



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JULY 21, 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
July 21, 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 June 16, 2026 meeting minutes**

Attachment: [06162026_PZDB_Minutes.pdf](#)

- ii. Selection of Vice-Chairman**

6. PUBLIC INFORMATION MEETING

(No votes are taken at Public Information Meetings)

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

- a. Leo Brown Group/Mission Grove of Estero, Plaza Del Sol, Parcel G -- East (Pending Application) (District 4) 10251 Arcos Avenue, north of Culver's and Auto Zone.**

The applicant seeks to amend Parcel G in the Plaza Del Sol Commercial Planned Development (CPD) to allow 163 Assisted Living Facility/Continuing Care Facility/Independent Living Units with amenities on 7 acres.

Attachment: [1. Leo Brown Group-Mission Grove of Estero-Plaza Del Sol CPD Parcel G East - Application for PIM.pdf](#)

Attachment: [2. Leo Brown Group-Mission Grove at Estero-Plaza Del Sol CPD Parcel G East - Master Concept Plan.pdf](#)

Attachment: [3. Leo Brown Group-Mission Grove at Estero-Plaza Del Sol CPD Parcel G - Pattern Book 07-11-2026.pdf](#)

Attachment: [4. Leo Brown Group-Mission Grove of Estero-Plaza Del Sol CPD Parcel G East - Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Coconut Point Developers LLC -- Developer Repaint Project and Revised Signage Plan DCI2026-E001 (District 6)

Coconut Point Mall is located east of US 41 and north of Coconut Road.

Applicant seeks approval of:

1. Material Alteration of Commercial Building for Supplemental Paint Palette for shopping center.

See Staff Report.

Public Information Meeting was held October 14, 2025, and a Workshop was held December 9, 2025.

Attachment: [Coconut Point Material Alteration - Staff Report.pdf](#)

Attachment: [Staff Report Attachment 1.- Coconut Point Developers Parcel Map.pdf](#)

Attachment: [Staff Report Attachment 2.- Coconut Point District 2 Painting Dated May 13 2026 .pdf](#)

2. Sign revisions to include repainting and logo revisions for existing signs and addition of two new internal directory signs.

Public Information Meeting was held February 10, 2026.

See Resolution No. PZDB 2026-02.

Planning Zoning and Design Board will make a decision on both items.

Attachment: [Resolution 2026-02 Coconut Point MPD.pdf](#)

Attachment: [Exhibit A. Coconut Point Town Center.pdf](#)

Attachment: [Exhibit B. Coconut Point Site Signage Refresh Plan 6-24-26.pdf](#)

8. Board Communications

a. Next meeting --August 18, 2026

9. Adjourn

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JULY 21, 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.

4:31:17PM [SOUNDING GAVEL]
4:31:21PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MEETING
4:31:27PM OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD.
4:31:31PM WOULD YOU ALL JOIN ME IN THE PLEDGE OF ALLEGIANCE, PLEASE?
4:31:37PM [PLEDGE OF ALLEGIANCE]
4:31:51PM THANK YOU.
4:31:54PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:32:00PM >> BOARD MEMBER JEANNIN IS ABSENT TODAY.
4:32:02PM BOARD MEMBER JONES?
4:32:02PM >>Barry Jones: HERE.
4:32:04PM >>Al Paivandy: HERE.
4:32:05PM >>Michael Sheeley: HERE.
4:32:08PM >>James Tatooles: HERE.
4:32:09PM >>Jim Wallace: HERE.
4:32:11PM >>Dan Williams: HERE.
4:32:13PM >>Anthony Gargano: HERE.
4:32:14PM WE'LL ENTERTAIN A MOTION FOR APPROVAL OF THE AGENDA.
4:32:21PM >>Michael Sheeley: SO MOVED.

4:32:22PM >>James Tatooles: I'LL SECOND.
4:32:23PM >>Anthony Gargano: ANY DISCUSSION?
4:32:24PM WE HAVE A MOTION TO APPROVE THE AGENDA.
4:32:30PM LET'S DO A ROLL CALL VOTE, TAMMY.
4:32:32PM WE'LL KEEP YOU IN PRACTICE.
4:32:40PM >>Barry Jones: HERE.
4:32:42PM >>Al Paivandy: HERE.
4:32:44PM >>Michael Sheeley: YES.
4:32:45PM >>James Tatooles: YES.
4:32:47PM >>Jim Wallace: HERE.
4:32:48PM >>Dan Williams: YES.
4:32:50PM >>Anthony Gargano: YES.
4:32:51PM AND NOW A MOTION ON APPROVAL OF THE CONSENT AGENDA.
4:32:56PM >>Michael Sheeley: SO MOVED.

4:32:59PM >>Dan Williams: SECOND.
 4:33:00PM >>Anthony Gargano: MOVED AND SECONDED.
 4:33:02PM ANY DISCUSSION?
 4:33:02PM ALL IN FAVOR OF APPROVING THE CONSENT AGENDA?
 4:33:07PM ANY OPPOSED?
 4:33:08PM CONSENT AGENDA IS APPROVED.
 4:33:10PM I SEE A FEW PEOPLE IN THE PUBLIC HERE.
 4:33:25PM I WANT TO ADVISE THAT WE HAVE TWO ITEMS ON THE AGENDA
 4:33:27PM TONIGHT.
 4:33:27PM THE FIRST ITEM IS A PUBLIC INFORMATION MEETING.
 4:33:32PM AND IN A PUBLIC INFORMATION MEETING, THAT IS THE FIRST STEP

 4:33:35PM IN THE PROCESS FOR AN APPLICANT, AND THEY PRESENT THEIR
 4:33:40PM PLANS, CONCEPTS, AND IT'S AN OPPORTUNITY FOR BOTH THE BOARD
 4:33:46PM AND THE PUBLIC TO HEAR THE APPLICANT'S PLANS AND TO COMMENT
 4:33:50PM OR QUESTION.
 4:33:51PM THE SECOND ITEM THE BOARD WILL BE SITTING IN A
 4:33:56PM QUASI-JUDICIAL CAPACITY.
 4:33:58PM AND BEFORE THAT ITEM BEGINS, I WILL READ A STATEMENT FOR THE
 4:34:03PM BOARD.
 4:34:04PM MARY, LET'S START OFF WITH OUR PUBLIC INFORMATION MEETING.
 4:34:13PM >>Mary Gibbs: GOOD EVENING.
 4:34:14PM CAN EVERYBODY HEAR ME?
 4:34:15PM GOOD.
 4:34:17PM OKAY.
 4:34:17PM SO THE PUBLIC INFORMATION MEETING WE HAVE TONIGHT IS A
 4:34:21PM PROJECT CALLED MISSION GROVE OF ESTERO.
 4:34:24PM THIS PROPERTY IS SEVEN ACRES, AND IT'S LOCATED IN THE
 4:34:27PM GENERAL VICINITY OF CORKSCREW ROAD AND THREE OAKS PARKWAY
 IN
 4:34:31PM THAT NORTHEAST QUADRANT.
 4:34:33PM THERE IS A COMMERCIAL SUBDIVISION CALLED PLAZA DEL SOL.
 4:34:36PM YOU MAY RECALL THIS PROPERTY BECAUSE A WHILE BACK IT CAME
 4:34:41PM FORWARD TO THE BOARD AND THE COUNCIL TO DO A ZONING
 4:34:44PM AMENDMENT FOR MINI-WAREHOUSE STORAGE FACILITY THAT ALSO
 HAD
 4:34:50PM A HOTEL AND SOME OFFICE USE.
 4:34:52PM SO WE WENT THROUGH THE PROCESS WITH THAT.
 4:34:54PM WENT TO THE COUNCIL, IT GOT APPROVED.

 4:34:56PM AND THEN AFTER IT WAS APPROVED, THE DEAL FELL THROUGH.
 4:35:00PM THE APPLICANT WAS NOT PURSUING IT AT THAT TIME.
 4:35:06PM SO A NEW OWNER HAS COME FORWARD OR NEW POTENTIAL
 PURCHASER I

4:35:10PM GUESS, HAS COME FORWARD AND THEY WANT TO DO AN ASSISTED
 4:35:13PM LIVING.
 4:35:13PM THEY WANT TO DO 163 ASSISTED LIVING OR CONTINUING CARE
 4:35:17PM INDEPENDENT LIVING UNITS.
 4:35:19PM AND YOU MAY RECALL EVEN BEFORE THIS CAME FORWARD TO DO THE
 4:35:24PM HOTEL WITH THE STORAGE UNITS, ALTHOUGH THIS IS A WHILE BACK,
 4:35:29PM IT WAS ACTUALLY APPROVED BEFORE THAT FOR ASSISTED LIVING
 4:35:32PM FACILITY CALLED THE PHOENIX.
 4:35:33PM THAT WAS BEFORE COVID.
 4:35:36PM SO THE COUNCIL HAD APPROVED THAT, PLANNING AND ZONING HAD
 4:35:38PM APPROVED IT, AND THEN COVID HIT AND THEY DID NOT PURSUE
 4:35:43PM THAT.
 4:35:43PM EVERYTHING, OF COURSE, WENT CRAZY.
 4:35:45PM SO THE APPLICANT AT THIS TIME WANTS TO DO SOMETHING VERY
 4:35:49PM SIMILAR TO WHAT WAS ORIGINALLY APPROVED.
 4:35:51PM I'M NOT GOING TO GO INTO ANY DETAIL BECAUSE THE APPLICANT
 4:35:56PM HAS QUITE A DETAILED PRESENTATION THEY WANT TO RUN THROUGH
 4:36:00PM WITH YOU.
 4:36:01PM STACY HEWITT WILL KICK IT OFF.
 4:36:04PM BASICALLY, ALMOST ALL THE PEOPLE IN THE BACK ARE WITH THE
 4:36:06PM APPLICANT.
 4:36:07PM IF YOU WANT TO RAISE YOUR HANDS, EVERYBODY.

 4:36:10PM APPLICANT'S REPRESENTATIVES, RAISE YOUR HANDS.
 4:36:12PM STACY HEWITT IS GOING TO EXPLAIN WHAT LEO BROWN IS AND A
 4:36:16PM LITTLE BIT ABOUT THE PROJECT.
 4:36:18PM >>Anthony Gargano: THANK YOU, MARY.
 4:36:20PM >>Stacy Ellis Hewitt: GOOD EVENING.
 4:36:22PM STACY HEWITT WITH RVI PLANNING + LANDSCAPE ARCHITECTURE.
 4:36:25PM DO HAVE THE APPLICANT TEAM HERE WITH US TODAY.
 4:36:32PM I HAVE LINDSEY PHIPPS AND BILL MORTON WITH LEO BROWN GROUP.
 4:36:37PM THEY ARE THE APPLICANT FOR THE PROPERTY.
 4:36:38PM WE ALSO HAVE NEALE MONTGOMERY WITH PAVESE LAW FIRM WHO IS
 4:36:42PM THEIR LAND USE ATTORNEY.
 4:36:44PM WE HAVE SABRINA McCABE ALSO WITH RVI WHO IS THE
 4:36:48PM LANDSCAPE ARCHITECT FOR THE PROJECT.
 4:36:50PM WE HAVE GLEN BAURHYTE, THE ARCHITECT WITH FORUM.
 4:36:54PM AND WE ALSO HAVE BRENT ADDISON AND KEVIN GONZALEZ WITH
 4:36:59PM ATWELL AS THE CIVIL ENGINEER FOR THE PROJECT AND TED TREESH
 4:37:03PM WHO IS OUR TRAFFIC CONSULTANT.
 4:37:04PM AS FAR AS DIRECT PRESENTATION, I'M GOING TO GIVE YOU SOME
 4:37:09PM BACKGROUND AND THE PLAN FOR THE PROJECT AND THEN THE
 4:37:12PM ARCHITECT AND THE LANDSCAPE ARCHITECT WILL SPEAK.
 4:37:15PM THE REST OF THE TEAM IS HERE FOR QUESTIONS.

4:37:17PM I JUST WANT TO GIVE YOU A LITTLE BACKGROUND ON LEO BROWN
 4:37:23PM GROUP.
 4:37:23PM LEO BROWN GROUP IS A FULL SERVICE REAL ESTATE DEVELOPMENT
 4:37:28PM COMPANY.

4:37:29PM THEY DO FOCUS ON THE SENIOR LIVING DEVELOPMENT WITH THE
 4:37:33PM SEAMLESS AGE IN PLACE CONCEPT.
 4:37:36PM NOW, WE DO HAVE, AS YOU CAN SEE ON THE BOARD HERE, THAT
 4:37:40PM THEY'VE HAD SEVERAL PROJECTS IN THE SENIOR LIVING AS WELL AS
 4:37:46PM MULTIFAMILY AND BEHAVIORAL HEALTH HOSPITALS AND ACUTE
 4:37:50PM PROPERTIES WITH SKILLED NURSING FACILITIES.
 4:37:53PM THIS IS A MAP SHOWING THE EXISTING SENIOR LIVING COMMUNITIES
 4:37:58PM THAT LEO BROWN HAS.
 4:38:01PM AND THIS IS ACTUALLY A CASE STUDY WITH SOME PICTURES OF THE
 4:38:06PM MISSION GROVE AT STONEYBROOK.
 4:38:09PM AND THIS IS AN INDEPENDENT LIVING, ASSISTED LIVING, AND
 4:38:15PM MEMORY CARE THAT IS HERE IN FLORIDA.
 4:38:18PM IT IS THE FIRST ONE IN FLORIDA.
 4:38:20PM WE JUST WANTED TO SHARE THAT WITH YOU AS WELL.
 4:38:23PM THIS IS AN EXAMPLE OF THE BEAUTIFUL PROJECTS THAT THEY HAVE
 4:38:26PM DONE.
 4:38:27PM AS MARY MENTIONED, THE SITE IS LOCATED AT THE NORTHEAST
 4:38:32PM CORNER OF CORKSCREW ROAD AND THREE OAKS PARKWAY.
 4:38:35PM IT'S IN THE PLAZA DEL SOL SUBDIVISION, AND THAT'S ON THE
 4:38:40PM NORTH -- THE SUBJECT PROPERTY IS ON THE NORTH SIDE OF ARCOS
 4:38:44PM AVENUE WITHIN THAT SUBDIVISION, AND IT'S ACROSS THE
 4:38:47PM INTERSECTION WITH PUENTE LANE AND PUERTO WAY.
 4:38:51PM THE REQUEST IS AN AMENDMENT TO THE EAST 7.04 ACRES OF PARCEL
 4:38:57PM G WITHIN THE PLAZA DEL SOL COMMERCIAL PLANNED DEVELOPMENT
 4:39:01PM THAT WAS APPROVED BY LEE COUNTY ZONING RESOLUTION Z-09-037

4:39:06PM TO ALLOW 163 ASSISTED LIVING FACILITY MEMORY CARE
 4:39:11PM INDEPENDENT LIVING UNITS WITH AMENITIES AND A MAXIMUM
 HEIGHT

4:39:14PM OF 45 FEET WITH A CONCURRENT DEVELOPMENT ORDER.
 4:39:17PM THIS WILL REPLACE THE EXISTING ORDINANCE 2024-08 WHICH
 4:39:26PM APPROVED 18,000 SQUARE FEET OF COMMERCIAL, 110 SQUARE FEET
 4:39:30PM OF SELF-STORAGE, AND 120 HOTEL ROOMS.
 4:39:34PM AND THE HOTEL WAS AT MAXIMUM HEIGHT OF 65 FEET.
 4:39:37PM SO WE WILL BE REDUCING THE HEIGHT THAT'S CURRENTLY APPROVED
 4:39:40PM ON THE SITE.
 4:39:40PM AND THAT RESOLUTION DID MAINTAIN THE EXISTING CONDITIONS
 4:39:45PM THAT WERE IN THE LEE COUNTY ZONING RESOLUTION IN '09.
 4:39:49PM THAT '09 RESOLUTION ACTUALLY, DID THAT WITH LEE COUNTY AND

4:39:54PM IT WAS TO ADD ASSISTED LIVING FACILITY AT THAT TIME.
 4:39:56PM THE USE HAS BEEN RECOGNIZED SINCE '09 AS AN APPROPRIATE USE
 4:40:02PM ON THE SITE.
 4:40:03PM THE REQUEST DOES RESULT IN A REDUCTION OF TRAFFIC COMPARED
 4:40:07PM TO WHAT IS CURRENTLY APPROVED ON THE SITE.
 4:40:09PM THIS IS JUST A FUTURE LAND USE.
 4:40:13PM WITHIN THE TRANSITIONAL MIXED USE WHICH SPECIFICALLY ALLOWS
 4:40:18PM ASSISTED LIVING FACILITIES.
 4:40:19PM THE COMPREHENSIVE PLAN DOES HAVE POLICIES THAT ADDRESS
 4:40:23PM EXISTING LEE COUNTY APPROVALS.
 4:40:25PM AND THAT DENSITY FOR THE ASSISTED LIVING FACILITY WAS
 4:40:28PM ESTABLISHED IN 2009.
 4:40:31PM THE ZONING AGAIN IS THE PLAZA DEL SOL CPD.

 4:40:36PM THIS IMAGE JUST SHOWS YOU WHERE THE PARCEL IS IN RELATION TO
 4:40:39PM THE COMMERCIAL PLANNED DEVELOPMENT BOUNDARY WHICH IS
 4:40:42PM OUTLINED IN RED HERE.
 4:40:44PM ZONED TO COMMERCIAL ALL THE WAY BACK TO '89.
 4:40:52PM I WON'T GO THROUGH DETAILS HERE.
 4:40:54PM IT DOES HAVE THE BACKGROUND OF THE CASE, BUT I DID WANT TO
 4:40:57PM SPECIFICALLY POINT OUT WHAT HAPPENED IN '09.
 4:40:59PM IT AMENDED PARCEL G EAST AND IT ADDED ASSISTED LIVING
 4:41:04PM FACILITY, CONTINUING CARE FACILITY, AND INDEPENDENT LIVING
 4:41:07PM USES, AND IT ALLOWED STILL THE ORIGINALLY APPROVED 74,766
 4:41:15PM SQUARE FEET OF COMMERCIAL OR THE ALTERNATIVE OF PROVIDING
 4:41:17PM THE EQUIVALENT OF 68 DWELLING UNITS TO ALLOW 268 ASSISTED
 4:41:23PM LIVING FACILITY, CONTINUING CARE FACILITY UNITS AT 4:1
 4:41:29PM EQUIVALENTS OR 134 INDEPENDENT LIVING UNITS AT 2:1
 4:41:33PM EQUIVALENTS OR ANY COMBINATION OF THE TWO AT THAT DENSITY.
 4:41:36PM THEN AS FAR AS IN VILLAGE OF ESTERO, WE DID AN AMENDMENT IN
 4:41:42PM 16 TO AMEND A TYPO IN THE RESOLUTION.
 4:41:44PM THE 2018 ASSISTED LIVING FACILITY, THE PHOENIX OF ESTERO
 4:41:50PM THAT WAS MENTIONED.
 4:41:51PM IN THAT CASE WE DID DO A DEVIATION TO ALLOW 56-FOOT HEIGHT
 4:41:55PM ON THE ARCHITECTURAL EMBELLISHMENT.
 4:41:59PM THAT SITE ACTUALLY DID GO THROUGH AND RECEIVE A DEVELOPMENT
 4:42:02PM ORDER APPROVAL, SO IT DID GO THROUGH THE FULL GAMUT.
 4:42:05PM SO THE SITE HAS BEEN REVIEWED IN EXTREME DETAIL IN THE
 4:42:09PM VILLAGE FILES.

 4:42:10PM AND THEN THE LAST APPROVAL IN '24 DID GET RID OF THE 2018
 4:42:18PM ALF RESOLUTION.
 4:42:19PM THIS IS JUST AN AERIAL SHOWING THE SURROUNDING SITE.
 4:42:23PM I BELIEVE EVERYBODY IS FAMILIAR WITH THE AREA, BUT THERE ARE

4:42:26PM A LOT OF COMMERCIAL USES SURROUNDING THE SITE AND
 4:42:29PM ACCESSIBLE, AND THERE'S QUITE A PLETHORA OF VACANT LAND AND
 4:42:34PM CONSERVATION AREA THAT WILL REMAIN IN THAT IN THE FUTURE.
 4:42:38PM THIS IS THE PROPOSED MASTER CONCEPT PLAN.
 4:42:43PM A LOT OF THE LAYOUT DID CARRY ON A COUPLE OF THE THINGS THAT
 4:42:47PM WE WENT THROUGH IN DETAIL IN THE REVIEW AND THE ORIGINAL
 4:42:50PM ASSISTED LIVING FACILITY.
 4:42:52PM WE DID BRING OVER THE SAME CROSSWALK AT THE ACCESS POINT AS
 4:42:58PM WELL AS THE PUBLIC GATHERING SEATING AREA THAT WILL BE UP
 4:43:02PM TOWARD THE ENTRANCE IN THIS LOCATION.
 4:43:04PM THERE WILL BE INTERCONNECTIONS IN BOTH LOCATIONS TO THE SITE
 4:43:10PM ON THE WEST, WHICH ALSO ALLOWS ACCESS OUT ONTO THREE OAKS.
 4:43:16PM NOW, THE SITE HAS ALREADY -- LIKE WE HAD SAID, HAS HAD THE
 4:43:24PM DEVELOPMENT ORDER APPROVAL AND THIS REALLY DOES FOLLOW
 THE
 4:43:26PM SAME DESIGN FRAMEWORK.
 4:43:28PM WE HAVE TWO COVERED GARAGES IN THE REAR HERE.
 4:43:33PM AND THE PORTE-COCHERE UP AT THE FRONT AND WE'VE GOT THE
 4:43:37PM DEVIATIONS NOTIFIED HERE THAT I'LL GO INTO SOME DETAIL.
 4:43:41PM IT'S JUST THAT WE DON'T WANT TO DO WHEEL STOPS TO PREVENT
 4:43:45PM TRIPPING HAZARD AND WE ALSO ARE ASKING FOR A PARKING
 4:43:48PM DEVIATION WHICH I'LL GO INTO SOME DETAIL HERE IN A MOMENT.

 4:43:52PM THIS IS JUST A COLORED SITE PLAN TO KIND OF GIVE SOME LAYOUT
 4:43:59PM OF HOW THE BUILDING IS BROKEN DOWN.
 4:44:01PM WE'VE GOT THE INTERNAL AMENITIES ON THE GROUND FLOOR
 SPREAD
 4:44:06PM OUT IN THE CENTER OF THE BUILDING WITH THE MEMORY CARE AND
 4:44:09PM ASSISTED LIVING FACILITY ON THE UPPER FLOORS IN THIS
 4:44:12PM LOCATION.
 4:44:12PM AND THEN THE INDEPENDENT LIVING IS OVER IN THIS AREA.
 4:44:17PM AND THE KITCHEN AND THE AMENITIES ARE CENTRALLY LOCATED TO
 4:44:21PM BE USED THROUGHOUT THE FACILITY.
 4:44:23PM WE'VE ALSO GOT SOME STORMWATER MANAGEMENT AREAS
 ADJACENT ON
 4:44:28PM THE EDGES OF THE SITE, AND THE PEDESTRIAN CONNECTIONS ARE
 4:44:33PM SHOWN THROUGHOUT WITH THE DASHED LINES.
 4:44:37PM AND WITH THAT, I WOULD LIKE TO GO INTO THE DEVIATIONS.
 4:44:41PM WE'RE ASKING FOR A NEW DEVIATION FROM THE MINIMUM PARKING
 4:44:45PM SPACES.
 4:44:47PM THIS IS -- THE ASSISTED LIVING FACILITIES FOR ESTERO'S CODE
 4:44:52PM IS 1.12 PARKING SPACES PER DWELLING UNIT, AND THEN IT
 4:44:58PM REQUIRES INDEPENDENT LIVING UNITS TO PROVIDE TWO SPACES PER
 4:45:03PM UNIT.

4:45:04PM WE'RE REQUESTING TO ALLOW THE ASSISTED LIVING FACILITIES AND
 4:45:06PM THE MEMORY CARE UNITS TO PROVIDE .75 PARKING SPACES PER UNIT
 4:45:11PM AND INDEPENDENT LIVING TO PROVIDE 1.25 SPACES PER UNIT.
 4:45:16PM AND FOR THAT TO ACCOMMODATE THE RESIDENTS, EMPLOYEES, AND
 4:45:20PM GUESTS.
 4:45:20PM NOW, JUST FOR CONTEXT AND WHY WE'RE REQUESTING THIS

 4:45:24PM DEVIATION IS THE PRIOR D.O. THAT WAS APPROVED ON THE SITE
 4:45:28PM ALLOWED A PARKING -- 0.54 PARKING SPACES PER UNIT.
 4:45:34PM AND THAT'S JUST TO GIVE YOU A CONTEXT OF WHAT -- WE HAD
 4:45:38PM LITERALLY AN APPROVED DEVELOPMENT ORDER WE COULD HAVE
 4:45:41PM DEVELOPED ON THE SITE WITH THAT PARKING RATIO, JUST TO SHOW
 4:45:45PM THE DRASTIC CHANGE IN THE PARKING REQUIREMENT.
 4:45:49PM AND IN THE PROPOSAL ALSO EXCEEDS THE APPLICANT'S
 ESTABLISHED
 4:45:56PM PARKING NEEDS FOR THEIR PRODUCT.
 4:45:57PM I BELIEVE WE HAD DISCUSSED THAT THEY TYPICALLY DO .5 FOR THE
 4:46:02PM MEMORY CARE AND SOMETHING MORE LIKE ONE PER INDEPENDENT
 4:46:06PM LIVING UNIT.
 4:46:07PM SO WE ARE EXCEEDING WHAT WE NEED TO TRY TO ADD BUFFER THERE
 4:46:11PM AND GET CLOSER TO WHAT YOUR CODE ASKS FOR.
 4:46:14PM BUT THE REQUIRED PARKING EXCEEDS THE EXISTING DEVELOPMENT
 4:46:19PM ORDER, LEE COUNTY AND CITY OF BONITA'S PARKING REQUIREMENTS
 4:46:22PM ARE MORE SIMILAR TO WHAT WE'RE LOOKING AT AND REQUESTING
 4:46:25PM HERE.
 4:46:26PM AND THE DIFFERENCE WITH THAT DEVIATION COMPARED TO CITY OF
 4:46:30PM BONITA OR LEE COUNTY WOULD REQUIRE A HUNDRED MORE SPACES
 ON
 4:46:33PM THE SITE.
 4:46:34PM WE WOULD LIKE TO HAVE MORE GREENSPACE AND NOT HAVE
 PAVEMENT
 4:46:40PM JUST SITTING THERE UNUSED.
 4:46:41PM AND THEN THE SECOND DEVIATION THAT WE'RE ASKING FOR IS FOR
 4:46:46PM NO WHEEL STOPS.
 4:46:47PM THE CODE DOESN'T SAY YOU HAVE TO HAVE WHEEL STOPS, BUT IT

 4:46:50PM DOES SAY THAT YOU CAN'T HAVE AN OVERHANG ON THE PEDESTRIAN
 4:46:55PM WALKWAYS.
 4:46:56PM SO WHAT WE'RE ASKING TO DO IS JUST TO ALLOW SEVEN FOOT
 4:47:00PM SIDEWALKS WHEREVER THERE IS PARKING TO ADD THAT TWO FOOT
 4:47:05PM OVERHANG BUT IT WILL STILL HAVE THAT FIVE FOOT PEDESTRIAN
 4:47:08PM WAY.
 4:47:09PM THIS IS JUST TO REMOVE TRIP HAZARDS IN THIS TYPE OF
 4:47:13PM DEVELOPMENT.

4:47:14PM SO WE'RE REQUESTING THAT AS WELL.

4:47:18PM AS FAR AS TRANSPORTATION, WE'VE JUST GOT A COUPLE OF TABLES

4:47:22PM HERE IN THE PRESENTATION.

4:47:24PM ONE IS JUST TO SHOW HOW SUBSTANTIALLY SIMILAR THE TRIPS ARE

4:47:28PM TO THE COMPARISON OF THE 68 DWELLING UNITS.

4:47:32PM THEY ARE SUBSTANTIALLY SIMILAR FOR THE PROPOSED

DEVELOPMENT

4:47:36PM VERSUS THAT COMPARISON WHICH ALSO GOES TOWARDS THE

PARKING

4:47:43PM ARGUMENT AND THE PARKING DEVIATION REQUEST.

4:47:47PM THIS OTHER TABLE IS JUST SHOWING YOU A COMPARISON OF OUR

4:47:51PM PROPOSED REQUEST COMPARED TO THE EXISTING ZONING THAT WAS

4:47:55PM APPROVED ON THE SITE.

4:47:56PM AS YOU CAN SEE IN THE TABLE, THERE IS A REDUCTION IN TRAFFIC

4:47:59PM AS A RESULT OF THE REQUEST.

4:48:00PM WITH THAT, I WOULD LIKE TO TURN IT OVER TO THE ARCHITECT.

4:48:18PM >> THANK YOU VERY MUCH, STACY.

4:48:20PM MY NAME IS GLEN BAURHYTE.

4:48:23PM I'M A SENIOR STUDIO DIRECTOR AT FORUM ARCHITECTURE AND

4:48:25PM INTERIOR DESIGN.

4:48:26PM AN ARCHITECT FOR THE PROJECT, MISSION GROVE OF ESTERO.

4:48:35PM OUR ARCHITECTURAL STYLE IS MISSION REVIVAL.

4:48:38PM IT IS ONE OF THE ALLOWED MEDITERRANEAN STYLES THE VILLAGE

4:48:44PM HAS HERE.

4:48:44PM SOME OF THE ELEMENTS THAT WE'RE USING FOR THE DESIGN ARE

4:48:49PM OBVIOUSLY STUCCO WALLS, TERRA-COTTA COLORED TILE ROOFING,

4:48:52PM WHICH I HAVE SAMPLES OF THAT AS WELL AS THE PAINT COLORS IF

4:48:55PM ANYONE IS INTERESTED TO SEE THAT.

4:48:58PM EXPOSED BRACKETS AND RAFTERS AT THE ROOFLINE.

4:49:03PM ARCHED OPENINGS.

4:49:05PM ARCADES.

4:49:06PM CURVILINEAR PARAPETS, BELL TOWERS, COURTYARDS AND THIS STYLE

4:49:11PM HAS MINIMAL ORNAMENTATION AND SOME OF THE LIGHT DETAILS

4:49:16PM INCLUDE METAL RAILS, LIGHT FIXTURES AND IRON DETAILING.

4:49:21PM HERE IS OUR FIRST FLOOR PLAN THAT STACY KIND OF GAVE YOU THE

4:49:27PM INTRO ON.

4:49:29PM AS SHE MENTIONED TO THE WEST SIDE OR THE LEFT, THE FIRST

4:49:32PM FLOOR ARE MEMORY CARE UNITS.

4:49:35PM AND THE UPPER TWO FLOORS ARE ASSISTED LIVING UNITS.

4:49:40PM THE RIGHT HALF OF THE FLOOR PLAN IS THREE STORIES OF

4:49:43PM INDEPENDENT LIVING, AND THEN THE MIDDLE OF THE BUILDING IS

4:49:47PM THE AMENITIES, THE BACK OF HOUSE, KITCHEN, LOADING, AND

4:49:52PM STUFF LIKE THAT.

4:49:53PM THERE IS A PRIVATE COURTYARD HERE THAT'S COMPLETELY
ENCLOSED

4:49:58PM BY THE BUILDING THAT WILL PROVIDE OUTDOOR SPACE FOR THE
4:50:01PM MEMORY CARE RESIDENTS TO GET OUTSIDE, WHILE STILL BEING
4:50:06PM SAFE.
4:50:06PM AND THEN THE OTHER COURTYARD HERE FEATURES A NICE POOL FOR
4:50:10PM THE REST OF THE RESIDENTS AND THEIR GUESTS.
4:50:14PM HERE IS AN EXAMPLE OF IMAGERY OF A SMALL COURTYARD.
4:50:22PM AT THE UPPER LEFT THAT COULD BE SIMILAR TO OUR PRIVATE
4:50:26PM DINING COURTYARD.
4:50:27PM UPPER RIGHT IS A MEMORY CARE COURTYARD THAT WE'VE DONE IN
4:50:30PM THE PAST THAT HAS NICE SHADING AND SAFE PLACE FOR THE
4:50:34PM RESIDENTS TO GET OUTSIDE AND WALK AROUND AND ENGAGE IN
4:50:38PM ACTIVITIES.
4:50:39PM A SIMILAR STYLE OF PORTE-COCHERE ENTRYWAY WITH CURVILINEAR
4:50:44PM BASE, MINIMAL DETAILING AND TILE ROOF.
4:50:49PM AND THEN ANOTHER COURTYARD THAT JUST FEATURES NICE
4:50:52PM LANDSCAPING AND SHADE.
4:50:53PM HERE IS OUR MATERIAL PALETTE.
4:50:58PM WE CHOSE COLORS THAT ARE EARTH TONE, BUT COMMONLY FOUND

IN

4:51:05PM THE MEDITERRANEAN STYLES, TRYING TO STAY AWAY FROM THE
4:51:08PM WHITES THAT ARE SOMETIMES USED IN THIS MISSION REVIVAL OR
4:51:13PM SPANISH REVIVAL ARCHITECTURE.
4:51:17PM THE ROOF TILE IS BARCELONA 900 NAPLES BLEND.
4:51:25PM KIND OF LOOKS LIKE THIS IN REAL LIFE.
4:51:27PM I THINK THIS IS ACTUALLY ON THE COMMERCIAL DEVELOPMENT OVER
4:51:34PM HERE.

4:51:34PM IT LOOKED LIKE IT.
4:51:36PM HERE IS OUR SIDE ELEVATIONS.
4:51:39PM SO SOME OF THE FEATURES THAT I POINTED OUT ON THE
4:51:42PM ARCHITECTURE STYLE YOU'LL SEE IN THE ARCHES, THE BALCONIES,
4:51:49PM A STRONG CORNER BALCONY FEATURE WITH ARCHES AT THE TOP.
4:51:53PM BRACKETS AT SOME OF THE PROJECTED FORWARD AREAS HERE.
4:51:57PM BELL TOWER, WHICH IS IN THE FRONT ELEVATION.
4:52:03PM SO THE FRONT ELEVATION IS AT THE SOUTH.
4:52:08PM THIS IS THE PORTE-COCHERE WITH THE NICE ARCH OPENING THERE,
4:52:11PM AND THEN THE CURVILINEAR PARAPET AT THE ENTRYWAY BEHIND IT.
4:52:15PM WE HAVE THE ARCADE ALONG THE FRONT TO PROVIDE SHADE WHILE
4:52:19PM PEOPLE ARE WAITING FOR PICKUP OR WANT TO GET OUTSIDE.
4:52:22PM SOME SHUTTER ORNAMENTATION.
4:52:24PM WE HAVE DIFFERENT HEIGHTS OF THE ROOFLINE AND JUST DIFFERENT

4:52:28PM PROJECTIONS OF THE BUILDING MASSING TO BREAK IT UP.
 4:52:31PM AS WELL AS DISTRIBUTING THE COLORS THROUGHOUT WITH A BASE
 4:52:37PM THAT HAS A BROWN COLOR AND MORE ACCENTED, GOLD, COTTAGE
 4:52:42PM CREAM FOR THE LIGHT COLOR.
 4:52:44PM WINDOWS AND DOORS ARE ENVISIONED TO BE DARK BRONZE.
 4:52:48PM OUR TWO GARAGE BUILDINGS ARE FRONT AND REAR LOADED.
 4:52:55PM THE STYLE OF ARCHITECTURE MATCHES THE BUILDING.
 4:52:57PM THIS PARTICULAR GARAGE HAS A COUPLE OF DOUBLE-BAY GARAGES
 4:53:04PM THAT WILL BE CONVENIENT FOR ANYONE THAT MIGHT NEED EXTRA
 4:53:07PM SPACE FOR ACCESSIBILITY OR ANYTHING LIKE THAT.
 4:53:11PM SOME OF THE SMALL AMENITIES INCLUDE A TRASH AND GENERATOR

4:53:17PM ENCLOSURE.
 4:53:17PM SO THAT'S ABOUT NINE AND A HALF FEET TALL COMPLETELY
 4:53:21PM COVERING THOSE FUNCTIONAL UTILITY SPACES.
 4:53:24PM AND THEN OUR MONUMENT SIGN DESIGN ON THE RIGHT SIDE OF THE
 4:53:27PM DRAWING HERE.
 4:53:28PM ALL MECHANICAL EQUIPMENT WILL BE ON THE ROOFS COMPLETELY
 4:53:37PM SCREENED BY PARAPET OR A MANSARD PITCHED ROOF DETAIL.
 4:53:40PM WE ALSO HAVE PTAX THAT ARE INTEGRATED INTO THE WINDOW

DESIGN

4:53:46PM AND HIDDEN BEHIND LOUVRES.
 4:53:49PM HERE IS A FRONT RENDERING OF WHAT WE ENVISION THIS

COMMUNITY

4:53:53PM TO LOOK LIKE.
 4:53:56PM THIS IS -- WHAT DO YOU CALL IT, STACY?
 4:54:02PM THE PUBLIC GATHERING SPACE OUT FRONT.
 4:54:09PM LANDSCAPING HERE IS JUST CONCEPTUAL.
 4:54:11PM WE WILL BE COORDINATING WITH SABRINA'S TEAM ON THE ACTUAL
 4:54:15PM LANDSCAPING.
 4:54:15PM THIS IS FOR SCALE HERE.
 4:54:20PM JUST OVERALL NICE BALANCED COMPOSITION THAT WE WERE TRYING
 4:54:23PM TO GO AND MEET ALL OF THE REQUIREMENTS THAT THE VILLAGE HAS
 4:54:28PM IN THE LAND DEVELOPMENT CODE.
 4:54:29PM HERE IS A CLOSE-UP VIEW OF THE PORTE-COCHERE AND MAIN ENTRY.
 4:54:35PM A LITTLE BIT OF ORNAMENTATION WITH THESE MEDALLIONS HERE.
 4:54:39PM THIS IS THE CURVED PARAPET.
 4:54:42PM SUPPOSED TO BE A COUPLE OF NICE LIGHTS RIGHT HERE BUT DID
 4:54:45PM NOT RENDER CORRECTLY.

4:54:46PM AND THEN A PLANTER BASE AT THE BOTTOM WHERE THEY CAN PUT
 4:54:50PM COLORFUL ANNUAL PLANTS AND MAKE IT A VERY WELCOMING
 4:54:55PM ENTRYWAY.
 4:54:56PM HERE IS AN AERIAL VIEW LOOKING FROM THE WEST TO THE EAST.

4:55:02PM YOU CAN SEE THAT ALL THE ROOFTOP EQUIPMENT WOULD BE
SCREENED
4:55:04PM BACK HERE AND DISCREETLY LOCATED AS WELL AS IN THE
4:55:09PM INDEPENDENT LIVING WING THAT WOULD BE COMPLETELY SCREENED
ON
4:55:12PM THE ROOF OVER THERE.
4:55:14PM HERE IS A VIEW FROM THE REAR THAT GIVES A LITTLE BIT OF A
4:55:23PM PEEK TOWARD THE POOL SPACE WITH BALCONIES OVERLOOKING
THAT
4:55:26PM AMENITY.
4:55:26PM WE HAVE A SCREENED ROOM HERE.
4:55:31PM ANOTHER AMENITY WHERE YOU CAN STAY IN THE SHADE BUT WATCH
4:55:35PM YOUR FAMILY AT THE POOL.
4:55:37PM AN EVENT LAWN HERE THAT CAN BE USED FOR BOCCE BALL OR
4:55:41PM STRETCHING OR ANYTHING LIKE THAT.
4:55:43PM THIS IS THE EAST SIDE OF THE BUILDING.
4:55:49PM WE HAVE ONE ENTRY HERE, WHICH LEADS TO THE ELEVATORS.
4:55:54PM AND THERE HAS BEEN DISCUSSION ABOUT POSSIBLY HAVING A
4:55:57PM WALKWAY THAT LEADS TOWARDS THE POND TO THE EAST.
4:56:01PM THAT'S YET TO BE DESIGNED BUT WANT TO INDICATE HERE IS A
4:56:06PM POSSIBLE AMENITY.
4:56:07PM AND THEN I THINK THIS IS OUR LAST SLIDE.
4:56:12PM THIS IS THE REAR VIEW WHERE WE TRIED TO EXTEND THE
4:56:16PM ARCHITECTURAL DETAILING ON ALL FOUR SIDES, INCLUDING THE

4:56:20PM REAR.
4:56:21PM YOU CAN SEE THAT OUR UGLY STUFF IS HIDDEN BY OPAQUE GATES
4:56:26PM AND ENCLOSURES, I'M TALKING ABOUT THE TRASH AND THE
4:56:29PM GENERATOR.
4:56:31PM >>Jim Wallace: TOO BAD THOSE GARAGES TAKE A LOT AWAY FROM
4:56:34PM YOUR BUILDING.
4:56:36PM >> I'M SORRY?
4:56:38PM >>Jim Wallace: YOUR GARAGES.
4:56:39PM IT FEELS LIKE THEY TAKE A LOT AWAY FROM YOUR BUILDING.
4:56:42PM >>Glen Baurhyte: HOW SO?
4:56:44PM >>Jim Wallace: THE ARCHITECTURE.
4:56:48PM >>Michael Sheeley: KIND OF BLOCKING THE BUILDING.
4:56:50PM >>Glen Baurhyte: THIS IS THE REAR OF THE BUILDING, TOO.
4:56:53PM WE TRIED TO COMPLEMENT THE ARCHITECTURE WITH THAT.
4:56:55PM WE HAVE A NICE WALKING PATH TO GET TO THE BUILDING FROM THE
4:57:00PM GARAGES.
4:57:01PM HAPPY TO ANSWER ANY QUESTIONS OR TAKE ANY COMMENTS,
4:57:08PM FEEDBACK.
4:57:08PM >>Michael Sheeley: ARE YOU CONSIDERING CONCRETE BLOCK

4:57:13PM CONSTRUCTION FOR THIS PROJECT, NOT WOOD CONSTRUCTION?
 4:57:16PM >>Glen Baurhyte: CORRECT.
 4:57:17PM THE CONSTRUCTION IS CONCRETE BLOCK AND PLANK.
 4:57:21PM >>Michael Sheeley: GOOD.
 4:57:22PM YOU JUST SCORED POINTS.
 4:57:23PM I THINK YOU'VE GOT A GREAT OPPORTUNITY WITH THIS BUILDING TO

 4:57:28PM DO SOME NICE THINGS.
 4:57:32PM IN MY OPINION, MAYBE A LITTLE MORE EXPRESSION WOULD BE
 4:57:35PM HELPFUL.
 4:57:36PM I THINK THE BUILDING IS RATHER PLAIN AND TIMID, ACTUALLY, IN
 4:57:42PM DESIGN.
 4:57:42PM I THINK YOU HAVE AN OPPORTUNITY TO EXPRESS IT IN A BETTER
 4:57:47PM WAY.
 4:57:48PM I CAN'T TELL YOU HOW TO DO THAT.
 4:57:49PM JUST OFFERING SOME OPINIONS.
 4:57:51PM BUT I THINK YOUR ELEVATIONS PRESENTED DON'T DO YOU ANY
 4:57:57PM FAVORS BECAUSE THEY LOOK VERY MUDDY.
 4:57:59PM RENDERINGS LOOK A LITTLE BETTER.
 4:58:01PM AGAIN, NEITHER OF THEM REALLY MATCH THE COLORS.
 4:58:04PM IT IS A CONSISTENT PROBLEM WE HAVE BETWEEN DIGITAL, PRINT,
 4:58:07PM ET CETERA.
 4:58:08PM IF YOU CAN GO TO YOUR AERIAL VIEW, WHICH IS A FEW BACK, THAT
 4:58:14PM SIDE OF THE BUILDING IT LOOKS WHITE, RIGHT?
 4:58:16PM I KNOW IT'S NOT WHITE.
 4:58:18PM IT ALSO DOESN'T HAVE A LOT OF EXPRESSION IN THE FACADE.
 4:58:22PM I THINK YOUR CHOICE OF ROOFING MATERIALS, AT LEAST THE
 4:58:27PM COLOR, BRINGS THE BUILDING DOWN AND IT KIND OF WEIGHS IT
 4:58:31PM DOWN IN MY OPINION.
 4:58:32PM AND MAYBE YOU COULD PLAY MORE -- WHILE YOU MAY HAVE MET THE
 4:58:40PM LETTER OF THE ESTERO CODE, I DON'T KNOW THAT THE SPIRIT IS
 4:58:43PM THERE.

 4:58:44PM PERHAPS MORE WORK IN DESIGN MIGHT BE HELPFUL TO GET
 GREATER
 4:58:49PM EXPRESSION, MORE SHADOW, MORE DETAIL, ET CETERA.
 4:58:52PM THE BUILDING IS RATHER PLAIN, RIGHT?
 4:58:55PM AND, OF COURSE, IN ESTERO, WE DON'T WANT BUILDINGS
 4:58:58PM PREDOMINANTLY ONE COLOR.
 4:59:00PM YOUR ELEVATIONS, THE WHOLE THING LOOKS BEIGE.
 4:59:03PM BEIGE ON BEIGE ON BEIGE, DIFFERENT SHADES.
 4:59:06PM AGAIN, THE RENDERINGS VERSUS THE ELEVATIONS I THINK THE
 4:59:11PM 3Ds ARE ALWAYS BETTER TO SHOW WHAT YOU'VE GOT.
 4:59:14PM OFTENTIMES THE ELEVATIONS JUST DON'T REALLY SHOW IT WELL.

4:59:21PM >>Glen Baurhyte: WOULD IT BENEFIT IF I PASSED THE PAINT
 4:59:24PM COLORS AROUND?
 4:59:25PM >>Michael Sheeley: I THINK WE SAW THE PAINT COLORS IN THE
 4:59:27PM BOOKLET.
 4:59:28PM I THINK THE PAINT COLORS ACTUALLY WERE OKAY.
 4:59:30PM I THINK THE PALETTE IS OKAY.
 4:59:33PM LITTLE BIT TO THE BEIGE SIDE AND MAYBE A LITTLE MORE
 4:59:35PM CONTRAST MIGHT BE HELPFUL.
 4:59:37PM I THINK THAT'S ALL I HAVE TO REQUEST.
 4:59:44PM >>Glen Baurhyte: THANK YOU FOR THE FEEDBACK.
 4:59:46PM >>James Tatoes: I'D LIKE TO AMPLIFY MIKE'S COMMENTS.
 4:59:50PM I THINK WHEN YOU INITIALLY LOOK AT THIS, THE FIRST THING
 4:59:54PM THAT STANDS OUT TO ME IS A HUGE ROOF.
 4:59:57PM AN OVERPOWERING ROOF.
 4:59:59PM THE SECOND THING, I JUST SEE AN OVERPOWERING ROOF AS THE

 5:00:10PM FIRST THING THAT I NOTICED.
 5:00:11PM THE SECOND THING I NOTICED IS IT'S DARK AND NOT BROKEN UP
 5:00:17PM INTO SOME MORE SMALLER PIECES.
 5:00:19PM I LIKE THE TOTAL CONCEPT.
 5:00:21PM I JUST DON'T LIKE THE WAY IT'S PUT TOGETHER FROM THE
 5:00:24PM ARCHITECTURAL FEATURES IN HERE.
 5:00:26PM I THINK THAT IS PROBABLY AMPLIFYING WHAT MIKE SAID.
 5:00:30PM IT NEEDS A LITTLE MORE DETAIL AND NEEDS TO BE BROKEN UP A
 5:00:33PM LITTLE BIT MORE SO THAT IT'S MORE DISTINCTIVE PARTS OF THE
 5:00:36PM BUILDING RATHER THAN ONE BIG BLACK BUILDING.
 5:00:41PM >>Jim Wallace: THE AERIAL VIEW SAYS IT ALL.
 5:00:46PM >>Barry Jones: TO ME, IT FEELS INSTITUTIONAL.
 5:00:48PM I KNOW THAT'S WHAT IT IS.
 5:00:49PM IT DOESN'T MEAN THAT'S -- REPETITION WITH ALL THE FORMS OF
 5:00:54PM THE PATIOS AND THE WINDOWS.
 5:00:56PM SO IT LOOKS REPETITIOUS IN THAT MANNER.
 5:00:59PM THAT'S WHAT STRUCK ME WAS JUST ALL THE WINDOWS THE SAME, ALL
 5:01:03PM THE PATIOS THE SAME, ALL HAVING THE SAME SHAPE.
 5:01:06PM AND THEN YOU LOSE ANY HEIGHT ELEVATIONS YOU HAVE WITH YOUR
 5:01:09PM ROOF DIFFERENTIALS WITH THE COLORING IN THE ROOF MATERIALS.
 5:01:15PM MAYBE IT'S JUST THE IMAGE OR MAYBE IT'S FLAT.
 5:01:19PM IS IT A HEIGHT LIMITATION CAUSING YOU TO KEEP THE ROOF
 5:01:22PM FLATTER OR JUST THE DESIGN PRINCIPLE?
 5:01:24PM >>Glen Baurhyte: NO.
 5:01:25PM WE WANTED TO TRY AND MAKE IT LOOK MORE RESIDENTIAL BY USING

 5:01:28PM A PITCHED ROOF AS OPPOSED TO FLAT ROOFS COMMONLY FOUND IN
 5:01:32PM INSTITUTIONAL ARCHITECTURE.

5:01:34PM >> I AGREE.
 5:01:34PM >>Barry Jones: YEAH, THE PITCH, I DON'T KNOW --
 5:01:38PM >>Glen Baurhyte: 4 ON 12.
 5:01:42PM >>Michael Sheeley: MAYBE BREAKING UP THE EAVE LINE WITH
 5:01:45PM ELEMENTS THAT BREAK THE LINE.
 5:01:46PM THE BUILDING IS VERY HORIZONTAL.
 5:01:48PM IF YOU CAN BREAK THAT EAVE LINE, GO UP, BRING SOME COLOR IN
 5:01:52PM THAT ELEMENT ALL THE WAY TO THE GROUND, THAT HELPS GET YOU
 5:01:55PM SOME HEIGHT IN THE BUILDING, SOME VISUAL HEIGHT THAT YOU MAY
 5:01:58PM NOT HAVE OTHERWISE.
 5:02:02PM >>Jim Wallace: OPERATIONALLY I UNDERSTAND THAT THEIR FLOOR
 5:02:05PM PLAN HAS TO BE A CERTAIN WAY AND THEY HAVE A LOT OF LITTLE
 5:02:08PM ROOMS, ET CETERA, AND THEY ARE ALL THE SAME SIZE.
 5:02:11PM SO OPERATIONALLY I UNDERSTAND WHY THE FLOOR PLAN IS THE WAY
 5:02:15PM IT IS.
 5:02:15PM THE CHALLENGE BECOMES HOW DO YOU DISGUISE THAT SO IT
 DOESN'T
 5:02:21PM JUST LOOK LIKE A WHOLE BUNCH OF LITTLE ROOMS WITH LITTLE
 5:02:24PM WINDOWS.
 5:02:25PM >> RIGHT.
 5:02:27PM >>Al Paivandy: I'M NOT SURE I CAN ADD TO WHAT WAS ALREADY
 5:02:30PM SAID.
 5:02:31PM WHEN I LOOK AT YOUR REAR VIEW --
 5:02:34PM >>Tammy Duran: I'M SORRY, GUYS.

 5:02:36PM CAN YOU PLEASE SPEAK INTO THE MIKE.
 5:02:38PM EVERYBODY IS LEANING BACK TODAY.
 5:02:39PM THANK YOU.
 5:02:41PM >>Al Paivandy: WE'RE RELAXED I GUESS.
 5:02:43PM THE RIGHT-HAND CORNER AS I'M VIEWING IT WHERE THAT CLOCK
 5:02:49PM TOWER I THINK YOU MENTIONED IT WAS.
 5:02:51PM >>Glen Baurhyte: YEAH, THE BELL TOWER.
 5:02:54PM >>Al Paivandy: JUST THAT LITTLE CORNER WITH THE VARIATION ON
 5:02:56PM THE ROOF THAT IS BEING BROUGHT OUT, YOU MAY WANT TO
 5:03:01PM INCORPORATE MORE OF THOSE CLOCK TOWERS AND PULLING THEM
 OUT
 5:03:07PM WHERE THE BALCONIES ARE OR THINGS OF THAT NATURE TO TAKE
 5:03:11PM AWAY FROM THAT TRAIN LOOK WITH A LOT OF HOLES IN IT.
 5:03:18PM >>Glen Baurhyte: WE HAVE SOME OF THAT STUFF THAT YOU GUYS
 5:03:19PM ARE TALKING ABOUT HERE.
 5:03:22PM >>Al Paivandy: RIGHT.
 5:03:22PM BUT HIDDEN BY THE BIG ROOF BEHIND IT.
 5:03:28PM >>Michael Sheeley: THAT'S HELPFUL.
 5:03:30PM THE ONES FLANKING.

5:03:31PM BREAKING THE EAVE LINE WITH LITTLE LARGER ELEMENTS.
 5:03:34PM LITTLE TALLER, BRINGING THE COLORS ALL THE WAY --
 5:03:40PM >>Jim Wallace: FOUR FEET INSTEAD OF TWO FEET.
 5:03:48PM >>Glen Baurhyte: ANOTHER ROOF LEVEL CHANGE KIND OF HIDDEN BY
 5:03:50PM A PALM TREE IN THIS VIEW.
 5:03:52PM >>Al Paivandy: THE OTHER CORNER HAS ALL OF THE ELEMENTS THAT
 5:03:56PM APPEARS TO BE EVERYBODY IS LOOKING FOR, THE VARIATION IN

 5:04:01PM HEIGHT OF THE CLOCK TOWER AGAINST THE ROOF RATHER THAN --
 5:04:09PM >>Barry Jones: FOR THE SOUTH FACING PART OF THE BUILDING,
 5:04:11PM ARE YOU CONSIDERING ANY CANOPIES OR AWNINGS OR THINGS LIKE
 5:04:16PM THAT YOU COULD USE TO OFFSET WINDOWS TO MAKE IT LOOK
 5:04:19PM DIFFERENT, TOO.
 5:04:20PM BECAUSE THEY ARE GETTING A LOT OF SUN ALL DAY.
 5:04:22PM >>Glen Baurhyte: YES, WE DO HAVE LIKE A 20-INCH OVERHANG
 5:04:27PM ACROSS THE WHOLE THIRD FLOOR, AND THEN WE DO HAVE -- THIS IS
 5:04:31PM THE SOUTH ELEVATION.
 5:04:33PM THE ARCADE HERE THAT PROVIDES SHADE AT THE FRONT AND ALL
 5:04:39PM THESE FIRST FLOOR WINDOWS DO HAVE THREE AND A HALF FOOT
 5:04:46PM OVERHANGS DOWN THERE.
 5:04:49PM THE BALCONIES ARE ALL SHADED, OF COURSE, AND THEN SOME
 MORE
 5:04:54PM ARTICULATION FOR SCREENING LIKE THAT ALONG HERE.
 5:05:00PM >>Michael Sheeley: THE POOL, I SAW THE SCREEN ENCLOSURE FOR
 5:05:04PM SHADE.
 5:05:05PM I WOULD ENCOURAGE YOU TO LOOK FOR OTHER SHADE STRUCTURES
 5:05:07PM AROUND THE POOL.
 5:05:08PM YOUR RESIDENTS ARE NOT GOING TO SIT OUT IN THE SUN.
 5:05:10PM THEY ARE JUST NOT GOING TO.
 5:05:12PM THEY ARE GOING TO BE LOOKING FOR SHADE WHEREVER THEY ARE.
 5:05:15PM SIT IN THAT LITTLE BUILDING OR THEY ARE NOT GOING TO BE OUT
 5:05:19PM THERE.
 5:05:20PM THERE ARE OTHER WAYS TO PROVIDE SOME SHADE STRUCTURES
 AROUND
 5:05:23PM THE SEATING AREA THAT CAN BE HELPFUL.

 5:05:26PM >>Glen Baurhyte: YES.
 5:05:28PM HAVEN'T HAD THE LANDSCAPE TEAM DO THEIR THING YET ON THIS.
 5:05:32PM I KNOW RIGHT HERE WAS SPACE FOR A SHADE STRUCTURE THAT THE
 5:05:36PM RENDER DIDN'T SHOW.
 5:05:37PM THE TREES ARE NOT FINAL.
 5:05:42PM >>Jim Wallace: THE NORTH AND SOUTH ELEVATION HAVE MUCH MORE
 5:05:46PM INTEREST.
 5:05:49PM WHEN YOU GET TO THE WEST, IT LOOKS LIKE PRISON.

5:05:54PM HATE TO SAY THE WORD.
 5:05:55PM IT'S JUST VERY LONG BUILDING.
 5:06:01PM CERTAINLY, THE WEST IS THE MOST TROUBLING I THINK, FOR ME.
 5:06:05PM >>Glen Baurhyte: I AGREE WITH YOU.
 5:06:06PM THE WEST SIDE, THAT ONE IS THE ONE THAT NEEDS THE MOST WORK
 5:06:10PM ESPECIALLY.
 5:06:10PM >>Jim Wallace: IF YOU ARE CAPABLE ENOUGH TO DO THE NORTH AND
 5:06:13PM THE SOUTH, I KNOW YOU'RE CAPABLE TO DO THE WEST AND THE
 5:06:18PM EAST.
 5:06:18PM >>Glen Baurhyte: OH, YEAH, WE CAN DO IT.
 5:06:21PM >>Barry Jones: THAT WEST SIDE HAS NO BUFFER REQUIREMENT.
 5:06:24PM I GUESS THE BUFFER IS ON THE FAR SIDE OF THE HOTEL,
 5:06:28PM EVERYBODY CAN SEE THROUGH THE HOTEL PARKING LOT.
 5:06:31PM SO I DON'T KNOW IF THAT'S SOMETHING WE WANT TO ADDRESS
 WHEN
 5:06:34PM WE GET THERE OR NOT.
 5:06:37PM COMMERCIAL VERSUS COMMERCIAL I KNOW.
 5:06:40PM HOTEL VERSUS ALF.

 5:06:41PM >>Mary Gibbs: I THINK ON THE WEST SIDE IS THE ESTERO MEDICAL
 5:06:44PM CENTER, IS THAT WHAT YOU'RE TALKING ABOUT?
 5:06:46PM THE HOTEL IS ON THE OTHER SIDE.
 5:06:50PM >>Barry Jones: I APOLOGIZE.
 5:06:52PM >>Mary Gibbs: THAT'S ALL RIGHT.
 5:06:56PM >>Michael Sheeley: I THINK OVERALL YOU HAVE A GREAT
 5:06:57PM OPPORTUNITY HERE.
 5:06:58PM IT'S A GREAT PROJECT.
 5:06:59PM I THINK YOU CAN HANDLE THE SCALE EASILY.
 5:07:01PM DON'T LET YOUR CLIENT HOLD YOU BACK SO MUCH.
 5:07:04PM JUST HAVE FUN WITH IT.
 5:07:08PM >>Glen Baurhyte: THANK YOU VERY MUCH.
 5:07:08PM >>Michael Sheeley: THANK YOU.
 5:07:11PM >>Jim Wallace: I DID HAVE ONE QUESTION.
 5:07:13PM I DON'T KNOW WHETHER THIS IS A BARRY QUESTION OR WHATEVER.
 5:07:16PM THE PREVIOUS PRESENTER, FORGOTTEN HER NAME.
 5:07:22PM >>Barry Jones: STACY.
 5:07:22PM >>Jim Wallace: I DIDN'T UNDERSTAND HOW IF IT'S MULTIFAMILY,
 5:07:30PM PARKING IS 1.75 TO 2.
 5:07:33PM WHY IS INDEPENDENT LIVING ANY DIFFERENT THAN MULTIFAMILY IN
 5:07:38PM TERMS OF YOU'RE TALKING 1.25 VERSUS 1.75 PLUS 10, REALLY TWO
 5:07:45PM UNITS PER.
 5:07:46PM WHAT IS THE DIFFERENCE BETWEEN A NORMAL MULTIFAMILY
 DWELLING
 5:07:53PM AND AN INDEPENDENT DWELLING THAT WOULD REQUIRE SUCH A

5:07:56PM SUBSTANTIAL REDUCTION IN PARKING SPACES?

5:08:03PM >>Stacy Ellis Hewitt: I NOTED THAT AS WELL ON THE
5:08:06PM TRANSPORTATION, SO IT'S SIMILAR AS FAR AS THE TRANSPORTATION
5:08:11PM IS WAY LESS FOR INDEPENDENT LIVING AS WELL, WHICH IS STILL
5:08:15PM TALKING ABOUT THE TRIPS AND TRAVELING TO AND FROM.
5:08:17PM SO THE PARKING RATIO AND REQUIREMENTS ARE JUST NOT THE SAME.
5:08:22PM IT'S AN AGE IN PLACE.
5:08:23PM THERE ARE NOT FAMILIES WITH CHILDREN RUNNING AROUND IN AN
5:08:27PM INDEPENDENT LIVING FACILITY.
5:08:28PM >>Jim Wallace: THEY ARE NOT TWO-CAR HOUSEHOLDS, IS THAT WHAT
5:08:31PM YOU'RE SAYING?
5:08:32PM >>Stacy Ellis Hewitt: NO, NOT AT ALL.
5:08:34PM IF THERE WERE, THERE IS OFFSET WITH THE ASSISTED LIVING
5:08:37PM FACILITY AND THE MEMORY CARE.
5:08:39PM IT'S THE BLEND THAT REALLY FLESHES OUT.
5:08:42PM >>Jim Wallace: IS THAT WHAT YOU HOPE OR A FACT?
5:08:45PM >>Stacy Ellis Hewitt: THAT IS A FACT.
5:08:46PM LIKE I SAID, THE ADJACENT JURISDICTIONS --
5:08:49PM >>Barry Jones: OFFER SHUTTLE SERVICES TOO?
5:08:52PM >> YES.
5:08:53PM >>Barry Jones: WHAT YOU GET IN THESE PLANS IS YOU HAVE
5:08:55PM SINGLE HOUSEHOLD PEOPLE, JUST ONE PERSON, AND THEN MAYBE
5:08:59PM JUST ONE DRIVER IF YOU DO HAVE TWO.
5:09:01PM AND THEN YOU HAVE BUSES AND SHUTTLES THAT RUN PEOPLE TO
AND
5:09:05PM FROM SHOPPING.
5:09:08PM THAT'S BEEN MY EXPERIENCE IN DEALING WITH THESE AND SEEING

5:09:10PM THE REDUCTIONS ISN'T UNUSUAL.
5:09:12PM >>Mary Gibbs: IF I MAY ADD SOMETHING, WE DON'T HAVE AN
5:09:19PM APPLICATION IN YET.
5:09:20PM BUT WHEN WE GET THE APPLICATION, OF COURSE, IT HAS TO GIVE
5:09:23PM US THE TRAFFIC STUDY AND THEN THE JUSTIFICATION FOR THE
5:09:25PM DEVIATION THAT THEY ARE REQUESTING.
5:09:27PM BUT WE HAD A COUPLE OF MEETINGS WITH THEM AND TALKED ABOUT
5:09:29PM THAT BECAUSE TO ME I FIRST THOUGHT, WELL, INDEPENDENT
5:09:33PM LIVING, ISN'T THAT AN APARTMENT.
5:09:36PM IT'S DIFFERENT BECAUSE THE INDEPENDENT LIVING YOU CAN OPT
5:09:38PM INTO THE MEAL PLANS AND HAVE THE CONGREGATE GROUP DINING
5:09:43PM FACILITIES AND THINGS.
5:09:44PM IT'S A LITTLE BIT DIFFERENT, NOT AS MUCH OF A REDUCTION I
5:09:48PM THINK IN PARKING AS LIKE AN ASSISTED LIVING OR THE MEMORY
5:09:51PM CARE, OBVIOUSLY.

5:09:52PM YOU'RE NOT DRIVING.
 5:09:56PM STACY WENT INTO A HUGE AMOUNT OF DETAIL TONIGHT WHICH IS
 5:09:59PM ALMOST A LITTLE BIT OVERWHELMING.
 5:10:01PM >>Jim Wallace: MEMORY CARE I TOTALLY UNDERSTAND.
 5:10:04PM IT WAS INDEPENDENT LIVING WHICH MAYBE I'M MISINTERPRETING
 5:10:07PM WHAT INDEPENDENT LIVING IS.
 5:10:09PM BUT I THOUGHT THAT WAS THE FIRST STAGE OF SORT OF AGING IN
 5:10:12PM PLACE.
 5:10:13PM IT'S LIKE HAVING A CONDO BUT WITH ADDITIONAL SERVICES.
 5:10:16PM SO I JUST PRESUMED YOU HAD THE SAME AMOUNT OF PARKING

 5:10:19PM REQUIREMENTS.
 5:10:21PM >>Mary Gibbs: THAT'S WHAT WE INITIALLY TOLD THEM.
 5:10:23PM THAT'S WHY THEY ARE ASKING FOR THE DEVIATION.
 5:10:25PM WE'RE GOING TO SEE WHAT THEY SUBMIT FOR JUSTIFICATION AND
 5:10:29PM BASED ON OTHER PLACES AND BASED ON SOME OF THEIR OTHER
 5:10:32PM FACILITIES, WE'LL BE LOOKING AT THAT.
 5:10:35PM JUST THERE WAS A LOT OF DETAIL HERE TONIGHT AND WE HAVEN'T
 5:10:38PM LOOKED AT ANY OF IT.
 5:10:41PM >>Barry Jones: PARKING COUNT DIDN'T INCLUDE EMPLOYEES.
 5:10:44PM IS THAT PART OF THE --
 5:10:45PM >>Stacy Ellis Hewitt: THE MIX WILL COVER EMPLOYEES AS WELL.
 5:10:49PM JUST LIKE IN THE REGULAR CODE, DOESN'T ADDRESS DIFFERENT
 5:10:52PM CALCS FOR EMPLOYEES EITHER.
 5:10:55PM >>Barry Jones: GOT IT.
 5:10:56PM THANK YOU.
 5:11:01PM >>Anthony Gargano: OKAY, TAMMY, DO WE HAVE ANY CARDS?
 5:11:04PM >>Tammy Duran: I DO NOT.
 5:11:05PM ARE YOU DONE WITH YOUR PRESENTATION?
 5:11:11PM >>Stacy Ellis Hewitt: WE HAD THE LANDSCAPING.
 5:11:16PM >>Mary Gibbs: MAY I ASK A QUESTION WHILE SABRINA IS COMING
 5:11:19PM UP WITH LANDSCAPING, WITH REGARD TO THE COLORS THE
 ARCHITECT
 5:11:23PM HAD.
 5:11:23PM THERE WAS SOME GOLD.
 5:11:24PM DID YOU GET TO LOOK AT THE GOLD OR YOU WANT THEM TO REVISIT
 5:11:27PM THE COLORS FOR MORE CONTRAST?

 5:11:29PM WE'VE SORT OF GOTTEN AWAY FROM THE GOLD COLORS.
 5:11:34PM >>Michael Sheeley: SOME OF IT IS ALMOST ORANGE.
 5:11:36PM I THINK THE ARCHITECT WILL STUDY THAT.
 5:11:38PM >>Mary Gibbs: JUST WANTED TO GIVE THEM SOME GUIDANCE.
 5:11:43PM >>Barry Jones: WE DIDN'T COMMENT AT ALL ON THE GARAGES.
 5:11:45PM THERE ARE 18 BAYS.

5:11:47PM 9 UNITS, SINGLE FLAT ROOF, 90 FEET, 100 FEET OR SO, LONG
 5:11:54PM FLAT ROOF.
 5:11:56PM IT'S A PITCHED ROOF.
 5:12:02PM >>Michael Sheeley: NO BREAK IN THE ROOF --
 5:12:04PM >>Barry Jones: I'M SAYING NOBODY TALKED ABOUT THESE.
 5:12:06PM ARE WE GOOD WITH THIS?
 5:12:10PM >>Michael Sheeley: BREAK IT UP A LITTLE BIT, MAYBE.
 5:12:14PM >>Barry Jones: GET SOME FEEDBACK ON THE ROOFLINE OF THE
 5:12:16PM GARAGES.
 5:12:17PM >>Jim Wallace: WE CAN DO BETTER THAN THAT.
 5:12:29PM >>Sabrina McCabe: GOOD EVENING.
 5:12:30PM SABRINA McCABE, LANDSCAPE ARCHITECT WITH RVI.
 5:12:34PM I'LL MAKE THIS QUICK.
 5:12:35PM I WANTED TO GO BACK TO THE OVERALL SITE PLAN SO WE COULD
 5:12:38PM TALK ABOUT THE LANDSCAPE BUFFERS, WHAT'S REQUIRED AND WHAT
 5:12:41PM WE'RE ALREADY STARTING TO SHOW IS ENHANCED.
 5:12:45PM AS GLEN MENTIONED AND WORKING WITH THE TEAM, THIS IS OUR
 5:12:47PM FIRST STEP.
 5:12:48PM WE WILL CONTINUE TO DEVELOP THE LANDSCAPE AS WELL AND BE

 5:12:52PM COHESIVE WITH THE ARCHITECTURE AND WITH THE PALETTE OF
 5:12:55PM ESTERO.
 5:12:56PM SO THIS PLAN HERE SHOWS THAT THERE IS ONE REQUIRED BUFFER,
 5:13:01PM AND IT'S A RIGHT-OF-WAY BUFFER AGAINST ARCOS AVENUE HERE.
 5:13:04PM IT IS YOUR TYPICAL RIGHT-OF-WAY BUFFER WHERE WE HAVE TREES
 5:13:09PM BASED ON CENTER, 25 FEET ON CENTER WITH A DOUBLE HEDGEROW.
 5:13:13PM WE'RE SHOWING CANOPY TREES IN A LOT OF THESE AREAS.
 5:13:16PM AS I FLIP BACK THROUGH, YOU'LL SEE A PALETTE AT THE END THAT
 5:13:19PM SHOWS A LITTLE BIT MORE OF THE PLANT SPECIES WE INTEND TO
 5:13:22PM USE AND MAJORITY OF NATIVE.
 5:13:24PM REQUIRED TREES WILL HAVE TO BE NATIVE.
 5:13:26PM AND WE DO LIKE THE IDEA OF USING CANOPIES FOR SHADE AND
 5:13:30PM THINGS ESPECIALLY IN THE PARKING AREAS AND WHERE WE'RE
 GOING
 5:13:32PM TO HAVE SOME OF THE OUTDOOR AREAS.
 5:13:34PM I'LL ALSO COVER A LITTLE BIT MORE OF THE AMENITIES JUST TO
 5:13:37PM SHOW WHAT WE'VE BEEN DEVELOPING.
 5:13:39PM WE APPRECIATE ALL THE FEEDBACK SO WE CAN COME BACK WITH AN
 5:13:43PM EVEN MORE REFINED DESIGN ON THE NEXT STEP.
 5:13:45PM WE SHOW THAT BUFFER REQUIRED HERE OUT AT THE RIGHT-OF-WAY.
 5:13:50PM THERE IS THE PUBLIC GATHERING SPACE THAT WE'RE GOING TO
 5:13:52PM CONTINUE TO DEVELOP THAT LEADS YOU INTO THE SITE RIGHT AT
 5:13:55PM THE ENTRY, AND THIS IS THE LOCATION OF THE SIGN THAT WAS
 5:13:58PM SHOWN IN THE ARCHITECTURAL PACKAGE.

5:13:59PM WE WILL BE LOOKING AT PROVIDING THE LANDSCAPING AND THE
5:14:04PM PARKING AREAS AND DEFINITELY BE GETTING MORE DETAILED

5:14:07PM DEVELOPING AROUND THE BUILDINGS WHICH WILL HELP
COMPLEMENT
5:14:10PM THE ARCHITECTURE.
5:14:11PM YOU'LL SEE -- I WAS GOING TO SAY EAST TO THE WEST AGAINST
5:14:17PM THE FACILITY, WE DO HAVE TREES SHOWN THAT WE'RE PROPOSING
5:14:20PM THAT ARE ENHANCEMENTS, SO THAT'S NOT REQUIRED BUT THEY DO
5:14:23PM WANT TO PROVIDE THAT GREEN BUFFERING, AS WELL AS YOU'LL SEE
5:14:28PM THROUGHOUT THE PARKING LOT AND AREAS, WE DO WANT TO UTILIZE
5:14:32PM THE BEST VIEWS COMING IN AND KEEP THE CIRCULATION OPEN AND
5:14:37PM NOT DIFFICULT TO GET FROM ONE PLACE TO THE OTHER.
5:14:40PM KEEP THE ENTRYWAYS CLEAR, BUT WE WILL BE UTILIZING THOSE
5:14:43PM AREAS TO COMPLEMENT THE BUILDING WITH ADDITIONAL SPECIES.
5:14:46PM WE SAW PALMS AND SOME OTHER THINGS THAT WE'LL BE WORKING
5:14:49PM WITH THE CLIENT ON.
5:14:51PM WE DO HAVE THAT LOCATION HERE ON THIS SIDE OF THE BUILDING
5:14:54PM WHERE THE INDEPENDENT LIVING ENTRY IS WHERE IT COULD
CONNECT
5:14:58PM TO AN OVERLOOK AREA TO UTILIZE THAT LAKE VIEW THAT IS
5:15:02PM ALREADY ON-SITE AND PROVIDE ANOTHER AMENITY FOR THE
5:15:05PM RESIDENTS TO HAVE A LITTLE QUIET SPACE OVER BY THE LAKE THAT
5:15:10PM HAS REALLY NICE VEGETATION ALREADY THERE.
5:15:13PM THIS SITE DID NOT HAVE A LOT OF VEGETATION TO SPARE THAT'S
5:15:16PM ON IT PREVIOUSLY, BUT YOU DO HAVE THESE GREAT VIEWS.
5:15:23PM WE ALSO HAVE IN THE AMENITY AREA AS MENTIONED THE POOL AND
5:15:28PM POOL DECK SO THAT THEY CAN HAVE THAT AREA TO USE FOR THEIR
5:15:31PM FAMILIES AND SWIMMING POOL SPACE.
5:15:34PM THIS IS THAT LOCATION, AND I TRIED TO ZOOM UP BUT IT

5:15:38PM SWITCHES ME TO THE NEXT PAGE.
5:15:39PM THAT IS WHERE THE PROPOSED SHADE STRUCTURE IS THAT WOULD
5:15:42PM GIVE ADDITIONAL SHADED SEATING, AND THEN THE FLEX ON, BOCCE
5:15:47PM COURT AREA HERE, AS WELL AS A SMALL SPACE FOR A DOG PARK FOR
5:15:51PM THOSE WHO DO HAVE PETS AND NEED TO GET THEM OUTSIDE.
5:15:54PM ALL OF THAT HAS BEEN WORKING WITH THE TEAM TO START TO
5:15:57PM PROVIDE THE BEST WE CAN IN THIS SPACE AND CENTRALLY LOCATED
5:16:01PM FOR EVERYONE IN THIS FACILITY.
5:16:03PM AND IT FITS VERY NICELY AND WE'LL ALSO DO OUR BEST TO USE
5:16:08PM LANDSCAPING TO HELP SCREEN SOME AREAS LIKE THE DUMPSTER
5:16:11PM LOCATIONS, ET CETERA.
5:16:13PM AND WE WILL CONTINUE TO WORK ON MAKING SURE THAT WE'RE
5:16:18PM PROVIDING A REALLY NICE PALETTE THAT PROVIDES SOME INTEREST

5:16:22PM AND ALL OF THOSE COLORS AND TEXTURES WE LIKE TO SEE YEAR
 5:16:26PM ROUND THAT MAINTAIN WELL.
 5:16:28PM I'M GOING TO FLIP BACK QUICK TO WHAT WE HAVE AS AN
 5:16:34PM ENLARGEMENT OF THE BUFFER.
 5:16:38PM WHAT WE'RE SHOWING WILL BE COORDINATED WITH THE
 RENDERINGS
 5:16:43PM IN THE NEXT VERSIONS.
 5:16:44PM WE'RE SHOWING A PRETTY SIMPLE CANOPY TREE AND HEDGEROW
 5:16:48PM SPACING WHICH WILL BE NICE TO HELP BOTH SCREENING THAT
 5:16:52PM PARKING LOT AND PROVIDE SOME ADDITIONAL SHADE.
 5:16:54PM AND THEN WE HAVE A PALETTE HERE OF SOME OF THE TREES AND
 5:16:58PM PALMS WE'RE CONSIDERING, VERY KIND OF SIMPLE BUT ADD NICE
 5:17:02PM DIFFERENT COLORS AND TEXTURES, AND THAT NATIVE AND DROUGHT

 5:17:07PM TOLERANT SPECIES.
 5:17:08PM SO THAT'S IT.
 5:17:10PM ANY QUESTIONS?
 5:17:15PM >>Barry Jones: PUT ANY TREES -- WET SPECIES IN THE DRY
 5:17:20PM DETENTION AREAS TO MAYBE LAYER THE CANOPIES?
 5:17:23PM >>Sabrina McCabe: THE DETENTION AREAS AREN'T HUGE BUT WE CAN
 5:17:27PM DEFINITELY LOOK AT DOING THAT.
 5:17:29PM NICE VEGETATION ACROSS THE LAKE NATIVE LOOK.
 5:17:32PM THINGS LIKE CYPRESS AND THOSE THAT CAN TAKE THAT ARE
 5:17:34PM DEFINITELY A NICE LOOK FOR THOSE.
 5:17:37PM I'LL TALK WITH THE CLIENT HOW MANY IN THOSE AREAS.
 5:17:40PM IT REALLY ENHANCES THOSE DETENTION AREAS AND REALLY MAKES
 5:17:44PM THEM FEEL LIKE THEY ARE EVEN MORE OF THAT EXTENSION OF
 5:17:47PM ENHANCED PLANTING.
 5:17:48PM >>Barry Jones: MAKE THEM NATURAL INSTEAD OF MANUFACTURED AS
 5:17:51PM MUCH AS YOU CAN.
 5:17:52PM >>Sabrina McCabe: AND IT HELPS FILTER THE WATER AND
 5:17:54PM EVERYTHING ELSE.
 5:17:55PM ALL THOSE BENEFITS.
 5:17:56PM >>Barry Jones: THANK YOU.
 5:18:01PM >>James Tatoes: I HAVE A COMMENT.
 5:18:03PM THIS BUILDING, THE WAY IT'S USED, YOU HAVE PEOPLE THAT STAY
 5:18:06PM THERE AND PEOPLE THAT COME AND VISIT THEM.
 5:18:08PM WITH THE AMENITIES AROUND SHOULD BE GEARED MORE TOWARDS
 5:18:16PM DOUBLE USE OF THE SPACE.

 5:18:18PM IN OTHER WORDS, TWO PEOPLE AT A TIME OR MORE.
 5:18:21PM SOMEBODY IS GOING TO COME AND VISIT SOMEBODY, MAYBE TWO OR
 5:18:24PM THREE PEOPLE COME AND VISIT SOMEBODY.
 5:18:27PM SO INSTEAD OF HAVING JUST AN OCCUPANT GOING OUTSIDE AND

5:18:32PM ENJOYING THE OUTSIDE AREA, THE POOL AREA, WHATEVER, I WOULD
 5:18:36PM THINK THAT YOU SHOULD BE MORE COGNIZANT OF THE FACT THAT
 YOU
 5:18:40PM CAN BE HAVING TWO AND THREE PEOPLE AT A TIME GATHERING
 5:18:44PM TOGETHER WHEREVER YOU GO.
 5:18:46PM THERE SHOULD BE MORE SEATING AND MORE AMPLE SPACE FOR
 MORE
 5:18:51PM PEOPLE TO GATHER AT ONE TIME RATHER THAN A SMALLER GROUP.
 5:18:55PM >>Sabrina McCabe: OKAY.
 5:18:57PM WE'LL KEEP THAT IN MIND.
 5:18:58PM >>Jim Wallace: LANDSCAPING IS VERY SOOTHING AND CALMING.
 5:19:01PM I'M SURE YOU WOULD TOTALLY AGREE.
 5:19:03PM IT APPEARS TO ME THAT THE RENDERINGS HAVE ABOUT 50%, 60%
 5:19:08PM MORE TREES THAN THE PLAN.
 5:19:14PM I'M PRESUMING THAT THE RENDERINGS ARE CORRECT AND YOU'LL BE
 5:19:17PM ADDING A LOT MORE TREES TO THE PLAN.
 5:19:19PM >>Sabrina McCabe: AS GLEN MENTIONED, THEY SHOW THE PALMS
 AND
 5:19:22PM THINGS TO HELP WITH THE SCALE.
 5:19:24PM WE ARE CONTINUING ESPECIALLY WHAT WE HAVE SHOWN YOU IN
 PLAN
 5:19:27PM VIEW IS A LOT FOCUSED ON THE BUFFER AREAS AND OVERALL
 COMMON
 5:19:30PM AREAS OF THE SITE.
 5:19:31PM BUT THAT'S WHAT WE'RE DEFINITELY DIVING INTO NOW IS GETTING
 5:19:35PM INTO MORE DETAIL ABOUT WHAT IS AROUND THE BUILDINGS AND
 THAT
 5:19:38PM LAYERING OF THE PALETTE.
 5:19:40PM NOW THAT WE HAVE GOTTEN INTO THE FIRST STEP OF LOOKING AT
 5:19:42PM OUR STYLES AND KNOWING WHAT SPACE WE HAVE TO WORK WITH
 AND
 5:19:46PM OUR AMENITY LAYOUT AND THEN WANTING TO GET FEEDBACK.
 5:19:49PM WE'LL DEFINITELY GO TO THE NEXT STEP AND SEE MORE OF THE
 5:19:53PM SPECIES IN THE PLAN VIEW.
 5:19:55PM >>Jim Wallace: I FORGOT WHICH SIDE IT WAS, MAYBE THE WEST
 5:19:59PM SIDE.
 5:20:00PM ONE OF THE SIDES, ANYWAYS, THERE WAS ONLY, I MEAN, ON YOUR
 5:20:04PM PLAN, CAN WE GO TO THE PLAN FOR A SECOND?
 5:20:07PM I'M LOOKING AT WHAT IS AT THE SOUTH SIDE.
 5:20:14PM IT IS A BIG BUILDING.
 5:20:15PM IT'S A VERY BIG BUILDING.
 5:20:17PM THERE ARE THREE TREES.
 5:20:22PM TREES DO A WONDERFUL JOB OF BREAKING UP THE BUILDING AND

5:20:25PM PARTICULARLY WORKING WITH THE ARCHITECT TO CREATE -- SO IT
 5:20:31PM ISN'T JUST ONE BIG BLANK WALL.
 5:20:34PM HERE WE HAVE THREE TREES.
 5:20:35PM IT'S A BIG BUILDING FOR THREE TREES, SABRINA.
 5:20:40PM I'M SURE YOU'RE -- I'VE GOT TO BELIEVE YOU WILL ADD A LOT
 5:20:48PM MORE TREES.
 5:20:49PM >>Sabrina McCabe: WE WILL.
 5:20:50PM FROM THE STREET VIEW YOU'LL SEE AN ENTIRE RIGHT-OF-WAY
 5:20:53PM BUFFER, PLUS THE PARKING LOT TREE, PLUS THOSE THREE TREES.
 5:20:57PM YOU'RE NOT SEEING THE DETAIL IN THE PLANTERS RIGHT UP

5:21:00PM AGAINST THE BUILDING WHERE WE'LL HAVE MORE OF THE LAYERS.
 5:21:03PM WE WILL DO OUR BEST --
 5:21:05PM >>Jim Wallace: THEY ARE JUST NOT SHOWN HERE.
 5:21:07PM >>Sabrina McCabe: CORRECT.
 5:21:08PM WE ARE GOING TO CONTINUE --
 5:21:11PM >>Jim Wallace: IT'S A TALL BUILDING.
 5:21:13PM SHRUBS ARE NICE, THEY ARE NICE AS UNDERPLANTINGS TO TALL
 5:21:17PM TREES.
 5:21:17PM >>Sabrina McCabe: AGREED.
 5:21:18PM THAT'S WHAT IS SHOWN IN THE RENDERING.
 5:21:20PM WE'LL MAKE SURE THAT WE ARE COORDINATED WHEN WE COME

BACK

5:21:23PM THAT THE PLANS ARE SHOWING THE LAYERS.
 5:21:26PM >>Jim Wallace: YOU'RE GOOD AT WHAT YOU DO.
 5:21:28PM >>Sabrina McCabe: THANK YOU.
 5:21:29PM TO YOUR POINT ON THE GATHERING SPACES, WE CAN LOOK AT

THOSE.

5:21:33PM THE SCALE YOU'RE LOOKING AT, IT'S HARD TO TELL BUT THEY ARE
 5:21:36PM MEANT TO BE MORE THAN THE TWO-PERSON SPACES, WHETHER IT IS
 5:21:39PM THE OVERLOOK OR THE PAVILION.
 5:21:41PM WE WILL LOOK AT THAT AND DO OUR BEST WITH THE SPACE THAT WE
 5:21:44PM HAVE TO MAKE SURE WE HAVE LARGER GATHERING SPACES THAT CAN
 5:21:49PM FIT MORE THAN TWO.
 5:21:52PM >>Al Paivandy: MOST OF THESE SENIOR FACILITIES, I SEE A LOT
 5:21:56PM OF SIDEWALK, NOT ONLY FAMILY MEMBERS THAT ARE ABLE TO TAKE
 5:22:02PM THE PEOPLE OUT AND -- I HAVE A LOT OF FAMILY MEMBERS AND
 5:22:08PM FRIENDS IN THESE PLACES.

5:22:10PM HAVING SAID THAT I ASSUME THE DOTTED LINES SHOWN ON THERE
 5:22:14PM ARE THE WALKWAYS.
 5:22:15PM >>Sabrina McCabe: YES.
 5:22:16PM >>Al Paivandy: I WOULD LIKE TO RECOMMEND, IF POSSIBLE, TO
 5:22:20PM PROVIDE A LOT MORE SHADE TREES IN THOSE AREAS.

5:22:23PM I KNOW IN THE MEMORY CARE, HAPPEN TO HAVE A FRIEND THERE
 5:22:30PM THAT WHEN THEY TOOK HIM FOR THE WALK, HE ALWAYS CALLED IT,
 5:22:33PM WE'RE THE CHAIN GANG, SOMEWHAT CONNECTED TO ONE ANOTHER.
 5:22:39PM HAVING WALKED IN A LONG LINE, YOU MAY WANT TO PROVIDE A LOT
 5:22:45PM MORE TREES FOR THEM TO BE ABLE TO BE IN THE SHADE ESPECIALLY
 5:22:51PM WITH THE MEMORY CARE.
 5:22:53PM FROM THE VISUAL OF LOOKING AT THAT, I WOULD SAY AT LEAST
 5:22:56PM AROUND THE SIDEWALK, YOU NEED A LOT MORE TREES.
 5:23:00PM I KNOW YOU'RE GOING TO WORK AT THAT, BUT WORK A LOT AT IT.
 5:23:05PM >>Sabrina McCabe: OKAY.
 5:23:06PM WILL DO.
 5:23:07PM I'LL TALK TO THE TEAM ABOUT THE CIRCULATION PATHS, IF THERE
 5:23:10PM ARE CERTAIN PATHS THAT ARE INTENDED, THAT THEY TAKE MORE
 5:23:15PM OFTEN.
 5:23:15PM WE'LL MAKE SURE WE PROVIDE THOSE CANOPY TREES AS WELL AS
 5:23:18PM ACCENTS AND THINGS THAT GIVES THEM HEIGHT TO COMPLEMENT
 THE
 5:23:22PM BUILDING AND THE SCALE OF IT.
 5:23:24PM I THINK THERE ARE SOME AREAS, TOO, AT THE ENTRYWAYS AND
 5:23:29PM ALONG HERE WHERE WE DO HAVE THE SPACE AND THAT HELPS BRING
 5:23:32PM THAT SHADE TO THIS WALKWAY HERE.

 5:23:35PM AND WE'LL DEFINITELY RELOOK AND DO OUR BEST TO PROVIDE AS
 5:23:40PM MUCH SHADE AS POSSIBLE.
 5:23:42PM >>Al Paivandy: IT APPEARS THEY HAVE TRIED TO GET ALL THE
 5:23:45PM PARKING REQUIRED IN THERE AND THE MAXIMUM AMOUNT OF
 5:23:49PM BUILDING.
 5:23:49PM THERE'S LITTLE ROOM LEFT FOR THE LANDSCAPE.
 5:23:54PM >>Jim Wallace: NOT A LOT OF GREENSPACE ON THIS SITE.
 5:23:56PM MAYBE YOU NEED A FEW LESS ROOMS AND A LOT MORE GREENSPACE.
 5:24:03PM >>Sabrina McCabe: WE CAN SHOW SOME ENLARGEMENTS OF THIS
 NEXT
 5:24:07PM TIME THAT SHOW.
 5:24:08PM IN SOME AREAS, AT YOUR ENTRY HERE IT IS TIGHT.
 5:24:11PM BUT THERE ARE SOME, AND ESPECIALLY ALONG THE INDEPENDENT
 5:24:14PM LIVING BUILDING, THAT IS A GOOD AMOUNT OF SPACE TO GET A
 5:24:17PM ROOT BALL IN THERE.
 5:24:18PM IT LOOKS TIGHT, BUT THAT IS AN EIGHT OR TEN FOOT SPACE.
 5:24:23PM WE HAVE TO WORK WITH THE RIGHT SPECIES AND MAKE SURE IT IS
 5:24:25PM SOMETHING THAT CAN GROW IN THAT CONDITION AND NOT BE IN
 5:24:29PM CONFLICT WITH BUILDING'S ROOFLINE BUT PROVIDE SHADE.
 5:24:33PM WE'LL WORK WITH THAT AND WITH THE NOTCHES IN THE BUILDING, I
 5:24:36PM THINK WE CAN DO A GOOD JOB FITTING THAT IN.
 5:24:39PM >>Jim Wallace: THIS SITE LOOKS LIKE IT IS PRIMARILY BLACK

5:24:43PM TOP AND BUILDING.
 5:24:44PM I HAVEN'T DONE THE CALCULATION.
 5:24:49PM I'M SURE YOU HAVE, WHAT THE GREENSPACE IS, BUT IT'S
 5:24:52PM EXTREMELY LOW.

 5:24:53PM I THINK YOU KNOW THAT, AND I THINK THE DEVELOPER PROBABLY
 5:24:55PM KNOWS THAT.
 5:24:56PM SOMETHING YOU NEED TO THINK ABOUT.
 5:24:58PM >>Barry Jones: GREENSPACE IS UP AT THE TOP OF THIS, TOO, FOR
 5:25:03PM THEM TO MEET THEIR CODE.
 5:25:04PM THAT DRY DETENTION AREA.
 5:25:06PM >>Jim Wallace: THAT'S JUST CHEATING.
 5:25:08PM THAT'S JUST CHEATING, BARRY.
 5:25:11PM >>Barry Jones: IT'S WHAT THE CODE IS, JIM.
 5:25:13PM IT'S THEIR PROPERTY.
 5:25:14PM COUNTS AS GREENSPACE.
 5:25:17PM >>Sabrina McCabe: THAT'S WHY WE RECOGNIZE HAVING THIS LAKE
 5:25:20PM OVERLOOK PROVIDES ANOTHER SPACE OVER HERE TO REALLY
 UTILIZE.
 5:25:23PM BECAUSE IT IS A REALLY NICE VIEW TOWARD THIS WATER BODY AND
 5:25:27PM ACROSS AND PEACEFUL.
 5:25:28PM USING THAT IS --
 5:25:29PM >>Jim Wallace: I HEAR YOU AND I THINK YOU HEAR WHAT I'M
 5:25:32PM SAYING.
 5:25:32PM WE KNOW EACH OTHER QUITE WELL.
 5:25:34PM I THINK YOU KNOW ME AND I CERTAINLY KNOW YOU.
 5:25:37PM I KNOW YOU'RE CAPABLE.
 5:25:38PM >>Sabrina McCabe: THANK YOU.
 5:25:39PM ANY OTHER QUESTIONS?
 5:25:43PM >>Michael Sheeley: BEFORE YOU STEP DOWN, SABRINA, I WANT TO
 5:25:45PM LET EVERYBODY KNOW THAT SABRINA IS THE NEW CHAIRMAN OF THE

 5:25:48PM CITY OF NAPLES DESIGN REVIEW BOARD.
 5:25:50PM CONGRATULATIONS.
 5:25:51PM [APPLAUSE]
 5:25:51PM THEY ARE A LOT TOUGHER THAN WE ARE.
 5:25:58PM >>Sabrina McCabe: YOU BETTER WATCH OUT.
 5:26:02PM [LAUGHTER]
 5:26:02PM THOSE ARE BIG SHOES TO FILL.
 5:26:06PM I DEFINITELY APPRECIATE THE HONOR TO BE ON THE BOARD AND THE
 5:26:11PM CHAIR.
 5:26:11PM THANK YOU GUYS.
 5:26:12PM >>Mary Gibbs: MAY I ASK A QUESTION, MY MONITOR IS BROKEN SO
 5:26:20PM I CAN'T REALLY READ THAT.

5:26:21PM ON THE WEST ELEVATION, THE WEST SIDE, WHAT IS THE GREEN
 5:26:25PM STRIP?
 5:26:25PM IS THAT A BUFFER?
 5:26:27PM WEST.
 5:26:28PM >>Sabrina McCabe: THAT IS ALSO DETENTION BUT THERE ARE TREES
 5:26:31PM PROPOSED ALONG THERE AS A BUFFER.
 5:26:33PM >>Mary Gibbs: I THINK BOARD MEMBER JONES ASKED ABOUT DOING A
 5:26:36PM BUFFER BECAUSE IN THE OLD COUNTY CODE, YOU DIDN'T HAVE TO
 DO
 5:26:39PM A BUFFER BETWEEN COMMERCIAL USES BUT IN OUR CODE I THINK
 5:26:41PM THERE IS AN A BUFFER.
 5:26:43PM STACY MIGHT HAVE MENTIONED A DEVIATION, BUT MAYBE YOU NEED
 5:26:47PM TO THINK ABOUT HAVING SOME BUFFER ON THE WEST SIDE.
 5:26:50PM >>Barry Jones: IT SEEMS LIKE THEY ARE PROPOSING TO TAKE CARE

 5:26:53PM OF THAT.
 5:26:53PM >>Sabrina McCabe: WE ARE PROPOSING IT, THOUGH IT DOESN'T
 5:26:56PM APPEAR TO BE REQUIRED SO I DON'T BELIEVE -- STACY, CORRECT
 5:26:59PM ME IF I'M WRONG, WE'RE NOT ASKING FOR A DEVIATION.
 5:27:03PM >>Mary Gibbs: REQUIRED IN THE NEW --
 5:27:05PM >>Barry Jones: IF IT'S A COMMITMENT, WE'LL ASK FOR THAT
 5:27:08PM COMMITMENT TO BE SPELLED OUT IN THE ZONING RESOLUTION.
 5:27:10PM THAT'S ALL.
 5:27:15PM >>Sabrina McCabe: THANK YOU.
 5:27:16PM >>Anthony Gargano: SABRINA, YOU MAY WANT TO REVISIT YOUR
 5:27:19PM DECISION ON THAT NEW POSITION.
 5:27:20PM [LAUGHTER]
 5:27:23PM >> PAY BETTER THAN HERE?
 5:27:25PM >> TWISTING MY ARM.
 5:27:26PM KIDDING.
 5:27:27PM THANK YOU.
 5:27:31PM >>Stacy Ellis Hewitt: I JUST WANTED TO ADD TO WHAT YOU SAID,
 5:27:34PM BARRY.
 5:27:35PM THANK YOU FOR MENTIONING THAT.
 5:27:36PM THE SUBDIVISION CAME IN ALL TOGETHER AS ONE DEVELOPMENT.
 5:27:39PM AS MR. JONES MENTIONED, THE OPEN SPACE, THE MAJORITY OF THE
 5:27:44PM OPEN SPACE WAS PROVIDED AT THAT TIME WITH SUBDIVISION WITH
 5:27:47PM THE PARCELS ALL PROVIDING A MINIMUM PERCENTAGE.
 5:27:49PM THE SITE DOES MEET OR EXCEED.
 5:27:51PM EXCEEDS THE MINIMUM OPEN SPACE REQUIRED AS SET OUT IN THE

 5:27:55PM RESOLUTION.
 5:27:56PM THERE WAS JUST AN EXISTING RESOLUTION IN THE '09, I THINK,
 5:28:00PM THERE IS A DEVIATION TO ALLOW NO BUFFER I BELIEVE ON THAT

5:28:03PM ONE IS WHY I HAD THAT.
 5:28:04PM WE'LL RELOOK AT THAT DURING THE REVIEW.
 5:28:06PM >>Mary Gibbs: I THINK THEY ARE SAYING LET'S TAKE A LOOK AT
 5:28:09PM IT.
 5:28:10PM >>Barry Jones: THE PRINCIPLE BEHIND THAT, YOU DO CLUSTERED
 5:28:13PM DEVELOPMENT TO TRY TO SAVE LARGER TRACTS OF GREENSPACE SO
 5:28:16PM YOU ALLOW FOR MORE INTENSE FOOTPRINT WITHIN A SMALLER AREA
 5:28:20PM TO SAVE LIKE BIG NATURE PRESERVE AROUND THE TOP.
 5:28:24PM THAT'S HOW THEY GET THEIR GREENSPACE.
 5:28:26PM >>Jim Wallace: I UNDERSTAND HOW.
 5:28:27PM WHEN YOU SAY SAVE GREENSPACE, WHAT ARE YOU SAVING IT FOR?
 5:28:30PM CERTAINLY NOT SAVING IT FOR ANY ANIMALS.
 5:28:33PM NOT SAVING IT FOR ANY HUMANS.
 5:28:35PM YOU CAN ALWAYS DO BETTER.
 5:28:40PM >>Stacy Ellis Hewitt: THANK YOU.
 5:28:42PM >>Anthony Gargano: DOES THAT CONCLUDE THINGS, STACY?
 5:28:44PM I NEED TO OPEN TO THE PUBLIC.
 5:28:47PM DO WE HAVE ANYONE HERE IN THE PUBLIC THAT WISHES TO
 COMMENT,
 5:28:51PM BE HEARD ON THIS MATTER?
 5:28:54PM NO.
 5:28:55PM I'LL CLOSE THE PUBLIC PORTION.
 5:28:57PM THANK YOU.

 5:28:57PM FOR THE NEXT ITEM ON THE AGENDA, THE BOARD WILL SIT IN A
 5:29:11PM QUASI-JUDICIAL CAPACITY.
 5:29:15PM IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE -- OR ON
 5:29:20PM THIS APPLICATION, YOU MUST BE SWORN IN BY THE BOARD
 5:29:23PM ATTORNEY.
 5:29:24PM SHE'LL DO THAT IN A MOMENT.
 5:29:26PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
 5:29:29PM TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
 5:29:32PM IN GENERAL, ON EACH APPLICATION, WE WILL FIRST HEAR AN
 5:29:36PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
 5:29:38PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
 5:29:41PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 5:29:45PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 5:29:47PM BEEN SWORN TO PROVIDE TESTIMONY.
 5:29:51PM PLEASE BE CONCISE WITH YOUR COMMENTS NOT TO EXCEED FIVE
 5:29:56PM MINUTES.
 5:29:57PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS
 AND
 5:30:01PM TO PROVIDE REBUTTAL.
 5:30:02PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE

5:30:06PM PUBLIC MAY BE SUBJECT TO CROSS-EXAMINATION.
 5:30:10PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 5:30:14PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 5:30:17PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
 5:30:21PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 5:30:24PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

5:30:28PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 5:30:32PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 5:30:36PM IN ADDITION, BEFORE THE PRESENTATION OR THE APPLICATION
 5:30:39PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 5:30:42PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC
 5:30:47PM RECORD.
 5:30:48PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
 5:30:52PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION
 BEFORE
 5:30:55PM IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT
 5:30:59PM REGARDING APPLICATION MUST DECLARE THAT CONFLICT AND WILL
 5:31:03PM NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON
 5:31:07PM THE APPLICATION.
 5:31:09PM SO WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING
 5:31:12PM PLEASE STAND, RAISE YOUR RIGHT HAND, AND OUR BOARD ATTORNEY
 5:31:16PM WILL ADMINISTER THE OATH.
 5:31:17PM >>Mary Gibbs: MAY I ASK A QUESTION FIRST, MR. CHAIR?
 5:31:20PM WE HAVE TWO REPRESENTATIVES FROM SIMON ON THE TEAMS
 MEETING.
 5:31:25PM I THINK YOU CAN'T SEE THEM BECAUSE THAT MAP IS UP.
 5:31:28PM AND I THINK THEY ARE JUST AVAILABLE FOR QUESTIONS.
 5:31:33PM >>Erica Augello: THEY NEED TO BE SWORN IF THEY PROVIDE
 5:31:35PM RESPONSES.
 5:31:35PM THAT WILL BE CONSIDERED TESTIMONY FOR PURPOSES OF THE
 5:31:37PM HEARING.
 5:31:38PM ANYONE WISHING TO SPEAK, IF YOU COULD RAISE YOUR RIGHT HAND,
 5:31:42PM INCLUDING THOSE ON TEAMS TO BE SWORN.

5:31:44PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO
 5:31:46PM GIVE IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
 5:31:49PM TRUTH?
 5:31:49PM AS WELL AS ON TEAMS?
 5:31:51PM OKAY.
 5:31:52PM THANK YOU.
 5:31:52PM SO SWORN.
 5:31:56PM >>Tammy Duran: BEFORE WE START, CAN YOU GUYS TALK IN TEAMS
 5:31:59PM TO MAKE SURE WE CAN HEAR YOU?

5:32:00PM TRACY?
 5:32:05PM >> CAN YOU HEAR ME?
 5:32:07PM >>Tammy Duran: WE CAN HEAR YOU.
 5:32:08PM PERFECT.
 5:32:09PM THANK YOU.
 5:32:11PM >>Anthony Gargano: WE'RE GOOD?
 5:32:12PM >>Tammy Duran: WE'RE GOOD.
 5:32:27PM >>Anthony Gargano: I'M GOING TO ASK THE BOARD, ANY BOARD
 5:32:32PM MEMBERS HAVE HAD EX PARTE COMMUNICATIONS ON THE MATTER
 5:32:36PM THAT'S COMING BEFORE US, WHICH IS THE COCONUT POINT PAINT
 5:32:45PM PROJECT?
 5:32:45PM >> NO.
 5:32:46PM >> NO.
 5:32:46PM >> NO.
 5:32:47PM >>Anthony Gargano: ANY CONFLICTS OF INTEREST?
 5:32:49PM >> NO.

 5:32:49PM >>Anthony Gargano: OKAY.
 5:32:50PM THANK YOU.
 5:32:50PM MARY, DO YOU WANT TO KICK THIS ONE OFF?
 5:32:58PM >>Mary Gibbs: GOOD EVENING AGAIN.
 5:32:59PM YOU MAY RECALL THIS BECAUSE IT'S BEEN HERE BEFORE A FEW
 5:33:03PM TIMES.
 5:33:04PM THERE ARE TWO REQUESTS TONIGHT.
 5:33:06PM ONE IS THE COCONUT POINT REPAINTING OF THE BUILDINGS.
 5:33:11PM AND THE OTHER IS A REVISION TO THE SIGNAGE.
 5:33:14PM SO WE HAD THIS BEFORE FOR PUBLIC INFORMATION MEETING, AND
 WE
 5:33:22PM HAD A FOLLOW-UP WORKSHOP IN DECEMBER.
 5:33:25PM THE PUBLIC INFORMATION MEETING, THE FIRST ONE WAS ACTUALLY
 5:33:27PM IN OCTOBER FOR THE PAINTING.
 5:33:29PM AND THEN THERE WAS A FOLLOW-UP WORKSHOP IN DECEMBER.
 5:33:32PM AND THEN THE SIGNAGE CAME FORWARD FOR PUBLIC INFORMATION
 5:33:35PM MEETING IN FEBRUARY.
 5:33:36PM SO BASICALLY WHAT THE REQUEST IS JUST TO SIMPLIFY IT IS THEY
 5:33:43PM WANT TO REPAINT THE BUILDINGS IN THE SIMON PART OF THE MALL,
 5:33:48PM WHICH IS CALLED TOWN CENTER AREA 2.
 5:33:51PM IT DOES NOT INCLUDE RAPALLO AND IT DOES NOT INCLUDE THE
 5:33:55PM PROPERTY SOUTH OF COCONUT POINT WHICH IS THE LEE HEALTH
 5:33:58PM PROPERTY.
 5:33:58PM THIS IS A MAP THAT I'VE GOT UP HERE THAT BASICALLY SHOWS YOU
 5:34:04PM WHAT WE CALL THE MALL AREA.
 5:34:07PM NOW, THE SIMON AREA IS A LITTLE BIT DIFFERENT AND I'LL

5:34:11PM EXPLAIN THAT IN A LITTLE BIT.
 5:34:14PM TAMMY, CAN WE GET THE NEXT MAP UP?
 5:34:17PM THE SIGNAGE REQUEST WILL COVER ALL THIS PROPERTY.
 5:34:20PM EVERYTHING IN THE SIMON PROPERTY WOULD BE COVERED BY THE
 5:34:24PM SIGNAGE REQUEST, BUT THE PAINTING IS SLIGHTLY DIFFERENT.
 5:34:27PM WE HIGHLIGHTED IN BLUE JUST BECAUSE IT WAS A LITTLE BIT
 5:34:53PM CONFUSING TO US WHEN WE WERE TRYING TO REVIEW EVERYTHING
 AND
 5:34:56PM TO MAKE IT SIMPLER FOR YOU.
 5:34:58PM SIMON DOES NOT OWN THE TARGET OR THE DILLARD'S BASICALLY.
 5:35:03PM THOSE ARE THE TWO LARGEST PIECES THAT WOULD NOT BE
 INCLUDED
 5:35:06PM IN THIS ACTUAL REQUEST.
 5:35:08PM AND THEN THERE ARE A FEW OUT PARCELS THAT ARE NOT OWNED BY
 5:35:13PM SIMON AS WELL.
 5:35:13PM BUT THE MAJORITY OF THE WHOLE FASHION DRIVE, THAT WHOLE
 5:35:17PM CENTER AND THE COMMUNITY CENTER, THE WHOLE TRACT 2 OTHER
 5:35:21PM THAN THESE PIECES THAT ARE NOT HIGHLIGHTED IN BLUE.
 5:35:24PM THE SIGNAGE AGAIN, WE'RE UPDATING THE WHOLE AREA, AND THEN
 5:35:31PM THEY ARE REPAINTING THE COLORS TO MATCH THE COLORS OF THE
 5:35:34PM BUILDINGS, AND THEN THEY ARE UPDATING THE LOGO, THE
 COCONUT
 5:35:37PM LOGO ON THE SIGN, YOU MIGHT REMEMBER AND THEN ADDING THE
 5:35:41PM SIMON LOGO, WHICH IS IN THE BACK OF THE ROOM AND THE
 5:35:44PM ARCHITECT WILL EXPLAIN TO YOU.
 5:35:46PM SO THE APPLICATION, IF YOU REMEMBER FROM THE FIRST TIME,
 5:35:50PM WHICH IS BACK IN OCTOBER, WHEN YOU LOOKED AT IT, THE COLORS,
 5:35:54PM THERE WAS A LITTLE BIT OF ISSUE ABOUT THE COLORS AND SOME OF

 5:35:57PM THE COLORS BEING A LITTLE BIT LIGHT.
 5:35:59PM AFTER THAT, THE APPLICANT WENT BACK AND ADDED SOME EXTRA
 5:36:03PM COLORS TO THE PALETTE.
 5:36:05PM ONE OF THE COLORS THEY ADDED WAS TAWNY TOPE, USED IN THE
 5:36:10PM WOODFIELD PROJECT ACROSS THE STREET, ONE OF THEIR PRIMARY
 5:36:14PM COLORS.
 5:36:15PM ALSO ADDED A PAVE STONE, DARKER COLOR TO PROVIDE MORE
 5:36:18PM CONTRAST.
 5:36:19PM SO THAT WAS CHANGED.
 5:36:24PM THAT WAS ONE OF THE THINGS I THINK THAT THE ONLY CONCERN
 5:36:27PM THAT I RECALL THAT THE BOARD HAVING AT THE TIME.
 5:36:29PM WE WENT BACK TO LOOK AT THIS, AND THEN ONE OF THE QUESTIONS
 5:36:34PM WAS, WHAT ARE YOU PAINTING?
 5:36:36PM WE DON'T HAVE LIKE ALL THE BUILDINGS SHOWN.
 5:36:39PM SO THEY ACTUALLY SUPPLIED TO US 29 PAGES OF PLANS, WHICH ARE

5:36:44PM ATTACHED TO THE BACK OF YOUR DOCUMENTS.
 5:36:47PM MARYANN DEVANAS OF MY STAFF AND I WENT THROUGH THE 29
 PAGES
 5:36:52PM OF PLANS FOR SEVERAL HOURS TO MAKE SURE THERE WAS ENOUGH
 5:36:54PM CONTRAST PROVIDED, THAT THEY WEREN'T PUTTING LIKE THE TWO
 5:36:57PM LIGHTEST COLORS TOGETHER TO HAVE THE WHOLE BUILDING LOOK
 5:37:01PM WHITE.
 5:37:01PM THAT THERE WAS ENOUGH DIFFERENTIATION VERTICALLY AND
 5:37:04PM HORIZONTALLY TO PROVIDE THE CONTRAST.
 5:37:06PM PROBABLY EXPLAINING IT NOT VERY WELL, I'M NOT AN ARCHITECT,
 5:37:11PM KRISTIN MULKEY IS HERE AND SHE WILL KIND OF EXPLAIN THAT TO

 5:37:15PM YOU AS WELL.
 5:37:16PM THE POINT I'M TRY TO GET ACROSS, ONCE WE REVIEWED ALL THE
 5:37:21PM DETAIL AND SAW WHAT THEY WERE DOING WITH THE CONTRASTING
 5:37:23PM COLORS, WE WERE COMFORTABLE THAT THE APPLICATION MEETS THE
 5:37:28PM INTENT OF THE LAND DEVELOPMENT CODE AND ALSO THE COCONUT
 5:37:31PM POINT DESIGN REVIEW GUIDELINES.
 5:37:33PM WE ARE RECOMMENDING APPROVAL OF BOTH REQUESTS.
 5:37:36PM WE FEEL THAT IT'S GOING TO BE CONSISTENT WITH THE LAND
 5:37:40PM DEVELOPMENT CODE AND THE COMPREHENSIVE PLAN.
 5:37:43PM WE ALSO THINK THAT BASICALLY IT'S GOING TO HELP UPDATE THE
 5:37:48PM CENTER A LITTLE BIT BECAUSE SOME OF THE COLORS IN THE CENTER
 5:37:51PM NOW ARE A LITTLE BIT KIND OF TIRED, ESPECIALLY THE SALMON.
 5:37:57PM SALMON COLOR IS NOT MY FAVORITE.
 5:37:59PM SOME OF THE GOLD OUTDATED.
 5:38:01PM WE ARE RECOMMENDING APPROVAL.
 5:38:02PM WE DO PROBABLY TALK TOO MUCH BECAUSE I'M SURE THE ARCHITECT
 5:38:05PM CAN DO A MUCH NICER JOB EXPLAINING THIS.
 5:38:08PM WE DO HAVE TONIGHT FROM SIMON -- NOW YOU CAN'T SEE THEM
 5:38:12PM BECAUSE WE HAVE THE MAP IN THE WAY, BUT WE HAVE BILL MOSTON
 5:38:16PM ONE OF THE VICE PRESIDENTS FROM SIMON, CORPORATE IN
 5:38:19PM INDIANAPOLIS.
 5:38:19PM AND THEN WE ALSO HAVE TRACY BOLAND, WHO IS ONE OF THE
 SENIOR
 5:38:24PM ARCHITECTS.
 5:38:25PM SHE IS A SIMON ARCHITECT.
 5:38:27PM SHE WAS HERE BEFORE.

 5:38:28PM HERE IN PERSON WE HAVE KRISTIN MULKEY WHO YOU ALL REMEMBER
 I
 5:38:31PM THINK FROM ONE OF THE PRIOR PRESENTATIONS BECAUSE SHE'S
 VERY
 5:38:34PM TALL AND WE HAD A HARD TIME WITH HER AT THE MICROPHONE.

5:38:37PM WE ALSO HAVE NEALE MONTGOMERY, THE LAND USE ATTORNEY FOR
 5:38:41PM SIMON AS WELL.
 5:38:42PM I'M GOING TO TURN IT OVER IF YOU DON'T HAVE ANY QUESTIONS
 5:38:46PM FOR ME, LET ME TURN IT OVER.
 5:38:49PM KRISTIN, ARE YOU GOING TO TALK FIRST?
 5:39:01PM >> THE DRAWINGS LOOK GREAT, MARY.
 5:39:03PM THE COLOR.
 5:39:08PM >>Mary Gibbs: I DID IT MYSELF.
 5:39:09PM [LAUGHTER]
 5:39:09PM DON'T TELL KRISTIN.
 5:39:25PM >> GOOD EVENING.
 5:39:27PM WE'VE MET BEFORE.
 5:39:28PM I'M KRISTIN MULKEY, THE ARCHITECT THAT'S HELPED SIMON
 5:39:32PM PROPERTY GROUP PUT ALL OF THIS TOGETHER.
 5:39:35PM A LOT OF THIS YOU'VE SEEN BEFORE.
 5:39:37PM I'M GOING TO KEEP IT FAIRLY BRIEF TO ALLOW YOU TO ASK
 5:39:40PM QUESTIONS AS NEEDED.
 5:39:41PM WHAT WE'RE GOING TO START WITH IS THE SITE SIGNAGE.
 5:39:45PM AGAIN, I BELIEVE YOU HAVE SEEN THIS.
 5:39:47PM WE MADE SMALL TWEAKS SINCE THE INTRODUCTION.
 5:39:51PM AS MARY SAID, WE'RE TAKING CARE OF THE SIGNAGE THROUGHOUT
 5:39:58PM THE ENTIRE PROPERTY.

 5:40:03PM THE COLOR PALETTE, WHICH IS THIS ONE, WE ARE UTILIZING
 5:40:14PM SIMILAR COLORS FOR THE BASE, WHICH IS PAVILION BEIGE, WHICH
 5:40:18PM IS SIMILAR TO OUR BUILDING TRIM AND THEN MODERATE IS THE
 5:40:23PM MAIN COLOR OF THE SIGN.
 5:40:26PM SO THOSE YOU CAN SEE THROUGHOUT THESE RENDERINGS, AND
 THEN
 5:40:30PM WE ACCENT IT WITH BLACKS.
 5:40:33PM I BELIEVE THERE IS A GREEN SHADE AND A COUPLE OF OTHER
 5:40:36PM THINGS FOR THE LOGO.
 5:40:37PM SO THE UPGRADE IS TO TAKE THE FONT THAT'S CURRENTLY THERE,
 5:40:41PM REMOVE THAT.
 5:40:42PM REMOVE THE LOGO, AND CLEAN UP ALL THE EXISTING ARCHITECTURE.
 5:40:46PM SO IT'S JUST A FRESH COAT OF PAINT.
 5:40:49PM I BELIEVE THERE IS A TILE BAND AT THE BOTTOM, THAT WOULD BE
 5:40:51PM REMOVED AS WELL.
 5:40:52PM ONCE WE PAINT EVERYTHING THE NEW TWO SHADES, THEN WE DO A
 5:40:56PM BRAND-NEW LOCKUP WITH SIMON LOGO AND THEN THE NEW
 BRANDED
 5:41:01PM COCONUT POINT JUST AS AN UPDATE.
 5:41:04PM I'LL KIND OF SCROLL THROUGH THESE.
 5:41:10PM YOU'VE SEEN THEM.

5:41:11PM HAD AN OPPORTUNITY TO LOOK AT THEM.
 5:41:13PM AGAIN, THE ARCHITECTURAL SIGNAGE REMAINS THE SAME.
 5:41:17PM NO NEW CONSTRUCTION.
 5:41:18PM JUST A REBRANDING AND A NEW COLOR PALETTE.
 5:41:21PM ON THE TOWER AND ENTRANCE, WE FACTORED THAT INTO THE PAINT
 5:41:39PM PERMIT FOR THE ARCHITECTURAL PORTION OF IT.

 5:41:40PM SO ON SOMETHING LIKE THE TOWER, WE WOULD DO A NEW LOCKUP
 5:41:46PM INVOLVED IN THIS.
 5:41:47PM ALL THE COLORS ARE PART OF THE PAINTING OF THE BUILDING
 5:41:50PM SINCE IT'S MORE OF AN ARCHITECTURAL ELEMENT.
 5:41:54PM THEN THROUGHOUT THE WAYFINDING, ALL THESE EXISTING SIGNS
 5:42:11PM REMAIN.
 5:42:12PM AGAIN, THEY WOULD BE IN PLACE.
 5:42:14PM WE WOULD DO THE DARK URBANE BRONZE SIMILAR TO THE DARK
 5:42:19PM ACCENT COLORS ON THE BUILDINGS FOR GUTTERS AND RAILINGS
 AND
 5:42:23PM ANY METAL ACCENTS.
 5:42:25PM SO WE'LL DO THAT AND THEN INTRODUCE THE TWO COLORS AND DO
 A
 5:42:29PM NEW LOCKUP AND WAYFINDING ON THE SIGNS AFTER THEY HAVE
 BEEN
 5:42:33PM PAINTED.
 5:42:34PM >>Michael Sheeley: IT'S A GREAT IMPROVEMENT.
 5:42:46PM >> PART OF THE PAINT WILL ALSO INCLUDE THE LIGHTING.
 5:42:50PM SO LIGHT POLES, TRASH RECEPTACLES, BENCHES THROUGHOUT THE
 5:42:54PM PROPERTY AND THOSE ALSO ARE FOLDED INTO THE ARCHITECTURAL
 5:42:57PM PORTION, SO THOSE SITE AMENITIES AND THEY ARE COORDINATED
 5:43:01PM WITH THE SIGNAGE AS WELL.
 5:43:05PM >>Dan Williams: I KNOW WE'RE TALKING ABOUT THE COLOR PALETTE
 5:43:08PM HERE BUT WAS ANY CONSIDERATION GIVEN TO ADDING OR DELETING
 5:43:11PM OR RELOCATING ANY OF THE SIGNS?
 5:43:14PM >> TRACY, CAN YOU ANSWER THAT?
 5:43:18PM >> REPEAT THAT, PLEASE, ADDING OR DELETING SIGNS?
 5:43:21PM >>Dan Williams: ADDING, DELETING OR RELOCATING ANY OF THE

 5:43:25PM SIGNAGE.
 5:43:25PM I WAS WONDERING IF ANY CONSIDERATION WAS GIVEN TO THAT?
 5:43:29PM >> WE DID REVIEW THE WAYFINDING SIGNS.
 5:43:32PM YOU'RE TALKING ABOUT THE WAYFINDING THEMSELVES, NOT THE
 5:43:35PM ENTRY SIGNS?
 5:43:36PM >>Dan Williams: YES.
 5:43:37PM >> YEAH, WE DID EVALUATE IF THOSE WERE WHERE WE NEED THEM,
 5:43:41PM WHICH THEY ARE.

5:43:42PM SO WE'RE REPLACING THE FACES IN PLACE.
 5:43:47PM >>Mary Gibbs: MAY I ADD ONE THING, THOUGH?
 5:43:49PM FORGOT TO MENTION THIS WHEN I INTRODUCED IT.
 5:43:51PM THERE ARE TWO NEW INTERNAL DIRECTORY SIGNS BEING ADDED.
 5:43:55PM THOSE ARE THE ONLY TWO NEW SIGNS.
 5:43:58PM ONE BY THE CIGAR BAR I THINK AND FORGET WHERE THE OTHER ONE
 5:44:02PM IS BUT THEY ARE INTERNAL TO THE PROJECT.
 5:44:04PM I WANT TO MAKE SURE THAT THOSE -- WE MENTIONED THAT, SO YOU
 5:44:09PM KNOW THERE ARE TWO NEW SIGNS.
 5:44:13PM >>Al Paivandy: ARE ANY OF THOSE GOING TO BE THE DIRECTIONAL
 5:44:16PM TYPE --
 5:44:17PM >>Mary Gibbs: DILLARD'S THIS WAY OR SOMETHING.
 5:44:19PM >>Al Paivandy: NOT THE KIND USED ON OTHER SIMON PROPERTIES?
 5:44:24PM >>Mary Gibbs: I DON'T KNOW WHAT THE OTHER ONES ARE.
 5:44:26PM >>Al Paivandy: LIKE THE ONE IN JACKSONVILLE.
 5:44:28PM >>Mary Gibbs: YOU'RE THINKING OF THE KIOSK INTERACTIVE SIGN.
 5:44:33PM NO, THESE ARE LIKE DIRECTORY.

 5:44:36PM NOT THE KIOSK.
 5:44:38PM I THINK IT WILL BE REFRESHED ALSO.
 5:44:40PM >>Al Paivandy: MAYBE SOME DAY.
 5:44:41PM >>Mary Gibbs: THEY SAID NOT INTERACTIVE THE LAST TIME.
 5:44:49PM >>Al Paivandy: I MENTIONED IT LAST TIME.
 5:44:51PM THE LADY EXPLAINING IT DID NOT WANT TO DO IT.
 5:44:54PM THE EXPENSE.
 5:45:00PM >> BACK TO THE SIGNAGE, ANYTHING INCLUDING RESTROOM SIGNS
 5:45:05PM THAT ARE PART OF THE WAYFINDING EXERCISE WOULD BE REPLACED.
 5:45:10PM AND THAT'S THE SIGNAGE.
 5:45:26PM >>Michael Sheeley: I THINK IT LOOKS GREAT.
 5:45:28PM WELL DONE.
 5:45:34PM >> BILL OR TRACY, IS THERE ANYTHING YOU WANT TO ADD?
 5:45:39PM >> NO.
 5:45:39PM OTHER THAN WE'RE EXCITED TO CHANGE THIS.
 5:45:46PM [LAUGHTER]
 5:45:50PM >>Mary Gibbs: THEY ARE GOING TO BE OUT TOMORROW CHANGING IT
 5:45:53PM IF YOU SAY YES TONIGHT.
 5:46:37PM >> ON TO BUILDING PAINTS.
 5:46:39PM OVER HERE TO THE RIGHT AND IN FRONT ARE LARGER VERSIONS OF
 5:46:43PM THE PALETTES.
 5:46:45PM I ALSO HAVE, LIKE IF WE WANT TO PASS THIS AROUND.
 5:46:51PM I HAVE THESE WHICH YOU COULD SEE.
 5:46:54PM IT MAKES A DIFFERENCE.
 5:47:00PM >>Mary Gibbs: VANNAH IS HELPING.

5:47:02PM MAKE A NOTE OF THAT IN THE MINUTES.
 5:47:04PM [LAUGHTER]
 5:47:05PM >> SEEING THOSE ON A WALL IN SHADE AND AS THE SUN MOVES AND
 5:47:09PM THEN EVEN PAINTING IT ON STUCCO IS DIFFERENT THAN EVEN A
 5:47:14PM FLAT PIECE.
 5:47:15PM LOOKING AT IT UNDER THE LIGHTS IN HERE AND ALL OF THE
 5:47:18PM FACTORS.
 5:47:18PM AGAIN, THE RENDERINGS WE TRIED TO PROVIDE AS MUCH AS WE
 5:47:21PM COULD TO MAKE SURE THAT WE'RE REALLY SHOWING YOU HOW IT'S
 5:47:26PM GOING TO LOOK AT THE END WAS OUR INTENTION.
 5:47:28PM WE'VE WORKED WITH YOU ALL.
 5:47:31PM WE'VE LISTENED TO COMMENTS.
 5:47:33PM WE HAD MORE MEETINGS WITH MARY ABOUT MAKING SURE THAT
 WHEN
 5:47:38PM WE DID SUBMIT FOR THE PAINT PERMIT THAT WE DID AN
 5:47:41PM INTENTIONAL JOB OF MIXING AND MATCHING THE HIERARCHY OF
 5:47:47PM PAINT.
 5:47:47PM SO WE HAVE FIVE COLORS THAT WE'RE CONSIDERING OUR BASE
 WALL
 5:47:52PM COLORS.
 5:47:53PM I THINK WE CAME IN EARLIER.
 5:47:55PM WE STARTED WITH THREE.
 5:47:56PM WE ADDED TWO.
 5:47:57PM WE WERE TALKING ABOUT PRIMARY AND SECONDARY.
 5:48:00PM NOW WE'RE JUST TALKING ABOUT ALL PRIMARY.
 5:48:03PM SO WE'VE GOT FIVE MAIN PAINT COLORS THAT WE'LL UTILIZE
 5:48:07PM THROUGHOUT.

 5:48:11PM WE WERE INTENTIONAL LIKE YOU CAN SEE AS YOU PASS THAT
 5:48:15PM AROUND, LIKE THEY ARE VARIED, LIKE HIERARCHY, LIGHT AND
 5:48:19PM DARK.
 5:48:19PM THE BUILDING ALSO INTENTIONALLY HAS THAT ARCHITECTURE.
 5:48:22PM WE HAVE TOWERS.
 5:48:23PM WE HAVE ROTUNDAS, COLONNADES AND ARCADES.
 5:48:28PM WE'VE GOT TWO-LEVEL RETAIL WITH OFFICE ABOVE.
 5:48:33PM WE'VE GOT MULTIFAMILY ABOVE.
 5:48:34PM SO THERE'S SO MUCH IN THE ARCHITECTURE THAT'S ALREADY DOING
 5:48:37PM A LOT OF HEAVY LIFTING FOR US.
 5:48:39PM SO BY TAKING THOSE DARKS AND LIGHTS, WE THINK THAT THE
 5:48:44PM PALETTE IS GOING TO SPEAK AND JUST REALLY BRING OUT THE
 5:48:47PM NATURAL ARCHITECTURE THAT'S ALREADY THERE.
 5:48:50PM I'M GOING TO RUN THROUGH THIS BRIEFLY.
 5:48:53PM >>Michael Sheeley: PALETTE IS REALLY NICE.
 5:48:55PM >> THANK YOU.

5:48:55PM I APPRECIATE THAT.
 5:48:56PM WE WORKED REALLY HARD TO LISTEN TO YOUR COMMENTS AND
 ALLOW
 5:49:01PM FOR THOSE TO KIND OF WORK TOGETHER.
 5:49:02PM I'M GOING TO JUST RUN THROUGH THIS BRIEFLY TO REFRESH
 5:49:06PM EVERYBODY, MAKE SURE YOU'VE HAD A MINUTE TO DIGEST IT.
 5:49:10PM AND THEN IF YOU HAVE ANY QUESTIONS, WE CAN ADDRESS THOSE.
 5:49:13PM AGAIN, WE'RE TALKING ABOUT THIS FIRST PERMIT, FEATURES
 5:49:20PM EVERYTHING IN BLUE.
 5:49:22PM EVERYTHING IN GREEN.

5:49:23PM WE'RE HOPING THAT WE'LL CONTINUE TO PHASE THAT RIGHT IN
 5:49:27PM THERE.
 5:49:27PM SO WE'RE REALLY JUST TALKING ABOUT THE 29 PAGES OR SO THAT
 5:49:30PM WAS SUBMITTED IS ALL THE BUILDINGS IN BLUE AT THIS POINT.
 5:49:34PM THIS IS A COMPILATION OF WHAT WE HAD PRESENTED IN THE PAST,
 5:49:43PM BUT WE HAVE TWEAKED PAINTS TO MAKE SURE THAT WE BRING IN THE
 5:49:46PM LIGHTS AND THE DARKS AS THE BUILDINGS UNDULATE, BOTH
 5:49:50PM HORIZONTALLY AND VERTICALLY.
 5:49:52PM ALONG THE BOTTOM, YOU CAN SEE OUR FIVE CORE COLORS.
 5:49:55PM WE HAVE AN ACCENT TRIM COLOR AND THEN WE HAVE THAT DARK
 5:49:58PM URBANE BRONZE WHICH IS GOING TO ACT AS KIND OF OUR METAL
 5:50:02PM DETAILING, GUTTERS, BACK OF HOUSE DOORS, RAILINGS AND SUCH.
 5:50:06PM IN YOUR PACKAGE, THE ONE DISTRIBUTED TODAY, I BLEW UP EACH
 5:50:15PM ONE OF THOSE EXAMPLES.
 5:50:16PM SO ON THE SCREEN TONIGHT, THOSE AREN'T THERE, BUT IN YOUR
 5:50:20PM PACKAGE YOU CAN SEE AN ENLARGED VERSION.
 5:50:23PM IF YOU WANT ME TO GO INTO DETAIL I CAN ZOOM INTO ANY OF
 5:50:28PM THESE IF YOU WANT TO LOOK AT THEM IN DETAIL.
 5:50:30PM IT'S BASICALLY TELLING YOU THE CONCEPT THAT WE'VE ADDRESSED
 5:50:34PM EACH ONE OF THOSE BUILDINGS, BRINGING THE COLOR FROM
 GRADE
 5:50:37PM UP TO THE ROOF AND THEN HORIZONTALLY.
 5:50:40PM AS THE BUILDING MOVES IN AND OUT AND UP AND DOWN, WE
 5:50:43PM ARTICULATED IT WITH THE FIVE COLORS.
 5:50:48PM >>Michael Sheeley: I THINK YOU'VE DONE AN EXCELLENT JOB
 5:50:51PM TRYING TO BREAK IT UP AND LISTENED TO WHAT THE BOARD TOLD

5:50:55PM LAST TIME.
 5:50:56PM I THINK IT'S A VERY HANDSOME UPSCALE LOOK.
 5:51:00PM THAT'S MY OPINION.
 5:51:03PM >> WE APPRECIATE ALL OF YOUR COMMENTS AND WORK TOWARDS
 5:51:06PM GETTING US TO THIS POINT.
 5:51:08PM MARY, I DON'T HAVE ANYTHING ELSE TO SHARE.

5:51:10PM I THINK AT THIS POINT, WE'LL JUST OPEN IT TO QUESTIONS,
 5:51:16PM UNLESS, NEALE, YOU HAVE ANYTHING ELSE.
 5:51:22PM >>Anthony Gargano: I THINK IT LOOKS REALLY GOOD.
 5:51:24PM THE COMMENT OR QUESTION I HAVE IS ONE OF ACTUALLY
 MECHANICS.
 5:51:32PM THESE ARE SOME OF THE BEST, FROM A STANDPOINT OF
 5:51:36PM REPRODUCTION, THESE ARE SOME OF THE BEST COPIES THAT WE'VE
 5:51:41PM EVER BEEN GIVEN.
 5:51:44PM MY COMMENT BEFORE ABOUT THE COLORS LOOKING GREAT IS ABOUT
 5:51:47PM THE REPRODUCTIVE PROCESS.
 5:51:52PM AND WE SHOULD FIND OUT WHAT THIS PROCESS IS AND
 RECOMMEND TO
 5:51:57PM APPLICANTS THAT THEY USE IT WHEN THEY ARE GOING TO BE
 5:52:02PM SUBMITTING THINGS TO US.
 5:52:03PM >>Mary Gibbs: THAT IS A GREAT IDEA.
 5:52:05PM I DON'T KNOW IF KRISTIN KNOWS OR IF SIMON.
 5:52:08PM >> WE USE A COMMERCIAL PRINTER IN CHARLOTTE, NORTH
 CAROLINA.
 5:52:11PM THEY CAN PROBABLY SHIP ANYWHERE.
 5:52:13PM I DO IT ONLINE AND JUST ORDER THEM.
 5:52:19PM >>Jim Wallace: ANYTIME YOU MAKE A RECOMMENDATION, NEALE
 5:52:21PM MONTGOMERY WILL TELL YOU LIABILITY COMES WITH IT.

 5:52:24PM >>Mary Gibbs: SHE'S ALREADY STANDING UP AND READY TO RUN UP
 5:52:28PM HERE.
 5:52:29PM >>Neale Montgomery: I WANT TO MAKE SURE I DON'T MISS
 5:52:32PM ANYTHING THAT YOU ARE SAYING.
 5:52:34PM >>Mary Gibbs: I THINK WHAT WE CAN USE -- WE CAN USE THESE AS
 5:52:39PM AN EXAMPLE TO TELL EVERYBODY WHAT WE WOULD LIKE TO SEE.
 5:52:44PM >> I CAN SHARE THAT WITH MARY.
 5:52:48PM >> EASIER TO SEND ALL THE APPLICANTS TO THEM.
 5:52:53PM >>Dan Williams: EVEN THE PACKET GIVEN TO US FOR TONIGHT, AND
 5:52:56PM WHAT YOU HAND OUT TONIGHT LOOKS EVEN BETTER.
 5:53:00PM WAS A DIFFERENT VENDOR USED FOR THE --
 5:53:02PM >> I BELIEVE YOU ALL PRINTED WHAT WAS HANDED OUT PREVIOUSLY.
 5:53:08PM >>Mary Gibbs: DID WE PRINT THE ONES NOT AS GOOD?
 5:53:10PM >> TONIGHT, I BROUGHT THOSE.
 5:53:12PM >>Mary Gibbs: KRISTIN BROUGHT THE REALLY GOOD ONES.
 5:53:15PM WE PRINTED SOME OUT BECAUSE WE WEREN'T SURE IF SHE WOULD
 5:53:20PM MAKE IT ON TIME.
 5:53:21PM >> I WANTED TO MAKE SURE YOU HAD A TRUE REPRESENTATION.
 5:53:25PM SOMETIMES TV MONITORS DON'T EVEN SHOW THE SAME COLOR.
 5:53:31PM >>James Tatoes: FOLLOWING UP ON THE COLORS, WHICH IS
 5:53:33PM WONDERFUL FOR US TO BE ABLE TO SEE MORE REALISTICALLY WHAT

5:53:35PM YOU'RE DOING, I'D LIKE TO GO ON RECORD AND COMPLIMENT YOU
ON

5:53:40PM BEING COMPETITIVE AND BEING FORWARD WITH WHAT'S HAPPENING,
5:53:46PM UPGRADING WHAT YOU HAD BEFORE, IMPROVING IT AND BEING
5:53:49PM COMPETITIVE WITH THE NEW PROJECTS COMING INTO THE AREA.

5:53:54PM I THINK THAT'S FORWARD LOOKING AND FORWARD THINKING.
5:53:59PM I COMPLIMENT YOU ON IT.
5:54:01PM >> THANK YOU.
5:54:04PM >>Al Paivandy: CERTAINLY A FEATHER IN YOUR CAP.
5:54:06PM I DON'T REMEMBER EVER ALL OF THIS BOARD HAVING
COMPLIMENTED

5:54:09PM ONE PERSON THAT MUCH.
5:54:14PM >> I APPRECIATE THE OPPORTUNITY TO WORK HERE.
5:54:16PM SIMON IS A WONDERFUL GROUP.
5:54:18PM AND I'VE BEEN PRIVILEGED TO WORK WITH THEM ALL OVER THE
5:54:21PM COUNTRY.
5:54:22PM I TAKE MY JOB SERIOUSLY.
5:54:26PM I'M GLAD THAT IT SHOWS.
5:54:28PM THANK YOU.
5:54:28PM >>Al Paivandy: IF YOU CAN GIVE ME THAT DIRECTIONAL SIGN.
5:54:32PM I REALLY LIKE IT.
5:54:32PM [LAUGHTER]
5:54:37PM >>Anthony Gargano: OKAY.
5:54:38PM ANYTHING ELSE?
5:54:41PM IS THAT IT, KRISTIN?
5:54:44PM YOU'RE FINISHED KRISTIN?
5:54:49PM >>Mary Gibbs: I THINK WE'RE DONE, UNLESS YOU WANT TO GO TO
5:54:52PM PUBLIC INPUT.
5:54:53PM >>Anthony Gargano: ANY CARDS, TAMMY?
5:54:55PM >>Tammy Duran: NOTHING.
5:54:56PM >>Mary Gibbs: WE HAVE ONE PUBLIC PERSON.

5:54:59PM >>Anthony Gargano: ANYONE IN THE PUBLIC THAT WISHES TO BE
5:55:03PM HEARD?
5:55:05PM >>Jim Wallace: THERE WERE COMMENTS FROM THE PUBLIC.
5:55:11PM >>Anthony Gargano: E-COMMENTS.
5:55:12PM I'M TALKING ABOUT ANYBODY IN THE AUDIENCE THAT WISHES TO BE
5:55:15PM HEARD ON THIS.
5:55:16PM >>Mary Gibbs: WE DID RECEIVE A FEW E-COMMENTS FROM PEOPLE
5:55:20PM WITH SUGGESTIONS OF COLORS.
5:55:22PM APPARENTLY THERE ARE A LOT OF COLOR EXPERTS IN ESTERO.
5:55:27PM >>Anthony Gargano: I READ THOSE AND THEY ARE PART OF THE
5:55:29PM RECORD.

5:55:29PM I'M SURE WE ALL READ THEM.
 5:55:34PM WE'LL CLOSE THE PUBLIC PORTION.
 5:55:36PM ANY OTHER QUESTIONS OR COMMENTS, MEMBERS OF THE BOARD?
 5:55:44PM >>Jim Wallace: YOU LOOK AT COLOR TWO, THREE, AND I THINK
 5:55:48PM IT'S SIX, AND THEY ARE VIRTUALLY THE SAME COLOR.
 5:55:51PM YOU CAN SAY YOU HAVE FIVE OR SIX PRIMARY COLORS, BUT YOU
 5:55:55PM DON'T SEE FOUR AND FIVE VERY MUCH.
 5:55:57PM SO THE CONTRAST COLOR, THE REAL CONTRAST COLOR IS USED
 VERY,
 5:56:01PM VERY FRUGALLY.
 5:56:04PM I PERSONALLY THINK THAT WE NEED -- SOME OF THESE ARE LARGE
 5:56:10PM BUILDINGS, SOME OF THEM I THINK NEED MORE CONTRAST, BUT
 5:56:13PM THAT'S JUST MY OPINION.
 5:56:17PM >>Anthony Gargano: ANYONE ELSE?
 5:56:18PM OKAY.

 5:56:20PM ENTERTAIN A MOTION.
 5:56:23PM >>Michael Sheeley: MR. CHAIRMAN I'LL MAKE A MOTION IN THIS
 5:56:26PM CASE FOR COCONUT POINT DEVELOPERS LLC.
 5:56:29PM I ASSUME WE'RE INCLUDING BOTH NUMBER ONE AND NUMBER TWO
 IN
 5:56:33PM THE MOTION?
 5:56:34PM >>Mary Gibbs: RIGHT.
 5:56:35PM I THINK THE MOTION, IF YOU'RE LOOKING AT RECOMMENDING -- OR
 5:56:39PM APPROVING IT, WE WOULD BE APPROVING THE RESOLUTION FOR THE
 5:56:43PM SIGNAGE AND THEN APPROVING THE MATERIAL ALTERATION
 5:56:48PM APPLICATION.
 5:56:48PM >>Michael Sheeley: THAT'S WHAT I WAS THINKING.
 5:56:50PM THAT'S MY MOTION.
 5:56:54PM >>Neale Montgomery: THE MOTION INCLUDES BOTH?
 5:56:56PM >>Anthony Gargano: YES.
 5:56:58PM >>Dan Williams: I'LL SECOND IT.
 5:57:00PM >>Anthony Gargano: WE HAVE A MOTION MADE AND SECONDED.
 5:57:02PM ANY DISCUSSIONS ON THE MOTION?
 5:57:05PM TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE?
 5:57:12PM >>Barry Jones: YES.
 5:57:15PM >>Al Paivandy: YES.
 5:57:16PM >>Michael Sheeley: YES.
 5:57:17PM >>James Tatooles: YES.
 5:57:20PM >>Jim Wallace: NO.
 5:57:23PM >>Dan Williams: YES.
 5:57:25PM >>Anthony Gargano: YES.

 5:57:29PM >>Michael Sheeley: ALWAYS THE TROUBLEMAKER.

5:57:32PM >>Anthony Gargano: OKAY.
5:57:33PM THANK YOU.
5:57:34PM >> THANK YOU.
5:57:35PM >> APPRECIATE YOUR TIME.
5:57:36PM THANK YOU.
5:57:38PM >>Michael Sheeley: THANKS VERY MUCH.
5:57:43PM >>Anthony Gargano: OKAY.
5:57:44PM I THINK THAT CONCLUDES THE BUSINESS FOR THE MEETING.
5:57:49PM WE'LL MAKE A MOTION?
5:57:50PM FOR ADJOURNMENT?
5:57:52PM >>Michael Sheeley: SO MOVED.
5:57:53PM >> SECOND.
5:57:54PM >>Anthony Gargano: ALL IN FAVOR?
5:57:55PM AYE.
5:57:56PM 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
June 16, 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, Barry Jones, Jim Wallace, Dan Williams, Vice Chairman Sheeley, and Chairman Anthony Gargano. Absent: Board Member Al Paivandy.

Also present: Community Development Director Mary Gibbs, Village Land Use Attorney Erica Augello, Planner Aymee Chavez, Assistant Community Development Director/Assistant Village Manager Michael Manning, 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 May 19, 2026 meeting minutes

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

(b) Selection of Vice-Chairman

Chairman Gargano nominated Vice-Chairman Sheeley to continue as Vice-Chairman of Planning, Zoning, and Design Board.

There were no other nominations.

Motion: Motion to nominate Vice-Chairman Sheeley to continue as Vice-Chairman of Planning, Zoning, and Design Board.

Motion by: Chairman Gargano
Seconded by: Board Member Tatooles

Action: Nominated Vice-Chairman Sheeley to continue as Vice-Chairman of Planning, Zoning, and Design Board.

6. PUBLIC INFORMATION

(a) Capital Improvement Plan (CIP) Overview – Presentation by Public Works Director

Staff Presentation/Comments

David Willems, Public Works Director
Mary Gibbs, Community Development Director
Erica Augello, Village Land Use Attorney

Public Comment

In-Person

Nora Demers, RGMC
Patty Whitehead, Estero

eComment

Mark Novitski, Bella Terra

Board Questions or Comments

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

7. PUBLIC HEARING

(a) Eco Historic Study Prepared by LandDesign Inc.

Village of Estero was awarded a CDBG-DR grant to evaluate a 1,000-acre area within Estero.

The study updates were presented to the PZDB on November 18, 2025 and March 10, 2026.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Erica Augello, Village Land Use Attorney

Presentation/Information by

Phillip Bryant, LandDesign
Anie Delgado, LandDesign

Public Comment

In-Person

Nora Demers, RGMC
Patty Whitehead, Estero
Catherine Backos, Estero Place
Tish Reid, Estero

Board Questions or Comments

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

Motion: Motion to recommend accepting the report, with the additional verbiage
and on put on the map that will recognize the importance of
Happehatchee and preserve the historic building on-site, so we are
featuring the history.

Motion by: Board Member Jones
Seconded by: Vice Chairman Sheeley

Action: Recommended accepting the report, with the additional verbiage and on
put on the map that will recognize the importance of Happehatchee and
preserve the historic building on-site, so we are featuring the history.

Vote:

Aye: Jeannin, Jones, Tatooles, Wallace , Vice Chairman Sheeley, and
Chairman Gargano.

Nay:

Abstentions:

8. BOARD COMMUNICATIONS

(a) Reminder - Board member financial statements must be completed online.

(b) Next meeting – July 21, 2026

9. ADJOURNMENT: 6:58 pm.

Tammy Duran
Deputy Village Clerk



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

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

1. Applicant/Project Name: Stacy Ellis Hewitt, AICP & Brent Addison, PE representing
Leo Brown Group/Mission Grove of Estero (Plaza Del Sol Parcel G East)
2. Address: 10251 Arcos Ave, Estero FL 33928
3. Strap Number: 35-46-25-E1-3100G.0010
4. Application Number: Pending submittal

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

- ☐ Comprehensive Plan Amendment ☐ Planned Development Zoning
- ☒ Planned Development - Amendment or Final Plan Approval ☐ Variance
- ☐ Conventional Rezoning & Concurrent Development Order ☐ Special Exception
- ☐ Bar Special Permit

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

Amendment to the east 7.04± acres of Parcel G within the Plaza Del Sol Commercial Planned
Development (CPD) to allow 163 Assisted Living Facility/Continuing Care Facility/Independent
Living Units with amenities with a maximum height of 45 feet, with concurrent development order.

Request will replace uses approved by Village of Estero Zoning Ordinance No. 2024-08 which
allows 18,000 SF of commercial and 110,000 SF of self-storage with a maximum height of 45 feet
and 120 hotel rooms with a maximum height of 65 feet. The request results in a reduction in traffic.

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

Stacy Ellis Hewitt

Print Name

June 24, 2026 (Updated name 6/29/26)

Date

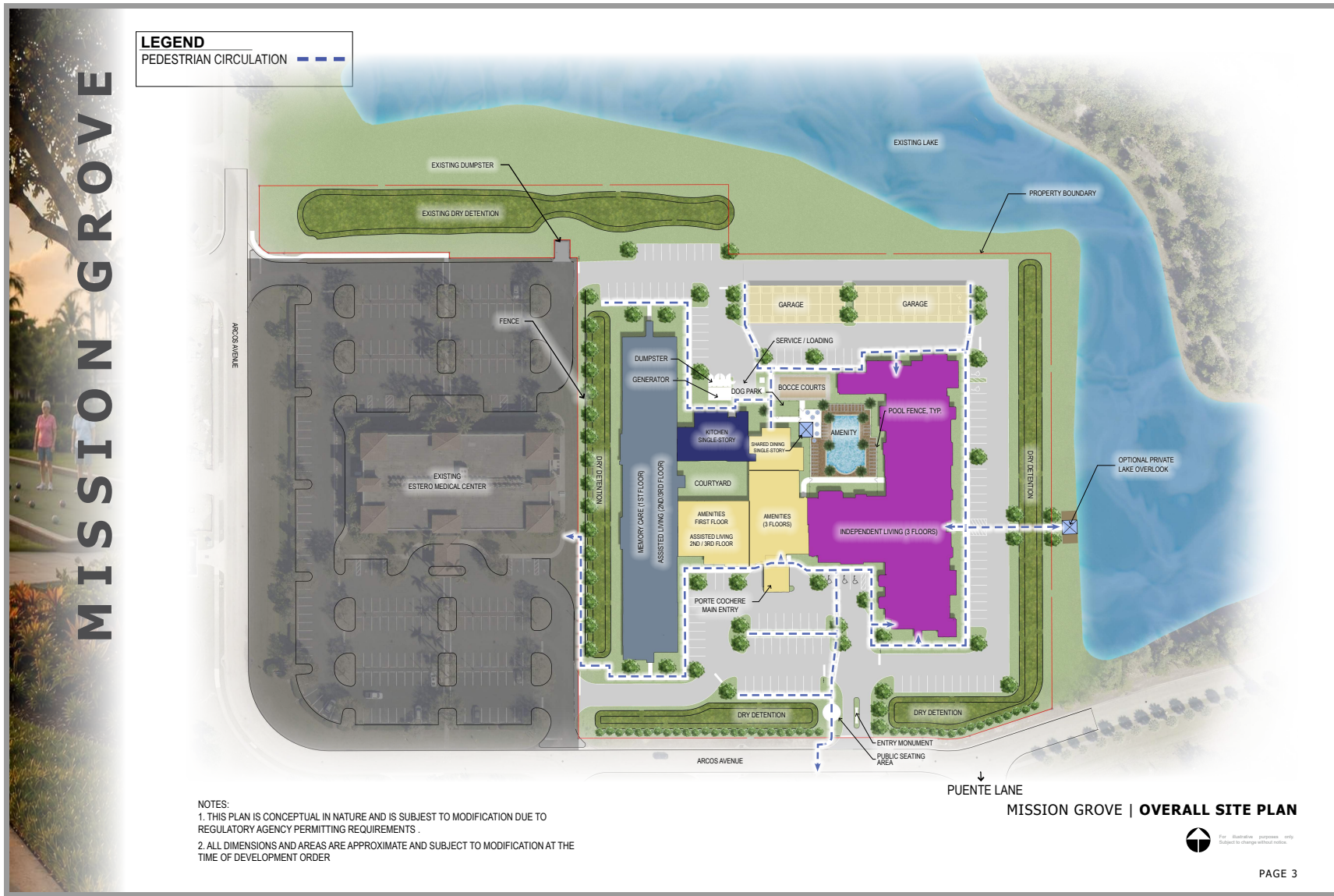




CONTENTS



- 3** OVERALL SITE PLAN
- 4** EXAMPLE WORK
- 5** ARCHITECTURAL INTENT
- 6** ARCHITECTURAL FLOOR PLAN
- 7** ARCHITECTURAL CHARACTER
- 8** ARCHITECTURAL COLOR PALETTE/ MATERIAL CONCEPTS
- 9** ARCHITECTURAL ELEVATIONS
- 14** ARCHITECTURAL DETAILS
- 15** ARCHITECTURAL MASSING VIEWS
- 21** BUFFER TYPICAL
- 22** PLANT PALETTE



MISSION GROVE

Mission Grove at Stoneybrook | Case Study



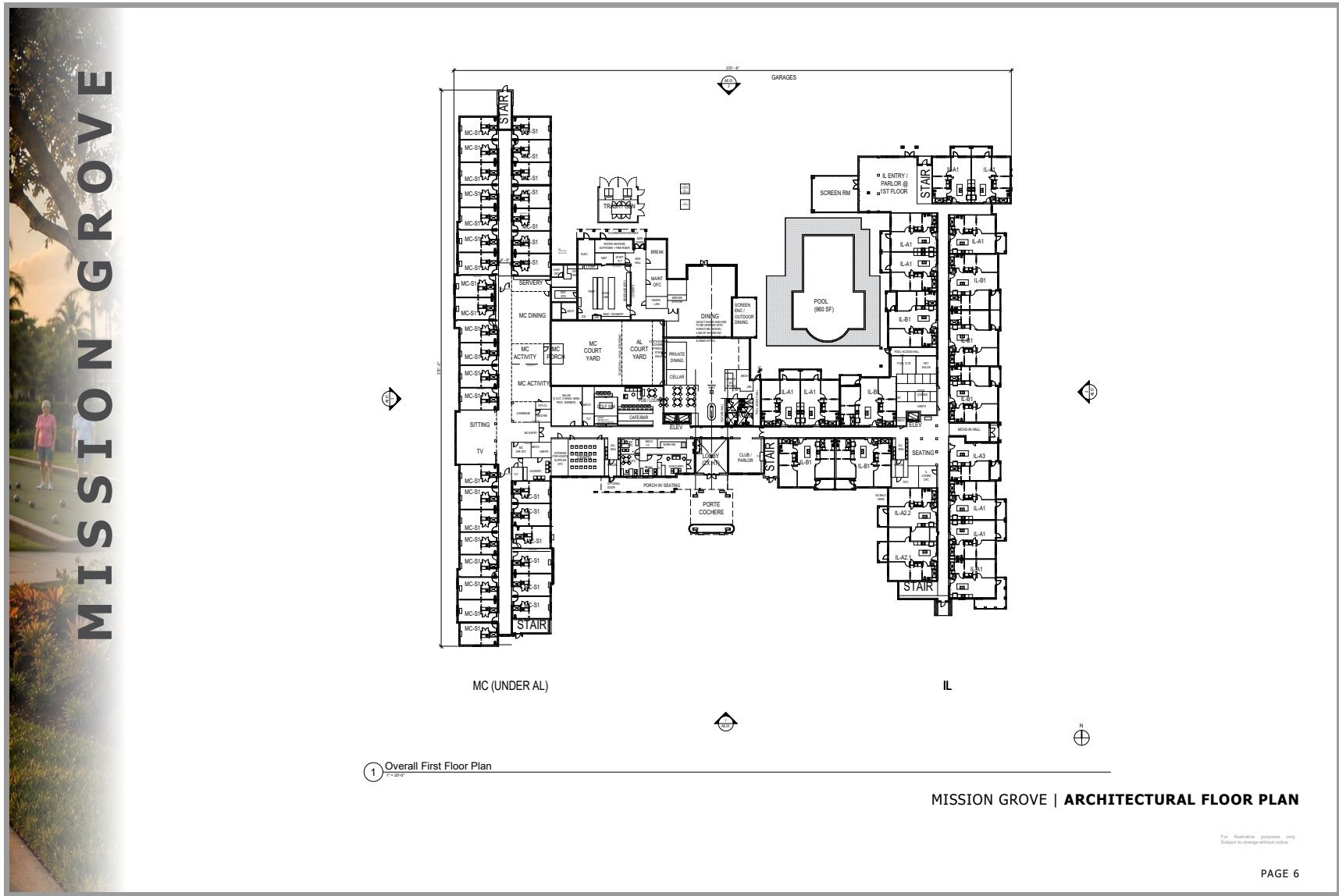
Mission Grove at Stoneybrook was designed as a cohesive senior living campus integrating Independent Living, Assisted Living, and Memory Care within a unified architectural framework. The community is designed to support true age-in-place flexibility, allowing residents to transition between care levels while remaining within the same thoughtfully crafted environment.

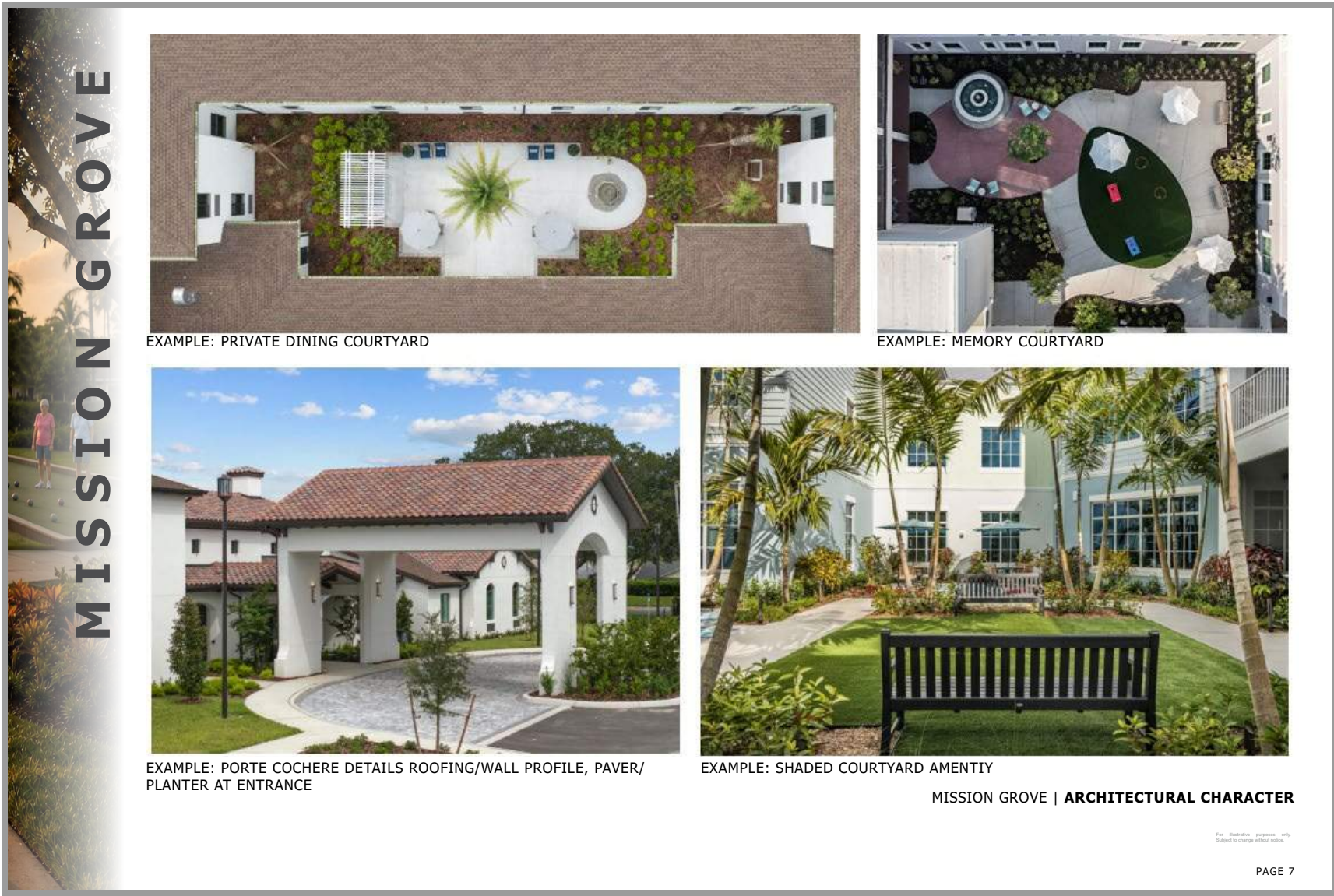
MISSION GROVE | **EXAMPLE WORK**

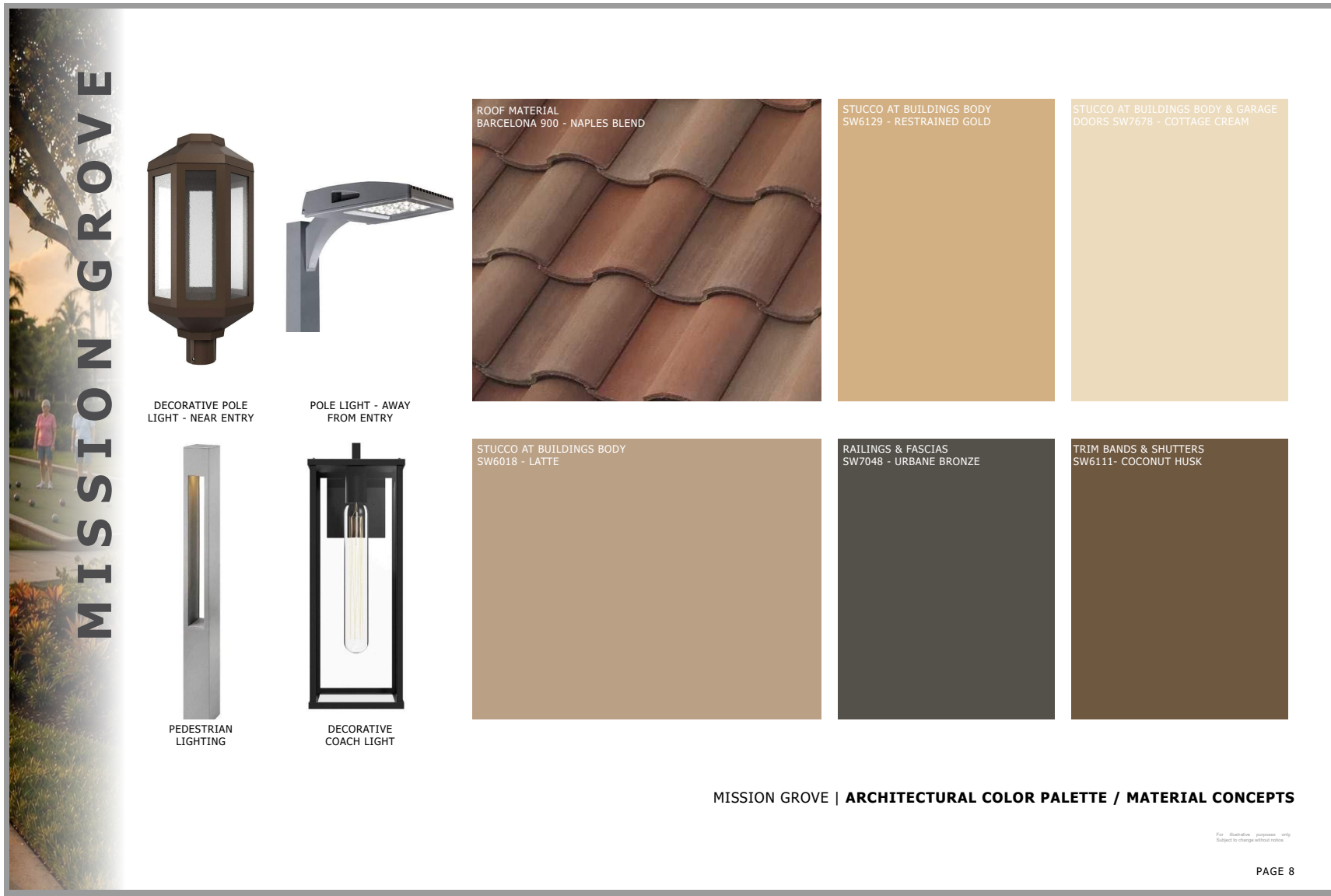
For illustrative purposes only.
Subject to change without notice.

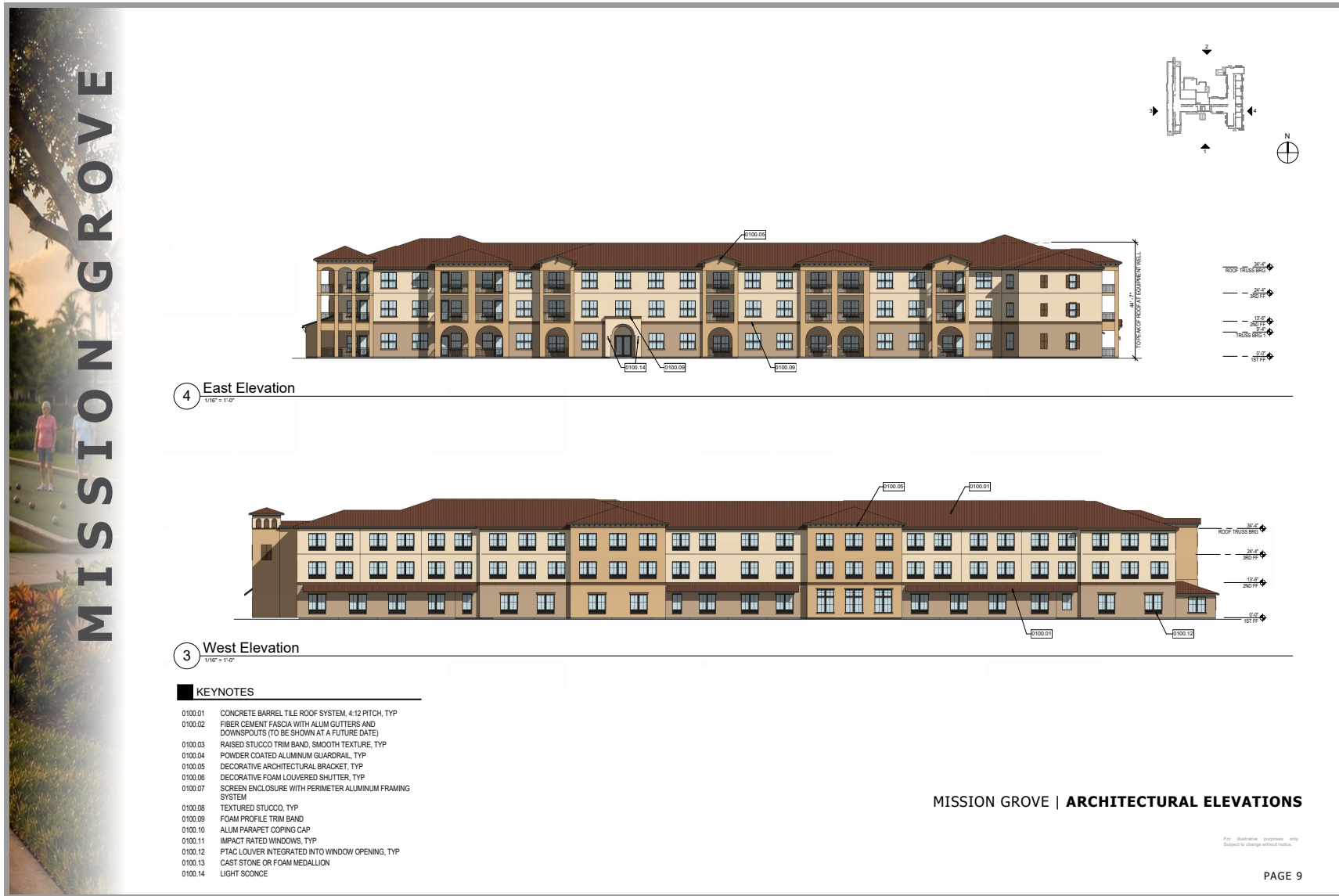
PAGE 4



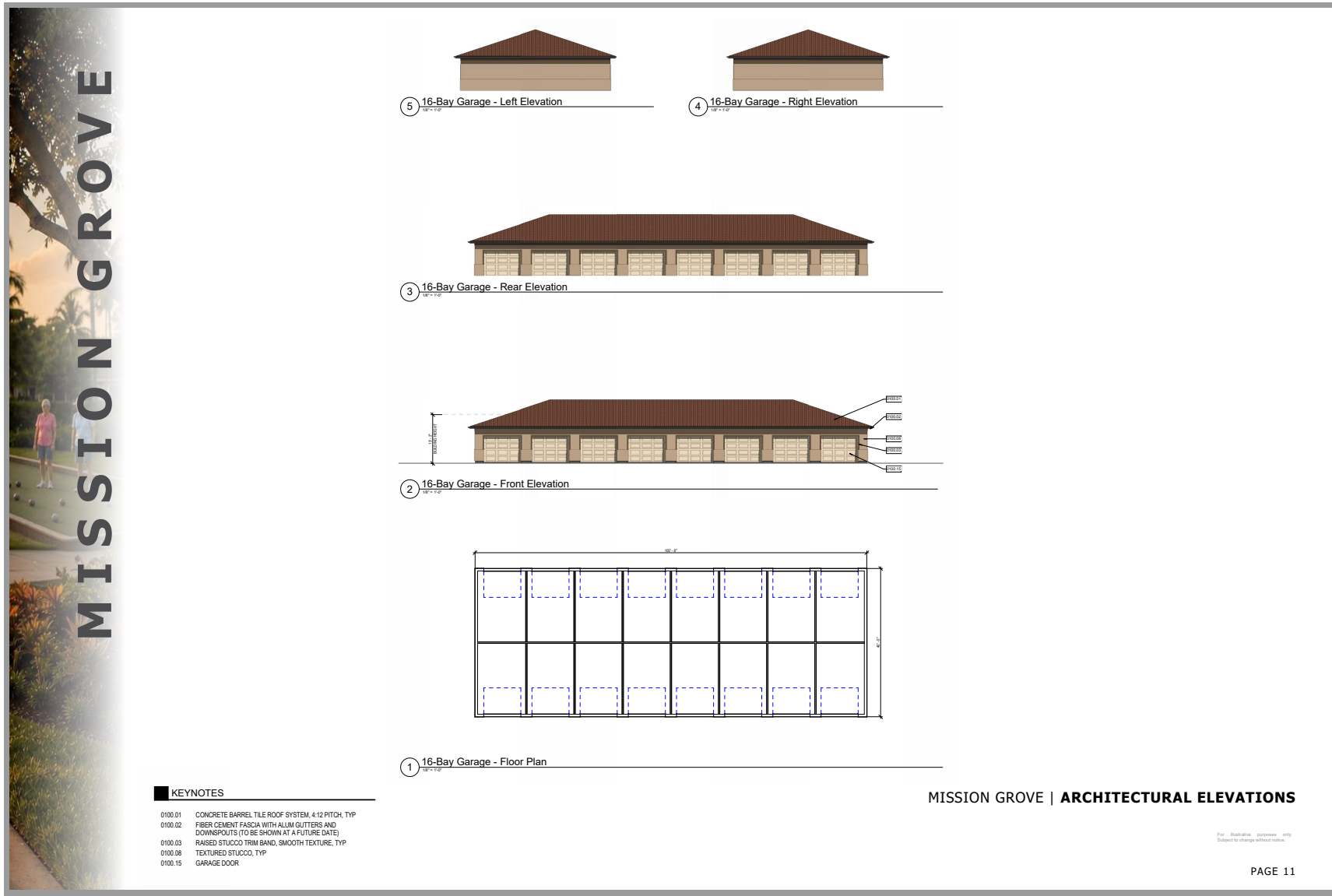


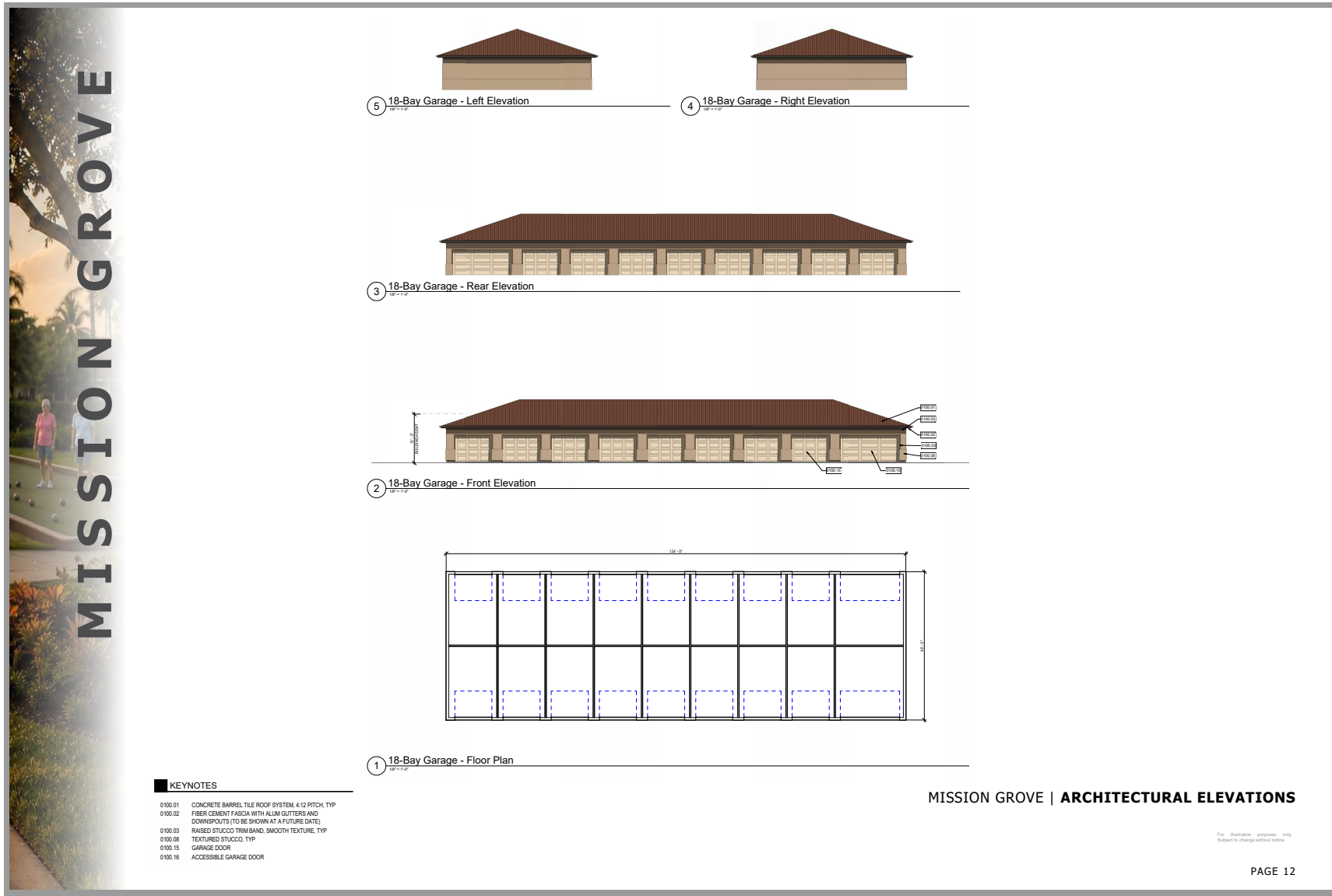


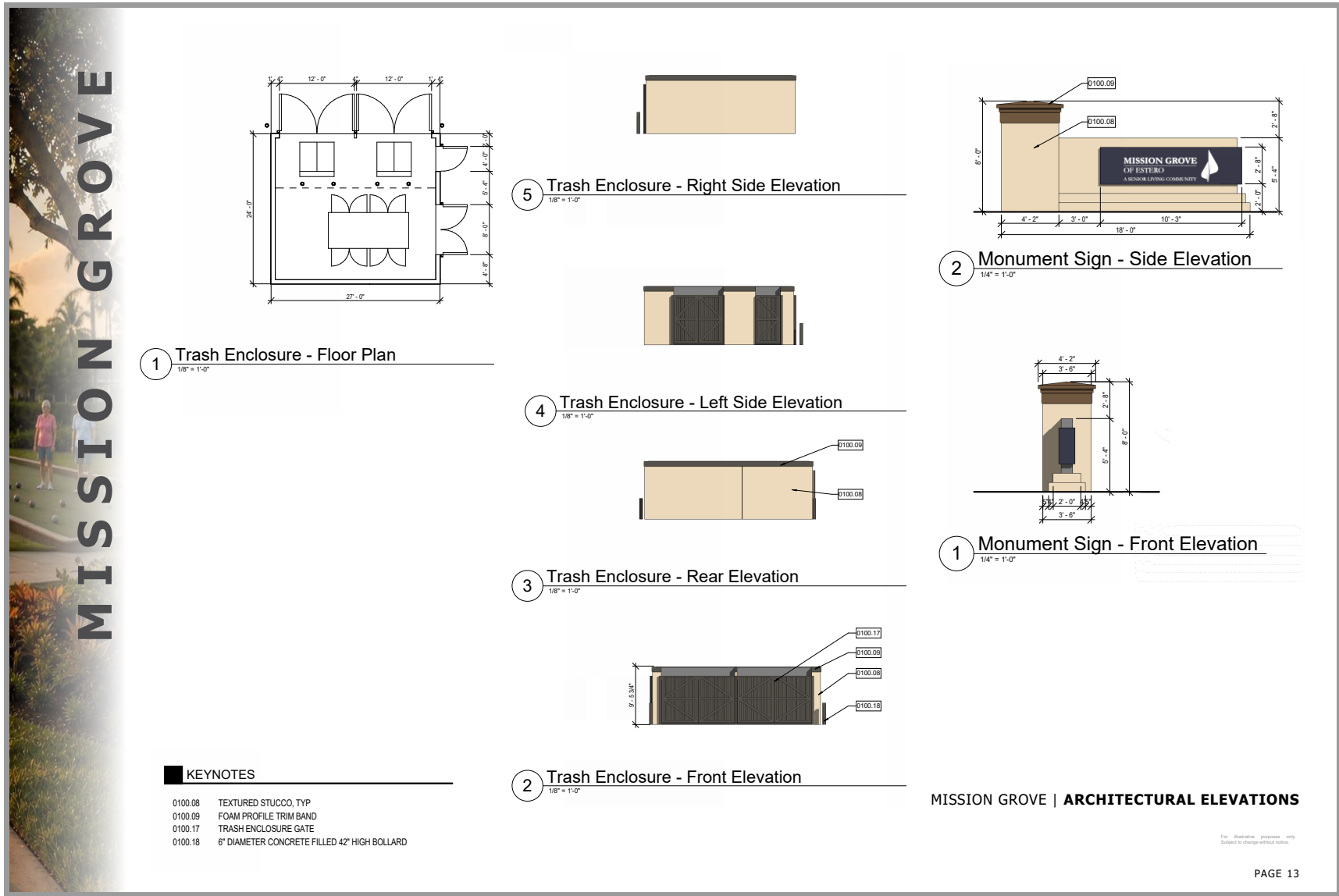


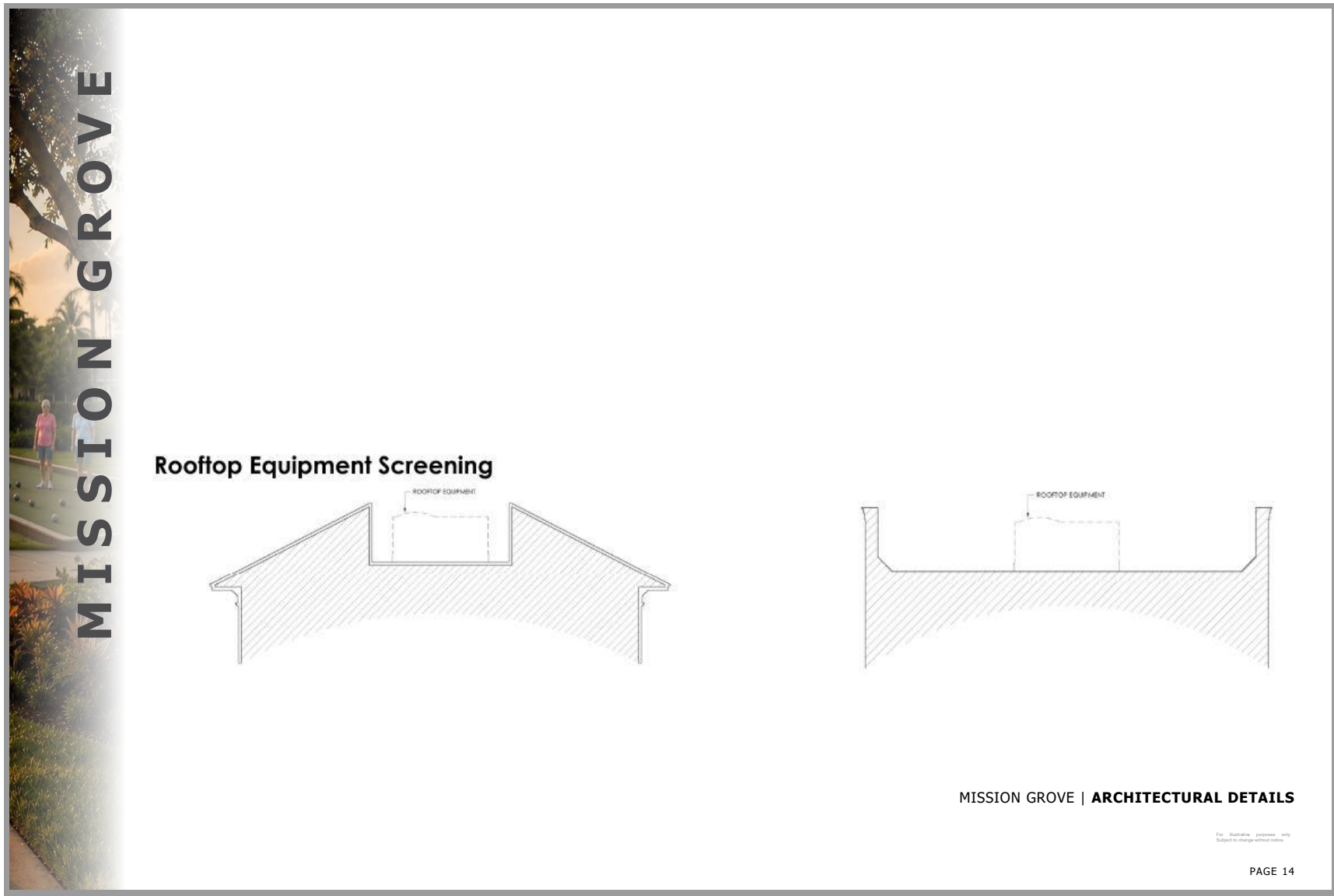






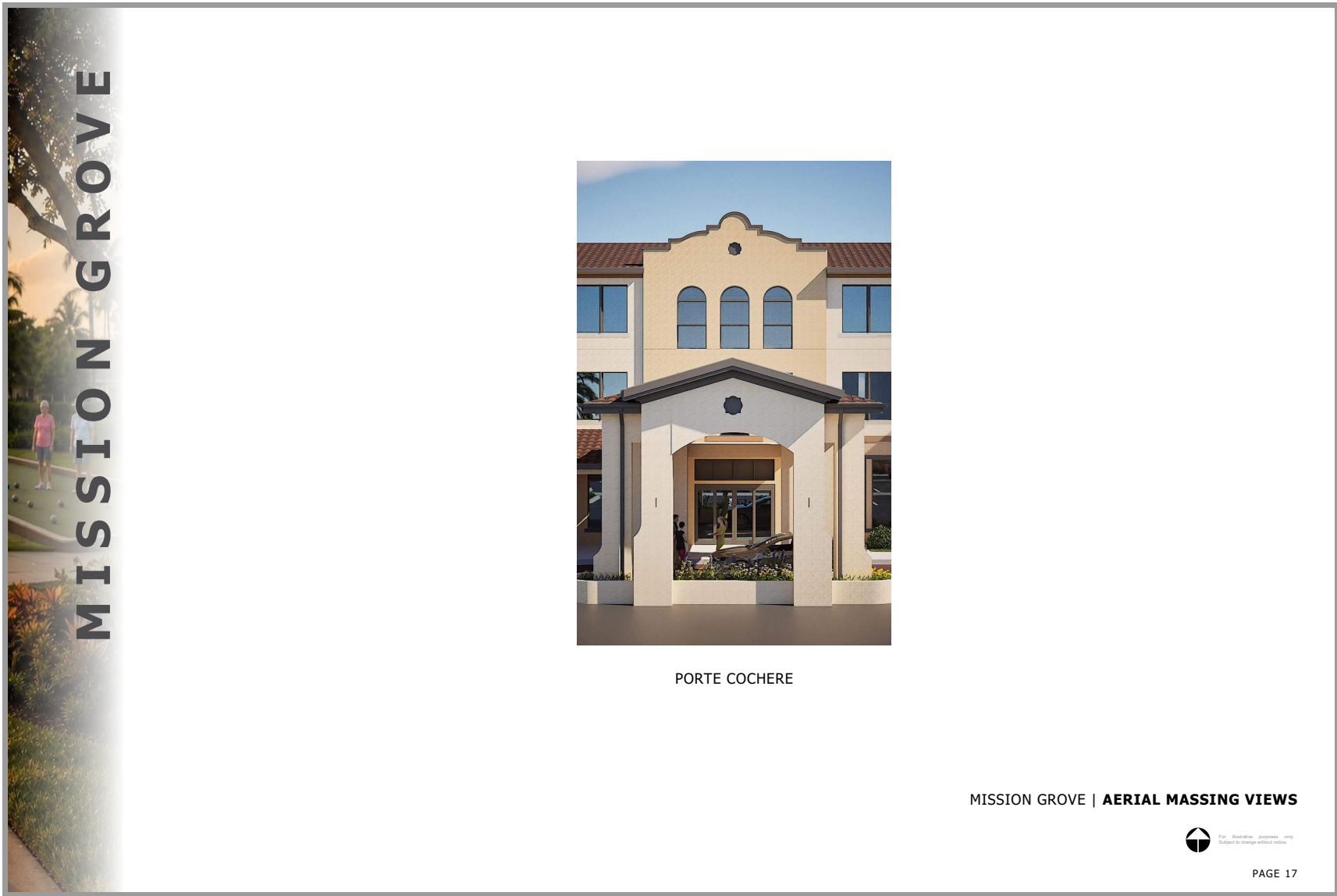












PORTE COCHERE

MISSION GROVE | **AERIAL MASSING VIEWS**



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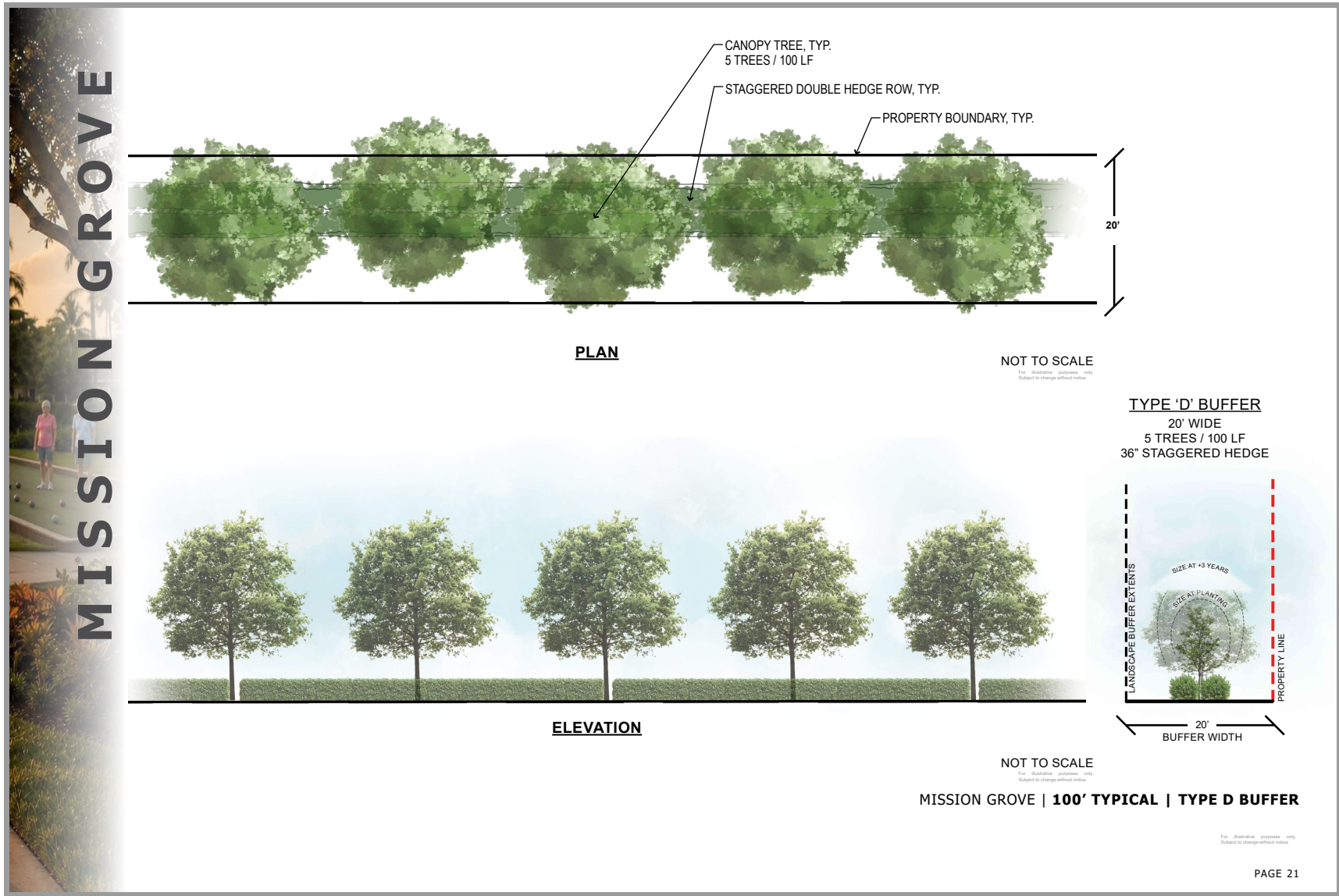


SIDE VIEW

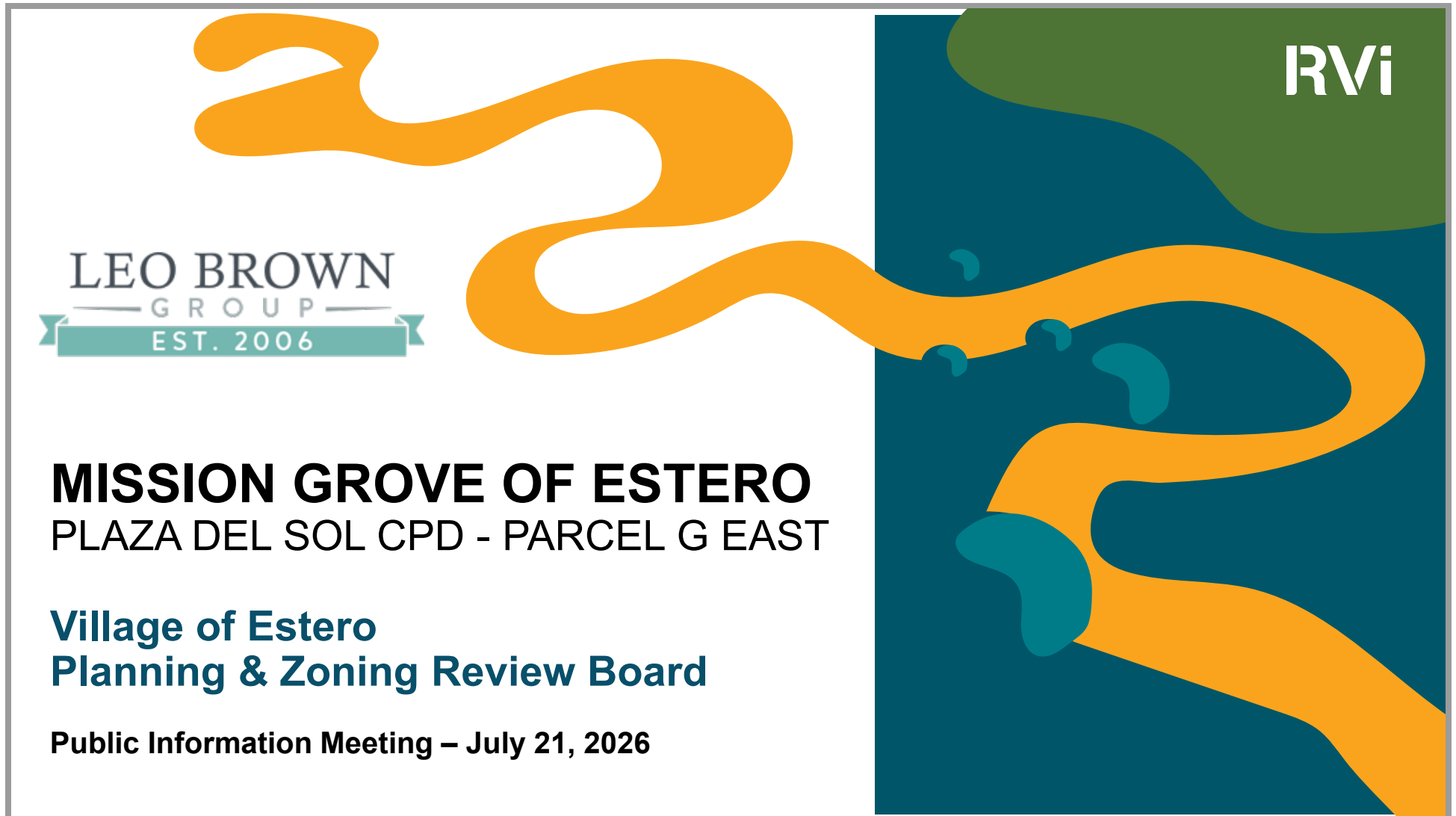
MISSION GROVE | **AERIAL MASSING VIEWS**











LEO BROWN
GROUP
EST. 2006

MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD - PARCEL G EAST

Village of Estero
Planning & Zoning Review Board

Public Information Meeting – July 21, 2026

RvI

Project Team

Applicant:

Lindsey Phipps
Bill Morton



Land Use Attorney:

Neale Montgomery



Planner:

Stacy Ellis Hewitt, AICP



Landscape Architect:

Sabrina McCabe

Architect:

Glen Baurhyte



Engineer:

Brent Addison, P.E.

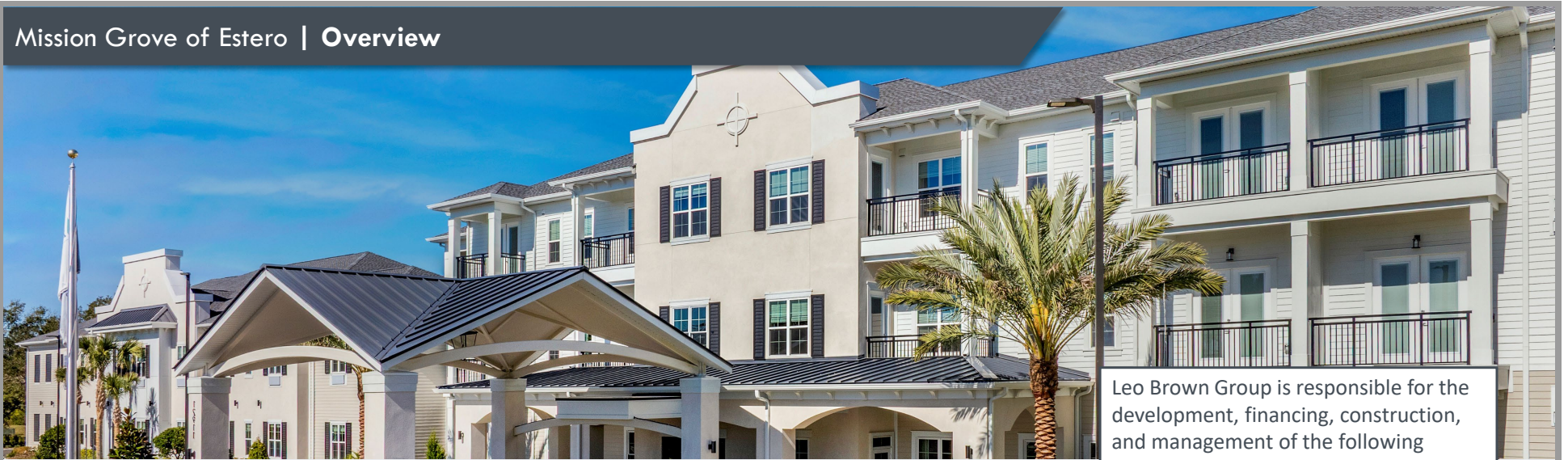


Traffic Consultant:

Ted Treesh



Mission Grove of Estero | Overview



ABOUT US

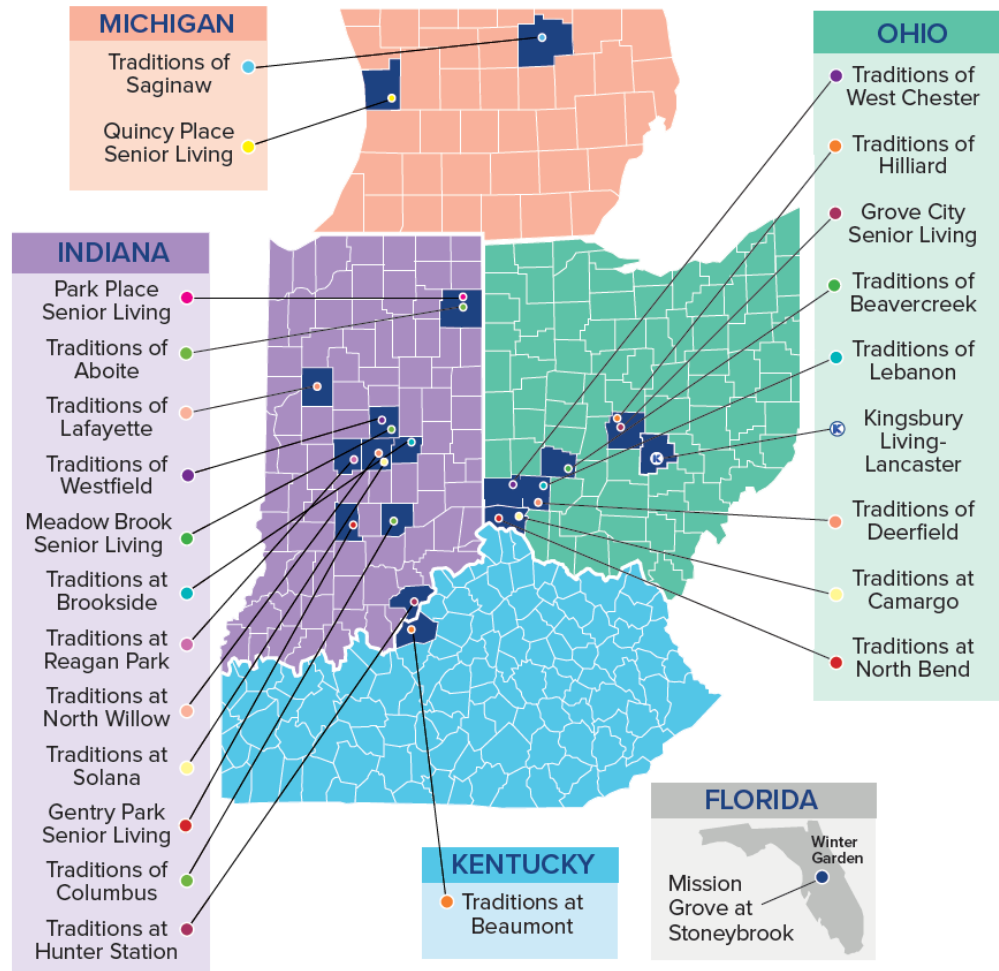


- Leo Brown is a full-service real estate development company, focusing on senior living developments throughout the Midwestern and Southeastern United States. Our team has tremendous experience achieving the optimal balance of capability, cost control and capitalization for each of our projects.
- Founded in 2006 and headquartered in Carmel, Indiana, our leadership team has over 100 years of experience in health care development and construction. Leo Brown Group has developed over a \$1.1 billion and 3.5 million square feet of healthcare real estate.
- Leo Brown Group is vertically integrated through its affiliated senior living property management company, Traditions Management, and general contractor, Grand Contracting. Integrating these components allows us to achieve unparalleled efficiencies and alignment of interests.
- **Mission Grove of Estero will be our second development in the state of Florida, following our Winter Garden project Mission Grove at Stoneybrook – Completed in 2026.**

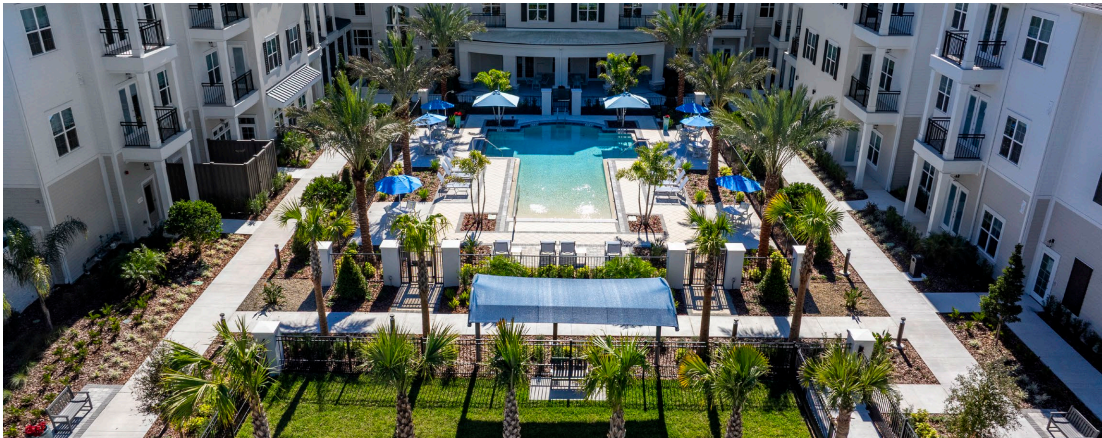
Leo Brown Group is responsible for the development, financing, construction, and management of the following projects:

- 20+** Senior Living Communities (Assisted & Independent Living, Memory Care)
- 6** Post-acute Care Properties (Skilled Nursing & Transitional Care)
- 4** Multi-family apartment projects (market rate and affordable)
- 3** Behavioral Health Hospitals

Leo Brown Group | Senior Living Community Map



Mission Grove at Stoneybrook | Case Study

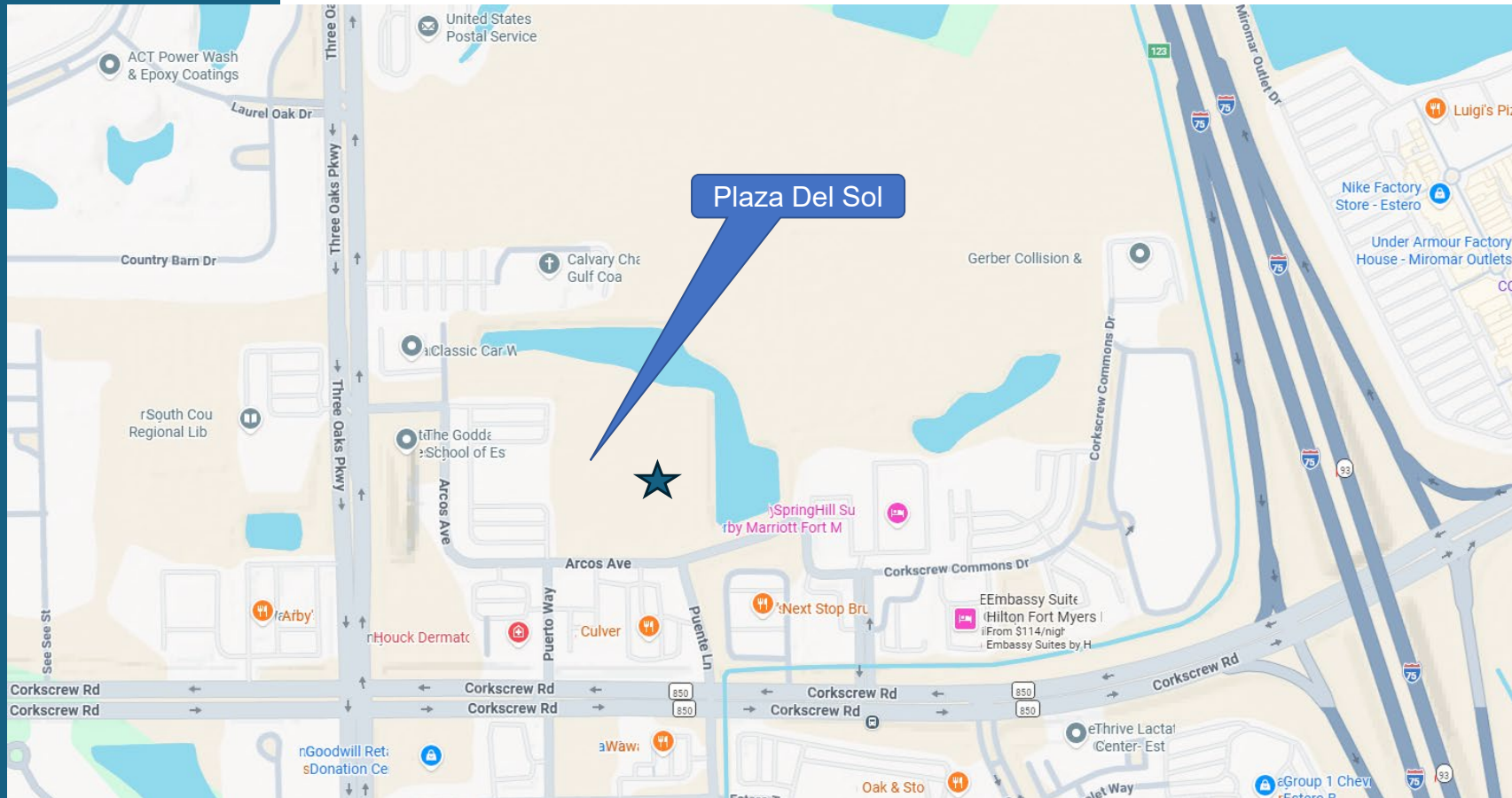


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Site Location

Plaza Del Sol Subdivision at NE corner of Corkscrew Road & Three Oaks Parkway

★ Subject property: North side of Arcos Ave., across intersection with Puente Ln. & Puerto Way,



Request

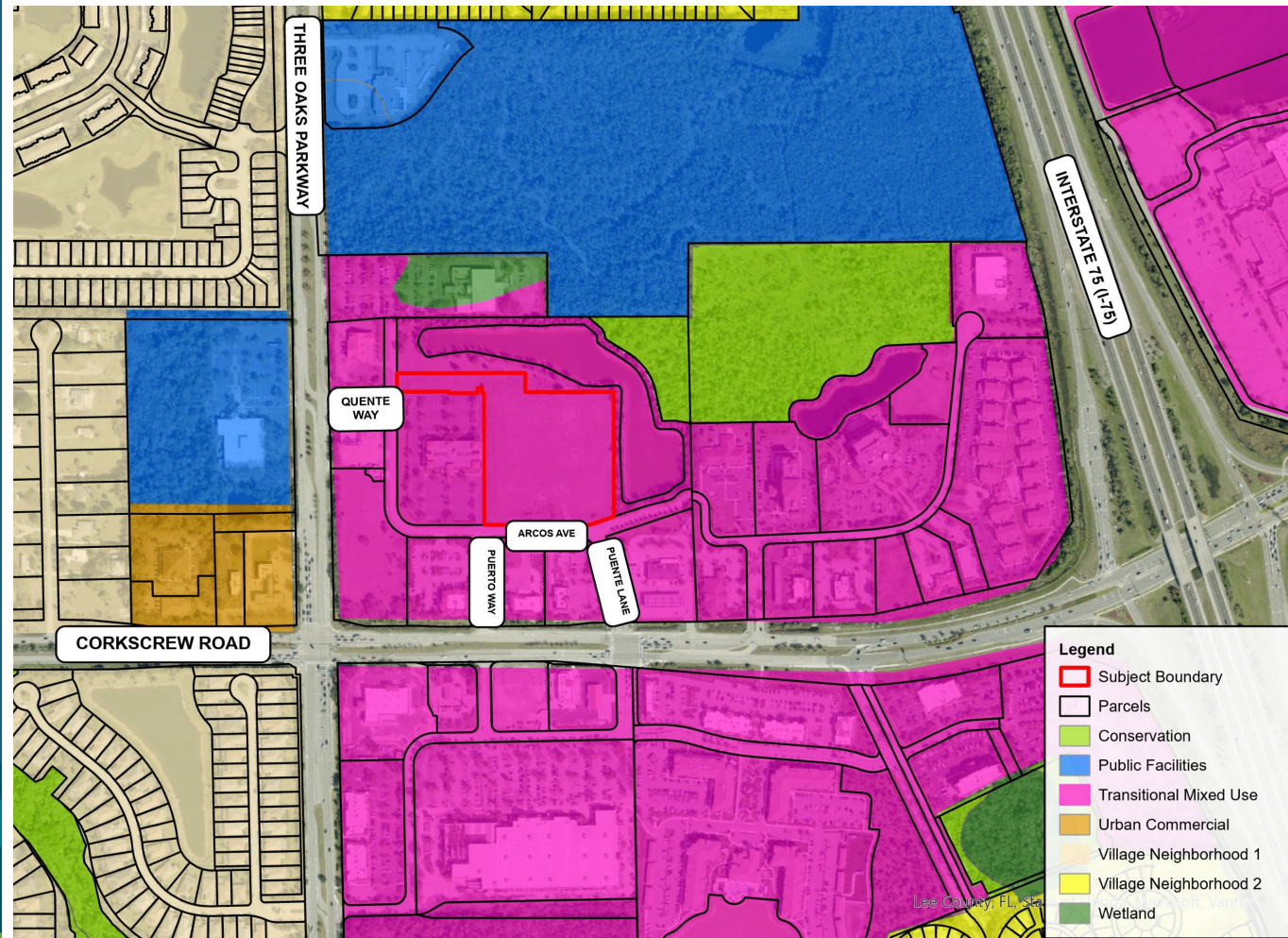
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Replaces Village of Estero Zoning Ordinance No. 2024-08 which approved:

- 18,000 SF of commercial
- 110,000 SF of self-storage with a maximum height of 45 feet
- 120 hotel rooms with a maximum height of 65 feet
- Maintained conditions of approval in Lee County Zoning Resolution Z-09-037

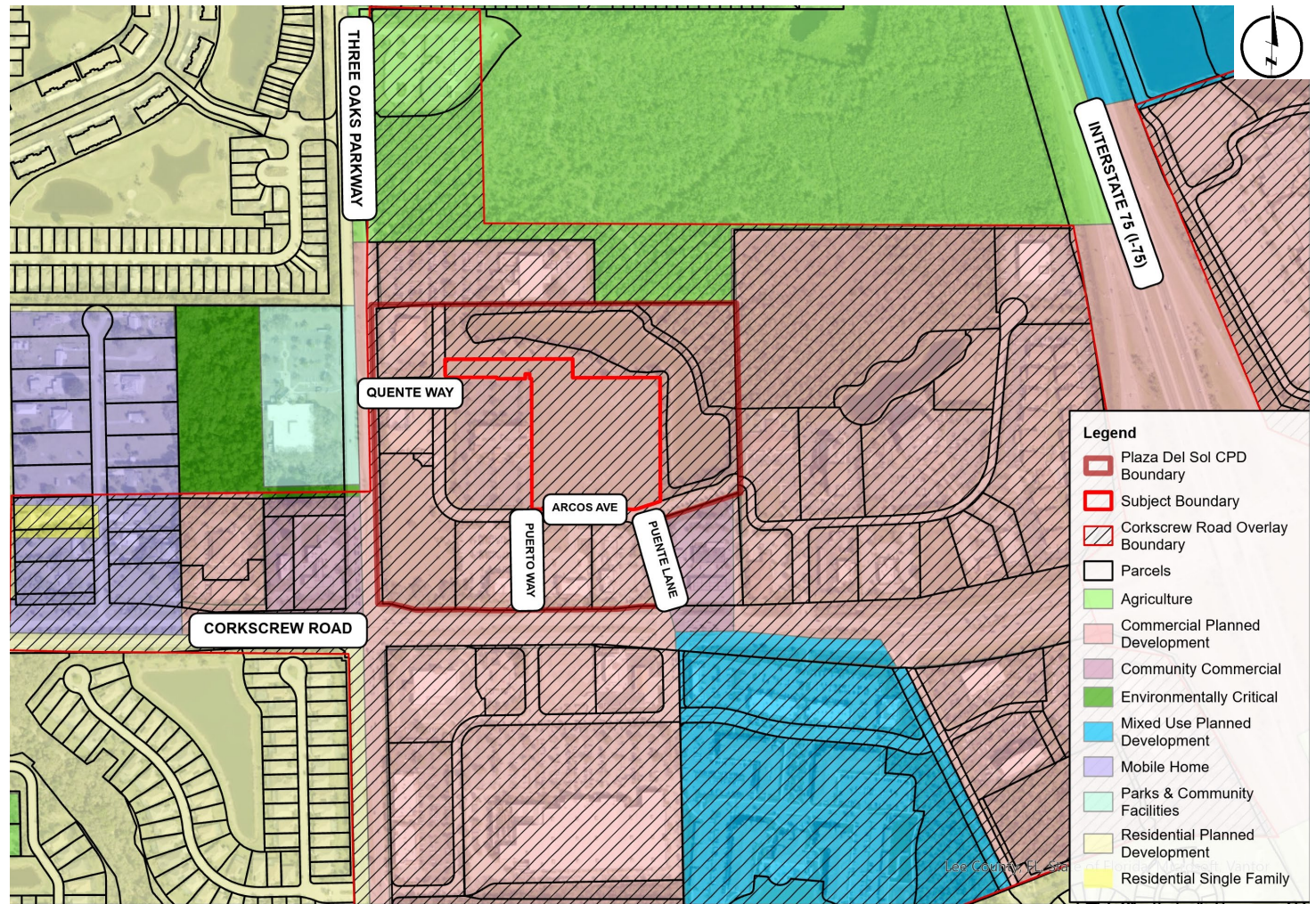
Request results in reduction in traffic from current approval

Future Land Use



Transitional Mixed Use specifically allows Assisted Living Facilities. Density approved in 2009.

Zoning



Entitlement History

Lee County

- Z-89-051: Rezoned overall 38± acres from AG-2 to CPD
- Amended by Z-94-050, then Z-03-039: Amended to Plaza Del Sol and had several administrative amendments
- Z-09-037: Amended Parcel G East to allow add ALF/CCF/ILU uses and:
 - ❖ 74,766 SF Commercial, OR
 - ❖ Equivalent of 68 dwelling units
 - ❖ **268 Assisted Living Facility/Continuing Care Facility Units at 4:1 equivalents, or 134 Independent Living Units at 2:1 equivalents or any combination**

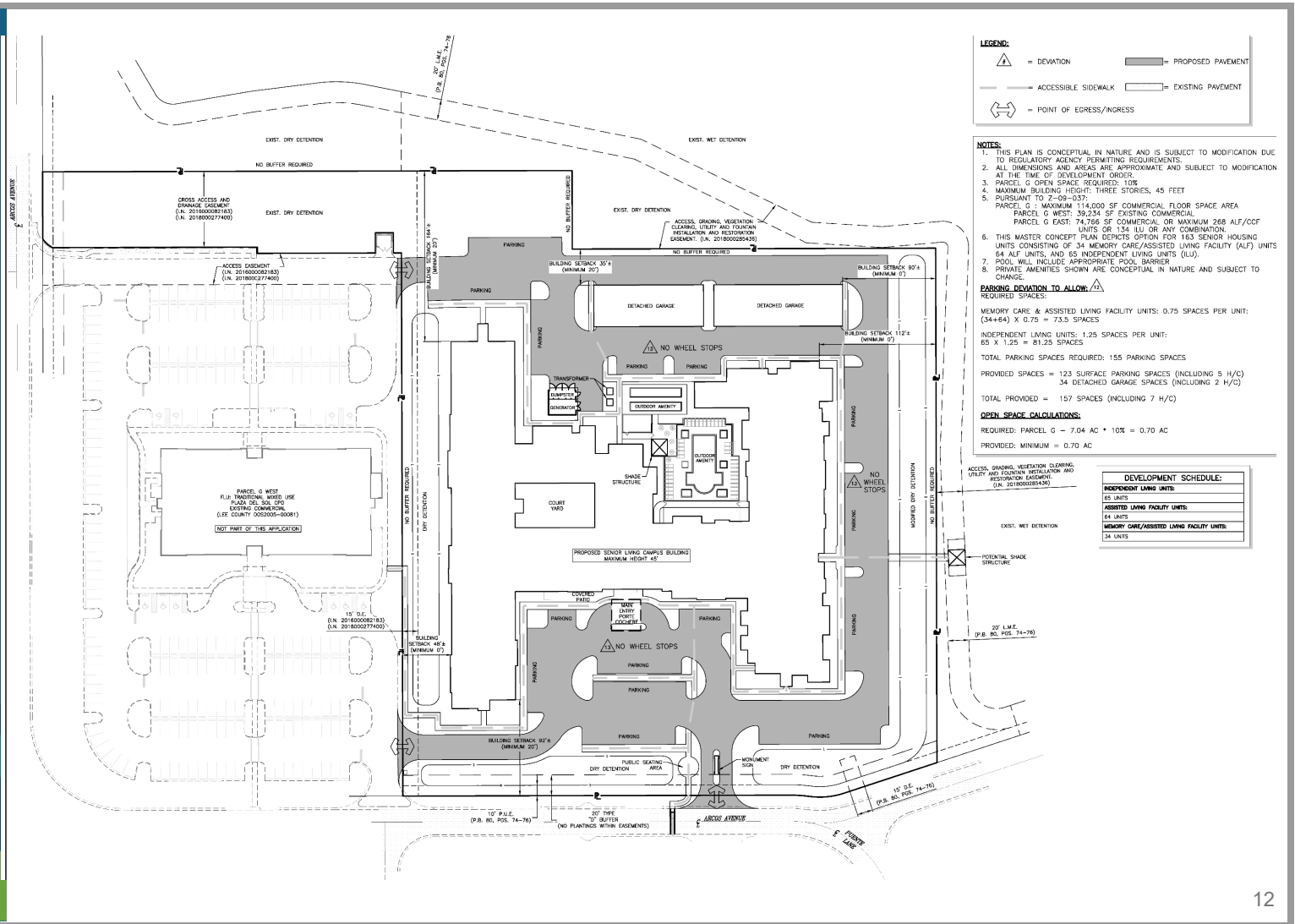
Village of Estero

- 2016-05: Corrected scrivener's error that required a *maximum* side setback of 5 feet to allow minimum 0' side setback
- 2018-03: Amended to 140 ALF units, increased height from 35' to 45' with deviation to allow 56' tall architectural embellishment
 - ❖ Received Development Order Approval
- 2024-08: Amended to allow 18,000 SF of commercial and 110,000 SF of self-storage with a maximum height of 45 feet and 120 hotel rooms with a maximum height of 65 feet
 - Removed 2018 approval, but maintained Z-09-037 conditions

Surrounding Uses



Proposed Master Concept Plan



Deviations

- No changes to existing approved Plaza Del Sol CPD deviations to remain
- **New Deviation 12: Minimum Parking Spaces.** A request to deviate from LDC Section 5-204.B.1 – Table 5-204.B.1, which requires assisted living facilities to provide 1.12 parking spaces per dwelling unit and continuing care retirement community independent living units to provide 2 spaces per unit; **to allow proposed assisted living facilities and memory care units to provide 0.75 parking spaces per unit and independent living units to provide 1.25 parking spaces per unit to accommodate residents, employees and guests.**
 - ❖ Prior site DO approval for ALF allowed 0.54 parking spaces per unit
 - ❖ Proposal exceeds applicant's established parking needs
 - ❖ Required parking exceeds existing development order, Lee County, and City of Bonita Springs requirements by over 100 spaces
- **New Deviation 13: No Wheel Stops.** A request to deviate from LDC Section 5-204.A.3.A.5 which states that the maximum two-foot overhang from a curb for parking spaces may not intrude onto pedestrian walkways; to allow 7-foot sidewalks with a 2-foot overhang.
 - ❖ Removal of trip hazard for the senior housing campus while providing overhang on curb and maintaining 5-foot pedestrian accessway.

Transportation

Table 1
Trip Generation
Plaza Del Sol – Parcel G Proposed Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Assisted Living/Memory Care (98 Units/110 Beds)	12	9	21	10	16	26
Independent Living (65 Units)	4	9	13	9	7	16
Total Trips	16	18	34	19	23	42

Land Use Code 254 - Assisted Living utilized for Assisted Living/Memory Care Beds

Land Use Code 252 - Senior Adult Housing - Multi-Family utilized for the Independent Living Units

Table 2
Trip Generation
Plaza Del Sol – Parcel G Equivalent Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Multi-Family (68 Dwelling Units)	9	28	37	25	15	40

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

Table 3
Trip Generation
Plaza Del Sol – Approved Uses Per Ordinance No. 2024-08

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Commercial Retail (18,000 Sq. Ft.)	39	32	71	57	57	114
Self-Storage (110,000 Sq. Ft.)	5	4	9	7	8	15
Hotel (120 Rooms)	21	19	40	24	23	47
Total Trips	65	55	120	88	88	176

Land Use Code 822 – Strip Retail Plaza utilized for the retail uses

Land Use Code 151 – Mini-Warehouse utilized for the Self-Storage use

Land Use Code 310 – Hotel utilized for the Hotel use

Table 4
Trip Generation Difference
Proposed Uses vs. Approved Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Uses (Assisted Living/IL Units)	16	18	34	19	23	42
Approved Uses (Retail/Storage/Hotel)	-65	-55	-120	-88	-88	-176
Trip Difference	-49	-37	-86	-69	-65	-134

A negative number in the Trip Difference line indicates a **REDUCTION** in trips due to the change in uses.



ARCHITECT

Glen Baurhyte





MISSION REVIVAL

ELEMENTS OF MISSION REVIVAL ARCHITECTURE

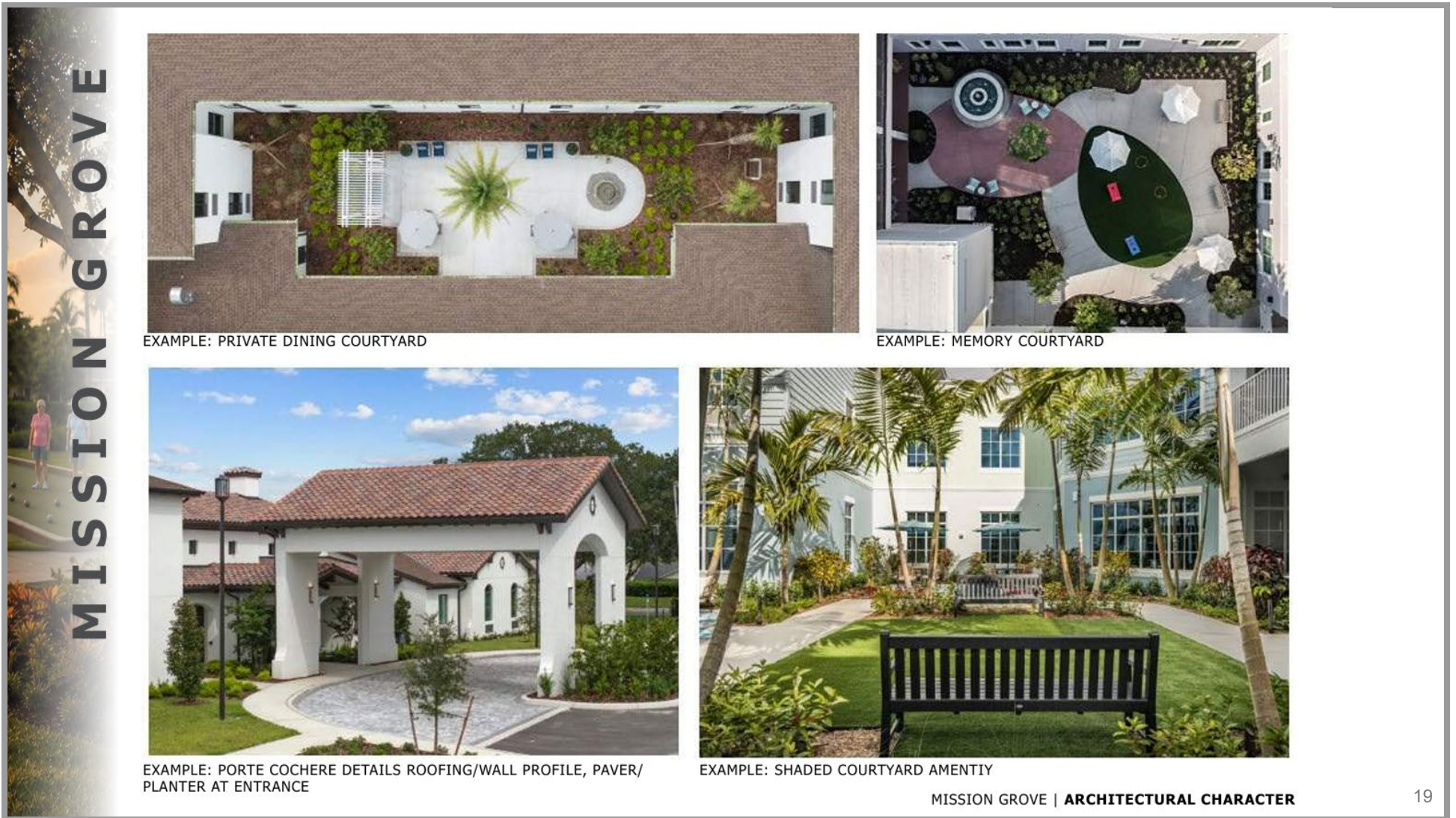
- STUCCO WALLS
- TERRACOTTA COLORED TILE ROOFING
- EXPOSED BRACKETS/RAFTERS AT ROOFLINE
- ARCHED OPENINGS
- CURVILINEAR PARAPETS
- BELL TOWERS
- ARCADES
- COURTYARDS
- MINIMAL ORNAMENTATION
- METAL RAILS, LIGHT FIXTURES, & IRON DETAILS

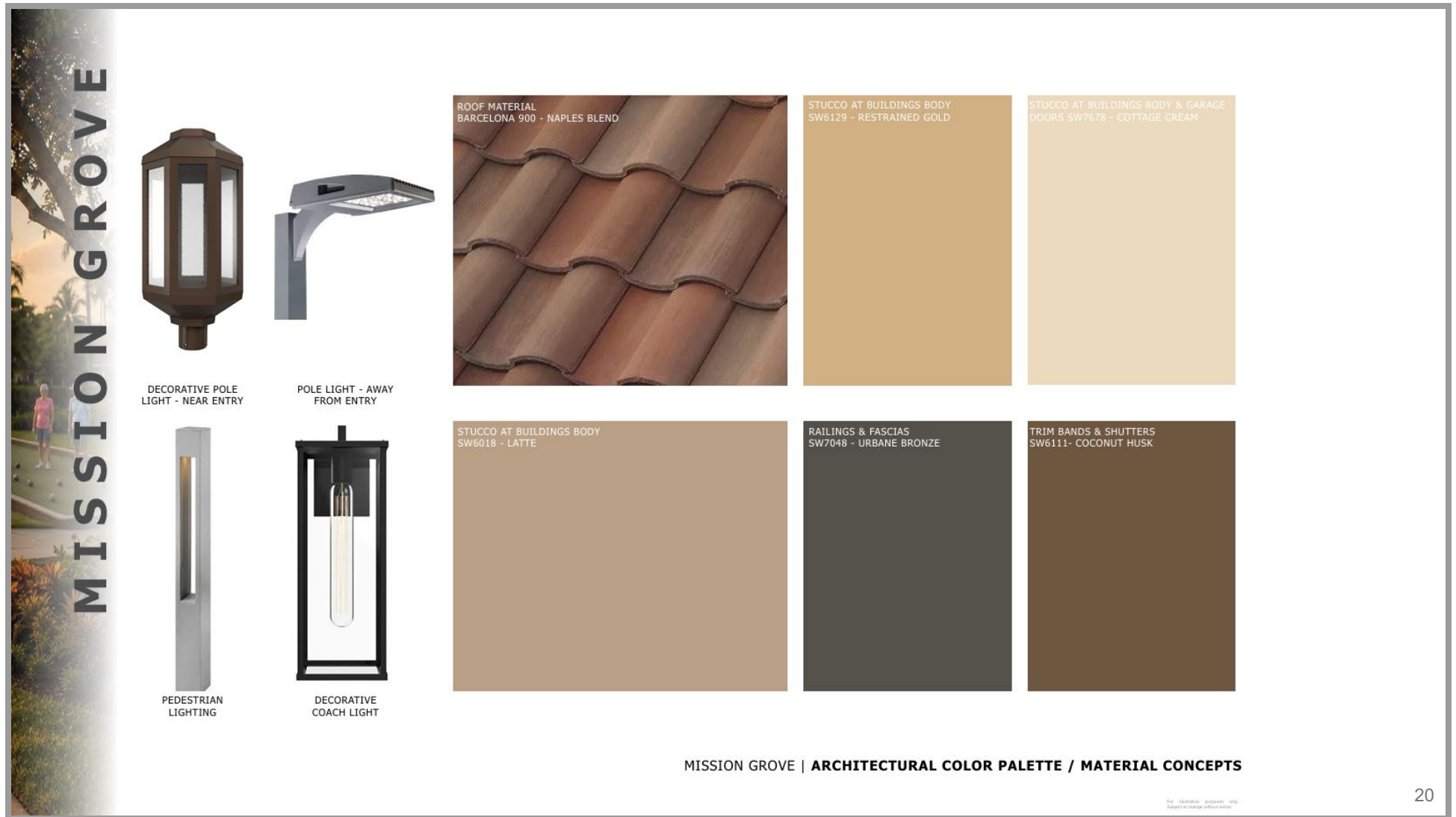
MISSION GROVE | **ARCHITECTURAL INTENT**

For illustration purposes only.
Subject to change without notice.

17









4 East Elevation
1/16" = 1'-0"

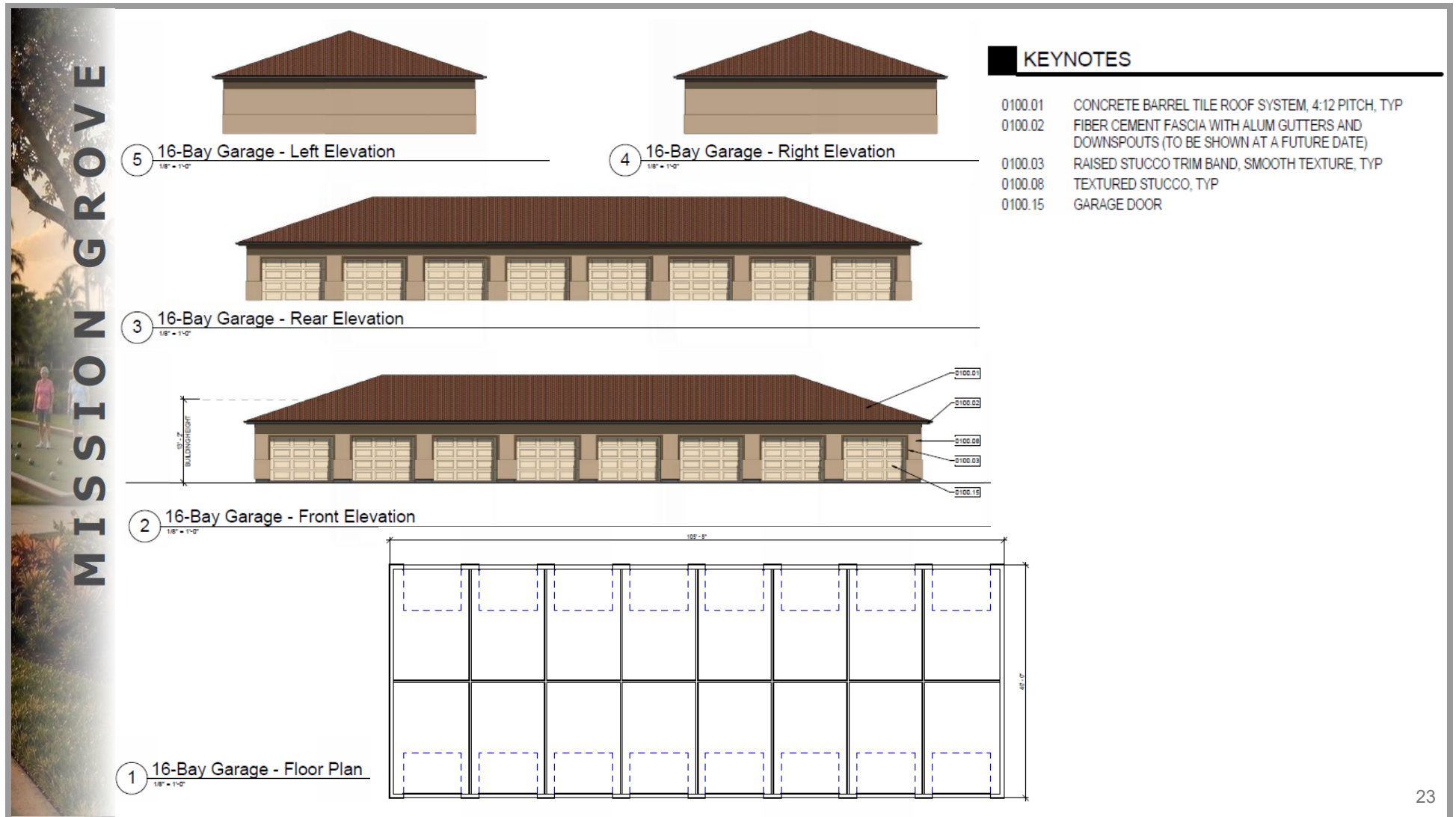


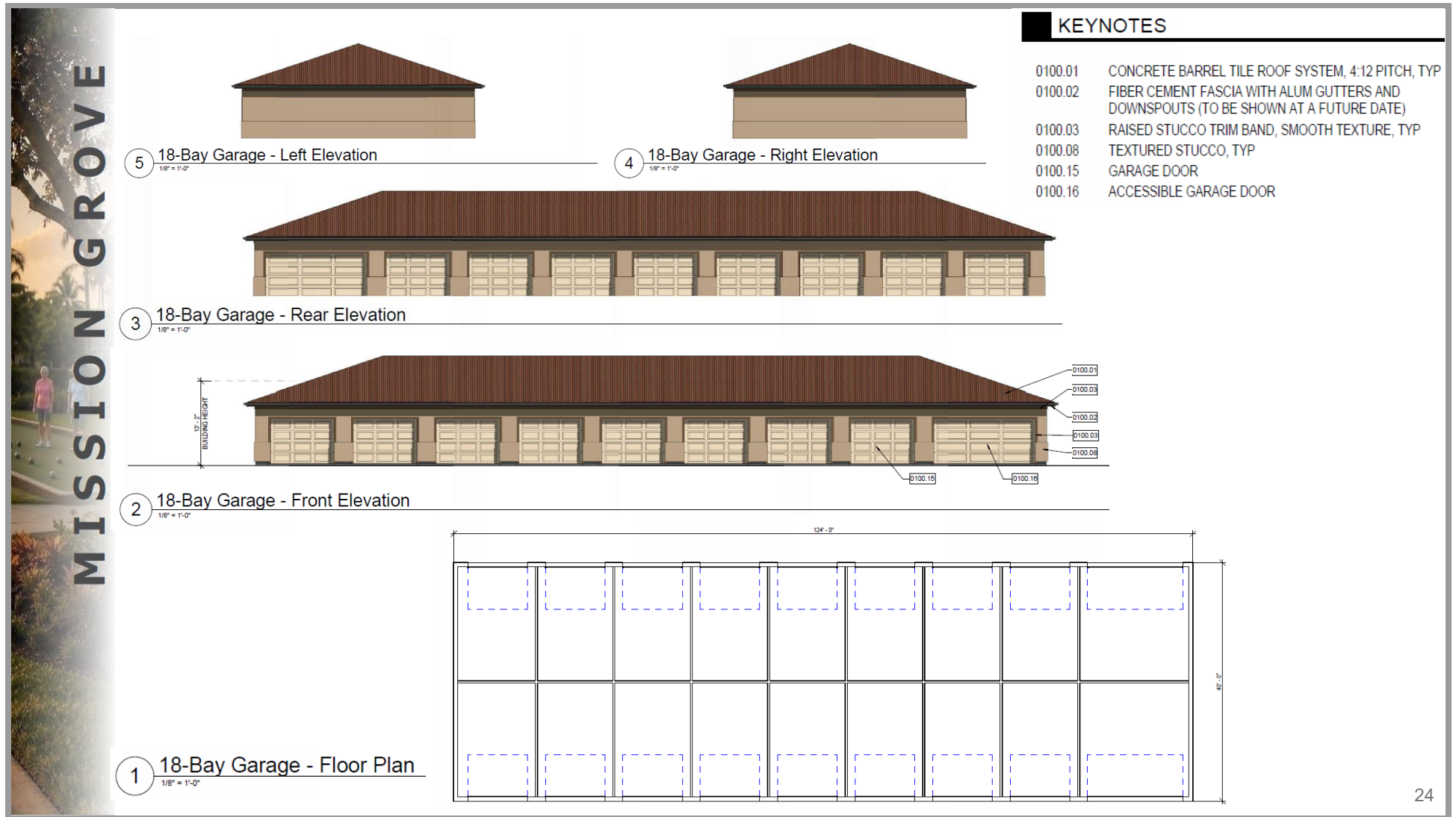
3 West Elevation
1/16" = 1'-0"

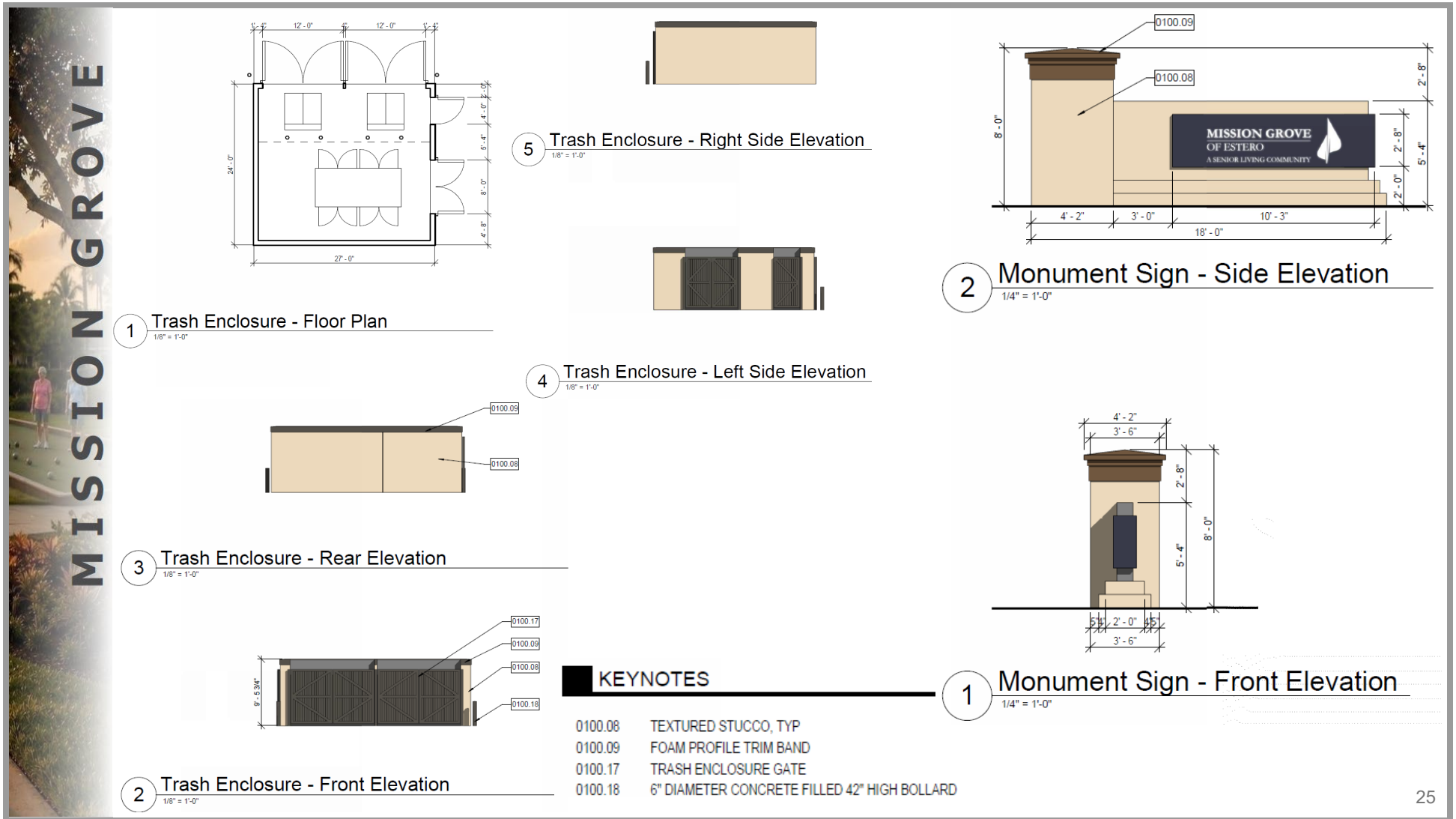
KEYNOTES

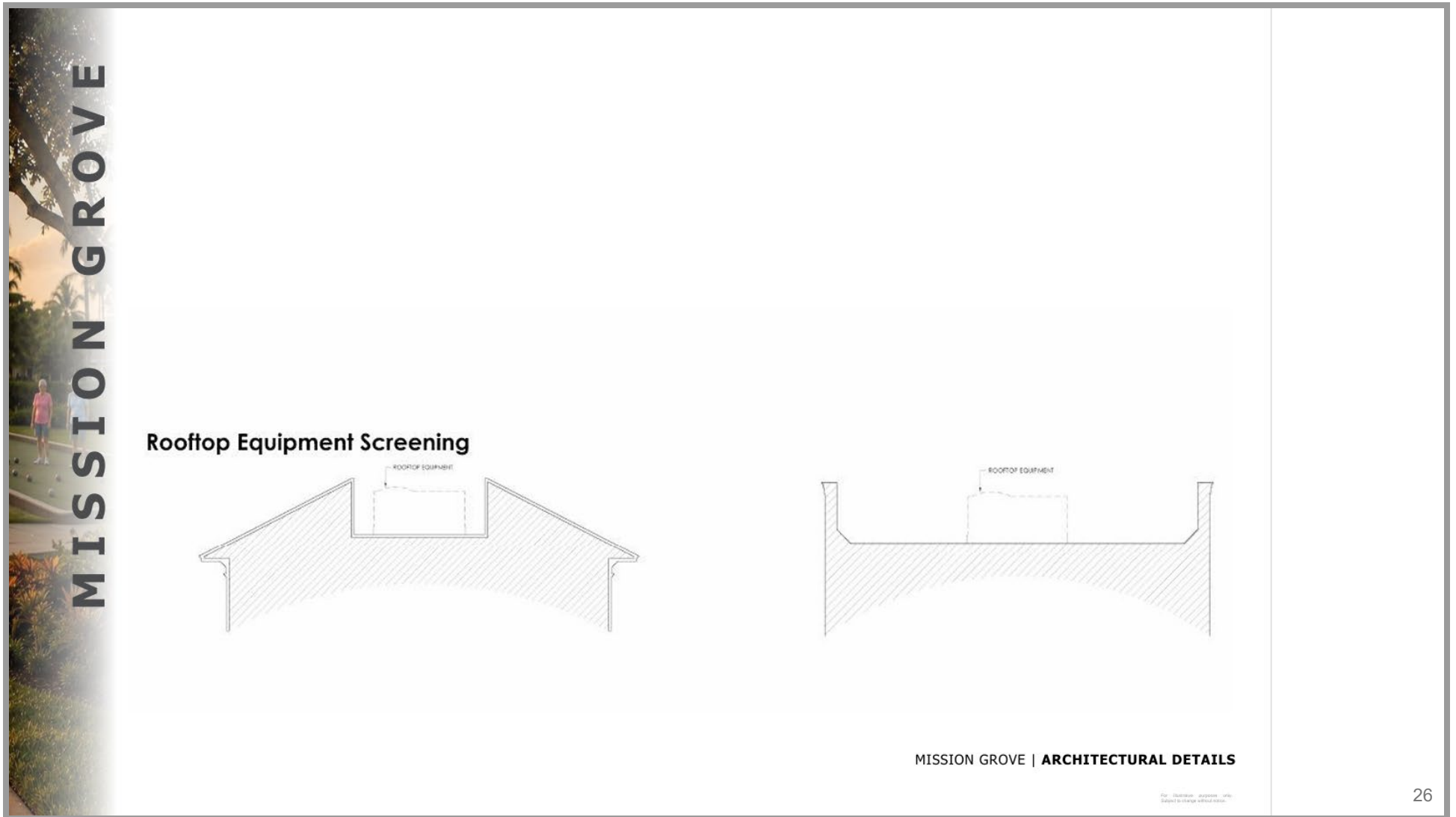
- 0100.01 CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP
- 0100.02 FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
- 0100.03 RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
- 0100.04 POWDER COATED ALUMINUM GUARDRAIL, TYP
- 0100.05 DECORATIVE ARCHITECTURAL BRACKET, TYP
- 0100.06 DECORATIVE FOAM LOUVERED SHUTTER, TYP
- 0100.07 SCREEN ENCLOSURE WITH PERIMETER ALUMINUM FRAMING SYSTEM
- 0100.08 TEXTURED STUCCO, TYP
- 0100.09 FOAM PROFILE TRIM BAND
- 0100.10 ALUM PARAPET COPING CAP
- 0100.11 IMPACT RATED WINDOWS, TYP
- 0100.12 PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
- 0100.13 CAST STONE OR FOAM MEDALLION
- 0100.14 LIGHT SCENCE



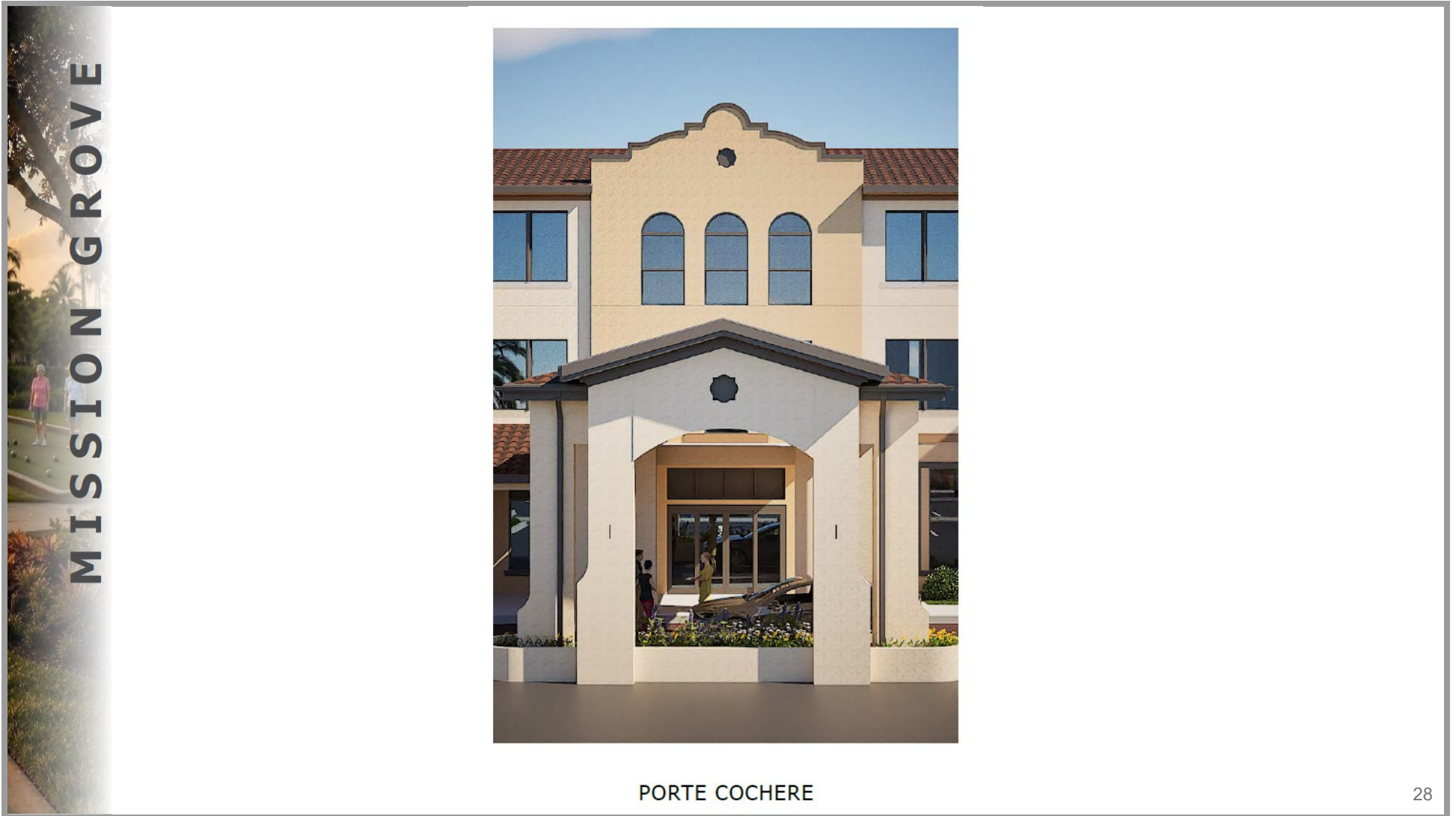


















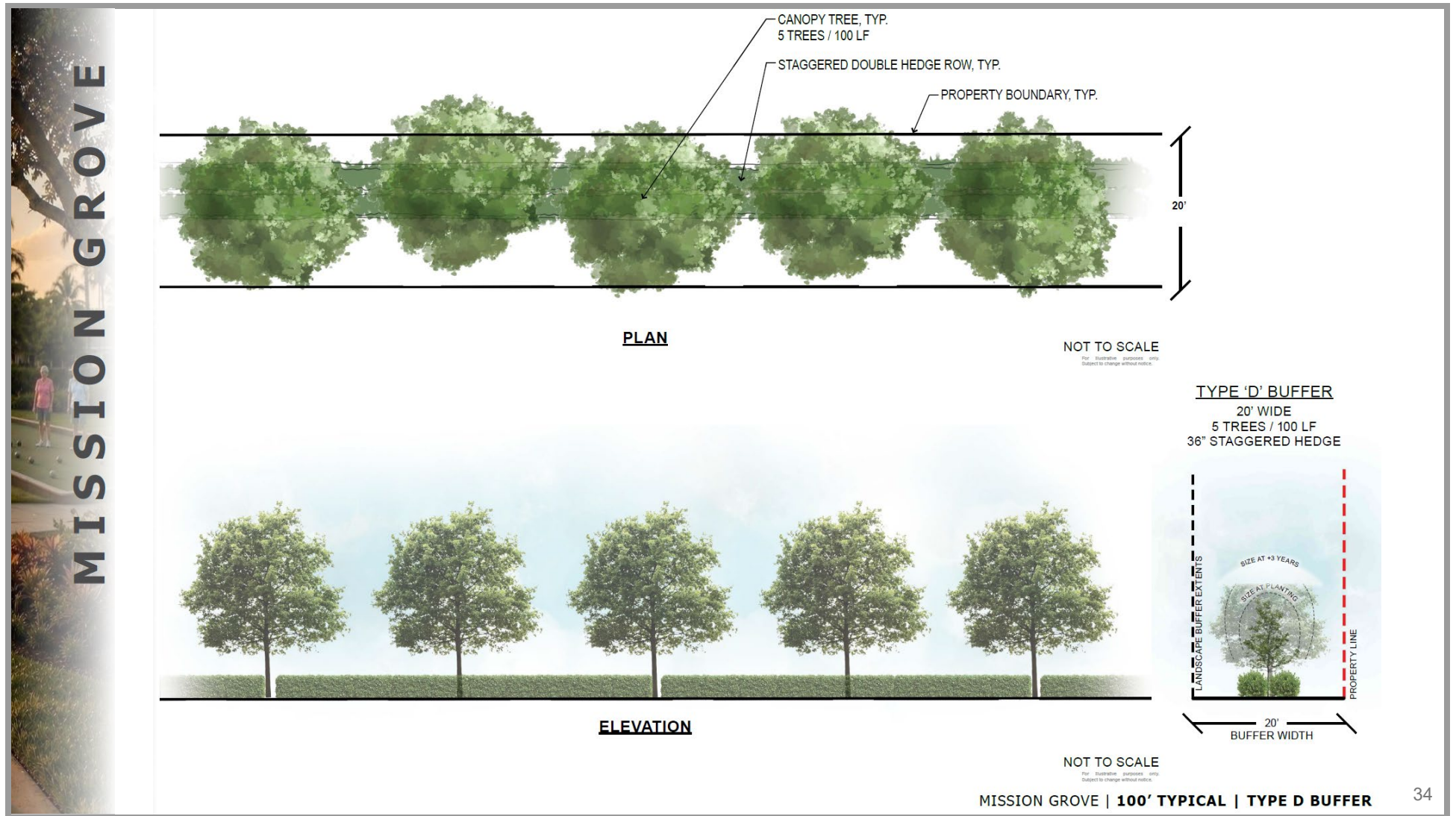
SIDE VIEW



LANDSCAPE ARCHITECT

Sabrina McCabe











Coconut Point Material Alteration of Building Exterior

Staff Report

For Planning Zoning and Design Board

PROJECT NAME:	Coconut Point Repaint
CASE TYPE:	Material Alteration Application
CASE NUMBER:	DCI2026-E001
PLANNING ZONING & DESIGN BOARD MEETING:	July 21, 2026

SUMMARY OF REQUEST

The applicant is requesting to revise building and signage paint colors, in the portion of Coconut Point owned by Simon Property Group. Building design and signage standards are contained in the Coconut Point Design Review Guidelines approved by Lee County in 2004.

The applicant intends to refresh and enhance the look and feel of the shopping center with new building colors, and signage colors to match with an updated logo.

The property is located east of US 41, south of Rapallo and generally west of Via Coconut Point. The proposed amendment would apply to property owned by Simon within Coconut Point and would exclude North and South Village and several parcels and outparcels within the "mall" area.

STAFF RECOMMENDATION

Staff recommends approval as shown on the attached map.

GENERAL INFORMATION**Applicant**

Coconut Point Developers, LLC
Indianapolis, Indiana

Authorized Agent

Bill Moston, Vice President of Development, Simon Property Group

Location

Coconut Point shopping center is located east of US 41, west of Via Coconut Point, and north of Coconut Road

STRAP Number

Multiple STRAP Numbers

Surrounding Zoning and Land Use

North Conservation area of Coconut Point, then Rapallo community (North Village portion of Coconut Point DRI)

East Via Coconut Point, Seminole Gulf Railway, then, Shadow Wood community

South Coconut Road, then South Village portion of Coconut Point DRI

West US 41, then Marsh Landing, Woodfield development, and Lyden Drive commercial

Zoning

Mixed-Use Planned Development (MPD). The property is also part of the Coconut Point Development of Regional Impact (DRI).

Comprehensive Plan Land Use Category

Transitional Mixed Use

Project History

The subject property is part of Coconut Point MPD and Coconut Point DRI. The property was rezoned from Agriculture (AG-2) to a Mixed Use Planned Development (MPD) by Lee County in 2002 under zoning resolution Z-02-009. The DRI and MPD zoning have been amended numerous times by Lee County as well as the Village of Estero after incorporation.

Public Information Meeting

A Public Information Meeting for the repaint project was held on October 14, 2025. A workshop was held on December 9, 2025. A Public Information Meeting for sign revisions was held on February 10, 2026.

PROJECT DESCRIPTION

The applicant is requesting to modify the colors of certain buildings within the portion of Coconut Point known as Area 2 Town Center owned by Simon Properties. The new paint concept would feature a more neutral and coastal tone palette with elimination of pastel colors. The request also includes painting all signs using the new color palette, including the existing pylon sign, monument signs, wayfinding signs, tower signs, restroom signs, play area sign and directories throughout the property.

Coconut Point comprises three areas:

1. North Village (including Rapallo, Hertz, and Marketplace)
2. Town Center (primarily Simon shopping center including Fashion Drive and community retail area)
3. South Village (south of Coconut Road including Lee Health, assisted living and other uses)

Applicability of Request

The repainting request covers the portion of Town Center that is owned by Simon. Several properties are not included because they are owned separately including Target, Dillards, The Residences, and several outparcels as shown on the attached Map.

STAFF ANALYSIS

Coconut Point is subject to Design Review Guidelines (also known as the “Beauty Book”) for the entire 482-acre project which includes North Village, Town Center and South Village. The Design Guidelines were adopted as an Administrative Amendment by Lee County in 2004 to amend Conditions 3 and 5 of Resolution Z-02-009 to provide more specificity pertaining to the landscaping, architecture design and signage applicable to the entire development, including outparcels. The Village has further utilized this concept by incorporating a “Pattern Book” requirement into the Land Development Code to ensure consistent architectural design, landscape, colors, and signage for projects.

Building Colors Request

The applicant proposes to “refresh” colors with the approval of several new colors. The applicant believes the new colors are consistent with the Coconut Point Design Guidelines and the Land Development Code.

The Land Development Code reads as follows:

5-706 Building Design Standards

D. Exterior Building Color.

1. *Exterior building colors shall be neutral, warm earth tones or subdued pastels. White or gray are prohibited as a predominant color. Where applicable, brightly colored trims, cornices, or columns may be used to create a special effect or setting. However, these contrasts shall create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.*

The Coconut Point Design Review Guidelines state:

Color Palette

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

The Design Review Guidelines further state:

Building facades shall include a pattern that shall include no less than three elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

- *Color change*
- *Texture change*
- *Material module change*
- *Expression of architectural or structural bay through a change in plan no less than 12" in width, such as an offset, reveal or projecting rib.*

The applicant modified the color palette with input from staff and the Planning Zoning and Design Board to include additional darker colors (Tony Taupe and Pavestone) for more contrast. The applicant has submitted a paint permit that indicates a selection of no less than 3 and up to 5 wall colors, with 2 accent colors for trim and metal detailing. Colors would be applied to provide horizontal and vertical articulation depending on the type of building and façade types. The primary colors include: Alabaster, Moderate White and Accessible Beige. The secondary field colors include Tony Taupe and Pavestone. In reviewing the painting details contained in the 29-page paint permit, staff believes the mix of colors provides contrast and the colors would be consistent with the Land Development Code and Coconut Point Design Review Guidelines.

Signage Request

The applicant has also requested to repaint the signs in the Simon Area 2 tract of Coconut Point. The signage includes monument signs, project identification signs, main entrance tower signs, wayfinding signs, street signs, restroom signs, play area sign, and directory signs.

The signage revisions will add the corporate Simon logo, and update the Coconut logo of Coconut Point. Signs will be repainted shades of beige and white to match the color palette of the new proposal, and lettering will be replaced.

STAFF RECOMMENDATION

Land Development Code Section 2-505.A. addresses Material Alterations of Commercial or Multifamily Building or Structure Exteriors.

The Code states that the Director reviews all applications and makes a decision unless, in the director's discretion, the Director requests that the Planning Zoning and Design Board makes the decision. The application is being submitted for review and decision by the Planning Zoning and Design Board due to the magnitude of the request compared to an individual building repaint.

Staff believes the modified request should be approved because the existing paint palette is somewhat dated and the new colors of buildings and signage will refresh the center.

The applicant is proposing to paint the small shops, retail buildings, and "Fashion Drive" area now and to repaint the community retail area as another phase due to ownership issues. Simon does not own all the property in Area 2. Several large properties are now individually owned: Dillards, Target, The Residences, Hyatt Hotel, and several outparcels along US 41. Simon controls the properties through covenants and restrictions and must provide authorizations for other owners to repaint. Dillards, the largest parcel not owned by Simon, is painted earth tones and similar to the new proposed palette. Target is the second largest and is earth tones with yellow. Other large

properties including The Residences and Hyatt have indicated a desire to repaint to the new palette.

The amendment would not apply to North and South Village. These areas are separated by a conservation area and Coconut Road respectively, and are somewhat distinct and would retain the existing colors unless they file a later amendment.

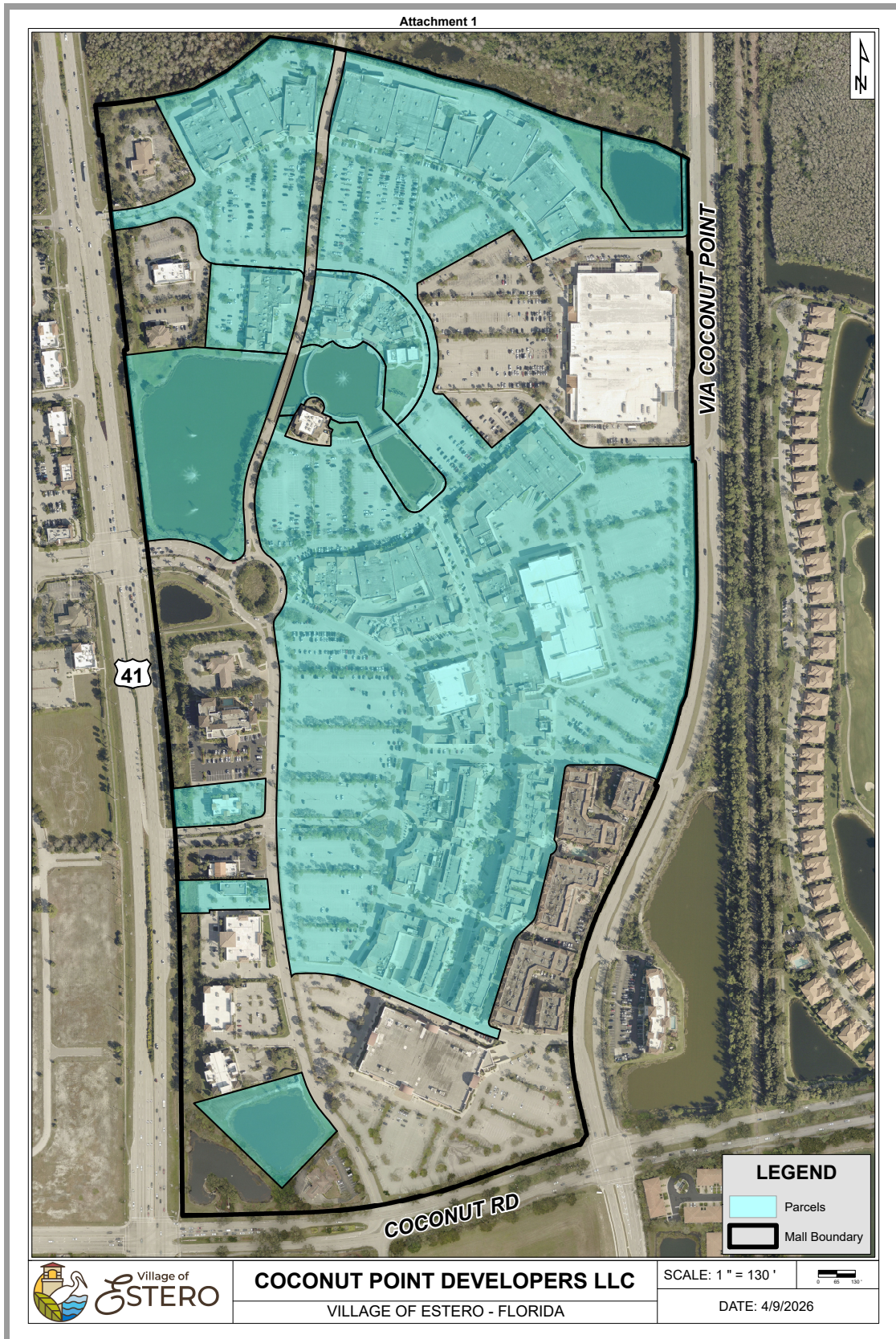
CONCLUSION

In determining whether to approve an amendment, the Planning Zoning and Design Board should consider the following review standards for material alterations contained in the Land Development Code Section 2-505.A.2.:

- A. The proposed alteration is in conformity with good taste, good design, and in general contributes to the image of the Village as a place of beauty, spaciousness, harmony, taste, fitness, and high quality;
- B. The proposed alteration is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- C. The proposed alteration is in conformity with the standards of the LDC and other applicable ordinances insofar as the location and appearance of the structure is involved;
- D. The proposed alteration is in harmony with the proposed developments in the general area, and fully consistent with the Comprehensive Plan for the Village; and
- E. If a repainting project, the proposed repainting conforms to the colors permitted in the LDC.

ATTACHMENTS:

- 1. Map showing property owned by Coconut Point Developers, LLC
- 2. Coconut Point District 2 – Town Village Paint Project (Dated May 13, 2026)



Estero Florida 33928

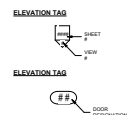


BARTLETT HARTLEY AND MULKEY
ARCHITECTS PA

SIMON MALL MANAGEMENT

ANNOTATION SYMBOLS

DRAWING TITLE AND
INFORMATION

[illegible][illegible][illegible]

N	M	L
COCONUT POINT DISTRICT 2 - TOWN VILLAGE PAINT PROJECT, ESTERO, FLORIDA		
Title Sheet		

p

Project Manager:

Drawn By:

Scale:

Checked By:

Scale:

Drawing Date:

05/11/2018

Project No:

0000000000



DESIGN GUIDELINE COMPLIANCE: RESIDENTIAL BUILDINGS										DESIGN GUIDELINE COMPLIANCE: RETAIL BUILDINGS									
RESIDENTIAL BUILDINGS ARE NOT INCLUDED IN THIS PERMIT SET BUT HAVE BEEN REFERENCED FOR CONSISTENCY ONLY. BOTH RETAIL AND RESIDENTIAL COLORS HAVE BEEN COORDINATED. COCONUT POINT DESIGN REVIEW GUIDELINE REFERENCES: Proposed paint colors are consistent with standards outlined in the beauty book in ADD 2004-006 approved by Lee County on June 3, 2004: Proposed RETAIL paint colors are the same as what is being proposed for Coconut Point Residential as required by section: IV Architectural; 1. Characteristics of Residential Architecture Exterior Colors Color selections for all exterior material shall be in warm, light earth tones. No pastels, pure whites, primary or secondary colors may be used except as approved by the DRA. Secondary owners must submit for approval color samples of all exterior surfaces to the DRA for review and approval no later than at time of final approval, including specifications and samples for window and metal finishes, roof material, trim, shutters, chimney caps, medallions and any other exterior surfaces and accents. Exterior Wall Treatments The following are acceptable exterior wall treatments for vertical surfaces: 1. Painted stucco in natural earth tones. 2. Anodized or painted finish are required on all metal surfaces including windows, flashing, drops, and caps, in colors matching the approved adjacent surface color. 3. Facias must be a minimum of 10" wide cedar, painted to match the approved trim color. Other fascia materials comparable to cedar may be approved by the Design Review Authority. 4. Soffit material shall be wood or stucco. Aluminum or vinyl may be allowed at the discretion of the Design Review Authority. All other materials are prohibited. 5. Vinyl, wood, metal or lap siding is prohibited. Roofing Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side and rear elevation, and may vary as dictated by architectural design. A roof pitch between 4:12 and 8:12 is required. A minimum overhang of 12" is required. Asphalt or fiberglass roof shingles and metal roofs are prohibited. Metal roofs as accent elements may be approved on a case by case basis. Roof materials which are acceptable are clay or concrete barrel, flat, and 5" tile. Roof colors shall be warm earth tones: pure white, blue or any bright colors are prohibited. Design Review Authority approval is required for a roof material change. Roof Accessories and Equipment Design Review Authority approval is required for all rooftop equipment and accessories, unless specifically exempted in this Section. All rooftop equipment must match roofing colors or be of a color that complements the building and must be placed as inconspicuously as possible. Exposed flashing gutters and downspouts must be painted to match the adjacent surface of the structure. No exposed attachment straps will be allowed. Windows, Doors and Trim Windows should be clear glass or a tinted glass of bronze, gray, or smoke colors. No reflective glass, film, or tinting may be used. Aluminum window frames shall be bronze, charcoal, white or other approved color. Screens frame colors shall match window colors. Windows shall be banded on the front and at rear elevations outside the lanai. Side elevations shall have either banding around the windows or banding/molding detail under the eaves. Lanai screens fabric and frames shall be bronze or charcoal color. The Design Review Authority must approve security treatments for doors and windows; however, no "burglar bars," steel or wrought iron bars, or similar features shall be installed on the exterior of any windows or doors of any dwelling. Ceramic Tile Ceramic tile adds color, pattern, and texture to the building environment. Because of its small scale in relation to many building materials, it should be located with visibility in mind. As an accent in surface paving, at stair risers, storefront window corbels, and wall accents as frames, bands, and small murals are all appropriate applications. Chimneys The proper placement of chimneys adds to the architectural scale and intimacy of the buildings at Coconut Point. Clay tile, stucco, and cast stone are appropriate materials for these elements that add punctuation and familiarity to the buildings. Color Palette Facade colors at Coconut Point shall be low reflectance and subtle, neutral, warm white or cream color and earth tone colors. Building trim and accent areas may feature lighter or darker saturated colors within an earth tone palette. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.																			
LAND DEVELOPMENT CODE REFERENCES: Proposed paint colors are consistent with Section 5-706D of the Land Development Code: 5-7.06 Building Design Standards D. Exterior Building Color. 1. Exterior building colors shall be neutral, warm earth tones or subdued pastels. White or gray are prohibited as a predominant color. Where applicable, brightly colored trims, cornices, or columns may be used to create a special effect or setting. However, these contrasts shall create a harmonious impact, complementing the principal structure as well as existing surrounding building structures. 2. Brighter colors can be utilized to create focal points of interest in locations including on doors, windows, and architectural details. 3. Buildings shall not exceed three colors on one architectural detail in composite. 4. Contrasting accent colors of any wall, awning, or other feature shall be limited to no more than ten percent of the total area for any single facade. COCONUT POINT DESIGN REVIEW GUIDELINE REFERENCES: Proposed paint colors are consistent with standards outlined in the beauty book in ADD 2004-006 approved by Lee County on June 3, 2004: Coconut Point Design Review Guidelines: Part 2 Architecture II. 2. Architectural Components – Color Palette Facade colors at Coconut Point shall be low reflectance and subtle, neutral, warm white or cream color and earth tone colors. Building trim and accent areas may feature lighter or darker saturated colors within an earth tone palette. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.																			

EXAMPLE - ONE STORY RETAIL: BUILDING J

EXISTING



PROPOSED



RETAIL SHOP J

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXISTING



PROPOSED



RETAIL SHOP J

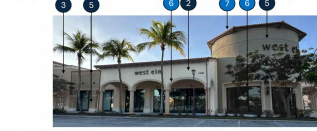
Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXISTING



PROPOSED



RETAIL SHOP J

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXAMPLE - RETAIL WITH OFFICE ABOVE: BUILDING P

EXISTING



PROPOSED



RETAIL SHOP P (OFFICE ABOVE)

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXISTING



PROPOSED



RETAIL SHOP P (OFFICE ABOVE)

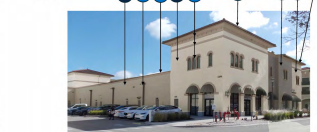
Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXISTING



PROPOSED



RETAIL SHOP P (OFFICE ABOVE)

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.

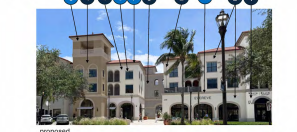


EXAMPLE - RETAIL WITH RESIDENTIAL ABOVE: BUILDING M

EXISTING



PROPOSED



RETAIL SHOP M (RESIDENTIAL ABOVE)

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXISTING



PROPOSED



RETAIL SHOP M (RESIDENTIAL ABOVE)

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



EXISTING



PROPOSED

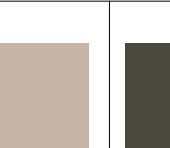
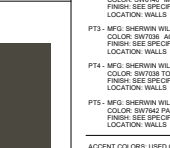


RETAIL SHOPS (ALLEY) (RESIDENTIAL ABOVE)

Paint colors shown in photo renderings are proposed. The color palette shows the variety of color tones, shade differences and textures.



PAINT COLORS

						
PT1	PT2	PT3	PT4	PT5	PT6	PT7

NOTES

THE PAINTING SCOPE WILL ADDRESS THE RETAIL LEVEL AND RETAIL OFFICE LEVELS OF ONLY THE BUILDING REFERENCED TO THIS PAGE. THIS PROJECT WILL NOT ADDRESS ANY PORTION OF RESIDENTIAL. A SEPARATE PROJECT WILL BE REQUIRED FOR THE RESIDENTIAL PORTION. THE COLORED BUILDING IS SHOWN IN COLORED COLOR WHEN POSSIBLE FOR BOTH THE EXISTING AND PROPOSED. THE COLOR SAMPLES ARE THE IMAGES SHOWN ON THIS PAGE ARE EXAMPLES OF EACH TYPE OF BUILDING.

THE COLOR SAMPLES ARE:

1. RETAIL WITH OFFICE ABOVE
2. RETAIL WITH RESIDENTIAL ABOVE

THESE EXAMPLES SHOW WHAT THE DESIGN INTENT COLOR CHANGE WILL LOOK LIKE. BEING ALL SIDES OF THE BUILDING ARE COMPLETED RETAIL, RETAIL OFFICE, AND RETAIL/RESIDENTIAL.

PAINT LEGEND

WALL COLORS: SEE ELEVATIONS FOR LOCATIONS

PT1 - MFG. SHERWIN WILLIAMS
COLOR: BWY100 ALABASTER
FINISH: SEE SPECIFICATION
LOCATION: WALLS

PT2 - MFG. SHERWIN WILLIAMS
COLOR: BWY140 MODERATE WHITE
FINISH: SEE SPECIFICATION
LOCATION: WALLS

PT3 - MFG. SHERWIN WILLIAMS
COLOR: BWY100 ACCESSIBLE BEIGE
FINISH: SEE SPECIFICATION
LOCATION: WALLS

PT4 - MFG. SHERWIN WILLIAMS
COLOR: BWY100 TONY TALLIE
FINISH: SEE SPECIFICATION
LOCATION: WALLS

PT5 - MFG. SHERWIN WILLIAMS
COLOR: BWY100 PAVESTONE
FINISH: SEE SPECIFICATION
LOCATION: WALLS

ACCENT COLORS: USED ON ALL BUILDINGS

PT6 - MFG. SHERWIN WILLIAMS
COLOR: BWY100 PAVESTONE
FINISH: SEE SPECIFICATION
LOCATION: WALLS

PT7 - MFG. SHERWIN WILLIAMS
COLOR: BWY100 URBANE BRONZE
FINISH: SEE SPECIFICATION
LOCATION: METAL ACCENT AND METAL LIGHTS

COCONUT POINT
A SIMON MALL

barlett bariley & mulkey
ARCHITECTS P.A.
272 HANOVER AVENUE, SUITE 100, 2025

bhm

STATE OF FLORIDA
REGISTERED ARCHITECT

COCONUT POINT DISTRICT 2 - TOWN VILLAGE PAINT PROJECT
ESTERIO, FLORIDA
Paint Concept

01/25/2026 10:00 AM

G003

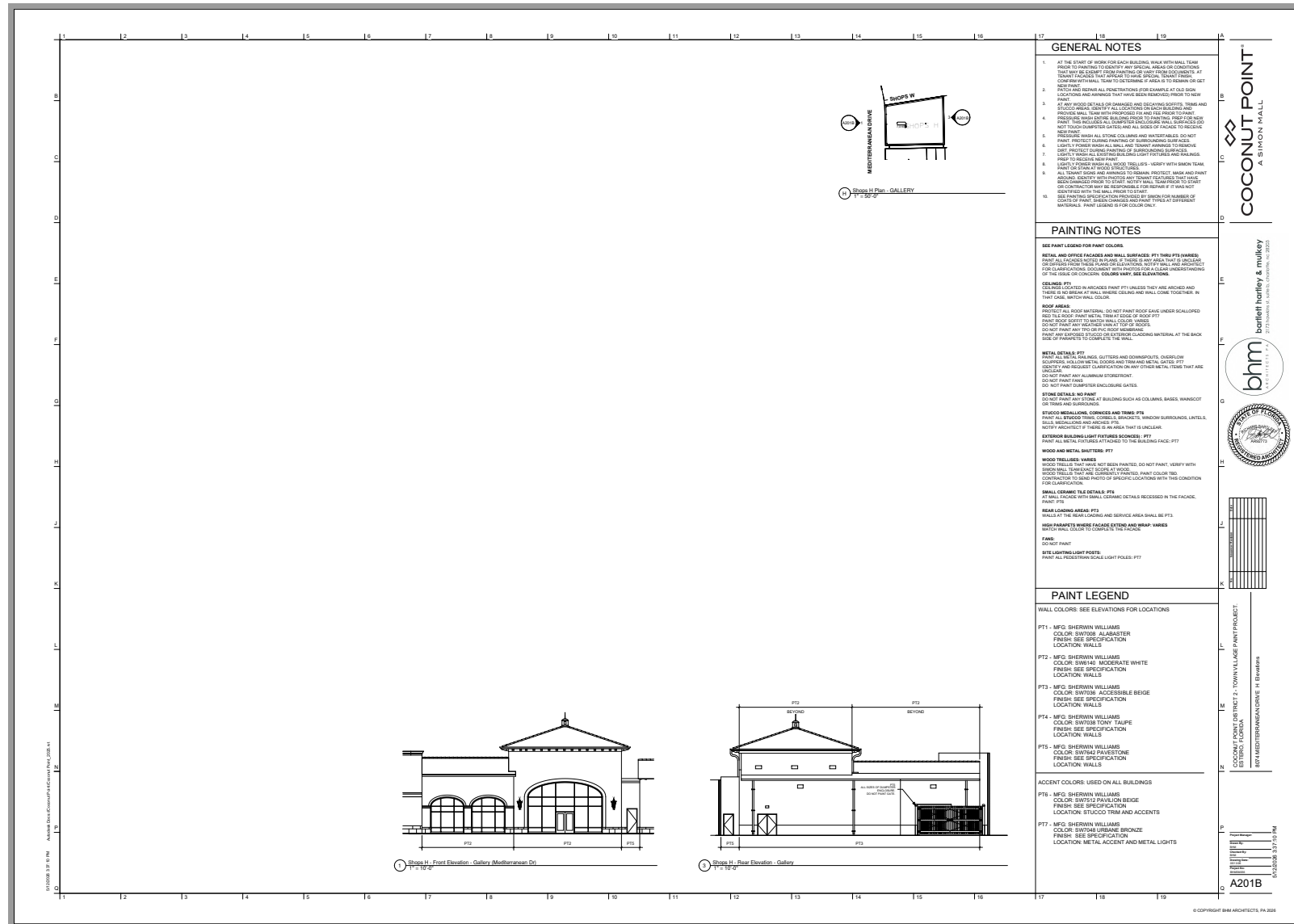
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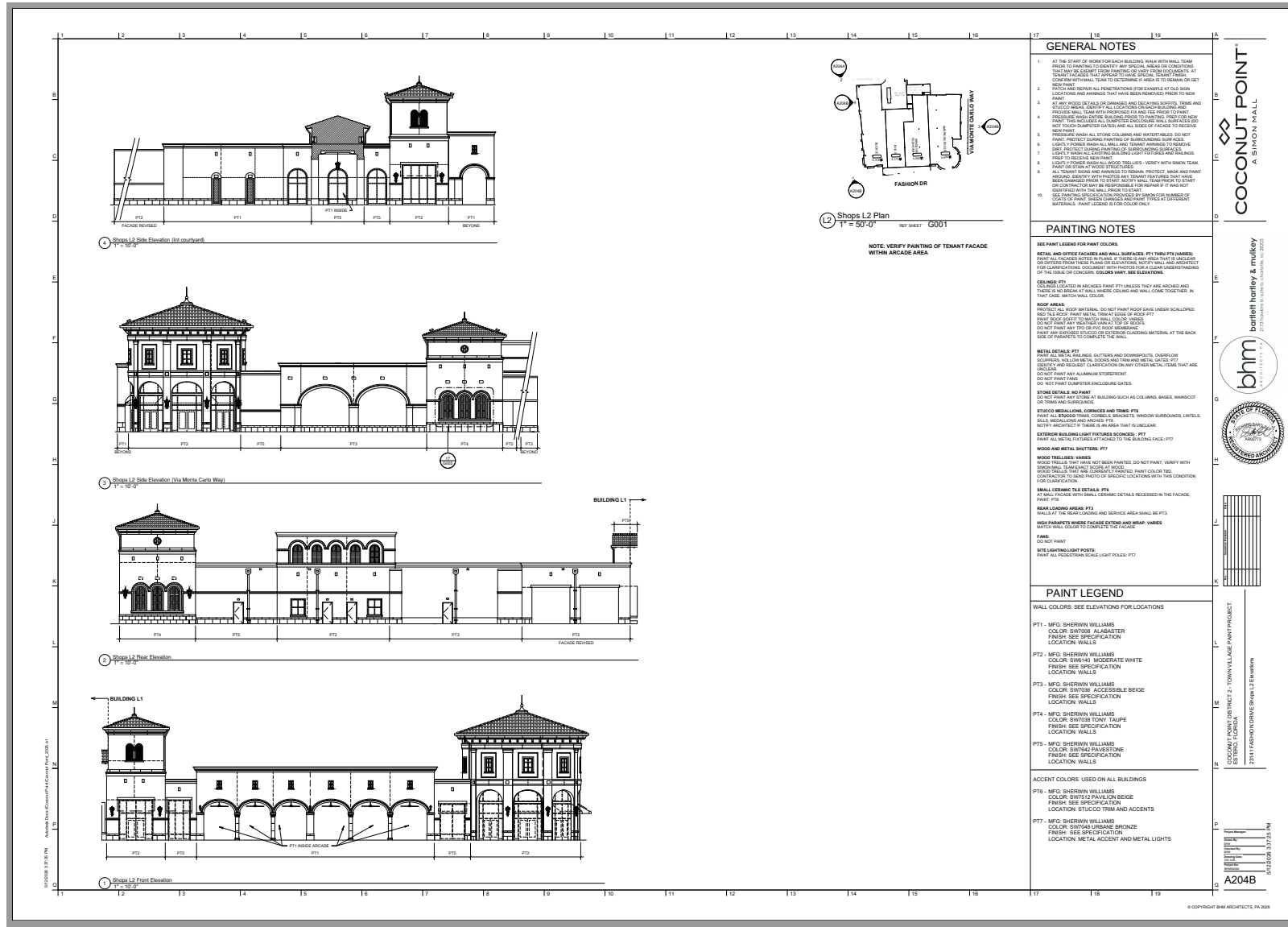
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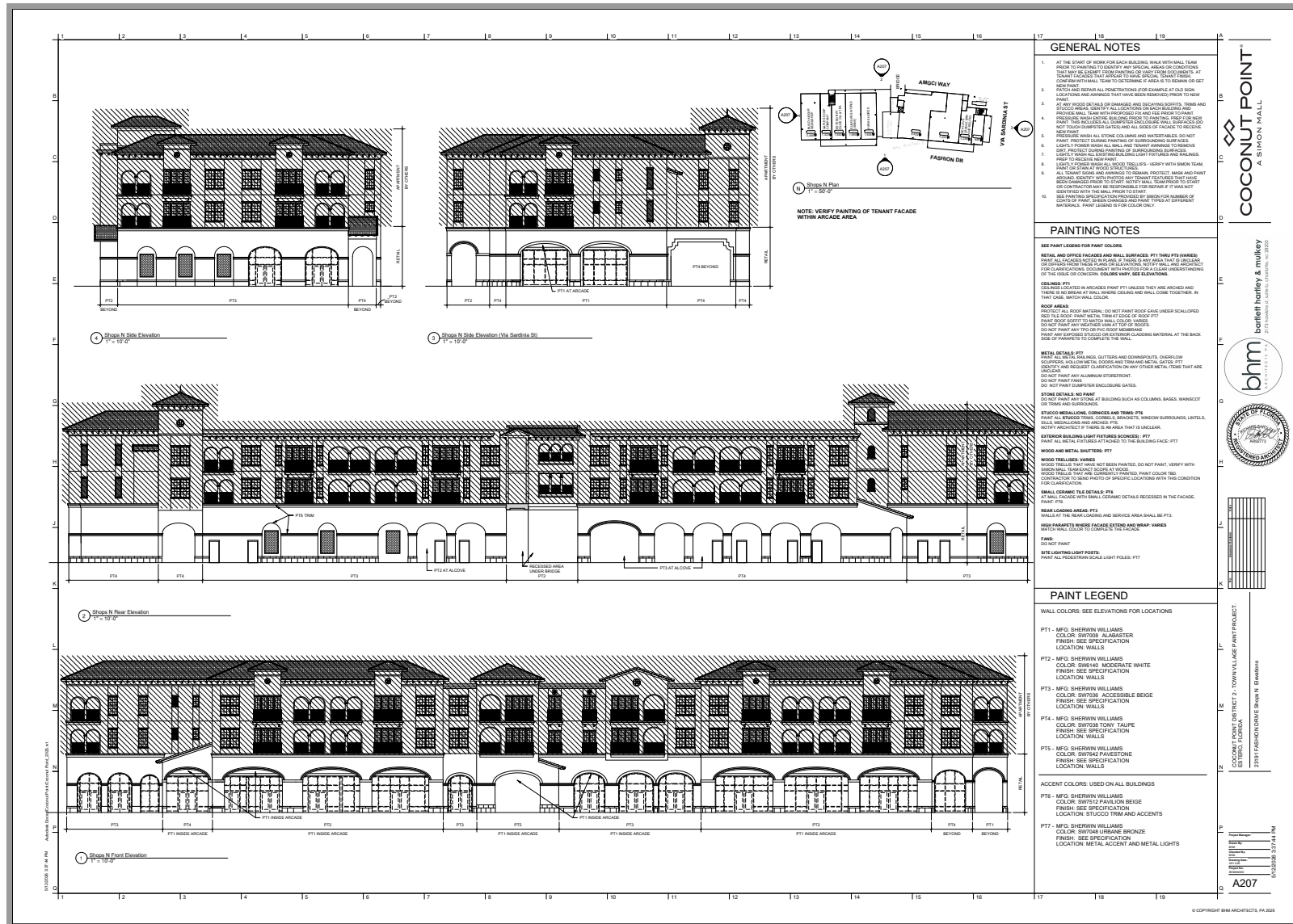




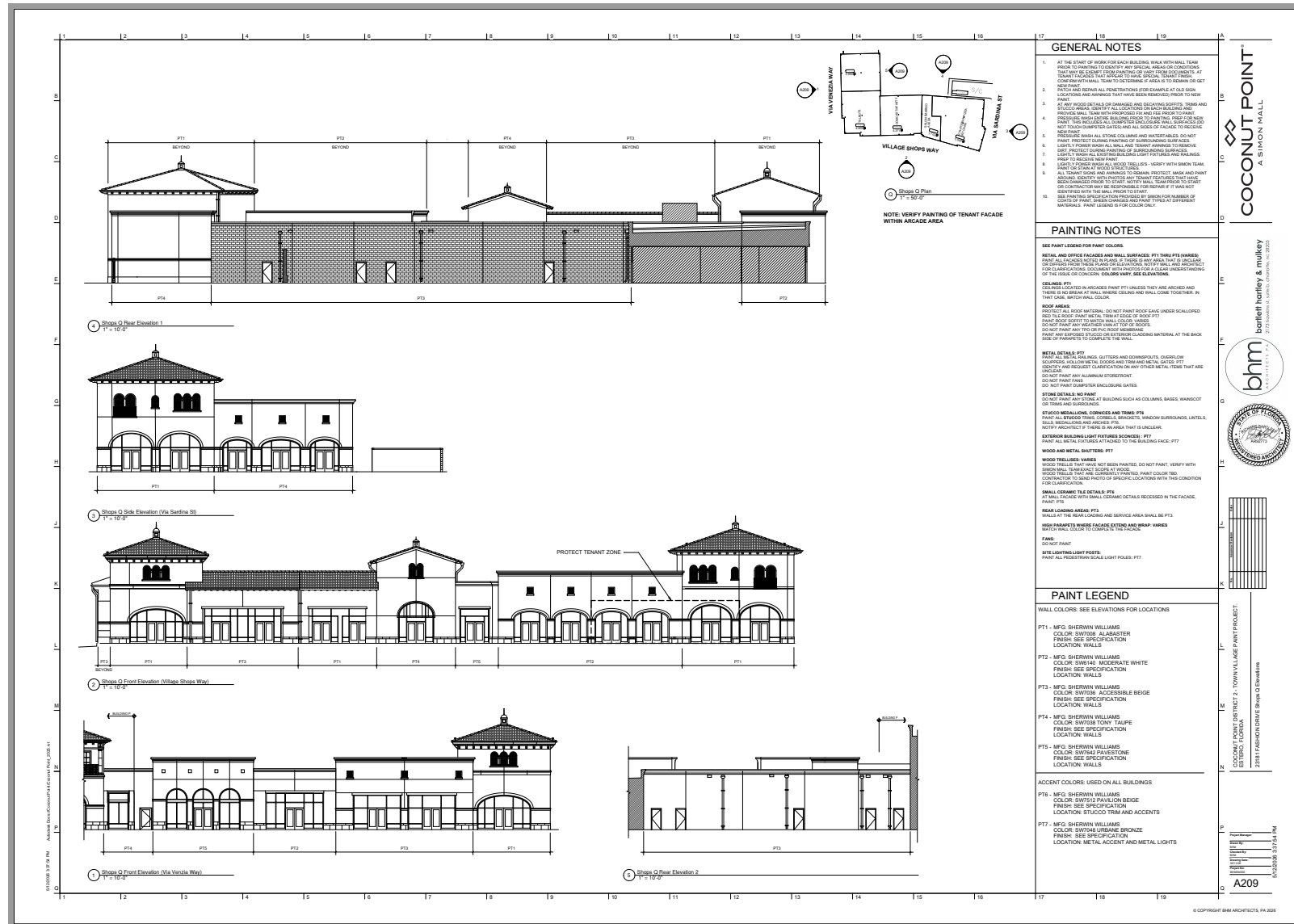






















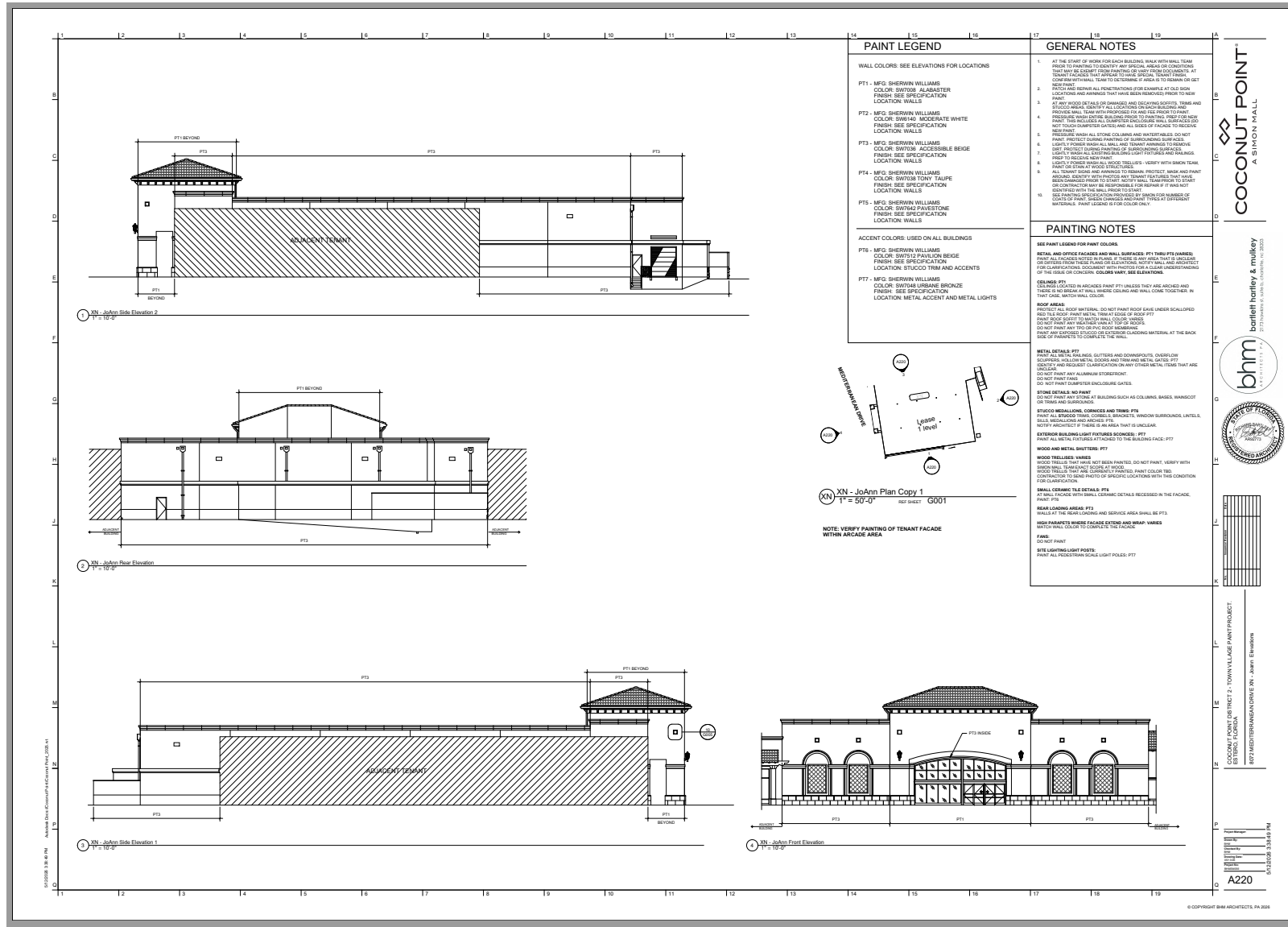












**RESOLUTION NO. PZDB 2026-02
PLANNED DEVELOPMENT ADMINISTRATIVE AMENDMENT**

**PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO, FLORIDA**

WHEREAS, Coconut Point Developers, LLC filed an application for signage revisions for the Town Center portion of Coconut Point; and

WHEREAS, the property is located generally east of US 41, west of Via Coconut, south of Rapallo and north of Coconut Road. The property comprises the Simon portion of Coconut Point also known as Area 2 and is shown on **Exhibit A** attached and includes the STRAP numbers below:

04-47-25-E3-360SC.0020
04-47-25-E3-360SC.0030
09-47-25-E2-360SC.0010
09-47-25-E2-46000.2B2A
09-47-25-E2-4303B.0020

and

WHEREAS, the property is part of Coconut Point DRI and is zoned Mixed Use Planned Development approved by Lee County on October 21, 2002 in Resolution Z-02-009 as amended; and

WHEREAS, the “Coconut Point Design Review Guidelines” document was approved for Coconut Point in Lee County Administrative Approval ADD2004-00060, including signage, colors, landscaping, and other design details; and

WHEREAS, general sign locations and criteria are outlined in the Design Review Guidelines; and

WHEREAS, the applicant has submitted a Comprehensive Sign Plan titled “Coconut Point – Site Signage Refresh” dated June 24, 2026 outlining the changes proposed; and

WHEREAS, the applicant is requesting changes to all signage to include new colors, adding the Simon logo, updating the Coconut logo, and adding two new directory signs internal to the site; and

WHEREAS, the signage colors will match the new building paint colors to provide a cohesive appearance; and

WHEREAS, the Land Development Code provides for certain amendments to be reviewed and decided by the Planning Zoning and Design Board; and

Resolution No. 2026-02
DCI2026-E001

Page 1 of 2

WHEREAS, the following findings of fact are offered:

1. The above exordial clauses are adopted as findings of fact and incorporated herein.
2. The signage revisions will update the appearance of the Center and will be consistent with the new color palette for the buildings.
3. The design of the signage is consistent with the Coconut Point Design Guidelines document governing Simon properties and the Land Development Code.

NOW, THEREFORE, it is determined that the application is approved with the following conditions:

1. Signage must be in conformance with the “Coconut Point - Site Signage Refresh” document dated June 24, 2026 (**Exhibit B**).
2. Sign design is approved. Signs will require individual building permits for the two new internal directory signs, and for any other signs if any modifications are made to electrical or other building-related requirements.

PASSED AND DULY ADOPTED this ____ day of _____, 2026.

**VILLAGE OF ESTERO, FLORIDA
PLANNING ZONING AND DESIGN BOARD**

Anthony Gargano, Chairman

Attest:

By: _____
Carol Sacco, Village Clerk

Exhibits:

- A. Location Map – Coconut Point “Town Center”
- B. Coconut Point - Site Signage Refresh Plan

Resolution No. 2026-02
DCI2026-E001

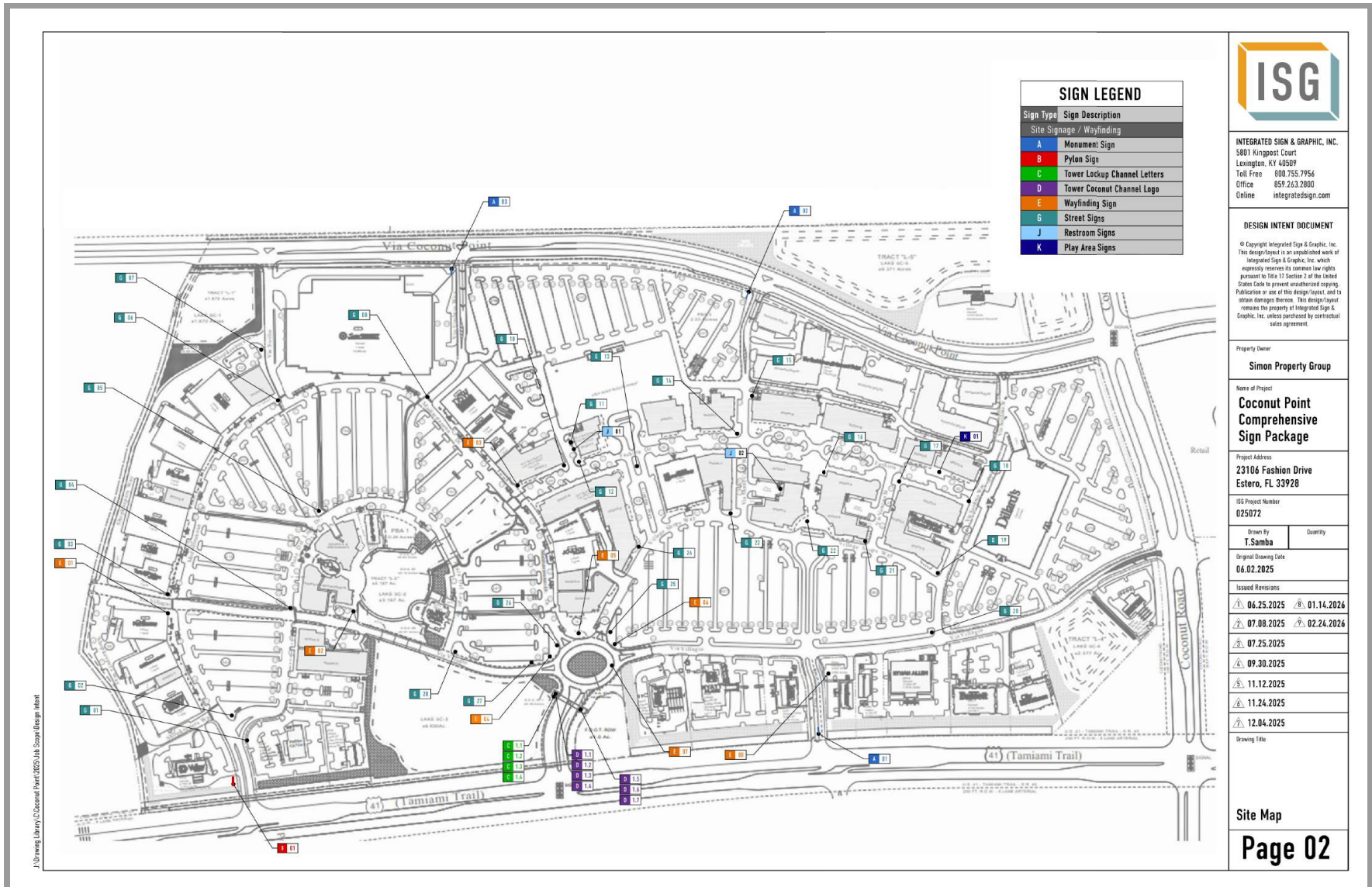
Page 2 of 2





Coconut Point - Site Signage Refresh

RSVD 06.24.2026



EXTERIOR SIGN SCHEDULE

NOTE: All quantities and locations depicted are not exact and will require site survey to verify specific locations and better determine site-lines and visibility angles. Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. ISG to be notified of any changes.

SIGN ID	SIGN DESCRIPTION	QTY.	CITY CODE DEFINITION	ILLUMINATION	NOTES:
A	Monument Sign	3	Freestanding Ground Sign	Illuminated	
B	Pylon Sign	1	Freestanding Ground Sign	Illuminated	
C	Tower Lockup Channel Letters	4	Building-Affixed Sign	Illuminated	Large tower needs all 4 sides w/ signs replaced and new signs installed
D	Tower Coconut Channel Logo	7	Building-Affixed Sign	Illuminated	Small tower needs 3 sides w/ 3 Coconut Channel Logo replaced and new installed. Large tower needs 4 sides w/ 4 Coconut Channel Logos replaced.
E	Wayfinding Sign	8	Freestanding Pole Sign	Non-Illuminated	
G	Street Signs	28	Freestanding Pole Sign	Non-Illuminated	
J	Restroom Blade Sign	2	Building-Affixed Sign	Illuminated	
K	Play Area Sign	1	Building-Affixed Sign	Non-Illuminated	



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Property Owner

Simon Property Group

Name of Project

**Coconut Point
Comprehensive
Sign Package**

Project Address

**23106 Fashion Drive
Estero, FL 33928**

ISG Project Number

025072

Drawn By

T.Samba

Quantity

Original Drawing Date

06.02.2025

Issued Revisions

△ 06.25.2025 △ 01.14.2026

△ 07.08.2025 △ 02.24.2026

△ 07.25.2025

△ 09.30.2025

△ 11.12.2025

△ 11.24.2025

△ 12.04.2025

Drawing Title

Site Map

Page 03

J:\Drawing Library\Coconut Point\2025 Job Scope Design Intent

Paint

 P1	 SW7512 Pavilion Beige	 P4	 SW7048 Urbane Bronze
 P2	 SW6140 Moderate White	 P5	 MP32071 White Wonder
 P3	 Simon Black	 P6	 Paint to match PMS 5763

Material

 M1	 .125" Aluminum	 M4	 Day/Night Acrylic
 M2	 .063" Aluminum	 M5	 1/2" Clear Acrylic
 M3	 7328 White Acrylic	 M6	 3/16" White Translucent Acrylic

Vinyl - *All vinyls used are standard UV resistant. For digital prints, the ink has UV resistance, plus we use a matte laminate on digital prints for added protection in general (and added UV resistance).

 V1	 3M Reflective Black	 V5	 PMS 157c
 V2	 Black Opaque Vinyl	 V6	 PMS 5763c
 V3	 PMS 5773c	 V7	 PMS 1355c
 V4	 PMS TBD	 V8	 PMS 872c

Logos

Simon Lockup


COCONUT POINT
 A SIMON CENTER

Simon Lockup
 Tower Entrance Only


COCONUT POINT
 A SIMON CENTER

Illuminated logo will be a
 digitally printed vinyl graphic*



Font

Simon Circular Medium
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz 1234567890



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Simon Property Group

Name of Project

**Coconut Point
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 Estero, FL 33928**

ISG Project Number

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Drawn By

T.Samba

Quantity

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06.02.2025

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 **07.25.2025**

 **09.30.2025**

 **11.12.2025**

 **11.24.2025**

 **12.04.2025**

Drawing Title

**Sign Material, Paint,
 & Vinyl Information**

Page 04

Double-sided Monument Sign - Sign Type A



01 Existing Monument Sign
SCALE: NTS



02 Existing Monument Sign
SCALE: NTS



03 Existing Monument Sign
SCALE: NTS



04 ST-A Monument Sign Refresh - Day Rendering
SCALE: NTS



05 ST-A Monument Sign Refresh - Night Rendering
SCALE: NTS



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Property Owner:

Simon Property Group

Name of Project:

Coconut Point
Comprehensive
Sign Package

Project Address:

23106 Fashion Drive
Estero, FL 33928

ISG Project Number:

025072

Drawn By:

T. Samba

Quantity:

3

Original Drawing Date:

06.02.2025

Issued Revisions:

04.25.2025 01.14.2026

07.08.2025 02.24.2026

07.25.2025

09.30.2025

11.12.2025

11.24.2025

12.04.2025

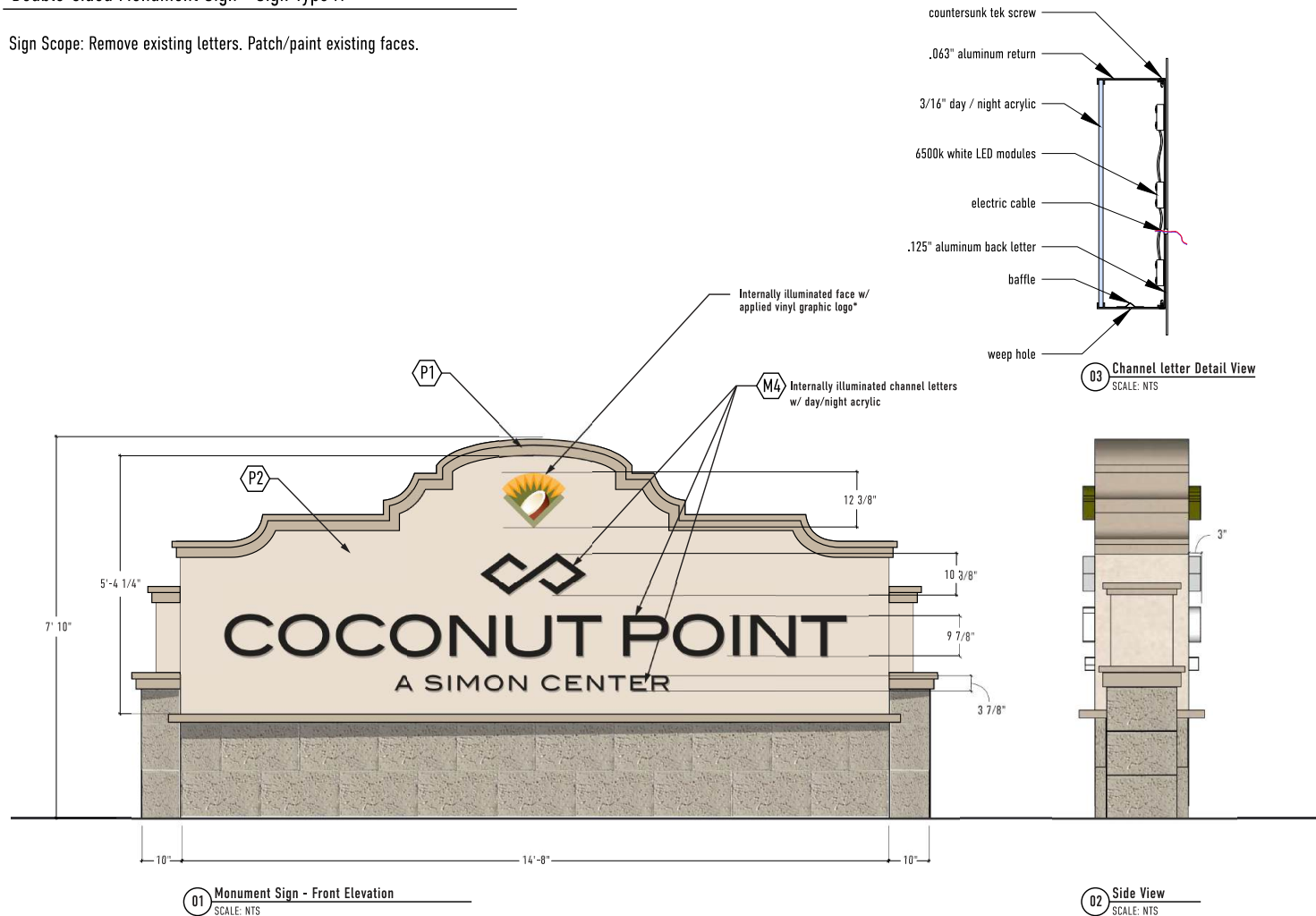
Drawing Title:

ST-A Double-sided
Monument Day &
Night Renderings

Page 05

Double-sided Monument Sign - Sign Type A

Sign Scope: Remove existing letters. Patch/paint existing faces.



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Name of Project

**Coconut Point
Comprehensive
Sign Package**

Project Address

**23106 Fashion Drive
Estero, FL 33928**

ISG Project Number

025072

Drawn By

T.Samba

Quantity

3

Original Drawing Date

06.02.2025

Issued Revisions

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△ 07.25.2025

△ 09.30.2025

△ 11.12.2025

△ 11.24.2025

△ 12.04.2025

Drawing Title

**ST-A Double-sided
Monument Sign
Front Elevation**

Page 06

Double-sided Pylon Sign - Sign Type B



01 Existing Pylon Sign
SCALE: NTS



02 Pylon Sign Refresh - Day Rendering
SCALE: NTS



03 Pylon Sign Refresh - Night Rendering
SCALE: NTS



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Property Owner
Simon Property Group

Name of Project
Coconut Point
Comprehensive
Sign Package

Project Address
23106 Fashion Drive
Estero, FL 33928

ISG Project Number
025072

Drawn By
T. Samba

Quantity
1

Original Drawing Date
06.02.2025

Issued Revisions

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07.08.2025 02.24.2026

07.25.2025

09.30.2025

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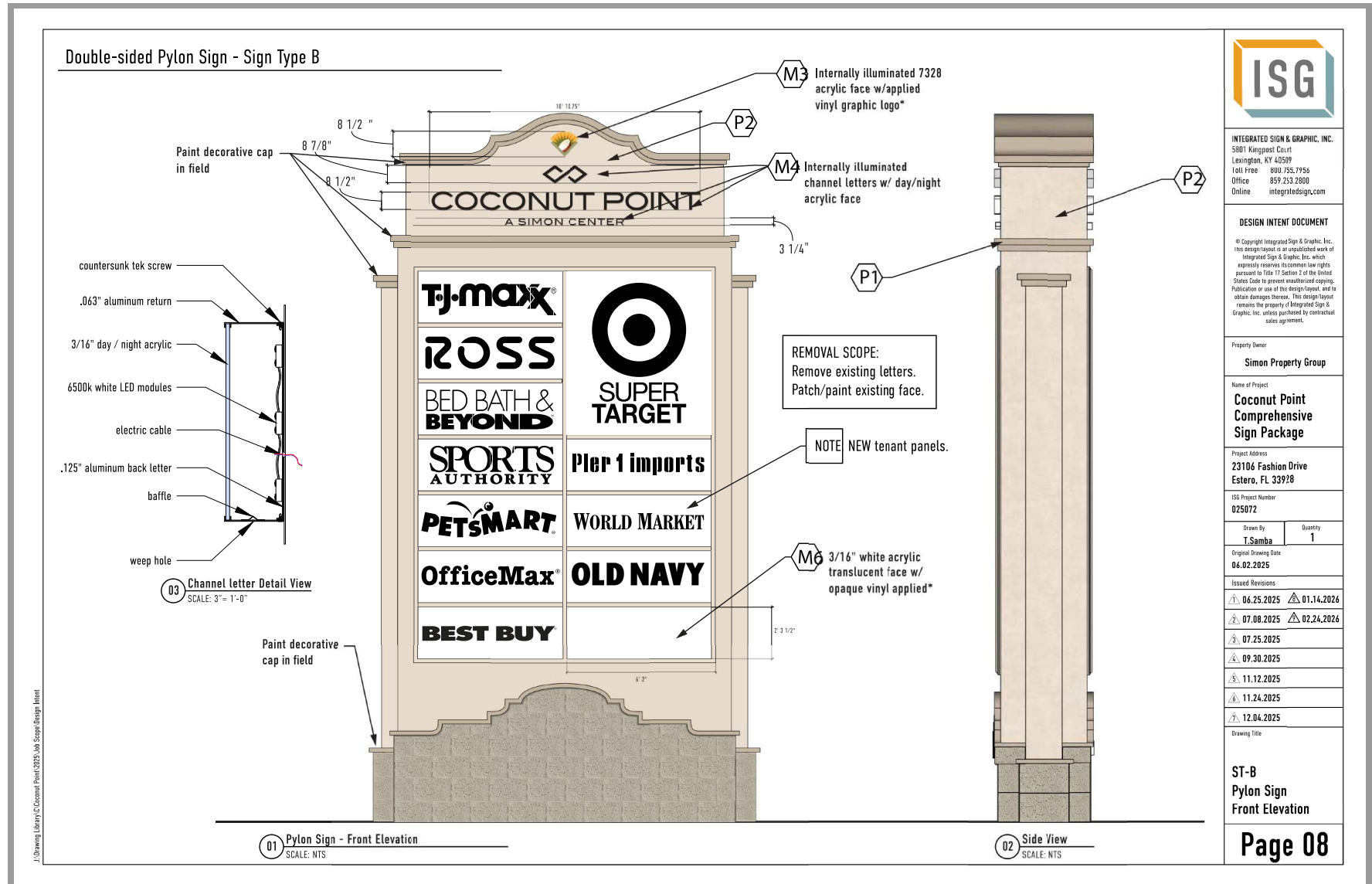
11.24.2025

12.04.2025

Drawing Title

ST-B
Pylon Sign Day &
Night Renderings

Page 07



Main Entrance Tower Signs - Sign Type C & D



01 Existing Entrance Tower Signs
SCALE: NTS

C 01

Sign Scope: Remove existing letters and logo on all 4 sides of large tower.
Patch/paint wall surfaces. Install new letters/logos.
Remove existing shell logo on 3 sides of small tower.
Patch/paint wall surfaces. Install new shell logo.



02 Main Entrance Tower Signs - Day Rendering
SCALE: NTS



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Name of Project

Coconut Point
Comprehensive
Sign Package

Project Address

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ISG Project Number

025072

Drawn By

T. Samba

Original Drawing Date

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07.25.2025

09.30.2025

11.12.2025

11.24.2025

12.04.2025

12.04.2025

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12.04.2025

12.04.2025

12.04.2025

12.04.2025

ST-C / ST-D
Main Entrance
Tower Elevations
Day Rendering

Page 09

Main Entrance Tower Signs - Sign Type C & D



01 Existing Entrance Tower Signs
SCALE: NTS

C 01



02 Main Entrance Tower Signs - Night Rendering
SCALE: NTS



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Project Address

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ISG Project Number

025072

Drawn By

T. Samba

Original Drawing Date

06.02.2025

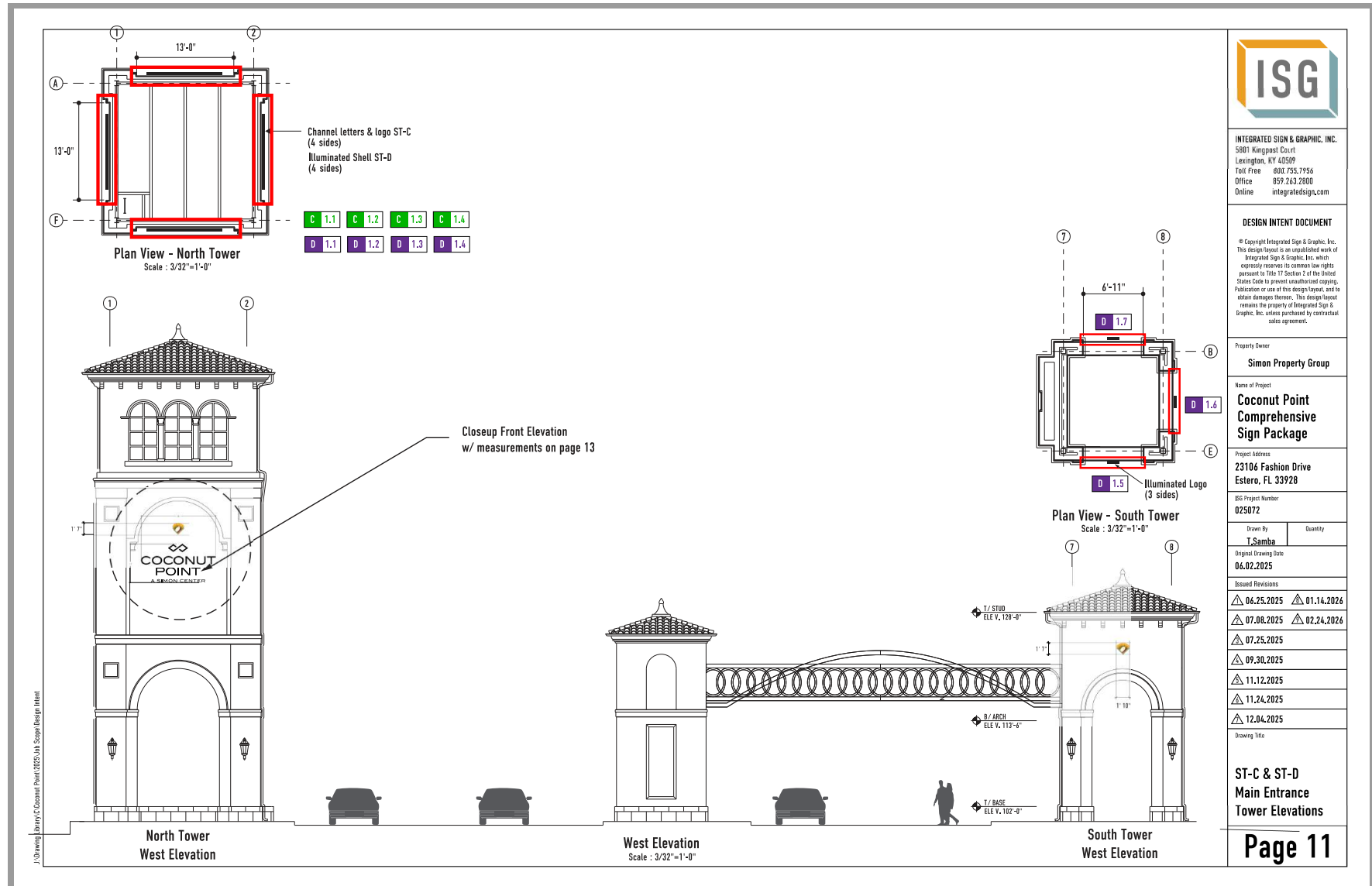
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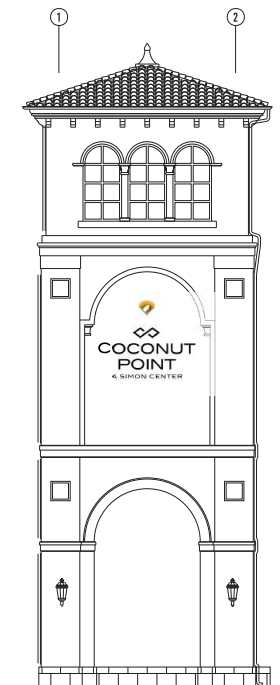
ST-C / ST-D
Main Entrance
Tower Elevations
Night Rendering

Page 10



Main Entrance Tower Signs - Sign Type C

Sign Scope: Remove existing letters and logo.
Patch/paint wall surface.
Install new letters/logo.



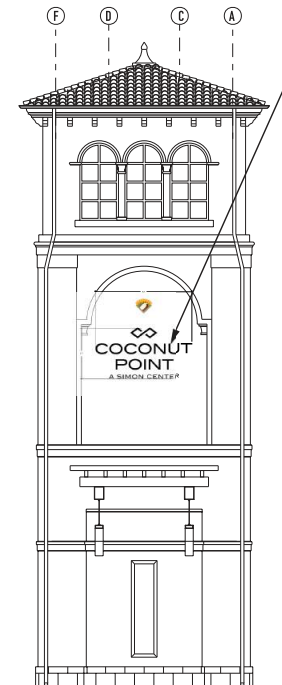
North Tower
West Elevation
Scale : 3/32"=1'-0"



North Tower
North Elevation
Scale : 3/32"=1'-0"



North Tower
East Elevation
Scale : 3/32"=1'-0"



North Tower
South Elevation
Scale : 3/32"=1'-0"



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Simon Property Group

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Comprehensive
Sign Package

Project Address

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Estero, FL 33928

ISG Project Number
025072

Drawn By

T.Samba

Quantity

4

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△ 12.04.2025

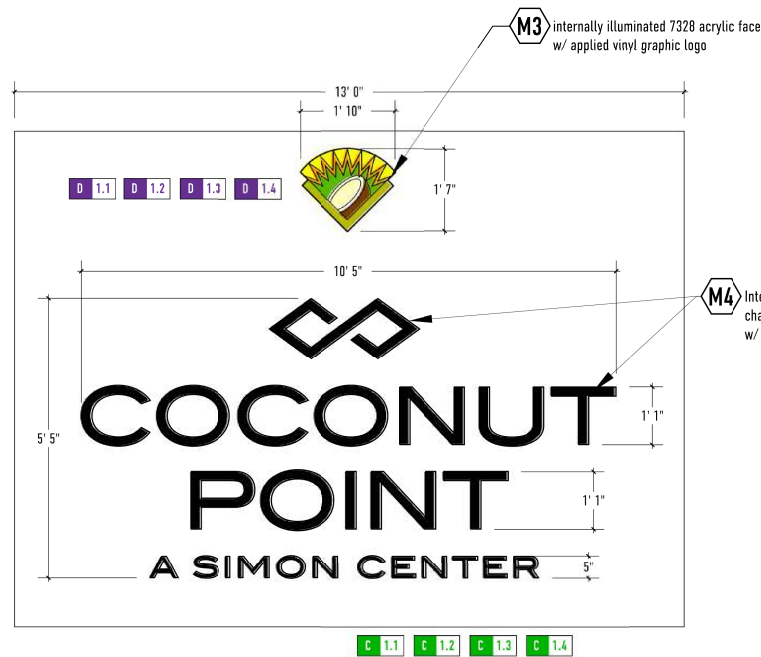
Drawing Title

ST-C
Main Entrance
Tower Elevations

Page 12

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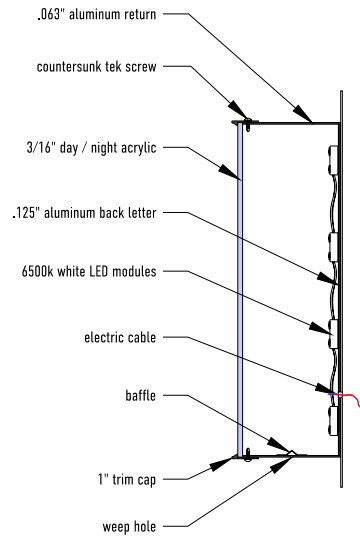
Main Entrance Tower Signs - Sign Type C



01 North Tower Sign - Front Elevation
SCALE: 1/2" = 1'-0" Quantity : 4 total



02 Side View
SCALE: 1/2" = 1'-0"



03 Channel Letter Detail View
SCALE: 3" = 1'-0"



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Simon Property Group

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Coconut Point
Comprehensive
Sign Package

Project Address

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Estero, FL 33928

ISG Project Number

025072

Drawn By

T.Samba

Quantity

4

Original Drawing Date

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△ 12.04.2025

△ 12.04.2025

ST-C Logo &
Channel Letters
Front Elevation

Page 13

Wayfinding Sign - Sign Type E



01 Existing Wayfinding Sign
SCALE: NTS



02 Wayfinding Sign Refresh - Rendering
SCALE: NTS



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Simon Property Group

Name of Project

**Coconut Point
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Sign Package**

Project Address

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Estero, FL 33928**

ISG Project Number

025072

Drawn By

T.Samba

Quantity

8

Original Drawing Date

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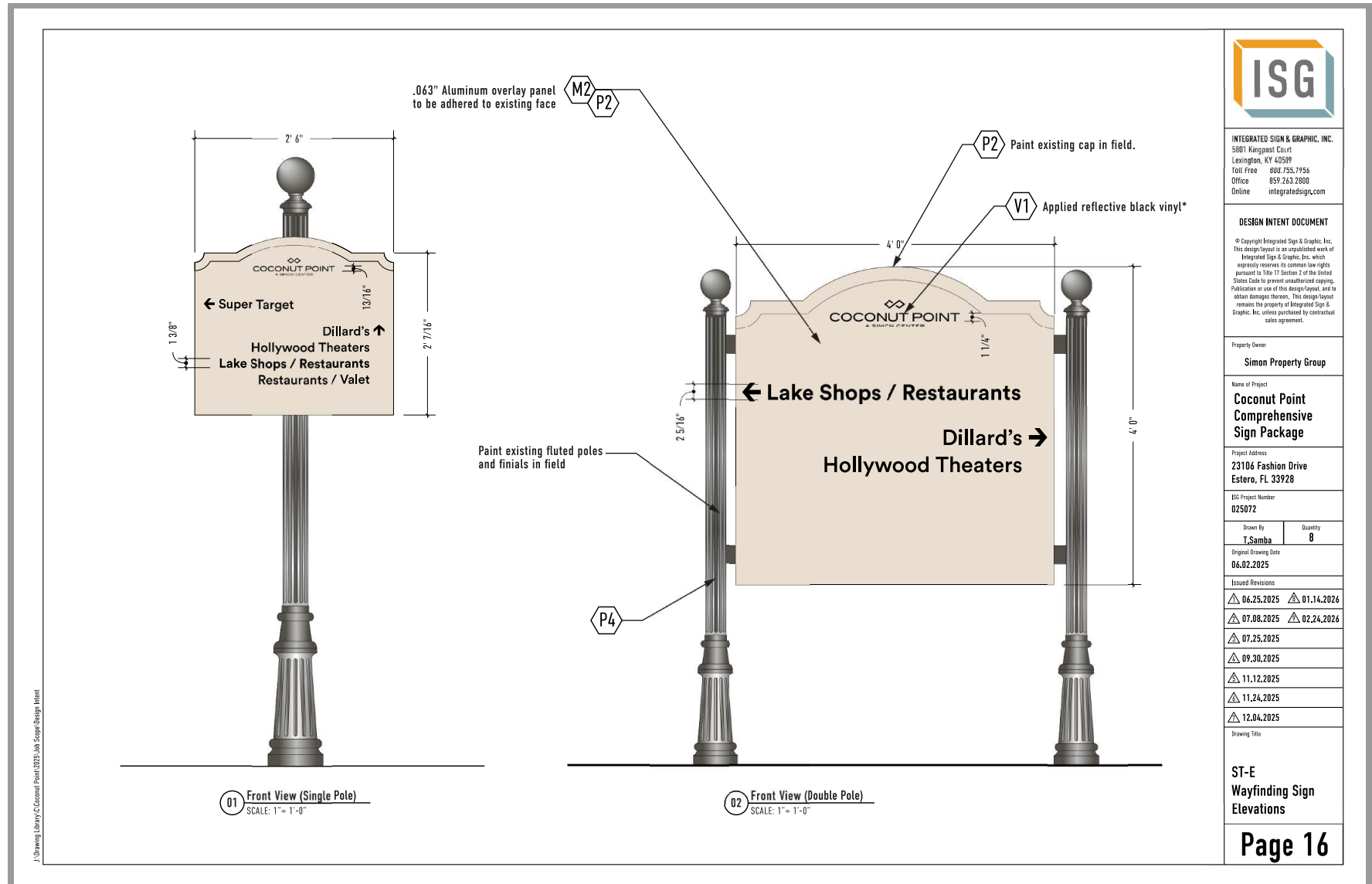
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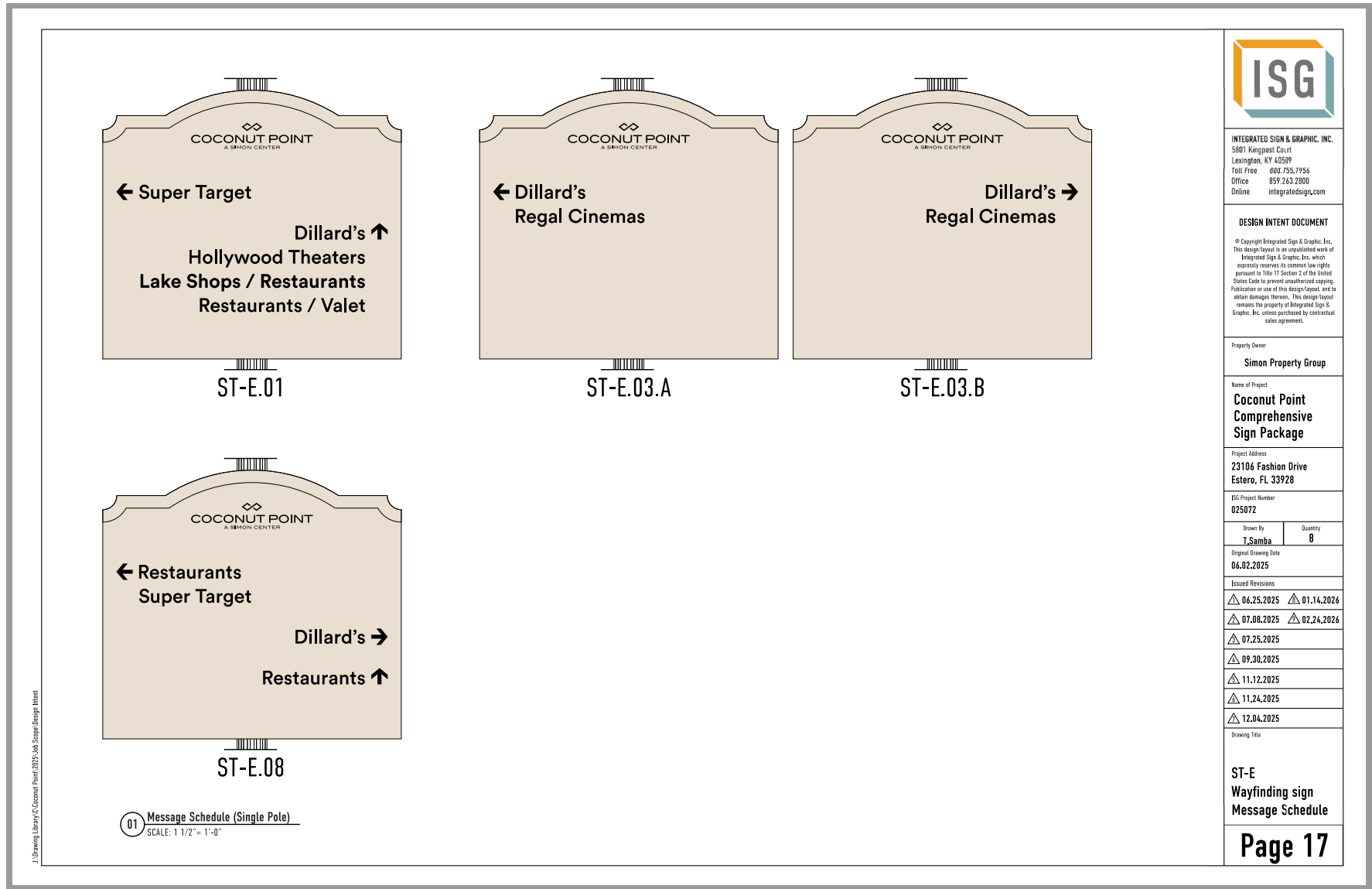
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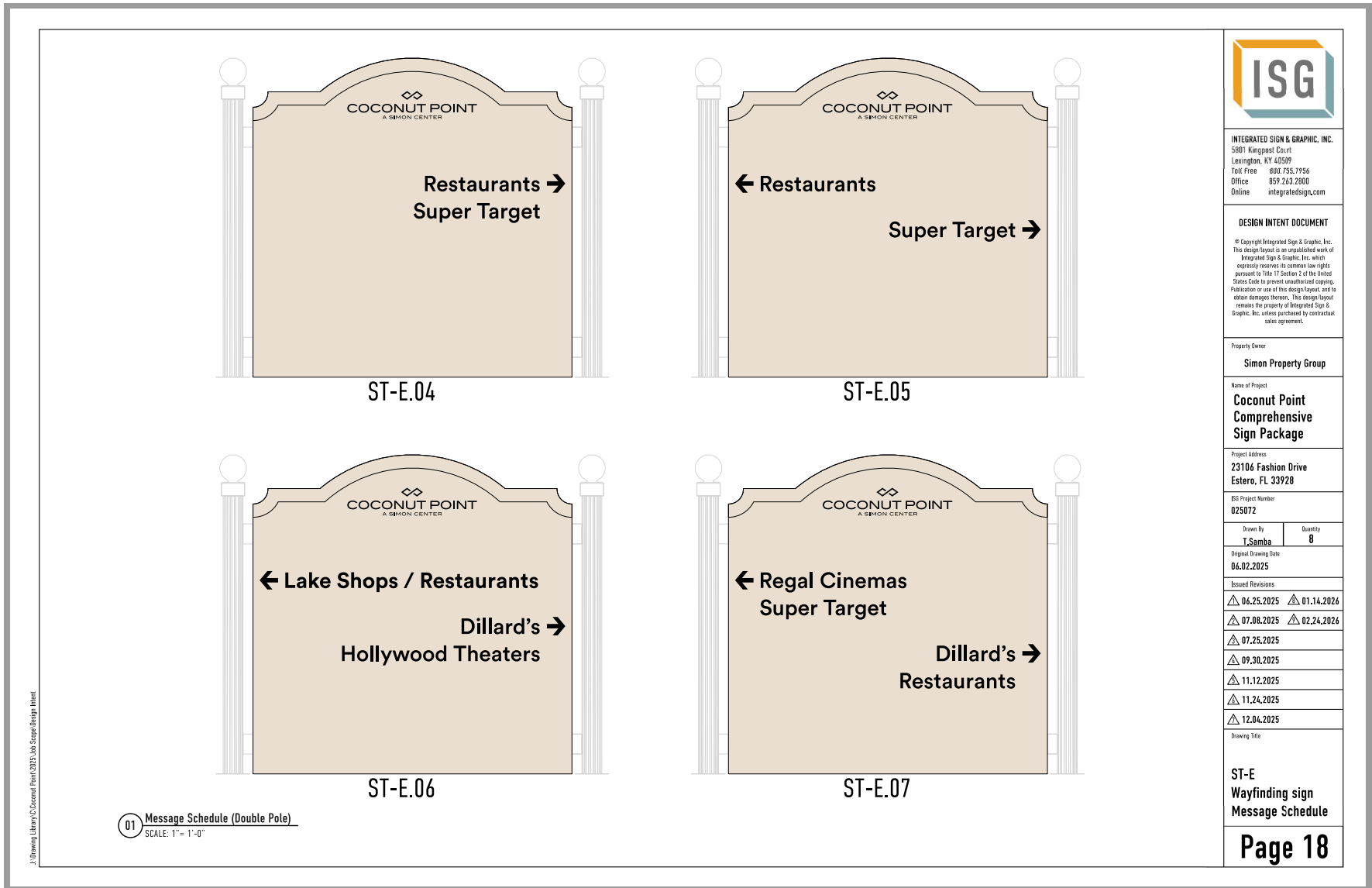
Wayfinding Sign

Rendering

Page 15







Street Signs - Sign Type G



01 Existing Street Sign
SCALE: NTS



02 Street Sign Refresh - Rendering
SCALE: NTS



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Property Owner:

Simon Property Group

Name of Project:

**Coconut Point
Comprehensive
Sign Package**

Project Address:

**23106 Fashion Drive
Estero, FL 33928**

ISG Project Number:

025072

Drawn By:

T. Samba

Quantity:

43

Original Drawing Date:

06.02.2025

Issued Revisions:

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⚠️ **07.08.2025** ⚠️ **02.24.2026**

⚠️ **07.25.2025**

⚠️ **09.30.2025**

⚠️ **11.12.2025**

⚠️ **11.24.2025**

⚠️ **12.04.2025**

⚠️ **12.04.2025**

⚠️ **12.04.2025**

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⚠️ **12.04.2025**

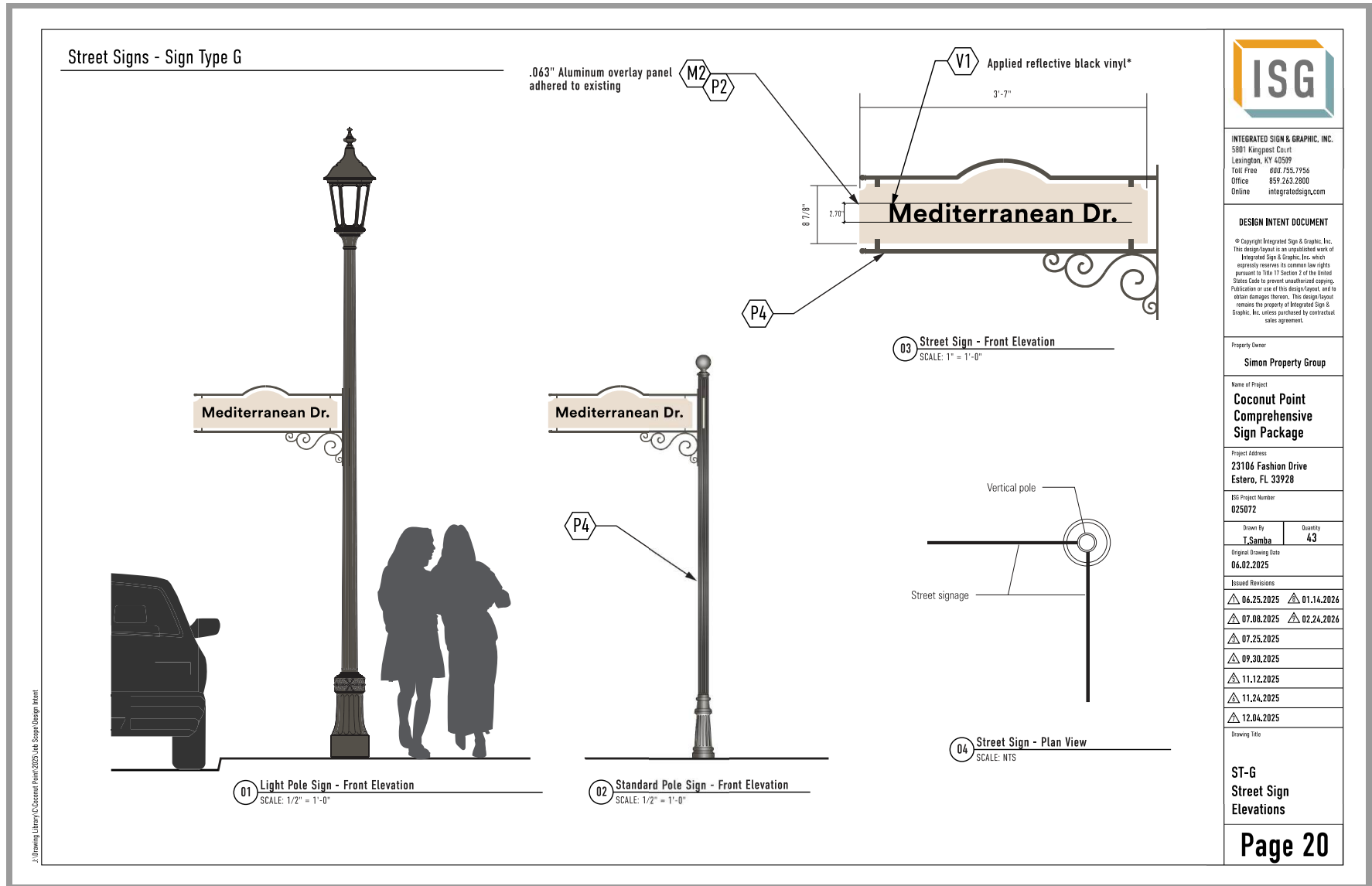
⚠️ **12.04.2025**

⚠️ **12.04.2025**

⚠️ **12.04.2025**

**ST-G
Street Sign
Rendering**

Page 19



Street Signs - Sign Type G



01 Street Sign - Message Schedule
SCALE: NTS



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Property Owner

Simon Property Group

Name of Project

**Coconut Point
Comprehensive
Sign Package**

Project Address

**23106 Fashion Drive
Estero, FL 33928**

ISG Project Number

025072

Drawn By

T.Samba

Quantity

Original Drawing Date

06.02.2025

Issued Revisions

△ 06.25.2025 △ 01.14.2026

△ 07.08.2025 △ 02.24.2026

△ 07.25.2025

△ 09.30.2025

△ 11.12.2025

△ 11.24.2025

△ 12.04.2025

Drawing Title

**ST-G
Street Sign
Schedule**

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J:\Drawing Library\Coconut Point\2025 Job Scope\Design Intent

Double-sided Internally Illuminated Restroom Blade Sign - Sign Type J

J 01



01 Restroom Blade Sign - Night Rendering
SCALE: NTS



02 Restroom Blade Sign - Day Rendering
SCALE: NTS



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Sign Package

Project Address

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Estero, FL 33928

ISG Project Number

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Drawn By

T. Samba

Quantity

2

Original Drawing Date

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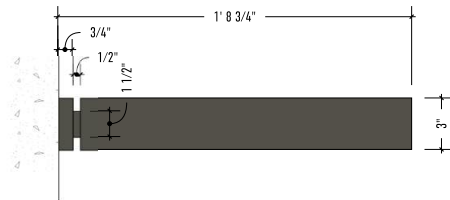
Drawing Title

ST-J
Restroom Blade Sign
Rendering

Page 22

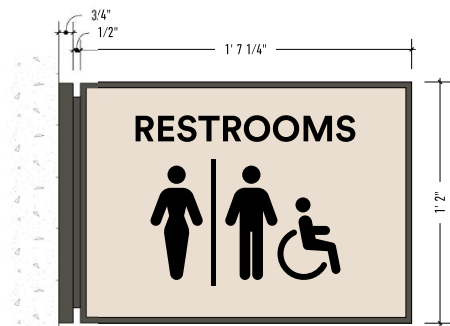
Double-sided Internally Illuminated Restroom Blade Sign - Sign Type J

J 01



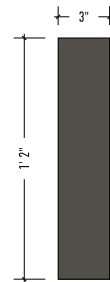
04 Top View

SCALE: 2" = 1'-0"



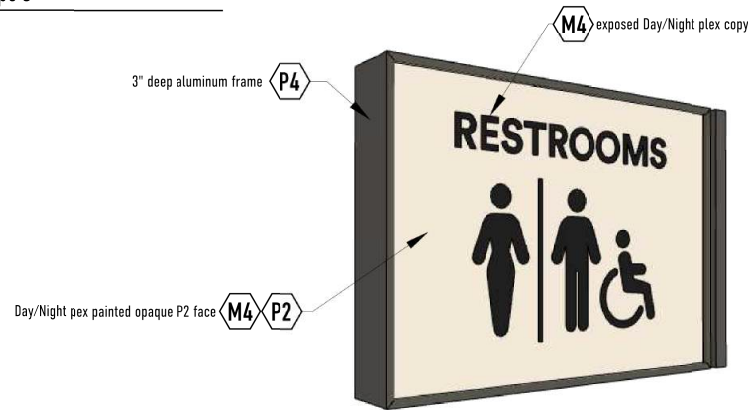
01 Front View

SCALE: 2" = 1'-0"



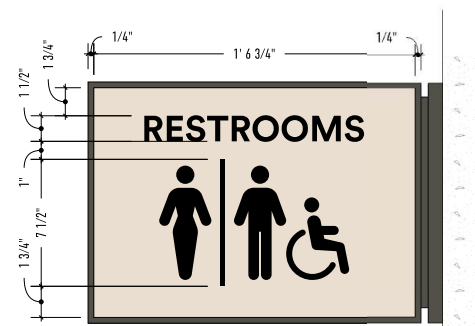
02 Side View

SCALE: 2" = 1'-0"



05 Perspective View

SCALE: NTS



03 Back View

SCALE: 2" = 1'-0"



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Drawing Title

ST-J

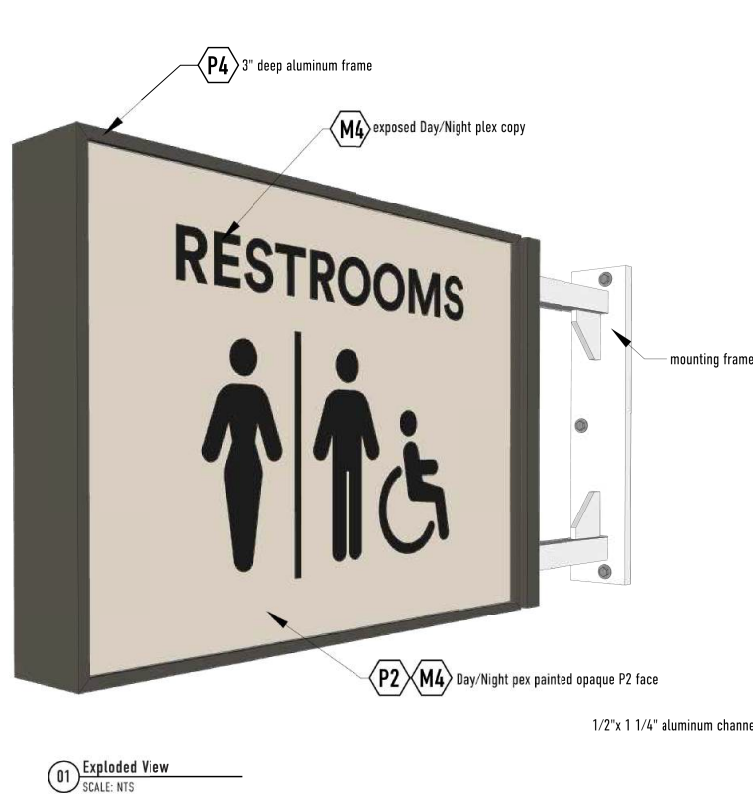
Restroom Blade Sign

Dimensional

Page 23

Double-sided Internally Illuminated Restroom Blade Sign - Sign Type J

J 01



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ISG Project Number

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Quantity

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△ 12.04.2025

Drawing Title

ST-J
Restroom Blade Sign
Detail

Page 24

Children's Play Area Dimensional Letters - Sign Type K

Scope: Remove existing letters. Patch/paint as needed.



01 Existing Children's Play Area Sign
SCALE: NTS

K 01



02 Children's Play Area Dimensional Letters - Rendering
SCALE: NTS



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Estero, FL 33928

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Drawn By

T. Samba

Quantity

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Drawing Title

ST-K
Children's Play Area
Dimensional Letters
Rendering

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