICATION.  
 5:23:49PM >>Anthony Gargano: I'LL ASK BOARD MEMBERS, ANY EX PARTE  
 5:23:52PM COMMUNICATIONS ON THIS MATTER?  
 5:23:54PM >> NO.  
 5:23:55PM >> NO.  
 5:23:55PM >> NO.  
 5:23:56PM >>Anthony Gargano: ANY CONFLICTS OF INTEREST?  
 5:23:58PM >> NO.  
 5:23:58PM >> NO.  
 5:23:59PM >>Anthony Gargano: THANK YOU.  
 5:24:01PM >>Eric Wishart: GOOD EVENING.  
 5:24:03PM INTRODUCING THE STORAGE RENTAL OF AMERICA CORKSCREW VILLAGE  
  
 5:24:07PM LOT EXPANSION PROJECT.  
 5:24:10PM LOCATED ON COMMONS WAY JUST IMMEDIATELY TO OUR WEST.  
 5:24:14PM THERE IS A ROAD THAT GOES DIRECTLY FROM 41 INTO THE PROPERTY  
 5:24:19PM AFTER IT GOES UP BY A MARATHON GAS STATION.  
 5:24:25PM THE EXISTING DEVELOPMENT STEMS FROM ABOUT A 2003 ORIGINAL  
 5:24:31PM CONSTRUCTION OF ROUGHLY 76,000 -- SORRY, 94,000 SQUARE FEET  
 5:24:37PM EXISTING.  
 5:24:38PM THIS PROJECT WILL FINISH OUT WHAT THE ALLOWANCE THAT WAS  
 5:24:42PM FROM THE ORIGINAL 2003 ORDINANCE TO CAP IT OUT AT ABOUT  
 5:24:47PM 170,000 SQUARE FEET.  
 5:24:49PM THE PARTICULAR BUILDING THAT THEY ARE LOOKING TO BUILD IS  
 5:24:52PM ABOUT 96,000 SQUARE FEET, TWO STORY WITH OBVIOUSLY SOME  
 5:25:00PM LANDSCAPING AND INFRASTRUCTURE.  
 5:25:01PM THERE IS NO ADDITIONAL IMPERVIOUS CREATED BY THE STRUCTURE  
 5:25:05PM BECAUSE THE EXISTING PARKING LOT IS ALREADY PAVED.  
 5:25:08PM WE HAVE STIPULATIONS, OF COURSE, THAT WE FEEL ARE VERY  
 5:25:15PM REASONABLE.  
 5:25:15PM THE ONLY ONE THAT MAY BE A LITTLE CONFUSING TO YOU IS THE  
 5:25:19PM VERY FIRST ONE REGARDING UNITY OF TITLE AGREEMENT.  
 5:25:22PM THERE WAS A LOT SPLIT THAT OCCURRED BACK WHEN THE ZONING  
 5:25:26PM ORDINANCE WAS IMPLEMENTED ABOUT 2003, WHERE IT DIDN'T QUITE  
 5:25:33PM FINISH OUT.  
 5:25:35PM OUR RECORDS THAT INDICATE IT WAS RECORDED, BUT THERE WAS NO  
 5:25:38PM STRAP NUMBER ASSIGNED TO THAT LOWER PORTION.  
 5:25:41PM SO WE WANTED TO CONTINUE TO LOOK AT THE PROJECT AS THOUGH IT  
  
 5:25:45PM OCCUPIES THE ENTIRETY OF LOT 6 AND ALL OF THE FEATURES AND  
 5:25:49PM LANDSCAPING AND AMENITIES ALL ARE CONSIDERED ALL AS PART OF  
 5:25:54PM ONE PARTICULAR PARCEL, NOT TWO PARCELS THAT NEEDED TO STAND  
 5:25:59PM ALONE.

5:25:59PM WITH US TONIGHT IS THE ENGINEER SINA EBRAHIMI FROM  
 5:26:06PM KIMLEY-HORN AND REPRESENTATIVE OF THE OWNER, MR. RAICH.  
 5:26:14PM THEY ARE HERE TO GIVE A PRESENTATION.  
 5:26:19PM THERE IS SIGNIFICANT DETAIL IN THE STAFF REPORT.  
 5:26:25PM WE DON'T THINK THERE ARE ANY IMPACTS TO THE TRAFFIC.  
 5:26:29PM IT'S ALREADY PROJECTED TO BE LEVEL OF SERVICE F FOR THE  
 5:26:32PM BUILD-OUT YEAR, SO THERE'S NO REQUIREMENTS FOR THEM TO DO  
 5:26:36PM ANY KIND OF WORK AT 41, EVEN THOUGH THERE IS A MINOR  
 5:26:40PM INCREASE IN PEAK HOUR TRAFFIC.  
 5:26:41PM WITH THAT, UNLESS YOU HAVE OTHER QUESTIONS FOR ME, I WILL  
 5:26:44PM INTRODUCE THE FIRST SPEAKER.  
 5:26:49PM >>Anthony Gargano: THANK YOU.  
 5:26:56PM >> GOOD AFTERNOON.  
 5:26:57PM MY NAME IS BO RAICH WITH STORAGE RENTALS OF AMERICA SROA  
 5:27:02PM CAPITAL.  
 5:27:03PM APPRECIATE THE INTRODUCTION.  
 5:27:05PM WE WERE HERE ON MARCH 10 FOR THE PUBLIC INFORMATION MEETING.  
 5:27:09PM I THINK MOST OF THE DISCUSSION REVOLVED AROUND THE  
 5:27:13PM ARCHITECTURE.  
 5:27:13PM RECEIVED A LOT OF GOOD FEEDBACK AND COMMENTS FROM THE BOARD.  
 5:27:18PM I THINK WE INCORPORATED A LOT OF THOSE COMMENTS AND TRIED TO  
  
 5:27:21PM KIND OF REDUCE SOME OF THE MASSING OF THE BUILDING, SHIFTED  
 5:27:26PM SOME OF THE ARCHITECTURAL FEATURES TO THE BACK SIDE OF THE  
 5:27:28PM BUILDING SO IT WOULD FACE OUT TO THE TO BE DEVELOPED  
 5:27:31PM PROPERTY ON THE WEST SIDE I BELIEVE.  
 5:27:35PM WE CAN PULL IT UP ON THE SCREEN.  
 5:27:41PM I BELIEVE WE ADDRESSED THE RECOMMENDATIONS.  
 5:27:44PM WITH REGARD TO THE UNITY OF TITLE, GOT SIGN OFF FROM TITLE  
 5:27:48PM LITERALLY AS PULLING INTO THE PARKING LOT.  
 5:27:51PM DEED IS READY.  
 5:27:52PM I THINK WE SPOKE ABOUT THIS.  
 5:27:54PM THAT WAS ALREADY RECOGNIZED AS ONE LOT.  
 5:27:56PM DO WE NEED TO FIX THAT IN TITLE OR DO YOU NEED THE UNITY OF  
 5:28:00PM TITLE PAPER WORK DONE, WHICH WE'RE HAPPY TO DO?  
 5:28:03PM >> THE ISSUE WAS THE PROPERTY APPRAISER HAS IT LISTED AS A  
 5:28:07PM SINGLE PARCEL BUT THERE WASN'T ANYTHING THAT SHOWED THE  
 5:28:09PM COMBINATION OF THE TWO PARCELS.  
 5:28:11PM FROM THE VILLAGE'S PERSPECTIVE, JUST THE UNITY TITLE  
 5:28:15PM PAPERWORK DEMONSTRATING THAT IT IS NOW BOTH -- BOTH LOTS ARE  
 5:28:19PM A SINGLE LOT WITH ONE OWNER.  
 5:28:22PM >> THAT'S FINE.  
 5:28:23PM I LITERALLY HAD THE TITLE COMPANY SIGNED OFF ON THE DEED.  
 5:28:26PM WE'LL GET THE UNITY TITLE AND GET THAT RECORDED ASAP.  
 5:28:29PM THAT'S FINE WITH US.  
 5:28:30PM WE DON'T CARE IF IT'S ONE OR TWO PARCELS.  
 5:28:32PM >>Barry Jones: TITLE INSURANCE AS A SINGLE BOUNDARY?

5:28:37PM >> RIGHT NOW, THERE WERE TWO PARCELS AND THEY WERE INSURED,  
 5:28:40PM TWO PARCELS INSURED.  
 5:28:41PM TITLE SIGNED OFF ON LETTING US COMBINE THEM AND PRESERVING  
 5:28:45PM THE EXISTING TITLE POLICY.  
 5:28:46PM >>Barry Jones: WITH UNITY, THEY'LL GIVE YOU A POLICY ON THE  
 5:28:50PM WHOLE THING?  
 5:28:51PM >> YEAH, ONE LOT WITH ONE POLICY.  
 5:28:52PM >>Barry Jones: THANK YOU.  
 5:28:54PM >> THAT'S APPROVED AND DONE.  
 5:28:56PM I'LL LET SINA COME UP AND TALK ABOUT THE PARKING AND THE  
 5:29:02PM DUMPSTER.  
 5:29:03PM I THINK WE'VE GOT SOME SOLUTIONS ON THAT, IF WE DON'T HAVE  
 5:29:07PM HUNDRED PERCENT SATISFACTION, I HOPE WE CAN WORK WITH STAFF  
 5:29:10PM ON THAT.  
 5:29:11PM THOSE ARE TWO THINGS THAT WE'RE HAPPY TO TAKE CARE OF.  
 5:29:14PM WITH REGARD TO THE OUTDOOR STORAGE, CONSTRUCTION OF THE NEW  
 5:29:18PM BUILDING, ALL OF THE OUTDOOR STORAGE WILL BE GOING AWAY  
 5:29:20PM BECAUSE THAT PARKING LOT WILL NO LONGER EXIST.  
 5:29:24PM THE IMPACT FEES AND THE PERMITS.  
 5:29:32PM SHANE BACHELOR IS MY ARCHITECT.  
 5:29:38PM I'LL HAVE HIM COME UP HERE AND WALK THROUGH THE  
 5:29:41PM ARCHITECTURAL CHANGES.  
 5:29:45PM >> I WASN'T SWORN.  
 5:29:47PM >> DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE IS THE  
 5:29:49PM TRUTH, WHOLE TRUTH AND NOTHING BUT THE TRUTH?  
  
 5:29:52PM >> DO I.  
 5:29:52PM >> SO SWORN.  
 5:29:54PM >> THANK YOU, BO.  
 5:29:54PM AS BO MENTIONED, WE WERE HERE -- SHANE BACHELOR.  
 5:30:00PM WE WERE HERE ON MARCH 10.  
 5:30:04PM PRIMARILY THE COMMENTS SORT OF REVOLVED AROUND THE  
 5:30:07PM ARCHITECTURE OF THE BUILDING.  
 5:30:11PM MAINLY THE COLORS ACTUALLY.  
 5:30:12PM SO THE TWO COLORS THAT WERE PRIMARILY OBJECTED TO WERE THE  
 5:30:18PM MAJORITY OF THE WHITE THAT WE SHOWED PREVIOUSLY.  
 5:30:21PM AND THEN ALSO THE BLUE.  
 5:30:24PM THANK YOU, SINA.  
 5:30:25PM THE BLUE TRIM THAT WE WERE SHOWING BEFORE.  
 5:30:29PM WE DID GO BACK TO THE DRAWING BOARD AND WE ADJUSTED THE  
 5:30:32PM COLORS ACCORDING TO THOSE COMMENTS.  
 5:30:34PM WE HAVE REMOVED THE BLUE TRIM THAT WE WERE PREVIOUSLY  
 5:30:37PM SHOWING THROUGHOUT THE ELEVATIONS FOR THE BUILDING.  
 5:30:40PM AND THEN WE'VE ADJUSTED THE WHITE FINISH TO A MORE TAN COLOR  
 5:30:47PM THAT YOU GUYS ARE SEEING ON SCREEN HERE.  
 5:30:49PM IN ADDITION TO THAT, THERE WERE SOME ADDITIONAL COMMENTS  
 5:30:53PM REGARDING SOME OF THE MASSING FOR THE BUILDING ITSELF.  
 5:30:56PM WE DID TAKE A SECOND LOOK AT THOSE, REVISED AND TRIED TO

5:31:01PM MAKE EVERYTHING A LITTLE MORE SYMMETRICAL.  
 5:31:04PM LASTLY, WE ADDRESSED THE LOOK AND FEEL OF THE BUILDING AT  
 5:31:09PM THE REAR.  
  
 5:31:10PM THERE WERE SOME COMMENTS AS FAR AS THERE'S GOING TO BE  
 5:31:13PM POTENTIALLY AN HCA PROPERTY AND WHAT THE BUILDING MIGHT LOOK  
 5:31:18PM LIKE AT THE REAR OF THE FACILITY.  
 5:31:20PM WE DID ADDRESS THAT, REVISING THE MATERIALS AND THE FINISHES  
 5:31:23PM THAT WERE SHOWN THERE.  
 5:31:24PM ADJUSTED SOME OF THE PARAPET HEIGHTS SO WE HAVE A LITTLE  
 5:31:28PM MORE ARTICULATION AS FAR AS THOSE ARE CONCERNED.  
 5:31:32PM AGAIN, ADJUSTED SOME OF THE COLORS AND FINISHES THAT WE  
 5:31:35PM ORIGINALLY PROPOSED.  
 5:31:36PM THOSE ARE THE SUM TOTAL OF THE ARCHITECTURAL CHANGES WE  
 5:31:41PM ADJUSTED HERE.  
 5:31:42PM ON THE FRONT SIDE OF THE BUILDING, WE PRIMARILY HAD MOST OF  
 5:31:57PM THE UPPER BEIGE COLOR WAS ALL WHITE BEFORE.  
 5:32:00PM THE COMMENT WAS THERE'S QUITE AN EXTENSIVE USE OF THE WHITE  
 5:32:04PM FINISH.  
 5:32:05PM WE DID GO BACK AND REVISED SOME OF THOSE.  
 5:32:07PM WE ADJUSTED THE BALANCE OF THE TRAVERTINE, PREVIOUS VERSION  
 5:32:13PM HAD SOME STONE OR TRAVERTINE FINISHES THAT WAS AT THE UPPER  
 5:32:18PM HALF.  
 5:32:19PM THAT WAS A COMMENT THAT WE ADDRESSED THERE AS WELL.  
 5:32:22PM SO WE REVISED THOSE TO BETTER UTILIZE THE METAL PANEL FINISH  
 5:32:27PM WE CHOSE.  
 5:32:28PM THAT NOW FORMULATES THE PRIMARY OF THE BASE OF THE BUILDING  
 5:32:32PM THAT KIND OF GIVES THE BUILDING A MORE PLANTED FEEL.  
 5:32:35PM AGAIN, ON THE BACK SIDE OF THE BUILDING, WE ADDRESSED SOME  
  
 5:32:38PM OF THE ARTICULATION AT THE BACK.  
 5:32:40PM WE ADDRESSED THE PARAPET ARTICULATION VERTICALLY AND THEN WE  
 5:32:47PM ADDRESSED THE FINISHES THERE AT THE BACK AS WELL.  
 5:32:56PM >> WE'RE ALSO -- THE COLORS OF THE EXISTING BUILDING CAME UP  
 5:33:01PM AS WELL.  
 5:33:02PM I THINK I MENTIONED LAST TIME IT'S PRETTY TIRED.  
 5:33:05PM IT NEEDS A REFRESH.  
 5:33:06PM CAN YOU FLIP BACK.  
 5:33:08PM WE'RE GOING TO ADAPT THE COLOR SCHEME OF THE EXISTING  
 5:33:12PM BUILDINGS AND REPAINT ALL THE DOORS AND BUILDINGS THAT ARE  
 5:33:15PM ALREADY THERE.  
 5:33:17PM I DIDN'T EVEN WEAR MY BLUE SUIT TODAY.  
 5:33:25PM [ LAUGHTER ]  
 5:33:25PM THE WHOLE FACILITY NOW SHOULD BE PRETTY CONSISTENT AND  
 5:33:31PM SHOULD ALL BE PRETTY WELL REFRESHED THROUGHOUT.  
 5:33:35PM >>Michael Sheeley: I THINK YOU'VE DONE A GREAT JOB AND  
 5:33:37PM REALLY GONE ABOVE AND BEYOND CONSIDERING YOU'RE BUILDING  
 5:33:40PM THIS IN THE BACK OF THIS MINI-WAREHOUSE PROJECT.

5:33:43PM I THINK YOU ARE TO BE COMMENDED FOR THAT.  
 5:33:45PM >> HAPPY TO TONE IT DOWN IF YOU LIKE.  
 5:33:47PM [ LAUGHTER ]  
 5:33:48PM ANY OTHER QUESTIONS?  
 5:33:53PM ANY OTHER CONCERNS WE CAN ADDRESS WHILE WE'RE HERE?  
 5:34:00PM >>Anthony Gargano: ANYONE?  
 5:34:02PM >>James Tatooles: JUST A SHAME THAT MORE PEOPLE WOULD NOT BE  
  
 5:34:05PM ABLE TO SEE THE DESIGN AND HOW IT'S LAID OUT.  
 5:34:12PM >> CONSIDERING HOW MUCH THAT'S COSTING, I AGREE.  
 5:34:14PM >>James Tatooles: GOING IN THERE TO GET STUFF OUT OF THEIR  
 5:34:18PM STORAGE UNIT.  
 5:34:19PM >>Kristin Jeannin: JUST HAVE TO BUY A UNIT.  
 5:34:21PM >> MAKE IT REALLY NICE FOR OUR CUSTOMERS.  
 5:34:23PM >> TELL ALL YOUR FRIENDS.  
 5:34:27PM >>Jim Wallace: ON THE SITE PLAN, THERE IS A SHADED AREA, IS  
 5:34:31PM THAT A PEDESTRIAN WALKWAY?  
 5:34:37PM >> IN FRONT OF THE BUILDING?  
 5:34:38PM WE JUST MADE THAT ONE LARGE LOADING ZONE.  
 5:34:41PM THAT WOULD BE FOR -- RIGHT ALONG THE FRONT OF THE BUILDING.  
 5:34:48PM >>Jim Wallace: IT'S BETWEEN THE PROPOSED BUILDING AND THE  
 5:34:50PM EXISTING BUILDING.  
 5:34:51PM IS THAT A WALKWAY?  
 5:34:55PM RIGHT IN THE MIDDLE OF THE DRIVEWAY.  
 5:34:58PM THAT'S WHY I ASKED.  
 5:35:00PM >> SINA EBRAHIMI, KIMLEY-HORN AND ASSOCIATES.  
 5:35:05PM THAT'S PROBABLY A MILLING KIND OF ASPHALT RESTORATION PATCH  
 5:35:08PM THAT YOU SEE THERE.  
 5:35:10PM WE DO HAVE ACCESS FROM WHAT WE WERE PROPOSING TO BE OUR ADA  
 5:35:14PM STALL, WHICH IS ON THE EASTERN SIDE -- OR THE WESTERN SIDE  
 5:35:17PM WHERE YOU SEE THAT KIND OF CROSSING.  
 5:35:19PM BUT STAFF HAS RECOMMENDED WE PROVIDE AN ADA SPACE FRONTING  
 5:35:22PM OUR BUILDING.  
  
 5:35:23PM IT'S CROSSING.  
 5:35:36PM [OFF MICROPHONE]  
 5:35:44PM >>Anthony Gargano: ANY OTHER COMMENTS OR QUESTIONS?  
 5:35:47PM I'LL OPEN THE PUBLIC PORTION.  
 5:35:54PM ANYONE HERE FROM THE PUBLIC?  
 5:35:57PM >>Tammy Duran: I DON'T HAVE ANY CARDS FOR THIS ONE.  
 5:36:00PM >>Anthony Gargano: ANYONE?  
 5:36:01PM WE'LL CLOSE THE PUBLIC PORTION.  
 5:36:05PM AS OUR VICE-CHAIRMAN STATED, YOU'VE BEEN EXTREMELY  
 5:36:11PM RESPONSIVE.  
 5:36:12PM VERY COMMENDABLE.  
 5:36:13PM THANK YOU VERY MUCH FOR THAT.  
 5:36:14PM THE CHAIR WILL ENTERTAIN A MOTION.  
 5:36:19PM >>Michael Sheeley: MR. CHAIRMAN, I'LL MAKE A MOTION TO

5:36:22PM APPROVE THIS PROJECT, DOS2025-E008, FOR BENJAMIN  
 5:36:30PM MacFARLAND CORKSCREW VILLAGE DEVELOPMENT ORDER.  
 5:36:32PM >> I'LL SECOND IT.  
 5:36:34PM >>Anthony Gargano: IT'S BEEN MOVED AND SECONDED.  
 5:36:38PM >>Mary Gibbs: IS THAT WITH STAFF CONDITIONS?  
 5:36:40PM >>Michael Sheeley: INCLUDING STAFF CONDITIONS, YES.  
 5:36:44PM >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?  
 5:36:48PM >>Tammy Duran: WHO WAS THE SECOND?  
 5:36:52PM >>Anthony Gargano: AL SECONDED.  
 5:36:54PM CAN WE HAVE A ROLL CALL VOTE, PLEASE?  
 5:37:01PM >>Kristin Jeannin: YES.  
  
 5:37:03PM >>Barry Jones: YES.  
 5:37:05PM >>Al Paivandy: YES.  
 5:37:07PM >>Michael Sheeley: YES.  
 5:37:09PM >>James Tatooles: YES.  
 5:37:11PM >>Jim Wallace: YES.  
 5:37:13PM >>Anthony Gargano: YES.  
 5:37:14PM THANK YOU.  
 5:37:15PM >> THANK YOU VERY MUCH.  
 5:37:16PM APPRECIATE IT.  
 5:37:23PM >>Anthony Gargano: I'D LIKE TO MAKE A COMMENT TO THE PEOPLE  
 5:37:24PM IN THE PUBLIC WHO ARE HERE FOR THIS NEXT MATTER.  
 5:37:29PM THE NEXT MATTER -- CAN YOU HOLD IT DOWN, PLEASE?  
 5:37:32PM THE NEXT MATTER IS A PUBLIC INFORMATION MEETING.  
 5:37:37PM FOR PUBLIC INFORMATION MEETING, THE BOARD MAKES NO  
 5:37:41PM DECISIONS.  
 5:37:41PM THE PURPOSE OF A PUBLIC INFORMATION MEETING, THIS IS THE  
 5:37:44PM FIRST STEP IN THE PROCESS.  
 5:37:47PM IT'S AN OPPORTUNITY FOR THE APPLICANT TO PRESENT THEIR PLAN,  
 5:37:53PM THEIR IDEAS.  
 5:37:55PM IT'S AN OPPORTUNITY FOR BOTH THE PUBLIC AND THE BOARD TO  
 5:38:00PM HEAR WHAT THE APPLICANT WANTS TO DO AND TO OFFER INPUT,  
 5:38:07PM CRITIQUE AND SUGGESTIONS.  
 5:38:09PM SO THERE WILL BE NO DECISION MAKING AS A RESULT OF A PUBLIC  
 5:38:12PM INFORMATION MEETING.  
 5:38:13PM JUST WANTED TO CLARIFY THAT.  
  
 5:38:15PM OKAY.  
 5:38:22PM >> GOOD EVENING, BOARD MEMBERS.  
 5:38:24PM FOR TONIGHT'S PUBLIC INFORMATION MEETING, WE HAVE A REZONING  
 5:38:28PM REQUEST FOR TRG ESTERO MIXED-USE PLANNED DEVELOPMENT.  
 5:38:33PM THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ESTERO  
 5:38:37PM PARKWAY AND THREE OAKS PARKWAY AND CONSISTS OF APPROXIMATELY  
 5:38:41PM 31.26 ACRES.  
 5:38:43PM THE APPLICANT IS REQUESTING TO REZONE THE PROPERTY FROM  
 5:38:47PM COMMERCIAL PLANNED DEVELOPMENT TO MIXED-USE PLANNED  
 5:38:50PM DEVELOPMENT TO ALLOW UP TO 370 MULTIFAMILY RESIDENTIAL UNITS



5:38:55PM AND APPROXIMATELY 33,000 SQUARE FEET OF COMMERCIAL SPACE.  
 5:38:59PM THE PROPERTY IS ZONED FOR COMMERCIAL USE BUT HAS NEVER BEEN  
 5:39:03PM DEVELOPED.  
 5:39:04PM WE DID RECEIVE SIX E-COMMENTS FROM THE PUBLIC WHO MAINLY HAD  
 5:39:12PM CONCERNS ABOUT TRAFFIC.  
 5:39:13PM THE APPLICANT HAS A COMPREHENSIVE PowerPoint, SO IF THERE  
 5:39:16PM ARE NO QUESTIONS, I'LL TURN IT OVER TO THEM.  
 5:39:19PM STACY HEWITT WILL START THE PRESENTATION.  
 5:39:24PM >>Anthony Gargano: THANK YOU.  
 5:39:30PM >>Stacy Hewitt: GOOD EVENING, BOARD MEMBERS.  
 5:39:32PM STACY HEWITT.  
 5:39:34PM I'M THE PLANNING DIRECTOR AT RVI PLANNING + LANDSCAPE  
 5:39:40PM ARCHITECTURE REPRESENTING THE APPLICANT TONIGHT.  
 5:39:42PM I DO HAVE THE APPLICANT'S TEAM PRESENT WITH US TONIGHT.  
 5:39:47PM WE HAVE THE APPLICANT, MICHAEL PAYSON WITH THE RESIDENTIAL  
  
 5:39:50PM GROUP.  
 5:39:51PM WE ALSO HAVE THE ARCHITECT, CHRIS KACENA WITH KJA  
 5:39:57PM ARCHITECTURE.  
 5:39:58PM WE HAVE BRENT ADDISON WITH ATWELL.  
 5:40:00PM HE IS THE ENGINEER FOR THE PROJECT.  
 5:40:02PM WE ALSO HAVE SABRINA McCABE WITH RVI  
 5:40:04PM PLANNING + LANDSCAPE ARCHITECTURE, AND THE TRAFFIC  
 5:40:08PM CONSULTANT, TED TREESH WITH TR TRANSPORTATION CONSULTANTS.  
 5:40:11PM AS MENTIONED, THE PROJECT IS LOCATED AT THE SOUTHWEST CORNER  
 5:40:17PM OF ESTERO PARKWAY AND THREE OAKS PARKWAY.  
 5:40:21PM THE REQUEST IS A REZONING OF APPROXIMATELY 31.26 ACRES FROM  
 5:40:28PM COMMERCIAL PLANNED DEVELOPMENT TO MIXED-USE PLANNED  
 5:40:31PM DEVELOPMENT TO ALLOW UP TO 370 MULTIFAMILY DWELLING UNITS  
 5:40:35PM AND 33,000 SQUARE FEET OF COMMERCIAL, INCLUDING VERTICAL  
 5:40:39PM INTEGRATION WITH CONCURRENT DEVELOPMENT ORDER.  
 5:40:42PM THERE IS AN EXISTING LEE COUNTY COMMERCIAL PLANNED  
 5:40:47PM DEVELOPMENT THAT WAS APPROVED BY ZONING RESOLUTION Z 94-009  
 5:40:52PM THAT ALLOWS 250,000 SQUARE FEET OF COMMERCIAL SHOPPING  
 5:40:56PM CENTER WITH OUTPARCELS, INCLUDING FAST FOOD AND  
 5:40:59PM DRIVE-THROUGHS WITH A MAXIMUM HEIGHT OF THREE STORIES AND 50  
 5:41:03PM FEET THAT'S BEEN APPROVED SINCE MAY 2, OF 1994, YET HAS BEEN  
 5:41:08PM -- HAS REMAINED VACANT.  
 5:41:10PM THIS IS THE FUTURE LAND USE MAP FOR THE PROPERTY.  
 5:41:16PM VERTICAL MIXED USE, STANDARD DENSITY IS UP TO 16 DWELLING  
 5:41:20PM UNITS PER ACRE FOR THIS LAND USE CATEGORY, WHICH COULD TOTAL  
  
 5:41:25PM 479 DWELLING UNITS JUST FOR STANDARD DENSITY.  
 5:41:29PM AND IF BONUS DENSITY WAS SOUGHT, WE COULD DO UP TO 28  
 5:41:33PM DWELLING UNITS PER ACRE, WHICH WOULD TOTAL 599 DWELLING  
 5:41:36PM UNITS.  
 5:41:37PM AND THE COMPREHENSIVE PLAN ALSO ALLOWS FOR A FLOOR AREA  
 5:41:42PM RATIO OF 1, WHICH COULD AMOUNT TO 1.35 MILLION SQUARE FEET

5:41:47PM FOR THIS SITE.  
 5:41:48PM THAT'S JUST PROVIDED FOR CONTEXT IN RELATION TO THE REQUEST  
 5:41:54PM THAT'S BEFORE YOU TODAY.  
 5:41:54PM ADDITIONALLY, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
 5:42:03PM JURISDICTIONAL HAS BEEN ISSUED FOR THE PROPERTY IN SEPTEMBER  
 5:42:06PM OF '25, WITH 5.275 ACRES OF WETLANDS ON THE SITE THAT ARE  
 5:42:10PM PROPOSED TO BE PRESERVED.  
 5:42:12PM AS MENTIONED, THE ZONING ON THE SITE IS COMMERCIAL PLANNED  
 5:42:17PM DEVELOPMENT.  
 5:42:18PM AND THIS WAS THE COMMERCIAL PLANNED DEVELOPMENT PORTION OF  
 5:42:20PM THE ROOKERY POINTE RESIDENTIAL PLANNED DEVELOPMENT AND  
 5:42:24PM COMMERCIAL PLANNED DEVELOPMENT THAT WAS FORMERLY KNOWN AS  
 5:42:28PM CREEK SIDE.  
 5:42:30PM THIS IS AN AERIAL OF THE SITE SHOWING IT IN RELATION TO THE  
 5:42:34PM ROOKERY AND TO THE WEST THE HEATHERSTONE AT ROOKERY POINTE.  
 5:42:39PM ACROSS THE STREET, ACROSS ESTERO PARKWAY IS WITHIN LEE  
 5:42:42PM COUNTY'S JURISDICTION, AND THERE ARE SOME COMMERCIAL USES ON  
 5:42:45PM THAT SITE, JUST ONE CORRECTION ON THE SITE WHERE IT MENTIONS  
 5:42:50PM VACANT LAND, THERE ARE HYBRID WAREHOUSES UNDER CONSTRUCTION  
  
 5:42:54PM ON THAT SITE CURRENTLY.  
 5:42:56PM THIS IS THE CURRENT MASTER CONCEPT PLAN THAT IS APPROVED FOR  
 5:43:02PM THE SITE.  
 5:43:03PM AGAIN, THIS WAS APPROVED IN '94.  
 5:43:06PM IT ALLOWS FOR 250,000 SQUARE FEET OF COMMERCIAL, CONSISTING  
 5:43:11PM OF 175,000 SQUARE FOOT SHOPPING CENTER AND 75,000 SQUARE  
 5:43:16PM FEET OF COMMERCIAL ON THE OUTPARCELS.  
 5:43:18PM IT ALLOWS MOST USES WITHIN THE COMMUNITY COMMERCIAL ZONING  
 5:43:21PM DISTRICT OF LEE COUNTY, WHICH DOES INCLUDE DRIVE-THROUGHS,  
 5:43:25PM FAST FOOD, AND SEVERAL OTHER USES.  
 5:43:27PM AGAIN, THE MAXIMUM HEIGHT IS THREE STORIES, 50 FEET, AND 30%  
 5:43:33PM OPEN SPACE WITH THE OUTPARCELS PROVIDING 20%.  
 5:43:37PM THIS IS THE SITE PLAN THAT WE BROUGHT TO OUR PRE-APPLICATION  
 5:43:45PM MEETING.  
 5:43:46PM AGAIN, THIS IS PROPOSING THE 370 DWELLING UNITS AND 33,000  
 5:43:51PM SQUARE FEET OF COMMERCIAL.  
 5:43:54PM THERE IS A CONNECTION POINT THAT IS MIMICKING THE EXISTING  
 5:44:01PM COMMERCIAL PLANNED DEVELOPMENT ACCESS POINTS.  
 5:44:03PM AND THE COMMERCIAL IS ALONG ESTERO PARKWAY WITH THE VERTICAL  
 5:44:08PM MIXED USE IN THESE TWO CENTRAL BUILDINGS ON THE END CAPS  
 5:44:12PM HERE OF BUILDINGS E AND F.  
 5:44:16PM AND AFTER THE PRE-APPLICATION MEETING, THE APPLICANT HAD  
 5:44:20PM SOME PRELIMINARY DISCUSSIONS WITH THE HOMEOWNERS ASSOCIATION  
 5:44:24PM TO THE WEST AND SOUTH, AND WE DID TAKE SOME OF THEIR  
 5:44:31PM CONSIDERATIONS INTO ACCOUNT IN REGARDS TO, SOME MENTIONED  
  
 5:44:35PM CONCERNS ON TRAFFIC AND DRAINAGE.  
 5:44:36PM AND IN RESPONSE TO THAT, WE HAVE AMENDED THE SITE PLAN TO

5:44:43PM PROPOSE A PARKING VARIANCE, A PARKING DEVIATION THAT GOES  
 5:44:48PM MORE IN LINE WITH A RECENT PARKING STUDY THAT HAS BEEN DONE  
 5:44:54PM THAT DEMONSTRATES APPROXIMATELY 1.75 PARKING SPACES PER  
 5:44:58PM DWELLING UNIT IS MORE ADEQUATE FOR MULTIFAMILY, AND IT'S  
 5:45:03PM ALSO THE BASIC DEVELOPMENTS THAT THIS DEVELOPER HAS DONE.  
 5:45:07PM IT USUALLY ENDS UP IN A RATIO OF 1.5 PARKING SPACES PER  
 5:45:12PM DWELLING UNIT.  
 5:45:13PM SO THE 1.75 ACTUALLY EXCEEDS WHAT THEIR TYPICAL PROGRAM DOES  
 5:45:18PM PROVIDE.  
 5:45:20PM WE HAVE PULLED THE SITE IN FURTHER AWAY FROM THE ADJACENT  
 5:45:26PM PROPERTY, AND WE HAVE PROVIDED ADDITIONAL DRY DETENTION  
 5:45:31PM AREAS AND INCREASED THE LAKE SIZE IN RESPONSE TO SOME OF  
 5:45:34PM THOSE COMMENTS AS WELL AS PUT ADDITIONAL DRY DETENTION AREA  
 5:45:39PM OVER ON THE EAST.  
 5:45:41PM WE'VE ALSO STAGGERED THE HEIGHTS OF THE BUILDING TO PULL IN  
 5:45:45PM RESPONSE TO DISCUSSIONS AT THE PRE-APPLICATION MEETING, TO  
 5:45:48PM PULL THE ONLY TWO FOUR-STORY BUILDINGS OR THREE FOUR-STORY  
 5:45:53PM BUILDINGS THAT ARE PROPOSED IS ONE ALONG THREE OAKS PARKWAY  
 5:45:57PM AS WELL AS THE TWO CENTRAL BUILDINGS.  
 5:46:00PM SOME OF THE DISTANCES, APPROXIMATE DISTANCES RIGHT NOW THAT  
 5:46:06PM WE'VE SEPARATED TO THE PROPERTY TO THE EAST IS APPROXIMATELY  
 5:46:10PM 95 FEET TO THE PARKING GARAGE, THE CLOSEST PARKING GARAGE,  
 5:46:16PM AS WELL AS APPROXIMATELY 130 FEET TO THE NEAREST BUILDING.  
  
 5:46:22PM >>Michael Sheeley: THE PROPOSED HEIGHTS OF THE OTHER  
 5:46:25PM MULTIFAMILY ARE THREE STORY OTHER THAN THE ONES YOU  
 5:46:27PM DESCRIBED?  
 5:46:29PM >> THAT'S CORRECT.  
 5:46:29PM >>Michael Sheeley: THE PARKING DEVIATION THAT YOU'RE ASKING  
 5:46:31PM FOR IS A REDUCTION FROM THE CODE THAT REQUIRES TWO PER UNIT  
 5:46:34PM OR WHAT IS IT?  
 5:46:36PM >>Stacy Hewitt: YES, THAT'S CORRECT.  
 5:46:37PM I APOLOGIZE.  
 5:46:39PM I DO GO THROUGH A LIST OF DEVIATIONS A LITTLE FURTHER IN THE  
 5:46:42PM PRESENTATION, BUT, YES, THE CODE IS TWO SPACES PER DWELLING  
 5:46:46PM UNIT PLUS 10% FOR GUESTS.  
 5:46:49PM AND WE PROPOSE 1.75 AS WILL BE PROVIDED WITH OUR SUBMITTAL  
 5:46:56PM WITH A PARKING STUDY.  
 5:46:59PM >>Jim Wallace: 1.75 PLUS 10% FOR GUESTS?  
 5:47:02PM >>Stacy Hewitt: NO, 1.75 PER DWELLING UNIT ACROSS THE BOARD.  
 5:47:05PM >>Jim Wallace: PERIOD.  
 5:47:06PM >>Stacy Hewitt: YES.  
 5:47:07PM AS STATED, THAT'S THEIR TYPICAL PROGRAMS HAVE WORKED WITH  
 5:47:12PM 1.5 PARKING SPACES PER DWELLING UNIT.  
 5:47:15PM >>Jim Wallace: WHAT IS LDC, MARY?  
 5:47:19PM >>Mary Gibbs: 2 PLUS 10%.  
 5:47:24PM >>Jim Wallace: SUBSTANTIALLY LESS THAN NORMAL LDC, CORRECT?  
 5:47:29PM >>Stacy Hewitt: CORRECT.

5:47:30PM BUT AS STATED AS PART OF THE REVIEW, WE'LL SUBMIT A PARKING

5:47:34PM STUDY.

5:47:34PM >>Barry Jones: I CAN TELL YOU THAT IS CONSISTENT WITH THE

5:47:37PM ZONING DEVIATION APPROVALS GOING ON THROUGHOUT COLLIER

5:47:39PM COUNTY, THAT'S WHAT INDUSTRY STANDARD SHOWS.

5:47:48PM >>Jim Wallace: I BRING IT UP BECAUSE WE'VE HEARD FROM PEOPLE

5:47:50PM -- THIS MAY NOT BE YOUR TARGET CUSTOMER, TARGET TENANT, BUT

5:47:54PM WE'VE HEARD FROM PEOPLE WHO ARE DEVELOPERS OF STUDENT

5:47:57PM HOUSING, AND THEY SAY THEY NEED THREE AND FOUR PARKING

5:48:02PM SPACES PER UNIT.

5:48:03PM THIS IS A LONG WAY FROM THAT.

5:48:05PM THAT'S WHY I THINK IN MY MIND BRINGING IT UP, DEPENDING ON

5:48:10PM WHO THE TARGET CUSTOMER IS.

5:48:12PM >>Barry Jones: I THINK THEY NEED TO TELL US THE DENSITY MIX.

5:48:15PM THREE AND FOUR BEDROOM APARTMENTS AS AN AVERAGE VERSUS ONE,

5:48:18PM TWO AND EFFICIENCY, THEN THE PARKING DEVIATION IS GOING TO

5:48:21PM TAKE A DIFFERENT COLOR.

5:48:23PM >>Stacy Hewitt: UNDERSTAND.

5:48:24PM YES, WE'LL GO INTO THAT IN A LITTLE BIT MORE DETAIL.

5:48:27PM BUT MY UNDERSTANDING, THE GENERAL MIX IS TYPICALLY OF 10%

5:48:31PM STUDIO, 10% THREE BEDROOM, AND THE REMAINING IS 40 AND 40 OF

5:48:37PM ONE BEDROOM AND TWO BEDROOM.

5:48:40PM IT'S A MIX WITH A LIMITATION ON THOSE --

5:48:43PM >>Barry Jones: -- THAT THIS IS GOING TO BECOME AN OFF-CAMPUS

5:48:46PM DORM.

5:48:47PM >>Stacy Hewitt: THE OTHER STATEMENT IS, NO, WE ARE NOT

5:48:49PM TARGETING STUDENT HOUSING ON THIS.

5:48:50PM >>Jim Wallace: YOU'RE SAYING 80% OF YOUR HOMES ARE FOUR

5:48:53PM BEDROOM?

5:48:54PM >>Stacy Hewitt: NO.

5:48:55PM WE HAVE NO FOUR BEDROOM.

5:48:56PM ONLY 10% -- RIGHT NOW AT THIS MOMENT, THAT COULD CHANGE, 10%

5:49:01PM STUDIO, 10% THREE BEDROOM WITH 40 AND 40 OF TWO BEDROOM AND

5:49:07PM ONE BEDROOM.

5:49:08PM >>Barry Jones: 40% TWO BEDROOM AND 40% ONE BEDROOM.

5:49:14PM >>Michael Sheeley: IT IS A CONSISTENT MIX FROM MY EXPERIENCE

5:49:16PM IN THE MARKET WITH OTHER APARTMENT PROJECTS.

5:49:22PM >>Stacy Hewitt: THANK YOU.

5:49:23PM AGAIN, THIS IS A COLOR PROGRAM OF THE SITE PLAN THAT'S

5:49:29PM DEMONSTRATING THE CIRCULATION, THE PEDESTRIAN CIRCULATION

5:49:32PM THROUGHOUT THE SITE, WITH THE RED WE ARE PROPOSING THIS TO

5:49:37PM BE OPTIONAL GATED FOR THE RESIDENTIAL PORTION SOUTH OF THE

5:49:41PM ENTRANCE ROAD.

5:49:42PM WE'RE PROPOSING GATED FOR THE SOUTHERN PORTION.

5:49:47PM AS FAR AS THE ACCESS POINTS FOR THE SITE, THE EXISTING

5:49:53PM ZONING DID HAVE A SHARED ACCESS POINT ONTO THE EXISTING

5:49:56PM ACCESS WAY ON TO ESTERO PARKWAY, AND WE ARE ALSO PROPOSING,  
5:50:01PM AGAIN, WHAT WAS ALREADY SHOWN WAS A RIGHT IN AND RIGHT OUT  
5:50:05PM ON ESTERO PARKWAY IN THIS LOCATION, CENTRAL TO THE FRONTAGE,  
5:50:09PM AS WELL AS A RIGHT IN, RIGHT OUT ON THREE OAKS PARKWAY,  
5:50:13PM WHICH IS ALSO -- I'LL GET INTO THE DISTANCES IN OUR  
  
5:50:16PM DEVIATIONS.  
5:50:17PM BUT WE ARE ASKING FOR CONNECTION SEPARATION DEVIATIONS TO  
5:50:20PM ALLOW WHAT WAS PREVIOUSLY -- OR EXISTING APPROVAL ON THE  
5:50:24PM SITE.  
5:50:26PM >>Barry Jones: WHAT'S THE REDUCTION?  
5:50:27PM WHAT IS YOUR INTERSECTION SPACING BETWEEN ESTERO AND YOUR  
5:50:30PM DRIVEWAY ON THREE OAKS?  
5:50:31PM >>Stacy Hewitt: I'LL GET TO IT WHEN I GET TO THE DEVIATION  
5:50:33PM SLIDE.  
5:50:35PM >>Barry Jones: THANK YOU.  
5:50:36PM >>Stacy Hewitt: THANK YOU.  
5:50:37PM >>Jim Wallace: BEFORE YOU GO ON, BARRY MAYBE CAN TALK TO  
5:50:41PM THIS.  
5:50:42PM I NOTICED ON YOUR PRE-DISCUSSION MEETINGS WITH MARY AND  
5:50:46PM STAFF THAT YOU HAD A DECEL LANE ON ESTERO PARKWAY.  
5:50:50PM ON THIS PLAN IT APPEARS TO ME THAT IT'S GONE.  
5:50:52PM AM I MISTAKEN?  
5:50:54PM >>Stacy Hewitt: THAT IS SOMETHING THAT WILL BE LOOKED AT  
5:50:57PM WHILE WE'RE DOING THE TRAFFIC STUDY.  
5:50:59PM THE TRAFFIC STUDY IS STILL IN PROCESS, BUT WE'LL BE -- THERE  
5:51:03PM WAS NO INTENTIONAL REMOVAL OF THAT ON THE SITE PLANS.  
5:51:07PM >>Jim Wallace: IT WAS ON THE EARLY DRAWING.  
5:51:09PM IT ISN'T ON THIS DRAWING.  
5:51:11PM I WOULD THINK WITH THIS KIND OF DENSITY, PROBABLY GOING TO  
5:51:14PM NEED IT, WOULDN'T YOU AGREE?  
  
5:51:16PM >>Stacy Hewitt: RIGHT.  
5:51:16PM THAT'S SOMETHING THAT WE'LL BE ANALYZING, BUT THAT WAS NOT  
5:51:19PM AN INTENTIONAL OMISSION.  
5:51:20PM BUT THANK YOU FOR POINTING THAT OUT.  
5:51:22PM THIS SIDE IN THE PURPLE AREAS IS DEMONSTRATING OUR PUBLIC  
5:51:28PM BENEFIT AREA.  
5:51:31PM THIS WAS CONCEPTUAL AREAS THAT WE'VE SHOWN THAT WE'RE  
5:51:35PM INTERESTED AGAIN IN THE PUBLIC INFORMATION MEETING RECEIVING  
5:51:39PM FEEDBACK, ANYTHING IN SPECIFIC FEEDBACK THERE.  
5:51:43PM BUT WHAT WE ARE PROPOSING IS THESE AREAS, AGAIN, THE FRONT,  
5:51:47PM THE VERTICAL MIXED USE AREAS, THE FLOOR AREA IN THIS PORTION  
5:51:52PM WILL BE RETAIL.  
5:51:53PM IT WILL BE TARGETING FOR GATHERING SPACES SUCH AS  
5:51:56PM RESTAURANTS OR OPEN-AIR CAFES, COFFEE SHOPS TO ALLOW FOR  
5:52:01PM THAT OPEN AIR AND PUBLIC GATHERING SPACES.  
5:52:05PM AND THE PUBLIC BENEFIT AREAS ALONG THE FRONTAGES AS WELL AS

5:52:10PM THE PUBLIC MAIN STREET THROUGH THE CENTER.  
 5:52:14PM THESE AREAS COULD CONTAIN THINGS SUCH AS ENHANCED  
 5:52:18PM LANDSCAPING, SHADED SEATING AREAS, AND WALKWAYS.  
 5:52:22PM IN REGARDS TO TRANSPORTATION, WE DO HAVE TED TREESH HERE FOR  
 5:52:30PM ANY QUESTIONS, BUT WE JUST WANTED TO DEMONSTRATE A  
 5:52:35PM COMPARISON OF THE EXISTING APPROVAL ON THE SITE WITH THE  
 5:52:37PM 250,000 SQUARE FEET OF COMMERCIAL COMPARED TO OUR PROPOSED  
 5:52:41PM DEVELOPMENT PROGRAM.  
 5:52:42PM IT'S SHOWING A TRIP DIFFERENCE WITH A REDUCTION OF  
  
 5:52:48PM APPROXIMATELY 5,272 DAILY TWO-WAY TRIPS FOR THE SITE.  
 5:52:53PM AND ASSOCIATED REDUCTIONS AS WELL FOR THE WEEKDAY A.M.  
 5:52:59PM AND P.M.  
 5:53:04PM >>Michael Sheeley: THAT'S THE OVERRIDING QUESTION.  
 5:53:07PM EXISTING APPROVAL HAD 250,000 SQUARE FEET OF RETAIL THAT  
 5:53:10PM COULD BE BUILT TOMORROW, RIGHT?  
 5:53:11PM >>Stacy Hewitt: THAT'S CORRECT.  
 5:53:14PM >>Michael Sheeley: THAT ACCOUNTED FOR DAILY TRIPS OF 9,000  
 5:53:16PM CARS.  
 5:53:17PM >>Stacy Hewitt: YES, THAT'S CORRECT.  
 5:53:19PM >>Barry Jones: LIKE A LOWE'S OR --  
 5:53:22PM >>Stacy Hewitt: RETAIL SHOPPING CENTER.  
 5:53:24PM IT HAD QUITE A FEW LIST OF USES.  
 5:53:26PM ANYTHING IN LEE COUNTY, COMMUNITY COMMERCIAL DISTRICT.  
 5:53:29PM >>Michael Sheeley: WHAT YOU'RE SAYING IS YOUR PROPOSED  
 5:53:32PM COMBINATION OF RETAIL AND MULTIFAMILY ACCOUNTS FOR 3800  
 5:53:37PM TRIPS IS THAT WHAT I'M SEEING?  
 5:53:39PM >>Stacy Hewitt: THAT'S CORRECT.  
 5:53:41PM >>Michael Sheeley: IT'S A LITTLE MORE THAN A THIRD OF WHAT  
 5:53:43PM REALLY IS ALLOWED CURRENTLY IN THIS ZONING.  
 5:53:45PM >>Stacy Hewitt: THAT'S CORRECT.  
 5:53:47PM >>Barry Jones: 60% REDUCTION.  
 5:53:49PM >>Stacy Hewitt: YES.  
 5:53:49PM >>Mary Gibbs: IF I MAY ADD SOMETHING, THE ORIGINAL PLAN WHEN  
 5:53:53PM IT WAS ZONED BY THE COUNTY FOR COMMERCIAL PLANNED  
  
 5:53:56PM DEVELOPMENT, ENVISIONED KIND OF AS A PUBLIX SHOPPING CENTER.  
 5:54:00PM IF YOU SEE THE SITE PLAN, THE LARGE BUILDING IN THE MIDDLE  
 5:54:03PM AND THEN THE OTHER PROPERTIES AROUND IT, KIND OF ABUTTING --  
 5:54:09PM TERRIBLE SITE PLAN.  
 5:54:10PM I THINK EVERYBODY THOUGHT IT WAS GOING TO BE A PUBLIX,  
 5:54:14PM EXCEPT FOR PUBLIX.  
 5:54:23PM >>Kristin Jeannin: GIVE THEM TIME, THEY'LL PUT IT THERE.  
 5:54:25PM >>Jim Wallace: EVEN THE PEAK HOURS DON'T LOOK BAD.  
 5:54:28PM >>Barry Jones: IT'S AN IMPROVEMENT.  
 5:54:30PM HARD TO SAY IT IS AN IMPROVEMENT FROM A BUNCH OF COWS.  
 5:54:35PM THAT'S THE MENTAL BLOCK.  
 5:54:36PM IT'S STILL ADDING TRAFFIC BUT NOT ADDING NEARLY WHAT IT'S

5:54:39PM ALLOWED TO CURRENTLY.  
 5:54:41PM >>Stacy Hewitt: EXACTLY.  
 5:54:41PM THANK YOU.  
 5:54:42PM THAT'S JUST WHAT WE WANTED TO DEMONSTRATE ON THAT SLIDE.  
 5:54:45PM DURING OUR PRELIMINARY REVIEW, WE DO ANTICIPATE SOME  
 5:54:49PM DEVIATIONS COMING IN WITH THIS APPLICATION.  
 5:54:52PM AGAIN, TWO OF THOSE ARE REGARDING THE CONNECTION SEPARATIONS  
 5:54:55PM WHICH WERE ALREADY SHOWN ON THE EXISTING APPROVAL FOR MORE  
 5:55:00PM TRIPS, BUT WE'RE PROPOSING CONNECTION SEPARATIONS ON ESTERO  
 5:55:03PM PARKWAY OF APPROXIMATELY 602 FEET FROM THE THREE OAKS  
 5:55:07PM PARKWAY INTERSECTION AND APPROXIMATELY 635 FEET FROM THE  
 5:55:12PM EXISTING ROOKERY DRIVE TO THE WEST.  
 5:55:13PM AND ON THREE OAKS PARKWAY, WE ARE PROPOSING APPROXIMATELY  
  
 5:55:18PM 355 FEET FROM ESTERO PARKWAY.  
 5:55:23PM AGAIN, THOSE ARE SHOWN ON THE EXISTING MCP AND WE WANT TO  
 5:55:29PM KEEP THOSE TO DISTRIBUTE TRAFFIC THROUGHOUT THE SITE AT  
 5:55:31PM MULTIPLE ACCESS POINTS.  
 5:55:33PM >>Michael Sheeley: WHAT IS THE LIKELIHOOD YOU CAN GET THE  
 5:55:35PM DEVIATIONS?  
 5:55:35PM PRETTY MAJOR ON THREE OAKS, ISN'T IT?  
 5:55:39PM >>Stacy Hewitt: THAT IS A LEE COUNTY -- THREE OAKS IS A LEE  
 5:55:41PM COUNTY ROAD AND WE HAVE BEGUN -- WE HAVE HAD PRELIMINARY  
 5:55:45PM MEETINGS WITH THEM AS WELL.  
 5:55:46PM BUT AGAIN, THESE ACCESS POINTS ARE SHOWN ON THE EXISTING  
 5:55:50PM MASTER CONCEPT PLAN WITH MUCH MORE TRAFFIC.  
 5:55:52PM THAT'S JUST A POINT THAT WE'RE CARRYING FORWARD IS THOSE  
 5:55:57PM ACCESS POINTS WERE DEEMED APPROPRIATE.  
 5:55:59PM >>Barry Jones: ARE THOSE ACCESS POINTS GRANDFATHERED IN?  
 5:56:02PM OR ONCE YOU OPEN IT UP --  
 5:56:05PM >>Mary Gibbs: SINCE THEY HAVE TO REZONE IT TO RESIDENTIAL --  
 5:56:11PM >>Barry Jones: EVERYTHING IS OPEN.  
 5:56:12PM >>Mary Gibbs: EXACTLY.  
 5:56:14PM >> ASSUME YOU HAVE FLEXIBILITY WITH THE 355 IF NECESSARY,  
 5:56:16PM THAT YOU CAN MOVE THAT ACCESS POINT FURTHER, REDO YOUR SITE  
 5:56:20PM PLAN A LITTLE BIT.  
 5:56:21PM >>Stacy Hewitt: YES.  
 5:56:22PM DEPENDING ON THE FEEDBACK FROM LEE COUNTY.  
 5:56:25PM >>Michael Sheeley: SURE, SURE.  
  
 5:56:26PM >>Stacy Hewitt: AND WHAT THEY WOULD LIKE TO SEE IN THAT  
 5:56:28PM LOCATION.  
 5:56:29PM AGAIN, DEVIATION NUMBER 2 LISTED IS THE ONE THAT WE ALREADY  
 5:56:35PM SPOKE ABOUT WHICH IS FOR THE PARKING SPACES FOR MULTIFAMILY  
 5:56:38PM FROM TWO PARKING SPACES PER DWELLING UNIT PLUS 10%  
 5:56:43PM ADDITIONAL FOR GUESTS TO ALLOW PARKING RATIO OF 1.75 SPACES  
 5:56:46PM PER DWELLING UNIT.  
 5:56:48PM THAT WOULD ACCOMMODATE THE RESIDENTIAL, THE VISITORS, AS

5:56:50PM WELL AS THE AMENITIES, THE PRIVATE AMENITIES ON-SITE.  
 5:56:55PM >>Michael Sheeley: MIXED USE AND RETAIL IS ALSO ACCOMMODATED  
 5:57:00PM IN THAT COUNT?  
 5:57:01PM >>Stacy Hewitt: NO.  
 5:57:02PM THAT'S ONE THING I DID NOT POINT OUT ON THE SITE PLAN, WE DO  
 5:57:06PM HAVE COVERED GARAGES SHOWN AS WELL AS THE PROPOSED CLUBHOUSE  
 5:57:11PM WHICH HAS BEEN CENTERED WITH A VISUAL FOCAL POINT WITH THE  
 5:57:15PM POOL.  
 5:57:16PM WE ALSO HAVE IN THE TWO LOCATIONS FRONTING THESE TWO  
 5:57:21PM RESIDENTIAL BUILDINGS SOME PRIVATE AREAS IN THESE TWO  
 5:57:25PM CORNERS OF THE BUILDINGS AS WELL AS THE POTENTIAL DOG PARK  
 5:57:28PM AND AMENITY IN THE LOCATION HERE, JUST TO ADD ON SOME OF THE  
 5:57:34PM PRIVATE AMENITIES THAT WILL BE PROPOSED WITH THE SITE AS  
 5:57:36PM WELL.  
 5:57:36PM >>Michael Sheeley: THAT DEVIATION IS ONLY FOR THE -- REALLY  
 5:57:39PM FOR THE RESIDENTIAL PORTION AND THE OTHER COMMERCIAL PORTION  
 5:57:43PM IS GOING TO MEET THE NORMAL STANDARD.

5:57:46PM >>Stacy Hewitt: AS OF RIGHT NOW, THAT'S WHAT WE'RE  
 5:57:48PM PROPOSING, EXCEPT FOR THE RESIDENTIAL DWELLING UNITS UP IN  
 5:57:50PM THE MIXED USE PORTION, OF COURSE, WOULD STILL APPLY THAT  
 5:57:53PM RATIO.  
 5:57:54PM THANK YOU.  
 5:57:58PM >>Jim Wallace: GO BACK TO THAT FOR A SECOND.  
 5:58:00PM IN YOUR COMPILATION, I UNDERSTAND YOU ARE TIGHT FOR PARKING  
 5:58:04PM SPACES.  
 5:58:04PM BUT AT THE SAME TIME, THE FLIP SIDE OF THAT IS HOW MUCH  
 5:58:07PM GREENSPACE DO WE LOSE.  
 5:58:10PM IT APPEARS TO ME AND I DIDN'T ACTUALLY COUNT IT APPEARS THAT  
 5:58:14PM YOU'VE GOT 15, 16, 17 PARKING SPACES WITHOUT ANY GREEN  
 5:58:19PM MEDIANS AT ALL.  
 5:58:23PM >>Kristin Jeannin: PARKING LOT ISLAND.  
 5:58:25PM >>Jim Wallace: IN THE PARKING LOT THEMSELVES.  
 5:58:27PM I SEE SIX LOCATIONS WHERE YOU HAVE MORE THAN 15 PARKING  
 5:58:31PM SPACES WITHOUT ANY TREES, NO LANDSCAPING AT ALL.  
 5:58:34PM I DON'T KNOW, YOU'D BE BETTER OFF TO TELL ME, I THOUGHT IT  
 5:58:40PM WAS EVERY EIGHT OR TEN SPACES WE HAD TO HAVE SOME GREEN  
 5:58:45PM BREAKING IT UP.  
 5:58:46PM CAN YOU JUST TALK TO THAT?  
 5:58:49PM BECAUSE NOW WE HAVE LESS LANDSCAPING NEAR THE BUILDING,  
 5:58:52PM YOU'RE GETTING MORE PARKING SPACES BUT ALSO GETTING LESS  
 5:58:55PM LANDSCAPING.  
 5:58:56PM SO WE TALK ABOUT 15 SPACES AT 9 FOOT 3, 9 FOOT 4 EACH,

5:59:02PM YOU'RE TALKING 140, 150 FEET OF BUILDING WITH NO LANDSCAPING  
 5:59:05PM AT ALL.  
 5:59:06PM >>Stacy Hewitt: UNDERSTOOD.  
 5:59:07PM WE'RE STILL WORKING ON THE SITE PLAN AND LOOKING FOR



5:59:10PM FEEDBACK.  
 5:59:11PM WE AREN'T PROPOSING IN OUR LIST OF DEVIATIONS TODAY, A  
 5:59:15PM DEVIATION FROM THE LANDSCAPING, THE PARKING LOT ISLANDS, SO  
 5:59:18PM THAT IS SOMETHING WE'LL TAKE A LOOK AT.  
 5:59:23PM >>Jim Wallace: ADD MORE LANDSCAPE, END UP WITH FEWER PARKING  
 5:59:25PM SPACES.  
 5:59:26PM IT'S A TROUGH, BUT YOU CAN'T HAVE 150, 140 OF BUILDING WITH  
 5:59:30PM NO LANDSCAPING AT ALL IN FRONT OF IT.  
 5:59:33PM I DON'T THINK THAT'S ACCEPTABLE.  
 5:59:34PM >>Stacy Hewitt: RIGHT.  
 5:59:35PM WE'LL TAKE A LOOK AT THE CODE AND SEE IF THERE'S BEEN A  
 5:59:38PM DISCREPANCY THERE.  
 5:59:39PM WE APPRECIATE THE FEEDBACK.  
 5:59:42PM >>Barry Jones: I ASKED A QUESTION AND CAUGHT IT QUICK.  
 5:59:45PM ORIGINAL ORDINANCE HAD 30% OPEN SPACE AND YOU'RE PROPOSING  
 5:59:48PM 40%.  
 5:59:49PM >>Stacy Hewitt: THAT'S CORRECT.  
 5:59:50PM >>Barry Jones: YOU'RE PROPOSING TO INCREASE THE OPEN SPACE  
 5:59:52PM BY 10% FROM THE EXISTING TO THE PROPOSED.  
 5:59:55PM >>Stacy Hewitt: THAT'S CORRECT.  
 5:59:56PM THANK YOU FOR MENTIONING THAT.  
  
 5:59:58PM THAT IS PART OF THE CODE REQUIRES 40% FOR PLANNED  
 6:00:02PM DEVELOPMENT.  
 6:00:03PM SO WE WILL BE INCREASING THE OPEN SPACE REQUIREMENT.  
 6:00:07PM >>Barry Jones: UPLAND BUFFER PROPOSED VERSUS THE WETLAND IS  
 6:00:10PM THAT PROPOSED TO REMAIN AT GRADE OR IS THAT GOING TO BE  
 6:00:12PM GRADED AND REPLANTED AND YOU'LL HAVE SECONDARY IMPACTS OR DO  
 6:00:16PM YOU KNOW?  
 6:00:17PM >>Stacy Hewitt: I'LL NEED TO DEFER TO THE ENGINEERS ON THAT.  
 6:00:21PM I'M NOT SURE HOW FAR WE HAVE GOTTEN.  
 6:00:22PM >>Barry Jones: I WAS CURIOUS WHAT YOU WERE PROPOSING.  
 6:00:25PM >>Stacy Hewitt: AT THIS TIME I THINK WE ARE STAYING OUT OF  
 6:00:29PM THAT AREA.  
 6:00:30PM BUT I WILL DEFER THAT TO THE ENGINEERS IF THEY KNOW AT THIS  
 6:00:35PM TIME.  
 6:00:35PM A FEW OTHER DEVIATIONS THAT CAME UP AS PART OF INCREASING  
 6:00:40PM THE DRAINAGE AREA TO THE WEST, WE ARE REQUESTING TO SEE IF  
 6:00:46PM WE CAN GET A DEVIATION FOR THE EXCAVATION SETBACK TO PRIVATE  
 6:00:49PM PROPERTY LINE FROM 50 FEET TO PROVIDE A 40-FOOT SEPARATION  
 6:00:54PM TO THE LAKE TO THE WEST PROPERTY LINE.  
 6:00:56PM WE ARE PROVIDING A DECORATIVE FENCE DOWN -- ONE OTHER ITEM  
 6:01:03PM THAT I WANTED TO MENTION ON THE SITE PLAN, WHICH WILL BE IN  
 6:01:07PM MORE DETAIL WHEN THE LANDSCAPE ARCHITECT SPEAKS.  
 6:01:10PM BUT JUST FOR CODE REFERENCE, TYPICALLY MULTIFAMILY TO  
 6:01:14PM MULTIFAMILY REQUIRES A FIVE-FOOT BUFFER WITH FOUR TREES PER  
 6:01:18PM HUNDRED LINEAR FEET.

6:01:21PM AND THE DEVELOPER HAS BEEN GREAT TO WORK WITH.  
 6:01:23PM THEY HAVE PROPOSED AN ACTUAL 20-FOOT BUFFER IN THAT  
 6:01:26PM LOCATION, AND THEY ARE ADDING SHRUBS AS WELL AS GROUND COVER  
 6:01:30PM TO THOSE TREES AND A DECORATIVE FENCE ALONG THE DEVELOPMENT  
 6:01:35PM PORTION TO CHANGE TO A CHAIN-LINK FENCE ALONG THE REAR OF  
 6:01:39PM THE PROPERTY.  
 6:01:40PM BUT I JUST APPRECIATE WHEN WE'VE GOT APPLICANTS THAT ARE  
 6:01:44PM WILLING TO TAKE THAT CONSIDERATION STRAIGHT OUT THE GATE TO  
 6:01:48PM PROVIDE ADDITIONAL BUFFERING IN THAT AREA.  
 6:01:50PM >>Barry Jones: PROPOSING A CHAIN-LINK FENCE ALONG THE LAKE  
 6:01:53PM TO PROVIDE A STRUCTURAL BUFFER TO JUSTIFY THE REDUCTION IN  
 6:01:58PM THE 50 TO 40-FOOT SETBACK.  
 6:02:00PM >>Stacy Hewitt: AS PART OF IT, YES.  
 6:02:01PM >>Barry Jones: TO THE CONTROL LINE. WHAT IS AN ORNAMENTAL  
 6:02:05PM FENCE?  
 6:02:06PM >>Stacy Hewitt: DECORATIVE FENCE, I BELIEVE WE HAVE IT IN  
 6:02:09PM THE PATTERN BOOK.  
 6:02:11PM I BELIEVE THE ARCHITECT HAS A SLIDE ON THAT AS WELL.  
 6:02:14PM THANK YOU.  
 6:02:15PM I APPRECIATE THE QUESTIONS.  
 6:02:17PM DEVIATION 4 IS FROM THE BUILDINGS TO THE FRONT, REQUIRES A  
 6:02:25PM BUILD-TO ZONE OF MINIMUM OF 15 FEET, MAXIMUM 40 FEET TO  
 6:02:29PM ALLOW A MINIMUM SETBACK OF 25 FEET.  
 6:02:32PM AGAIN, THIS IS JUST MOVING AWAY FROM THE BUILDINGS UP ALONG  
 6:02:36PM THE FRONTAGE TO ALLOW THE PROPOSED SITE PLAN.  
  
 6:02:41PM SIMILARLY, WE'RE REQUESTING A DEVIATION FROM THE PARKING  
 6:02:43PM LOCATION THAT SAYS A MINIMUM OF 75% OF PARKING TO THE SIDE  
 6:02:49PM OF THE REAR TO ALLOW PARKING IN THE FRONT.  
 6:02:51PM AND THERE IS EXTENSIVE LANDSCAPING ALREADY ALONG THESE  
 6:02:53PM FRONTAGES AND WE WILL BE PROPOSING THE 20-FOOT BUFFERS IN  
 6:02:57PM THOSE AREAS IN ADDITION TO WHAT'S EXISTING OUT THERE.  
 6:03:02PM ADDITIONALLY, WE ARE REQUESTING DEVIATION FROM BUILDING  
 6:03:06PM HEIGHT WHICH IN THE CODE IS A MAXIMUM OF 45 FEET TO ALLOW A  
 6:03:10PM MAXIMUM OF 48 FEET AS SHOWN IN THE ELEVATIONS.  
 6:03:13PM AND, AGAIN, THE EXISTING ZONING ALLOWS A MAXIMUM HEIGHT OF  
 6:03:16PM 50 FEET.  
 6:03:19PM >>Barry Jones: CAN YOU GO BACK TO NUMBER FOUR AND SHOW ME  
 6:03:22PM WHERE THAT IS APPLICABLE IN THE SITE PLAN?  
 6:03:24PM IS THAT INTERNAL BUFFERS BETWEEN USES YOU'RE TALKING ABOUT?  
 6:03:27PM >>Stacy Hewitt: NO, IT'S JUST WE DON'T HAVE THE BUILDINGS  
 6:03:31PM FRONTING THE ROADWAY WITH THE PARKING BEHIND IT IS WHAT THE  
 6:03:35PM DIFFERENCE IS.  
 6:03:35PM IT'S THE MAJORITY OF THE SITE PLAN.  
 6:03:38PM AND THAT'S IN DEALING WITH AND MEETING WITH STAFF, I BELIEVE  
 6:03:43PM STAFF IS TURNING MORE AWAY FROM SOME OF THAT IN SOME  
 6:03:45PM LOCATIONS.  
 6:03:46PM IT WAS A PRIOR DIRECTIVE THAT I BELIEVE HAS BEEN, AS WE'VE

6:03:51PM SEEN ON SOME OF THE ROADS ON VIA COCONUT, SOME OF THE  
6:03:53PM BUILDINGS RIGHT UP ON THE ROADWAY NOT BEING AS DESIRABLE.  
6:03:57PM >>Barry Jones: THAT WAS A DEVIATION INITIATED BY STAFF TO  
  
6:04:01PM HELP.  
6:04:01PM >>Stacy Hewitt: WE TALKED WITH STAFF ABOUT IT IN THE  
6:04:03PM PRE-APPLICATION MEETING, AND THEY FELT IT WAS APPROPRIATE TO  
6:04:06PM BRING THE DEVIATION FORWARD.  
6:04:08PM >>Barry Jones: CAN YOU GO BACK TO THAT LANGUAGE AGAIN JUST  
6:04:10PM SO I COULD READ IT ONE MORE TIME?  
6:04:12PM I'M SORRY.  
6:04:13PM >>Stacy Hewitt: OF COURSE.  
6:04:13PM NO, YOU'RE OKAY.  
6:04:14PM >>Barry Jones: OH, IT'S A MINIMUM.  
6:04:16PM OKAY.  
6:04:18PM >>Stacy Hewitt: WE COULD HAVE FARTHER.  
6:04:21PM >>Jim Wallace: COULD YOU GO BACK TO THAT SITE PLAN?  
6:04:24PM I WANT TO CONFIRM SOMETHING FOR MYSELF AND PERHAPS THE  
6:04:26PM PEOPLE HERE.  
6:04:27PM THE WAY I'M READING THIS, THE ROOKERY POINTE HOMES, NONE OF  
6:04:34PM THEIR LANAIS OR THEIR BEDROOM OR LIVING ROOMS, ET CETERA,  
6:04:38PM LOOK TOWARDS YOUR DEVELOPMENT, CORRECT?  
6:04:41PM >>Stacy Hewitt: THAT'S CORRECT.  
6:04:43PM >>Jim Wallace: SIDE WINDOWS ONLY.  
6:04:45PM >>Stacy Hewitt: ORIENTED NORTH-SOUTH.  
6:04:48PM >>Jim Wallace: SEVEN SIDE WINDOWS THAT WOULD LOOK TOWARDS.  
6:04:53PM AND REALLY THERE'S ONLY ONE THAT IS A MAJOR CONCERN, THE  
6:04:56PM FIRST BUILDING, BUILDING A, WHICH WOULD BE I GUESS PROBABLY  
6:05:02PM 150 FEET FROM A SIDE WINDOW.  
  
6:05:04PM I'M CORRECT, AM I NOT?  
6:05:07PM >>Stacy Hewitt: THIS BUILDING HERE.  
6:05:10PM >>Jim Wallace: LOOKS LIKE HUNDRED, 150 FEET.  
6:05:13PM >>Stacy Hewitt: APPROXIMATELY 130 FEET.  
6:05:16PM >> NOT LOOKING AT A FOUR STORY BUILDING IS WHAT I'M SAYING.  
6:05:19PM >>Stacy Hewitt: CORRECT.  
6:05:20PM THAT IS A THREE STORY BUILDING IN THAT LOCATION.  
6:05:24PM WE ALSO HAVE THE PARKING GARAGE TRYING TO STEP BACK SOME IN  
6:05:28PM THIS LOCATION.  
6:05:30PM >>Barry Jones: IS THE CONNECTION TO HEATHERSTONE AT ROOKERY  
6:05:36PM POINTE DRIVEWAY MANDATED ANYWHERE?  
6:05:37PM OR IS THAT A PREFERENCE?  
6:05:38PM >>Stacy Hewitt: IT'S AN EXISTING EASEMENT AND HOW THE SITE  
6:05:39PM HAS ALWAYS BEEN LAID OUT.  
6:05:41PM SO WE'RE PROPOSING TO CARRY IT FORWARD.  
6:05:44PM AGAIN, TO DISPERSE TRAFFIC.  
6:05:47PM >>Barry Jones: I THINK THE CHALLENGE WOULD BE IF THE  
6:05:50PM MAJORITY OF THE APARTMENTS COMING DOWN ESTERO PARKWAY AND

6:05:53PM COMING RIGHT DOWN IN THE VIEW RIGHT INTO THAT, SO IT JUST  
 6:05:56PM NEEDS TO BE BUFFERED GOOD AT THAT CORNER WOULD SEEM TO BE A  
 6:06:00PM CONSIDERATION YOU MIGHT WANT TO THINK ABOUT.  
 6:06:01PM THINKING ABOUT HEADLIGHTS COMING DOWN THROUGH THERE ALL  
 6:06:07PM NIGHT.  
 6:06:09PM THEY ARE COMING STRAIGHT SOUTH AND THOSE HEADLIGHTS ARE  
 6:06:12PM SHINING RIGHT ACROSS INTO THE HEATHERSTONE.

6:06:16PM SO THERE NEEDS TO BE GOOD BUFFERING OR SOMETHING IN THAT  
 6:06:20PM CORNER.  
 6:06:20PM IT'S NOT EVEN ON YOUR PROPERTY, BUT IT'S WITHIN THE  
 6:06:23PM EASEMENT.  
 6:06:27PM >>Jim Wallace: THE CONNECTIVITY IS NICE.  
 6:06:29PM >>Barry Jones: THE CONNECTIVITY IS NICE --  
 6:06:36PM >>Stacy Hewitt: AGAIN, THIS DEVELOPMENT IS NOT CREATING  
 6:06:38PM THAT.  
 6:06:39PM IT'S AN EXISTING APPROVED ACCESS POINT THAT WOULD HAVE A LOT  
 6:06:43PM MORE TRAFFIC GOING IN THAT LOCATION.  
 6:06:45PM >>Barry Jones: I UNDERSTAND THAT.  
 6:06:46PM WITH THAT I'LL TURN IT OVER TO THE ARCHITECT.  
 6:06:51PM THANK YOU.  
 6:06:57PM >> GOOD AFTERNOON.  
 6:06:58PM MY NAME IS CHRIS KACENA, MANAGING PARTNER WITH KJA  
 6:07:03PM ARCHITECTURE.  
 6:07:03PM THANKS TO BOARD AND STAFF FOR THE TIME.  
 6:07:06PM I AM HERE TO SPELL OUT THE BROAD ARCHITECTURAL INTENT AS WE  
 6:07:10PM HAVE JUST BEGUN THIS PROJECT AND HOW IT FITS WITHIN THE  
 6:07:13PM DESIGN PARAMETERS OR DESIGN REGULATIONS WITHIN THE LAND  
 6:07:15PM DEVELOPMENT CODE.  
 6:07:16PM WITH THAT, THIS LEAD PAGE SORT OF TOUCHES ON SEVERAL  
 6:07:22PM CHARACTERISTICS THAT WE IDENTIFY THROUGH THE VARIOUS  
 6:07:25PM MEDITERRANEAN REVIVAL STYLES THAT EXIST IN THE LAND  
 6:07:29PM DEVELOPMENT CODE, SUCH AS COMPLEXITY OF FORM, DEEP

6:07:34PM OVERHANGS, VARIED ROOFLINES, CLASSICAL MASSING IN THE MIDDLE  
 6:07:40PM TOP SENSE.  
 6:07:41PM BRACKET DETAILS, ARCHES, AND OTHER SIMILAR CHARACTERISTICS.  
 6:07:47PM I THINK A COUPLE OF THINGS WE MIGHT ADD TO THAT OR TRY TO  
 6:07:53PM INFLUENCE THIS VOCABULARY WITH ARE MODERNISTIC DETAILS,  
 6:07:57PM CLEAN, SHARP, STUCCO DETAILING, PROBABLY FLAT CONCRETE TILES  
 6:08:01PM INSTEAD OF BARREL CONCRETE TILES.  
 6:08:05PM TRYING TO BREATHE A LITTLE FRESHNESS, COASTAL KIND OF  
 6:08:08PM ARCHITECTURE INTO WHAT IS A BROADER, MEDITERRANEAN REVIVAL  
 6:08:12PM STYLE.  
 6:08:12PM THAT IS A LITTLE BIT ABOUT WHAT WE'RE TRYING TO DO.  
 6:08:22PM WITHIN THAT, WE WANT TO CREATE COHESIVENESS BECAUSE IT IS A  
 6:08:27PM CAMPUS.  
 6:08:27PM RETAIL BUILDINGS AND VARIOUS RESIDENTIAL BUILDINGS, ALL OF

6:08:30PM WHICH WANT TO FEEL LIKE PART OF A COMMUNITY, AS WELL AS THE  
 6:08:34PM CONTEXT OF ESTERO AT-LARGE.  
 6:08:36PM THE FIRST PAGES ARE ANALYSIS OF STYLE.  
 6:08:45PM THIS ONE PROBABLY LEANS A LITTLE MORE INTO THE TRADITIONAL  
 6:08:48PM MEDITERRANEAN REVIVAL STYLES, IF YOU WILL.  
 6:08:52PM THE NEXT MAYBE REFERENCES SOME MORE CONTEMPORARY APPROACHES  
 6:08:59PM TO THOSE.  
 6:09:00PM SOME OF THIS IS JUST WITHIN THE DETAILS, BUT WE'RE JUST SORT  
 6:09:04PM OF ESTABLISHING THE PARAMETERS OF THE STYLE.  
 6:09:07PM THIS PAGE IS ACTUALLY REPRESENTATIVE OF PROJECTS THAT WE  
 6:09:14PM HAVE DONE WITH THIS DEVELOPER TRG OVER THE LAST TEN YEARS.  
  
 6:09:19PM PROBABLY DONE 11 PROJECTS IN THE SOUTHEAST IN VARIOUS  
 6:09:22PM MARKETS, ALL OF WHICH ARE CLASS A, TOP OF MARKET,  
 6:09:25PM MULTIFAMILY RESIDENTIAL.  
 6:09:26PM SO BY NO MEANS IS THIS GOING TO BE STUDENT HOUSING.  
 6:09:30PM TO ANSWER YOUR QUESTION, THE MIX IS MORE OR -- WE DON'T EVEN  
 6:09:36PM ALWAYS DO THREE BEDROOMS.  
 6:09:38PM THIS SUBMARKET MIGHT SUGGEST THAT.  
 6:09:41PM OUR TYPICAL MIX IS MORE LIKE 65, 35, ONES AND TWOS.  
 6:09:46PM THIS IS A LITTLE BIT SLIGHT VARIATION ON THAT.  
 6:09:49PM NONETHELESS, THESE ARE COMMUNITIES WITH WHICH WE'VE DONE  
 6:09:53PM WORK WITH TRG TO DEMONSTRATE THE LEVEL OF QUALITY.  
 6:09:58PM MATERIALLY, OBVIOUSLY WE'RE TALKING ABOUT STUCCO, SOME  
 6:10:02PM TRAVERTINE CORAL STONE ACCENTS, FLAT CONCRETE TILE AS I  
 6:10:08PM MENTIONED.  
 6:10:09PM METAL FABRICATION IN THE FORM OF RAILS, GUTTERS, ACCENTS,  
 6:10:16PM THE LIKE, AND A COUPLE OF CLADDING COLORS.  
 6:10:20PM THESE NEXT SLIDES ARE SORT OF INITIAL STUDIES FOR SEVERAL OF  
 6:10:26PM THE BUILDINGS.  
 6:10:27PM THESE ARE THE TWO CENTRAL BUILDINGS THAT STACY REFERRED TO  
 6:10:30PM AS MIXED USE BUILDINGS.  
 6:10:31PM TWO OF THE FOUR STORY BUILDINGS INTENTIONALLY BECAUSE THEY  
 6:10:33PM ARE FACING ESTERO PARKWAY.  
 6:10:35PM SO IN THIS CASE, THE BOTTOM TWO FLOORS ARE ACTUALLY RETAIL.  
 6:10:40PM IT WOULD BE A DOUBLE HEIGHT SPACE.  
 6:10:42PM SO THERE'S TWO LEVELS OF UNITS ABOVE THOSE.  
  
 6:10:45PM THE STOREFRONT SORT OF REPRESENTS THE RETAIL USE WITHIN THIS  
 6:10:48PM BUILDING AS IT WERE.  
 6:10:52PM OBVIOUSLY, WE'RE TRYING TO DEVELOP A SET OF SIGNATURE  
 6:10:57PM DETAILS, ONE OF WHICH IS THIS STYLIZED GABLE PARAPET THAT  
 6:11:03PM YOU'LL SEE OVER AND OVER AGAIN TO TIE A LOT OF THE BUILDINGS  
 6:11:06PM TOGETHER.  
 6:11:07PM BY THE WAY, HEIGHTS DEFINED HERE, I THINK THIS IS OUR  
 6:11:13PM TALLEST, PRIMARILY THOUGH YOU'LL SEE IN THE NEXT SLIDE,  
 6:11:18PM THESE ARE THE TWO BUILDINGS BEHIND THE FIRST TWO CENTRAL  
 6:11:21PM BUILDINGS THAT SORT OF BRACKET THE CENTRAL BOULEVARD, AS IT

6:11:25PM WERE AND ANCHOR CORNER TOWERS ON THOSE ELBOWS AS THEY FACE  
 6:11:30PM THE ROUNDABOUT INTERSECTION.  
 6:11:33PM THOSE ARE A LITTLE TALLER.  
 6:11:35PM STACY ASKED THAT I PUT THAT IN THERE.  
 6:11:37PM IT GETS UP TO 53 OR SOMETHING LIKE THAT.  
 6:11:40PM THAT IS AN ACCENT ELEMENT, FOR WHATEVER THAT IS WORTH.  
 6:11:45PM OTHERWISE, THE THREE STORY BUILDINGS, MORE IN THE 37 FEET  
 6:11:48PM RANGE AND 48 FOR THE FOUR STORY BUILDINGS.  
 6:11:50PM THIS IS A FREE-STANDING CLUBHOUSE THAT FRONTS THE POOL WITH  
 6:11:55PM PERGOLA, LITTLE ARTIFACTS IN THE LANDSCAPE.  
 6:11:59PM SHADE STRUCTURE TOWERS.  
 6:12:02PM OTHER ACCESSORY BUILDINGS LIKE THIS AROUND THE SITE THAT  
 6:12:07PM POPULATE SOME OF THE AMENITY AREAS.  
 6:12:09PM THIS IS A TYPICAL GARAGE BUILDING.  
 6:12:13PM SEVEN OF THESE I THINK SCATTERED AROUND THE SITE.  
  
 6:12:16PM AS OPPOSED TO JUST SURFACE PARKING.  
 6:12:19PM STILL TRYING TO CARRY THE STYLE ON.  
 6:12:21PM HERE ARE A COUPLE OF RENDERINGS TO DEMONSTRATE HOW IT LOOKS  
 6:12:24PM IN THREE DIMENSION.  
 6:12:26PM THIS IS FROM ESTERO LOOKING SOUTH THROUGH THOSE FIRST TWO E  
 6:12:30PM AND F BUILDINGS WITH THE RETAIL ON THE BOTTOM TWO FLOORS.  
 6:12:34PM AND THEN THIS IS A VIEW LOOKING FROM THE NORTHWEST TO THE  
 6:12:38PM SOUTHEAST, WHERE THREE OAKS WOULD BE IN THE FAR HORIZON.  
 6:12:44PM THE FOUR CENTRAL BUILDINGS AND THE POOL IN THE BACKGROUND.  
 6:12:48PM THIS IS A SPECULATIVE RETAIL BUILDING BECAUSE WE'RE NOT  
 6:12:51PM REALLY RESPONSIBLE FOR THAT YET.  
 6:12:54PM THAT'S NOT REALLY DETERMINED WHAT THOSE PARTICULAR  
 6:12:57PM ARCHITECTURAL TENANTS WILL BE.  
 6:12:58PM RETAIL BUILDINGS.  
 6:12:59PM WITH THAT, I'LL ANSWER ANY QUESTIONS AND TURN IT OVER TO THE  
 6:13:03PM LANDSCAPE ARCHITECT.  
 6:13:11PM >>Michael Sheeley: STYLISTICALLY, I LIKE A LOT OF YOUR  
 6:13:13PM DETAILING, RECOGNIZE THAT THESE READ, ESPECIALLY IN YOUR  
 6:13:16PM ELEVATION DRAWINGS, AS PRETTY WHITE BUILDINGS.  
 6:13:20PM >>Chris Kacena: I UNDERSTAND THAT MIGHT BE A THING.  
 6:13:22PM >>Michael Sheeley: RENDERINGS READ BETTER, BUT  
 6:13:25PM MONOCHROMATIC.  
 6:13:26PM WE WOULD LIKE TO SEE --  
 6:13:29PM >>Chris Kacena: THIS IS THE FIRST ITERATION.  
 6:13:31PM >>Michael Sheeley: MOVING FORWARD, MORE VARIETY, LITTLE MORE  
  
 6:13:33PM CONTRAST IN COLOR.  
 6:13:35PM >>Chris Kacena: UNDERSTOOD.  
 6:13:36PM WE'LL KEEP ITERATING THAT AS WE GO ALONG.  
 6:13:40PM I GUESS I'LL HAVE TO GET A DEFINITION OF WHAT AMOUNT OF  
 6:13:48PM LINEN OR SOMETHING EQUAL IS STILL ACCESSORY.  
 6:13:56PM >>Michael Sheeley: THANK YOU.

6:14:01PM >> GOOD EVENING.  
 6:14:03PM I'M SABRINA McCABE, LANDSCAPE ARCHITECT WITH RVI.  
 6:14:08PM >>Anthony Gargano: YOU NEED TO SPEAK UP.  
 6:14:10PM >> SORRY ABOUT THAT.  
 6:14:11PM I DON'T HAVE THE LOUDEST VOICE BUT I CAN TALK.  
 6:14:14PM I'M SABRINA McCABE, LANDSCAPE ARCHITECT WITH RVI.  
 6:14:18PM I'M GOING TO WALK YOU THROUGH THE LANDSCAPE BUFFER AND  
 6:14:21PM LANDSCAPE TREATMENT FOR THE SITE.  
 6:14:22PM TO START, YOU SEE THE OVERALL EXHIBIT AND THE PROPOSED FENCE  
 6:14:28PM WALL LOCATIONS THAT WE HAVE CURRENTLY, AND WITH EACH BUFFER  
 6:14:32PM TYPE, YOU'RE GOING TO SEE THOSE INCORPORATED IN THE GRAPHICS  
 6:14:34PM AND WE'LL TALK YOU THROUGH IT.  
 6:14:37PM WE HAVE PROPOSED ENHANCED BUFFERS AROUND THE PERIMETERS,  
 6:14:43PM ESPECIALLY ON OUR WEST PERIMETER WHEN WE'RE ABUTTING  
 6:14:47PM RESIDENTIAL.  
 6:14:47PM TO START, WE'LL BE ON THE EAST AGAINST THREE OAKS AND WORK  
 6:14:50PM COUNTERCLOCKWISE.  
 6:14:51PM AGAINST THREE OAKS HERE, WE HAVE A BUFFER SHOWN THAT MEETS  
 6:14:57PM AND EXCEEDS THE REQUIREMENT WITH THE HEIGHT AND SIZE OF  
  
 6:15:02PM PLANTING.  
 6:15:02PM WE'RE SHOWING YOU THIS AT THE GROWTH FROM BEGINNING TO  
 6:15:07PM WITHIN THREE YEARS.  
 6:15:08PM IT IS A TYPE D, 20 FEET WIDE WITH FIVE TREES PER HUNDRED  
 6:15:12PM LINEAR FEET AND A STAGGERED HEDGEROW.  
 6:15:15PM WE'RE PROPOSING A FENCE WHERE IT ABUTS THE RESIDENTIAL, AND  
 6:15:18PM THEN AT COMMERCIAL YOU'LL HAVE YOUR LANDSCAPE.  
 6:15:21PM AND THIS WILL CONTINUE ALONG THREE OAKS PARKWAY.  
 6:15:24PM THE LANDSCAPE PALETTE, AS YOU'LL SEE, WE ALSO ARE GOING TO  
 6:15:29PM LISTEN TO THE FEEDBACK AND CONTINUE TO DEVELOP THAT PALETTE.  
 6:15:32PM FOR ALL THE REQUIRED BUFFERS, IT WILL BE NATIVE TO MEET  
 6:15:35PM REQUIREMENTS.  
 6:15:36PM AND THEN WE'LL BE INCORPORATING SOME ADDITIONAL PLANTINGS AS  
 6:15:40PM WE PROCEED ON TO THE ENHANCED AREAS.  
 6:15:42PM AND WE WILL DEFINITELY MAKE SURE THAT THE LANDSCAPE PALETTE  
 6:15:45PM IS CONSISTENT AND COHESIVE AND WORKS WELL WITH WHAT WE HAVE  
 6:15:49PM IN VILLAGE OF ESTERO, ESPECIALLY ALONG ESTERO PARKWAY AND  
 6:15:52PM THOSE AREAS WHERE THERE'S EXISTING, A LOT OF WORK HAS GONE  
 6:15:56PM INTO EXISTING PLANTINGS.  
 6:15:57PM HEADING TO THE NORTH AGAINST ESTERO PARKWAY, WE'RE SHOWING A  
 6:16:03PM SIMILAR 20-FOOT WIDE TYPE D BUFFER WITH THE TREES EVERY FIVE  
 6:16:06PM FEET -- EVERY FIVE FEET, DON'T RECORD THAT -- FIVE TREES PER  
 6:16:12PM HUNDRED LINEAR FEET AND THE SIZE IS SHOWN AS WELL AS A  
 6:16:16PM DOUBLE HEDGEROW.  
 6:16:17PM THIS IS THAT PIECE, AS YOU GUYS WERE DISCUSSING, AS YOU COME  
  
 6:16:22PM IN RIGHT THROUGH THE ENTRY IS A PRETTY HEAVY BUFFER HERE.  
 6:16:26PM TYPE C.

6:16:27PM AND WE ARE PROPOSING AN OPAQUE FENCE.  
 6:16:30PM AND THIS IS THAT PORTION WHERE CARS WOULD BE POTENTIALLY  
 6:16:33PM TURNING IN AT THE ENTRY, SO PROVIDING A LITTLE BIT MORE  
 6:16:37PM SCREENING THERE WHERE WE KNOW IT'S NEEDED.  
 6:16:39PM CONTINUING TO OUR WEST BUFFER, AND THIS BUFFER AS WELL HAS  
 6:16:45PM BEEN THE MOST ENHANCED.  
 6:16:46PM IT WAS PROPOSED OR IT IS REQUIRED AS A FIVE-FOOT TYPE A  
 6:16:50PM BUFFER AND WE'RE USING 20 FEET TO PROVIDE THE BEST BUFFER  
 6:16:55PM THAT WE CAN.  
 6:16:55PM WE DO THINK THAT THE SITE PLAN, THEY HAVE DONE A GREAT JOB  
 6:16:58PM LAYING OUT THE BUILDING SO THAT THE BUILDINGS THAT ARE FOUR  
 6:17:01PM STORY ARE INTERNAL AND MORE PUSHED BACK.  
 6:17:05PM THIS IS WHERE YOU WOULD BE -- AND YOU'LL SEE WHEN WE BRING  
 6:17:10PM UP THE LINE OF SIGHT EXHIBIT, YOU HAVE A LOT OF SPACE BEFORE  
 6:17:13PM THE PERIMETER BUFFER AND GOOD AMOUNT OF SPACE BEFORE YOU GET  
 6:17:16PM TO THE FIRST BUILDING, WHICH IS A THREE STORY BUILDING AND  
 6:17:18PM THERE IS A PARKING GARAGE IN FRONT OF THAT.  
 6:17:20PM IN THIS PLAN AND ELEVATION VIEW, YOU'RE SEEING A HEDGE, THE  
 6:17:24PM FENCE AND TREES AND THEN ANOTHER HEDGE.  
 6:17:27PM WE'VE REALLY TRIED TO ENHANCE THIS BUFFER.  
 6:17:31PM THIS IS A PROPOSED LINE OF SIGHT AS IT COULD BE SEEN FROM  
 6:17:36PM ROOKERY POINTE.  
 6:17:43PM YOU CAN SEE THAT WE'VE GOT WHERE THE 5 FOOT WOULD BE  
  
 6:17:43PM REQUIRED, WE'RE SHOWING 20 FEET OF FULL PLANTING, AND THIS  
 6:17:45PM IS EVEN SET BACK FROM THE BUILDINGS BECAUSE THEY HAVE AN  
 6:17:47PM INTERNAL DRIVEWAY, AND THEIR OWN BUFFER AND THEN OUR BUFFER  
 6:17:51PM OF FENCE AND ADDITIONAL PLANTINGS.  
 6:17:53PM SO WE'VE REALLY DONE A GREAT JOB TO TRY TO ENHANCE THIS  
 6:17:56PM BUFFER AGAINST THE RESIDENTIAL IN THAT WEST BORDER.  
 6:18:02PM OUR PALETTE PROVIDED CURRENTLY HAS A LOT OF NATIVES AND THEN  
 6:18:05PM SOME ENHANCEMENTS THAT WE'RE SHOWING THAT WE WOULD LIKE TO  
 6:18:08PM INCORPORATE, AND WE'LL CONTINUE TO DEVELOP THE LANDSCAPE  
 6:18:11PM PALETTE AS WE GET FURTHER INTO THE PROJECT.  
 6:18:13PM THAT'S IT.  
 6:18:15PM ARE THERE ANY QUESTIONS?  
 6:18:20PM >>Kristin Jeannin: WHERE IS THE CHAIN-LINK FENCE GOING AND  
 6:18:22PM WHY IS THE CHAIN-LINK FENCE GOING THERE?  
 6:18:25PM >> SO THE RED DASH IS THE DECORATIVE.  
 6:18:29PM THAT IS THE ONE COINED ORNAMENTAL BUT DECORATIVE SIX FOOT  
 6:18:33PM HIGH FENCE.  
 6:18:34PM IT MEANS METAL WORK A LITTLE MORE AESTHETICALLY PLEASING  
 6:18:38PM LIKE YOU WOULD SEE AT A POOL FENCE.  
 6:18:41PM DOTS THE CHAIN-LINK FENCE, ONCE WE'VE GOTTEN PAST THE POINT  
 6:18:46PM OF WHERE WE ARE IN THE TIGHT CORRIDOR OR EXISTING PLANTING  
 6:18:49PM AND PRESERVE ON THE EAST SIDE OR A LARGER LAKE, WE'RE JUST  
 6:18:52PM USING LANDSCAPING TO REALLY SCREEN THAT PERIMETER.  
 6:18:58PM THE FENCE IS REALLY FUNCTIONING JUST TO SECURE THE REST OF



6:19:01PM THE SITE BUT IT IS MEANT TO GO AWAY WHERE YOU HAVE THE --

6:19:05PM >>Kristin Jeannin: YOU WON'T SEE IT BECAUSE PLANTINGS ON  
6:19:07PM EITHER SIDE.  
6:19:08PM >> CORRECT.  
6:19:10PM >>Kristin Jeannin: JUST MEANT FOR PRIVACY, BASICALLY, LIKE  
6:19:15PM SAFETY.  
6:19:16PM >> EXACTLY.  
6:19:16PM AND IF YOU WERE TO GO BACK TO LOOK AT THE AERIAL, YOU CAN  
6:19:19PM SEE, TOO, AND SOMETHING I SHOULD HAVE MENTIONED, IN THE  
6:19:22PM MAJORITY OF THE DEVELOPMENT AREA, THERE'S NOT A LOT FOR US  
6:19:25PM TO PRESERVE.  
6:19:27PM THERE'S REALLY PRETTY OPEN FIELD AREA AND GORGEOUS PRESERVE  
6:19:32PM TO THE SOUTH IS WHAT WE'LL KEEP INTACT AS MUCH AS POSSIBLE.  
6:19:35PM TO THE NORTH, WE DO KNOW THAT ESTERO PARKWAY HAS A GORGEOUS  
6:19:40PM LANDSCAPING ALREADY PLANTED ALONG IT WITHIN THE RIGHT-OF-WAY  
6:19:43PM SO WE REALLY WANT TO BE A BACKDROP THAT WORKS WELL WITH THE  
6:19:48PM EXISTING LANDSCAPING.  
6:19:49PM >>Jim Wallace: WHEN YOU SAY FENCE, IS THIS AN OBSCURE FENCE?  
6:19:53PM CAN I SEE THROUGH IT?  
6:19:55PM WROUGHT IRON?  
6:19:58PM >> LIKE WROUGHT IRON DECORATIVE FENCE.  
6:20:00PM >>Jim Wallace: HALF INCH, INCH AND THEN FOUR INCHES AND THEN  
6:20:03PM THREE INCHES, SO I CAN SEE THROUGH IT.  
6:20:06PM >> YOU CAN SEE THROUGH IT CURRENTLY.  
6:20:08PM BUT THE PLANTING IS ON BOTH SIDES OF IT AND MEANT TO GROW SO  
6:20:12PM REALLY THE FENCE IS FOR SECURITY, BUT THE LANDSCAPING IS

6:20:14PM WHAT WE WANT TO BE LOOKING AT, BUT IT IS A SIX FOOT.  
6:20:17PM >>Jim Wallace: HOW TALL ARE THEY GOING TO GROW?  
6:20:21PM ARE THEY GOING TO GIVE ME A VISUAL BARRIER BETWEEN THE TWO  
6:20:25PM COMMUNITIES OR JUST LOW PLANTINGS?  
6:20:29PM >> WE'LL BE STARTING OFF WITH THE MINIMUM SIZE WHICH IS  
6:20:31PM 36-INCH HEIGHT BUT WE WILL PLANT SOMETHING THAT WILL GROW  
6:20:34PM THAT IT CAN BE THAT FOUR AND FIVE FOOT HEIGHT THAT WILL  
6:20:37PM MAJORITY SCREEN THIS FENCE COMPLETELY WHERE THE FENCE IS SIX  
6:20:41PM FOOT HEIGHT, YOU'LL SEE THE TOP PART.  
6:20:43PM THE CHAIN-LINK --  
6:20:56PM >> CURRENTLY SHOWING NATIVE, COCOPLUM.  
6:20:59PM COCOPLUM CAN GROW TO BE FIVE OR SIX FEET, BUT THE INTENTION  
6:21:04PM IS TO SCREEN THE MAJORITY OF THE FENCING AND HAVE THAT  
6:21:07PM LANDSCAPE AS WHAT YOU'RE LOOKING AT VISUALLY.  
6:21:12PM >>Jim Wallace: MAINTAINED AT.  
6:21:14PM >> I'LL TALK WHAT THEY INTEND FULL MAINTENANCE HEIGHT.  
6:21:18PM BUT I THINK THE GOAL IS TO BE LETTING IT GROW TO FOUR OR  
6:21:21PM FIVE FEET HEIGHT.  
6:21:22PM RIGHT-OF-WAY BUFFER I BELIEVE HAS TO BE MAINTAINED AT  
6:21:30PM 36-INCH.

6:21:31PM AGAINST RESIDENTIAL, WE WOULD WANT IT TO GROW TALLER.  
6:21:34PM >>Jim Wallace: OTHER QUESTION, PLANTING SIZE.  
6:21:37PM TREES GOING IN AT 18 FEET, 12 FEET?  
6:21:41PM >> 12 TO 14-FOOT.  
6:21:48PM >>Jim Wallace: IS THERE A REASON WHY ON THE WEST SIDE YOU  
  
6:21:55PM WOULDN'T WANT TO GIVE MORE OF AN IMMEDIATE BUFFER?  
6:21:58PM IT'S ONLY A LITTLE MORE MONEY.  
6:22:00PM >> CURRENTLY, WE ARE ALREADY ENHANCING IT WITH A WIDER FROM  
6:22:03PM FIVE FOOT TO 20-FOOT AND THE FENCING AND EXTRA LANDSCAPING.  
6:22:06PM SO WE REALLY WANTED THAT TO BE ABLE TO GROW IN.  
6:22:09PM THERE IS ADDITIONAL BUFFER ON THEIR PROPERTY AS WELL.  
6:22:12PM I THINK THAT, PLUS THE AMOUNT, CREATES A NICE BUFFER THAT  
6:22:18PM WILL GROW IN AND FILL IN NICELY.  
6:22:21PM >>Jim Wallace: I UNDERSTAND WHAT CODE IS.  
6:22:22PM I'M ASKING ALONG THAT SIDE, GIVEN THE FACT THAT YOU WANT TO  
6:22:25PM BE A GOOD NEIGHBOR AND IT'S VERY LITTLE MONEY, WOULDN'T YOU  
6:22:29PM WANT TO PUT TREES IN AT SAY 18 FEET SO IT'S CREATING THAT  
6:22:33PM IMMEDIATE VISUAL BUFFER FOR YOUR NEIGHBORS?  
6:22:37PM >> I WILL DISCUSS IT WITH THE TEAM.  
6:22:39PM THANK YOU FOR YOUR FEEDBACK.  
6:22:40PM WE'LL DEFINITELY CONSIDER IT.  
6:22:49PM >>Jim Wallace: OTHER THING ABSENT IN YOUR PRESENTATION,  
6:22:51PM THERE WAS NO PRESENTATION ON THE LANDSCAPING AROUND THE  
6:22:55PM BUILDINGS.  
6:22:56PM AND THAT'S A CONCERN I RAISED EARLIER BECAUSE YOU DO HAVE  
6:23:00PM SECTIONS OF BUILDINGS THAT APPEAR TO BE 140, 50, 60, 70 FEET  
6:23:04PM THAT HAVE NO LANDSCAPING IN FRONT OF THEM.  
6:23:06PM IS THAT THE REASON THAT I DON'T SEE IT IN THE PRESENTATION  
6:23:12PM IS BECAUSE THERE ISN'T ANY LANDSCAPING IN FRONT OF THE  
6:23:14PM BUILDINGS?  
  
6:23:15PM >> WE'LL DEFINITELY BE PROVIDING THE LANDSCAPING THAT'S  
6:23:17PM REQUIRED AROUND BUILDINGS, AND WE'LL WANT TO PROVIDE THOSE  
6:23:22PM TYPES OF ACCENTS AND PLANTINGS.  
6:23:25PM IT'S NOT BEEN TO THAT LEVEL THAT WE'VE DONE DETAIL DESIGN OF  
6:23:29PM LANDSCAPING AROUND BUILDINGS.  
6:23:30PM STACY ALSO PRESENTED THOSE AREAS OF PUBLIC BENEFIT THAT WE  
6:23:33PM HAD SHADED THAT WE ARE LOOKING AT DOING LANDSCAPE  
6:23:37PM ENHANCEMENTS, POTENTIALLY SHADED SEATING AREAS, BENCHES.  
6:23:40PM WE ARE GOING TO BE LOOKING AT THAT AS WE DEVELOP INTO THE  
6:23:43PM NEXT STEP, BUT THERE WILL BE PLANTINGS AROUND BUILDINGS.  
6:23:46PM >>Jim Wallace: MORE THAN I'M SEEING NOW.  
6:23:48PM >> YES.  
6:23:49PM THANK YOU.  
6:23:50PM >>Jim Wallace: THANK YOU.  
6:23:57PM >>Barry Jones: WHEN I LOOK AT THIS FROM A SITE PLANNING  
6:23:59PM PERSPECTIVE AND YOU TALKED ABOUT THE FULLY ESTABLISHED

6:24:03PM PRESERVE BACK THERE, FROM A RENTER'S STANDPOINT THAT WOULD  
 6:24:06PM SEEM TO BE A PREMIUM VIEW LOOKING OUT UPON THE WOODS AND  
 6:24:10PM QUIETER, IF YOU WILL.  
 6:24:12PM IF THE BUILDINGS OR THE SITE WAS REORIENTATED TO MOVE SOME  
 6:24:19PM OF THE LAKE AND DRY RETENTION AND SHIFT THE RESIDENTIAL DOWN  
 6:24:23PM SOME AND THEN USE -- TAKE THAT OPEN SPACE AND PUT IT BETWEEN  
 6:24:26PM THE COMMERCIAL AND THE RESIDENTIAL TO HELP CREATE MORE OF A  
 6:24:29PM BUFFER TO SEPARATE THEM, AND MAYBE PULL THEM AWAY FROM THE  
 6:24:35PM HEATHERSTONE PEOPLE, I DON'T KNOW.  
  
 6:24:36PM I LOOK AT IT FROM A SITE PLANNING STANDPOINT AND TRYING TO  
 6:24:39PM CAPTURE VIEWS.  
 6:24:40PM IF I HAVE THREE STORIES AGAINST A PRESERVE, IT'S A BETTER  
 6:24:43PM VIEW THAN THREE STORIES LOOKING AGAINST THREE OAKS PARKWAY.  
 6:24:47PM I LOOK AT THAT ONE BUILDING, AND I JUST SCRATCH MY HEAD  
 6:24:52PM WONDERING WHY IT'S ROTATED LOOKING AT THREE OAKS PARKWAY  
 6:24:55PM INSTEAD OF 90 DEGREES LOOKING OUT OVER THE PRESERVE.  
 6:24:57PM THESE ARE JUST QUESTIONS AND THOUGHTS OUT LOUD.  
 6:25:02PM THE BOULEVARD COMING DOWN THE MIDDLE, IT'S A GREAT CONCEPT.  
 6:25:05PM BUT WITH THAT MUCH PARALLEL PARKING AND EVERYTHING, IT  
 6:25:08PM ALMOST SCREAMS FOR AN ISLAND DOWN THE MIDDLE TO HELP BREAK  
 6:25:11PM IT UP SIMILAR TO WHAT THEY DID -- I CAN'T REMEMBER THE NAME  
 6:25:15PM OF THE PLACE RIGHT OFF CORKSCREW NEXT TO LOWES.  
 6:25:20PM THE STOCK DEVELOPMENT ONE.  
 6:25:24PM THAT LONG ASPHALT CORRIDOR GOING DOWN THROUGH THERE WILL BE  
 6:25:31PM SOMEWHAT UNSIGHTLY UNLESS YOU DID SOMETHING IN THE MIDDLE OF  
 6:25:34PM THAT CUL-DE-SAC.  
 6:25:35PM THESE ARE VISUAL SIGHT LINES I PICKED UP ON THE  
 6:25:42PM PRESENTATION.  
 6:25:43PM I'M THINKING OUT LOUD FOR DISCUSSION PURPOSES.  
 6:25:46PM >>Stacy Hewitt: I APPRECIATE THAT.  
 6:25:47PM >>Barry Jones: SURE BRENT WILL ADDRESS IT, COMPENSATING  
 6:25:50PM FLOODPLAIN.  
 6:25:51PM I GUESS THAT WILL BE IN THE LAKE SOMEWHERE AND MEET ALL THE  
 6:25:54PM STORMWATER REQUIREMENTS.  
  
 6:25:55PM THIS IS LEE COUNTY UTILITIES, RIGHT?  
 6:25:57PM WHAT ELSE DID I HAVE?  
 6:26:03PM IN THAT EASEMENT, MAYBE YOU COULD DO A DIRECTIONAL SIGN OR  
 6:26:10PM SOMETHING THERE THAT WOULD HELP CREATE A SOLID BLOCK.  
 6:26:14PM I DON'T KNOW IF THAT'S IN YOUR EASEMENT RIGHTS AT THE  
 6:26:16PM CORNER.  
 6:26:17PM SOMETHING TO BLOCK HEADLIGHTS AND NOT BUSHES.  
 6:26:19PM YOU MENTIONED F.A.R. OF 1.0.  
 6:26:23PM TYPICAL F.A.R. I SEE ARE IN .45 TO .6 RANGE.  
 6:26:28PM IS THAT F.A.R. ON JUST -- AND THAT'S FLOOR AREA RATIO FOR  
 6:26:34PM JUST THE COMMERCIAL AREA.  
 6:26:35PM >>Stacy Hewitt: WE'RE NOT AT THAT FLOOR AREA RATIO.

6:26:39PM THAT'S WHAT COULD BE DONE IN THE FUTURE LAND USE CATEGORY.  
 6:26:41PM >>Barry Jones: YOU ARE NOT ASKING FOR AN F.A.R. OF 1.  
 6:26:44PM YOU'RE ASKING FOR 33,000 SQUARE FEET.  
 6:26:46PM >>Stacy Hewitt: THAT'S CORRECT.  
 6:26:47PM >>Barry Jones: MY MISTAKE.  
 6:26:48PM I APOLOGIZE.  
 6:26:49PM I DIDN'T SEE ANYTHING REFERENCE SOLID WASTE, SO I DON'T KNOW  
 6:26:55PM WHERE THAT WAS GOING TO BE IN YOUR SITE.  
 6:26:57PM WOULD PROBABLY WANT TO KNOW WHAT YOU WERE DOING WITH SOLID  
 6:26:59PM WASTE AND HOW IT WAS GOING TO SET UP.  
 6:27:01PM MAYBE IT WAS AND I MISSED IT.  
 6:27:04PM WHEN YOU COME BACK IN, PROBABLY WANT TO KNOW SOMETHING ABOUT  
 6:27:06PM THAT.  
  
 6:27:06PM >>Stacy Hewitt: YES, RIGHT NOW THE SITE PLAN DOES HAVE SOME  
 6:27:11PM CONCEPTUAL AREAS FOR SOLID WASTE.  
 6:27:15PM >>Barry Jones: MY APOLOGIES.  
 6:27:17PM I MISSED THEM.  
 6:27:18PM >>Stacy Hewitt: THAT'S OKAY.  
 6:27:19PM I APPRECIATE YOU ASKING THEM.  
 6:27:20PM WE HAVE SOME DUMPSTER AREAS UP IN THE COMMERCIAL AREA SPREAD  
 6:27:27PM OUT.  
 6:27:28PM AND THEN WE ALSO HAVE A COMPACTOR IN THIS LOCATION.  
 6:27:33PM >>Barry Jones: JUST TO MAKE SURE IT WAS ACCOUNTED FOR.  
 6:27:37PM THANK YOU.  
 6:27:39PM >>Stacy Hewitt: THANK YOU.  
 6:27:40PM ARE THERE ANY OTHER QUESTIONS?  
 6:27:44PM COMMENTS?  
 6:27:48PM WE DID WANT TO MENTION THAT, AGAIN, I MENTIONED IT EARLIER  
 6:27:53PM IN THE PRESENTATION, THAT THE APPLICANT HAS SPOKEN WITH THE  
 6:27:57PM ROOKERY POINTE RESIDENTS, AND WE DID ACTUALLY HOLD VOLUNTARY  
 6:28:01PM MEETING WITH THEM LAST WEEK AS WELL AT THEIR CLUBHOUSE  
 6:28:06PM LOCATION.  
 6:28:06PM SO WE HAVE BEEN COORDINATING WITH THEM AND APPRECIATE THEM  
 6:28:11PM COMING TONIGHT AND LOOKING FORWARD TO FEEDBACK, AND WE'LL  
 6:28:14PM TAKE ALL YOUR FEEDBACK INTO CONSIDERATION.  
 6:28:16PM BUT THE TEAM IS HERE AND AVAILABLE FOR QUESTIONS.  
 6:28:20PM I DID NOT HAVE BRENT OR TED TREESH DO A DIRECT, BUT IF YOU  
 6:28:25PM HAVE ANY QUESTIONS FOR THEM, THEY ARE AVAILABLE.  
  
 6:28:27PM AND WE WOULD LIKE TO REQUEST AN OPPORTUNITY TO RESPOND IF  
 6:28:32PM NECESSARY, OF COURSE, TO THE PUBLIC.  
 6:28:35PM >>Anthony Gargano: THANK YOU, STACY.  
 6:28:36PM >>Stacy Hewitt: THANK YOU.  
 6:28:38PM >>Anthony Gargano: WE HAVE A NUMBER OF PEOPLE IN THE PUBLIC.  
 6:28:41PM DO YOU HAVE CARDS?  
 6:28:42PM >>Tammy Duran: YES.  
 6:28:43PM >>Anthony Gargano: I'M GOING TO OPEN IT UP TO THE PUBLIC AT

6:28:45PM THIS POINT SO WE CAN --  
 6:28:56PM >>Tammy Duran: TERESA IS FIRST.  
 6:28:59PM STATE YOUR NAME ON THE RECORD.  
 6:29:01PM >> TERESA STOHS.  
 6:29:03PM I LIVE AT 9660 RAVEN COURT IN ROOKERY POINTE.  
 6:29:08PM I MOVED THERE IN 2015.  
 6:29:13PM SO I'VE BEEN HERE FOR A WHILE.  
 6:29:15PM I HAVE THREE AREAS OF CONCERN.  
 6:29:20PM TOO MUCH WATER, NOT ENOUGH WATER, AND TRAFFIC.  
 6:29:23PM SO IN 2015 WHEN WE PURCHASED OUR HOME IN ROOKERY POINTE, ONE  
 6:29:30PM OF THE REASONS WE BOUGHT IT, THERE WAS THIS BEAUTIFUL, THEY  
 6:29:34PM CALL THEM LAKES, WATERWAY IN THE BACK.  
 6:29:37PM AND IT HAS BEEN VERY, VERY SAD.  
 6:29:40PM SO I UNDERSTAND THAT PART OF THAT IS FORCE MAJEURE.  
 6:29:45PM WE'VE HAD A DROUGHT.  
 6:29:49PM I UNDERSTAND PART OF THAT HAS BEEN ON MISMANAGEMENT ON OUR  
 6:29:52PM PART ABOUT PLANTINGS AND THINGS LIKE THAT.  
  
 6:29:54PM BUT THE THIRD PART OF IT IS THAT WE DON'T HAVE WATER.  
 6:30:00PM AND MY UNDERSTANDING IS WE CAN'T GET MORE WATER.  
 6:30:04PM SO MY CONCERN IS THAT WHEN THEY BUILD THIS AND THEY ARE  
 6:30:07PM GOING TO DRILL THEIR OWN WELL, WILL THAT NOT SIPHON OFF MORE  
 6:30:13PM OF THE NOT ENOUGH WATER WE ALREADY HAVE.  
 6:30:16PM SO THAT'S ONE CONCERN.  
 6:30:18PM SECOND CONCERN IS, WHEN IT RAINS, THAT WHOLE AREA IS FULL OF  
 6:30:22PM WATER.  
 6:30:25PM I'M WONDERING WHEN IT'S PAVED SO MUCH, WHAT'S GOING TO  
 6:30:28PM HAPPEN TO THAT WATER?  
 6:30:29PM IS IT GOING TO COME TO US?  
 6:30:30PM IS IT GOING TO COME TO ROOKERY POINTE?  
 6:30:34PM SO THAT IS THE SECOND.  
 6:30:35PM THE THIRD IS TRAFFIC.  
 6:30:36PM FOR MANY YEARS, I DROVE TO NAPLES AND I WENT OUT ON ROOKERY  
 6:30:41PM POINTE, OUT ON ESTERO PARKWAY, TOOK A RIGHT ON THREE OAKS  
 6:30:46PM AND TOOK A LEFT ON CORKSCREW AND THEN TOOK A RIGHT ON 75.  
 6:30:51PM AND IT WAS MISERABLE.  
 6:30:55PM AND IN 2015, IT WASN'T AS MISERABLE, BUT EACH YEAR RIGHT UP  
 6:31:02PM UNTIL LIKE LAST YEAR, IT WAS VERY MISERABLE.  
 6:31:05PM AND THERE ARE TIMES WHEN JUST TRYING TO GET TO TAKE A RIGHT  
 6:31:10PM ON ESTERO PARKWAY, BECAUSE YOU MIGHT AS WELL FORGET THE LEFT  
 6:31:15PM BECAUSE DURING AT LEAST HALF OF THE YEAR, THAT AIN'T GONNA  
 6:31:19PM HAPPEN.  
 6:31:19PM SO YOU TAKE A RIGHT, AND IT WOULD TAKE ME 30, SOMETIMES 40  
  
 6:31:24PM MINUTES WITHOUT ANY OBVIOUS WRECK TO GET TO 75.  
 6:31:30PM I DON'T KNOW THAT IT'S THE DEVELOPER'S RESPONSIBILITY, BUT  
 6:31:35PM MAYBE IT'S ESTERO'S RESPONSIBILITY TO ADD A TRAFFIC LIGHT,  
 6:31:40PM TO DO SOME KIND OF COORDINATION.

6:31:42PM BUT WHEN I LOOK AT THE PLANS AND LOOK AT THEM COMING OUT ON  
 6:31:45PM THREE OAKS, I'M THINKING, I'M SO GLAD I DON'T WORK ANYMORE.  
 6:31:49PM THANK YOU.  
 6:31:52PM >>Tammy Duran: SAM IS NEXT.  
 6:31:55PM >>Mary Gibbs: MAY I MAKE A COMMENT BEFORE THE SPEAKERS COME  
 6:31:58PM UP?  
 6:31:59PM JUST TO CLARIFY BECAUSE I THINK SOMETIMES THE PUBLIC, THEY  
 6:32:03PM ARE THINKING IT IS A PUBLIC HEARING.  
 6:32:04PM TONIGHT IS NOT A PUBLIC HEARING, BUT WE DO WANT PEOPLE'S  
 6:32:07PM INPUT AND THOUGHTS, BUT JUST TO LET YOU ALL KNOW, WE HAVE NO  
 6:32:11PM APPLICATION YET.  
 6:32:12PM WHAT YOU'RE SEEING TONIGHT IS THE FIRST TIME WE'VE SEEN SOME  
 6:32:16PM OF THIS, TOO.  
 6:32:18PM THERE'S NO APPLICATION.  
 6:32:19PM A LOT OF THESE THINGS THAT TERESA BROUGHT UP, WHICH ARE  
 6:32:22PM GREAT POINTS, WE'LL BE EVALUATING ONCE WE GET THE  
 6:32:25PM APPLICATION.  
 6:32:25PM WE HAVE TO LOOK AT THE TRAFFIC AND LOOK AT THE STORMWATER.  
 6:32:28PM WE'LL BE LOOKING AT ALL THOSE THINGS.  
 6:32:30PM GREAT POINTS, EVERYBODY, AND WE'RE TAKING NOTES.  
 6:32:33PM AGAIN, WE WON'T BE HAVING A DISCUSSION OF THAT TONIGHT.  
  
 6:32:36PM WE'LL BE TAKING THAT IN SO WE CAN ADDRESS IT.  
 6:32:39PM >> GIVING YOU FOOD FOR THE IDEAS.  
 6:32:41PM MY NAME IS RICO, 2500 BELLAGIO GARDEN LANE, THREE OAKS.  
 6:32:53PM JUST A QUICK BACKGROUND, I BOUGHT IN 2010 MY CONDO.  
 6:33:00PM MOVED HERE PERMANENTLY IN 2016.  
 6:33:02PM THE REASON I MENTION THAT, BECAUSE WHEN I CAME HERE, I FISH  
 6:33:07PM A LOT.  
 6:33:09PM I CONSTANTLY WALK AND I'M CONSTANTLY INVOLVED IN NATURE A  
 6:33:14PM GREAT DEAL.  
 6:33:16PM AND WHAT I'VE SEEN FROM THEN, A LOT OF TREES, A LOT OF  
 6:33:20PM GROWTH, A LOT OF AREAS YOU COULD GO TO.  
 6:33:23PM I'M MENTIONING THAT BECAUSE THE PREVIOUS PEOPLE WHO CAME UP,  
 6:33:28PM SHE MENTIONED SEVERAL TIMES 1994 THAT THAT PARTICULAR PLOT  
 6:33:36PM WAS 250,000 SQUARE FEET ACCEPTABLE FOR COMMERCIAL.  
 6:33:43PM THAT WAS THEN.  
 6:33:46PM SINCE 1994, I CAN'T TELL YOU FROM 2016 AND 2010 WHEN I WAS  
 6:33:51PM HERE HOW MANY ESTABLISHMENTS HAVE BEEN BUILT.  
 6:33:55PM THERE ARE CONDOS.  
 6:33:57PM THERE ARE BUILDINGS LEFT AND RIGHT.  
 6:33:59PM HAS NOTHING TO DO WITH ESTERO.  
 6:34:01PM RIGHT DOWN THE ROAD ON THREE OAKS, THE NEXT TOWN OVER, WE  
 6:34:08PM HAVE A THOUSAND UNITS BEING BUILT RIGHT NOW.  
 6:34:12PM THEY'VE BUILT THOUSANDS IN THE LAST FEW YEARS.  
 6:34:15PM SO WHEN YOU'RE ESTABLISHING 1994, YES, IT WAS BUILDABLE AT  
 6:34:21PM 250,000 FEET.

6:34:23PM IT IS NO LONGER THAT, EVEN AT 370,000 UNITS.  
 6:34:28PM THAT'S A GREAT DEAL NOW.  
 6:34:30PM NORMALLY, I HAVE NO PROBLEM WITH DEVELOPMENT AT ALL.  
 6:34:35PM BUT THE PROBLEM IS, WHEN YOU OVERDEVELOP AND YOU DON'T HAVE  
 6:34:38PM THE INFRASTRUCTURE, WE DO NOT HAVE THE INFRASTRUCTURE.  
 6:34:42PM RIGHT NOW, THEY ARE PUTTING TEN LANES IN ROUTE 75.  
 6:34:46PM IT'S TOO LITTLE TOO LATE.  
 6:34:48PM THEY ARE STARTING THAT IN TWO YEARS.  
 6:34:50PM IT'S GOING TO START AT CORKSCREW AND GO DOWN.  
 6:34:52PM IT'S REALLY GOING TO RELIEVE NAPLES AND BONITA.  
 6:34:55PM THAT'S WHAT IT'S BUILT FOR.  
 6:34:57PM IN TWO YEARS, IN FACT, A YEAR STARTING, THEY ARE BUILDING A  
 6:35:04PM THREE OAKS ROAD GOING TO DANIELS PARKWAY.  
 6:35:08PM ALL OF THAT TRAFFIC FROM DANIELS, STARTING IN A YEAR OR SO,  
 6:35:08PM IS COMING DOWN ON THREE OAKS, ALONG WITH ALL THE OTHER  
 6:35:08PM TRAFFIC.  
 6:35:15PM I CAN ONLY TELL YOU, I PLAY PICKLEBALL THREE TIMES A WEEK.  
 6:35:18PM OUR COURT IS RIGHT ALONG THREE OAKS.  
 6:35:22PM I CAN TELL WHEN THERE IS AN ACCIDENT ON 75.  
 6:35:29PM AS I'M PLAYING, I CAN SEE IT IS BUMPER TO BUMPER THE TRAFFIC  
 6:35:31PM ALL THE WAY DOWN.  
 6:35:32PM THAT IS AT LEAST TWO TIMES A WEEK, SOMETIMES THREE.  
 6:35:35PM I ALSO GO TO PUBLIX TO PLAY -- GET MY PAPER.  
 6:35:46PM ON THE WAY BACK, IT TAKES ME TEN MINUTES TO MAKE A LEFT ONTO  
 6:35:52PM THREE OAKS BECAUSE THE TRAFFIC FROM 75 IS COMING OFF ONTO  
  
 6:35:55PM THREE OAKS.  
 6:35:56PM IT'S GOING UP ESTERO PARKWAY.  
 6:35:59PM YOU CAN'T MAKE A LEFT.  
 6:36:00PM I SEE PEOPLE STUCK IN THE BLOCK.  
 6:36:04PM CITY KID, I KNOW WHAT STUCK IN THE BLOCK MEANS.  
 6:36:07PM THEY CAN'T MAKE THE LEFT AND GET CAUGHT AT THE LIGHT.  
 6:36:10PM THAT'S ALL DUE TO THE TRAFFIC.  
 6:36:13PM I KNOW IT'S TOO EARLY TO SAY, WELL, HAVE THEY DONE A TRAFFIC  
 6:36:17PM STUDY YET?  
 6:36:17PM ONLY TWO WAYS TO COME OUT OF THAT PARTICULAR LANDFILL.  
 6:36:22PM COME OUT ON THREE OAKS OR COME OUT ON ESTERO PARKWAY.  
 6:36:25PM AND BOTH HAVE PROBLEMS RIGHT NOW.  
 6:36:28PM AND IN SEASON, IT'S EVEN WORSE.  
 6:36:30PM I DON'T WANT TO TAKE UP TOO MUCH.  
 6:36:33PM THAT'S ALL I BASICALLY HAD TO SAY.  
 6:36:35PM THANK YOU.  
 6:36:36PM >>Tammy Duran: ED WEIL.  
 6:36:50PM >> MY NAME IS ED WEIL.  
 6:36:52PM 20350 ROOKERY DRIVE.  
 6:36:55PM I'M PLEASED TO BE BACK WITH YOU GUYS.  
 6:36:58PM I SPENT 14 YEARS IN ARCHITECTURE AND ASSOCIATE PUBLISHER OF  
 6:37:02PM HOUSING MAGAZINE AND SOLD IT TO BUILDER.

6:37:06PM I MISS BEING WITH YOU GUYS.  
 6:37:09PM I FIRST WANT TO THANK MARY BECAUSE OUR GAL, MARY GIBBS -- ON  
 6:37:21PM ESTERO PARKWAY AND LEE COUNTY DIDN'T LISTEN TO HER AND  
  
 6:37:25PM BELIEVE ME, THEY SHOULD HAVE.  
 6:37:27PM WE HAVE A REAL GEM.  
 6:37:30PM GOD BLESS YOU.  
 6:37:32PM I ALSO WANT TO SAY THAT ONE OF THE INTERESTING THINGS ABOUT  
 6:37:38PM EVERYTHING WE'VE HEARD SO FAR, THE PEOPLE WHO ARE TRYING TO  
 6:37:43PM BUILD THIS FACILITY DID MAKE CHANGES AFTER 85 PEOPLE FROM  
 6:37:50PM THE VILLAGE OF ROOKERY AND 45 ONLINE MADE COMMENTS AND THEY  
 6:37:57PM ADAPTED TO THEM.  
 6:37:58PM THAT'S TO THEIR CREDIT.  
 6:38:00PM THE ONLY TROUBLE IS, THE HISTORY.  
 6:38:04PM WHY WASN'T THIS PLAN, THIS LAND BUILT ON OVER THE YEARS?  
 6:38:09PM THERE IS A VERY SIMPLE REASON.  
 6:38:13PM REAL SIMPLE.  
 6:38:14PM THE LAND FLOODS.  
 6:38:17PM IT FLOODS SO BAD THAT WHEN THE LAST TWO TIMES IT FLOODED  
 6:38:23PM WITH HURRICANES, IT TOOK OUT ESTERO PARKWAY.  
 6:38:29PM IT TOOK OUT THREE OAKS.  
 6:38:30PM YOU COULDN'T GET A FIRE ENGINE IN THERE.  
 6:38:35PM YOU COULDN'T GET A MEDICAL PERSON IN THERE.  
 6:38:38PM AND EVERYBODY WAS STUCK WITH NOTHING.  
 6:38:43PM WE KNOW IT FLOODS.  
 6:38:47PM IT HAPPENED TWICE.  
 6:38:48PM IT CAME UP TO MY DOOR.  
 6:38:50PM OF MY HOUSE.  
 6:38:53PM GETS YOU A LITTLE NERVOUS.  
  
 6:38:58PM THANK GOD IT STOPPED.  
 6:38:59PM BUT THE FACT THAT NO ONE BUILT ON THE LAND IS BECAUSE OF THE  
 6:39:06PM FLOODING.  
 6:39:06PM THE GOOD NEWS IS MARY TRIED TO STOP THE MAUSOLEUM ACROSS THE  
 6:39:13PM STREET BUT GUESS WHAT, IT WENT RIGHT INTO THAT PROPERTY.  
 6:39:17PM THOSE POOR PEOPLE WITH THE FANCY CARS, WHAT'S GOING TO  
 6:39:24PM HAPPEN TO THEM?  
 6:39:24PM THE OTHER THING IS, NO MATTER WHAT THESE PEOPLE TRY AND DO,  
 6:39:28PM THE FLOODING IS THERE.  
 6:39:32PM WE'VE GOT TO FIGURE OUT, IS THERE A WAY OF GETTING OFF THE  
 6:39:35PM LAND, MOVE IT, MOVE IT INTO A SAFE AREA.  
 6:39:41PM AT ONE OF THEIR PRESENTATIONS THEY SAID YOU GUYS WERE  
 6:39:44PM THINKING OF THE TWO LAKES NEXT TO THE POST OFFICE.  
 6:39:47PM I THINK THAT'S GREAT.  
 6:39:49PM BUT HOW ARE YOU GOING TO GET THE WATER THERE?  
 6:39:52PM I THINK THE BIG THING IS, WHY DEVELOP ON THIS LAND WHEN WE  
 6:39:58PM KNOW IT'S GOING TO FLOOD?  
 6:40:00PM THEY ARE NOT PROTECTING US.



6:40:02PM THERE'S NO WAY.  
 6:40:03PM THERE'S FIVE AND A HALF ACRES OF WETLANDS AND NOW WE HAVE  
 6:40:09PM ABOUT FOUR ACRE LAKE.  
 6:40:12PM IT'S JUST MORE WATER.  
 6:40:13PM I ASK YOU TO PLEASE CONSIDER WHAT THE HISTORY SAYS AND WHY  
 6:40:20PM IT HASN'T REALLY BEEN DEVELOPED BEFORE.  
 6:40:24PM THANK YOU.

6:40:24PM THANK YOU VERY MUCH FOR WHAT YOU ALL DO.  
 6:40:26PM GOD BLESS YOU.  
 6:40:27PM >>Anthony Gargano: THANK YOU.  
 6:40:29PM >>Tammy Duran: STEVE INGLE.  
 6:40:41PM >> GOOD EVENING, EVERYONE.  
 6:40:42PM STEVE INGLE.  
 6:40:43PM I'M THE PRESIDENT OF ROOKERY POINTE HOA.  
 6:40:46PM ONE THING THAT THEY DIDN'T TELL YOU IS THAT THE STORMWATER  
 6:40:52PM RUNOFF, A 32-ACRE PLOT AFTER HURRICANE IAN THAT WAS FULL AND  
 6:41:00PM WE HAD LOCALIZED FLOODING INSIDE OF ROOKERY POINTE, IF YOU  
 6:41:04PM REMOVE THAT, FILL THAT IN, THERE'S SOME PLACE THAT'S GOT TO  
 6:41:08PM TAKE THAT WATER.  
 6:41:09PM AND NO PLAN HAS BEEN PROFFERED AS OF YET AS TO WHERE THAT  
 6:41:14PM WATER IS GOING TO GO.  
 6:41:16PM IF IT'S FILLED IN, IT WILL GO INTO ROOKERY, I'LL TELL YOU  
 6:41:21PM THAT RIGHT NOW.  
 6:41:21PM THERE'S BEEN TALK ABOUT THERE'S GOING TO BE A PROJECT DOWN  
 6:41:24PM BEHIND THE OLD POST OFFICE FOR A WATER RETENTION AREA.  
 6:41:30PM NOTHING HAS HAPPENED ABOUT THAT.  
 6:41:32PM I HEARD STORIES ABOUT HOW HERTZ ARENA WANTS TO FILL IN THEIR  
 6:41:35PM LAKE AND THEN TAKE THE WATER UNDER 75 AND BRING IT ACROSS  
 6:41:41PM INTO ESTERO.  
 6:41:42PM I'VE HEARD NO RESPONSE ON THAT.  
 6:41:44PM THE TRAFFIC IMPACT, 370 APARTMENTS, AT 1.75, IS 647 AND A  
 6:41:56PM HALF CARS THAT WILL BE ADDED EACH DAY ONTO THREE OAKS

6:41:59PM PARKWAY, WHICH IF YOU DRIVE IT NOW IN THE AFTERNOON AND THE  
 6:42:03PM MORNING, IT'S A PARKING LOT FOR HOURS.  
 6:42:06PM THEY ARE TALKING ABOUT AN APARTMENT -- PUTTING UP 370  
 6:42:13PM APARTMENTS WITHIN A THREE-MILE RADIUS OF ROOKERY POINTE.  
 6:42:18PM WE DID A COUNT.  
 6:42:19PM THERE'S OVER 4,000 APARTMENTS RIGHT NOW.  
 6:42:22PM THEY SAY THEY ARE NOT GOING TO LET STUDENTS IN THERE.  
 6:42:24PM I DON'T SEE THE STUDENT'S DOLLAR AS ANY DIFFERENT FROM  
 6:42:29PM ANYBODY ELSE'S DOLLAR.  
 6:42:31PM BUT STUDENTS CAUSE PROBLEMS.  
 6:42:32PM I WAS A COP FOR FGCU FOR 18 YEARS.  
 6:42:37PM I'M ALSO A CRIME PREVENTION PRACTITIONER.  
 6:42:41PM I KNOW WHAT COMES WITH THESE THINGS.  
 6:42:42PM WE WOULD RECOMMEND THAT IF YOU DO LET THIS IN THAT THERE BE

6:42:46PM A BARRIER FENCE BETWEEN US AND THEM, AT LEAST A SOLID FENCE,  
 6:42:50PM NOT A CHAIN-LINK FENCE, EIGHT FEET HIGH AT LEAST FOR SOUND  
 6:42:55PM BECAUSE THAT'S GOING TO BE THE OTHER PROBLEM IS THE NOISE.  
 6:42:57PM WE'RE GOING TO HAVE TRASH COMPACTERS.  
 6:42:59PM WE'RE GOING TO HAVE CARS REVVING THEIR ENGINES AT NIGHT.  
 6:43:03PM THESE ARE ALL THINGS THAT HAVE NOT BEEN ADDRESSED AT THIS  
 6:43:07PM TIME.  
 6:43:07PM THERE WAS MENTION ABOUT THE USE OF THE DRIVE OFF OF ESTERO  
 6:43:14PM PARKWAY.  
 6:43:15PM THAT WILL HAVE HEADLIGHTS COMING INTO PEOPLE'S HOMES IN  
 6:43:21PM HEATHERSTONE, AND NO DOUBT THEY WILL BE USING THE  
  
 6:43:25PM DECELERATION LANE ON ESTERO PARKWAY THAT COMES INTO OUR  
 6:43:31PM UNIT, BUT THEY'LL USE THAT TO GO DOWN THAT LITTLE BARRIER  
 6:43:34PM ROAD DOWN THERE.  
 6:43:35PM SO WE HAVE A LOT OF CONCERNS, AND WE DON'T SEE VERY MANY  
 6:43:42PM ANSWERS TO IT.  
 6:43:42PM I HOPE YOU'LL TAKE EVERYTHING THAT I'VE SAID INTO  
 6:43:44PM CONSIDERATION.  
 6:43:45PM THANK YOU FOR YOUR TIME.  
 6:43:47PM >>Tammy Duran: BOB REYNOLDS.  
 6:43:50PM >> NOT GOING TO ADD ANYTHING.  
 6:43:52PM >>Tammy Duran: ED?  
 6:43:53PM MANOW.  
 6:43:58PM >> SAME THING.  
 6:44:00PM >>Tammy Duran: JIM FRANZ.  
 6:44:04PM DONNA.  
 6:44:17PM >> HI.  
 6:44:18PM MY NAME IS DONNA INCOGNITO.  
 6:44:21PM I LIVE IN COUNTRY CREEK AT 20811 RIVERS FORD DRIVE.  
 6:44:27PM THIS IS MY FIRST MEETING.  
 6:44:29PM THIS CAUGHT MY ATTENTION BECAUSE OF THE DENSITY.  
 6:44:34PM WHAT I'M SEEING IN ESTERO IS NOT THE REASON WHY I MOVED HERE  
 6:44:38PM FOUR YEARS AGO.  
 6:44:40PM ALL THAT I'M SEEING IN THIS AREA IS RETAIL AND RESIDENTIAL  
 6:44:48PM WITH DENSITY.  
 6:44:50PM YOU'RE TALKING ABOUT 330 APARTMENTS.  
  
 6:44:55PM WE DON'T NEED 330 APARTMENTS.  
 6:44:58PM THEY ARE ALL OVER HERE ALREADY.  
 6:44:59PM I THINK WE HAVE TO LOOK AT REALISTICALLY, WE'RE ALL AWARE OF  
 6:45:07PM THE TRAFFIC AND OUR HANDS ARE TIED BECAUSE WE'RE NOT -- WE  
 6:45:10PM CAN'T EVEN GET A RESPONSE FROM THE FLORIDA DEPARTMENT OF  
 6:45:13PM TRANSPORTATION TO SHOW UP AT OUR MEETINGS HERE SO WE CAN ASK  
 6:45:20PM QUESTIONS.  
 6:45:20PM CORKSCREW IS NOT WIDENED.  
 6:45:23PM THAT'S A TRAFFIC NIGHTMARE.  
 6:45:24PM THREE OAKS IS A NIGHTMARE ALL TIMES OF THE DAY.

6:45:31PM AND NOW YOU WANT TO DO DENSITY.  
 6:45:33PM WHEN I SEE THE SKETCH OR THE DRAWING THAT THEY PROVIDED,  
 6:45:40PM THERE'S NO GREEN.  
 6:45:42PM ESTERO IS GREEN.  
 6:45:44PM WHERE I LIVE IN COUNTRY CREEK, THERE'S MORE GREEN THAN THERE  
 6:45:50PM IS IN THERE.  
 6:45:51PM AND WE'RE ALLOWING THAT, THAT DENSITY, JUST FOUR STORIES.  
 6:45:56PM IT'S THE SAME THING.  
 6:45:57PM GO ON COCONUT POINT.  
 6:45:59PM WE'VE GOT RETAIL, CHURCH, FOUR STORY BUILDING, THREE STORY  
 6:46:05PM BUILDING IS THAT OUR NORM?  
 6:46:07PM WE'RE GOING TO LET THAT HAPPEN TO OUR VILLAGE?  
 6:46:11PM ONE OF THE REASONS I MOVED HERE, WHERE YOU SEE LAWN.  
 6:46:15PM WE HAVE FOUR-STORY BUILDINGS WITH NO GREEN AROUND ANY PART  
 6:46:19PM OF IT.  
  
 6:46:19PM IT'S CEMENT CITY.  
 6:46:20PM THAT'S NOT WHAT WE WANT IN ESTERO.  
 6:46:23PM I THINK WE HAVE TO RETHINK WHAT'S VALUABLE TO US, BUT  
 6:46:30PM PARKING LOTS, YOU'RE SAYING 1.7 PARKING SPOTS FOR ONE UNIT.  
 6:46:40PM TWO AND THREE BEDROOM, THAT'S THREE CARS IF YOU HAVE A CHILD  
 6:46:45PM THAT'S OVER 17.  
 6:46:48PM SO WHERE ARE THEY GOING TO PARK?  
 6:46:50PM ON OUR STREETS?  
 6:46:51PM ON THE STREETS?  
 6:46:53PM THE STUDIOS.  
 6:46:56PM WHO LIVES IN STUDIOS?  
 6:46:57PM STUDENTS LIVE IN STUDIOS.  
 6:46:58PM I THINK WE NEED TO RECONSIDER SOME OF THE THINGS THAT WE'RE  
 6:47:07PM THINKING ABOUT OR TALKING ABOUT WITH THIS ARCHITECT AND THIS  
 6:47:10PM PROJECT GOING ON AND REALLY THINK THIS THROUGH BECAUSE  
 6:47:13PM THERE'S NOT ENOUGH GREEN.  
 6:47:15PM IF WE WANT TO LIVE IN ESTERO, WE CAN GO LIVE IN MIAMI,  
 6:47:19PM HIGH-RISE AFTER HIGH-RISE, AFTER HIGH-RISE.  
 6:47:23PM NO GREENSPACE.  
 6:47:24PM I DON'T KNOW.  
 6:47:27PM THANK YOU FOR YOUR TIME.  
 6:47:28PM >>Anthony Gargano: THANK YOU.  
 6:47:30PM >>Tammy Duran: THAT WAS THE LAST CARD.  
 6:47:33PM >>Anthony Gargano: ANYONE ELSE THAT HAS NOT FILLED OUT A  
 6:47:35PM CARD THAT WISHES TO BE HEARD?  
  
 6:47:37PM OKAY.  
 6:47:42PM WE'LL CLOSE THE PUBLIC PORTION.  
 6:47:44PM ANY FURTHER COMMENTS FROM MEMBERS OF THE BOARD?  
 6:47:48PM >>Jim Wallace: ONLY THING I THOUGHT ABOUT, SERIOUS CONCERN  
 6:47:53PM ABOUT FLOODING.  
 6:47:56PM WE DO HAVE A CIVIL ENGINEER HERE WHO COULD PROBABLY TAKE TWO

6:48:00PM MINUTES TO EXPLAIN WHAT HAPPENS TO THE WATER.  
 6:48:06PM >>Barry Jones: THERE ARE AT LEAST THREE LICENSED  
 6:48:09PM PROFESSIONALS, ONE THE ENGINEER THAT SIGNS AND SEALS IT, ONE  
 6:48:13PM AT THE AGENCY THAT REVIEWS IT AT SOUTH FLORIDA WATER  
 6:48:17PM MANAGEMENT DISTRICT.  
 6:48:18PM LIKELY ANOTHER ONE AT THE FDEP AND ANOTHER LICENSED ENGINEER  
 6:48:23PM HERE ON STAFF THAT WILL REVIEW THE STORMWATER CALCULATIONS.  
 6:48:27PM EACH ONE OF THOSE ENGINEERS PROBABLY SPENDS FIVE TO TEN  
 6:48:32PM YEARS TO GET THAT LICENSE.  
 6:48:33PM AS A PROFESSIONAL ENGINEER, IF A CLIENT WERE EVER TO ASK ME  
 6:48:37PM TO DO SOMETHING THAT WAS AGAINST THE RULES AND REGULATIONS  
 6:48:40PM AND DIDN'T MEET THE CRITERIA, THE SAME CRITERIA YOUR  
 6:48:44PM SUBDIVISIONS ARE DESIGNED BY.  
 6:48:46PM I DID ROOKERY POINTE.  
 6:48:48PM NO, IT'S ACTUALLY A MORE STRINGENT CRITERIA.  
 6:48:51PM THEY HAVE TO DO MORE NUTRIENT REMOVAL, AND NOW THEY HAVE TO  
 6:48:54PM SET THE ROADS TO A HIGHER ELEVATION THAN YOUR SUBDIVISION IS  
 6:48:58PM SET TO.  
 6:48:59PM IF A CLIENT ASKS ME TO DO SOMETHING THAT DOESN'T MEET THAT  
  
 6:49:03PM CRITERIA AND RISK MY LICENSE, I ASK THEM TO WRITE ME A CHECK  
 6:49:06PM FOR MY RETIREMENT BECAUSE THAT'S WHAT I'M RISKING.  
 6:49:10PM EVERY ONE OF THE FOUR ENGINEERS RISKING THEIR LICENSE  
 6:49:13PM REVIEWING THOSE CALCULATIONS THAT HAVE WITHSTOOD THE TEST OF  
 6:49:19PM TIME.  
 6:49:20PM YOUR SUBDIVISION IS SUPPOSED TO FLOOD IN A HEAVY RAIN EVENT.  
 6:49:23PM DESIGNED THAT WAY.  
 6:49:24PM THE ROADS PROVIDE STORAGE SO THAT WHEN THE FLOOD COMES UP,  
 6:49:27PM IT DOESN'T GO INTO YOUR HOUSE.  
 6:49:28PM IF THE ROADS WERE RAISED UP TO WHERE THE ROADS NEVER FLOOD,  
 6:49:32PM THE LAKES WOULD BE SO BIG, YOUR HOUSES WOULD BE SO SKY HIGH  
 6:49:36PM IN THE AIR, EVERYTHING WOULD SHRINK DOWN AND ALL SITTING ON  
 6:49:40PM TOP OF A MOUND.  
 6:49:42PM A LICENSE -- REVIEWS, PUTS THE SEAL, PUTS LICENSE ON THE  
 6:49:47PM LINE, INSURANCE ON THE LINE BECAUSE HE'LL GET SUED IF IT'S  
 6:49:50PM MESSED UP.  
 6:49:51PM BEEN THERE, DONE THAT.  
 6:49:53PM DIDN'T DO IT WRONG BUT I'VE BEEN SUED.  
 6:49:56PM THE REVIEWER AT THE WATER MANAGEMENT DISTRICT REVIEWS IT.  
 6:50:02PM STORMWATER QUALITY FOR NUTRIENT REMOVALS.  
 6:50:05PM MAKE SURE IT DISCHARGES AT THE ALLOWED RATE.  
 6:50:10PM EACH SITE IS REQUIRED TO DISCHARGE AT A PRESCRIBED RATE SO  
 6:50:13PM IT DOESN'T OVERFLOW THE DOWNSTREAM CANAL.  
 6:50:16PM THEY HAVE TO COLLECT THE WATER, BASICALLY YOU BUILD A BOWL,  
 6:50:19PM YOU DRAIN ALL YOUR WATER IN, YOU HOLD IT THERE AND YOU LET  
  
 6:50:22PM IT OUT THROUGH A LITTLE STRAW AT A CERTAIN RATE.  
 6:50:25PM THEIR SYSTEM WILL BE DESIGNED TO THE SAME STANDARDS OR MORE

6:50:29PM STRICT STANDARDS THAN YOUR SYSTEM WAS DESIGNED TO.  
 6:50:32PM DOES THAT ANSWER YOUR QUESTION?  
 6:50:35PM >> THAT'S GREAT.  
 6:50:37PM THANK YOU, BARRY.  
 6:50:39PM >>Barry Jones: FROM A TRAFFIC STANDPOINT, THEY ARE REDUCING  
 6:50:42PM TRAFFIC BY 60 PERCENT PLUS.  
 6:50:44PM LIKE I SAID, IT'S HARD --  
 6:50:46PM >>Kristin Jeannin: NOT LESS THAN THE COWS.  
 6:50:50PM >>Barry Jones: THEY ARE RE-- PROPOSING TO REDUCE FROM WHAT  
 6:50:53PM IS CURRENTLY APPROVED.  
 6:50:55PM >>Mary Gibbs: EXCUSE ME.  
 6:50:56PM WE'RE NOT HERE TO HAVE A DISCUSSION.  
 6:50:58PM AS I MENTIONED, IT'S A PUBLIC INFORMATION MEETING.  
 6:51:00PM WE DON'T HAVE AN APPLICATION.  
 6:51:02PM WE HAVEN'T SEEN ANY OTHER TRAFFIC ANALYSIS OR DRAINAGE, SO  
 6:51:05PM WE'LL BE LOOKING AT THAT VERY CLOSELY.  
 6:51:07PM WE'RE NOT -- FOR AN INFORMATION MEETING, WE DON'T GET INTO A  
 6:51:13PM DEBATE.  
 6:51:13PM I TOOK A LOT OF NOTES.  
 6:51:14PM THANK YOU ALL VERY MUCH.  
 6:51:16PM >>Anthony Gargano: OKAY.  
 6:51:17PM THAT CONCLUDES THE HEARING.  
 6:51:19PM I WOULD LIKE TO ENCOURAGE THE APPLICANT TO CONTINUE TO MEET  
  
 6:51:24PM WITH THE LOCAL RESIDENTS AND HEAR THEIR CONCERNS.  
 6:51:26PM THANK YOU VERY MUCH.  
 6:51:27PM MOTION TO ADJOURN?  
 6:51:35PM >> SO MOVED.  
 6:51:36PM >> SECOND.  
 6:51:36PM >>Anthony Gargano: ALL IN FAVOR?  
 6:51:37PM OPPOSED?  
 6:51:38PM WE'RE ADJOURNED.

## DISCLAIMER:

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



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

## **DRAFT MINUTES**

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

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
April 14, 2026 4:30 p.m.**

**1. CALL TO ORDER: 4:33 p.m.**

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

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

Also present: Community Development Director Mary Gibbs, Village Attorney Robert Eschenfelder, 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 March 10, 2026 meeting minutes

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

**6. PUBLIC HEARING**

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

**(a) Estero Fire Expansion – Rezoning (DCI2025-E002) (District 4)**

21500 Three Oaks Parkway, located on the west side of Three Oaks Parkway just south of Corkscrew Road.

Estero Fire added 4.6 acres to the west side of the existing 4.9 acres. The additional land allows for the construction of a 10,000 square foot storage building and associated parking.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Rob Eschenfelder, Village Attorney

**Presentation/Information by**

Dan DeLisi, AICP, Dan DeLisi Inc.  
Natalie White, Schenkel Shultz  
Greg Diserio, Dave Jones and Associates

**Public Comment**

**eComments**

Patrick McGarry, Spring Ridge  
Sue Garneau, Colonial Oaks

**In-Person**

Jeanie Marshall, Colonial Oaks

**Board Questions or Comments**

Board Members Jeannin, Paivandy, Tatooles, Williams, and Chairman Gargano

**Motion:** Motion to recommend approval to rezone the property from AG - Agriculture and CPD - Commercial Planned Development to Community Facilities Planned Development (CFPD) to the Village Council.

**Motion by:** Board Member Tatooles

**Seconded by:** Board Member Williams

**Action:** Recommended approval to rezone the property from AG - Agriculture and CPD - Commercial Planned Development to Community Facilities Planned Development (CFPD) to the Village Council.

**Vote:**

**Aye:** Board Members Jeannin, Paivandy, Tatooles, and Chairman Gargano.

**Nay:**

**Abstentions:**



**(b) Ordinance Review – Ordinance 2026-03 regarding Non-Conforming Lots**

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Rob Eschenfelder, Village Attorney

**Public Comment**

None

**Board Questions or Comments**

Board Members Jeannin, Paivandy, Tatooles, Williams, and Chairman Gargano

**Motion:** Motion to recommend approval of Ordinance 2026-03 to the Village Council.

Motion by: Board Member Tatooles  
Seconded by: Board Member Williams

**Action:** Recommended approval of Ordinance 2026-03 to the Village Council.

**Vote:**

Aye: Board Members Jeannin, Paivandy, Tatooles, and Chairman Gargano.

Nay:

Abstentions:

**7. BOARD COMMUNICATIONS**

**(a) Review Revised 2026 Planning Zoning and Design Board Meeting Schedule**

**(b) Next meeting – April 14, 2026**

**8. ADJOURNMENT: 5:12 pm.**

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Tammy Duran  
Deputy Village Clerk



***Henning RMS CPD  
Zoning Staff Report***

**For Planning Zoning and Design Board  
May 19, 2026**

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|                                                     |                        |
|-----------------------------------------------------|------------------------|
| <b>PROJECT NAME:</b>                                | <b>Henning RMS CPD</b> |
| <b>CASE TYPE:</b>                                   | <b>Rezoning</b>        |
| <b>CASE NUMBER:</b>                                 | <b>DCI2024-E007</b>    |
| <b>PLANNING ZONING &amp;<br/>DESIGN BOARD DATE:</b> | <b>May 19, 2026</b>    |

**SUMMARY OF REQUEST**

The applicant is requesting a rezoning from Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR) to Commercial Planned Development (CPD). The approximately 2-acre site is located on the east side of US 41, approximately ¼ mile south of the intersection of US 41 and Broadway Ave E.

The property consists of two parcels with different zoning categories. The rezoning is proposed for the construction of a 16,000 square foot commercial building. Currently there are two buildings on the site used for contractor offices.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions in the Council ordinance.

**GENERAL INFORMATION**

**Applicant/Owner**

HLR Investments LP

**Authorized Agent**

D. Wayne Arnold, AICP, Pape-Dawson Consulting Engineers, LLC

**Location**

May 19, 2026

DCI2024-E007

Page 1 of 7

The subject properties are located at 20741 and 20771 S Tamiami Trail

STRAP Numbers

28-46-25-E3-05000.0060 and 28-46-25-E3-05000.0030

Size of Property

Approximately 1.96 acres in total

Surrounding Zoning and Land Use

North Estero United Methodist Church – Community Facilities Planned Development (CFPD)  
– Future Land Use (FLU): Urban Commercial

East Embarq utility building, zoned Agriculture and church Mixed Use Planned Development (MPD) to the southeast – FLU: Urban Commercial.

South Stilwell Solar contractor office, zoned Urban Commercial Redevelopment (UCR), then Estero Fire Station 41, zoned Agriculture, and church Mixed Use Planned Development (MPD) to the southeast – FLU: Urban Commercial

West US 41, then Campbell Auto Center, zoned Urban Commercial Redevelopment (UCR) and Sunny Grove Mobile Home Park, zoned Agriculture – FLU: Village Neighborhood 2

Zoning

Both properties are within the Marshall's Estero River Groves, Unit I subdivision. Lot 6, the northern parcel is zoned Commercial Planned Development (CPD) and Lots 3, 4, and 5, the southern parcel is zoned Urban Commercial Redevelopment (UCR). The site is also within the US 41 Overlay District.

Comprehensive Plan Land Use Category

Urban Commercial

Zoning History

The northern parcel was originally rezoned from Commercial (C-1A) to Commercial Planned Development (CPD) under Lee County Resolution Z-01-058 in 2002, which is attached. The original rezoning permitted a maximum of 21,000 sq ft of commercial retail/office uses, including an animal clinic and kennel, not to exceed 35 feet in height. The southern parcel is conventionally zoned as Urban Commercial Redevelopment. The site, which includes both properties, is currently developed with two commercial buildings utilized as Henning RMS contractor offices.

Public Information Meeting

A Public Information Meeting was held at the Planning Zoning and Design Board on September 10, 2024.

**STAFF ANALYSIS**

The applicant is proposing a rezoning from Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR) to Commercial Planned Development (CPD) to develop a single 16,000 sq ft commercial building.

Master Concept Plan

The applicant has provided a revised Master Concept Plan that shows the following:

- The proposed location of the 16,000 sq ft commercial building
- US 41 and Estero Ct access (east side of property)
- Parking area
- Dumpster enclosure and loading zone
- Landscape buffers
- Dry detention areas
- Existing billboard sign

#### Perimeter Buffers and Landscaping

The Master Concept Plan shows the following proposed landscape buffers:

- 20 ft Type "D" buffer with 2 - to 3 - foot high berm along the western property line fronting US 41
- 5 ft Type "A" buffers along the northern and southern property lines
- 5 ft Type "A" buffer along the northeastern property line
- 20 ft Type "D" buffer along the southeastern property line along Estero Ct

There is an existing sidewalk along US 41. The proposed MCP shows one pedestrian connection to this sidewalk.

#### US 41 Overlay

The Land Development Code (LDC) standards for the US 41 Overlay district encourage locating parking to the side and rear of buildings exceeding 7,500 sq ft. The Master Concept Plan proposes parking along the west (facing US 41) and south sides of the building, with no parking provided at the rear facing Estero Ct.

Because the applicant proposes parking adjacent to US 41, the LDC requires appropriate screening, including a Type D buffer and a 2 - to 3 - foot undulating landscaped berm. Staff recommends a condition regarding the landscape buffer to include a taller hedge at time of planting to help screen the site from the view of the parking lot along the western property line fronting US 41.

#### Pattern Book

The applicant has submitted a Pattern Book with conceptual landscape plans, existing conditions, interior concept plan, architectural renderings, architectural elevations, and conceptual signage.

#### Architecture

The proposed commercial building reflects a Mediterranean-inspired design with contemporary elements according to the applicant. The architecture includes arched entry features, a variety of windows and doors, varying roof heights, and articulated facades that help break up the massing. Exterior materials, including a barrel tile roof and an earth-toned color palette, reinforce the building's simplified Mediterranean character.

The proposed building paint colors include 3 colors: Westhighland White (SW7566), Natural Tan (SW 7567), and Tony Taupe (SW 7038). The Pattern Book doesn't show where the colors are located so staff has proposed a condition to limit the white color.

#### Building Height

The proposed commercial building is limited to a maximum height of 35 feet and will not exceed two stories. Although the Pattern Book illustrates a one-story building, the applicant has stated that a loft or mezzanine may be included.

#### Traffic

A Traffic Impact Statement (TIS) was prepared by JMB Transportation Engineering Inc. in July 2024 and is included as 'Attachment E'. The report concludes that the proposed Henning RMS CPD "will not significantly or adversely impact the surrounding road network."

The site currently has two access points off US 41. The project is proposed with two points of access: one connection to US 41 and secondary access via Estero Ct. Estero Ct connects to County Rd, which provides signalized access to US 41. Access changes on US 41 require FDOT approval.

According to the TIS, US 41 currently operates at Level of Service (LOS) E and is projected to continue operating at LOS E during the peak hour in the peak direction. The total new daily traffic was reported as 679 vehicle trips, with a new AM peak hour of 27 vph and new PM peak hour of 76 vph.

#### Stormwater Management

The Master Concept Plan identifies multiple dry detention areas which the applicant states will serve as the overall surface water management system for the project. The final design of the surface water management system will be provided at the time of development order.

#### Uses

The applicant has proposed eliminating several uses from the existing CPD Schedule of Uses as part of the proposed rezoning. The revised schedule focuses on retaining office uses, including medical offices, as well as retail, restaurant, and similar commercial uses. Higher-intensity or less compatible uses such as nightclubs and broadcast studios have been eliminated. The applicant's proposed Schedule of Uses is attached (Attachment G).

#### Signage

There is an existing permitted billboard located on the subject property. Staff recommends a condition removing the billboard to enhance the aesthetics on the property and ensure that no additional Code Enforcement issues occur.

The applicant is also proposing two monument signs, which will replace the existing monument signs. One monument sign will be located facing US 41 on the northwest side of the property and the secondary monument sign will be located on the southeast side of the property, facing Estero Ct. A conceptual rendering is included in the Pattern Book, but no detail on setbacks and other criteria has been provided. Signage details will be reviewed at time of development order.

Utilities

The site is currently using a septic tank. Lee County Utilities is the service provider. Staff proposes a condition to require connection to central sewer when available.

DEVIATIONS

The applicant is not requesting any deviations from the Land Development Code.

COMPREHENSIVE PLAN ANALYSIS

The site is in the Urban Commercial Future Land Use category.

**FLU 1.2.9 URBAN COMMERCIAL.** *The main purpose for the Urban Commercial designation is to foster development of a unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant, office, and assisted living uses are concentrated. These properties are generally small in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services. Urban services are in place or readily expandable to support moderately intense levels of commercial development. Residential uses are also allowable, however they are not incentivized. These areas were typically designated Urban Community or Suburban and within the Mixed-Use Overlay per the Village's Transitional Comprehensive Plan. Urban Commercial areas are generally the individual development sites along major corridors of U.S. 41, Corkscrew Road, and Three Oaks Parkway. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.*

**A. Uses:** *A broad mix of commercial uses is allowed in the Urban Commercial areas to foster convenience and efficiency for a broader live/work/play environment, including neighborhood and community scale commercial including shopping, restaurant, hotel and office, all subject to the compatibility standards of FLU-1.10. Assisted living facilities, public and quasi-public uses are allowed in the Urban Commercial future land use category. Residential development is allowed subject to compatibility standards, and limited to parcels of 5 or more acres in size or parcels subject to an approved and effective Development of Regional Impact (DRI) that designates residential development as allowable on the parcel.*

Staff Comment:

The proposed CPD is consistent with the Urban Commercial designation. The proposed 16,000 sq ft commercial building will primarily include office use with tenant spaces that could provide additional office, retail, or restaurant uses. The removal of less compatible uses from the Schedule of Uses enhances the compatibility with the surrounding commercial developments and aligns with the intent to serve any nearby residential areas. The site is located along US 41, a primary corridor. The proposed rezoning will allow redevelopment of an older site with a new building and landscaping.

**FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM.** *To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:*

- A. Traffic and access impacts (rezoning and development orders);***
- B. Architectural and landscape architectural design (rezoning and development orders);***
- C. Site planning, interconnectivity, and public space (rezoning and development orders);***
- D. Screening, landscaping and buffering (rezoning and development orders);***
- E. Availability and adequacy of services and facilities (rezoning and development orders);***
- F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);***

Staff Comment:

The applicant has provided a traffic analysis that evaluated the roadway capacity on US 41 and the report found that the rezoning would not significantly or adversely impact the surrounding road network. The site is also within the US 41 Overlay District and staff proposes a condition to enhance the US 41 buffer with a taller hedge. The proposed architecture for the 16,000 sq ft commercial building is consistent with the LDC and is an improvement compared to the existing commercial developments in the area.

## **CONCLUSION**

The proposed project will provide for redevelopment to improve an older area along US 41 which is the intent of the Urban Commercial land use category. Staff recommends approval with the conditions in the draft ordinance and the following findings.

## **FINDINGS OF FACT**

Rezoning is subject to a quasi-judicial process and hearing by both Planning Zoning and Design Board and the Village Council. In reviewing a rezoning, the following shall be considered:

**1. Is the rezoning consistent with the Comprehensive Plan;**

The site is located within the Urban Commercial future land use category. As established in the Comprehensive Plan, a broad mix of commercial uses is allowed in the Urban Commercial areas to foster convenience and efficiency for a broader live/work/play environment. The project is in compliance with the Comprehensive Plan.

**2. The rezoning is not in conflict with any portion of the Land Development Code;**

The application is not in conflict with the Land Development Code.

**3. The rezoning addresses a demonstrated community need;**

The proposed project will help revitalize an older corridor along US 41 and provide compatible commercial uses for the surrounding area.

**4. The rezoning is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**

With the staff's proposed conditions and modifications to the site plan, the rezoning is compatible.

**5. The rezoning would result in a logical and orderly development pattern;**

The site has an existing use in an area where the development pattern is already established.

**6. The rezoning would not adversely affect the property values in the area;**

The new project should increase property values as it is redeveloped.

**7. The rezoning would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

Facilities are existing except for central sewer.

**8. The rezoning would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;**

The site is developed already.

**9. The rezoning is compatible with existing or planned uses in the surrounding uses;**

See #4.

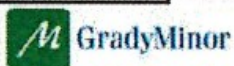
**ATTACHMENTS**

- A. Location Map
- B. Zoning Resolution Z-01-058
- C. Master Concept Plan
- D. Pattern Book
- E. Traffic Impact Statement
- F. Applicant's Schedule of Uses



Attachment A

## Henning RMS CPD Amendment Zoning Map



Civil Engineers • Land Surveyors • Planners • Landscape Architects

**Attachment B**

**RESOLUTION NUMBER Z-01-058**

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

WHEREAS, Progressive Engineering filed an application on behalf of the property owners, Robert E. Cope and Jeanette M. Cope, to rezone 1.139± acres from Commercial (C-1A) to Commercial Planned Development (CPD), in reference to Cope Animal Clinic.

WHEREAS, a public hearing was advertised and held on December 19, 2001, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2001-00012; and

WHEREAS, a second public hearing was advertised and held on February 4, 2002, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

**SECTION A. REQUEST**

The applicant filed a request to rezone a 1.139±-acre parcel from C-1A to CPD to permit a maximum of 21,000 square feet of commercial retail/office uses, including an animal clinic and kennel (without outdoor runs), not to exceed 35 feet in height. The property is located in the Urban Land Use Category and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

**SECTION B. CONDITIONS:**

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

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Master Concept Plan Option 1, Cope Animal Clinic," stamped "Received Feb 13 2002 Zoning Counter," dated 2/15/01, last revised 2/08/02, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

CASE NO:DCI2001-00012

Z-01-058  
Page 1 of 5



2. The following limits apply to the project and uses:

a. Schedule of Uses

ANIMAL CLINIC  
 ANIMAL KENNEL, inside only, no outdoor runs  
 AUTO PARTS STORE, no installation service & no outdoor display of merchandise  
 BAIT AND TACKLE SHOP  
 BANKS AND FINANCIAL ESTABLISHMENTS, Group I, without drive-thru facilities.  
 BOAT PART STORE, no installation service & no outdoor display of merchandise  
 BUSINESS SERVICE, Group I  
 CARETAKER'S RESIDENCE, in conjunction with animal clinic only  
 CLEANING AND MAINTENANCE SERVICE  
 CLOTHING STORES, GENERAL  
 CONTRACTORS AND BUILDERS, Group I  
 DAY CARE CENTER, adult and child  
 EMERGENCY MEDICAL SERVICES (ambulance station)  
 EMERGENCY OPERATIONS CENTER  
 ESSENTIAL SERVICES  
 EXCAVATION, WATER RETENTION (dry retention only)  
 FOOD STORES, Group I  
 FUNERAL HOME OR MORTUARY, no cremation  
 HARDWARE STORE  
 HOBBY, TOY, GAME SHOPS  
 HOUSEHOLD AND OFFICE FURNISHINGS, Groups I & II  
 LAUNDRY or DRY CLEANING, Group I  
 LAWN AND GARDEN SUPPLY STORE, including incidental sales of small residential or garden storage sheds  
 MEDICAL OFFICE  
 NONSTORE RETAILERS, all groups  
 PAINT AND GLASS AND WALLPAPER  
 PARKING LOT, accessory use  
 PERSONAL SERVICES, Group I, Group II (excluding massage parlors, stream and Turkish baths), Group III, and Group IV (excluding dating services, escort services, palm readers, fortuneteller's or card readers, and tattoo parlors)  
 PET SERVICES, excluding outdoor obedience training  
 PET SHOP  
 PLACE OF WORSHIP  
 PLANT NURSERY  
 POLICE OR SHERIFF'S STATION  
 RECREATIONAL FACILITIES, Group I  
 RENTAL AND LEASING ESTABLISHMENTS, Group II, no outdoor display of merchandise  
 REPAIR SHOPS, Groups I & II, no outdoor display of merchandise  
 RESTAURANTS, Groups I & II  
 SCHOOLS, COMMERCIAL  
 SIGNS, in accordance with Chapter 30 of the LDC  
 SOCIAL SERVICES, Group I

CASE NO:DCI2001-00012

Z-01-058  
 Page 2 of 5

SPECIALTY RETAIL SHOPS, Groups I-IV  
 STORAGE, indoor only  
 STUDIOS  
 USED MERCHANDISE STORES, Group I, limited to indoor display only  
 VARIETY STORE

b. Site Development Regulations

Minimum Lot Size:

|           |                   |
|-----------|-------------------|
| Lot Area  | 7,500 square feet |
| Lot Width | 75 feet           |
| Lot Depth | 100 feet          |

Minimum Setback:

|        |         |
|--------|---------|
| Street | 25 feet |
| Side   | 15 feet |
| Rear   | 25 feet |

|                          |                                    |
|--------------------------|------------------------------------|
| Maximum Building Height: | 35 feet, not to exceed two stories |
| Minimum Lot Coverage:    | 40 percent                         |

3. Traffic Conditions:

- a. Access to U.S. 41 (South Tamiami Trail) is under the jurisdiction of the Florida Department of Transportation (FDOT). FDOT approval will be required prior to local development order approval. The access points shown on the master concept plan are not approved and will need to be modified. Only one access point may be allowed by FDOT.
- b. Estero Court, a non-county maintained road, must be paved prior to the construction and use of the proposed eastern access onto Estero Court.

4. The proposed 15-foot-wide Type "D" buffer must extend entirely along that portion of the property fronting on Estero Court, until such time that an access is approved, by Development Services Division, onto Estero Court. Once the access is approved, that portion of the Type "D" buffer affected by the approved access may be removed.
5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
6. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

CASE NO:DCI2001-00012

Z-01-058  
 Page 3 of 5

7. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

SECTION C. EXHIBITS:

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

- Exhibit A: The legal description and STRAP number of the property.  
Exhibit B: Zoning Map (subject parcel identified with shading)  
Exhibit C: The Master Concept Plan

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
  - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
  - c. is compatible with existing or planned uses in the surrounding area; and,
  - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
  - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
  - a. the proposed use or mix of uses is appropriate at the subject location; and
  - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
  - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

CASE NO:DCI2001-00012

Z-01-058  
Page 4 of 5

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Andrew W. Coy, seconded by Commissioner John E. Albion and, upon being put to a vote, the result was as follows:

|                      |     |
|----------------------|-----|
| Robert P. Janes      | AYE |
| Douglas R. St. Cerny | AYE |
| Ray Judah            | AYE |
| Andrew W. Coy        | AYE |
| John E. Albion       | AYE |

DULY PASSED AND ADOPTED this 4th day of February, 2002.

ATTEST:  
CHARLIE GREEN, CLERK

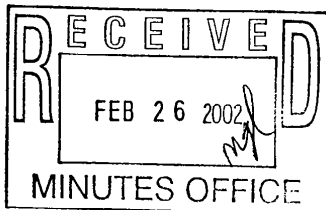
BY: Michelle B. Leismar  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: [Signature]  
Chairman

Approved as to form by:

John Wedgner  
County Attorney's Office



CASE NO:DCI2001-00012

Z-01-058  
Page 5 of 5

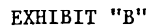
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

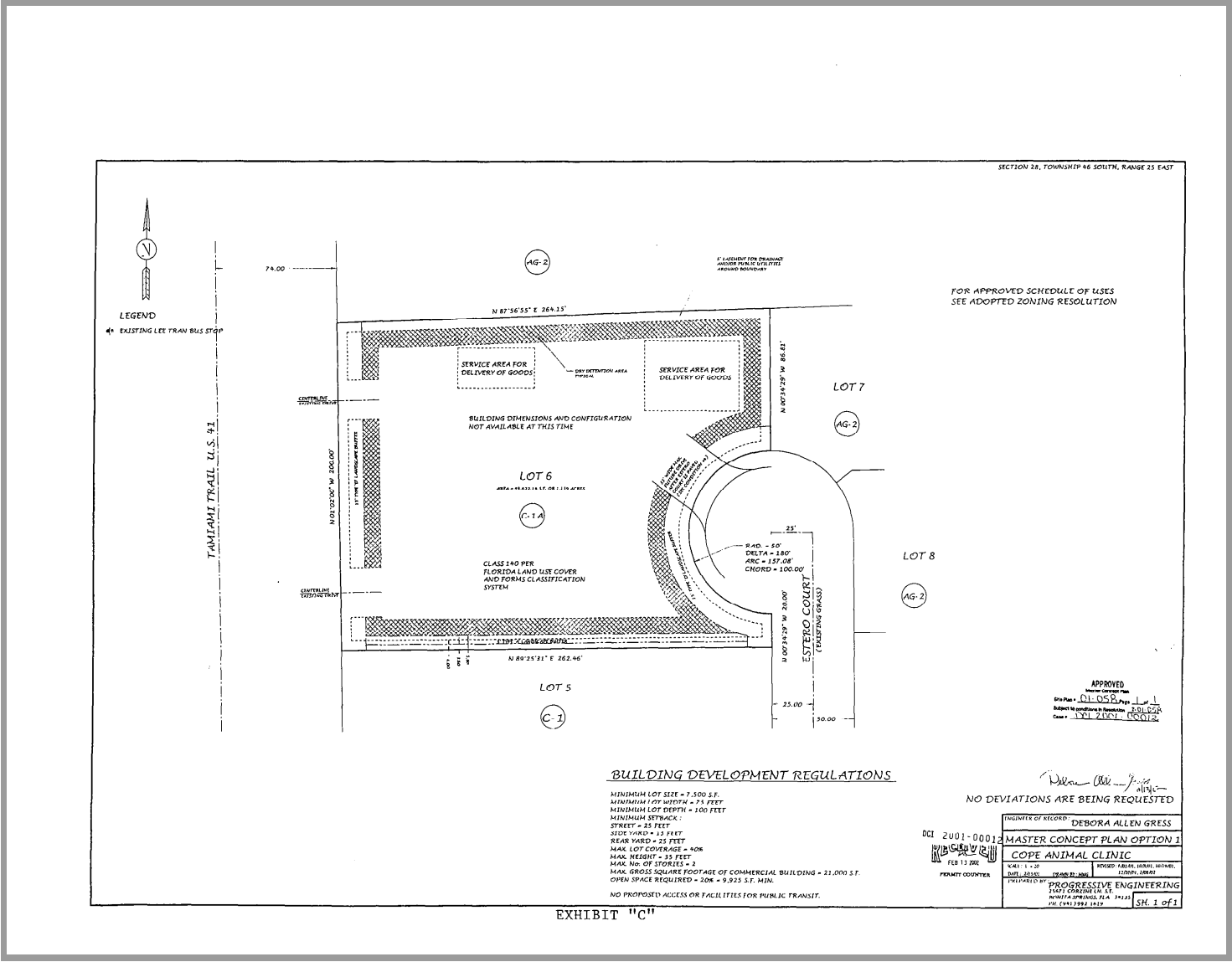
Property located in Lee County, Florida

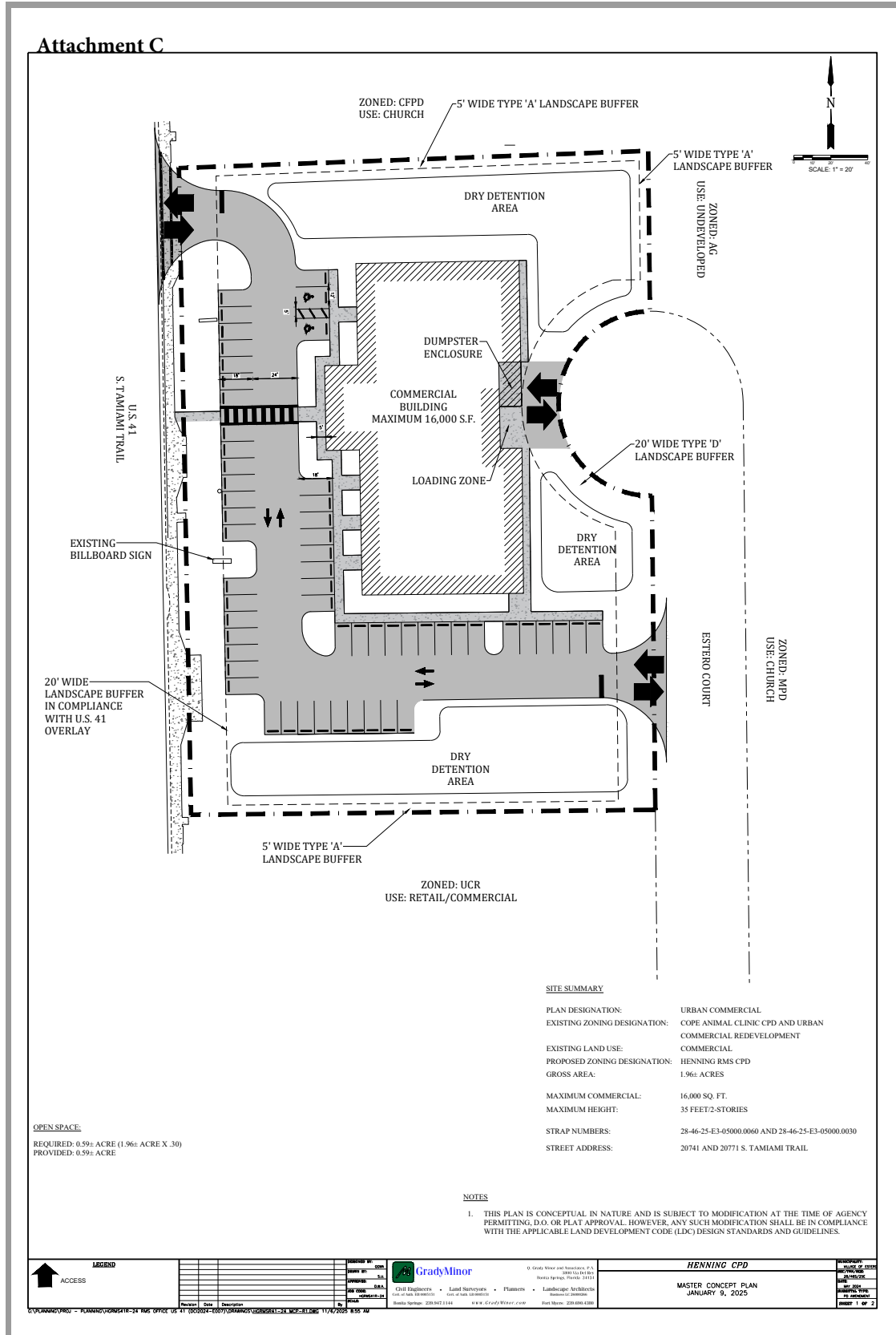
Lot 6, Unit 1, MARSHALL'S ESTERO RIVER GROVES SUBDIVISION, as recorded in Plat Book 12, Page 131, of the Public Records of Lee County, Florida, lying in Section 28, Township 46 South, Range 25 East, Lee County, FL.

The applicant has indicated that the STRAP number for the subject property is:  
28-46-25-05-00000.0060.









Attachment D



## HENNING DESIGN CENTER PATTERN BOOK

OWNER: HENNING  
CIVIL ENG.: PAPE-DAWSON  
ARCHITECT: STUDIO+

AREA: 16,000 SF  
ADDRESS: 20771 S Tamiami Trail, Estero, FL 33928

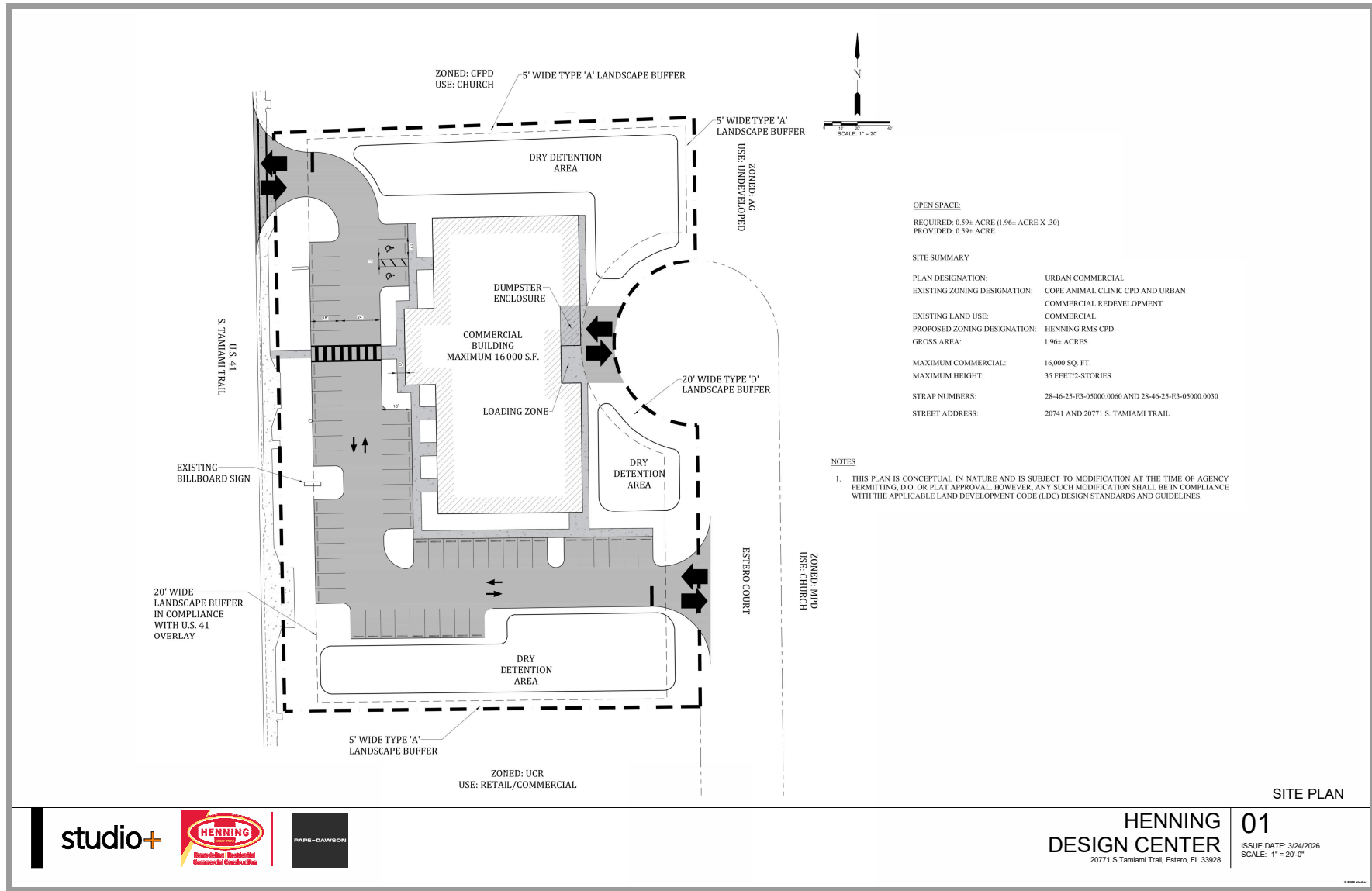
COVER

studio+

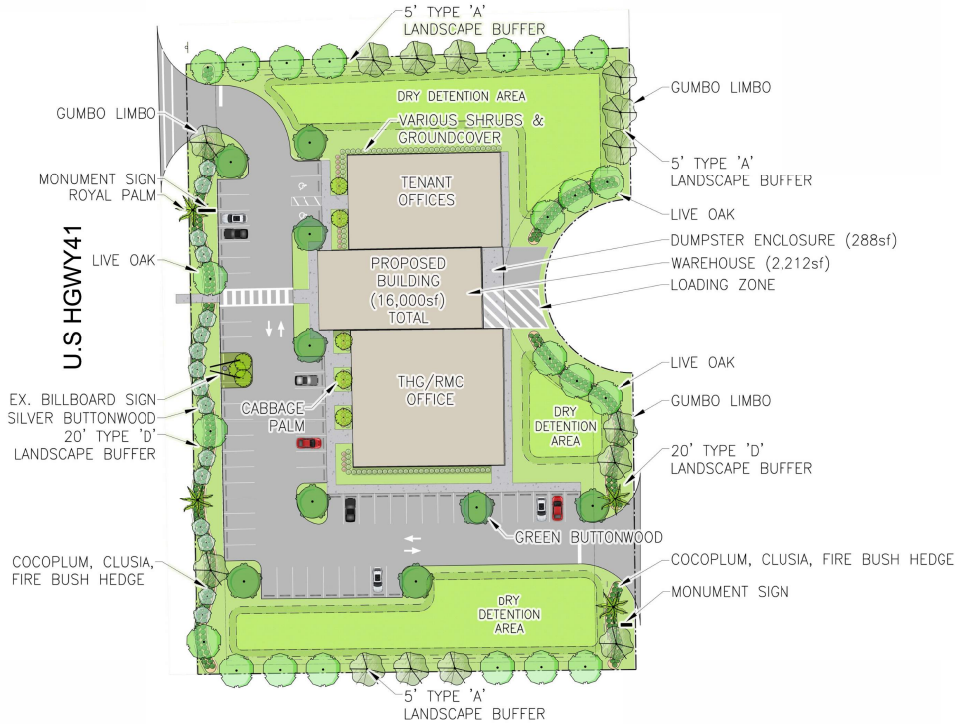


**HENNING  
DESIGN CENTER**  
20771 S Tamiami Trail, Estero, FL 33928

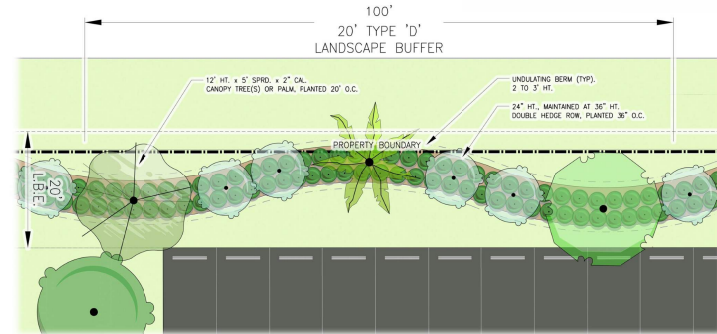
**00**  
ISSUE DATE: 3/24/2026  
SCALE:



# CONCEPTUAL LANDSCAPE PLAN



## U.S. 41 OVERLAY BUFFER CONCEPT - PLAN VIEW



## U.S. 41 OVERLAY BUFFER CONCEPT - PERSPECTIVE VIEW



### LANDSCAPE PLAN

studio+



PAPE-DANSON

**HENNING**  
DESIGN CENTER  
20771 S Tamiami Trail, Estero, FL 33928

**02**  
ISSUE DATE: 3/24/2026  
SCALE: 1" = 20'-0"



**Grady Minor**  
Civil Engineers, Land Surveyors, Planners, Landscape Architects

TYPICAL LANDSCAPE SPECIES



Cabbage Palm



Silver Buttonwood



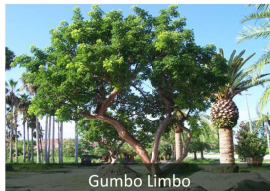
Green Buttonwood



Live Oak



Royal Palm



Gumbo Limbo



Liriope



Clusia Guttifera



Dune Sun Flower



Green Island Ficus



Variegated Schefflera



Wild Coffee



Pink Muhly Grass



Fire Bush



Red Tip Cocoplum



Mammy Croton

LANDSCAPE SPECIES

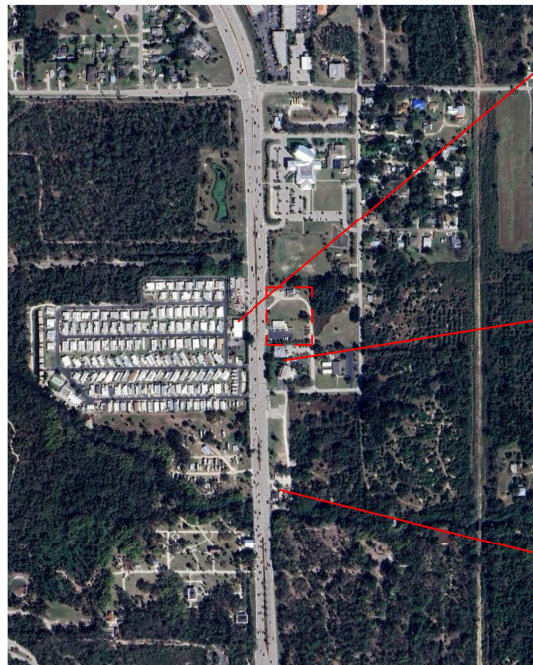
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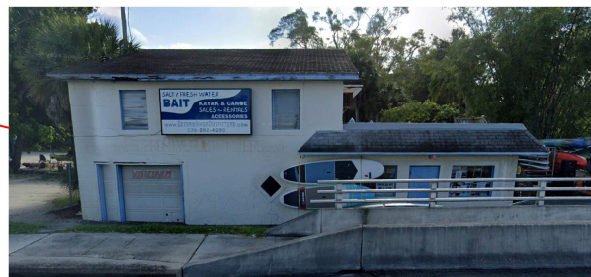
**HENNING**  
**DESIGN CENTER**  
20771 S Tamiami Trail, Estero, FL 33928

**03**  
ISSUE DATE: 3/24/2026  
SCALE: 3" = 1'-0"

**ON-SITE STRUCTURES**



**ADJACENT STRUCTURES**



**APPROVAL REQUEST:**

- Rezone the 2+/- acre parcel from CPD and Urban Commercial Redevelopment (UCR) to CPD to permit a maximum of 16,000 square feet of commercial land uses.
- Existing CPD permits up to 21,000 square feet of commercial uses
- Parcel is currently developed with two commercial buildings and is utilized for the Henning RMS Contractor Offices
- Applicant proposes redevelopment of the site with a single 16,000 square foot building to be used for Henning RMS Design center and other complementary uses
- Site is designated Urban Commercial on the Village of Estero Future Land Use Map
- Property is also within the U.S. 41 Overlay. Proposed U.S. 41 ROW buffer will be in compliance with the special buffer standards for properties having frontage on U.S. 41.
- Site has been designed to have a single access point on U.S. 41, with secondary access provided to Estero Court.
- Resulting building will meet all Village of Estero architectural and site design standards.

**EXISTING CONDITIONS**

**studio+**



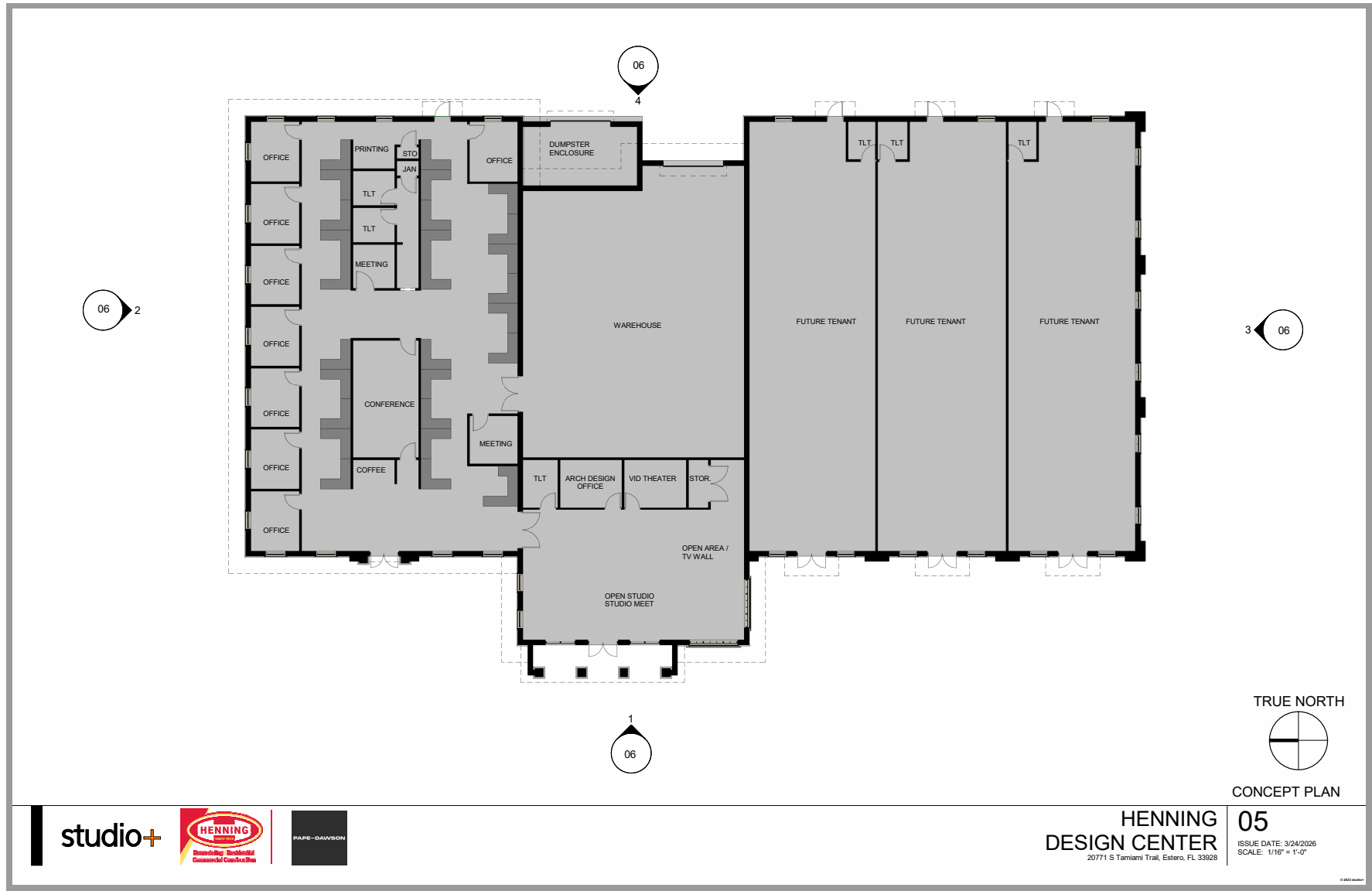
PAPE-DANSON

**HENNING  
DESIGN CENTER**  
20771 S Tamiami Trail, Estero, FL 33928

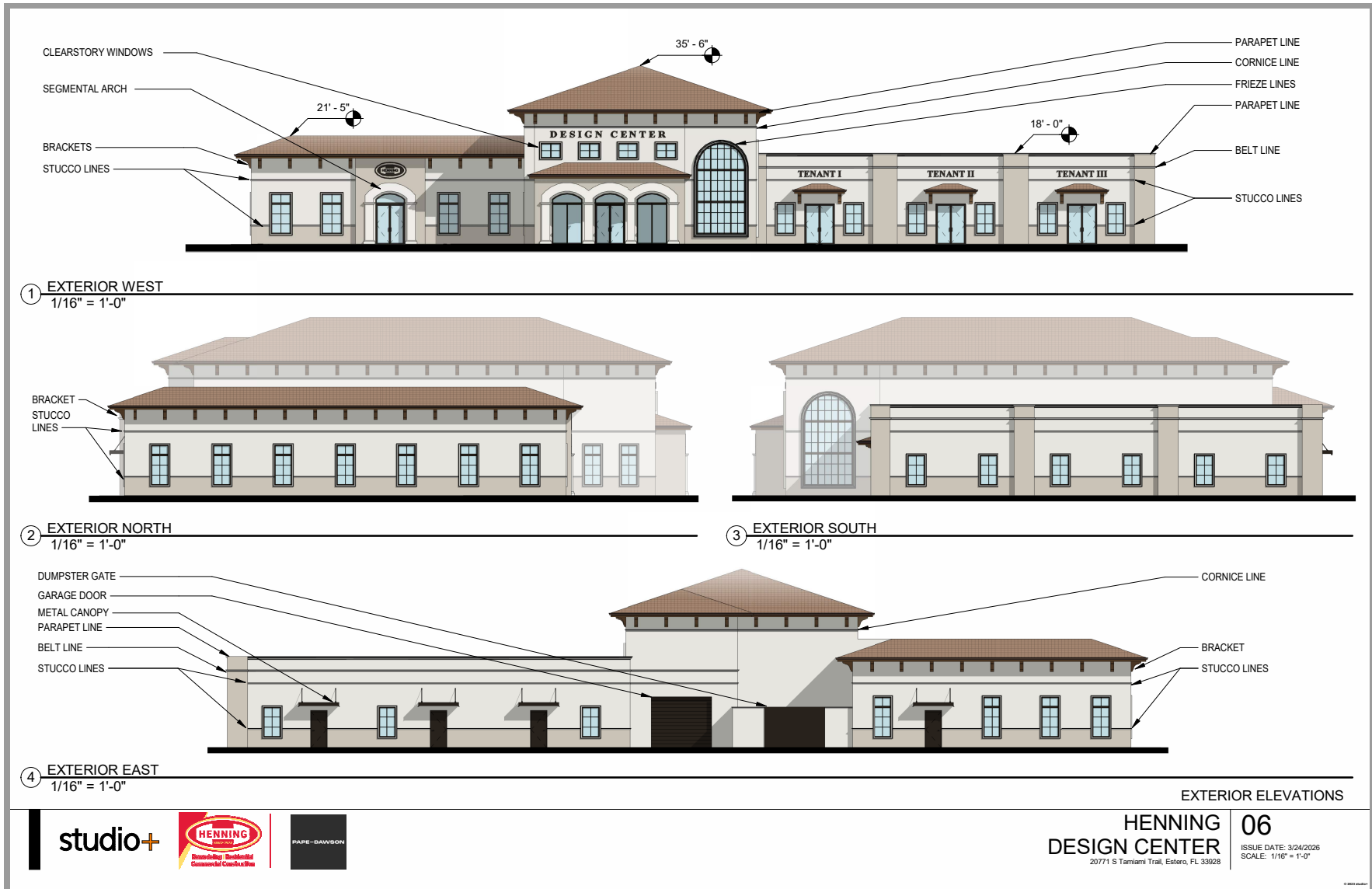
**04**

ISSUE DATE: 3/24/2026  
SCALE:





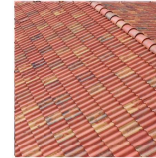








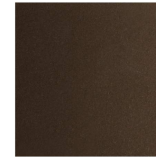




ROOF  
BARREL TILE AUTUMN



ROOF SOFFIT & BRACKETS  
GOLDEN HARVEST WOOD



METAL SURFACES  
DARK BRONZE COAT



PAINT  
SW 7566 WESTHIGHLAND WHITE



PAINT  
SW 7567 NATURAL TAN



PAINT  
SW 7038 TONY TAUPE

MATERIALS

studio+



**HENNING  
DESIGN CENTER**  
20771 S Tamiami Trail, Estero, FL 33928

**09**  
ISSUE DATE: 3/24/2026  
SCALE:

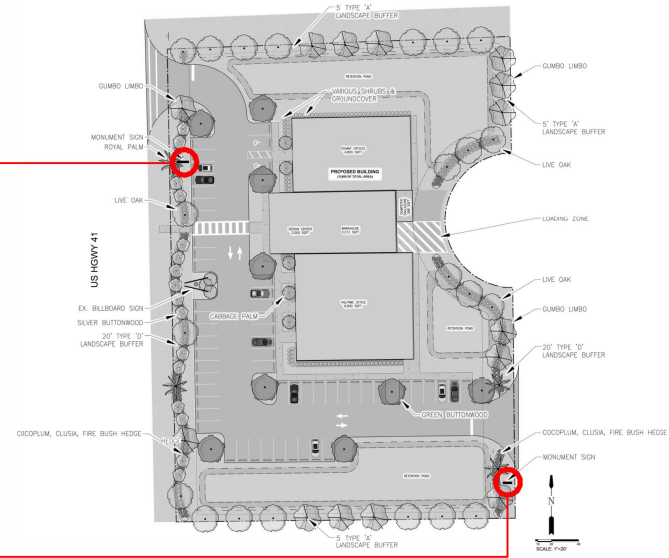




**MONUMENT SIGN @ S TAMIAAMI TRAIL**  
12' WIDE / 10' HIGH



**MONUMENT SIGN @ ESTERO CT**  
12' WIDE / 10' HIGH



**SIGNAGE**

**studio+**



**HENNING  
DESIGN CENTER**  
20771 S Tamiami Trail, Estero, FL 33928

**10**  
ISSUE DATE: 3/24/2026  
SCALE:

Attachment E

**JMB** TRANSPORTATION ENGINEERING, INC.  
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

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# TRAFFIC IMPACT STATEMENT

**RMS Henning CPD**  
(Village of Estero, Florida)

July 8, 2024

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**Prepared by:**

**JMB** TRANSPORTATION ENGINEERING, INC.  
4711 7TH AVENUE SW  
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 240211)

## **TABLE OF CONTENTS**

|                                               |          |
|-----------------------------------------------|----------|
| <b>Conclusions</b>                            | <b>2</b> |
| <b>Purpose of Report</b>                      | <b>3</b> |
| <b>Scope of Project</b>                       | <b>3</b> |
| <b>Table A - Site Development Status</b>      | <b>3</b> |
| <b>Project Generated Traffic</b>              | <b>4</b> |
| <b>Table B - Trip Computations Summary</b>    | <b>4</b> |
| <b>Existing + Committed Road Network</b>      | <b>5</b> |
| <b>Project Generated Traffic Distribution</b> | <b>5</b> |
| <b>Area of Significant Impact</b>             | <b>5</b> |
| <b>Project Build-Out Conditions</b>           | <b>5</b> |
| <b>Concurrency Review</b>                     | <b>6</b> |
| <b>Appendix</b>                               | <b>7</b> |

## **Conclusions**

### **Road Impact Mitigation Requirements**

Based upon the findings and conclusions of this report, it was determined that the proposed Henning RMS CPD will not significantly or adversely impact the surrounding road network. In fact, the proposed 16,000 square feet of retail and professional and medical office space will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard). It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the CPD. More specifically, the road network will continue to operate at acceptable levels of service for project build-out traffic conditions. Also, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Because Henning RMS CPD will not cause any transportation deficiencies to occur, the Developer will not be required to fund any off-site roadway improvements/mitigation, other than the payment of road impact fees, which will be used to fund a portion of the costs of area-wide improvements as established by Lee County's CIE and Long-Range Transportation Plan (LRTP). More specifically, the Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by the Village of Estero Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane mile is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth.

### **Concurrency Review**

U.S. 41 (between Corkscrew Road and Estero Parkway) is classified as a six-lane divided arterial having an adopted maximum service capacity of 2,814 vph for the 100<sup>th</sup> highest hour peak direction. As concluded, that segment of U.S. 41 will have a project build-out traffic demand of 2,662 vphpd and a v/c ratio of 0.95. Therefore, this project will be consistent with the criteria of the Village of Estero Concurrency Management Policy.

### **Site-Related Roadway Improvements**

The project will have one (1) access on U.S. 41 and one (1) access on Estero Court. Estero court provides full access to County Road which provides signalized access to U.S. 41. Site access improvements will be established at the time of seeking final development approval.



**Purpose of Report**

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Village of Estero. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Henning RMS CPD.

**Scope of Project**

Henning RMS CPD is a proposed mixed-use commercial development that will consist of 16,000 square feet of retail and professional and medical office space. The site is located on the east side of U.S. 41 and offset to the north from County Road, within the Village of Estero, Florida.

The project will have one (1) access on U.S. 41 and one (1) access on Estero Court. Estero court provides full access to County Road which provides signalized access to U.S. 41. Site access improvements will be established at the time of seeking final development approval.

**Table A**  
**Proposed Site Development**

| Land Use                                   | Size        |
|--------------------------------------------|-------------|
| Retail & Professional/Medical Office Space | 16,000 s.f. |

### **Project Generated Traffic**

Traffic which can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11<sup>th</sup> Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that the land use code Strip Retail Plaza (LUC 822) was the most appropriate use in order to estimate the traffic generated by the project. The estimated total trips were also adjusted to reflect pass-by trips.

Table 1 of this report provides a detail of the trip generation computations, which are summarized below in Table B.

**Table B**  
**Trip Computations Summary**  
*(Summation of Table 1)*

| Land Use           | New Daily Trips<br>(ADT) | New AM Trips<br>(vph) | New PM Trips<br>(vph) |
|--------------------|--------------------------|-----------------------|-----------------------|
| Strip Retail Plaza | 679                      | 27                    | 76                    |

The report finds that the project will generate fewer than 100 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Village of Estero Traffic Impact Statement Guidelines for developments generating "Fewer Than 100 Trips".

**Existing + Committed Roadway Conditions**

U.S. 41 (between Corkscrew Road and Estero Parkway) is classified as a six-lane divided arterial having an adopted maximum service capacity of 2,814 vph for the 100<sup>th</sup> highest hour peak direction.

**Project Generated Traffic Distribution**

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting and competing land uses, such as business, retail, medical and nearby residential areas. Table 2 and Figure 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by volume.

**Area of Significant Impact**

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. It is noted that the proposed Henning RMS CPD will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard).

**Project Build-Out Conditions**

In order to establish 2027 project build-out traffic conditions, the project traffic was added to the forecasted 2027 background build-out traffic volumes. The 6-year historical annual growth rate for all roads within the project's area of influence was found to be more than 2.0%. The minimum calculated growth rates were applied to the 100th highest hour traffic volumes published in the Lee County Concurrency Report. Table 3 provides a detail of the existing and 2027 background traffic conditions. Table 4 reflects the 2027 background plus project traffic conditions. Table 4 describes the traffic volumes based upon the 100th highest hour peak direction demand for all roads under review, as well as the applicable level of service. As determined, all roadways will continue to operate at acceptable levels of service at project build-out conditions.

**Concurrency Review**

U.S. 41 (between Corkscrew Road and Estero Parkway) is classified as a six-lane divided arterial having an adopted maximum service capacity of 2,814 vph for the 100<sup>th</sup> highest hour peak direction. As concluded, that segment of U.S. 41 will have a project build-out traffic demand of 2,662 vphpd and a *v/c* ratio of 0.95. Therefore, this project will be consistent with the criteria of the Village of Estero Concurrency Management Policy.

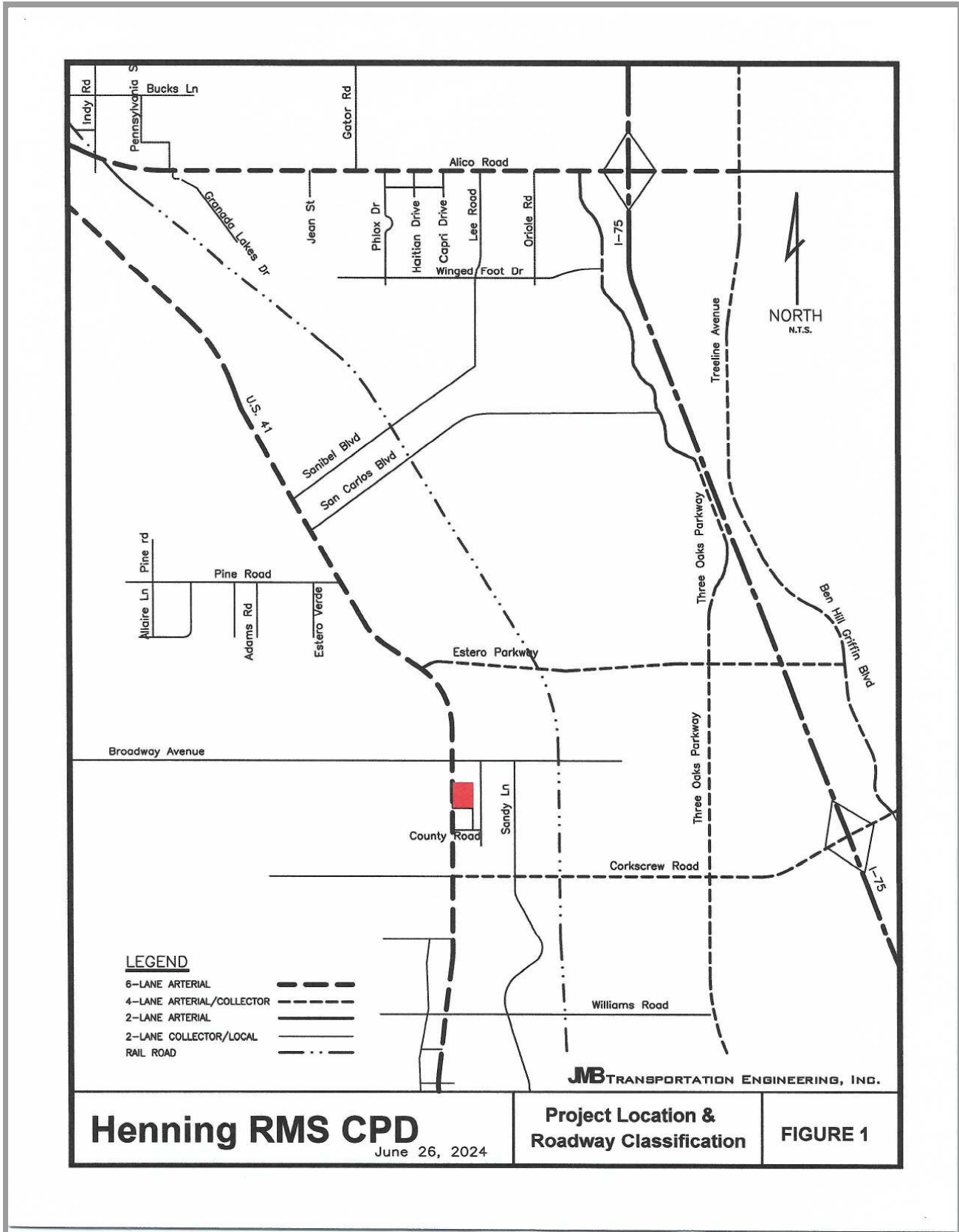
## **APPENDIX**

Master Concept Plan

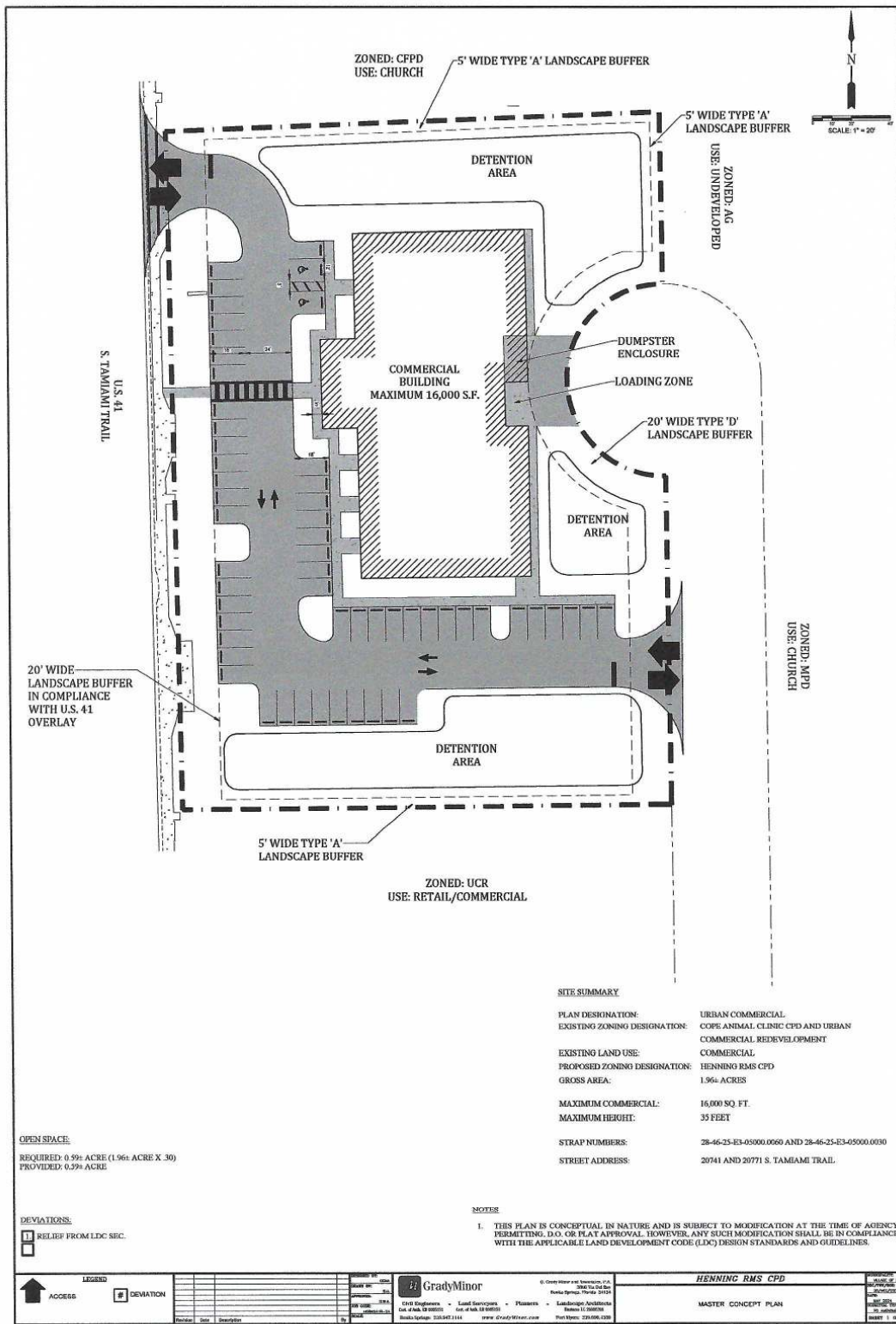
Figures 1 and 2

Tables 1 thru 4

Support Documents







**TABLE 1**  
**TRIP GENERATION COMPUTATIONS**  
Henning RMS CPD

| Land Use    |                                     | Build Schedule     |  |
|-------------|-------------------------------------|--------------------|--|
| <u>Code</u> | <u>Land Use Description</u>         |                    |  |
| <b>822</b>  | <b>Strip Retail Plaza (&lt;40k)</b> | <b>16,000 s.f.</b> |  |

| Land Use         | Trip Generation Equation | Total Trips                    | Trips Enter/Exit |             |
|------------------|--------------------------|--------------------------------|------------------|-------------|
| <u>Code</u>      | <u>Trip Period</u>       | <u>(Based upon S.F.)</u>       |                  |             |
| <b>LUC 822</b>   | Daily Traffic (ADT) =    | $T = 42.20(X) + 229.68 =$      | <b>905 ADT</b>   |             |
| <b>&lt; 40 k</b> | AM Peak Hour (vph) =     | $\ln(T) = 0.66\ln(X) + 1.84 =$ | <b>39 vph</b>    | 24 / 15 vph |
|                  | 7-9 AM                   | 60% Enter/ 40% Exit =          |                  |             |
|                  | PM Peak Hour (vph) =     | $\ln(T) = 0.71\ln(X) + 2.72 =$ | <b>109 vph</b>   | 54 55 vph   |
|                  | 4-6 PM                   | 50% Enter/ 50% Exit =          |                  |             |

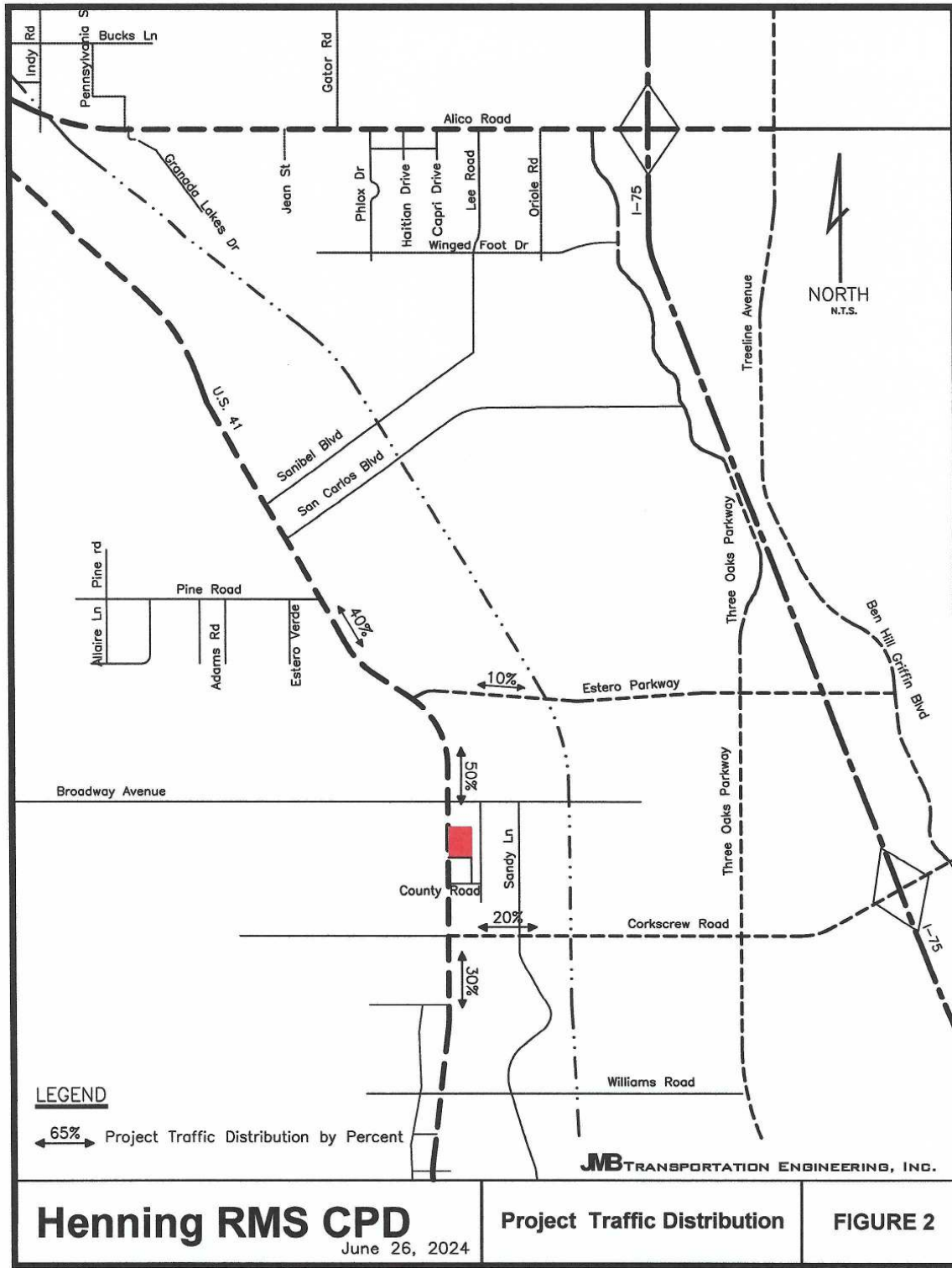
*Pass-by Trips per ITE=  $\ln(T) = -0.29\ln(X) + 5.00 =$* 
**66% 25% Daily Pass-by Rate**

Per Lee County ADT = Pass-by = 25% ADT and 30% AM & PM
 **30% AM & PM Pass-by Rate**

|                               |                |         |     |
|-------------------------------|----------------|---------|-----|
| Pass-by Daily Traffic (ADT) = | <b>226 ADT</b> |         |     |
| Pass-by AM Peak Hour (vph) =  | <b>12 vph</b>  | 7 / 5   | vph |
| Pass-by PM Peak Hour (vph) =  | <b>33 vph</b>  | 16 / 17 | vph |
| *****                         |                |         |     |
| New Daily Traffic (ADT) =     | <b>679 ADT</b> |         |     |
| New AM Peak Hour (vph) =      | <b>27 vph</b>  | 17 / 10 | vph |
| New PM Peak Hour (vph) =      | <b>76 vph</b>  | 38 / 38 | vph |





**TABLE 2**  
**PROJECT'S AREA OF IMPACT**

| Project Traffic Peak Hour Peak Direction (vphpd) = |                                                        | 38            |            |                                   |            |                                                 |        |                                                   |              |                                   |              |                       |          |                                                   |              |  |  |  |  |
|----------------------------------------------------|--------------------------------------------------------|---------------|------------|-----------------------------------|------------|-------------------------------------------------|--------|---------------------------------------------------|--------------|-----------------------------------|--------------|-----------------------|----------|---------------------------------------------------|--------------|--|--|--|--|
| Corkscrew Road                                     | U.S. 41 to Sandy Lane<br>Sandy Lane to Three Oaks Pkwy | Road<br>Class | 4LD<br>4LD | Project Traffic<br>% Distribution | 20%<br>20% | Project Traffic<br>PK Direction<br>Volume (vph) | 8<br>8 | LOS "C"<br>Service Volume<br>PK Direction (vphpd) | 1900<br>1900 | Project's<br>Percentage<br>Impact | 0.4%<br>0.4% | Significant<br>Impact | NO<br>NO | Adopted<br>Service Volume<br>PK Direction (vphpd) | 1900<br>1900 |  |  |  |  |
|                                                    |                                                        |               |            |                                   |            |                                                 |        |                                                   |              |                                   |              |                       |          |                                                   |              |  |  |  |  |
| Estero Parkway                                     | U.S. 41 to Three Oaks Pkwy                             | 4LD           |            | 10%                               |            | 4                                               |        | 2000                                              |              | 0.19%                             |              | NO                    |          | 2000                                              |              |  |  |  |  |
|                                                    |                                                        |               |            |                                   |            |                                                 |        |                                                   |              |                                   |              |                       |          |                                                   |              |  |  |  |  |
| U.S. 41                                            | Corkscrew Rd to Site<br>Site to Estero Pkwy            | 6LD<br>6LD    |            | 50%<br>50%                        |            | 19<br>19                                        |        | 2814<br>2814                                      |              | 0.7%<br>0.7%                      |              | NO<br>NO              |          | 2814<br>2814                                      |              |  |  |  |  |
|                                                    |                                                        |               |            |                                   |            |                                                 |        |                                                   |              |                                   |              |                       |          |                                                   |              |  |  |  |  |

**TABLE 3**  
**ROADWAY LINK VOLUMES**

|                       | Base Year<br>Traffic<br>Count<br>(ADT) | 2023<br>Traffic<br>Count<br>(ADT) | Years of<br>Growth | Growth<br>Rate | Min.<br>Growth<br>Rate | 2023<br>Peak Hour<br>PK Direction<br>(VPHPD) | 2024<br>Peak Hour<br>PK Direction<br>(VPHPD) | 2027<br>Peak Hour<br>PK Direction<br>(VPHPD) |
|-----------------------|----------------------------------------|-----------------------------------|--------------------|----------------|------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|
|                       |                                        |                                   |                    |                |                        |                                              |                                              |                                              |
| Corkscrew Road        | 17000                                  | 21100                             | 6                  | 3.67%          | 3.67%                  | 901                                          | 934                                          | 1041                                         |
| U.S. 41 to Sandy Lane |                                        |                                   |                    |                |                        |                                              |                                              |                                              |
| Estero Parkway        | 16200                                  | 20000                             | 6                  | 3.57%          | 3.57%                  | 740                                          | 766                                          | 851                                          |
| U.S. 41               | 49000                                  | 56200                             | 5                  | 2.78%          | 2.78%                  | 2368                                         | 2434                                         | 2643                                         |
| Corkscrew Rd to Site  |                                        |                                   |                    |                |                        |                                              |                                              |                                              |
| Site to Estero Pkwy   | 49000                                  | 56200                             | 5                  | 2.78%          | 2.78%                  | 2368                                         | 2434                                         | 2643                                         |

**TABLE 4**  
**CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS**

|                            | 2024                                 |     | 2024                                 |     | 2027                                 |     | 2027                                 |     | 2027                                            |                                        | 2027                                                 |              | 2027                                          |  |
|----------------------------|--------------------------------------|-----|--------------------------------------|-----|--------------------------------------|-----|--------------------------------------|-----|-------------------------------------------------|----------------------------------------|------------------------------------------------------|--------------|-----------------------------------------------|--|
|                            | Peak Hour<br>PK Direction<br>(vphpd) | LOS | Peak Hour<br>PK Direction<br>(vphpd) | LOS | Peak Hour<br>PK Direction<br>(vphpd) | LOS | Peak Hour<br>PK Direction<br>(vphpd) | LOS | Project<br>Peak Hour<br>PK Direction<br>(vphpd) | Peak Season<br>PK Direction<br>(vphpd) | Service Vol.<br>Peak Hour<br>PK Direction<br>(vphpd) | v/c<br>Ratio | Build-Out<br>Peak Hour<br>PK Direction<br>LOS |  |
| Corkscrew Road             | 934                                  | C   | 1041                                 | C   | 8                                    | C   | 1048                                 | C   | 8                                               | 1048                                   | 1900                                                 | 0.55         | C                                             |  |
| U.S. 41 to Sandy Lane      |                                      |     |                                      |     |                                      |     |                                      |     |                                                 |                                        |                                                      |              |                                               |  |
| Estero Parkway             | 766                                  | C   | 851                                  | C   | 4                                    | C   | 855                                  | C   | 4                                               | 855                                    | 2000                                                 | 0.43         | C                                             |  |
| U.S. 41 to Three Oaks Pkwy |                                      |     |                                      |     |                                      |     |                                      |     |                                                 |                                        |                                                      |              |                                               |  |
| Corkscrew Rd to Site       | 2368                                 | E   | 2643                                 | E   | 19                                   | E   | 2662                                 | E   | 19                                              | 2662                                   | 2814                                                 | 0.95         | E                                             |  |
| Site to Estero Pkwy        | 2368                                 | E   | 2643                                 | E   | 19                                   | E   | 2662                                 | E   | 19                                              | 2662                                   | 2814                                                 | 0.95         | E                                             |  |

| Updated 5/29/2024 |                             | Daily Traffic Volume (AADT) |       |       |       |       |       |       |       |       |       |       |
|-------------------|-----------------------------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| STREET            | LOCATION                    | Station #                   | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  |
| CHIKUITA BLVD     | N OF SW 27TH ST             | 58                          | 17700 | 16800 | 16700 |       |       |       |       |       |       |       |
| COCONUT RD        | W OF US 41                  | 495                         |       | 9200  | 10600 | 10800 |       | 9600  |       | 8500  |       |       |
| COCONUT RD        | E OF US 41                  | 490                         |       | 12200 | 15700 |       |       |       |       | 12000 |       |       |
| COLUMBUS BLVD     | N OF IMMOKALEE RD           | 473                         |       |       |       |       |       |       |       |       |       | 3700  |
| COLLEGE PKWY      | W OF SOUTH POINTE BLVD      | 83                          |       | 38000 | 40900 |       |       |       |       |       |       |       |
| COLLEGE PKWY      | E OF WINKLER RD             | 43                          | 32300 | 36100 | 37600 | 37100 | 37200 | 37500 |       | 37300 |       | 37000 |
| COLLEGE PKWY      | W OF NEW BRITTANY           | 87                          |       | 33500 | 33300 |       |       | 32200 | 28900 |       |       | 33900 |
| COLLEGE PKWY      | E OF KENWOOD LN             | 237                         | 26900 |       |       |       |       |       |       |       |       |       |
| COLONIAL BLVD     | E OF SUMMERLIN RD           | 14                          | 53100 | 54600 | 55600 | 55900 | 56900 | 56500 | 51100 | 57700 | 58300 | 59200 |
| COLONIAL BLVD     | W OF WINKLER AVE            | 78                          |       | 56000 |       |       |       |       |       |       | 52600 | 51600 |
| COLONIAL BLVD     | W OF TREELINE AVE           | 91                          |       | 45100 | 45500 |       |       | 48300 | 53400 |       | 58300 | 59500 |
| COLONIAL BLVD     | W OF IMMOKALEE RD           | 246                         | 39500 | 41500 | 43000 |       |       |       |       | 44500 |       | 55400 |
| COLONIAL BLVD     | W OF PLANTATION RD          | 1606                        |       |       |       |       |       |       |       |       | 57000 |       |
| CORKSCREW RD      | E OF US 41                  | 247                         |       | 16600 | 17000 |       |       | 20000 |       | 20800 |       | 21100 |
| CORKSCREW RD      | W OF I-75                   | 15                          | 30600 | 31600 | 33400 | 34200 | 36500 | 39500 |       |       | 31200 | 32100 |
| CORKSCREW RD      | E OF I-75                   | 70                          | 21900 | 22000 | 22200 | 22000 | 22900 | 20300 | 16900 | 17600 |       |       |
| CORKSCREW RD      | E OF BEN HILL GRIFFIN PKWAY | 249                         |       | 15600 |       | 18900 |       | 20900 |       |       |       |       |
| CORKSCREW RD      | W OF ALICO RD               | 248                         |       |       |       |       |       |       |       |       |       |       |
| CORKSCREW RD      | E OF ALICO RD               | 250                         | 3100  |       | 4400  | 6700  |       |       |       |       | 11000 |       |
| CRYSTAL DR        | E OF US 41                  | 254                         | 11200 |       | 12300 |       | 12100 |       | 8200  |       | 12000 |       |
| CRYSTAL DR        | E OF METRO PKWY             | 255                         | 6100  |       | 6400  | 7900  |       |       | 5500  |       | 8700  |       |
| CYPRESS LAKE DR   | E OF SOUTH POINTE BLVD      | 81                          |       | 20300 | 22300 | 22300 |       | 20900 | 18200 | 20000 | 20500 | 19800 |



| Updated 5/29/2024 |                         | Daily Traffic Volume (AADT) |       |       |       |       |       |       |       |       |       |       |
|-------------------|-------------------------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| STREET            | LOCATION                | Station #                   | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  |
| 23RD ST SW        | E OF GUNNERY RD         | 469                         | 11000 |       | 11800 | 12700 | 13200 |       | 16400 |       | 15100 |       |
| US 41 (SR 45)     | N OF COLLIER CO LINE    | 23                          | 33900 | 34800 | 36100 | 36900 | 32600 | 37200 | 31800 | 36600 | 37300 | 37700 |
| US 41 (SR 45)     | N OF BONITA BEACH RD    | 92                          |       | 42600 | 57100 |       | 46600 | 49000 | 41500 |       | 51500 | 50400 |
| US 41 (SR 45)     | S OF COCONUT RD         | 93                          |       | 46100 | 45000 | 49900 | 48800 | 49400 | 44900 | 51600 | 56200 |       |
| US 41 (SR 45)     | S OF COKSCREW RD        | 128                         |       |       |       |       |       |       | 40500 |       | 50900 | 52000 |
| US 41 (SR 45)     | S OF HICKORY DR         | 25                          | 37700 | 42500 | 45100 | 48000 | 50100 | 52100 | 46700 | 53100 | 55000 | 54500 |
| US 41 (SR 45)     | N OF CONSTITUTION BLVD  | 94                          |       | 33100 | 34900 | 35400 | 43600 | 35400 | 39000 | 42800 | 33500 |       |
| US 41 (SR 45)     | N OF ALICO RD           | 110                         |       |       |       |       |       |       | 44900 |       | 53400 |       |
| US 41 (SR 45)     | S OF JAMAICA BAY BLVD   | 109                         |       |       |       |       |       |       | 43000 |       | 57300 | 56900 |
| US 41 (SR 45)     | N OF ANDREA LN          | 95                          |       | 40000 | 40400 |       | 42900 | 44600 | 40600 | 44800 | 46300 | 42200 |
| US 41 (SR 45)     | N OF BRANTLEY RD        | 9                           | 50500 | 52300 | 51800 | 51600 | 52100 |       | 49200 | 51600 | 51100 | 49600 |
| US 41 (SR 45)     | N OF BOY SCOUT DR       | 96                          |       | 41100 | 44300 | 43600 | 38700 | 36600 | 33600 | 39900 | 40000 | 40600 |
| US 41 (SR 45)     | N OF WINKLER AVE        | 97                          |       | 42500 | 45200 | 45100 | 42100 | 39500 | 33300 |       | 38400 |       |
| US 41 (SR 45)     | S OF VICTORIA AVE       | 98                          |       | 35600 | 35900 | 32600 |       |       |       |       |       |       |
| US 41 (SR 45)     | N OF NORTH KEY DR       | 1                           | 41300 | 42400 | 43700 | 43700 | 44500 | 44500 | 41600 | 42800 | 43400 | 44900 |
| US 41 (SR 45)     | S OF PINE ISLAND RD     | 99                          |       | 25700 | 29600 |       |       |       |       |       |       |       |
| US 41 (SR 45)     | N OF LITTLETON RD       | 100                         |       | 18100 | 21400 |       |       |       |       |       |       |       |
| US 41 (SR 45)     | S OF TARA WOODS BLVD    | 103                         |       | 21000 | 24800 | 24900 | 26400 | 24000 | 23800 |       |       |       |
| VETERANS PKWY     | S OF PINE ISLAND RD     | 527                         | 14100 | 15400 | 15900 | 16600 | 16700 | 17300 | 16200 | 18800 |       |       |
| VETERANS PKWY     | E OF CHIQUITA BLVD      | 523                         |       |       |       |       |       |       |       |       | 37600 |       |
| VETERANS PKWY     | E OF SKYLINE BLVD       | 522                         |       |       |       |       |       |       |       |       | 49100 |       |
| VETERANS PKWY     | E OF SANTA BARBARA BLVD | 50                          | 45900 | 47800 | 49300 | 49900 | 49100 | 54600 | 48200 | 52100 | 55500 | 58400 |
| VETERANS PKWY     | AT TOLL PLAZA           | 67                          | 44700 |       |       |       |       |       |       |       |       |       |
| VETERANS PKWY     | AT TOLL PLAZA           | 121                         |       | 43000 | 44200 | 42000 | 47900 | 51800 | 47300 | 53400 | 53800 | 55000 |
| VISCAYAPKWY       | W OF 13TH PL            | 112                         |       |       |       |       |       |       | 15000 | 16700 | 17300 | 18400 |



LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

| Link No.                                  | ROAD NAME          | LOCATION               |                       | ROAD TYPE | PERFORMANCE STANDARD |                         | 2022 100TH HIGHEST HOUR |                       | 2027 FUTURE FORECAST |                       | Notes |      |
|-------------------------------------------|--------------------|------------------------|-----------------------|-----------|----------------------|-------------------------|-------------------------|-----------------------|----------------------|-----------------------|-------|------|
|                                           |                    | FROM                   | TO                    |           | LOS <sup>(1)</sup>   | CAPACITY <sup>(2)</sup> | V/C <sup>(3)</sup>      | VOLUME <sup>(3)</sup> | LOS <sup>(1)</sup>   | VOLUME <sup>(3)</sup> |       |      |
| 04800                                     | CEMETERY RD        | BUCKINGHAM RD          | HIGGINS AVE           | 2LN       | E                    | 860                     | C                       | 326                   | C                    | 343                   | 0.40  |      |
| 04900                                     | CHAMBERLIN PKWY    | AIRPORT ENT            | DANIELS PKWY          | 4LN       | E                    | 1,790                   | C                       | 450                   | 0.25                 | C                     | 473   | 0.26 |
| 05000                                     | COCONUT RD         | W/ST ENT               | VIA VENETTO BLVD      | 2LN       | E                    | 860                     | C                       | 275                   | 0.32                 | C                     | 289   | 0.34 |
| 05100                                     | COLLEGE PKWY       | MCGREGOR BLVD          | WINKLER RD            | 6LD       | E                    | 2,980                   | D                       | 2,668                 | 0.90                 | E                     | 2,804 | 0.94 |
| 05200                                     | COLLEGE PKWY       | WINKLER RD             | WHISKEY CREEK DR      | 6LD       | E                    | 2,980                   | D                       | 1,928                 | 0.65                 | D                     | 2,027 | 0.68 |
| 05300                                     | COLLEGE PKWY       | WHISKEY CREEK DR       | SUMMERLIN RD          | 6LD       | E                    | 2,980                   | D                       | 1,928                 | 0.65                 | D                     | 2,027 | 0.68 |
| 05400                                     | COLLEGE PKWY       | SUMMERLIN RD           | US 41                 | 6LD       | E                    | 2,980                   | D                       | 1,795                 | 0.60                 | D                     | 1,886 | 0.63 |
| 05500                                     | COLONIAL BLVD      | MCGREGOR BLVD          | SUMMERLIN RD          | 6LD       | E                    | 2,840                   | E                       | 2,697                 | 0.95                 | E                     | 2,835 | 1.00 |
| 05600                                     | COLONIAL BLVD      | US 41                  | SUMMERLIN RD          | 6LD       | E                    | 2,840                   | E                       | 2,550                 | 0.90                 | E                     | 2,680 | 0.94 |
| 06200                                     | COLONIAL BLVD      | DYNASTY DR             | SR 82                 | 6LD       | D                    | 3,040                   | B                       | 2,116                 | 0.70                 | B                     | 2,224 | 0.73 |
| 06300                                     | COLUMBUS BLVD      | SR 82                  | MILWAUKEE BLVD        | 2LN       | E                    | 860                     | C                       | 105                   | 0.12                 | C                     | 110   | 0.13 |
| 06400                                     | CONSTITUTION BLVD  | US 41                  | CONSTITUTION CIR      | 2LN       | E                    | 860                     | C                       | 347                   | 0.40                 | C                     | 365   | 0.42 |
| 06500                                     | CORBETT RD         | SR 78 (PINE ISLAND RD) | LITTLETON RD          | 2LN       | E                    | 860                     | C                       | 30                    | 0.03                 | C                     | 32    | 0.04 |
| 06600                                     | CORKSCREW RD       | US 41                  | THREE OAKS PKWY       | 4LD       | E                    | 1,900                   | E                       | 901                   | 0.47                 | E                     | 947   | 0.50 |
| 06700                                     | CORKSCREW RD       | THREE OAKS PKWY        | W OF I-75             | 4LD       | E                    | 1,900                   | E                       | 1,764                 | 0.93                 | E                     | 1,854 | 0.98 |
| 06800                                     | CORKSCREW RD       | E OF I-75              | BEN HILL GRIFFIN BLVD | 4LD       | E                    | 1,900                   | E                       | 1,080                 | 0.57                 | E                     | 1,135 | 0.60 |
| 06900                                     | CORKSCREW RD       | BEN HILL GRIFFIN BLVD  | AUCO RD               | 4LD       | E                    | 1,960                   | C                       | 1,222                 | 0.62                 | C                     | 1,337 | 0.68 |
| 07000                                     | CORKSCREW RD       | AUCO RD                | COUNTY LINE           | 2LN       | E                    | 1,140                   | C                       | 464                   | 0.41                 | F                     | 1,213 | 1.06 |
| 07100                                     | COUNTRY LAKES BLVD | LUCKETT RD             | TICE ST               | 2LN       | E                    | 860                     | C                       | 145                   | 0.17                 | C                     | 154   | 0.18 |
| 07200                                     | CRYSTAL DR         | US 41                  | METRO PKWY            | 2LN       | E                    | 860                     | C                       | 534                   | 0.62                 | D                     | 561   | 0.65 |
| 07300                                     | CRYSTAL DR         | METRO PKWY             | PLANTATION RD         | 2LN       | E                    | 860                     | C                       | 387                   | 0.45                 | C                     | 407   | 0.47 |
| 07400                                     | CYPRESS LAKE DR    | MCGREGOR BLVD          | SOUTH POINT BLVD      | 4LD       | E                    | 1,940                   | D                       | 1,169                 | 0.60                 | D                     | 1,228 | 0.63 |
| 07500                                     | CYPRESS LAKE DR    | SOUTH POINT BLVD       | WINKLER RD            | 4LD       | E                    | 1,940                   | D                       | 1,447                 | 0.75                 | D                     | 1,521 | 0.78 |
| 07600                                     | CYPRESS LAKE DR    | WINKLER RD             | SUMMERLIN RD          | 4LD       | E                    | 1,940                   | D                       | 1,447                 | 0.75                 | D                     | 1,521 | 0.78 |
| 07700                                     | CYPRESS LAKE DR    | SUMMERLIN RD           | US 41                 | 6LD       | E                    | 2,940                   | D                       | 2,049                 | 0.70                 | D                     | 2,154 | 0.73 |
| 07800                                     | DANIELS PKWY       | US 41                  | METRO PKWY            | 6LD       | E                    | 2,680                   | D                       | 2,318                 | 0.86                 | D                     | 2,436 | 0.91 |
| 07900                                     | DANIELS PKWY       | METRO PKWY             | SIX MILE PKWY         | 6LD       | E                    | 2,680                   | D                       | 2,318                 | 0.86                 | D                     | 2,436 | 0.91 |
| 08000                                     | DANIELS PKWY       | SIX MILE PKWY          | PALOMINO LN           | 6LD       | E                    | 3,040                   | E                       | 2,985                 | 0.98                 | F                     | 3,141 | 1.03 |
| 08100                                     | DANIELS PKWY       | PALOMINO LN            | I-75                  | 6LD       | E                    | 3,040                   | E                       | 2,985                 | 0.98                 | F                     | 3,137 | 1.03 |
| 08200                                     | DANIELS PKWY       | I-75                   | TREELINE AVE          | 6LD       | E                    | 3,260                   | E                       | 2,962                 | 0.91                 | E                     | 3,113 | 0.95 |
| 08300                                     | DANIELS PKWY       | TREELINE AVE           | CHAMBERLIN PKWY       | 6LD       | E                    | 3,260                   | E                       | 2,962                 | 0.91                 | E                     | 3,113 | 0.95 |
| 08400                                     | DANIELS PKWY       | CHAMBERLIN PKWY        | GATEWAY BLVD          | 6LD       | E                    | 3,260                   | E                       | 2,772                 | 0.85                 | E                     | 2,914 | 0.89 |
| 08500                                     | DANIELS PKWY       | GATEWAY BLVD           | SR 82                 | 4LD       | E                    | 2,160                   | F                       | 2,232                 | 1.03                 | F                     | 2,453 | 1.14 |
| 08600                                     | DANLEY DR          | US 41                  | METRO PKWY            | 2LN       | E                    | 860                     | C                       | 426                   | 0.50                 | C                     | 448   | 0.52 |
| 08700                                     | DAVIS RD           | MCGREGOR BLVD          | IONA RD               | 2LN       | E                    | 860                     | C                       | 17                    | 0.02                 | C                     | 18    | 0.02 |
| 08800                                     | DEL PRADO BLVD     | CAPE CORAL PKWY        | SE 46TH ST            | 6LD       | E                    | 2,660                   | E                       | 1,932                 | 0.73                 | E                     | 2,031 | 0.76 |
| 08900                                     | DEL PRADO BLVD     | SE 46TH ST             | CORNADO PKWY          | 6LD       | E                    | 2,660                   | E                       | 1,932                 | 0.73                 | E                     | 2,031 | 0.76 |
| 09000                                     | DEL PRADO BLVD     | CORNADO PKWY           | CORNWALLS PKWY        | 6LD       | E                    | 2,660                   | E                       | 2,069                 | 0.78                 | E                     | 2,174 | 0.82 |
| 09100                                     | DEL PRADO BLVD     | CORNWALLS PKWY         | CORAL POINT DR        | 6LD       | E                    | 2,660                   | E                       | 2,479                 | 0.93                 | E                     | 2,605 | 0.98 |
| 09200                                     | DEL PRADO BLVD     | CORAL POINT DR         | HANCOCK B. PKWY       | 6LD       | E                    | 2,800                   | E                       | 2,024                 | 0.72                 | E                     | 2,127 | 0.76 |
| 09300                                     | DEL PRADO BLVD     | HANCOCK B. PKWY        | SR 78                 | 6LD       | E                    | 2,800                   | C                       | 1,580                 | 0.56                 | C                     | 1,660 | 0.59 |
| 09400                                     | DEL PRADO BLVD     | US 41                  | SLATER RD             | 2LN       | E                    | 860                     | C                       | 503                   | 0.59                 | D                     | 574   | 0.67 |
| 09700                                     | EAST 21ST ST       | JOEL BLVD              | GRANT AVE             | 2LN       | E                    | 860                     | C                       | 34                    | 0.04                 | C                     | 36    | 0.04 |
| 09800                                     | ESTERO BLVD        | BIG CARLOS PASS BRIDGE | PISCADORA AVE         | 2LN       | E                    | 726                     | A                       | 374                   | 0.51                 | A                     | 393   | 0.54 |
| 09900                                     | ESTERO BLVD        | PISCADORA AVE          | VOORHIS ST            | 2LN       | E                    | 726                     | B                       | 606                   | 0.84                 | C                     | 637   | 0.88 |
| 10000                                     | ESTERO BLVD        | VOORHIS ST             | TROPICAL SHORES WAY   | 2LN       | E                    | 726                     | B                       | 606                   | 0.84                 | C                     | 637   | 0.88 |
| 10100                                     | ESTERO BLVD        | TROPICAL SHORES WAY    | CENTER ST             | 2LN       | E                    | 671                     | F                       | 722                   | 1.08                 | E                     | 759   | 1.13 |
| 14400                                     | ESTERO PKWY        | US 41                  | THREE OAKS PKWY       | 4LD       | E                    | 2,000                   | E                       | 740                   | 0.37                 | E                     | 916   | 0.46 |
| noncounty maint; T and I DRI/W Cyp Vw CPD |                    |                        |                       |           |                      |                         |                         |                       |                      |                       |       |      |



LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

| Link No. | ROAD NAME             | LOCATION |                   | ROAD TYPE | PERFORMANCE |                    | 2022 100TH HIGHEST HOUR |                    | 2027 FUTURE FORECAST  |                    | Notes        |
|----------|-----------------------|----------|-------------------|-----------|-------------|--------------------|-------------------------|--------------------|-----------------------|--------------------|--------------|
|          |                       |          |                   |           | STANDARD    | LOS <sup>(1)</sup> | VOLUME <sup>(2)</sup>   | LOS <sup>(1)</sup> | VOLUME <sup>(2)</sup> | V/C <sup>(3)</sup> |              |
| 24300    | SR 31 (ARCADIA RD)    | SR 78    | COUNTY LINE       | 2LN       | C           | E                  | 430                     | F                  | 717                   | 1.67               | F 777 1.81   |
| 24400    | STALEY RD             | TICE     | ORANGE RIVER BLVD | 2LN       | E           | E                  | 860                     | C                  | 199                   | 0.23               | C 209 0.24   |
| 24500    | STRINGFELLOW RD       | 1ST AVE  | BERKSHIRE RD      | 2LN       | E           | E                  | 1,060                   | B                  | 311                   | 0.29               | C 409 0.39   |
| 24600    | STRINGFELLOW RD       |          | BERKSHIRE RD      | 2LN       | E           | E                  | 1,060                   | B                  | 311                   | 0.29               | C 409 0.39   |
| 24700    | STRINGFELLOW RD       |          | PINE ISLAND RD    | 2LN       | E           | E                  | 1,060                   | D                  | 633                   | 0.60               | C 666 0.63   |
| 24800    | STRINGFELLOW RD       |          | MAIN ST           | 2LN       | E           | E                  | 1,060                   | D                  | 633                   | 0.60               | C 666 0.63   |
| 24900    | SUMMERLIN RD          |          | KELLY COVE RD     | 4LD       | E           | E                  | 1,980                   | A                  | 1,359                 | 0.69               | A 1,429 0.72 |
| 25000    | SUMMERLIN RD          |          | MCGREGOR BLVD     | 4LD       | E           | E                  | 1,980                   | A                  | 1,359                 | 0.69               | A 1,429 0.72 |
| 25100    | SUMMERLIN RD          |          | KELLY COVE RD     | 4LD       | E           | E                  | 1,980                   | A                  | 1,359                 | 0.69               | A 1,429 0.72 |
| 25200    | SUMMERLIN RD          |          | SAN CARLOS BLVD   | 6LD       | E           | E                  | 3,000                   | A                  | 2,043                 | 0.68               | A 2,169 0.72 |
| 25300    | SUMMERLIN RD          |          | PINE RIDGE RD     | 6LD       | E           | E                  | 3,000                   | A                  | 2,043                 | 0.68               | A 2,169 0.72 |
| 25400    | SUMMERLIN RD          |          | BASS RD           | 6LD       | E           | E                  | 3,000                   | A                  | 2,043                 | 0.68               | A 2,169 0.72 |
| 25500    | SUMMERLIN RD          |          | GLADIOLUS DR      | 4LD       | E           | E                  | 1,980                   | E                  | 1,527                 | 0.86               | E 1,710 0.90 |
| 25600    | SUMMERLIN RD          |          | CYPRESS LAKE DR   | 6LD       | E           | E                  | 2,880                   | B                  | 1,879                 | 0.65               | B 1,975 0.69 |
| 25700    | SUMMERLIN RD          |          | COLLEGE PKWY      | 6LD       | E           | E                  | 2,880                   | B                  | 1,879                 | 0.65               | B 1,975 0.69 |
| 25800    | SUMMERLIN RD          |          | PARK MEADOW DR    | 6LD       | E           | E                  | 2,880                   | B                  | 1,879                 | 0.65               | B 1,975 0.69 |
| 25900    | SUMMERLIN RD          |          | BOY SCOUT         | 4LD       | E           | E                  | 1,820                   | D                  | 1,185                 | 0.65               | D 1,245 0.68 |
| 26000    | SUNRISE BLVD          |          | MATHEWS DR        | 4LD       | E           | E                  | 1,820                   | D                  | 1,185                 | 0.65               | D 1,245 0.68 |
| 26100    | SUNSHINE BLVD         |          | COLONIAL BLVD     | 2LN       | E           | E                  | 860                     | C                  | 45                    | 0.05               | C 53 0.06    |
| 26200    | SUNSHINE BLVD         |          | COLUMBUS BLVD     | 2LN       | E           | E                  | 860                     | C                  | 45                    | 0.05               | C 53 0.06    |
| 26300    | SUNSHINE BLVD         |          | 23RD ST SW        | 2LN       | E           | E                  | 1,010                   | C                  | 452                   | 0.45               | C 475 0.47   |
| 26400    | SUNSHINE BLVD         |          | 23RD ST SW        | 2LN       | E           | E                  | 1,010                   | C                  | 452                   | 0.45               | C 475 0.47   |
| 26500    | SUNSHINE BLVD         |          | LEE BLVD          | 2LN       | E           | E                  | 1,010                   | C                  | 452                   | 0.45               | C 475 0.47   |
| 26600    | THREE OAKS PKWY       |          | W 12TH ST         | 2LN       | E           | E                  | 860                     | C                  | 654                   | 0.65               | D 688 0.68   |
| 26700    | THREE OAKS PKWY       |          | W 75TH ST         | 2LN       | E           | E                  | 860                     | C                  | 654                   | 0.65               | D 688 0.68   |
| 26800    | TICE ST               |          | COCONUT RD        | 4LD       | E           | E                  | 1,940                   | E                  | 1,425                 | 0.73               | E 1,498 0.77 |
| 26900    | TICE ST               |          | ESTERO PKWY       | 4LD       | E           | E                  | 1,940                   | E                  | 1,425                 | 0.73               | E 1,498 0.77 |
| 27000    | TREELINE AVE          |          | SAN CARLOS BLVD   | 4LD       | E           | E                  | 1,940                   | E                  | 797                   | 0.41               | E 903 0.47   |
| 27100    | TREELINE AVE          |          | ALICO RD          | 4LD       | E           | E                  | 1,940                   | E                  | 797                   | 0.41               | E 903 0.47   |
| 27200    | TREELINE AVE          |          | ORTIZ AVE         | 2LN       | E           | E                  | 860                     | C                  | 218                   | 0.25               | C 229 0.27   |
| 27300    | TREELINE AVE          |          | STALEY RD         | 2LN       | E           | E                  | 860                     | C                  | 218                   | 0.25               | C 229 0.27   |
| 27400    | TREELINE AVE          |          | DANIELS PKWY      | 4LD       | E           | E                  | 1,980                   | A                  | 1,033                 | 0.52               | A 1,175 0.59 |
| 27500    | TREELINE AVE          |          | AMBERWOOD RD      | 4LD       | E           | E                  | 1,980                   | A                  | 862                   | 0.44               | A 912 0.46   |
| 27600    | TREELINE AVE          |          | COLONIAL BLVD     | 4LD       | E           | E                  | 1,980                   | A                  | 862                   | 0.44               | A 912 0.46   |
| 27700    | TREELINE AVE          |          | CORKSCREW RD      | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 27800    | US 41 (S TAMIAAMI TR) |          | OLD 41            | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 27900    | US 41 (S TAMIAAMI TR) |          | CORKSCREW RD      | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28000    | US 41 (S TAMIAAMI TR) |          | SANIBEL BLVD      | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28100    | US 41 (S TAMIAAMI TR) |          | ALICO RD          | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28200    | US 41 (S TAMIAAMI TR) |          | ISLAND PARK RD    | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28300    | US 41 (S TAMIAAMI TR) |          | BRIARCLIFF RD     | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28400    | US 41 (S TAMIAAMI TR) |          | SIX MILE PKWY     | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28500    | US 41 (S TAMIAAMI TR) |          | DANIELS PKWY      | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28600    | US 41 (S TAMIAAMI TR) |          | COLLEGE PKWY      | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28700    | US 41 (S TAMIAAMI TR) |          | SOUTH AIRPORT RD  | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28800    | US 41 (S TAMIAAMI TR) |          | BOY SCOUT RD      | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 28900    | US 41 (S TAMIAAMI TR) |          | NORTH AIRPORT RD  | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 29000    | US 41 (S TAMIAAMI TR) |          | CITY LIMITS       | 6LD       | D           | D                  | 2,814                   | F                  | 2,851                 | 1.01               | F 2,996 1.06 |
| 29100    | US 41 (S TAMIAAMI TR) |          | N KEY DR          | 4LD       | D           | D                  | 1,900                   | F                  | 2,102                 | 1.11               | F 2,209 1.16 |
| 29200    | US 41 (S TAMIAAMI TR) |          | HANCOCK B. PKWY   | 4LD       | D           | D                  | 1,900                   | F                  | 2,102                 | 1.11               | F 2,209 1.16 |
| 29300    | US 41 (S TAMIAAMI TR) |          | PONDELLA RD       | 4LD       | D           | D                  | 1,900                   | F                  | 1,861                 | 0.98               | F 1,956 1.03 |
| 29400    | US 41 (S TAMIAAMI TR) |          | SR 78             | 4LD       | D           | D                  | 1,900                   | F                  | 1,861                 | 0.98               | F 1,956 1.03 |
| 29500    | US 41 (S TAMIAAMI TR) |          | LITTLETON RD      | 4LD       | D           | D                  | 1,942                   | C                  | 1,257                 | 0.65               | C 1,417 0.73 |
| 29600    | US 41 (S TAMIAAMI TR) |          | BUS 41            | 4LD       | D           | D                  | 1,942                   | C                  | 1,160                 | 0.60               | C 1,279 0.66 |



| Updated 5/29/2024 |                            |           | Daily Traffic Volume (AADT) |       |       |       |       |       |       |       |       |       |
|-------------------|----------------------------|-----------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| STREET            | LOCATION                   | Station # | 2014                        | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  |
| CYPRESS LAKE DR   | E OF OVERLOOK DR           | 73        | 24700                       | 25800 | 24200 | 27100 | 27200 | 27100 | 22800 | 25400 | 26100 | 26400 |
| CYPRESS LAKE DR   | W OF SUMMERLIN RD          | 259       |                             |       |       | 27700 |       | 29000 |       | 28900 |       |       |
| CYPRESS LAKE DR   | E OF REFLECTION PKWY       | 82        |                             | 42300 | 38900 | 39900 | 40700 |       | 35100 | 39800 | 40700 | 41000 |
| CYPRESS LAKE DR   | W OF US 41                 | 258       | 35900                       | 35200 |       |       |       | 36000 |       | 35400 |       |       |
| DANIELS PKWY      | W OF METRO PKWY            | 30        | 46400                       | 47400 | 48300 | 48300 | 49400 | 49900 | 41900 | 49300 | 49400 | 49700 |
| DANIELS PKWY      | W OF PLANTATION RD         | 263       | 48000                       |       | 47600 |       |       |       |       |       |       |       |
| DANIELS PKWY      | E OF SIX MILE PKWY         | 31        | 51800                       | 53200 | 59700 |       | 60700 | 62500 | 54100 | 63100 | 65800 | 66700 |
| DANIELS PKWY      | W OF I - 75                | 264       | 51500                       | 60600 |       | 52400 |       |       |       |       |       |       |
| DANIELS PKWY      | E OF I - 75                | 52        | 47100                       | 44200 |       | 52600 | 51800 | 54500 | 48400 | 55800 | 56400 | 58400 |
| DANIELS PKWY      | E OF TREELINE DR           | 32        |                             |       |       |       |       |       |       |       |       |       |
| DANIELS PKWY      | E OF CHAMBERLIN PKWY       | 48        | 38100                       | 37300 | 41900 | 45600 | 41400 | 41900 | 40600 | 46200 | 48600 | 54300 |
| DANIELS PKWY      | W OF GATEWAY BLVD          | 89        |                             | 35800 | 34500 |       | 35700 | 39000 |       |       |       |       |
| DANIELS PKWY      | S OF IMMOKALEE RD          | 524       | 28200                       | 29000 | 33400 | 32100 |       |       | 37400 | 38700 | 41900 |       |
| DANLEY RD         | W OF METRO PKWY            | 518       | 4900                        |       | 6300  |       | 6700  |       | 4500  |       | 7100  |       |
| DEL PRADO BLVD    | S OF BEACH PKWY            | 86        |                             |       |       |       |       | 25500 |       |       |       |       |
| DEL PRADO BLVD    | S OF CORNWALLIS PKWY       | 2         | 37800                       | 38300 |       |       | 40700 | 40700 | 36000 | 45800 | 42100 |       |
| DEL PRADO BLVD    | S OF FOUR MILE COVE RD     | 40        | 46500                       | 45600 | 46500 | 46400 | 45200 | 45100 | 40400 | 45000 | 45100 | 44100 |
| DEL PRADO BLVD    | E OF US 41                 | 443       | 5400                        | 6000  | 6600  | 7200  | 7800  | 7800  | 8800  |       | 9600  | 11100 |
| ESTERO BLVD       | @ BIG CARLOS PASS BR.      | 274       |                             |       |       | 9400  |       | 10200 |       |       |       | 6300  |
| ESTERO BLVD       | N OF DENORA ST             | 44        | 13500                       | 12700 | 12400 |       |       | 11000 | 11400 | 13400 | 12200 |       |
| ESTERO PKWY       | W OF BEN HILL GRIFFIN PKWY | 459       |                             | 15800 |       | 19500 |       | 17400 |       | 12500 |       | 22600 |
| ESTERO PKWY       | E OF US 41                 | 465       |                             | 11500 |       | 16200 |       | 15700 |       | 17100 |       | 20000 |
| FIDDLESTICKS BLVD | S OF DANIELS PKWY          | 276       | 7200                        |       | 7700  |       | 7800  |       | 7700  |       | 7000  |       |

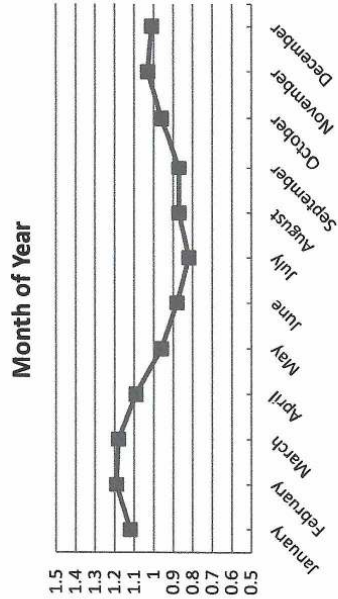
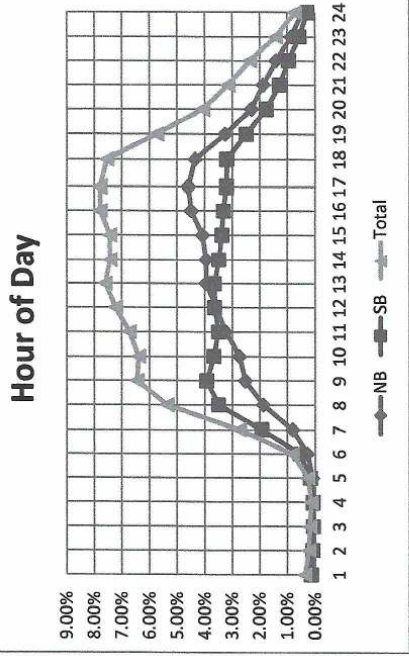
PCS 92 - US 41 North of Bonita Beach Rd

2023 AADT = 50,400 VPD

| Hour | NB    | SB    | Total |
|------|-------|-------|-------|
| 0    | 0.23% | 0.14% | 0.37% |
| 1    | 0.14% | 0.09% | 0.23% |
| 2    | 0.12% | 0.07% | 0.19% |
| 3    | 0.07% | 0.07% | 0.14% |
| 4    | 0.10% | 0.17% | 0.26% |
| 5    | 0.28% | 0.55% | 0.83% |
| 6    | 0.81% | 1.93% | 2.74% |
| 7    | 1.87% | 3.50% | 5.37% |
| 8    | 2.52% | 3.93% | 6.45% |
| 9    | 2.73% | 3.67% | 6.40% |
| 10   | 3.23% | 3.50% | 6.73% |
| 11   | 3.59% | 3.64% | 7.23% |
| 12   | 3.95% | 3.65% | 7.60% |
| 13   | 3.94% | 3.49% | 7.43% |
| 14   | 4.07% | 3.37% | 7.44% |
| 15   | 4.48% | 3.31% | 7.79% |
| 16   | 4.59% | 3.20% | 7.79% |
| 17   | 4.34% | 3.19% | 7.54% |
| 18   | 3.25% | 2.49% | 5.74% |
| 19   | 2.30% | 1.77% | 4.07% |
| 20   | 1.87% | 1.28% | 3.15% |
| 21   | 1.40% | 0.96% | 2.36% |
| 22   | 0.86% | 0.57% | 1.43% |
| 23   | 0.45% | 0.27% | 0.73% |

| Month of Year | Fraction |
|---------------|----------|
| January       | 1.12     |
| February      | 1.19     |
| March         | 1.18     |
| April         | 1.09     |
| May           | 0.96     |
| June          | 0.88     |
| July          | 0.82     |
| August        | 0.87     |
| September     | 0.87     |
| October       | 0.96     |
| November      | 1.03     |
| December      | 1.01     |

| Directional Factor |      |      |    |
|--------------------|------|------|----|
|                    | AM   | PM   |    |
| SB                 | 0.70 | 0.59 | NB |



| Design Hour Volume |        |        |
|--------------------|--------|--------|
| #                  | Volume | Factor |
| 5                  | 5436   | 0.108  |
| 10                 | 5201   | 0.103  |
| 20                 | 5111   | 0.101  |
| 30                 | 5070   | 0.101  |
| 50                 | 5028   | 0.100  |
| 100                | 4930   | 0.098  |
| 150                | 4862   | 0.096  |
| 200                | 4824   | 0.096  |

| Day of Week | Fraction |
|-------------|----------|
| Sunday      | 0.69     |
| Monday      | 1.02     |
| Tuesday     | 1.09     |
| Wednesday   | 1.11     |
| Thursday    | 1.1      |
| Friday      | 1.12     |
| Saturday    | 0.87     |



PCS 15 - Corkscrew Rd west of I-75

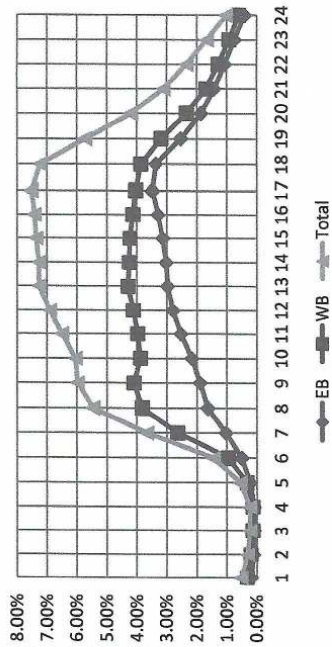
2023 AADT = 32,100 VPD

| Hour | EB    | WB    | Total |
|------|-------|-------|-------|
| 0    | 0.19% | 0.33% | 0.52% |
| 1    | 0.11% | 0.20% | 0.31% |
| 2    | 0.09% | 0.14% | 0.23% |
| 3    | 0.09% | 0.14% | 0.23% |
| 4    | 0.22% | 0.34% | 0.56% |
| 5    | 0.50% | 0.95% | 1.44% |
| 6    | 1.02% | 2.64% | 3.67% |
| 7    | 1.63% | 3.83% | 5.46% |
| 8    | 1.88% | 4.10% | 5.98% |
| 9    | 2.16% | 3.89% | 6.05% |
| 10   | 2.53% | 3.97% | 6.51% |
| 11   | 2.79% | 4.12% | 6.91% |
| 12   | 2.97% | 4.30% | 7.27% |
| 13   | 3.02% | 4.25% | 7.27% |
| 14   | 3.13% | 4.23% | 7.37% |
| 15   | 3.29% | 4.14% | 7.42% |
| 16   | 3.49% | 4.04% | 7.52% |
| 17   | 3.37% | 3.87% | 7.23% |
| 18   | 2.53% | 3.19% | 5.72% |
| 19   | 1.85% | 2.34% | 4.20% |
| 20   | 1.42% | 1.69% | 3.11% |
| 21   | 1.06% | 1.28% | 2.34% |
| 22   | 0.75% | 0.92% | 1.67% |
| 23   | 0.41% | 0.61% | 1.02% |

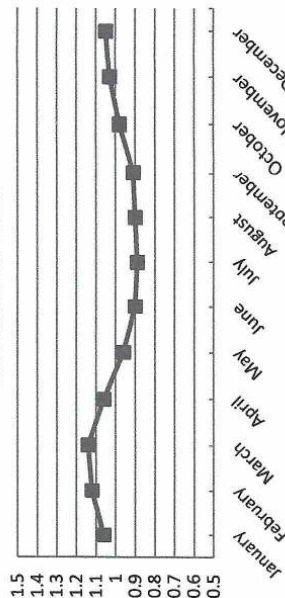
| Month of Year | Fraction |
|---------------|----------|
| January       | 1.06     |
| February      | 1.12     |
| March         | 1.14     |
| April         | 1.06     |
| May           | 0.96     |
| June          | 0.9      |
| July          | 0.89     |
| August        | 0.9      |
| September     | 0.91     |
| October       | 0.98     |
| November      | 1.03     |
| December      | 1.05     |

| Directional Factor |      |      |
|--------------------|------|------|
|                    | AM   | WB   |
|                    | 0.72 | 0.56 |
|                    | PM   | EB   |
|                    | 0.56 | 0.72 |

Hour of Day



Month of Year



| Design Hour Volume |        |        |
|--------------------|--------|--------|
| #                  | Volume | Factor |
| 5                  | 3305   | 0.103  |
| 10                 | 3071   | 0.096  |
| 20                 | 2935   | 0.091  |
| 30                 | 2901   | 0.090  |
| 50                 | 2870   | 0.089  |
| 100                | 2821   | 0.088  |
| 150                | 2790   | 0.087  |
| 200                | 2761   | 0.086  |

| Day of Week | Fraction |
|-------------|----------|
| Sunday      | 0.76     |
| Monday      | 1.01     |
| Tuesday     | 1.05     |
| Wednesday   | 1.07     |
| Thursday    | 1.07     |
| Friday      | 1.1      |
| Saturday    | 0.94     |

## Attachment F

**PAPE-DAWSON****Henning CPD (DCI2024-E007)  
Schedule of Uses**

## Principal Uses:

1. Animal clinic, ~~no outdoor kennels~~
2. Banks and financial institutions
3. ~~Brewpub or micro-brewery, winery, or distillery~~
4. ~~Broadcast studio, commercial radio and television~~
5. ~~Clubs, lodges, or community-oriented associations~~
6. Counseling, nonresidential
7. Drugstore
8. Dry-clean & laundry services
9. Grocery store or food market – Not to exceed 5,000 s.f.
10. ~~Home care facility~~
11. Medical or dental lab
12. ~~Newspaper/periodical publishing establishment~~
13. Office, general business, including contractor offices (indoor storage only) kitchen and bath design centers
14. Office, medical
15. Outpatient care facilities
16. Paint, glass and wallpaper
17. Personal services group I
18. Personal services group II
19. ~~Pet services~~
20. Place of worship – Not to exceed 5,000 s.f.
21. Recreational facilities, indoor
22. ~~Repair shop, household~~
23. Research and development laboratories

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239-947-1144

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Florida Engineering Firm #39101 Florida Surveying &amp; Mapping License #LB8694

24. Restaurant, standard – Not to exceed 5,000 s.f.

25. Retail sales group I

26. Retail sales group II

27. Showroom, wholesale

Accessory Uses:

1. Bike parking rack
2. Electric vehicle (EV) level 1 or 2 charging station
3. Electric vehicle (EV) level 3 charging station
4. Fences
5. Garage or carport
6. Satellite earth stations and amateur radio antennas
7. Storage, accessory
8. Signs, in compliance with the LDC
9. Parking lot, accessory

Revised 3/24/2026

G:\Planning\PROJ - PLANNING\HGRMS41R-24 RMS Office US 41 (DCI2024-E007)\Application\Schedule of Uses-r3.docx

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**PAPE – DAWSON**

**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2026-06**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH  
CONDITIONS A REZONING FROM COMMERCIAL  
PLANNED DEVELOPMENT (CPD) AND URBAN  
COMMERCIAL REDEVELOPMENT (UCR) TO CPD  
(COMMERCIAL PLANNED DEVELOPMENT) FOR  
APPROXIMATELY 2 ACRES LOCATED ON US 41  
APPROXIMATELY ¼ MILE SOUTH OF THE  
INTERSECTION OF US 41 AND BROADWAY AVENUE  
EAST; PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, HLR Investments LP**, (the “Owner”), filed an application to rezone the property (the “Property”) from Urban Commercial Redevelopment and Commercial Planned Development to Commercial Planned Development known as **Henning Design Center**; and

**WHEREAS**, the Property consists of two parcels located at 20741 and 20771 S. Tamiami Trail (STRAP Numbers 28-46-25-E3-05000.0060 and 28-46-25-E3-05000.0030); and

**WHEREAS**, the zoning case number is DCI2024-E007; and

**WHEREAS**, one portion of the Property was rezoned by Lee County in 2002 by Resolution Z-01-058 to Commercial Planned Development, and the other portion is zoned Urban Commercial Redevelopment; and

**WHEREAS**, the site contains a construction office/remodeling business with two existing buildings; and

**WHEREAS**, the Owner proposes to rezone both parcels to Commercial Planned Development (CPD); and

**WHEREAS**, the proposed use is one 16,000 square foot commercial building to replace the existing buildings on the two parcels to be used as a remodeling business with other potential commercial tenants; and

**WHEREAS**, a duly noticed public hearing was held on May 19, 2026 at the Planning Zoning and Design Board, and it recommended \_\_\_\_\_; and

**WHEREAS**, a duly noticed first reading was held before the Village Council on \_\_\_\_\_; and

**WHEREAS**, a duly noticed second reading and public hearing was held before the Village Council on \_\_\_\_\_, at which time the Village Council gave consideration to the evidence presented by the Owner and the Village staff, the recommendations of the Planning Zoning and Design Board, and the comments of the public.

**WHEREAS**, in light of the evidence and testimony presented, including the recommendations of the Planning Zoning and Design Board and having considered public comment, the Village Council finds that the rezoning request should be approved but only subject to the conditions set forth in this Ordinance.

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

**Section 1.     Approval.**

Subject to the conditions set forth in Section 2 of this Ordinance, the Property is hereby rezoned from Commercial Planned Development (CPD) and Urban Commercial Planned Development (UCR) to Commercial Planned Development (CPD).

**Section 2.     Conditions.**

1.    Master Concept Plan

Development of this project must, in the opinion of the Village Community Development Director, be substantially consistent with the Master Concept Plan (MCP) titled "Henning CPD" dated "January 9, 2025".

The development must comply with all requirements of the Land Development Code at time of local development order approval unless otherwise approved in this Ordinance.

2.    Prior Resolution Z-01-058

The provisions of this Ordinance supersede Lee County Resolution Z-01-058, and that resolution shall have no further force or effect with regard to the Property.

3.    Project Size and Development Regulations

Maximum building square footage is 16,000 s.f. in one building.

Minimum Lot Size:

Lot Area:   10,000 square feet  
Lot Width:  100 feet  
Lot Depth:  100 feet

## Minimum Setbacks:

|                      | <u>Principal</u> | <u>Accessory</u> |
|----------------------|------------------|------------------|
| Street: Estero Court | 20 feet          | 15 feet          |
| US 41                | 25 feet          | 15 feet          |
| Side:                | 15 feet          | 10 feet          |

Maximum Lot Coverage: 40 percent

4. Approved Uses

## Principal Uses:

Animal clinic, no outdoor kennels  
 Banks and financial institutions  
 Counseling, nonresidential  
 Drugstore  
 Dry-clean & laundry services  
 Grocery store or food market – Not to exceed 5,000 s.f.  
 Medical or dental lab  
     Office, general business, including contractor offices (indoor  
     storage only) kitchen and bath design centers  
 Office, medical  
 Outpatient care facilities  
 Paint, glass and wallpaper  
 Personal services group I  
 Personal services group II  
 Place of worship – Not to exceed 5,000 s.f.  
 Recreational facilities, indoor  
 Research and development laboratories  
 Restaurant, standard – Not to exceed 5,000 s.f.  
 Retail sales group I  
 Retail sales group II  
 Showroom, wholesale

## Accessory Structures:

Bike parking rack  
 Electric vehicle (EV) level 1 or 2 charging station  
 Fences  
 Garage or carport  
 Satellite earth stations and amateur radio antennas  
 Storage, accessory  
 Signs, in compliance with the LDC  
 Parking lot, accessory



5. Height

Maximum height is 35 feet (two habitable stories) per LDC Sec. 10-301.C.

6. Utilities

Notwithstanding any provision of Village Code to the contrary, the Owner of the Property shall, at its own expense, take all steps so as to open all necessary utility accounts and to complete a connection to all public water and sewer systems which serve the Property within thirty days of being notified that such systems are available to serve the Property. Owner shall further pay in full any special assessment which may be levied on the Property in relation to any utility expansion project(s) undertaken by the Village after the effective date of this Ordinance, with payment due by August 1st of the year in which the Village Council imposes the assessment.

7. Pattern Book

Development must, in the opinion of the Village Community Development Director, be substantially consistent with the "Henning Design Center" Pattern Book dated March 27, 2026. The color West Highland White shown in the Pattern Book cannot be the primary color.

8. Transportation

- a. The access point on US 41 is subject to FDOT approval at time of development order.
- b. The Owner or successor must pave Estero Court per Land Development Code standards in Appendix C: - General Road Specifications, subsection A.2.

9. Landscape

The "conceptual" landscape plan shown in the Pattern Book does not contain any details of types or amounts of landscape. Additional detail must be provided at time of development order, including plant types and species, and is subject to approval by the Planning Zoning and Design Board.

10. Outdoor Storage/Display

Outdoor storage and display is not allowed.

11. No Blasting

No land development blasting is allowed as part of this project.

12. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the mandatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all mandatory concurrency requirements prior to issuance of a local development order.

13. Existing Billboard

Notwithstanding the Effective Date of this Ordinance, the rezoning approved in this Ordinance is expressly conditioned upon the permitted demolition of the existing non-conforming billboard structure located on the Property, and the rezoning approved in this Ordinance shall not become effective until the Community Development Director certifies in writing that this condition has first been complied with. Prior to compliance, the Property should not be represented or marketed as having been rezoned and no DO application will be accepted based on the rezoning.

14. Signage

- a. The monument signs shown in the Pattern Book are conceptually approved for design. Details such as size, lettering, and setbacks will be provided at time of development order.
- b. The existing signs on site will be removed prior to installation of the new signs.

15. Dumpster Enclosure/Lighting

Since the Pattern Book did not include any details, details of the dumpster enclosure and lighting will be provided as part of the development order.

16. Buffers and Open Space

Notwithstanding the Effective Date of this Ordinance, the rezoning approved in this Ordinance is expressly conditioned upon installation of a landscape buffer consisting of an enhanced Type D buffer 20' in width with 5 trees per 100 linear feet, a double row hedge, and a 2-3 foot berm shall be installed, with the height of shrubs to be 36 inches at time of planting maintained at 48 inches. The buffer must include a variety of canopy trees to be determined by the Community Development Director. The rezoning approved in this Ordinance shall not become effective until the Community Development Director certifies in writing that this condition has first been complied with. Prior to compliance, the Property should not be represented or marketed as having been rezoned and no DO application will be accepted based on the rezoning.

17. Parking

Parking of company vehicles, trucks and trailers is not allowed along US 41. Parking will be along the south side or rear of the project.

18. Other Permits

Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Owner to obtain a permit from a State or Federal agency and does not create any liability on the part of the Village for issuance of the permit if the Owner fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertake actions that result in a violation of State or Federal law.

**Section 3. Findings and Conclusions.**

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The rezoning approved in this Ordinance, governed by and conditioned upon the conditions set forth herein, is consistent with the Village's Comprehensive Plan.
2. The rezoning is not in conflict with the Land Development Code.
3. The rezoning will address a community need by redevelopment of an older area.
4. The rezoning as conditioned will be compatible with existing and planned uses surrounding the subject property.
5. The rezoning will not affect the development pattern which is already established.
6. The rezoning, with conditions, will enhance and improve the aesthetics of the Property and surrounding area through the elimination of a billboard and installation of a landscape buffer
7. The rezoning should improve property values in the area.
8. Public facilities are available except central sewer which will be provided in the future.
9. The rezoning will not result in significantly adverse impacts on the natural environment as the site has already been cleared and contains existing buildings.

**Section 4. Exhibits.**

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

Exhibit A     Legal Description  
Exhibit B     Master Concept Plan  
Exhibit C     Pattern Book titled “Henning Design Center Pattern Book” dated  
March 27, 2026

**Section 5.**     **Severability.**

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

**Section 6.**     **Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading the \_\_\_\_ day of \_\_\_\_\_, 2026.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,  
Florida on second reading this \_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_  
Carol Sacco, Village Clerk

By: \_\_\_\_\_  
Joanne Ribble, Mayor

# PAPE-DAWSON

May 13, 2026

Ms. Mary Gibbs  
Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928

RE: RMS Office US 41 CPD Rezone DCI2024-E007  
8-day Letter

Dear Ms. Gibbs:

The applicant has read the project staff report and does not concur with staff's recommendations for Conditions #6, 8, 13 and 16. We offer the following strike-through and underline alternatives for staff consideration.

6. Utilities

Notwithstanding any provision of Village Code to the contrary, the Owner of the Property shall connect to public water and sewer upon redevelopment of the site in accordance with the approved Master Concept Plan when sanitary sewer service is adjacent to the site. ~~shall, at its own expense, take all steps so as to open all necessary utility accounts and to complete a connection to all public water and sewer systems which serve the Property within thirty days.~~ Owner shall be responsible for payment of ~~further pay in full~~ any special assessment which may be levied on participating Village properties ~~the Property~~ in relation to any utility expansion project(s) undertaken by the Village after the effective date of this Ordinance, ~~with payment due by August 1st of the year in which the Village Council imposes the assessment.~~

8. Transportation

- a. The access point on US 41 is subject to FDOT approval at time of development order.
- b. The Owner or successor must restore to its existing condition any portion of paving along County Road damaged during site construction activities. ~~pave Estero Court per Land Development Code standards in Appendix C: General Road Specifications, subsection A.2.~~

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Florida Engineering Firm #39101 Florida Surveying & Mapping License #LB8694

Ms. Mary Gibbs  
RE: RMS Office US 41 CPD Rezone DCI2024-E007, 8-day Letter  
May 13, 2026  
Page 2 of 2

13. Existing Billboard

Notwithstanding the Effective Date of this Ordinance, the rezoning approved in this Ordinance is expressly conditioned upon the permitted demolition of the existing non-conforming billboard structure located on the Property. The billboard shall be demolished within ninety (90) days of the commencement of site work for the redevelopment of the site consistent with the approved MCP.; ~~and the rezoning approved in this Ordinance shall not become effective until the Community Development Director certifies in writing that this condition has first been complied with. Prior to compliance, the Property should not be represented or marketed as having been rezoned and no DO application will be accepted based on the rezoning.~~

16. Buffers and Open Space

Notwithstanding the Effective Date of this Ordinance, the rezoning approved in this Ordinance is expressly conditioned upon installation of a landscape buffer along the U.S. 41 frontage, consisting of an enhanced Type D buffer 20' in width with 5 trees per 100 linear feet, a double row hedge, and a 2-3 foot berm shall be installed, with the height of shrubs to be 36 inches at time of planting maintained at 48 inches. The buffer must include a variety of canopy trees to be determined by the Community Development Director. This buffer must be installed and completed within 90 days of the commencement of site work for the redevelopment of the site consistent with the approved MCP. ~~The rezoning approved in this Ordinance shall not become effective until the Community Development Director certifies in writing that this condition has first been complied with. Prior to compliance, the Property should not be represented or marketed as having been rezoned and no DO application will be accepted based on the rezoning.~~

Thank you for consideration.

Sincerely,  
Pape-Dawson



D. Wayne Arnold, AICP

Cc: HLR Investments LP  
Pape-Dawson File 20200293-000 (HGRMS41R-24)

G:\Planning\PROJ - PLANNING\HGRMS41R-24 RMS Office US 41 (DCI2024-E007)\Correspondence\DCI2024-E007 8-Day Letter 2026-05-13.docx

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**PAPE-DAWSON**

# **CASE #: DCI2024-E007 HENNING CPD REZONE**

PLANNING ZONING AND DESIGN BOARD MEETING | May 19, 2026

**PAPE-DAWSON**

# INTRODUCTION

PAPE-DAWSON

## PROJECT TEAM

- **Bob Dibacco, President** – Applicant, HLR Investments LP
- **D. Wayne Arnold, AICP, Professional Planner** – Pape-Dawson Consulting Engineers, LLC
- **Waldo Quiros, Project Designer | Associate** – Studio+

*\*Please note, all information provided is subject to change until final approval by the governing authority.*



studio+

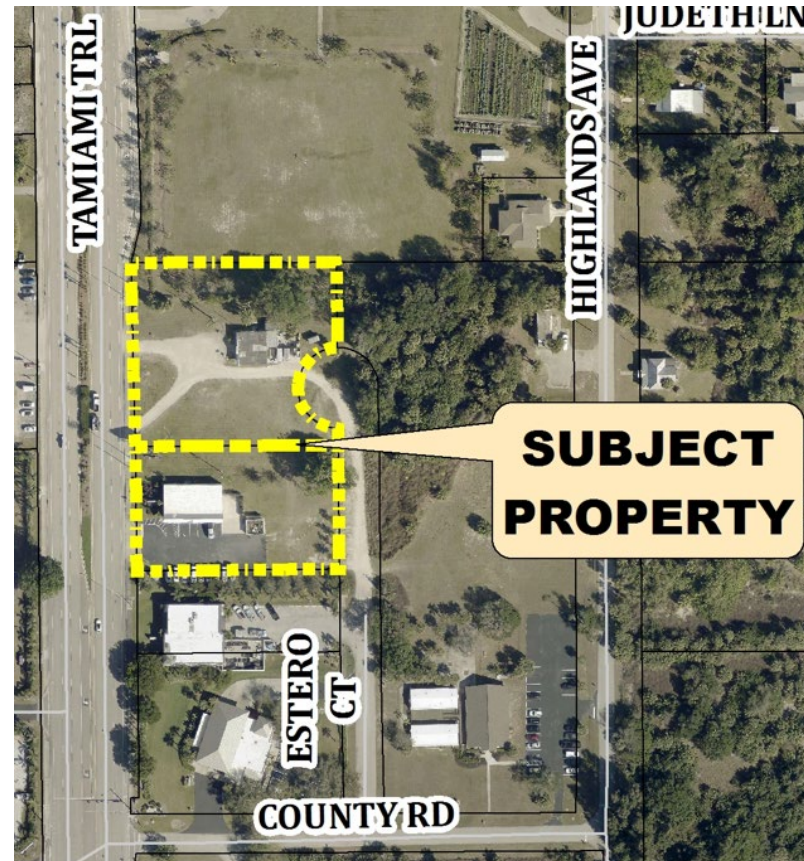
Henning CPD Rezone – Zoning Board Hearing

2



# LOCATION MAP

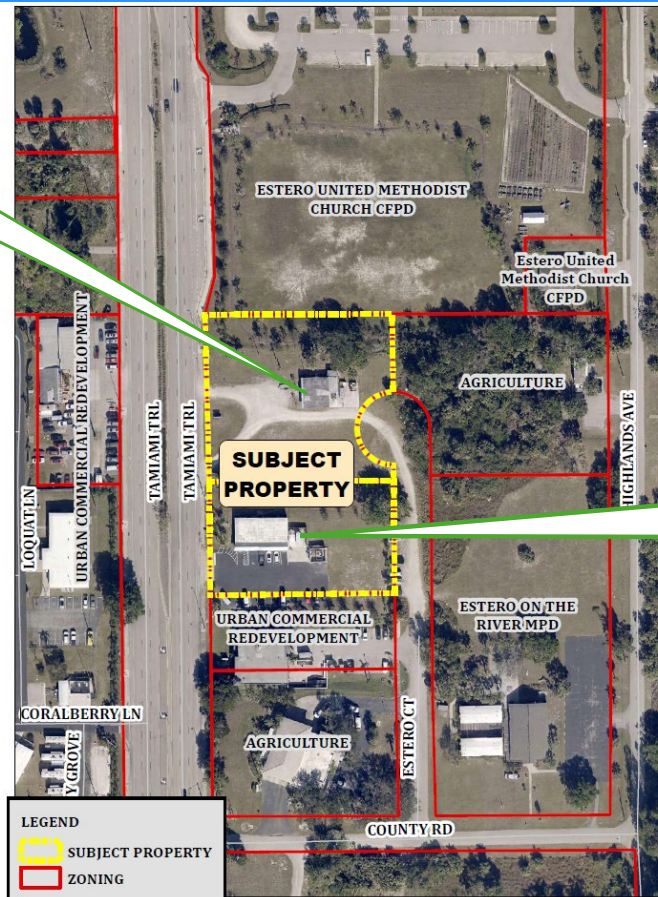
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# ZONING MAP

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ZONED  
Cope Animal  
Clinic CPD

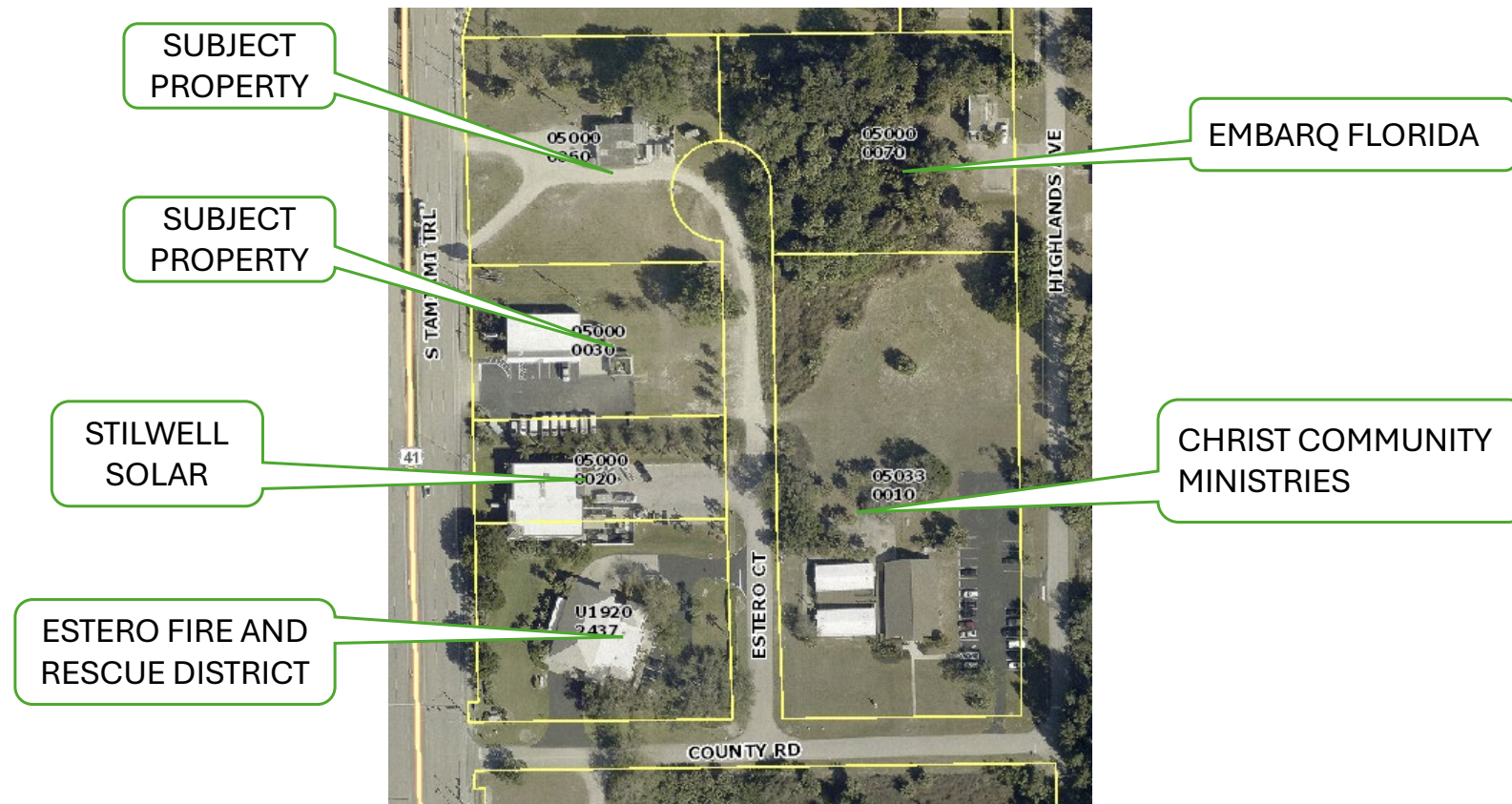


ZONED  
Urban Commercial  
Redevelopment



# ESTERO COURT PROPERTIES

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# PROJECT INFORMATION

**PAPE-DAWSON**

**STRAP NUMBERS:** 28-46-25-E3-05000.0030 and 28-46-25-E3-05000.0060

**ADDRESS:** 20741 and 20771 S Tamiami Trail

**OVERALL PROJECT ACREAGE:** 1.96+/-

**FUTURE LAND USE CLASSIFICATION:** Urban Commercial

**ZONING:**           **Existing:**           Cope Animal Clinic CPD and Urban Commercial Redevelopment  
                           **Proposed:**       Henning CPD

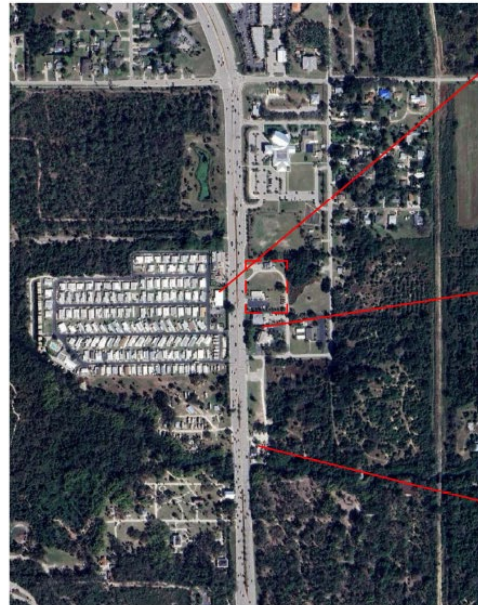
## PROPOSED REQUEST:

- Rezone from the Cope Animal Clinic CPD and Urban Commercial Redevelopment to Henning CPD
- To allow a variety of construction service and development related businesses, including contractors, interior designers, architects and similar uses within a single building not to exceed 16,000 square feet.

# EXISTING CONDITIONS

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ON-SITE STRUCTURES

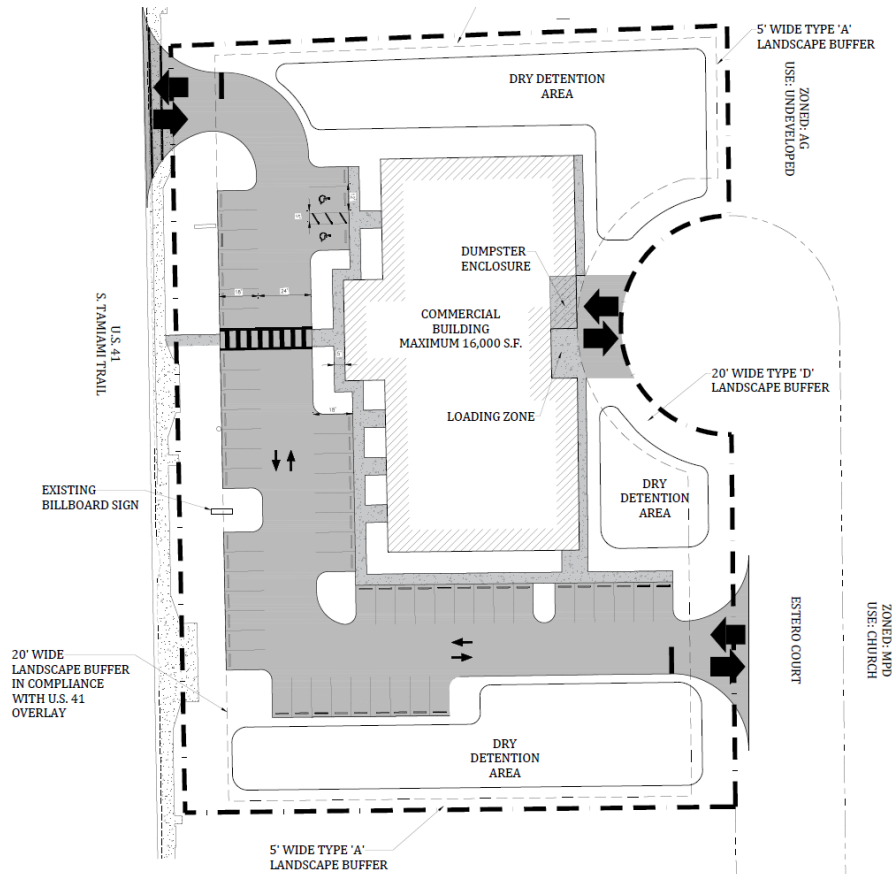


ADJACENT STRUCTURES



# PROPOSED MASTER CONCEPT PLAN

PAPE-DAWSON



## SITE SUMMARY

|                              |                                                           |
|------------------------------|-----------------------------------------------------------|
| PLAN DESIGNATION:            | URBAN COMMERCIAL                                          |
| EXISTING ZONING DESIGNATION: | COPE ANIMAL CLINIC CPD AND URBAN COMMERCIAL REDEVELOPMENT |
| EXISTING LAND USE:           | COMMERCIAL                                                |
| PROPOSED ZONING DESIGNATION: | HENNING RMS CPD                                           |
| GROSS AREA:                  | 1.96± ACRES                                               |
| MAXIMUM COMMERCIAL:          | 16,000 SQ. FT.                                            |
| MAXIMUM HEIGHT:              | 35 FEET/2-STORIES                                         |
| STRAP NUMBERS:               | 28-46-25-E3-05000.0060 AND 28-46-25-E3-05000.0030         |
| STREET ADDRESS:              | 20741 AND 20771 S. TAMIAMI TRAIL                          |

## OPEN SPACE:

REQUIRED: 0.59± ACRE (1.96± ACRE X .30)  
 PROVIDED: 0.59± ACRE



# PROPOSED MASTER CONCEPT PLAN

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# SCHEDULE OF USES

PAPE-DAWSON

## Principal Uses:

1. Animal clinic, ~~no outdoor kennels~~
2. Banks and financial institutions
3. ~~Brewpub or micro-brewery, winery, or distillery~~
4. ~~Broadcast studio, commercial radio and television~~
5. ~~Clubs, lodges, or community-oriented associations~~
6. Counseling, nonresidential
7. Drugstore
8. Dry-clean & laundry services
9. Grocery store or food market – Not to exceed 5,000 s.f.
10. ~~Home care facility~~
11. Medical or dental lab
12. ~~Newspaper/periodical publishing establishment~~
13. Office, general business, including contractor offices (indoor storage only) kitchen and bath design centers
14. Office, medical
15. Outpatient care facilities
16. Paint, glass and wallpaper
17. Personal services group I
18. Personal services group II
19. ~~Pet services~~
20. Place of worship – Not to exceed 5,000 s.f.
21. Recreational facilities, indoor
22. ~~Repair shop, household~~
23. Research and development laboratories

24. Restaurant, standard – Not to exceed 5,000 s.f.
25. Retail sales group I
26. Retail sales group II
27. Showroom, wholesale

## Accessory Uses:

1. Bike parking rack
2. Electric vehicle (EV) level 1 or 2 charging station
3. Electric vehicle (EV) level 3 charging station
4. Fences
5. Garage or carport
6. Satellite earth stations and amateur radio antennas
7. Storage, accessory
8. Signs, in compliance with the LDC
9. Parking lot, accessory



# DEVELOPMENT REGULATIONS

**PAPE-DAWSON**

## Minimum Lot Size:

Lot Area: 10,000 square feet  
 Lot Width: 100 feet  
 Lot Depth: 100 feet

## Minimum Setbacks:

|                      | <u>Principal</u> | <u>Accessory</u> |
|----------------------|------------------|------------------|
| Street: Estero Court | 20 feet          | 15 feet          |
| U.S. 41              | 25 feet          | 15 feet          |
| Side:                | 15 feet          | 10 feet          |
| Rear:                | N.A.             | N.A.             |

Maximum Building Height: 35 feet, not to exceed two stories

Minimum Lot Coverage: 30 percent

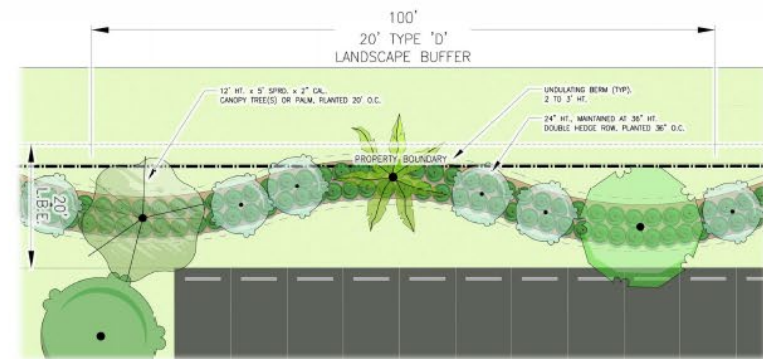
# LANDSCAPE PLAN

PAPE-DAWSON

CONCEPTUAL LANDSCAPE PLAN



U.S. 41 OVERLAY BUFFER CONCEPT - PLAN VIEW



U.S. 41 OVERLAY BUFFER CONCEPT - PERSPECTIVE VIEW



# TYPICAL LANDSCAPE SPECIES

PAPE-DAWSON



Cabbage Palm



Silver Buttonwood



Green Buttonwood



Live Oak



Royal Palm



Gumbo Limbo



Liriope



Clusia Guttifera



Dune Sun Flower



Green Island Ficus



Variegated Schefflera



Wild Coffee



Pink Muhly Grass



Fire Bush



Red Tip Cocoplum



Mammy Croton

# CONCEPTUAL BUILDING FLOOR PLAN

PAPE-DAWSON





# ENTRY VIEW

PAPE-DAWSON



15

# SIDE VIEW

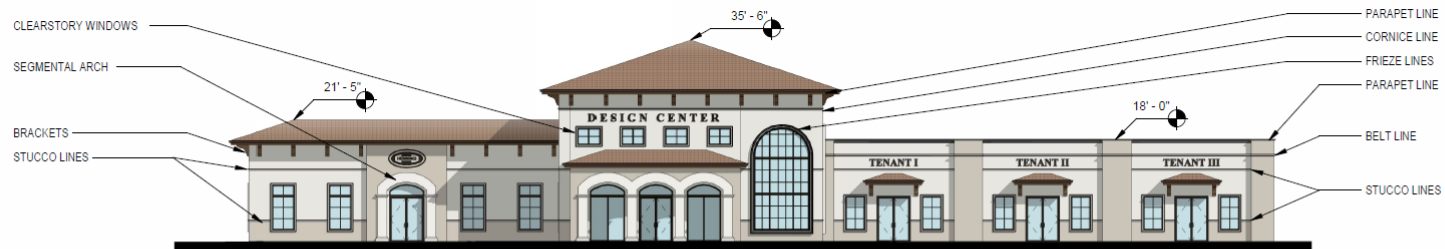
PAPE-DAWSON



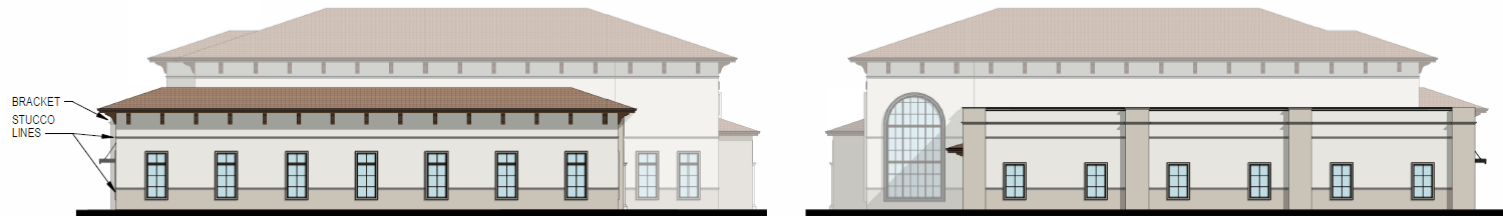
16

# EXTERIOR ELEVATIONS

PAPE-DAWSON



① EXTERIOR WEST  
1/16" = 1'-0"



② EXTERIOR NORTH  
1/16" = 1'-0"

③ EXTERIOR SOUTH  
1/16" = 1'-0"



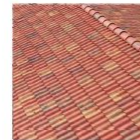
④ EXTERIOR EAST  
1/16" = 1'-0"

EXTERIOR ELEVATIONS



# MATERIALS

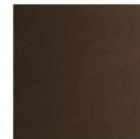
PAPE-DAWSON



ROOF  
BARREL TILE AUTUMN



ROOF SOFFIT & BRACKETS  
GOLDEN HARVEST WOOD



METAL SURFACES  
DARK BRONZE COAT



PAINT  
SW 7566 WESTHIGHLAND WHITE



PAINT  
SW 7567 NATURAL TAN



PAINT  
SW 7038 TONY TAUPE

# SIGNAGE

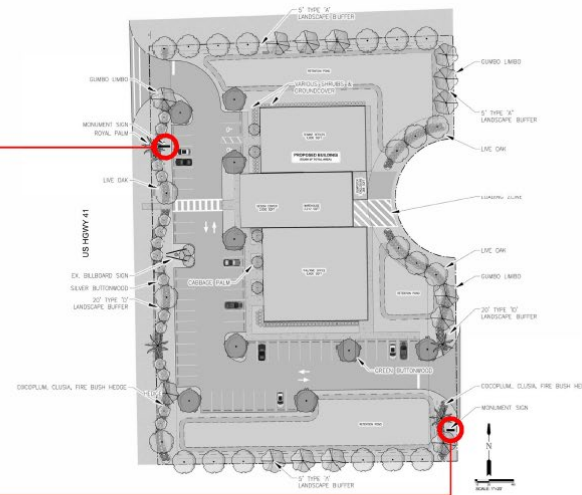
PAPE-DAWSON



MONUMENT SIGN @ S TAMAMIAMI TRAIL  
12' WIDE / 10' HIGH



MONUMENT SIGN @ ESTERO CT  
12' WIDE / 10' HIGH



# REZONING CRITERIA

PAPE-DAWSON

*FLU-1.2.9 URBAN COMMERCIAL. The main purpose of the Urban Commercial designation is to foster development of unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant office, assisted living uses are concentrated. These properties are generally smaller in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services. Urban services are in place or readily expandable to support moderately intense levels of commercial development. Residential uses are also allowable, however they are not incentivized. These areas were typically designated Urban Community or Suburban and within the Mixed-Use Overlay per the Village's Transitional Comprehensive Plan. Urban Commercial areas are generally the individual development sites along major corridors of U.S. 41, Corkscrew Road, and Three Oaks Parkway. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.*

- A. Uses: A broad mix of commercial uses is allowed in the Urban Commercial areas to foster convenience and efficiency for a broader live/work/play environment, including neighborhood and community scale commercial including shopping, restaurant, hotel and office, all subject to the compatibility standards of FLU-1.10.*

***The uses proposed in the schedule of uses are consistent with those permitted by Policy 1.2.9 and those uses permitted for CPD's as identified in LDC 3-702.***

# REZONING CRITERIA

PAPE-DAWSON

*FLU-1.3.10 To maintain the Village's aesthetic standards, billboards are prohibited. The Village will implement an amortization program for existing billboards.*

**A legally non-conforming billboard does exist on the property and active leases are in place to continue its use. The applicant will comply with LDC 6-405, which addresses loss of non-conformity.**

*FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:*

- A. Traffic and access impacts (rezoning and development orders);*
- B. Architectural and landscape architectural design (rezoning and development orders);*
- C. Site planning, interconnectivity, and public space (rezoning and development orders);*
- D. Screening, landscaping and buffering (rezoning and development orders);*
- E. Availability and adequacy of services and facilities (rezoning and development orders);*
- F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*

**The proposed redevelopment of the site with buildings and site design elements consistent with the current LDC requirements will have no impact on the adjacent and surrounding land uses.**

# REZONING CRITERIA

PAPE-DAWSON

2. *Is not in conflict with any portion of the LDC;*

The applicant has not requested any deviations from the LDC. The CPD and subsequent Development Order will be consistent with the LDC.

3. *Addresses a demonstrated community need;*

The Village of Estero will continue to need a variety of commercial uses to serve the growing resident and business population of the Village and surrounding unincorporated areas of the community. The CPD represents a consolidation of a conventionally zoned parcel and a CPD zoned parcel which both have existing buildings on them. The intent is to redevelop the property with similar uses that exist today.

4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*

The property is presently zoned and developed with commercial uses, and the Village Comprehensive Plan identifies the property as a commercially designated site. The property will be developed in compliance with the LDC and will have no impact on the surrounding non-residential land uses.

5. *Would result in a logical and orderly development pattern;*

The CPD rezoning does represent a logical and orderly development pattern. The redevelopment of the site will occur in conformance with the LDC and the pattern book that is provided as an exhibit to the CPD application. The resulting development will have cohesive architecture, signage and site design, compared to the two separately zoned sites that exist today.

6. *Would not adversely affect the property values in the area;*

Redeveloping the commercial property under a unified planned development in compliance with the current LDC requirements will not adversely affect property values in the area.

7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);*

The property is served by adequate public facilities, and there are no anticipated deficiencies with regard to any public facilities. Letters of availability have been requested from the local utility, public safety and public schools serving this site.

8. *Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;*

The site has been previously cleared and filled in support of the existing buildings and businesses that operate on the property today. The only vegetation existing on the site consists of decorative landscape trees that were planted in conjunction with the existing site improvements.

9. *Is compatible with existing or planned uses in the surrounding area.*

The proposed CPD will be compatible with existing or planned uses in the surrounding area. All properties immediately adjacent to the site are zoned commercial or permit non-residential uses. The property is separated from neighboring properties to the east by the existing Estero Court right of way and from properties to the west by the U.S. 41 right of way.



# PROPOSED CONDITIONS

PAPE-DAWSON

We concur with staff except as noted below:

## 6. Utilities

Notwithstanding any provision of Village Code to the contrary, the Owner of the Property shall connect to public water and sewer upon redevelopment of the site in accordance with the approved Master Concept Plan when sanitary sewer service is adjacent to the site. ~~shall, at its own expense, take all steps so as to open all necessary utility accounts and to complete a connection to all public water and sewer systems which serve the Property within thirty days. Owner shall be responsible for payment of further pay in full any special assessment which may be levied on participating Village properties~~ the Property in relation to any utility expansion project(s) undertaken by the Village after the effective date of this Ordinance, ~~with payment due by August 1st of the year in which the Village Council imposes the assessment.~~

## 8. Transportation

- a. The access point on US 41 is subject to FDOT approval at time of development order.
- b. The Owner or successor must restore to its existing condition any portion of paving along County Road damaged during site construction activities, pave Estero Court per Land Development Code standards in Appendix C: General Road Specifications, subsection A.2:

## 13. Existing Billboard

Notwithstanding the Effective Date of this Ordinance, the rezoning approved in this Ordinance is expressly conditioned upon the permitted demolition of the existing non-conforming billboard structure located on the Property. The billboard shall be demolished within ninety (90) days of the commencement of site work for the redevelopment of the site consistent with the approved MCP.; ~~and the rezoning approved in this Ordinance shall not become effective until the Community Development Director certifies in writing that this condition has first been complied with. Prior to compliance, the Property should not be represented or marketed as having been rezoned and no DO application will be accepted based on the rezoning.~~

## 16. Buffers and Open Space

Notwithstanding the Effective Date of this Ordinance, the rezoning approved in this Ordinance is expressly conditioned upon installation of a landscape buffer along the U.S. 41 frontage, consisting of an enhanced Type D buffer 20' in width with 5 trees per 100 linear feet, a double row hedge, and a 2-3 foot berm shall be installed, with the height of shrubs to be 36 inches at time of planting maintained at 48 inches. The buffer must include a variety of canopy trees to be determined by the Community Development Director. This buffer must be installed and completed within 90 days of the commencement of site work for the redevelopment of the site consistent with the approved MCP. The rezoning approved in this Ordinance shall not become effective until the Community Development Director certifies in writing that this condition has first been complied with. ~~Prior to compliance, the Property should not be represented or marketed as having been rezoned and no DO application will be accepted based on the rezoning.~~

23

# SUMMARY

**PAPE-DAWSON**

- Project is consistent with the Village of Estero Comprehensive Plan and Urban Commercial Future Land Use Category.
- The project as conditioned meets all LDC criteria for a Commercial Planned Development.
- No Deviations from the LDC are requested.
- Applicant agrees with staff recommendation and proposed Conditions of Approval except for Conditions 6, 8, 13 and 18.
- Applicant provided revised language in strikethrough/underline.



# THANK YOU

**PAPE-DAWSON**



**Planning Zoning and Design Board  
Staff Report**

| PROJECT NAME                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SROA Corkscrew Village Lot 6 Expansion                                                                                                                                    |
| CASE NUMBER                                                                                                                                                               |
| DOS2025-E008                                                                                                                                                              |
| MEETING DATE                                                                                                                                                              |
| May 19, 2026                                                                                                                                                              |
| REQUEST                                                                                                                                                                   |
| Applicant seeks approval of a development order and one deviation to construct a 75,910SF two-story self-storage building with associated infrastructure and landscaping. |
| APPLICANT                                                                                                                                                                 |
| Storage Rentals of America (SROA)                                                                                                                                         |
| LOCATION                                                                                                                                                                  |
| 8900 Commons Way, East of US 41, South of Corkscrew Road, West of Via Coconut                                                                                             |
| PROPERTY SIZE                                                                                                                                                             |
| 8.67 Acres ±                                                                                                                                                              |
| ZONING                                                                                                                                                                    |
| CPD - Lee County Zoning Ordinance No. Z-99-077                                                                                                                            |
| PUBLIC INFORMATION MEETING DATES                                                                                                                                          |
| The PZDB Public Information Meeting was held March 10, 2026.                                                                                                              |

**Staff Recommendation**

Staff recommends approval of the development order and deviation with the following stipulations:

1. Applicant to submit a Unity of Title Agreement to be reviewed and approved by the Village Attorney, and recorded with the Lee County Clerk's Office prior to issuance of a building permit. Said Agreement will assure that the entirety of Corkscrew Village Lot 6 is treated as a single indivisible parcel for the purposes of zoning and development, and will contain a covenant prohibiting the sale or transfer of lots separately.
2. Applicant to provide one standard parking space and one new ADA parking space within reasonable proximity to building entrance.
3. Applicant must enclose the on-site dumpsters per Lee County Solid Waste & Village of Estero Land Development Code.
4. No outdoor storage is/will be allowed.

Staff Report May 19, 2026  
Planning Zoning and Design Board

Page 1 of 3

5. Applicant will pay impact fees at time of Building Permit issuance.
6. Applicant to provide final approval from Lee County Utilities prior to vegetation removal permit.

### **Project Summary**

The project is proposed as a two-story, 75,910sf mini-warehouse building as the final phase of development under the Z-99-077 Zoning Ordinance, meeting the total storage allowed by the Ordinance of 170,000sf. The work includes stormwater infrastructure, landscaping and utilities to support the proposed use.

The existing site contains 94,000sf of mini-warehouse use in five buildings.

### **Architecture**

The new building is proposed as a two-story Mediterranean Revival and Florida Coastal mix, with offset planes, hip roof towers, barrel tile roofing, and a palette with material board presented at the Public Informational Meeting (PIM). Renderings have been adjusted eliminating the blue trim.

Discussion during the PIM included a longer term plan to refresh the prefabricated metal storage buildings (pre-dating the Architectural Style requirements of the Village LDC), to eliminate the blue paint on the garage doors and add accent coloring. The Architectural plans include renderings of the refresh intent that will be pursued at a later date.

The new storage building will be visible by the property to the south owned by Fawcett Memorial Hospital when developed.

### **Deviation**

LDC Section 4-236 requires that a self-storage facility be set back a minimum of 660ft from the edge of any Residential district or residential development. The request is to allow the construction of a new building on property that is at a distance of 145ft from the western residential property lines of Happy Hollow Lane.

There are a total of ten residentially zoned (six developed) lots within 660ft of the commercially zoned parcel. The two closest homes are 200 feet from the property line, and there will be 400ft from the proposed building to the nearest residential structure.

Staff recommends approval as the proposed building is only two-story and is separated from the residential district by landscape buffers and the Seminole Gulf Railway corridor.

### **Transportation**

The site has access to US 41 (S Tamiami Trail) through a driveway connection to Commons Way.

A Traffic Impact Statement (TIS) was completed for the proposed development. The segment of US 41 at this location is recognized as existing Level of Service F with or without the project at the buildout year of 2027. The project is expected to generate six (6) new weekday A.M. peak hour trips and eleven (11) new weekday P.M. peak hour vehicular trips.

Applicant will pay impact fees at time of Building Permit issuance as mitigation for its impacts.

**Parking**

No new parking spaces have been proposed for the site. While total on-site parking requirements are met for the complete build-out, there are no spaces in close proximity to the building entrance.

Village Staff recommends at least one new standard space and one new ADA parking space to be provided in close proximity to the entrance of the new facility.

The project will convert two existing parking spaces into Level III charging stations.

**Stormwater**

Construction will not increase the impervious surface on the parcel, as paved parking is converted to structure. The existing dry detention will continue and the expansion is in compliance with the existing SFWMD permit.

**Flood**

Development is not in a FEMA Special Flood Hazard Area (Zone X).

**Lighting**

New site lighting will be wall packs mounted to the exterior faces of the new building and be in compliance with the LDC.

**Landscaping**

Existing perimeter buffers appear to be adequate and will be maintained. Building perimeter landscaping is to be distributed on three sides of the building.

**Signage**

No new monument sign is proposed.

**Estero Fire**

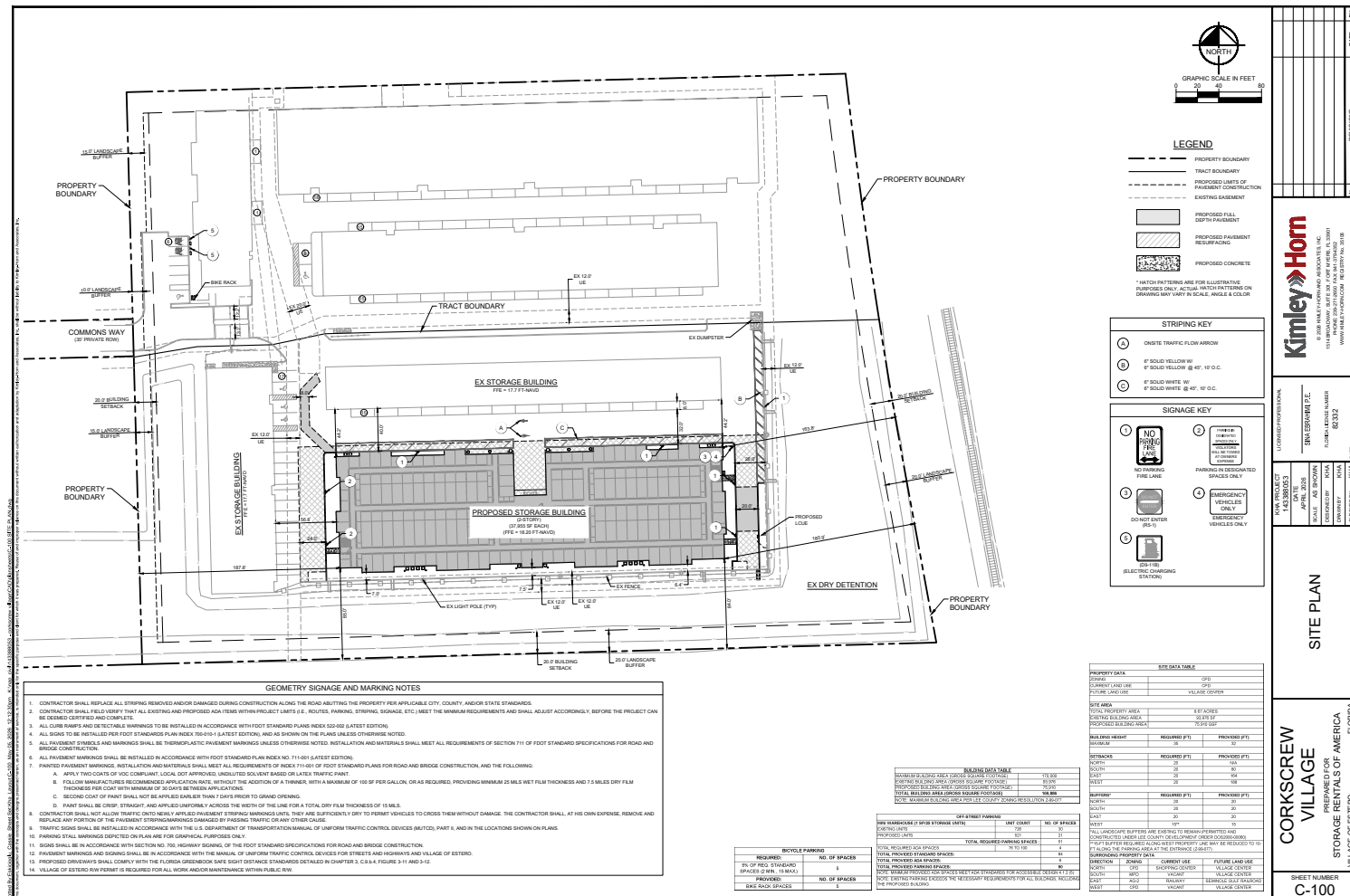
Auto-turn analysis has been accepted. Existing hydrant locations are accepted.

**Lee County Utilities (LCU)**

Lee County Utilities has provided stipulated approval.

**Solid Waste (Lee County & Village of Estero)**

Lee County Solid Waste and the Village of Estero both require the enclosure of dumpsters in accordance with Lee County LDC Section 10-261 & Village of Estero LDC Section 5-410.





9000 WEST COLONIAL DRIVE, SUITE 401, OCOEE, FL 34761  
PHONE: (407) 347-9614  
info@rapidbuildllc.com

**CORKSCREW VILLAGE SELF-STORAGE**  
RENDERINGS  
8900 COMMONS WAY, ESTERO, FL 33928





  
**RAPID**  
-DESIGN-BUILD-  
9000 WEST COLONIAL DRIVE, SUITE 401, OCOEE, FL 34761  
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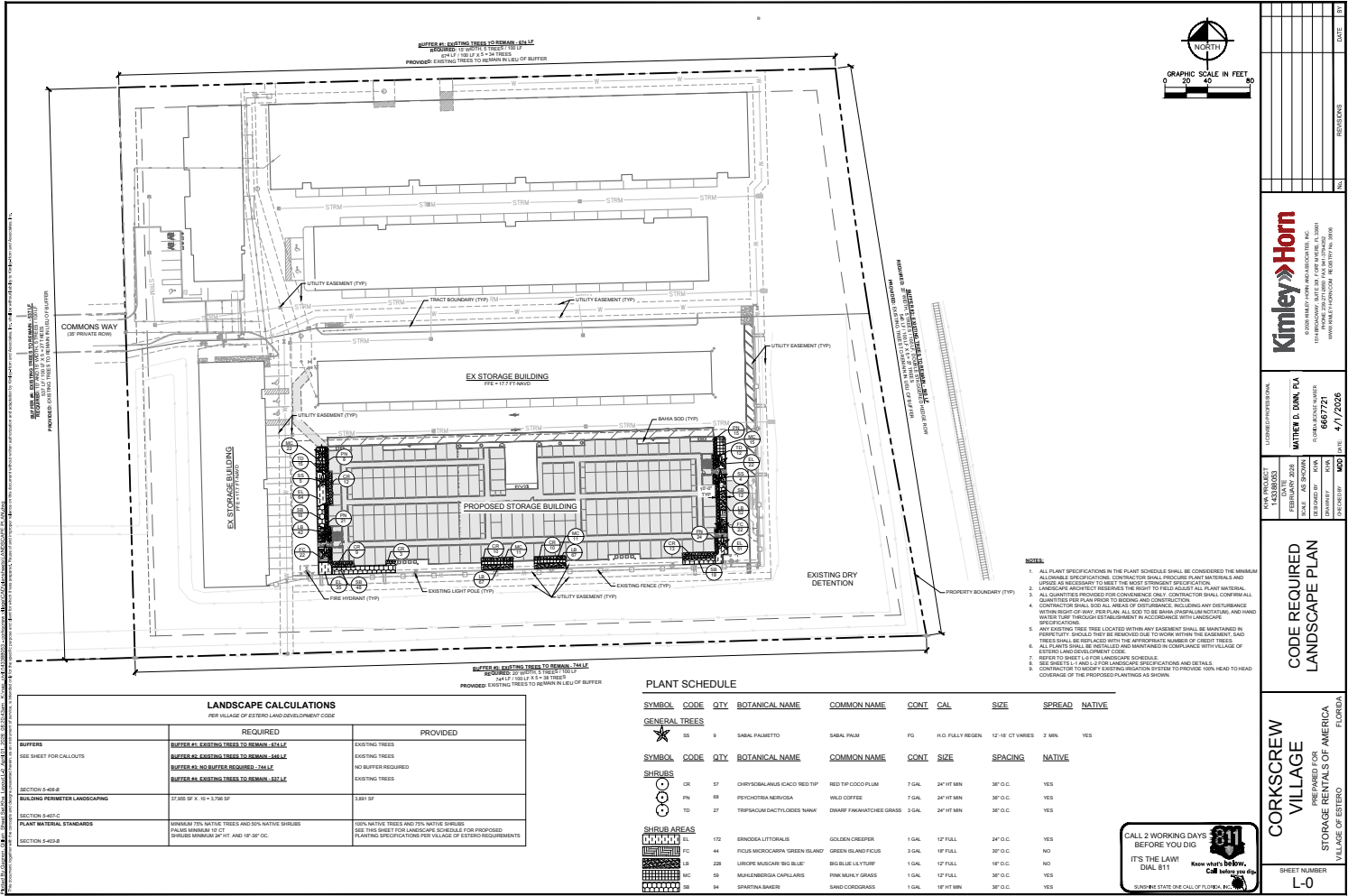
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**CORKSCREW VILLAGE SELF-STORAGE**

8900 COMMONS WAY, ESTERO, FL 33928



# CORKSCREW VILLAGE EXPANSION

Development Order: DOS2025-E008

Village of Estero  
Planning, Zoning & Design Board Meeting

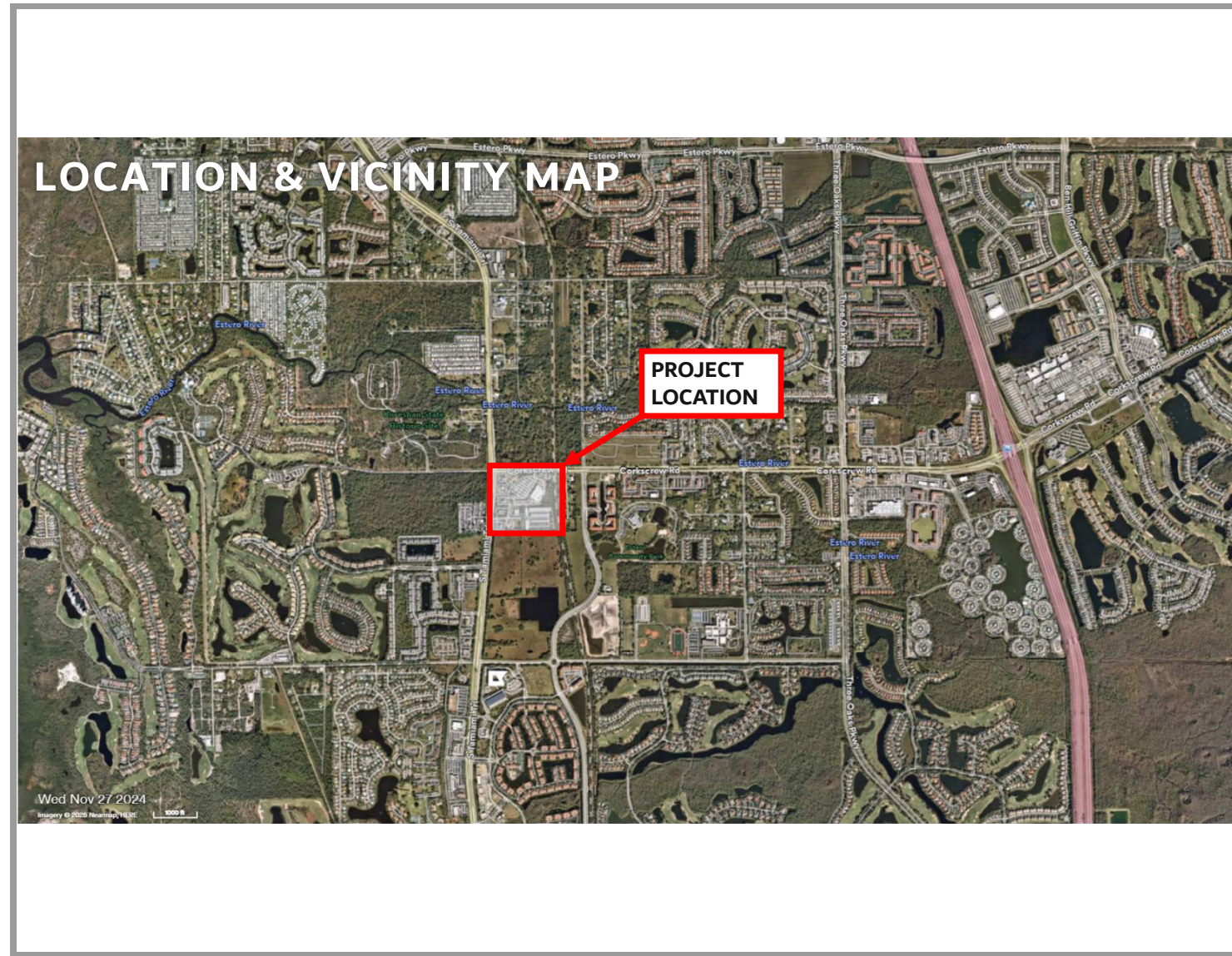
**PROJECT TEAM** →

|                                              |                                                            |                                              |                                                                 |                                                                |
|----------------------------------------------|------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------|
| <b>Owner:</b><br>SROA Corkscrew Village, LLC | <b>Civil Engineer:</b><br>Kimley-Horn and Associates, Inc. | <b>Architect:</b><br>Rapid Design Build, LLC | <b>Landscape Architect:</b><br>Kimley-Horn and Associates, Inc. | <b>Traffic Consultant:</b><br>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

3

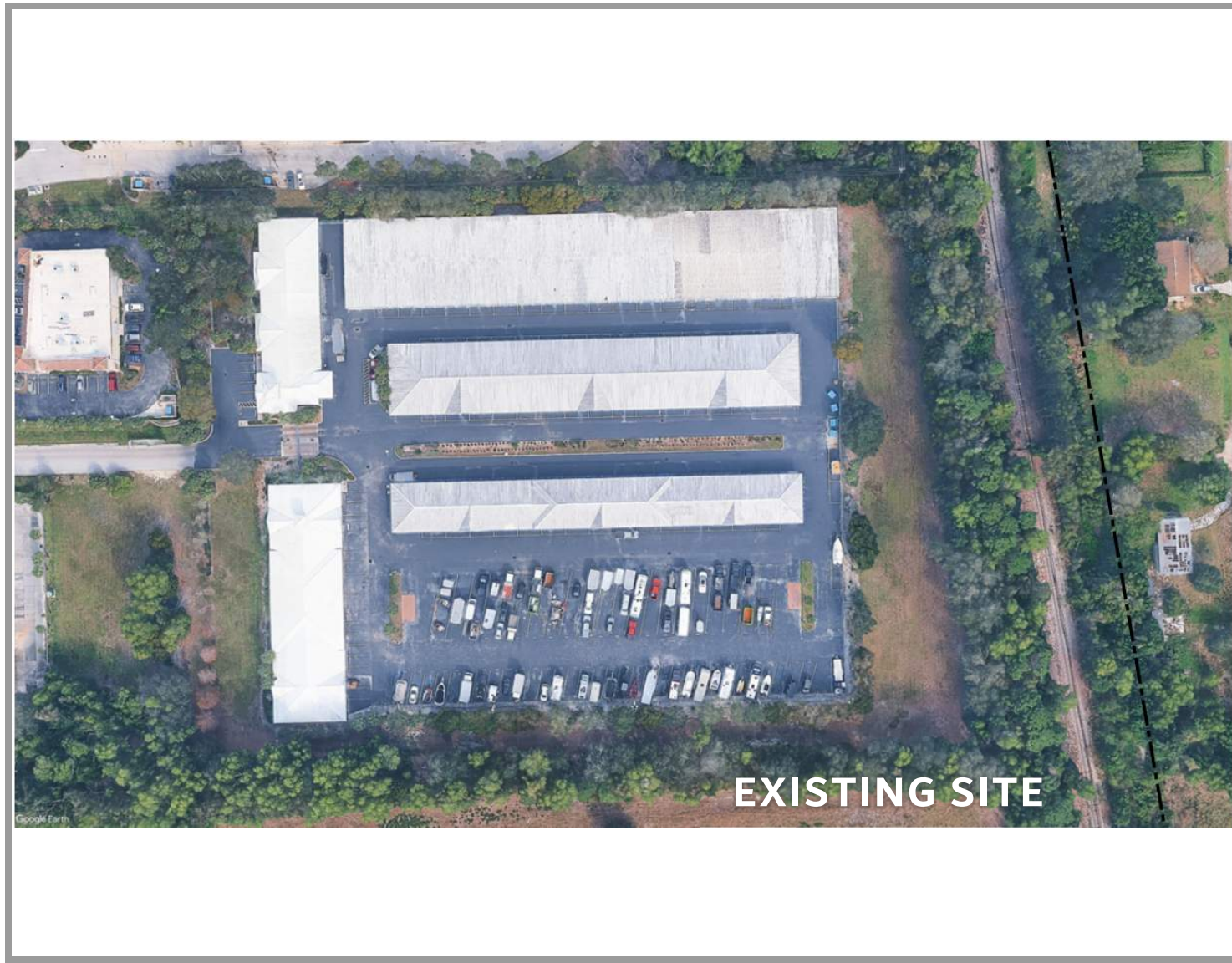
## ZONING ENTITLEMENT OVERVIEW

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

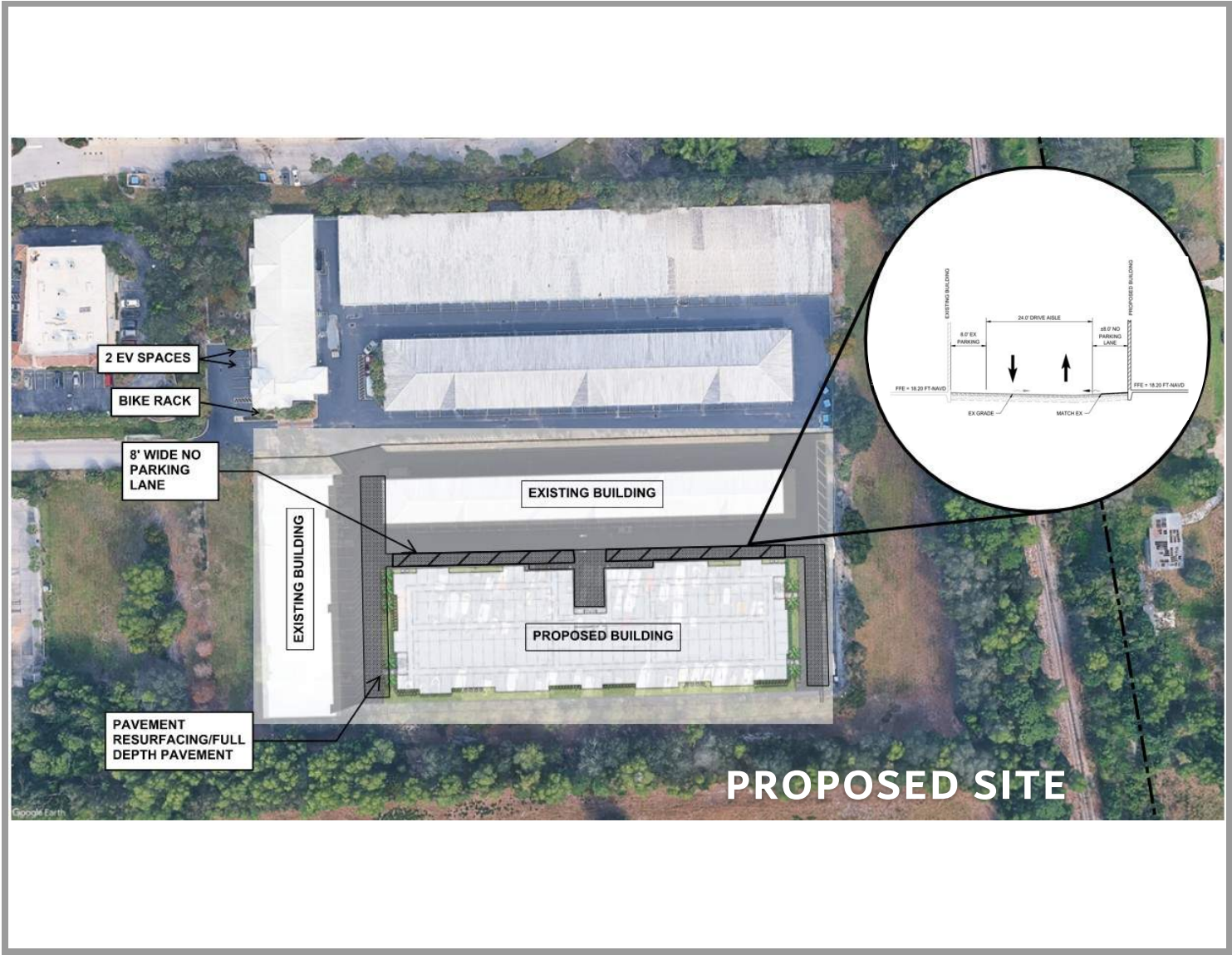
| Category                                                          | Entitlement / Standard                                                                            |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 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                                                         |

4









# ARCHITECTURAL ELEVATIONS



**RAPID**  
-DESIGN-BUILD-  
AU-1  
RDB-034-25-EST-FL-WB  
9090 WEST COLONIAL DRIVE, SUITE 401, OCOCEE, FL 33628  
PHONE: (407) 347-9614  
info@rapidbuild.com

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

# ARCHITECTURAL RENDERING



AU-6  
RDB-034-25-EST-FL-WB  
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CORKSCREW VILLAGE SELF-STORAGE  
RENDERINGS  
8900 COMMONS WAY, ESTERO, FL 33928  
**SROA CAPITAL**

## ARCHITECTURAL RENDERING



AU-5

RDB-034-25-EST-FL-WB

9000 WEST COLONIAL DRIVE, SUITE 401, OCOCHEE, FL 34761  
PHONE: (807) 347-8814  
info@rapidbuild.com

**CORKSCREW VILLAGE SELF-STORAGE**  
RENDERINGS  
8900 COMMONS WAY, ESTERO, FL 33928  
**SROA CAPITAL**

9

## ARCHITECTURAL RENDERING



**RAPID**  
-DESIGN-BUILD-  
AU-4  
RDB-034-25-EST-FL-WB  
9000 WEST COLONIAL DRIVE, SUITE 401, OCOCHEE, FL 34781  
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**CORKSCREW VILLAGE SELF-STORAGE**  
RENDERINGS  
8900 COMMONS WAY, ESTERO, FL 33928  
**SROA CAPITAL**

10



## ARCHITECTURAL RENDERING



AU-7

RDB-034-25-EST-FL-WB  
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**CORKSCREW VILLAGE SELF-STORAGE**  
RENDERINGS  
8900 COMMONS WAY, ESTERO, FL 33928  
**SROA CAPITAL**

11



ARCHITECTURAL RENDERING – *EX WALK UP UNITS*



BEFORE



AFTER

**RAPID**  
8000 WEST COLONIAL DRIVE, SUITE 401, DOCKEE, FL 34701  
PHONE: (877) 347-8514  
info@rapidstorage.com

**CORKSCREW VILLAGE SELF-STORAGE**  
RENDERINGS  
8800 COMMONS WAY, ESTERO, FL 33928

BEFORE

**RAPID**  
8000 WEST COLONIAL DRIVE, SUITE 401, DOCKEE, FL 34701  
PHONE: (877) 347-8514  
info@rapidstorage.com

**CORKSCREW VILLAGE SELF-STORAGE**  
RENDERINGS  
8800 COMMONS WAY, ESTERO, FL 33928

AFTER

## 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

14





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

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

1. Applicant/Project Name: Stacy Ellis Hewitt, AICP & Brent Addison, PE representing The Residential Group/TRG Estero MPD  
2. Address: Southwest corner of Estero Parkway & Three Oaks Parkway  
3. Strap Number: 27-46-25-E2-U2115.2548  
4. Application Number: Pending

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

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

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

Rezoning of 31.26± AC from Commercial Planned Development (CPD) to Mixed Use Planned  
Development (MPD) to allow up to 370 multi-family dwelling units and 33,000 SF of commercial  
including vertical integration with concurrent Development Order. Existing Lee County CPD Zoning  
Resolution Z-94-009 has allowed 250,000 SF of commercial shopping center and out parcel uses  
with a maximum height of 3 stories/50 feet since May 2, 1994, yet has remained vacant for 32± years.

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

April 22, 2026

Date

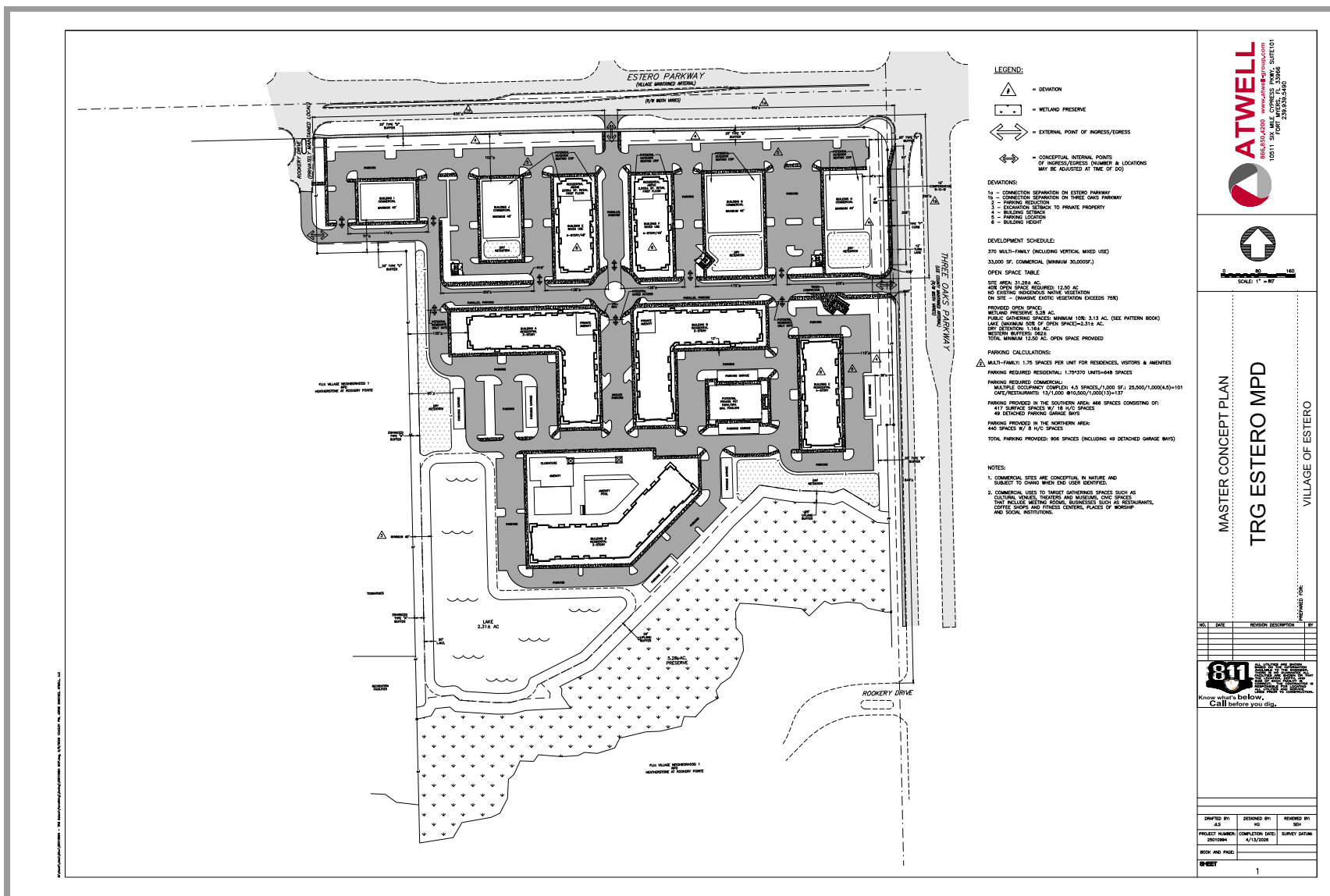
Stacy Ellis Hewitt

Print Name

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

Updated 11/17/2021











## TABLE OF CONTENTS

- 3 OVERALL SITE PLAN
- 4 CIRCULATION / CONNECTIVITY PLAN
- 5 PUBLIC BENEFITS PLAN
- 6 ARCHITECTURAL INTENT
- 7 ARCHITECTURAL CHARACTER
- 9 EXAMPLE WORK
- 10 ARCHITECTURAL COLOR PALETTE/ MATERIAL CONCEPTS
- 11 ARCHITECTURAL ELEVATIONS
- 15 ARCHITECTURAL MASSING VIEWS
- 17 BUFFER TYPICALS
- 21 LINE OF SIGHT
- 22 PLANT PALETTE









ARCHITECTURAL INTENT

## MEDITERRANEAN REVIVAL & MODERN COASTAL

OUR APPROACH TO THE ARCHITECTURAL VOCABULARY THAT WILL BE THE BASIS OF DESIGN FOR THE ESTERO MIXED USE DEVELOPMENT IS INFLUENCED BY A BLEND OF CHARACTERISTICS FROM VARIOUS MEDITERRANEAN AND MODERN COASTAL STYLES.

THESE INCLUDE:

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- WARM & INVITING MATERIALS AND FINISHES
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TRG ESTERO MPD • ARCHITECTURAL INTENT

TRG ESTERO MPD



PAGE 6



TRG ESTERO MPD

TRADITIONAL MEDITERRANEAN REVIVAL CHARACTER



TRG ESTERO MPD • ARCHITECTURAL CHARACTER

TRG ESTERO MPD



PAGE 7



TRG ESTERO MPD

MODERN/COASTAL MEDITERRANEAN CHARACTER



TRG ESTERO MPD • ARCHITECTURAL CHARACTER

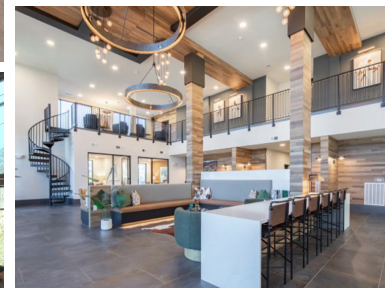
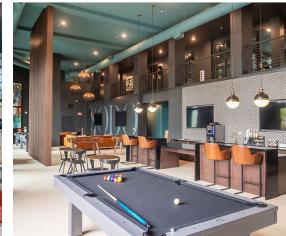
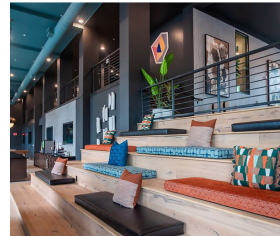
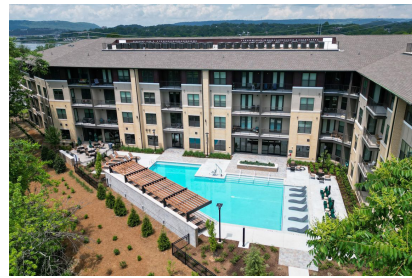
TRG ESTERO MPD



PAGE 8

# TRG ESTERO MPD

## EXAMPLE WORK



## TRG ESTERO MPD

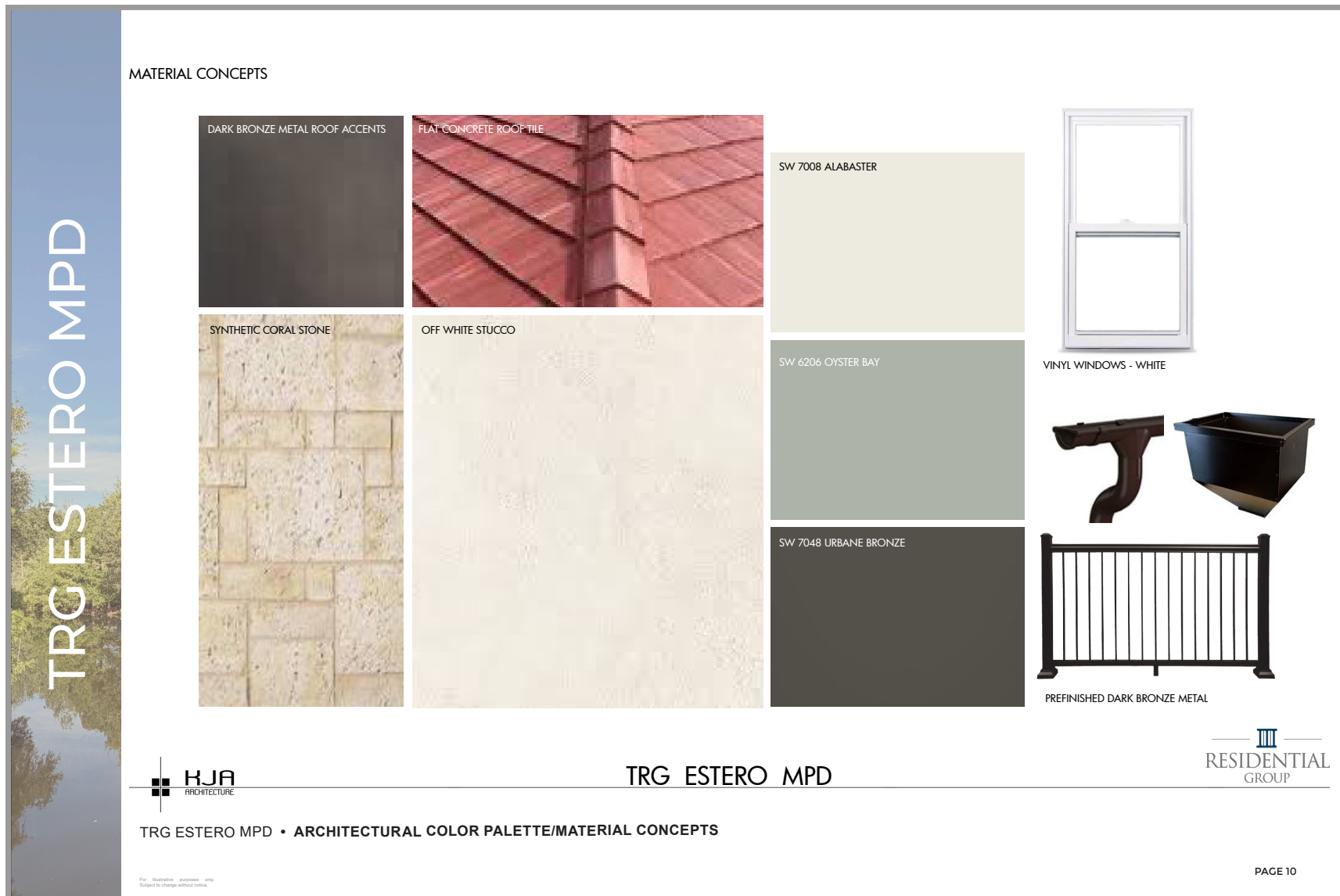


TRG ESTERO MPD • ARCHITECTURAL EXAMPLE WORK



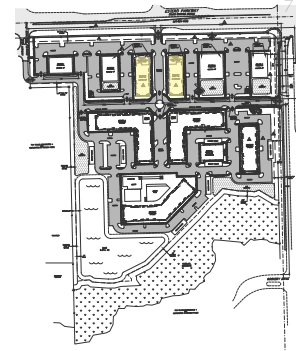
PAGE 9





TRG ESTERO MPD

EXTERIOR CONCEPT STUDY - BUILDINGS E & F NORTH ELEVATION



TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

TRG ESTERO MPD



PAGE 11

EXTERIOR CONCEPT STUDY - BUILDINGS A & B NORTH ELEVATION



TRG ESTERO MPD



TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

PAGE 12



CLUBHOUSE CONCEPT



HEIGHT PER LDC 10-301.C-2

18'-0"



TRG ESTERO MPD



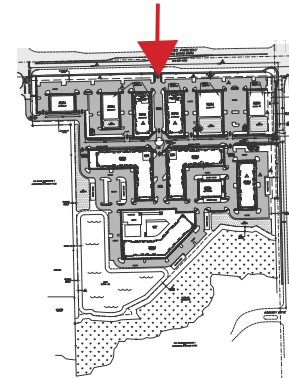
TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

PAGE 13



TRG ESTERO MPD

AERIAL MASSING VIEWS - FROM ESTERO PKWY LOOKING SOUTH



TRG ESTERO MPD • AERIAL MASSING VIEWS

TRG ESTERO MPD

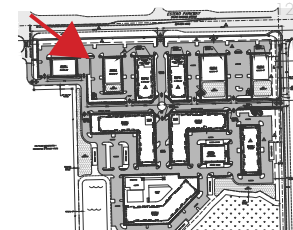


PAGE 15



TRG ESTERO MPD

AERIAL MASSING VIEWS - LOOKING SOUTHEAST

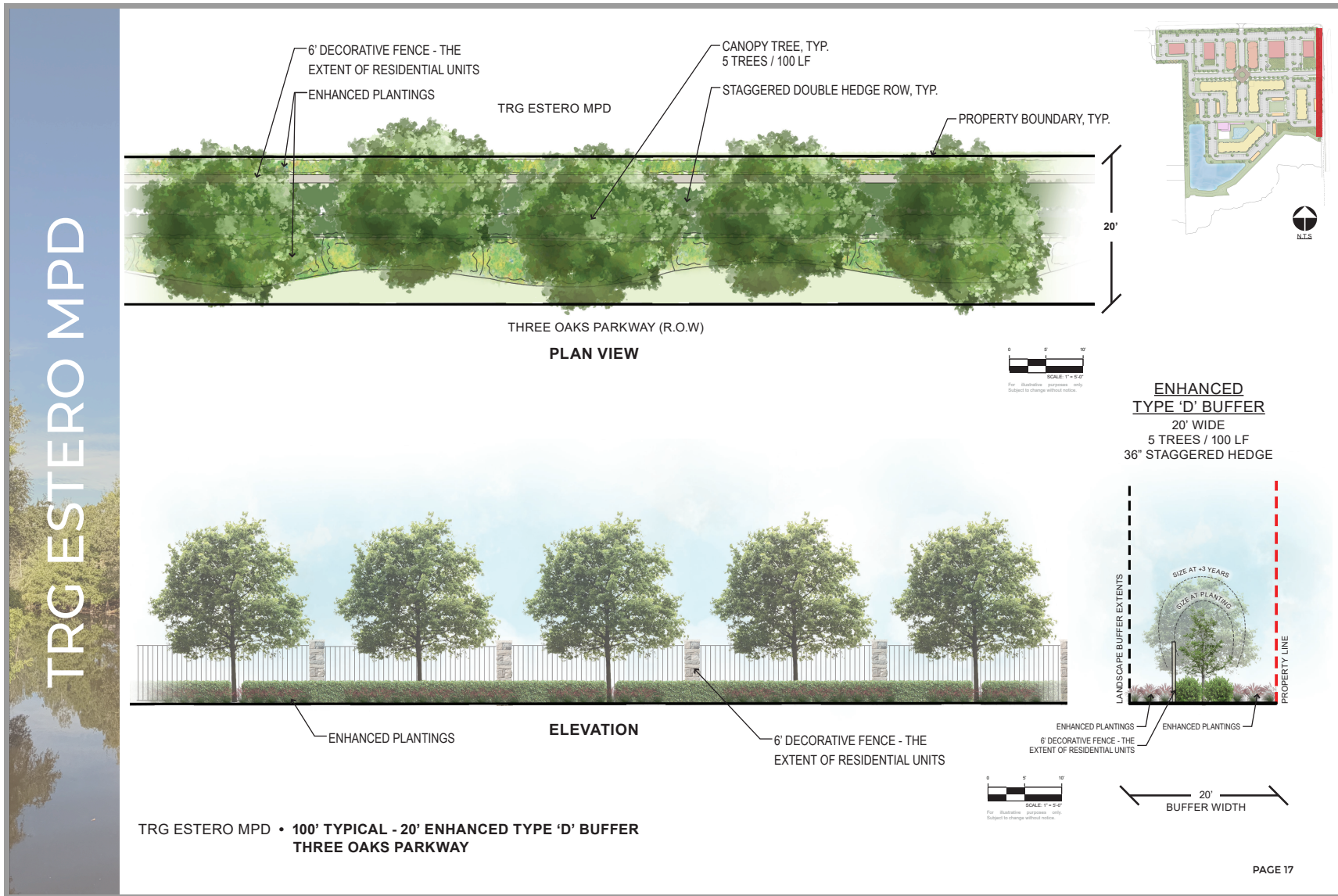


TRG ESTERO MPD • AERIAL MASSING VIEWS

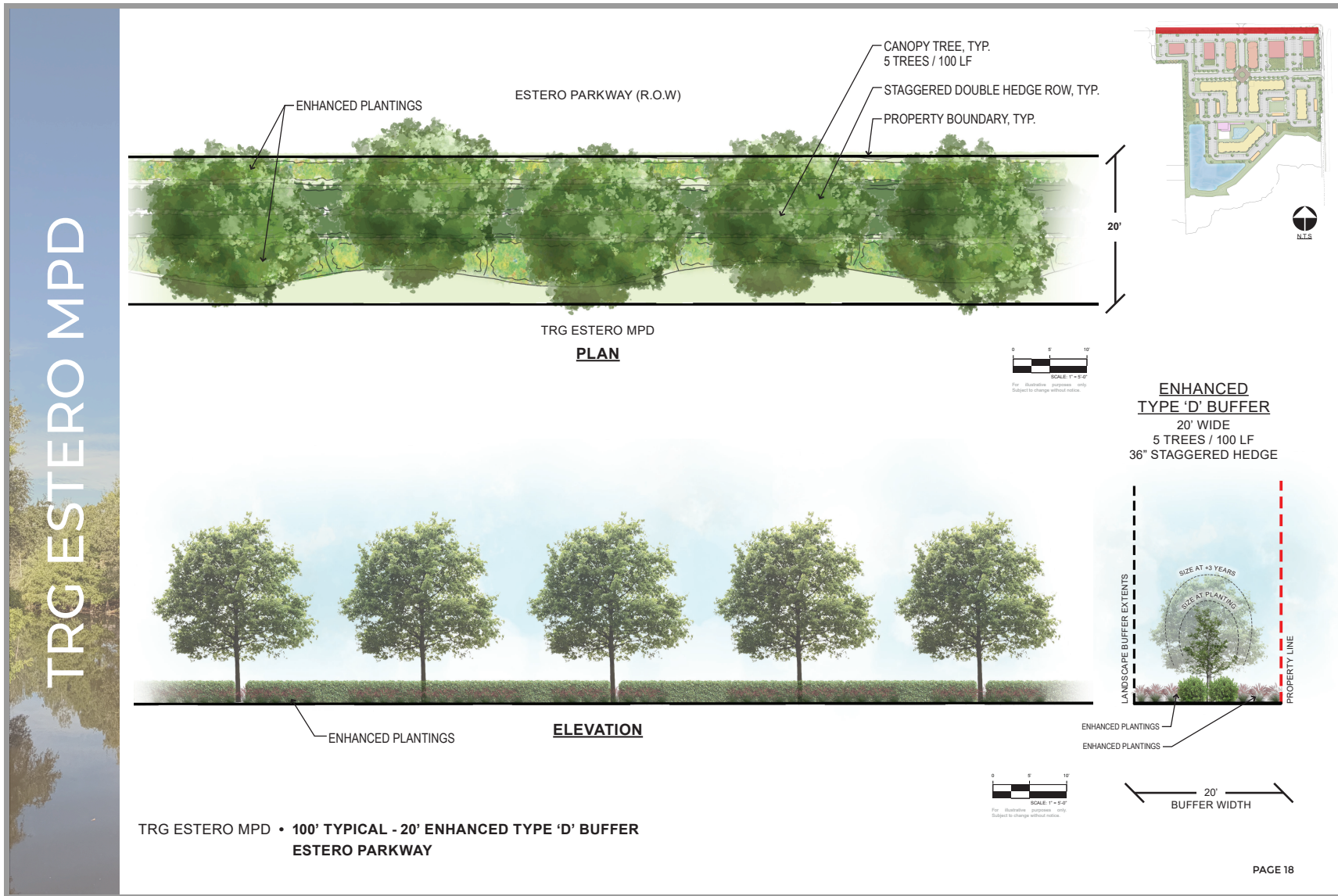
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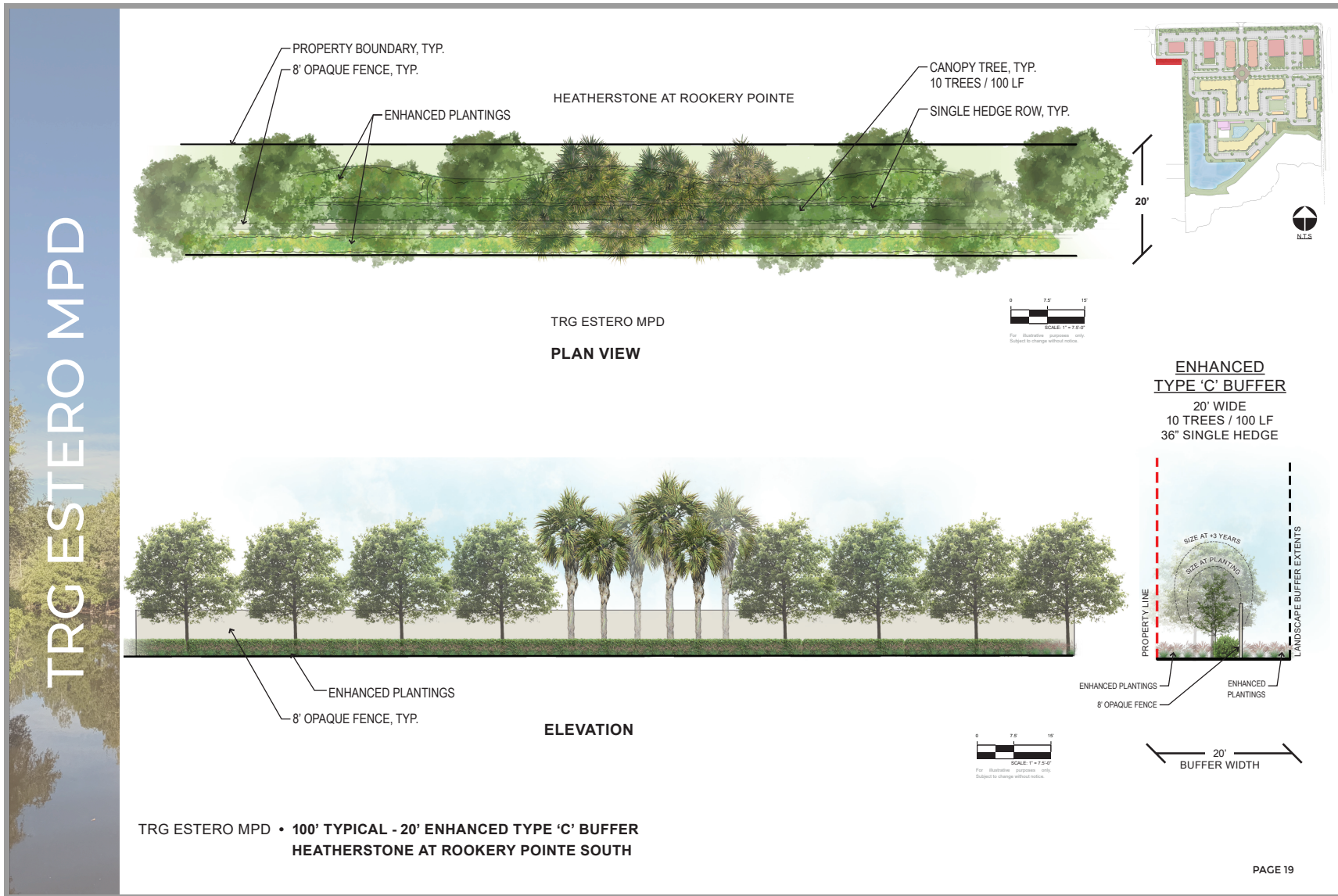


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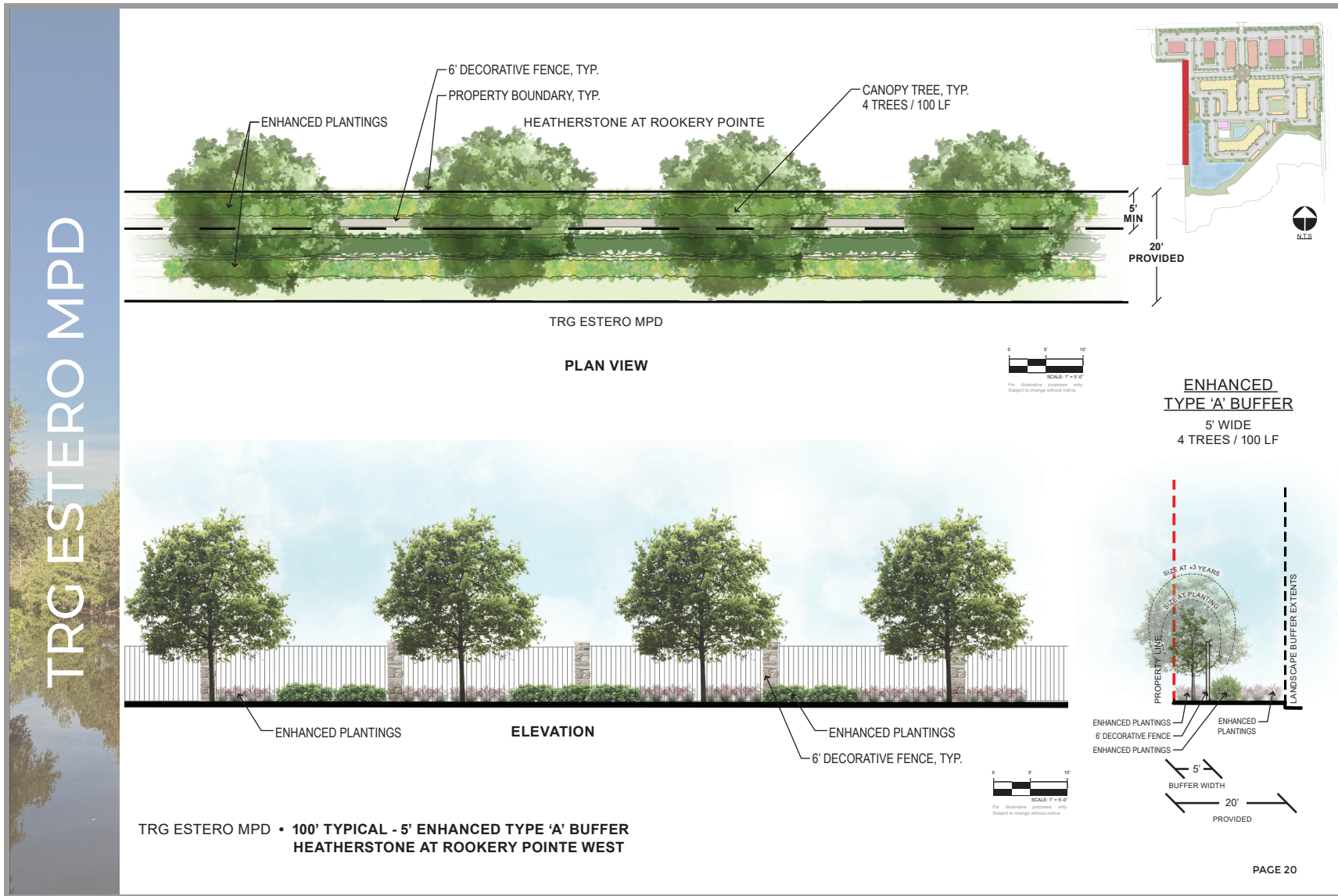


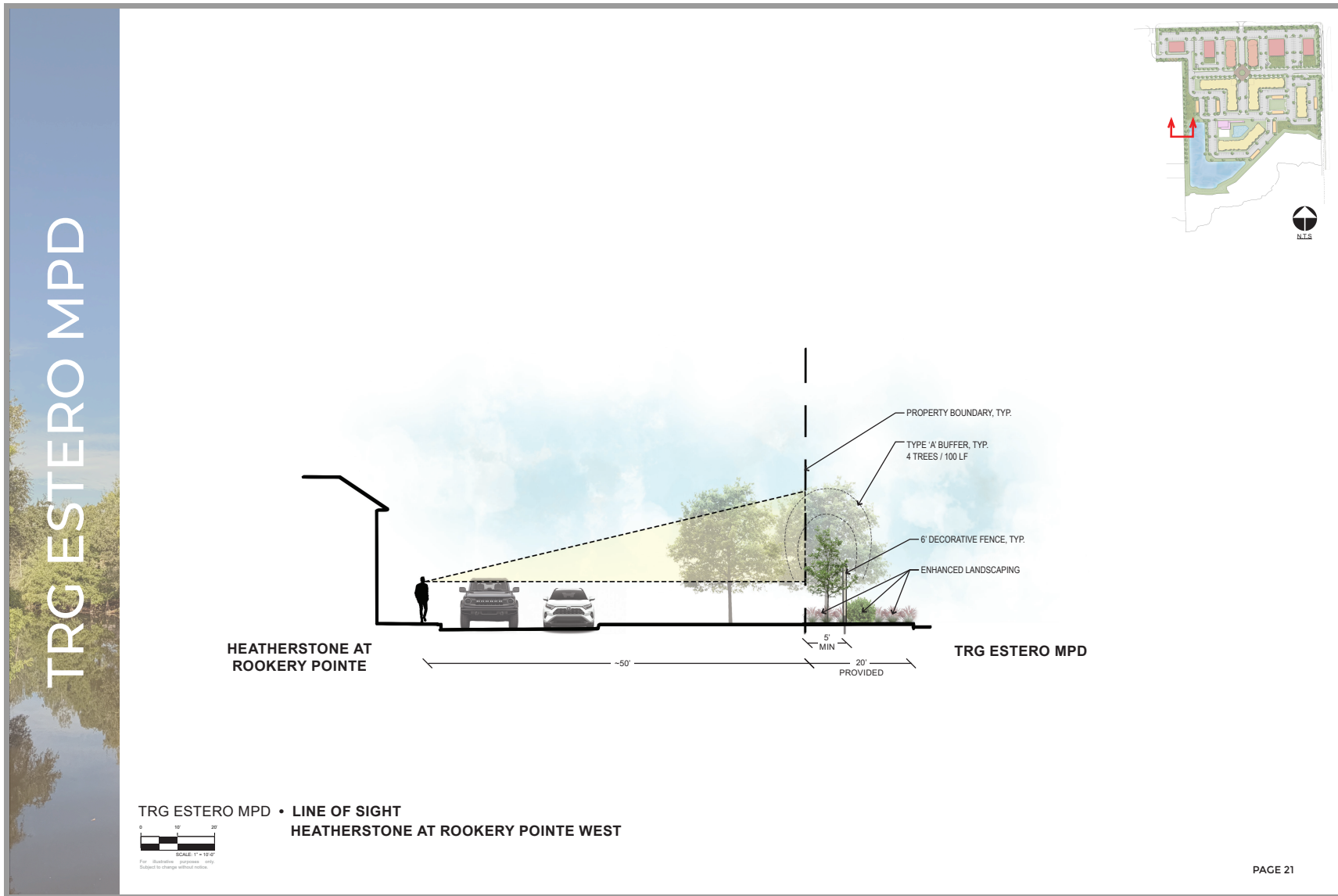


















**TRG**

**ESTERO MPD**

**Village of Estero  
Planning & Zoning Review Board**

**Public Information Meeting**

May 19, 2026

**RESIDENTIAL  
GROUP**

**RVi**

# Project Team

- ❖ **Applicant:** Michael Payson, The Residential Group
- ❖ **Planner:** Stacy Ellis Hewitt, AICP  
RVi Planning + Landscape Architecture
- ❖ **Architect:** Chris Kacena, AIA, KJA Architecture
- ❖ **Engineer:** Brent Addison, P.E., Atwell, LLC
- ❖ **Landscape Architect:** Sabrina McCabe  
RVi Planning + Landscape Architecture
- ❖ **Traffic Consultant:** Ted Treesh, TR Transportation Consultants, Inc.

# Site Location

★ SW Corner of Estero Parkway & Three Oaks Parkway

The map displays a residential and commercial area. A blue star marks the site location at the southwest corner of the intersection of Estero Parkway and Three Oaks Parkway. To the north of the site, along Estero Parkway, are several businesses including 'First Fruits Produce' and 'The Reef Student Living'. To the west, along Cypress View Drive, is 'Preschool at the Lamb'. The map also shows various residential streets such as Estero Oaks Drive, Three Oaks Parkway, and several smaller roads like Shepherd Street and Coralhead Way. A north arrow is located in the top right corner of the map area.

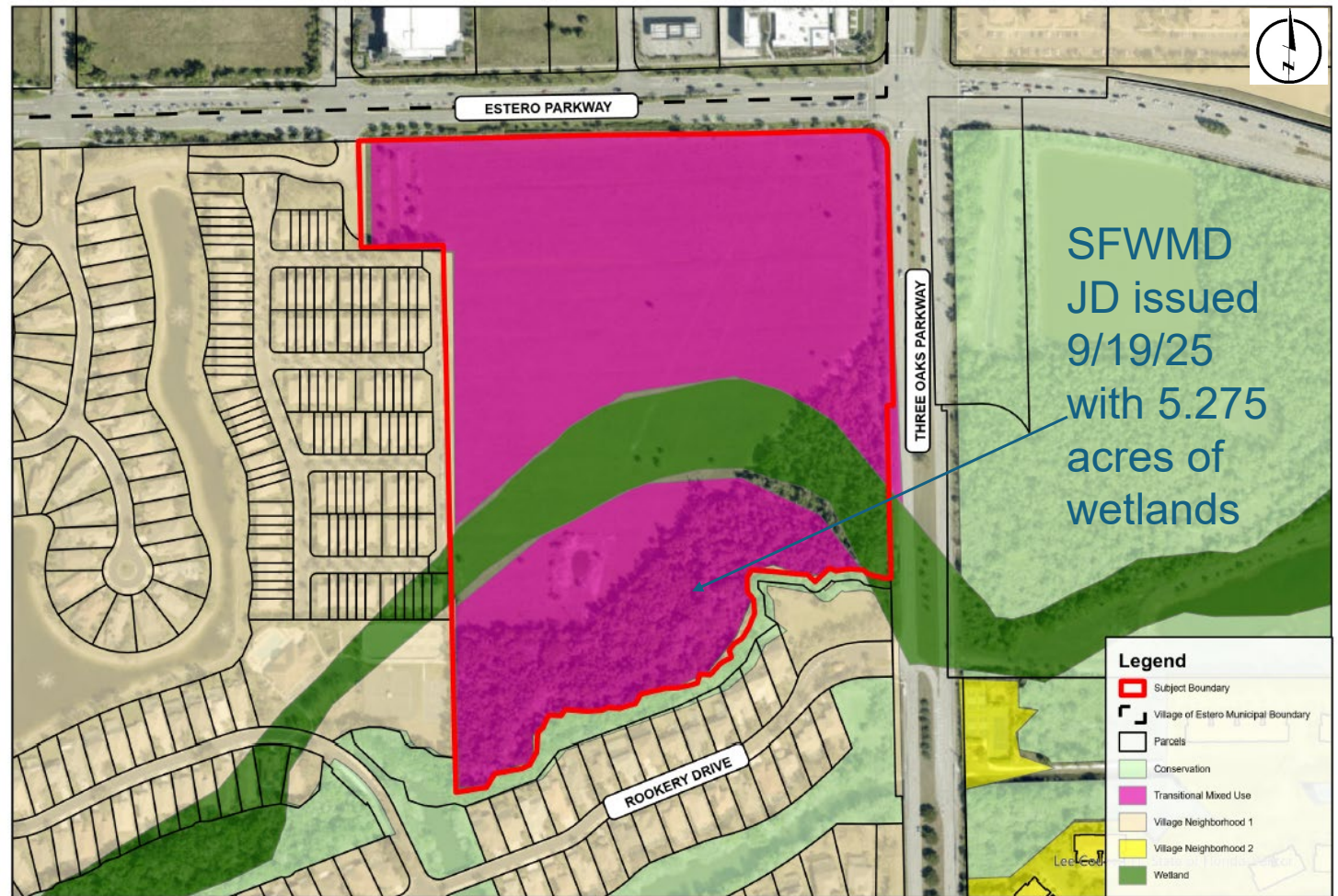
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# Request

**Rezoning of 31.26± acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) to allow up to 370 multi-family dwelling units and 33,000 SF of commercial including vertical integration with concurrent Development Order.**

Existing Lee County CPD Zoning Resolution Z-94-009 has allowed 250,000 SF of commercial shopping center and out parcel uses including fast food and drive throughs with a maximum height of 3 stories/50 feet since May 2, 1994, yet has remained vacant for 32± years.

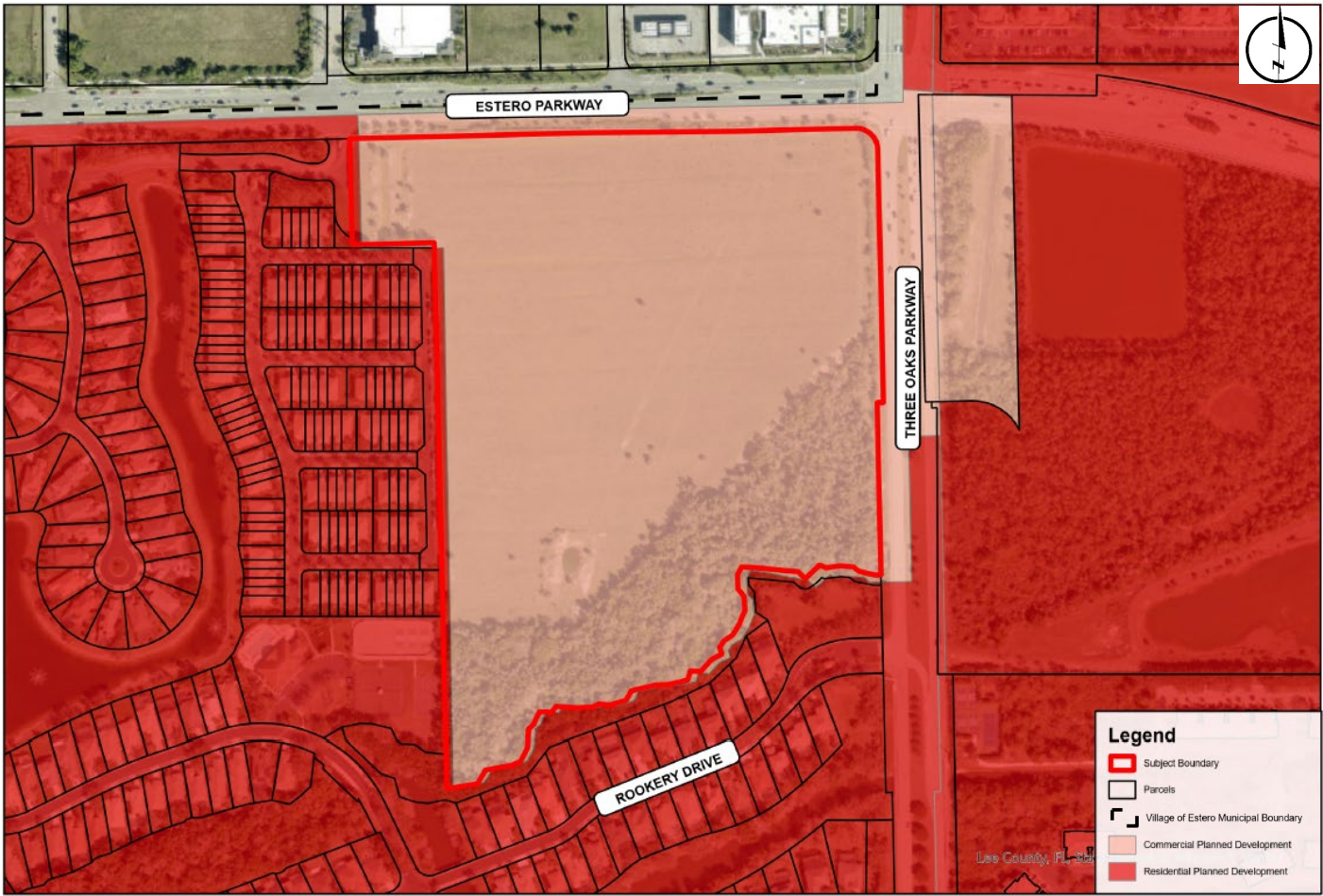
# Future Land Use



Vertical Mixed Use Standard Density up to 16 DU/AC: up to 479 dwelling units  
 Bonus Density up to 20 DU/AC: up to 599 dwelling units – FAR 1: up to 1.35 million square feet

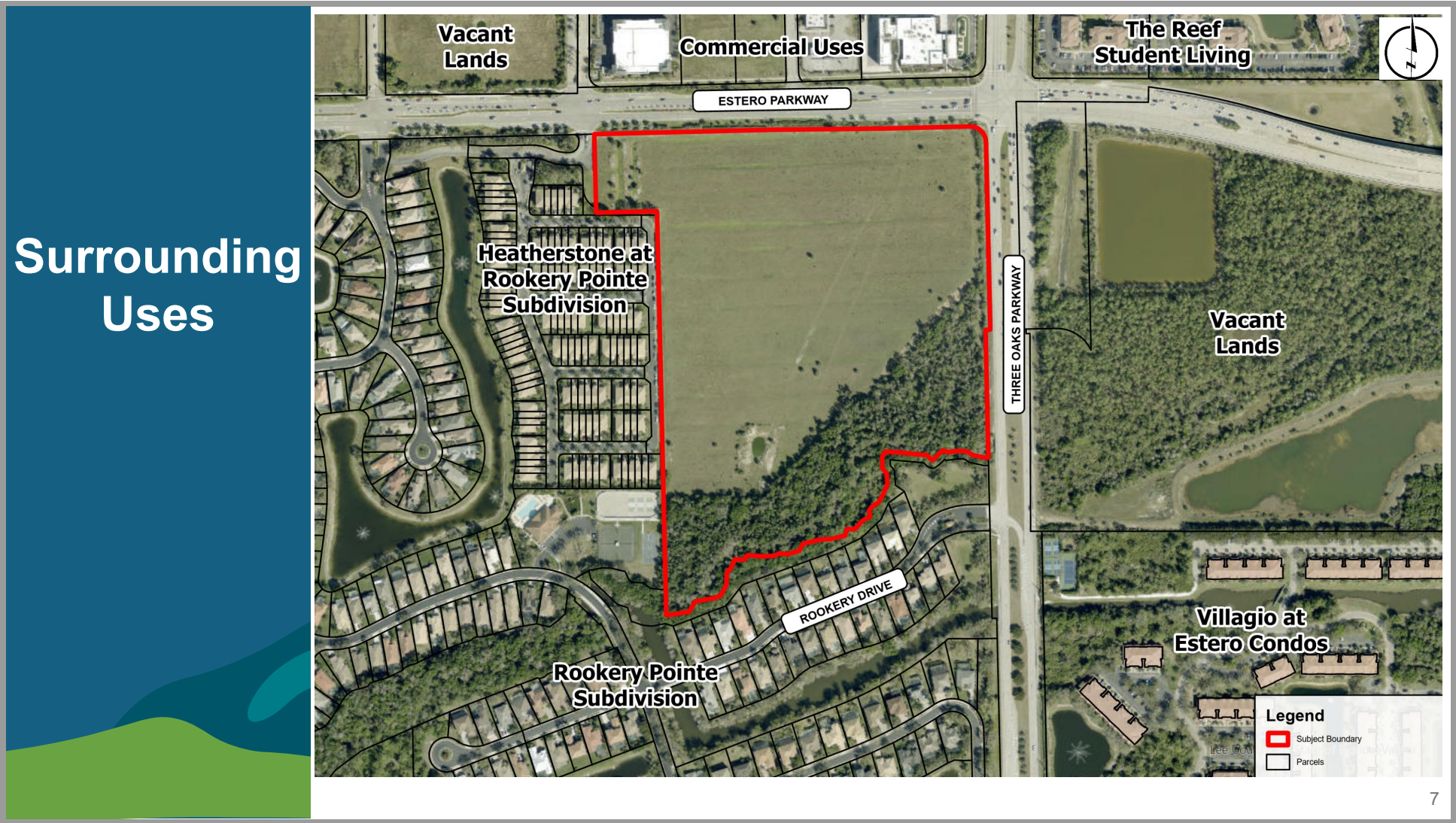


# Zoning



CPD Portion of the Rookery Pointe RPD/CPD (f/k/a Creekside)



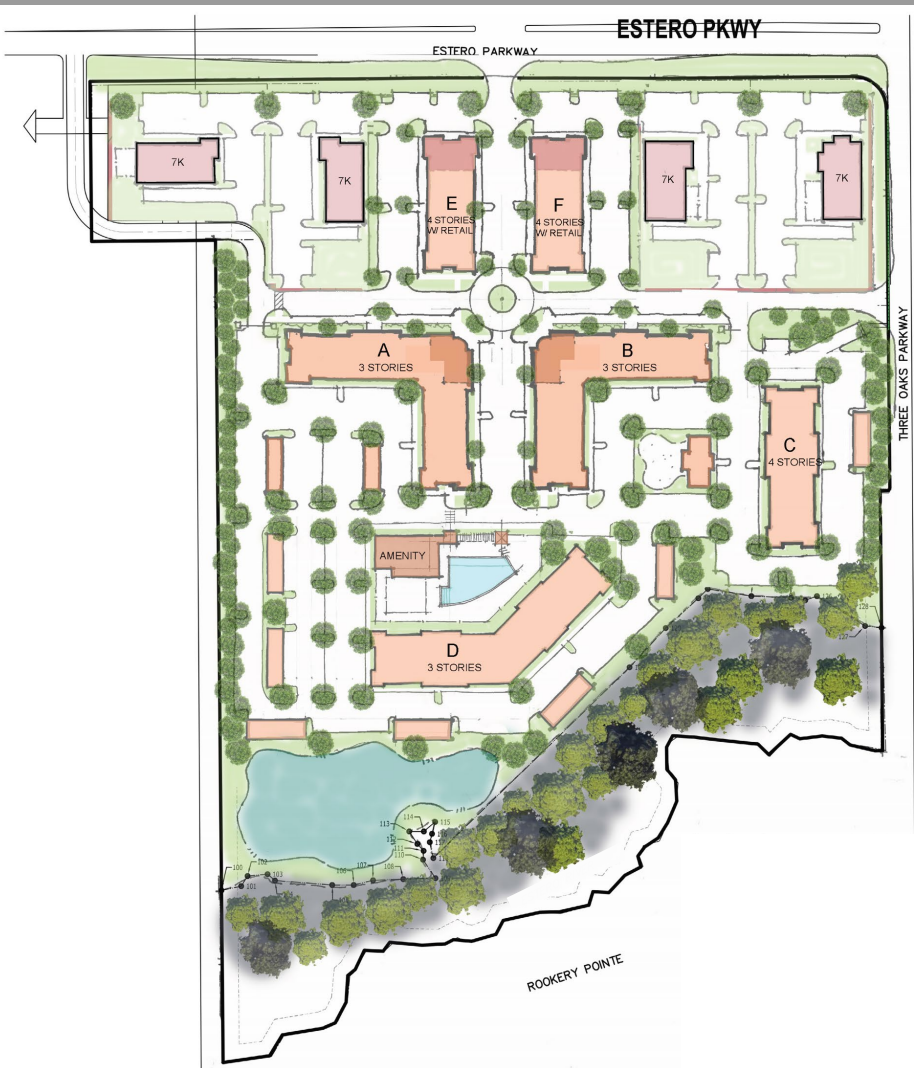


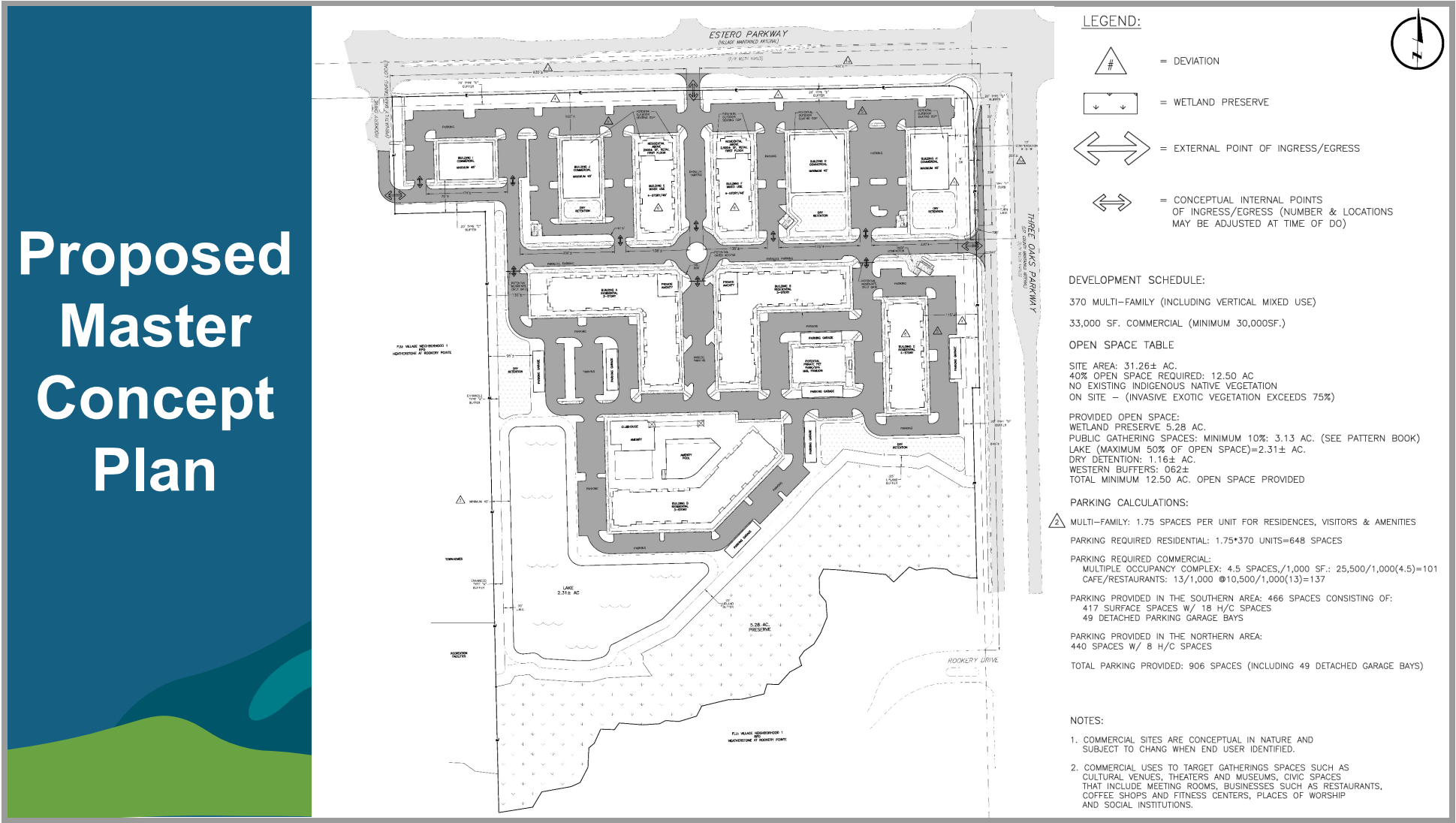


- 250,000 SF consisting of 175,000 SF Shopping Center & 75,000 SF of Out Parcels
- Community Commercial zoning district uses including drive-throughs, fast food, etc.
- Maximum height 3 stories/50 feet
- 30% Open Space with Out Parcels providing 20%



Pre-Application Meeting











TRG ESTERO MPD • PUBLIC BENEFITS PLAN

# Transportation

## TRG Estero MPD Trip Generation Comparison ITE Trip Generation Report, 12<sup>th</sup> Edition

Table 1  
Trip Generation – Existing Zoning  
TRG Estero MPD

| Land Use                    | Weekday A.M. Peak Hour |     |       | Weekday P.M. Peak Hour |     |       | Daily<br>(2-way) |
|-----------------------------|------------------------|-----|-------|------------------------|-----|-------|------------------|
|                             | In                     | Out | Total | In                     | Out | Total |                  |
| Retail<br>(250,000 Sq. Ft.) | 177                    | 108 | 285   | 474                    | 493 | 967   | 9,098            |

Land Use Code 820 – Shopping Center (>150,000 Sq. Ft.)

Table 2  
Trip Generation – Proposed  
TRG Estero MPD

| Land Use                             | Weekday A.M. Peak Hour |            |            | Weekday P.M. Peak Hour |            |            | Daily<br>(2-way) |
|--------------------------------------|------------------------|------------|------------|------------------------|------------|------------|------------------|
|                                      | In                     | Out        | Total      | In                     | Out        | Total      |                  |
| Retail<br>(33,000 Sq. Ft.)           | 17                     | 59         | 130        | 86                     | 86         | 172        | 1,622            |
| Multi-Family<br>(370 Dwelling Units) | 34                     | 108        | 142        | 115                    | 70         | 185        | 2,204            |
| <b>Total</b>                         | <b>51</b>              | <b>167</b> | <b>272</b> | <b>201</b>             | <b>156</b> | <b>357</b> | <b>3,826</b>     |

Land Use Code 822 – Strip Retail Plaza (<40,000 Sq. Ft.)

Land Use Code 220 – Multifamily Housing (Low Rise) utilized for multi-family dwelling units

Table 3  
Trip Difference – Proposed – Approved  
TRG Estero MPD

| Land Use                               | Weekday A.M. Peak Hour |           |            | Weekday P.M. Peak Hour |             |             | Daily<br>(2-way) |
|----------------------------------------|------------------------|-----------|------------|------------------------|-------------|-------------|------------------|
|                                        | In                     | Out       | Total      | In                     | Out         | Total       |                  |
| Proposed<br>(33,000 Sq. Ft./370 Units) | 51                     | 167       | 272        | 201                    | 156         | 357         | 3,826            |
| Approved<br>(250,000 Sq. Ft.)          | -177                   | -108      | -285       | -474                   | -493        | -967        | -9,098           |
| <b>Trip Difference</b>                 | <b>-126</b>            | <b>59</b> | <b>-13</b> | <b>-273</b>            | <b>-337</b> | <b>-610</b> | <b>-5,272</b>    |

NOTE: Negative Number in Trip Difference means a trip REDUCTION due to change in uses

# Deviations

1. LDC Section 5-304.A.1.A.1/Table 5-304.A.1.A: CONNECTION SEPARATION of 660' for arterial roadways, **to allow:**
  - a. **Estero Parkway: 602'+/- from Three Oaks Parkway/635'+/- from Rookery Drive**
  - b. **Three Oaks Parkway (Lee County roadway): 355'+/- from Estero Parkway**
    - **Access shown on existing approved MCP and desired to distribute traffic. Met with Lee County DOT and will work towards providing northbound U-turn at Rookery Drive**
2. LDC Section 5-204.B.1 – Table 5-204.B.1 – MINIMUM NUMBER OF OFFSTREET PARKING SPACES: Multi-family dwelling units: 2 parking spaces per dwelling unit plus 10% additional required for visitors; **to allow a parking ratio of 1.75 spaces per dwelling unit to accommodate residential, visitors and amenities.**
3. LDC Section 7-206.G.3.A.1.(c) EXCAVATION SETBACK PRIVATE PROPERTY LINE: 50' **to provide 40'**
4. LDC Section 3-706.D.3 BUILDINGS TO THE FRONT. Build to zone of minimum 15'/maximum 40', **to allow minimum setback of 25 feet**
5. LDC Section 3-706.D.5 & Table 5-705.C.1 - PARKING LOCATION. Minimum 75% parking to side or rear, **to allow parking in the front**
6. LDC Section 3-706.C BUILDING HEIGHT: Maximum 45' **to allow Maximum 48'**

# Architect

Chris Kacena, AIA





## ARCHITECTURAL INTENT

## MEDITERRANEAN REVIVAL &amp; MODERN COASTAL

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TRG ESTERO MPD



TRADITIONAL MEDITERRANEAN REVIVAL CHARACTER



TRG ESTERO MPD • ARCHITECTURAL CHARACTER

TRG ESTERO MPD





TRG ESTERO MPD

MODERN/COASTAL MEDITERRANEAN CHARACTER







TRG ESTERO MPD • ARCHITECTURAL CHARACTER

TRG ESTERO MPD



18

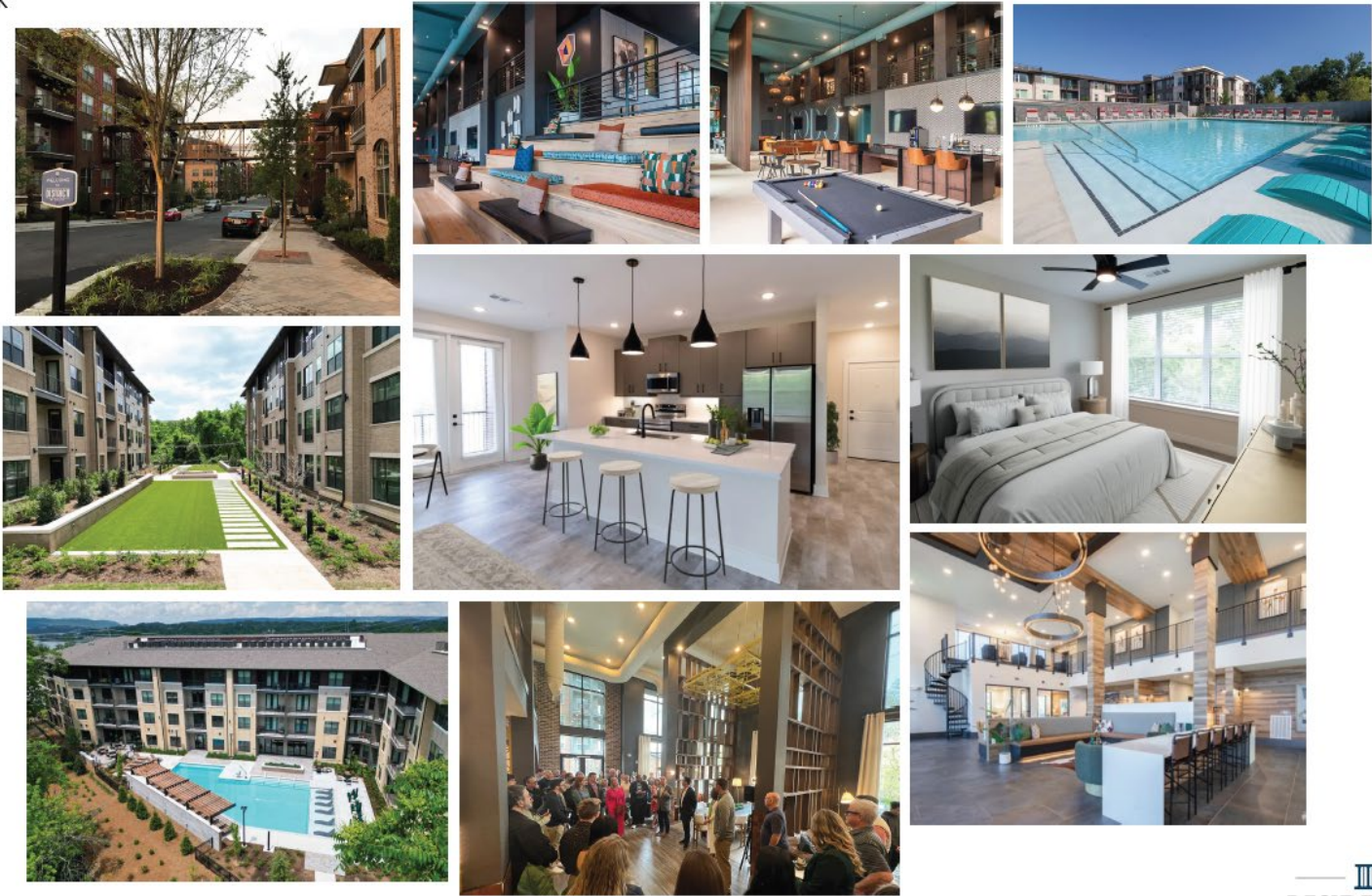
Planning Zoning And Design Board Meeting - PACKET - (Page 224 of 242)

Page 18 of 36

General Attachment: 4. TRG E ... PD - PZDB - Presentation.pdf (Page 18 of 36)

TRG ESTERO MPD

EXAMPLE WORK



TRG ESTERO MPD



TRG ESTERO MPD • ARCHITECTURAL EXAMPLE WORK



TRG ESTERO MPD

MATERIAL CONCEPTS

DARK BRONZE METAL ROOF ACCENTS

FLAT CONCRETE ROOF TILE

SYNTHETIC CORAL STONE

OFF WHITE STUCCO

SW 7008 ALABASTER

SW 6206 OYSTER BAY

SW 7048 URBANE BRONZE

VINYL WINDOWS - WHITE

PREFINISHED DARK BRONZE METAL

HJA  
ARCHITECTURE

TRG ESTERO MPD • ARCHITECTURAL COLOR PALETTE/MATERIAL CONCEPTS

TRG ESTERO MPD

RESIDENTIAL GROUP

PAGE 10

20

Planning Zoning And Design Board Meeting - PACKET - (Page 226 of 242)

Page 20 of 36

General Attachment: 4. TRG E ... PD - PZDB - Presentation.pdf (Page 20 of 36)



TRG ESTERO MPD

EXTERIOR CONCEPT STUDY - BUILDINGS E & F NORTH ELEVATION

TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

TRG ESTERO MPD

Planning Zoning And Design Board Meeting - PACKET - (Page 227 of 242)

Page 21 of 36

General Attachment: 4. TRG E ... PD - PZDB - Presentation.pdf (Page 21 of 36)

21

EXTERIOR CONCEPT STUDY - BUILDINGS A & B NORTH ELEVATION



TRG ESTERO MPD



TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

TRG ESTERO MPD

CLUBHOUSE CONCEPT

HJA  
ARCHITECTURE

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RESIDENTIAL  
GROUP

TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

23

TRG ESTERO MPD

TYPICAL GARAGE BUILDING CONCEPT

HEIGHT PER LDC 10-301.C-2

18'-0"

HJA  
ARCHITECTURE

TRG ESTERO MPD

RESIDENTIAL  
GROUP

TRG ESTERO MPD • ARCHITECTURAL ELEVATIONS

24



AERIAL MASSING VIEWS - FROM ESTERO PKWY LOOKING SOUTH



TRG ESTERO MPD • AERIAL MASSING VIEWS

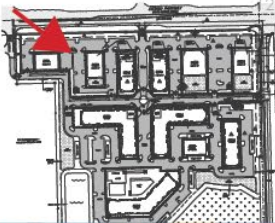
TRG ESTERO MPD





TRG ESTERO MPD

AERIAL MASSING VIEWS - LOOKING SOUTHEAST





HJA  
ARCHITECTURE

TRG ESTERO MPD



RESIDENTIAL  
GROUP

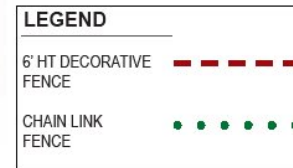
TRG ESTERO MPD • AERIAL MASSING VIEWS

26

# Landscape Architect

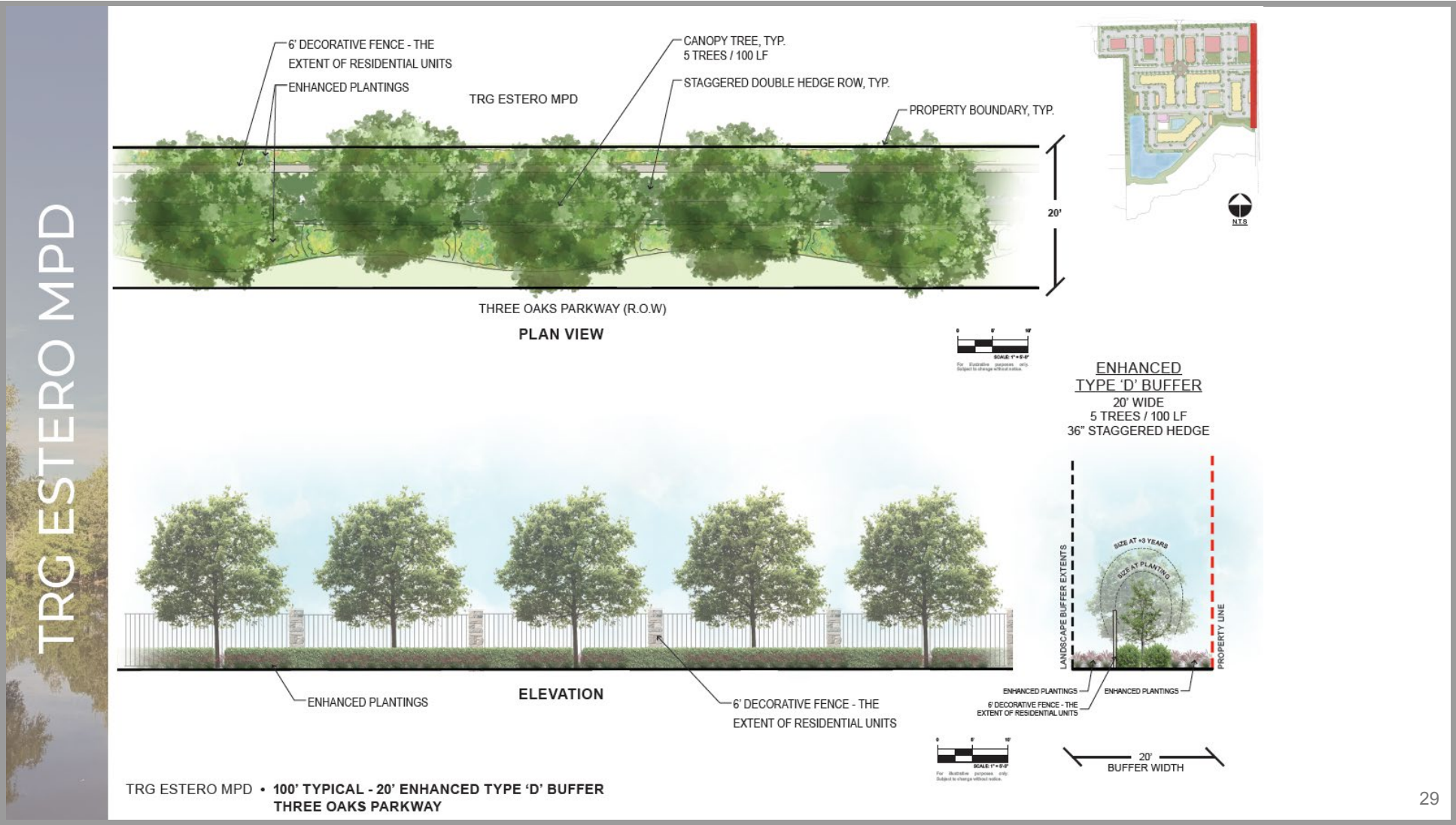
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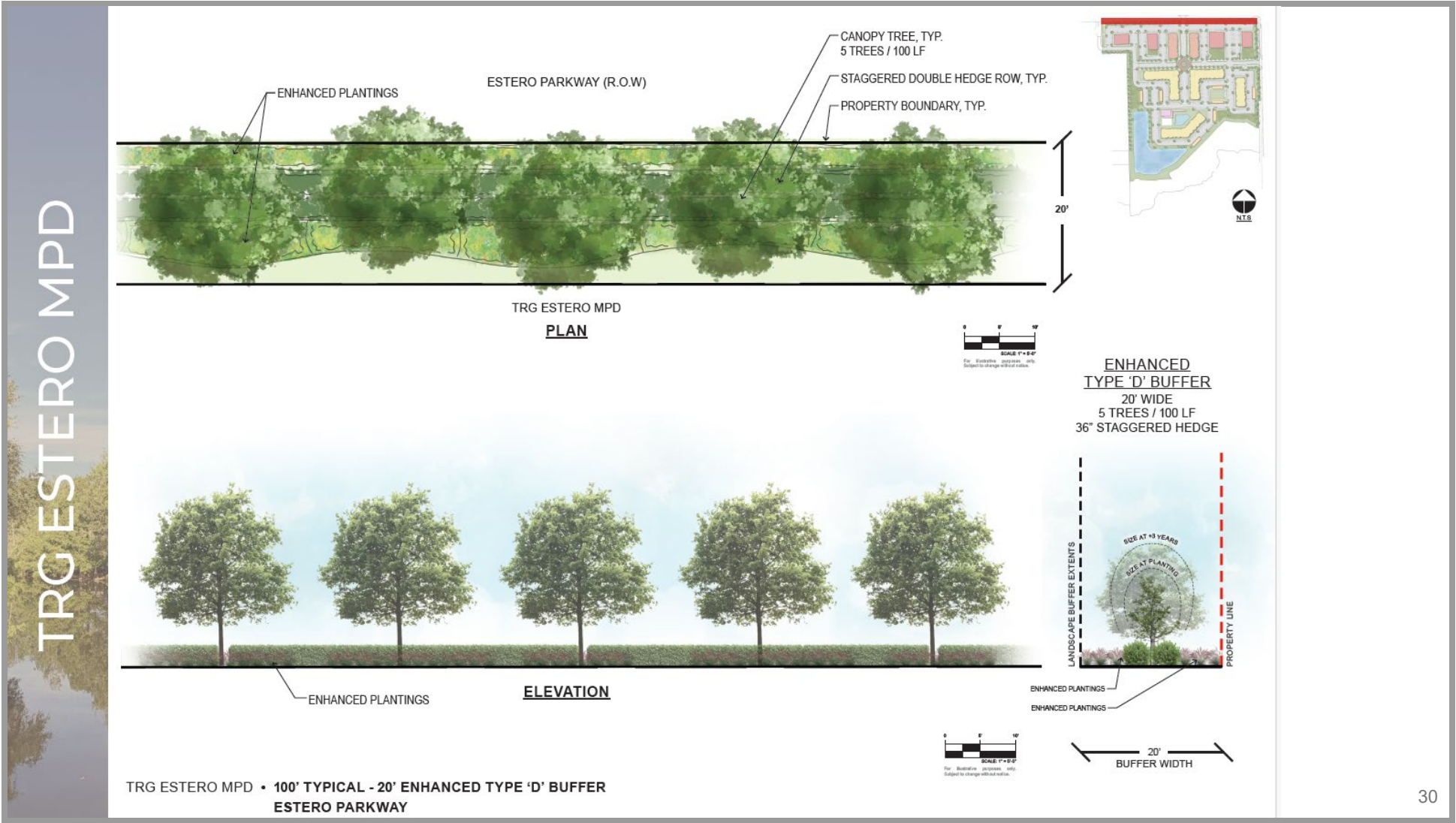




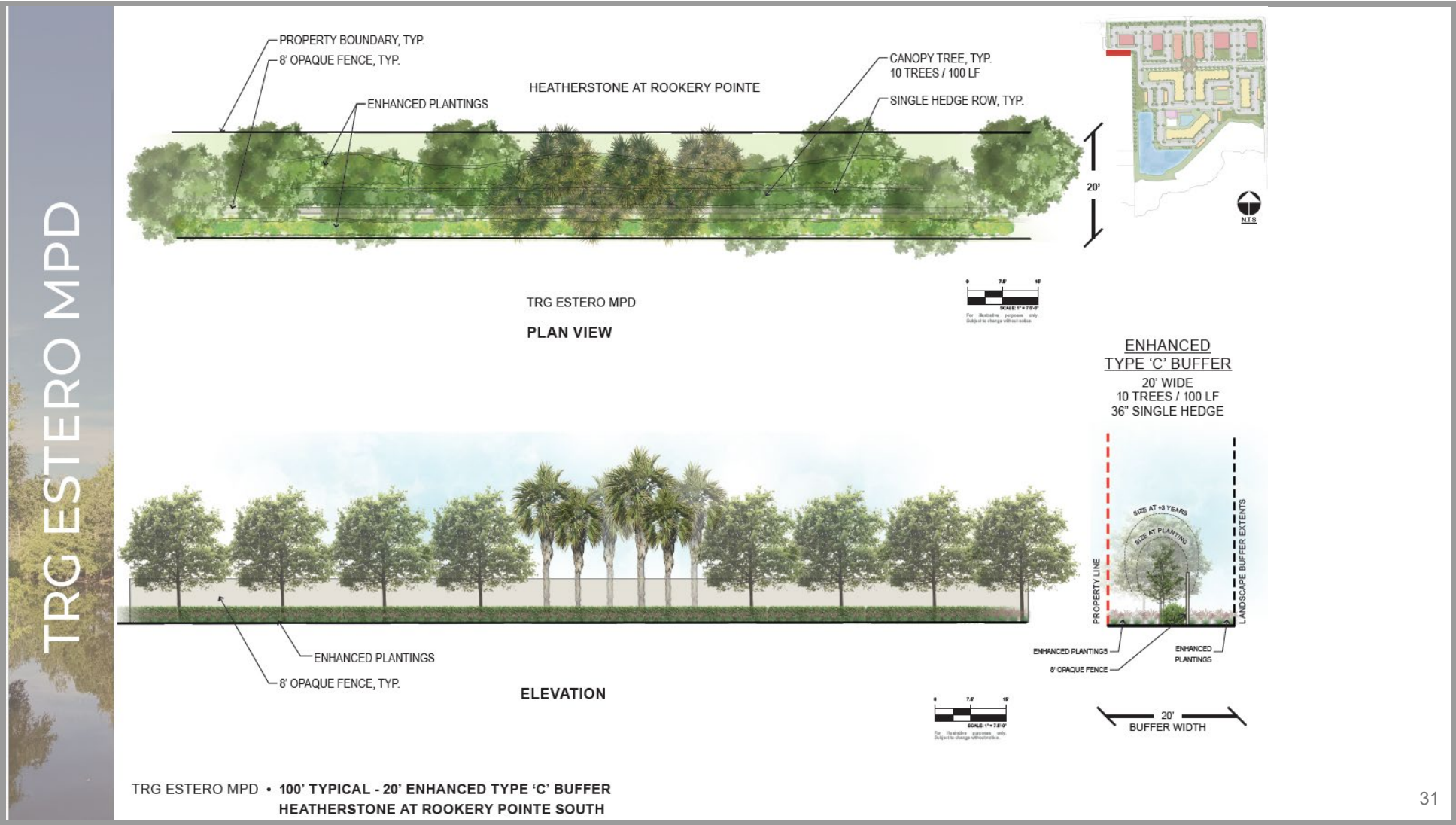
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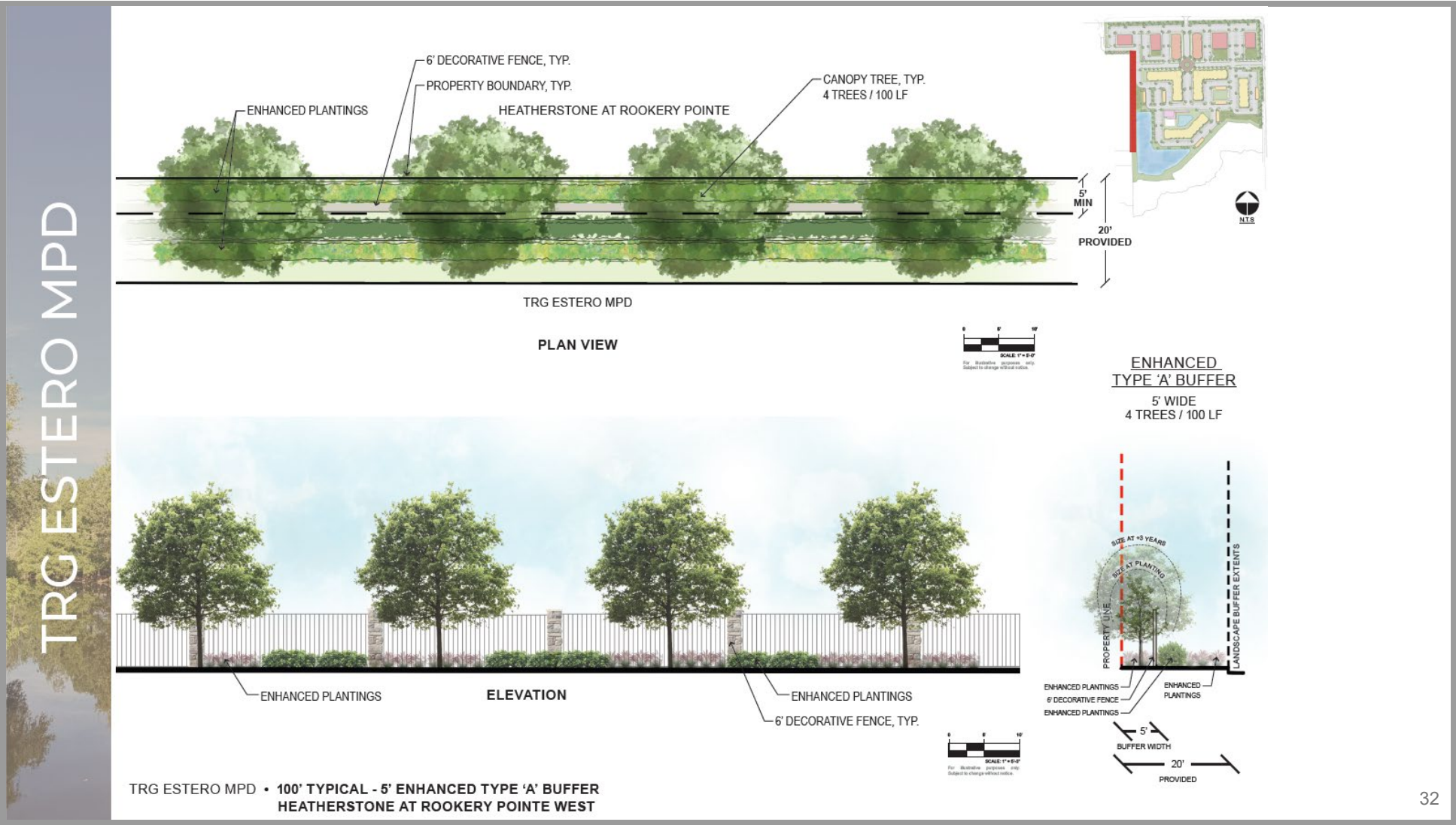


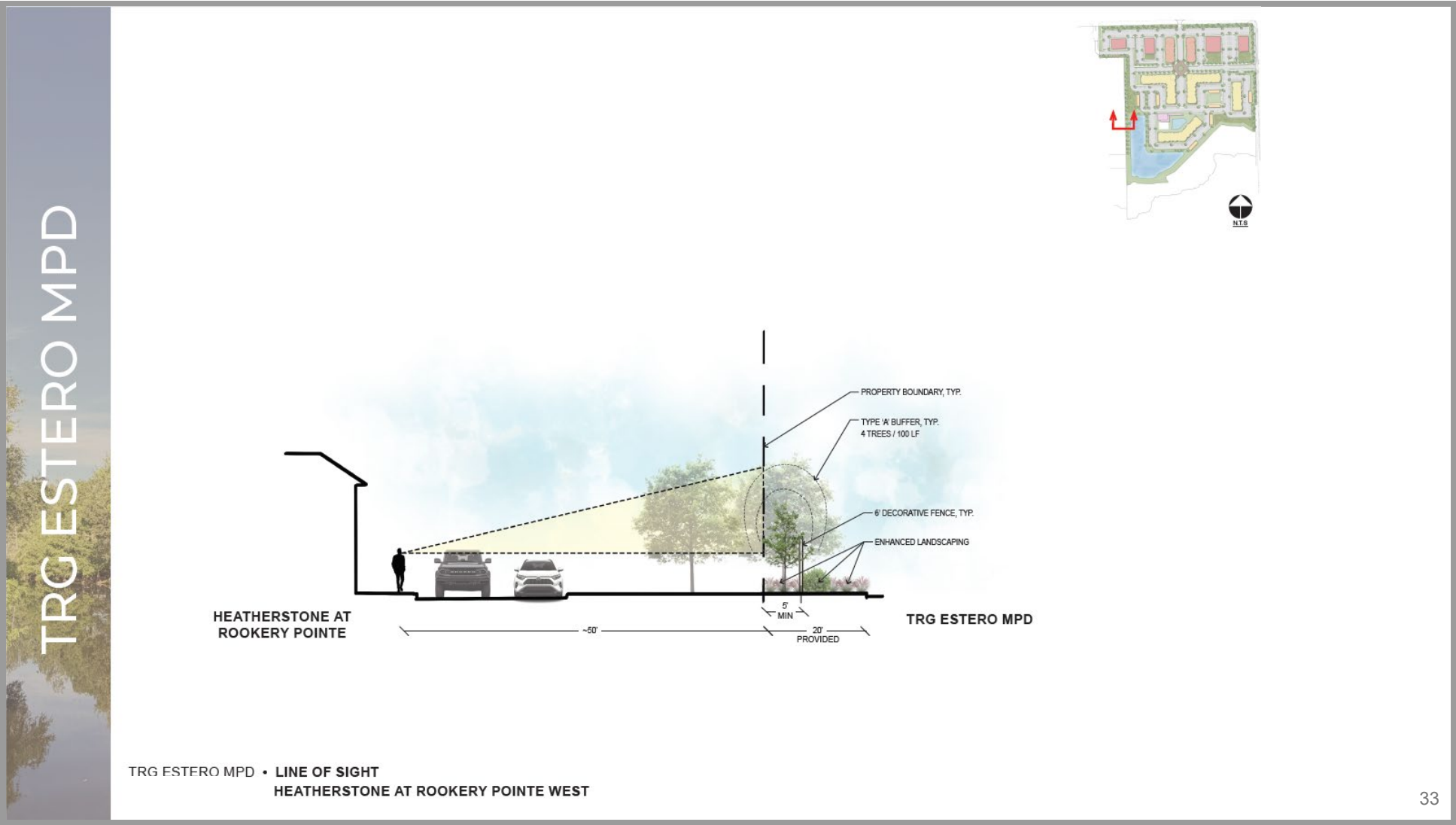














TRG ESTERO MPD

CANOPY



LIVE OAK



GREEN BUTTONWOOD

PALMS



ROYAL PALM



SABAL PALM



BISMARK PALM



TABEBUIA

SHRUBS



SILVER BUTTONWOOD



RED TIP COCOPLUM

GROUND COVERS



FOUNTAIN GRASS



PINK MUHLY GRASS



SAW PALMETTO

TRG ESTERO MPD • PLANT PALETTE

34

## Public Outreach & Conclusion

- Coordination with Rookery Pointe
- Team available for any questions



