



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
DECEMBER 14, 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
December 14, 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.

a. Consent Agenda

Approval of May 11, June 8, July 13, September 14, September 28, October 12, and November 9, 2021, meeting minutes.

Attachment: [05112021 PZDB Minutes.pdf](#)

Attachment: [06082021 PZDB Minutes.pdf](#)

Attachment: [07132021 PZDB Minutes.pdf](#)

Attachment: [09142021 PZDB Minutes.pdf](#)

Attachment: [09282021 PZDB Minutes.pdf](#)

Attachment: [10122021 PZDB Minutes.pdf](#)

Attachment: [11092021 PZDB Minutes.pdf](#)

6. 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. Pavich Development Order (District 5)

21250 Happy Hollow Lane and 8910 Corkscrew Road, located on the south side of Corkscrew Road and west of Via Coconut Point.

Applicant requests review of a proposed commercial building

- Village Council approved the rezoning on March 3, 2021- Zoning Ordinance 2021-02.

Attachment: [1. Pavich Development Order PIM - Application.pdf](#)

Attachment: [2. Pavich Master Site Plan.pdf](#)

Attachment: [3. Pavich Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Arby's #7155 Exterior Renovation (Repaint Permit #20258298) (District 4)

9975 Corkscrew Road, immediately west of the 7 Eleven gas and convenience store at Corkscrew Road and Three Oaks Parkway.

Exterior remodel; repainting and material changes.

- Applicant requests the Board's approval of the exterior architectural changes.

Attachment: [1. Arby's Building Repaint Application.pdf](#)

Attachment: [2. Arby's Presentation.pdf](#)

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

9. ADJOURN

10. BOARD COMMUNICATIONS

a. Next meeting -- January 11, 2022

General Attachments

[- Transcript.pdf](#)

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

04:30:10 >>Howard Levitan: I CALL THE MEETING OF THE PLANNING ZONING
04:30:12 AND DESIGN BOARD TO ORDER AND ASK EVERYBODY TO RISE FOR THE
04:30:15 PLEDGE.
04:30:19 [PLEDGE OF ALLEGIANCE]
04:30:36 >>Howard Levitan: OKAY.
04:30:38 NO MADAM SECRETARY.
04:30:40 MARY, WOULD YOU CALL THE ROLL, PLEASE?
04:30:43 >>Mary Gibbs: YES, BOARD MEMBER GARGANO.
04:30:45 >>Anthony Gargano: HERE.
04:30:47 >> BOARD MEMBER JEANNIN IS SICK.
04:30:48 >>Barry Jones: HERE.
04:30:49 >>Marlene Naratil: HERE.
04:30:50 >>Michael Sheeley: HERE.
04:30:51 >>James Tatoes: HERE.
04:30:54 >>Jim Wallace: HERE.
04:30:57 >>Howard Levitan: HERE.
04:30:58 >>Scotty Wood: HERE.
04:31:00 >>Mary Gibbs: I BELIEVE WE HAVE OUR ATTORNEY IN THE CORNER

04:31:03 OF THE SCREEN ON ZOOM.
04:31:10 >>Howard Levitan: NANCY, ARE YOU THERE?
04:31:12 YOUR MIKE'S OFF.
04:31:16 OKAY.
04:31:17 I WOULD LIKE A MOTION TO APPROVE THE AGENDA.
04:31:20 >>Marlene Naratil: SO MOVED.
04:31:22 >>Howard Levitan: MR. TATOLES AND MARLENE WAS THE SECOND.
04:31:25 ALL IN FAVOR SAY AYE.
04:31:28 ALL OPPOSED, NO.
04:31:33 HAVING HEARD NONE, IT HAS PASSED.
04:31:37 OKAY, THE FIRST ITEM OF BUSINESS IS THE CONSENT AGENDA,
04:31:41 WHICH IS THE MINUTES FOR THE LAST LONG PERIOD OF TIME.
04:31:46 I WILL ACCEPT A MOTION TO APPROVE THE CONSENT AGENDA.
04:31:50 >>Michael Sheeley: SO MOVED.
04:31:52 >> SECOND.
04:31:54 >>Howard Levitan: DID YOU GET THAT, MARY?
04:31:56 ALL IN FAVOR SAY AYE.
04:31:57 ANY OPPOSED?

04:32:00 THE MOTION CARRIES.
 04:32:03 THE NEXT ORDER OF BUSINESS IS A PUBLIC INFORMATION MEETING.
 04:32:12 THE PUBLIC WILL HAVE AN OPPORTUNITY TO SPEAK FOR THREE
 04:32:14 MINUTES PER AGENDA ITEM, AND IT IS IN REGARDS TO PAVICH
 04:32:19 DEVELOPMENT ORDER.
 04:32:20 MARY, WOULD YOU LIKE TO START THIS OFF?
 04:32:24 >>Mary Gibbs: GOOD EVENING, EVERYBODY.

 04:32:29 THIS PAVICH PROPERTY, MOST OF YOU PROBABLY REMEMBER IT
 04:32:32 BECAUSE YOU'VE EITHER SEEN IT THROUGH THE ZONING PROCESS OR
 04:32:36 A MEETING WHERE WE WENT OVER THE PATTERN BOOK, I THINK AT
 04:32:38 THE DESIGN REVIEW BOARD A WHILE BACK.
 04:32:40 THIS IS A PROPERTY THAT'S THREE-QUARTERS OF AN ACRE AT
 04:32:44 CORKSCREW ROAD AND RIGHT NEXT TO VIA COCONUT.
 04:32:51 THERE IS A BLUE HOUSE.
 04:32:52 IF YOU'VE DRIVEN ON CORKSCREW ROAD AND YOU SEE THE BLUE
 04:32:55 HOUSE, IT'S RIGHT WHERE THE BLUE HOUSE IS.
 04:32:57 IT'S TWO LOTS.
 04:32:58 IT WAS REZONED BY THE VILLAGE COUNCIL FOR OFFICE DEVELOPMENT
 04:33:04 WITH SOME MIXED OFFICE USES.
 04:33:06 AND THERE WERE SEVERAL CONDITIONS AND THE PATTERN BOOK WAS
 04:33:13 PART OF THE ZONING.
 04:33:14 THEY ARE READY TO START WITH THE SITE PLAN APPROVAL PROCESS.
 04:33:17 THAT'S WHY THE DEVELOPMENT ORDER IS HERE TODAY.
 04:33:19 JIM INK IS HERE FROM WALDROP ENGINEERING TO GIVE YOU A KIND
 04:33:23 OF OVERVIEW AND REFRESH YOUR MEMORY FOR SOME OF YOU THAT MAY
 04:33:27 NOT REMEMBER BECAUSE IT'S BEEN A LITTLE WHILE.
 04:33:35 >>James Ink: GOOD AFTERNOON.
 04:33:36 JIM INK, WALDROP ENGINEERING.
 04:33:39 I'M THE DIRECTOR OF OPERATIONS FOR THE FORT MYERS OFFICE.
 04:33:43 SENT DOWN A PowerPoint.
 04:33:47 IS THE PowerPoint LOADED?
 04:33:49 >>Mary Gibbs: YES.

 04:33:59 >>James Ink: THANK YOU.
 04:34:00 AS MARY SAID, THIS IS THE PIECE OF PROPERTY THAT'S AT HAPPY
 04:34:06 HOLLOW AND CORKSCREW ROAD AND IT'S BEEN BEFORE THIS BOARD
 04:34:09 AND BEFORE COUNCIL NUMEROUS, NUMEROUS TIMES TO GET THROUGH
 04:34:12 THE ZONING PROCESS.
 04:34:14 OUR TEAM CONSISTS OF ME.
 04:34:17 I'M THE CIVIL PART OF THE PROGRAM.
 04:34:23 MATT KRAH OF MHK ARCHITECTURE IS THE ARCHITECT.
 04:34:27 FRED DROVDLIC, WHO YOU SAW AT THE ZONING PROCESS, IS OUR
 04:34:29 PLANNER.
 04:34:29 SABRINA McCABE, WHO YOU ALSO SAW AT THE ZONING, IS
 04:34:32 LANDSCAPE.
 04:34:32 AND REID FELLOWS IS TRANSPORTATION.
 04:34:35 THEY ARE NOT HERE, BUT THIS IS THE EXACT SAME TEAM THAT WENT

04:34:38 THROUGH THE ZONING PROCESS.
 04:34:39 WE'RE HERE TONIGHT FOR A PUBLIC INFORMATION MEETING TO
 04:34:44 REZONE THE THREE-QUARTER ACRE PARCEL, AND PER THE APPROVED
 04:34:51 ZONING, IT'S 8,000 SQUARE FEET OF OFFICE, TWO STORY.
 04:34:54 IT HAS A RESTAURANT OR A CAFE AT 950 SQUARE FOOT COURTYARD
 04:34:59 OUTDOOR SEATING, AND 26 PARKING SPACES.
 04:35:02 ON THE SCREEN, YOU CAN SEE THE LOCATION OF IT RIGHT HERE,
 04:35:10 HAPPY HOLLOW IS TO THE EAST AND THE RAILROAD IS TO THE WEST.
 04:35:15 EXISTING CONDITIONS IS THERE IS AN OLD SINGLE-FAMILY VACANT
 04:35:20 HOUSE THAT'S THERE, AND THEN ANOTHER ADJACENT VACANT
 04:35:25 PROPERTY TO THE REAR.

 04:35:26 THIS IS THE ZONING MCP OVERVIEW OF WHAT'S THERE.
 04:35:33 AGAIN, IT IS THE 8,000-SQUARE-FOOT HOUSE.
 04:35:35 THERE IS A 25-FOOT BUILDING SETBACK TO CORKSCREW ROAD.
 04:35:38 THERE IS A 10-FOOT SIDE YARD AND IN THE DEVIATIONS IT WAS
 04:35:44 KIND OF A TAPERED ALONG HAPPY HOLLOW FROM 10 TO 16 FEET.
 04:35:49 THERE IS A TYPE C BUFFER WALL TO THE SOUTH, AND THERE WAS
 04:35:52 ALSO A DEVIATION, IF WE WANTED TO DO AWAY WITH THE WALL, WE
 04:35:57 COULD DO AN ENHANCED BUFFER WITH A SIGN-OFF OF THE NEIGHBOR.
 04:36:00 THAT IS NOT GOING TO HAPPEN, SO WE'RE GOING TO STAY WITH THE
 04:36:04 WALL.
 04:36:04 THERE IS ALSO TYPE D LANDSCAPING ON CORKSCREW AND HAPPY
 04:36:08 HOLLOW.
 04:36:09 AND A PUBLIC AMENITY ABUTTING CORKSCREW.
 04:36:12 THAT IS THE CAFE OUTDOOR DINING AREA.
 04:36:15 THIS IS THE PROPOSED DEVELOPMENT SITE PLAN FOR THE
 04:36:21 DEVELOPMENT ORDER THAT'S IN PROCESS.
 04:36:24 IT IS SUBSTANTIALLY THE SAME.
 04:36:28 THE ONE BIG DIFFERENCE IS ON THE ZONING MAP, WE DID NOT SHOW
 04:36:34 HAPPY HOLLOW BEING CONSTRUCTED FULLY EXTENDED TO OUR SOUTH
 04:36:38 PROPERTY LINE.
 04:36:39 ON THE DEVELOPMENT ORDERS COME IN, WE'RE BUILDING HAPPY
 04:36:43 HOLLOW ALL THE WAY TO THE SOUTH PROPERTY LINE.
 04:36:45 THE REST OF IT STAYS ESSENTIALLY THE SAME.
 04:36:49 THE STORMWATER IS AT THE SOUTH END.
 04:36:51 THE DUMPSTER IS IN THE SOUTHWEST CORNER.

 04:36:53 WE HAVE THE AREA IN THE FRONT.
 04:36:55 SO IT IS CONSISTENT WITH THE ZONING MAP AT THIS POINT.
 04:37:00 THESE ARE TAKEN OUT OF THE PATTERN BOOK AS PART OF THE
 04:37:05 DEVELOPMENT ORDER.
 04:37:07 WE'LL BE SUBMITTING THE APPROPRIATE ARCHITECTURAL REVIEW
 04:37:10 PLANS THAT ARE BEING COMPLETED RIGHT NOW BY MHK, AND IT IS
 04:37:16 99.9% THE SAME AS WHAT'S IN THE PATTERN BOOK.
 04:37:21 IT'S GOT THE PUBLIC AMENITY OUT FRONT WITH THE BENCHES AND
 04:37:26 THE OUTDOOR SEATING AND THAT PART.
 04:37:34 >> WHAT'S THE 1.1%?

04:37:37 >>James Ink: I DON'T KNOW.
 04:37:39 I DON'T WANT TO SAY 100% BECAUSE THERE MIGHT BE ONE LITTLE
 04:37:43 DIFFERENCE.
 04:37:43 COLOR STAYS THE SAME.
 04:37:44 BUILDING IS EXACTLY THE SAME.
 04:37:45 THIS PICTURE IS EXACTLY THE SAME OF WHAT THE ARCHITECTURAL
 04:37:51 DRAWINGS ARE BASED OFF OF.
 04:37:53 WE HAD THE ARCHITECTURAL DRAWINGS AT ABOUT 60% COMPLETE TO
 04:37:58 DO THESE RENDERINGS, AND WE JUST ARE IN THE PROCESS OF
 04:38:02 COMPLETING IT.
 04:38:07 >>Howard Levitan: AS LONG AS WE'RE ON THAT SUBJECT, I WOULD
 04:38:09 ASK THAT WHEN YOU COME FOR THE D.O. AND YOUR SUBMITTAL, YOU
 04:38:14 POINT OUT ANY DIFFERENCES.
 04:38:16 >>James Ink: ABSOLUTELY.
 04:38:18 >>Howard Levitan: TO THE PATTERN BOOK.

 04:38:19 BE REVIEWED BY STAFF SO THEY CAN ADVISE US.
 04:38:25 >>James Ink: AND THEY CAN DETERMINE WHETHER THEY ARE
 04:38:27 SUBSTANTIAL OR INSUBSTANTIAL, AND THEN WE CAN ACT
 04:38:30 ACCORDINGLY.
 04:38:32 I AM CONFIDENT THAT ANY CHANGES WE MAKE WOULD BE DEEMED
 04:38:35 INSUBSTANTIAL, BUT I'LL LEAVE THAT UP TO STAFF TO DETERMINE.
 04:38:40 >>Marlene Naratil: SIR, I HAD A QUESTION ABOUT THE TRELLISES
 04:38:43 THAT ARE IN FRONT OF THE BUILDING.
 04:38:44 ARE THEY ALUMINUM OR ARE THEY WOODEN?
 04:38:47 >>James Ink: THEY ARE MOST LIKELY GOING TO BE SOME SORT OF
 04:38:50 METAL OR COMPOSITE.
 04:38:51 I DOUBT THEY WILL BE WOOD DUE TO THE MAINTENANCE AND
 04:38:55 LONGEVITY.
 04:38:58 I DO NOT KNOW SPECIFICALLY IF THAT'S BEEN DETERMINED YET OF
 04:39:01 WHAT THAT MATERIAL IS.
 04:39:03 >>Marlene Naratil: THAT WOULD MAKE A DIFFERENCE OVER TIME.
 04:39:08 >>James Ink: I DOUBT IT WOULD BE PRESSURE TREATED OR CEDAR
 04:39:12 OR SOMETHING THAT WOULD DETERIORATE.
 04:39:16 >>Marlene Naratil: DETERMINE WHAT PLANTINGS THEY WOULD PUT
 04:39:19 UP AGAINST THAT TRELLIS?
 04:39:22 >>James Ink: THAT IS IN PROCESS.
 04:39:23 THE LANDSCAPE PLAN IS IN PROCESS.
 04:39:24 IT'S GOING TO BE SUBSTANTIALLY THE SAME AS THIS.
 04:39:27 IF YOU RECALL, I DON'T HAVE A LANDSCAPE OF WHAT WE SHOWED AT
 04:39:31 ZONING, BUT IT WAS PRETTY MUCH A 90% PLAN SET WHEN IT WENT

 04:39:36 THROUGH THE ZONING PROCESS AND THAT PART.
 04:39:40 IT WAS PRETTY WELL DETAILED.
 04:39:42 WE DIDN'T HAVE TO DO A WHOLE LOT OF WORK TO JUST NOTE IT OUT
 04:39:46 TO MEET DEVELOPMENT ORDER SUBMITTAL REQUIREMENTS.
 04:39:49 AGAIN, THIS JUST SHOWS THE SIDE.
 04:39:55 THIS IS THE COLOR.

04:39:56 WE'RE GOING TO USE THE SAME COLORS THAT WE SHOWED IN THE
 04:40:00 PATTERN BOOK, THE ACCESSIBLE BAYS AND THE ALABASTER AND THE
 04:40:06 GALVALUME-TYPE ROOFING AND AWNINGS.
 04:40:09 WE'RE NOT CHANGING ANYTHING OF WHAT YOU'VE SEEN.
 04:40:14 GOING BACK TO THE LANDSCAPE, THIS IS THE RENDERING OF THE
 04:40:19 LANDSCAPING PLAN THAT WE HAD AT ZONING, AND THIS WILL STAY
 04:40:23 SUBSTANTIALLY THE SAME TO WHAT IS THERE.
 04:40:26 THE ONLY THING WE'RE RUNNING INTO THAT MAY CHANGE IS A PLANT
 04:40:32 TYPE MAY CHANGE DUE TO AVAILABILITY.
 04:40:34 WE'RE HAVING A LOT OF DIFFICULTY IN THE SHRUBS OF WOOL SPECK
 04:40:38 ASHRUB NOT AVAILABLE.
 04:40:43 SO WE HAVE TO SPECIFY ANOTHER SHRUB THAT MEETS THE SAME
 04:40:46 REQUIREMENT, BUT IT'S NOT THE SAME PLANT SPECIES.
 04:40:49 THIS SHOWS THE PUBLIC AMENITY AREA, AS YOU EXPECT IN THE
 04:40:58 PATTERN BOOK, IT HAS A 500-SQUARE-FOOT AREA WITH SEATING AND
 04:41:02 THEN BETWEEN THE BUILDINGS, IT HAS MORE SEATING IN THE
 04:41:06 MIDDLE WITH THE ELEVATOR.
 04:41:10 THIS HAS STAYED CONSISTENT FROM ZONING INTO THE CONSTRUCTION
 04:41:14 DRAWINGS.

04:41:16 >>Howard Levitan: WHICH WAY DO YOU ACCESS THE ELEVATOR?
 04:41:19 WHICH SIDE?
 04:41:20 >>James Ink: ELEVATOR ACCESS IS FROM THE INSIDE.
 04:41:22 YOU WALK AROUND BOTH SIDES AND ACCESS FROM THE INSIDE.
 04:41:25 IT'S WEATHER PROTECTED, AND YOU DON'T SEE IT FROM THE
 04:41:28 OUTSIDE.
 04:41:31 >>Michael Sheeley: YOU CAN GET TO IT FROM FRONT OR BACK FROM
 04:41:34 THE PARKING LOT OR THE STREET SIDE?
 04:41:36 DOES IT GO THROUGH THE BUILDING?
 04:41:37 >>James Ink: WELL, IF YOU'RE COMING FROM THE STREET SIDE,
 04:41:40 YOU WOULD WALK THROUGH THE COURTYARD STRAIGHT INTO THE DOOR.
 04:41:42 IF YOU'RE COMING FROM THE PARKING LOT, YOU'D HAVE TO WALK
 04:41:44 AROUND IT, DO A 180 TO COME BACK INTO THE DOOR.
 04:41:47 >>Howard Levitan: ACCESS TO EACH OF THE -- ON THE FIRST
 04:41:52 FLOOR, THEY WILL HAVE THEIR OWN SEPARATE DOORS?
 04:41:55 >>James Ink: YES, THEY WILL HAVE THEIR OWN SEPARATE DOORS
 04:41:57 AND ACCESS.
 04:41:58 THE ELEVATOR IS STRICTLY FOR THE OFFICE COMPONENT UPSTAIRS.
 04:42:00 SOME OF WHAT WE DID IN A MORE TECHNICAL THAT'S NOT SHOWN
 04:42:07 HERE IS BECAUSE OF THE HEAVY LANDSCAPING AND EVERYTHING, WE
 04:42:10 WERE ABLE TO MOVE ALL THE UTILITIES, FIRE CONNECTIONS.
 04:42:15 THERE'S A PRIVATE LIFT STATION, ALL OF THAT STUFF IS BETWEEN
 04:42:18 THE BUILDING AND THE PARKING LOT, SO IT'S ON THE BACK, SO WE
 04:42:22 PRESERVE ALL OF CORKSCREW VIEW AND ALL OF HAPPY HOLLOW VIEW,
 04:42:27 THAT THERE'S NOT ANY UTILITY APPARATUSES TO TAKE AWAY FROM

 04:42:31 THE AMBIENCE OF THE FRONT AND THE BACK.
 04:42:35 THIS SHOWS THE PATTERN BOOK THAT WE'RE STAYING AFTER THAT

04:42:43 SHOWS THE PALMS AND THE FIVE TREES PER HUNDRED FEET AND THE
 04:42:46 DOUBLE HEDGEROW.
 04:42:48 AND THIS IS GOING TO BE SUBSTANTIALLY JUST LIKE WHAT YOU
 04:42:50 SEE.
 04:42:52 WITH THAT, ACTUALLY, I THINK I'LL SKIP UNLESS YOU HAVE
 04:43:01 QUESTIONS.
 04:43:01 I WAS GOING TO WALK THROUGH HOW WE MET ALL THE DEVIATIONS
 04:43:04 AND CONDITIONS, BUT WE MEET ALL THE DEVIATIONS AND
 04:43:07 CONDITIONS OF THE ZONING DOCUMENT.
 04:43:11 >>Howard Levitan: BEFORE YOU DO THAT, ARE THERE ANY PEOPLE
 04:43:13 FROM THE PUBLIC THAT WANTED TO ASK ANY QUESTIONS OR SPEAK?
 04:43:18 >>Mary Gibbs: WE DIDN'T HAVE ANY E-COMMENTS, BUT THERE ARE
 04:43:21 TWO PEOPLE HERE.
 04:43:21 BUT I DON'T KNOW IF THEY WANT TO TALK.
 04:43:25 THEY SAID THEY WERE OBSERVING.
 04:43:26 DON'T WANT TO TALK?
 04:43:29 >>Howard Levitan: THEN FROM THE PANEL, DOES ANYONE HAVE ANY
 04:43:32 QUESTIONS?
 04:43:36 >>Jim Wallace: I DO.
 04:43:36 I HAVE A COMMENT, A CONCERN.
 04:43:38 I WASN'T HERE FOR THE ZONING MEETING, SO APPRECIATE MY
 04:43:46 IGNORANCE HERE.
 04:43:48 BUT CORKSCREW ROAD IS AN ARTERIAL ROAD, 45 MILES AN HOUR.

 04:43:53 SO WHEN PEOPLE ARE TRAVELING, IF THEY ARE ONLY GOING 45
 04:43:58 MILES AN HOUR, THEY ARE GOING 66 FEET PER SECOND.
 04:44:01 PROBABLY MORE THAN THAT.
 04:44:04 ONLY CONCERN, I THINK THE ARCHITECTURE IS GREAT.
 04:44:05 I THINK EVERYTHING IS GREAT.
 04:44:07 I HAVE ONLY ONE CONCERN.
 04:44:08 THAT IS THE LOCATION OF THE ENTRANCE AND EXIT TO THE PARKING
 04:44:12 LOT.
 04:44:14 IT'S ABOUT 75, 80 FEET FROM THE CORNER.
 04:44:16 IF SOMEBODY IS TRAVELING AT 60 OR 70 FEET PER SECOND,
 04:44:20 THERE'S NO DECELERATION LANE HERE COMING IN, SO PEOPLE ARE
 04:44:24 TURNING FROM A 45-MILE AN HOUR ARTERIAL ROAD ONTO HAPPY
 04:44:29 HOLLOW.
 04:44:30 I THINK THEY ARE GOING TO BE COMING AT SOME SPEED, AND MY
 04:44:33 CONCERN IS, I KNOW THE PAVICH FAMILY.
 04:44:37 I KNOW THEY ARE CARING, AND I KNOW THEY ARE CONSCIENTIOUS.
 04:44:42 I WOULD HATE TO THINK THAT THERE IS AN ACCIDENT HERE BECAUSE
 04:44:46 THE LOCATION IS ONLY -- IS SO CLOSE TO THE BUILDING OR SO
 04:44:49 CLOSE TO THE CORNER, AND WE'RE ALL SITTING HERE AFTER AN
 04:44:55 ACCIDENT, AN INJURY, MAYBE A DEATH, WISHING WE HADN'T MADE
 04:44:58 THE DECISION THAT WE'RE ABOUT TO MAKE TODAY.
 04:45:00 I THINK IT WOULD BE A SIGNIFICANT IMPROVEMENT IF THE
 04:45:06 ENTRANCE WAS MOVED TO THE SOUTH END OF THE PARKING LOT.
 04:45:11 DRIVING ANOTHER 60, 70 FEET TO GET TO THE ENTRANCE ISN'T

04:45:17 GOING TO MAKE ANY DIFFERENCE TO THE PEOPLE PARKING IN THE

04:45:19 BUILDING.

04:45:20 I THINK IT MIGHT SAVE AN INJURY OR LIFE, SOMEBODY COMING OUT

04:45:23 OF THAT PARKING SPACE, WHEN SOMEBODY COMES AROUND THE CORNER

04:45:26 TOO FAST.

04:45:28 50, 60 FEET PER SECOND.

04:45:30 IT'S ONE SECOND, AND YOU'RE AT THAT ENTRANCE.

04:45:33 I THINK IT'S A SERIOUS CONSIDERATION.

04:45:36 EVERYTHING ELSE I THINK IS WONDERFUL.

04:45:40 >>Howard Levitan: AS A FOLLOW-UP TO THAT, ONE OF THE

04:45:42 CONDITIONS THAT I THINK YOU'RE GOING TO BE TALKING ABOUT IS

04:45:44 THE CONDITION FOR A TURN LANE ANALYSIS AS PART OF THE

04:45:49 DEVELOPMENT ORDER.

04:45:51 SO ASSUMING THAT IT'S NOT A DONE DEAL THAT THERE ISN'T GOING

04:45:56 TO BE A REQUIREMENT FOR A TURN LANE, IT'S JUST THAT THE

04:45:59 VILLAGE -- YES, THE VILLAGE IS NOT ALLOWED -- IT'S NOT OUR

04:46:04 ROAD.

04:46:04 SO YOU HAVE TO GO TO THE COUNTY --

04:46:12 >>James Ink: CHAIRPERSON LEVITAN, YOU'RE RIGHT ON TRACK.

04:46:14 WHEN WE WENT THROUGH THE ZONING, WE DISCUSSED A DECELERATION

04:46:19 LANE, AND THAT MAY BE WARRANTED IN THIS CASE.

04:46:23 >>Jim Wallace: RAILROAD TRACKS ARE RIGHT THERE.

04:46:26 >>James Ink: WE GO THROUGH OUR TRAFFIC IMPACT STUDY, AND WE

04:46:30 WALK THIS THROUGH WITH ZONING THAT THAT WAS A REALISTIC

04:46:33 POSSIBILITY.

04:46:34 TODAY, WE'RE NOT EXACTLY SURE OF THAT YET, BUT THAT IS A

04:46:38 POSSIBILITY.

04:46:39 THE MOVING THE ENTRANCE TO THE SOUTH, THAT MAY BE A GOOD

04:46:44 IDEA.

04:46:44 I'M JUST NOT SURE WHAT THAT WOULD DO TO US WITH CHANGING THE

04:46:49 MASTER CONCEPT PLAN AND HAVING TO WALK BACK THROUGH PUBLIC

04:46:52 HEARINGS AND DOING THAT PART.

04:46:58 >>Anthony Gargano: JIM, DURING THE ZONING PROCESS, THIS

04:47:00 DID COME UP.

04:47:01 NOT ONLY THIS, BUT ALSO THE FACT THAT THERE'S NO -- IF

04:47:05 YOU'RE HEADING WEST ON CORKSCREW, THERE'S NO LEFT TURN

04:47:08 INGRESS, AND THAT'S GOING TO CREATE SOME TRAFFIC ISSUES

04:47:13 WHERE PEOPLE ARE LOOKING TO GO DOWN, MAKE A U-TURN BY THE

04:47:17 PUBLIX ENTRANCE, MAKE A U-TURN TO COME BACK.

04:47:21 AS I RECALL, BECAUSE THIS WAS A WHILE AGO, AS I RECALL, WE

04:47:27 WANTED TO SEE WHAT THE TRAFFIC ANALYSIS WAS GOING TO BE FOR

04:47:30 THIS.

04:47:32 >>Howard Levitan: AND THE APPROPRIATE TIME FOR THAT IS THE

04:47:34 DEVELOPMENT ORDER.

04:47:35 SO WE WILL HAVE THAT.

04:47:40 >>Jim Wallace: MY POINT IS, IF YOU HAVE TO PUT IN, I WOULD

04:47:43 CERTAINLY WELCOME A DECELERATION LANE, NO DOUBT ABOUT IT,
 04:47:46 EVEN IF IT WOULD BE SHORT, SHORTER THAN NORMAL BECAUSE OF
 04:47:48 THE RAILROAD TRACKS.
 04:47:52 I APPRECIATE THAT.
 04:47:53 WE'RE TALKING ABOUT LIFE SAFETY HERE.

04:47:55 OBVIOUSLY, IT WOULD SIGNIFICANTLY CHANGE FOR YOU TO PUT IN A
 04:47:58 TEN-FOOT OR A 12-FOOT LANE IS GOING TO SIGNIFICANTLY CHANGE
 04:48:01 THIS SITE PLAN AND MOVE IT ALL SOUTH.
 04:48:04 IF YOU MOVE IT SOUTH AND OBVIOUSLY YOU'RE PARKING LOT
 04:48:07 CHANGES, A WHOLE LOT OF THINGS CHANGE.
 04:48:10 I THINK IT'S A BIG DECISION -- IT'S BIG ITEM.
 04:48:15 WITH THE WAY IT'S SHOWN NOW, I HAVE REAL CONCERNS WITH IT.
 04:48:19 THE DECELERATION LANE IS GOING TO BE PUT IN, THEN THIS SITE
 04:48:24 PLAN WOULD TOTALLY CHANGE.
 04:48:34 >>Howard Levitan: THAT'S AN ISSUE FOR YOU TO DETERMINE.
 04:48:36 >>James Ink: THAT IS AN ISSUE THAT WE ARE LOOKING AT AND WE
 04:48:38 ARE DETERMINING AND WORKING WITH LEE COUNTY AND THEY PRETTY
 04:48:43 MUCH DRIVE THAT BOAT ON WHERE AND HOW TO DO THAT KIND OF
 04:48:47 STUFF.
 04:48:49 >>Jim Wallace: IS THAT F.D.O.T. ROAD --
 04:48:51 >>James Ink: NO, COUNTY.
 04:48:52 IT'S JUST LEE COUNTY.
 04:48:57 >>Howard Levitan: GARGANO IS RIGHT, AT THE PLANNING BOARD
 04:49:00 MEETING, THERE WAS A LONG DISCUSSION ABOUT THE FACT THAT
 04:49:03 ANYBODY COMING FROM THE EAST HAS TO DO A U-TURN.
 04:49:08 THAT TRAFFIC LIGHT IS ALREADY OVERBURDENED AND DIFFICULT TO
 04:49:14 MAKE A LEFT TURN.
 04:49:15 TWO LANES GOING LEFT AT THAT LIGHT.
 04:49:17 AND THE U-TURN SLOWS EVERYBODY DOWN.
 04:49:20 SO WE LOOK FORWARD TO THE TRAFFIC ANALYSIS.

04:49:23 >>James Ink: I WOULD HAVE LOVED TO BRING THE TRAFFIC STUDY
 04:49:26 HERE TONIGHT.
 04:49:27 IT'S JUST NOT DONE TO EDUCATE ON WHAT'S THERE AND WHAT
 04:49:32 OFF-SITE IMPROVEMENTS WE HAVE TO MAKE IN CORKSCREW
 04:49:36 RIGHT-OF-WAY.
 04:49:42 >>Barry Jones: WHERE DOES THE WATER FROM MOLLY LANE, WHERE
 04:49:44 DOES THAT GO TO?
 04:49:46 >>James Ink: IT KIND OF HEADS IN THE SWALE TO THE SOUTH.
 04:49:48 >>Barry Jones: NONE OF THAT WATER IS GETTING RETAINED OR
 04:49:50 TREATED ANYWHERE?
 04:49:52 >>James Ink: WE HAVE OUR REQUIREMENTS ON-SITE THAT WE HAVE
 04:49:54 TO DO, BUT THEN WE DISCHARGE INTO HAPPY HOLLOW, OUR
 04:49:57 ALLOWABLE RATE, AND IT HEADS SOUTH.
 04:50:00 >>Barry Jones: SO WHERE IS THE RETENTION AND TREATMENT FOR
 04:50:03 THE WATER FOR THE NEW IMPERVIOUS --
 04:50:05 >>James Ink: YOU CAN SEE IT ON THE SOUTH OF THE PARKING LOT,

04:50:13 YEAH, IT'S RIGHT DOWN IN THIS AREA.
 04:50:15 >>Barry Jones: I UNDERSTAND.
 04:50:16 DOES HOLLY LANE DRAIN INTO YOUR SYSTEM?
 04:50:19 >>James Ink: NO.
 04:50:21 OURS WILL BE STAND-ALONE, SELF-SUFFICIENT OF JUST US.
 04:50:23 HOLLY LANE DRAINS WHERE HOLLY LANE DRAINS.
 04:50:28 >>Barry Jones: IMPERVIOUS BUT NOT PROVIDING ANY ADDITIONAL
 04:50:31 TREATMENT.
 04:50:31 >>James Ink: CORRECT.

 04:50:32 WE HAVE TO STAY WITH OUR PREDEVELOPMENT RATE, AND WE HAVE TO
 04:50:35 PROVIDE WATER QUALITY, AND WATER QUANTITY.
 04:50:37 IT HAS TO MEET ALL THE REQUIREMENTS OF SOUTH FLORIDA WATER
 04:50:40 MANAGEMENT DISTRICT.
 04:50:44 >>Barry Jones: WE'LL DEFAULT TO THEM TO MAKE SURE TREATMENT
 04:50:47 AND STORAGE IS PROVIDED FOR THAT ADDITIONAL IMPERVIOUS.
 04:50:50 >>James Ink: WE HAVE DONE THOSE CALCULATIONS SO WE'RE
 04:50:52 CONFIDENT THIS PLAN WORKS.
 04:50:53 >>Barry Jones: GOING FOR PRE VERSUS POST ON THE OFF-SITE.
 04:50:58 OKAY.
 04:50:59 AND THE DOWNSTREAM SWALES, TO ACCEPT THAT OR WHAT THEY ARE.
 04:51:05 >>James Ink: WE'RE DISCHARGING, GOES THROUGH A THREE-INCH
 04:51:08 BLEEDER IS THE MINIMUM.
 04:51:09 OUR DISCHARGE IS ACTUALLY LESS THAN WHAT THE THREE INCH
 04:51:12 WOULD EVEN FLOW.
 04:51:15 >>Barry Jones: I HAVE NO IDEA WHERE THAT GOES.
 04:51:18 >>James Ink: TWO-TENTHS OF A CUBIC FOOT PER SECOND.
 04:51:21 IT GOES TO THE SOUTH.
 04:51:22 IT DOES NOT GO TO CORKSCREW.
 04:51:28 >>Jim Wallace: ALL OF THE NEW DEVELOPMENT, THE BANJO PIECE,
 04:51:31 I FORGET THE NAME.
 04:51:32 330 RENTAL UNITS AND ALL OF GENOVA OUTFALL THEIR -- THEIR
 04:51:39 STORMWATER OUTFALLS INTO THE RAILWAY EASEMENT, WHICH I
 04:51:44 UNDERSTOOD WENT NORTH TO THE ESTERO RIVER.
 04:51:48 >>James Ink: ULTIMATELY, IT DOES GO TO THE ESTERO RIVER.

 04:51:50 >>Barry Jones: MAYBE YOU SHOULD BE DISCHARGING TO THE
 04:51:53 RAILROAD SWALE INSTEAD OF TO MOLLY LANE.
 04:51:56 >>James Ink: THAT'S A POSSIBILITY.
 04:51:59 >>Barry Jones: SOMETHING TO TALK ABOUT NEXT TIME.
 04:52:03 >>James Ink: WE HAVE TO HAVE A SOUTH FLORIDA PERMIT.
 04:52:05 WE HAVE TO GO THROUGH THAT PERMITTING PROCESS.
 04:52:07 >>Barry Jones: MAYBE IT'S MORE FOR STAFF THAN YOU, BUT ALONG
 04:52:10 THE RAILROAD BOUNDARY, IS THERE ANY CONSENSUS CROSS-SECTION
 04:52:14 THAT WE'RE LOOKING FOR FUTURE DEVELOPMENT THAT ABUTS THIS
 04:52:18 FABULOUS PEDESTRIAN CORRIDOR THAT WE'RE GOING TO CONSTRUCT
 04:52:21 DOWN THROUGH HERE?
 04:52:24 IS THERE A VISION OF WHAT THAT CROSS-SECTION LOOKS LIKE AND

04:52:27 HOW OUR NEIGHBORS DEVELOP WHEN THEY COME IN?
 04:52:30 IS THERE A FENCE TO WHERE HOBOS AREN'T INHABITING YOU OR IS
 04:52:34 IT A WONDERFUL GARDEN WHERE ALL THE PEDESTRIANS ARE COMING
 04:52:36 IN TO BUY ALL YOUR TOKENS?
 04:52:38 >>James Ink: THAT WOULD BE THE IDEAL THING IS COME IN AND
 04:52:42 SPEND MONEY.
 04:52:42 >>Barry Jones: IS THERE A COMMON VISION THERE?
 04:52:44 >>Mary Gibbs: THERE IS NOT A COMMON VISION AT THIS POINT.
 04:52:47 RIGHT NOW, WE'RE TRYING TO DEAL WITH THE RAILROAD AND
 04:52:50 ACTUALLY THE DRAINAGE ISSUE, WITH VIA COCONUT, WE'VE GOT
 04:52:53 SOME BUMPS IN THE ROAD WITH THE RAILROAD AND THE DRAINAGE
 04:52:55 ISSUE.
 04:52:56 WE'RE TRYING TO --

04:53:00 >> 200 MILLION, WE CAN BUY IT.
 04:53:07 >>Howard Levitan: ANYONE ELSE?
 04:53:07 I WOULD LIKE TO HAVE YOU CONTINUE AND GO THROUGH YOUR
 04:53:11 ANALYSIS OF THE CONDITIONS.
 04:53:13 >>James Ink: OKAY.
 04:53:14 I'M PREPARED FOR DOING THAT.
 04:53:15 I HAVE IT RIGHT HERE.
 04:53:16 I DON'T HAVE A SCREENSHOT FOR YOU, BUT I CAN READ THROUGH
 04:53:20 THAT WE -- THE CONDITIONS ARE THE MASTER CONCEPT PLAN MUST
 04:53:25 BE CONSISTENT WITH THE TIERED DEVELOPMENT PLAN, WHICH WE
 04:53:28 ARE.
 04:53:29 THE DEVELOPMENT PARAMETERS IS THE MAXIMUM 8,000-SQUARE-FOOT
 04:53:32 COMMERCIAL MIXED USE AND 950 SQUARE FEET OF OUTDOOR SEATING.
 04:53:37 USES MUST BE CONSISTENT WITH THE SCHEDULE OF USES BELOW,
 04:53:42 WHICH I WILL NOT READ BECAUSE IT'S A VERY LONG AND BROAD
 04:53:45 LIST.
 04:53:45 THE PROJECT MUST CONTAIN A MIX OF USES SUCH AS OFFICE RETAIL
 04:53:49 AND FOOD SERVICE, BECAUSE IT IS A MIXED USE FACILITY.
 04:53:58 >>Howard Levitan: I DON'T MEAN TO INTERRUPT, BUT THAT POINT,
 04:54:02 THERE'S A REQUIREMENT IN THE CONDITIONS THAT THE MIX OF USES
 04:54:08 WILL BE DEMONSTRATED AT THE TIME OF A DEVELOPMENT ORDER.
 04:54:11 >>James Ink: CORRECT.
 04:54:12 AND THEY WILL BE IN THE ARCHITECTURAL PACKAGE.
 04:54:15 >>Howard Levitan: HOW DO YOU INTEND TO DO THAT?
 04:54:17 >>James Ink: WE HAVE OFFICE UPSTAIRS.

04:54:19 WE HAVE FOOD SERVICE DESIGNATED DOWNSTAIRS AND WE HAVE
 04:54:21 RETAIL DESIGNATED DOWNSTAIRS.
 04:54:25 >>Howard Levitan: FUNCTION OF DESIGNATION.
 04:54:26 IT'S A FUNCTION OF DO YOU HAVE LEASES?
 04:54:31 DEMONSTRATE THAT IT WILL BE A MIXED USE DEVELOPMENT IN ORDER
 04:54:36 TO QUALIFY FOR THE ZONING AND RECEIVE A DEVELOPMENT ORDER.
 04:54:40 I WANT TO MAKE ABSOLUTELY CERTAIN THAT WE TELL YOU EARLY
 04:54:44 ENOUGH SO STAFF CAN BE ON THAT.

04:54:48 THERE'S NO LEEWAY IN THAT ORDINANCE.
 04:54:52 IT HAS TO BE DEMONSTRATED AT TIME OF DEVELOPMENT ORDER,
 04:54:55 BECAUSE WE HAD A BIG DISCUSSION ABOUT THAT AT THE TIME OF
 04:54:58 ZONING BECAUSE IT WAS UNCLEAR AS TO WHETHER OR NOT THAT
 04:55:02 WOULD HAPPEN WHEN YOU HAVE A LONG LIST OF OPTIONS FOR USES.
 04:55:10 IT'S UP TO THE OWNER AND THE DEVELOPER TO FIND A WAY TO
 04:55:16 DEMONSTRATE THAT THAT, IN FACT, IS GOING TO HAPPEN, NOT THAT
 04:55:19 IT'S JUST ON THE SCHEDULE OF USES.
 04:55:21 I WANT TO MAKE CERTAIN --
 04:55:26 >>Jim Wallace: I AGREE WITH YOU 1,000%.
 04:55:28 IF YOU PUT TWO RESTAURANTS IN HERE, 27 PARKING SPACES, IF
 04:55:31 THEY ARE OPEN FOR LUNCH, WE GOT A SERIOUS PROBLEM.
 04:55:34 SERIOUS PROBLEM.
 04:55:38 >>James Ink: IF WE PUT TWO RESTAURANTS IN THERE, WE WOULDN'T
 04:55:41 MEET THE PARKING REQUIREMENTS.
 04:55:42 WE STILL HAVE TO MEET THE PARKING REQUIREMENTS FOR THE USE
 04:55:45 THAT'S IN THERE.

 04:55:47 >>Howard Levitan: EVERY POINT THAT YOU ADD A USE, YOU HAVE
 04:55:49 TO MEET PARKING.
 04:55:50 >>James Ink: CORRECT.
 04:55:51 THE ONLY THING THAT CONCERNS ME IS A STATEMENT THAT YOU MADE
 04:55:54 OF BRING YOU LEASES OF END USERS VERSUS RESTRICTED AND SAY,
 04:56:00 THIS SPACE IS RETAIL AT THESE SPACES OR THESE USES.
 04:56:09 >>Howard Levitan: THE WAY THE ORDINANCE CAME OUT, IT SAYS IT
 04:56:17 HAS TO BE DEMONSTRATED AT THE TIME OF DEVELOPMENT ORDER.
 04:56:21 AND I BELIEVE IN MY MIND THAT MEANS YOU HAVE TO DEMONSTRATE
 04:56:24 TO US HOW THAT'S GOING TO BE ACCOMPLISHED.
 04:56:26 THE NEXT SENTENCE IS EVEN WORSE.
 04:56:28 IT SAYS THE SITE IS NOT PERMITTED FOR SOLELY ONE TYPE OF
 04:56:35 USE.
 04:56:36 THEN IT GOES ON TO SAY, THE MIX OF USE WILL BE DEMONSTRATED
 04:56:41 AT THE TIME OF DEVELOPMENT ORDER FOR AT LEAST TWO DIFFERENT
 04:56:44 CATEGORIES OF USE.
 04:56:46 I DON'T THINK IT'S JUST A FUNCTION OF YOU DESIGNATE.
 04:56:56 >>James Ink: WE WILL COORDINATE WITH STAFF TO FURTHER
 04:56:58 INVESTIGATE HOW WE'RE GOING TO ANSWER THAT.
 04:57:01 >>Howard Levitan: I APPRECIATE THAT.
 04:57:02 THAT'S WHY I WANTED TO TELL YOU EARLY ENOUGH --
 04:57:06 >>James Ink: NO.
 04:57:07 I APPRECIATE WHERE YOU'RE COMING FROM, BECAUSE I WILL BE
 04:57:09 BACK HERE AGAIN.
 04:57:12 >>Barry Jones: LET'S SAY WE APPROVE A DEVELOPMENT ORDER THAT

 04:57:14 YOU PICK 50% RETAIL AND 50% RESTAURANT, AND THEN YOU END UP
 04:57:18 BEING 35, 35, 35, ARE THOSE MINOR FLUCTUATIONS THAT BE ABLE
 04:57:25 TO BE APPROVED BY STAFF OR COME BACK TO BOARD EVERY TIME THE
 04:57:29 LEASE CHANGES AND THE PERCENTAGE --

04:57:32 >>Howard Levitan: -- BUILDING IS BUILT AND THEN STAFF CAN
 04:57:34 DEAL WITH THE SCHEDULE OF USES.
 04:57:36 IF IT'S ON THE SCHEDULE OF USES, AS LONG AS THERE IS A MIX
 04:57:38 OF USES THAT WE'VE APPROVED AT THE TIME OF DEVELOPMENT
 04:57:42 ORDER.
 04:57:45 >>Barry Jones: COULD WE DO A RANGE, NO ONE USE SHALL EXCEED
 04:57:49 70% OF THE THRESHOLD?
 04:57:51 >>Howard Levitan: WE PROBABLY SHOULD TALK ABOUT THAT ONE
 04:57:53 WHEN THEY COME BACK AND SHOW US HOW THEY'LL DO IT.
 04:57:57 >> A FRAMEWORK OF HOW THEY CAN DO IT WITHOUT HAVING TO COME
 04:58:01 BACK --
 04:58:02 >>Jim Wallace: I'D ALSO HATE TO THINK YOU TIE THE
 04:58:05 DEVELOPER'S HANDS.
 04:58:06 TEN YEARS DOWN THE ROAD, THE DYNAMICS OF RETAIL AND
 04:58:08 EVERYTHING ELSE WILL BE DIFFERENT.
 04:58:10 IT WOULD BE NICE IF WE HAD SOME -- I UNDERSTAND PARKING KIND
 04:58:14 OF GOVERNS WHAT GOES IN THERE, BUT MAYBE THERE'S -- AND I
 04:58:19 LOOK TO YOU GUYS WHO SPENT MORE TIME ON ZONING, WHETHER
 04:58:23 THERE'S SOME KIND OF -- IF FOR EVERY FOOT OF OFFICE SPACE
 04:58:29 YOU HAVE THREE FEET -- I MEAN, LET THE DEVELOPER HAVE THAT
 04:58:34 CREATIVITY AND THE FLEXIBILITY TO CREATE WHAT HE DOES WITH

 04:58:36 THE GROUND FLOOR.
 04:58:39 >>Howard Levitan: AND IT CAN CHANGE IN THE FUTURE, TOO.
 04:58:41 I THINK WE HAVE REALLY GOOD STAFF.
 04:58:43 THEY'LL FIGURE A WAY TO ADDRESS THE ISSUE.
 04:58:45 >>Mary Gibbs: WE'LL TRY TO NOT MAKE IT COMPLICATED.
 04:58:50 >> THAT WOULD BE APPRECIATED.
 04:58:53 >>James Ink: WHENEVER SOMEBODY COMES IN TO USE THE BUILDING,
 04:58:55 THEY HAVE TO GET A USE PERMIT.
 04:58:57 THAT'S WHEN STAFF LOOKS AT IT, LOOKS AT PARKING AND LOOKS AT
 04:59:00 ALL THOSE THINGS AS TENANTS CHANGE OVER THE YEARS.
 04:59:03 NUMBER THREE, BUILDING HEIGHT, 45 FEET.
 04:59:08 WE COMPLY WITH THAT.
 04:59:10 LOT RECOMBINATION, IT'S TWO LOTS RIGHT NOW.
 04:59:13 WE'RE GOING TO PUT IT INTO A SINGLE STRAF AS WE GO THROUGH
 04:59:19 THE PROCESS.
 04:59:20 SO WE'RE COMBINING THE TWO LOTS.
 04:59:20 >> HOW DOES THAT HAPPEN FROM A PRACTICAL STANDPOINT?
 04:59:25 IS THERE A PLAT THAT HAS TO BE DONE?
 04:59:27 >>Mary Gibbs: NO.
 04:59:28 WE DO THE LOT RECOMBINATION AND THEN THE PROPERTY APPRAISER
 04:59:32 WILL PUT THAT ON THEIR MAP.
 04:59:35 >>James Ink: THERE IS A FORM AT THE PROPERTY APPRAISER THAT
 04:59:37 YOU FILL OUT TO COMBINE THINGS.
 04:59:39 THE SITE DEVELOPMENT REGULATIONS, YOU KNOW, THERE IS A LIST
 04:59:48 AND IT IS A LENGTHY LIST, WHICH I WON'T READ.

04:59:50 THE BUILDING SETBACK REQUIREMENTS.
 04:59:53 YES, WE MEET ALL OF THOSE REQUIREMENTS.
 04:59:54 ESTERO FIRE RESCUE, WE HAVE A RADIO ENHANCEMENT.
 04:59:57 WE'LL HAVE TO MEET ALL OF THEIR REQUIREMENTS.
 05:00:01 NO BLASTING.
 05:00:02 WE ARE CONNECTING TO LEE COUNTY UTILITIES WATER AND SEWER,
 05:00:06 AND WE HAVE A PLAN HOW TO WORK WITH THAT.
 05:00:09 AS WITH MOST PROJECTS, MOST OF THE UTILITIES IS ON THE WRONG
 05:00:12 SIDE OF CORKSCREW.
 05:00:13 SO WE'LL HAVE TO DIRECTIONAL BORE UNDERNEATH CORKSCREW TO
 05:00:18 PUT IN A FORCE MAIN.
 05:00:19 THE PATTERN BOOK, WE'RE CONSISTENT WITH THE PATTERN BOOK.
 05:00:21 THE BUFFERS WERE CONSISTENT -- WE'RE CONSISTENT WITH THE
 05:00:25 BUFFERS IN THE PATTERN BOOK AND IN THE MASTER CONCEPT PLAN.
 05:00:27 WE STILL HAVE THE PUBLIC GATHERING SPACE.
 05:00:32 THE OTHER IS CONCURRENCY, WHICH IS JUST A CATCHALL, AND
 05:00:37 WE'LL HAVE TO DO A TYPE DLDO FOR WHATEVER RIGHT-OF-WAY
 05:00:42 IMPROVEMENTS WE HAVE WITH LEE COUNTY D.O.T.
 05:00:45 THE TURN LANE ANALYSIS, THIS GOES TO WHAT WE WERE TALKING
 05:00:51 ABOUT BEFORE, EVALUATION, THE NECESSITY OF A RIGHT-TURN LANE
 05:00:55 ON CORKSCREW AT HAPPY HOLLOW SHALL BE REQUIRED AT TIME OF
 05:00:58 DEVELOPMENT ORDER.
 05:00:59 SO WE'RE GOING THROUGH THAT PROCESS.
 05:01:01 IF THE RAILROAD BECOMES OPEN TO THE PUBLIC, THEN A TYPE D
 05:01:06 BUFFER MUST BE INSTALLED ON THE WEST SIDE OF THE PROPERTY

 05:01:08 WITH ACCESS CONNECTING TO THE BIKE RACK.
 05:01:11 WE DON'T HAVE VISION TO DO THAT NOW BECAUSE I DON'T THINK
 05:01:15 THE RAILROAD IS READY TO TURN THEIR RIGHT-OF-WAY OVER.
 05:01:20 I'M NOT SURE HOW THAT GETS ENACTED IN THE FUTURE, BUT WE
 05:01:27 HAVE NO DIFFICULTY WITH IT.
 05:01:29 BUT I'M JUST NOT SURE HOW THAT'S IMPLEMENTED IN THE FUTURE.
 05:01:32 HAPPY HOLLOW LANE MUST BE PAVED TO THE PROJECT SOUTH LINE,
 05:01:35 WHICH I TALKED ABOUT, THE MASTER CONCEPT PLAN DID NOT SHOW
 05:01:39 IT.
 05:01:40 OUR DEVELOPMENT DOES SHOW IT.
 05:01:44 WE HAVE A LIST OF DEVIATIONS THAT WERE APPROVED.
 05:01:46 WE GET A 5% REDUCTION IN PARKING BECAUSE OF THE BIKE
 05:01:53 SIDEWALK ON CORKSCREW.
 05:01:54 WE GOT A RELIEF FROM A 20-FOOT BUFFER DOWN TO 10 TO 16 FEET
 05:02:00 THAT SHOWS ON THE TAPERED SIDE.
 05:02:03 I THINK THAT'S ON HAPPY HOLLOW SIDE.
 05:02:05 THE COMMERCIAL SIGN, WE'RE ALLOWED TO PUT ON CORKSCREW
 05:02:08 INSTEAD OF HAPPY HOLLOW.
 05:02:10 HAPPY HOLLOW IS OUR ACCESS POINT.
 05:02:12 BY CODE, THE SIGN IS SUPPOSED TO BE ON HAPPY HOLLOW, BUT WE
 05:02:16 GOT A DEVIATION TO PUT IT ON CORKSCREW, WITH A DEVIATION TO
 05:02:20 ALLOW IT TEN FEET FROM ANY RIGHT-OF-WAY INSTEAD OF 15.

05:02:27 >>Jim Wallace: WHERE IS THAT SIGN GOING TO BE?
 05:02:30 >>James Ink: THAT SIGN IS LOCATED UP HERE, RIGHT AS YOU CAN
 05:02:34 SEE IT, RIGHT THERE.

 05:02:35 JUST ONE, YES.
 05:02:42 >>Marlene Naratil: IT'S ABLE TO BE SEEN READILY FROM BOTH
 05:02:45 DIRECTIONS.
 05:02:48 >>James Ink: AS BEST YOU CAN IN ESTERO, YES.
 05:02:53 >>Howard Levitan: THE LAND DEVELOPMENT CODE HAS CHANGED
 05:02:56 SINCE -- I CAN'T REMEMBER -- I THINK THIS PREDATED OUR --
 05:02:59 THE FINAL ADOPTION OF THE CODE.
 05:03:05 >>James Ink: I THINK WE WERE ADOPTED UNDER THE OLD CODE AND
 05:03:07 THEN THE NEW CODE CAME IN EFFECT.
 05:03:09 >>Howard Levitan: THERE IS A PROVISION IN THE ORDINANCE THAT
 05:03:12 DEALS WITH THAT SAYING YOU HAVE TO MEET THE TERMS OF THE NEW
 05:03:15 CODE AT THE TIME OF DEVELOPMENT ORDER.
 05:03:18 I GUESS MY QUESTION IS, WE SPENT A LOT OF TIME I THINK AT
 05:03:25 COUNCIL AND PLANNING BOARD DID ABOUT COLORS.
 05:03:31 ONE OF THE PROBLEMS WITH THE COLORS WAS THEY WERE
 05:03:34 INCONSISTENT IN THE PATTERN BOOK.
 05:03:36 SOME LOOKED REALLY GRAY.
 05:03:38 SOME LOOKED -- COMMENTS WERE MADE ABOUT THAT.
 05:03:44 AND THE PREDOMINANT COLOR WAS THE TANNISH COLOR.
 05:03:49 THE MATERIALS THAT YOU GAVE US TONIGHT HAVE THAT SAME ISSUE.
 05:03:55 BUT NEW LAND DEVELOPMENT CODE, WHATEVER IT MEANS SAYS YOU
 05:04:03 CAN'T BE PREDOMINANTLY WHITE OR GRAY.
 05:04:06 SO YOU HAVE TO COMPLY WITH THAT.
 05:04:08 AND I JUST WANT TO POINT THAT OUT THAT WE REALLY DO WANT
 05:04:14 CONSISTENCY WITH THE COLOR PALETTE THAT I THINK THERE WERE

 05:04:21 APPROPRIATE DRAWINGS THAT WERE SHOWN TO, I THINK, COUNCIL
 05:04:25 AND PLANNING BOARD, THAT THE PREDOMINANT COLOR WAS THE
 05:04:29 TANNISH COLOR.
 05:04:30 AND THE ROOF WAS GRAY, BUT YOU REALLY DON'T SEE -- YOU SEE
 05:04:33 SOME OF THE LOWER ROOFS FROM THE GROUND LEVEL, BUT NOT THE
 05:04:39 MAIN ROOF OR ALL OF THE MAIN ROOF.
 05:04:42 SO I THINK THAT -- I WANT TO MAKE SURE THAT IN YOUR
 05:04:48 RENDERINGS AT DEVELOPMENT ORDER YOU SHOW THE APPROPRIATE
 05:04:50 COLORS AND YOU COME IN WITH A COLOR BOARD HERE BECAUSE WE'VE
 05:04:55 BEEN HAVING A LOT OF TROUBLE WITH REPRODUCED COLORS.
 05:04:58 THEY JUST DON'T -- THEY DON'T WORK FOR EITHER THE
 05:05:03 COMPUTER-GENERATED -- THE COMPUTER REPRODUCTIONS OF THOSE
 05:05:08 COLORS OR EVEN THE PAPER VERSIONS, THEY ARE ALL DIFFERENT.
 05:05:11 >>James Ink: ONE OF THE BIG PROBLEMS WE HAVE WITH
 05:05:13 REPRODUCING COLOR AND COLOR BOARDS IS HAVING THE ABILITY IN
 05:05:17 OUR SYSTEMS TO PICK THAT SPECIFIC COLOR EXACTLY DUPLICATE
 05:05:23 IT.
 05:05:23 >>Howard Levitan: I JUST CALL THAT TO YOUR ATTENTION THAT

05:05:27 THAT'S SOMETHING THAT WE'VE BEEN SORT OF WRESTLING WITH.
 05:05:33 THE ARCHITECT WAS ABLE TO DO IT WHEN WE DID THE BANJO
 05:05:36 PARCELS AND DID VIA COCONUT, AND HE CAME IN WITH COLOR
 05:05:41 BOARDS AND THERE WAS CONSISTENCY IN HIS RENDERINGS AS WELL
 05:05:47 AS THE VIDEO THAT HE MADE.
 05:05:50 I THINK -- I WOULD LIKE TO MAKE CERTAIN THAT WE SEE THAT.
 05:05:57 THIS IS THE FIRST NON-MEDITERRANEAN BUILDING IN THE VILLAGE

 05:06:03 CENTER THAT WE APPROVED, THAT THE COUNCIL APPROVED.
 05:06:07 SO I THINK THIS IS AN IMPORTANT BUILDING FOR US TO LOOK AT.
 05:06:14 COLOR IS, I THINK --
 05:06:16 >>James Ink: I UNDERSTAND AND WE'RE GOING TO SUBMIT WHAT'S
 05:06:20 ALLOWABLE IN THE PATTERN BOOK AND WHAT'S ALLOWABLE IN THE
 05:06:23 ZONING CODE, AND THEN WE'LL WORK WITH STAFF AND THE BOARD
 05:06:27 AND GO FROM THERE TO HOWEVER IT'S RESOLVED.
 05:06:31 >>Michael Sheeley: GOOD POINT, MR. CHAIRMAN.
 05:06:34 OF COURSE, THIS THING CAME THROUGH THE DESIGN REVIEW BOARD A
 05:06:37 LONG TIME AGO.
 05:06:38 I REMEMBER IT.
 05:06:39 WE COMMENDED THE DESIGN OF THE BUILDING.
 05:06:41 BUT WHEN YOU LOOK AT THE RENDERINGS, THE BUILDING LOOKS
 05:06:44 WHITE, BASICALLY.
 05:06:45 SO THE ARCHITECT NEEDS TO MAKE SURE THAT NEW RENDERINGS,
 05:06:48 WHEN THEY COME THROUGH THE DEVELOPMENT ORDER --
 05:06:53 >>James Ink: ACCESSIBLE BEIGE IS THE COLOR.
 05:06:55 I KNOW ACCESSIBLE BEIGE WELL BECAUSE IT IS THE COLOR OF MY
 05:06:59 HOUSE.
 05:06:59 [LAUGHTER]
 05:07:04 >>Howard Levitan: THERE WERE A COUPLE OF MINOR CONDITIONS I
 05:07:06 WANTED TO HIGHLIGHT.
 05:07:07 ONE WAS 100% NATIVE PLANT REQUIREMENT.
 05:07:11 I'M SURE THAT JEANNIN, WHEN SHE GETS BACK, WILL BE
 05:07:17 INTERESTED IN THAT.

 05:07:18 AND ALSO, WE WERE GOING TO GET SOME DETAILS OF THE PUBLIC
 05:07:22 GATHERING AREA, WHICH IS REALLY IMPORTANT AS A PUBLIC
 05:07:25 BENEFIT --
 05:07:30 >>James Ink: AS PART OF THE DEVELOPMENT ORDER, PART OF THE
 05:07:33 ARCHITECTURAL REVIEW PROCESS, WE'LL BE BRINGING MORE DETAIL,
 05:07:36 MORE SPECIFIED ENHANCED OF WHAT THAT AREA IS.
 05:07:41 >>Howard Levitan: THE QUESTION IS WHETHER OR NOT THERE WOULD
 05:07:43 BE SOME SORT OF PUBLIC EASEMENT FILED WITH RESPECT TO THE
 05:07:46 USE OF THAT.
 05:07:47 I THINK THERE WERE REQUIREMENTS FOR HOURS OF OPERATION OF
 05:07:52 THAT, THAT THE PUBLIC WOULD BE ABLE TO USE THAT IN
 05:07:56 PERPETUITY DURING DAYLIGHT, DAWN TO DUSK TYPE THING.
 05:08:01 >>Mary Gibbs: I DON'T THINK WE DID THE PUBLIC EASEMENT,
 05:08:04 THOUGH, BECAUSE IT WAS SO -- IT WAS SUCH A SMALL AREA THAT I

05:08:07 THINK WE DIDN'T DO THE PUBLIC EASEMENT REQUIREMENT.
 05:08:10 >>James Ink: WE DON'T HAVE THAT RESTRICTION.
 05:08:12 >>Howard Levitan: NOTHING IN THE ORDINANCE ABOUT THE PUBLIC
 05:08:14 EASEMENT.
 05:08:14 >>Mary Gibbs: YEAH, WE TALKED ABOUT IT, AND THEN I THINK WE
 05:08:17 DECIDED THAT IT WAS JUST NOT A VERY LARGE AREA.
 05:08:21 >>Marlene Naratil: WOULD THERE BE NOISE RESTRICTIONS THAT WE
 05:08:24 WOULD LOOK AT?
 05:08:25 YOU SAY PUBLIC USAGE OF THIS PROPERTY, BUT HOW DO WE KNOW
 05:08:30 ONCE THEY ARE ON IT, THEY ARE GOING TO OBEY WHATEVER
 05:08:35 ORDINANCES WE'VE GOT.

 05:08:35 >>Mary Gibbs: THIS WILL BE VERY LOW-KEY.
 05:08:39 THESE WILL BE LOW-KEY USES.
 05:08:41 IT'S NOT LIKE A BIG PARTY.
 05:08:43 AND YOU HAVE TO COMPLY WITH THE NOISE ORDINANCE ANYWAY.
 05:08:45 >>Marlene Naratil: HOW WOULD BE DETERMINED, FOR EXAMPLE,
 05:08:48 LET'S SAY SOMEBODY SAYS I WANT TO HAVE A BIRTHDAY PARTY
 05:08:51 THERE, AND THEY SAY WE'RE ONLY GOING TO BRING 20 PEOPLE AND
 05:08:55 MORE PEOPLE SHOW UP AND IT GETS ROWDY --
 05:08:59 >>Mary Gibbs: I DON'T THINK THAT'S THEIR PLAN.
 05:09:00 I THINK THEIR PLAN IS, LIKE, IF THEY HAVE A CAFE, THEY ARE
 05:09:03 GOING TO HAVE OFFICE USE, IF THEY HAVE A CAFE, AND THEN THE
 05:09:06 PEOPLE THAT WALK DOWN THE SIDEWALK, THERE'S LIKE A SEATING,
 05:09:11 KIND OF PATIO, PASEO AREA, YOU CAN JUST ENJOY SEATING OR --
 05:09:16 >>Marlene Naratil: NEED TO BE MONITORED TO SOME DEGREE.
 05:09:18 >>James Ink: IT'S NOT A RESTAURANT AT ANY POINT.
 05:09:20 WE WOULD HAVE TO BE COMPLIANT WITH THE NOISE ORDINANCE AND
 05:09:23 ALL THE OTHER APPLICABLE CODES.
 05:09:25 >>Mary Gibbs: WE DIDN'T APPROVE LIKE ANY RAVE PARTIES OR
 05:09:28 ANYTHING.
 05:09:33 >> [INAUDIBLE]
 05:09:33 >>Mary Gibbs: I THINK INTERNALLY FOR THE -- I'M NOT SURE WE
 05:09:38 DID ACTUALLY ANY OUTDOOR.
 05:09:39 I THINK THAT WOULD HAVE TO COME BACK.
 05:09:45 >> AN OUTDOOR COP.
 05:09:50 >>Howard Levitan: THAT'S WHEN YOU GET THE OPPORTUNITY TO

 05:09:52 DETERMINE THE HOURS OF OPERATION.
 05:09:54 >>James Ink: CORRECT.
 05:09:56 >>Howard Levitan: AMPLIFIED MUSIC AND THINGS LIKE THAT.
 05:09:59 >>Barry Jones: JIM, ARE YOU EXTENDING THE WATER MAIN SOUTH
 05:10:02 FROM COMMERCIAL DOWN TO YOUR SOUTHERN TERMINUS?
 05:10:05 >>James Ink: YES, WE ARE.
 05:10:07 >>Barry Jones: NORMALLY WE GOT TO DESIGN OUR ROADS TO THE
 05:10:09 25-YEAR STORM.
 05:10:11 HOW ARE YOU GOING TO APPROACH THAT WITH RESPECT TO MOLLY
 05:10:16 LANE?

05:10:17 >>James Ink: WE HAVE TO -- TO MEET SOUTH FLORIDA
 05:10:19 REQUIREMENTS, IT'S TEN YEAR FOR THE PARKING LOT AND 25 YEAR
 05:10:22 FOR THE ROADWAY.
 05:10:22 SO WE WILL BE --
 05:10:24 >>Barry Jones: I'M TRYING TO FIGURE OUT HOW YOU'RE GOING TO
 05:10:26 DO THAT AT MOLLY LANE.
 05:10:28 IT'S JUST A FREE DISCHARGE.
 05:10:30 >>James Ink: YOU MEAN ELEVATION-WISE?
 05:10:32 >>Barry Jones: CORRECT.
 05:10:33 >>James Ink: THERE'S GOING TO BE SOME SORT OF TRANSITION
 05:10:35 WHEN WE GET DONE OF HOW WE GET BACK TO EXISTING HAPPY HOLLOW
 05:10:41 LANE.
 05:10:41 >>Barry Jones: SO THE PORTION OF MOLLY LANE YOU BUILD IS NOT
 05:10:45 GOING TO MEET 25-YEAR MINIMUM STAGE THE ENTIRE LENGTH OF IT.
 05:10:48 >>James Ink: IT MIGHT NOT.

05:10:49 >>Barry Jones: IF IN THE FUTURE MOLLY LANE WERE TO GET
 05:10:53 EXTENDED, THAT PORTION OF MOLLY LANE WOULD HAVE TO BE
 05:10:56 BROUGHT UP --
 05:10:56 >>James Ink: IF MOLLY LANE WAS GOING TO BE EXTENDED OF ANY
 05:11:00 SIGNIFICANCE WHERE IT WOULD TRIGGER THAT, YES.
 05:11:04 >>Barry Jones: WHAT IS THE FUTURE LAND USE OF THE PROPERTY
 05:11:06 SOUTH OF THIS?
 05:11:06 >>Mary Gibbs: IT'S ALL VILLAGE CENTER, AND THERE WAS AN
 05:11:10 INTERCONNECT, THE VIA COCONUT PROJECT THAT CAME IN RECENTLY
 05:11:15 AND GOT APPROVED BY THE COUNCIL SHOWS A STUBOUT TO GO TO
 05:11:19 HAPPY HOLLOW LANE, I THINK, IF NEEDED.
 05:11:21 AND THERE ARE A FEW LOTS IN BETWEEN.
 05:11:27 I WAS LIKE, WHERE'S MOLLY LANE?
 05:11:30 HAPPY HOLLOW NOT MOLLY.
 05:11:34 >>Barry Jones: HAPPY HOLLOW.
 05:11:35 SORRY.
 05:11:35 >>James Ink: I WOULD SUSPECT WITH THE ELEVATION OF CORKSCREW
 05:11:39 AND THE ELEVATION OF OUR PARKING LOT AND THE STORMWATER OF
 05:11:40 OUR PARKING LOT, OUR SECTION OF HAPPY HOLLOW IS GOING TO BE
 05:11:43 REAL CLOSE TO THE 25 YEAR.
 05:11:46 >>Barry Jones: I SUSPECT ONE DAY THAT IS GOING TO BE AN
 05:11:48 INTERCONNECT THAT WILL TIE THE WHOLE PART OF THAT VILLAGE
 05:11:51 TOGETHER.
 05:11:51 SO MY CONCERN WOULD BE THAT THE ENTIRE LENGTH OF WHATEVER
 05:11:54 YOU ARE GOING TO CONSTRUCT WAS THAT ELEVATION AND -- ON THE

05:12:00 PROPERTY NEXT DOOR OR TO THE SOUTH, SO IN THE FUTURE WHEN
 05:12:03 THEY BUILD TO THE SOUTH AND NEED TO EXTEND, THEY DON'T HAVE
 05:12:06 TO ALTER WHAT YOU'VE ALREADY BUILT ON YOUR SITE, DOES THAT
 05:12:10 MAKE SENSE?
 05:12:11 >>James Ink: IT MAKES A LOT OF SENSE.
 05:12:13 IT'S JUST THERE ARE SO MANY UNKNOWNNS TO THE SOUTH, WE'RE

05:12:16 GOING TO MAKE OUR ATTEMPT TO BE AS CLOSE AS WE CAN.
 05:12:23 >>Barry Jones: FROM AN ENGINEERING STANDPOINT, I DON'T KNOW
 05:12:25 HOW YOU DETERMINE A 25-YEAR STAGE IF YOU DON'T HAVE AN
 05:12:29 IMPOUNDED SYSTEM AND AT SOME POINT IN THE FUTURE, THIS ROAD
 05:12:32 IS GOING TO GET SOME SORT OF STORMWATER.
 05:12:35 I KNOW EACH PARCEL IS NOT KNOWING THEIR PORTION ON-SITE,
 05:12:40 WHERE DOES THE BIG POND COME FROM OR WHAT'S THE BIGGER
 05:12:44 PICTURE?
 05:12:45 I DON'T KNOW.
 05:12:47 >>James Ink: WHEN AND I BELIEVE WHEN HAPPY HOLLOW GETS
 05:12:50 EXTENDED, IT WILL HAVE TO ACCOMMODATE ITS STORMWATER SYSTEM
 05:12:55 SOMEWHERE.
 05:13:00 >>Barry Jones: EITHER EACH LOT WOULD DO THEIR PORTION
 05:13:02 COMPENSATING ON THEIR SITE AS IT WENT BY OR A MASTER SYSTEM
 05:13:05 SOMEWHERE.
 05:13:06 THAT'S WHAT I WAS TRYING TO --
 05:13:08 >>James Ink: SURE, YOU CAN SEE IT ON REALLY A LARGER U.S.
 05:13:11 ROAD.
 05:13:12 YOU HAVE YOUR SWALES AND THEN AT SOME POINT, THEY HAVE AN

 05:13:16 OFF-SITE POND THAT WOULD BE ACQUIRED OR DONATED TO MAKE THAT
 05:13:21 WORK.
 05:13:25 >>Jim Wallace: MARY, MAYBE YOU CAN HELP ME WITH THIS.
 05:13:27 ARE YOU DESCRIBING WHEN VIA COCONUT GOES IN, YOU HAVE 330 IN
 05:13:33 THE CHURCH, ET CETERA, AND THIS GOES IN.
 05:13:35 ARE YOU SAYING THAT HAPPY HOLLOW COULD BECOME A DEAN STREET
 05:13:42 WHERE ALL THE WATER ENDS UP JUST FLOWING THERE AND THERE'S
 05:13:45 TWO FEET OF WATER IN ALL THE HOMES?
 05:13:47 >>Barry Jones: -- INSIGHT INTO THE BIGGER PICTURE OF HOW
 05:13:50 THIS WHOLE TRACT OF LAND IS GOING TO LAY OUT, HOW THE ROAD
 05:13:53 WILL SIT, AND WHAT ELEVATION IT WILL BE AT AND WHERE THE
 05:13:56 WATER IS GOING TO GO.
 05:13:56 IF THERE'S PROPORTIONATE SHARE THAT HAS TO COME IN FOR EACH
 05:14:02 ONE SO THE VILLAGE CAN AFFORD TO CREATE THIS MASTER SYSTEM,
 05:14:05 NO PROPERTY OWNERS ARE GOING TO STEP IN TO DOING
 05:14:08 PROPORTIONATE ON THEIR PROPERTY AS THEY GO BY, WHERE IS THE
 05:14:12 MASTER SYSTEM GOING TO GET, WHAT'S THE RESPONSIBILITY OF THE
 05:14:15 VILLAGE TO MAKE SURE WE'RE LOOKING FORWARD TO THIS?
 05:14:18 >>Jim Wallace: ISN'T THAT WHAT DIDN'T HAPPEN WHEN THEY PUT
 05:14:21 IN THREE OAKS PARKWAY, THE WHOLE DEAN STREET AREA, WHENEVER
 05:14:24 WE GET A TERRIBLE STORM --
 05:14:26 >>Barry Jones: I'M NOT THAT FAMILIAR WITH IT.
 05:14:28 >>Jim Wallace: HIGH ON THE ARTERIAL ROADS AROUND IT, AND
 05:14:33 IT'S OLD HOMES THAT ALWAYS HAVE A FOOT, TWO FEET OF WATER.
 05:14:38 WHEN WE GET A HURRICANE, AND IT'S A TRAGEDY AND THE WATER

 05:14:42 HAS NOWHERE TO GO, AND NOBODY IS TO BLAME.
 05:14:47 >>Howard Levitan: IF YOU TAKE THAT ONE STEP FURTHER, HOW FAR

05:14:51 DOWN HAPPY HOLLOW LANE ARE YOU BRINGING THE FORCE MAIN?
 05:14:55 >>James Ink: THE FORCE MAIN IS NOT COMING DOWN HAPPY HOLLOW.
 05:14:59 IT'S GOING FROM OUR PROPERTY DUE NORTH ACROSS CORKSCREW.
 05:15:02 SO THERE'S NO SANITARY SEWER.
 05:15:04 >>Howard Levitan: YOU ARE THE ONLY ONE THAT IS HOOKING UP.
 05:15:08 >>James Ink: HAPPY HOLLOW, OUR WATER CONNECTION AND OUR FDC
 05:15:12 AND EVERYTHING IS ON HAPPY HOLLOW.
 05:15:14 SO WE'RE BRINGING A WATER LINE SOUTH HAPPY HOLLOW AND LEE
 05:15:17 COUNTY UTILITIES WAS NICE ENOUGH TO SAY TAKE IT ALL THE WAY
 05:15:21 TO THE SOUTH PROPERTY LINE.
 05:15:24 >>Barry Jones: IN AN IDEAL WORLD, YOU SET UP SOME SORT OF
 05:15:27 IMPROVEMENT DISTRICT AND YOU PUT THAT ROAD IN AND YOU PUT
 05:15:29 THE SANITARY SEWER AND YOU PUT THE WATER MAIN IN BECAUSE YOU
 05:15:32 KNOW THAT'S GOING TO GET BUILT.
 05:15:34 IF WE PROCEED AS WE'RE GOING, WE'RE GOING TO HAVE EIGHT
 05:15:38 DIFFERENT PRIVATE GRINDER STATIONS OUT THERE, WHICH IS NOT A
 05:15:42 GOOD THING IN THE REAL WORLD.
 05:15:43 BUT IF YOU DON'T FORCE COOPERATION THROUGH SOME MEANS OR THE
 05:15:48 OTHER TO CREATE THE INFRASTRUCTURE TO DEVELOP THAT WOULD
 05:15:52 ALLOW THIS TO BUILD OUT THE WAY IT'S GOING TO BUILD OUT,
 05:15:57 THEN WE'RE JUST GOING TO BE KICKING THE CAN DOWN THE ROAD.
 05:16:01 AND THAT'S INDEPENDENT OF HIM.
 05:16:04 THAT'S ON OTHERS IF YOU'RE LOOKING FOR A VISION INSTEAD OF A

 05:16:10 PATCH.
 05:16:11 >> JUST REMEMBER THAT ISSUE, BARRY, WHEN WE HAVE OTHER CASES
 05:16:14 THAT BRING SINGLE LINE SEWER LINES DOWN.
 05:16:25 >> NOBODY ON HAPPY HOLLOW WILL BE TRIGGERED BY A DISTANCE
 05:16:28 ASPECT, BECAUSE IT'S NOT GOING TO BE ANY FURTHER DOWN, THE
 05:16:32 FORCE MAIN ISN'T ANY FARTHER DOWN THAN IT WAS PRIOR.
 05:16:36 JUST GOES INTO THEIR BUILDING.
 05:16:38 NOBODY IS GOING TO BE REQUIRED TO HOOK UP.
 05:16:41 >>Mary Gibbs: NO.
 05:16:42 YOU KNOW, WHAT WE EXPECT FOR THE HOUSES THAT ARE IN THERE
 05:16:45 ARE KIND OF TRANSITIONAL.
 05:16:46 SO IT SEEMS, YOU KNOW, PEOPLE HAVE BEEN TRYING TO BUY THEM
 05:16:51 UP AND SOME OF THEM SEEM A LITTLE TRANSITIONAL.
 05:16:53 EVERYBODY KEEPS THINKING IT'S GOING TO END UP BEING FUTURE
 05:16:57 COMMERCIAL TYPE USE.
 05:16:58 >>Howard Levitan: PROBABLY WHAT WILL HAPPEN BUT YOU ALWAYS
 05:17:01 HAVE THE HOLDOUT OR WHATEVER, BUT THAT'S NOT SOMETHING WE
 05:17:05 CAN DEAL WITH HERE TONIGHT.
 05:17:07 >>Barry Jones: IF YOU WERE TO POSITION YOUR LIFT STATION IN
 05:17:11 YOUR SOUTHEAST CORNER, IT WOULD HAVE -- BE ABLE TO PROVIDE
 05:17:14 ACCESS TO THREE OTHER LOTS.
 05:17:17 I DON'T KNOW IF THAT'S OF ANY BENEFIT TO YOU.
 05:17:24 INCREMENTAL COST UPGRADES AND CHALLENGES.
 05:17:27 I DON'T KNOW.

05:17:31 I SEE THAT AND SCRATCH MY HEAD.

05:17:34 >>Howard Levitan: THE VILLAGE IS NOT IN THE POSITION TO DO
05:17:37 THAT YET.
05:17:38 WE DO HAVE THE ORDINANCE ABOUT CREATING THOSE KIND OF
05:17:43 DISTRICTS, BENEFIT DISTRICTS, BUT THEY HAVEN'T DONE ANYTHING
05:17:46 WITH THAT YET.
05:17:48 THE MASTER PLAN IS FOR OTHER AREAS, NOT THIS PARTICULAR
05:17:52 AREA.
05:17:53 SO I THINK WE'RE FAR OFF ON THAT.
05:17:56 THE PUBLIC HAS LEFT.
05:18:07 >>James Ink: WELL, TO FINISH UP.
05:18:08 I HAVE DEVIATION 7 WHICH SAYS I HAVE TO HAVE AN ENHANCED
05:18:11 LANDSCAPING SUBJECT TO STAFF APPROVAL IN LIEU OF A WALL ON
05:18:15 THE SOUTH END WITH NO OBJECTION, WHICH WE APPROACHED THE
05:18:19 NEIGHBOR AND HE HAD NO INTEREST IN TALKING TO US.
05:18:28 >> LIKES THE WALL.
05:18:28 >>James Ink: CORRECT.
05:18:33 >>Howard Levitan: I APPRECIATE IT.
05:18:34 UNLESS ANYONE HAS ANY OTHER QUESTIONS, WE'LL TERMINATE THIS
05:18:39 DISCUSSION AND MOVE ON.
05:18:40 >>James Ink: THANK YOU, SIR.
05:18:42 >>Howard Levitan: THANK YOU.
05:18:42 THE NEXT TOPIC FOR THIS EVENING IS A PUBLIC HEARING.
05:18:56 QUASI-JUDICIAL HEARING WITH RESPECT TO ARBY'S.
05:19:03 BEFORE I INTRODUCE THAT, I HAVE TO GO THROUGH THE STATEMENT
05:19:07 THAT WE READ ALL THE TIME.

05:19:09 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON EITHER
05:19:12 A ZONING APPLICATION OR A DEVELOPMENT ORDER, IT SITS IN A
05:19:15 QUASI-JUDICIAL CAPACITY.
05:19:17 THIS MEETING'S AGENDA INCLUDES AN ITEM SUBJECT TO THIS TYPE
05:19:23 OF JUDICIAL PROCEEDING.
05:19:24 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
05:19:28 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
05:19:31 PUBLIC SPEAKER'S CARD, GIVE IT TO THE VILLAGE CLERK AND MUST
05:19:34 BE SWORN IN BY THE BOARD ATTORNEY.
05:19:36 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
05:19:41 HAVE BEEN RECEIVED WILL BE PLACED INTO THE PUBLIC RECORD.
05:19:44 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
05:19:46 COMMUNICATIONS.
05:19:48 AND BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
05:19:50 REGARDING THE MATTER AND MUST DECLARE IT.
05:19:52 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN THE
05:19:55 BOARD DISCUSSION OR TO VOTE ON THE MATTER.
05:19:58 THE BUILDING'S DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
05:20:00 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
05:20:05 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED

05:20:09 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
 05:20:12 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR
 05:20:14 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
 05:20:18 REPORT FINDINGS AND RECOMMENDATIONS.
 05:20:20 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS

 05:20:23 BEEN SWORN IN MAY PROVIDE TESTIMONY.
 05:20:25 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
 05:20:29 MINUTES OR LESS.
 05:20:30 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
 05:20:33 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
 05:20:35 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
 05:20:38 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
 05:20:42 APPLICANT OR THE COMMUNITY DEVELOPMENT STAFF.
 05:20:44 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 05:20:47 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 05:20:50 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 05:20:53 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 05:20:56 WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS MATTER PLEASE
 05:20:59 STAND AND RAISE YOUR RIGHT HAND?
 05:21:01 I WOULD ASK THE BOARD ATTORNEY TO PLEASE ADMINISTER THE
 05:21:03 OATH.
 05:21:04 YOUR MIKE IS NOT ON, NANCY.
 05:21:12 ALL RIGHT.
 05:21:20 I GUESS I CAN TAKE CARE OF IT.
 05:21:22 WILL THIS BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH, SO
 05:21:29 HELP ME -- WHATEVER YOUR ANSWER IS.
 05:21:32 >> YES.
 05:21:42 >>Howard Levitan: THE FIRST QUESTION, I THINK WE'VE ALREADY
 05:21:44 DETERMINED THAT THERE WERE NO LETTERS OR OTHER WRITTEN
 05:21:46 COMMUNICATIONS ABOUT THIS MATTER.

 05:21:49 >>Mary Gibbs: NO, WE HAVE NO E-COMMENTS.
 05:21:52 >>Howard Levitan: BOARD MEMBERS, HAS ANYBODY HAD EX PARTE
 05:21:54 COMMUNICATIONS?
 05:21:55 IF SO, PLEASE DISCLOSE THE NATURE OF THE COMMUNICATION.
 05:21:59 >> NO.
 05:22:00 >> NOTHING.
 05:22:02 >> THE ONLY THING I DID WAS TO DRIVE INTO THE PARKING LOT
 05:22:04 AND TAKE A LOOK.
 05:22:07 SO, NO, I HAVE NOT HAD ANY.
 05:22:10 >>Howard Levitan: BOARD MEMBERS, DO ANY OF YOU HAVE A
 05:22:12 CONFLICT OF INTEREST REGARDING THIS MATTER?
 05:22:15 >> NO.
 05:22:16 >>Michael Sheeley: OTHER THAN ENJOYING THE SANDWICHES.
 05:22:20 >>Howard Levitan: NO FINANCIAL.
 05:22:22 PLEASE, MARY, IF YOU WOULD INTRODUCE THE MATTER AND THEN
 05:22:28 INVITE THE APPLICANT TO MAKE A PRESENTATION.

05:22:32 >>Mary Gibbs: SO THIS IS THE ARBY'S REMODEL, ARBY'S ON
 05:22:36 CORKSCREW ROAD NEXT TO THE 7-ELEVEN.
 05:22:41 AND THIS IS AN EXTERIOR RENOVATION OF THE BUILDING.
 05:22:45 THERE ARE NO SITE CHANGES PLANNED, SO THERE'S NO LIMITED
 05:22:48 DEVELOPMENT ORDER.
 05:22:49 IT'S JUST THE BUILDING ITSELF.
 05:22:50 THEY WERE HERE FOR A NOVEMBER 9th PUBLIC INFORMATION
 05:22:54 MEETING.
 05:22:55 THEY KIND OF EXPLAINED IT AT THAT TIME.

05:22:57 THERE WERE -- YOU ALL HAD SOME QUESTIONS ABOUT THE COLORS
 05:23:00 AND SOME OF THE MATERIALS AND THE EIFS AND THERE WAS A BIG
 05:23:06 DISCUSSION AND I THINK YOU SAID GO BACK AND KIND OF REVISIT
 05:23:09 SOME OF THAT.
 05:23:09 THE APPLICANT HAS MADE SOME REVISIONS.
 05:23:12 THEY ARE HERE TO EXPLAIN TONIGHT.
 05:23:13 I THINK HE DID -- I SAW HIM UNWRAPPING SOME COLOR SAMPLES.
 05:23:17 SO HE DOES HAVE SOME INFORMATION TO SHARE WITH YOU TO
 05:23:21 EXPLAIN IT.
 05:23:22 I'LL JUST TURN IT OVER THEN, UNLESS YOU HAVE ANY QUESTIONS
 05:23:26 TO JUSTIN POLK.
 05:23:29 I THINK HE WAS HERE AT THE LAST MEETING.
 05:23:31 WE HAD A BIG AGENDA AND IT WAS PRETTY LATE.
 05:23:34 EVEN THOUGH HE DIDN'T BRING ANY SAMPLES, WE CAN GIVE HIM A
 05:23:38 LITTLE EXTRA TIME.
 05:23:42 >>Justin Polk: GOOD EVENING.
 05:23:43 AGAIN, JUSTIN POLK.
 05:23:46 I WORK FOR THE FRANCHISEE FOR THE LOCAL ARBY'S IN TOWN.
 05:23:50 AS MARY SAID, WE WERE HERE FIVE WEEKS AGO I GUESS NOW.
 05:23:53 I KNOW YOU WANTED A LITTLE MORE DEPICTION OF A FEW THINGS
 05:24:00 THAT WE WERE LOOKING AT AS WELL AS SOME CONCERN WITH THE
 05:24:05 BASE LIGHTER BUILDING COLOR AS WELL AS WE HAD A BRICK
 05:24:09 PATTERN ON THE FRONT OF THE BUILDING BEFORE.
 05:24:15 GOT MORE TO SHOW YOU TONIGHT.
 05:24:18 YOU CAN TOUCH, SEE, FEEL WHAT WE HAVE HERE TONIGHT.

05:24:21 EXISTING ARBY'S LOCATION, THIS IS PRIMARILY AN INTERIOR
 05:24:32 REMODEL, BUT WE ARE UPDATING THE FACADE AND THAT'S WHY WE'RE
 05:24:36 IN FRONT OF THE BOARD HERE.
 05:24:37 LITTLE MORE MODERN BUILDING THAN MOST OF THE ONES I CHOOSE
 05:24:40 TO REMODEL, BUT MAIN GOAL IS TO NEUTRALIZE THE PEAKED WINDOW
 05:24:46 CANOPY HERE.
 05:24:47 ORIGINALLY, WE HAD MADE SOME CHANGES TO THE ROOFLINE.
 05:24:51 THE BOARD REALLY DID LIKE THE CROWN COPING THAT WAS THERE,
 05:24:54 SO WE LEFT THAT AND PUT THAT BACK TO A WHITE COLOR JUST AS
 05:24:58 IT WAS TODAY.
 05:24:59 AND THEN WITH THE REMAINDER OF THE FACADE, A LOT OF CONCERN
 05:25:02 THE LAST TIME IS THIS WAS MORE OF A BRICK FLATTER PATTERN.

05:25:06 SO BASED ON, MR. WOOD POINTED OUT ABOUT A HUNDRED ARBY'S.
 05:25:18 IT'S VERY INTERESTING THAT'S MORE OF A STACK LEDGE STONE FOR
 05:25:24 THIS AREA.
 05:25:25 I BROUGHT SAMPLES OF EVERY COLOR.
 05:25:27 THIS WAS LIGHTENED UP TO A MORE NEUTRAL COLOR THAN IT WAS
 05:25:32 BEFORE.
 05:25:33 WE HAD THE LAST SLIDE.
 05:25:37 ALSO, PER YOUR REQUEST, MR. SHEELEY, GIVE YOU A 3D
 05:25:42 RENDERING, PART OF MY HOLDUP GETTING BACK TO HERE.
 05:25:45 I KNOW YOUR MINDSET.
 05:25:46 I THINK YOU WERE ASKING FOR THIS, THAT WOULD HOPEFULLY GIVE
 05:25:49 YOU A BETTER PICTURE.
 05:25:51 2-Ds ARE KIND OF HARD TO SEE.

05:25:53 THE LAST SLIDE WHICH DOES SHOW THE MATERIALS, I ACTUALLY
 05:25:57 HAVE THEM ALL IN MY HAND TODAY.
 05:26:00 LEAD UP TO THIS SLIDE.
 05:26:06 OF COURSE, THE COMPANY FIRST GAVE ME THE STANDARD SAMPLE
 05:26:11 CHIPS WHICH CAN BE -- I DO HAVE BLOWUPS THAT ARE IN FULL
 05:26:16 COLOR.
 05:26:17 MUCH EASIER TO SEE AS WELL AS THERE WAS TALK ABOUT WHAT THE
 05:26:19 BROWN MATERIAL WAS, WHETHER EIFS OR STUCCO.
 05:26:23 I DIDN'T KNOW THEY MADE THESE, BUT WE HAD OUR SUPPLIER GET
 05:26:26 US AN EXAMPLE OF THIS SO YOU CAN SEE, TOUCH AND FEEL THE
 05:26:30 MATERIAL.
 05:26:30 THAT IS THIS BROWN AREA YOU SEE RIGHT HERE.
 05:26:34 AND AS WELL AS THE RED BAND THAT GOES AROUND, THAT WAS
 05:26:38 SAMPLE OF THE MATERIAL THERE ALSO.
 05:26:40 SO YOU CAN SEE EVERYTHING WE'VE GOT HERE TONIGHT.
 05:26:44 HERE TO ANSWER ANY MORE QUESTIONS.
 05:26:46 HOPEFULLY WE HAVE A PRODUCT WE CAN MOVE FORWARD WITH AND GET
 05:26:49 THE REMODEL GOING.
 05:26:54 >>Marlene Naratil: WILL THE PARKING CONFIGURATION BE THE
 05:26:57 SAME?
 05:26:58 >>Justin Polk: ABSOLUTELY THE SAME.
 05:26:59 NOTHING IS CHANGING.
 05:27:01 THIS DOESN'T HAVE A BAD STACKING BECAUSE THE WAY IT WRAPS
 05:27:03 WAY TO THE BACK OF THE SITE, THE DRIVE-THROUGH DOESN'T
 05:27:05 IMPEDE THE PARKING.

05:27:06 LIKE MOST FAST FOODS YOU'VE BEEN TO, IT TENDS TO BLOCK THEM
 05:27:10 IN.
 05:27:10 IT'S ONE OF THE FEW SITES THAT THERE WAS NOTHING I REALLY
 05:27:12 NEEDED TO DO TO.
 05:27:13 WE'LL DO SOME CLEAN, FRESHEN UP WHILE WE'RE THERE.
 05:27:14 WE'D LIKE TO REPLACE ANY COLOR WITH THE LANDSCAPING TO GET
 05:27:18 IT BACK.
 05:27:19 OPEN IT WITH A LITTLE BIT OF POP.

05:27:21 >>Marlene Naratil: HOW ABOUT THE LIGHTING FOR EVENING?
 05:27:24 >>Justin Polk: NOT PROPOSING ANY CHANGES THERE.
 05:27:26 >>Marlene Naratil: IT IS KIND OF A DARK SPOT, THOUGH.
 05:27:31 >>Justin Polk: I'M ALWAYS GLAD TO BRIGHTEN MY SITES UP, BUT
 05:27:34 MOST MUNICIPALITIES WANT ME TO KEEP THEM DIMMER.
 05:27:37 BUT NO LIGHTING CHANGES PROPOSED THERE.
 05:27:40 THE BUILDING DOES HAVE ACCENT-ONLY LIGHTINGS, WHICH ARE
 05:27:42 SHOWN ON THE ELEVATIONS.
 05:27:45 THESE ARE THE LITTLE NODULES RIGHT THERE, AND THEY JUST
 05:27:49 FLASH UP AND DOWN, BUT THEY DO NOT GO ABOVE THE ROOFLINE.
 05:27:54 >>Barry Jones: -- PUT IT INSIDE THE CURB.
 05:27:56 >>Justin Polk: AT THE WAY BACK.
 05:27:58 CERTAINLY CAN LOOK AT THAT.
 05:28:01 I KNOW YOU'RE AN ENGINEER BY TRADE, TOO.
 05:28:05 >>Barry Jones: OUTSIDE THE CURB.
 05:28:06 SUPPOSED TO BE IN THE CURB --
 05:28:08 >>Justin Polk: YOU PUT IT IN THE CURB, THEY TRY TO HIT THAT.

 05:28:13 >> THEY HIT THE BOLLARD AND CURB --
 05:28:16 >> THEY DESERVE IT.
 05:28:17 BOLLARDS ARE A LOVE-HATE RELATIONSHIP.
 05:28:20 >>Barry Jones: THAT PRIMARY COLOR IS THE WHITE?
 05:28:25 >>Justin Polk: THIS ON THE BUILDING RIGHT HERE IS ACTUALLY
 05:28:27 THE CREAM.
 05:28:29 SO WE WENT WITH MORE OF AN OFF-WHITE.
 05:28:36 THE ONLY THING WHITE ON THE BUILDING IS THE COPING UP TOP
 05:28:40 AND THAT WAS PER REQUEST OF THE BOARD HERE TO KEEP THAT.
 05:28:43 LAST TIME WE CHANGED THE COLOR AND THEY LIKED THE WHITE
 05:28:47 BETTER.
 05:28:48 >>Barry Jones: THE SAMPLE YOU HAVE IS DARKER THAN THIS.
 05:28:58 >>Justin Polk: I HAVE THE REAL PAINT CHIPS.
 05:29:00 I WAS LAUGHING AS I WAS SITTING BACK THERE, BECAUSE WE HAD
 05:29:04 TO HAVE THESE PRINTED BY THE MANUFACTURER TO GET THEM THE
 05:29:07 RIGHT COLOR.
 05:29:08 >>Howard Levitan: THERE ARE SEVERAL PICTURES YOU HAVE,
 05:29:11 SEVERAL OF THE TWO-DIMENSIONAL RENDERINGS DO NOT SHOW RED
 05:29:17 MULLIONS AROUND THE WINDOW, AND YET THIS ONE DOES.
 05:29:22 >>Justin Polk: THEY GOT THAT WRONG.
 05:29:24 IT IS SUPPOSED TO BE THE BROWN MULLIONS.
 05:29:26 THAT IS THE SAMPLE MATERIAL I HAVE RIGHT HERE.
 05:29:28 THE REASON I HATE THE RED BECAUSE IT SCRATCHES AND I HAVE TO
 05:29:31 REPAINT THEM ONCE A YEAR.
 05:29:33 I HAVE NO PROBLEM AS A CONDITION TO BE THE BROWN MULLIONS,

 05:29:36 BECAUSE I CAN'T STAND THE RED.
 05:29:38 YOU CAN PUT THAT AS A CONDITION.
 05:29:43 I HAVE NO ISSUES WITH THAT.
 05:29:45 THIS IS ONLY THE BAND THAT WRAPS.

05:29:52 >>Michael Sheeley: I THINK IT LOOKS FAR BETTER THAN WHAT YOU
 05:29:54 BROUGHT LAST TIME.
 05:29:56 GREAT IMPROVEMENT.
 05:29:57 >>Justin Polk: GOOD CATCH, BY THE WAY.
 05:30:00 >> NO RED MULLIONS.
 05:30:02 >>Justin Polk: NO ISSUE WITH THAT.
 05:30:03 >>Howard Levitan: THE LANDSCAPING.
 05:30:05 >>Justin Polk: WHEN WE DO COME IN, OBVIOUSLY, THEY LIKE TO
 05:30:09 TRAMP A LOT OF IT, TOO, WHILE THEY WORK ON THE EXTERIOR OF
 05:30:12 THE BUILDINGS.
 05:30:12 ALL THE STORES WE REOPEN, WE COME BACK IN, TRANSPLANT AND
 05:30:16 GET SOME COLOR POPPING.
 05:30:19 WE DON'T SPECIFICALLY DO A LANDSCAPE PLAN BECAUSE IT'S
 05:30:22 REPLACING WHAT'S THERE AND ADDING A LITTLE BIT OF COLOR BACK
 05:30:25 IN.
 05:30:26 >> YOU MENTIONED BEFORE YOU WEREN'T CHANGING ANY LIGHTING
 05:30:29 BUT YOUR LIGHTING NOW IS UP AND DOWN.
 05:30:32 >>Justin Polk: IF YOU HAVE A ROOFLINE, IT STOPS BEFORE THE
 05:30:35 ROOFLINE.
 05:30:36 ZERO FOOT-CANDLES AT THE LINE, ZERO DARK SKY.
 05:30:42 >>Jim Wallace: I HAVE ONE OTHER STUPID QUESTION, YOUR

 05:30:45 ARCHITECTURAL RENDERING SHOWS ARBY'S WITH THE BRICK COMING
 05:30:48 THROUGH THE BACK OF IT.
 05:30:50 YOUR PHOTO 3D DOES NOT.
 05:30:56 >>Justin Polk: WHICH PART ARE YOU TALKING ABOUT?
 05:30:59 >>Jim Wallace: I DON'T KNOW WHICH PAGE THIS IS.
 05:31:01 YOU'RE SEEING THE BRICK, AND IN THIS ONE HERE YOU DON'T --
 05:31:12 IS IT SOLID?
 05:31:16 THIS ONE YOU SEE THE BRICK BEHIND THE ARBY'S.
 05:31:19 >>Justin Polk: IT'S A SOLID SIGN.
 05:31:23 I SEE WHAT YOU'RE TALKING ABOUT ON THE 2-D.
 05:31:26 IF YOU REMEMBER, THE OUTLINE WASN'T SHOWING UP.
 05:31:28 IT KIND OF LOOKED LIKE A DIE-CUT SIGN.
 05:31:31 I KNOW HOW FRUSTRATING THIS WOULD BE GETTING EVERY SINGLE
 05:31:37 LAYER.
 05:31:38 >>Jim Wallace: I'M SURPRISED MY COLLEAGUES HAVEN'T BROUGHT
 05:31:40 THIS UP, THE FACT THAT THE BUILDING IS PREDOMINANTLY WHITE
 05:31:43 OR OFF-WHITE.
 05:31:45 >> WE CHANGED FROM THE LAST TIME WHICH WAS MUCH MORE OF A
 05:31:50 BEIGE.
 05:31:51 >>Howard Levitan: THE COLOR SAMPLES ARE ON THEIR WAY AROUND.
 05:32:00 >>Jim Wallace: THE OTHER QUESTION I HAVE IS, THIS
 05:32:05 MATERIAL --
 05:32:09 [OVERLAPPING CONVERSATIONS]
 05:32:14 >> YOU KNOW WE HAVE WOODPECKERS THAT LOVE IT.
 05:32:17 >> EIFS?

05:32:18 >> THEY EAT IT.
 05:32:24 >>Justin Polk: I'M NOT AN EIFS FAN.
 05:32:29 >> YOU CAN GET A HARD COAT THAT IS A THICKER LAYER ON THE
 05:32:32 OUTSIDE THAT THE PECKERS CAN'T GET THROUGH.
 05:32:34 THEY CAN'T SMELL IT OR TASTE IT.
 05:32:36 THIS LOOKS LIKE THIN HARD COAT.
 05:32:38 WOODPECKERS LOVE THE FOAM UNDERNEATH.
 05:32:42 >>Howard Levitan: HOW DOES THAT MATERIAL HANDLE UV?
 05:32:45 >>Justin Polk: NOT A PROBLEM WITH UV.
 05:32:47 THE BIGGEST PROBLEM IS WHEN PARKING NEXT TO IT HEAVILY
 05:32:50 PEDESTRIAN, PEOPLE STAND THERE WITH THEIR FOOT ON IT, KICK
 05:32:54 IT OR CAR BUMPER.
 05:32:57 >>Barry Jones: WHERE IS THE PURE WHITE?
 05:32:59 >>Justin Polk: ONLY THE TRIM.
 05:33:01 >>Barry Jones: NONE OF THE COLUMNS.
 05:33:03 JUST THE TRIM AT THE TOP.
 05:33:05 >>Justin Polk: THEY ARE CALLED SPECIFICALLY IN THE
 05:33:06 ELEVATIONS AND I'VE GOT HARD COPIES OF THEM, BUT THIS
 05:33:09 ACTUALLY LOOKS A LITTLE BIT BETTER ON YOUR SCREEN THERE
 05:33:11 WHERE YOU COULD SEE IT.
 05:33:13 IT'S LITERALLY THAT CREAM COLOR, AND THEY ARE ALL CALLED OUT
 05:33:17 WITH THE TAGS THAT WE SUBMITTED TO STAFF.
 05:33:18 >>Jim Wallace: THE RENDERING MAY SHOW A DIFFERENCE.
 05:33:25 YOUR ELEVATION IS NOT THE RENDERING, MAY SHOW YOU A
 05:33:28 DIFFERENCE IN COLOR, BUT, BOY, I HAVE TO LOOK REAL HARD TO

 05:33:33 SEE A DIFFERENCE BETWEEN THE WHITE AND THE CREAM.
 05:33:36 TO ME, IT'S WHITE --
 05:33:38 >>Howard Levitan: KIND OF THE BIGGER IT IS, THE MORE
 05:33:40 CONTRAST YOU GET.
 05:33:41 IF YOU LOOK AT THE LARGER SIZE, THE FULL PAGE ONES.
 05:33:46 >>Jim Wallace: WHICH IS IT, BARRY?
 05:33:49 WHICH IS WHICH?
 05:33:52 >>Barry Jones: I'M COLOR BLIND.
 05:33:53 YOU HAVE TO GET YOUR FINGERS -- BEIGE ON THE LEFT.
 05:33:58 WHITE ON THE RIGHT.
 05:34:03 >>Justin Polk: I'LL GLADLY PAINT IT WHITE, BUT WE'RE COMING
 05:34:06 BACK WITH A COLOR --
 05:34:09 >>Jim Wallace: EVEN THE BIGGER SAMPLES.
 05:34:14 I'M SORRY.
 05:34:15 THIS IS NOT ACCEPTABLE TO ME.
 05:34:17 IT'S JUST MY OPINION.
 05:34:23 >>Howard Levitan: ONLY THING I'M CONCERNED ABOUT IS THAT WE
 05:34:25 HAVE A TRUE VERSION OF THE COLOR THAT'S GOING TO BE ALONG
 05:34:29 THAT LONG SIDE WALL AND THE TWO SIDE COLUMNS IN FRONT.
 05:34:34 THAT'S A LOT OF PURE WHITE, AND PURE WHITE ONLY ON THE
 05:34:40 PEDIMENT ON THE TOP.
 05:34:42 >>Justin Polk: THAT IS ON THE ELEVATIONS SUBMITTED.

05:34:45 IT'S PART OF THE RECORD HERE.
 05:34:46 THESE ARE ALL CALLED OUT IN EACH ONE OF THE HEXAGONS.
 05:34:51 >>Howard Levitan: THE ANSWER IS, WHAT IS STAFF RECOMMENDING

 05:34:54 WITH RESPECT TO THE COLOR?
 05:34:56 >>Mary Gibbs: I HAVE TO TELL YOU WE WERE VERY CONFUSED FROM
 05:34:59 THE LAST TIME BECAUSE WE HAD THIS BOARD AND IT WAS GRAY AND
 05:35:03 RED AND YOU ALL SAID MINIMIZE THE RED.
 05:35:06 HONESTLY, WE THOUGHT IT WAS AN IMPROVEMENT FROM THE LAST
 05:35:09 ONE, BUT IT WAS VERY CONFUSING.
 05:35:11 YOU NOTICE WE DIDN'T HAVE A RECOMMENDATION.
 05:35:20 >>Howard Levitan: LOOKING AT WHAT'S ON THE SCREEN NOW, WE'RE
 05:35:23 SEEING A TAN PREDOMINANT COLOR, SOME FORM OF TAN PREDOMINANT
 05:35:27 COLOR.
 05:35:28 I WOULD LIKE THAT TO BE THE RESULT.
 05:35:31 >>Mary Gibbs: YES.
 05:35:34 >>Howard Levitan: AND THERE'S NO RED MULLIONS AND THE DARK
 05:35:37 BROWN MATERIAL AS HE HAS SHOWN US, I THINK THAT WILL WORK,
 05:35:42 BUT I THINK WE LEAVE IT TO STAFF TO MAKE CERTAIN THAT IT IS
 05:35:46 NOT A WHITE BUILDING.
 05:35:48 >>Barry Jones: I'M NOT CERTAIN THAT THOSE COLORS WE HAVE IN
 05:35:51 FAIRNESS TO JIM AND WHAT HE'S SAYING REALLY REFLECT WHAT
 05:35:55 THIS IS GOING TO LOOK LIKE AS FAR AS IT BEING A TAN.
 05:35:58 THAT DOESN'T MEAN IF YOU PAINT IT AND LOOKS WHITE WHEN THEY
 05:36:03 GET OUT THERE THAT YOU'RE STILL GOLDEN BECAUSE YOU GOT AN
 05:36:06 APPROVAL.
 05:36:06 >>Justin Polk: WHAT COLOR IS THE WALL BEHIND YOU?
 05:36:10 IT'S NOT WHITE.
 05:36:11 WHEN YOU -- THAT'S DEFINITELY NOT A DARK BEIGE BY ANY

 05:36:15 STRETCH.
 05:36:16 >>Barry Jones: IT'S NOT AN EARTH TONE, I DON'T THINK.
 05:36:19 BUT I COULD BE WRONG.
 05:36:23 >>Howard Levitan: I HAD A PROBLEM WITH A BUILDING THEY WERE
 05:36:25 REPAINTING IN MY DEVELOPMENT.
 05:36:27 I ASKED MARY TO SEND PEOPLE OUT.
 05:36:30 AND I TOOK A PICTURE OF IT, AND THAT PICTURE WITH A PRETTY
 05:36:35 GOOD CAMERA WAS GRAY ON THE FRONT.
 05:36:40 THE CODE ENFORCEMENT OFFICER WENT OUT AND TOOK A PICTURE TWO
 05:36:45 FEET AWAY FROM THAT COLOR, AND IT WAS TAN.
 05:36:52 >>Marlene Naratil: WHAT IS THE COLOR AT THE BOTTOM?
 05:36:54 [OVERLAPPING CONVERSATIONS]
 05:36:59 >> CALLED FUNCTIONAL GRAY.
 05:37:00 WHAT I PASSED AROUND.
 05:37:01 THIS IS THE REAR OF THE BUILDING AND WHAT IT SIGNIFIES IS
 05:37:05 THE CUSTOMER AREA VERSUS THE NONCUSTOMER AREA.
 05:37:10 >>Barry Jones: WHAT WE USED TO CALL BATTLESHIP GRAY.
 05:37:16 >>Justin Polk: FUNCTIONAL.

05:37:17 PROBABLY WAS BATTLESHIP AT ONE POINT.
 05:37:20 NOT QUITE BATTLESHIP, BUT IT'S DEFINITELY A GRAY. MORE OF
 05:37:34 AN EARTH TONE GRAY AND THAT'S WHAT WE WERE LOOKING AT.
 05:37:37 >>Howard Levitan: I'M GOING TO OPEN THE PUBLIC HEARING, BUT
 05:37:42 I NOTE THAT THERE IS NO PUBLIC HERE, SO WE WILL NOW CLOSE
 05:37:45 THE PUBLIC HEARING.
 05:37:49 DOES ANYBODY HAVE COMMENTS OR WOULD LIKE TO MAKE A MOTION?

 05:37:57 >> I THINK IT IS A BIG IMPROVEMENT FROM THE LAST TIME.
 05:38:00 >>Justin Polk: THANK YOU.
 05:38:00 I TAKE IT TO HEART.
 05:38:01 >>Michael Sheeley: MR. CHAIRMAN, I MAKE A MOTION TO APPROVE
 05:38:04 THE DEVELOPMENT ORDER WITH THE CONDITIONS OF THE MULLIONS
 05:38:07 NOT BEING RED, BUT BEING THE BROWN THAT WAS PRESENTED AND
 05:38:10 THE MAIN BODY COLOR APPEARING MORE TAN LIKE THE SIDE
 05:38:16 RENDERINGS AS OPPOSED TO A WHITE BUILDING AND LEAVE THAT TO
 05:38:19 STAFF TO SORT OUT.
 05:38:23 >>Anthony Gargano: I'LL SECOND THAT MOTION.
 05:38:25 >>Jim Wallace: CONTEMPORARY TO WHAT THE RENDERING SHOWS, THE
 05:38:30 STOREFRONT WINDOW FRAMES --
 05:38:38 >>Howard Levitan: MARY, WOULD YOU LIKE TO CALL THE ROLL?
 05:38:44 >>Anthony Gargano: YES.
 05:38:47 >> BOARD MEMBER JEANNIN IS ABSENT.
 05:38:49 BOARD MEMBER JONES.
 05:38:49 >>Barry Jones: YES.
 05:38:50 >>Marlene Naratil: YES.
 05:38:52 >>Michael Sheeley: YES.
 05:38:52 >>James Tatoes: YES.
 05:38:55 >>Jim Wallace: YES.
 05:38:57 >>Howard Levitan: YES.
 05:38:58 >>Scotty Wood: YES.
 05:39:04 >> GETTING YOU OUT OF HERE BEFORE 8:00 TONIGHT.
 05:39:07 >>Howard Levitan: THANK YOU VERY MUCH.

 05:39:08 FOR MAKING ALL THOSE CHANGES.
 05:39:11 WE APPRECIATE IT.
 05:39:15 >>Justin Polk: THIS ONE WENT A LOT SMOOTHER THAN
 05:39:17 McDONALD'S WHEN I WAS DOWN HERE, THE LAST ONE I WORKED.
 05:39:22 >> THANK YOU FOR WORKING WITH US.
 05:39:26 >>Howard Levitan: OKAY.
 05:39:27 BOARD COMMUNICATIONS, ANYBODY HAVE ANYTHING THAT THEY WOULD
 05:39:29 LIKE TO ADVISE US ON?
 05:39:36 AGAIN, NO PUBLIC TO SPEAK AND MAKE PUBLIC INPUT.
 05:39:39 NOTE THAT AGAIN.
 05:39:41 BOARD COMMUNICATIONS, THE NEXT MEETING IS SCHEDULED FOR
 05:39:45 JANUARY 11.
 05:39:47 MR. WOOD WILL BE THE CHAIR ON THAT MEETING.
 05:39:50 AND WE'LL BE ALL SET TO GO.

05:39:54 I ASSUME THAT WE'LL HAVE MORE ON OUR AGENDA, MARY.
 05:39:58 WE WILL HAVE MORE ON OUR AGENDA.
 05:40:02 DO YOU WANT TO TELL US WHAT'S COMING UP?
 05:40:04 >>Mary Gibbs: FOR THE JANUARY MEETING, WE HAVE A BEVY OF
 05:40:08 PUBLIC INFORMATION MEETINGS, BUT NOBODY HAS COMMITTED YET,
 05:40:12 SO WE HAVE FOUR, PROBABLY FIVE THAT ARE ASKING, BUT WE'VE
 05:40:16 GOT HOLIDAYS COMING UP AND THE DEADLINE FOR POSTING SIGNS IS
 05:40:20 THE 28th OF DECEMBER SO WE'RE GOING TO SEE WHAT SHAKES
 05:40:22 OUT.
 05:40:23 WE DON'T HAVE ANY BIG ZONING HEARING COMING UP IN JANUARY.
 05:40:29 SO WE MAY HAVE SOME.

05:40:31 WE MAY JUST HAVE A FEW.
 05:40:33 I DON'T REALLY KNOW AT THIS POINT.
 05:40:35 >>Howard Levitan: I'LL ACCEPT A MOTION TO ADJOURN.
 05:40:39 >> SO MOVED.
 05:40:40 >>Howard Levitan: ALL IN FAVOR AYE.
 05:40:42 >>Mary Gibbs: HAPPY HOLIDAYS, EVERYBODY.
 05:40:45 >> SAME TO YOU.
 05:40:46 >> MERRY CHRISTMAS.
 05:40:47 >>Mary Gibbs: MARYANN WAS SICK TODAY AND USUALLY SHE BRINGS
 05:40:51 CHOCOLATE OR SOME KIND OF CHRISTMAS THING, SO WE RAN IN AND
 05:40:54 GRABBED A PEPPERMINT.
 05:40:55

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
May 11, 2021 4:30 p.m.**

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

Present: Co-Chairman Scotty Wood (via Zoom), and Co-Chairman Howard Levitan, and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones, Kristin Jeanin, Michael Sheeley. Absent: Boardmember Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran

- 4. APPROVAL OF AGENDA:**

A request has been made to move item #7 ahead of item #6.

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

- 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.

(a) Approval of Planning, Zoning and Design Board Rules of Procedure

Staff Presentation/Comments:

Nancy Stroud, Village Land Use Attorney

Board Questions or Comments:

Board Members Gargano, Jones, Naratil, and Chairman Levitan.

Motion: Motion to approve the Planning, Zoning and Design Board Rules of Procedure.

Motion by: Board Member Tatooles

Seconded by: Board Member Gargano

Action: Approved the Planning, Zoning and Design Board Rules of Procedure.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETING

- (1) Eugenia Chojnowski Mobile Home Variance (VAR2021-E001) (District 5)
Located in Corkscrew Woodlands at 10825 Little Heron Circle. Applicant seeks a variance from the 10-foot setback between mobile homes. Due to the placement of the mobile home on the parcel and the configuration of the parcel, there is a portion of the home that encroaches in the 10-foot setback.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Matt Noble, Principal Planner

Nancy Stroud, Village Land Use Attorney

Public Comment:

eComments:

William Johnson, Corkscrew Woodlands

Timothy Fisher, Corkscrew Woodlands

Board Questions or Comments:

Board Members Jones, Naratil, Tatooles, and Chairman Levitan.

Motion: Motion to delegate this matter back to staff and have staff deal with this administratively.

Motion by: Board Member Naratil

Seconded by: Board Member Jones

Action: Approved to delegate this matter back to staff and have staff deal with this administratively.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood.

Nay:

Abstentions:

6. WORKSHOP

(1) Clean Machine Car Wash (DOS2021-E002) (District 3)

Located on the east side of US 41 at the intersection of US 41 and Vintage Parkway The vacant parcel is approximately 200 feet north of Aldi Grocery Store and opposite Breckenridge Drive. Applicant seeks to construct a 3,610 square foot drive through car wash and associated infrastructure on a 1-acre vacant parcel.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan drove by the site.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by:

D. Brent Addison, P.E., Banks Engineering
Gregory J. Diserio, DMJA
Stephen Seaton, LINEA Design
Sam Shroyer, ED+A Acoustics
Colin Raskin, Clean Machine Car Wash Owner
James Banks, Traffic Engineer

Public Comment:

In-Person

Barry Freedman, Vines Community

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

8. PUBLIC HEARING

- (1) Review Ordinance No. 2021-04 amending the Village Land Development Code to establish authority to appoint Co-Chairs. This minor revision is necessary due to the Council action approving two Co-Chairs to the Planning Zoning and Design Board.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Public Comment:

eComments:

Charles Lyons, The Vines

Board Questions or Comments:

Boardmember Sheeley and Chairman Levitan.

Motion: Motion to recommend to Council the adoption of Ordinance 2021-04.

Motion by: Board Member Gargano
Seconded by: Board Member Jones

Action: Recommended to Council the adoption of Ordinance 2021-24.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood.

Nay:

Abstentions:

9. PUBLIC INPUT

10. BOARD COMMUNICATIONS

- (a) 2021 Planning Zoning and Design Board Meeting Schedule
- (b) Next meeting – June 8, 2021

11. Adjourn – 6:38 pm.

A motion to adjourn was made and duly passed.

Tammy Duran
Deputy Village Clerk

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
June 8, 2021 4:30 p.m.

1. **CALL TO ORDER:** 4:36 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
3. **ROLL CALL:**

Present: Co-Chairman Scotty Wood and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones, Kristin Jeannin, Michael Sheeley, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Deputy Village Clerk Tammy Duran

4. **APPROVAL OF AGENDA:**

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Board Questions or Comments:

Boardmembers Gargano, Sheeley, Jones, Naratil, Chairman Levitan and Chairman Wood.

Motion: Motion to approve the agenda with moving item 8(3) to a Workshop instead of a Public Hearing and leave it last on the agenda.

Motion by: Chairman Levitan
Seconded by: Board Member Naratil

Action: Approved the agenda with moving item 8(3) to a Workshop instead of a Public Hearing and leave it last on the agenda.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

5. BUSINESS:

Consent Agenda

(1) Approval of April 20, 2021 meeting minutes.

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

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

(1) Estero Crossing (District 5) Oak & Stone Restaurant
10500 Corkscrew Road, proposed one-story 5,300± square foot restaurant on an out-parcel located at the northeast portion of Estero Crossing which is located 1,000 feet west of the intersection of Corkscrew Road and I-75.

The applicant will provide an overview of the Oak & Stone Restaurant, the first Commercial Building to request a Development Order.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc.

Ramon Acevedo, GMA Architects

Hunter Booth, Booth Design Group

Public Comment:

eComments:

Tina Wainscott, The Groves

William Savage, Island Club

Jane Niehaus, Corkscrew Woodlands

Board Questions or Comments:

Boardmembers Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

7. WORKSHOP

- (1) Estero Crossing (DOS2020-E007) (District 5) Art Sculpture
10500 Corkscrew Road, ±43-acre site (total project size) located on the south side of Corkscrew Road, 1,000 feet west of the intersection of Corkscrew Road and I-75.

The applicant seeks the Planning Zoning and Design Board's review of the proposed art sculpture required by the development's zoning approval.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc

Hunter Booth, Booth Design Group

Mark Aeling, MGA Sculpture Studio

Public Comment:

eComments:

Jane A Niehaus, Corkscrew Woodlands

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

8. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

- (1) Clean Machine Car Wash (DOS2021-E002) (District 3)
Located on the east side of US 41 at the intersection of US 41 and Vintage Parkway. The vacant parcel is approximately 200 feet north of Aldi Grocery Store and opposite Breckenridge Drive. Public Information Meetings were held August 12, 2020 and January 13, 2021 and a Workshop was held May 11, 2021.

Applicant seeks Development Order to construct a 3,610 square foot drive through car wash and associated infrastructure on a 1-acre vacant parcel.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

D. Brent Addison, P.E., Banks Engineering

Gregory J. Diserio, RLA, DMJA
Stephen Seaton, LINEA Design

Public Comment:

In-Person

Karen Noble, The Vines
Barry Freedman, The Vines

eComments:

Barry Freedman, The Vines

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

Motion: Motion to approve the Development Order with staff conditions and the additional condition regarding the sound attenuation and its installation.

Motion by: Board Member Gargano

Seconded by: Board Member Tatooles

Action: Approved the Development Order with staff conditions and the additional condition regarding the sound attenuation and its installation.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

The meeting recessed at 6:57 pm and reconvened at 7:08 pm.

- (2) Extra Space Storage at Coconut Point (Commercial Paint Permit Submittal #3308592) (District 1)
8420 Murano Del Lago Drive, 119,439-square foot, 4-story self-storage building located on Murano Del Lago Drive, East of US 41 and south of Pelican Colony Boulevard. Public Information Meeting was held September 2, 2020, Public Hearing was held December 9, 2020 and continued for further revisions.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan disclosed he visited the site many times over the years and has reviewed materials available with respect to architecture requirements and zoning requirements for Coconut Point.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Rob Burns, Extra Space Storage
Brian Thomas, Extra Space Storage

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

Motion: Motion to deny request to re-paint the existing building version 5.

Motion by: Chairman Levitan

Seconded by: None

Action: Motion fails.

Motion: Motion for a continuance.

Motion by: Board Member Sheeley

Seconded by: Board Member Gargano

Action: Approved the continuance.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

9. WORKSHOP

- (1) Lee Health Medical Building – Shoppes at University Highlands (DOS2021-E003)
(District 5)

19511 Highlands Oaks Drive, located on the southwest corner of Everblades Parkway South and Ben Hill Griffin Parkway. Request Development Order to build a 20,000± square foot medical building on a vacant parcel which is part of the partially developed Shoppes at University Highlands. A Public Information Meeting was held January 27, 2021.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John Conroy, South Real Estate Group

Public Comment:

None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Naratil, Tatooles, and Chairman Levitan.

10. PUBLIC INPUT

11. BOARD COMMUNICATIONS

(a) Next meeting – July 12, 2021

A motion to adjourn was made and duly passed.

12. ADJOURNMENT: 8:28 pm

Tammy Duran
Deputy Village Clerk

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 13, 2021 4:30 p.m.**

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

Present: Co-Chairman Scotty Wood (via Zoom), and Co-Chairman Howard Levitan, and Boardmembers Marlene Naratil (via Zoom), Anthony Gargano, James Tatooles, Barry Jones, Michael Sheeley, and Jim Wallace. Absent: Boardmember Kristin Jeannin.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran

- 4. APPROVAL OF AGENDA:**

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

- 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 INFORMATION MEETINGS**

- (1) West Bay Club (DCI2021-E001) (District 1)

Applicant is proposing a zoning amendment to increase the height of a high rise building on Pod 5 at West Bay Club Residential Planned Development. West Bay

Club is an 866-acre residential golf course community off US 41 at the end of Williams Road. Pod 5 is located off of Baybridge Boulevard.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Gary Chensoff, West Bay Hill LLC

Laura DeJohn, Johnson Engineering

Jorge Garcia, Garcia Stromberg GS4studios

Public Comment:

eComments:

Barbara Anderson, West Bay Club

Joan Fancher, West Bay Club

Steven Bartelstone, West Bay Club

Glenn Tatangelo, West Bay Club

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman Levitan, and Chairman Wood.

(2) Miromar Mall Sign Package (District 5)

Applicant is proposing a zoning amendment to adopt a new “sign package” to modernize its signs. Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Neale Montgomery, Esq., Pavese Law Firm

Charlie Krebs, Holes Montes

John Konopka, US Sign & Mill Corp.

Public Comment: None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman Levitan, and Chairman Wood.

(3) The Colonnade, Continuing Care Retirement Community (CCRC) aka Volunteers of America (DOS2018-E005) (District 4) 21± acres located on the northeast corner of Corkscrew Road and Sandy Lane.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Kevin Ahmadi – Owner/Developer, Volunteers of America
Andy Penry, LifeStar Living
Darren Azdell, LifeStar Living

Public Comment: None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman
Levitan, and Chairman Wood

The meeting recessed at 6:31 pm and reconvened at 6:44 pm.

7. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Levitan provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

- (1) Lee Health Medical Building – Shoppes at University Highlands (DOS2021-E003) (District 5) 19511 Highlands Oaks Drive, located on the southwest corner of Everblades Parkway South and Ben Hill Griffin Parkway. Applicant is requesting a development order to build a 20,000± square foot medical building on a vacant parcel which is part of the partially developed Shoppes at University Highlands. Continued from June 8, 2021 Workshop. A Public Information Meeting was held January 27, 2021.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan disclosed he did visit the site.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by:

John Conroy, South Real Estate Group

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman
Levitan, and Chairman Wood

Motion: Motion to approve the Development Order with the stipulation that staff is given a color sample of the stone and make sure it is coordinated with base color.

Motion by: Board Member Naratil

Seconded by: Board Member Sheeley

Action: Approved the Development Order with the stipulation staff is given a color sample of the stone and make sure it is coordinated with base color.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

- (2) Fifth Third Bank at Miromar Outlets (DO2020-E009) (District5)
10801 Corkscrew Road, approximately 450 feet north of the Corkscrew Road and Ben Hill Griffin Parkway intersection, north of Wells Fargo Bank, in an area currently used for mall parking. A Public Information Meeting was held December 9, 2020.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by:

Greg Walden, BTB Architects

Dayan Chindanusorn, P.E., Infinity Engineering Group

Tim Byal, Miromar Development

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman Levitan, and Chairman Wood

Motion: Motion to approve the Development Order with the condition of revising the back wall.

Motion by: Board Member Gargano

Seconded by: Board Member Sheeley

Action: Approved the Development Order with the condition of revising of the back wall.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

Motion: Motion to approve the Monument Sign with the condition the base will be increased to a minimum of 24 inches.

Motion by: Board Member Jones

Seconded by: Board Member Sheeley

Action: Approved the the Monument Sign with the condition the base will be increased to a minimum of 24 inches.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

(3) Tides at Pelican Landing – Paint Permit (District 1)

Located on the west side of US 41, south of Coconut Road. Applicant was cited by Code Enforcement for repainting without a permit. Applicant is repainting condominium buildings grey and white. The buildings are partially repainted.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Kristie Mace, Esq., Goede, Adamczyk, DeBoest & Cross

Frank Russo, Tides at Pelican Landing

Linda Schwartz, Tides Property Manager

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Gargano, Chairman Levitan, and Chairman Wood.

Motion: Motion to approve applicant's request for a continuance.

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Approved applicant's request for a continuance.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace,
Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – August 10, 2021

A motion to adjourn was made and duly passed.

10. ADJOURNMENT: 8:06 pm.

Tammy Duran
Deputy Village Clerk

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 14, 2021 4:30 p.m.

1. **CALL TO ORDER:** 4:32 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Boardmember Naratil.
3. **ROLL CALL:**

Present: Co-Chairman Scotty Wood (via Zoom) and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones (via Zoom), Kristin Jeannin, Michael Sheeley, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Deputy Village Clerk Tammy Duran

4. **APPROVAL OF AGENDA:**

Board Questions or Comments:

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

Motion: Motion to approve the agenda with tabling agenda item 9 the architectural workshop at this time.

Motion by: Board Member Gargano
Seconded by: Board Member Sheeley

Action: Motion failed.

Vote:

Aye: Board Members Naratil, Sheeley, Tatooles, and Gargano.

Nay: Board Members Jones, Jeannin, Wallace, Chairman Wood, and Chairman Levitan

Abstentions:

Motion: Motion to approve the agenda.

Motion by: Board Member Gargano
Seconded by: Board Member Jeannin

Action: Approved the agenda.

Vote:

Aye: Board Members Jones, Naratil, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood
Nay: Board Member Sheeley.
Abstentions:

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)

Chairman Levitan provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

- (1) Via Coconut (District 5) – Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001) Continued from the August 26th, meeting for review of revised zoning conditions. 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by:

Rich Yovanovich, Esq., Coleman Yovanovich Koester
Matthew Kragh, AIA, MHK Architecture & Planning

Public Comment: None.

Board Questions or Comments:

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

Motion: Motion to recommend approval of the rezoning to the Council with the revised conditions and the revised Pattern Book and to approve the Right-of-Way Vacation.

Motion by: Board Member Naratil
Seconded by: Board Member Tatooles

Action: Recommended approval of the rezoning to the Council with the revised conditions and the revised Pattern Book and to approve the Right-of-Way Vacation.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETING

- (1) School Property Three Oaks, AAAA PreK-8 School, Development Order (DOS2021-E004) (District 4)
20897 Three Oaks Parkway, 68.5-acre undeveloped parcel south of Copper Oaks, bounded by Three Oaks Parkway on the west and I-75 on the east.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Dana Hume P.E., Johnson Engineering, Inc
Steve Johnson, Harvard Jolly
Kathie Ebaugh, Lee County School District
Leah Holmes, Johnson Engineering

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Meeting went into recess at 7:05 pm and reconvened at 7:16 pm.

8. PUBLIC HEARING (Quasi-Judicial)

- (1) Extra Space of Coconut Point, Commercial Paint (Permit #3308592) (District 1)
Continued from June 8th meeting for further revisions.

8420 Murano Del Lago Drive, located East of US 41 and south of Pelican Colony Boulevard. Existing 4 story, 119,439 square foot self-storage building. Public Information Meeting was held September 2, 2020 and Public Hearings were held December 9, 2020 and June 8, 2021.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Brian Thomas, Extra Space Storage

Public Comment: None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Naratil, Jeannin, Chairman Levitan, and Chairman Wood.

No motion was taken on this matter. The applicant stated they are going to repaint the building the original colors.

9. **WORKSHOP**

- (1) Architectural Design and Colors - Board Member Levitan

Chairman Levitan suggested that the workshop be deferred until a later date.

10. **PUBLIC INPUT**

11. **BOARD COMMUNICATIONS**

- (a) Next meeting – September 28, 2021

A motion to adjourn was made and duly passed.

12. **ADJOURNMENT:** 8:47 pm.

Tammy Duran
Deputy Village Clerk

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 28, 2021 4:30 p.m.

1. **CALL TO ORDER:** 4:34 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
3. **ROLL CALL:**

Present: Co-Chairman Scotty Wood (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, Kristin Jeanin, Michael Sheeley, James Tatooles, and Jim Wallace.
Absent: Boardmember Barry Jones and Co-Chairman Howard Levitan.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran

4. **APPROVAL OF AGENDA:**

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

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.

Consent Agenda

- (1) Approval of August 10 and August 24, 2021 meeting minutes.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

- (1) Corkscrew Crossing Development Order (DOS2020-E008) (District 7)
12840 Corkscrew Road, located between Wildcat Run and The Preserve at Corkscrew.
Development Order for Phase One of the three phases of a residential community with a total of 554 single family homes, and a common recreation area. The total project area is 395 ± acres. Public Information Meeting was held January 13, 2021.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John Asher, G.L. Homes of Florida

Public Comment:

Michael Barr, Wildcat Run

Board Questions or Comments:

Board Members Wallace, Sheeley, Jeannin, Naratil, Tatoes, and Chairman Wood

Motion: Motion to approve the Development Order for phase one.

Motion by: Board Member Gargano

Seconded by: Board Member Naratil

Action: Approved the Development Order for phase one.

Vote:

Aye: Board Members Naratil, Sheeley, Tatoes, Wallace, Jeannin, Gargano, and Chairman Wood

Nay:

Abstentions:

- (2) West Bay Club Pod 5 (DCI2021-E001) (District 1)

Zoning Amendment to allow a height increase of a proposed high rise building on Pod 5 at West Bay Club Residential Planned Development. West Bay Club is an 866-acre residential golf course community west of US 41 at the end of Williams Road. Pod 5 is located off Baybridge Boulevard. Public Information Meeting was held July 13, 2021.

There were no conflicts of interest noted. Boardmember Naratil has communications and emails from residents regarding this matter, but she never discussed it with them. Boardmembers received an invitation to meet with applicant, which they declined. Chairman Wood received several emails from West Bay Residents, had a meeting with the applicant in March, and he stated that he avoided discussing his opinion of the project.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Laura DeJohn, Johnson Engineering

Gary Chensoff, West Bay Hill LLC

Peter Stromberg, Garcia Stromberg GS4studios

Public Comment:

In-Person:

Jerry Beaubien, West Bay

Steve Bartelstone, Jasmine Bay South

Jeff Agee, West Bay

Lynn and Ted Liddle, West Bay

Al O'Donnell, Williams Road

Bruce Charten, Natures Cove Court

eComments:

Steve Pierson, West Bay

Lisa Marlow, Marsh Landing

Norman Stockman, Estero

Lucien F & Cathy L Della Fera, West Bay

Barbara Anderson, West Bay

Debbie Hoffman, West Bay

Jeff & Jilene Framke, West Bay

Danie Anania, West Bay

Chris Kanios, West Bay

Michael White, Daniel Island

David Allen, West Bay

Elizabeth Dickerman, West Bay

Lawrence Kronick, West Bay

Arthur Kuketz, West Bay

Maurizio Nisita, West Bay

Glenn Tatangelo, West Bay

Randi Wien, West Bay

Catherine Colgan, West Bay

Paul Goldstein, West Bay

Gary Cattell, West Bay

Gary and Mary Ann Shamis, West Bay

Rhonda Silverleib, West Bay
Richard Arons, West Bay
Bill Darkoch, West Bay
Jeffrey Stamps, West Bay
Hilary Clements, West Bay
John Braive, West Bay
Brian Sclar, West Bay
Steven Bartelstone, West Bay
Michael Stevens, West Bay
Geoffrey Borda, West Bay
Bob Kallman, West Bay
Tom Welsh, West Bay
Gail Chensoff, West Bay
Derek Sutton, West Bay
Jeffrey Agee, West Bay
Mary Wilson, West Bay
Patrick Liely, West Bay
Jaon Kayser, West Bay
Patrick Mattingly, West Bay
Jill Force, West Bay
Todd Franklin, West Bay

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, and Chairman Wood

Motion: Motion to recommend approval of the zoning amendment to the Council with the original seven conditions in the staff report, the addition of the 8th condition regarding the geotechnical inspection, and the additional condition regarding the non-reflective glass.

Motion by: Board Member Sheeley

Seconded by: Board Member Jeannin

Action: Recommended approval of the zoning amendment to the Council with the original seven conditions in the staff report, the addition of the 8th condition regarding the geotechnical inspection, and the additional condition regarding the non-reflective glass.

Vote:

Aye: Board Members Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, and Chairman Wood

Nay:

Abstentions:

The meeting recessed at 6:37 pm and reconvened at 6:51 pm.

- (3) The Tides at Pelican Landing Paint Permit (20256505) (District 1) Located on the west side of US 41, south of Coconut Road. Applicant was cited by Code Enforcement for repainting without a permit. Prior application to re-paint exterior of 11 buildings within the community was not approved. (August 24, 2021) Applicant requests review of 5 new exterior color schemes.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Frank Russo, The Tides at Pelican Landing
Maureen Katz, The Tides at Pelican Landing
Brian McDonald, Mario's Painting
Joseph Gonzalez, Sherwin Williams Painting

Public Comment:

eComments:

Joe Eberhardt, The Tides at Pelican Landing

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, and Chairman Wood

Motion: Motion to approve scheme one and scheme three, for applicant to pick one scheme to use for the repaint of the exterior buildings.

Motion by: Board Member Sheeley

Seconded by: Board Member Tatooles

Action: Approved scheme one and scheme three, for applicant to pick one scheme to use for the repaint of the exterior buildings.

Vote:

Aye: Board Members Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, and Chairman Wood

Nay:

Abstentions

7. PUBLIC INFORMATION MEETING

- (1) Genova Zoning Amendment (District 5) 21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point
Amend the Estero Planned Development Zoning to construct townhomes on the remaining unbuilt portion of the site in lieu of condominium buildings 5 and 6.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Jamie Lopez, Barron Collier Companies

Steve Sammons, Peninsula Engineering

Public Comment:

Paul Denett, Genova One

Hal Korbee, Genova

eComments:

Hal Korbee, Genova

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatoes, Wallace, Jeannin, Gargano, and
Chairman Wood

(2) Brightwork Real Estate (District 5)

10081 Estero Town Commons Place, located on the south side of Corkscrew Road
on the parcel previously occupied by Ruby Tuesday in Estero Commons (Lowe's).

Zoning Amendment and Deviation to allow a convenience store with gas pumps on a
2.6-acre outparcel.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Daniel DeLisi, AICP, DeLisi, Inc

Public Comment:

eComments:

Nancy Hamlin, Grandezza

Patrick McGarry, Spring Ridge

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatoes, Wallace, Jeannin, Gargano, and
Chairman Wood

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – October 12, 2021

A motion to adjourn was made and duly passed.

10. ADJOURNMENT: 8:21 pm.

Tammy Duran
Deputy Village Clerk

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 12, 2021 4:30 p.m.**

- 1. CALL TO ORDER:** 4:33 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Levitan
- 3. ROLL CALL:**

Present: Co-Chairman Scotty Wood (via Zoom) and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Michael Sheeley, Anthony Gargano, Barry Jones (via Zoom), Kristin Jeanin, James Tatoes (arrived 4:34 p.m.), and Jim Wallace (via Zoom).

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Deputy Village Clerk Tammy Duran

- 4. APPROVAL OF AGENDA:**

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

- 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.

(a) Public Hearings

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

Chairman Levitan provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud. There were no ex-parte communications or conflicts of interest noted.

- (1) Trust Bank Monument Sign (formerly BBT Bank) (District 7) 20280 Grand Oaks Shoppes Boulevard located north of Corkscrew Road, and just north of Dunkin Donuts on east side of Ben Hill Griffin Parkway.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Lance Oij, Sign Permits Plus

Public Comment: None.

Board Questions or Comments:

Board Member Wallace and Chairman Levitan.

Motion: Motion to approve of the design for the monument and directional signs.

Motion by: Board Member Naratil

Seconded by: Board Member Tatooles

Action: Approved the design for the monument and directional signs.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

- (2) Christ Community Ministries Development Order (DOS2021-E001) (District 4) 20810 Highlands Avenue, located on the northwest corner of County Road and Highlands Avenue, immediately east of Estero Fire Rescue Station 41.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Dean Martin, P.E., TDM Consulting

Robert Massengale, AIA, Robert L. Messengale

David Kulsveen, Landesco, PLLC

Mark Goodwin, Pastor of Christ Community Ministries

Public Comment: None.

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, and Chairman Levitan.

Motion: Motion to approve Development Order to expand the existing church by 2,972 square feet and to expand the parking on a 2.3-acre site

Motion by: Board Member Sheeley
Seconded by: Board Member Naratil

Action: Approved Development Order to expand the existing church by 2,972 square feet and to expand the parking on a 2.3-acre site

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

- (2) AAAA PreK-8 School Development Order (DOS2021-E004) (District 4)
20897 Three Oaks Parkway, 68.5-acre undeveloped parcel south of Copper Oaks, bounded by Three Oaks Parkway on the west and I-75 on the east.

No conflicts have been noted. Chairman Levitan and Chairman Wood received emails from Land Use Attorney Nancy Stroud and Community Development Director Mary Gibbs.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Presentation/Information by:

Dana Hume, P.E., Johnson Engineering, Inc.

Public Comment:

eComments:

Christine Gallagher, Villages at Country Creek

Jon Malita, Villages at Country Creek

Betty Sayad, Villages at Country Creek

Patrick McGarry, Spring Ridge

In-Person

Marc Szakaly, Villages at Country Creek

Board Questions or Comments:

Board Members Jones, Shelley, Naratil, Tatooles, Wallace, Gargano, Chairman Levitan, and Chairman Wood Members Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, and Chairman Levitan.

Motion: Motion to approve Development Order for construction of elementary and middle school site and monument sign with the staff conditions, requested variations, and the addition of emergency access on the site.

Motion by: Board Member Sheeley

Seconded by: Board Member Naratil

Action: Approved Development Order for construction of elementary and middle school site and monument sign with the staff conditions, requested variations, and the addition of emergency access on the site.

Vote:

Aye: Board Members Jones, Shelley, Naratil, Tatooles, Jeannin, Chairman Levitan, and Chairman Wood

Nay: Board Members Wallace and Gargano

Abstentions:

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:** None.

(a) **Next meeting November 9, 2021**

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 6:39 pm

Tammy Duran
Deputy Village Clerk

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
November 9, 2021 4:30 p.m.**

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

Present: Co-Chairman Scotty Wood and Co-Chairman Howard Levitan, and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones (via Zoom), Kristin Jeanin, Michael Sheeley, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, Principal Planner Matt Noble, and Deputy Village Clerk Tammy Duran

- 4. APPROVAL OF AGENDA:**

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

- 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)**

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

- (1) 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.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan drove by the site.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John Conroy, South Real Estate Group

Public Comment: None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Jeannin, Naratil, Tatooles, and Chairman Levitan.

Motion: Motion to approve the Development Order with the additions of the awnings and the color scheme as presented.

Motion by: Board Member Naratil

Seconded by: Board Member Gargano

Action: Approved the Development Order with the additions of the awnings and the color scheme as presented.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

- (2) 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.

There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc
Ramon Acevedo, GMA Architects
Hunter Booth, Booth Design Group

Public Comment: None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Naratil, Tatooles, and Chairman Levitan.

Motion: Motion to approve the Development Order subject to the applicant working with staff to find a warmer color for the roof tiles, and if a warmer color is not found in adequate supply, the applicant will have to come back to the board with a rendering of what is being recommended.

Motion by: Board Member Sheeley

Seconded by: Board Member Naratil

Action: Approved the Development Order subject to the applicant working with staff to find a warmer color for the roof tiles, and if a warmer color is not found in adequate supply, the applicant will have to come back to the board with a rendering of what is being recommended.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETING

(1) 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.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc
Victor Buchholz, LRK Architects
Chris Mulloy, Buckingham Properties

Public Comment:

Victor Talerico

Jerry Ammons, Cypress Bend

Board Questions or Comments:

Board Members Wallace, Sheeley, Naratil, Chairman Levitan, and
Chairman Wood.

8. PUBLIC INFORMATION MEETING AND WORKSHOP

- (1) 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.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Justin Polk, Mosaic Red Hat Group, LLC dba Arby's

Public Comment: None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Naratil, Jeannin, Chairman Levitan, and
Chairman Wood.

9. PUBLIC INPUT

10. BOARD COMMUNICATIONS

- (a) 2022 Planning Zoning and Design Board Meeting Schedule
(b) Next meeting – December 14, 2021

A motion to adjourn was made and duly passed.

11. ADJOURNMENT: 7:31 pm.

Tammy Duran
Deputy Village Clerk



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

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

1. Applicant/Project Name: James Ink, Waldrop Engineering; Pavich Office Park
2. Address: 21250 Happy Hollow Ln Estero, FL 33928
3. Strap Number: 33-46-25-E2-U1960.2366; 33-46-25-E2-U1960.2363
4. Application Number: _____

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

- | | |
|---|--|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development - Amendment or Final Plan Approval | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Bar Special Permit | ☒ Development Orders |

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

Project is for a mixed use building, including supporting infrastructure and up to 8,000 SF
of commercial mixed uses (office, retail, and cafe) and up to 950 SF of breezeway area
for outdoor seating per zoning ordinance 2021-02

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.

JAMES INK
Signature

11/16/21
Date

[Signature]
Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/16/2021





MHK
ARCHITECTURE
& PLANNING
NAPLES | PALM BEACH | THE CAROLINAS
The Florida Architect

WALDROP
ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

Village of
ESTERO

JP
JOE PAVICH JR.

J. PAVICH REAL ESTATE
REALTY WORLD

Pavich Building

Public Information Meeting

Planning, Zoning, and Design Board (PZDB)

December 14, 2021

The Team

- James Ink, P.E. – Waldrop Engineering
- Matthew Kragh, AIA – MHK Architecture
- Fred Drovdlc, AICP – Waldrop Engineering
- Sabrina McCabe, PLA – Waldrop Engineering
- Reid Fellows, P.E. – TR Transportation

12/3/2021



2

3

Overview of Request

12/3/2021



PAVICH CENTER ESTERO PD

- Public Information Meeting for the submittal of a Development Order for construction approval
- Rezoned two lots totaling .73+/- acre from Agricultural to an Estero Planned Development Ordinance 2021-02 February 17, 2021
- Build a 2-story multi-use commercial development with:
 - 8,000 square feet of office, restaurant, retail or cafe and
 - 950 square feet of courtyard/outdoor seating.
 - 26 Parking spaces

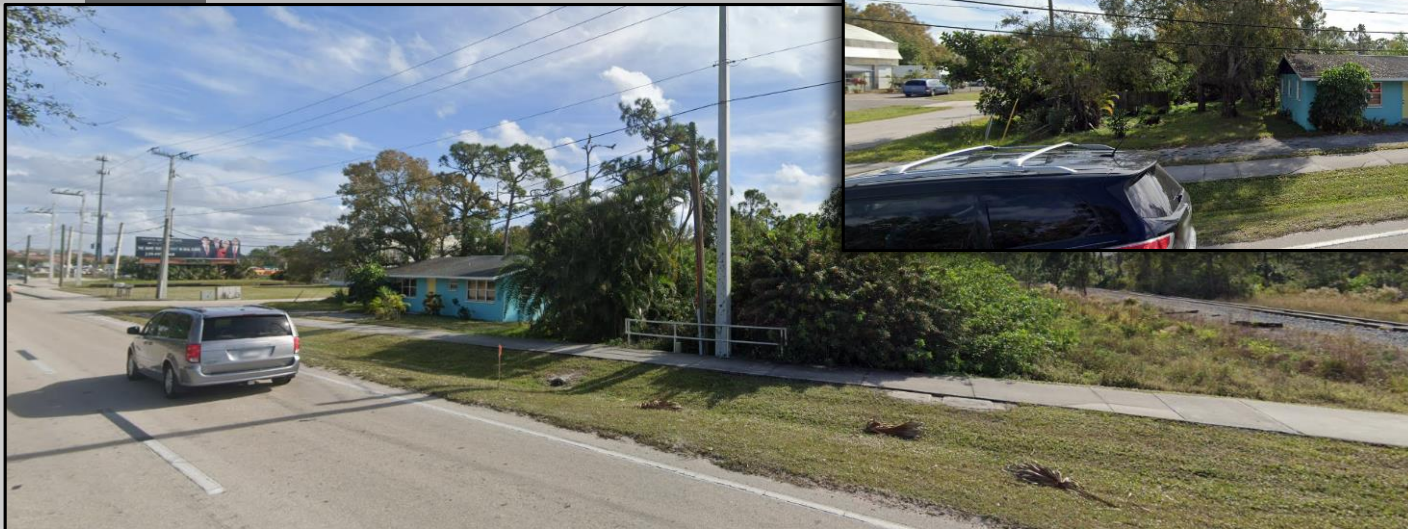
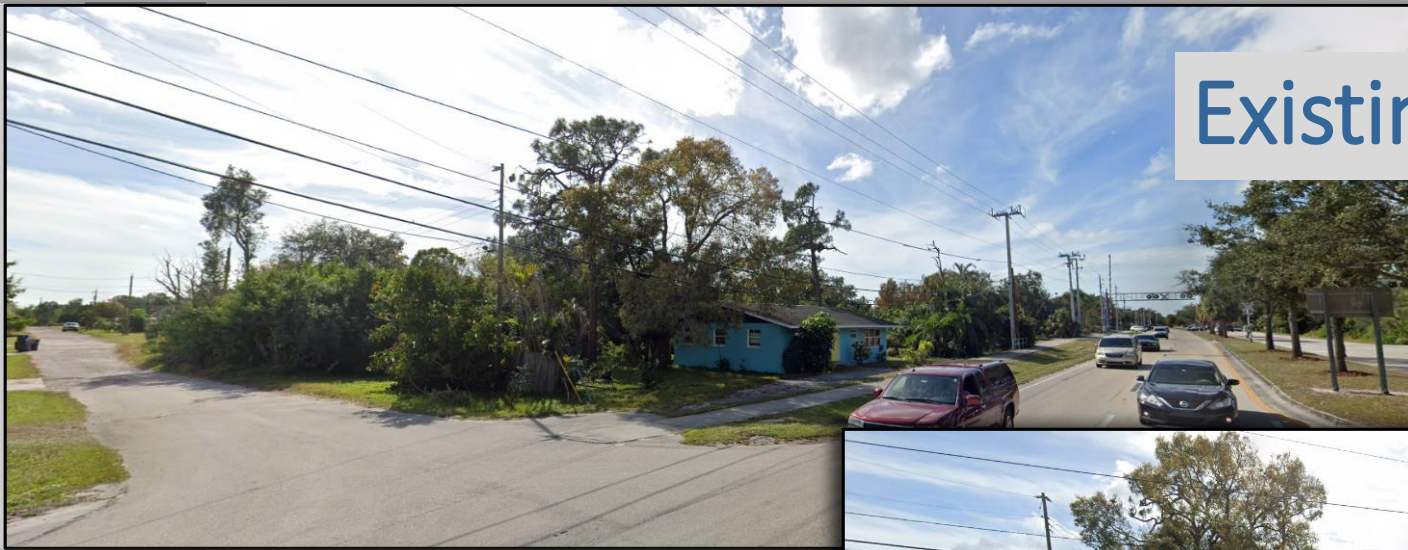


Location

- On the SW corner of Corkscrew Road and Happy Hollow Lane
- Gulf Seminole Railway to the west
- Estero by the River land to the north
- ¼ mile east of US 41
- Approximately 500 feet west of Via Coconut Point Road



Existing Conditions



5

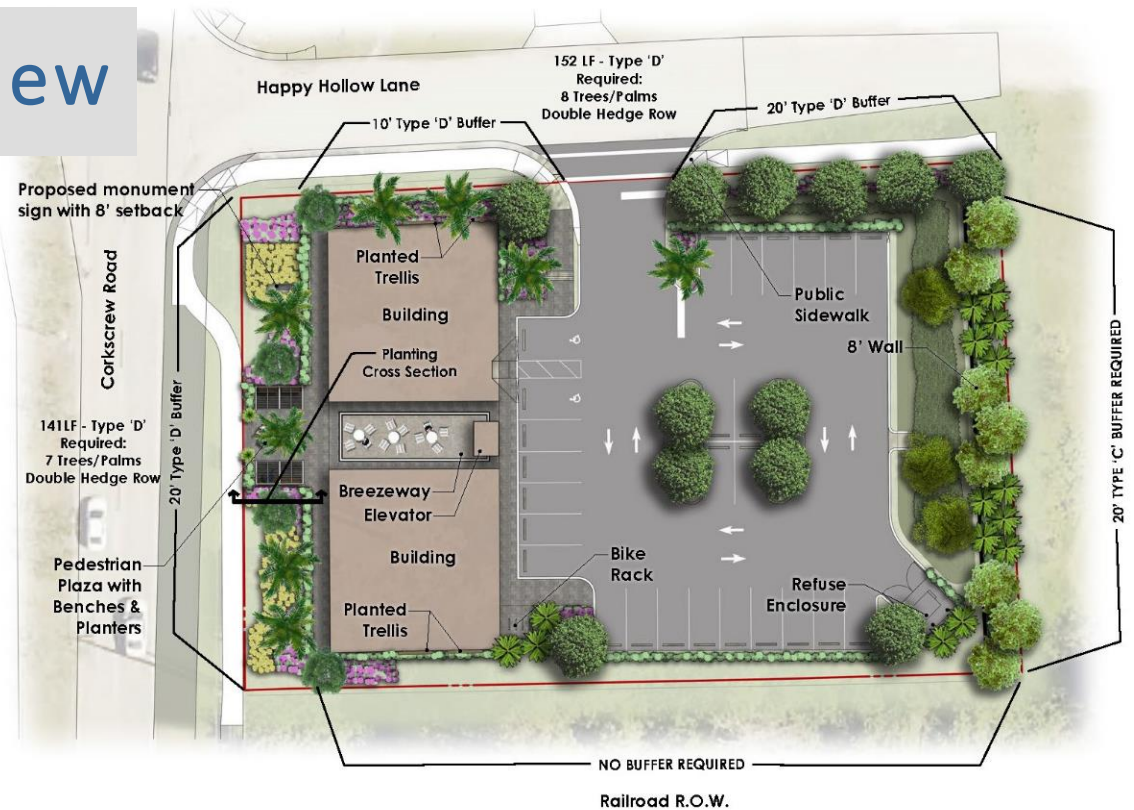
JP
JOE PAVICH JR.



J. PAVICH REAL ESTATE
REALTY WORLD

Zoning MCP Overview

- Parcel 0.73 +/- acres
- Construct
 - 8,000 sf building, 2 stories
 - 950 sf of outdoor seating central to buildings
 - Paving Grading and Drainage
 - Utility connections to Lee County Utilities
- 25' building setback from Corkscrew Road
- 10' side yard setbacks
- Type 'C' Buffer/wall to south
- Type 'D' landscaping on Corkscrew Road and Happy Hollow Lane
- Public amenity abutting Corkscrew Road



12/3/2021

WALDROP
ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

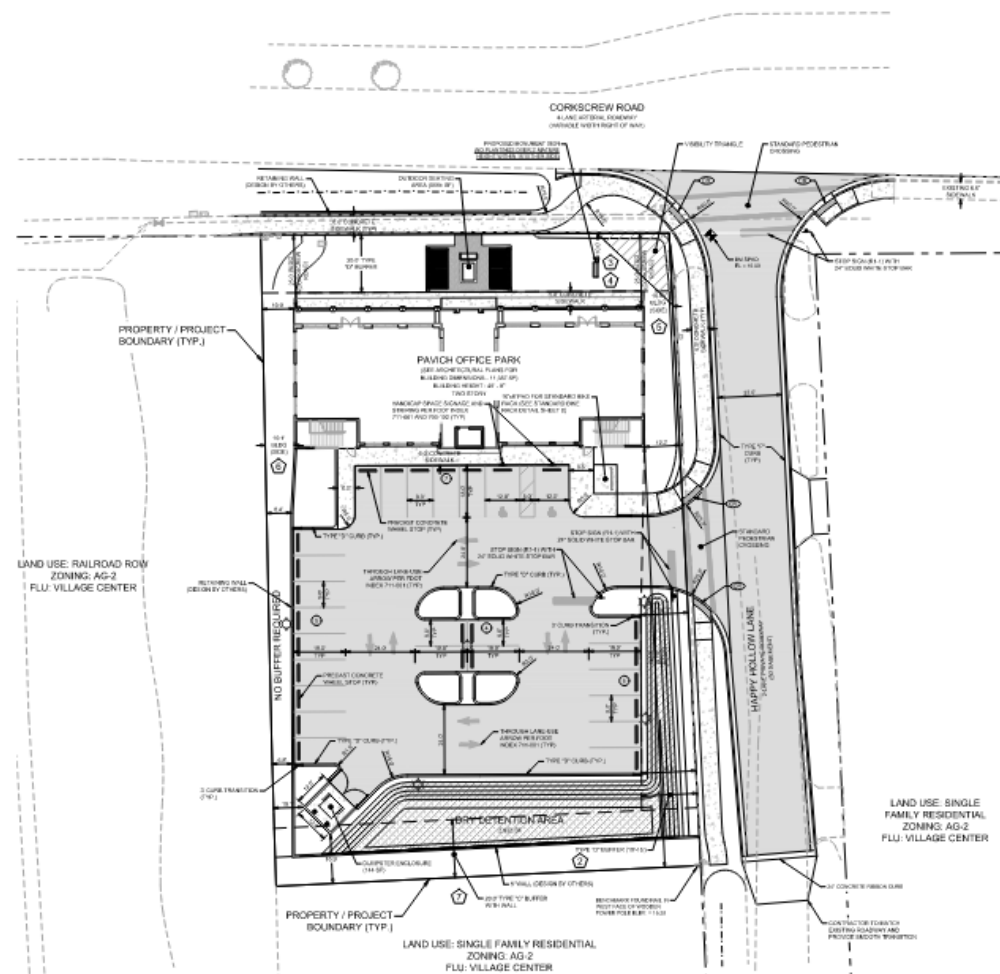
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REALTY WORLD

6

Development Order Site Plan





Pattern Book and Architectural Design Section 5-7 Land Development Code

MHK Architecture



9





Revised Color Palette

- Changed from predominantly gray to warm earth tones as primary and accent colors
- Meets code



WEST ELEVATION



**WINDOW
FRAMES**
#28
MEDIUM BRONZE



SW 7036
Accessible Beige
Interior / Exterior
Location Number: 249-C1

BODY

SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

TRIM

ROOF
ENGLERT
PREWEATHERED
GALVALUME
AWNINGS
SUNBRELLA
FABRIC COLOR TO
MATCH ROOF



Public Amenity and Landscaping

Waldrop Engineering



13

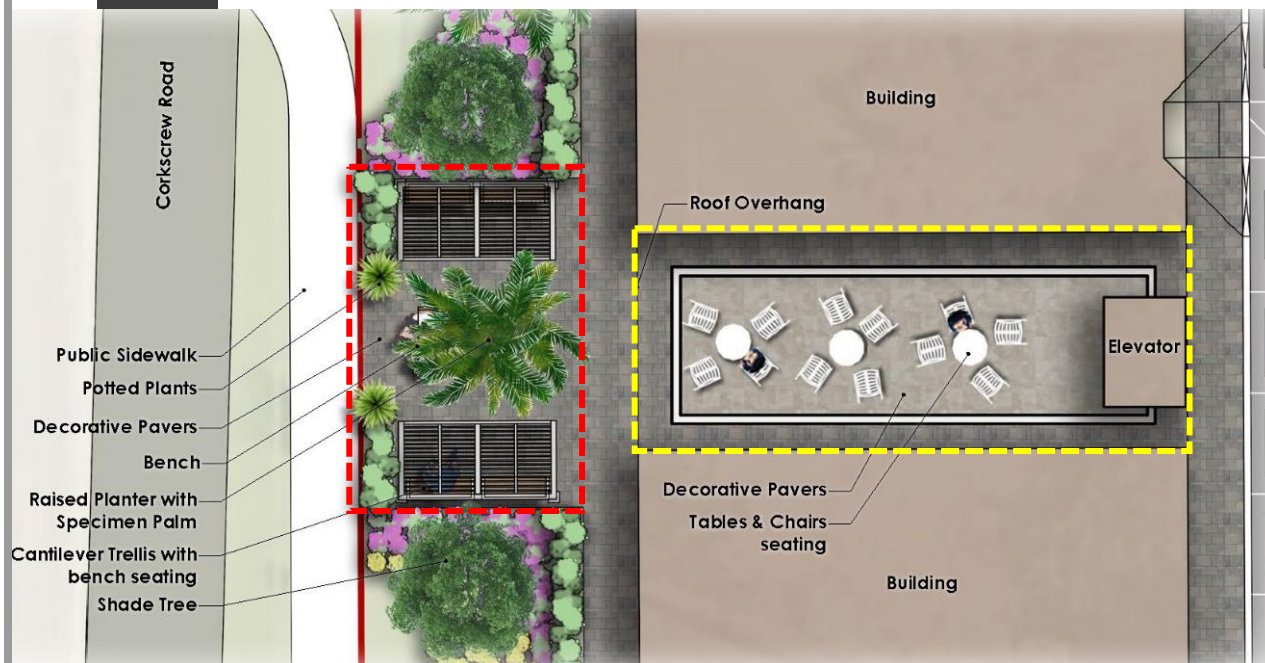


Public Amenity Area

AREA #1:

- Plaza seating area and open patio directly accessible from the existing walkway on Corkscrew Road.
- Features architecturally designed trellis to create shade and mimic shutters on building.
- 5 benches, pavers, central landscaped planter
- Minimum of 500 sf of area

AREA #2: An additional 950 sf outdoor seating area under building breezeway that is commercial space for ground floor units.



JP
JOE PAVICH JR.



J. PAVICH REAL ESTATE
GROUP INCORPORATED

Corkscrew Road Landscaping









Village of Estero
Community Development Department
9401 Corkscrew Road
Estero, FL 33928
Tel: (239) 221-5036 Fax: (239) 319-2235
www.estero-fl.gov

Repaint Permit Application

All exterior painting of any commercial, institutional, or multifamily structures (single family exempt) must meet Section 5-706.D. of the Land Development Code, as follows:

Exterior Building Color

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

Complete the application and attach a full, current photo of the building and/or unit and a separate photo of adjacent buildings.

Owner's Information:

Name: Mosaic Red Hat - Justin Polk

Address: 1707 Mt. Vernon Road, Suite C, Atlanta, GA 30338

Phone: 407-466-9427

Email: jpolk@mosaicredhat.com

Applicant's Information:

Name: Grant O'Bryan

Address: 589 W Nationwide Blvd, Suite B, Columbus, Ohio 43215

Phone: 614-487-8770

Email: gobryan@redarchitects.com

Property Information:

Address: 9975 Corkscrew Rd, Estero, FL 33928

Parcel Number(s): 10439754

Subdivision/Complex Name: Corkscrew Rd

Contractor and License Number (if applicable): TBD

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to apply for this Commercial Structure Paint Permit. Attach written permission to the application.

Base Color Name and Number: Creme - SW 7556

Trim Color Name and Number: Pure White - SW 7005 - Cornice Trim

Trim Color Name and Number: Functional Grey - SW 7024 - Base Trim : Stop - SW 6869 - Red Band Trim
Rookwood Dark Brown - SW 2808 - Accent Trim

MANUFACTURER'S PAINT CHIPS FOR EACH COLOR LISTED MUST BE SUBMITTED WITH THE APPLICATION.

The final decision for permit approval is made by the Planning, Zoning and Design Board. The permit application hearing will be scheduled by staff.

There is no fee for the permit.

Signature: 

Date: 11/29/2021

Print Name: Grant O'Bryan



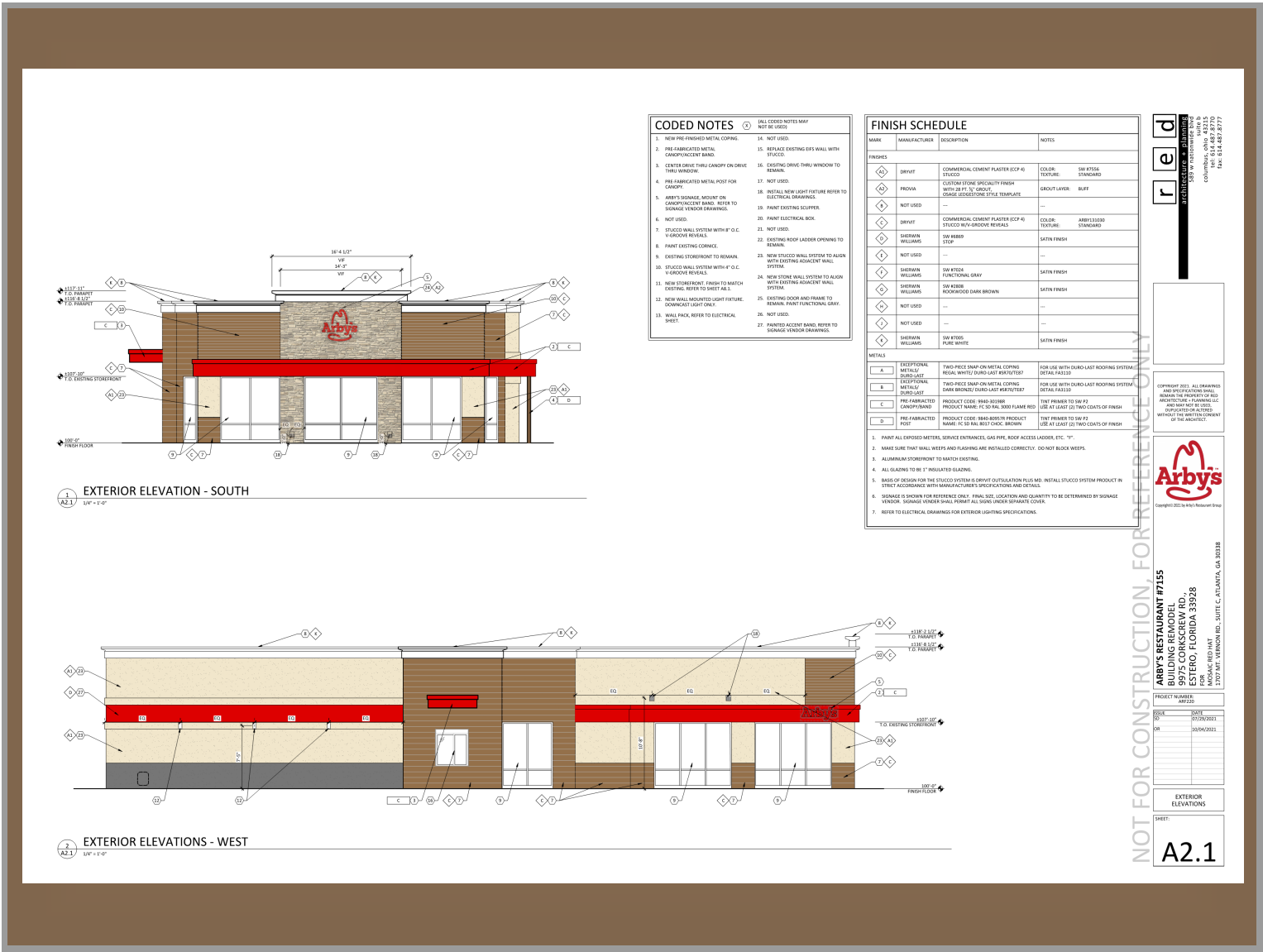


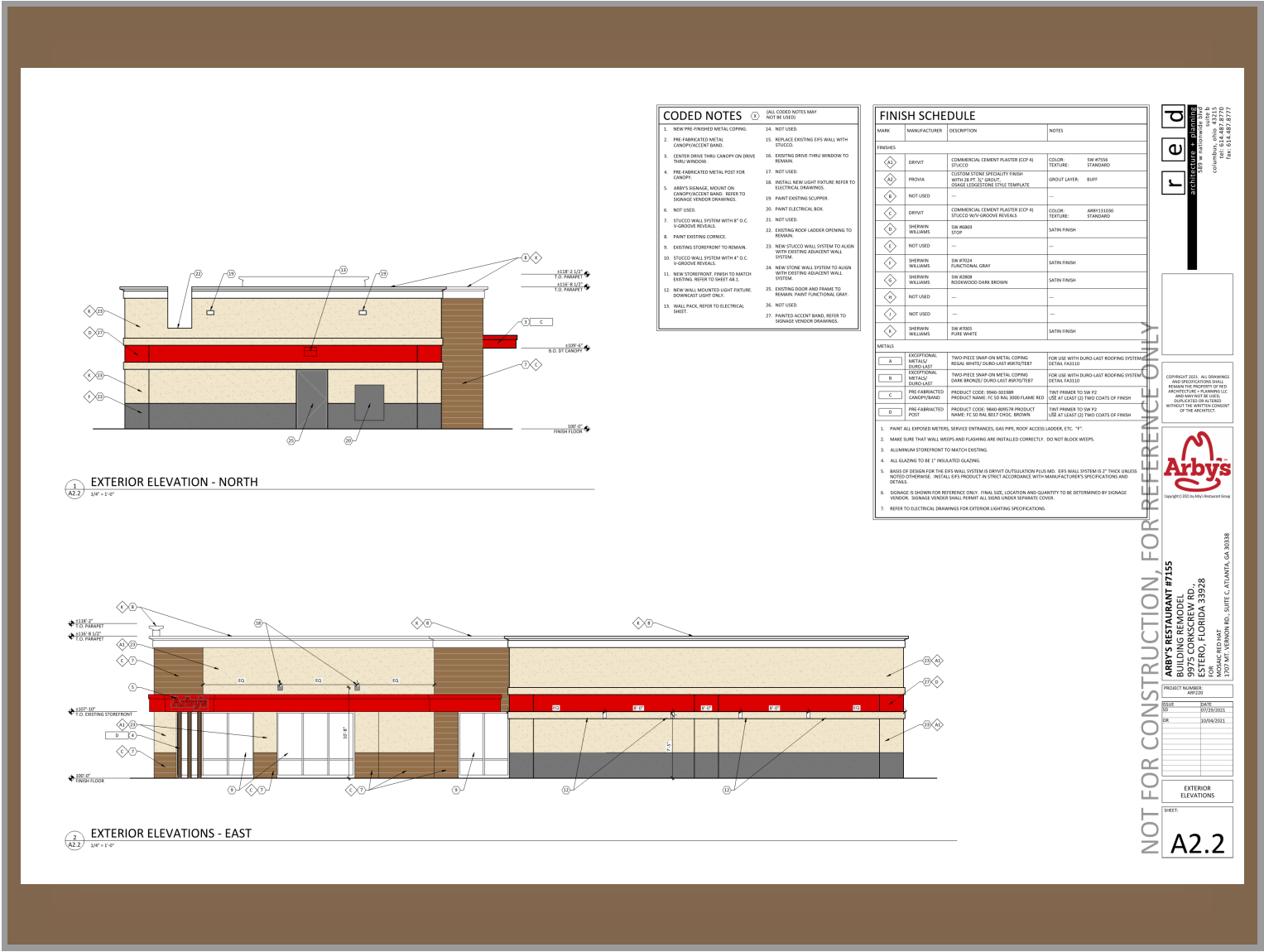
Existing Front Façade



Proposed Front Facade







Proposed 3D rendering



