



VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
NOVEMBER 9, 2021, 04:30 PM



COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. 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
November 9, 2021, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

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

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

6. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Shoppes at University Highlands, Building #5 -- Development Order (DOS2021-E006) (District 5) Located on the west side of Ben Hill Griffin Parkway and immediately south of the Lee Health Parcel.

Development Order for a 7,300 square foot commercial building located on Parcel 10B of the University Highlands MPD.

- Public Information Meeting was held August 24, 2021.
- See Staff Report
- Applicant requests Planning Zoning and Design Board approval of the Development Order.

Attachment: [1. Staff Report - University Highlands Bdg. 5.pdf](#)

Attachment: [2. Presentation -University Highlands Building 5 110921.pdf](#)

b. Oak & Stone Restaurant, Estero Crossing Building #4 --Development Order (DOS2021-E005) (District 5) 10500 Corkscrew Road, located 1,000 feet west of the intersection of Corkscrew Road and I-75.

Development Order for a 5,300± square foot restaurant on a 5-acre out-parcel located at the northeast portion of Estero Crossing.

- Public Information Meeting was held June 8, 2021.
- See Staff Report
- Applicant requests Planning Zoning and Design Board approval of the Development Order.

Attachment: [1. Oak _Stone Staff Report - Estero Crossing Commercial.pdf](#)

Attachment: [2. Oak _Stone Civil Plans.pdf](#)

Attachment: [3. Oak _Stone Architectural Plans.pdf](#)

Attachment: [4. Oak _Stone Landscape Plans.pdf](#)

Attachment: [5. Oak _Stone Presentation PDF.pdf](#)

7. PUBLIC INFORMATION MEETINGS

(No votes are taken at Public Information Meetings)

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

a. Downtown Estero - Development Order (District 4) 34-acre site located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

Applicant is requesting a Development Order for 2 mixed-use buildings and a residential building with amenity space. This initial phase includes; project's backbone infrastructure, perimeter buffers, landscape and streetscape.

The county approved Mixed-Use Planned Development zoning in Resolution Z-10-017 as amended, for a proposed mixed use project with; multi-family use, bonus density, commercial uses, and specific design standards.

Attachment: [1. Downtown Estero - PIM Application.pdf](#)

Attachment: [2. Downtown Estero Presentation.pdf](#)

8. PUBLIC INFORMATION MEETING AND WORKSHOP

No votes are taken at Public Information Meetings

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

a. Arby's #7155 -- Limited Development Order (District 4) 9975 Corkscrew Road, immediately west of the 7 Eleven gas and convenience store at Corkscrew Road and Three Oaks Parkway.

Interior/exterior remodel with exterior façade improvements.

Applicant requests the Board's review and comment on proposed exterior architectural changes.

Attachment: [1. Arby's Remodel - PIM Application.pdf](#)

Attachment: [2. Arby's Remodel - Elevations.pdf](#)

Attachment: [3. Arby's Remodel - Presentation.pdf](#)

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

10.ADJOURN

11.BOARD COMMUNICATIONS

a. 2022 Planning Zoning and Design Board Meeting Schedule

Attachment: [2022 PZDB Meeting Schedule.pdf](#)

b. Next meeting -- December 14, 2021

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, NOVEMBER 9, 2021, 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.

04:32:04 >>Scotty Wood: I'D LIKE TO WELCOME EVERYONE TO THE
04:32:08 NOVEMBER 9, 2021, MEETING OF THE VILLAGE OF ESTERO PLANNING,
04:32:12 ZONING, AND DESIGN BOARD.
04:32:13 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:32:20 [PLEDGE OF ALLEGIANCE]
04:32:34 >>Scotty Wood: THANK YOU.
04:32:35 TAMMY, WOULD YOU CALL THE ROLL, PLEASE?=
04:32:44 >>Tammy Duran: BOARD MEMBER GARGANO.
04:32:53 >>Anthony Gargano: HERE.
04:32:54 >>Kristin Jeannin: HERE.
04:32:56 >>Barry Jones: HERE.
04:32:58 >>Marlene Naratil: PRESENT.
04:33:01 >>Michael Sheeley: HERE.
04:33:02 >>James Tatooles: HERE.
04:33:04 >>Jim Wallace: HERE.
04:33:06 >>Howard Levitan: HERE.
04:33:06 >>Scotty Wood: HERE.
04:33:08 >>Tammy Duran: ATTORNEY NANCY STROUD IS ON ZOOM AS WELL.

04:33:12 >>Scotty Wood: THANK YOU.
04:33:13 I'D LIKE A MOTION TO APPROVE THE AGENDA, PLEASE.
04:33:19 >> SO MOVED.
04:33:21 >> SECOND.
04:33:21 >>Scotty Wood: ALL IN FAVOR?
04:33:22 OPPOSED?
04:33:24 THE MOTION CARRIES.
04:33:27 BEFORE WE GET INTO THE AGENDA ITSELF, I HAVE AN OPENING
04:33:31 STATEMENT I'D LIKE TO READ.
04:33:32 ON BEHALF OF THE VILLAGE OF ESTERO PLANNING, ZONING, AND
04:33:36 DESIGN BOARD, WE EXPRESS OUR APPRECIATION FOR THE
04:33:41 RECOGNITION OF OUR EFFORTS AFFORDED BY THE VILLAGE OF ESTERO
04:33:46 DURING THE WORLD TOWN PLANNING CELEBRATION, WHICH WAS
04:33:48 OBSERVED AROUND THE WORLD YESTERDAY, NOVEMBER 8, 2021.
04:33:55 AS THE VILLAGE NOTED, THIS BOARD GIVES FREELY OF ITS TIME
04:33:59 SPENDING MANY HOURS TO HELP ACHIEVE THE VILLAGE'S VISION.
04:34:02 WE REVIEW ALL VILLAGE PROJECTS FOCUSING ON ARCHITECTURAL AND
04:34:05 LANDSCAPE DESIGN.

04:34:11 WORLD TOWN PLANNING DAY WAS ESTABLISHED BY THE AMERICAN
 04:34:14 PLANNING ASSOCIATION.
 04:34:14 AND WE SENSE THAT OUR OWN MARY GIBBS, DIRECTOR OF COMMUNITY
 04:34:18 DEVELOPMENT, HAD A HAND IN THIS RECOGNITION.
 04:34:20 THANK YOU, MARY.
 04:34:26 [APPLAUSE]
 04:34:27 NOW, BEFORE I GET INTO THE FIRST AGENDA ITEM, SINCE IT IS A

 04:34:36 PUBLIC HEARING, I NEED TO READ INFORMATION ABOUT
 04:34:41 QUASI-JUDICIAL PROCEEDINGS THAT OCCUR IN PUBLIC HEARINGS.
 04:34:44 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
 04:34:48 ZONING APPLICATION, A DEVELOPMENT ORDER, AS WE ARE TONIGHT,
 04:34:51 OR OTHER SITE-SPECIFIC APPLICATION, IT SITS IN A
 04:34:55 QUASI-JUDICIAL CAPACITY.
 04:34:57 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
 04:35:00 QUASI-JUDICIAL PROCEEDINGS.
 04:35:02 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
 04:35:06 MATTERS BEFORE THE MATTERS ARE CALLED, YOU MUST FILL OUT A
 04:35:10 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK, AND MUST
 04:35:13 BE SWORN IN BY THE BOARD ATTORNEY.
 04:35:15 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
 04:35:19 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
 04:35:22 INTO THE PUBLIC RECORD.
 04:35:24 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
 04:35:27 COMMUNICATIONS.
 04:35:28 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
 04:35:30 REGARDING THE MATTER AND MUST DECLARE.
 04:35:35 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
 04:35:38 DISCUSSION OR VOTE ON THE MATTER.
 04:35:39 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
 04:35:42 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
 04:35:44 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY
 04:35:49 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.

 04:35:53 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR
 04:35:55 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
 04:35:58 REPORT FINDINGS AND RECOMMENDATIONS.
 04:36:00 AFTER THIS, THE PUBLIC HEARING IS OPEN.
 04:36:03 ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
 04:36:07 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
 04:36:10 MINUTES OR LESS.
 04:36:11 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
 04:36:16 INCLUDING THE PUBLIC AND MAY PROVIDE REBUTTAL.
 04:36:19 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
 04:36:23 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
 04:36:26 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
 04:36:29 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 04:36:32 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

04:36:35 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 04:36:39 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 04:36:43 NOW, WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS MATTER
 04:36:46 PLEASE STAND AND RAISE YOUR RIGHT HAND.
 04:36:49 WILL THE BOARD ATTORNEY PLEASE ADMINISTER THE OATH.
 04:36:59 >>Nancy Stroud: YES, YOU DO SWEAR OR AFFIRM THAT THE
 04:37:03 TESTIMONY THAT YOU WILL GIVE IN TODAY'S PROCEEDINGS ARE THE
 04:37:05 TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH?
 04:37:10 THANK YOU.
 04:37:14 >>Scotty Wood: ON THAT NOTE, I'LL TURN IT OVER TO -- BEFORE
 04:37:18 I DO THAT, ARE THERE ANY LETTERS OR OTHER WRITTEN

 04:37:20 COMMUNICATIONS?
 04:37:21 MARY, ANY LETTERS?
 04:37:28 >>Mary Gibbs: NO.
 04:37:29 >>Scotty Wood: NOTHING.
 04:37:29 OKAY.
 04:37:30 BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?
 04:37:33 >> NO.
 04:37:34 >> NO.
 04:37:34 >>Barry Jones: NO.
 04:37:42 >> I DID A DRIVE.
 04:37:44 >>Scotty Wood: HOW ABOUT CONFLICT OF INTERESTS?
 04:37:47 >> NO.
 04:37:48 >> NO.
 04:37:49 >>Barry Jones: NO.
 04:37:53 >>Scotty Wood: MARY, GO AHEAD AND START IT OFF.
 04:37:59 >>Mary Gibbs: GOOD EVENING.
 04:38:01 THIS IS THE DEVELOPMENT ORDER FOR ONE OF THE BUILDINGS AT
 04:38:05 SHOPPES AT UNIVERSITY HIGHLANDS.
 04:38:08 IF YOU RECALL, THIS IS ON BEN HILL GRIFFIN PARKWAY.
 04:38:11 WE'VE SEEN A FEW OF THE SHOPS BEFORE.
 04:38:15 THIS IS BUILDING 5, WHICH IS NORTH OF THE STARBUCKS AND TIDE
 04:38:22 CLEANERS.
 04:38:23 THEY ARE ASKING FOR A ONE-STORY COMMERCIAL BUILDING WITH
 04:38:26 OVER 77,000 SQUARE FEET.
 04:38:29 YOU HAD A PUBLIC INFORMATION MEETING ON AUGUST 24th, AND

 04:38:33 THERE WERE JUST VERY MINOR COMMENTS AT THAT TIME.
 04:38:36 SO THE STAFF IS RECOMMENDING APPROVAL.
 04:38:37 IT'S FAIRLY STRAIGHTFORWARD.
 04:38:39 WE DID MAKE A COUPLE OF COMMENTS FOR YOUR REVIEW.
 04:38:44 WHAT WE SUGGESTED IS THAT MAYBE A -- [CONFLICTING AUDIO] --
 04:38:52 AWNING OR SOMETHING ADDED TO THE ONE BUILDING TO BE
 04:38:55 CONSISTENT WITH BUILDINGS TO THE SOUTH.
 04:38:56 THERE'S ONE PORTION THAT IS IN YOUR STAFF REPORT, CIRCLED IN
 04:39:00 RED.
 04:39:01 THERE'S ONE PORTION OF THE BUILDING THAT LOOKS A LITTLE BIT

04:39:03 PLAIN.
 04:39:03 SO WE SUGGESTED THAT THAT MIGHT NEED A LITTLE SOMETHING.
 04:39:06 AND THEN WE ALSO SUGGESTED THAT IT LOOK LIKE THERE IS A
 04:39:09 PROPOSED RESTAURANT THAT IT MIGHT BE GOOD TO HAVE A LITTLE
 04:39:13 GATHERING PLACE AND HAVE SOME OUTSIDE TABLES.
 04:39:16 WE TALKED TO THE APPLICANT ABOUT IT.
 04:39:18 IT CAME UP A LITTLE BIT LATE IN THE PROCESS BECAUSE WE
 04:39:20 DIDN'T REALLY NOTICE THAT UNTIL WE GOT THE ELEVATIONS WHICH
 04:39:24 WERE SUBMITTED LATER IN THE PROCESS.
 04:39:26 SO WE TALKED TO THE APPLICANT.
 04:39:29 I THINK THERE ARE A FEW REASONS HE WANTS TO EXPLAIN WHY HE
 04:39:32 CAN'T DO THAT.
 04:39:33 MAYBE CAN DO SOMETHING.
 04:39:35 OTHER THAN THAT, THAT WAS REALLY ALL THAT WE HAD.
 04:39:41 I THINK THE ONE THING I DID WANT TO SEE IF WE COULD GET THE

 04:39:44 APPLICANT TO CLARIFY BECAUSE YOU HAVE BROUGHT THIS UP
 04:39:46 BEFORE.
 04:39:47 HE'S GOING TO EXPLAIN THE COLORS, WHAT THE COLORS ARE, BUT
 04:39:51 TO MAKE SURE WE KNOW WHICH COLORS ARE GOING WHERE ON THE
 04:39:54 BUILDING BECAUSE I KNOW WE HAD A LITTLE CONFUSION WITH SOME
 04:39:57 OF THE CASES BEFORE WHERE WE DON'T REALLY KNOW WHAT THE BASE
 04:40:00 COLOR IS COMPARED TO THE TRIM COLORS.
 04:40:02 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I'LL TURN IT OVER TO
 04:40:05 THE APPLICANT, JOHN CONROY.
 04:40:08 >>Scotty Wood: ANYBODY?
 04:40:27 >>Tammy Duran: ALSO, FOR ZOOM, WE MUTED EVERYBODY IN ZOOM
 04:40:30 BECAUSE SOMEBODY HAS THEIR COMPUTER ON ALSO WITH THE AUDIO,
 04:40:33 SO YOU ARE ALL MUTED RIGHT NOW, JUST SO YOU KNOW.
 04:40:47 >>John Conroy: GOOD EVENING, EVERYBODY.
 04:40:48 I HOPE EVERYONE IS WELL.
 04:40:50 THANK YOU FOR YOUR TIME TONIGHT.
 04:40:51 I JUST WANTED TO GO OVER THE FIFTH AND FINAL BUILDING FOR
 04:40:56 OUR SHOPPES AT UNIVERSITY HIGHLANDS PROJECT.
 04:41:00 AS MARY MENTIONED, WE DID HAVE OUR PUBLIC INFORMATION
 04:41:02 HEARING IN AUGUST.
 04:41:05 WENT VERY WELL.
 04:41:06 SO WANTED TO JUST GO THROUGH SOME OF THE FINAL RENDERINGS.
 04:41:12 MY NAME IS JOHN CONROY.
 04:41:14 I'M WITH SOUTH REAL ESTATE GROUP.
 04:41:15 WE ARE THE OWNER OF THE PROPERTY.

 04:41:17 I'M FLYING SOLO TONIGHT, BUT THE ARCHITECT WAS BRIAN AHMEDIC
 04:41:21 FROM SOUTH FLORIDA ARCHITECTURE.
 04:41:24 AND DAN WATERS AND STEVE SAMMONS ARE OUR ENGINEERS WITH
 04:41:29 PENINSULA ENGINEERING.
 04:41:30 HERE IS JUST AN OVERVIEW OF THE SITE.
 04:41:33 I KNOW WE'VE GONE OVER THIS A LOT.

04:41:36 BUT THE PARCEL IN TOTALITY IS ABOUT 6.4 ACRES.
 04:41:38 IT'S PART OF THE TIMBERLAND AND TIBURON MPD AND DRI.
 04:41:44 THE ORIGINAL DEVELOPMENT ORDER, WHICH WAS FOR BUILDINGS ONE,
 04:41:46 TWO, AND THREE, WAS ISSUED ON OCTOBER 8, 2018.
 04:41:50 WE COMPLETED BUILDING ONE IN EARLY 2020 AND BUILDINGS TWO
 04:41:55 AND THREE IN Q 2 OF 2020.
 04:41:58 THIS WAS THE SITE PLAN OF THE ORIGINAL DEVELOPMENT ORDER.
 04:42:02 THIS SHOWS THE VEHICULAR ACCESS AND CONNECTIVITY TO THIS
 04:42:08 SITE.
 04:42:08 PER YOUR CODE, WE'VE GOT THE ACCESS FROM HIGHLANDS OAKS
 04:42:13 DRIVE, ONE THERE AT THE NORTH END AND ONE ON THE SOUTH END.
 04:42:17 WE'RE ALSO CONNECTED TO THE CHASE BANK, AND THEN DOWN HERE,
 04:42:22 THIS IS OUR SEATING AREAS, OUR PEDESTRIAN CONNECTIVITY.
 04:42:29 WHEN WE DID BUILDINGS ONE, TWO, AND THREE, WE ALSO DID
 04:42:32 INFRASTRUCTURE FOR THE ENTIRE 6.4 ACRES.
 04:42:36 PART OF THAT INFRASTRUCTURE WAS TO ADD THREE PEDESTRIAN
 04:42:39 BENCH AND WALKWAY AREAS ALONG THE ENTIRE SPAN OF THE 6.4
 04:42:44 ACRES.
 04:42:44 WHEN WE DID GET THE DESIGN APPROVED FOR LEE HEALTH, WE DID

 04:42:49 ADD FOUR MORE BENCHES AROUND THE BUILDING THERE, BUT THIS IS
 04:42:54 ALL OF THE PEDESTRIAN CONNECTIVITY THAT WE'VE GOT ON THE
 04:42:58 SITE.
 04:42:59 HERE'S A PARKING TABLE.
 04:43:01 I JUST WANTED TO SHOW EVERYBODY THAT EVEN WITH THIS FIFTH
 04:43:04 BUILDING, THEY WERE STILL WELL OVER PARKED.
 04:43:09 AS MARY MENTIONED, WE ARE CONTEMPLATING A 1300-SQUARE-FOOT
 04:43:13 RESTAURANT IN THIS BUILDING.
 04:43:15 WE DO NOT KNOW IF THAT'S GOING TO HAPPEN OR NOT.
 04:43:17 WE DO NOT HAVE A TENANT LINED UP FOR THAT.
 04:43:19 BUT BECAUSE RESTAURANTS ARE MORE PARKING INTENSIVE, WE
 04:43:22 WANTED TO AT LEAST SHOW THAT AND ILLUSTRATE THAT EVEN WITH A
 04:43:25 1300-SQUARE-FOOT RESTAURANT, WE'RE STILL 59 SPACES
 04:43:29 OVER-PARKED ON THE ENTIRE PROJECT.
 04:43:31 HERE ARE SOME PICTURES OF THE COMPLETED BUILDINGS ONE, TWO,
 04:43:38 AND THREE.
 04:43:39 THIS IS BUILDING ONE.
 04:43:40 WE'VE GOT THE STARBUCKS IN HERE.
 04:43:43 YOU'LL NOTICE THE TOWER ELEMENTS, SOME ARCHES, AND THEN ON
 04:43:49 BUILDING 2, HERE IS BUILDING 2.
 04:43:53 JUST TO THE NORTH OF BUILDING 2 WE HAVE BUILDING 3.
 04:43:57 THESE WERE ALL COMPLETED IN 2020.
 04:44:02 AND WHAT WE'VE DONE -- WHAT I INSTRUCTED BRIAN TO DO AT
 04:44:05 SOUTH FLORIDA ARCHITECTURE WAS TO TAKE ESSENTIALLY THE
 04:44:08 ARCHITECTURE OF BUILDING 2 AND MIMIC THAT FOR THIS FINAL

 04:44:12 BUILDING.
 04:44:12 I KNOW WITH LEE HEALTH, LEE HEALTH WANTED TO DO SOME DESIGN

04:44:16 THINGS THAT THEY HAD A LOT MORE SAY IN THAT.
 04:44:19 I KNOW WE WENT BACK AND FORTH ON THAT ONE.
 04:44:22 BUT ON THIS ONE, I WANTED TO TRY TO MAKE IT EASY FOR
 04:44:25 EVERYBODY.
 04:44:25 SO I SAID GO BACK TO BUILDING 2.
 04:44:29 IF YOU NOTICED, ON BUILDING 2, WE KIND OF HAD ARCHES IN THE
 04:44:33 TOWER ELEMENTS AND THEN WE HAD SOME FLAT ROOF ON THESE
 04:44:37 BUMP-OUTS.
 04:44:38 ON BUILDING 3, THEY KIND OF SWITCHED THAT.
 04:44:41 THEY DID FLAT HERE ON THE TOWER, ARCHES ON THE BUMP-OUTS,
 04:44:45 AND SO WHAT WE'VE DONE HERE ON BUILDING 4 OR BUILDING 5, THE
 04:44:49 ONE JUST TO THE NORTH IS WE'VE GONE BACK TO THE ARCHES UNDER
 04:44:53 THE TOWERS AND THEN FLAT FOR THESE ADDITIONAL BUMP-OUTS.
 04:44:57 SO HERE ARE ELEVATIONS.
 04:45:00 I KNOW MARY MENTIONED THE COLORS, AND I'VE GOT SOME OF THE
 04:45:04 COLORS HERE FOR YOU.
 04:45:06 BUT JUST TO CLARIFY THAT, THESE WOULD BE THE EXACT SAME
 04:45:09 COLORS AS THESE BUILDINGS.
 04:45:11 SO THESE TOWER ELEMENTS ARE THE LATTE AND THEN THESE
 04:45:15 BUMP-OUTS ARE THE DEER VALLEY.
 04:45:17 SO YOU CAN SEE THAT'S ON THIS AS WELL.
 04:45:20 VANILLIN IS THE BASE BUILDING AND WHITE FLOUR IS ALL THE
 04:45:26 TRIM ELEMENTS.

04:45:27 WE WOULD BE DOING THE EXACT SAME THING HERE.
 04:45:30 YOU'LL NOTICE THAT IN THESE ELEVATIONS, THESE ARE A LITTLE
 04:45:33 BIT DARKER.
 04:45:34 THIS IS THE LATTE HERE.
 04:45:35 THESE BUMP-OUTS ARE A LITTLE MORE REDDISH.
 04:45:38 THESE ARE THE DEER VALLEY HERE.
 04:45:39 AND THEN WE'VE GOT VANILLIN ON THE BUILDING AND WHITE FLOUR
 04:45:43 ON ALL THE TRIM ELEMENTS.
 04:45:45 NOW, THE ONE THING THAT MARY AND JIM DID POINT OUT, HERE'S A
 04:45:52 RENDERING KIND OF SHOWING THE ENTIRE PROJECT HERE.
 04:45:55 NOW, THE WAY THAT THIS IS ORIENTED IS THAT THE FRONT OF THE
 04:46:00 BUILDING ACTUALLY FACES NORTH HERE INSTEAD OF THE FRONT OF
 04:46:03 THE BUILDING FACING BEN HILL.
 04:46:05 THE LEE HEALTH BUILDING, WHICH IS RIGHT HERE ALSO HAS -- OR
 04:46:10 HAS A SOUTHERN-FACING ENTRANCE.
 04:46:11 SO WHAT WE WANTED TO DO WITH THIS BUILDING WAS TO KIND OF
 04:46:15 MIRROR THAT.
 04:46:16 SO WE'VE GOT A NORTHERN ENTRANCE HERE AND THEN WE HAVE A
 04:46:18 SOUTHERN ENTRANCE ON LEE HEALTH.
 04:46:20 SO THE PART THAT JIM AND MARY CIRCLED WAS THIS AREA HERE.
 04:46:26 AND WE CERTAINLY WANTED TO BE SENSITIVE TO THE FACT THAT
 04:46:30 THIS WOULD BE FACING BEN HILL.
 04:46:34 AGAIN, THE ARCHITECTURE HERE IS ALL IDENTICAL TO BUILDING 2.
 04:46:39 WHAT WE ACTUALLY DID IS WE ADDED A TOWER ELEMENT HERE.

04:46:42 THIS SHOWS IT A LITTLE BIT BETTER HERE.

04:46:45 SO WE'VE GOT THESE COVERED WALKWAYS, THESE ARCADE AREAS,
04:46:49 THESE TOWER ELEMENTS HERE, BUT ON THIS SIDE OF THE BUILDING
04:46:53 WE ADDED STOREFRONT.
04:46:55 WE ADDED ANOTHER TOWER ELEMENT, AND WE ADDED MORE
04:46:58 ARCHITECTURAL DETAIL BECAUSE WE WANTED TO BE SENSITIVE TO
04:47:00 THE FACT THAT IT WOULD BE FACING BEN HILL.
04:47:04 JIM AND MARY HAVE MENTIONED POTENTIALLY PUTTING SOMETHING
04:47:09 ADDITIONAL HERE FOR CONSISTENCY, IS WHAT THEY NOTED.
04:47:14 I CAN CERTAINLY APPRECIATE THE DESIRE TO BE CONSISTENT, BUT
04:47:19 WITH BUILDINGS 2 AND 3, THEY WERE REALLY TWIN BUILDINGS AND
04:47:23 WE WANTED THEM TO BE VERY, VERY SIMILAR.
04:47:26 IF YOU NOTICE, BUILDING ONE IS SLIGHTLY DIFFERENT.
04:47:30 THERE IS SOME VARIATION, EVEN THOUGH SOME OF THE ELEMENTS
04:47:33 ARE THE SAME.
04:47:34 SO WE FEEL THAT POSSIBLY HAVING A LITTLE BIT OF VARIATION ON
04:47:38 THIS BEN HILL SIDE IS NOT THE WORST THING IN THE WORLD.
04:47:42 WE ARE STILL PROVIDING COVERED WALKWAYS HERE.
04:47:45 WE DO NOT WANT TO PROMOTE CUSTOMERS TO ENTER THE BUILDING
04:47:49 FROM THIS AREA.
04:47:49 THIS IS NOT WHERE THE MAIN ENTRANCES ARE GOING TO BE FOR THE
04:47:52 BUILDING.
04:47:53 THE MAIN ENTRANCES FOR ALL TENANTS WILL BE ON THE NORTH END
04:47:57 OF THE BUILDING.
04:47:58 SO I THINK IF WE DID ADD SOME ARCADE AREAS OR AWNINGS, IT
04:48:03 MAY PROMOTE CUSTOMERS TO GO THERE INSTEAD OF ENTERING THERE.

04:48:08 BUT, AGAIN, WE DID ADD ANOTHER TOWER ELEMENT.
04:48:12 WE ADDED A LOT MORE STOREFRONT, TRYING TO BE SENSITIVE TO
04:48:17 THE FACT THIS WOULD BE UP AGAINST BEN HILL, AND WE ALSO DID
04:48:21 ADD ADDITIONAL ARCHITECTURAL DETAIL THERE.
04:48:22 HERE'S THE COLOR PALETTE THAT WE'RE USING.
04:48:26 AGAIN, ALL THE SAME COLORS AS THE OTHER BUILDINGS.
04:48:29 THE NAPLES BLEND ROOFING, DAY BREAK, STACK STONE AND THEN
04:48:35 THE FOUR COLORS.
04:48:40 WITH THAT, I WANTED TO HOPE IT TO YOU ALL FOR ANY QUESTIONS
04:48:43 OR COMMENTS.
04:48:44 >>Scotty Wood: GO AHEAD.
04:48:48 >> CAN YOU GO BACK TO YOUR RENDERING?
04:48:50 THE CLOSE-UP.
04:48:53 WHAT COLOR IS THE AREA THAT MARY HAD CIRCLED?
04:48:58 IS THAT WHITE FLOUR OR VANILLIN?
04:49:02 >>John Conroy: THE BASE BUILDING IS VANILLIN, AND THE TRIM
04:49:04 IS WHITE FLOUR.
04:49:06 >>Howard Levitan: WHAT I DIDN'T SEE -- NOW GO TO THE BROADER
04:49:10 PICTURE.
04:49:10 THAT ONE.

04:49:12 IF YOU GO DOWN THE LINE, EVERYTHING LOOKS VERY SIMILAR.
 04:49:16 THERE'S A LOT OF DIFFERENT CONTRASTS ALL ALONG THE WAY UNTIL
 04:49:21 YOU GET TO THAT BIG SWATCH OF LIGHTER COLOR.
 04:49:27 IF YOU'VE BEEN A FAN OF THE PLANNING BOARD THANKS TO JIM
 04:49:31 WALLACE, WE SORT OF HAVE HONED IN ON A FORMULA FOR

 04:49:37 CONTRASTING COLORS.
 04:49:40 AND THAT WAS ON EACH FACADE, WE WOULDN'T WANT A LIGHTER
 04:49:44 COLOR, LIKE WHITE FLOUR, TO BE MORE THAN 20% WAS I THINK THE
 04:49:49 FIGURE THAT WE'VE BEEN USING IN THE LAST SEVERAL ITERATIONS
 04:49:54 OF BUILDINGS.
 04:49:56 AND I THINK INCLUDING YOUR LEE HEALTH BUILDING, WHICH DO YOU
 04:50:01 HAVE A COPY OF THAT, BY THE WAY?
 04:50:02 >>John Conroy: NOT IN THIS PRESENTATION, NO.
 04:50:04 >>Howard Levitan: IT'S VERY HARD TO KNOW --
 04:50:08 >>John Conroy: YEAH, OF COURSE.
 04:50:09 >>Howard Levitan: IT'S VERY HARD FOR ME TO KNOW.
 04:50:12 THIS WAS YOUR FIRST BUILDING.
 04:50:13 >>John Conroy: YES.
 04:50:14 >>Howard Levitan: AND WE'VE GONE BEYOND THOSE NOW IN TERMS
 04:50:17 OF, I THINK, WHAT THE PLANNING BOARD HAS BEEN RECOMMENDING
 04:50:22 AND LOOKING FOR IN TERMS OF CONTRASTING COLORS IN THESE
 04:50:27 MEDITERRANEAN STYLE BUILDINGS.
 04:50:29 WHAT I'M CONCERNED ABOUT IS THAT TWO THINGS.
 04:50:32 ONE, IT SORT OF DOES STICK OUT.
 04:50:35 AND THAT'S WHY THEY CIRCLED IT.
 04:50:37 BECAUSE IF YOU LOOK ALL THE WAY DOWN THE BUILDINGS ON BEN
 04:50:39 HILL I HAVE GOON, YOU DON'T SEE A BIG LIGHT COLOR BLOCK.
 04:50:44 YOU SEE MUCH MORE CONTRASTING COLORS.
 04:50:47 AND, SECONDLY, I DON'T KNOW HOW THIS -- THE NEW BUILDING
 04:50:50 TIES IN WITH WHAT YOU'RE DOING FOR LEE HEALTH.

 04:50:53 WHAT WE'RE TRYING TO ACCOMPLISH IN THESE IS TO HAVE A
 04:51:00 UNIFORM SORT OF SCHEME.
 04:51:03 >>John Conroy: YES.
 04:51:03 >>Howard Levitan: EVERYBODY BUILDING DOESN'T HAVE TO BE THE
 04:51:06 SAME, BUT IT HAS TO BE SIMILAR ENOUGH.
 04:51:08 AND I CAN'T TELL THAT.
 04:51:13 I REMEMBER SEEING YOUR PICTURES, AND WE HAD SOME DISCUSSION
 04:51:17 ABOUT IT, BUT I DON'T REMEMBER WHERE WE WOUND UP.
 04:51:20 I THINK IT'S IMPORTANT THAT WE AS A GROUP REMEMBER WHERE WE
 04:51:24 SEE WHAT THE WHOLE DEVELOPMENT IS GOING TO LOOK LIKE.
 04:51:27 >>John Conroy: YES.
 04:51:28 SO A COUPLE OF THINGS THERE, HOWARD.
 04:51:30 THANK YOU VERY MUCH FOR BRINGING THAT UP.
 04:51:31 TO CONFIRM THIS COLOR HERE IS VANILLIN, NOT WHITE FLOUR.
 04:51:37 SO THE WHITE FLOUR IS THE TRIM.
 04:51:39 IN ADDITION, JUST TO CLARIFY, BUILDINGS ONE, TWO, AND THREE

04:51:44 WERE ALL APPROVED SIMULTANEOUSLY.
 04:51:46 IT WAS NOT BUILDING ONE, THEN BUILDING TWO, THEN BUILDING
 04:51:49 THREE.
 04:51:50 THEY WERE ALL DONE SIMULTANEOUSLY.
 04:51:52 THIS BUILDING HERE HAS MUCH MORE, MUCH HIGHER PERCENTAGE OF
 04:51:57 THE VANILLIN ON THE FRONT THAN YOU WOULD SEE ON THE SIDE OF
 04:52:01 THE BUILDING.
 04:52:03 SO I DON'T RECALL RIGHT OFF THE TOP OF MY HEAD, BUT I COULD
 04:52:07 PROBABLY DO THE NUMBERS.

 04:52:09 I BELIEVE THIS IS ABOUT -- I CAN FIGURE OUT THE EXACT WIDTH
 04:52:15 OF IT, BUT THIS IS WELL OVER A HUNDRED FEET IN WIDTH, AND
 04:52:19 THIS SIDE IS PROBABLY 55.
 04:52:23 AND THIS TOWER ELEMENT IS ALSO MUCH BIGGER THAN THE OTHER
 04:52:27 TOWER ELEMENTS.
 04:52:28 SO THIS IS ACTUALLY -- YOU CAN KIND OF SEE HERE, THIS IS
 04:52:32 MUCH SMALLER OF AN AREA THAT IS THAT LIGHTER COLOR.
 04:52:36 AND THEN WE'VE GOT THESE LARGE TOWER ELEMENTS THAT DO
 04:52:39 CONTRAST WITH THAT COLOR.
 04:52:44 ALSO, ON THE LEE HEALTH, THAT COMMENT, LEE HEALTH WAS DONE
 04:52:50 SEPARATELY, AND THAT WAS VERY -- NOT CONTENTIOUS, BUT WE
 04:52:54 WENT BACK AND FORTH I THINK THREE OR FOUR TIMES.
 04:52:57 I WOULD HAVE PROBABLY ROLLED OVER A LOT SOONER, BUT LEE
 04:53:00 HEALTH WAS VERY MUCH PUSHING, AND THEY WANTED TO HAVE A
 04:53:03 STATEMENT WITH THAT BUILDING.
 04:53:05 SO WHAT I WAS ACTUALLY DOING, I WAS TRYING TO MAKE IT EASIER
 04:53:08 AND GO BACK TO THE ORIGINAL ARCHITECTURE SO THAT THESE FOUR
 04:53:13 BUILDINGS WILL ALL BE VERY CONSISTENT AND THEY WILL ALL LOOK
 04:53:16 LIKE ONE UNIFORM DEVELOPMENT, AND THEN THE LEE HEALTH ONE
 04:53:20 WOULD BE BASED ON THEIR REQUEST, SLIGHTLY DIFFERENT.
 04:53:27 >> BUT THE DIFFERENT FACADES THAT FACE BEN HILL GRIFFIN
 04:53:32 PRECLUDE THE UNIFORMITY THAT YOU JUST DESCRIBED.
 04:53:38 >>John Conroy: I'M SORRY.
 04:53:39 I DON'T FOLLOW THAT.
 04:53:40 CAN YOU SAY THAT ONE MORE TIME?

 04:53:42 >>Jim Wallace: THE DIFFERENT FACADES OF THE FOUR BUILDINGS
 04:53:45 THAT FACE BEN HILL GRIFFIN, THE FACADES THAT FACE BEN HILL
 04:53:49 GRIFFIN, THIS IS DIFFERENT THAN THE FIRST THREE.
 04:53:54 WHAT I'M SAYING IS THE DIFFERENT FACADES PRECLUDE -- YOU
 04:53:58 SAID YOU WERE TRYING TO MAKE A SET OUT OF THE FOUR.
 04:54:00 >>John Conroy: YES.
 04:54:01 >>Jim Wallace: I DON'T SEE THAT WORKING.
 04:54:04 >>Michael Sheeley: CAN YOU GO BACK TO THE OVERALL RENDERING
 04:54:06 WITH ALL THE BUILDINGS?
 04:54:08 SEE THE END BUILDING, IT LOOKS DIFFERENT.
 04:54:09 I WOULD SUGGEST THAT THE DIFFERENCE IS NOT SO MUCH COLOR,
 04:54:13 BUT THE OTHER BUILDINGS HAVE AN AWNING OR ROOF AND MORE

04:54:16 GLASS, SO YOU HAVE MORE CONTRAST THERE.
 04:54:19 SO YOU HAVE THAT DARK VERSUS THE LIGHT HERE.
 04:54:22 IT KIND OF STANDS OUT.
 04:54:23 WOULD YOU OBJECT TO PUTTING SOME OF YOUR AWNING ELEMENTS
 04:54:28 OVER THE WINDOWS WHICH WOULD PROVIDE SHADOW AND BE MORE
 04:54:31 SIMILAR, PROVIDING SHADOW CONTRASTS SIMILAR TO THE OTHER
 04:54:34 BUILDINGS?
 04:54:35 >>John Conroy: YEAH.
 04:54:38 WOULD YOU GUYS BE ACCEPTABLE, LIKE, IF WE WENT BACK TO THIS
 04:54:41 AWNING HERE, WHICH WE DO -- WE HAVE THIS SAME AWNING ON THE
 04:54:44 LEE HEALTH BUILDING, AND MAYBE PUT THOSE OVER THE STORE
 04:54:47 FRONTS?
 04:54:51 >>Jim Wallace: THE ONE THING WE HAVE TO KEEP IN MIND,

 04:54:54 PERCEPTION IS REALITY.
 04:54:55 YOU HAVE LANDSCAPING ALL ALONG BEN HILL GRIFFIN EXCEPT FOR
 04:55:00 THAT ONE AREA WHERE YOU HAVE THE WIDE SIDEWALK COMING IN.
 04:55:02 IT OBVIOUSLY IS A MAIN ENTRANCE INTO THAT AREA.
 04:55:05 AND AS YOU WALK IN, YOU'RE LOOKING AT A MUCH LESS ATTRACTIVE
 04:55:09 WALL THAN THE REST OF THE DEVELOPMENT.
 04:55:12 I THINK THE REST OF THE DEVELOPMENT IS TERRIFIC.
 04:55:13 SO I THINK THAT'S A REALLY GOOD SUGGESTION.
 04:55:16 >>John Conroy: YEAH.
 04:55:17 >>Jim Wallace: TIE IT IN, HOWEVER YOU DO, SOME KIND OF
 04:55:21 CANOPY OVER THE WINDOWS SO AT LEAST YOU HAVE SOME CONTINUITY
 04:55:25 WITH THE REST.
 04:55:25 AND IT IS A HIGHLY VISIBLE AND IMPACTFUL ENTRANCE INTO THE
 04:55:30 COMMUNITY, PEDESTRIAN --
 04:55:33 >>John Conroy: I KNOW THAT MARY SUGGESTED A STIPULATED
 04:55:38 APPROVAL.
 04:55:38 I WOULD BE WILLING TO CERTAINLY PUT THIS SAME AWNING AND TIE
 04:55:41 INTO THE CONSISTENCY HERE ON THOSE.
 04:55:48 ARE YOU THINKING ONE OR TWO?
 04:55:52 >>Michael Sheeley: ONE OVER EACH WINDOW.
 04:55:54 THAT'S MY OPINION.
 04:55:56 >>Marlene Naratil: I HAVE A QUESTION ON THE COLOR OF THAT
 04:55:59 OVERHANG.
 04:56:00 IS IT A BRONZE COLOR?
 04:56:03 HARD TO TELL FROM THIS?

 04:56:06 >>John Conroy: IT IS A -- PROBABLY A DARK BRONZE.
 04:56:10 IT'S ON THE LEE HEALTH BUILDINGS AND IT'S ON THE STARBUCKS
 04:56:14 BUILDING.
 04:56:15 IT IS ACTUALLY THE SAME ALUMINUM THAT'S ON THE TRELIS
 04:56:17 STRUCTURES AS WELL.
 04:56:18 SO WE WOULD MATCH IT TO BE EXACTLY LIKE --
 04:56:22 >> ONE OF THOSE FOUR COLORS?
 04:56:25 >>Kristin Jeannin: SHOW THE IMAGE THAT HAS THE STARBUCKS

04:56:27 ONE.
 04:56:33 >> CHOCOLATE.
 04:56:34 >> DARK BROWN.
 04:56:36 >> PROBABLY CLOSER TO THE ROOF COLOR.
 04:56:40 >>Jim Wallace: THEY'VE GOT THIS ON THE STARBUCKS.
 04:56:42 >>John Conroy: SO BY DOING THAT, IT WOULD TIE IN MORE WITH
 04:56:46 THE STARBUCKS BUILDING WHICH WOULD MAYBE BOOK END IT A
 04:56:49 LITTLE BIT THE FOUR BUILDINGS THERE.
 04:56:50 >>Jim Wallace: THE WHOLE DESIGN IS NICE.
 04:56:52 SOME WALL AREA.
 04:56:53 ADD SOME DETAIL.
 04:56:54 IT JUST MAKES IT SO MUCH MORE --
 04:56:56 >>John Conroy: I WOULD BE WILLING TO DO THAT.
 04:57:01 >>Howard Levitan: I STILL DON'T GET WHAT THIS BIG, LONG
 04:57:03 EXPANSIVE BUILDING, FOUR OF THEM ARE GOING TO LOOK LIKE AS
 04:57:07 IT RELATES TO THE LEE HEALTH BUILDING.
 04:57:09 IF I HAD THE LEE HEALTH BUILDING IN FRONT OF ME, I COULD

 04:57:12 SAY, WELL, YOU KNOW, YOU'VE USED ELEMENTS FROM THE OTHER
 04:57:15 BUILDINGS IN LEE HEALTH, BUT THERE MAY BE SOME ELEMENTS IN
 04:57:19 LEE HEALTH THAT WOULD MAKE -- ENHANCE THIS BUILDING AND TIE
 04:57:26 ALL FIVE OF THEM TOGETHER.
 04:57:27 I CAN'T TELL THAT.
 04:57:30 >>John Conroy: I KNOW THAT THE LEE HEALTH WAS TRYING TO BE
 04:57:34 DIFFERENT, AND THAT'S WHAT WE WENT THROUGH A LOT OF
 04:57:37 ITERATIONS ON THAT ONE.
 04:57:39 >>Howard Levitan: IT'S ALL PART OF THE SAME DEVELOPMENT.
 04:57:41 >>John Conroy: CORRECT.
 04:57:42 >>Howard Levitan: THEY MAY HAVE THEIR OWN BUILDING, BUT --
 04:57:46 >>Michael Sheeley: MY RECOLLECTION WHEN WE APPROVED THE LEE
 04:57:48 HEALTH BUILDING IS WE WERE LOOKING AT THESE BUILDINGS AND WE
 04:57:51 WANTED CONSISTENCY.
 04:57:52 SO I THINK WE ALREADY DID THAT.
 04:57:53 CONTINUE THE CONSISTENCY OF THESE BUILDINGS IN MY MIND STILL
 04:57:58 WORKS AS A WHOLE.
 04:58:05 >> SINCE THAT LIGHT COLORED WALL WITH THE TWO WINDOWS IS SO
 04:58:09 LONG, WOULDN'T WE BE BETTER TO HAVE TWO CANOPIES TO BREAK IT
 04:58:13 UP?
 04:58:13 MORE ELEMENTS?
 04:58:15 >>Michael Sheeley: I WOULD THINK --
 04:58:18 >>Jim Wallace: TWO CANOPIES BETTER AND GIVES YOU MORE
 04:58:21 ELEMENTS BREAKING IT UP.
 04:58:23 >>John Conroy: I WOULD BE WILLING TO DO THAT.

 04:58:25 >>Howard Levitan: IS THERE A WAY WE CAN PULL THAT BUILDING
 04:58:27 UP FROM THE AGENDA?
 04:58:29 >>Mary Gibbs: WE HAVE IT ON A LAPTOP HERE THAT WE COULD
 04:58:34 JUST -- I COULD HAVE JIM WALK AROUND AND SHOW YOU.

04:58:37 I DON'T KNOW WHAT MEETING IT WAS.
 04:58:44 WHILE WE'RE LOOKING FOR IT, I CAN TELL YOU, IT WAS SIMILAR.
 04:58:50 IN THE STAFF'S OPINION, IT DIDN'T LOOK AS NICE AS THESE
 04:58:53 BUILDINGS HERE.
 04:58:54 I THINK THESE BUILDINGS HERE ARE NICER, SO WE WANTED THIS TO
 04:58:57 BE MODELED LIKE THE BUILDINGS AND A LITTLE LESS LIKE LEE
 04:59:03 HEALTH.
 04:59:05 >>Howard Levitan: THE SUGGESTION WAS THAT WE USE THE
 04:59:07 OVERHANG FEATURE IN BUILDING ONE OVER THE TWO WINDOWS IN
 04:59:12 BUILDING FOUR, AND THAT EVERYTHING ELSE WOULD BE THE SAME,
 04:59:16 AND THAT THE COLOR BEHIND THAT WOULD BE IT LOOKS WHITE IN
 04:59:22 BUILDING ONE.
 04:59:25 >>John Conroy: IT'S JUST THE LIGHTING.
 04:59:26 BUT THE MAIN BUILDING IS THIS.
 04:59:31 THE WHITE FLOUR IS JUST THE TRIM.
 04:59:33 SO THE TOP PARAPET, YOU SEE THE TRIM UNDERNEATH THE
 04:59:37 STARBUCKS MERMAID, ABOVE ON THE ROOF, THE ROOFLINE, JUST
 04:59:42 UNDER THE ROOF TILES.
 04:59:43 SO THAT'S JUST THE TRIM COLOR, HOWARD.
 04:59:46 THAT'S VERY LOW PERCENTAGE.
 04:59:55 >>Howard Levitan: I'LL LEAVE IT TO THE BOARD TO DECIDE.

04:59:57 I THOUGHT WE HAD REACHED A CONTRAST FORMULA THAT WOULD WORK
 05:00:03 IN A LOT OF THESE DIFFERENT CASES.
 05:00:06 THIS IS MUCH MORE THAN 20% OF THE LIGHT SHADES, MORE THAN
 05:00:09 20% OF THAT FACADE.
 05:00:11 EITHER IT'S ONLY WHEN WE WANT IT TO DO THAT OR WE DO IT
 05:00:17 CONSISTENTLY, I GUESS IS MY QUESTION.
 05:00:20 I UNDERSTAND THAT THE OVERHANG WILL HELP THAT BY ADDING
 05:00:24 CONTRASTING COLORS.
 05:00:28 >>Mary Gibbs: THAT'S THE LEE HEALTH BUILDING RIGHT NOW UP ON
 05:00:31 YOUR SCREEN.
 05:00:33 >>John Conroy: SO THIS ONE HAS THE SAME -- THOSE AWNINGS,
 05:00:37 THOSE SAME COLORED AWNINGS HERE.
 05:00:39 YOU SEE THEM THROUGHOUT THE --
 05:00:45 >> I DON'T SEE IT.
 05:00:46 >> LOWER RIGHT ONE HAS THE AWNINGS ON IT.
 05:00:52 >>John Conroy: AND ALSO RIGHT HERE.
 05:00:53 YOU SEE IT RIGHT HERE, HOWARD.
 05:00:55 YES, SAME EXACT COLOR, SAME ROOF, SAME COLORS.
 05:01:02 SO I WOULD BE WILLING TO PUT TWO OF THOSE CANOPIES OVER
 05:01:07 THOSE WINDOWS.
 05:01:09 >>Jim Wallace: ISN'T THE OTHER END OF THE BUILDING A REPLICA
 05:01:11 OF THIS SIDE?
 05:01:12 ON THE WEST SIDE OF THIS --
 05:01:23 >>John Conroy: IT IS NOT AN EXACT, MR. WALLACE.
 05:01:27 THAT'S TRULY THE REAR OF THE BUILDING.

05:01:30 IT'S IN THE ELEVATION HERE.
 05:01:32 THIS IS THE RIGHT ELEVATION HERE.
 05:01:46 >>Jim Wallace: THE ONE ON THE BOTTOM, IT LOOKS LIKE THAT IS
 05:01:49 THE WEST SIDE.
 05:01:50 WOULDNT YOU DO THE SAME THING THERE?
 05:01:51 >>John Conroy: YES.
 05:01:52 OH, YOU'RE SAYING PUT TWO AWNINGS BACK THERE.
 05:01:57 >> -- TO BE ATTRACTIVE.
 05:01:58 >>John Conroy: YEAH.
 05:01:59 I WOULD BE WILLING TO DO THAT.
 05:02:02 >> I BELIEVE THAT IS THE WEST END.
 05:02:04 >>John Conroy: I WOULD BE WILLING TO PUT -- SORRY.
 05:02:08 THE SCROLLING IS -- I WOULD BE WILLING TO PUT THOSE ON BOTH
 05:02:13 SIDES.
 05:02:14 >>Howard Levitan: HOW DOES STAFF FEEL?
 05:02:16 STAFF IS SHAKING THEIR HEADS.
 05:02:22 >>Mary Gibbs: YEAH.
 05:02:23 >>John Conroy: OKAY.
 05:02:23 WE CAN DO THAT.
 05:02:26 >>Scotty Wood: ARE THERE ANY OTHER COMMENTS?
 05:02:28 QUESTIONS?
 05:02:30 >>Marlene Naratil: I JUST THINK THE COLOR SCHEME LOOKS
 05:02:32 GREAT.
 05:02:33 >>John Conroy: THANK YOU.
 05:02:34 >>Marlene Naratil: I THINK THEY ARE VERY COMPATIBLE, AND

 05:02:36 IT'S A BEAUTIFUL BUILDING.
 05:02:38 >>John Conroy: THANK YOU VERY MUCH.
 05:02:39 WE TRY TO DO VERY NICE QUALITY BUILDINGS.
 05:02:43 WE DID THE ESTERO GRANDE BUILDINGS AS WELL AND THE TEXAS
 05:02:46 ROADHOUSE.
 05:02:47 THANK YOU VERY MUCH.
 05:02:47 I APPRECIATE THAT.
 05:02:54 >>James Tatoes: I DO AGREE THAT THE FACE IS TOO LOUD RIGHT
 05:02:57 NOW.
 05:02:58 AND I THINK THAT THE SUGGESTIONS OF PUTTING AWNINGS OVER
 05:03:02 THOSE WINDOWS, THAT WOULD BE THE SAME COLOR AS THE AWNINGS
 05:03:05 IN THE OTHER BUILDINGS, PROBABLY WOULD WORK.
 05:03:08 >>John Conroy: I'M ABSOLUTELY WILLING TO DO THAT.
 05:03:11 THANK YOU VERY MUCH.
 05:03:13 >>Scotty Wood: CAN I HAVE A MOTION TO APPROVE WITH THE
 05:03:15 AWNINGS?
 05:03:18 >>Marlene Naratil: I'LL MAKE THE MOTION.
 05:03:19 >> PUBLIC COMMENT?
 05:03:21 >>Scotty Wood: EXCUSE ME.
 05:03:22 BEFORE WE DO THAT, ANY PUBLIC COMMENT?
 05:03:25 >>Tammy Duran: NO, WE DON'T HAVE ANYONE.
 05:03:28 >>Scotty Wood: THANK YOU, MICHAEL.

05:03:30 NOW I'LL ENTERTAIN A MOTION.
 05:03:33 >>Marlene Naratil: I'LL MAKE THE MOTION TO ACCEPT THE
 05:03:38 PROPOSAL WITH THE AWNINGS ADDED AND THE COLOR SCHEME THE WAY

 05:03:42 YOU SET IT UP.
 05:03:45 >> I'LL SECOND THAT.
 05:03:46 >>Scotty Wood: ANY FURTHER DISCUSSION?
 05:03:48 TAMMY, PLEASE CALL THE ROLL.
 05:03:51 >>Anthony Gargano: YES.
 05:03:53 >>Kristin Jeannin: YES.
 05:03:53 >>Barry Jones: YES.
 05:03:56 >>Marlene Naratil: YES.
 05:03:58 >>Michael Sheeley: YES.
 05:04:00 >>James Tatoes: YES.
 05:04:01 >>Jim Wallace: YES.
 05:04:03 >>Howard Levitan: YES.
 05:04:04 >>Scotty Wood: YES.
 05:04:05 THANK YOU VERY MUCH.
 05:04:08 >>John Conroy: HAVE A WONDERFUL EVENING.
 05:04:10 THANK YOU.
 05:04:30 >>Scotty Wood: OUR NEXT ITEM IS THE OAK & STONE RESTAURANT.
 05:04:34 BEFORE BEGINNING, IS THERE ANYONE WHO HAS NOT BEEN SWORN IN
 05:04:37 WHO INTENDS TO TESTIFY ON IT?
 05:04:42 >>Mary Gibbs: I'M NOT SURE EVERYBODY WAS SWORN IN ON THIS.
 05:04:45 I WASN'T SURE EITHER.
 05:04:49 I THINK MAYBE WE NEED -- NANCY NEEDS TO SWEAR IN AGAIN FOR
 05:04:53 THIS CASE.
 05:04:53 >>Scotty Wood: NANCY, WOULD YOU SWEAR IN THESE TWO
 05:04:56 GENTLEMEN?

 05:04:58 >>Nancy Stroud: CERTAINLY.
 05:05:00 >>Mary Gibbs: WHY DON'T WE ALL SWEAR IN FOR THIS CASE.
 05:05:02 >>Scotty Wood: WE'RE UP TO ABOUT SIX.
 05:05:03 >>Nancy Stroud: EVERYBODY STAND AND RAISE YOUR RIGHT HANDS.
 05:05:06 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL BE
 05:05:09 GIVING IN TONIGHT'S PROCEEDINGS IS THE TRUTH, THE WHOLE
 05:05:12 TRUTH AND NOTHING BUT THE TRUTH?
 05:05:14 >> I DO.
 05:05:14 >>Nancy Stroud: THANK YOU.
 05:05:16 >>Mary Gibbs: ALTHOUGH, MAY I SAY SOMETHING, I THINK SOME
 05:05:19 PEOPLE SWORE IN FOR THE INFORMATION MEETING, AND THAT'S NOT
 05:05:21 REQUIRED, BUT THAT'S OKAY.
 05:05:23 IF WE OVERSWEAR, IT'S BETTER THAN UNDERSWEARING.
 05:05:29 >> BETTER TO OVERSWEAR THAN UNDERSWEAR.
 05:05:32 >>Scotty Wood: ARE THERE ANY EX PARTE COMMUNICATIONS HERE?
 05:05:34 AMONGST THE BOARD?
 05:05:36 >> NO.
 05:05:37 ANY CONFLICT OF INTEREST?

05:05:42 >> NO.
 05:05:43 >>Scotty Wood: PROCEED, MARY.
 05:05:44 WOULD YOU INTRODUCE IT?
 05:05:49 >>Mary Gibbs: NO.
 05:05:50 >>Scotty Wood: NO?
 05:05:51 DO YOU WANT TO INTRODUCE IT?
 05:05:51 >>Mary Gibbs: OH, YES.

05:05:55 >>Scotty Wood: I MISSED THE PUBLIC INPUT.
 05:05:57 YOU CAN MISS THAT.
 05:05:58 IT'S OKAY.
 05:05:59 WE'RE EVEN.

05:06:02 >>Nancy Stroud: YOU NEED TO ASK ALSO WHETHER THERE HAVE BEEN
 05:06:05 ANY COMMUNICATIONS, ANY E-MAILS?
 05:06:08 >>Mary Gibbs: NO THAT'S THE QUESTION I THOUGHT YOU ASKED ME.
 05:06:11 WE HAVE NO COMMUNICATION.
 05:06:12 BUT I WILL BE HAPPY TO INTRODUCE IT.
 05:06:14 THIS DEVELOPMENT ORDER IS FOR THE OAK & STONE RESTAURANT AND
 05:06:20 THAT'S AT ESTERO CROSSING, WHICH IS ON THE SOUTH SIDE OF
 05:06:23 CORKSCREW ROAD AND JUST WEST OF CORKSCREW WOODLANDS
 05:06:27 BOULEVARD AS PART OF THAT MIXED-USE PROJECT, AND IT'S UNDER
 05:06:31 CONSTRUCTION NOW, THE COMMERCIAL, AND THEN THE RESIDENTIAL
 05:06:33 WILL BE BACK TO SEE YOU SOON.
 05:06:36 THEY HAD A PUBLIC INFORMATION MEETING ON JUNE 8th FOR THE
 05:06:41 PROJECT, AND THEY ARE HERE FOR THE PUBLIC HEARING TONIGHT
 05:06:43 FOR APPROVAL.
 05:06:45 AT THE PUBLIC INFORMATION MEETING, THERE WERE SEVERAL
 05:06:48 COMMENTS MADE ABOUT THE ARCHITECTURE, QUESTIONS ABOUT THE
 05:06:51 COLORS, THE STONE, THE PATIO AREA, THE DUMPSTER, SEVERAL
 05:06:57 THINGS.
 05:06:57 BUT I'M GOING TO LET THE APPLICANT EXPLAIN THAT.
 05:07:00 THEY'VE GOT THAT IN THEIR PowerPoint, AND THEY WANT TO
 05:07:02 EXPLAIN WHAT THEY HAVE DONE IN REVISIONS TO ADDRESS THE

05:07:06 PLANNING, ZONING, AND DESIGN BOARD'S COMMENTS.
 05:07:08 IF THERE'S NO FURTHER QUESTIONS, I'M GOING TO JUST TURN IT
 05:07:12 OVER TO THE APPLICANT, WHICH WOULD BE JOHN WOJDAK.
 05:07:19 ACTUALLY, JOHN IS BEING VERY NICE, BUT I HAVE TO ADMIT THAT
 05:07:34 THE STAFF BROKE THE ROOF, THE TILES.
 05:07:39 WE DID IT, AND WE'RE SORRY.
 05:07:41 IT WAS VERY NICE OF YOU TO TAKE RESPONSIBILITY FOR IT.
 05:07:47 >>John Wojdak: THANKS, MARY.
 05:07:50 JOHN WOJDAK WITH DELISI FITZGERALD, FOR THE RECORD.
 05:07:53 AND WE'RE EXCITED TO BE BACK WITH THE OAK & STONE RESTAURANT
 05:07:57 AT ESTERO CROSSING.
 05:08:00 LIKE MARY SAID, WE WERE HERE IN AUGUST, AND JUST QUICK, SAME
 05:08:07 TEAMS.
 05:08:08 STOCK DEVELOPMENT STILL OVERALL DEVELOPER OF THE ENTIRE

05:08:10 PROJECT.
 05:08:11 HUNTER BOOTH WITH BOOTH DESIGN GROUP IS OUR LANDSCAPE
 05:08:14 ARCHITECT.
 05:08:14 AND RAMON ACEVEDO WITH GMA IS THE ARCHITECT FOR THE
 05:08:20 BUILDING.
 05:08:21 I THINK EVERYBODY IS FAMILIAR WITH THE SITE LOCATION AT THIS
 05:08:26 POINT.
 05:08:26 THE OAK & STONE IS IN THE NORTHEAST CORNER, KIND OF AT
 05:08:31 CORKSCREW WOODLANDS AND CORKSCREW ROAD.
 05:08:34 JUST TO GET A LITTLE MORE DETAILED ON THE COMMENTS FROM OUR
 05:08:42 INITIAL PUBLIC INFORMATION MEETING, I KIND OF SUMMARIZED

 05:08:47 THEM.
 05:08:47 WE HAD VISIBILITY OF SERVICE FUNCTIONS, DUMPSTER AND THE
 05:08:53 SERVICE DOOR INTO THE BUILDING.
 05:08:54 THE VIEW OF THE BACK OF THE BUILDING, SIGNAGE, WHICH WE DID
 05:08:57 NOT HAVE AT THE TIME, WHICH WE NOW DO.
 05:09:03 IF OUTDOOR SEATING WAS GOING TO BE FENCED OR SCREENED.
 05:09:07 WE WEREN'T SHOWING ANY OF THAT ON THE ELEVATION.
 05:09:09 AND CONSISTENCY WITH THE PATTERN BOOK.
 05:09:12 IT'S A LITTLE HARD TO SEE, BUT FOR REGARDING THE SCREENING
 05:09:20 OF THE SERVICE FUNCTIONS, WE ADDED -- LIKE, WE BASICALLY
 05:09:24 TOOK THE BACK WALL FOR THE DUMPSTER, SWUNG THE BACK WALL OUT
 05:09:30 AND BROUGHT IT FORWARD SO THAT YOU BASICALLY HAVE TO SNAKE
 05:09:34 YOUR WAY IN SO IT HIDES THE ENTRY INTO THE DUMPSTER AREA, SO
 05:09:38 YOU DON'T SEE INTO IT FROM WHERE IT WOULD GENERALLY BE
 05:09:41 ACCESSED.
 05:09:43 AND THEN SIMILARLY ON THE SERVICE ENTRANCE TO THE BUILDING
 05:09:50 IS ON THE NORTHEAST CORNER, AND THERE WAS A DOOR THERE THAT
 05:09:54 WAS ESSENTIALLY EXPOSED.
 05:09:57 SO RAMON ADDED A KIND OF TOWER OVER THE CORNER OF THE
 05:10:00 BUILDING THAT HIDES THAT SERVICE DOOR.
 05:10:06 THAT WAS THE MAIN KIND OF SITE-RELATED COMMENTS.
 05:10:10 WE HAVE, AS KIND OF PART OF THIS PROJECT COMING IN AFTER THE
 05:10:16 CODE HAS BEEN ADOPTED, WE HAVE GONE BACK AND AMENDED THE
 05:10:22 OVERALL COMMERCIAL TO ADD CHARGING STATIONS INTO THE PARKING
 05:10:29 LOT.

 05:10:31 SO THEY ARE NOT SPECIFIC TO THIS PROJECT, BUT THEY ARE IN
 05:10:34 PROXIMITY.
 05:10:38 AND THEN IF THERE ARE NO COMMENTS ON THE SITE PLAN, I'LL
 05:10:43 TURN IT OVER TO HUNTER TO GO OVER THE LANDSCAPING AND HOW
 05:10:46 WE'VE ADDED SOME SHIELDING TO THE BACK OF THE BUILDING.
 05:10:51 >> HUNTER BOOTH: GOOD AFTERNOON.
 05:10:58 HUNTER BOOTH, BOOTH DESIGN GROUP, LANDSCAPE ARCHITECTS.
 05:11:01 AS JOHN SAID, WE'RE KIND OF RESPONDING TO SOME OF THE SITE
 05:11:05 PLAN CHANGES.
 05:11:08 SOME OF THOSE INCLUDED ADDING SOME DRY RETENTION PONDS TO

05:11:12 THE BACK OF THE BUILDING.
 05:11:14 AS YOU CAN SEE THIS AREA HERE, THERE IS A DRY RETENTION POND
 05:11:19 HERE.
 05:11:20 AND UP HERE ON THE NORTH.
 05:11:22 SO WHAT WE'VE DONE ON THOSE DRY RETENTION PONDS, WE ADDED A
 05:11:26 LOT OF DRIFT OF ORNAMENTAL GRASSES TO THOSE SO THEY DON'T
 05:11:29 LOOK LIKE DRY RETENTION PONDS.
 05:11:31 WE ALSO ADDED A LOT MORE LANDSCAPE TO THE BACK OF THE
 05:11:34 BUILDING ALONG WITH SOME TREES TO SHIELD THAT FROM CORKSCREW
 05:11:37 WOODLANDS.
 05:11:37 ALSO, IF YOU CAN REMEMBER FOR THE OVERALL D.O., WE HAVE A
 05:11:43 SUBSTANTIAL BUFFER ALONG THE NORTH, THE EAST, AND THE SOUTH
 05:11:46 THAT'S NOT SHOWN IN THIS EXHIBIT HERE.
 05:11:51 AND THEN AS FAR AS AROUND THE BUILDING, WE USED PALMS AND
 05:11:55 THINGS LIKE THAT TO HIGHLIGHT SOME VIEWS AND SOME OF THE

 05:11:57 ARCHITECTURE THAT CHANGED.
 05:11:58 SO MINIMUM CHANGES, AND WE ALSO LASTLY CHANGED SOME OF THE
 05:12:03 SPECIES TO BECOME MORE NATIVE FRIENDLY AND BE CODE
 05:12:07 COMPLIANT.
 05:12:16 >> GOOD AFTERNOON.
 05:12:24 RAMON ACEVEDO, GMA ARCHITECT.
 05:12:27 GOOD TO BE BACK.
 05:12:29 WE'RE TRYING TO PRESENT THE CHANGES THAT WE HAVE DONE TO THE
 05:12:34 BUILDING IN RELATIONSHIP TO THE PREVIOUS COMMENTS THAT WE
 05:12:39 RECEIVED BEFORE.
 05:12:39 OUT OF THE MAIN FACADE, WHAT YOU CAN SEE HERE IS THE
 05:12:44 INTEGRATION OF THE SIGNAGE THAT WE HAVE BEEN PROVIDED BY THE
 05:12:48 OWNER.
 05:12:50 IF YOU GO TO THE NEXT SLIDE, THAT'S WHERE ACTUALLY THE
 05:12:54 IMPACT OF THIS WAS IMPLEMENTED WITHIN THE EAST FACADE.
 05:13:03 WE RECEIVED A FEW COMMENTS RELATED TO THE BACK FACADE, WHICH
 05:13:08 ACTUALLY FACING EAST, WHAT WE HAVE DONE THAT WE ADDED A
 05:13:13 COUPLE OF TOWERS ELEMENT.
 05:13:16 THOSE TOWERS BALANCE THE FACADE, BASICALLY INCORPORATE
 05:13:21 PRIMARY FACADE ELEMENTS TO THE EAST.
 05:13:24 ALSO, THAT TOWER IN THE NORTHEAST HIDES THE SERVICE ENTRANCE
 05:13:31 TO THE KITCHEN AREA.
 05:13:32 THAT WAS A BIG POINT OF DISCUSSION THE LAST TIME THAT WE
 05:13:34 WERE HERE.
 05:13:36 YOU DON'T WANT THAT DOOR TO BE EXPOSED.

 05:13:43 PROBABLY PEOPLE CAN BE TAKING A BREAK.
 05:13:45 WE ADDED AN ELEMENT TO THE NORTH AND ACTUALLY TO THE SOUTH,
 05:13:49 SO THERE IS A SYMMETRY AND A BALANCE IN THAT FACADE.
 05:13:53 THAT DEFINITELY IS A BIG, BIG CHANGE ON THE EAST FACADE.
 05:13:57 AND ALSO, IN THE PERSPECTIVE YOU CAN SEE THE NORTH FACADE,
 05:14:04 WHICH IS FACING CORKSCREW, AND THERE'S ADDITIONAL SIGNAGE IN

05:14:10 THAT FACADE.
 05:14:11 AS YOU CAN SEE HERE IN THE LAYOUT OF THE FLOOR PLAN, THOSE
 05:14:16 TWO TOWER ELEMENTS NOW INCORPORATED IN THE PLAN, THE ACCESS
 05:14:21 AT THE NORTH SIDE THAT CONNECTS TO THE DUMPSTER, WE CREATED
 05:14:24 THAT SCREEN WALL AND KIND OF A NICHE THAT JOHN ALREADY
 05:14:30 SHOWED TO GET ACCESS TO THE DUMPSTER.
 05:14:34 IN THIS SENSE, WE HAVE BEEN ADDRESSING ALL THE COMMENTS.
 05:14:38 THERE WAS A COMMENT ALSO ABOUT THE RAILING.
 05:14:42 WE CHANGED THE RAILING ALSO FOR THE OPEN OUTDOOR DINING
 05:14:48 AREA.
 05:14:48 HERE ARE THE ELEVATIONS, AS YOU CAN SEE, INCORPORATING THE
 05:14:55 SIGNAGE PROVIDED BY THE TENANT.
 05:14:59 MAIN ELEVATION WEST AT THE TOP.
 05:15:04 THEN YOU HAVE THE SOUTH ELEVATION WITH THE EXTERIOR OUTDOOR
 05:15:09 DINING AND OPEN SPACE.
 05:15:10 THE EAST ELEVATION CHANGED SUBSTANTIALLY, AND THEN YOU HAVE
 05:15:17 ALSO THE NORTH ELEVATION FACING CORKSCREW.
 05:15:21 THIS IS THE SYMMETRY.
 05:15:22 THIS IS THE BALANCE.

05:15:23 WE ADDED, I WILL NOT CALL IT NECESSARILY A TRELLIS, BUT IT
 05:15:26 WAS KIND OF AN ARCHITECTURAL ELEMENT AND A GRID, AND WE
 05:15:30 INCORPORATED SOME TEXTURE AND STONE THAT WE HAVE IN THE MAIN
 05:15:34 ELEMENT OF THE FRONT END IS NOW PART OF THE BACK FACADE.
 05:15:39 SO THERE'S DEFINITELY SUBSTANTIAL CHANGES THAT WE'RE DOING
 05:15:43 TO THIS EAST ELEVATION.
 05:15:45 RESPONDING, OBVIOUSLY, TO THE COMMENT THAT WE HEARD ON
 05:15:50 PREVIOUS OCCASION.
 05:16:02 >> THAT'S THE KIND OF CORPORATE SIGNAGE FROM OAK & STONE.
 05:16:07 THAT WOULD BE, LIKE RAMON SAID, FACING THE PARKING LOT AND
 05:16:10 THEN FACING CORKSCREW ROAD.
 05:16:16 RAMON DIDN'T TOUCH ON IT, BUT WE DO HAVE THE COLOR SAMPLES
 05:16:19 OVER THERE, AND THE ROOF TILE SAMPLE, THE BROKEN ROOF TILE
 05:16:26 IS THE ONE THAT'S CALLED OUT ON THE PLANS.
 05:16:32 IT'S ALSO THE SAME ROOF TILE THAT'S PROPOSED ON THE
 05:16:35 COMMERCIAL BUILDINGS THAT ARE UNDER CONSTRUCTION.
 05:16:39 WE'VE RECENTLY FOUND OUT THAT TILE IS NOT AVAILABLE UNTIL
 05:16:42 MAY OF 2022.
 05:16:45 SO WE WANTED TO PROPOSE AN ALTERNATE, WHICH IS THE FULL TILE
 05:16:54 THAT IS KIND OF THE CLOSEST THING WE COULD GET THAT WOULD BE
 05:16:58 USED ON ALL THE BUILDINGS.
 05:17:00 SO IT WOULDN'T BE A MIX AND MATCH.
 05:17:02 WE WOULD USE THEM --
 05:17:04 >>Marlene Naratil: ARE ALL THE ROOF -- THE BUILDINGS WITHIN
 05:17:09 THIS DEVELOPMENT, THEY ARE ALL GOING TO HAVE THE SAME ROOF

05:17:14 TILE.
 05:17:15 >> THE COMMERCIAL BUILDINGS WILL USE THE SAME ROOF TILE.

05:17:18 IT WOULD ALL BE THE SAME.
 05:17:23 >>Marlene Naratil: I WOULD SUGGEST THAT YOU MAKE SURE YOU
 05:17:25 COULD GET ENOUGH OF IT SO YOU DON'T RUN INTO A SUPPLY
 05:17:28 PROBLEM.
 05:17:30 >> WE'VE ALREADY DONE THAT.
 05:17:35 >> YOU'RE NOW GOING TO CHANGE THE ROOF COLOR FROM THE
 05:17:39 PREVIOUSLY APPROVED DEVELOPMENT ORDER?
 05:17:44 >> WHAT I'M SAYING, JIM, IS THAT THIS IS THE TILE THAT IS ON
 05:17:51 THE APPROVED ELEVATIONS FOR THE COMMERCIAL.
 05:17:54 AND WHAT WE HAD BEEN PROPOSING HERE TO MATCH, WE CAN'T GET
 05:18:00 THIS ROOF TILE.
 05:18:02 THIS WAS PROBABLY THE LAST ONE AND NOW IT'S --
 05:18:06 [LAUGHTER]
 05:18:06 SO WHAT WE'RE PROPOSING IS USE THAT ROOF TILE, AND WE WOULD
 05:18:10 USE IT ON ALL THE BUILDINGS SO THAT --
 05:18:14 >> A DIFFERENT FABRICATOR.
 05:18:19 >> SHOW US AGAIN TOGETHER.
 05:18:21 ONE IS MORE REDDISH.
 05:18:25 >> CAN YOU COME FORWARD, PLEASE, SO WE CAN SEE IT?
 05:18:43 >> THAT'S THE CLOSEST YOU CAN COME TO A MATCH?
 05:18:56 >> [INAUDIBLE]
 05:19:00 >>Mary Gibbs: CAN YOU GO TO THE PODIUM, RAMON?
 05:19:04 >> RAMON: I'M SURE THAT EVERYBODY IS AWARE OF THE SHORTAGE

 05:19:07 OF MATERIALS AND EVERYBODY WORKING IN THIS AREA KNOW THAT A
 05:19:14 LOT OF CHALLENGES.
 05:19:15 NOT ONLY THAT, STEEL IS A BIGGER CHALLENGE.
 05:19:20 WE ARE REDESIGNING SEVERAL OF THE BUILDINGS.
 05:19:25 INSTEAD OF USING BAR JOISTS, NOW WE'RE GOING WITH WIDE
 05:19:26 FLANGES AND HOLLOW CORE.
 05:19:29 IT'S SOMETHING THAT WE'VE NEVER FACED BEFORE.
 05:19:32 BUT WE'RE GOING THROUGH IT.
 05:19:34 AND THIS IS AN EXAMPLE OF SHORTAGE OF MATERIAL.
 05:19:40 >>Jim Wallace: OBVIOUSLY MOVE TO SOMETHING A LITTLE COOLER
 05:19:43 COLOR, I MEAN, THE VARIATION IS COOLER.
 05:19:45 DID YOU LOOK AT GOING WARMER?
 05:19:47 I MEAN, IT'S CLOSE, BUT IT'S COOLER THAN WHAT WAS ORIGINALLY
 05:19:55 APPROVED.
 05:19:56 THAT'S ALL I'M ASKING.
 05:19:58 >> RAMON: WELL, I ALSO THINK THIS IS COMPLEMENTARY TO THE
 05:20:02 COLORS WE HAVE SELECTED FOR THE BUILDING, TOO.
 05:20:05 WE HAVE THE SAME COLOR FOR THE PREVIOUS BUILDING TWO AND
 05:20:08 THREE.
 05:20:09 I THINK IT WILL BLEND AND GO WITH THE INTENTION --
 05:20:14 >> IT'S OBVIOUSLY WARMER.
 05:20:16 IT'S HOTTER.
 05:20:17 THE OLD COLOR IS HOTTER.
 05:20:19 SO THE NEW COLOR IS COOLER, IT'S GRAYER.

05:20:22 I'M JUST ASKING A QUESTION.

05:20:23 DID YOU CONSIDER FINDING A TILE THAT WAS HOTTER OR WARMER
05:20:27 THAN THE ONE THAT IS NO LONGER AVAILABLE?
05:20:29 >> RAMON: WE DID.
05:20:31 WE LOOKED AT THE WHOLE CATALOG AND WE CONSIDERED THE MORE
05:20:36 COMPATIBLE AND CLOSER TO THE INTENT, THE ORIGINAL INTENT.
05:20:39 >>Jim Wallace: WHEN YOU GET THE WHOLE ROOF, IT WILL BE
05:20:45 SUBSTANTIALLY DIFFERENT.
05:20:46 SUBSTANTIAL DIFFERENCE.
05:20:47 >>Howard Levitan: YOU'RE NOW ASKING FOR A CHANGE IN A
05:20:51 DEVELOPMENT ORDER WE'VE ALREADY AGREED TO AS WELL AS THIS
05:20:56 DEVELOPMENT ORDER.
05:20:57 ONE OF THE QUESTIONS I HAD ABOUT WHAT YOU'VE BEEN SHOWING
05:21:02 US, YOU HAVEN'T SHOWN US WHAT THE TWO BUILDINGS, THE TWO
05:21:09 DIFFERENT STYLES ARE GOING TO LOOK LIKE NEXT TO EACH OTHER.
05:21:12 THERE'S NOTHING IN YOUR PRESENTATION SIMILAR TO THE LAST
05:21:17 CASE WE HAD, ABOUT WHAT WE'VE APPROVED FOR THE COMMERCIAL
05:21:23 COMPARED TO WHAT YOU'RE BUILDING RIGHT NEXT TO IT IN THIS
05:21:28 BUILDING FIVE, FOUR.
05:21:32 HOW DO WE SEE THAT, JOHN?
05:21:34 >>John Wojdak: RAMON DOES HAVE THE BOARD FOR BUILDINGS TWO
05:21:37 AND THREE.
05:21:38 I WOULD SAY IT'S A LITTLE DIFFERENT THAN THE PREVIOUS CASE,
05:21:46 HOWARD, IN THAT -- I DON'T HAVE A GOOD OVERVIEW.
05:21:55 >>Howard Levitan: MY PROBLEM IS, ONE OF THE THINGS THAT
05:21:57 WE'RE REQUIRED TO DO IS TO SAY, AMONG OTHER THINGS WHEN WE

05:22:00 DO ISSUE A DEVELOPMENT ORDER, IS THAT IT IS SUBSTANTIAL --
05:22:05 IT'S IN SUBSTANTIAL COMPLIANCE WITH THE PATTERN BOOK.
05:22:08 >>John Wojdak: UNDERSTOOD.
05:22:09 >>Howard Levitan: I KNOW WE MADE SOME CHANGES IN THE
05:22:11 COMMERCIAL FROM THE PATTERN BOOK, BUT THE BOARD MADE THAT
05:22:16 DETERMINATION -- ACTUALLY, IT WAS THE BOARD MADE THAT
05:22:19 DETERMINATION AT SOME POINT THAT, IN FACT, IT WAS OKAY.
05:22:24 IT WAS SUBSTANTIALLY OKAY WITH THE PATTERN BOOK.
05:22:26 SO NOW I WANT TO MAKE CERTAIN THAT THE OAK & STONE BUILDING,
05:22:33 WHICH I THINK DOES NOT LOOK LIKE THE PATTERN BOOK, IS GOING
05:22:36 TO BE -- GOING TO BE ABLE TO MAKE THAT DETERMINATION AS
05:22:38 WELL.
05:22:39 NOW YOU'RE ASKING FOR A SLIGHTLY DIFFERENT ROOF COLOR FOR
05:22:45 BOTH.
05:22:46 >>John Wojdak: I AM.
05:22:47 I FOUND OUT ABOUT THE ROOF TILE COLOR YESTERDAY.
05:22:50 >>Howard Levitan: I NORMALLY WOULD SAY THAT'S REALLY A STAFF
05:22:53 FUNCTION TO DETERMINE WHETHER THEY ARE EQUALS ENOUGH.
05:22:59 BUT I DIDN'T REALIZE THAT THERE IS THAT MUCH OF A
05:23:02 DISTINCTION, EVEN IN A SMALL SAMPLE, YOU CAN TELL THAT IT'S

05:23:05 DIFFERENT.
 05:23:06 I GUESS I HAVE SOME CONCERNS ABOUT THAT, JOHN.
 05:23:11 >>John Wojdak: UNDERSTOOD.
 05:23:12 >>Howard Levitan: MORE SO IN THE OAK & STONE BUILDING.
 05:23:16 THERE'S AN AWFUL LOT OF LIGHT COLORS COMPARED TO WHAT I

 05:23:20 THINK THE BOARD APPROVED -- I'M LOOKING AT THOSE AS THE
 05:23:24 COMMERCIAL RENDERINGS, THOSE ARE DIFFERENT.
 05:23:31 >> [INAUDIBLE]
 05:23:34 >>Mary Gibbs: RAMON, CAN YOU GO --
 05:23:37 >>John Wojdak: SO THE COLOR PALETTE, IT'S THE SAME COLORS.
 05:23:40 WHEN YOU PRINT IT, IT'S GOING TO LOOK DIFFERENT.
 05:23:45 >>Howard Levitan: IT'S MORE OF THE LIGHT COLOR THAN THERE IS
 05:23:47 DARK COLORS.
 05:23:48 >>John Wojdak: I AGREE WITH THAT.
 05:23:50 I JUST WANT TO MAKE IT CLEAR IT'S THE SAME COLORS.
 05:23:52 >>Howard Levitan: THERE'S NO STONE IN THOSE, AM I CORRECT?
 05:23:55 IN THE COMMERCIAL BUILDINGS.
 05:23:58 THERE IS STONE.
 05:24:03 >> RAMON: THAT WAS DISCUSSED IN THE PREVIOUS MEETING.
 05:24:07 ONE OF THE POINTS THAT WE WERE CONVEYING ACROSS IS IT WAS
 05:24:12 COMPATIBLE.
 05:24:12 IT WAS DIFFERENT.
 05:24:14 IT WAS MORE EVEN KIND OF THE MODERN SIDE OF DESIGN, AND I
 05:24:18 THINK WE DISCUSSED THAT.
 05:24:20 BUT IT WAS COMPATIBLE WITHIN THE COMPLEX.
 05:24:25 ALSO A FREE-STANDING BUILDING, SINGLE TENANT, THEY ARE
 05:24:30 TRYING TO CREATE THEIR OWN IDENTITY.
 05:24:34 AND THE TRADEMARK THAT THEY HAVE THROUGH THEIR OTHER
 05:24:37 BUILDING, THAT'S WHY THE STONE WAS INCORPORATED IN THE
 05:24:40 DESIGN.

 05:24:41 IT IS KIND OF A TRADEMARK FOR THE TENANT ITSELF.
 05:24:45 WE DIDN'T OVERLOAD IT.
 05:24:47 WE DIDN'T TRY TO HAVE A LOT OF STONE, BUT STILL TRYING TO
 05:24:50 BRING THAT ELEMENT WITH THE DESIGN.
 05:24:52 THAT'S WHY YOU SEE IT ON THE COLUMNS AND SOME OF THE SIDE,
 05:24:56 BUT MORE LIMITED TO THE COLUMN.
 05:25:00 >>Howard Levitan: I CAN'T REALLY SEE -- NO, THE OTHER ONE.
 05:25:03 THE ONE THAT'S ON THE FLOOR.
 05:25:04 THAT'S WHAT WE APPROVED FOR THE DEVELOPMENT ORDER FOR ONE,
 05:25:09 TWO, AND THREE.
 05:25:10 CAN YOU POINT OUT THE STONE FEATURES IN THOSE?
 05:25:15 THERE IS NO STONE.
 05:25:16 AND THOSE ARE PREDOMINANTLY THE DARKER COLOR.
 05:25:22 PREDOMINANTLY THE TAN COLOR?
 05:25:25 >> RAMON: YES, THEY ARE THE SAME.
 05:25:27 [INAUDIBLE]

05:25:32 >>John Wojdak: HOWARD, WHAT I WAS WANTING TO POINT OUT IN
 05:25:36 TERMS OF THE DIFFERENCE FROM THE LAST CASE IS THESE AREN'T,
 05:25:40 YOU KNOW, FOUR BUILDINGS IN A CONTINUOUS LINE THAT YOU'RE
 05:25:43 JUST ADDING TO THE TWO BUILDINGS, KIND OF SIMILAR TO WHAT
 05:25:48 THE PRIOR PRESENTER SAID.
 05:25:50 THEIR FIRST TWO BUILDINGS WERE KIND OF A PACKAGE DEAL, WHICH
 05:25:54 OUR TWO WERE.
 05:25:56 THEY ARE A LOT MORE SIMILAR.
 05:25:57 BUT THEN THE BUILDING ONE AND FOUR, FOUR BEING THE

 05:26:00 OAK & STONE, ARE KIND OF END CAPS THAT DO HAVE PARKING AND
 05:26:04 SPACE IN BETWEEN.
 05:26:05 IT'S NOT LIKE IT'S A CONTINUOUS LINE OF RETAIL WHERE THEY
 05:26:08 ARE ADJACENT TO EACH OTHER.
 05:26:10 SO WE'RE KIND OF GOING FOR THAT COMPATIBLE AND CONSISTENT
 05:26:13 BUT STILL KIND OF UNIQUE.
 05:26:16 YOU KNOW THAT IT IS ITS OWN BUILDING.
 05:26:19 >>Mary Gibbs: I JUST WANTED TO ADD SOMETHING TO MAYBE
 05:26:22 CONFUSE THE ROOF TILE ISSUE EVEN MORE, BUT WHEN THE
 05:26:27 DEVELOPMENT ORDER WAS APPROVED, THE COLOR THAT THEY HAVE OF
 05:26:31 THE TILE THAT YOU CAN'T GET NOW WAS A LITTLE MORE RED, BUT
 05:26:35 WHEN YOU WENT TO THE ACTUAL PATTERN BOOK THAT THE VILLAGE
 05:26:38 COUNCIL APPROVED, AT THAT TIME, WE DIDN'T SPECIFY THE
 05:26:42 COLORS.
 05:26:43 SO WE'RE GOING AND EYEBALLING IT, ACTUALLY, THE ROOF TILE
 05:26:46 THAT THEY WANT TO SUBSTITUTE WITH LOOKS CLOSER TO THE
 05:26:50 PATTERN BOOK AND THE DEVELOPMENT ORDER LOOKS CLOSER TO THE
 05:26:53 RED.
 05:26:54 WE TOLD THE APPLICANT SINCE THIS ISSUE JUST SURFACED, WE'RE
 05:26:57 LIKE, PLEASE BRING IT UP AT THE MEETING BECAUSE THE STAFF
 05:27:00 CAN -- WE CAN MAKE THE MINOR CHANGE.
 05:27:02 WE CAN PROCESS THAT, BUT WE WANTED TO MAKE SURE EVERYBODY
 05:27:05 KNEW WHAT WAS GOING ON AND TO GET YOUR INPUT BECAUSE IT IS,
 05:27:11 WHEN YOU PUT IT ON THE BUILDINGS, IT DOES LOOK DIFFERENT.
 05:27:13 BUT WE DID HAVE THAT DILEMMA BECAUSE THE PATTERN BOOK COLOR,

 05:27:19 WHICH DIDN'T HAVE A NUMBER, BUT NOW WE KNOW BETTER, WAS MORE
 05:27:22 LIKE THE ONE THEY WANT TO SUBSTITUTE.
 05:27:24 SO WE HAD A LITTLE CONFLICT WITH THAT.
 05:27:25 SO WE SAID, PLEASE BRING IT UP TONIGHT.
 05:27:31 >>Howard Levitan: I UNDERSTAND HOW WE GOT HERE.
 05:27:34 MY ISSUE IS ON A LOT OF THESE MIXED USE DEVELOPMENTS, IT
 05:27:44 GETS VERY DIFFICULT TO RETAIN A UNIFORM ARCHITECTURAL STYLE,
 05:27:52 ESPECIALLY WHERE YOU HAVE -- I'M NOT GOING TO CALL THIS AN L
 05:27:57 LOT, BUT IT'S ACTING SIMILAR TO AN L LOT.
 05:28:02 SIMILAR STANDING SINGLE-USE BUILDING WITHIN THE DEVELOPMENT.
 05:28:05 AND WHAT WE'RE TRYING TO GET AT IS THAT THE REQUIREMENT OF
 05:28:10 MIXED USE IS THAT THERE BE A UNIFIED ARCHITECTURAL STYLE.

05:28:17 AND WHAT WE TRIED TO DO ON ESTERO GRANDE, FOR EXAMPLE, WHERE
 05:28:22 THE PREVIOUS DEVELOPER HAD BUILT SOME UNITS AND THEN WE GOT
 05:28:26 A SPROUTS THAT LOOKED TOTALLY DIFFERENT AND THEN WE GOT A
 05:28:30 TEXAS ROADHOUSE THAT REALLY LOOKED DIFFERENT AND A BUNCH OF
 05:28:33 APARTMENTS.
 05:28:34 AND THERE'S SOME CONSISTENCY IN COLOR, BUT THERE'S NO
 05:28:37 CONSISTENCY IN DIRECT -- THEY ARE COMPATIBLE, IN OTHER
 05:28:43 WORDS, THEY DON'T OFFEND ANYBODY, IF YOU DEFINE THAT.
 05:28:48 >>John Wojdak: AND DON'T OFFEND EACH OTHER.
 05:28:51 >>Howard Levitan: IT DOESN'T LOOK LIKE ONE DEVELOPMENT.
 05:28:52 IT LOOKS LIKE A BUNCH OF SEPARATE DEVELOPMENTS, AND THAT'S
 05:28:54 NOT WHAT WE'RE TRYING TO ACHIEVE.
 05:28:56 THAT'S NOT WHAT OUR CODE TRIES TO ACHIEVE.

05:28:59 BELIEVE ME, BECAUSE I WAS PART OF THIS, THAT'S NOT WHAT WE
 05:29:03 APPROVED FOR THIS.
 05:29:03 NOW, IT'S CLOSE.
 05:29:11 SO I THINK THE BOARD HAS TO MAKE THAT DETERMINATION, IS THIS
 05:29:14 SUFFICIENTLY A UNIFORM DESIGN?
 05:29:21 NOT JUST BECAUSE IT CONTAINS THE SAME FOUR COLORS, BUT THAT
 05:29:25 IT WOULD HAVE BEEN NICER TO HAVE SOME ELEMENTS OF THE WAY I
 05:29:31 THINK YOU GET AROUND THAT, TO USE SOME ELEMENTS OF THE
 05:29:36 RESIDENCES AND SOME ELEMENTS OF THE COMMERCIAL INTO THE SAME
 05:29:41 BUILDING, AND NOT JUST BY VIRTUE OF THE FACT THAT THE ROOF
 05:29:46 COLOR IS NOT GOING TO BE THE SAME BECAUSE YOU HAVE A
 05:29:54 SHORTAGE OF TILES.
 05:29:55 I LIKE THIS BUILDING.
 05:29:56 I'M JUST TROUBLED BY NOT ACHIEVING OUR REQUIREMENT IN THE
 05:30:04 CODE FOR MIXED-USE DEVELOPMENT BECAUSE IT'S SOMEWHAT
 05:30:09 DIFFERENT.
 05:30:10 NOW, I'LL LET THE REST OF THE PANEL WEIGH IN ON THAT.
 05:30:13 IS IT SUFFICIENTLY CLOSE THAT WE CAN LEGITIMATELY SAY THIS
 05:30:19 IS OKAY UNDER THE PATTERN BOOK, THAT IT MEETS -- ALL OF THIS
 05:30:25 DEVELOPMENT IS GOING TO LOOK LIKE A UNIFIED DEVELOPMENT?
 05:30:28 >>Jim Wallace: HOWARD, I THINK THIS IS SIMILAR TO WHAT WE
 05:30:32 SAW UNIVERSITY HIGHLANDS, ONE PARTICULAR STAND-ALONE
 05:30:37 BUILDING.
 05:30:37 FIVE STAND-ALONE BUILDINGS, BUT ONE IN LEE HEALTH, WHATEVER
 05:30:42 IT IS, THAT IS DIFFERENT, BUT THE SAME FAMILY.

05:30:44 THEY ARE COUSINS.
 05:30:45 I THINK CERTAINLY WE WOULD ALL HAVE TO SAY THAT THE STONE ON
 05:30:49 THIS BUILDING IS DISTINCTIVE TO THEIR PARTICULAR PRODUCT,
 05:30:52 BUT ALSO IS VERY MEDITERRANEAN SO IT'S NOT OUT OF CONTEXT.
 05:30:58 I HAVE NO PROBLEM WITH THAT.
 05:30:59 THE ONLY THING I'M WORRIED ABOUT IS WHEN I LOOK AT THE
 05:31:02 VISUALS, I SEE HOW RED THE ROOF IS, AND IT WARMS EVERYTHING
 05:31:05 UP.

05:31:06 AND WE LIKE WARM EARTH TONES.
 05:31:10 I WOULD LIKE TO HEAR WHAT MIKE HAS TO SAY.
 05:31:14 THE NEW COLOR, WHEN YOU START TO SEE HUNDRED FEET BY HUNDRED
 05:31:18 FEET OF IT, IT'S NOT GOING TO BE WARM AT ALL.
 05:31:23 AND IT STARTS TO MOVE US INTO THE GRAYS AND THE BLACKS, AND
 05:31:27 WE MOVE AWAY FROM WARM EARTH TONES.
 05:31:29 AND THAT'S MY ONLY CONCERN THAT I HAVE HERE.
 05:31:32 OTHER THAN THAT, AND I THINK -- MY ONLY OTHER COMMENT WOULD
 05:31:37 BE, I DON'T THINK ANYBODY WILL SEE YOUR NAME ON THE STORE,
 05:31:43 IN TERMS OF WAYFINDING.
 05:31:44 THE GOAL OF THE STONE SEEMS TO DISAPPEAR.
 05:31:47 BUT THAT'S UP TO THE RETAILER.
 05:31:49 HAVE A STUFF TIME FINDING IT.
 05:31:52 BUT I WOULD LIKE TO HEAR WHAT MIKE HAS TO SAY IN TERMS OF
 05:31:58 CHANGE OF COLOR.
 05:31:58 >>Michael Sheeley: MARY, DOES THE STAFF FEEL THIS IS
 05:32:01 CONSISTENT WITH THE OTHER BUILDINGS?

 05:32:03 IS THAT WHAT YOU HAD DETERMINED IN YOUR REVIEW?
 05:32:07 >>Mary Gibbs: WELL, IT IS DIFFERENT BECAUSE IT DOES HAVE THE
 05:32:11 STONE IN IT.
 05:32:12 BUT IT IS SIMILAR TO THE OTHER BUILDINGS.
 05:32:17 BUT I ALSO AGREE WITH COUNCIL MEMBER LEVITAN'S COMMENTS
 05:32:21 BECAUSE THESE THINGS, YOU HAVE TO BE CAREFUL, BECAUSE THESE
 05:32:24 THINGS MORPH.
 05:32:25 YOU DON'T WANT THEM TO BE LIKE MATCHY, MATCHY.
 05:32:28 BUT ON THE OTHER HAND, YOU DON'T WANT IT TO BE VERY
 05:32:30 DISPARATE.
 05:32:31 IT'S HARD TO GET THAT BALANCE.
 05:32:33 >>Michael Sheeley: TO HOWARD'S POINT, RAMON, ARE THERE
 05:32:38 ELEMENTS FROM THE OTHER BUILDINGS INCORPORATED IN THIS
 05:32:40 BUILDING?
 05:32:41 >> YES.
 05:32:41 >>Michael Sheeley: CAN YOU TELL US WHAT THOSE ELEMENTS ARE?
 05:32:43 >> RAMON: STARTING WITH THE ACCENT TILE, YOU CAN SEE IN ALL
 05:32:47 THE OTHER BUILDINGS, WE HAVE MAIN TOWERS --
 05:32:51 >>Michael Sheeley: TOWER FEATURE.
 05:32:52 >> RAMON: TOWER FEATURE.
 05:32:56 ALSO THE HEIGHTS.
 05:32:57 THE HEIGHTS ARE VERY CONSISTENT.
 05:32:58 WE'RE IN THE HIGH 20s FOR THE BUILDING HEIGHT.
 05:33:01 FROM THERE, THAT'S WHERE YOU HAVE YOUR HIP ROOF.
 05:33:04 WE TRIED TO MAINTAIN HIP ROOF THROUGH THE ENTIRE COMPLEX.

 05:33:11 THERE'S CONSISTENCY IN NOT ONLY COLOR, THE --
 05:33:19 >>Michael Sheeley: WHAT ABOUT THE BRACKETING AND THESE
 05:33:22 CANOPIES?
 05:33:24 >> RAMON: ONLY IN A FEW AREAS.

05:33:28 >>Michael Sheeley: THERE'S SOME OF THAT IN THE OTHER
 05:33:30 BUILDINGS.
 05:33:30 BRACKETING ON THE TOWERS, RIGHT?
 05:33:34 THE COLORS WOULD ALL BE THE SAME AS THE OTHER BUILDINGS.
 05:33:39 >> WHAT HAPPENS WHEN YOU GET TO THE RESIDENTIAL BUILDINGS?
 05:33:41 WHAT ARE THEY GOING TO LOOK LIKE?
 05:33:48 >> [INAUDIBLE]
 05:33:48 [LAUGHTER]
 05:33:52 >>John Wojdak: SOUNDS LIKE A COP-OUT, RAMON.
 05:33:54 >>Howard Levitan: YOU KNOW WHAT THEY SAY, THE FIRST BUILDING
 05:33:57 SETS THE SCALE.
 05:33:58 IS IT LIKE THIS ONE OR LIKE OAK & STONE OR IS IT --
 05:34:03 >>John Wojdak: SO I AM INVOLVED WITH THE RESIDENTIAL, AND WE
 05:34:07 WERE HERE FOR THE PUBLIC INFORMATION MEETING, AND I DIDN'T
 05:34:12 LEAVE HERE CONFUSED AS TO WHAT YOUR OPINION WAS, HOWARD, ON
 05:34:17 THOSE BUILDINGS, CONSISTENCY WITH THE PATTERN BOOK.
 05:34:22 SO WE'VE MADE A LOT OF REVISIONS TO THOSE WITH THE COLORS TO
 05:34:26 BE USING THE SAME COLOR PALETTE.
 05:34:32 PROBABLY THE SAME ROOF TILE.
 05:34:34 I THINK WE WERE USING THE REDDER ONE BUT IT'S NOW NOT
 05:34:39 AVAILABLE.

 05:34:39 OUR INTENT ON THE RESIDENTIAL WAS TO COME BACK FOR A
 05:34:44 WORKSHOP SO THAT WE DON'T HAVE SIX MONTHS AND A BIG SWING
 05:34:49 FROM WHAT YOU SAW ORIGINALLY.
 05:34:50 I THINK YOU'LL SEE THAT THEY ARE MUCH MORE CONSISTENT WITH
 05:34:55 THE PATTERN BOOK AND SIMILAR TO ESPECIALLY THE TWO
 05:35:01 COMMERCIAL BUILDINGS THAT ARE ALREADY APPROVED AND UNDER
 05:35:04 CONSTRUCTION.
 05:35:09 >>Michael Sheeley: MY OPINION, THIS BUILDING IS A LITTLE
 05:35:11 MORE BROKEN UP AND HAS LESS OF THE LARGE WALL AREAS THAN THE
 05:35:16 ORIGINAL DESIGN OF THE OTHER BUILDINGS.
 05:35:18 I APPRECIATE WHAT THE ARCHITECT DID TO RESPOND TO SOME OF
 05:35:22 OUR PREVIOUS COMMENTS ON THAT SOUTH WALL, AND THOSE CORNER
 05:35:29 ELEMENTS TO HIDE THE TRASH AREA IN THE BACK OF THE KITCHEN,
 05:35:32 WHICH IS ALWAYS A PROBLEM.
 05:35:33 I THINK OVERALL THE BUILDING WORKS, AND I UNDERSTAND THE
 05:35:39 DESIRE TO HAVE THE DIFFERENT IDENTITY FOR THAT BRAND AS
 05:35:42 OPPOSED TO THE REST.
 05:35:44 MY OPINION, IT'S PRETTY CONSISTENT WITH THE REST OF THE
 05:35:47 DESIGN.
 05:35:51 >>Scotty Wood: ANY OTHER COMMENTS?
 05:35:57 >>James Tatoes: I THINK THE CHALLENGE HERE, IN CONTRAST TO
 05:36:00 THE PREVIOUS PROJECT WHERE ALL THE BUILDINGS LOOKED ALIKE
 05:36:03 AND WERE SIMILAR AND THEY WERE ONE UNIFIED PROJECT, I THINK
 05:36:07 OVER HERE WHEN YOU HAVE COMMERCIAL ENTITIES, WE WANT THEM TO
 05:36:12 BLEND IN TO THE ENTIRE PROJECT, BUT WE DO NOT WANT TO

05:36:16 DESTROY THE INDIVIDUALITY OF THE STORES BECAUSE I THINK THAT
 05:36:20 IN COMMERCIAL USE AS INDIVIDUAL STORES, THE DISTINCTION
 05:36:24 BETWEEN THE STORES I THINK IS ESSENTIAL.
 05:36:27 I DON'T THINK YOU WANT THEM TO ALL LOOK LIKE THE SAME STORE.
 05:36:33 >>Michael Sheeley: ALSO ADD I SHARE JIM'S CONCERN WITH THE
 05:36:35 ROOF TILE, BUT I'M NOT SURE HOW THAT CAN BE SOLVED, GIVEN
 05:36:39 THE CURRENT MARKET THE WAY IT IS.
 05:36:41 TRY TO FIND AS WARM A COLOR AS YOU CAN FIND.
 05:36:51 >>Jim Wallace: CLOSEST TO CONSTRUCTION, THERE ARE MANY, MANY
 05:36:54 DIFFERENT COLOR COMBINATIONS, AS YOU KNOW.
 05:36:57 WHEN YOU DO ROOF TILE, IF YOU DON'T DO IT EFFECTIVELY SO
 05:37:01 IT DOESN'T SHOW MOLD OR ANYTHING ELSE, YOU USE A BLEND OF
 05:37:04 TILE, AND NOT JUST ONE TILE THAT IS THE UNIVERSAL COLOR.
 05:37:09 IN USING THAT BLEND, YOU CAN LIGHTEN UP WHAT YOU'RE GETTING
 05:37:12 AND YOU CREATE MUCH MORE WARMTH.
 05:37:15 I CERTAINLY BELIEVE, PERSONALLY, THAT THEY COULD HAVE GOTTEN
 05:37:21 CLOSER TO SOMETHING, BEEN CONSISTENT WITH KEEPING THE WARM
 05:37:26 EARTH TONE ON THE ROOF.
 05:37:28 THAT'S MORE OF A SEDONA CLAY.
 05:37:31 THE NEW ONE IS MORE GRAY.
 05:37:33 AND IN USING A BLEND WHICH DOESN'T COST ANY MORE TO DO, I
 05:37:38 THINK THEY COULD HAVE ACHIEVED WHAT THEY ARE SHOWING US HERE
 05:37:41 ON THE RENDERINGS AND WHAT IS INCLUDED IN THE PATTERN BOOK.
 05:37:45 I HATE TO DISAGREE WITH THE APPLICANT, BUT I BELIEVE IT IS
 05:37:53 POSSIBLE FOR THEM TO GET CLOSER TO WHAT'S IN THE PATTERN

 05:37:57 BOOK.
 05:37:59 >>Michael Sheeley: CERTAINLY I HAVE EXPERIENCE WITH WHAT
 05:38:01 YOU'RE TALKING ABOUT, BUT WONDER IN THIS ENVIRONMENT, WITH
 05:38:03 THIS DEMAND, WHETHER THE MANUFACTURERS ARE PROVIDING CUSTOM
 05:38:07 COLORS OR DIFFERENT BOYFRIENDS OR SPECIAL -- ON THE TILE.
 05:38:13 WE CAN TELL THEM WHAT WE THINK IS APPROPRIATE OR WHAT WE
 05:38:17 PREFER AND GO TO WORK -- [INAUDIBLE]
 05:38:21 >>Jim Wallace: KEEPING THE GRAY AND MORE OF A TERRA-COTTA,
 05:38:25 YOU CAN CREATE, WHEN LOOKING AT A SQUARE, 100, 50 FEET BY 50
 05:38:29 FEET, YOU HAVE A DIFFERENT PERCEPTION.
 05:38:31 I THINK THEY COULD HAVE KEPT THAT --
 05:38:34 >>Michael Sheeley: FLASH TILE, SO THEY HAD SOME BLACK IN IT.
 05:38:37 IT HELPS THE MOLD DOWN THE ROAD.
 05:38:40 THE NEW COLOR IS MORE OF A CONSISTENT COLOR.
 05:38:43 >>John Wojdak: I UNDERSTAND YOUR POINT.
 05:38:47 LIKE I SAID, I PERSONALLY JUST FOUND OUT ABOUT THIS.
 05:38:52 WE HAVEN'T HAD A TON OF TIME TO RESEARCH THIS.
 05:38:55 IS THAT SOMETHING WE CAN WORK ON STAFF WITH TO SEE IF WE CAN
 05:38:57 GET SOMETHING A LITTLE CLOSER?
 05:38:59 >>Michael Sheeley: THAT WOULD BE ACCEPTABLE TO ME.
 05:39:01 >>Jim Wallace: I PERSONALLY BELIEVE THAT YOU CAN GET CLOSER.
 05:39:06 >>Scotty Wood: IS THAT OKAY WITH YOU IF HE WORKS WITH STAFF?

05:39:10 >>Howard Levitan: AND IF YOU CAN'T, THEN I THINK YOU SHOULD
 05:39:12 COME BACK.
 05:39:14 >>John Wojdak: FAIR ENOUGH.

05:39:15 >>Howard Levitan: AND TALK TO US ABOUT WHAT THE ROOF COLOR
 05:39:17 WILL LOOK LIKE AND PUT IT IN YOUR RENDERING.
 05:39:20 >>John Wojdak: FAIR ENOUGH.
 05:39:25 >>Howard Levitan: I DON'T KNOW IF STAFF HAS A CHANCE TO LOOK
 05:39:27 AT THIS.
 05:39:28 ARE YOU ULTIMATELY, IF YOU'RE GOING TO BUY THE TILES, ARE
 05:39:31 YOU GOING TO BUY THE TILES FOR THE WHOLE PROJECT INCLUDING
 05:39:34 THE RESIDENTS?
 05:39:38 >>John Wojdak: I CAN'T ANSWER THAT.
 05:39:40 >>Howard Levitan: I THINK WE NEED SOME CLARITY.
 05:39:44 >>John Wojdak: OBVIOUSLY, THE COMMERCIAL SIDE, THERE IS A
 05:39:49 SIGNIFICANT DISTANCE BETWEEN THE COMMERCIAL BUILDINGS AND
 05:39:52 THE RESIDENTIAL BUILDINGS ACROSS THE REVERSE FRONTAGE ROAD.
 05:39:56 SO IF IT WAS NOT THE EXACT SAME BUT SIMILAR, I DON'T KNOW
 05:40:02 THAT THAT'S GOING TO BE A HUGE CONTRAST BECAUSE THEY ARE NOT
 05:40:05 RIGHT NEXT TO EACH OTHER.
 05:40:06 OBVIOUSLY, I DON'T THINK THEY WANT TO GO SPEND THE MONEY TO
 05:40:09 BUY THE RESIDENTIALS, ALL THE TILES FOR THE RESIDENTIAL NOW,
 05:40:16 BUT WE WOULD ESSENTIALLY BE BUYING IT FOR THESE THREE
 05:40:20 BUILDINGS.
 05:40:24 >>Scotty Wood: MARY, ARE YOU AMENABLE TO THAT?
 05:40:27 >>Mary Gibbs: YEAH, I THINK WE CAN WORK WITH THAT.
 05:40:29 >>Scotty Wood: ANY OTHER COMMENTS?
 05:40:32 >>Kristin Jeannin: I HAVE ONE.
 05:40:33 THIS ELEVATION THAT WE'RE LOOKING AT, THE NORTH ELEVATION,

05:40:38 ACTUALLY, SO YOU MENTIONED BRIEFLY THAT YOU'VE GOT THESE
 05:40:41 GRIDS THAT MIGHT HOLD -- I CAN'T REMEMBER IF YOU MADE THE
 05:40:46 STATEMENT OR NOT -- THESE GREEN GRIDS THAT USUALLY ARE USED
 05:40:50 TO PUT A VINE ON, BUT THEY WEREN'T REALLY BEING USED FOR
 05:40:55 THAT HERE.
 05:40:59 I DON'T KNOW IF THE BOARD HAS ANY THOUGHTS ON THAT.
 05:41:01 BUT I THINK MIGHT FEEL LIKE IT'S JUST INCOMPLETE WITH NO
 05:41:08 VINE.
 05:41:08 I THINK THE LANDSCAPE PLAN HAS PALM TREES IN FRONT OF THE
 05:41:12 AREA AND TO ME THAT'S FINE WITHOUT THE GRID.
 05:41:18 I THINK LOOKING AT THE FACADE, PALM TREES BREAK UP THE WALL
 05:41:22 ENOUGH.
 05:41:22 IF THERE'S ANOTHER ARCHITECTURAL ELEMENT THAT NEEDS TO BREAK
 05:41:25 IT UP.
 05:41:25 >>John Wojdak: I THINK IN THE PRIOR CONVERSATION WHEN WE
 05:41:27 TALKED ABOUT A TRELLIS WITH VINES, THE FLIP SIDE CONCERN OF
 05:41:32 YOU HAVE SOMETHING ON THE WALL THAT'S DESIGNED TO HOLD A
 05:41:35 VINE.

05:41:35 AND THEN IF THE VINE ISN'T GROWING WELL, YOU HAVE SOMETHING
 05:41:38 THAT DOESN'T LOOK ALL THAT NICE ON THE BUILDING BECAUSE IT'S
 05:41:42 NOT COVERED IN PLANTS.
 05:41:44 SO I THINK RAMON TOOK THAT DIRECTION AND WENT WITH SOMETHING
 05:41:47 THAT WAS A LITTLE MORE ARCHITECTURAL.
 05:41:51 >>Kristin Jeannin: THESE PRODUCTS, OR MAYBE WE CAN LOOK AT
 05:41:53 THE SPECIFIC PRODUCT AT SOME POINT OR STAFF CAN, BUT THESE

 05:41:58 PRODUCTS, FROM WHAT I'VE SEEN AROUND TOWN, LIKE I'VE SEEN
 05:42:01 THEM ON STARBUCKS, THE SIDES OF STARBUCKS AND STUFF, AND
 05:42:04 THEY HAVE HALF GROWN JASMINE ON THEM THAT ARE DYING.
 05:42:08 I DON'T THINK IT LOOKS ANY BETTER.
 05:42:11 IT'S JUST A GRID WITHOUT A VINE AND THEN IT LOOKS LIKE IT'S
 05:42:14 SUPPOSED TO HAVE SOMETHING GROWING ON IT.
 05:42:16 IF IT'S MEANT TO BE SOMETHING THAT'S A DECORATIVE
 05:42:20 ARCHITECTURAL FEATURE, THAT IT SHOULD NOT LOOK LIKE
 05:42:24 SOMETHING THAT SHOULD HAVE A VINE BECAUSE THERE ARE PLENTY
 05:42:26 OF THOSE THINGS, TOO.
 05:42:28 >>John Wojdak: WE HAVE ONE TREE BACK THERE.
 05:42:29 WE CAN MOVE THAT AND ADD ONE IN LIEU OF THOSE.
 05:42:36 >>Kristin Jeannin: IT LOOKS TO ME YOU HAVE PALM TREES IN
 05:42:39 FRONT OF BOTH OF THOSE SPOTS.
 05:42:42 MAYBE I'M WRONG.
 05:42:43 >> THAT ELEVATION YOU'RE LOOKING AT IS THE EAST SIDE.
 05:42:46 THE GRIDS, I BELIEVE, RAMON, THEY ARE ON THIS SIDE.
 05:42:48 ONE THING -- DON'T FORGET, FROM THE SIDEWALK AND FROM
 05:42:54 CORKSCREW WOODLANDS, WE HAVE OUR PRIOR BUFFER THAT WAS
 05:42:58 APPROVED FOR THE TOTAL COMMUNITY THERE.
 05:43:01 THAT'S A REALLY SIGNIFICANT BUFFER OF A FOUR-FOOT HEDGE.
 05:43:04 YOU HAVE PALM TREES EVERY 40 FEET AND YOU HAVE ORNAMENTAL
 05:43:08 TREES IN BETWEEN THOSE.
 05:43:09 I THINK THE VIEW WOULD BE VERY MUCH OBSCURED FROM THE
 05:43:14 SIDEWALK AND FROM THE PARKING.

 05:43:17 I DON'T THINK IT'S SOME POINT WHERE YOU -- IF IT WAS ON THE
 05:43:20 FRONT OF THE BUILDING AND YOU HAD A PERSON RIGHT NEXT TO IT
 05:43:23 YOU WOULD SAY, WHY ISN'T THERE SOMETHING GROWING ON THIS?
 05:43:26 I THINK LOOKING AT THAT TIME FROM FURTHER AWAY, IT'S MORE
 05:43:29 LIKE ANOTHER TEXTURE ON THE BUILDING KIND OF THING.
 05:43:38 >>Howard Levitan: ANOTHER OF MY LITTLE PET PEEVES, WHICH
 05:43:41 SIDE IS THE UTILITY CONNECTIONS ON AND THE FIREFIGHTERS,
 05:43:48 HOSES AND THINGS?
 05:43:49 IS THAT TO BE SCREENED WITH LANDSCAPING OF SOME SORT?
 05:43:53 NO ONE EVER PUTS THEM ON THE RENDERINGS, EVER, AND THEY VERY
 05:43:59 RARELY GET IN EXCEPT FOR THE BUILDING PLANS, WHICH WE NEVER
 05:44:03 SEE.
 05:44:04 WE WIND UP WITH NOT GETTING SCREENED UTILITY CONNECTIONS.
 05:44:11 >>John Wojdak: THE WATER AND FIRE CONNECTIONS ARE RIGHT HERE

05:44:15 OFF THE REVERSE FRONTAGE ROAD.
 05:44:18 YOU HAVE THE OUTDOOR SEATING.
 05:44:20 THERE IS A HEDGE THERE, AND IT'S NOT SHOWN, BUT YOU DO HAVE
 05:44:22 LIKE THE STREETScape ALONG THE REVERSE FRONTAGE ROAD RIGHT
 05:44:26 THERE.
 05:44:27 SO IT WILL BE BASICALLY IN BETWEEN THERE, IN BETWEEN THE
 05:44:30 HEDGE AND PALMS ON THE REVERSE FRONTAGE ROAD AND THE HEDGE
 05:44:33 AROUND --
 05:44:34 >>Howard Levitan: BUFFER IS GOING TO SCREEN?
 05:44:37 >>John Wojdak: YEAH, THE STREETScape BUFFER FROM THE REVERSE
 05:44:39 FRONTAGE ROAD, BASICALLY IN BETWEEN --

 05:44:43 >>Michael Sheeley: THE BACKFLOW PREVENTER IS THERE?
 05:44:45 >>John Wojdak: IT IS THE FIRE BACKFLOW.
 05:44:48 IT'S A COMPACT, END-STYLE BACKFLOW, FOUR INCH.
 05:44:50 ELECTRIC CONNECTION IS ON THE OTHER SIDE, AND IT'S KIND OF
 05:44:56 TUCKED IN BEHIND THE DUMPSTER.
 05:44:59 SO IT'S KIND OF HIDDEN BY THE DUMPSTER, AND IT'S WITHIN --
 05:45:06 IT'S INSIDE THE PERIMETER BUFFER SO YOU DON'T SEE IT FROM
 05:45:10 THE STREET.
 05:45:17 >>Howard Levitan: ONE OF THE THINGS WE DID ACROSS FROM
 05:45:19 COCONUT POINT, ALL THE LITTLE STRIP CENTERS, WE HAD A RULE
 05:45:22 THAT THEY HAD TO HAVE BASICALLY TWO FRONT SIDES.
 05:45:27 UNFORTUNATELY, THAT'S WHERE THEY HAD ALL THE UTILITY
 05:45:31 CONNECTIONS, AND NO ONE EVER DECIDED TO SCREEN THEM.
 05:45:33 THAT'S ALL YOU SEE WHEN YOU DRIVE DOWN 41 IS BACKFLOW
 05:45:38 PREVENTERS, ELECTRIC BOXES.
 05:45:41 EVERY TIME WE TRIED TO GET THEM SCREENED, THEY SAID IT
 05:45:43 WASN'T IN THE PLAN.
 05:45:45 I'M JUST ALERTING YOU AND STAFF.
 05:45:50 IT'S SOMETHING WE REALLY OUGHT TO FOCUS ON UNLESS YOU REALLY
 05:45:53 CAN'T SEE IT, IF IT'S SCREENED BY THE BUFFER.
 05:45:55 >>John Wojdak: IN THOSE AREAS WHERE YOU'RE TALKING ABOUT,
 05:45:58 THAT'S BONITA SPRINGS UTILITIES, AND THEY ARE A LOT MORE
 05:46:01 RESTRICTIVE ABOUT PLANTS AROUND THOSE THINGS THAN LEE COUNTY
 05:46:05 UTILITIES ARE.
 05:46:05 THAT KIND OF ADDS TO IT, JUST FOR REFERENCE IN THOSE AREAS.

 05:46:15 >> [INAUDIBLE]
 05:46:22 >> RAMON: WE ACTUALLY HIDE THE STAIR, THE ACCESS STAIR
 05:46:27 WITHIN THE TOWERS.
 05:46:28 YOU DON'T SEE THEM.
 05:46:30 WE TRY TO ALLOCATE ALL THE PROJECTION TO THE SOUTH.
 05:46:35 HIDDEN ALL THE METERS.
 05:46:37 SO WE ARE ADDRESSING YOUR CONCERN, THE SAME IN THIS
 05:46:42 BUILDING.
 05:46:43 THE RISER IS WITHIN THE TOWER.
 05:46:49 WE'RE TRYING TO ALLOCATE THAT AND FOLLOW YOUR DIRECTIVE.

05:46:58 >>Howard Levitan: ARE THEY ANY ARCHITECTURAL EMBLEMS OR
 05:47:02 DOODADS OR FEATURES FROM THE TWO BUILDINGS THAT ARE OVER
 05:47:06 THERE THAT WE'VE ALREADY APPROVED THAT COULD BE PUT ONTO
 05:47:09 THIS BUILDING TO AT LEAST PROVIDE SOME CONTEXT?
 05:47:12 DOESN'T HAVE TO BE A BIG DEAL.
 05:47:17 >> REPEAT THE QUESTION.
 05:47:18 I'M SORRY.
 05:47:18 >>Howard Levitan: FOR EXAMPLE, IF YOU LOOK AT THE FIRST PAGE
 05:47:23 OF YOUR PRESENTATION, THERE IS THE THREE PICTURES FROM THE
 05:47:27 PATTERN BOOK, AND IF YOU LOOK AT THE COMMERCIAL, THE
 05:47:32 COMMERCIAL ONE, YOU'LL SEE THAT THERE ARE SOME ARCHITECTURAL
 05:47:36 FEATURES TO THE BUILDING IN THE PATTERN BOOK FOR THE
 05:47:40 COMMERCIAL SPACES.
 05:47:41 THEY ARE EMBLEMS THAT ARE RIGHT BELOW, AND THE WINDOWS HAVE
 05:47:47 A SPECIFIC -- I'M LOOKING AT THE PATTERN BOOK.

 05:47:52 VERY SPECIFIC ARCHITECTURAL SIGNATURE.
 05:47:56 JUST A LITTLE EMBLEM.
 05:47:58 I CAN SHOW YOU, IF YOU WANT, JOHN.
 05:48:00 IF YOU LOOK AT THIS PICTURE, YOU'LL SEE THIS IS YOUR
 05:48:09 COMMERCIAL IN THE PATTERN BOOK.
 05:48:12 THEY HAD SOME ARCHITECTURAL FEATURES, INCLUDING CORBELS ON
 05:48:16 THE TOWERS, INCLUDING WHAT LOOKED LIKE GRATES OVER THE FAUX
 05:48:24 WINDOWS ON THE TOWER.
 05:48:25 AND TWO ARCHITECTURAL FEATURES, DOUBLE CROSSES ON THE WALL
 05:48:34 BELOW THAT.
 05:48:34 NOW, AGAIN, I THINK WE'RE PROBABLY CLOSE ENOUGH ANYWAY, BUT
 05:48:41 IN MY ESTIMATION, IF YOU'RE USING A NEW STYLE THAT'S, AS YOU
 05:48:50 SAID, COMPLEMENTARY, AND I THINK -- [INAUDIBLE] -- EVEN IF
 05:48:55 YOU COME MORE CLOSER TO THE PATTERN BOOK BY ADDING SOME OF
 05:48:58 THE SMALLER ARCHITECTURAL FEATURES FROM ONE OF THE
 05:49:04 BUILDINGS.
 05:49:04 THEY DON'T HAVE TO HAVE THE SAME COLORING AND ALL THAT.
 05:49:07 AND PUT IT INTO THIS ONE, BECAUSE WE HAVE A LOT OF -- NOT A
 05:49:13 LOT OF WHITE, BUT A LOT OF LIGHT-COLORED ARCHITECTURAL
 05:49:16 FACADES HERE THAT COULD BE EMBELLISHED WITH A VERY SMALL
 05:49:22 FEATURE THAT WOULD TIE IT INTO THE ONE THAT YOU'RE BUILDING
 05:49:27 RIGHT NEXT DOOR WITHOUT CHANGING A WHOLE LOT AND COSTING
 05:49:31 ANYTHING FOR ALL INTENT AND PURPOSES AND WOULDN'T DEFLECT
 05:49:38 FROM THE DESIGN.
 05:49:39 >>Michael Sheeley: HE IS BRINGING FORWARD THE BRACKETING AT

 05:49:42 THE ROOFLINE, THE ROOF BRACKETS, WHICH IS CONSISTENT WITH
 05:49:46 THE OTHER.
 05:49:46 I WOULD BE CONCERNED WITH ADDING CONTRIVED DETAILS THAT WERE
 05:49:51 ON THE OTHER BUILDING JUST TO DO IT.
 05:49:53 >>Howard Levitan: I DON'T THINK WE NEED TO DO THAT.
 05:49:55 TO GET A COMPLEMENTARY BUILDING.

05:49:57 BUT I THINK IT'S ONE WAY OF HAVING SOME UNIFORMITY IN THE
 05:50:05 DESIGN.
 05:50:06 I AM INTERESTED IN THE WHOLE CONCEPT OF MIXED USE.
 05:50:16 WHEN WE GET TO THE NEXT CASE, I'LL READ YOU AN EXCERPT ON
 05:50:20 SOMETHING THAT BEAUTIFULLY DEFINES WHAT WE'RE TRYING TO DO.
 05:50:28 AND I THINK THAT'S ALL WE'RE ASKING DEVELOPERS AND STAFF,
 05:50:34 YOU GUYS NEED TO IMPROVE THAT STUFF AND BRING IT TO US WITH
 05:50:40 YOUR RECOMMENDATION.
 05:50:41 THESE ARE THE KIND OF THINGS I THINK WE SHOULD BE TALKING
 05:50:43 ABOUT.
 05:50:44 THAT'S ALL.
 05:50:44 BEAT THIS ONE TO DEATH.
 05:50:48 >>Jim Wallace: ISN'T THERE A POINT IF WE KEEP ADDING STUFF
 05:50:50 TO THE BUILDING, THE BUILDING BECOMES -- [INAUDIBLE] -- IT'S
 05:50:54 OVERDONE.
 05:50:55 THERE ARE -- WHITE SPACE IS A NICE THING.
 05:50:58 WE ALL KNOW THAT IN DESIGN, WHITE SPACE MEANS QUALITY.
 05:51:05 HAD THAT ARGUMENT BEFORE.
 05:51:06 ADDING THINGS TO A BUILDING THAT IN MY OPINION NEED IT.

 05:51:09 I WOULD BE CAUTIOUS ABOUT ADDING ANY MORE.
 05:51:12 THIS IS ALREADY A PRETTY BUSY BUILDING, I THINK.
 05:51:15 >>Michael Sheeley: IT IS, YEAH.
 05:51:20 >>Scotty Wood: ANY OTHER COMMENTS?
 05:51:21 I THINK WE'RE THEN DOWN TO PUBLIC INPUT.
 05:51:28 DO WE HAVE ANY CARDS?
 05:51:30 >>Tammy Duran: NO, WE DO NOT.
 05:51:32 >>Scotty Wood: ANY PUBLIC INPUT?
 05:51:34 >>Tammy Duran: NO.
 05:51:36 >>Scotty Wood: OKAY.
 05:51:36 IF THERE ARE NO FURTHER COMMENTS, I'LL ENTERTAIN A MOTION TO
 05:51:43 APPROVE WITH A STIPULATION THAT THE APPLICANT WORK WITH
 05:51:47 STAFF ON THE MATTER OF THE ROOF TILE COLOR, LOOKING FOR A
 05:51:51 WARMER ROOF TILE, IF IT'S AVAILABLE.
 05:51:54 EVERYBODY AGREE ON THAT?
 05:51:59 >>Jim Wallace: WORKING WITH STAFF IS ONE THING.
 05:52:00 TO GET A WARMER TILE I THINK -- I'D RATHER SEE THAT RATHER
 05:52:05 THAN SOMEBODY JUST BEING REQUIRED TO GO THROUGH THE STEPS OF
 05:52:08 WORKING WITH STAFF AND, OH, GEE, WE COULDN'T FIND ANY, SO
 05:52:12 WE'RE GOING TO GO AHEAD WITH WHAT WE ORIGINALLY PROPOSED.
 05:52:14 I THINK THERE HAS TO BE SOME --
 05:52:19 >>Howard Levitan: I THINK WHAT I SAID, IF THEY COULDN'T GET
 05:52:21 THEM, THEY HAVE TO COME BACK.
 05:52:22 >>John Wojdak: I THINK IT WOULD INCLUDE WHAT HOWARD SAID,
 05:52:25 THAT IF WE CAN'T --

 05:52:29 >> THEN THEY COME BACK.
 05:52:30 >>John Wojdak: AND SHOW WHAT WE CAN GET ON THE ELEVATIONS

05:52:33 AND WE WOULD HAVE TO COME BACK.
 05:52:39 >>Marlene Naratil: I DON'T SEE A PROBLEM IF YOU CAN'T FIND
 05:52:41 COMPATIBLE ROOF TILE WITH COMING BACK WITH THE ALTERNATIVE
 05:52:45 YOU JUST SHOWED US TONIGHT.
 05:52:47 I MIGHT DISAGREE WITH YOU ON THAT, JIM, BUT I DON'T FIND
 05:52:51 THAT OBJECTIONABLE.
 05:52:54 I THINK THAT'S A VERY COMPATIBLE COLOR BECAUSE IT GOES WITH
 05:52:57 THE OAK & STONE MOTIF.
 05:53:00 I HATE TO PUT THESE PEOPLE IN A BIND TO BE SEARCHING FOR
 05:53:06 COLORS THAT MIGHT BE TWO DEGREES BETTER AND -- BUT I THINK
 05:53:11 THAT GOES WELL.
 05:53:12 >>Scotty Wood: OKAY.
 05:53:13 MARY.
 05:53:13 >>Mary Gibbs: I JUST WANTED TO ADD, WE MAY COME BACK ANYWAY
 05:53:17 BECAUSE IF WE HAVE SOMETHING WE THINK IS WARMER, WE'RE NOT
 05:53:21 EXPERTS.
 05:53:21 SO IF WE ARE UNCOMFORTABLE, WE'LL PROBABLY JUST BRING IT
 05:53:24 BACK FOR YOU TO LOOK AT ANYWAY.
 05:53:29 >>Howard Levitan: I THINK I WOULD LIKE TO SEE IT, EVEN IF IT
 05:53:36 IS THE ONLY COLOR, SEE IT IN A RENDERING.
 05:53:40 SEE IT IN A BIG --
 05:53:49 >>Scotty Wood: WE NOW HAVE A MOTION.
 05:53:51 I WILL ASK FOR A MOTION TO APPROVE SUBJECT TO THE APPLICANT

 05:53:59 WORKING WITH STAFF TO FIND A WARMER COLOR.
 05:54:04 AND IF A WARMER COLOR CANNOT BE FOUND IN ADEQUATE SUPPLY, IT
 05:54:10 COMES BACK TO THIS BOARD WITH A RENDERING OF WHAT IS BEING
 05:54:14 RECOMMENDED.
 05:54:15 IS EVERYBODY STRAIGHT ON THAT?
 05:54:16 >>Michael Sheeley: I'LL MAKE THAT MOTION, MR. CHAIRMAN.
 05:54:18 >>Marlene Naratil: SECOND.
 05:54:19 >>Scotty Wood: ANY DISCUSSION?
 05:54:22 >>Kristin Jeannin: CAN I SEE THE TILES ONE MORE TIME?
 05:54:24 SORRY.
 05:54:25 I'M WORRIED THAT THE VERBIAGE THAT YOU'RE TALKING ABOUT --
 05:54:30 OKAY.
 05:54:30 I SEE IT NOW.
 05:54:31 IT IS DEFINITELY A LITTLE BIT COOLER.
 05:54:33 BUT I THINK THE OTHER THING IS THAT THIS IS MUCH MORE
 05:54:36 VIBRANT AND THIS IS MORE MUTED.
 05:54:39 COLDER MEANS MORE BLUE AND GRAY LIKE YOU WERE TALKING ABOUT,
 05:54:43 BUT STILL VERY ORANGE, BUT IT'S JUST VERY MUTED.
 05:54:46 I WANT TO MAKE SURE THAT THEY HAVE GOOD DIRECTION ON WHAT --
 05:54:51 >> ARE YOU LOOKING AT TEN SQUARE INCHES OR 15 SQUARE INCHES?
 05:54:56 WHEN YOU'RE LOOKING AT 300 SQUARE FEET --
 05:55:00 >>Kristin Jeannin: I KNOW.
 05:55:00 I AGREE WITH YOU.
 05:55:01 I JUST WANT TO GIVE THEM GOOD DIRECTION IN TERMS OF DO YOU

05:55:05 ALSO -- DO WE ALSO WANT IT TO BE AS VIBRANT AS THAT ORIGINAL

05:55:09 SAMPLE?

05:55:10 I KNOW THEY WILL HAVE TO LOOK AT WHAT'S AVAILABLE AND BRING

05:55:16 THEM TO US.

05:55:19 >>Jim Wallace: THE OBJECTIVE IS TO REFLECT WHAT'S IN THE

05:55:21 PATTERN BOOK.

05:55:23 IF YOU TAKE THE OTHER ONE AND DO A MASS OF 300 SQUARE FEET,

05:55:27 IT'S GOING TO BE GRAY.

05:55:30 VERY DIFFERENT LOOK.

05:55:34 >>Scotty Wood: WE HAVE A MOTION AND A SECOND.

05:55:35 ANY FURTHER DISCUSSION?

05:55:38 PLEASE CALL THE ROLL, TAMMY.

05:55:43 >>Anthony Gargano: YES.

05:55:44 >>Kristin Jeannin: YES.

05:55:47 >>Barry Jones: YES.

05:55:48 >>Marlene Naratil: YES.

05:55:50 >>Michael Sheeley: YES.

05:55:52 >>James Tatooles: YES.

05:55:55 >>Jim Wallace: YES.

05:55:56 >>Howard Levitan: YES.

05:55:57 >>Scotty Wood: YES.

05:55:58 THANK YOU.

05:56:14 >>Michael Sheeley: MR. CHAIRMAN, BEFORE WE GO TO THE NEXT

05:56:19 CASE, CAN WE TALK FOR A MINUTE ABOUT WHAT HOWARD TALKED

05:56:21 ABOUT WITH THE BACKFLOW PREVENTERS?

05:56:25 I THINK IT WAS A VERY GOOD POINT BECAUSE PERSONALLY I HATE

05:56:25 THEM, AND THEY ARE ALWAYS IN ALL OF MY BUILDINGS.

05:56:28 AND I DON'T GET TO PICK WHERE THEY GO.

05:56:29 THE UTILITY DOES.

05:56:30 AS THE ENGINEER POINTED OUT, SOMETIMES UTILITIES DON'T LET

05:56:34 YOU LANDSCAPE AROUND THEM.

05:56:35 BUT I THINK WE OUGHT TO HAVE SOME RULE, OR A RULE OF

05:56:40 PRACTICE THAT SAYS WHEREVER -- ON EVERY PROJECT THEY ARE

05:56:44 GOING TO HAVE THEM, THAT WE HAVE A WAY OF LANDSCAPING AROUND

05:56:46 THEM, TRY TO HIDE THEM.

05:56:48 THEY ARE UGLY AS HELL.

05:56:50 >>Scotty Wood: MARY, ARE YOU GETTING THAT?

05:56:52 >>Mary Gibbs: YEAH, WE'VE GOT THAT.

05:56:54 WE'VE HAD PROBLEM BEFORE WITH AIR CONDITIONING UNITS AND

05:56:56 THINGS LIKE THAT, TOO, THE MECHANICAL EQUIPMENT.

05:56:59 WE TRY TO PAY MORE ATTENTION TO THAT NOW.

05:57:01 WE'LL DEFINITELY KEEP OUR EYE ON THAT.

05:57:08 >> I THINK THAT IS A FAIR COMMENT.

05:57:09 I AGREE WITH YOU.

05:57:18 >>Scotty Wood: WE NOW MOVE TO A PUBLIC INFORMATION MEETING

05:57:22 FORMAT.

05:57:23 THE FIRST ITEM IS THE PRELIMINARY INFORMATION MEETING FOR
 05:57:29 THE DOWNTOWN ESTERO DEVELOPMENT ORDER.
 05:57:31 MARY, I THINK YOU SHOULD PUT A LITTLE INTRODUCTION ON THIS
 05:57:38 ONE.
 05:57:50 >>Mary Gibbs: GREAT.

05:57:50 THE FIRST INFORMATION MEETING IS DOWNTOWN ESTERO.
 05:57:53 AND THEY ARE ASKING FOR A DEVELOPMENT ORDER FOR A PHASE OF
 05:57:57 THE PROJECT.
 05:57:58 THE PROPERTY IS 34 ACRES AND IT'S LOCATED OFF OF U.S. 41,
 05:58:03 BUT IT ALSO HAS ACCESS ONTO EAST BROADWAY.
 05:58:06 IT'S AN ODD PARCEL THAT WRAPS AROUND THE BROADWAY SHOPPES,
 05:58:12 IF YOU ARE FAMILIAR WITH THAT.
 05:58:14 THEY WANT THE DEVELOPMENT ORDER FOR TWO MIXED-USE BUILDINGS
 05:58:17 AND A RESIDENTIAL BUILDING IN THE INITIAL PHASE, WHICH WILL
 05:58:20 ALSO INCLUDE INFRASTRUCTURE.
 05:58:24 THERE'S KIND OF A LONG HISTORY OF THIS PROJECT.
 05:58:26 THE ZONING WAS APPROVED BY LEE COUNTY FOR A MIXED-USE PLAN
 05:58:30 DEVELOPMENT BACK IN 2010.
 05:58:32 IT'S BEEN AMENDED A COUPLE OF TIMES BY THE COUNTY, BUT IT
 05:58:36 WAS PROPOSED TO BE A MIXED-USE PROJECT.
 05:58:39 IT WAS SUPPOSED TO HAVE MULTIFAMILY USE.
 05:58:42 IT HAD A BONUS DENSITY APPROVAL IF THERE WAS TRUE MIXED-USE,
 05:58:46 WHICH HAD SOME VERTICAL MIXED-USE, SOME COMMERCIALS USES AND
 05:58:49 THEN IT HAD SPECIFIC DESIGN STANDARDS THAT WERE KIND OF A
 05:58:52 PRECURSOR TO A PATTERN BOOK.
 05:58:54 ALL THAT IS INCLUDED IN YOUR BACKGROUND INFORMATION.
 05:58:59 I'LL TURN IT OVER TO THE APPLICANT.
 05:59:01 AGAIN, THEY WILL EXPLAIN THAT IN MORE DETAIL.
 05:59:04 IT WILL BE JOHN WOJDAK AGAIN.
 05:59:14 >>Scotty Wood: YOU'RE EARNING YOUR KEEP TONIGHT.

05:59:15 >>John Wojdak: JUST CAN'T GET ENOUGH OF IT.
 05:59:18 AGAIN, FOR THE RECORD, JOHN WOJDAK WITH DELISI FITZGERALD.
 05:59:22 I'VE PERSONALLY BEEN INVOLVED WITH THIS PROJECT FOR A LONG
 05:59:29 TIME, AND I THINK, JIM -- I THINK I'VE PRESENTED THIS
 05:59:33 PROJECT TO YOU BEFORE.
 05:59:34 BACK WHEN IT WAS JUST THE DESIGN REVIEW BOARD, BEFORE
 05:59:41 INCORPORATION.
 05:59:44 THE PROJECT, UNFORTUNATELY, NEVER DEVELOPED, AND IT SAT FOR
 05:59:52 QUITE A LONG TIME.
 05:59:53 IT'S GOTTEN A LOT OF PEOPLE TO LOOK AT IT, BUT NO ONE HAS
 05:59:58 REALLY BEEN ABLE TO PUT IT TOGETHER AND SOMETHING THAT IS
 06:00:05 ACCEPTABLE TO THE OWNER, WHO IS TRYING TO SELL IT.
 06:00:08 AND THAT'S A VIABLE PROJECT FOR THE PROSPECTIVE DEVELOPER.
 06:00:15 WE'RE HOPING TO CHANGE THAT.
 06:00:17 BASICALLY WHAT WE WANT TO DO TONIGHT, THIS IS A PUBLIC
 06:00:23 INFORMATION MEETING.

06:00:26 I ANTICIPATE BEING BACK A COUPLE OF TIMES ON THIS PROJECT.
 06:00:29 IT'S BEEN AROUND A LONG TIME.
 06:00:33 IT'S AN OLD COUNTY APPROVAL.
 06:00:35 IT DOESN'T HAVE A REAL PATTERN BOOK.
 06:00:37 IT HAS A FRAMEWORK BOOK.
 06:00:39 BUT WE WANTED TO INTRODUCE THE TEAM, INTRODUCE THE KIND OF
 06:00:43 DIRECTION WE WANT FOR THE PROJECT, AND KIND OF ESSENTIALLY
 06:00:47 MAKE SURE THAT WE CAN AGREE THAT WE CAN SEE AN END -- AN
 06:00:54 APPROVABLE END TO THE PROJECT TO GET IT OVER THE GOAL LINE

 06:00:59 AND DEVELOPED, BECAUSE I DON'T THINK ANY OF US WANT TO SEE
 06:01:02 IT SIT FOR ANOTHER FIVE TO TEN YEARS.
 06:01:07 IT'S A NICE PIECE OF DIRT.
 06:01:11 SO THE PROPERTY IS UNDER CONTRACT WITH BUCKINGHAM COMPANIES
 06:01:17 OUT OF INDIANAPOLIS.
 06:01:19 CHRIS MOLLOY, THEIR VP OF DEVELOPMENT, IS HERE TONIGHT.
 06:01:22 HE WILL GIVE YOU A BRIEF OVERVIEW OF BUCKINGHAM AND WHAT
 06:01:27 THEY DO.
 06:01:28 HUNTER WANTED TO JOIN IN THE FUN AND STAY ON THE TEAM FOR
 06:01:35 LANDSCAPE.
 06:01:36 LRK ARCHITECTS IS THE ARCHITECT FOR THE PROJECT.
 06:01:40 AND THEN WE'RE DOING THE ENGINEERING.
 06:01:42 SO WITH THAT, I'M GOING TO LET CHRIS MAKE AN INTRODUCTION,
 06:01:47 AND I'LL COME BACK AND GO OVER THE HISTORY OF THE PROJECT.
 06:01:49 >> GOOD EVENING.
 06:01:49 THANK YOU.
 06:01:54 AGAIN, MY NAME IS CHRIS MOLLOY.
 06:01:56 I'M WITH THE BUCKINGHAM COMPANY OUT OF INDIANAPOLIS,
 06:02:00 INDIANA.
 06:02:01 WE'VE BEEN AROUND SINCE 1985.
 06:02:03 WE'RE OWNED BY ONE GENTLEMAN BY THE NAME OF BRAD CHAMBERS.
 06:02:04 WE ARE A COMPLETE VERTICALLY INTEGRATED COMPANY.
 06:02:09 WE HAVE DEVELOPMENT CONSTRUCTION, ASSET MANAGEMENT, PROPERTY
 06:02:13 MANAGEMENT, ALL IN-HOUSE.
 06:02:15 WE HAVE A LITTLE OVER 10,000 UNITS ACROSS THE UNITED STATES.

 06:02:19 WE'RE ABOUT \$2.5 BILLION IN ASSETS.
 06:02:23 WE OWN A COUPLE OF HOTELS.
 06:02:26 AGAIN, BRAD IS THE SINGLE OWNER OF THE COMPANY.
 06:02:31 WE'RE PROBABLY A LITTLE BIT DIFFERENT FROM BEING COMPLETELY
 06:02:34 VERTICALLY INTEGRATED FROM THE REST.
 06:02:37 THE OTHER INTERESTING FACT ABOUT US IS THAT WE'VE OWNED 50%
 06:02:40 OF OUR PROPERTIES FOR OVER 15 YEARS.
 06:02:42 BRAD HAS REALLY BUILT HIS WEALTH BY KEEPING THE PROPERTIES
 06:02:46 THAT WE DO.
 06:02:46 SOMETHING WE LOOK AT, LIKE TO MANAGE, LIKE TO OWN.
 06:02:55 AGAIN, OUT OF INDIANAPOLIS, INDIANA.
 06:02:56 MOST OF OUR PORTFOLIO IS SURROUNDING INDIANAPOLIS AND THE

06:02:59 STATES.
 06:02:59 WE VENTURED OUT INTO FLORIDA, NORTH CAROLINA, COLORADO AT
 06:03:03 THIS POINT IN TIME, BUT EXCITED ABOUT THIS PIECE OF
 06:03:08 PROPERTY.
 06:03:08 THIS IS A PROPERTY IN NASHVILLE, TENNESSEE.
 06:03:12 AERTSON MIDTOWN.
 06:03:16 VERY LARGE DEVELOPMENT.
 06:03:18 IT WAS DONE ABOUT FIVE OR SIX YEARS AGO.
 06:03:20 I'VE ONLY BEEN WITH THE COMPANY FOR THREE YEARS.
 06:03:23 BUT I MET THE OWNER ABOUT 15 YEARS AGO DOING A VERY LARGE
 06:03:26 PROJECT UP AT NOTRE DAME UNIVERSITY WITH HIM.
 06:03:29 A NEAT COMPANY.
 06:03:31 EXCITED TO BE HERE.

06:03:32 AGAIN, I CAN ANSWER ANY QUESTIONS.
 06:03:34 DON'T WANT TO TAKE A LOT OF YOUR TIME.
 06:03:42 >> JOHN WOJDAK: LIKE MARY SAID, IT IS A KIND OF ODD-SHAPED
 06:03:50 PROPERTY THAT WRAPS AROUND THE BROADWAY SHOPPES AND THE POST
 06:03:53 OFFICE AND THE OLD SCHOOLHOUSE.
 06:03:55 WE COMMONLY REFER TO IT AS SHAPED LIKE A HAMMER, BUT IT'S
 06:04:01 BASICALLY AN L AROUND THE CORNER.
 06:04:06 LIKE MARY SAYS, IT'S 34 ACRES.
 06:04:10 MPD, MIXED PLANNED DEVELOPMENT.
 06:04:13 IT WAS ORIGINALLY ZONED IN 2010 WITH KIND OF THE LAST
 06:04:21 AMENDMENT WAS IN 2014.
 06:04:23 IT HAS FRONTAGE ON 41 AND BROADWAY.
 06:04:29 ORIGINALLY ACQUIRED BY THE CURRENT OWNER IN 2006.
 06:04:35 AND IT WENT THROUGH PERMITTING.
 06:04:38 ERP WAS ISSUED.
 06:04:43 NOI FROM FDOT WAS IN HAND, BUT IT NEVER RECEIVED A
 06:04:47 DEVELOPMENT ORDER FROM THE COUNTY.
 06:04:48 THEN SOME OF THE OTHER APPROVALS STARTED TO EXPIRE.
 06:04:51 IT'S BEEN SITTING SINCE.
 06:04:53 THE ENTITLEMENTS ARE 310 DWELLING UNITS, 200,000 SQUARE FEET
 06:05:03 OF COMMERCIAL WITH 115,000 OF THAT AS THE MAXIMUM AMOUNT OF
 06:05:10 RETAIL.
 06:05:11 THERE'S ALSO A SINGLE USE CAP OF 50,000 SQUARE FEET.
 06:05:16 THOSE AREN'T CUMULATIVE.
 06:05:17 THOSE ARE JUST OF THE 200,000.

06:05:21 AND THERE IS AN ALLOWED CONVERSION FOR UP TO 50 EQUIVALENT
 06:05:27 UNITS AS ASSISTED LIVING AND ALSO 125 HOTEL ROOMS.
 06:05:35 THAT'S QUITE A BIT OF ENTITLEMENT FOR 34 ACRES AND MORE
 06:05:41 PROBABLY THAN YOU CAN PHYSICALLY FIT ON THERE.
 06:05:45 THIS IS THE MASTER CONCEPT PLAN THAT WAS APPROVED WITH THE
 06:05:53 LAST AMENDMENT, WHICH HAS BASICALLY BUILDINGS IN IT.
 06:06:01 I'LL GET INTO THIS MORE A LITTLE BIT IN THE FRAMEWORK.
 06:06:04 BUT ESSENTIALLY DESIGNED WITH A MAIN STREET FROM 41 TO

06:06:07 BROADWAY WITH BUILDING SPACE IN THE STREET.
 06:06:10 THE RESIDENTIAL PREDOMINANTLY IN THE EASTERN PORTION OF THE
 06:06:15 SITE, AND THEN THE COMMERCIAL AND MIXED-USE MORE ON THE
 06:06:22 WESTERN SIDE, THE EAST-WEST ROAD TOWARDS THE 41 FRONTAGE.
 06:06:26 THERE ARE TWO INDIGENOUS AREAS.
 06:06:30 ONE IN THE SOUTHEAST ALONG BROADWAY.
 06:06:32 AND ONE ON THE NORTH SIDE, WHICH ACTS AS A REALLY GOOD
 06:06:36 BUFFER TO THE CYPRESS BEND RV RESORT.
 06:06:39 THAT'S ADJACENT TO THE NORTH.
 06:06:40 THERE'S NO DEVELOPMENT DIRECTLY ADJACENT TO THE RV RESORT
 06:06:48 THAT'S NEXT TO US.
 06:06:49 UNFORTUNATELY, WE DO NOT HAVE A GREAT COPY OF THE FRAMEWORK
 06:07:01 BOOK.
 06:07:01 I AM STILL TRYING TO FIND THAT BECAUSE IT WAS BACK IN THE
 06:07:08 DAYS OF PAPER SUBMITTALS.
 06:07:10 THERE MAY BE A COPY SOMEWHERE.
 06:07:14 THIS IS THE BEST SCAN THAT I HAVE.

06:07:18 LIKE MARY SAID, IT KIND OF PREDATES PATTERN BOOKS.
 06:07:21 IT'S MORE KIND OF A FRAMEWORK FOR THE PROJECT, KIND OF LIKE
 06:07:28 A DESIGN GUIDE, AND WITH THE MAJOR ELEMENTS OF THE PROJECT.
 06:07:37 SO THE TRANSPORTATION ELEMENT WAS THE MAIN STREET FROM 41 TO
 06:07:40 BROADWAY, WHICH IS SHOWN ON THE MASTER CONCEPT PLAN, THAT
 06:07:48 DESIGN OF THE ROAD HASN'T CHANGED.
 06:07:50 IT'S AN URBAN DESIGN WITH THE BUILDINGS ON THE STREET,
 06:07:56 STREETScape, YOU KNOW, HARD SCAPe ELEMENTS, STREET
 06:07:59 FURNISHINGS, ON-STREET PARKING.
 06:08:02 AND THEN THE -- FOR ARCHITECTURE, IT BASICALLY LAID OUT
 06:08:14 ARCHITECTURAL OPTIONS -- OPTIONAL STYLES THAT COULD BE USED
 06:08:19 WITHIN THE DEVELOPMENT.
 06:08:20 THE INTENT WASN'T THAT YOU PICK ONE AND USE IT ON THE WHOLE
 06:08:23 DEVELOPMENT.
 06:08:23 IT WAS BASICALLY THAT THESE ARE COMPATIBLE AND YOU COULD MIX
 06:08:29 AND MATCH THEM IF YOU WANTED TO.
 06:08:30 OBVIOUSLY, HAVING SOME CONSISTENCY, BUT EVERYTHING DIDN'T
 06:08:33 HAVE TO BE THE SAME.
 06:08:36 THE THREE INITIAL RESIDENTIAL MIXED-USE BUILDINGS WOULD BE
 06:08:44 MEDITERRANEAN REVIVAL STYLE, LIKE HOWARD MENTIONED.
 06:08:50 I'M AN ENGINEER, NOT AN ARCHITECT.
 06:08:52 I'LL LET VICTOR FROM LRK TALK ABOUT THE ARCHITECTURAL STYLE
 06:08:58 A LOT BETTER THAN I COULD.
 06:09:01 OPEN SPACE AND BUFFERING IS TALKED ABOUT IN THE FRAMEWORK,
 06:09:08 AND WE DO HAVE OPEN SPACES IN THE PLAN.

06:09:10 THE INDIGENOUS AREA IS ADJACENT TO BROADWAY.
 06:09:17 WE HAVE A SIDEWALK ALL ALONG BROADWAY FROM 41 TO THE EXTENT
 06:09:22 OF THE FRONTAGES OF PROPERTY.
 06:09:25 AND THEN THIS REITERATES THE KIND OF FACING THE STREET URBAN

06:09:33 DESIGN INTENT FOR THE PROJECT.
 06:09:36 THIS IS KIND OF A BLACK-LINED VERSION OF THE SITE PLAN.
 06:09:46 GO TO THE RENDERED VERSION, BECAUSE IT IS A LOT EASIER TO
 06:09:51 EXPLAIN.
 06:09:52 SO BASICALLY HAVE THREE INITIAL BUILDINGS THAT ARE BASICALLY
 06:10:00 SIMILAR -- BASICALLY, IT IS THE SAME BUILDING.
 06:10:04 THE TWO TO THE WEST OF MIRRORS OF EACH OTHER WITH RETAIL ON
 06:10:09 THE GROUND FLOOR IN THE CORNER, AND THEN RESIDENTIAL ON THE
 06:10:13 TWO LEGS OF THE L.
 06:10:15 AND THEN IN THE EASTERN BUILDING, THAT RETAIL AREA WOULD BE
 06:10:18 THE AMENITY SPACE FOR THE RESIDENTIAL PORTION OF THE
 06:10:22 PROJECT.
 06:10:23 >>Marlene Naratil: EXCUSE ME.
 06:10:24 I'M LOOKING AT THE RENDERING.
 06:10:26 IS THAT LAKE ALREADY THERE?
 06:10:28 >>John Wojdak: IT IS NOT.
 06:10:29 >>Marlene Naratil: THAT'S WHAT I WAS TRYING TO FIGURE OUT.
 06:10:31 >>John Wojdak: SO THE PROJECT WOULD INCLUDE BASICALLY WHAT
 06:10:36 YOU SEE HERE, THE FIRST THREE BUILDINGS, THE PARKING TO
 06:10:39 SUPPORT THAT, THE PUBLIC SPACE KIND OF IN THE CORNER, THE
 06:10:46 MAIN STREET CONNECTION TO 41 AND BROADWAY.

 06:10:50 THERE'S ALREADY A SIDEWALK ON 41, BUT IT WOULD INCLUDE THE
 06:10:54 SIDEWALK ALONG BROADWAY ALL THE WAY OUT TO 41.
 06:10:58 THE AMENITY SPACE FOR THE RESIDENTIAL AND THE STREETScape
 06:11:03 WITH THE ON-STREET PARKING, STREETLIGHTS, STREET
 06:11:07 FURNISHINGS, ALL THAT.
 06:11:11 >>Michael Sheeley: IS IT YOUR INTENT TO USE ALL 310 UNITS?
 06:11:13 IS THAT DEPICTED HERE?
 06:11:18 >>John Wojdak: IT IS.
 06:11:19 THIS RIGHT NOW IS 300 UNITS, NOT THE FULL 310.
 06:11:24 SO THERE IS KIND OF ON THE MCP, ADDITIONAL BUILDINGS ALONG
 06:11:31 BROADWAY AND REALLY NOT FIGURED OUT YET, BUT IT'S KIND OF
 06:11:37 LEANING TOWARDS KIND OF LIKE TOWN HOUSE TYPE PRODUCT THAT
 06:11:41 WOULD FACE THE STREET WITH, LIKE, REAR PARKING AND MAYBE A
 06:11:46 GARAGE, BUT THE BUILDING WOULD FACE THE STREET WITH A --
 06:11:51 >>Jim Wallace: EXCUSE ME, JOHN.
 06:11:51 WHEN YOU SAY 310 MULTIFAMILY UNITS, THOSE ARE RENTAL UNITS,
 06:11:56 RIGHT?
 06:11:56 >>John Wojdak: THAT'S CORRECT.
 06:11:56 >>Jim Wallace: OKAY, NOT CONDOMINIUM.
 06:11:58 >>John Wojdak: UM-HUM.
 06:11:59 >>Jim Wallace: RENTAL, OKAY.
 06:12:00 >>Marlene Naratil: AS FAR AS I CAN REMEMBER THERE IS NO
 06:12:03 SEWAGE SYSTEM IN THIS AREA.
 06:12:05 BECAUSE I REMEMBER WITH THE CHURCH, WE HAD TO GIVE A -- YOU
 06:12:11 KNOW, AN ADVANTAGE TO USE SEPTIC FOR A WHILE.

06:12:13 NOW, WHAT WOULD YOU DO HERE?
 06:12:15 YOU HAVE TO PUT A TREMENDOUS SANITARY SYSTEM.
 06:12:19 >>John Wojdak: WE DID FIGURE THAT OUT.
 06:12:22 ONE OF THE THINGS WE FIGURED OUT THE LAST TIME.
 06:12:25 THE BROADWAY SHOPPES HAS A LIFT STATION ON ITS PROPERTY THAT
 06:12:30 PUMPS ALL THE WAY NORTH UP TO ESTERO PARKWAY AND 41 TO A
 06:12:39 MASTER PUMP STATION THAT PUMPS UP TO THE PLANT.
 06:12:43 THAT FORCE MAIN WAS BASICALLY A SINGLE-USE FORCE MAIN THAT
 06:12:48 THEY UNFORTUNATELY -- THE LEE COUNTY UTILITIES AND THAT
 06:12:53 DEVELOPER COULDN'T COME TO TERMS ON SOMETHING THAT WOULD
 06:12:58 SUPPORT FUTURE DEVELOPMENT.
 06:13:01 SO THE FORCE MAIN DOESN'T SUPPORT TWO PUMP STATIONS.
 06:13:05 SO THE SOLUTION IS TO BASICALLY COMBINE THE TWO PROJECTS IN
 06:13:12 TERMS OF SEWER AND HAVE A NEW LIFT STATION THAT SUPPORTS
 06:13:16 BOTH PROJECTS SO THAT YOU CAN STILL UTILIZE THE FOUR-INCH
 06:13:19 FORCE MAIN.
 06:13:24 >>Michael Sheeley: ESSENTIALLY WHAT WE'RE LOOKING AT IS
 06:13:25 MULTIFAMILY DEVELOPMENT WITH THESE SMALL RETAIL CORNERS AND
 06:13:29 THEN THE OTHER COMMERCIAL WOULD BE ON THE FRONTAGE, IS THAT
 06:13:31 CORRECT?
 06:13:32 >>John Wojdak: CORRECT.
 06:13:33 YEAH, SO THESE ARE, YOU KNOW, FUTURE DEVELOPMENT AREAS THAT
 06:13:39 WOULD BE COMMERCIAL USES AND THEN --
 06:13:47 >>Howard Levitan: THAT LIFT STATION IS NOT GOING TO SUPPORT
 06:13:49 ANYBODY ELSE IN THE AREA?

 06:13:50 >>John Wojdak: THAT'S CORRECT.
 06:13:59 >>Howard Levitan: -- DAVID WILLEMS --
 06:14:01 >>Mary Gibbs: WELL, WE'LL HAVE TO TALK TO DAVID.
 06:14:03 AND I THINK JOHN MAY HAVE ALREADY TALKED TO HIM BECAUSE THIS
 06:14:05 IS IN THE AREA -- ONE OF THE AREAS THAT WE WERE LOOKING AT
 06:14:09 FOR CENTRAL SEWER.
 06:14:12 ONE OF THE THINGS THAT THE VILLAGE IS LOOKING AT.
 06:14:13 I DON'T THINK IT'S IN THE HIGHEST PRIORITY, BUT IT WOULD BE
 06:14:17 GOOD TO PLAN IT SO THAT IT'S NOT JUST FOR ONE OR TWO
 06:14:20 PROJECTS BECAUSE YOU'VE GOT THE CHURCH.
 06:14:22 >>Howard Levitan: THAT MAKES NO SENSE TO ME TO DO
 06:14:26 INFRASTRUCTURE WORK FOR THE PRIVATE DEVELOPMENT WHEN THE
 06:14:31 VILLAGE IS GOING TO HAVE TO DO A LARGER PROJECT IN THAT
 06:14:38 AREA.
 06:14:38 I THINK YOU NEED TO COORDINATE WITH THE VILLAGE ON THAT.
 06:14:43 >>John Wojdak: I HAVE SPOKEN WITH DAVID WILLEMS ABOUT THE
 06:14:47 SEWER IN THIS AREA FOR THIS PROJECT AND THE CHURCH.
 06:14:52 MARLENE, YOU MENTIONED THE CHURCH.
 06:14:54 I WAS THE ENGINEER ON THAT PROJECT AS WELL.
 06:14:56 THE ESTERO UNITED METHODIST CHURCH IS DIRECTLY SOUTH ACROSS
 06:15:00 BROADWAY.
 06:15:01 THIS AREA OF TOWN IS IN A WEIRD SPOT, WHERE IT'S IN A TOTAL

06:15:09 GAP OF SEWER, BUT THE VILLAGE PAID BANKS ENGINEERING TO DO A
 06:15:16 STUDY OF THIS AREA AND COORDINATE WITH LEE COUNTY UTILITIES
 06:15:20 IF IT MADE FINANCIAL SENSE FOR AN EXPANSION, BASED ON WHAT

06:15:26 THEY CAN CHARGE FOR RATES AND HOW MANY CONNECTIONS YOU COULD
 06:15:31 GET.
 06:15:32 THE LAST TIME I SPOKE WITH DAVID WILLEMS, WHICH I'M HAPPY TO
 06:15:38 COORDINATE WITH HIM ON, THE CYPRESS BEND RV RESORT HAD A
 06:15:43 PACKAGE PLANT.
 06:15:44 THAT WAS GOING TO BE CONVERTED TO A PUMP STATION AND PUMPED
 06:15:49 NORTH OUT TO THE FORCE MAIN ON ESTERO PARKWAY.
 06:15:54 >>Howard Levitan: AS A SEPARATE PROJECT.
 06:15:57 >>John Wojdak: SEPARATE PROJECT TO BASICALLY GET THEM OFF
 06:15:59 THEIR PACKAGE PLANT.
 06:16:00 SO YOU BASICALLY HAVE THE POST OFFICE AND THE SCHOOLHOUSE,
 06:16:06 WHICH COULD POTENTIALLY BE ACCOMMODATED.
 06:16:09 THEY ARE BOTH, OBVIOUSLY, SMALL FLOW, BUT THEY WOULD NEED --
 06:16:11 JUST DUE TO ELEVATION, THEY WOULD NEED A SMALL --
 06:16:16 >>Howard Levitan: THE SCHOOLHOUSE IS A PRIVATE --
 06:16:18 >>John Wojdak: IT IS.
 06:16:19 >>Howard Levitan: EVEN THOUGH IT SAYS ON YOUR BEST CONCEPT
 06:16:22 PLAN, COMMON AREA POSSIBLE, THAT'S NOT PART OF YOUR
 06:16:25 DEVELOPMENT, THE ONE THAT'S -- THAT THE SCHOOLHOUSE IS ON.
 06:16:31 IS THAT PART OF YOUR DEVELOPMENT?
 06:16:34 >>John Wojdak: IT IS NOT PART OF OUR DEVELOPMENT.
 06:16:36 >>Howard Levitan: IT JUST SAYS COMMON AREA PARCEL FOR SOME
 06:16:39 REASON.
 06:16:44 >>John Wojdak: MCP, HOWARD?
 06:16:46 >>Howard Levitan: YEAH.

06:16:46 BECAUSE YOU DO HAVE A COMMON AREA PARCEL, WHICH IS THE -- ON
 06:16:57 THE EASTERN SIDE -- EASTERN -- SOUTHEASTERN SIDE OF THE
 06:17:02 PROPERTY.
 06:17:03 THAT IS A PRESERVE AREA.
 06:17:06 >>John Wojdak: IT IS.
 06:17:07 >>Howard Levitan: BUT YOU ALSO --
 06:17:10 >>John Wojdak: YEP.
 06:17:11 THAT IS NOT PART OF THE PROJECT.
 06:17:14 >>Howard Levitan: THAT'S NOT PART OF THE PROJECT.
 06:17:15 THAT WAS THE QUESTION I HAD.
 06:17:16 THAT IS THE OLD POST OFFICE.
 06:17:21 OLD SCHOOL.
 06:17:25 >> THE RECTANGULAR PARCEL TO THE LEFT IS WHERE THE POST
 06:17:28 OFFICE WAS.
 06:17:29 >>Howard Levitan: JUST TO FOLLOW UP, IF I COULD, YOU'RE
 06:17:31 PROPOSING TO USE 300 OF THE 310 ENTITLED DENSITY.
 06:17:38 >>John Wojdak: CORRECT.
 06:17:39 >>Howard Levitan: AND YOU ARE GOING TO BUILD TWO 5,000

06:17:43 SQUARE FOOT RETAIL?
 06:17:50 >>John Wojdak: UM-HUM.
 06:17:52 >>Howard Levitan: AND THAT IS GOING TO GIVE US A MIXED USE
 06:17:55 PROJECT?
 06:17:55 WHAT HAPPENS WITH THE OTHER LOTS, THE FUTURE DEVELOPMENT
 06:18:00 SITES?
 06:18:04 >>John Wojdak: THEY WOULD BE, OBVIOUSLY, FUTURE DEVELOPMENT

 06:18:06 WHEN A USER COMES IN, AND THOSE WOULD BE DEVELOPED AS
 06:18:12 NONRESIDENTIAL USES.
 06:18:18 >>Howard Levitan: IT WOULDN'T BE SOMETHING THAT YOUR
 06:18:20 DEVELOPER IS GOING TO DEVELOP.
 06:18:21 >>John Wojdak: NOT NECESSARILY THE CASE.
 06:18:25 >> [NOT AT A MICROPHONE] CONTACTED BY HOTELS, ALL SORTS OF
 06:18:30 DIFFERENT PEOPLE.
 06:18:31 THIS IS OBVIOUSLY THE FIRST STAGE -- [NOT SPEAKING INTO A
 06:18:37 MICROPHONE]
 06:18:39 >>Tammy Duran: EXCUSE ME.
 06:18:40 I NEED YOU ON THE MICROPHONE.
 06:18:42 I'M SORRY.
 06:18:43 >>John Wojdak: BUT THE ENTIRE PROPERTY IS UNDER CONTRACT.
 06:18:46 >>Howard Levitan: I UNDERSTAND THAT.
 06:18:48 AND ONE OF THE THINGS THAT YOU DID OR -- WELL, PROBABLY YOU
 06:18:52 THAT DID IT, WHOEVER DID IT, IN THE ADMINISTRATIVE AMENDMENT
 06:18:58 IN 2014, YOU CREATED THREE LOTS.
 06:19:06 I DON'T THINK IT'S BEEN SUBDIVIDED YET.
 06:19:10 >>John Wojdak: IT HAS NOT.
 06:19:11 >>Howard Levitan: IT HAS NOT.
 06:19:12 SO YOU'RE BUYING THE WHOLE THING.
 06:19:14 >> YES, SIR, WE'RE BUYING THE ENTIRE PROPERTY.
 06:19:17 >>Howard Levitan: THE THREE LOTS YOU'RE UTILIZING PARTS OF
 06:19:21 ALL THREE LOTS.
 06:19:23 >> CORRECT.

 06:19:23 >> CORRECT.
 06:19:24 >>Howard Levitan: SO IN ORDER TO HAVE ANOTHER USER, YOU
 06:19:29 WOULD BE REQUIRED TO PLAT IT OR SUBDIVIDE IT IN ADDITION TO
 06:19:38 WHAT'S ALREADY BEEN APPROVED.
 06:19:39 GOING BACK TO THE APPROVALS.
 06:19:41 >>John Wojdak: IF IT WAS A SEPARATE STAND-ALONE, THERE WOULD
 06:19:46 BE NO REASON THAT THE OWNER OF THAT ENTIRE PARCEL COULDN'T
 06:19:49 DEVELOP AN ADDITIONAL BUILDING ON THAT LOT.
 06:19:52 AND THE -- WE'RE GOING BACK IN TIME A LITTLE BIT.
 06:20:00 THE LOTS -- LIKE, BASICALLY THE DEVELOPMENT PADS, THE THREE
 06:20:05 PARCELS YOU'RE TALKING ABOUT, THAT WAS ADDED TO THE MCP IF
 06:20:11 THE PROPERTY WERE PLATTED.
 06:20:13 IT DOESN'T MEAN YOU HAVE TO PLAT THE PROPERTY.
 06:20:18 IF YOU DIAL THE CLOCK BACK TO STAFF AT LEE COUNTY AT THE

06:20:21 TIME, IF YOU WERE PLATTING, THEY WANTED THAT KIND OF
 06:20:26 DETAILED OUT IN THE MCP, WHICH MAKES SENSE.
 06:20:31 THAT'S WHY THAT'S THERE.
 06:20:32 BUT IT DOESN'T MEAN YOU HAVE TO PLAT.
 06:20:35 IT COULD BE A UNIFIED DEVELOPMENT.
 06:20:38 I'M SURE CHRIS WOULD LOVE TO HAVE USERS FOR THE WHOLE THING
 06:20:41 AND BUILD THE WHOLE THING OUT AT ONCE.
 06:20:43 BUT THAT'S UNFORTUNATELY NOT THE CASE.
 06:20:45 BUT HE'LL BUY THE WHOLE PROPERTY AND AT THIS TIME WE MAY NOT
 06:20:50 NEED TO SUBDIVIDE IT.
 06:20:56 >>Jim Wallace: JOHN, JUST A CLARIFICATION FOR ME.

 06:20:58 THE 310 UNITS THAT YOU'RE TALKING ABOUT, ARE THEY ALL BEING
 06:21:03 -- ARE THEY ALL BEING BUILT NOW?
 06:21:07 >>John Wojdak: 300.
 06:21:08 >>Jim Wallace: OR IS THE 310 UNITS, THE HOTEL AND
 06:21:11 EVERYTHING, IS THAT WHAT MAY BE BUILT OVER THE WHOLE
 06:21:13 DEVELOPMENT?
 06:21:13 THAT'S WHAT WILL BE BUILT NOW?
 06:21:16 >>John Wojdak: 300 OF THE 310.
 06:21:18 >>Jim Wallace: 300 WILL BE BUILT NOW.
 06:21:20 AND WILL THERE BE ANY OTHERS LATER?
 06:21:24 >>John Wojdak: YES.
 06:21:26 >>Howard Levitan: YOU CAN'T TELL US.
 06:21:27 YOU CAN'T SAY THAT FOR SURE BECAUSE YOU HAVEN'T FOUND USERS.
 06:21:33 >> OUR INTENT IS BUILD THREE BUILDINGS, TOTAL OF 300 UNITS.
 06:21:38 AS YOU CAN SEE WHERE JOHN IS OFF TO THE SIDE DOWN THERE, OUR
 06:21:41 INTENT IS TO BUILD TEN UNITS FRAMEWORKING THE ROAD SYSTEM ON
 06:21:47 THE WAY INTO THE SITE.
 06:21:49 BUT --
 06:21:53 >> COULD BE 500 UNITS.
 06:21:54 >> NO.
 06:21:55 ONLY 310 IN TOTAL.
 06:21:57 >> MAX.
 06:21:57 >> CORRECT.
 06:21:58 >>John Wojdak: 310 IS THE MAXIMUM.
 06:22:00 >>Jim Wallace: THE REST COULD BE CONDOS OR OFFICE SPACE OR

 06:22:04 HOTEL OR WHATEVER?
 06:22:05 OR TO BE DETERMINED.
 06:22:09 >> THERE'S ONLY 310 MULTIFAMILY UNITS AVAILABLE TO BUILD,
 06:22:15 RESIDENTIAL.
 06:22:16 ON THE WHOLE PARCEL.
 06:22:18 >> WHOLE PIECE OF LAND, OF WHICH YOU ARE BUILDING 300 NOW.
 06:22:22 YOU ONLY HAVE TEN LEFT.
 06:22:24 >> THAT IS CORRECT.
 06:22:25 >>Howard Levitan: CAN I ASK MARY A QUESTION?
 06:22:27 >>Scotty Wood: YEAH, GO AHEAD.

06:22:28 >>Howard Levitan: MARY, WE'VE ZONED -- WE HAVE IN THE COMP
 06:22:34 PLAN PUT THIS INTO THE TRANSITIONAL MIXED USE AREA, AND THAT
 06:22:39 WOULD ENTITLE WITH BONUS DENSITY, IF I'M CORRECT, TO GO TO
 06:22:49 16 UNITS.
 06:22:51 TRANSITIONAL COULD BE 16 OR 20 IF YOU DID VERTICAL, WHICH
 06:23:00 WAS THE ORIGINAL PLAN HERE.
 06:23:02 IF YOU REZONED IT TO A DIFFERENT LAND USE CATEGORY.
 06:23:09 >>Mary Gibbs: WELL, IT WOULDN'T BE REZONED TO A DIFFERENT
 06:23:12 LAND USE CATEGORY.
 06:23:13 IT WOULD BE IF THEY AMENDED THEIR ZONING, I THINK THEY COULD
 06:23:18 GET THAT.
 06:23:20 >>Howard Levitan: THEY COULD UTILIZE THE NEW ZONING
 06:23:22 DISTRICT.
 06:23:22 >>Mary Gibbs: I HAVE TO TELL YOU FROM EVERYBODY, AND WE'VE
 06:23:25 SPOKEN TO A LOT OF PEOPLE ABOUT THIS SITE BECAUSE JOHN HAS

 06:23:27 BROUGHT IN A LOT OF PEOPLE, WE KEEP STRESSING THAT THE
 06:23:32 ZONING, THIS ZONING HAS STRICT PARAMETERS ABOUT USING THE
 06:23:36 BONUS DENSITY AND MAKING SURE IT WAS A MIXED-USE AND IT HAD
 06:23:39 TO HAVE SOME COMPONENTS, SMALL COMPONENTS OF VERTICAL
 06:23:42 MIXED-USE.
 06:23:43 SO THE PEOPLE THAT WE'VE TALKED TO I THINK ARE LOOKING AT
 06:23:48 THE DENSITY THAT'S EXISTING, THE 310 UNITS PLUS THE
 06:23:51 COMPONENTS OF MIXED-USE RATHER THAN GOING BACK TO AMEND YOUR
 06:23:55 ZONING, TO TRY TO GET SOME EXTRA DENSITY, BECAUSE THAT TAKES
 06:23:59 A LONGER TIME.
 06:24:02 >>Howard Levitan: I DON'T THINK I WOULD DO THAT.
 06:24:05 >>John Wojdak: AND TO ADD TO THAT, THE OWNER OF THE PROPERTY
 06:24:13 IN TERMS OF PEOPLE PUTTING IT UNDER CONTRACT HAS MADE IT
 06:24:16 VERY CLEAR THEY DON'T WANT ANYONE TO OPEN UP THE ZONING ON
 06:24:21 THE PROPERTY.
 06:24:23 BASICALLY CONTRACTUALLY IT'S NOT AN OPTION FOR BUCKINGHAM TO
 06:24:28 DO THAT.
 06:24:30 >>Howard Levitan: I WOULD ASSUME WE WOULDN'T ALSO WANT A
 06:24:37 CREEPING SORT OF REZONING, WHERE YOU COME BACK AND SAY,
 06:24:39 WELL, WE CAN'T FIND USERS FOR THIS, SO LET'S BUILD MORE
 06:24:42 APARTMENTS.
 06:24:45 >>John Wojdak: I THINK YOUR CODE, THE WAY THAT THAT'S
 06:24:49 WRITTEN BY DESIGN PROBABLY WOULDN'T ALLOW THAT ANYWAY.
 06:24:57 >>Howard Levitan: WHAT I WOULD BE CONCERNED ABOUT AND I
 06:24:59 GUESS I'LL TALK ABOUT IT NOW -- AND, BY THE WAY, I ALSO HAVE

 06:25:03 BEEN INVOLVED IN THIS PROPERTY SINCE 2011, AND JUST TO MAKE
 06:25:11 A COMMENT, I KNOW MARY IS GOING TO LOVE THIS ONE, THIS
 06:25:15 PROJECT WAS THE REASON WHY WE TOOK ADMINISTRATIVE AMENDMENTS
 06:25:19 AWAY FROM US NOW BECAUSE IT WAS DONE AT THE LAST MINUTE
 06:25:24 RIGHT BEFORE OUR CORPORATION VOTE, AND IT WAS HIDDEN, AND NO
 06:25:29 ONE KNEW ABOUT IT UNTIL AFTER IT WAS DONE AND IN THE BOOKS.

06:25:34 WHILE THE VILLAGE, NOT THE VILLAGE AT THAT POINT IN TIME,
 06:25:38 BUT THE COMMUNITY HAD A TREMENDOUS INPUT INTO THE ORIGINAL
 06:25:43 ZONING RESOLUTION, IT HAD NONE ON THE CHANGES THAT WERE MADE
 06:25:48 WHICH REALLY CHANGED THE CHARACTER OF THE PROJECT.
 06:25:52 HOPEFULLY YOU WON'T.
 06:25:54 YOU'LL GO BACK AND DO THIS THE RIGHT WAY BECAUSE I THINK YOU
 06:25:57 ARE A QUALITY BUILDER.
 06:25:59 MY CONCERN IS, AT THIS POINT, IF WE WERE TALKING TOGETHER AS
 06:26:06 DEVELOPER AND COMMUNITY, WE WOULD START TO TALK ABOUT, WELL,
 06:26:10 HOW DO WE KNOW THAT THE REST OF THE DEVELOPMENT IS GOING TO
 06:26:12 GET DONE?
 06:26:15 SO LET'S TALK A LITTLE BIT ABOUT TIMING AND MAKING CERTAIN
 06:26:26 NO PARCELS WERE SOLD OFF UNLESS THEY WERE LEGALLY BOUND TO A
 06:26:30 UNIFIED DESIGN, BECAUSE THEN WE WOULD WIND UP IN LEGAL
 06:26:36 ISSUES.
 06:26:36 SO THOSE ARE THE KIND OF DISCUSSIONS THAT I HOPE YOU'RE
 06:26:39 GOING TO BE HAVING WITH STAFF AND THAT ULTIMATELY WE SEE THE
 06:26:43 BENEFIT OF THAT, WHICH IS WHY, AS WE GO FORWARD, I THINK IT
 06:26:47 WOULD BE REALLY HELPFUL TO TAKE THE DISCUSSIONS THAT WE'RE

 06:26:52 HAVING TONIGHT AND START TALKING ABOUT SEPARATE ELEMENTS OF
 06:26:59 THIS, LIKE ARCHITECTURE AND MAYBE DO A WORKSHOP ON THE
 06:27:04 ARCHITECTURE AND DO THIS -- JIM ALWAYS LIKES TO TALK ABOUT
 06:27:09 COLLABORATION.
 06:27:10 I THINK THAT THIS IS THE KIND OF PROJECT, BECAUSE IT'S SO
 06:27:13 BIG A PROJECT FOR ESTERO, KICKING AROUND FOR SO LONG, THAT
 06:27:17 WE REALLY WOULD WELCOME A COLLABORATORY DISCUSSION ABOUT
 06:27:25 THIS RATHER THAN, HERE'S WHAT WE'RE DOING AND HOPE YOU LIKE
 06:27:28 IT.
 06:27:30 >>John Wojdak: I ABSOLUTELY DON'T WANT TO SPEAK FOR CHRIS,
 06:27:34 BUT I THINK THAT'S WHAT WE WANT TO DO.
 06:27:35 OBVIOUSLY, NOBODY HAS BEEN HERE TO TALK ABOUT THIS FOR A
 06:27:39 LONG TIME.
 06:27:39 I'D SAY LET US KIND OF -- HUNTER WAS GOING TO TALK ABOUT THE
 06:27:45 STREETScape, WE DO HAVE SOME ARCHITECTURAL RENDERINGS.
 06:27:53 >> PATTERN BOOK WOULD BE APPROPRIATE.
 06:27:54 >>John Wojdak: I DON'T KNOW HOW I FEEL ABOUT THAT STATEMENT.
 06:27:57 >>Howard Levitan: LET ME PROVIDE SOME INPUT INTO THAT THEN.
 06:28:00 TAKE A LOOK AT THE ORDINANCE WITH RESPECT TO -- [INAUDIBLE]
 06:28:06 BECAUSE IT REQUIRES A PATTERN BOOK.
 06:28:08 I WAS SURPRISED MYSELF THAT I -- [INAUDIBLE]
 06:28:16 >>John Wojdak: SO I'M NOT AN ARCHITECT OR ATTORNEY.
 06:28:22 >>Howard Levitan: TALK TO YOUR ATTORNEYS.
 06:28:24 AGAIN, I WANT TO BE COLLABORATIVE.
 06:28:26 I DON'T WANT TO PUT YOU THROUGH GRIEF.

 06:28:28 I THINK THIS BOARD HAS GOT TO LOOK AND SEE WHAT THIS WILL
 06:28:33 LOOK LIKE AS A PART OF THE DISCUSSION ABOUT IS THIS ENOUGH

06:28:37 MIXED-USE TO GET YOU A DEVELOPMENT ORDER FOR A PROJECT THAT
 06:28:43 WAS SOLD AS A SIGNIFICANT MIXED USE PROJECT.
 06:28:48 ACTUALLY, IT WAS IN THE HOPPER AND READING THE HEARING
 06:28:53 EXAMINER REPORT TODAY, IT WAS IN BEFORE LEE COUNTY EVEN HAD
 06:28:57 ITS MIXED-USE LAND USE CATEGORY.

06:29:01 >>John Wojdak: THAT'S CORRECT.

06:29:03 >>Howard Levitan: SO THE HEARING EXAMINER GOES ON AT LENGTH,
 06:29:06 PAGES OF DISCUSSION OF WHAT'S A MIXED-USE PROJECT, AND WHY
 06:29:10 THIS WOULD BE A TRUE MIXED USE PROJECT AS OPPOSED TO JUST
 06:29:17 SELLING OFF PARCELS BY ONE DEVELOPER AND WINDING UP WITH A
 06:29:21 HODGEPODGE OF DEVELOPMENT.

06:29:25 >>John Wojdak: I DON'T THINK THE INTENT IS A HODGEPODGE
 06:29:27 DEVELOPMENT.

06:29:27 THE PARCELS THAT ARE ON THE MCP IS DEFINITELY NOT THAT
 06:29:32 INTENT.

06:29:32 IT WAS JUST IF IT WAS GOING TO BE SUBDIVIDED TO PLAT THE
 06:29:36 STREET AND THE DEVELOPMENT PARCELS THAT HAD TO BE ON THERE,
 06:29:40 YOU CAN SEE THAT THEY ARE NOT -- IT'S BASICALLY EACH POD ON
 06:29:44 EITHER SIDE OF THE STREET IS A TRACT.

06:29:48 IT'S NOT FURTHER SUBDIVIDED THAT YOU COULD HAVE A HOTEL AND
 06:29:51 A SEPARATE BUILDING.

06:29:54 IT'S NOT TO THAT LEVEL OF DETAIL ON THERE.

06:29:56 >>Howard Levitan: THE MASTER CONCEPT PLAN IS -- THIS IS AS

06:30:00 BUBBLE A BUBBLE PLAN AS YOU CAN GET.

06:30:03 >>John Wojdak: OBVIOUSLY, I CAN'T DISAGREE WITH YOU ON THAT,
 06:30:06 HOWARD.

06:30:07 I DO THINK WE WANT TO -- WANT A COLLABORATIVE EFFORT FROM
 06:30:13 NOW TO DEVELOPMENT ORDER APPROVAL.

06:30:15 A COUPLE OF THINGS, I WOULD LIKE TO HAVE LRK PRESENT, AT
 06:30:23 LEAST GO OVER THE ARCHITECTURE JUST TO MAKE SURE YOU GUYS
 06:30:27 ARE IN AGREEMENT THAT IT'S WITHIN THE FRAMEWORK.

06:30:32 I DID WANT TO TALK ABOUT THE ACCESS ON 41 REAL QUICK.

06:30:35 LIKE I SAID, THERE WAS AN NOI FOR A FULL MEDIAN OPENING THAT
 06:30:40 WOULD BASICALLY MOVE SOME OF THE MOVEMENTS FROM BROADWAY
 06:30:44 SHOPPES TO THE DOWNTOWN ESTERO ENTRANCE.

06:30:50 THE WAY THAT WAS DESIGNED ORIGINALLY, THAT NOI HAS EXPIRED.

06:30:55 >>Howard Levitan: TALKING ABOUT A LEFT IN GOING SOUTH?

06:30:57 >>John Wojdak: LEFT IN GOING SOUTH.

06:30:59 BROADWAY SHOPPES HAS ONE NOW THAT -- THE ORIGINAL PLAN IS
 06:31:03 THAT WOULD BE ELIMINATED AND MOVED TO THE DOWNTOWN ESTERO
 06:31:07 ENTRANCE SO THAT YOU MOVE THAT MOVEMENT AWAY FROM THE
 06:31:11 SIGNALIZED INTERSECTION AND CROSS ACCESS PROVIDED.

06:31:13 THIS KIND OF DRIVE AISLE HERE IN FRONT OF THE SHORT LEG OF
 06:31:19 THIS BUILDING CONNECTS DIRECTLY INTO THE MAIN DRIVE AISLE ON
 06:31:23 BROADWAY SHOPPES.

06:31:25 AND THEN THERE'S AN EASEMENT TO GO FROM THIS DRIVE AISLE
 06:31:29 OVER TO CYPRESS BEND, IF THEY SO CHOOSE.

06:31:36 AT THE TIME, THEY DID NOT WANT TO CONNECT TO THE PROJECT,

06:31:39 BUT THE EASEMENT IS IN PLACE.

06:31:43 IF THE FULL MEDIAN OPENING COULD BE REAPPROVED, THE INITIAL

06:31:47 MEETINGS WITH F.D.O.T. WEREN'T AS PROMISING AS THEY WERE

06:31:51 YEARS AGO, BUT WE ARE -- THE INTENT IS TO REQUEST THAT

06:31:57 BASICALLY REAPPROVE THE ACCESS WE HAD BEFORE, BUT THERE'S NO

06:32:00 GUARANTEE WE'LL GET IT.

06:32:05 >> CHRIS MOLLOY: AS WE DISCUSS RETAIL AND MULTIFAMILY AND

06:32:09 DIFFERENT MIXED-USE COMPONENTS OF IT, DEPENDING ON WHAT THE

06:32:12 RETAIL IS -- OR EXCUSE ME, THAT ACCESS IS ON U.S. 41 WILL

06:32:15 DEPEND ON THE TYPE OF QUALITY OF TENANT AND DIFFERENT USES

06:32:20 WE CAN GET IN THOSE TWO AREAS.

06:32:21 SO THAT'S SOMETHING WE'RE WORKING THROUGH.

06:32:27 UNTIL THAT'S DETERMINED, THAT WILL BRING IN WHO IS

06:32:30 INTERESTED AND THE OTHER LOTS AVAILABLE.

06:32:35 >>Howard Levitan: WITH RESPECT TO THE FULL TRANSPORTATION

06:32:38 ASPECTS OF THIS DEVELOPMENT, WE'RE GOING TO WANT TO HAVE

06:32:42 SOME KIND OF INPUT INTO THAT AS WELL.

06:32:44 IT'S NOT JUST A DEVELOPER ISSUE.

06:32:49 THOSE CUTS THAT GO LEFT IN OR LEFT, RIGHT OUT.

06:32:59 COULD HAVE BEEN A RIGHT OUT ONLY AND NO ACCESS FROM -- I

06:33:05 UNDERSTAND THAT YOU'VE GOT THAT.

06:33:10 >>John Wojdak: WE HAD THAT.

06:33:12 THAT DOESN'T MEAN WE'LL GET IT AGAIN FOR SURE.

06:33:14 >>Howard Levitan: THEY ARE GOING TO ASK ESTERO ABOUT IT.

06:33:18 WE'LL HAVE TO SOMEHOW -- ESTERO WILL HAVE TO TAKE A POSITION

06:33:22 ON THAT.

06:33:23 I UNDERSTAND THAT HAS AN IMPACT ON USERS AS WELL.

06:33:26 AGAIN, THIS IS ANOTHER REASON WHY FROM A COLLABORATORY

06:33:33 STANDPOINT IT WOULD BE BETTER TO BE TALKING, TALKING TO

06:33:36 STAFF AND TALKING TO THE BOARD FROM THE ZONING STANDPOINT AS

06:33:40 WELL.

06:33:41 I JUST WANT TO MAKE CERTAIN THAT WE CAN IN GOOD CONSCIENCE

06:33:48 SAY, YEAH, THAT'S ENOUGH MIXED USE -- [INAUDIBLE] -- THAT IT

06:33:56 SUBSTANTIALLY COMPLIES WITH THE ZONING, BECAUSE THAT'S OUR

06:33:59 JOB.

06:33:59 IF NOT, THEN WE GET MORE OF AN IMPASSE.

06:34:05 I THINK THERE'S ENOUGH THAT WE CAN DO IN THOSE DISCUSSIONS

06:34:10 TO MAKE THIS WORK FOR EVERYBODY.

06:34:12 LIKE TO HOPE WE CAN.

06:34:17 >>John Wojdak: I'LL FOLLOW UP ON MARY WITH THAT SEPARATELY

06:34:20 TO SEE -- OBVIOUSLY, I DON'T THINK WE WANT TO COME HERE

06:34:23 EVERY MONTH AND SPEND --

06:34:26 >>Howard Levitan: I THINK THERE'S A LOT THAT CAN BE DONE

06:34:29 BEHIND THE SCENES.

06:34:30 >>John Wojdak: WE'LL COORDINATE WITH MARY ON THAT.

06:34:34 I KNOW THAT BUCKINGHAM IS AGREEABLE TO THAT.
 06:34:37 LIKE I SAID, THEY DO HAVE CONTRACTUAL OBLIGATIONS.
 06:34:45 IF THERE'S NOT A FORESEEABLE PATH TO A PROJECT, THEN THEY
 06:34:53 END UP HAVING TO MAKE A DECISION.
 06:34:55 I THINK WE ALL WANT TO SEE THIS PROPERTY DEVELOPED.

06:34:59 >>Jim Wallace: MR. CHAIRMAN, CAN WE SEE THE REST OF THE
 06:35:01 PRESENTATION?
 06:35:03 >>Scotty Wood: I'M SORRY.
 06:35:03 >>Jim Wallace: CAN WE SEE THE REST OF THE PRESENTATION?
 06:35:07 >>Scotty Wood: I WAS JUST ABOUT TO ASK.
 06:35:08 SEEING THE ARCHITECTURE.
 06:35:12 >>John Wojdak: THE STREETScape DESIGN REAL QUICK AND THEN
 06:35:16 VICTOR WILL COME UP AND GO OVER THE ARCHITECTURAL DESIGN FOR
 06:35:20 THE BUILDINGS.
 06:35:28 >> HUNTER BOOTH, BOOTH DESIGN GROUP.
 06:35:30 I WANT TO GO THROUGH A FEW THINGS JOHN DIDN'T MENTION.
 06:35:34 WE HAVE OUR ENTRANCE OFF OF 41.
 06:35:36 WE DO HAVE OUR FUTURE DEVELOPMENT THAT THE ROAD CUTS
 06:35:38 THROUGH.
 06:35:39 AND THEN WE HAVE KIND OF OUR SPLIT BUILDING ON EITHER SIDE
 06:35:43 OF THE MAIN STREET, WE'RE CALLING THIS OUR MAIN STREET, OF
 06:35:46 ALL THE UNITS FRONTING OUT TO KIND OF THE MAIN STREET.
 06:35:50 MAIN STREET WOULD BE POPULATED WITH STREET FURNITURE,
 06:35:53 LIGHTING, LANDSCAPE, SAFETY CROSSWALKS, ALL THE THINGS YOU
 06:35:56 MIGHT FIND IN A TYPICAL MAIN STREET.
 06:35:59 IT ALSO, THE WAY WE RENDER THE BUILDINGS, IT LOOKS LIKE IT'S
 06:36:03 TWO BUILDINGS AND THEN WE RENDER THE RETAIL JUST FOR
 06:36:07 CLARITY, BUT IT'S ALL ONE BUILDING WITH THE RETAIL, GROUND
 06:36:10 FLOOR AND PASEO THAT TAKES YOU BACK TO PARKING LOTS TUCKED
 06:36:14 AWAY BEHIND THE BUILDING.

06:36:15 IT REALLY TAKES A LOT OF THE PARKING AND KIND OF NEGATES
 06:36:17 THAT AND PUTS IT IN THE BACK OF THE BUILDINGS.
 06:36:20 WE THINK THAT'S KIND OF A GOOD SITE PLANNING THERE.
 06:36:25 ALSO, WE HAVE OUR RETAIL, OUR AMENITY SPACE THAT'S KIND OF
 06:36:32 AT THE TERMINUS, THE ELBOW OF THE MAIN STREET WITH A POOL
 06:36:37 THAT FRONTS THE LAKE.
 06:36:39 WE ALSO CREATED A REALLY NICE KIND OF WALK AROUND THE LAKE
 06:36:43 SO TO MAKE EVERYTHING WALKABLE.
 06:36:45 EVERYTHING INSIDE THE CORE AREA IS A FIVE-MINUTE WALK OR
 06:36:48 LESS.
 06:36:49 SO WE THINK THAT'S A PLUS.
 06:36:51 ACROSS FROM THE KIND OF MAIN AMENITY BUILDING, WE CREATED A
 06:36:55 KIND OF LIKE A LITTLE POCKET PARK, SO YOU COULD HAVE KIND OF
 06:36:58 LARGER EVENTS, COMMUNITY EVENTS.
 06:37:00 THERE WOULD BE A SHADED STRUCTURE THERE.
 06:37:03 ALL THAT KIND OF WORKS IN CONJUNCTION WITH EACH OTHER TO

06:37:05 CREATE A REALLY NICE AMENITY SPACE FOR THE RESIDENTS, AS WE
 06:37:09 SAID.
 06:37:10 ALSO, WE HAVE REALLY NICE BUFFERS THAT ARE NATURAL OUT
 06:37:12 THERE.
 06:37:12 WE HAVE THE INDIGENOUS PRESERVE TO THE NORTH AND TO THE
 06:37:16 SOUTHEAST.
 06:37:16 AND THEN WE HAVE KIND OF THE -- THIS IS THE DRAIN CORRIDOR
 06:37:22 HERE THAT ALSO HAS SOME KIND OF NATURAL VEGETATION HOOKED ON
 06:37:25 TO IT.

06:37:26 BEFORE I LEAVE THIS, IS THERE ANYTHING THAT NEEDS TO BE
 06:37:29 CLARIFIED ON THE SITE PLAN?
 06:37:31 >>Kristin Jeannin: I WAS CURIOUS IF THE PATHS ARE GOING TO
 06:37:33 BE PUBLIC OR CLOSED OFF TO THE RESIDENTS?
 06:37:40 >> HUNTER BOOTH: I THINK THEY WOULD MOSTLY BE USED BY THE
 06:37:44 RESIDENTS.
 06:37:44 I DO WANT YOU TO FOCUS IN ON REALLY THE ARCHITECTURE, BUT
 06:37:51 THE LOOK AND FEEL AND MASSING OF WHAT YOU MAY BE LOOKING AT
 06:37:54 AS YOU'RE COMING DOWN MAIN STREET.
 06:37:56 WE HAVE SOME ARCHITECTURAL ICONS THAT I'LL LET LRK GET INTO.
 06:38:00 AND THEN THIS IS AN EXEMPLARY OF WHAT YOU MIGHT FIND OF THE
 06:38:04 STREETScape OF THE UNITS FRONTING OUT TO THE ROAD.
 06:38:14 >> THE FIRST TWO BUILDINGS YOU SEE IN THE LOWER PICTURE
 06:38:17 THERE WOULD BE COMMERCIAL.
 06:38:19 >>Hunter Booth: JUST THE GROUND FLOOR SMALL PORTION OF THOSE
 06:38:25 WOULD BE --
 06:38:26 >>Scotty Wood: NO, NO.
 06:38:27 ARE THESE TWO BUILDINGS INLAND FROM U.S. 41?
 06:38:33 >>Hunter Booth: YES.
 06:38:33 SO YOU'RE LOOKING AT OUR FIRST TWO BUILDINGS FROM ABOUT
 06:38:38 RIGHT HERE.
 06:38:40 >>Scotty Wood: SO IN BETWEEN THOSE BUILDINGS AND U.S. 41,
 06:38:44 THERE WILL BE EVENTUALLY SOME FORM OF COMMERCIAL
 06:38:48 DEVELOPMENT.
 06:38:48 >>Hunter Booth: CORRECT.

06:38:53 >>Jim Wallace: WHICH ARCHITECTURE AM I TO PRESUME --
 06:38:56 >>Hunter Booth: THIS IS SHOWING YOU MASSING AND STREETScape.
 06:38:59 WE'LL GET INTO THE ARCHITECTURE.
 06:39:00 WE'LL HAVE REALLY THE NICE AMENITIES THAT YOU EXPECT AT A
 06:39:06 PROPERTY LIKE THIS.
 06:39:07 THE POOLS, THE WALKING TRAILS, ALL THE QUALITY-OF-LIFE
 06:39:10 THINGS THAT YOU MIGHT FIND IN A KIND OF UPSCALE PROJECT AS
 06:39:14 THEY'VE DONE BEFORE IN OTHER AREAS.
 06:39:16 AND THEN WE'LL DEFINITELY ADHERE TO ALL THE NEW STANDARDS,
 06:39:21 THE NATIVE STANDARDS AND THINGS LIKE THAT IN TERMS OF
 06:39:24 LANDSCAPE.
 06:39:25 LIKE I SAID, THESE ARE THE BUFFERS THAT WE IDENTIFIED OUT

06:39:28 THERE.
 06:39:28 AS YOU CAN SEE, THERE'S A LOT OF EXISTING INDIGENOUS
 06:39:31 MATERIAL THAT WE LIKE TO WORK WITH STAFF AND KIND OF MAKE
 06:39:34 SURE WE KIND OF KEEP THAT INTACT.
 06:39:37 I THINK IT'S A PLUS, A WIN-WIN FOR BOTH US AND THE
 06:39:41 SURROUNDING COMMUNITY.
 06:39:41 NOW YOU CAN GET TO THE ARCHITECTURE.
 06:39:50 >> MY NAME IS VICTOR BUCHHOLZ.
 06:39:52 I'M WITH LRK ARCHITECTS.
 06:39:54 I AM A DESIGN PARTNER WITH LRK.
 06:39:56 OUR OFFICES ARE IN CELEBRATION, FLORIDA.
 06:39:59 WE'VE DONE A LOT OF PROJECTS IN THE VICINITY, AND WE'RE JUST
 06:40:05 SUPER EXCITED TO GET TO TALK AND PICK YOUR GUYS' BRAINS A

 06:40:08 LITTLE BIT ABOUT ARCHITECTURE AND DO A LITTLE BIT OF SHOWING
 06:40:11 AND A LITTLE BIT OF LISTENING AS WELL.
 06:40:13 SO AGAIN, BASED ON THE PATTERN BOOK THAT EXISTS, WE HAVE
 06:40:20 CHOSEN THE MEDITERRANEAN REVIVAL STYLE, SO THAT'S WHAT WE'RE
 06:40:25 BEGINNING TO FLESH OUT IN THE CONCEPT HERE.
 06:40:27 SO WE THINK THE CHARACTERISTICS OF THAT STYLE AND AGAIN,
 06:40:32 BASED ON THE PATTERN BOOK, TOO, THE STUCCO, THAT WOULD BE A
 06:40:38 PRIMARY ELEMENT OF THE BUILDING.
 06:40:40 WE THINK THAT IS A KIND OF NICE FRENCH GRAY, OFF WHITE TYPE
 06:40:47 OF COLOR, AND WE THINK THAT ALONG WITH SORT OF THE VERTICAL
 06:40:51 PROPORTIONING WITHIN THE BUILDING, AND WE THINK THE DETAILS
 06:40:54 OF WOOD BRACKETS AND THE CORNICE LINE, WE SORT OF HAVE A
 06:40:59 TIMELESS ELEGANCE THAT WE'RE GOING FOR WITHIN THE
 06:41:02 ARCHITECTURE.
 06:41:02 SO THE VISION OF THAT STARTS TO BE REFLECTED HERE IN THIS
 06:41:07 NEXT SLIDE, SO YOU'RE SEEING THIS IS A VIEW FROM, AGAIN,
 06:41:12 YOUR BACK IS TO 41.
 06:41:14 THESE OTHER BUILDINGS THAT YOU MENTIONED, CHAIRPERSON, WOULD
 06:41:19 BE KIND OF FLANKING YOU HERE AND MIGHT EVEN START TO
 06:41:23 OBSTRUCT ONCE THOSE ARE BUILT, THIS VIEW, THE LEFT AND THE
 06:41:27 RIGHT, THAT I THINK WOULD PROBABLY HAVE MORE, AGAIN, MIXED
 06:41:32 USE AS WELL, EITHER HOTEL OR RETAIL, AS WE SAID.
 06:41:36 AGAIN, YOU'RE SEEING THIS VIEW.
 06:41:38 WHAT WE'RE TRYING TO DO IS REALLY PAY SPECIAL ATTENTION TO
 06:41:41 KIND OF THE NEW URBANIST IDEA OF HOW THE MAIN STREET WAS, I

 06:41:47 THINK, CONCEIVED, IS THINKING ABOUT TERMINATING VIEWS.
 06:41:51 YOU'RE SEEING AGAIN ONE OF THE BUILDINGS AT THE VERY END OF
 06:41:54 THE STREET, YET TO BE NAMED STREET AT THE END THERE.
 06:41:58 AND THAT'S THE ONE OR, AGAIN, WHERE KIND OF THE POOL AREA IS
 06:42:01 THAT YOU'RE STARTING TO SEE WHERE THE LAKE MIGHT UNFURL IN
 06:42:05 FRONT OF IT.
 06:42:06 THEN ON THE LEFT-HAND SIDE, YOU'RE SEEING A 5,000 SQUARE
 06:42:09 FEET, COULD BE CORNER RESTAURANT OR WHATEVER IT IS AT THE

06:42:12 GROUND FLOOR.
 06:42:13 AND THEN THE UNITS ABOVE.
 06:42:14 AND THEN YOU CAN SEE WE'VE CREATED A KIND OF ARCHITECTURAL
 06:42:16 ICON SUGGESTING THAT AT THE CORNER THAT IS THE MEDITERRANEAN
 06:42:21 REVIVAL STYLE.
 06:42:22 AGAIN, FLANKING IT ON THE OTHER SIDE OF THE STREET, BUT THE
 06:42:25 BUILDINGS ARE SHIFTED A LITTLE BIT.
 06:42:26 SO WHAT MAKES IT KIND OF NICE -- I'LL BACK UP TO THE SITE
 06:42:29 PLAN BECAUSE -- IT MIGHT HELP.
 06:42:34 YOU'LL SEE THERE'S A LITTLE -- THERE'S A ROAD THAT CONNECTS
 06:42:37 THROUGH BASED ON THE INFRASTRUCTURE PLAN THAT RUNS NORTH AND
 06:42:41 SOUTH THERE IMMEDIATELY TO THE WEST OF THE SOUTHERNMOST
 06:42:46 BUILDING THAT WE'RE SHOWING.
 06:42:47 SO THAT ROAD, AGAIN, HAS A REALLY INTERESTING TERMINATING
 06:42:50 VIEW.
 06:42:51 SO WE'RE PAYING ESPECIAL ATTENTION TO THAT BUILDING AND THE
 06:42:54 COMPOSITION OF THE GABLE ELEMENTS THAT MAKE UP THAT VIEW.

 06:42:58 AND THEN AGAIN, YOU CAN KIND OF SEE HOW THE OTHER BUILDING
 06:43:01 TERMINATES AS WELL.
 06:43:02 SO, AGAIN, PART OF, I THINK, THE MEDITERRANEAN REVIVAL STYLE
 06:43:07 IS THINKING ABOUT THOSE UNIQUE ARCHITECTURAL ELEMENTS, BUT
 06:43:09 TRYING TO MAKE A BUILDING THAT IS, AGAIN, TIMELESS AND
 06:43:12 ELEGANT AND HAS A CONSISTENCY TO IT, SORT OF LIKE WHAT WE
 06:43:17 MIGHT THINK OF LIKE THE BREAKERS OR SOMETHING LIKE THAT,
 06:43:20 LIKE A LARGER COMPOSITION OF A BUILDING VERSUS SOMETHING
 06:43:22 THAT GETS -- THAT IS TRYING TO BE FIVE DIFFERENT BUILDINGS
 06:43:27 BUT PRETENDING THAT IT IS.
 06:43:29 WE LIKE THE TIMELESS ELEGANCE OF THAT IDEA THAT THIS SORT OF
 06:43:34 HAS A UNIFIED FEEL.
 06:43:36 AGAIN, THESE ARE MORE FLAT ELEVATIONS.
 06:43:38 SO YOU SEE, AGAIN, JUST THE MASS OF THE BUILDING.
 06:43:41 MORE TECHNICAL ELEVATIONS, OBVIOUSLY.
 06:43:43 SO THIS IS THE FIRST BUILDING THAT WOULD BE, AGAIN, WE'RE
 06:43:49 CALLING IT BUILDING ONE LABELED ON THE SITE PLAN.
 06:43:51 THE NORTHERNMOST BUILDING.
 06:43:52 ON THE TOP, YOU'RE SEEING, THAT'S THE ELEVATION FACING 41,
 06:43:57 AND THEN LONG SIDE OF THE BUILDING IS THE BUILDING THAT KIND
 06:43:59 OF GOES DOWN TO MAIN AXIAL DRIVE DOWN THE STREET.
 06:44:03 WE'RE TRYING TO BREAK THAT UP WITH GABLES AND MAKE THAT A
 06:44:07 COMPOSITION THAT, AGAIN, IS JUST ELEGANT IN AND OF ITSELF.
 06:44:10 THEN THE ELEMENTS THERE, TOO, ALSO MOVE VERTICALLY IN AND
 06:44:13 OUT.

 06:44:14 IT'S A LITTLE HARD TO TELL AT THAT SCALE ELEVATION.
 06:44:16 THAT'S THE IDEA IS THAT THOSE WOULD BREAK VERTICALLY WITHIN
 06:44:19 THE PLANE OF THE BUILDING, SO THERE'S SOME MOVEMENT THERE.
 06:44:23 AGAIN, THE OTHER BUILDING, YOU'RE GETTING A FEEL FOR THAT.

06:44:27 YOU'RE SEEING NOW THE OTHER SIDE OF THE STREET, SO THE TOP
 06:44:29 VIEW IS AGAIN THE SOUTHERNMOST BUILDING, FACING 41.
 06:44:37 ON THE TOP, YOU'RE SEEING THE COMMERCIAL SHELL AT THE GROUND
 06:44:39 FLOOR.
 06:44:39 ON THE UPPER LEFT.
 06:44:41 THEN YOU'RE SEEING AGAIN THE COMPOSITION OF THE TOWER
 06:44:44 ELEMENTS AS WELL.
 06:44:45 AND THEN THE BOTTOM IS, AGAIN, MOVING DOWN THE MAIN STREET,
 06:44:49 HOW THAT BREAKS UP.
 06:44:50 SO YOU'RE SEEING THEN ALONG THE LENGTH OF MAIN STREET WHERE
 06:44:55 THAT CENTER STREET ARTICULATED RESIDENTIAL STOOPS THAT
 06:44:59 CREATE GREAT LITTLE MOMENTS AND GREAT LITTLE ADDRESSES AT
 06:45:02 THE GROUND FLOOR THERE AS WELL.
 06:45:04 I'LL KIND OF GO THROUGH HERE.
 06:45:07 THE BACK SIDES OF THE BUILDINGS ARE FACING THE PARKING LOT
 06:45:12 WITH THE PARKING TUCKED BEHIND AS WE SAID EARLIER.
 06:45:14 WE HAVE TUCKED UNDERGROUND FLOOR GARAGES THERE, AND THEN WE
 06:45:18 HAVE BALCONIES ABOVE.
 06:45:20 BUT THAT'S HOW THE GROUND FLOOR --
 06:45:24 >> SO THE GROUND FLOOR OF THAT BUILDING IS PARKING?
 06:45:29 >> WELL, IT'S PARTIAL.

 06:45:30 I'LL GO BACK TO THE PLAN.
 06:45:31 IT'S GOT TWO SIDES REALLY THERE.
 06:45:35 SO THE PARKING LOT SIDE IS TUCKED UNDER PARKING THAT IS JUST
 06:45:39 SORT OF PRIVATE GARAGES THAT COULD BE RENTED BY THE
 06:45:41 RESIDENTS.
 06:45:42 AND THEN THE STREET SIDE OF THE BUILDING HAS RESIDENTIAL
 06:45:45 UNITS OR COMMERCIAL.
 06:45:48 WE HAVE FLOOR PLANS IN HERE.
 06:45:56 AGAIN, EACH PLAN IS SIMILAR, BUT A LITTLE BIT DIFFERENT AS
 06:46:00 IT MOVES AROUND THE SITE.
 06:46:01 SEEING, AGAIN, THE CORNER OF THE RETAIL OR COMMERCIAL SPACE,
 06:46:08 THE PASEO WE MENTIONED BEFORE AS WELL, THAT ALLOWS
 06:46:11 PEDESTRIAN MOVEMENT FROM THE PRIMARY PARKING LOT SIDE TO THE
 06:46:16 FRONT OF THE BUILDING, THE MORE PEDESTRIAN SIDE OF THE
 06:46:19 BUILDING, AND THAT'S KIND OF RIGHT AT THAT KNUCKLE AS WELL.
 06:46:22 IT'S KIND OF NEAT BECAUSE IT ACTIVATES THAT CORNER WITH THE
 06:46:24 COMMERCIAL AS WELL WE FEEL LIKE.
 06:46:26 AND THEN HERE YOU CAN SEE AGAIN, MR. CHAIRPERSON, THE WAY
 06:46:30 THE TUCKED PARKING WORKS.
 06:46:31 THAT'S A GREAT ILLUSTRATION OF THAT.
 06:46:33 YOU HAVE THE TUCK UNDER AT THE BACK THERE AND THEN THE UNITS
 06:46:36 SORT OF ON THE STREET SIDE.
 06:46:37 >>Marlene Naratil: ARE THESE GOING TO BE CONDOMINIUMS OR
 06:46:40 RENTAL UNITS?
 06:46:41 >> FOR RENT.

06:46:43 >>Marlene Naratil: FOR RENT.
 06:46:44 WHAT IS THE AVERAGE SIZE RENTAL?
 06:46:48 IS IT TWO BEDROOM, TWO BATH?
 06:46:52 >> THERE IS A MIX OF UNITS.
 06:46:55 WE HAVE STUDIOS, ONE BEDROOMS AND TWO BEDROOMS.
 06:46:58 AND I THINK OUR AVERAGE SIZE IS RIGHT AT ABOUT 750, 800
 06:47:02 SQUARE FEET.
 06:47:02 AVERAGE 800 SQUARE FEET.
 06:47:07 >>Marlene Naratil: I'M SORRY, 900?
 06:47:10 >> AROUND 800 AVERAGE.
 06:47:12 I'LL KEEP ROLLING.
 06:47:21 TIP OF UPPER FLOOR, DOUBLE CORRIDOR WITH UNITS THAT FACE
 06:47:27 BOTH THE STREET AND KIND OF THE PARKING SIDE AS WELL AND
 06:47:30 BACK TO THE CONCEPTUAL VIEW.
 06:47:32 SO WE'RE ALL EARS.
 06:47:33 ANY THOUGHTS OR FEEDBACK.
 06:47:38 >>Scotty Wood: I HAVE A QUESTION.
 06:47:40 ASSUME YOU ARE THE ARCHITECT APPOINTED TO DEVELOP THE FUTURE
 06:47:46 DEVELOPMENT SITES THAT FRONT ON 41, HOW WOULD --
 06:47:54 >> HOW WOULD I DO THE ARCHITECTURE FOR THOSE?
 06:47:57 >>Scotty Wood: YEAH.
 06:47:58 >> THAT'S A GOOD QUESTION.
 06:47:59 I WOULD SAY THEY WOULD BE -- I WOULD IMAGINE IT WOULD BE
 06:48:03 FABULOUS IF THEY WERE IN THE SAME STYLE.
 06:48:05 SAME MEDITERRANEAN REVIVAL STYLE.

 06:48:07 I THINK WITHIN THAT STYLE THERE'S SOME FREEDOM TO, AGAIN,
 06:48:11 CREATE A COMPOSITION OF A STREET.
 06:48:13 SO I WOULDN'T THINK THEY WOULD NECESSARILY HAVE TO BE
 06:48:16 IDENTICAL TO, SAY, LIKE, I'LL JUST USE AN EXAMPLE, IN THE
 06:48:21 SAME WAY THAT MAYBE WE'VE USED TWO DIFFERENT GABLE FORMS,
 06:48:25 LIKE IN THIS VIEW, WHERE WE'RE SUGGESTING THERE'S A --
 06:48:29 THERE'S AN ARTFULNESS TO THE PLACE, I IMAGINE IT WOULD BE
 06:48:34 JUST FINE TO HAVE ANOTHER DIFFERENT ARTFUL ELEMENT THAT
 06:48:42 FEELS IN THE COMPOSITION OF THE KIND OF MEDITERRANEAN STYLE.
 06:48:44 AGAIN, YOU WANT THOSE TO BE RIGHT UP TO THE STREET AS WELL,
 06:48:47 THE PARKING BEHIND AND REALLY FOCUSING ON THAT QUALITY OF
 06:48:51 SCALE AT THE GROUND FLOOR, AND THAT'S WHAT WE WOULD BE DOING
 06:48:56 HERE AS WELL.
 06:48:56 AND THOSE WOULD BE MORE -- I WOULD IMAGINE THAT MOST OF
 06:49:01 THOSE GROUND FLOORS ARE GOING TO LOOK LIKE THE GROUND FLOORS
 06:49:04 RIGHT HERE AT THE FRONT.
 06:49:05 AGAIN, THAT'S WHERE THE COMMERCIAL NATURALLY WANTS TO BE ON
 06:49:08 THIS SITE.
 06:49:09 VERSUS THE STOOPS, LIKE THE RESIDENTIAL STOOPS.
 06:49:16 >>Scotty Wood: THANK YOU.
 06:49:23 >>Jim Wallace: IT CERTAINLY MAKES A DIFFERENCE IN TERMS OF
 06:49:26 THE HUMAN SCALE OF THE STREET.

06:49:27 DO WE WANT 54-FOOT WALL?
 06:49:36 AND I DON'T THINK YOU DO.
 06:49:40 54 FEET BY 350 APPROXIMATELY, THAT'S A LOT OF FLAT WALL.

 06:49:53 >> IT DEFINITELY WOULDN'T BE FLAT.
 06:49:55 IT DEFINITELY WOULD NOT BE FLAT.
 06:49:58 I PROBABLY DIDN'T DO A GOOD JOB OF SAYING THAT.
 06:50:01 >>Jim Wallace: ANY ARTICULATION, DOESN'T SEEM TO BE ANY --
 06:50:05 WE'RE USES IT SEEING PRESENTATIONS WHERE ABOUT 20% OF THE
 06:50:10 BUILDING, THEREABOUTS, IS ACCENT COLORED.
 06:50:14 THIS IS ABOUT 95% ONE COLOR.
 06:50:17 >> YEAH.
 06:50:18 >>Jim Wallace: CAN YOU JUST TALK TO THAT A LITTLE BIT?
 06:50:21 >> SURE, SURE.
 06:50:22 SO SPEAKING TO THE MASSING PART, I THINK THAT WAS MAYBE THE
 06:50:27 FIRST PART OF YOUR QUESTION, WE DEFINITELY IMAGINE THAT AS A
 06:50:31 BUILDING IS GOING ALONG -- I'LL BACK UP TO THE ELEVATION AND
 06:50:35 ATTEMPT TO POINT.
 06:50:43 SAY RIGHT HERE.
 06:50:45 CAN YOU SEE THE MOUSE?
 06:50:47 FOR INSTANCE, THIS TOWER IS HERE, AND WE WOULD IMAGINE THAT
 06:50:52 THERE IS A STEP IN THE BUILDING, LIKE RIGHT THERE WHERE THAT
 06:50:55 TOWER IS.
 06:50:55 IT MAY BE AN OFFSET OF A COUPLE OF FEET OR SOMETHING LIKE
 06:50:58 THAT.
 06:50:59 AND THEN THIS COMES ALONG AND HAS A STRETCH, AND THEN THE
 06:51:02 AREA THAT'S KIND OF SHOWN IN BRONZE.
 06:51:04 >>Jim Wallace: THE BUILDING IS STEPPING OUT, GETTING SHADOW
 06:51:08 LINES.

 06:51:08 >> EXACTLY.
 06:51:09 >>Jim Wallace: I DON'T SEE ANY OF THAT HERE.
 06:51:10 AND WHEN YOU JUST LOOK AT THE ELEVATION, ONE DIMENSIONAL
 06:51:15 ELEVATION.
 06:51:16 >> YEAH, IT'S HARD.
 06:51:17 TOTALLY UNDERSTAND THAT, FOR SURE.
 06:51:19 THAT'S DEFINITELY OUR INTENT.
 06:51:20 SO APPRECIATE THAT FEEDBACK, THAT THAT'S OBVIOUSLY IMPORTANT
 06:51:23 TO YOU ALL.
 06:51:27 >>Howard Levitan: IT MIGHT BE SOMEWHAT HELPFUL TO TAKE A
 06:51:28 LOOK AT SOME OF THE THINGS WE'VE DONE RECENTLY, LIKE VIA
 06:51:32 COCONUT.
 06:51:35 ANOTHER APARTMENT PROJECT.
 06:51:36 JUST RECENTLY APPROVED, THAT THE COUNCIL APPROVED.
 06:51:41 NOT ASKING FOR THE SAME DESIGN OR ANYTHING LIKE THAT.
 06:51:47 SOME OF THE THINGS JIM IS TALKING ABOUT, WE WENT THROUGH IN
 06:51:53 A SERIES OF DISCUSSIONS, AND THERE'S NO REASON TO REINVENT
 06:51:57 THE WHEEL ALL THE TIME, BUT EVERYBODY HAS A DIFFERENT WAY OF

06:52:00 APPROACHING THAT.
 06:52:02 YOU MAY HAVE A TERRIFIC WAY OF APPROACHING IT.
 06:52:05 >> YEAH, WE'LL TAKE A LOOK AT THAT.
 06:52:06 >>Howard Levitan: MIGHT WANT TO TAKE A LOOK AT IT.
 06:52:07 >> IS IT A COLOR THING?
 06:52:10 COLOR ASPECT?
 06:52:12 >>Howard Levitan: WE DO HAVE A COLOR REQUIREMENT THAT YOU'LL

 06:52:16 HAVE TO HEED.
 06:52:19 >> SURE.
 06:52:20 >>Howard Levitan: ONE OF THE THINGS IT SAYS IS THAT WHITES
 06:52:23 AND GRAYS CANNOT PREDOMINATE.
 06:52:25 WHAT WE WERE TALKING ABOUT EARLIER IS THIS CONCEPT OF -- WE
 06:52:30 CAME UP WITH PERCENTAGES THAT WE WANT THE LIGHT COLORS TO
 06:52:36 PROVIDE GREATER CONTRAST, NOT ALLOWING THE WHITER COLORS TO
 06:52:41 BE MORE THAN LET'S SAY 20% OF THE FACADE AND ALLOWING SO
 06:52:47 THAT THEY ARTICULATE ON A VERTICAL BASIS, GET SOME MOVEMENT
 06:52:53 IN THE BUILDING AND NOT -- AND TO CUT DOWN SOME OF THE MASS
 06:52:57 ON THESE MEDITERRANEAN BUILDINGS.
 06:53:00 WE DID THAT WITH THAT PROJECT.
 06:53:02 I THOUGHT IT WAS VERY EFFECTIVE IN TERMS OF WHAT THE RESULT
 06:53:06 WAS, AND THEN IT MIGHT HELP YOU IN YOUR PLANNING.
 06:53:11 WE AREN'T GOING TO BE ABLE TO TELL THAT FROM THESE TWO
 06:53:14 DIMENSIONAL RENDERINGS.
 06:53:16 WE'LL TELL THAT FROM A PATTERN BOOK WITH REAL ELEVATIONS.
 06:53:26 >>Jim Wallace: I LOOK AT YOUR FLOOR PLANS, THE FLOOR PLAN OF
 06:53:29 THE BUILDING, IT'S ABOUT 150 FEET WITHOUT ANY ARTICULATION.
 06:53:33 >> SURE, THESE ARE PRELIMINARY.
 06:53:35 WE WANTED TO GET YOUR FEEDBACK.
 06:53:37 >>Jim Wallace: WE'RE USED TO SEEING IT EVERY 50 TO 60 FEET.
 06:53:41 I'M LOOKING AT THE PLAN, THAT'S SIX UNITS WIDE.
 06:53:46 YOU'RE SAYING THAT THIS IS PRELIMINARY.
 06:53:48 DON'T WORRY, IT'S GOING TO BE THERE.

 06:53:51 >> WELL, OBVIOUSLY, WE HAVE TO COME BACK AND SHOW YOU THAT.
 06:53:53 BUT WE WANTED TO GET THE GENERAL FEELING OF THE BUILDINGS
 06:53:57 AND THE STYLE AND THE SITE LAYOUT.
 06:53:59 WE JUST WANT TO GET A GENERAL SENSE, BUT WE'LL DEFINITELY
 06:54:04 THANK YOU FOR THAT FEEDBACK BECAUSE WE'LL MAKE SURE WE
 06:54:08 REINFORCE THAT.
 06:54:09 THAT'S DEFINITELY OUR IDEA.
 06:54:11 THAT'S HOW WE WOULD APPROACH THE BUILDING, THAT IT MOVES
 06:54:14 VERTICALLY -- HORIZONTALLY, AND THEN ALSO FROM A COLOR
 06:54:18 STANDPOINT, I WOULD SAY WE DO LIKE THE TIMELESS ELEGANCE OF,
 06:54:24 AGAIN, THESE CLASSIC BUILDINGS THAT ARE MAYBE MORE, I WOULD
 06:54:30 SAY, ARE ACTUALLY AT THE HEART OF WHEN MEDITERRANEAN REVIVAL
 06:54:33 WAS ESTABLISHED, SAY IN THE '20s AND '30s.
 06:54:37 SO I WOULD REPRESENT THAT, AGAIN, IF IT WAS UP TO ME AND I'M

06:54:42 TRYING TO GIVE YOU GUYS THE BEST, CONSISTENT, CLASSIC
 06:54:47 ARCHITECTURE THAT THAT WOULD BE A FABULOUS THING TO DO,
 06:54:51 VERSUS TRYING TO MAKE THE BUILDING, CHANGE THE COLOR EVERY
 06:54:55 50 FEET OR SOMETHING LIKE THAT.
 06:54:56 BUT THERE'S DEFINITELY ALWAYS ROOM TO ADD MORE COLOR AND DO
 06:55:01 THOSE THINGS, SO WE WOULD ENDEAVOR TO DO THOSE SORT OF
 06:55:04 THINGS IF THAT'S THE FEEDBACK WE'RE HEARING ABOUT ADDING A
 06:55:07 LITTLE MORE COLOR VERSUS --
 06:55:11 >>Michael Sheeley: I THINK THE RENDERINGS TEND TO SHOW MORE
 06:55:14 OF THE IN AND OUT THAN THE PLANS.
 06:55:17 IT LOOKS LIKE MAYBE THOSE WERE DONE LIGHTER.

06:55:20 THOSE THAT KNOW ME KNOW I'M NOT A BIG FAN OF THE REPETITIVE
 06:55:26 NATURE AND MONOCHROMATIC STUFF WE'VE HAD GOING ON IN ESTERO.
 06:55:29 I THINK THAT YOUR INTERPRETATION OF THE MEDITERRANEAN
 06:55:33 REVIVAL IS STRIKING TO ME AND I THINK IT IS A VERY HANDSOME
 06:55:36 INTERPRETATION, HANDSOME DESIGN.
 06:55:37 AND I THINK IT'S HISTORICALLY ACCURATE IN MANY WAYS THAT I
 06:55:44 REALLY LIKE THE SCALE OF WHAT YOU'VE CREATED HERE AND YOUR
 06:55:48 STREETScape.
 06:55:49 I THINK IT HAS A LOT OF VALUE.
 06:55:52 THE RENDERING SHOWS THE BUILDING IS A LITTLE MORE WHITE THAN
 06:55:56 THE ELEVATIONS DO.
 06:55:57 FRANKLY, THE WHITE IS MORE APPROPRIATE TO ME FOR THIS STYLE
 06:56:01 OF ARCHITECTURE, THAN AS YOU WERE SAYING, THE MISHMASH OF
 06:56:06 DIFFERENT COLORS.
 06:56:06 THAT'S SOMETHING WE CAN LOOK AT DOWN THE ROAD AS TO WHAT IS
 06:56:09 MORE APPROPRIATE.
 06:56:10 OVERALL, I THINK YOU'VE GOT A VERY GOOD START WITH THIS
 06:56:15 DESIGN.
 06:56:16 >> APPRECIATE IT.
 06:56:17 WE ARE DEFINITELY ALL EARS ON TAKING EVERYBODY'S COMMENTS.
 06:56:23 >>Jim Wallace: THE BALCONIES THAT WE'RE SEEING, THEY WILL BE
 06:56:26 THERE.
 06:56:27 >> YES, SIR.
 06:56:28 >>Jim Wallace: I THINK JUST THOSE ELEMENTS --
 06:56:32 >> THE DEVIL IS IN THE DETAILS ON THIS KIND OF BUILDING,

06:56:36 THAT STYLE OF MEDITERRANEAN REVIVAL, WE FEEL, THE BUILDINGS,
 06:56:41 AGAIN, WITH THE STUCCO AND THE PLAINER THING -- THE PLAIN
 06:56:47 ELEMENT OF THE WAY THE WALL WORKS, HAVING THOSE TIMBER
 06:56:52 DETAILS ARE SUPER IMPORTANT FOR SURE.
 06:56:55 >>Scotty Wood: DO WE HAVE PUBLIC INPUT BEFORE WE MOVE ON?
 06:57:01 >>Mary Gibbs: WE HAVE SOME INTERESTED NEIGHBORS IN THE
 06:57:02 AUDIENCE, BUT I DON'T KNOW IF THEY WANT TO TALK OR NOT.
 06:57:10 >>Tammy Duran: WE NEED A CARD AND YOU NEED TO GO UP AND
 06:57:12 IDENTIFY YOURSELF UP THERE.
 06:57:24 >>Mary Gibbs: YOU HAVE TO STATE YOUR NAME FOR THE RECORD.

06:57:26 >> TALERICO.
 06:57:27 I LIKE THE FLORIDA STYLE BETTER THAN THE MEDITERRANEAN, BUT
 06:57:30 IT IS BEAUTIFUL WHAT YOU'VE GOT.
 06:57:32 I WAS WONDERING IF YOU DO A SECOND LOOK AND MAYBE DOING THE
 06:57:36 SAME THING ONLY A DIFFERENT STYLE OR SET ON THIS STYLE?
 06:57:45 >> YES, SIR.
 06:57:46 VICTOR BUCHHOLZ AGAIN.
 06:57:51 THAT'S KIND OF INTERESTING AS A THOUGHT THAT MAYBE THE FRONT
 06:57:54 BUILDINGS, THESE WERE MEDITERRANEAN, MAYBE THE FRONT
 06:57:57 BUILDINGS COULD GO.
 06:57:59 I COULD IMAGINE A GREAT TWO-STORY RESTAURANT WITH A ROOFTOP
 06:58:03 BAR AND HAS MORE OF A COASTAL FEEL, SOMETHING LIKE THAT.
 06:58:06 SO THERE IS A WAY OF CREATING THAT AUTHENTIC VILLAGE FEEL,
 06:58:13 BUT SOMETHING TO THINK ABOUT.
 06:58:16 >>Scotty Wood: ANYONE ELSE?

 06:58:17 YES.
 06:58:20 COME ON UP.
 06:58:21 >>Tammy Duran: ANYBODY THAT IS SPEAKING, AFTER YOU'RE DONE,
 06:58:23 CAN YOU PLEASE FILL OUT A CARD FOR ME?
 06:58:26 THANK YOU.
 06:58:29 >> GOOD EVENING.
 06:58:30 MY NAME IS JERRY AMMONS.
 06:58:32 I LIVE IN CYPRESS BEND, THE COMMUNITY THAT BORDERS THE
 06:58:35 DEVELOPMENT.
 06:58:36 I GUESS ONE OF MY CONCERNS WOULD BE THE BUFFER AREAS THAT
 06:58:39 ARE GOING TO BE ADJACENT BETWEEN THE TWO PROPERTIES, WHAT
 06:58:44 THEY WILL CONSIST OF, HOW THICK THEY WILL BE, WILL THERE BE
 06:58:48 ANY PHYSICAL BARRIERS BETWEEN THE AREAS?
 06:58:51 I KNOW THIS IS REALLY EARLY IN THE PROJECT, BUT I'M
 06:58:55 CONCERNED WITH SECURITY AND FLOW BETWEEN THE TWO AREAS.
 06:59:01 JUST LIKE TO MAKE SURE THAT'S TAKEN CARE OF AND STUDIED
 06:59:06 IN-DEPTH.
 06:59:08 >>Scotty Wood: THANK YOU.
 06:59:08 ANYONE ELSE?
 06:59:11 WE'LL CLOSE THE PUBLIC INPUT.
 06:59:15 ANY OTHER COMMENTS, ANYONE?
 06:59:19 I THINK WE'RE DONE AT THE MOMENT.
 06:59:23 AND WE'LL BE SEEING MORE OF YOU ON THIS.
 06:59:27 I'D LIKE TO WELCOME YOU FROM INDIANAPOLIS.
 06:59:30 >> THANK YOU.

 06:59:33 >>Scotty Wood: LITTLE WARMER DOWN HERE.
 07:00:38 >>Mary Gibbs: DON'T FORGET, WE STILL HAVE ANOTHER --
 07:00:42 [TAPPING THE MICROPHONE] -- ARE WE TAKING A BREAK, BECAUSE
 07:00:49 WE STILL HAVE ANOTHER CASE?
 07:00:51 >>Scotty Wood: NO, NO.
 07:00:52 I THINK WE CAN DO THE OTHER ONE.

07:00:54 YEAH, WE CAN FINISH OFF.
 07:00:59 >>Mary Gibbs: MAYBE WE NEED TO GET SOME OF THE PEOPLE
 07:01:01 OUTSIDE SO WE CAN GET THE LAST APPLICANT.
 07:01:07 >>Howard Levitan: MARY, YOU HAVE THAT REFERENCE TO PATTERN
 07:01:10 BOOK, THERE IS A REFERENCE TO PATTERN BOOK.
 07:01:25 NO LOCAL DEVELOPMENT ORDER FOR VERTICAL CONSTRUCTION IN
 07:01:30 WHICH SUCH BONUS DENSITY WOULD BE USED MAY BE APPROVED
 07:01:34 UNLESS A PATTERN BOOK DEMONSTRATING A UNIFIED DESIGN FOR
 07:01:39 PLANNED DEVELOPMENT HAS BEEN APPROVED.
 07:01:42 SECTION 4 OF THE BONUS DENSITY.
 07:01:46 OUR BONUS DENSITY.
 07:02:09 >>Mary Gibbs: ARE WE READY FOR THE LAST CASE?
 07:02:13 >> YES.
 07:02:14 >>Mary Gibbs: THE LAST CASE WE HAVE ON FOR TONIGHT IS
 07:02:17 ARBY'S.
 07:02:22 WE PUT IT ON AS A PUBLIC INFORMATION MEETING, SLASH,
 07:02:26 WORKSHOP.
 07:02:28 ARBY'S IS LOCATED ON CORKSCREW ROAD ON THE NORTH SIDE, AND
 07:02:31 IF YOU DON'T KNOW, BECAUSE WE'VE ALL EATEN THERE, I THINK,

 07:02:34 IT'S NEXT TO THE 7-ELEVEN WHICH IS AT THREE OAKS AND
 07:02:37 CORKSCREW.
 07:02:37 THEY ARE PLANNING ON DOING SOME INTERIOR REMODELING AND SOME
 07:02:41 EXTERIOR REMODELING.
 07:02:43 WE HAVE THE APPLICANT HERE TONIGHT, JUSTIN POLK, WHO HAS
 07:02:49 BEEN PATIENTLY WAITING IN THE BACK OF THE ROOM A LONG TIME.
 07:02:52 THE STAFF HAS MET WITH ARBY'S.
 07:02:55 WE HAD A COUPLE OF ZOOM MEETINGS WITH THEM TO TALK ABOUT THE
 07:02:59 REMODELING.
 07:03:00 WE SUGGESTED THAT THE WORKSHOP, BECAUSE WE FEEL LIKE SOME OF
 07:03:04 THE ELEMENTS, THE COLORS, THE COLORS MAY NOT BE CONSISTENT
 07:03:09 WITH WHAT OUR CODE SAYS, AND THERE WERE A FEW THINGS THAT
 07:03:11 THE BUILDING LOOKS A LITTLE BIT MODERN.
 07:03:13 WE THOUGHT IT WOULD BE A GOOD IDEA TO GET THEM HERE FOR THE
 07:03:16 WORKSHOP TO GET SOME OF YOUR COMMENTS.
 07:03:20 >>Howard Levitan: JUST A QUICK QUESTION.
 07:03:20 IS THIS A NONCONFORMING BUILDING UNDER THE CODE?
 07:03:30 >>Mary Gibbs: WELL, NONCONFORMING IN TERMS OF --
 07:03:33 >>Howard Levitan: UNDER THE DEFINITION THAT'S LISTED IN
 07:03:35 9302.
 07:03:37 THE BUILDING ITSELF DOESN'T COMPLY WITH THE STYLES THAT
 07:03:43 WE --
 07:03:44 >>Mary Gibbs: USUALLY WHEN YOU THINK OF THE TERMS
 07:03:46 NONCONFORMING BUILDING, IT'S USUALLY IN RELATION TO IT
 07:03:49 DOESN'T MEET THE SETBACKS OR IT DOESN'T COMPLY WITH THOSE

 07:03:52 TYPES OF THINGS.
 07:03:54 >>Howard Levitan: THE BUILDING ITSELF AND STRUCTURE.

07:03:56 THAT'S WHAT THAT SECTION IS ALL ABOUT.
 07:03:58 WHEN WE PASSED THE LAND DEVELOPMENT CODE, IT BECOMES A
 07:04:03 NONCONFORMING, NOT A USE, BUT A STRUCTURE, BECAUSE IT
 07:04:07 DOESN'T COMPLY.
 07:04:09 >>Mary Gibbs: I DON'T THINK IT HAS AN ARCHITECTURAL STYLE,
 07:04:13 IF THAT'S WHAT YOU'RE ASKING.
 07:04:14 LET ME JUST SAY IT.
 07:04:16 >>Howard Levitan: WHAT I WAS SUGGESTING, THOUGH, IF YOU'RE
 07:04:20 GOING TO APPROVE -- IF IT COMES UNDER THAT SECTION AND YOU
 07:04:25 REPAIR IT OR CHANGE IT, IT SHOULD GO TOWARDS COMPLIANCE, NOT
 07:04:33 AWAY FROM COMPLIANCE IS THE POINT I WAS TRYING TO MAKE.
 07:04:37 >>Mary Gibbs: MAYBE I DON'T CALL IT OR DIDN'T THINK OF IT IN
 07:04:41 TERMS OF NONCONFORMING.
 07:04:43 WHEN WE DID TALK TO THE ARBY'S PEOPLE, WHEN YOU'RE DOING A
 07:04:46 RETROFIT, IT'S A LITTLE TRICKIER.
 07:04:48 IF YOU REMEMBER FROM WHEN WE DID, PROBABLY A LOT OF YOU
 07:04:51 REMEMBER WE DID THE McDONALD'S, AND THEY DID A RETROFIT.
 07:04:54 SO WE TRIED TO GET THEM TO COMPLY TO THE EXTENT POSSIBLE,
 07:04:59 KNOWING IT'S NOT A BRAND-NEW, BUILT FROM SCRATCH.
 07:05:03 THAT'S HOW WE TYPICALLY TREAT THEM.
 07:05:05 JUSTIN, DO YOU WANT TO COME UP HERE?
 07:05:11 SO THE APPLICANT IS REPRESENTED BY JUSTIN POLK TONIGHT.
 07:05:30 >>Justin Polk: GOOD EVENING.

 07:05:31 JUSTIN POLK.
 07:05:32 I WORK FOR THE FRANCHISEE WHO OPERATES THE LOCAL ARBY'S DOWN
 07:05:38 HERE.
 07:05:38 AS MARY SAID, WE ARE PROPOSING TO DO A REMODEL HERE.
 07:05:41 OUR MAIN INTENTION IS TO UPGRADE OUR KITCHEN AND OUTDATED
 07:05:44 DECOR INSIDE.
 07:05:46 BUT WHEN WE DO THIS, WE TRY TO PICK UP CERTAIN ELEMENTS OF
 07:05:49 THE OUTSIDE OF THE BUILDING TO BRING MORE INTO OUR CURRENT
 07:05:53 IMAGE.
 07:05:53 FOR THE STORES WE OPERATE, WHICH IS 41 STORES, THIS IS
 07:05:56 ACTUALLY PROBABLY ONE OF THE MORE MODERN-LOOKING BUILDINGS I
 07:05:58 HAVE.
 07:05:59 BUT THROUGH THIS, THERE ARE A COUPLE OF ELEMENTS WE WERE
 07:06:02 TRYING TO UPGRADE TO OUR CURRENT IMAGE IN WORKING WITH
 07:06:05 STAFF, TRYING TO STAY WITHIN THE FRAMEWORK OF WHAT I KNOW
 07:06:08 YOUR CURRENT CODE IS.
 07:06:09 JUST FOR REFERENCE, TOP LEFT IS OBVIOUSLY THE EXISTING
 07:06:14 BUILDING AS IT STANDS TODAY.
 07:06:16 WHEN WE ORIGINALLY LOOKED AT THIS, IT HAD ELIMINATED SOME OF
 07:06:20 THE CORNICE WORK, WHICH WHEN WORKING WITH STAFF, WE WENT
 07:06:23 BACK, ADDED THAT IN AND THEN TRIED TO MODIFY COLORS TO BE
 07:06:28 MORE COMPLIANT WITH THE CURRENT CODES.
 07:06:32 AS YOU CAN SEE WITH THE WINDOWS, THERE WAS THE KIND OF
 07:06:35 DIAMOND PART OF THE WINDOW THERE THAT PEAKED UP.

07:06:39 THAT IS PART OF OUR OLDER IMAGE THAT WE'RE TRYING TO

07:06:41 NEUTRALIZE.

07:06:42 ALSO, THE BANNERS ARE BEING REMOVED -- OR AWNINGS, I SHOULD

07:06:46 SAY, THE BANNERS.

07:06:47 AND YOU CAN SEE THE REST IN THE BOTTOM RIGHT-HAND CORNER

07:06:50 WOULD BE THE PROPOSED FACADE.

07:06:51 SO YOU'RE LOOKING PRETTY MUCH THE TWO IMAGES ON TOP OF EACH

07:06:54 OTHER THERE.

07:06:55 THE RENDERINGS, THE SIDE THAT'S ON THE BOTTOM WOULD BE THE

07:07:01 DRIVE-THROUGH SIDE.

07:07:02 MOST OF THAT IS NOT EVEN VISIBLE FROM THE PUBLIC DUE TO THE

07:07:04 BUFFER BETWEEN THERE AND IS IT PEDIATRICS NEXT DOOR?

07:07:09 DOCTOR'S OFFICE, YES.

07:07:10 BUT THAT DOES SHOW YOU THE SIDE, KEEPING THE CORNICE,

07:07:13 THERE'S NO MODIFICATION TO THE ACTUAL FOOTPRINT OR EXTERIOR

07:07:17 OF THE BUILDING THERE.

07:07:21 THIS WOULD BE THE BACK OF THE BUILDING WHICH BACKS UP TO THE

07:07:23 BUFFER AND PRESERVE THERE, AND THEN THE DINING ROOM SIDE,

07:07:26 THAT IS THE SIDE THAT IS MORE VISIBLE FROM THE PUBLIC THAT

07:07:30 FACES THE 7-ELEVEN.

07:07:32 JUST A FEW EXAMPLES, SO YOU CAN SEE ACTUAL REAL WHAT IT

07:07:39 LOOKS LIKE.

07:07:39 THE RED BAND THAT WRAPS THE FRONT OF THE BUILDING.

07:07:43 THAT IS A METAL BAND.

07:07:47 THAT REPLACES THE BANNERS THAT ARE THERE AND THEN THE

07:07:49 DIFFERENT PARTS THAT ARE EMPHASIZED AS THE STUCCO AND EIFS,

07:07:52 THESE ARE NOT OBVIOUSLY COLORS PROPOSED.

07:07:55 WE'LL BE WORKING WITH STAFF.

07:07:55 WE'LL TRY TO GET A LITTLE BIT BETTER COLOR PALETTE THAT'S

07:07:58 MORE COMPLIANT THAN JUST THE WHITE THERE, PER THEIR REQUEST.

07:08:02 THAT WAY YOU CAN SEE THESE ELEMENTS THAT IT'S SHOWING YOU

07:08:04 EXACTLY WHAT IT LOOKS LIKE IN REAL LIFE.

07:08:07 THE COLORS ARE DIFFERENT BECAUSE WE HAVE NOT BUILT THIS

07:08:10 SPECIFIC COLOR PATTERN.

07:08:12 WE'RE HERE TO SHOW YOU THIS TONIGHT, GET YOUR INPUT AND AS

07:08:17 WE'RE MOVING FORWARD WITH THE PROJECT HERE AND SEE WHAT WE

07:08:20 CAN INCORPORATE INTO THE EXTERIOR OF THE BUILDING, AS THE

07:08:24 CHAIRPERSON SAID, TO BRING IT CLOSER TO CODE, ALTHOUGH IT

07:08:27 MAY BE WHAT YOU CALL A NONCONFORMING AS PART OF THE CODE

07:08:30 TODAY.

07:08:30 WE OBVIOUSLY DIDN'T BUILD IT AS A NONCONFORMING USE.

07:08:33 IT CAME IN AND ADOPTED WITH THE NEW CODE.

07:08:41 >>Scotty Wood: I NOTICED, I THINK, IN THE ADVANCED MATERIAL

07:08:43 THAT YOU HAVE EIFS AS PART OF YOUR EXTERIOR.

07:08:52 >>Justin Polk: CORRECT.

07:08:53 IT'S A COMBINATION.

07:08:54 WE USE STUCCO WHERE THE EXISTING IS.
 07:08:56 THAT WOULD BE THE MORE SANDSTONE PATTERN.
 07:08:59 THEN THAT GROOVE THAT'S SHOWN IN THE TOP LEFT OR THE BOTTOM
 07:09:02 RIGHT THERE, THAT IS AN EIFS TO GET THE REVEALS IN THE
 07:09:05 GROOVES.

07:09:07 >>Scotty Wood: I'VE HAD TERRIBLE EXPERIENCE.
 07:09:12 >> I HATE EIFS.
 07:09:13 I HATE PUTTING IT ON THE BOTTOM BECAUSE IT DAMAGES SO
 07:09:16 EASILY.
 07:09:16 >>Scotty Wood: THE MOMENT IT'S DAMAGED, YOU GET MOISTURE
 07:09:18 BEHIND IT AND THEN YOU'RE OFF TO THE RACES.
 07:09:20 >>Justin Polk: I MUCH PREFER STUCCO WHEN WE CAN.
 07:09:23 A LOT OF TIMES OUR CONTRACTOR HAS BEEN ABLE TO BUILD IT OUT
 07:09:25 OF STUCCO.
 07:09:26 THE LAST THREE REMODELS I'VE DONE ENDED UP BEING STUCCO.
 07:09:31 IT'S ALL WHAT THEY CAN INTEGRATE INTO THE EXISTING BUILDING
 07:09:34 THERE.
 07:09:34 >>Scotty Wood: WILL THEY INSTALL A WATER-RESISTANT BARRIER?
 07:09:38 >>Justin Polk: ABSOLUTELY.
 07:09:38 THAT WILL BE PUT ON THERE.
 07:09:40 I'VE NOT HAD LEAKING WITH THE EIFS IN MY HISTORY.
 07:09:43 I PREVIOUSLY WORKED, I WAS INVOLVED IN A McDONALD'S
 07:09:46 PROJECT HERE YEARS AGO.
 07:09:47 THAT'S WHO I WAS PREVIOUSLY WITH FOR 13 YEARS.
 07:09:51 THE EIFS HADN'T BEEN THE PROBLEM LEAKING.
 07:09:53 THE PROBLEM I GET IS I CAN PUT MY FIST THROUGH IT SOMETIMES.
 07:09:58 CREATES A LITTLE BIT OF A NIGHTMARE.
 07:10:00 I MUCH PREFER STUCCO WHICH CAN ALMOST TAKE A CAR HITTING IT.
 07:10:04 >> WHAT IS THE PROPOSED BRICK FINISH ALSO, EIFS?
 07:10:07 >>Justin Polk: CORRECT.

07:10:08 THAT IS A PATTERN SHOWING IT UP IN THE TOP RIGHT THERE OR
 07:10:12 THE TOP LEFT, YOU CAN SEE IT ON THE CORNER OF THE BUILDING
 07:10:16 RIGHT THERE.
 07:10:30 >> ISN'T THIS THE WRONG DIRECTION?
 07:10:32 IF THE EXISTING IS NONCONFORMING, THIS LOOKS EVEN WORSE,
 07:10:38 MORE NONCONFORMING.
 07:10:40 I LOOK AT THIS RENDERING HERE, AND IF THERE WERE A PAIR OF
 07:10:45 SWINGING DOORS IN THE CENTER THERE, IT WOULD LOOK LIKE A
 07:10:50 WESTERN SALOON.
 07:10:55 >>Michael Sheeley: I DON'T KNOW, MR. CHAIRMAN, WHAT OUR
 07:10:57 LATITUDE IS WITH A REMODEL LIKE THIS.
 07:10:59 I GUESS IT'S WHERE I'M COMING FROM.
 07:11:02 BECAUSE IT'S A BOX.
 07:11:03 >>Scotty Wood: CAN YOU HELP US WITH THAT, MARY?
 07:11:07 >>Mary Gibbs: THERE'S NOT -- THERE'S REALLY NO STYLE NOW.
 07:11:13 BUT AS I THINK BOARD MEMBER LEVITAN SAID, YOU WANT TO MAKE

07:11:16 IT BETTER TO THE EXTENT POSSIBLE.
 07:11:18 SO WHEN WE HAD THE CONVERSATIONS WITH THEM, BECAUSE I THINK
 07:11:22 AT THE TIME, I'M STILL NOT SURE WHAT YOUR COLORS ARE.
 07:11:25 YOU HAD LIKE GRAY, WHITE, GRAY WHITE AND IT WAS ALL THE
 07:11:29 COLORS THAT WE DIDN'T REALLY WANT.
 07:11:31 SO WE TALKED ABOUT THAT.
 07:11:33 AND THEN WE TALKED ABOUT NOT HAVING IT BE SO MODERN AND SOME
 07:11:37 OF THE WOOD SEEMED KIND OF OUT OF PLACE.
 07:11:42 SO I DON'T KNOW.

07:11:43 TO ME IT'S A MATERIAL ALTERATION OF THE BUILDING SO YOU ALL
 07:11:48 SHOULD REVIEW IT.
 07:11:52 >>Howard Levitan: SOMEHOW IN THE CODE, WE ALLOW BANDING FOR
 07:11:58 FAST FOOD RESTAURANTS.
 07:11:59 I DON'T KNOW HOW THAT GOT THERE, BECAUSE WE'VE ALWAYS BEEN
 07:12:04 IN THE PAST, WE DON'T ALLOW BANDING, FOR EXAMPLE, ON GAS
 07:12:08 STATIONS, EVEN THOUGH IT'S THROUGHOUT ESTERO.
 07:12:13 SO MAYBE IT'S A COLOR ISSUE, I DON'T KNOW.
 07:12:18 >> WHAT IS THE SIZE OF THIS?
 07:12:23 >>Justin Polk: MOST OF THESE ARE 24 TO 27 HUNDRED SQUARE
 07:12:26 FEET.
 07:12:27 I'VE BEEN THROUGH THIS ONE.
 07:12:28 I'D SAY IT'S RIGHT ABOUT 26.
 07:12:40 >>Jim Wallace: BECAUSE OF THE SCRUBBERS AND EVERYTHING ELSE,
 07:12:43 WE SAID, OKAY, HALF THE BUILDING WOULD HAVE TO BE PITCHED
 07:12:45 ROOF AND THE REST SCRUBBER AREA IN THE BACK, KITCHEN -- I
 07:12:52 HAVE TO SAY WITH ALL DUE RESPECT, THE CORNICES ARE SMALLER,
 07:12:58 IF THE IDEA WAS TO IMPROVE THE LOOK, I THINK THIS IS A
 07:13:03 FAILURE.
 07:13:04 I HAVE TO TELL YOU, I THINK -- AND IT'S SO SIMPLIFIED NOW,
 07:13:08 IT LOOKS LIKE A BOX.
 07:13:10 AND I DON'T THINK THAT ADDS QUALITY TO THE BRAND.
 07:13:14 I THINK ARBY'S IS A RESPECTED BRAND, AND I DON'T THINK THIS
 07:13:19 ADDS TO IT.
 07:13:20 I THINK IT DETRACTS FROM IT.

07:13:21 IN MY OPINION, IT'S NOT AN IMPROVEMENT.
 07:13:31 >>Justin Polk: CORNICES ARE NOT GETTING REDUCED.
 07:13:33 IT MAY LOOK THAT WAY BECAUSE YOU'RE LOOKING AT A PHOTO AND A
 07:13:36 RENDERING, THEY ARE THE EXACT SAME.
 07:13:38 THEY ARE JUST CHANGING THE COLOR.
 07:13:40 >>Michael Sheeley: DID YOU HIRE AN ARCHITECT TO DO THIS OR
 07:13:41 DID CORPORATE DO THIS?
 07:13:42 >>Justin Polk: WE HAVE AN ARCHITECT.
 07:13:46 RED ARCHITECTURE THAT'S BASED OUT OF COLUMBUS THAT WORKS ALL
 07:13:46 AROUND THE NATION.
 07:13:49 THEY WORK INDEPENDENT OF CORPORATE.
 07:13:51 >>Marlene Naratil: WHAT IS THE FACADE CONSTRUCTED OF?

07:13:53 I SEE THE BRICK ON THE ENDS.
 07:13:55 IS THERE WOOD?
 07:13:57 >>Justin Polk: NO, THAT'S THE GROOVES THAT -- YES, CORRECT,
 07:14:02 THE GROOVES THAT ARE SHOWN HERE, AS YOU CAN SEE ON THE
 07:14:04 BOTTOM, IT'S PART OF THE EIFS.
 07:14:06 IT'S THE MATERIAL.
 07:14:07 IT HAS THE SANDSTONE FINISH WITH THE STUCCO OR EIFS, AS WE
 07:14:11 TALKED ABOUT.
 07:14:11 IT'S ALL DEPENDING ON HOW WE CAN INTEGRATE IT IN THE
 07:14:14 BUILDING.
 07:14:15 IT'S NOT WOOD.
 07:14:16 IT JUST HAS THAT LOOK.
 07:14:18 WE'RE MODIFYING COLORS THERE.

07:14:20 AS YOU'RE WELL AWARE, AND I KNOW IT IS THE NATURE OF THE
 07:14:23 BEAST, BUT BRANDS HAVE TO HAVE CERTAIN THINGS THAT KEEP
 07:14:26 THEIR BRAND IMAGE THERE, I KNOW SEVERAL OF YOU HAVE GREAT
 07:14:30 ARCHITECTURAL BACKGROUNDS, AND THAT'S WHERE WE CAME BACK AND
 07:14:33 MODIFIED AS MUCH AS WE COULD TO TRY TO KEEP PART OF THAT
 07:14:38 IMAGE, BUT ALL OF THE COLORS ARE NOT WHAT OUR STANDARD
 07:14:40 COLORS ARE.
 07:14:41 >>Michael Sheeley: COULD YOU GO BACK TO THE PHOTOGRAPH THAT
 07:14:43 SHOWS THE ORIGINAL EXISTING BUILDING?
 07:14:45 I DO AGREE WITH ELIMINATING THAT TRIANGULAR WINDOW.
 07:14:52 IT'S AWFUL.
 07:14:56 BUT I WOULD THINK THAT IF YOU TAKE THAT BOX THAT YOU HAVE
 07:14:59 AND YOU GET RID OF THAT WINDOW AND MAYBE YOU DO SOMETHING TO
 07:15:02 EMPHASIZE THE CENTER, WHICH APPEARS TO BE SHOWN WITH YOUR
 07:15:07 DIFFERENT PATTERNS OF BRICK IN THE CENTER ON THE ELEVATION
 07:15:11 BELOW WHERE IT COMES DOWN TO THE GROUND, TO ME, THE BRICK
 07:15:15 SHOULDN'T BE ON THE BUILDING.
 07:15:17 I THINK IT'S INAPPROPRIATE.
 07:15:19 I GUESS IT'S PART OF YOUR NEW STYLE OR WHATEVER.
 07:15:22 >>Justin Polk: IT'S THAT ARCADE PORTION GOING UP.
 07:15:27 >>Michael Sheeley: MAYBE YOUR BANDING AND SOME OTHER
 07:15:31 POSSIBLE TRIM FEATURES AND THEN GETTING YOUR COLORS RIGHT,
 07:15:34 MAYBE ABOUT ALL WE COULD REALLY EXPECT.
 07:15:39 >>Marlene Naratil: THE CAMEL COLOR I THINK IS INAPPROPRIATE
 07:15:41 TO THE WHOLE LOOK.

07:15:43 >>Justin Polk: THAT'S WHERE WE WERE TRYING TO GET CLOSER TO
 07:15:45 WHAT YOU WERE LOOKING FOR WITH THE MEDITERRANEAN.
 07:15:48 I THINK THAT COLORS SHOWS A LITTLE OFF.
 07:15:51 >>Marlene Naratil: VERY OFF.
 07:16:06 >> [TALKING OFF MICROPHONE]
 07:16:12 >> IS THE ARBY'S' LOGO RED?
 07:16:14 IT DOESN'T SHOW THAT WAY --
 07:16:18 >> THE RED LIKE YOU SEE HERE.

07:16:28 >> WHAT ABOUT THE RED BAND?
 07:16:31 >> THE RED BAND IS THE PART THAT WE'RE TRYING TO IDENTIFY
 07:16:34 THE BRAND WITH.
 07:16:36 OBVIOUSLY, IF YOU'VE SEEN ANY ARBY'S, RED AND WHITE IS THEIR
 07:16:40 MAIN COLOR, JUST AS McDONALD'S HAD THE YELLOW BAND THAT
 07:16:42 WENT ACROSS THE FRONT, IT'S WAY LESS THAN 20% OF THE FACADE
 07:16:47 OF THE BUILDING BUT TRYING TO GIVE A LITTLE BIT OF THAT, AND
 07:16:50 THAT IS BUILT OUT FROM THE BUILDING, AS YOU CAN SEE.
 07:16:57 >> IF YOU REMOVE THOSE WHITE SQUARES, THOSE WHITE DIAMOND
 07:17:01 SQUARES ON THE ORIGINAL BUILDING AND REPLACE THAT WITH THE
 07:17:06 RED BAND, I THINK THAT IS A MUCH HIGHER QUALITY LOOKING
 07:17:11 BUILDING, I'M TALKING YOUR EXISTING BUILDING.
 07:17:14 IF THOSE LITTLE WHITE SQUARES.
 07:17:17 >>Justin Polk: THE TILES.
 07:17:18 >> I DON'T KNOW WHAT THEY ARE.
 07:17:20 >>Justin Polk: I THINK THEY ARE THE TILES THAT POINT OUT
 07:17:22 ABOUT THIS MUCH.

 07:17:30 >> I JUST DON'T THINK THIS IS -- DOESN'T MAKE IT AT ALL.
 07:17:36 >>Scotty Wood: I GOOGLED EXTERIOR ARBY'S BUILDINGS.
 07:17:40 THIS IS WHAT I GOT, WHICH YOU CAN HAVE.
 07:17:42 AND THERE ARE A NUMBER OF DIFFERENT ARCHITECTURAL STYLES
 07:17:47 THERE.
 07:17:48 I DON'T KNOW WHICH ONES ARE CURRENT AND WHICH ONES ARE NOT
 07:17:51 CURRENT.
 07:17:51 >>Justin Polk: OBVIOUSLY, LIKE THIS ONE IS OUR OLD IMAGE
 07:17:54 THAT HAS THE TRIANGLE PIECE THAT WE'RE TALKING ABOUT.
 07:17:56 THIS IS MORE WHAT THE MODERN IS WITH THE WHITE, BROWN AND
 07:17:59 RED.
 07:18:00 >>Scotty Wood: MY POINT IS YOU HAVE A BOX RIGHT NOW, AND
 07:18:02 THIS BOARD IS NOT HAPPY WITH THE BOX.
 07:18:05 >>Justin Polk: WHEN YOU'RE SAYING A BOX, YOU MEAN THE SQUARE
 07:18:08 OF THE BUILDING --
 07:18:10 >>Scotty Wood: YOU NEED TO HAVE SOME ARCHITECTURAL ELEMENTS
 07:18:13 TO DETRACT FROM IT BEING A BOX.
 07:18:17 >>Justin Polk: OKAY.
 07:18:18 I'VE CERTAINLY HEARD YOU ALL SAY ABOUT THE BRICK PATTERN.
 07:18:20 I DO HAVE ANOTHER STORE I'M WORKING WITH THAT IS A NEW
 07:18:23 GROUND UP IN THE MEDITERRANEAN.
 07:18:25 WE WENT WITH A STONE PATTERN THAT I DID GET APPROVED THROUGH
 07:18:29 CORPORATE ON THAT ONE.
 07:18:30 THAT'S SOMETHING I HAD IN THE BACK OF MY HEAD RATHER THAN
 07:18:32 THE BRICK PATTERN.

 07:18:33 IT'S ALL PART OF THE PATTERN.
 07:18:36 WITH THIS, WE'RE NOT REBUILDING OR BUILDING OUT THE
 07:18:41 BUILDING.
 07:18:42 IT GETS TO WHAT CAN WE DO WITH WHAT'S THERE TODAY.

07:18:45 >>Scotty Wood: I UNDERSTAND.
 07:18:47 >>Justin Polk: McDONALD'S, THAT WAS A WHOLE NEW -- WE TORE
 07:18:51 -- WENT FROM A DOUBLE MANSARD TO A PARAPET BUILDING, MUCH
 07:18:55 MORE OF AN IMPACT.
 07:18:56 A LOT OF THE REMODELS I'M DOING, I'M HAVE TO DO TYPES OF
 07:19:00 WORK LIKE THAT.
 07:19:01 THIS IS ONE OF THE MORE MODERN BUILDINGS WE HAVE WITH A FEW
 07:19:04 RAISED PARAPETS, BUMP-OUTS ON THE SIDES.
 07:19:10 >> EVEN THE PAINT COLOR ON THE CORNICES AND THE PARAPETS,
 07:19:13 ET CETERA, THE BUILDING, THE DESIGN HAS BEEN SO SIMPLIFIED
 07:19:18 THAT IT'S JUST NOT AN INTERESTING BUILDING ANYMORE.
 07:19:20 IT'S NOT AN ATTRACTIVE BUILDING ANYMORE.
 07:19:22 IT'S JUST A BOX.
 07:19:23 IT JUST FEELS MORE LIKE AN INDUSTRIAL PARK THAN IT DOES A
 07:19:28 RETAIL STORE ON CORKSCREW ROAD.
 07:19:32 >>Justin Polk: CERTAINLY, MY OPTIONS, I COULD ONLY JUST
 07:19:35 REMODEL THE INTERIOR.
 07:19:37 WE'RE CERTAINLY TRYING TO GET A FRESHER LOOK, AND THAT'S --
 07:19:42 WE'RE NOT CHANGING ANY OF THE COLUMNS IN THE FRONT.
 07:19:44 WHAT YOU SEE IS NEUTRALIZING THAT DIAMOND PATTERN.
 07:19:48 CERTAINLY OPEN TO WORK WITH COLORS AND SOME PATTERNS.

 07:19:51 THE MAIN THINGS WE NEED TO KEEP ARE THE RED BAND FOR
 07:19:56 IDENTITY AS WELL AS THE GROOVES THAT ARE IN A CERTAIN PART
 07:19:59 OF THE BUILDING.
 07:20:00 I HAVE A LOT OF WIGGLE ROOM WITH COLORS AND SOME OTHER
 07:20:03 OPTIONS WE CAN PUT IN THERE TO WORK WITH.
 07:20:05 THAT'S -- I THINK IF YOU LOOK AT THE EXISTING BUILDING, IT
 07:20:09 HAS THE RED FRAMES AND THE GLASS THAT CERTAINLY SCREAMS OUT
 07:20:14 AT YOU.
 07:20:14 THOSE ARE TAKEN AWAY WITH THIS AND MORE OF A NEUTRALIZED
 07:20:18 COLOR, EVEN THOUGH THE EXISTING WINDOWS ARE STILL THERE, WE
 07:20:21 NEUTRALIZED THE RED COLOR.
 07:20:23 LORD KNOWS THOSE GET BEAT UP AND SCRATCHED UP SO THEY NEVER
 07:20:27 LOOK AS GOOD AS THEY DID IN THE FIRST PLACE.
 07:20:31 >>Michael Sheeley: MY RECOMMENDATION WOULD BE TO COME BACK
 07:20:34 TO US WITH A PROSPECTIVE RENDERING THAT SHOWS IT INSTEAD OF
 07:20:40 THESE FLAT ELEVATIONS.
 07:20:42 GET RID OF THE DIAMOND WINDOW LIKE --
 07:20:43 ADD YOUR BANDING.
 07:20:44 LEAVE THE CORNICES ALONE THAT ARE ON THE BUILDING.
 07:20:47 >>Justin Polk: LEAVE THEM THE WHITE YOU THINK?
 07:20:47 >>Michael Sheeley: LEAVE THEM WHITE.
 07:20:48 AND CHANGE YOUR FRAME COLORS.
 07:20:53 GET RID OF YOUR DOODADS ON THE FRONT AND MAYBE WORK ON THE
 07:20:56 COLORS AND PATTERNS A LITTLE BIT AND MAYBE COME BACK TO US
 07:20:59 AND LET US SEE THAT.

07:21:00 IT'S HARD FOR US TO REALLY SEE IT WITH THESE 2D DRAWINGS
 07:21:05 COMPARED TO THE ORIGINAL BUILDING.
 07:21:06 >>Justin Polk: RIGHT.
 07:21:07 I BELIEVE YOU ARE AN ARCHITECT BY TRADE, PUTTING THE 3D
 07:21:11 RENDERINGS TOGETHER IS QUITE TIMELY AND COSTLY.
 07:21:14 WE WANT TO GET CLOSE TO THAT BEFORE WE WENT TO THAT
 07:21:16 DIRECTION.
 07:21:17 WHAT COLORS ARE YOU LOOKING MORE FOR?
 07:21:21 I OBVIOUSLY AGREE THE COLOR THAT SHOWS UP ON THE SCREEN
 07:21:23 DOESN'T SHOW AS WELL.
 07:21:24 THAT'S WHY WHAT WE HOPED TO SHOW WITH THE COLOR PALETTES WE
 07:21:28 HAVE HERE, EVEN OF WHAT'S SHOWN WITH THE DIFFERENT BROWNS
 07:21:31 AND COLORS, WHAT MORE --
 07:21:35 >>Michael Sheeley: I DON'T THINK THOSE COLORS ARE BAD.
 07:21:37 THE DARK ONES ARE KIND OF DARK, POSSIBLY.
 07:21:39 BUT THEY ARE NOT PROPERLY PRESENTED SO WE CAN'T REALLY SEE.
 07:21:43 >>Justin Polk: I AGREE.
 07:21:44 DEFINITELY DIDN'T SHOW IT THAT WAY.
 07:21:46 SO YOU'RE THINKING MORE OF THIS.
 07:21:49 >>Michael Sheeley: I THINK THAT'S TOO DARK.
 07:21:51 THE MEDIUM TONE IS GOOD.
 07:21:52 I THINK YOUR RED TONE AND YOUR OFF-WHITE IS FINE.
 07:21:58 >>Kristin Jeannin: I THINK THEY ARE KIND OF NICE TOGETHER.
 07:22:00 I KNOW YOU DON'T WANT IT TOO BUSY.
 07:22:02 IT'S A FINE LINE.

 07:22:04 RED IS A HARD COLOR TO WORK WITH THE PALETTE OF ESTERO WITH.
 07:22:08 I THINK THIS BOARD IS GOING TO TAKE THAT INTO CONSIDERATION
 07:22:12 WHEN WE APPROVE YOUR COLORS.
 07:22:13 BUT I THINK WHAT YOU'RE DOING WITH SHOWING THAT THERE'S
 07:22:17 GRAYS AND SOME, MAYBE SOME WHITE TRIM AND SOMETHING THAT
 07:22:23 GETS TOWARDS BROWN, I THINK WHAT YOU'RE DOING THERE IS THE
 07:22:26 RIGHT DIRECTION, DEFINITELY.
 07:22:27 I ALSO THINK THAT THE HORIZONTAL ELEMENTS THAT YOU HAVE THAT
 07:22:32 ARE BREAKING IT UP AND KIND OF MAYBE MODERNIZING THE
 07:22:35 BUILDING A LITTLE BIT ARE NICE, BUT JUST WAY LESS OF IT
 07:22:39 WOULD BE MY --
 07:22:40 >>Justin Polk: THE HORIZONTAL, YOU MEAN --
 07:22:44 >>Kristin Jeannin: NOT THE RED BAND, BUT THE BROWN, I DON'T
 07:22:47 KNOW WHAT YOU'RE CALLING IT.
 07:22:49 IS THAT THE EIFS STUFF?
 07:22:52 >>Justin Polk: ON THE BOTTOM.
 07:22:53 >>Kristin Jeannin: NOT ON THE BOTTOM.
 07:22:55 LIKE, FOR EXAMPLE, AND THIS IS JUST A THOUGHT, TOO, BUT LIKE
 07:23:01 YOU'VE GOT -- I GUESS POINT AT IT.
 07:23:05 LIKE THESE TWO, THAT LITTLE AMOUNT RIGHT THERE MIGHT BE
 07:23:09 ENOUGH.
 07:23:09 >> THAT IS THE SIDE OF THE BUILDING.

07:23:11 THAT'S NOT THE FRONT.
 07:23:12 THAT IS THE SIDE PERSPECTIVE, SO THOSE ARE FURTHER BACK.
 07:23:15 >>Kristin Jeannin: IT IS JUST LIKE IF WE ARE KIND OF

 07:23:17 BREAKING IT UP AND TRYING TO ADD SOME KIND OF TEXTURE TO IT,
 07:23:20 MAYBE IT GOES INSTEAD OF THE BRICK, THERE'S SOMETHING LIKE
 07:23:23 THAT THAT GIVES YOU THAT, WHERE IN BETWEEN THE WINDOWS YOU
 07:23:29 HAVE SOMETHING THAT BREAKS UP.
 07:23:35 >> IS THERE A REASON YOU'RE GETTING RID OF THE PEAK AND
 07:23:37 SPENDING THE MONEY ON NEW STOREFRONT WINDOWS?
 07:23:41 >>Justin Polk: WE ALREADY REPLACED THE WINDOWS ABOUT SIX
 07:23:44 MONTHS AGO PER THE REQUEST OF ACTUALLY THE VILLAGE.
 07:23:47 LETTER WAS SENT FROM THE VILLAGE TO THE CEO, BUT THAT WAS
 07:23:50 CALLED OUR PINNACLE STYLE BUILDING.
 07:23:52 THAT WAS THEIR BRAND 10, 15 YEARS AGO.
 07:23:55 NOW THEIR NEW IMAGE IS CALLED INSPIRE.
 07:23:57 SO THE GOAL IS TO NEUTRALIZE THAT PINNACLE.
 07:24:02 A LOT OF THE BUILDINGS, AS COMMISSIONER WOOD HAD SHOWN,
 07:24:07 WHERE IT USED TO ACTUALLY BE PART OF A BUILDING, STUCK UP TO
 07:24:10 A GIANT POINT, THOSE ARE MUCH MORE DIFFICULT TO WORK WITH.
 07:24:14 THIS HAD A PARAPET STYLE BUILDING ALREADY.
 07:24:16 ALL WE'RE TRYING TO NEUTRALIZE IS THAT WINDOW.
 07:24:19 >>Jim Wallace: IT DOES MOVE YOUR EYE TO THE ARBY'S LOGO ON
 07:24:23 THE RIGHT-HAND SIDE.
 07:24:26 60 DEGREES FROM TOP TO BOTTOM RIGHT.
 07:24:30 THAT'S WHAT THAT PINNACLE DOES.
 07:24:31 IT MOVES YOUR EYE TO THE ARBY'S LOGO.
 07:24:40 >>Howard Levitan: ARE YOU MAKING ANY CHANGES TO THE
 07:24:41 DRIVE-THROUGH?

 07:24:42 >>Justin Polk: NO.
 07:24:43 JUST THE CANOPY THERE'S OVER THE DRIVE-THROUGH IS THE LITTLE
 07:24:48 RED RIGHT THERE IN THE MIDDLE.
 07:24:50 >>Howard Levitan: BUT YOU'RE NOT CHANGING ANY OF THE
 07:24:52 CONFIGURATION OF THE DRIVE-THROUGH.
 07:24:54 >>Justin Polk: NO, SIR.
 07:24:54 THE DRIVE-THROUGH STAYS AS IS.
 07:24:57 THE WINDOW GETS REPLACED WITH AN AUTOMATIC WINDOW, BUT IT IS
 07:25:00 THE SAME WHERE IT IS AND IT STAYS IN ALL THE SAME LOCATIONS.
 07:25:04 >> SAME FOOTPRINT FOR THE BUILDING.
 07:25:05 >>Justin Polk: YES, SIR.
 07:25:06 NOTHING CHANGES IN THAT REGARDS.
 07:25:08 >>Howard Levitan: IT'S A SINGLE STACK.
 07:25:10 >>Justin Polk: YES, WE ARE JUST NOW PROBABLY THE LAST OF THE
 07:25:13 QSRs DOING IT, IMPLEMENTING IT, LOOKING AT DOUBLE
 07:25:16 DRIVE-THROUGHS.
 07:25:17 >>Howard Levitan: I THINK YOU'RE ACTUALLY DOING PRETTY GOOD.
 07:25:21 McDONALD'S WAS HERE FIVE TIMES.

07:25:28 >>Justin Polk: THAT WAS MY COLLEAGUE THAT WAS HERE.
 07:25:31 >>Howard Levitan: BURGER KING NEVER GOT THROUGH.
 07:25:33 SO YOU'RE AHEAD OF THE GAME.
 07:25:35 GOOD JOB.
 07:25:36 >> HOW DID THIS EVER GET BUILT --
 07:25:39 >>Howard Levitan: JUST THANK OUR LOVELY COUNTY COMMUNITY
 07:25:41 DEVELOPMENT DIRECTOR.

 07:25:45 NOTHING HAPPENED --
 07:25:47 [OVERLAPPING CONVERSATIONS]
 07:25:49 >>Justin Polk: IT'S NOT THAT OLD COMPARED TO MOST OF OUR
 07:25:52 BUILDINGS, BUT IT WAS OBVIOUSLY PRE-ESTERO.
 07:25:54 >> WHEN WAS IT BUILT?
 07:25:55 >>Justin Polk: I SHOULD KNOW THAT.
 07:26:00 >> USED TO HAVE A DESIGN REVIEW BOARD THAT WAS TOUGH ON
 07:26:03 THAT.
 07:26:04 >>Howard Levitan: DURING THAT TIME.
 07:26:10 >> TEN PLUS YEARS AGO.
 07:26:12 >>Howard Levitan: DESIGN REVIEW BOARD GOES BACK TO 2008,
 07:26:16 '07.
 07:26:17 >>Justin Polk: I WAS THINKING THIS WAS ABOUT 15 YEARS OLD.
 07:26:20 THAT WAS PROBABLY NOT LONG BEFORE THAT.
 07:26:26 >>Scotty Wood: THE RECORD WILL SHOW I CALLED FOR PUBLIC
 07:26:28 INPUT.
 07:26:28 BUT SINCE THERE'S NO PUBLIC.
 07:26:32 >>Justin Polk: THEY ALL LEFT.
 07:26:36 >> HOW MUCH LATITUDE DO YOU HAVE IN THE SHADE OF THAT COLOR
 07:26:41 RED?
 07:26:42 >>Justin Polk: THE COLOR RED IS THE ONE ELEMENT THEY ARE
 07:26:44 VERY STRICT ON FOR THE BRAND.
 07:26:46 AGAIN, IF YOU REMEMBER THE McDONALD'S, THEY HAVE THE
 07:26:48 YELLOW.
 07:26:50 OLD McDONALD'S HAD -- RED AND YELLOW SCREAMING AT YOU.

 07:26:54 THEY CERTAINLY WENT EARTH TONE BUT THEY KEPT THE BAND.
 07:26:57 THE ONLY METAL PART THAT STICKS OUT IS OVER THE
 07:27:00 DRIVE-THROUGH AND IN THE FRONT OF THE BUILDING.
 07:27:03 THIS IS JUST THE STRIPE.
 07:27:06 COMING TOWARDS THE BACK WE'RE NOT AS STUCK TO THIS HERE OR
 07:27:10 ALONG THE BACK OF THE BUILDING, ONE, BECAUSE IT'S REALLY NOT
 07:27:13 VIEWABLE TO THE PUBLIC.
 07:27:15 >>Kristin Jeannin: IT'S NOT A QUESTION OF WHETHER YOU'RE
 07:27:16 HAVING RED OR NOT.
 07:27:18 IT'S WHAT SHADE OF RED.
 07:27:20 WHAT YOU'RE SHOWING ON HERE VERSUS WHAT'S ON YOUR BOARD,
 07:27:27 WHICH HAS TO DO WITH PRINTING.
 07:27:29 >>Justin Polk: THIS IS DEFINITELY NOT A GLOSSY PRINT.
 07:27:31 I MAY HAVE A SAMPLE.

07:27:33 THEY ARE GIVING US A LOT WITH THE REST OF THE BUILDING.
 07:27:39 >> THIS IS DEPICTED LIKE FIRE ENGINE RED.
 07:27:43 >>Justin Polk: THIS IS EXACTLY WHAT IT IS.
 07:27:45 PHOTO IS WORTH A THOUSAND WORDS.
 07:27:48 AS YOU CAN SEE THERE THE TWO OPTIONS WITH THE LOGO, IT
 07:27:53 EITHER GOES WHITE WITH THE HAT OR IT GOES RED WITH THE
 07:27:57 WHITE, IT FLIPS.
 07:28:00 >> ANSWER MY QUESTION, YOU HAVE NO LATITUDE IN THE SHADE OF
 07:28:02 RED.
 07:28:03 >>Justin Polk: NOT WITH THE RED.
 07:28:08 >>Kristin Jeannin: WHAT IF WE SAID IT HAD TO BE DIFFERENT,

 07:28:10 THOUGH, AS THE VILLAGE OF ESTERO?
 07:28:13 CAN'T WE SAY IT HAS TO BE A LITTLE MORE MUTED OR NO?
 07:28:18 >>Justin Polk: WHEN YOU'RE THINKING MUTED, ARE YOU THINKING
 07:28:20 THE COLOR?
 07:28:21 >>Kristin Jeannin: YEAH, THE COLOR OF RED.
 07:28:23 I KNOW IF WE WERE IN KENNEBUNKPORT, MAINE, THEY WOULD TELL
 07:28:27 YOU IT HAS TO BE A MUTED RED.
 07:28:30 WHY CAN'T WE DO THAT IN THE VILLAGE OF ESTERO?
 07:28:32 >>Justin Polk: I DID OVER 600 McDONALD'S THROUGHOUT THE
 07:28:34 SOUTHEAST AND NEW DEVELOPMENTS, THERE WERE TIMES WE HAD TO
 07:28:36 GO THAT WAY.
 07:28:37 THEIR OPINION WAS, IF IT WAS A REMODEL, JUST DON'T TOUCH IT.
 07:28:43 LEAVE WHAT'S WELL ENOUGH ALONE.
 07:28:46 WE'RE TRYING TO FIND THE HARMONY HERE.
 07:28:48 A NEW STORE, WE'RE AT THE MERCY.
 07:28:54 I CERTAINLY UNDERSTAND.
 07:28:55 AUTO ZONE, I DID A LOT OF THOSE IN THAT ORANGE.
 07:28:59 IT MADE PEOPLE CRINGE, BUT THAT WAS THEIR ONE BRAND STRIPE.
 07:29:02 I KNOW YOU HAVE ALL SEEN IT.
 07:29:05 IT WAS NEVER FUN TO PRESENT.
 07:29:07 BUT IT IS THE ONE COLOR THEY ARE TRYING TO DO.
 07:29:09 I WILL TELL YOU, FIVE YEARS AGO, THIS METAL TOTALLY WRAPPED
 07:29:12 THE WHOLE BUILDING.
 07:29:13 NOW THEY WENT TO MORE MUTED ON THE SIDE WITH THE STRIPE AND
 07:29:17 GOTTEN RID OF SOME OF THE METAL.

 07:29:19 IT'S JUST TRYING TO PRESENT THE FRONT OF THE BUILDING.
 07:29:22 >>Mary Gibbs: IF I COULD ADD ONE POINT, THOUGH.
 07:29:25 THIS IS SET BACK FROM THE ROAD A BIT.
 07:29:27 SO THE RED MIGHT BE MUTED BY THE DISTANCE A LITTLE BIT.
 07:29:31 >>Justin Polk: AND DECENT TREE COVER OUT FRONT.
 07:29:34 WE'VE BEEN LOOKING AT THAT FOR A FEW YEARS, WHAT WE COULD DO
 07:29:37 WITH THE SIGN OUT FRONT BECAUSE OUR SIGN HAS BECOME
 07:29:40 VIRTUALLY INVISIBLE.
 07:29:41 I WOULD TAKE IT DOWN IN A HEARTBEAT.
 07:29:43 THE PROBLEM IS, THE SIGN TODAY, CANTILEVER IS OVER THE DRIVE

07:29:46 AISLE.
 07:29:47 I DON'T HAVE A PLACE TO PUT A MONUMENT SIGN.
 07:29:49 THE MONUMENT WON'T FIT.
 07:29:51 WITH A DITCH THERE, THERE IS NO PLACE TO PUT THE MONUMENT.
 07:29:54 WE PROBABLY WOULD HAVE TAKEN THE SIGN DOWN IF WE COULD FIT
 07:29:56 IT SOMEWHERE.
 07:29:58 >> MIGHT WANT TO LOOK AT WHAT HERTZ DID.
 07:30:00 WE HAD THE SAME ISSUE THERE AT DESIGN REVIEW.
 07:30:04 THE SIGN LOOKS LIKE THIS.
 07:30:05 IT'S ON U.S. 41.
 07:30:18 >>Michael Sheeley: CAN WE AT LEAST STIPULATE THAT THE FOOD
 07:30:20 IS BETTER THAN MOST OF ITS COMPETITORS?
 07:30:23 >>Justin Polk: YOU'RE SAYING OUR FOOD IS BETTER THAN
 07:30:26 McDONALD'S --
 07:30:27 >>Mary Gibbs: HE SHOULD HAVE BROUGHT SAMPLES, THOUGH.

 07:30:30 THAT'S THE ONLY THING.
 07:30:31 >>Justin Polk: I DON'T THINK YOU'D WANT TO EAT THEM AS LONG
 07:30:34 AS I WAS SITTING THERE.
 07:30:38 >>Scotty Wood: I HOPE YOU HAVE RECEIVED SOME VALUABLE INPUT
 07:30:41 FROM THIS BOARD.
 07:30:45 >>Justin Polk: I'LL CERTAINLY WORK WITH STAFF ON DIFFERENT
 07:30:47 COLOR POINTS.
 07:30:48 I AGREE WHEN I SAW THE PRESENTATION, BECAUSE THIS CHANGED --
 07:30:50 AND WE HAD TO GET IT TO YOU ALL A COUPLE OF WEEKS AGO.
 07:30:54 THAT LOOKS CAMEL.
 07:30:55 THAT IS THE EXACT WORD.
 07:30:56 TAKES THE WORDS OUT OF MY MOUTH.
 07:30:58 IT DIDN'T LOOK WHAT I HAD IN MY HEAD OF THINKING OF THE
 07:31:03 MEDITERRANEAN COLOR.
 07:31:04 AND PRINTING IT OUT WITH THE RIGHT COLOR.
 07:31:09 >>Scotty Wood: FAIR ENOUGH.
 07:31:10 THANK YOU.
 07:31:11 THAT CONCLUDES THE AGENDA.
 07:31:16 MARY HAS PUBLISHED THE 2022 MEETING SCHEDULE, WHICH YOU
 07:31:22 HAVE.
 07:31:26 DO YOU HAVE ANYTHING ELSE BEFORE I ASK FOR A MOTION TO
 07:31:28 ADJOURN?
 07:31:29 >>Mary Gibbs: ALL I WAS GOING TO SAY IS WORLD PLANNING DAY
 07:31:32 WAS ACTUALLY MARILYN EDWARDS' IDEA.
 07:31:37 I TOOK THE CREDIT, BUT SHE WAS THE ONE THAT MENTIONED IT TO

 07:31:39 ME.
 07:31:41 >>Scotty Wood: I WILL WRITE HER AN E-MAIL ON BEHALF OF THE
 07:31:43 BOARD.
 07:31:43 ANYTHING ELSE?
 07:31:47 I'LL TAKE A MOTION TO ADJOURN.
 07:31:50 SECOND?

07:31:53 ALL IN FAVOR?

07:31:53 AYE.

07:31:55 WE'RE ADJOURNED.

07:31:56

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.

**Planning Zoning and Design Board*****Staff Report***

PROJECT NAME
Shoppes at University Highlands Building #5 (Unit #4)
CASE NUMBER
DOS2021-E006
MEETING DATE
November 9, 2021
REQUEST
Development Order for a one-story commercial building with 7,300 square feet of total floor area
APPLICANT
John Conroy, SREG University Highlands, LLC
LOCATION
Located on the southwest corner of Ben Hill Griffin Parkway and Everblades Parkway South
PROPERTY SIZE
0.19 acres±
ZONING
Parcel is zoned MPD under Resolution Z-10-031
PUBLIC INFORMATION MEETING DATES
The DRB conducted a Public Information Meeting on August 24, 2021

Staff Recommendation

Staff recommends approval with stipulations of the development order. Staff suggests that the architecture along the east end of the building which faces Ben Hill Griffin should be revised with the addition of a covered walkway to be consistent with the remaining buildings to the south. Staff also suggests addition of outside seating for the proposed restaurant to serve as a gathering space. The applicant does not agree and will explain at the meeting.

The PZDB should review the project for compliance with general criteria of the Land Development Code Ordinance 2015-01 and, in particular, the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent

with the Land Development Code. If the PZDB denies the application, it must state its findings regarding the criteria.

Project Summary

Shoppes at University Highlands Building #5 (Unit #4) is a proposed one-story commercial building with 7,300 square feet of total floor area. The project is located on a vacant parcel within the Shoppes at University Highlands on the west side of Ben Hill Griffin Parkway about 2,000 feet north of Corkscrew Road. The project is bounded by the Longitude apartments to the north, Shoppes at University Highlands to the south; Grandezza residential on the east side of Ben Hill Griffin Parkway; and the Springs apartments to the west.

Request

The applicant is requesting approval of a development order for a proposed commercial building. The project was reviewed by the Design Review Board at a Public Information Meeting on August 24, 2021. Staff has also reviewed the plans including Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Architecture and Height

The architecture elevations and colors presented at the Public Information Meeting on August 24, 2021 are generally consistent with the adjoining buildings to the south. However, staff suggests one revision to be consistent with the Shoppes at University Highlands architecture at the east end of the building which faces Ben Hill Griffin. Staff recommends the addition of a covered walkway on the east façade to complement the adjacent buildings.

The maximum height in the zoning district is 45 feet. The 1-story structure and tower comply with the height. The peak of the front roof is 28'10".

Transportation

The project will generate 423 new net average weekday trips. According to the 2020 Lee County Concurrency Report, Ben Hill Griffin Parkway at this location operates at LOS E now, and will continue to operate at LOS E with this project.

Seven (7) parking spaces are being deleted from the site leaving only 13 spaces provided (35 are required per Land Development Code). The balance of the required parking is provided as a part of the condo association shared parking for the plaza.

Stormwater

The surface water management system consists of catch basins, pipes and swales to capture stormwater runoff and convey to the master SWM system for water quality treatment and attenuation prior to outfall into the system via an existing control structure.

The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP modification (Permit # 36-100372-P) has been approved. The proposed elevation of the finished floor is 21.0 feet NAVD88.

Lighting

Consistent with Land Development Code Section 34-625, site lighting is provided by LED luminaire full cut-off fixtures mounted at 20 feet on poles, and wall mounted sconce-style fixtures, all textured black color, which produce an average of 1.4 footcandles (fc) illumination in the main parking lot with a maximum 0.2 fc measured at the sidewalk adjacent to Ben Hill Griffin Parkway. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature

(CCT) of 3,000 K which meet the Village requirements. Details of the light poles and fixtures are provided with the applicant's documents.

Public Gathering Place

Two benches were previously installed due east of the building along Ben Hill Griffin and a small 15'x15' brick paver patio area along the ROW, however no gathering place was supplied by the applicant for this building. Staff suggests that dining tables and chairs for the use of the proposed restaurant be placed immediately adjacent to this building.

Landscaping

A 25-foot-wide Type D buffer is existing along Ben Hill Griffin Parkway to screen the parking and building. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation.

Exhibits

- A. Shoppes at University Highlands Rendering





Shoppes at University Highlands - Planning, Zoning & Design Board Building #5

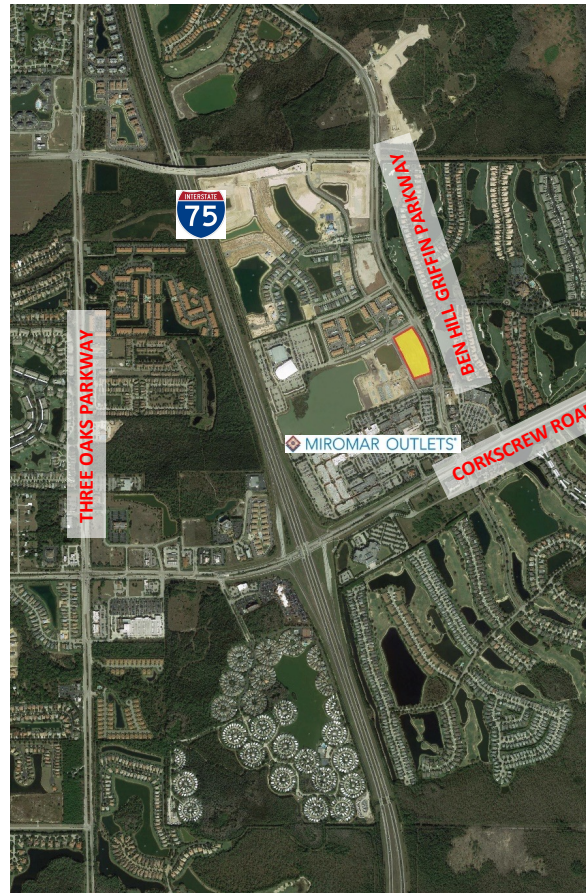


November 9, 2021



Project Team

- **South Real Estate Group**
 - John Conroy
- **South Florida Architecture**
 - Brian Ahmedic
- **Peninsula Engineering**
 - Dan Waters
 - Steve Sammons





Project Site Information and Existing Conditions

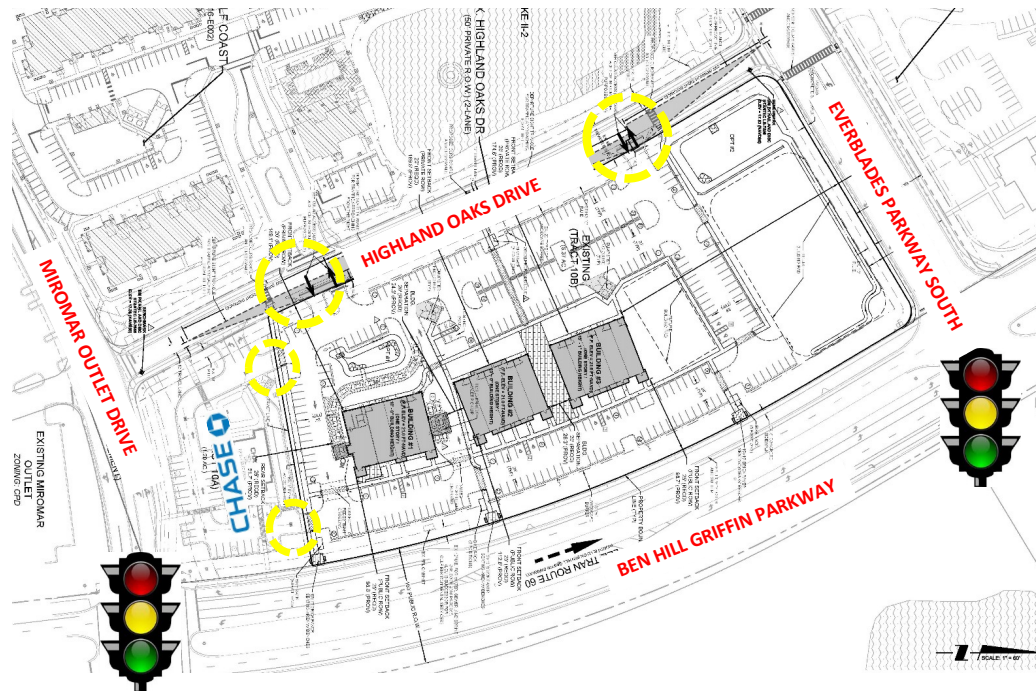
- **Parcel Area - 6.37 acres**
- **Part of Timberland and Tiburon MPD and DRI (Resolution No. Z-10-031)**
- **Development Order issued October 8, 2018**
- **Building 1 Completed January 2020**
- **Buildings 2 & 3 Completed April 2020**

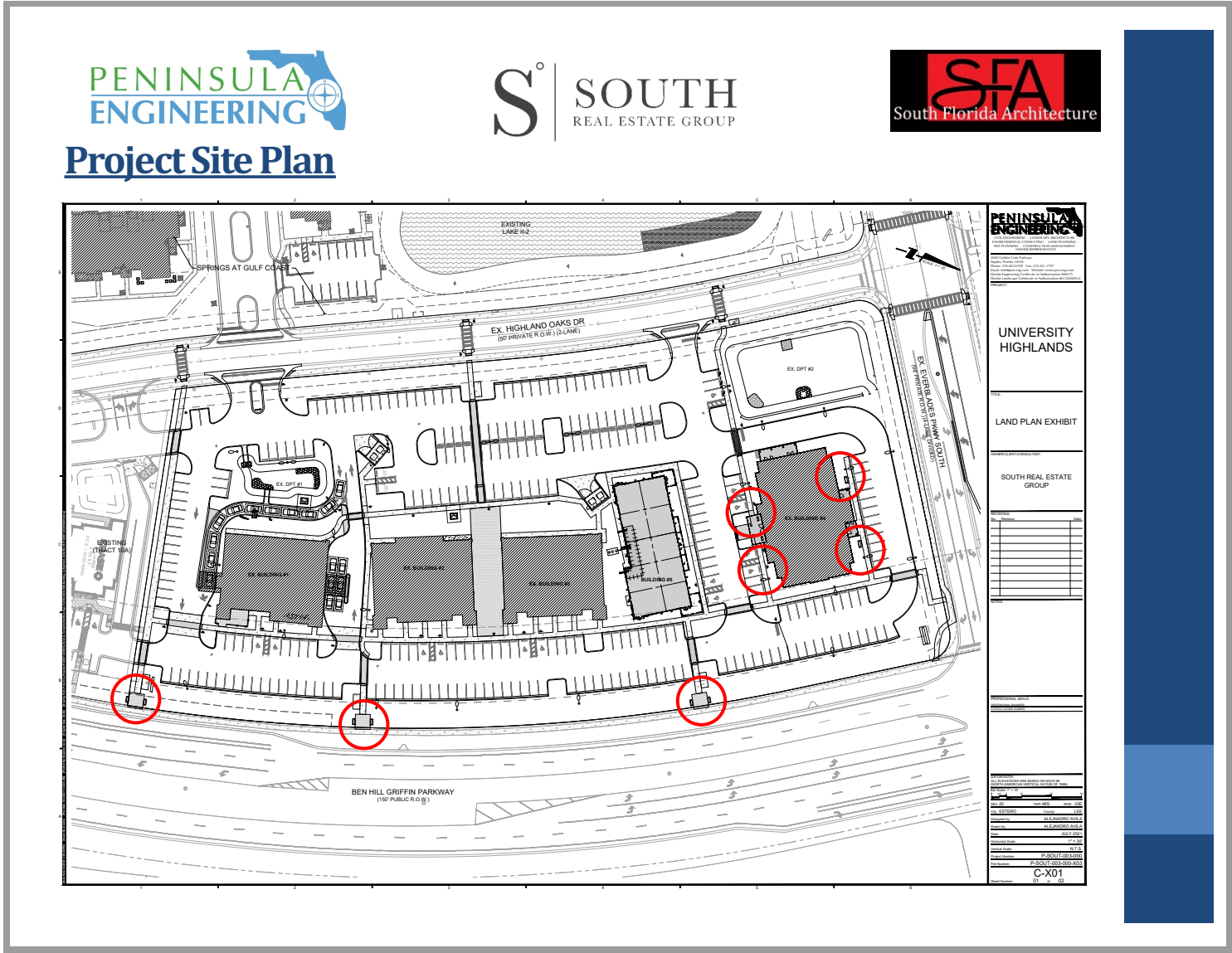




Vehicular Access and Connectivity

- Parking Areas Interconnected with Chase site
- Two Accesses to site from Highland Oaks Drive
- Traffic Signals at both Ben Hill Griffin Accesses







Parking Table

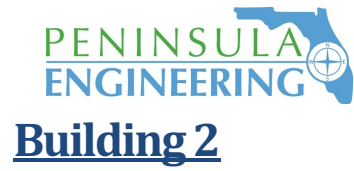


PARKING SUMMARY			
Existing Mixed Use Building #1			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Restaurant w/ Drive Thru	2,239	13 spaces / 1000 sf	30 spaces
Medical Office	2,250	1 space / 300 sf	8 spaces
Retail	3,775	1 space / 350 sf	11 spaces
Total Floor Area =	8,264	Total Required =	49 spaces
Existing Mixed Use Building #2			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	5,315	1 space / 350 sf	16 spaces
Medical Office	3,000	1 space / 300 sf	10 spaces
Total Floor Area =	8,315	Total Required =	26 spaces
Existing Mixed Use Building #3			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	3,575	1 space / 350 sf	11 spaces
Medical Office	3,000	1 space / 300 sf	10 spaces
Restaurant	1,500	12.5 spaces / 1000 sf	19 spaces
Total Floor Area =	8,075	Total Required =	40 spaces
Proposed Use Building #4			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Medical Office	20,826	1 space / 300 sf	70 spaces
Total Floor Area =	20,826	Total Required =	70 spaces
Proposed Use Building #5			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	6,000	1 space / 350 sf	18 spaces
Restaurant	1,300	12.5 spaces / 1000 sf	17 spaces
Total Floor Area =	7,300	Total Required =	35 spaces
Total Required =		220	spaces
Total Provided =		279	spaces



Building 1







Building 3





FRONT ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



THE SHOPPES AT
UNIVERSITY HIGHLANDS
BUILDING 5

UNIVERSITY HEIGHTS
ESTERO, FLORIDA
PRELIMINARY SET

Revisions	
No.	Date
1	
2	
3	
4	

Drawn By: B.A.
Job No: A13421
Date: 8-2-21

SHEET
A-4.3







Color Palette:

➤ SW 6371 Vanillin

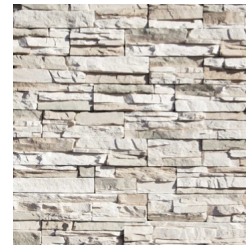
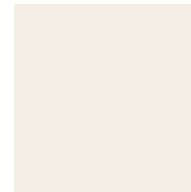
➤ SW 6108 Latte

➤ SW 7720 Deer Valley

➤ SW 7102 White Flour

➤ Naples Blend

➤ Daybreak



*same colors as other buildings





Questions / Comments





DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Estero Crossing Commercial Area, Oak and Stone Restaurant
CASE NUMBER
DOS2021-E005
MEETING DATE
November 9, 2021
REQUEST
Development Order for Building #4 for the Estero Crossing development and building signage
APPLICANT
Keith Gelder, SD Estero Crossing, LLC
LOCATION
10500 Corkscrew Road, Estero, FL 33928, on the south side of Corkscrew Road and east side of Lowe's Plaza
PROPERTY SIZE
42.97 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Ordinance 2019-29
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on June 8, 2021. A Development Order application was submitted on 8/2/2021.

Staff Recommendation

Staff recommends approval of the Development Order and wall signs.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the PZDB denies the application, it must state its findings regarding the criteria.

Project Summary

The overall Estero Crossing project consists of 270 (approved for a maximum of 306) multiple-family units, and 60,000 square feet of commercial uses. The 60,000 SF is a separate parcel located on the north side of the reverse frontage road and the residential is on the south side of the reverse frontage road. The Development Order application includes one commercial building (Building #4 5,309 SF and 1,719 SF covered patio), building signage, dumpster enclosure, parking lot, sidewalks, storm sewer, dry detention areas, and landscaping. The residential portion of the project will be a separate development order.

Request

The applicant is asking for approval of a Development Order for Building #4 of the commercial portion of the Mixed Use Planned Development. This project was reviewed by the PZDB at a Public Information Meeting on June 8, 2021. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Architecture

The building architecture has been revised based upon comments from the Planning, Zoning and Design Board at the Public Information meeting. An outdoor gathering area is provided alongside Corkscrew Road and a pocket park south of the reverse frontage road are part of DOS2020-E006 and DOS2020-E007. The architecture of the building was modified to address comments made at the PZDB Public Information Meeting. These changes included adding two windows to the north façade, two stone finish areas on the east façade and a northeast tower which conceals the roof access ladder, electrical/gas services, and personnel door to the dumpster. In addition, the dumpster area was modified per the PZDB comments, and two metal trellises, two windows on the east face of the building, and a pergola over the door on the east side of the north face were deleted.

Transportation

The overall development plan includes the construction of a "reverse frontage" road that will connect Corkscrew Woodlands Boulevard with the Estero Town Commons project, where a traffic signal is to be installed at the intersection of Corkscrew Road. The reverse frontage road will serve the commercial parcels on the north side of this roadway and the multi-family residential uses on the south side of this roadway as well as adjacent developments. There will be a total of three access drive connections, all "T-intersections" as well as on-street parking spaces and loading zone along this reverse frontage roadway. The road will be posted at 25 mph and will be privately maintained but open to the public.

Signalization of the intersection of Estero Town Commons and Corkscrew Road (the Lowe's entry) is underway. The subject parcel, per the zoning ordinance is required to make a fair share contribution toward the traffic signal cost and this payment has been made.

Building #4 accounts for approximately 12% of the total Shopping Center (60,000 SF or 393 Total Daily Trips) which was previously approved for 4,936 Daily Trips for the overall development (shopping center and residential).

Stormwater

The project is in the FEMA Special Flood Hazard Area "AH" zone. The parking lot area is designed to collect all stormwater runoff which is conveyed by sheetflow and catch basins to the master system dry detention areas on the subject property. The master system dry detention areas provide the required pretreatment prior to discharge to the master system wet detention areas.

The stormwater management system for Estero Crossing that was permitted under ERP application 190617-14 is comprised of two commercial basins, two residential basins (lakes), and one preserve basin.

Each commercial basin provides the dry pretreatment and then discharges into the overall stormwater management system. The two residential basins have two interconnected lakes that provide water quality for the entire project. The preserve and the two residential basins provide attenuation for the stormwater system.

The commercial area and the reverse frontage road will be constructed per the approved ERP 190617-14. The commercial area will drain to dry pretreatment area and discharge into the reverse frontage road conveyance system.

Lighting

Street lighting in the parking lot was approved in DOS202-E007 which complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. No additional lighting is being approved as a part of this application.

Landscaping

The landscaping includes the Building #4 area, and the littoral plantings proposed in the two dry detention areas. Landscaping is provided in the vehicular use areas, and building perimeter plantings are also provided per the LDC. The detention area south of the building is also landscaped with herbaceous plants. Landscaping Plans are provided in the applicant's presentation. The landscaping is consistent with the zoning ordinance.

ESTERO CROSSING OAK & STONE

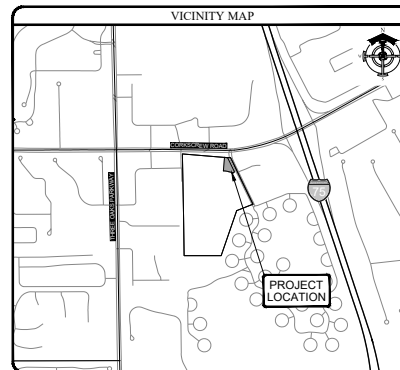
DEVELOPMENT ORDER PLANS

LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PROJECT INFORMATION	
ZONING	MPO
SFVMD	35-101868-P
PARCEL ID	35-46-25-E1-1J2192 2338

CONSULTANTS		
ENGINEER	LANDSCAPE ARCHITECT	SURVEY
DELUZ F. FITZGERALD, INC. 1005 HENDRY ST. FORT MYERS, FL 33901 (239) 418-0661	ROTH DESIGN GROUP 300 2ND ST. N. SUITE 201 FORT MYERS, FL 33901 (239) 332-9794	WIS. SURVEYING & LAND SURVEYING 4000 TULLA CORP. RD. FORT MYERS, FL 33914 (239) 947-1915

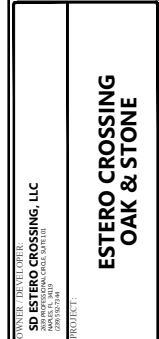
UTILITY PROVIDERS		
WATER & SEWER	ELECTRIC	TELEPHONE
LEE COUNTY UTILITIES 1005 HENDRY ST. FORT MYERS, FL 33901 (239) 332-9794	FLORIDA POWER AND LIGHT 2400 THOMPSON ST. FORT MYERS, FL 33901 (239) 332-9794	CENTURYLINK 2400 THOMPSON ST. FORT MYERS, FL 33901 (239) 332-9794
CABLE	GAS	SOLID WASTE DISPOSAL
COMCAST CABLE 1204 CORPORATE LAKES DR. FORT MYERS, FL 33913 (239) 432-1805	TECO GAS 3001 ENTERPRISE PKWY. FORT MYERS, FL 33905 (239) 690-0513	WASTE PRO 13110 RICHENBACHER PKWY. FORT MYERS, FL 33913 (239) 337-0800
FIRE DISTRICT		
ESTERO FIRE DISTRICT 2100 THREE OAKS PKWY. ESTERO, FL 33928 (239) 395-8001		



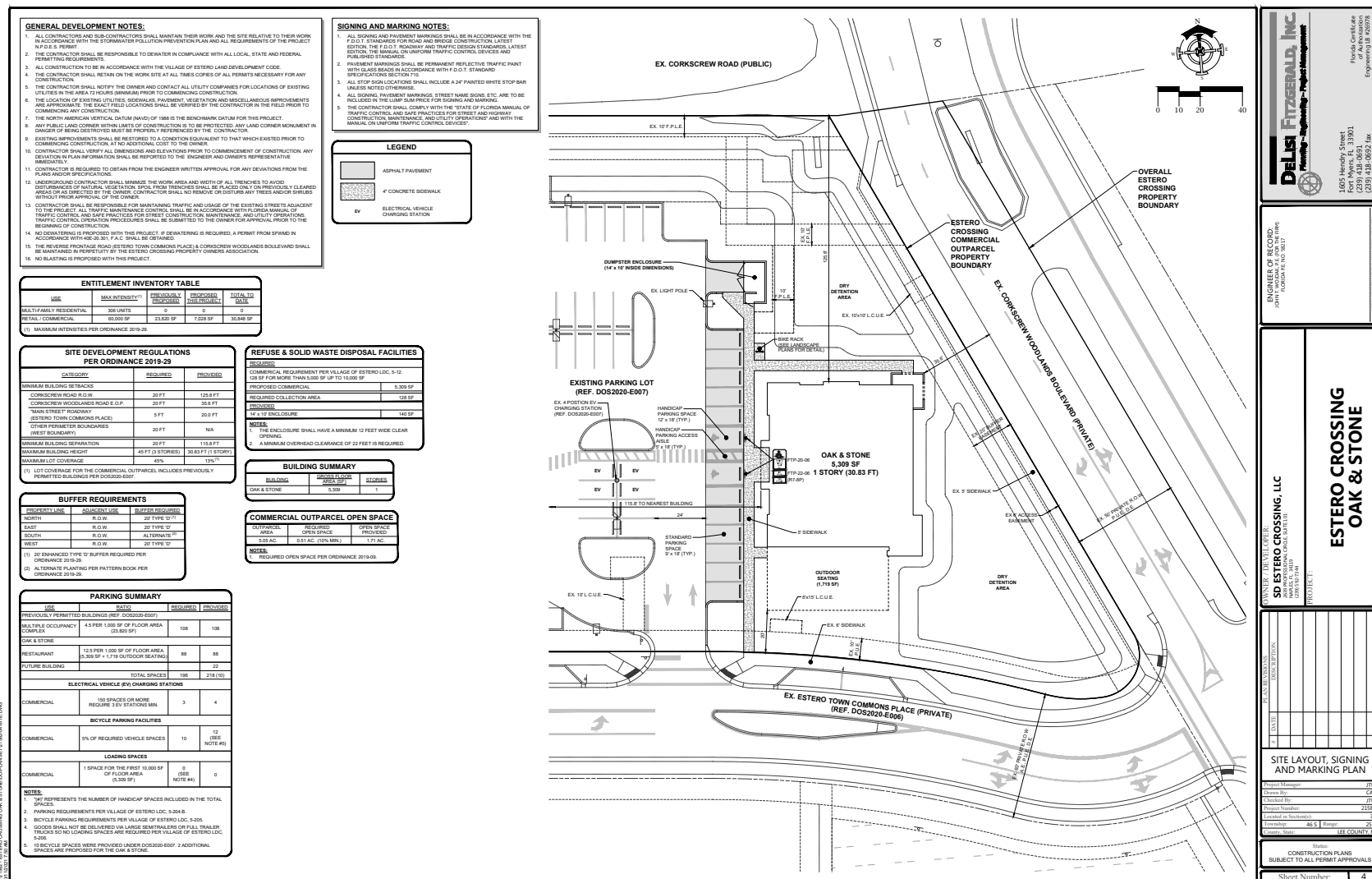
SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	GENERAL PHOTOGRAPHY AND EXISTING CONDITIONS PLAN
3	CLEARING AND DEMOLITION PLAN
4	SITE LAYOUT, SIGNING & MARKING PLAN
5	PAVING, GRADING & DRAINAGE PLAN
6	UTILITY PLAN
7	TYPICAL SECTIONS & DETAILS
8	LEE COUNTY UTILITIES DETAILS
9	EROSION CONTROL PLAN

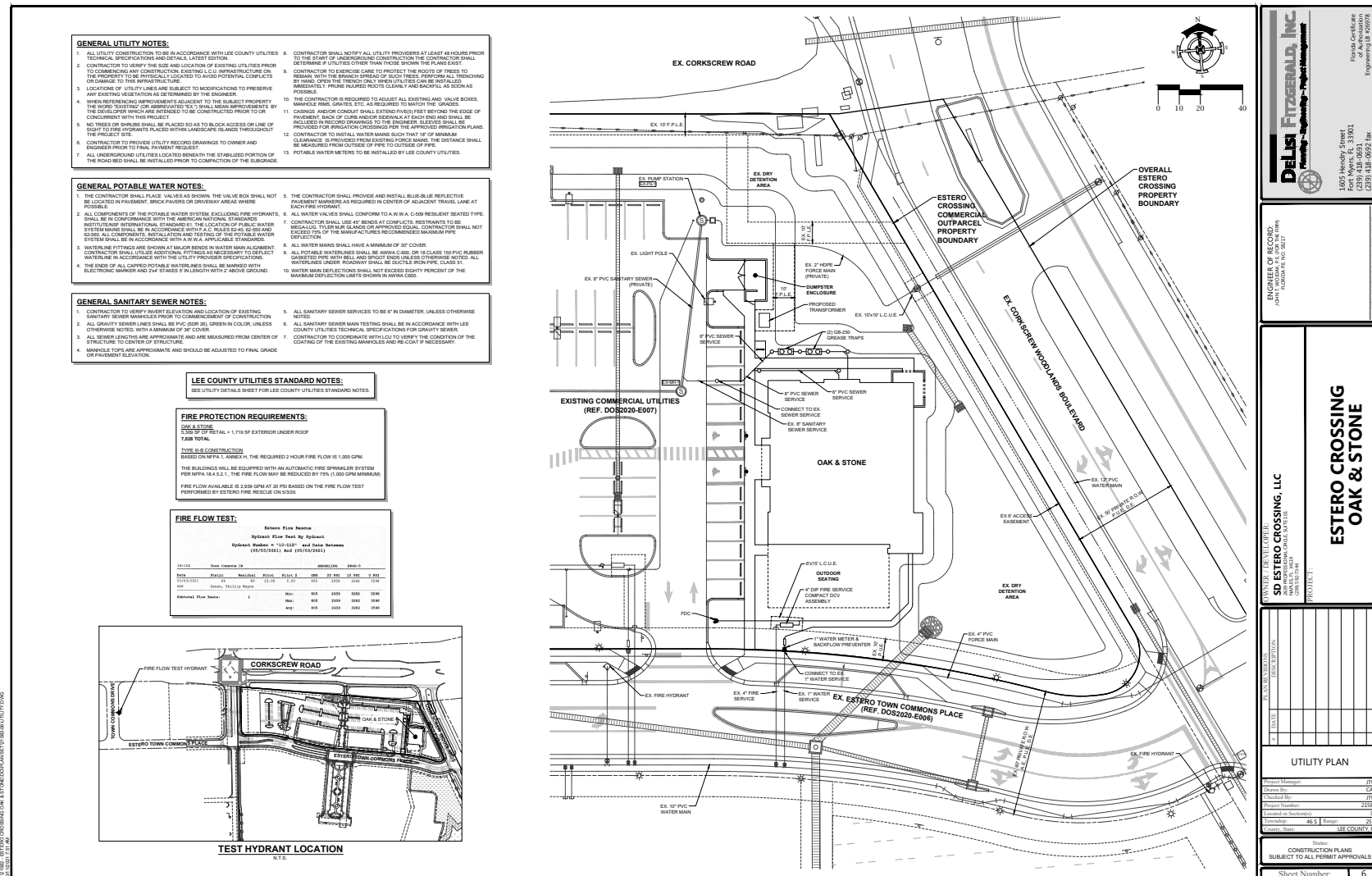
REVISIONS SUMMARY		
REV.	DATE	DESCRIPTION

CONSTRUCTION INFORMATION	

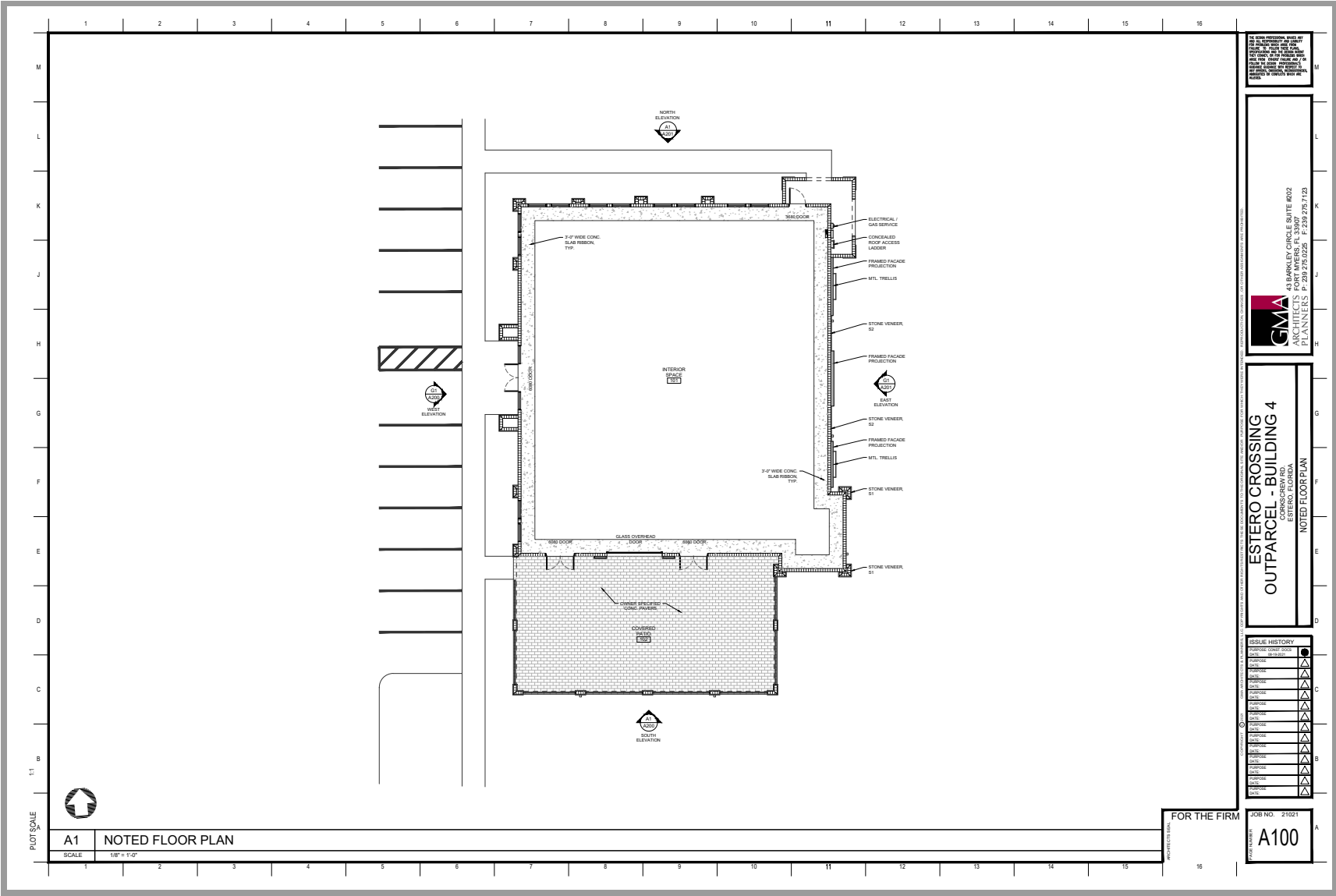


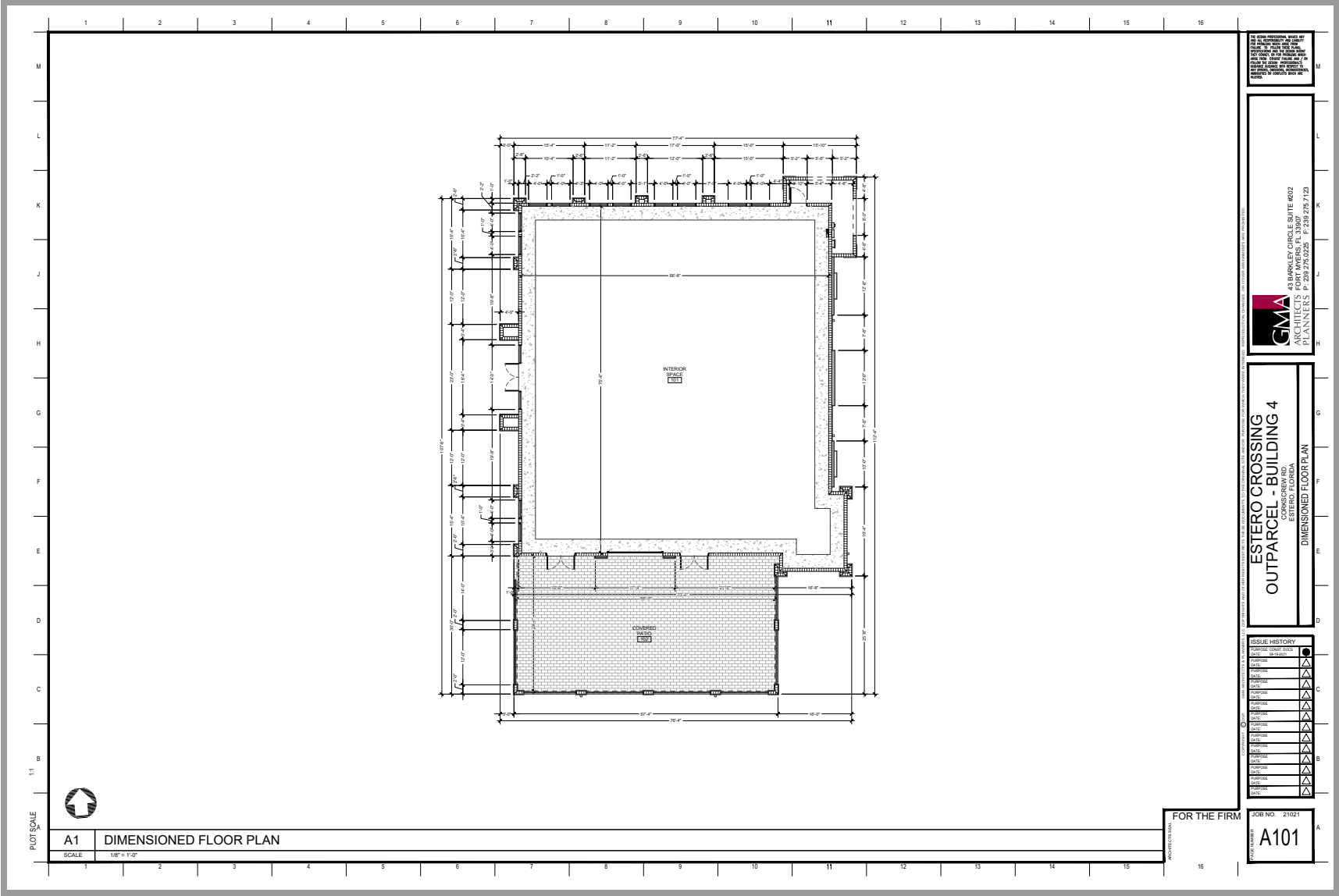
PROJECT NO.	35-46-25-E1-1J2192 2338
DATE	08/14/2018
DESIGNER	SD ESTERO CROSSING, LLC
CHECKED BY	CAJ
DESIGNED BY	CAJ
DATE	08/14/2018
SCALE	AS SHOWN
PROJECT	ESTERO CROSSING OAK & STONE
CONSTRUCTION PLANS	SUBJECT TO ALL PERMIT APPROVALS
SHEET NUMBER	1





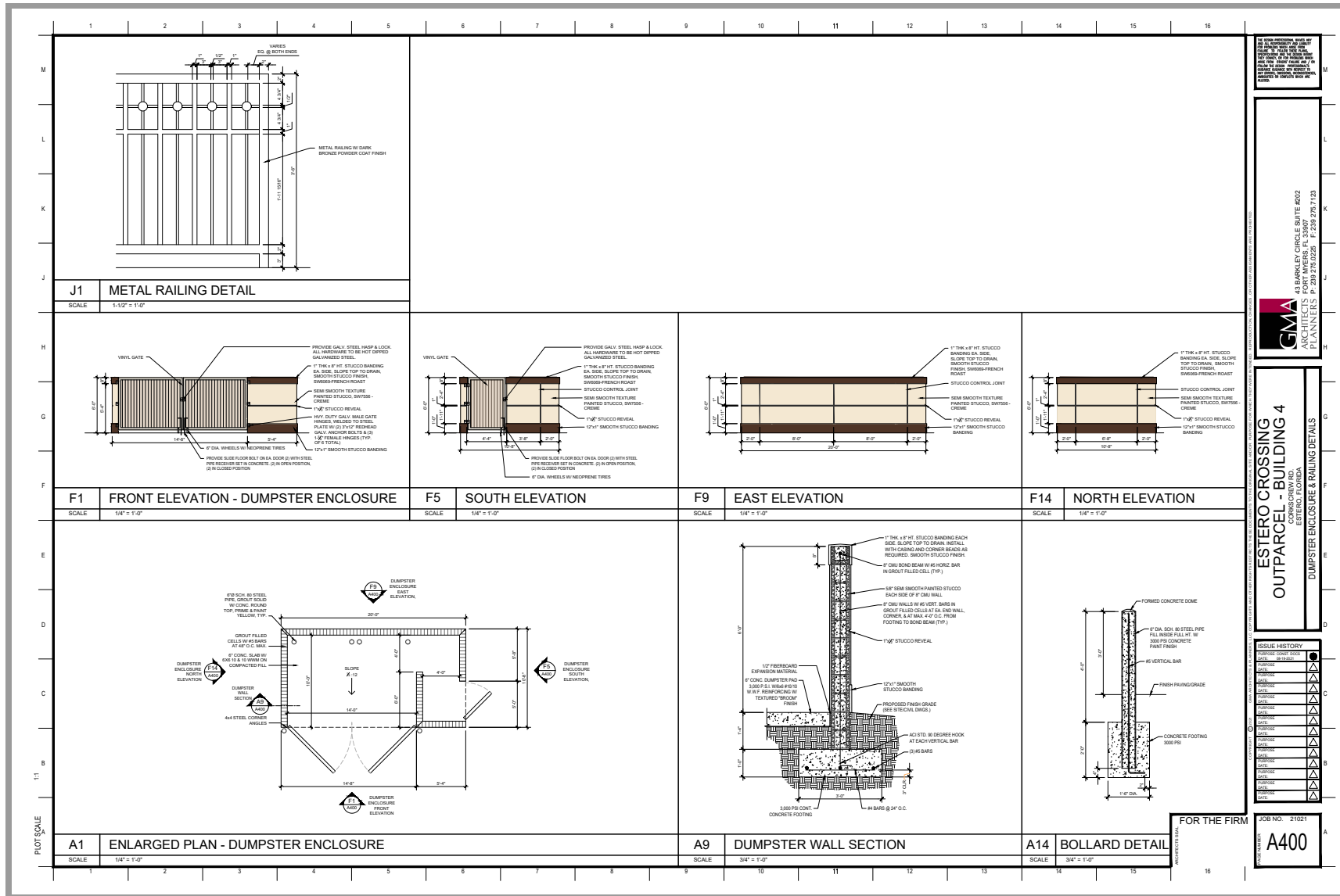












ESTERO CROSSING OAK AND STONE

CORKSCREW ROAD | ESTERO, FLORIDA 33928

CONSULTANTS

Client	5D ESTERO CROSSING, LLC 2639 PROFESSIONAL CIRCLE, SUITE 101 NAPLES, FLORIDA 34119
Civil Engineer	DELSI FITZGERALD, INC 1605 HENDRY STREET FT. MYERS, FLORIDA 33901

PROJECT SITE VICINITY MAP



INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	D.O. PLAN
COVER	COVER	10/26/2021
LC1.00	LANDSCAPE CALCULATIONS	10/26/2021
L1.00	LANDSCAPE DEVELOPMENT PLAN	10/26/2021
LD-1	HARDSCAPE DETAILS	10/26/2021
LD-2	LANDSCAPE DETAILS	10/26/2021
LD-3	LANDSCAPE SPECIFICATIONS	10/26/2021
IR1.0	IRRIGATION DEVELOPMENT PLAN	10/26/2021
IR1.1	IRRIGATION NOTES AND DETAILS	10/26/2021
IR1.2	IRRIGATION SPECIFICATIONS	10/26/2021



ESTERO CROSSING OAK AND STONE
PROJECT NUMBER: 11239

BUILDING PERIMETER PLANT MATERIAL SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DROUGHT TOLERANCE	NOTES
1	BRS	BUDRA BUCIDRAC SHADY LADY	SHADY LADY BLACK OLIVE	12" HT. x 4' 9" SPK. FULL, 2" CAL.	YES	YES
2	LST	LIQUIDAMBAR STRYACIFLUA	SWEET GUM	8-10' HT. x 4' 9" SPK. 2" CAL.	YES	YES
3	SP	SABAL PALMETTO	CABBAGE PALM	STAGGERED 14' C.T. TO 18' C.T.	YES	YES
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12" HT. X 6" SPD., 3" CAL.	YES	YES
8	VM	VEITCHIA NERBIFLUS	CHRISTMAS PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	NO	YES

SHRUBS AND GROUNDCOVER	CA	ORINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA ORINUM LILY	7 GAL., 36" HT. MIN. x 30-36" SPD.	NO	YES
30	O	ORCHIDALANES ICADO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES
15	COE	CONCARPUS ERRECTUS	GREEN BUTTWOOD	7 GAL. 36" HT. x 20" SPD.	YES	YES
5	DMS	DURANATUS ERRECTUS	DURANATA STANDARD	36" HT. x 18" SPK., 28" C.T.	YES	YES
75	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. x 12" SPD. FULL	NO	YES
30	IE	INDRA TIED TAIWAN DWARF	RED TAIWAN INDRA	3 GAL., 30" HT. x 12" SPD. FULL	NO	YES
30	JC	JUNIPERUS CONFERTA COMPACTA	DWARF SHORE JUNIPER	1 GAL., 8" HT. x 12" SPD.	NO	YES
40	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES
40	MFC	MICRODANANES PARSONS COMPACTA	COMPACT SIMPSON STOPPER	3 GAL., 24" HT. x 18" SPK. DENSE	YES	YES
345	MS	MISCANTHUS SINENSIS 'ADMIRG	MADEIRA GRASS	1 GAL., 12" HT. x 8" SPD.	NO	YES
40	MU	MUHLENBERGIA CAPILLARIS	MURLY GRASS	3 GAL., 18-24" HT. X 12-14" SPD.	YES	YES
205	SOS	SORBARISTRUM SECUNDUM	LOPSED INDIANGRASS	1 GAL. 30-36" HT. x 12-14" SPD.	YES	YES
205	SPS	SPARTINA WAREH	SAND CORNGRASS	3 GAL., 18" HT. x 12" SPD.	YES	YES
1	SB	STREITZIA REGINAE	BIRD OF PARADISE	7 GAL., 36" HT. x 24" SPD. FULL	NO	YES
103	TW	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES
15	VOSB	VIBURNUM OBOVATUM	MRS. SCHILLER'S DELIGHT VIB.	3 GAL., 24" HT. x 18" SPK.	YES	YES

NO REQUIRED NATIVE FOUNDATION PLANTING

COMMERCIAL BUILDING PERIMETER PLANTING		
MINIMUM 10% OF GROSS GROUND FLOOR AREA		
7,260 SF	REQUIRED	PROVIDED
PERCENTAGE	10%	26%
AREA IN S.F.	726 SF	1,859 SF
NATIVE PLANTING	726 SF	1,028 SF

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS		
TOTAL VEHICULAR USE AREA (VUA) CALCULATIONS SUBMITTED AND APPROVED AS PART OF ESTERO CROSSING COMMERCIAL DO PLANS		
LANDSCAPED OPEN SPACE		
CALCULATIONS SUBMITTED AND APPROVED AS PART OF ESTERO CROSSING COMMERCIAL DO PLANS.		

NATIVE PLANT MATERIAL REQUIREMENTS		
AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.		
DESCRIPTION	QTY	PERCENT
NATIVE TREE/PALM VARIETIES	4	80%
NON-NATIVE TREE/PALM VARIETIES	1	20%
TOTAL	5	100%
NATIVE SHRUB/LOC VARIETIES	7	51.5%
NON-NATIVE SHRUB/LOC VARIETIES	13	68.5%
TOTAL	14	100%

GENERAL NOTES	
1.	CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2.	DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWING OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3.	THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTINUOUS AND DETAILED INSPECTIONS.
4.	CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, GRADES AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5.	NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6.	ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT INCONSIDERABLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED FDEP PERMIT.
7.	ALL UTILITIES TO REMAIN LIVE AND THAT MUST BE PRESENT: ALL UTILITIES TO REMAIN IN PLACE, AND ALL UTILITIES TO BE REMOVED OR CHANGED SHALL BE IDENTIFIED BY THE CONTRACTOR. CONTRACTOR SHALL CONTACT CITY OF TREASURE ISLAND FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES, AND UTILITIES THAT MUST BE PRESENT.
8.	LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9.	CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE "TRACKING" OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10.	CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11.	IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12.	THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13.	THE CONTRACTOR SHALL PROVIDE A 24-HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14.	UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15.	SIDEWALK / PAVING LAYOUT SHALL BE FIELD STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTOR'S SURVEY CREW. CORRECTIONS OF TRAIL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT.
16.	ALL CONCRETE WORK SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, A SOA COMPLAINT HANDICAP MAPS WILL BE REQUIRED.
17.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18.	CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19.	CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY'S ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20.	ANY CHANGES MADE IN THE FIELD BY THE CONTRACTOR OR OWNER REGARDING THE HANDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH ALL RESULTS AND PROVIDED TO THE OWNER AND L.A.
21.	DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22.	DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

LANDSCAPE MATERIAL QUANTITIES	
SHREDED HARDWOOD MULCH, COLOR COCOA BROWN	26 C.Y.
MEXICAN BEACH STONE	5 C.Y.
BAHIA GRASS (500 1)	4,700 S.F.
OTTRILLIE ST. AUGUSTINE (500 2)	1,350 S.F.
*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEES TO HAVE A MIN. # 20A.	
MULCH RING	

BUFFER PERIMETER CALCULATIONS

PERIMETER BUFFER CALCULATIONS SUBMITTED AND APPROVED AS PART OF ESTERO CROSSING COMMERCIAL DO PLANS



145 South St. S. Ste. 300
St. Petersburg, FL 33716
813.272.8100
CONSULTANTS
DELIC FITEZERALD INC.
1000 HENRY STREET
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278-418-5811
278-418-5117
JANUARY
GMA ARCHITECTURE
41 BARLEY CR #202
FT. MYERS, FLORIDA, 33907
239-275-0225

OWNER
STOCK DEVELOPMENT
2609 PROFESSIONAL CIRCLE, SUITE 102
NAPLES, FLORIDA 34109
239-955-7594

ESTERO CROSSING
OAK AND STONE
CONCRETE ROAD
ESTERO | FLORIDA

PL Registration: LC12000474

D.O. PLANS

ISSUE DATE	DATE
1	1/1/20
2	2/1/20
3	3/1/20
4	4/1/20
5	5/1/20
6	6/1/20
7	7/1/20
8	8/1/20
9	9/1/20
10	10/1/20
11	11/1/20
12	12/1/20

REVISIONS

NO.	DATE	DESCRIPTION
1	1/1/20	1/1/20
2	2/1/20	2/1/20
3	3/1/20	3/1/20
4	4/1/20	4/1/20
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10	10/1/20	10/1/20
11	11/1/20	11/1/20
12	12/1/20	12/1/20

SHEET INFORMATION

JOB NUMBER	2000
DRAWN BY	HB/CS
CHECKED BY	HB/CS

NO SCALE

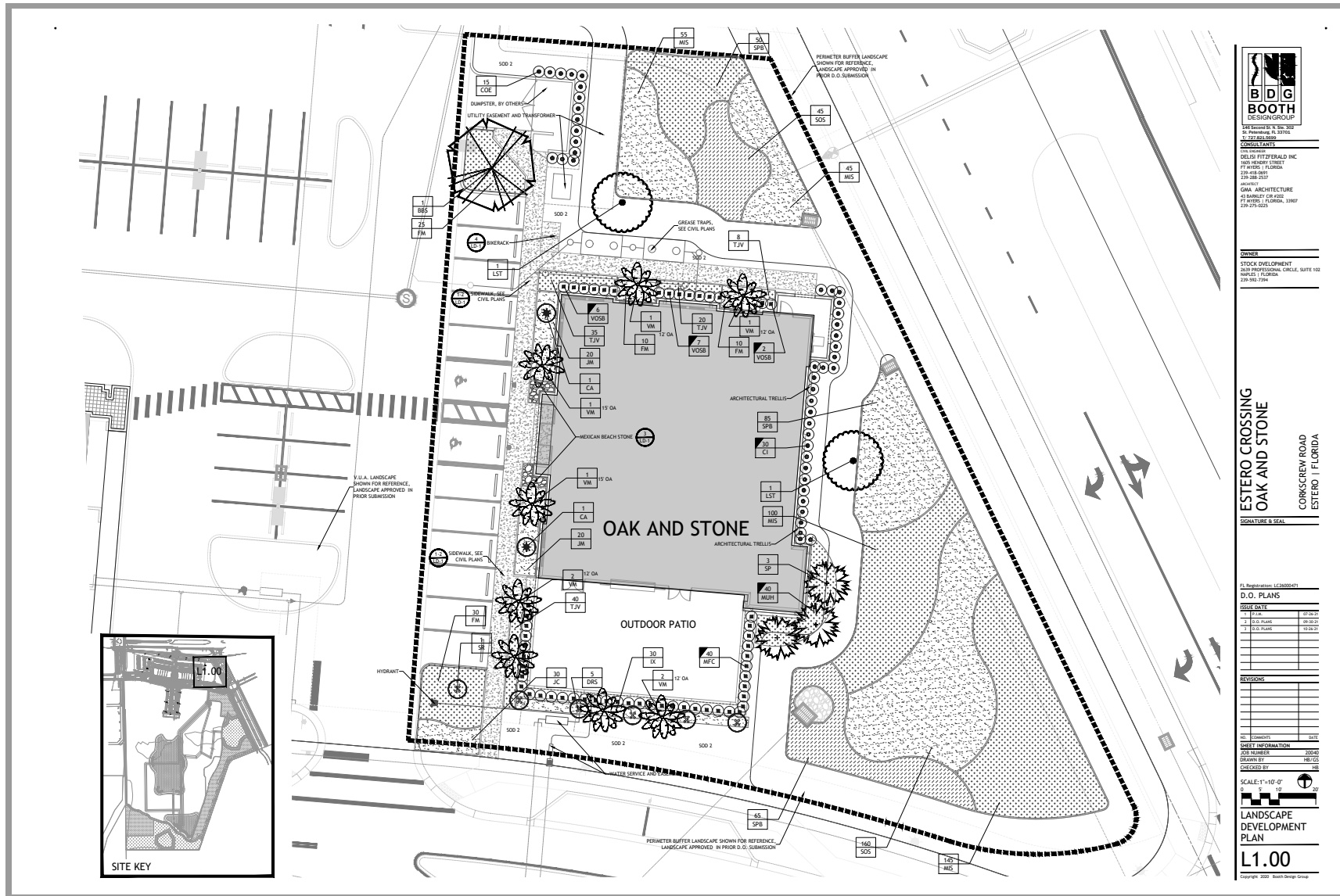


LANDSCAPE
SCHEDULES AND
CALCULATIONS

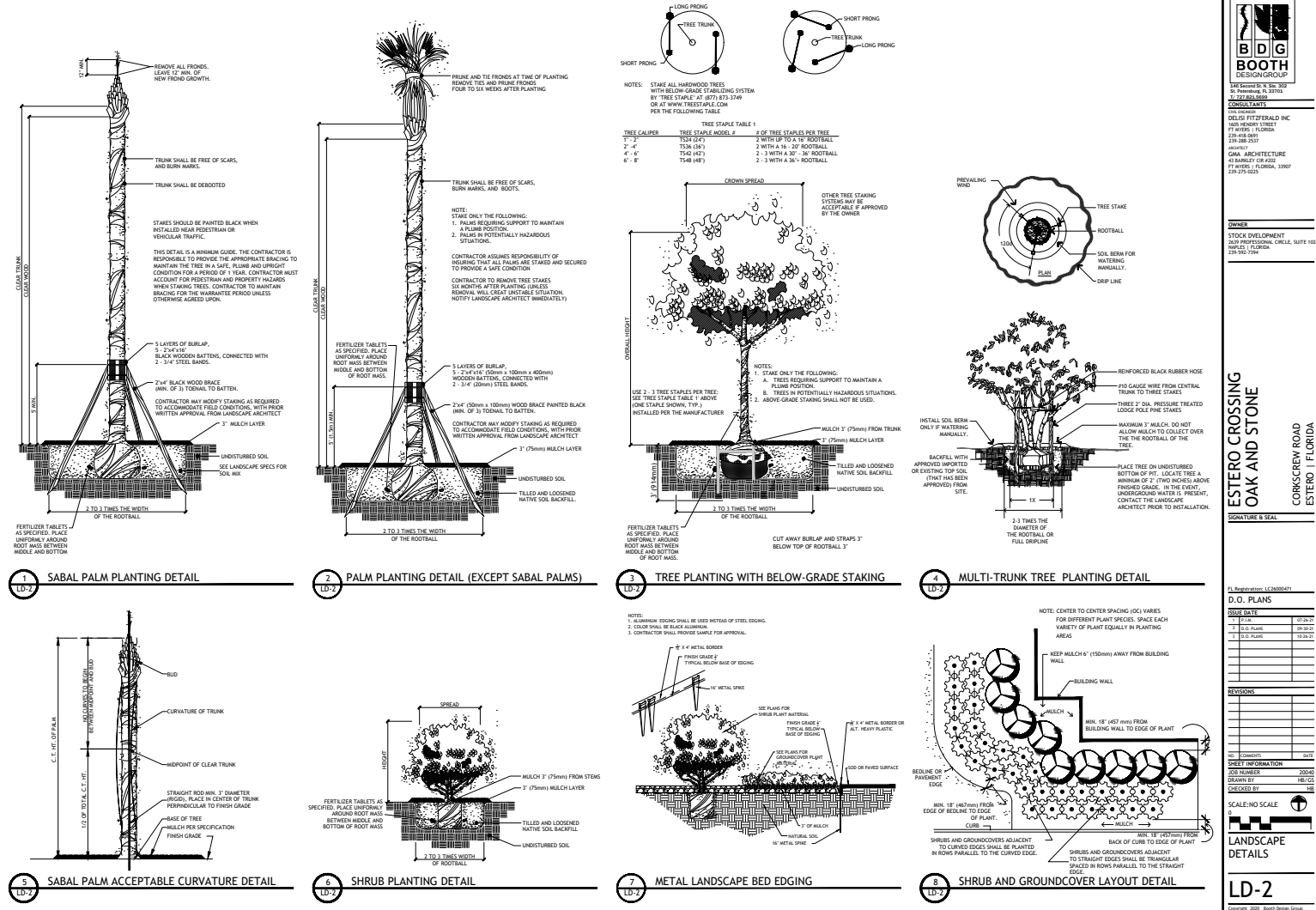
LC- 1.00

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- IRRIGATION SYSTEM TO BE DESIGNED TO ELIMINATE WATERING OF IMPERVIOUS SURFACES







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ESTERO CROSSING - OAK & STONE – PZDB MEETING

ESTERO, FL
November 9, 2021

CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*



BOOTH DESIGN GROUP, *Landscape Architecture*



BOOTH DESIGN GROUP
landscape architecture • planning • urban design

GMA ARCHITECTS AND PLANNERS, *Architect*



DELSI FITZGERALD, INC., *Civil Engineering*



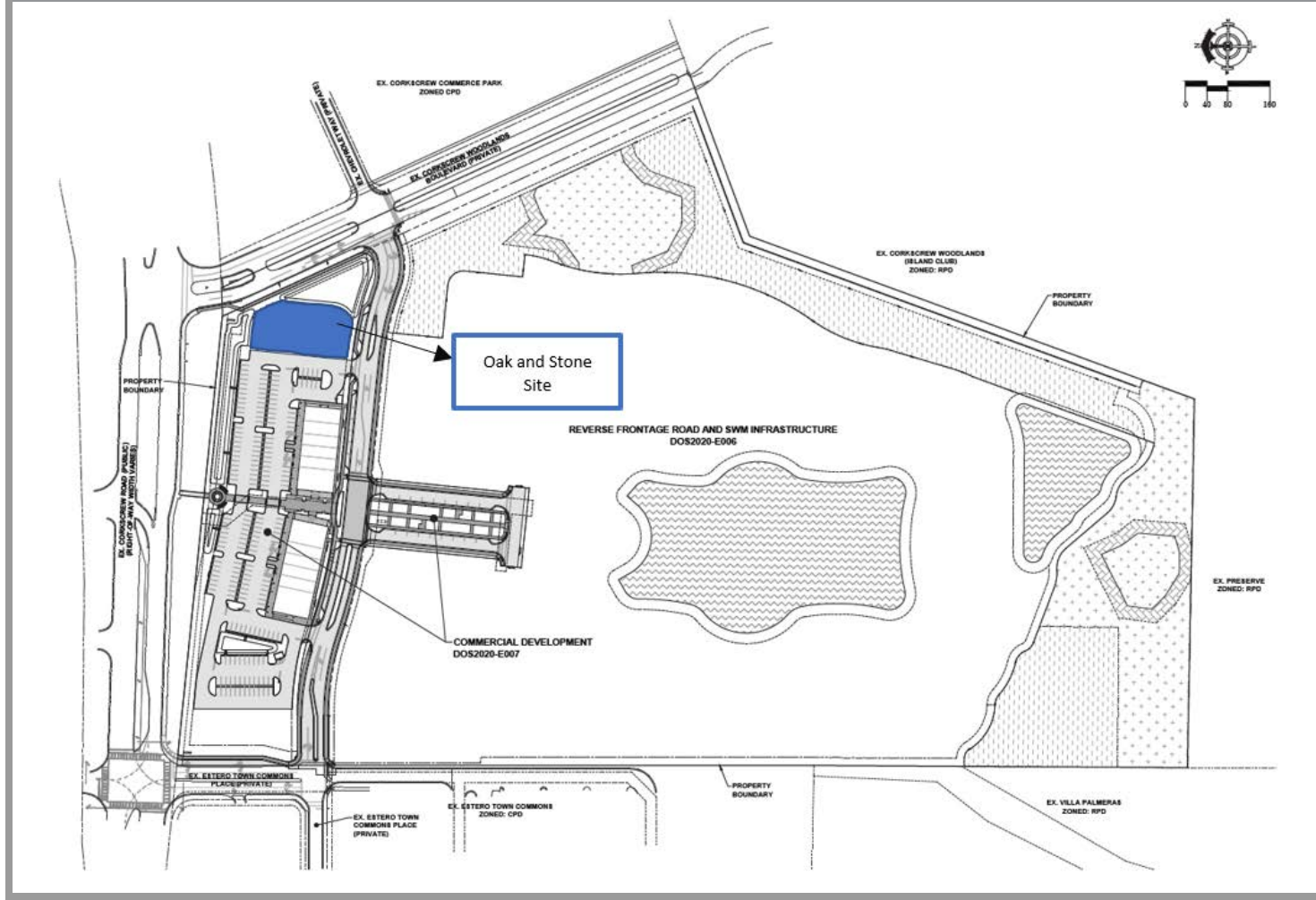
ESTERO CROSSING

VICINITY MAP



ESTERO CROSSING

SITE CONTEXT



PIM COMMENTS

COMMENTS FROM JUNE 8, 2021 PIM MEETING

COMMENT: VISIBILITY OF SERVICE FUNCTIONS

RESPONSE/REVISION: TOWER ADDED TO SHEILD SERVICE DOOR AT BUILDING; SCREEN WALL ADDED AT DUMPSTER ENCLOSURE TO SHEILD ENTRY.

COMMENT: VIEW OF BACK OF BUILDING (PRIMARY FAÇADE)

RESPONSE/REVISION: REAR FAÇADE ENHANCED WITH ARCHITECTURAL ELEMENTS, TOWER ADDED AT CORNER TO SHIELD SERVICE DOOR, ADDITIONAL TREES ADDED BEHIND BUILDING.

COMMENT: BUILDING SIGNAGE

RESPONSE/REVISION: PROPOSED WALL SIGNAGE INCLUDED ON BUILDING ELEVATIONS; SIGN DETAIL PROVIDED.

COMMENT: OUTDOOR SEATING FENCING/SCREENING

RESPONSE/REVISION: FENCING IS PROPOSED AND HAS BEEN ADDED TO ELEVATION.

COMMENT: CONSISTENCY WITH PATTERN BOOK

RESPONSE/REVISION: THIS BUILDING NOT SPECIFICALLY INCLUDED IN PATTERN BOOK. COLORS AND MATERIALS CONSISTENT AND COMPLIMENTARY TO PREVIOUSLY APPROVED COMMERCIAL BUILDINGS.

BUILDING PERIMETER PLANT MATERIAL SCHEDULE

LANDSCAPE MATERIAL QUANTITIES	
SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	28 C.Y.
MEXICAN BEACH STONE	.5 C.Y.
BANJA GRASS (500 1)	4,700 S.F.
CYTRILLUE ST. AUGUSTINE (500 2)	1,350 S.F.
*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4" DIA. MULCH RING	

PERIMETER BUFFER CALCULATIONS SUBMITTED
AND APPROVED AS PART OF ESTERO CROSSING
COMMERCIAL DO PLANS

NATIVE PLANT MATERIAL REQUIREMENTS		
AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.		
DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	4	80%
NON-NATIVE TREE/PALM VARIETIES	1	20%
TOTAL:	5	100%
NATIVE SHRUB/GC VARIETIES	7	31.5%
NON-NATIVE SHRUB/GC VARIETIES	13	68.5%
TOTAL:	20	100%

[illegible]

- 1488 Second St. N. Ste. 302
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P: 727-831-5699
- CONSULTANTS**
- CIVIL ENGINEER**
DELISH FITZGERALD INC
1905 HENDRY STREET
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239-288-2537
- ARCHITECT**
GMA ARCHITECTURE
43 BARKLEY CIR #202
FT MYERS | FLORIDA, 33907
239-275-0225
- OWNER**
- STOCK DEVELOPMENT**
2639 PROFESSIONAL CIRCLE, SUITE
NAPLES | FLORIDA
239-592-7394

**ESTERO CROSSING
OAK AND STONE**

CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC36000471
D.O. PLANS

ISSUE DATE		
1	P.L.B.	07-26
2	S.O. PLANS	09-30
3	S.O. PLANS	10-16

REVISIONS

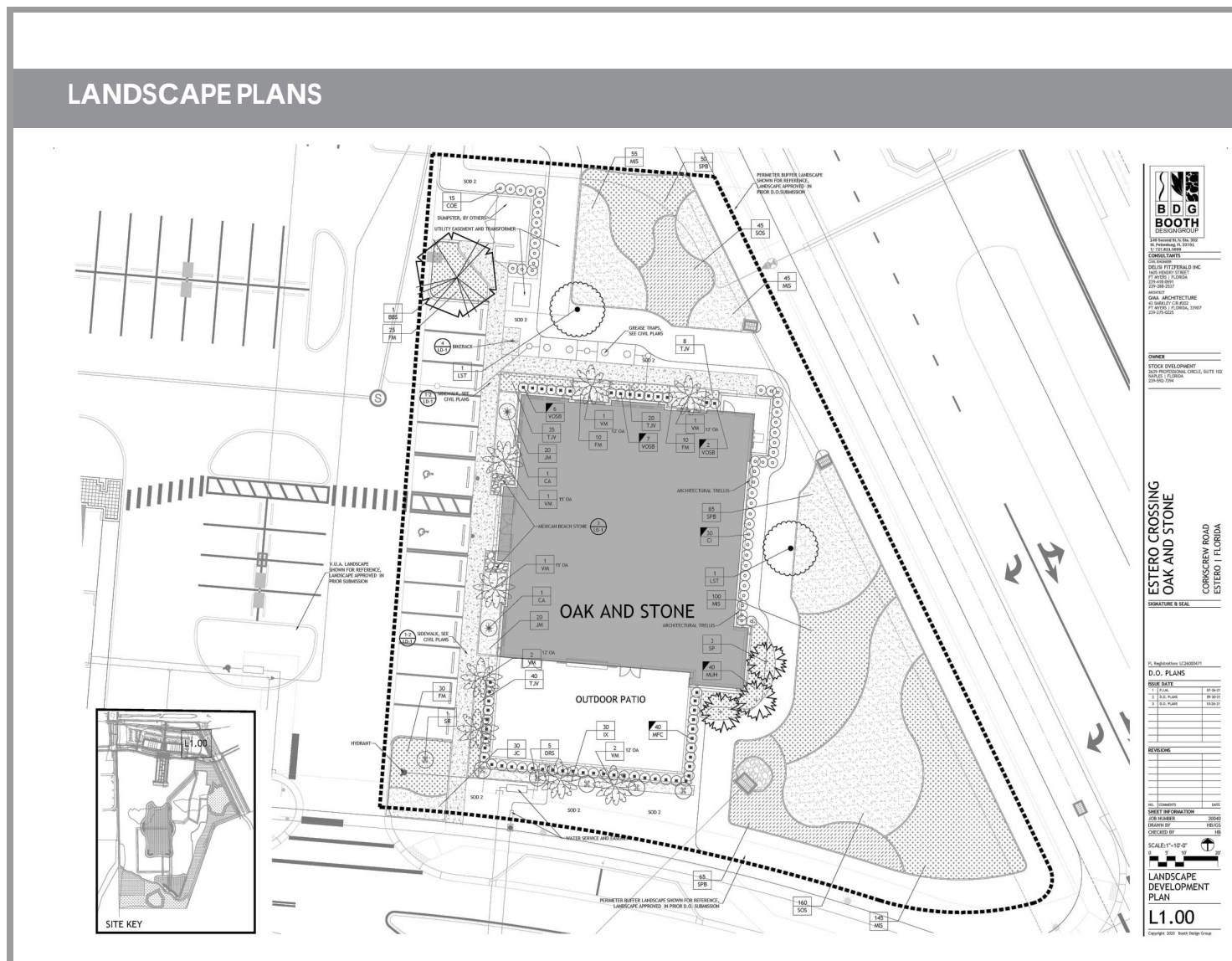
NO.	COMMENTS	DATE
SHEET INFORMATION		
JOB NUMBER	200	
DRAWN BY	HB/A	
CHECKED BY		

NO SCALE

LANDSCAPE
SCHEDULES AND

LC- 1.00

LANDSCAPE PLANS



ARCHITECTURAL PLANS

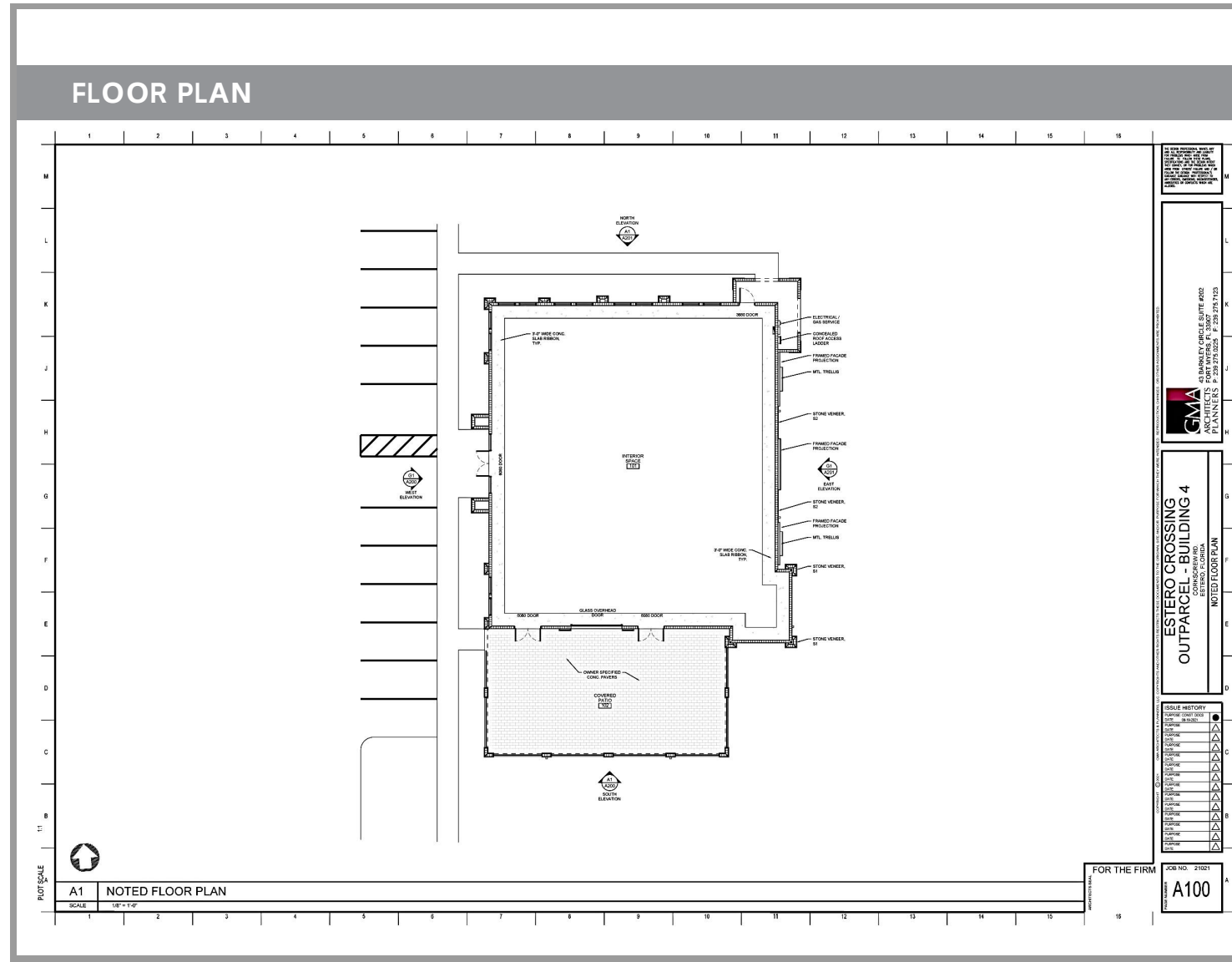
ESTERO CROSSING - BUILDING 4

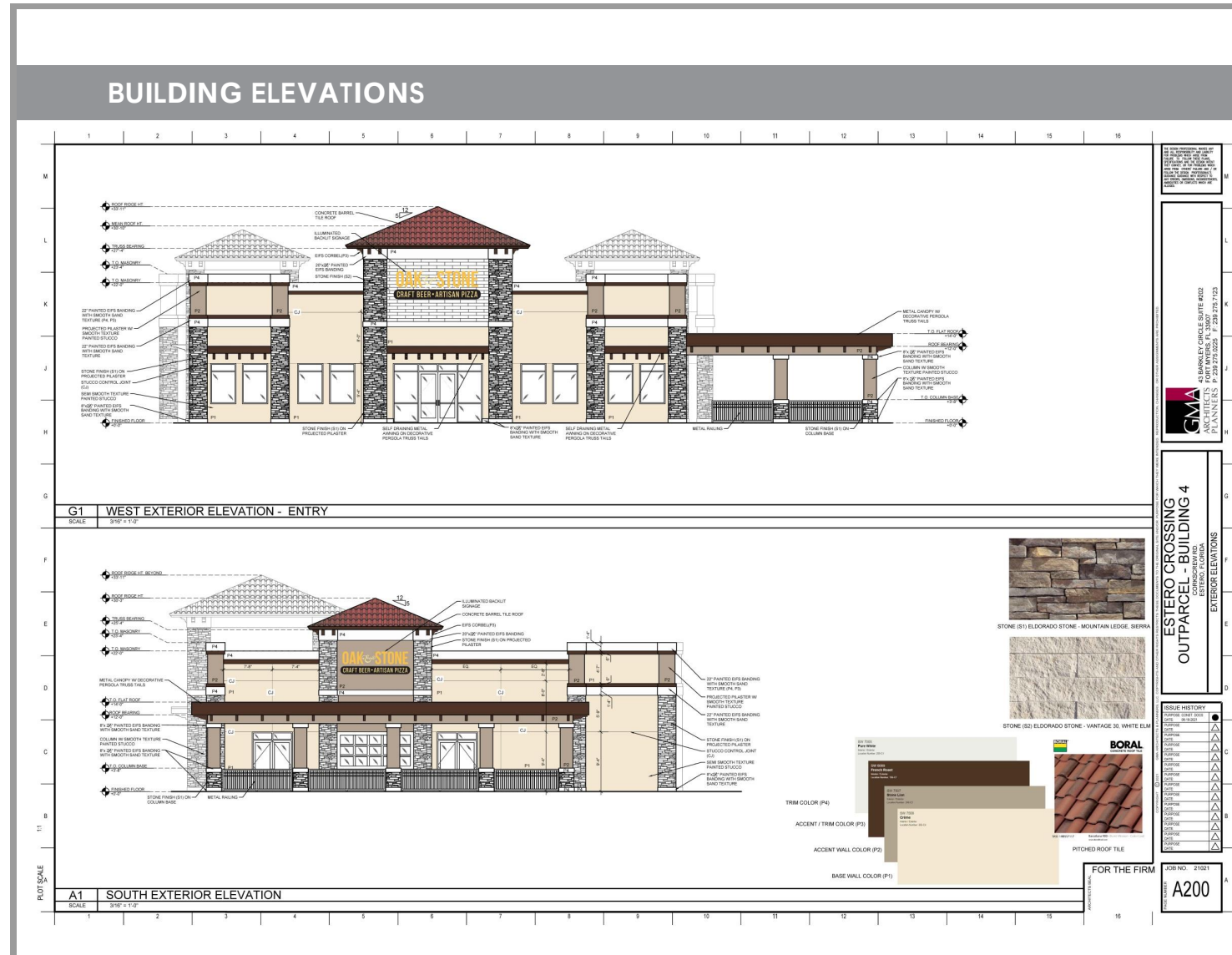
CORKSCREW RD.
ESTERO, FL 33928
STRAP : 35-46-25-E1-U2192.2338

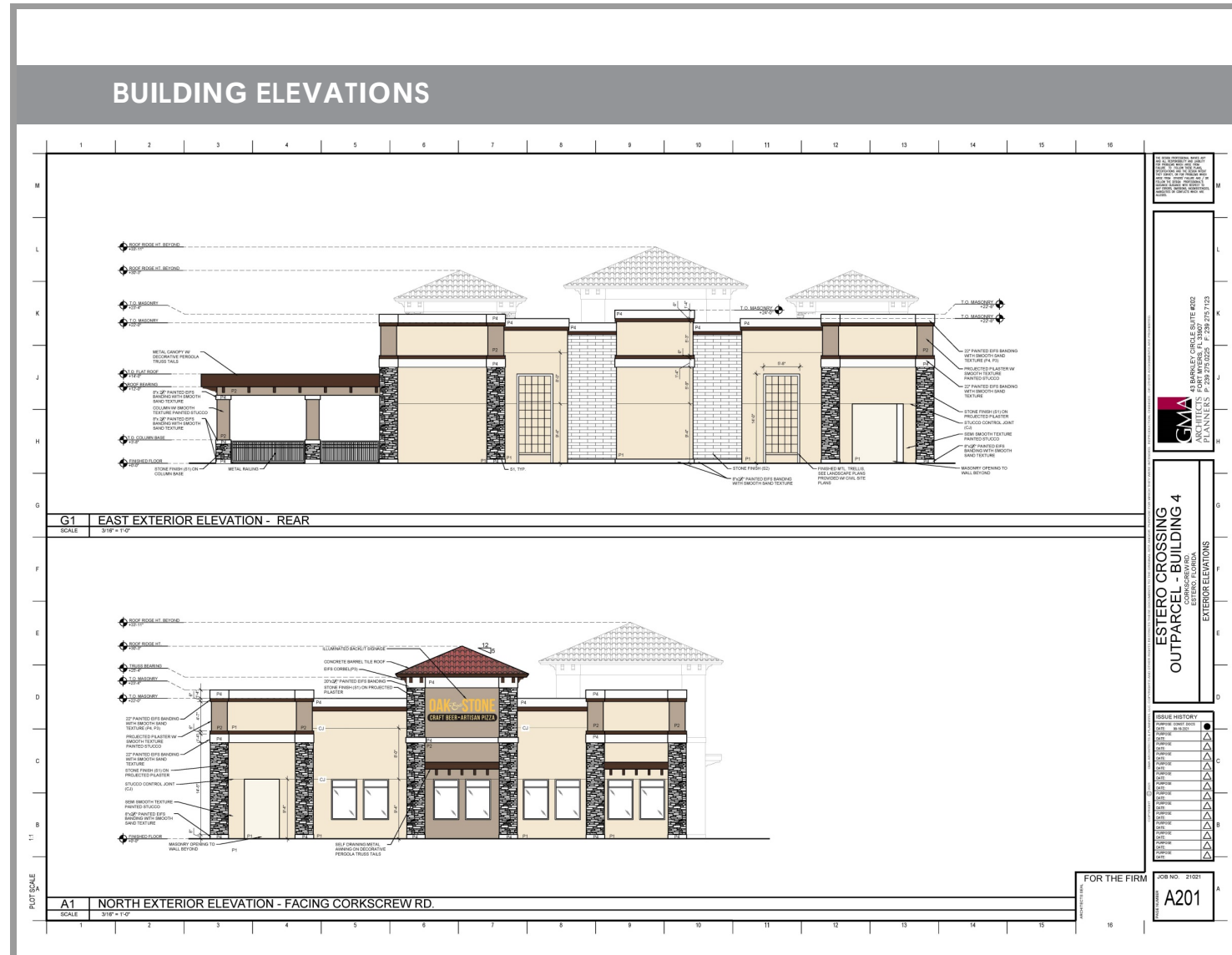


ARCHITECTURAL PLANS – NORTHEAST PERSPECTIVE









SIGNAGE

ASSOCIATED BUILDERS
AND CONTRACTORS
"STEP" SILVER AWARD

WINNER EDC
WALL OF FAME
MANUFACTURING CO.
OF THE YEAR

WINNER THE GREATER
SARASOTA CHAMBER OF
COMMERCE SMALL
BUSINESS OF THE YEAR

Specifications



MANUFACTURE & INSTALL TWO (2) SETS OF ILLUMINATED CHANNEL LETTERS MOUNTED TO STONE WALLS.

COLOR SCHEDULE:

3M VINYL #3630-25 SUNFLOWER	PRINTED VINYL TO MATCH PMS #1205c	3M VINYL #3635-22B BLOCKOUT	TO MATCH PARAPET (FOE WOOD) EXACT T.B.D.

CHANNEL LETTER SQUARE FOOTAGE:

3'-10" x 13'-4" = 51.1 SQUARE FEET

GENERAL SPECIFICATIONS:

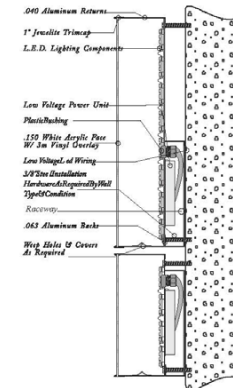
SIGN TO BE MANUFACTURED TO U.L. STANDARDS & BEAR MARK. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL CODES.

STD. CHANNEL LETTER R/WAY SPECIFICATIONS / COLORS:

RETURNS: .040 x 5" / BLACK
BACKS: .063 BEBOND / BLACK
INTERIOR: #W550 PURE WHITE
TRIMCAP: 1" / BLACK
FACES: 3/16" PLEX / WHITE W/ 3M VINYL APPLIED FIRST SURFACE
LEDs: PRINCIPAL WHITE FUSION 5 P-LEDs
RACEWAY: NONE

ELECTRICAL INSTALLATION		
120v	240v	277v
GREEN = GND	GREEN = GND	GREEN = GND
WHITE = (-)	WHITE = (+)	ORANGE = (-)
BLACK = (+)	BLACK = (+)	GREY = (+)

CONTAINS ONE OR MORE OF THE FOLLOWING COMPONENTS	
UL Listed wire, UL Recognized AWM, and UL Listed connectors, UL listed	UL Listed wire, UL Recognized AWM, and UL Listed connectors, UL listed
600V NM-B, 100% copper, 100% aluminum, 100% copper, 100% aluminum	600V NM-B, 100% copper, 100% aluminum, 100% copper, 100% aluminum
IDEAL UL LISTED WIRELUMS - 718, 728, 738, 748 AND/OR 758	IDEAL UL LISTED WIRELUMS - 718, 728, 738, 748 AND/OR 758
PRINCIPAL LED POWER SUPPLIES - PLS-PL-PS-60-12	PRINCIPAL LED POWER SUPPLIES - PLS-PL-PS-60-12
ALLISON UL LISTED BALLASTS - TRANSFORMERS	ALLISON UL LISTED BALLASTS - TRANSFORMERS



Gulf Coast Signs of Sarasota, Inc.
1713 Northgate Blvd, Sarasota, FL 34234
(941)335-8841 / (800)741-1916
Fax: (941)335-3154
Contact: Hidayet Kutat @ ext. 220
Email: h.kutat@gulfcoastsigns.com

DESIGN # 19B141-R2-1/5 **DATE:** 7/23/19

SCALE: NONE

DRAWN BY: MRD

JOB NAME: OAK & STONE - NAPLES

ADDRESS: LOGAN'S LANDING

CITY: NAPLES **STATE:** FL **ZIP:** 34119

CUSTOMER APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED
DATE: / /
BY: _____

THIS DESIGN (EXCEPT REGISTERED OR EXISTING TRADEMARKS) IS THE PROPERTY OF GULF COAST SIGNS OF SARASOTA, INC. AND SHALL NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. USE OF THIS DESIGN WILL CONSTITUTE VIOLATION OF INTELLECTUAL PROPERTY RIGHTS; AS SUCH USER WILL BE SUBJECT TO MINIMUM \$500 DESIGN FEES PLUS ADDITIONAL ACTION AS DETERMINED BY GCS

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. This sign has been designed in accordance with the Florida building code 2017, 6th edition.

SIGNAGE

ASSOCIATED BUILDERS
AND CONTRACTORS
"STEP" SILVER AWARD

WINNER EDC
HALL OF FAME
MANUFACTURING CO.
OF THE YEAR

WINNER THE GREATER
SARASOTA CHAMBER OF
COMMERCE SMALL
BUSINESS OF THE YEAR

Elevation

LOGO & HOURS FRONT DOOR GRAPHICS



MANUFACTURE & INSTALL TWO (2) SETS OF WINDOW VINYL FOR FRONT DOORS

COLOR SCHEDULE:

3M VINYL #3630-25 SUNFLOWER	PRINTED VINYL TO MATCH PMS#1205C	3M VINYL #3635-22B BLOCKOUT



Gulf Coast Signs of Sarasota, Inc.
1713 Northgate Blvd, Sarasota, FL 34234
(941)355-8841 / (800)741-1916
Fax: (941)351-5154
Contact: Hidayet Kutat @ ext. 220
Email: h.kutat@gulfcoastsigns.com

DESIGN #19B141-R2-4/5 DATE: 7/23/19

SCALE: NONE

DRAWN BY: MRD

JOB NAME: OAK & STONE - NAPLES

ADDRESS: LOGAN'S LANDING

CITY: NAPLES STATE: FL ZIP: 34119

CUSTOMER APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED

DATE: / /

BY: _____

THIS DESIGN (EXCEPT REGISTERED OR EXISTING TRADEMARKS) IS THE PROPERTY OF GULF COAST SIGNS OF SARASOTA, INC. AND SHALL NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. USE OF THIS DESIGN WILL CONSTITUTE VIOLATION OF INTELLECTUAL PROPERTY RIGHTS; AS SUCH USER WILL BE SUBJECT TO MINIMUM \$500 DESIGN FEES PLUS ADDITIONAL ACTION AS DETERMINED BY GCS

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign
This sign has been designed in accordance with the florida building code 2017, 6th edition.



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

REQUEST IS FOR: Public Informational Meeting

1. Applicant/Project Name: Downtown Estero, Chris Molloy, Buckingham Development
2. Address: 8321, 8501, 8571 Broadway E, Estero, FL 33928
3. Strap Number: See Attachment
4. Application Number: _____

5. Type of Application (check appropriate type(s)):
- | | |
|--|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development –Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Plat | ☐ Vacation |
- ☒ Other Development Order
(Specify)

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

Construction of the backbone infrastructure and initial phase of the Downtown Estero Mixed Use Project.

The infrastructure will include the internal spine road with connections to US 41 & Broadway Avenue, the

master SWM System and water and sewer connections. The initial phase of development will include 2

vertically integrated mixed use buildings and a third residential building with amenity space in lieu of non-

residential uses. Overall perimeter buffers, streetscape and internal landscaping will also be included.

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

10/14/2021
Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA 33928
PHONE (239) 221-5036**



DOWNTOWN ESTERO - PUBLIC INFORMATION MEETING

ESTERO, FL
November 9, 2021

INTRODUCTION

NOVEMBER 9, 2021 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE DOWNTOWN ESTERO PROJECT
- INTRODUCE BUCKINGHAM COMPANIES AND DESIGN TEAM
- REVIEW VISION AND PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR INFRASTRUCTURE, BUFFERS, INDIGENOUS PRESERVE AND INITIAL DEVELOPMENT PHASE OF THE PROJECT INCLUDING 300 MF UNITS AND 10,000 SF OF COMMERCIAL SPACE.

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*



BOOTH DESIGN GROUP, *Landscape Architecture*



LRK ARCHITECTS, *Architect*



DELISI FITZGERALD, INC., *Civil Engineering*



DOWNTOWN ESTERO



Buckingham is a full service real estate company that specializes in

- Development
- Construction
- Property Management
- Asset Management
- Funds Management
- Renovation/Repositioning
- Acquisition Analysis
- Public/Private Partnerships
- Marketing Services
- Design



GIVING BACK.

BUCKINGHAM.COM



BUCKINGHAM: CASE STUDY – BUILD TO CORE

AERTSON MIDTOWN | NASHVILLE, TN

Aertson Midtown is a mixed-use project located within the Midtown neighborhood of Nashville, TN, adjacent to Vanderbilt University and the famed Music Row. The project consists of 350 luxury apartment units, the 180-room Kimpton Aertson Hotel, 36,000 SF of street level retail space and structured parking providing 635 spaces.

Aertson Midtown highlights Buckingham's fully integrated platform as the property's developer, contractor, manager, and owner.

FEATURES & AMENITIES

- Roof Pool Terrace with Full-Service Bar
- In Room Dining from Kimpton Aertson Hotel
- Elevator Access to All Floors
- Resident Experience Program
- Exquisite Resident Center and Lounge
- Fire Pit Lounge on Pool Terrace with Outdoor Kitchens
- Lifestyle Street Level Retail
- Garage Structure & Valet Parking
- Bike Shop & Storage, and Bike Share Services Available
- Sky Terrace and Art Gallery
- Fitness Center
- Dog Park and Wash Stations
- Music and Theater Room



18
BUCKINGHAM COMPANIES

BUCKINGHAM: CASE STUDY – BUILD TO CORE

CITYWAY | INDIANAPOLIS, IN

10-acre neighborhood in the heart of downtown Indianapolis that includes a 209-room luxury hotel, 652 apartments, 100,000 square feet of retail and office space, as well as a state-of-the-art YMCA. Contemporary art is incorporated throughout the public spaces, including more than ten site-specific commissions for The Alexander hotel and graffiti art in the parking garages.

CityWay highlights Buckingham's fully integrated platform as the property's developer, contractor, manager, and owner.

FEATURES & AMENITIES

- Restaurants at Street Level
- Structured Garage Parking
- Balconies or Rooftop Terraces in Select Homes
- Exposed Duct Work and Brick Walls
- Full Size Washer/Dryer in Unit
- Modern Kitchens with Clean Steel Appliances
- Penthouse Apartments available
- Two Pools
- Spectacular Views of the Downtown Skyline
- Granite Countertops & Plank Floors
- Amenity Lounges, Rooftop Lounge, Game Rooms, Fitness
- Bark Park



19
BUCKINGHAM COMPANIES

VICINITY MAP



PROJECT INFORMATION & HISTORY

PROJECT INFORMATION

- AREA: 34.4 ACRES
- ZONING: MIXED USE PLANNED DEVELOPMENT (MPD)
- RESOLUTIONS: Z-10-017, ADD2014-00157
- ROADWAY FRONTAGE: US 41 & BROADWAY AVE. E.

HISTORY

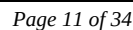
- PROPERTY ACQUIRED 2006
- REZONE APPLICATION FILED IN 2009 TO REZONE TO MIXED USE PLANNED DEVELOPMENT, APPROVED BY BOCC ON MARCH 7, 2011
- SFWMD ERP 36-07447-P ISSUED IN 2010
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD PERMIT MODIFIED IN 2014 FOR CURRENT MCP LAYOUT
- FDOT NOTICE OF INTENT FOR FULL MEDIAN OPENING WITH CROSS ACCESS JULY 2015

ENTITLEMENTS

CURRENT ENTITLEMENTS

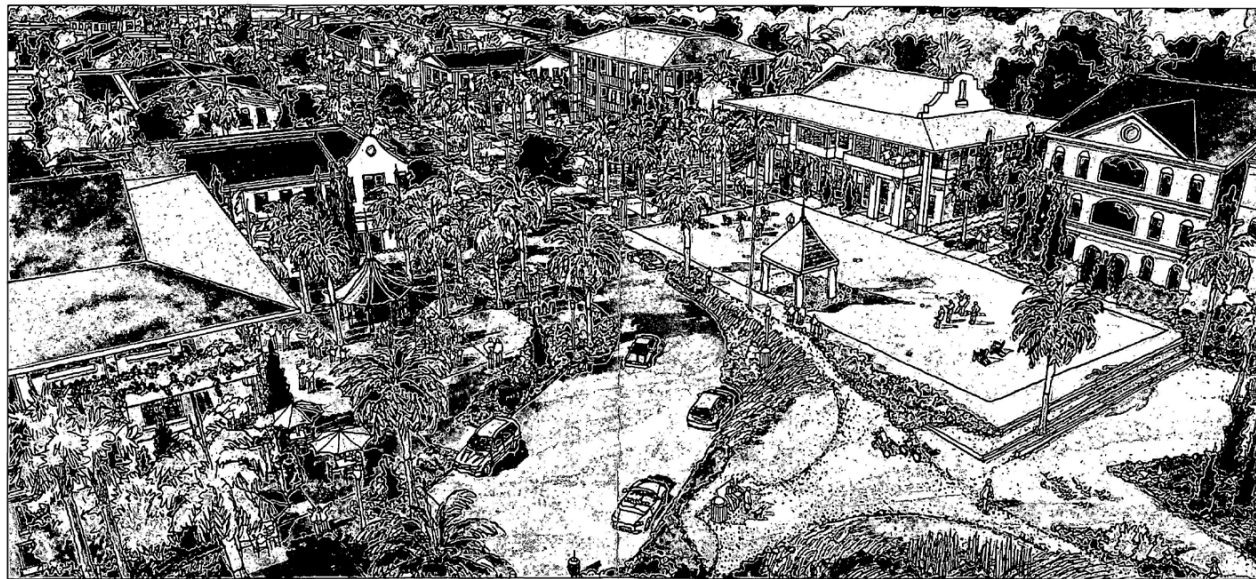
- 310 DWELLING UNITS
- 200,000 SQUARE FEET OF COMMERCIAL USES (115,000 MAX RETAIL)
- 125 HOTEL ROOMS
- ALF/ILF/CCF (MAXIMUM OF 50 EQUIVALENT DU's)
- APPROVED USES INCLUDE TYPICAL COMMERCIAL/RETAIL USES
- 50,000 SF SINGLE USE RETAIL CAP

eting - PACKET - (Page 141 of 173)



PATTERN BOOK

Downtown Estero



DESIGN FRAMEWORK & GUIDEBOOK

DCI 2009-

The Community of Estero in Lee County, Florida

March 2010
version 1.0

PATTERN BOOK

TRANSPORTATION FRAMEWORK

DCI 2009-00010

PURPOSE & INTENT

The Transportation Section of this document is intended to describe the hierarchical components and the relationships of the vehicular circulation system. (Policy 4.3.3.k) The Downtown Estero street network provides for access to parking areas while creating a walkable place. (Policy 4.1.2) Currently the exact access location onto Broadway Avenue is still being determined. As a result, we have provided an alternative plan that provides the desired regulatory spacing from the intersection to our south boundary. In either case, the principles of the plan do not change, however some basic reorganization in the southern area of the plan is required. The primary organizing feature of this framework is the *Main Street* and it provides for:

- A Sense of Place
- Traffic Calming & Safety in the Public Realm
- Multiple Routing Options
- Provision of Access to services and facilities

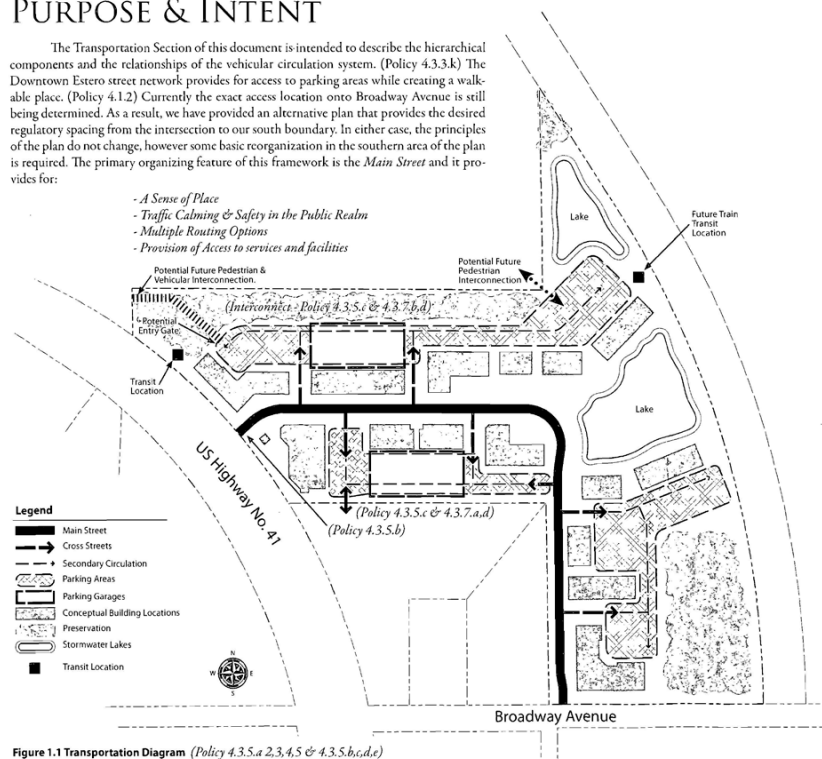


Figure 1.1 Transportation Diagram (Policy 4.3.5.a, 2.3.4.5 & 4.3.5.b,c,d,e)

TRANSPORTATION HIERARCHY:

Integral to the Downtown Estero concept is the implementation of a "Main Street" environment that feels and functions like a small local pre-existing piece of the areas existing community and further extends and enhances the immediate street network and Community Realm. (Policy 4.3.7) Within Downtown Estero there is a hierarchical transportation network further described below:

1. **Main Street** acts as the primary organizing feature of Downtown Estero, allowing for ingress/egress from bounding streets, providing on-street parking, and directing vehicular traffic towards the Cross Streets. All buildings located along Main Street must orient a primary facade towards Main Street. (Policy 4.3.3, 4.3.4.a & 4.3.5.a1,2)
2. The **Cross Streets** will provide vehicular access to parking areas located to the rear of lots and behind the buildings oriented along Main Street. Cross Streets also provide access to the Secondary Circulation System and further reinforce the street network. Facilities, if they exist, such as drive-thru's will be oriented to Cross Street and the Secondary Circulation System so as to not interrupt the primary street - Main Street. (Policy 4.3.5.d)
3. The **Secondary Circulation System** is a system of connected parking aisles that provide access between different lots in the rear of the lot. This connective network system provides access for service and deliveries, and provides, in some areas, an alternative for vehicular traffic flow to help disburse traffic, and to provide for vehicular through traffic if Main Street were to be blocked off to allow for on-street activities, such as festivals, farmer's markets, or other community events.
4. **Parking Areas** in Downtown Estero will be located towards the rear of the lot, behind the buildings they serve. Parking will be provided along the front of the buildings through the use of on-street parking along Main Street and any Cross Streets. These parking areas will be designed to meet the minimum standards set forth by Lee County, unless stated otherwise. To maintain design and development flexibility, these parking areas will be designed to accommodate multi-level parking decks without obstructing the Secondary Circulation System. (Policy 4.3.3.h. & 4.3.4)
5. If Downtown Estero is built to maximize its full program and the opportunities present for a vibrant pedestrian-oriented mixed-use community it may be necessary to construct **Parking Garages (Structures)** to accommodate the demand for automobile parking. These garages, if constructed may be thoughtfully placed and screened from Main Street, placed behind the buildings towards the rear of the lot, and will be designed to preserve the functionality of the Secondary Circulation System so that project wide connectivity is preserved within the lots. (Policy 4.3.4, 4.3.4.c & 4.3.5.a1,2)

RECEIVED
MAR 23 2010
COMMUNITY DEVELOPMENT

PATTERN BOOK

URBAN DESIGN & ARCHITECTURE FRAMEWORK

OCI 2009-00010

PURPOSE & INTENT:

The Urban Design and Architecture Section of this document is intended to describe the fundamental and basic urban design and architectural vision for the plan. This section conveys the different components of the plan and establishes a design framework that will provide for flexibility through build-out while creating a consistent urban form. (Policy 4.3.2.c) The Urban Design Framework for Downtown Estero can be broken down into three primary zones that contribute to shaping the user experience. From most active to least active, they are:

- Main Street and Public Realm
- Building Mass/Envelope
- Parking Areas and Passive Open Space

These zones are further described through the remainder of the Urban Design and Architecture Section.

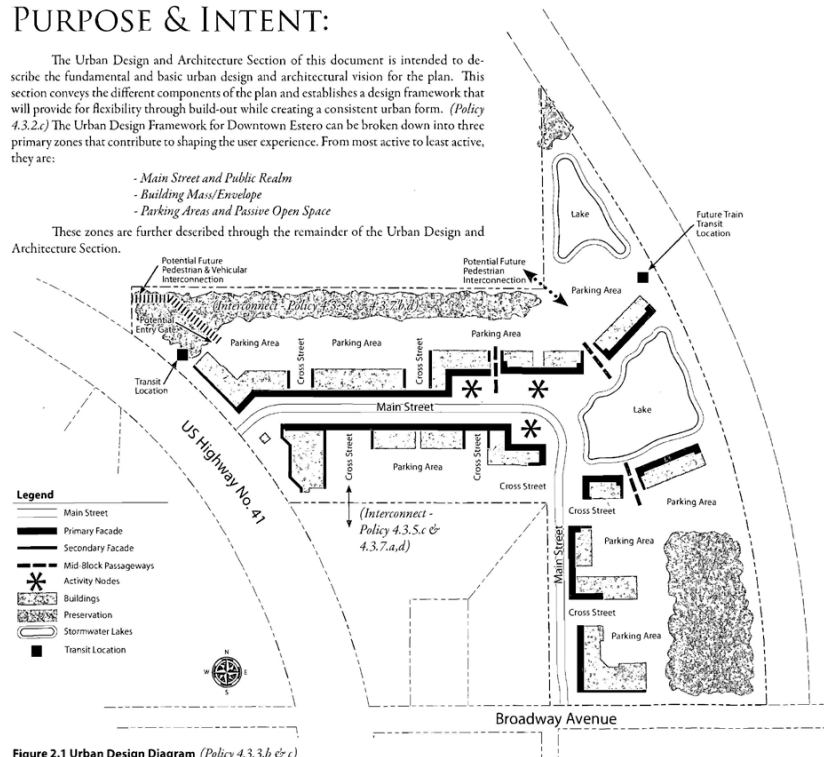


Figure 2.1 Urban Design Diagram (Policy 4.3.3.b & c)

URBAN DESIGN COMPONENTS:

Within the Urban Design Framework a number of components define the user experience at Downtown Estero. They are as follows:

1. **Main Street** in Downtown Estero will be the primary organizing element. It is the physical design relationships between Main Street, the public realm, and buildings that will create a pedestrian environment. This promotes pedestrian activity and commerce, elevates the role of building architecture in the creation of an interesting place, and provides a framework by which buildings can be sited within the village while allowing for flexibility in their location during the build-out of the project. The location of buildings is preliminary and conceptual. So long as the principles of the plan are honored, buildings may be moved. To achieve this, some simple guidelines must be followed. (Policy 4.3.3.b)

2. Each building in Downtown Estero will have a **Primary Facade**. The primary facade, essentially, is the vertical building mass, or "street wall", placed along Main Street, or a component of the Open Space & Public Realm that helps define a pedestrian environment. The Primary Facade should maintain architectural elements appropriate to its style to generate visual interest. These might include arcades, balconies, awnings, light fixtures, door and window openings, cornices, signs, awnings, etc. Primary facade elements contribute to the milieu that creates an interesting and vibrant pedestrian friendly place. (Policy 4.3.3.k, 4.3.4.b,c,d)

3. Along with the Primary Facade, buildings in Downtown Estero will have a **Secondary Facade**. In these instances, the building will carry the architectural elements of the Primary Facade "around the corner" to provide a transition into a parking area or an adjacent Right-of-Way.

4. **Mid-block Passageways** will be provided in key positions in Downtown Estero providing pedestrian access through buildings from the rear set parking areas into the Main Street area. Mid-block Passageways are required in a few strategic locations as shown, but are encouraged other places to create variety throughout the community. In addition to these passageways, Courtyards, Throughways, and Cross Street Pedestrian Areas will provide conduit for pedestrians to access parking areas and Main Street. These passageways can be open-air or covered, internal to a building or external. All of these mechanisms provide for the pedestrian orientation of the project. (Policy 4.3.3.a,b,d,f,g)

5. Within Downtown Estero, there are multiple **Activity Nodes** that provide for these places of experience. These nodes, the urban plazas and formal park, are located in within reasonable proximity to one another to create a continued sense of experience within the varied place that is Downtown Estero. (Policy 4.3.3.c,b)

PATTERN BOOK

URBAN DESIGN & ARCHITECTURE FRAMEWORK

PURPOSE & INTENT:

In an effort to create an interesting and varied Place, the architectural styles of buildings will be different yet complementary to create a cohesive, project-wide aesthetic. Buildings in Downtown Estero will incorporate architectural elements derived from three different architectural styles: Coastal Vernacular, Mediterranean Revival, and Anglo-Caribbean. (Policy 4.3.2.e & 4.3.3.g) While these three architectural styles were developed at different periods and in different places, they all evoke an aesthetic applicable to the Community of Estero. Further, they can be incorporated individually into a project if a framework has been provided that guides the placement and articulation of building features.

While the development will not preclude any architectural style, the developer has identified the 3 distinct yet complementary architectural styles that will serve as the cornerstone of the architectural framework of the community. This allows for a mix in style and design of buildings while providing flexibility in the final architectural plans that will respond to the needs and desires of the users. Great care will be taken to ensure that the styles are executed in a complimentary manner and provide the diversity desired in the community character.

Primary and Secondary building facades are oriented to Main Street, Cross Streets, or some component of the Public Realm and Open Space System. All parking lots, service and storage areas, and parking facilities will be placed behind the building and the facades facing these uses may be more simple and utilitarian in their architectural expression.

Architectural components such as arcades, balconies, bay windows, signage, lighting, eaves, and cornices may encroach into a street consistent with Figure 2.3. Primary Facades will not exceed 100 feet without a vertical break, from roof line to ground plane, of at least 18 inches.

COASTAL VERNACULAR



Figure 2.6 Architectural Precedent Imagery by Style

MEDITERRANEAN REVIVAL



ANGLO-CARIBBEAN



PATTERN BOOK

URBAN DESIGN & ARCHITECTURE FRAMEWORK



DCI 2009-00010

MEDITERRANEAN REVIVAL STYLE

Mediterranean Revival architecture is characterized by the use of stucco for masonry wall finishes, low-pitched barrel-tiled roofs, asymmetrical massing elements, ornamentation at windows, entries and corners, and vertically proportioned windows and doors.

Mediterranean Revival buildings rarely use porches on the ground floor, however, they use arcades, balconies, loggias, and courtyards extensively, creating a strong relationship between the inside and outside of the structure. Flat roofs with parapet walls or a cornice are commonly used in lieu of the low-pitched barrel tile.

Windows and trim are often ornately detailed and create a hierarchy between walls and openings, sometimes iron work is used as a functional and/or decorative feature.



8. Precedent Example of building variety, color, mass, shape, material, form and scale



1. Precedent Example of building elevation, mass, shape and form



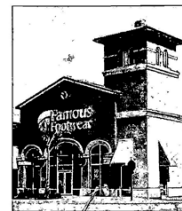
2. Precedent Example of building variety, color, mass, shape and material



3. Precedent Example of building scale, mass layering, shape and form



4. Precedent Example of building materials



5. Precedent Example of building elevation and mass



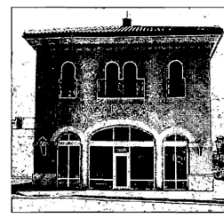
6. Precedent Example of building mass



7. Precedent Example of building elevation, color and mass



9. Precedent Example of building elevation and mass



10. Precedent Example of building elevation and mass



11. Precedent Example of building details, accents, materials, elevation and mass



PATTERN BOOK

OPEN SPACE & PUBLIC REALM FRAMEWORK

PURPOSE & INTENT:

The Open Space and Public Realm Section of this document is intended to illustrate the variety of components present in Downtown Estero. This urban environment is comprised of a hierarchy of hardscapes, landscapes, amenities, and passive areas that together create a walkable street oriented village with a strong civic / community benefit component that has adequate public space with opportunities for relaxation, entertainment, socialization, exercise, and commerce. Present is a hierarchy of streets and the regulation of the block lengths that further embed the urban qualities of this plan. (Policy 4.3.7.e) This hierarchy extends from the open-air public plaza where seating, bicycle facilities and urban street furniture are present to the recreational trail and the passive space around the lake. This plan sets forth a vision for a complete and cohesive mixed-use village that is envisioned to be full of activity from morning to night. (Policy 4.3.3.a,b,c,d,e,f,g,h,i) The graphic below shows conceptual locations of key open space and public realm components. Figures 3.2 - 3.4 show conceptually and diagrammatically what these spaces might look like.

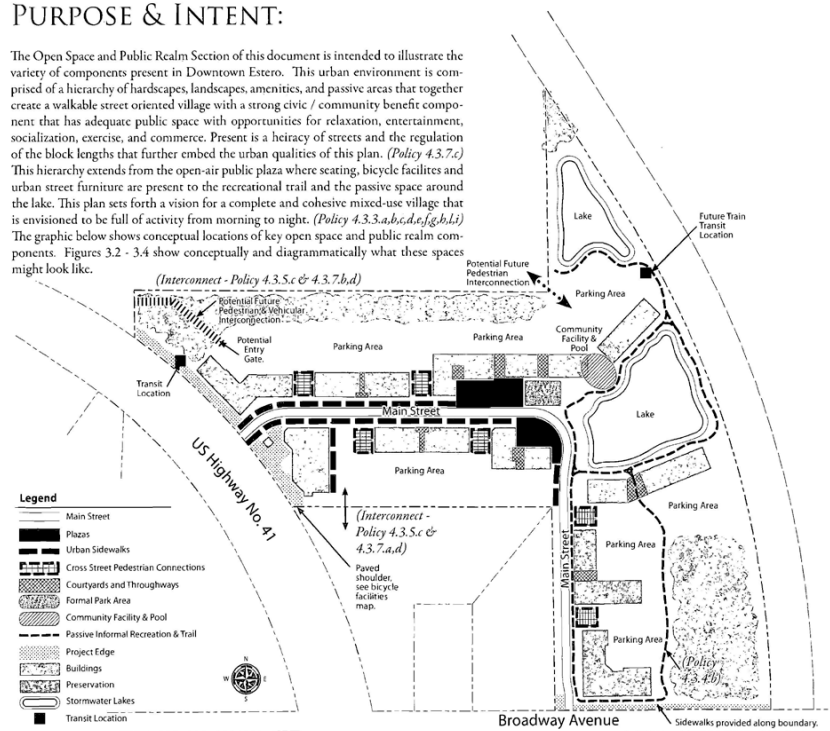


Figure 3.1 Open Space and Public Realm Diagram (Policy 4.3.2.b, 4.3.3.a,b,c,d, 4.3.4.b,c,d & 4.3.3.f)

OPEN SPACE & PUBLIC REALM

Within Downtown Estero there will be a variety and hierarchy of open space and public realm components. All of these components are considered, by definition, the necessary open space and public realm components required in the calculation. (Policy 4.3.6) These components are referenced in Figure 3.1 and details about them are as follows:

1. **The Plazas** within Downtown Estero will typically be publicly accessible mixed hardscape and landscape features that provide opportunities for social gatherings, commerce, relaxation, and/or any other use appropriate for a public venue. (Policy 4.3.2.b & 4.3.6.a,c)
2. **Urban Sidewalks** identified on the Open Space and Public Realm diagram are the primary linear pedestrian element to the plan and will provide a mixed edge with landscape and hardscape in front of the primary façades within Downtown Estero. (Policy 4.3.3.a)
3. **Courtyards and Throughways** are the secondary pedestrian element of Downtown Estero. Courtyards are smaller more private spaces that vary in size or orientation to the building(s) and public area that they are adjacent to. Current locations shown are conceptual.
4. **Cross Street Pedestrian Connections** are pedestrian facilities such as sidewalks and landscape areas that accompany Cross Streets to transition Main Street to the rear set parking areas. The goal is to create a street like environment in this transitional area.
5. Centrally located within Downtown Estero, **The Formal Park Area** provides a landscape venue for public recreational events and sporting, such as bocce, lawn bowling, badminton, concerts, etc. It is intended for the Formal Park to be a well-manicured event space, as opposed to the majority of the overall landscaped park space within the community, which is passive and informal in nature. (Policy 4.3.3.d,f)
6. **The Passive Informal Recreation and Trail** encompasses all public space around the Stormwater Lake Feature, as well as a loop pedestrian trail that provides a facility for exercise, dog-walking, and access to the center of the community for residents of the multi-family residential and the Adult Congregate Living Facility. (Policy 4.3.3.c,d,f & 4.3.6.b)
7. **The Community Facility and Pool** will be the primary conventional amenity for the multi-family residential and will include a pool, patio, and bathrooms for their use. This facility is private and provided for the residential component of this project.
8. **Preserve Areas** on site will be maintained and managed as required, providing valuable indigenous habitat that serves as a dramatic backdrop to the active uses of Downtown Estero. Where practicable, these preserve areas will serve to amenitize recreational trails and informal passive recreation areas. Passive Recreation is an allowable use in this area.
9. **The Stormwater Lake Feature** is a centrally located stormwater pond, wrapped with recreational trail and fronted by multi-family residential that provides a valuable open space amenity for Downtown Estero. (Policy 4.3.3.c & 4.3.6.b)
10. **The Project Edge (& Other)** is a landscape treatment area that is a "front door" statement for the project and may include landscaping, stormwater and architectural elements. Other Open Space features and amenities of the site include landscape buffers, dry retention areas, landscape islands and other parking lot landscape areas, and passive, unprogrammed open space areas within Downtown Estero. Bicycle access is provided for throughout the site and bicycle parking areas shall be placed intermittently among the buildings, plazas, open space and parking areas to provide adequate facilities for the Village. (Policy 4.3.3.i)

Page 18

PATTERN BOOK

URBAN DESIGN & ARCHITECTURE FRAMEWORK

DOI 2009-00010

PURPOSE & INTENT:

The Urban Design and Architecture Section of this document is intended to describe the fundamental and basic urban design and architectural vision for the plan. This section conveys the different components of the plan and establishes a design framework that will provide for flexibility through build-out while creating a consistent urban form. (Policy 4.3.2.c) The Urban Design Framework for Downtown Estero can be broken down into three primary zones that contribute to shaping the user experience. From most active to least active, they are:

- Main Street and Public Realm
- Building Mass/Envelope
- Parking Areas and Passive Open Space

These zones are further described through the remainder of the Urban Design and Architecture Section.

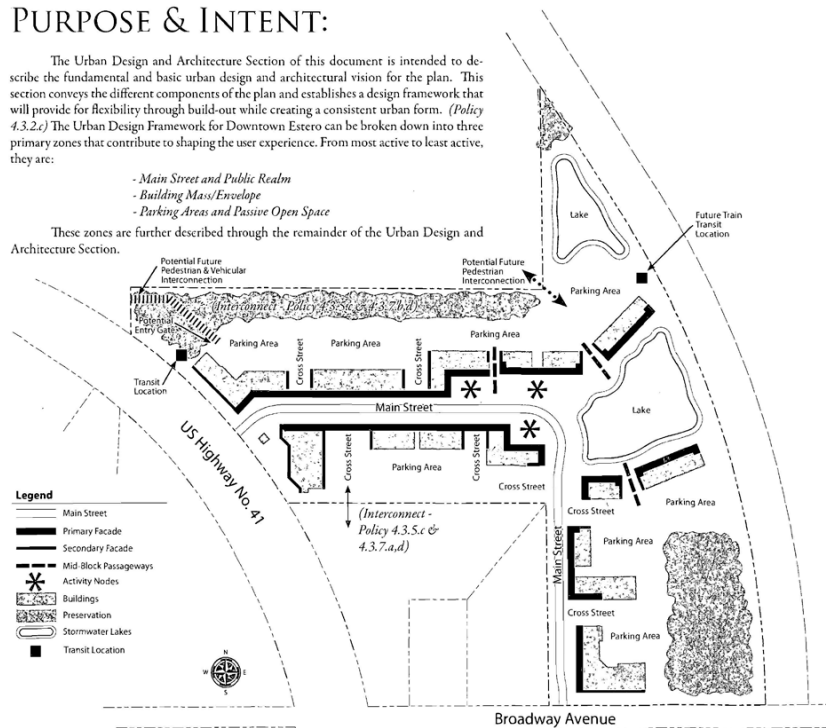


Figure 2.1 Urban Design Diagram (Policy 4.3.3.b & c)

URBAN DESIGN COMPONENTS:

Within the Urban Design Framework a number of components define the user experience at Downtown Estero. They are as follows:

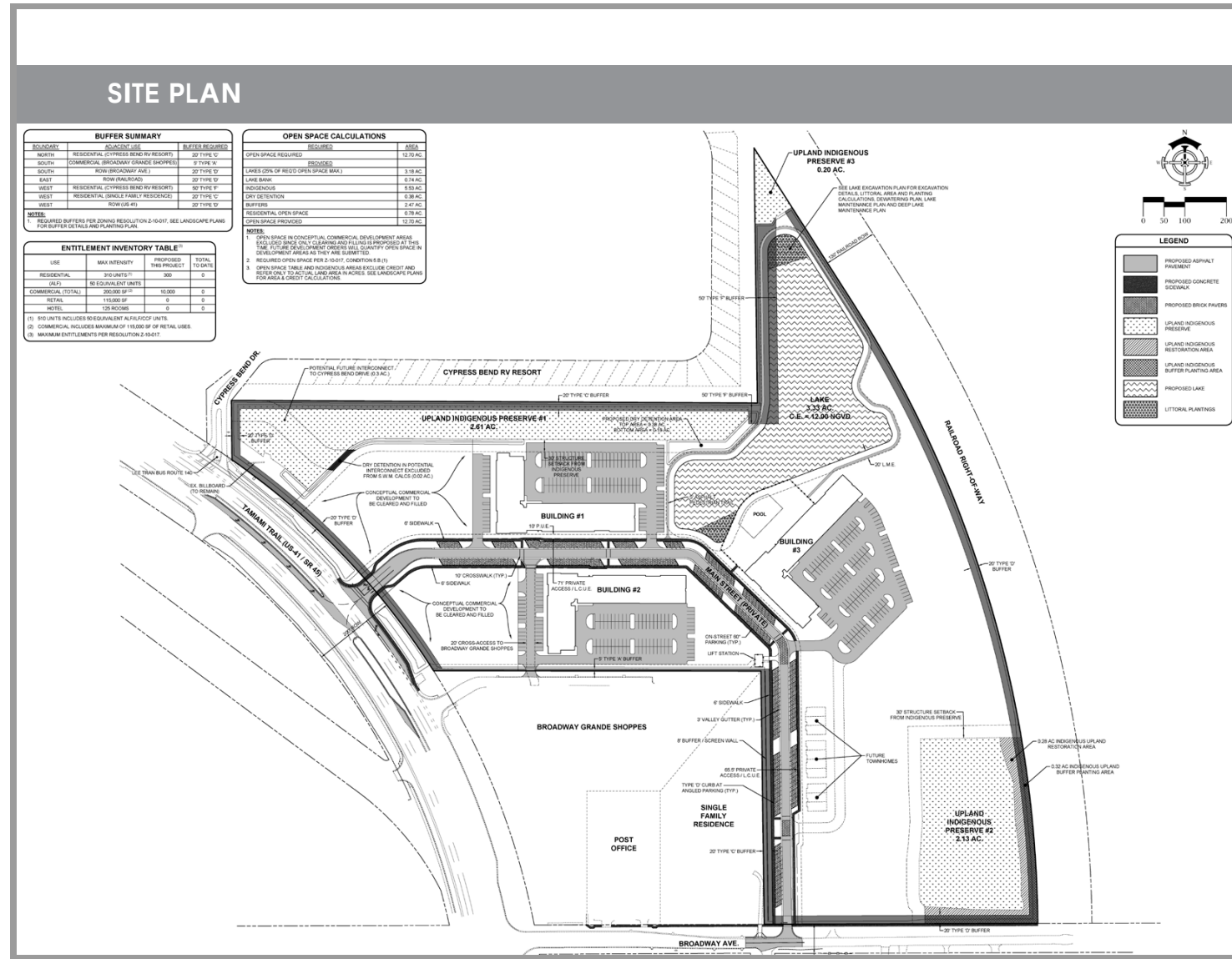
1. **Main Street** in Downtown Estero will be the primary organizing element. It is the physical design relationships between Main Street, the public realm, and buildings that will create a pedestrian environment. This promotes pedestrian activity and commerce, elevates the role of building architecture in the creation of an interesting place, and provides a framework by which buildings can be sited within the village while allowing for flexibility in their location during the build-out of the project. The location of buildings is preliminary and conceptual. So long as the principles of the plan are honored, buildings may be moved. To achieve this, some simple guidelines must be followed. (Policy 4.3.3.b)

2. Each building in Downtown Estero will have a **Primary Facade**. The primary facade, essentially, is the vertical building mass, or "street wall", placed along Main Street, or a component of the Open Space & Public Realm that helps define a pedestrian environment. The Primary Facade should maintain architectural elements appropriate to its style to generate visual interest. These might include arcades, balconies, awnings, etc. Primary Facades should contribute to the milieu that creates an interesting and vibrant pedestrian friendly place. (Policy 4.3.3.k, 4.3.4.b,c,d)

3. Along with the Primary Facade, buildings in Downtown Estero will have a **Secondary Facade**. In these instances, the building will carry the architectural elements of the Primary Facade "around the corner" to provide a transition into a parking area or an adjacent Right-of-Way.

4. **Mid-block Passageways** will be provided in key positions in Downtown Estero providing pedestrian access through buildings from the rear set parking areas into the Main Street area. Mid-block Passageways are required in a few strategic locations as shown, but are encouraged other places to create variety throughout the community. In addition to these passageways, Courtyards, Throughways, and Cross Street Pedestrian Areas will provide conduit for pedestrians to access parking areas and Main Street. These passageways can be open-air or covered, internal to a building or external. All of these mechanisms provide for the pedestrian orientation of the project. (Policy 4.3.3.a,b,d,f)

5. Within Downtown Estero, there are multiple **Activity Nodes** that provide for these places of experience. These nodes, the urban plazas and formal park, are located in within reasonable proximity to one another to create a continued sense of experience within the varied place that is Downtown Estero. (Policy 4.3.3.c,b)



LANDSCAPE / HARDSCAPE DESIGN – SITE PLAN



LANDSCAPE / HARDSCAPE DESIGN - STREETSCAPE



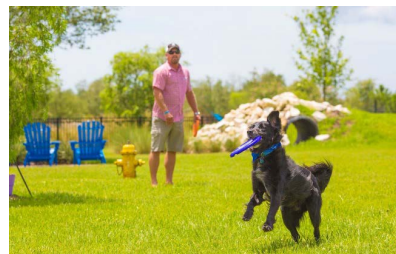
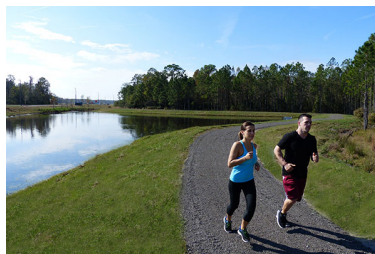
- Streetscape developed off the main street model to promote a safe and active pedestrian-oriented environment.
- Courtyards, throughways and cross street pedestrian areas provide ease of access to and from the local amenities.



LANDSCAPE / HARDSCAPE DESIGN – AMENITIES AND PUBLIC SPACES



- Amenity pool overlooking lake
- Multi-use community park
- Lake-side recreation path
- Community dog park
- Indigenous preserve



LANDSCAPE/HARDSCAPE DESIGN - LANDSCAPE PALETTE

Sample Landscape Palette

PLANTINGS

- Palms and ornamentals trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscaping will reduce visibility of the community from surrounding properties and provide noise attenuation

LANDSCAPE

Including buffers, the indigenous area, landscaped areas and the pond, the entire site as planned is over 50% pervious (green)



DURANTA STANDARD*



JATROPHA



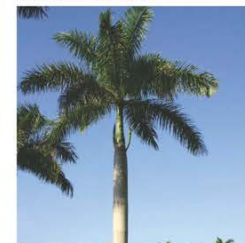
CLERODENDRUM



SABAL PALM*



ALEXANDER PALM



ROYAL PALM*



GREEN ISLE FICUS



IXORA



MUHLY GRASS*



'BLUE MY MIND' BLUE DAZE



DWARF FIREBUSH*

* FLORIDA NATIVE SPECIES

LANDSCAPE/HARDSCAPE DESIGN - BUFFERS



— TYPE “A” BUFFER

MINIMUM WIDTH- 5'
 MINIMUM NUMBER OF TREES- 4 TREES/100 L.F.
 MINIMUM NUMBER OF SHRUBS- 20 SHRUBS/100L.F.

— TYPE “C” BUFFER

MINIMUM WIDTH- 20'
 MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
 MINIMUM NUMBER OF SHRUBS- 36” STAGGERED
 DOUBLE ROW HEDGE

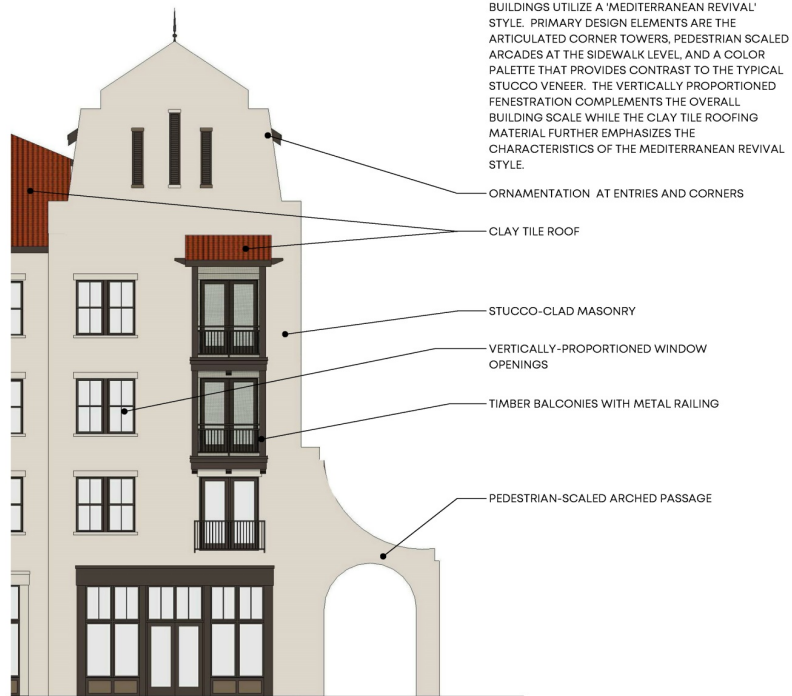
— TYPE “D” BUFFER

MINIMUM WIDTH- 20'
 MINIMUM NUMBER OF TREES- 5 TREES/100 L.F.
 MINIMUM NUMBER OF SHRUBS- 36” STAGGERED
 DOUBLE ROW HEDGE

— TYPE “F” BUFFER

MINIMUM WIDTH- 50'
 MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
 MINIMUM NUMBER OF SHRUBS- 36” STAGGERED
 DOUBLE ROW HEDGE

ARCHITECTURAL CHARACTER



PAINTED STUCCO



PAINTED FIBER CEMENT TRIM



CLAY TILE ROOF



PAINTED FIBER CEMENT PANELS



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ARCHITECTURAL CHARACTER



ARCHITECTURAL DESIGN PERSPECTIVE



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ARCHITECTURAL DESIGN - ELEVATIONS



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BUILDING 1 - PRIMARY ELEVATIONS

Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN - ELEVATIONS



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BUILDING 2 - PRIMARY ELEVATIONS
Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN - ELEVATIONS



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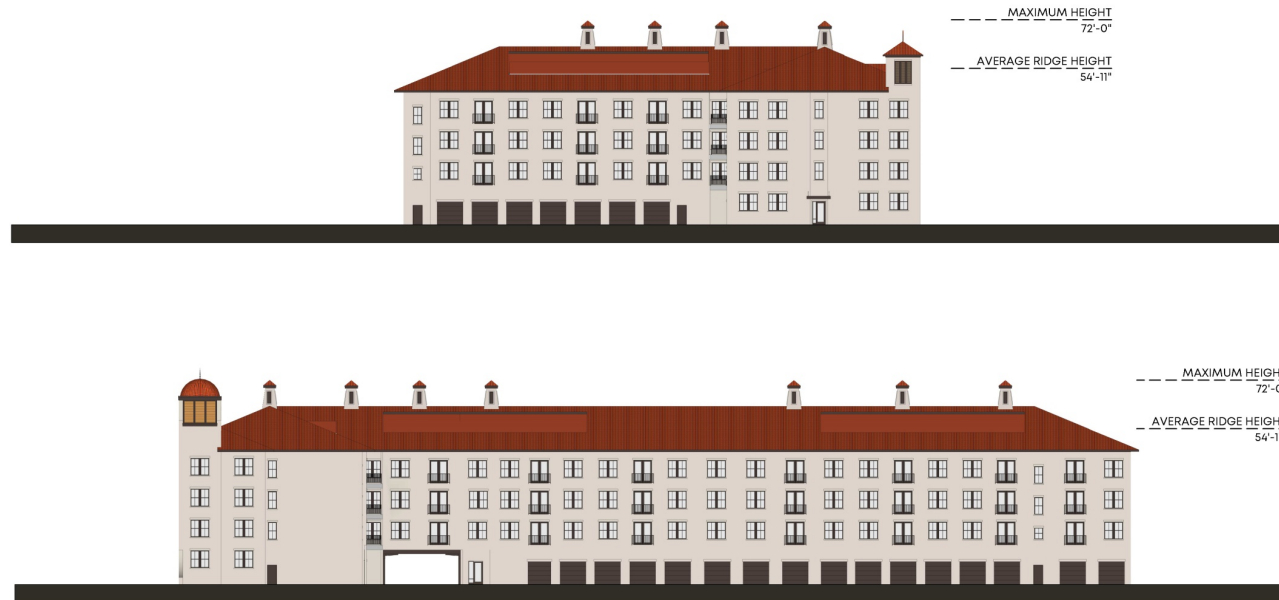


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BUILDING 3 - PRIMARY ELEVATIONS
Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN - ELEVATIONS



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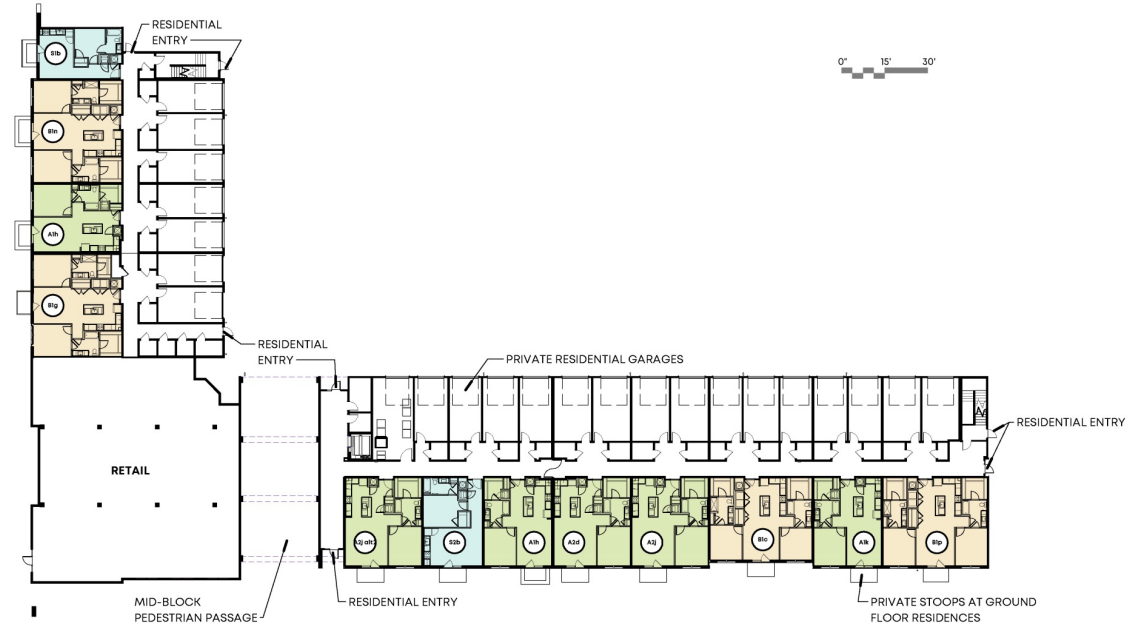
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BUILDING 3 - SECONDARY ELEVATIONS

Scale: 1" = 30'-0"



ARCHITECTURAL DESIGN – FLOOR PLAN

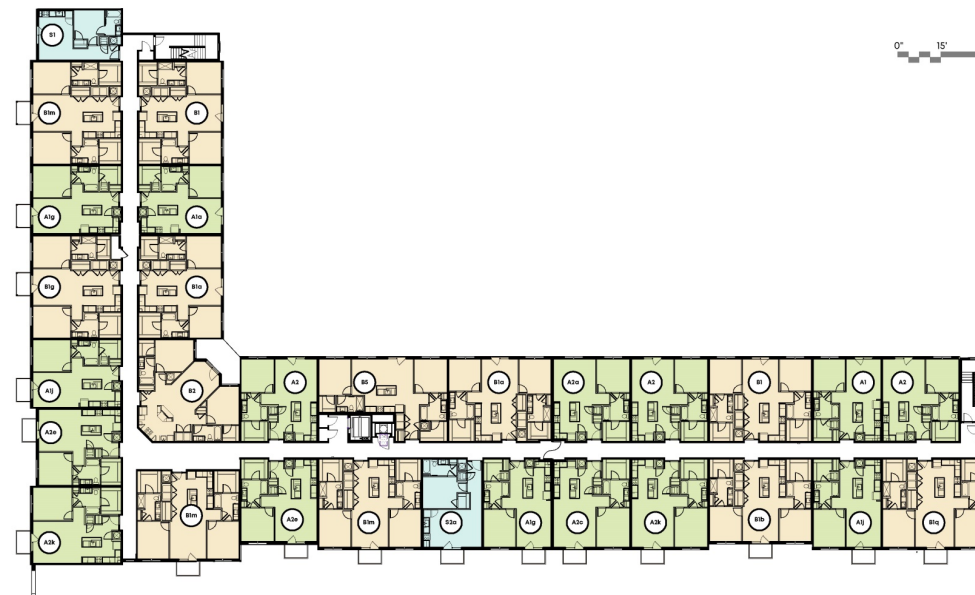


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BUILDING 1 - FIRST FLOOR PLAN



ARCHITECTURAL DESIGN – FLOOR PLAN



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BUILDING 1 - UPPER FLOOR PLAN



ARCHITECTURAL DESIGN – RENDERING



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QUESTIONS

THANK YOU!

QUESTIONS?



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

REQUEST IS FOR: Public Informational Meeting

1. Applicant/Project Name: Mosaic Red Hat Group, LLC / Arby's #7155
2. Address: 9975 Corkscrew Road, Estero, FL 33928
3. Strap Number: 34-46-25-E2-U2128.2377
4. Application Number: _____

5. Type of Application (check appropriate type(s)):
- | | |
|---|----------------------------|
| Comprehensive Plan Amendment | Planned Development Zoning |
| Planned Development –Amendment or Final Plan Approved | Variance |
| Conventional Rezoning | Special Exception |
| Plat | Vacation |
| Other <u>Limited Development Order</u> | |
| (Specify) | |

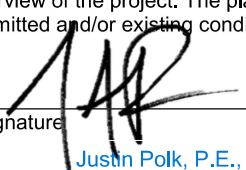
6. Project Description (Brief description of project and need for application.)

Exterior Remodel

Interior Remodel with exterior facade improvements; no site work proposed

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.

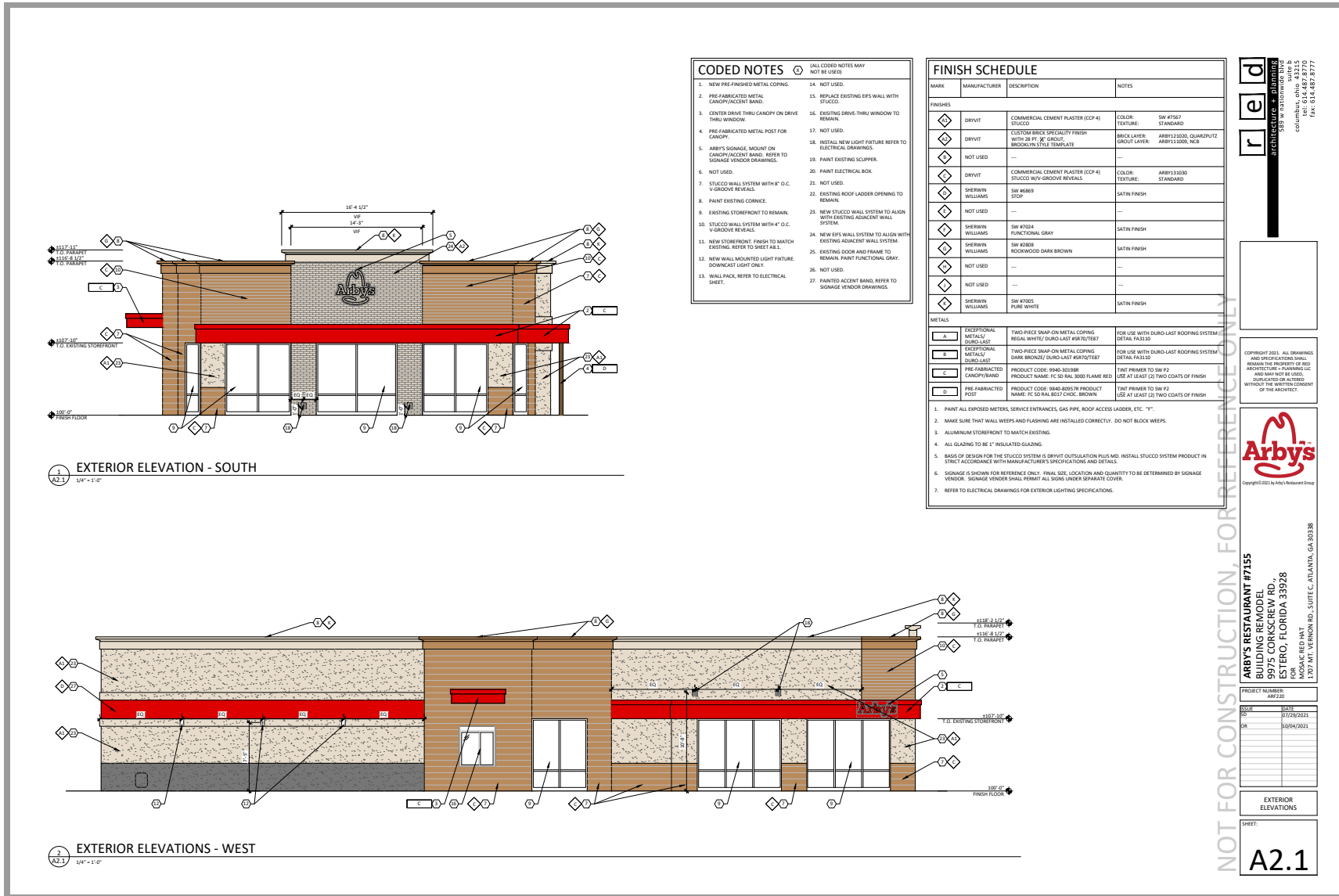
Signature

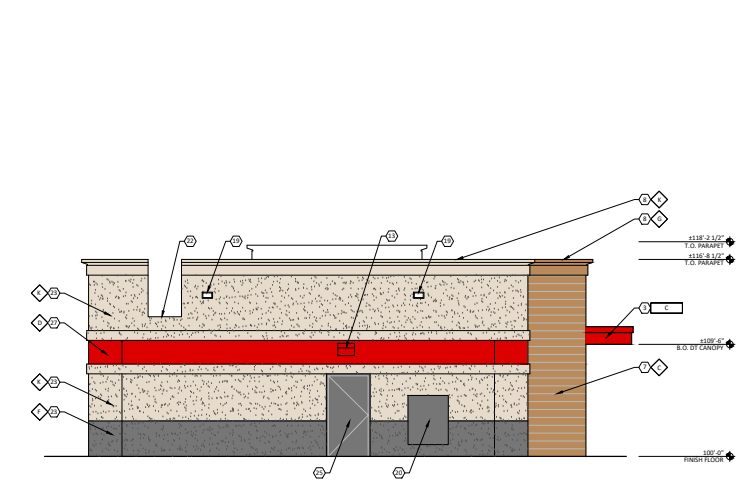

Justin Polk, P.E., LEED AP
Director of Construction

10/25/2021

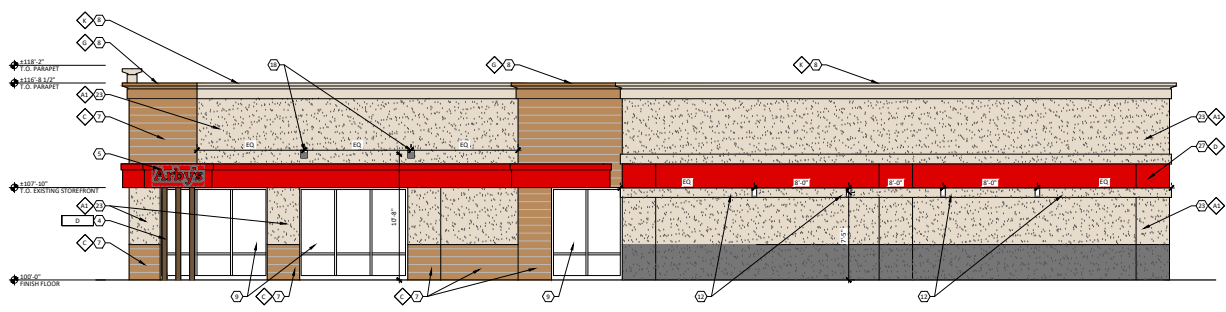
Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA 33928
PHONE (239) 221-5036**





1
A2.1
EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2
A2.2
EXTERIOR ELEVATIONS - EAST
1/4" = 1'-0"

- CODED NOTES** (ALL CODED NOTES MAY NOT BE USED)
- 1. NEW PRE-FINISHED METAL COPING.
 - 2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
 - 3. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
 - 4. PRE-FABRICATED METAL POST FOR CANOPY.
 - 5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
 - 6. NOT USED.
 - 7. STUCCO WALL SYSTEM WITH 8" O.C. V-GROOVE REVEALS.
 - 8. PAINT EXISTING CORNICE.
 - 9. EXISTING STOREFRONT TO REMAIN.
 - 10. STUCCO WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS.
 - 11. NEW STOREFRONT FINISH TO MATCH EXISTING. REFER TO SHEET AB-1.
 - 12. NEW WALL MOUNTED LIGHT FIXTURE. DOWNCAST LIGHT ONLY.
 - 13. WALL PACK, REFER TO ELECTRICAL SHEET.
 - 14. NOT USED.
 - 15. REPLACE EXISTING EPS WALL WITH STUCCO.
 - 16. EXISTING DRIVE THRU WINDOW TO REMAIN.
 - 17. NOT USED.
 - 18. INSTALL NEW LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS.
 - 19. PAINT EXISTING SCUPPER.
 - 20. PAINT ELECTRICAL BOX.
 - 21. NOT USED.
 - 22. EXISTING ROOF LADDER OPENING TO REMAIN.
 - 23. NEW STUCCO WALL SYSTEM TO ALIGN WITH EXISTING ADJACENT WALL SYSTEM.
 - 24. NEW EPS WALL SYSTEM TO ALIGN WITH EXISTING ADJACENT WALL SYSTEM.
 - 25. EXISTING DOOR AND FRAME TO REMAIN. PAINT FUNCTIONAL GRAY.
 - 26. NOT USED.
 - 27. PAINTED ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.

FINISH SCHEDULE			
MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
1	DRYVIT	COMMERCIAL CEMENT PLASTER (CCP-4) STUCCO	COLOR: SW #7567 STANDARD TEXTURE: ARBY121020, QUARZPUTZ ARBY121020, NCB
2	DRYVIT	CUSTOM BRICK SPECIALTY FINISH WITH 24 P.T. 1/2" GROUT. BROCKTON STYLE TEMPLATE	---
3	NOT USED	---	---
4	DRYVIT	COMMERCIAL CEMENT PLASTER (CCP-4) STUCCO NEW GARDOVE REVEALS	COLOR: ARBY121030 STANDARD TEXTURE: SATIN FINISH
5	SHERWIN WILLIAMS	SW #8859 STOP	---
6	NOT USED	---	---
7	SHERWIN WILLIAMS	SW #7624 FUNCTIONAL GRAY	SATIN FINISH
8	SHERWIN WILLIAMS	SW #2038 ROCKWOOD DARK BROWN	SATIN FINISH
9	NOT USED	---	---
10	NOT USED	---	---
11	SHERWIN WILLIAMS	SW #7605 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METAL/STUCCO LAST	TWO-PIECE SNAP ON METAL COPING BRUSH WHITE DUND-LAST 8070787	FOR USE WITH DUND-LAST ROOFING SYSTEM. DETAIL PAGE 100
B	EXCEPTIONAL METAL/STUCCO LAST	TWO-PIECE SNAP ON METAL COPING DARK BROWN/ DUND-LAST 8070787	FOR USE WITH DUND-LAST ROOFING SYSTEM. DETAIL PAGE 100
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9840-8057B PRODUCT NAME: PC-50 RAL 3000 FLAME RED	TINT PRIMER TO SW #3 USE AT LEAST (2) TWO COATS OF FINISH
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-8057B PRODUCT NAME: PC-50 RAL 3007 CHOC. BROWN	TINT PRIMER TO SW #3 USE AT LEAST (2) TWO COATS OF FINISH
1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPES, ROOF ACCESS LADDER, ETC. "T".			
2. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.			
3. ALUMINUM STOREFRONT TO MATCH EXISTING.			
4. ALL GLAZING TO BE 1" INSULATED GLAZING.			
5. BASIS OF DESIGN FOR THE EPS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. 105F WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EPS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.			
6. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.			
7. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.			

re d
architecture + planning
589 W. INDIANAVILLE BLVD
COLUMBUS, OHIO 43215
TEL: 614.482.8772
FAX: 614.482.8777

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Arby's
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ARBY'S RESTAURANT #7155
BUILDING REMODEL
9975 CORKSCREW RD.,
ESTERO, FLORIDA 33928
NO SIGNAGE RED HAT
1707 MT. VERNON RD., SUITE C, ATLANTA, GA 30338

PROJECT NUMBER: ARF 220	
DATE:	2/2/21
BY:	01/26/2021
OR:	10/04/2021

EXTERIOR ELEVATIONS

SHEET:
A2.2

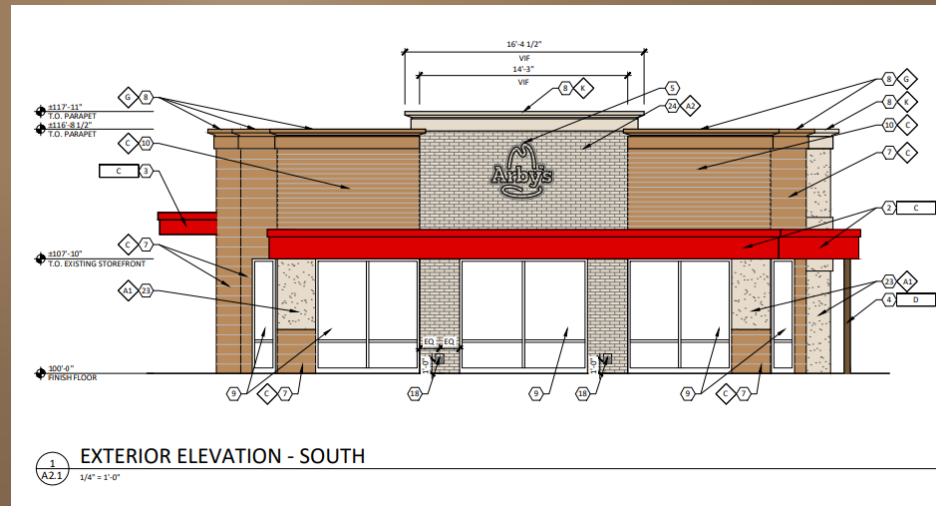
NOT FOR CONSTRUCTION, FOR REFERENCE ONLY



Existing Front Façade



Proposed Front Façade











PLANNING ZONING & DESIGN BOARD

2022 MEETING SCHEDULE

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

January	1/11/2022
February	2/8/2022
March	3/8/2022
April	4/12/2022
May	5/10/2022
June	6/14/2022
July	7/12/2022
August	8/9/2022
September	9/13/2022
October	10/11/2022
November	11/8/2022
December	12/13/2022