VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
APRIL 12, 2022, 04:30 PM

www.Estero-fl.gov

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

April 12, 2022, 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 March 8, 2022 meeting minutes.

      Attachment: 03082022 PZDB Minutes.pdf

6. **INFORMATION ITEM**

   a. **Estero on the River -Village Property**

      Brief staff presentation

      Attachment: 1. Estero on the River Cultural Resource Assessment Summary.pdf
      Attachment: 2. Attachement Estero on the River Location Map.pdf
      Attachment: 3. Attachment Estero on River Cultural Resources.pdf
      Attachment: 4. Attachment on the River Structure Images.pdf

7. **PUBLIC HEARING (Quasi-Judicial)**

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

a. Development Order - Spring Run Clubhouse Expansion (DOS2021-E009) (District 6) Located in The Brooks, the Spring Run Clubhouse site is 1 mile east of Coconut Road and US 41.

Applicant requests, expansion of the existing clubhouse, outdoor bar/dining area, bocce ball court and parking deviation for an 8-space reduction.

- Public Information Meeting was held March 8, 2022

- See Staff Report

- Planning Zoning and Design Board will make a decision on this case.

Attachment: 1. Spring Run Staff Report.pdf
Attachment: 2. Spring Run Outdoor Dining Brochure.pdf
Attachment: 3. Spring Run Clubhouse Presentation.pdf

b. Zoning Amendment - Miromar Outlets Signage (DCI2021-E002) (District 5) Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway.

Applicant is proposing a Zoning Amendment to the Commercial Planned Development to adopt a new "sign package" to replace 4 existing project identification signs with 4 updated signs.

- A Public Information Meeting was held July 13, 2021.

- See Staff Report

- The Planning, Zoning and Design Board will make a recommendation to Council.

Attachment: 1. Miromar Outlets Mall Signsl Staff Report PZDB.pdf
Attachment: 2. Miromar Outlets Staff Report Attachment A. Sign Location Map.pdf
Attachment: 3. Miromar Outlets Staff Report Attachment B. Sign Comparison.pdf
Attachment: 4. Miromar Outlets Staff Report Attachment C. Applicant Project Description.pdf
Attachment: 5. Miromar Outlets Starr Report Attachment D. Master Concept _1-7-2022_.pdf
Attachment: 6. Miromar Outlets Staff Report Attachment E. Sign Package Pattern Book.pdf
Attachment: 7. Miromar Outlets Signs Presentation.pdf

8. WORKSHOP

a. Zoning Amendment - Genova (District 5)

21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant is proposing a Zoning Amendment to construct villas and townhomes on unbuilt portion of the site in lieu of condominium buildings 5 and 6.

- Public Information Meeting was held September 28, 2021.

Attachment: 1. Genova Supplemental Pattern Book - Workshop Presentation.pdf

9. 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. Development Order - Estero Crossing Commercial Building #1 (Dunkin) (D.O. # TBD) (District 5) 10500 Corkscrew Road

Last building in Estero Crossing's commercial area located on the south side of Corkscrew Road, 1,000 feet west of Corkscrew Road and I-75 intersection.

Applicant proposing a 4,700 square foot building consisting of retail spaces with 1 drive-thru at the southern end of the building.

Attachment: 1. Estero Crossing Building _1 PIM Application.pdf
Attachment: 2. Estero Crossing Building _1 Site Plan.pdf
Attachment: 3. Estero Crossing Bldg1 Dunkin PIM- Presentation.pdf

b. Rezoning - Milan Villas (DCI2021-E005) (District 5) 21750 Three Oaks Parkway

10 acres located at the northwest corner of Williams Road and Three Oaks Parkway.

Applicant rezoning the property from Commercial Planned Development to Residential Planned Development for a small residential subdivision.

Attachment: 1. Milan Villas PIM Application.pdf
Attachment: 2. Milan Villas Schedule of Deviations.pdf
Attachment: 3. Milan Villas Pattern Book II.pdf
Attachment: 4. Milan Villas Pattern Book II Presentation.pdf

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

11. BOARD COMMUNICATIONS

a. **Next meeting - May 10, 2022**

12.ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, APRIL 12, 2022, 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.

04:33:05 >>Scotty Wood: WELCOME, EVERYONE, TO THE APRIL 12th
04:33:08 MEETING OF THE VILLAGE OF ESTERO PLANNING, ZONING AND DESIGN
04:33:11 BOARD.
04:33:11 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:33:18 [PLEDGE OF ALLEGIANCE]
04:33:21 THANK YOU.
04:33:35 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:33:39 >>Anthony Gargano: PRESENT.
04:33:40 >>Kristin Jeannin: HERE.
04:33:42 >>Barry Jones: HERE.
04:33:43 >>Marlene Naratil: HERE.
04:33:45 >>Michael Sheeley: HERE.
04:33:47 >>James Tatooles: HERE.
04:33:50 >>Jim Wallace: HERE.
04:33:52 >>Scotty Wood: HERE.
04:34:01 >>Tammy Duran: OUR ATTORNEY, NANCY STROUD, IS HERE.
04:34:04 >>Scotty Wood: THANK YOU.
04:34:04 CAN I HAVE A MOTION TO APPROVE THE AGENDA?

04:34:06 >> SO MOVED.
04:34:07 >> SECOND.
04:34:08 >>Scotty Wood: ALL IN FAVOR?
04:34:09 ANY OPPOSED?
04:34:10 OKAY, WE HAVE AN AGENDA.
04:34:11 THE FIRST ITEM OF BUSINESS IS THE CONSENT AGENDA, WHICH
04:34:15 CONSISTED OF THE APPROVAL OF OUR MARCH -- THE MINUTES OF OUR
04:34:19 MARCH 8 MEETING.
04:34:20 CAN I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?
04:34:24 >> SO MOVED.
04:34:26 >>Marlene Naratil: SECOND.
04:34:26 >>Scotty Wood: ANY DISCUSSION?
04:34:28 ALL IN FAVOR?
04:34:31 ANY OPPOSED?
04:34:31 THANK YOU.
04:34:33 OKAY.
04:34:36 THE NEXT ITEM IS AN INFORMATION ITEM, ESTERO ON THE RIVER
04:34:40 VILLAGE PROPERTY.

04:34:41 MARY IS GOING TO START THAT OFF AND THEN DAVID WILLEMS IS
04:34:44 GOING TO GIVE US A LOT OF KNOWLEDGE ON THE SUBJECT.
04:34:51 >>Mary Gibbs: AND THIS IS GOING TO BE VERY BRIEF BECAUSE
04:34:53 WE'VE GOT A LONG AGENDA TONIGHT.
04:34:57 BEFORE I STARTED, I WANTED TO SAY BECAUSE WE HAVE A MIX OF
04:35:00 PEOPLE.
04:35:00 I THINK THE PEOPLE THAT ARE HERE IN THE ROOM NOW ARE FOR

04:35:03 SPRING RUN, WHICH IS THE FIRST CASE COMING UP.
04:35:05 I HAVE TRIED TO TELL THE PEOPLE FROM GENOVA NOT TO COME OVER
04:35:09 UNTIL ABOUT 7:00 BECAUSE I THINK IT'S GOING TO TAKE A LITTLE
04:35:13 WHILE TO GET THROUGH SOME OF THESE CASES.
04:35:16 IF ANYBODY IS HERE FOR ESTERO CROSSING, THAT PROBABLY WON'T
04:35:19 BE UNTIL 8:00 TONIGHT.
04:35:21 I'M JUST TRYING TO MANAGE THE CROWD SO PEOPLE DON'T HAVE TO
04:35:24 SIT HERE FOR HOURS AND LISTEN.
04:35:26 THIS WILL BE QUICK.
04:35:29 THIS IS ESTERO ON THE RIVER, WHICH IS PROPERTY THAT IS OWNED
04:35:32 BY THE VILLAGE OF ESTERO.
04:35:34 AND THIS PROPERTY IS AT THE NORTHEAST CORNER OF 41 AND
04:35:37 CORKSCREW ROAD.
04:35:39 IT WAS REZONED BY LEE COUNTY QUITE A FEW YEARS AGO FOR A
04:35:43 MIXED USE PLAN DEVELOPMENT WITH A MIXTURE OF COMMERCIAL,
04:35:47 RESIDENTIAL, AND CIVIC USES AND OPEN SPACE AND PRESERVATION.
04:35:51 WE AT THE VILLAGE PURCHASED PART OF THIS PROPERTY, 67 ACRES,
04:35:57 IN 2019.
04:35:58 AND THE PROPERTY IS BISECTED BY THE ESTERO RIVER.
04:36:01 SO WE THOUGHT IT HAD A LOT OF POTENTIAL FOR PUBLIC USE AND
04:36:05 ENJOYMENT WITH THE RIVER.
04:36:06 WE HAVE BEEN LOOKING AT WHAT WE SHOULD DO WITH THE PROPERTY
04:36:12 SINCE WE PURCHASED IT AND HAD CHARRETTES WITH THE PUBLIC AND
04:36:16 TRIED TO SOLICIT THOUGHTS ON WHAT TO DO.
04:36:19 WHAT CAME BACK WAS FROM THE -- FROM THE RESIDENTS IS THAT IT

04:36:22 HAS A LOT OF POTENTIAL FOR OPEN SPACE AND MAYBE PASSIVE
04:36:25 RECREATION AND TRAILS AND THINGS LIKE THAT, PARTICULARLY
04:36:28 WITH THE RIVER AND ON THE SOUTH SIDE OF THE PROPERTY, WHICH
04:36:31 HAS A LOT OF REALLY NICE NATIVE TREES AND INDIGENOUS
04:36:35 VEGETATION.
04:36:36 NORTH OF THE RIVER IS A LITTLE BIT MORE KIND OF SCRAPED OVER
04:36:40 AGRICULTURAL PROPERTY.
04:36:42 THAT WE'RE CONSIDERING WHAT TO DO FOR LATER.
04:36:45 BUT WHAT I WANTED TO JUST LET YOU KNOW IS THAT THE COUNCIL
04:36:50 HAS JUST DECIDED THAT WE SHOULD REZONE THE PROPERTY SOUTH OF
04:36:53 THE ESTERO RIVER TO A PARKS AND RECREATION CATEGORY.
04:36:57 SO WE'RE STARTING THAT PROCESS, AND WE WILL BE BACK FOR A
04:37:02 PUBLIC INFORMATION MEETING NEXT MONTH WITH THIS BOARD AND
04:37:04 WE'LL EXPLAIN IT IN MORE DETAIL.

04:37:06 BUT THE COUNCIL ALSO SAID THEY WANTED TO DO SOME, START LIKE
04:37:10 A PHASE ONE AND DO SOME WALKING TRAILS ON THE WESTERN PART
04:37:14 OF THE PROPERTY.
04:37:14 WE ALSO PURCHASED OR WE ALSO ACQUIRED HAPPEHATCHEE PROPERTY,
04:37:20 WHICH IS ADJACENT TO THAT VILLAGE CENTER.
04:37:22 PUBLIC WORKS IS WORKING ON A PLAN FOR WALKING TRAILS WITH
04:37:29 OUR CONSULTANTS, AND DAVID WILLEMS IS HERE.
04:37:31 HE'S JUST GOING TO EXPLAIN REAL BRIEFLY IN FIVE MINUTES WHAT
04:37:34 THE PLANS ARE AND HOW IT TIES INTO CULTURAL RESOURCE
04:37:38 ASSESSMENT.
04:37:41 >>Scotty Wood: FOR EVERYONE'S BENEFIT, DAVID IS DIRECTOR OF

04:37:43 PUBLIC WORKS FOR THE VILLAGE.
04:37:45 WELCOME, DAVID.
04:37:45 >>David Willems: HI.
04:37:46 HOW ARE YOU DOING?
04:37:47 SO WHAT I WANTED TO DO FIRST WAS JUST ORIENT EVERYBODY WHERE
04:37:52 WE ARE AND WHAT WE'RE DOING.
04:37:55 SO THE VILLAGE COUNCIL DIRECTED STAFF TO DO LIKE A PHASE ONE
04:37:59 TRAIL SYSTEM.
04:37:59 IT'S GOING TO BE REALLY LOW-KEY, NO PAVED TRAILS OR
04:38:02 ANYTHING.
04:38:02 JUST KIND OF MEANDERING THROUGH THE EXISTING VEGETATION ON
04:38:06 THE AREA SOUTH OF THE RIVER, BUT LOCATED WEST OF
04:38:09 HAPPEHATCHEE.
04:38:10 THIS DOESN'T HAVE ANYTHING TO DO WITH THE HAPPEHATCHEE
04:38:12 PROPERTY.
04:38:13 SO WE KIND OF HAVE A TRAIL LAID OUT, BUT THERE ARE THREE
04:38:17 EXISTING STRUCTURES ON THAT PROPERTY, AND WITH THIS
04:38:21 PROPERTY, A PORTION OF IT WAS PART OF THE HISTORIC KORESHAN
04:38:25 SETTLEMENT.
04:38:26 SO WE JUST WANT TO MAKE SURE HISTORICALLY WE HAVE
04:38:28 EVERYTHING, ALL OUR Ts CROSSED AND Is DOTTED.
04:38:31 SO WE HIRED A FIRM TO -- ACI, TO LOOK AT JUST THIS PART OF
04:38:36 THE PROPERTY FOR NOW.
04:38:38 WE'RE GOING TO LOOK AT THE REST LATER JUST FOR HISTORICAL
04:38:41 RESOURCES.

04:38:42 EVERYTHING ON THERE, THERE'S ACTUALLY A LIME ROCK WALL
04:38:45 THAT'S IN THE REPORT THAT WAS PART OF THE KORESHAN
04:38:48 SETTLEMENT.
04:38:48 THE STRUCTURES THAT WE WERE TALKING ABOUT ARE TWO HOMES AND
04:38:52 A BOMB SHELTER THAT WERE BUILT LATER.
04:38:55 THEY ACTUALLY HAD NOTHING TO DO WITH THE KORESHAN
04:38:58 SETTLEMENT, AND THEY LOOKED AT THOSE STRUCTURES, AND WHAT I
04:39:03 WANTED TO DO HERE IS PRESENT WHAT THOSE STRUCTURES ARE AND
04:39:06 WHAT THE FINDINGS ARE.
04:39:08 ONE OF THE MAIN REASONS THAT WE WANTED TO COME BEFORE THIS

04:39:11 BOARD IS IN THE ZONING, IT ACTUALLY SAYS THAT BEFORE ANY
04:39:14 WORK IS DONE ON THE PROPERTY, THERE SHOULD BE A HISTORICAL
04:39:16 MANAGEMENT PLAN THAT'S CREATED.
04:39:19 SO THIS WAS KIND OF THE FIRST STEP.
04:39:22 HERE ON THE SCREEN, THERE ARE THREE STRUCTURES.
04:39:24 THIS IS ONE OF THE STRUCTURES.
04:39:26 YOU CAN SEE ALL THREE OF THEM ARE IN PRETTY BAD SHAPE.
04:39:30 THEY REALLY HAVEN'T BEEN MAINTAINED OVER THE YEARS.
04:39:32 THE SECOND ONE IS ACTUALLY IN A LITTLE WORSE SHAPE.
04:39:35 IF YOU LOOK AT THE ROOF, THERE'S ACTUALLY A BUNCH OF TREES
04:39:38 THAT ARE ACTUALLY GROWING OUT OF THE ROOF.
04:39:39 SO THE CONCERN IS IF WE CREATE A TRAIL SYSTEM AND THEN
04:39:44 INVITE THE PUBLIC OUT THERE, THESE ARE REALLY SAFETY ISSUES,
04:39:48 ESPECIALLY THESE TWO STRUCTURES.
04:39:50 SO WE WANT TO DO THE HISTORICAL AND LIKELY DEMOLISH THOSE

04:39:54 BEFORE WE INVITE THE PUBLIC OUT THERE.
04:39:56 THIS IS THE THIRD STRUCTURE.
04:40:00 IT'S A BOMB SHELTER.
04:40:01 IT'S CONCRETE.
04:40:04 IT WAS BUILT ALONG WITH ONE OF THOSE RESIDENCES, AND THIS IS
04:40:07 THE THIRD ONE.
04:40:08 PROBABLY NOT AS BIG OF A SAFETY ISSUE BECAUSE THAT'S REALLY
04:40:11 EASY TO SECURE BUT THE OTHER TWO ARE A LITTLE BIT HARDER TO
04:40:14 SECURE.
04:40:15 THIS IS REALLY THE REASON THAT WE'RE HERE IS AT THE BACK OF
04:40:18 THE REPORT AND THEN AT THE CONCLUSION SECTION, BASICALLY
04:40:21 WHAT THE ARCHAEOLOGIST SAID IS THAT THESE STRUCTURES REALLY
04:40:25 DON'T HAVE A HISTORICAL VALUE.
04:40:27 THEY WEREN'T TIED TO THE KORESHAN SETTLEMENT.
04:40:31 THE AGE OF THEM AND THEN THE CONDITION OF THEM REALLY DON'T
04:40:35 WARRANT PRESERVATION.
04:40:37 AND FROM A ZONING STANDPOINT, THEY LOOKED AT WHAT THE ZONING
04:40:46 REQUIRED, THE HISTORIC PRESERVATION PLAN, AND WITH ALL THE
04:40:49 RESOURCES OUT THERE, THEY DIDN'T BELIEVE THE PLAN WAS REALLY
04:40:53 WARRANTED BECAUSE THERE'S NOT REALLY THE RESOURCES OUT THERE
04:40:55 TO PROTECT.
04:40:58 SO WITH THAT, I CAN ANSWER ANY QUESTIONS.
04:41:01 >>Scotty Wood: ANYONE?
04:41:08 >>David Willems: OKAY.
04:41:08 >>Scotty Wood: THANK YOU.

04:41:09 >>David Willems: YOU'RE WELCOME.
04:41:12 >>Scotty Wood: OUR NEXT ITEM IS A PUBLIC HEARING -- IN FACT,
04:41:17 THE NEXT TWO ITEMS ARE PUBLIC HEARINGS.
04:41:19 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:41:23 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
04:41:26 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL

04:41:31 CAPACITY.
04:41:32 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:41:36 MATTERS, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:41:39 PUBLIC SPEAKER'S CARD.
04:41:42 TAMMY HAS THOSE.
04:41:43 AND GIVE IT TO THE BOARD CLERK, TAMMY.
04:41:47 AND MUST BE SWORN IN BY THE BOARD ATTORNEY, NANCY.
04:41:50 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:41:53 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:41:55 INTO THE PUBLIC RECORD.
04:41:57 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:42:01 COMMUNICATIONS.
04:42:01 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:42:03 REGARDING THE MATTER AND MUST DECLARE IT.
04:42:05 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:42:08 DISCUSSION OR VOTE ON THE MATTER.
04:42:10 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
04:42:13 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:42:16 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED

04:42:20 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:42:26 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR A
04:42:28 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:42:30 REPORT FINDINGS AND RECOMMENDATIONS.
04:42:32 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS
04:42:36 BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:42:38 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:42:43 MINUTES OR LESS.
04:42:44 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:42:48 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:42:51 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
04:42:54 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:42:58 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:43:02 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:43:04 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:43:07 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:43:11 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:43:16 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
04:43:19 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
04:43:23 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
04:43:27 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:43:31 COMPETENT, SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
04:43:34 PROCEEDING AND THE APPLICABLE LAW.
04:43:36 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:43:40 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT

04:43:44 MET.
04:43:45 SO WILL ALL OF THOSE WHO INTEND TO TESTIFY IN THIS MATTER

04:43:49 PLEASE STAND AND RAISE YOUR RIGHT HAND?
04:43:52 NANCY, PLEASE ADMINISTER THE OATH.
04:43:55 >>Nancy Stroud: JUST FOR THE MEMBERS OF THE PUBLIC, IF YOU
04:43:57 INTEND TO TESTIFY ON WHAT YOUR -- AND WANT YOUR COMMENTS TO
04:44:03 BE CONSIDERED FACTUAL, YOU'LL NEED TO STAND AND RAISE YOUR
04:44:06 RIGHT HAND AND TAKE THE OATH AS WELL.
04:44:08 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU WILL GIVE
04:44:10 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
04:44:13 TRUTH?
04:44:13 THANK YOU.
04:44:14 >>Scotty Wood: THANK YOU.
04:44:15 MARY, ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS ON THE
04:44:22 MATTER?
04:44:23 HAVE THEY BEEN RECEIVED?
04:44:25 THIS IS REGARDING THE DEVELOPMENT ORDER FOR SPRING RUN.
04:44:29 >>Mary Gibbs: NO.
04:44:33 >>Scotty Wood: BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS
04:44:35 REGARDING THIS MATTER?
04:44:37 >> NO.
04:44:37 >> NO.
04:44:37 >>Scotty Wood: ANY CONFLICT OF INTEREST?
04:44:39 >> NO.
04:44:40 >> NONE.

04:44:40 >>Scotty Wood: NONE.
04:44:41 OKAY.
04:44:41 MARY, GO AHEAD AND INTRODUCE IT.
04:44:52 >>Mary Gibbs: I'LL JUST DO A QUICK INTRODUCTION.
04:44:54 YOU MAY REMEMBER THIS FROM LAST MONTH BECAUSE WE HAD THE
04:44:57 PUBLIC INFORMATION MEETING LAST MONTH.
04:44:59 SO IT'S FAIRLY RECENT.
04:45:02 IT'S THE BROOKS EXPANSION OF THE CLUBHOUSE.
04:45:04 THEY ARE ADDING A BOCCE COURT.
04:45:06 THEY ARE DOING SOME OUTDOOR DINING AND A FEW OTHER
04:45:09 ACCOUTREMENTS.
04:45:11 THE EXPANSION AREA IS ALMOST 6,000 SQUARE FEET, AND THEN
04:45:16 THEY HAVE THE OUTDOOR BAR, THE DINING, POOL, RESTROOM, AND
04:45:19 THEN AGAIN THE BOCCE COURT.
04:45:21 THIS IS IN THE BROOKS DEVELOPMENT.
04:45:22 IT IS ON THE SOUTH SIDE OF COCONUT ROAD.
04:45:26 SOUTH SIDE OF COCONUT ROAD.
04:45:29 AND IT'S SET BACK OFF THE ROAD, SO IT'S INTERNAL TO THE
04:45:32 DEVELOPMENT.
04:45:32 WHEN WE HAD THE MEETING, THE PUBLIC INFORMATION MEETING, YOU
04:45:40 ALL ASKED A FEW QUESTIONS, AND WE HAD ASKED THE APPLICANT
04:45:43 INITIALLY TO REACH OUT TO THE PEOPLE IN SPRING RUN TO MAKE
04:45:46 SURE EVERYBODY WAS AWARE OF IT, WHICH I THINK YOU CAN TELL
04:45:49 FROM THE CROWD TONIGHT THAT EVERYBODY IS AWARE OF IT.

04:45:51 SO THEY DID A GOOD JOB REACHING OUT.

04:45:53 WE ALMOST RAN OUT OF ROOM FOR THEM.
04:45:56 SO YOU HAD ASKED THEM I THINK IF THEY COULD LOOK AT SOME
04:46:00 ADDITIONAL LANDSCAPING BETWEEN THE PARKING AREA BECAUSE
04:46:03 THERE WERE A COUPLE OF PEOPLE THAT WERE CONCERNED ABOUT THE
04:46:07 PARKING BEING SCREENED ADEQUATELY FROM THEIR VIEWS.
04:46:12 I THINK JIM WALLACE SUGGESTED MAYBE THEY PLANT SOME BLACK
04:46:15 OLIVES.
04:46:16 SO THERE WERE SOME THINGS OF THAT CONCERN THAT WERE
04:46:18 MENTIONED.
04:46:18 WE HAVE ALSO -- WE ARE RECOMMENDING APPROVAL AND WE ALSO
04:46:26 BELIEVE THEY NEED A SLIGHT PARKING DEVIATION FOR EIGHT
04:46:30 SPACES BECAUSE WHEN WE CALCULATED THE PARKING FOR THE
04:46:33 ADDITION, WE'VE COME UP WITH WHAT THE COUNTY APPROVED.
04:46:38 WE DON'T START FROM SCRATCH WITH A BRAND-NEW DEVELOPMENT.
04:46:40 WE JUST DO FOR WHAT'S BEING ADDED ON AND THEY SEEM TO BE
04:46:44 ABOUT EIGHT SPACES SHORT.
04:46:45 SO WE FIGURED OUT HOW THEY CAN RECONFIGURE THE PARKING,
04:46:49 RESTRIPING, AND ADDING ON THIS ONE PARKING AREA, BUT WE
04:46:52 DON'T WANT IT TO BECOME TOO PARKING INTENSIVE, YOU KNOW, AND
04:46:57 BE AN ANNOYANCE TO THE NEIGHBORS.
04:46:59 WE'RE TRYING TO BALANCE THAT.
04:47:00 WE DO BELIEVE THEY NEED AN EIGHT-SPACE DEVIATION.
04:47:03 SO WE'RE RECOMMENDING APPROVAL OF THAT.
04:47:06 I WANT TO LET THEM EXPLAIN, WE DID ASK THEM AFTER THE LAST
04:47:09 MEETING, THEY SAID THEY WOULD REACH OUT TO THE NEIGHBORS

04:47:12 AGAIN.
04:47:12 SO I'LL JUST LET THEM, IF YOU DON'T HAVE ANY QUESTIONS,
04:47:15 EXPLAIN THE STATUS AND WHAT THEY HAVE DONE.
04:47:18 >>Scotty Wood: ANY QUESTIONS FOR MARY?
04:47:22 >>Jim Wallace: MARY, THE EIGHT-SPACE DEVIATION, DEVIATION
04:47:25 FROM WHAT TO WHAT?
04:47:27 EIGHT IN A THOUSAND IS NOT MUCH.
04:47:30 BUT EIGHT IN 108 IS A LOT.
04:47:32 >>Mary Gibbs: I HAD A FEELING YOU WERE GOING TO ASK THAT.
04:47:38 >> IT WAS 198.
04:47:39 >>Mary Gibbs: YEAH, 198 DOWN TO 189.
04:47:42 THANK YOU, JOE.
04:47:49 >>Scotty Wood: ANYONE ELSE?
04:47:50 OKAY.
04:47:51 TURN IT OVER TO THE APPLICANT.
04:48:12 >> GOOD EVENING, EVERYBODY.
04:48:14 I'M WAYNE ARNOLD.
04:48:19 I'M A CERTIFIED PLANNER WITH GRADY MINOR AND ASSOCIATES
04:48:19 LOCATED IN BONITA SPRINGS, AND WE'RE HERE REPRESENTING THE
04:48:21 SPRING RUN COUNTRY CLUB AND THEIR IMPROVEMENT PROCESS, THE

04:48:25 DEVELOPMENT ORDER.
04:48:25 WITH ME IS NEALE MONTGOMERY, GENERAL COUNSEL FOR THE MATTER.
04:48:29 WE HAVE MICHAEL HERRERA FROM MY OFFICE WHO MADE THE
04:48:33 PRESENTATION TO YOU FOR THE PUBLIC INFORMATION MEETING LAST
04:48:35 MONTH.

04:48:36 HE IS THE DESIGN ENGINEER.
04:48:37 I GUESS I COULD GO TO THE SLIDE THAT LISTS FOLKS THERE.
04:48:40 WE ALSO HAVE RYAN RICHARDS, THE PROJECT ARCHITECT, WHO HAS
04:48:44 BEEN DESIGNING THE IMPROVEMENTS.
04:48:46 AND WE HAVE SEVERAL MEMBERS FROM SPRING RUN, NOTABLY WE HAVE
04:48:51 JIM BARTLE WHO IS WITH THE ASSOCIATION WHO IS GOING TO MAKE
04:48:55 SOME CLOSING REMARKS, AND THEN WE HAVE MIKE ZIGLER WHO IS
04:48:59 THE CLUB MANAGER.
04:49:01 OBVIOUSLY WE HAVE A ROOMFUL OF OTHER FOLKS HERE.
04:49:03 I KNOW ALL OF THEM DIDN'T SIGN UP TO SPEAK, BUT I'M PRETTY
04:49:06 CERTAIN THAT MOST OF THEM ARE SUPPORTERS.
04:49:08 THEY HAD A VERY RECENT VOTE OF THE MEMBERSHIP AGAIN AND OVER
04:49:11 73% SUPPORTED THE PROPOSED IMPROVEMENTS FOR THE CLUBHOUSE
04:49:14 IMPROVEMENT PROJECT.
04:49:16 OBVIOUSLY, SPRING RUN IS AN EXISTING BUNDLED GOLF
04:49:22 COMMUNITIES.
04:49:22 THE CLUBHOUSE TRACT IS ABOUT SIX ACRES IN SIZE AND IT HAS
04:49:25 ALL THE NORMAL IMPROVEMENTS THAT YOU WOULD EXPECT THAT ARE
04:49:27 PART OF COUNTRY CLUB CLUBHOUSE.
04:49:31 WE'RE HERE TO TALK ABOUT AN EXPANSION OF AN OUTDOOR BAR AND
04:49:34 DINING AREA.
04:49:35 WE'RE ALSO TALKING ABOUT THE ADDITION OF ONE MORE BOCCE
04:49:37 COURT IN ADDITION TO THE TWO THAT THEY PRESENTLY HAVE AND
04:49:41 THEN WE WANT TO TALK ABOUT THE ADDITION OF THE 14 PARKING
04:49:44 SPACES THAT WE'VE DESIGNED ON A PORTION OF THE PROJECT.

04:49:47 SO YOUR PROCESS, AS YOU WELL KNOW, REQUIRES DEVELOPMENT
04:49:53 ORDERS TO COME BEFORE THIS BODY, AND WE'RE HERE WITH THAT.
04:49:57 I THINK STAFF IS COMFORTABLE WITH THE ENGINEERED PLANS THAT
04:49:59 HAVE BEEN SUBMITTED.
04:50:00 AND SO WE'RE GOING TO GO THROUGH A BRIEF PRESENTATION AND
04:50:03 TALK TO YOU AND ORIENT YOU TO THE SITE SO YOU CAN SEE WHERE
04:50:06 THESE IMPROVEMENTS ARE PROPOSED AND THAT THEY ARE COMPATIBLE
04:50:09 WITH THE COMMUNITY.
04:50:11 SO THIS IS AN OVERALL RENDERING OF THE SITE PLAN FOR THE
04:50:16 CLUBHOUSE COMMUNITY, AND YOU CAN SEE OBVIOUSLY ON THE LOWER
04:50:19 LEFT SIDE OF THE BUILDING IS THE CLUBHOUSE BUILDING ITSELF.
04:50:23 THE TENNIS COURT FACILITY IS PROMINENT AND THE PARKING
04:50:27 FIELD.
04:50:28 THEN WE HAVE THE BOCCE COURTS, WHICH ARE REFLECTED IN THIS.
04:50:31 I'VE GOT DETAILS OF EACH OF THESE SHEETS SO WE CAN TALK
04:50:34 ABOUT THOSE IN MORE DETAIL.

04:50:36 BUT SOME OF THE ISSUES THAT HAD COME UP WERE OBVIOUSLY THE
04:50:39 VISUAL SCREENING.
04:50:40 THAT WAS IMPORTANT TO NOT ONLY SOME OF THE CLOSER NEIGHBORS,
04:50:43 BUT ALSO TO THE CLUB ITSELF.
04:50:46 NOT OBVIOUSLY WANTING TO CREATE ISSUES FOR ITS MEMBERSHIP.
04:50:49 WE HAD HEARD ISSUES RELATED TO SOUND FOR THE BOCCE COURTS.
04:50:53 SO THEY'VE ESTABLISHED LIMITED HOURS OF PLAY FOR THAT.
04:50:56 AND I THINK YOU'LL SEE FROM OUR SLIDES THAT WE'VE GOT A LOT
04:50:58 OF EXISTING VEGETATION AND SEPARATION FROM OUR NEIGHBORS FOR

04:51:01 THAT SO WE DON'T BELIEVE THERE'S ANY NEGATIVE ISSUE OR
04:51:06 INCOMPATIBILITY ISSUE CREATED FROM THE ADDITION OF ONE BOCCE
04:51:08 COURT.
04:51:09 AND THEN I'LL TALK TO YOU A LITTLE BIT ABOUT THE PARKING LOT
04:51:11 THAT WE'RE ADDING, WHICH IS 14 SPACES.
04:51:14 IT WILL BE PROGRAMMED SO THAT THE LIGHTS TURN OFF AT AROUND
04:51:17 11 P.M. AT NIGHT, CONSISTENT WITH THE BALANCE OF THE CLUB.
04:51:21 AS MARY MENTIONED IN THE DEVIATION, WE'RE GOING TO HAVE CODE
04:51:27 COMPLIANT SPACES THAT ARE AROUND 198.
04:51:29 I THINK WE HAVE A TYPO THERE.
04:51:30 I THINK THE TWO NUMBERS ARE TRANSPOSED.
04:51:32 BUT I THINK IT'S 198 PARKING SPACES.
04:51:36 KEEPING IN MIND WITH THE BUNDLED GOLF COMMUNITY, THIS IS FOR
04:51:40 ITS MEMBERSHIP.
04:51:41 THE MEMBERSHIP ISN'T GROWING.
04:51:42 IT'S THE SAME NUMBER OF PEOPLE WHO WILL BE UTILIZING THE
04:51:44 FACILITY THAT HAVE BEEN THERE.
04:51:45 IT'S REALLY FOR THEM.
04:51:46 I THINK AS YOU PROBABLY HEARD FROM OTHER FOLKS, IT'S
04:51:50 NECESSARY FOR THEM TO STAY MODERN AND CURRENT.
04:51:52 SO WHEN NEW BUYERS COME INTO THE COMMUNITY, THEY HAVE THE
04:51:55 AMENITY PACKAGE THAT THOSE BUYERS ARE LOOKING AT COMPARED TO
04:51:59 OTHER COMMUNITIES THAT ARE IN THE ESTERO COMMUNITY.
04:52:01 SO THIS IS A DISTANCE EXHIBIT THAT WE SHOWED YOU LAST TIME.
04:52:06 IT HAS DISTANCES FROM THE MOST PROMINENT FEATURES ON THE

04:52:09 PROJECT.
04:52:11 I DON'T KNOW IF IT'S LEGIBLE FOR YOU ON THE MONITOR.
04:52:14 IF IT'S NOT, I CAN READ OFF A COUPLE OF THE NUMBERS JUST TO
04:52:17 HIGHLIGHT SOME OF THE DISTANCES.
04:52:18 FOR INSTANCE, THE NEAREST RESIDENCE TO THE OUTDOOR DINING
04:52:22 BAR AREA IS ABOUT 354 FEET.
04:52:25 AND THEN TO THE BOCCE COURT TO THE NEAREST RESIDENCE IS
04:52:29 ABOUT 236 FEET.
04:52:31 AND THEN THE PARKING AREA IS JUST UNDER 300 FEET FROM THE
04:52:36 NEAREST RESIDENCES ACROSS THE LAKE.
04:52:37 SO WE'VE GOT GOOD SEPARATION PHYSICALLY, AND WE ALSO HAVE A
04:52:41 LOT OF EXISTING LANDSCAPE MATERIAL THAT'S MATURED WITH THE

04:52:46 COMMUNITY HERE.
04:52:46 SO THESE WERE SOME OF THE CONCEPTUAL VISUALIZATIONS.
04:52:50 THIS IS LOOKING DOWN ONTO THE POOL DECK.
04:52:52 THE PROMINENT FEATURE THERE IS THE OUTDOOR DINING AND BAR
04:52:55 AREA.
04:52:55 THEN YOU CAN ALSO SEE THE THIRD BOCCE COURT INSERTED INTO
04:52:59 THIS DRAWING THAT'S JUST TO THE EAST OF THE FIRE PIT.
04:53:01 THESE ARE SOME OF THE CONCEPTS FOR THE OUTDOOR DINING
04:53:06 PAVILION.
04:53:07 IT'S ALL COVERED.
04:53:08 IT IS SHIELDED FROM THE SURROUNDING AREA BY THE POOL BATH
04:53:12 HOUSE, THE POOL ITSELF AND LANDSCAPE MATERIALS.
04:53:14 THIS IS A LITTLE BIT CLOSER IMAGE FOR YOU TO SEE HOW IT

04:53:20 ORIENTS, BUT OBVIOUSLY THE BOCCE COURT, IT MAKES PERFECT
04:53:24 SENSE TO ADD THE ADDITIONAL COURT IMMEDIATELY ADJACENT TO
04:53:27 THE OTHER TWO.
04:53:27 AND THEN THE PARKING AREA IS NOT SHOWN ON THIS.
04:53:30 IT WOULD BE ON ANOTHER SLIDE.
04:53:32 HIGHLIGHTED HERE IS THE PROPOSED LANDSCAPING.
04:53:34 SO YOU HAVE A GOLF HOLE AND LANDSCAPE BUFFER, CART PATH.
04:53:38 AND ALL THOSE THINGS ARE IN PLACE TODAY AND WILL REMAIN.
04:53:41 THIS IS AN IMAGE FROM INSIDE THE CURRENT OUTDOOR DINING
04:53:44 PATIO.
04:53:45 YOU CAN SEE THE FENCE RAILING THAT OUTLINES SORT OF THE POOL
04:53:50 DECK AREA.
04:53:51 YOU START TO SEE THE LUSH VEGETATION THAT EXISTS BEHIND THE
04:53:54 SITE TODAY.
04:53:55 THIS IS ANOTHER IMAGE LOOKING ACROSS, BUT YOU CAN GET A
04:53:58 SENSE FOR HOW DENSE THE VEGETATION IS THAT SURROUNDS THE
04:54:01 WHOLE POOL AND CLUBHOUSE TRACT.
04:54:03 THIS IS A CLOSER IMAGE OF THE BOCCE COURTS AGAIN.
04:54:09 THEY ARE ADJACENT TO THE POOL AREA, THE FIRE PIT, THE
04:54:11 RESTROOMS AND STORAGE.
04:54:12 IT MAKES PERFECT SENSE IN OUR OPINION TO PUT THEM AT THAT
04:54:16 LOCATION BECAUSE YOU HAVE ALL THE OTHER FACILITIES THAT THEY
04:54:18 WOULD DEMAND THERE, INCLUDING THE RESTROOM AND DINING
04:54:20 OPPORTUNITIES.
04:54:21 SO THE EXISTING BUFFER, THIS IS LOOKING FROM ACROSS THE LAKE

04:54:26 ON THE RESIDENTIAL TRACT INTO THE CLUBHOUSE TRACT.
04:54:28 YOU CAN SEE HOW WELL SHIELDED THE CLUBHOUSE IS IN THIS
04:54:32 LOCATION BY THE EXISTING BERM AND VEGETATION THAT EXISTS
04:54:34 TODAY.
04:54:35 I DON'T THINK THERE'S ANYTHING THAT'S GOING TO BE VISIBLE
04:54:41 FROM -- IN THE CLUBHOUSE TRACT THAT'S VISIBLE TODAY.
04:54:44 THAT'S A POSITIVE THING.
04:54:46 THIS IS A SENSE FOR HOW DENSE THE VEGETATION IS NEAR THE

04:54:50 BOCCE COURT.
04:54:51 YOU CAN SEE THAT THAT HEDGE IS EASILY PROBABLY EIGHT FEET
04:54:54 TALL AND IT'S DENSE.
04:54:56 I HAD ANOTHER IMAGE THAT I DIDN'T INCLUDE, BUT WE HAD A
04:54:59 RESIDENT WEARING A BRIGHT ORANGE SHIRT STANDING JUST ON THE
04:55:03 OTHER SIDE OF THE HEDGE AND IT WAS SO DENSE YOU COULDN'T SEE
04:55:06 THE PERSON THROUGH IT.
04:55:07 THIS IS THE VIEW.
04:55:08 KEEP IN MIND THAT BUILDING IS 250-PLUS FEET AWAY FROM THE
04:55:13 THIRD BOCCE COURT THAT'S DEPICTED HERE.
04:55:15 ANOTHER IMAGE OF THE HEDGE THAT'S ALREADY IN PLACE.
04:55:20 SO THE PROPOSED PARKING LOT WAS ANOTHER AREA FOR DISCUSSION,
04:55:25 AND THIS DEPICTS 14 NEW PARKING SPACES AND IT'S ADJACENT TO
04:55:29 THE TENNIS COMPLEX.
04:55:32 THERE WAS SOME GREEN AREA THAT CAN BE REPURPOSED INTO THIS
04:55:35 PARKING.
04:55:35 AND WE WILL BE CONNECTING THAT TO THE EXISTING SIDEWALK AND

04:55:38 EXISTING PARKING WITH A PEDESTRIAN PATHWAY.
04:55:41 AND YOU CAN SEE THE PROPOSED LANDSCAPING THAT'S BEEN
04:55:43 IDENTIFIED HERE.
04:55:44 AND MR. WALLACE, I'M SORRY I WASN'T ABLE TO ATTEND LAST
04:55:48 MONTH'S MEETING, BUT YOU HAD INDICATED MAYBE SOME BLACK
04:55:50 OLIVE.
04:55:51 WE TOOK THIS IMAGE, WHICH WAS A PHOTOGRAPH AND INSERTED I
04:55:54 THINK FIVE BLACK OLIVE TREES INTO THE IMAGE TO SHOW YOU
04:55:58 THERE IS ROOM.
04:55:59 I THINK THOSE WERE PLANTED ROUGHLY 14 FEET IN HEIGHT TO GIVE
04:56:02 YOU A SENSE FOR WHAT WE CAN DO AT THE PARKING AREA.
04:56:05 THAT'S -- OBVIOUSLY, THERE'S NO PARKING THERE TODAY, BUT
04:56:08 THOSE WOULD BE BETWEEN THE EXISTING HEDGE AND THE PARKING
04:56:11 LOT TO GIVE YOU AN ADDITIONAL BUFFERING.
04:56:13 SO YOU DO HAVE CODE REQUIREMENTS FOR DEVELOPMENT ORDER
04:56:18 REVIEWS.
04:56:19 ONE HAS TO BE CONSISTENT WITH ZONING, SO THIS IS ON THE
04:56:21 CLUBHOUSE TRACT FOR SPRING RUN.
04:56:24 YES, THE USES ARE CONSISTENT WITH THE ZONING.
04:56:28 DO WE MEET THE SITE DEVELOPMENT STANDARDS EXPRESSED IN THE
04:56:31 PLAN DEVELOPMENT DOCUMENT, YES, MEET THE SETBACKS, LANDSCAPE
04:56:35 BUFFERS, ALL THOSE THINGS.
04:56:36 CONFORMITY WITH GOOD DESIGN FOR THE VILLAGE, WE THINK THAT
04:56:39 IT COMPLIMENTS THE VILLAGE BY US MODERNIZING OUR FACILITIES
04:56:44 AND PROVIDING THE AMENITIES THAT THE COMMUNITY DESIRES TO

04:56:47 HAVE.
04:56:48 IT IS IN HARMONY WITH THE GENERAL AREA.
04:56:51 IT'S CONSISTENT WITH YOUR COMPREHENSIVE PLAN, AND IT
04:56:54 COMPLIES WITH ALL THE OTHER APPLICABLE STANDARDS IN THE LAND

04:56:57 DEVELOPMENT CODE.
04:56:58 WE BELIEVE WE MEET ALL OF YOUR CRITERIA FOR APPROVAL OF THE
04:57:01 DEVELOPMENT ORDER.
04:57:02 THAT'S REALLY, IN A NUTSHELL, OUR PRESENTATION.
04:57:06 WE HAVE JIM WHO WOULD LIKE TO COME UP AND MAKE A FEW CLOSING
04:57:13 REMARKS JUST ABOUT THE PROCESS AND THE RESIDENTS' OPINIONS
04:57:13 FOR THIS, AND THEN WE CAN ANSWER ANY SPECIFIC QUESTIONS YOU
04:57:17 MAY HAVE RELATED TO IT BETWEEN OUR ENGINEER AND CLUB MANAGER
04:57:19 AND ANYBODY ELSE ON OUR TEAM.
04:57:21 THANK YOU.
04:57:32 >> THANK YOU.
04:57:33 GOOD AFTERNOON OR EVENING.
04:57:35 I'M JIM BARTLE.
04:57:38 I'M A SEASONAL RESIDENT OF SPRING RUN, AND I'M ALSO A MEMBER
04:57:45 OF OUR OUTDOOR DINING AND CLUBHOUSE IMPROVEMENT COMMITTEE.
04:57:49 AND I JUST WANTED TO MAKE A FEW CLOSING COMMENTS TO KIND OF
04:57:53 SUMMARIZE WHERE WE HAVE BEEN AND WHERE WE ARE.
04:57:57 THE THINGS THAT YOU'VE SEEN WITH RESPECT TO THE ADDITIONS
04:58:01 AND THE AMENITIES, THEY WERE ALL DETAILED WITH PICTURES AND
04:58:06 NARRATIVE IN A RATHER COMPREHENSIVE 18-PAGE BROCHURE THAT
04:58:12 WAS PUT TOGETHER IN APRIL OF LAST YEAR AND DISSEMINATED TO

04:58:18 ALL OF THE OWNERS IN SPRING RUN.
04:58:20 AND I THINK ALL OF YOU HAVE HAD AN OPPORTUNITY TO SEE THAT
04:58:23 BROCHURE AND SEE ITS CONTENT.
04:58:29 AFTER THAT BROCHURE WAS PUBLICIZED, DISTRIBUTED AND
04:58:33 DISCUSSED A LITTLE BIT, SPRING RUN CONDUCTED TWO TOWN HALL
04:58:36 MEETINGS IN APRIL OF LAST YEAR FOR PURPOSES OF AGAIN
04:58:42 EXPLAINING ONE MORE TIME TO THE RESIDENTS WHAT THE PROJECT
04:58:46 WAS ALL ABOUT, HOW IT WOULD BE SET UP.
04:58:50 AND AT THAT TIME, THE RESIDENTS OR THOSE IN ATTENDANCE HAD
04:58:56 AN OPPORTUNITY TO ASK QUESTIONS, MAKE COMMENTS, AND THERE
04:58:59 WAS A VERY GOOD INTERPLAY BETWEEN THOSE WHO WERE IN
04:59:03 ATTENDANCE AND THE PEOPLE WHO WERE MAKING THE PRESENTATION.
04:59:06 IN FACT, AT THOSE TWO TOWN HALL MEETINGS, THERE WERE ROUGHLY
04:59:14 OVER 200 SPRING RUN OWNERS WHO ATTENDED, AND YOU COULD ALSO
04:59:19 PARTICIPATE IN THE MEETINGS VIA ZOOM, AND THERE WERE OVER
04:59:24 ANOTHER HUNDRED PEOPLE WHO PARTICIPATED BY ZOOM.
04:59:26 SO IT WAS SOMETHING THAT WAS WIDELY AVAILABLE AND
04:59:32 KNOWLEDGEABLE IN THE COMMUNITY AND, OBVIOUSLY, WHENEVER
04:59:35 YOU'RE TALKING ABOUT SPENDING MONEY, THERE'S ALWAYS A LOT OF
04:59:38 CONVERSATIONS.
04:59:39 AND WE CERTAINLY HAD THAT.
04:59:41 SUBSEQUENT TO THOSE MEETINGS THERE WAS A VOTE OF THE
04:59:46 OWNERSHIP TO APPROVE THE PROJECT, AND THE OWNERS VOTED 73%
04:59:54 IN FAVOR OF THE PROJECT.
04:59:58 BUT THAT WASN'T THE END OF THE VOTING.

05:00:00 WE THOUGHT IT WAS GOING TO BE, BUT IT DIDN'T HAPPEN THAT WAY
05:00:03 BECAUSE ABOUT SIX OR EIGHT WEEKS AGO, WHEN WE RECEIVED THE
05:00:06 FINAL BIDS FROM THE CONTRACTORS THAT WERE BIDDING ON THE
05:00:10 PROJECT, THOSE BIDS CAME IN ABOVE THE SIX AND A HALF MILLION
05:00:17 DOLLARS BUDGET THAT WAS APPROVED BACK IN MAY OF LAST YEAR.
05:00:23 SO AS A RESULT, THERE WAS ANOTHER VOTE TAKEN OF THE
05:00:28 OWNERSHIP TO APPROVE A $1.5 MILLION INCREASE IN THAT BUDGET,
05:00:33 BRINGING IT UP TO $8 MILLION.
05:00:35 AND THIS ALL TOOK PLACE, THE VOTING DID, AFTER LAST MONTH'S
05:00:43 MEETING THAT WE HAD BEFORE YOU AND ULTIMATELY THE VOTE WAS
05:00:51 TABULATED.
05:00:52 THE END OF MARCH, THE VOTE RESULTS WERE ANNOUNCED, AND THE
05:00:55 OWNERS VOTED 72% IN FAVOR OF THE INCREASED BUDGET IN THE
05:01:02 PROJECT.
05:01:02 SO WE THINK THAT'S FURTHER EVIDENCE OF THE OVERWHELMING
05:01:07 SUPPORT THIS PROJECT HAS IN THE COMMUNITY AND THAT THE
05:01:11 PEOPLE WITHIN SPRING RUN ARE MORE THAN WILLING TO GO FORWARD
05:01:15 WITH IT AND THEY ARE KNOWLEDGEABLE AS TO WHAT THAT PROJECT
05:01:19 IS ALL ABOUT.
05:01:19 WOULD JUST LIKE IN CLOSING TO BRIEFLY COVER WITH YOU A
05:01:25 COUPLE OF THINGS ABOUT SPRING RUN.
05:01:27 NUMBER ONE, WE'RE A COMMUNITY THAT'S OVER 20 YEARS OLD.
05:01:30 BEEN AROUND FOR A WHILE.
05:01:32 IT'S A VIBRANT COMMUNITY.
05:01:33 WE'VE ALWAYS TRIED TO STAY UP ON TOP OF THINGS THE BEST WE

05:01:37 CAN.
05:01:38 BUT THERE ARE FIVE KEY OBJECTIVES THAT WE ARE REALLY
05:01:44 SHOOTING FOR WITH THIS PROJECT AND WE THINK WE CAN
05:01:47 ACCOMPLISH THEM ALL AND HAVE STARTED THAT PROCESS.
05:01:49 BUT JUST WANTED TO MENTION TO YOU WHAT THEY ARE.
05:01:53 NUMBER ONE IS PRESERVING AND ENHANCING THE EXISTING
05:01:58 FACILITIES IN A THOUGHTFUL MANNER, AND WE THINK THIS PLAN
05:02:02 DOES THAT.
05:02:02 SECONDLY, WE'RE HELPING TO MAINTAIN THE CLUB'S VALUE.
05:02:09 BECAUSE WE ALL KNOW IF YOU DON'T KEEP THINGS UP TO SNUFF,
05:02:13 YOU REALLY FALL BEHIND AND IT'S HARD TO CATCH UP.
05:02:16 THIRDLY, TO ENHANCE THE REAL ESTATE VALUES OF THE PROPERTY
05:02:22 OF THE OWNERS, AND WE KNOW RIGHT NOW WE'RE GOING THROUGH A
05:02:27 STRANGE TIME WHERE THINGS ARE UP, BUT THEY DON'T ALWAYS STAY
05:02:30 THAT WAY, AND YOU HAVE TO KEEP UP TO MAINTAIN THAT VALUE.
05:02:33 FOURTHLY, TO MAINTAIN OUR COMPETITIVE EDGE WITH THE LOCAL
05:02:40 PEER COMMUNITIES WITH WHOM WE COMPETE.
05:02:43 AND THAT COMPETITION CAN GET INTENSE.
05:02:45 AND IF YOU'RE NOT OUT THERE WITH YOUR BEST FOOT FORWARD, YOU
05:02:50 SOMETIMES FALL BACKWARDS IN A REAL HURRY.
05:02:52 LASTLY, ENSURING THE ATTRACTIVENESS AND APPEAL OF SPRING RUN
05:02:57 TO NEW BUYERS BECAUSE NONE OF US GO ON FOREVER, AND WHERE --

05:03:05 THE REVOLVING DOOR OVER TIME SOMETIMES WITH WHAT HAPPENS.
05:03:08 BUT HAVING SAID ALL THAT, WE THINK THAT THERE IS ANOTHER
05:03:12 VALUE AND BENEFIT OF THIS PROJECT THAT IS BENEFICIAL TO THE

05:03:17 VILLAGE OF ESTERO BECAUSE WE THINK THIS PROJECT FURTHERS THE
05:03:23 VALUE, THE GROWTH, AND THE DEVELOPMENT OF ESTERO AS WELL.
05:03:29 AND WE'RE INTERESTED IN DOING THAT BECAUSE THIS IS PART OF
05:03:33 US.
05:03:33 WE'RE PART OF YOU.
05:03:35 WE LOOK UPON THIS AS A WIN-WIN SITUATION.
05:03:38 A WIN FOR THE VILLAGE AND A WIN FOR SPRING RUN.
05:03:41 SO IN CLOSING, I WOULD JUST LIKE TO SAY WE THANK YOU FOR
05:03:46 BEING ABLE TO MAKE THIS PRESENTATION, BUT ALSO WE
05:03:49 RESPECTFULLY REQUEST YOUR APPROVAL OF OUR DEVELOPMENT ORDER.
05:03:54 THANK YOU.
05:04:08 >>D. Wayne Arnold: I CAN ANSWER ANY QUESTIONS YOU MAY HAVE.
05:04:11 >>Scotty Wood: ANYONE?
05:04:12 QUESTIONLESS.
05:04:18 >>D. Wayne Arnold: I LIKE THAT.
05:04:19 THANK YOU.
05:04:19 >>Scotty Wood: MARY, STAFF REPORT?
05:04:22 >>Mary Gibbs: WE DON'T HAVE ANYTHING TO ADD OTHER THAN THE
05:04:25 PUBLIC INPUT.
05:04:27 >>Scotty Wood: WELL, THEN ON THAT NOTE, I'LL OPEN THE PUBLIC
05:04:29 HEARING.
05:04:29 >>Mary Gibbs: I DO NEED TO CORRECT ONE THING.
05:04:32 I THINK I SAID IT WAS AN EIGHT SPACE DEVIATION FOR PARKING,
05:04:35 AND IT IS NINE.
05:04:36 I DON'T KNOW HOW TO ADD.

05:04:37 >>Scotty Wood: LET THE RECORD SHOW THAT.
05:04:43 >> THAT IT'S NINE OR THAT MARY DOESN'T KNOW HOW TO ADD?
05:04:47 [LAUGHTER]
05:04:48 >>Scotty Wood: OKAY.
05:04:49 I'LL OPEN THE PUBLIC HEARING.
05:04:50 TAMMY, CARDS.
05:04:51 >>Tammy Duran: JIM ROCK AND THEN VINCENT WILL BE NEXT.
05:05:02 >> THANK YOU.
05:05:03 I'M JIM ROCK.
05:05:04 9241 SPRING RUN BOULEVARD, 2207.
05:05:08 I'VE SERVED ON THE LOCAL ASSOCIATION BOARD FOR TEN YEARS.
05:05:13 I'VE BEEN ON THE CURRENT SPRING RUN BOARD FOR 13 YEARS AND
05:05:16 THE PRESIDENT THE LAST FIVE.
05:05:19 AND I THINK ONE OF THE THINGS I WANTED TO POINT OUT IS THAT
05:05:23 AS WE GO INTO THESE PROJECTS AND MR. ZIGLER, THE GENERAL
05:05:26 MANAGER AND I, HAVE BEEN INVOLVED IN ALL OF THEM SINCE 2010.
05:05:30 THE VALUE OF ALL THESE PROJECTS IS NOT ONLY ENHANCING SPRING
05:05:33 RUN, BUT IT'S GETTING INPUT FROM THE OWNERS.

05:05:36 AND EVEN THOSE THAT ARE OPPOSED ARE CONCERNED WITH PROJECTS
05:05:40 THAT WE BRING FORWARD.
05:05:42 IT BEHOOVES US TO LISTEN TO THEM TO SEE HOW MUCH MORE
05:05:45 INFORMATION, HOW MORE COMPLETE WE SHOULD BE BECAUSE IF
05:05:49 SOMEBODY IS NOT IN FAVOR OF IT, AND WE'VE DONE OUR DUE
05:05:52 DILIGENCE, THEN WE NEED TO KNOW EXACTLY WHY.
05:05:54 AGAIN, WE WOULD ASK FOR YOUR SUPPORT ON THIS DRO.

05:05:57 THANK YOU.
05:06:07 >> GOOD AFTERNOON, MR. CHAIRMAN AND BOARD.
05:06:09 MY NAME IS VINCENT HORVATH.
05:06:13 I'M KIND OF A LONG SEASONAL OWNER AND RESIDENT OF SPRING
05:06:18 RUN.
05:06:18 MOST OF WHAT I HAD TO SAY IS PRETTY WELL ALREADY SAID SO I'M
05:06:24 NOT GOING TO TAKE A LOT OF TIME.
05:06:25 BUT I DID WANT TO JUST KIND OF REINFORCE A COUPLE OF POINTS.
05:06:28 FIRST OF ALL, THIS IS SOMETHING THAT WAS OVERWHELMINGLY
05:06:34 APPROVED BY THE RESIDENTS.
05:06:37 IN MY OWN OPINION, THE PANDEMIC IN ONE SENSE GOT US USED TO
05:06:43 SITTING OUTSIDE, HAVING DINNER OUTSIDE AND OTHER THINGS THAT
05:06:47 WE MIGHT NOT HAVE DONE PREVIOUSLY.
05:06:48 SO I THINK THAT REALLY GAVE A LITTLE BIT OF IMPETUS, IN MY
05:06:51 OPINION, TO THE OUTSIDE DINING CONCEPT.
05:06:54 ANYWAY, A COUPLE OF THINGS THAT I WOULD JUST LIKE TO POINT
05:07:00 OUT, A COUPLE OF BULLET POINTS, THIS DOES NOT REQUIRE
05:07:04 VILLAGE COSTS OR RESOURCES.
05:07:07 SO WE'RE NOT PUTTING A BURDEN ON ESTERO, AN ADDITIONAL
05:07:11 BURDEN ON ESTERO.
05:07:12 THE DINING WILL BE USED PRIMARILY BY MEMBERS AND GUESTS,
05:07:15 WHICH WOULD BE A RELATIVELY SMALL NUMBER.
05:07:17 SO THERE'S NOT GOING TO BE A LOT OF TRAFFIC IN GOING AND OUT
05:07:23 GOING ONTO COCONUT ROAD.
05:07:24 INGRESS AND EGRESS WILL NOT BE A PROBLEM.

05:07:27 THE MOVEMENT WITHIN THE COMMUNITY WE WILL HAVE CONTROL OVER
05:07:30 AND WE WILL CERTAINLY RESPOND TO RESIDENTS' NEEDS IN THAT
05:07:34 REGARD.
05:07:34 THERE WILL BE NO ADDITIONAL CARS.
05:07:40 WE'VE GOT CARS THERE NOW.
05:07:42 THERE'S NO REASON THAT THERE WILL BE MORE CARS AS A RESULT
05:07:44 OF YOUR APPROVAL OR DISAPPROVAL FOR THAT MATTER.
05:07:48 NO CHANGE.
05:07:49 AS I SAID, IT'S OVERWHELMINGLY APPROVED BY THE RESIDENTS,
05:07:53 AND WE ASK THAT YOU SUPPORT BY IMPLEMENTING THE DEVELOPMENT
05:07:58 ORDER THAT'S ON THE TABLE.
05:08:00 THANK YOU.
05:08:03 >>Scotty Wood: TAMMY, ANYONE ELSE?
05:08:06 >>Tammy Duran: KEN GREEN, BILL HESS.

05:08:19 >> I'M KEN GREEN.
05:08:20 I LIVE ON SANDY CREEK TERRACE.
05:08:23 I'VE BEEN COMING TO THE SPRING RUN COMMUNITY FOR OVER 11
05:08:28 YEARS.
05:08:28 AND I'VE NOTICED A BIG CHANGE IN WHAT'S BEEN TRANSPIRING IN
05:08:33 THOSE 11 YEARS.
05:08:35 WE'VE SEEN A LOT OF THINGS STIMULATED BY COVID BUT PART OF
05:08:38 IT IS TECHNOLOGY.
05:08:39 I THINK WITH THE TURNOVER FROM PRIMARILY A RETIREMENT
05:08:43 COMMUNITY TO SOME YOUNGER PEOPLE WHICH HAVE STIRRED MINDSETS
05:08:49 AND OUTDOOR DINING AND THINGS MORE MODERN HAVE BROUGHT

05:08:53 ANOTHER INSIGHT INTO WHAT WE'RE DOING AS A COMMUNITY.
05:08:58 MUCH OF WHAT I HAD TO SAY HAS ALREADY BEEN SAID, AND WE
05:09:00 DON'T NEED TO REITERATE THAT.
05:09:02 BUT I THINK AS YOU TAKE A LOOK AT FROM A ZONING BOARD'S
05:09:07 POINT OF VIEW, TO HAVE A YOUNGER MINDSET IN THE COMMUNITY,
05:09:11 IN AN ESTABLISHED COMMUNITY, THAT GIVES YOU THE OPPORTUNITY
05:09:14 TO KIND OF WALK BEFORE YOU RUN AND ESTABLISH A LITTLE BETTER
05:09:20 CRITERIA AND NEWER FACILITIES AT OUR PLACE.
05:09:27 THANK YOU FOR THE OPPORTUNITY.
05:09:28 MY WIFE BECKY AND I SUPPORT THIS FULLY.
05:09:35 >>Tammy Duran: DOUG McMAHON WILL GO AFTER BILL.
05:09:38 I'M SORRY.
05:09:39 McADAM.
05:09:40 >> GOOD AFTERNOON.
05:09:40 MY NAME IS BILL HESS.
05:09:42 I'M A 20-YEAR OWNER IN SPRING RUN.
05:09:45 I LIVE AT 9829 SPRING RUN BOULEVARD.
05:09:48 AND LIKE MANY OF THE OTHER PEOPLE, WHAT I HAVE TO SAY IS
05:09:52 PROBABLY A LITTLE BIT REPETITIVE.
05:09:55 BUT AS A 20-YEAR OWNER, I'VE SEEN A LOT OF CHANGE.
05:09:58 I'VE SEEN A LOT OF CHANGE IN OUR OWN COMMUNITY, AND I'VE
05:10:01 SEEN A LOT OF CHANGE IN OUR SISTER COMMUNITIES.
05:10:05 WHAT WE'RE PROPOSING FOR YOUR APPROVAL HAS ALREADY BEEN DONE
05:10:09 IN MANY OF OUR SURROUNDING COMMUNITIES IN ESTERO.
05:10:15 SO I THINK WHAT WE ARE ASKING IS BASICALLY WE WANT TO KEEP

05:10:18 UP.
05:10:19 WE DON'T WANT TO FALL BEHIND.
05:10:21 WE WANT TO STAY COMPETITIVE, AND I THINK THAT I'M ONE OF THE
05:10:27 73% THE FIRST TIME THAT SUPPORTED THE PROJECT.
05:10:31 I'M ONE OF THE 72% THAT SUPPORTED THE PROJECT ON THE SECOND
05:10:34 VOTE, AND I WOULD VERY MUCH APPRECIATE YOUR SUPPORT OF OUR
05:10:39 PROJECT, TOO.
05:10:40 SO THANK YOU VERY MUCH FOR YOUR TIME TODAY.
05:10:52 >> DOUG McADAM, 9209 SPRING RUN BOULEVARD, UNIT 2008.
05:10:57 I'VE BEEN AN OWNER FOR 17 YEARS.

05:10:59 SO LIKE MANY OTHERS, WE'VE SEEN A LOT OF THINGS HAPPEN IN
05:11:02 THE COMMUNITY OVER THAT PERIOD OF TIME.
05:11:04 AS I HEAR THE PRESENTATIONS THAT PRECEDED, I'M MORE EXCITED
05:11:09 ABOUT THE PROSPECT FOR THIS RENOVATION THAN PERHAPS I'VE
05:11:15 EVER BEEN.
05:11:16 AND IT'S BEEN SAID THAT THERE'S A NEED TO KEEP CURRENT.
05:11:21 JUST TO GIVE YOU AN IDEA, MY SON AND DAUGHTER-IN-LAW, 38
05:11:25 YEARS OLD, JUST CLOSED ON A PROPERTY IN SPRING RUN A FEW
05:11:30 MONTHS AGO.
05:11:31 ONE OF THE MAJOR MOTIVATING FACTORS FOR THEM TO SAY YES WE
05:11:35 WANT TO GET ON BOARD IS THE PROSPECT OF THIS PROJECT MOVING
05:11:37 FORWARD.
05:11:38 IT'S THE TYPE OF THING THAT NEEDS TO BE DONE TO KEEP CURRENT
05:11:41 AND ATTRACT YOUNGER PEOPLE INTO OUR COMMUNITY.
05:11:44 I'M VERY EXCITED ABOUT THE PROJECT AND WOULD APPRECIATE YOUR

05:11:49 CONSIDERATION AND APPROVAL.
05:11:50 THANK YOU VERY MUCH.
05:11:55 >>Tammy Duran: MICHAEL BANNIGAN AND THEN PATTI WILL BE NEXT.
05:11:59 >> GOOD EVENING.
05:12:00 MY NAME IS MICHAEL BANNIGAN.
05:12:02 I'M AT 23546 SANDYCREEK TERRACE.
05:12:05 I'M IN THE AUTUMN LAKE COMMUNITY WHICH IS THE COMMUNITY
05:12:10 DIRECTLY ACROSS THE LAKE THAT YOU SAW IN THE PICTURES.
05:12:14 PART OF THAT COMMUNITY WOULD BE THE ONE MOST AFFECTED
05:12:17 PERHAPS BY THE PARKING ISSUE IN TERMS OF LIGHTING AND ALL
05:12:21 THAT.
05:12:21 ALL I CAN SAY IS SINCE THE LAST MEETING YOU HAD IN MARCH, WE
05:12:24 HAD A MEETING OUT THERE.
05:12:26 INVITED ALL MEMBERS OF THAT COMMUNITY.
05:12:28 MIKE ZIGLER, THE GM WAS THERE, AS WELL AS OTHERS, WITH
05:12:32 DRAWINGS OF EXACTLY WHAT WE WERE -- WHAT THE CLUB INTENDS TO
05:12:37 DO WITH PEOPLE HAVING A CHANCE TO ASK, CAN THIS BE DONE,
05:12:42 WHATEVER.
05:12:43 I THINK ALL THE QUESTIONS WERE ANSWERED.
05:12:45 THERE ARE ALWAYS A COUPLE OF PEOPLE SATISFIED WITH NOTHING
05:12:51 HAPPENS.
05:12:51 FOR THE MOST PART, I CAN ATTEST EVERY EFFORT WAS MADE TO
05:12:54 ACCOMMODATE THAT THE SOUND, THE VISUALS AND I BELIEVE THAT
05:13:00 WAS DONE, AND I KNOW FOR A FACT 70 PLUS PERCENT APPROVED.
05:13:10 AUTUMN LAKE IT WAS BETWEEN 60 AND 65 PERCENT EVEN OF A

05:13:14 COMMUNITY THAT WAS PERHAPS IMPACTED MORE THAN ANY OTHER WAS
05:13:15 STILL IN FAVOR OF THE PROJECT.
05:13:17 GIVE IT YOUR CONSIDERATION, PLEASE.
05:13:18 THANK YOU.
05:13:22 >>Tammy Duran: ART IS GOING TO GO AFTER PATTI.
05:13:30 >> HELLO, EVERYBODY.

05:13:32 PROBABLY EVERYTHING THAT I'M SAYING HAS BEEN SAID BEFORE,
05:13:34 BUT I JUST HAVE TO SAY THAT, YOU KNOW, IF COVID HAS TAUGHT
05:13:39 US ANYTHING, IT'S EVERYBODY WANTS OUTDOOR DINING.
05:13:42 YOU GO OUT TO EAT, YOU WANT TO BE OUTSIDE.
05:13:44 FOR THOSE OF US UP FROM THE NORTH, COME DOWN FROM THE NORTH,
05:13:48 WE DON'T WANT TO BE INSIDE.
05:13:49 WE WANT TO BE OUTSIDE.
05:13:50 AND WE JUST DON'T HAVE THAT CAPABILITY THERE AT SPRING RUN
05:13:54 RIGHT NOW, AND THAT'S WHAT WE'RE REALLY LOOKING FORWARD TO.
05:13:57 ALSO, MANY -- I'VE TALKED TO MANY OF OUR FRIENDS AND PEOPLE
05:14:03 THAT LIVE IN SPRING RUN THAT THEY WANT OUR CLUB TO BE OUR
05:14:08 GO-TO RESTAURANT.
05:14:11 AS WE'RE GETTING OLDER, WE DON'T WANT TO BE ON THE ROAD AT
05:14:15 NIGHT, TOO LATE AT NIGHT.
05:14:17 WE DON'T WANT TO HAVE A DRINK OR TWO AT THE RESTAURANT AND
05:14:19 THEN HAVE TO DRIVE.
05:14:20 WE LOVE OUR RESTAURANT.
05:14:22 WE LOVE OUR CLUB, AND WE WANT THAT TO BE OUR GO-TO
05:14:25 RESTAURANT.

05:14:25 BUT, QUITE HONESTLY, THERE'S MANY TIMES THAT THERE'S NOT
05:14:28 ENOUGH ROOM.
05:14:29 THEY HAVE TO CLOSE OFF THE RESERVATIONS BECAUSE THERE'S NOT
05:14:32 ENOUGH ROOM.
05:14:32 AND THEY HAVE TO PUT CONCERTS IN OUR PARKING LOT BECAUSE
05:14:36 THERE ISN'T ENOUGH ROOM.
05:14:37 THESE ARE THINGS THAT WE WANT.
05:14:39 THESE ARE THINGS THAT PEOPLE TALK ABOUT ALL THE TIME.
05:14:42 LIKE I SAY, I KNOW IT'S SAYING IT OVER AND OVER AGAIN, BUT
05:14:45 IT'S REALLY VERY, VERY IMPORTANT TO MANY OF US.
05:14:49 I THANK YOU VERY MUCH FOR GIVING US THE TIME.
05:14:52 >>Tammy Duran: CAN YOU JUST SAY YOUR NAME FOR THE RECORD.
05:14:56 >> IT'S PATTY COLUM.
05:15:06 >> GOOD EVENING.
05:15:07 MY NAME IS ART COLUM.
05:15:09 I DO NOT WANT TO OUTDO MY WIFE.
05:15:11 [LAUGHTER]
05:15:12 HAPPY WIFE IS A HAPPY LIFE.
05:15:16 SO TO REITERATE, WE ARE EXCITED ABOUT THIS NEW INNOVATION TO
05:15:24 OUR CLUB, AND WE WOULD APPRECIATE YOUR OVERSIGHT AND A YES
05:15:32 WOULD BE GOOD.
05:15:32 THANK YOU.
05:15:35 >>Tammy Duran: THAT WAS THE LAST CARD FOR THIS.
05:15:38 >>Scotty Wood: ANYONE ELSE?
05:15:40 I WILL CLOSE THE PUBLIC HEARING.

05:15:42 BRING IT BACK TO THE BOARD.
05:15:45 ANY COMMENTS FROM BOARD MEMBERS?

05:15:49 >>Marlene Naratil: I WOULD JUST LIKE TO SAY THAT EVERYTHING
05:15:52 THAT THE OWNERS SPOKE OF TONIGHT IS SO RELEVANT TO WHAT'S
05:15:57 GOING ON.
05:15:58 I KNOW YOU DRIVE UP AND DOWN 41 OR COCONUT ROAD IN THE
05:16:05 VILLAGE OF ESTERO, EVERY COMMUNITY HAS MADE A MAJOR
05:16:07 INVESTMENT IN MAKING THEIR COMMUNITY BETTER.
05:16:11 IT'S WONDERFUL TO SEE THAT.
05:16:14 AND THE PEOPLE DESERVE IT BECAUSE FOR MANY YEARS WE'VE BEEN
05:16:18 HALTED BY THIS COVID AND NOW WE SHOULD HAVE A CHANCE TO
05:16:22 ENJOY IT.
05:16:22 I WISH YOU GUYS GOOD LUCK AND I WILL VOTE YES FOR IT.
05:16:28 >>Scotty Wood: THANK YOU.
05:16:28 ANYONE ELSE?
05:16:31 >>Jim Wallace: I THINK WHAT YOU'RE DOING, THE FACT THAT YOU
05:16:34 REACHED OUT SO PROFESSIONALLY TO THE RESIDENTS IS
05:16:38 INCREDIBLE.
05:16:38 IT'S WONDERFUL.
05:16:39 SO WELL DONE.
05:16:40 I THINK WHAT THEY ARE DOING WILL BE A CATALYST TO OTHER
05:16:43 NEIGHBORHOODS THAT ARE 20 YEARS OLD, LIKE COPPERLEAF OR
05:16:47 LIGHTHOUSE BAY OR SHADOW WOOD OR OTHERS, TO UPGRADE.
05:16:50 AND THAT ONLY LIVES ALL OF ESTERO UP.
05:16:53 SO I HAVE TO COMPLIMENT YOU ON WHAT YOU'VE DONE.

05:16:55 >>Scotty Wood: THANK YOU.
05:16:56 ANYONE ELSE?
05:17:01 >>James Tatooles: I'M WONDERING ABOUT HOW MANY UNITS YOU
05:17:03 HAVE IN THE PROJECT AND THE TOTAL COST WHICH HAS JUST BEEN
05:17:07 INCREASED, WHAT YOUR ASSESSMENT PER UNIT IS AND HOW YOU'RE
05:17:11 SCHEDULING THE PAYMENTS SO YOU COULD LESSEN THE BURDEN ON
05:17:15 THE OWNERS TO HELP THEM BE ABLE TO WITHSTAND THIS GREAT
05:17:21 FACILITY WHICH I SUPPORT.
05:17:23 BUT I JUST WONDER HOW YOU'RE WORKING TO GET THE BURDEN
05:17:27 HANDLED FOR THE PEOPLE IN THE COMMUNITY.
05:17:38 >> GOOD AFTERNOON.
05:17:39 MIKE ZIGLER, FAGER.
05:17:40 WE HAVE 847 UNITS, ABOUT 1700 PEOPLE.
05:17:43 WE INITIALLY TOOK OUT A $5 MILLION LINE OF CREDIT AND
05:17:49 INCREASED IT BY 1.5 MILLION.
05:17:50 AND WE WERE GOING TO DO IT OVER TEN YEARS, PAY BACK OVER TEN
05:17:55 YEARS.
05:17:55 WE JUST ADDED THREE YEARS.
05:17:56 INSTEAD OF TEN YEARS, IT'S NOW 13 YEARS.
05:17:59 BUT THAT KEEPS THE INVESTMENT ON THE OWNERS WHO ARE HERE AND
05:18:03 THEN THE NEW PERSON WHO COMES IN AND TAKES OVER THAT BURDEN
05:18:06 FROM THEM.
05:18:10 >>James Tatooles: THANK YOU.
05:18:10 >>Scotty Wood: ANYONE ELSE?

05:18:13 >>Michael Sheeley: I WAS GOING TO OFFER THAT I CAN

05:18:15 APPRECIATE THE ARCHITECTURAL DESIGN AND THE PLANNING THAT
05:18:17 WENT INTO THIS.
05:18:19 AND I COMMEND YOU FOR THE WORK THAT YOU'VE DONE.
05:18:22 >>Scotty Wood: ANYONE ELSE?
05:18:23 I'D LIKE A MOTION TO APPROVE IT.
05:18:28 >> I'LL MAKE THAT MOTION.
05:18:30 >> I'LL SECOND IT.
05:18:31 >>Scotty Wood: ANY DISCUSSION?
05:18:32 >>Mary Gibbs: MAY I CLARIFY THE MOTION.
05:18:34 JUST TO CLARIFY THAT THE MOTION WILL BE TO APPROVE THE
05:18:37 DEVELOPMENT ORDER AND THE PARK DEVIATION.
05:18:40 I ALSO JUST WANT TO CLARIFY, BECAUSE THERE'S OUTDOOR DINING,
05:18:44 THERE'S CONSUMPTION ON PREMISES, WHICH I'VE ALREADY LOOKED
05:18:47 AT MIKE'S LICENSE.
05:18:48 THEY HAVE THE TYPICAL GOLF COURSE LICENSE.
05:18:50 BUT I JUST WANT TO CLARIFY THAT BECAUSE OUR CODE SAYS
05:18:53 OUTDOOR CONSUMPTION ON PREMISES REQUIRES A PUBLIC HEARING,
05:18:57 SO THIS IS A PUBLIC HEARING.
05:18:58 TIDY IT UP.
05:19:01 >>Scotty Wood: MOTIONER AND SECONDER, DO YOU AGREE WITH ALL
05:19:03 THAT?
05:19:04 >> ABSOLUTELY.
05:19:05 >>Scotty Wood: OKAY.
05:19:06 ROLL CALL, PLEASE.
05:19:10 >>Anthony Gargano: YES.

05:19:12 >>Kristin Jeannin: YES.
05:19:13 >>Barry Jones: YES.
05:19:15 >>Marlene Naratil: YES.
05:19:17 >>Michael Sheeley: YES.
05:19:18 >>James Tatooles: YES.
05:19:20 >>Jim Wallace: YES.
05:19:21 >>Scotty Wood: YES.
05:19:22 IT'S APPROVED AND GOOD LUCK.
05:19:26 [APPLAUSE]
05:23:58 [SOUNDING GAVEL]
05:24:02 >>Scotty Wood: LET'S RECONVENE.
05:24:06 OUR NEXT ITEM IS A ZONING AMENDMENT FOR THE MIROMAR OUTLETS
05:24:11 SIGNAGE.
05:24:12 THERE MAY BE SOME PEOPLE WHO CAME IN AFTER WE SWORE IN
05:24:20 EARLIER WITNESSES.
05:24:20 NANCY, DO YOU WANT TO SWEAR IN ANYONE WHO HAS COME IN?
05:24:25 >>Nancy Stroud: YES.
05:24:26 ANYONE WHO IS GOING TO BE TESTIFYING TONIGHT ON THIS ITEM,
05:24:28 PLEASE STAND AND RAISE YOUR RIGHT HAND.
05:24:31 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT

05:24:34 TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT
05:24:37 THE TRUTH?
05:24:38 THANK YOU.
05:24:39 THE EX PARTE COMMUNICATIONS, YOU MIGHT DO --
05:24:45 >>Scotty Wood: YES, I'LL GO THROUGH THAT.

05:24:46 ANY EX PARTE COMMUNICATIONS?
05:24:48 BOARD MEMBERS?
05:24:50 >> NO.
05:24:50 >>Scotty Wood: ANY CONFLICT OF INTEREST?
05:24:52 >> NO.
05:24:52 >> NO.
05:24:53 >> NO.
05:24:53 >>Scotty Wood: OKAY.
05:24:54 YOU'RE IT.
05:25:01 >>Mary Gibbs: WERE YOU WAITING FOR ME?
05:25:04 ALL RIGHT.
05:25:08 SO, AS WE STATED, THIS IS MIROMAR OUTLETS SIGN AMENDMENT.
05:25:11 IT'S A ZONING AMENDMENT.
05:25:13 THE PROPERTY, OF COURSE, I THINK EVERYBODY KNOWS WHERE IT IS
05:25:15 BECAUSE IT'S AT THE CORNER OF CORKSCREW ROAD AND I-75.
05:25:19 VERY PROMINENT CENTER OF ESTERO.
05:25:23 THEY ARE ASKING FOR AN AMENDMENT TO THEIR SIGN PACKAGE THAT
05:25:30 WAS APPROVED BY LEE COUNTY QUITE SOME TIME AGO.
05:25:33 THEY HAD A DEVIATION THAT WAS APPROVED TO DO A SIGN PACKAGE.
05:25:36 WHAT A SIGN PACKAGE IS REALLY ON THESE LARGER SHOPPING
05:25:40 CENTERS, THE SIGN ORDINANCE WORKS WELL FOR SMALL PROPERTIES,
05:25:44 SMALL COMMERCIAL PROPERTIES, YOU GET A CERTAIN NUMBER OF
05:25:48 SIGNS.
05:25:48 YOU GET ONE ROAD, YOU GET ONE SIGN.
05:25:51 WHEN YOU GET TO THE LARGER SHOPPING CENTERS, THE SIGN

05:25:53 ORDINANCE DOESN'T WORK QUITE AS WELL.
05:25:55 SO WHEN MIROMAR DID THEIR ORIGINAL ZONING, THEY GOT THIS
05:25:58 DEVIATION TO DO PROJECT IDENTIFICATION SIGNS.
05:26:01 AND THERE ARE FOUR SIGNS.
05:26:03 THERE'S ONE ON THE INTERSTATE, ADJACENT TO THE INTERSTATE,
05:26:07 AND THAT'S 75 FEET TALL.
05:26:09 THAT WAS APPROVED BY THE COUNTY THROUGH THE DEVIATION.
05:26:12 THEN THERE'S ONE ON CORKSCREW ROAD WHICH IS 25 FEET TALL,
05:26:16 AND THEN THERE'S ONE AT EACH ACCESS ONTO BEN HILL GRIFFIN.
05:26:21 SO THAT'S TWO ON BEN HILL GRIFFIN THAT ARE 25 FEET TALL.
05:26:24 AGAIN, THAT WAS APPROVED BY THE COUNTY.
05:26:26 THEY ARE REQUESTING TO REPLACE THE SIGNS BECAUSE THE SIGNS
05:26:32 HAVE BEEN IN PLACE FOR OVER 20 YEARS.
05:26:34 AS WE WERE JUST DISCUSSING AT THE PRIOR CASE, AFTER 20
05:26:36 YEARS, SOMETIMES THESE THINGS GET A LITTLE BIT OUTDATED.
05:26:39 SO THEY WOULD LIKE TO REPLACE WITH NEW SIGNS.

05:26:42 I DON'T KNOW IF YOU'VE NOTICED, BUT GULF COAST TOWN CENTER
05:26:47 UP THE STREET AT ALICO AND I-75, THEY RECENTLY REPLACED
05:26:51 THEIR PROJECT ID SIGNS WITH NEW SIGNS, TOO.
05:26:53 SO THAT SEEMS TO BE A LITTLE BIT OF A TREND FOR THESE
05:26:56 SHOPPING CENTERS.
05:26:57 I'LL GIVE YOU A QUICK OVERVIEW BEFORE I TURN IT OVER TO THE
05:27:00 APPLICANT BECAUSE I THINK YOU CAN REALLY JUST BOIL THIS DOWN
05:27:05 TO TWO ISSUES THAT YOU NEED TO TALK ABOUT TONIGHT.
05:27:08 THE ONE ISSUE IS THE DESIGN OF THE SIGNS.

05:27:12 AND WHEN THE COUNTY APPROVED THE SIGNS, THERE WAS A
05:27:14 CONDITION THAT THE SIGNS NEEDED TO BE COMPATIBLE WITH THE
05:27:21 CENTER'S ARCHITECTURE.
05:27:22 SO WHAT DOES COMPATIBLE WITH THE CENTER'S ARCHITECTURE
05:27:25 MEANS?
05:27:26 IT'S A LITTLE BIT SUBJECTIVE.
05:27:28 THESE SIGNS THAT THEY ARE PROPOSING ARE A LITTLE BIT ON THE
05:27:31 MORE MODERN SIDE.
05:27:32 SO WE ARE GOING TO -- WE, STAFF WAS NOT COMFORTABLE THAT WE
05:27:37 GOT ENOUGH JUSTIFICATION TO RECOMMEND APPROVAL.
05:27:40 SO WE ASKED THE APPLICANT TONIGHT TO PLEASE GIVE US, EXPLAIN
05:27:44 THE GENESIS OF HOW THESE SIGNS WERE DESIGNED.
05:27:46 AND MARGARET ANTONIER IS HERE.
05:27:50 SHE IS THE CEO FROM MIROMAR DEVELOPMENT.
05:27:53 I BELIEVE THE GENESIS CAME FROM HER CREATIVE IDEAS.
05:27:57 I THINK THEY ARE GOING TO EXPLAIN A LITTLE BIT OF HOW THE
05:28:01 DESIGN AND HOW THIS CAME TO BE.
05:28:03 THEN THE SECOND ISSUE IS REALLY JUST A KIND OF LEGAL ISSUE
05:28:06 ON NONCONFORMING SIGNS, AND WHAT DOES THAT MEAN IF YOU HAVE
05:28:10 A NONCONFORMING SIGN?
05:28:12 OUR SIGN CODE, WHEN THESE SIGNS WERE APPROVED, THEY WERE
05:28:17 CONFORMING.
05:28:18 75-FOOT TALL SIGN WAS A LITTLE BIT TALLER.
05:28:22 THEY GOT THE DEVIATION TO APPROVE THAT.
05:28:23 YEARS LATER, OUR SIGN CODE WAS AMENDED SO THAT YOU CAN'T DO

05:28:30 POLE SIGNS ANYMORE.
05:28:31 YOU CAN ONLY DO MONUMENT SIGNS.
05:28:33 WELL, THERE WAS A CONDITION OR ACTUALLY LANGUAGE PUT INTO
05:28:36 THE LAND DEVELOPMENT CODE THAT SAID IF YOU HAVE A DRI
05:28:42 APPROVED BEFORE 2003 AND YOU HAD YOUR ZONING APPROVED, THEN
05:28:45 YOU GOT AN EXEMPTION.
05:28:46 SO YOU GOT AN EXEMPTION FOR THOSE POLE SIGNS.
05:28:49 OBVIOUSLY, YOU CAN'T TELL SOMEBODY NOW, I'M SORRY, YOU HAVE
05:28:52 TO TAKE YOUR 75-FOOT SIGN AND MAKE IT A MONUMENT SIGN.
05:28:56 THAT DOESN'T SEEM TO MAKE A LOT OF SENSE.
05:28:58 SO THE NONCONFORMITY MEANS THAT YOU HAVE THESE SIGNS BUT NOW
05:29:03 THEY ARE GOING TO REPLACE THEM.

05:29:04 AND WHEN YOU REPLACE THEM, YOU CANNOT INCREASE YOUR
05:29:07 NONCONFORMITY.
05:29:08 SO THEY ARE ACTUALLY PROPOSING A LITTLE BIT TALLER HEIGHTS
05:29:12 ON SOME OF THE SIGNS AND A LITTLE BIT CLOSER SETBACK, BUT
05:29:16 THEY ARE GOING TO EXPLAIN THE REASON FOR THE SETBACK, THE
05:29:20 VISIBILITY, AND THEY ARE ALSO, I THINK, GOING TO EXPLAIN A
05:29:23 LITTLE BIT ABOUT THE EXTRA HEIGHT FOR THE LITTLE RIBBONS
05:29:26 THAT ARE PART OF THE SIGN.
05:29:27 SO THOSE ARE REALLY THE TWO ISSUES.
05:29:29 THE DESIGN WHICH YOU ALL WILL REVIEW AND SEE IF YOU THINK
05:29:32 THE DESIGN IS COMPATIBLE AND THEN THE OTHER ISSUE IS THE
05:29:35 NONCONFORMITY.
05:29:36 NOW, THE APPLICANT ADDRESSED THAT.

05:29:39 WE REQUIRE, OF COURSE, NOW AN EIGHT-DAY LETTER THAT THE
05:29:42 APPLICANT HAS TO GIVE US BEFORE THE HEARING TO TELL US WHAT
05:29:44 THEY DISAGREE WITH SO THAT WE CAN KIND OF HONE IN ON THE
05:29:47 ISSUES AND NOT GET INTO ALL THIS EXTRANEOUS CONVERSATION.
05:29:51 THE APPLICANT GAVE US THE LETTER, AND THEY BASICALLY SAID
05:29:54 THEY DON'T AGREE.
05:29:54 THEY THINK THEY DO -- ARE COMPATIBLE WITH THE DESIGN AND
05:29:59 THAT THEY DO NOT THINK THE NONCONFORMING PROVISION APPLIES.
05:30:03 THEY ARE GOING TO EXPLAIN THAT TONIGHT.
05:30:05 THEY ALSO HAVE A PowerPoint, EVEN THOUGH I'M GOING THROUGH
05:30:07 A LOT OF VERBIAGE, I THINK THE PowerPoint WILL BE VERY
05:30:09 HELPFUL FOR YOU TO SEE WHAT THE SIGNS ACTUALLY LOOK LIKE
05:30:12 WHEN YOU COMPARE THEM.
05:30:13 THE LAST THING I GUESS I WANTED TO SAY THEN IS JUST TO TIDY
05:30:20 IT UP, WE GOT ONE eCOMMENT.
05:30:24 SOMEONE IN MIROMAR LAKES IN FAVOR OF THE DESIGN BUT
05:30:26 MENTIONED THAT THEY THOUGHT THE SETBACKS SHOULDN'T BE
05:30:28 APPROVED, BUT THE DESIGN THEY LIKED.
05:30:30 AND THAT WAS THE ONLY COMMENT THAT WE GOT ON THIS.
05:30:36 AS FAR AS WE KNOW, THERE ARE NO PUBLIC SPEAKERS.
05:30:38 AND THEN BEFORE I TURN IT OVER TO THE APPLICANT, REMEMBER,
05:30:41 THIS WILL BE A RECOMMENDATION FROM PLANNING AND ZONING AND
05:30:44 DESIGN BOARD THAT GOES TO THE COUNCIL.
05:30:48 IF YOU DON'T HAVE ANY QUESTIONS FOR ME --
05:30:53 >>Kristin Jeannin: I HAVE A QUESTION.

05:30:54 SO I UNDERSTAND THAT WE'RE ADDRESSING THE SIGNS MAY OR MAY
05:31:00 NOT CONFORM WITH THE CURRENT ARCHITECTURE.
05:31:03 IS THERE SOME REASON BASED ON THE HISTORY OF THE PROJECT AND
05:31:07 IT BEING GRANDFATHERED IN, SO TO SPEAK, THAT THEY ALSO CAN
05:31:10 BE NONCONFORMING WITH THE VILLAGE OF ESTERO?
05:31:14 >>Mary Gibbs: WELL, I THINK THE DESIGN QUESTION IS REALLY IF
05:31:18 YOU THINK THE DESIRE IS COMPATIBLE, BECAUSE I THINK THEY ARE
05:31:22 GOING TO EXPLAIN A LITTLE BIT ABOUT THEIR CORPORATE COLORS

05:31:24 AND HOW THEY DESIGNED IT AND WHY THEY THINK IT IS
05:31:27 COMPATIBLE.
05:31:29 I DON'T THINK -- I THINK THAT'S THE MORE COGENT QUESTION IS
05:31:33 IT'S REALLY I THINK UP TO ALL OF YOU TO MAKE THE
05:31:36 RECOMMENDATION.
05:31:36 IF YOU THINK THE SIGNS ARE COMPATIBLE -- YOU KNOW, THE
05:31:41 EXISTING SIGNS ARE VERY SIMILAR.
05:31:44 THEY ARE A LITTLE BIT BIG AND BULKY AND THEY DO MATCH THE
05:31:48 ARCHITECTURE.
05:31:48 BUT, AGAIN, IT'S KIND OF A SUBJECTIVE DETERMINATION.
05:31:53 >>Kristin Jeannin: IT DIDN'T REALLY ANSWER MY QUESTION,
05:31:55 THOUGH.
05:31:55 ARE YOU SAYING WE SHOULDN'T ADDRESS THAT AT ALL?
05:31:59 >>Mary Gibbs: NO, ACTUALLY, I THINK I FORGOT, WHAT WAS --
05:32:03 >>Kristin Jeannin: AS DESIGN, PART OF OUR ROLE HERE IS TO
05:32:09 MAKE SURE THAT THE DESIGNS THAT GET THROUGH MEET WITH THE
05:32:13 LOOK OF THE VILLAGE OF ESTERO.

05:32:17 IS THAT FOR SOME REASON NOT PART OF THE DISCUSSION?
05:32:19 >>Mary Gibbs: NO, I THINK IT WOULD BE PART OF THE
05:32:22 DISCUSSION.
05:32:22 SORRY, I DIDN'T REALLY UNDERSTAND.
05:32:24 I'M NOT DOING WELL WITH MY ADDITION TONIGHT AND MY
05:32:28 QUESTIONS.
05:32:30 >>Barry Jones: MARY, IS THE VEGETATION AND THE VISIBILITY
05:32:36 TRIANGLES, REQUIRED VEGETATION, IS IT JUST GROWTH THAT
05:32:39 OCCURRED OVER TIME?
05:32:41 >>Mary Gibbs: I'M GOING TO LET THEM EXPLAIN THE VISIBILITY
05:32:44 TRIANGLE AND THE VEGETATION BECAUSE I DON'T KNOW HOW LONG
05:32:48 THOSE TREES.
05:32:49 I KNOW THAT IT'S PARTIALLY OBSCURED BY THE TREES.
05:32:53 I DON'T KNOW HOW LONG THOSE TREES HAVE BEEN OUT THERE.
05:33:00 >>Anthony Gargano: YOU'RE STILL ON THE HOT SEAT.
05:33:02 I HAVE A QUESTION.
05:33:02 I NEED A CLARIFICATION.
05:33:03 YOU MADE A STATEMENT THAT IN A NONCONFORMING SITUATION YOU
05:33:07 CANNOT EXPAND THE NONCONFORMITY.
05:33:12 CAN THIS BOARD EXPAND THE NONCONFORMITY?
05:33:16 >>Mary Gibbs: WELL, YOU'RE MAKING A RECOMMENDATION.
05:33:19 SO I THINK YOU CAN DO WHAT YOU THINK IS CORRECT.
05:33:25 IT'S REALLY A LEGAL KIND OF INTERPRETATION OF WHAT THE
05:33:28 NONCONFORMITY IS.
05:33:30 AND IF YOU REALLY WANT TO SPLIT THE HAIRS, IS THE

05:33:34 NONCONFORMITY JUST A FOOT OR TWO IN THE HEIGHT OF A RIBBON?
05:33:40 >>Anthony Gargano: SO THIS BOARD CAN MAKE A RECOMMENDATION
05:33:42 TO EXPAND A NONCONFORMITY?
05:33:45 >>Mary Gibbs: WELL, I DON'T THINK -- IF YOU FELT IT WASN'T

05:33:48 AN EXPANSION, THEN YOU MAKE THAT RECOMMENDATION.
05:33:50 IF YOU FEEL THAT THERE IS AN EXPANSION, I THINK YOU MIGHT
05:33:53 SAY THAT.
05:33:55 >>Anthony Gargano: OKAY.
05:33:56 THANK YOU.
05:33:57 >>Scotty Wood: ANYONE ELSE?
05:33:58 OKAY.
05:34:01 >>Mary Gibbs: MARGARET ANTONIER WILL BE THE FIRST SPEAKER
05:34:06 AND I THINK NEALE MONTGOMERY WILL BE THE SECOND SPEAKER.
05:34:14 >> HELLO, EVERYONE.
05:34:15 I APPRECIATE THE OPPORTUNITY TO DISCUSS WITH YOU AND ADDRESS
05:34:21 THE VARIOUS ISSUES ABOUT WHY WE FEEL THIS PROPOSED SIGNAGE
05:34:26 IS IMPORTANT FOR MIROMAR OUTLETS AS WELL AS BEING A VERY
05:34:31 AESTHETIC ENHANCEMENT TO ESTERO.
05:34:34 FROM THE TIME I STARTED BUILDING HERE MORE THAN 24 YEARS
05:34:41 AGO, I HAVE ALWAYS EMPHASIZED THAT WHATEVER WE BUILD MUST BE
05:34:46 DONE WITH A FOCUS ON TASTEFUL DESIGN THAT WILL HAVE A
05:34:50 POSITIVE IMPACT ON THE PROPERTY AND THE SURROUNDING
05:34:56 COMMUNITY FOR MANY YEARS TO COME.
05:34:58 I AM PLEASED TO SAY THAT OVER 300 AWARDS THAT THE MIROMAR
05:35:06 PROPERTIES HAVE RECEIVED OVER THE YEARS ARE QUALITY OF

05:35:11 DESIGN, ARCHITECTURE, AND LANDSCAPING ARE APPRECIATED.
05:35:16 THAT SAID, THE EXISTING SIGNAGE AT MIROMAR OUTLETS IS
05:35:21 GETTING DATED, AND WE FEEL IT'S NECESSARY TO CHANGE THE
05:35:27 PYLON SIGNS THAT WE NOW HAVE.
05:35:29 OUR METHOD WAS TO COME UP WITH A DESIGN THAT IS NOT ONLY
05:35:35 ARCHITECTURALLY PLEASING BUT ALSO INVITING FOR TODAY'S
05:35:41 RETAIL BUSINESS ENVIRONMENT.
05:35:44 BEFORE ANYTHING WAS PRESENTED TO YOU, WE SPENT WELL OVER A
05:35:49 YEAR WORKING ON VARIOUS DESIGNS WITH THE INTENT OF CREATING
05:35:55 SIGNAGE THAT WOULD ALSO BE A WORK OF ART.
05:35:59 THAT WAS VERY IMPORTANT.
05:36:00 IT SHOULDN'T JUST BE A SIGN.
05:36:02 IT SHOULD BE SOMETHING THAT PEOPLE CAN COME BY AND
05:36:04 APPRECIATE AS A WORK OF ART.
05:36:07 WE HAVE MAINTAINED THE COLOR PALETTE CONSISTENT WITH OUR
05:36:12 PRESENT MIROMAR OUTLETS LOGO.
05:36:14 BUT HAVE ALSO ADDED DESIGN FEATURES THAT WE FEEL ARE MORE
05:36:20 APPROPRIATE IN TODAY'S ENVIRONMENT.
05:36:23 I'M VERY PLEASED WITH THE FINAL DESIGN THAT WE ARE
05:36:26 PRESENTING TO YOU.
05:36:28 I WILL LET OUR PROFESSIONALS NOW ADDRESS THE VARIOUS ISSUES
05:36:33 AND LOOK FORWARD TO A POSITIVE RESPONSE.
05:36:37 THANK YOU.
05:36:43 >>Scotty Wood: THANK YOU.
05:36:50 >>Neale Montgomery: GOOD EVENING.

05:36:51 FOR THE RECORD, NEALE MONTGOMERY.
05:36:52 YOU JUST HEARD -- I'M OBVIOUSLY NEALE MONTGOMERY.
05:36:59 JOHN KONOPKA IS HERE; HE'S OUR SIGN EXPERT.
05:37:02 PAULA McMICHAEL IS HERE; SHE'S OUR EXPERT IN PLANNING.
05:37:05 CHARLIE KREBS IS HERE, WHO IS OUR EXPERT IN ENGINEERING.
05:37:10 AS MARY SAID, YOU ALL ARE QUITE FAMILIAR WITH THIS
05:37:13 PARTICULAR QUADRANT OF THE INTERCHANGE.
05:37:15 I WOULD NOTE THAT THE FACT THAT THE PROPERTY IS SURROUNDED
05:37:18 ON THREE SIDES IS IMPORTANT IN THE FACT THAT IT'S ADJACENT
05:37:21 TO AN INTERSECTION, AT THE INTERCHANGE IS IMPORTANT BECAUSE
05:37:25 OF THE ELEVATION CHANGES OBVIOUSLY HAS AN IMPACT ON THE
05:37:29 VISIBILITY OF THE SITE AND IT'S HARD TO ADVISE THE TRAVELING
05:37:33 PUBLIC THAT THEY NEED TO GET OFF.
05:37:34 MARY RAISED A COUPLE OF ISSUES THAT I WANT TO TALK ABOUT.
05:37:38 SHE TALKED ABOUT NONCONFORMITY.
05:37:42 IN THE EIGHT-DAY LETTER, I ADVISED YOU THAT THE SIGN --
05:37:48 NONCONFORMING, SECTION 1-805 SAYS THAT ANY ZONING APPROVAL
05:37:53 THAT WAS APPROVED PRIOR TO INCORPORATION REMAINS VALID IN
05:37:57 FULL FORCE AND EFFECT.
05:37:59 THIS SIGN PACKAGE WAS APPROVED ALONG WITH SIGN DEVIATIONS,
05:38:02 AND IT HAS NOT EXPIRED.
05:38:04 IT REMAINS IN FULL FORCE AND EFFECT UNDER THE LDC.
05:38:07 IT IS CONFORMING.
05:38:11 IN THE LETTER, I ALSO PUT SOME PROVISIONS IN THAT I THINK
05:38:14 ARE IMPORTANT.

05:38:15 ONE IS 6-101, THE AESTHETIC IMPACT OF SIGNS IS AN ECONOMIC
05:38:22 FACT THAT MAY BEAR HEAVILY UPON THE ENJOYMENT AND VALUE OF
05:38:26 THE PROPERTY.
05:38:27 OBVIOUSLY, AS YOU JUST HEARD IN THE LAST CASE, TRYING TO
05:38:30 STAY CURRENT, TRYING TO MAINTAIN HIGH QUALITY, TRYING TO
05:38:33 MAINTAIN VISIBILITY IN TERMS OF COVID AND AMAZON IS A
05:38:38 CHALLENGE.
05:38:39 SO IT'S IMPORTANT FOR THE OWNER FOR THE COMMUNITY FOR THIS
05:38:45 PROJECT TO STAY CURRENT AND VALID.
05:38:49 AS MARY ADVISED YOU, THIS PROPERTY IS PART OF OVERALL
05:38:57 DEVELOPMENT OF REGIONAL IMPACT.
05:38:59 IT WAS APPROVED IN THE '80s.
05:39:02 THE COMMERCIAL PORTION WAS NOT ORIGINALLY APPROVED BECAUSE
05:39:05 IT WAS, QUOTE, PREMATURE WHEN THE DRI WAS APPROVED.
05:39:09 SO THE COMMERCIAL PART CAME BACK LATER AND WAS APPROVED AS A
05:39:15 SEPARATE CPD.
05:39:17 SO IT WAS APPROVED IN THIS ZONING RESOLUTION.
05:39:22 THIS IS THE ZONING RESOLUTION THAT APPROVED THE DEVIATION
05:39:25 AND APPROVED THE SIGN PACKAGE.
05:39:27 AND IN YOUR LAND DEVELOPMENT CODE, IN THE SIGN REGULATIONS,
05:39:31 IT DOES SAY THAT IF YOU HAVE A SIGN PACKAGE, YOU HAVE TO
05:39:33 REMAIN CONSISTENT WITH THE SIGN PACKAGE.

05:39:36 SO WE HAD A DISCUSSION WITH THE STAFF ABOUT HOW BEST TO
05:39:40 ACHIEVE THE OBJECTIVE, AND THE ANSWER WAS AMEND THE SIGN
05:39:43 PACKAGE.

05:39:43 SO THAT'S WHY WE'RE HERE.
05:39:44 WE'RE HERE TO AMEND THE SIGN PACKAGE TO ACHIEVE CURRENT AND
05:39:48 MODERN SIGNAGE.
05:39:49 AND WITH THAT -- ONE THING I DID NOTE IN THE LETTER, MARY
05:39:57 NOTED THE ONE GENTLEMAN DOESN'T WANT THE SETBACK TO CHANGE.
05:40:01 THE STEP BACKS ON BEN HILL 20 FEET, YOUR CURRENT LDC IS 15.
05:40:05 IT WOULD BE ACTUALLY BRING THOSE SIGNS INTO CONFORMANCE.
05:40:09 I THINK SOMEBODY ASKED A QUESTION ABOUT THE BUFFER.
05:40:11 MY UNDERSTANDING, 40-FOOT BUFFER.
05:40:13 YES, MATURE VEGETATION AND YOU WILL SEE FROM THE PHOTOGRAPHS
05:40:17 THAT YOU'RE GOING TO SEE AS TO WHAT'S OUT THERE.
05:40:20 THERE IS A DEFINITE VISIBILITY ISSUE.
05:40:23 SO THAT'S SOMETHING THAT WE NEED TO RESOLVE.
05:40:25 WITH THAT, I'LL TURN IT OVER TO JOHN.
05:40:46 >>John Konopka: GOOD AFTERNOON, EVERYBODY.
05:40:47 MY NAME IS JOHN KONOPKA WITH U.S. SIGN AND MILL.
05:40:49 WHAT I BROUGHT HERE IS A PRESENTATION BOARD TO SHOW THE
05:40:52 SIMILARITY IN COLORS OF THE ORIGINAL MIROMAR OUTLETS LOGO
05:40:56 AND BRANDING TO THE CURRENT -- OR THE PROPOSED LOGO AND
05:41:00 BRANDING.
05:41:00 WE DID SOME EXTENSIVE RESEARCH FIGURING OUT WHAT
05:41:04 MEDITERRANEAN COLORS WERE AND BROUGHT THAT THROUGH HERE TO
05:41:09 SHOW THE REPRESENTATION OF THE SIMILARITIES, BRINGING THE
05:41:12 OLD LOGO AND DESIGN INTO THE NEW AGE OF SIGNS.
05:41:22 >>Scotty Wood: I'M A LITTLE CONFUSED.

05:41:24 CAN YOU HOLD THAT CHART UP AGAIN?
05:41:26 CAN YOU EXPLAIN WHAT I'M LOOKING AT?
05:41:32 >>John Konopka: THE CENTER DIAMOND IS THE CURRENT LOGO FOR
05:41:35 MIROMAR OUTLETS.
05:41:36 THE TOP SECTION OF COLORS ARE THE COLORS OF THE DIAMOND.
05:41:39 THE BOTTOM SECTION OF COLORS IS THE PROPOSED COLORS FOR THE
05:41:42 NEW, WE CALL THEM WAVES ON THE NEW GROUND SIGNS.
05:41:47 >>Scotty Wood: THANK YOU.
05:41:55 >>John Konopka: WE'RE SPEAKING OF FOUR SIGNS AT MIROMAR
05:41:57 OUTLETS, THE FIRST BEING THE HIGHWAY INTERCHANGE SIGN ON
05:42:00 I-75.
05:42:01 THAT SIGN IS CURRENTLY 75 FEET TALL.
05:42:03 WE PROPOSE A 78-FOOT TALL WITH THE WAVE EMBELLISHMENTS.
05:42:11 THE IDEA -- LET ME BACK UP.
05:42:13 I APOLOGIZE.
05:42:14 WE WERE PUT TO TASK THROUGH MIROMAR OUTLETS TO DESIGN OR TO
05:42:21 ASSIST IN DESIGNING A NEW SIGN PACKAGE WITH MARGARET'S
05:42:26 ASSISTANCE, UNDERSTANDING TO USE THE COLORS AND TO KEEP IN

05:42:29 TOUCH WITH CODE, THE ORIGINAL LAND DEVELOPMENT CODE AND ALSO
05:42:35 THE MIROMAR OUTLETS -- THE VILLAGE OF ESTERO'S NEW
05:42:39 DEVELOPMENT CODE.
05:42:40 I APOLOGIZE.
05:42:41 I HAD A COUPLE TOO MANY CUPS OF COFFEE TODAY.
05:42:44 WE WANTED TO CREATE A COHESIVE DESIGN THAT WAS NOT ONLY
05:42:48 AESTHETICALLY PLEASING, BUT ALSO FELL IN LINE WITH THE

05:42:51 CREATIVE VISION THAT MARGARET AND HER TEAM HAVE DEVELOPED
05:42:54 OVER THE YEARS IN MIROMAR OUTLETS.
05:42:56 THE INTERIOR PEDESTRIAN AREA INCLUDES 12 WATER STRUCTURE
05:43:01 FEATURES AND SCULPTURES THAT ARE VERY EASY TO SEE CARRYING
05:43:06 THROUGH THE PROPERTY.
05:43:07 I WANTED TO TAKE A MOMENT HERE TO TALK ABOUT THE SIGN
05:43:20 LOCATIONS AND VISIBILITY ON THIS FIRST SLIDE HERE.
05:43:24 THIS SLIDE IS THE SOUTHBOUND I-75 FROM THE ESTERO PARKWAY
05:43:28 OVERPASS.
05:43:29 IT WOULD BE THE FIRST OPPORTUNITY TO SEE THE SIGN TRAVELING
05:43:32 ON I-75 TOWARDS ESTERO.
05:43:35 AS YOU CAN SEE HERE, THERE IS NO VISIBILITY ON THE SIGN
05:43:41 ITSELF.
05:43:41 THIS IS NORTHBOUND AT 2400 FEET, WHICH IS ABOUT THE CLOSEST
05:43:45 BREAKING POINT TO THE CURVE ON NORTHBOUND I-75 TO SEE THE
05:43:50 SAME SIGN.
05:43:51 AGAIN, IT'S NOT VERY CREDIBLE AT ALL.
05:43:55 HERE, WE'RE LOOKING AT 3100 FEET.
05:43:58 3140 FEET WHICH IS WHERE YOU START TO REALLY SEE WHERE THE
05:44:02 SIGN WAS OR THE SIGN IS.
05:44:03 AGAIN, IT'S NOT READABLE.
05:44:05 KEEP IN MIND MOST TRAFFIC HERE IS DOING BETWEEN 70 AND 80
05:44:08 MILES AN HOUR AND ACCORDING TO THE NATIONAL TRAFFIC SAFETY
05:44:11 BUREAU, IT TAKES APPROXIMATELY 500 FEET TO BE ABLE TO READ,
05:44:16 REACT, AND ADJUST TO TRAFFIC SIGNALS AND SIGNAGE.

05:44:22 THIS IS SUPER IMPORTANT HERE BECAUSE IF YOU CONSIDER THE 3.4
05:44:26 MILLION VISITORS ARE IN SOUTHWEST FLORIDA ON A YEARLY BASIS
05:44:31 THAT DON'T LIVE IN THE AREA, THEY ARE LOOKING UP FOR SIGNS
05:44:34 MORE THAN THEY ARE LOOKING FORWARD FOR TRAFFIC.
05:44:36 AND IF THEY ARE TRYING TO DO BOTH AT THE SAME TIME, IT COULD
05:44:39 CAUSE SOME PRETTY SERIOUS VEHICULAR CONGESTION.
05:44:43 ACCORDING TO THE NATIONAL HIGHWAY TRAFFIC SAFETY BUREAU, 500
05:44:48 FEET IS THE RECOMMENDED DISTANCE AT 80 MILES AN HOUR.
05:44:51 I TOOK THIS PHOTO FROM 500 FEET TO THE OFF RAMP OF CORKSCREW
05:44:56 TO KIND OF SHOW THE VISIBILITY AT 78 FEET COMPARED TO THE
05:45:01 EXISTING SIGN.
05:45:02 AND YOU CAN SEE THAT THE LETTER TEXT ITSELF, THE SIGN BOX,
05:45:05 IS ACTUALLY RIGHT IN LINE WITH THE ORIGINAL SIGN.
05:45:11 SAME THING GOING NORTHBOUND AT 500 FEET.

05:45:15 YOU CAN BARELY SEE THE SIGN DESIGN IN THE FOREGROUND -- I'M
05:45:19 SORRY, IN THE BACKGROUND.
05:45:20 AND THEN THIS IS THE CLOSEST YOU CAN BASICALLY GET TO THE
05:45:23 SIGN NORTHBOUND ON I-75, WHICH IS THE INTERSECTION AT THE
05:45:28 CORKSCREW AND I-75 OFF-RAMP.
05:45:30 AGAIN, SHOWING AT 78 FEET VERSUS THE ORIGINAL 75-FOOT, AND
05:45:35 YOU CAN SEE THAT THE LETTER HEIGHT IS ACTUALLY LOWER THAN
05:45:37 THE EXISTING SIGN WITH THE WAVE FEATURE BEING THE ONLY
05:45:42 PORTION OF THE SIGN THAT EXTENDS UP OVER THE EXISTING.
05:45:45 MOVING ON TO BEN HILL GRIFFIN, THIS IS THE NORTH ENTRANCE TO
05:45:55 MIROMAR OUTLETS.

05:45:56 I KNOW THIS IS ONE OF THE QUESTIONS THAT WAS BROUGHT UP WAS
05:45:59 PLACEMENT NOW VERSUS PLACEMENT ORIGINAL.
05:46:03 300 FEET IS THE MARKING, IS THE DISTANCE AT 50 MILES AN HOUR
05:46:07 TO BE ABLE TO SAFELY ADJUST.
05:46:10 AND I WANTED TO SHOW AS MANY PLAINS OF TRAFFIC TRAVEL AS
05:46:14 POSSIBLE TO SEE IF YOU WERE -- THE INBOARD LANE ON BEN HILL
05:46:20 HEADING NORTH TO LOOK UP JUST PAST THIS CHASE BANK SIGN AND
05:46:25 SAY, OH, THERE IS MIROMAR OUTLETS.
05:46:28 HOW QUICK CAN I ADJUST?
05:46:30 300 FEET IS THE SAFE DISTANCE.
05:46:31 SAME IMAGE OR SAME SIGNAGE NORTHBOUND AT 300 FEET.
05:46:37 THE IDEA IS TO MOVE THE EXISTING MIROMAR OUTLETS SIGN FROM
05:46:42 ITS LOCATION -- WELL, TO REMOVE THE EXISTING MIROMAR SIGN
05:46:46 AND MOVE THE NEW SIGN INTO THE MEDIAN OF BEN HILL NORTH.
05:46:50 THE MOVE WOULD ACTUALLY HELP VISIBILITY BETTER IN BOTH
05:46:55 DIRECTIONS WITHOUT IMPEDING IN ANY OF THE VISIBILITY
05:46:58 TRIANGLES AT THIS INTERSECTION.
05:47:00 THE LEADING EDGE OF THE FOUNDATION OF THIS SIGN IS
05:47:04 APPROXIMATELY 30 FEET FROM THE STOP BAR.
05:47:07 SO VEHICLE VISIBILITY ISN'T GOING TO BE AN ISSUE BY ANY
05:47:11 MEANS.
05:47:11 THE TOP PORTION OF THE SIGN CABINET ITSELF IS ACTUALLY 16
05:47:15 FEET ABOVE GRADE.
05:47:16 D.O.T. REQUIREMENT IS 13-FOOT 6 WITHOUT A PERMIT TO BE ON
05:47:21 THE ROAD.

05:47:22 SO UNLESS THERE IS A VERY WIDE HIGH LOAD COMING IN, THERE
05:47:25 WON'T BE ANY ISSUES WITH VEHICULAR TRAFFIC HITTING OR EVEN
05:47:29 HAVING A VISUAL IMPACT OF THE SIGN HERE.
05:47:33 THIS IS THE SIGN PLACED IN THE MEDIAN ITSELF.
05:47:40 AS YOU CAN SEE, THE CROSSWALK IS FAR UP HERE TO THE EAST
05:47:45 SIDE OF THE SIGN.
05:47:46 YOU'VE GOT THE TRAFFIC LIGHT HERE WITH THE STOP BAR SHOWING
05:47:49 THAT YOU'VE GOT PLENTY OF DISTANCE FOR VISIBILITY.
05:47:54 >>Marlene Naratil: EXCUSE ME.
05:47:55 HOW TALL IS THAT SIGN YOU JUST SHOWED?

05:47:58 >>John Konopka: THAT SIGN TOTAL, WE ARE -- I LOST MY PLACE.
05:48:01 I APOLOGIZE.
05:48:02 THIS SIGN IS 25 FEET TO THE POLE COVER ITSELF, THE SILVER
05:48:13 PORTION.
05:48:14 THE UPPER-MOST PART OF THE BLUE WAVE IS 26 FEET.
05:48:20 SIGN 3 IS BEN HILL SOUTH.
05:48:28 THIS IS THE SIGN PRETTY CLOSE TO ACROSS THE STREET FROM
05:48:32 McDONALD'S ON BEN HILL GRIFFIN.
05:48:36 SAME SITUATION.
05:48:38 TO REMOVE THE EXISTING FOUNDATION, TO EXCAVATE AND DIG A NEW
05:48:42 FOUNDATION TO MEET TODAY'S FLORIDA BUILDING CODE, THERE'S
05:48:47 APPROXIMATELY 15 CUBIC YARDS OF CONCRETE UNDERGROUND.
05:48:51 THE IDEA WAS TO NOT DISRUPT THE MATURE LANDSCAPING AND ALL
05:48:55 OF THE UNDERGROUND UTILITIES THAT HAVE COME UP OVER TIME IN
05:48:58 THAT AREA.

05:49:00 IN ORDER TO DO SO, WE NEEDED TO MOVE THE SIGN.
05:49:03 THIS SIGN HERE, UNFORTUNATELY, DOESN'T HAVE A MEDIAN THAT'S
05:49:07 WORKABLE LIKE THE NORTH SIGN DOES.
05:49:10 SO OUR PROPOSAL IS TO MOVE THE SIGN TO THE NORTH SIDE OF THE
05:49:14 ENTRANCE TO THE PARKING LOT.
05:49:17 WITH THAT BEING SAID, AGAIN, BEHIND THE VISIBILITY TRIANGLE,
05:49:20 BEHIND THE EASEMENTS AND SET BACK 15 FEET FROM THE
05:49:24 RIGHT-OF-WAY.
05:49:28 WITH THAT BEING SAID, TOO, THE LANDSCAPING IS DEFINITELY A
05:49:34 HINDRANCE.
05:49:34 YOU CAN SEE THE OLD SIGN IN THE BACKGROUND HERE, BARELY.
05:49:37 THE IDEA, BY MOVING IT FORWARD AND UP IS TO GIVE YOU BETTER
05:49:42 REPRESENTATION WITHOUT HAVING TO PEER THROUGH THE TREES THAT
05:49:46 ARE EVER-GROWING AND CHANGING.
05:49:48 SAME SIGN, NORTH ELEVATION, SHOWING YOU THE DIFFERENCE IN
05:49:54 LOCATION.
05:49:55 VISIBILITY ON THIS PART ISN'T TOO BAD BECAUSE THE
05:49:59 LANDSCAPING REALLY CLEARS OUT TOWARDS THE SOUTH SIDE OF THE
05:50:02 PROPERTY.
05:50:02 AND THEN THE FINAL SIGN LOCATION, YOU CAN SEE THE ISLAND
05:50:08 HERE FOR THE MEDIAN IS ACTUALLY CONCRETE AS OPPOSED TO
05:50:12 LANDSCAPING AS BEFORE.
05:50:13 THIS ONE IS THE FUN ONE.
05:50:19 THIS IS ON CORKSCREW ROAD.
05:50:20 THIS IS AT 950 FEET.

05:50:23 THIS IS THE START OF THE LEFT-TURN LANE TO PULL INTO MIROMAR
05:50:26 OUTLETS.
05:50:27 THERE'S NO VISIBLE REPRESENTATION FOR MIROMAR OUTLETS COMING
05:50:33 EASTBOUND ON CORKSCREW ROAD.
05:50:35 HERE, 300 FEET, AGAIN, THIS IS THE STOPPING DISTANCE, SAME
05:50:42 THING.

05:50:43 THIS ONE, THOUGH, WE PROPOSED TO MOVE THE SIGN TO A ZERO
05:50:46 SETBACK.
05:50:47 THE IDEA IS BECAUSE OF THE LANDSCAPING AND THE BUFFER, WE
05:50:50 WANTED TO GET AS MUCH VISIBILITY AS POSSIBLE.
05:50:53 YOU CAN EVEN SEE HERE THE COUNTY SIGNS.
05:50:56 THERE'S NO REPRESENTATION OF MIROMAR OUTLETS.
05:50:58 THIS IS WESTBOUND CORKSCREW ROAD.
05:51:03 MOVE THE SIGN FORWARD, YOU CAN SEE THE EXISTING SIGN HERE
05:51:07 VERSUS THE NEW LOCATION AND THE VISIBILITY AND HOW MUCH MORE
05:51:10 VISIBLE THE PLAZA IS GOING TO BE.
05:51:12 SIGN NUMBER FOUR.
05:51:16 I WANTED TO INDICATE, THERE'S A LOT OF TRAFFIC COMING
05:51:19 SOUTHBOUND FROM RSW IN PARTICULAR, FLIGHTS COMING IN,
05:51:23 FLIGHTS GOING OUT.
05:51:25 I FOUND SOMETHING OUT THAT I DIDN'T NOTICE.
05:51:28 I WASN'T AWARE OF THIS, BUT THERE'S 108,000 VEHICLES THAT
05:51:31 PASS CORKSCREW AND MIROMAR OUTLETS EVERY DAY.
05:51:35 WITH THE GROWTH IN THE AREA, WITH THE TRAFFIC, WITH THE
05:51:40 SIGNS IN THE AREA, THE OTHER SIGNS THAT ARE PULLING

05:51:43 ATTRACTION AWAY FROM MIROMAR OUTLETS BEING SUCH A BIG STAPLE
05:51:47 IN THE COMMUNITY, SUCH A BIG TAX REVENUE, EMPLOYMENT
05:51:51 OPPORTUNITY, VISITOR EXPERIENCE, GETTING THE IDEA WITH
05:51:57 TRAFFIC FLOW PICKING BACK UP AND VISITORS COMING BACK IN
05:52:00 WITH COVID STARTING TO RELIEVE A LITTLE BIT, TRYING TO GET
05:52:03 MORE BRICK AND MORTAR STORES UP AND GOING.
05:52:09 GETTING AWAY, FROM AS THEY SPOKE EARLIER, STUCK INSIDE AND
05:52:12 GETTING OUTSIDE AND WALKING AROUND, MIROMAR IS ONE OF THE
05:52:16 MORE DECORATED AND BEAUTIFUL CENTERS IN SOUTHWEST FLORIDA.
05:52:22 IT'S THE ONLY EXIT FOR THE VILLAGE OF ESTERO.
05:52:25 IT'S ALSO THE ONLY EXIT FOR MIROMAR OUTLETS WITHOUT TRYING
05:52:29 TO TRAVEL IN THROUGH EVERYBODY ELSE, CATCHING UP WITH THE
05:52:32 DESIGN ASPECT AND THE SCULPTURE, WE LOOKED AT THIS SIGN WHEN
05:52:37 IT FIRST CAME TO FRUITION AS MORE OF AN ART PIECE AND A
05:52:42 SCULPTURE WITH A SIGN ATTACHED TO IT THAN A 26 OR A 78-FOOT
05:52:46 TALL SIGN.
05:52:47 HOW TO CONVEY THAT TO A CODE INTERPRETATION IS WHERE IT GETS
05:52:54 A LITTLE TRICKY.
05:52:55 AS THE SIGN GUY, I CAN TELL YOU THAT A LOT OF MUNICIPALITIES
05:52:59 IN FLORIDA THAT DICTATE HAVING SIGN DESIGN TO MEET CODE AND
05:53:04 TO HAVE SOME TYPE OF A DESIGN ASPECT THAT MEETS THE
05:53:09 PROPERTY, MEETS THE BUILDING EXTERIOR, INTERIOR, THEY ALLOW
05:53:13 AN EXTRA 15 TO 20 PERCENT OF SIGN AREA OR BUILDING SIGN
05:53:18 STRUCTURE JUST FOR THAT, FOR THAT PARTICULAR PORTION OF IT.
05:53:22 THE IDEA OF THE WAVES, THE WAVES ARE MEANT TO KIND OF SHOW

05:53:29 THE CREATIVE ASPECT OF THE MEDITERRANEAN DESIGN THAT IS THE
05:53:34 INSIDE OF MIROMAR.

05:53:36 THE CARS FLOWING AND THE GROWTH AND THE EXPLOSION AND THE
05:53:40 EXPANSION.
05:53:41 I REALLY THINK IT'S A SUPER IMPORTANT PART OF THE SIGN.
05:53:46 I LOOK FORWARD TO SEEING WHAT WE CAN DO TO MOVE FORWARD WITH
05:53:50 THE PACKAGE AND PUT THE REST OF THIS TOGETHER.
05:53:52 ANY QUESTIONS?
05:53:57 >> [INAUDIBLE]
05:53:59 >>John Konopka: I'M SORRY.
05:54:00 YOU'RE RIGHT.
05:54:01 I DO HAVE TWO MORE SLIDES ALSO SHOWING NEIGHBORING SIGNS.
05:54:05 THESE SIGNS, THEY DON'T REALLY FLOW WITH ANYTHING.
05:54:09 WE'RE LOOKING AT ARCHITECTURAL FEATURES AND SIGNS THAT ARE
05:54:13 BUILT TO MATCH THE BUILDINGS.
05:54:15 YOU HAVE HERE THE SHOPS AT UNIVERSITY HIGHLANDS, THERE'S NOT
05:54:21 MANY SIMILARITIES TO THIS AND THE BUILDING BEHIND IT.
05:54:24 PUBLIX IS A FUN ONE.
05:54:26 PUBLIX IS PRETTY LACKLUSTER AND BORING.
05:54:29 WHERE DO YOU DRAW THE LINE WITH THE ARCHITECTURAL FEATURES
05:54:35 OF THE SIGN MATCHING AND THE COHESIVENESS OF THE BUILDING
05:54:39 VERSUS SIGNS THAT ARE JUST PUT UP TO MAKE STATEMENTS AND BE
05:54:44 LOUD?
05:54:46 WE WERE GOING TO TALK ABOUT USING SOME YELLOW IN THE SIGN,
05:54:48 BUT THE NEIGHBORS TOOK ALL OF IT.

05:54:52 OTHER THAN THAT, LANDSCAPING AT STONEYBROOK, THERE ARE FINE
05:54:57 LINES AS FAR AS CODE ALLOWANCE AND INTERPRETATION VERSUS
05:55:01 AESTHETICALLY PLEASING SIGNS THAT REALLY FLOW WITH THE
05:55:05 PROPERTY ITSELF.
05:55:09 >>Barry Jones: I THINK YOU'VE GOT A GOOD MIX OF ONES DONE
05:55:12 BEFORE AND AFTER ESTERO STARTED REVIEWING SIGN ORDINANCES.
05:55:15 BUT IF YOU NOTICE, A LOT OF THOSE DO HAVE SIMILAR COLORS AND
05:55:19 STONE FEATURES AND CAPPING AND THINGS.
05:55:22 SO THERE ARE ARCHITECTURAL ELEMENTS TO THE NEWER ONES THAT
05:55:26 TIE BACK TO THE BUILDINGS THEMSELVES.
05:55:28 BUT THERE ARE QUITE A FEW THERE THAT WERE DONE BEFORE THERE
05:55:34 WAS A SIGN ORDINANCE.
05:55:35 TO SOME DEGREE YOU'RE ARGUING AGAINST YOURSELF INASMUCH AS
05:55:39 YOU'RE SAYING GIVING US -- GIVE US A DEVIATION, BUT NOBODY
05:55:46 ELSE HAS LIVED BY THE RULES, SO WE SHOULDN'T HAVE TO EITHER.
05:55:48 >>John Konopka: I WOULDN'T SAY THAT'S WHAT I WAS TRYING TO
05:55:51 CONVEY.
05:55:51 I DO UNDERSTAND WHERE THAT COMES ACROSS.
05:55:53 IT'S AN INTERESTING AREA OF SOUTHWEST FLORIDA, TO BE HONEST.
05:55:56 BECAUSE BETWEEN LEE COUNTY, THE VILLAGE OF ESTERO, AND
05:55:59 BONITA SPRINGS UP TO THE IMMOKALEE ROAD LINE, YOU'VE GOT TWO
05:56:04 MUNICIPALITIES THAT WERE INCORPORATED IN THE LAST TEN YEARS.
05:56:06 TO BE ABLE TO EXPLAIN THIS TO A CUSTOMER AS A SIGN GUY WHY
05:56:12 THE NEIGHBOR ACROSS THE STREET CAN HAVE SOMETHING THAT WE

05:56:15 CAN'T, WHAT THE IDEA HERE WAS IS TO UNDERSTAND WHAT THE

05:56:19 VILLAGE OF ESTERO IS REQUESTING IN SIGNAGE AND TO ALSO
05:56:24 REALIZE THAT THE LAND DEVELOPMENT CODE WAS WRITTEN PRIOR TO
05:56:27 THE VILLAGE OF ESTERO'S INCORPORATION.
05:56:30 HOW DO YOU TAKE THE TWO AND MERGE THEM?
05:56:32 BECAUSE THE NEXT GUY IS GOING TO USE MIROMAR OUTLETS AS THE
05:56:37 EXAMPLE OF HOW COME THEY COULD AND WE COULDN'T.
05:56:39 I THINK THAT'S WHERE WE'RE TRYING TO FIND THAT HAPPY MEDIUM
05:56:42 OF, OKAY, WE UNDERSTAND YOUR CODE STATES THIS, BUT THIS WAS
05:56:45 ALLOWED BECAUSE OF HERE.
05:56:46 AND THAT'S KIND OF WHAT WE'RE LOOKING FOR MORE THAN ANYTHING
05:56:49 ELSE.
05:56:51 >>Barry Jones: WHAT PERCENTAGE OF THE SIGN IS ABOVE THE
05:56:53 ALLOWABLE HEIGHT AT 25 TO 26 AND THE 75 TO 78?
05:57:00 YOU'RE LOOKING AT A SURFACE AREA, WHAT PERCENTAGE IS
05:57:02 EXCEEDING THE GAP?
05:57:05 >>Neale Montgomery: BEFORE HE ANSWERS THAT LET ME SAY
05:57:07 SOMETHING, ONE OF THE THINGS, THERE IS A DEFINITION IN THE
05:57:09 LAND DEVELOPMENT CODE OF THE SUPPORT STRUCTURE.
05:57:12 AND THE SUPPORT STRUCTURE DOESN'T COUNT TOWARD THE HEIGHT
05:57:15 UNDER THE LAND DEVELOPMENT CODE.
05:57:17 SO I DID ASK JOHN, I SAID, OKAY HOW MUCH OF THAT IS SUPPORT
05:57:22 STRUCTURE?
05:57:23 THE WAY YOUR CODE IS WRITTEN, HE COULDN'T REALLY DETERMINE
05:57:26 THAT.
05:57:27 BUT IF YOU GO BACK TO THE PICTURES THAT LOOK AT THE ACTUAL

05:57:29 SIGN FACE, AS HE POINTED OUT, IT'S LOWER THAN THE EXISTING
05:57:32 SIGN.
05:57:33 SO I THINK THAT'S SOMETHING TO TAKE INTO ACCOUNT.
05:57:46 >>Barry Jones: YOUR SUPPORT STRUCTURES, YOUR TOP TWO TO
05:57:50 THREE FOOT OF CONCRETE ABOVE THE GROUND.
05:57:52 >>John Konopka: IT'S A STEEL COLUMN INSIDE THE SILVER
05:57:57 RECTANGULAR COLUMN THAT SHOOTS UP.
05:57:59 ACCORDING TO FLORIDA BUILDING CODE, THE SUPPORT STRUCTURE
05:58:04 WILL BE DETERMINED FOR THE WIND LOAD OF THE SIGN ITSELF.
05:58:07 WHAT I WAS EXPLAINING EARLIER AND WHAT NEALE JUST HELPED
05:58:11 WITH WAS THE SIGNAGE ITSELF, THE SIGN COPY AREA IS LOWER
05:58:16 THAN IT WAS ORIGINALLY.
05:58:18 >>Barry Jones: AS MEASURED FROM THE SUPPORT STRUCTURE.
05:58:23 >>John Konopka: RIGHT.
05:58:25 >>Michael Sheeley: DOES THE AREA OF THE SIGN MATCH THE
05:58:27 EXISTING SIGNS, THE LETTER AREA?
05:58:29 >>John Konopka: SO THE EXISTING SIGN IS 400 SQUARE FEET OF
05:58:32 COPY AREA.
05:58:32 THE PROPOSED SIGN IS 440 SQUARE FEET.
05:58:35 THE IDEA WAS TO INCREASE THE LETTER TEXT HEIGHT AS MUCH AS

05:58:39 POSSIBLE, MAKE IT AS READABLE AS POSSIBLE SO IT WOULDN'T BE
05:58:43 AS MUCH OF A PROBLEM TO CATCH ATTENTION HEADING DOWN THE
05:58:46 ROAD.
05:58:51 >>Scotty Wood: I'VE GOT A QUESTION.
05:58:52 THE SIGN ITSELF IS THAN AN LED SIGN?

05:58:54 >>John Konopka: SO THE SIGN ITSELF, THE CABINET IS AN
05:58:57 ALUMINUM CABINET THAT'S PAINTED BLACK.
05:58:59 THE LETTERS FOR MIROMAR OUTLETS ARE CHANNELED LETTERS, JUST
05:59:03 LIKE MOST OTHER SIGNS THAT YOU SEE WHERE IT'S ALUMINUM SIDE
05:59:08 WALL WITH WHITE ACRYLIC FACE.
05:59:10 HERE WE KEPT THE ACRYLIC WHITE AND HAVE LED ILLUMINATION
05:59:14 INSIDE OF IT.
05:59:15 THE ONLY THING THAT WILL LIGHT AT NIGHT WILL BE THE LETTERS
05:59:17 FROM MIROMAR OUTLETS AND THE THREE WAVES.
05:59:21 >>Scotty Wood: JUST TO FINISH THE POINT, I DON'T KNOW THE
05:59:26 ANSWER TO THIS.
05:59:27 DOES F.D.O.T. HAVE ANY REGULATIONS WITH REGARD TO THE
05:59:30 MAXIMUM LUMINOSITY OF LED SIGNS.
05:59:33 >>John Konopka: NO.
05:59:34 >>Scotty Wood: THEY DO NOT.
05:59:36 >>John Konopka: UNH-UNH.
05:59:36 >>Scotty Wood: THANK YOU.
05:59:37 >>John Konopka: I BELIEVE LEE COUNTY'S LAND DEVELOPMENT CODE
05:59:39 WAS TEN CANDLE WATTS BUT THAT WAS MORE FOR MESSAGE THAN IT
05:59:45 WAS ACTUAL SIGNAGE.
05:59:46 >>Neale Montgomery: YEAH.
05:59:47 I JUST WANT TO SAY THAT THERE ALSO IS A PROVISION IN THE
05:59:50 LAND DEVELOPMENT CODE THAT YOU'RE NOT SUPPOSED TO OVERWHELM
05:59:55 YOUR NEIGHBOR WITH SIGNAGE.
05:59:56 OUR NEIGHBOR OVERWHELMS US WITH THEIR SIGNAGE AND BRIGHT

05:59:59 YELLOW BUILDING.
06:00:00 THIS SIGNAGE WILL BE NOWHERE NEAR THE BRIGHTNESS OF THE --
06:00:06 [INAUDIBLE] -- TO THE SIGN TO THE NORTH OF US.
06:00:10 >>Michael Sheeley: YOU SAID THE WAVES THEMSELVES ARE
06:00:12 LIGHTED.
06:00:13 ARE THEY INTERNALLY LIGHTED?
06:00:13 >>John Konopka: THEY ARE INTERNALLY ILLUMINATED.
06:00:16 >>Michael Sheeley: THEY ARE.
06:00:17 THEY WILL JUST KIND OF GLOW?
06:00:18 >>John Konopka: YEAH, IT'S A SIMILAR WHITE LED WITH A
06:00:21 PANAFLEX.
06:00:21 IT IS A CANVAS MATERIAL THAT WILL ACTUALLY BE THE COLOR OF
06:00:24 THE WAVE.
06:00:26 A COUPLE OF DIFFERENT REASONS FOR THAT.
06:00:28 ONE BEING WIND LOAD.
06:00:30 IN THE EVENT THAT THERE IS AN ISSUE, YOU'RE GOING TO HAVE

06:00:32 CANVAS FLAPPING IN THE WIND VERSUS METAL AND ACRYLIC
06:00:35 SHOOTING THROUGH THE AIR AND CONSISTENCY.
06:00:38 IT WILL HELP MORE OF A SEAMLESS WAVE.
06:00:42 >>Marlene Naratil: WHAT IS THE MATERIAL THAT THE WAVES ARE
06:00:44 MADE OF?
06:00:45 ARE THEY ALUMINUM OR --
06:00:48 >>John Konopka: THE MAIN STRUCTURE OF THE WAVE IS GOING TO
06:00:49 BE A STEEL STRUCTURE.
06:00:51 THAT'S GOING TO HELP WITH THE CANTILEVERING EFFECT OF THE

06:00:54 CABINET.
06:00:54 THE STEEL STRUCTURE, FIVE INCH DEEP ALUMINUM CAN.
06:00:58 THE CAN ITSELF IS GOING TO HAVE THE FABRIC MATERIAL.
06:01:00 IT'S PANAFLEX IS THE BRAND, BUT IT WILL HAVE THE PANAFLEX
06:01:05 MATERIAL ATTACHED TO THAT.
06:01:07 KIND OF THE SAME -- OR SIMILAR IN DESIGN TO BILLBOARDS, HOW
06:01:10 IT'S THAT FLEXIBLE FABRIC THAT GETS STRETCHED AROUND AND
06:01:14 TIED TO THE BACK.
06:01:15 THIS ELIMINATES TYING AND IT IS A RETAINER SYSTEM THAT WORKS
06:01:18 AROUND THE PERIMETER.
06:01:20 >>Marlene Naratil: THOSE OLD UP PRETTY WELL?
06:01:22 >>John Konopka: YES.
06:01:23 THEY ARE RATED -- BASICALLY YOU ADD MORE CLIPS DEPENDING ON
06:01:26 THE WIND LOAD.
06:01:28 AS FAR AS THE PANAFLEX BASES THAT WE'VE INSTALLED IN
06:01:30 SOUTHWEST AND SOUTH FLORIDA, USUALLY THE STRUCTURE FAILS
06:01:33 BEFORE THE FACE DOES.
06:01:35 AND IF IT DOES, LIKE I SAID, IT BLOWS OUT AND IT'S OUT OF
06:01:38 THE WAY.
06:01:41 >>James Tatooles: IS THERE ANY SIGNIFICANT TIE-IN BETWEEN
06:01:44 THE CENTER ITSELF AND THE DESIGN OF THE SIGN?
06:01:47 >>John Konopka: YEAH, THE OWNER OF THE CENTER REQUESTED THE
06:01:51 DESIGN.
06:01:52 >>James Tatooles: NO, BUT I MEAN THE WAVE, IS THERE ANY KIND
06:01:56 OF RELATIONSHIP BETWEEN THE SIGN AND THE CENTER?

06:02:00 I'M NOT OBJECTING TO THE SIGN, BUT IF YOU LOOK AT THE OLD
06:02:07 SIGNS, THEY TRIED TO BE ARCHITECTURALLY TIED IN SOME WAY OR
06:02:11 ANOTHER TO THE STRUCTURE.
06:02:12 I'M JUST WONDERING, DOES THIS TIE IN AT ALL OR SOMEBODY HAVE
06:02:15 A REASON FOR THIS TO LOOK LIKE IT DOES?
06:02:17 >>John Konopka: I THINK THE IDEA IS MORE OF A MODERNIZATION
06:02:20 THAN ANYTHING ELSE.
06:02:21 IF YOU RESEARCH AND LOOK INTO -- YOU KNOW, THE IDEA OF THE
06:02:26 PROPERTY IS THAT MEDITERRANEAN FEEL.
06:02:28 IF YOU LOOK INTO SOME OF THESE TUSCAN AREAS AND
06:02:32 MEDITERRANEAN AREAS AND EVEN IN CAIRO AND NORTH AFRICA, IT'S
06:02:37 MORE -- YOU LOOK AT DUBAI AND THE DESIGNS ARE GOING UP

06:02:40 VERSUS GOING OUT.
06:02:41 AND THERE'S NO -- THE RADIUSES ARE KIND OF DISAPPEARING, AND
06:02:44 THE ARCHWAYS ARE GOING AWAY, AND, AGAIN, IT'S MORE OF THE
06:02:49 EXPLOSION INTO THE FUTURE RATHER THAN 25 YEARS IN THE PAST.
06:02:56 >>James Tatooles: I JUST DON'T SEE ANY TIE IN BETWEEN THE
06:02:58 COLOR AND THE CENTER?
06:03:00 >>John Konopka: THE COLORS ARE PART OF THE CENTER.
06:03:02 IT'S PART OF THE CENTER'S LOGO THAT HAS BEEN IN PLACE FOR --
06:03:07 >>Barry Jones: THE PROBLEM IS THE BLACK-AND-WHITE SIGN.
06:03:09 THAT'S WHERE YOU LOSE ALL THE COLORS AND DOESN'T MATCH WITH
06:03:12 ANYTHING ELSE.
06:03:12 YOU TOOK THE BLACK AND WHITE TURN IT TO MORE NEUTRAL OR
06:03:16 COMPLEMENTARY COLOR TO WHAT'S EXISTING, PROBABLY WOULD BLEND

06:03:20 BETTER.
06:03:21 >>Kristin Jeannin: I HAVE SOME RELATED COMMENTS TO THAT.
06:03:23 I'VE BEEN SITTING HERE PUTTING A LOT OF THOUGHT INTO WHAT
06:03:31 STRIKES ME A LITTLE BIT ABOUT THE SIGN.
06:03:33 AND THERE ARE MANY, MANY THINGS I LIKE ABOUT IT, AND I WANT
06:03:36 TO TALK ABOUT THOSE THINGS FIRST SO THAT MY CRITICISM OF IT
06:03:39 CARRIES A LITTLE BIT MORE WEIGHT.
06:03:40 I UNDERSTAND YOUR PLIGHT AND I TOTALLY AGREE THAT MIROMAR
06:03:49 OUTLETS IS A BEAUTIFUL FACILITY, BEAUTIFUL PLACE TO GO TO
06:03:57 THAT AS A RESIDENT OF SOUTHWEST FLORIDA, I'M PROUD TO BRING
06:04:01 GUESTS THERE, FOR A LONG TIME.
06:04:06 IT'S BEEN THERE A LONG TIME BEFORE A LOT OF THE NEWER
06:04:08 DEVELOPMENTS HAPPENED AND I UNDERSTAND THE PLIGHT OF HAVING
06:04:14 BRICK AND MORTAR STORES ANYMORE.
06:04:16 I UNDERSTAND THAT YOU WANT SOMETHING THAT'S HIGHLY VISIBLE,
06:04:22 THAT'S GOING TO DRAW THE PEOPLE IN.
06:04:25 I LIKE THAT IT'S -- I LIKE THAT IT'S LEANING TOWARDS
06:04:30 MODERNIZING BECAUSE YOU HAVE TO HAVE IT LAST A LONG TIME,
06:04:33 AND THAT'S THE DIRECTION OF THINGS.
06:04:35 I LIKE THAT IT'S LED.
06:04:39 I LIKE THE NEW PLACEMENT, THE NEW LOCATIONS.
06:04:41 I DON'T MIND THE HEIGHT DIFFERENCES.
06:04:45 WHAT I THINK I STRUGGLE WITH MOST IS KIND OF WHAT BARRY
06:04:51 TOUCHED ON, THE BLACK AND WHITE PLACEMENT ON THE COLORFUL
06:04:56 PIECES.

06:04:57 I DON'T MIND THE COLORS.
06:04:59 I LIKE THE COLORS, BUT I FEEL LIKE MAYBE WHAT'S HAPPENING A
06:05:05 LITTLE BIT IS THAT THE DESIRE TO BE VISIBLE IS DETRACTING A
06:05:10 LITTLE BIT FROM THE ARTISTIC NATURE OF THE COMPOSITION.
06:05:15 SO I THINK THAT IN ORDER TO SUCCESSFULLY LIKE HIGHLY
06:05:20 SUCCESSFULLY PULL THIS OFF IN A WAY THAT ESTERO CAN BE PROUD
06:05:25 OF IS TO GIVE A LITTLE BIT MORE CONSIDERATION TO HOW DO YOU
06:05:29 TIE IT INTO THE ARCHITECTURE AND IT DOESN'T HAVE TO BE

06:05:33 ANYTHING LIKE WHAT IT IS NOW, BUT SOMEHOW, I DON'T THINK IT
06:05:37 CAN JUST BE THE COLOR, AND I DON'T KNOW WHAT IT IS, BUT I
06:05:43 THINK THAT IF YOU'RE DOING SOMETHING THAT IS ICONIC LIKE
06:05:48 THIS, YOU HAVE TO BE REALLY CAREFUL THAT IT'S NOT -- THAT
06:05:53 IT'S ICONIC ESTERO AND IT'S NOT ICONIC MIAMI.
06:05:56 IT'S NOT ICONIC DISNEY.
06:05:59 IT HAS TO HAVE A SENSE OF PLACE WITH ESTERO.
06:06:01 SO THAT'S THE CHALLENGE THAT I WOULD CRITIQUE THIS WITH IN
06:06:07 ORDER TO MAKE IT REALLY SPEAK TO WHAT WE WANT TO ACHIEVE IN
06:06:14 ESTERO.
06:06:14 I DO COMMEND YOU ALL FOR THIS PRESENTATION AND THE THOUGHT
06:06:24 PROCESS BEHIND ALL OF THE DESIGN WORK THAT'S DONE HERE.
06:06:26 I THINK IT'S VERY GOOD.
06:06:31 >>Jim Wallace: CAN I MAKE A COMMENT HERE?
06:06:33 I THINK I DISAGREE WITH ALL OF MY COLLEAGUES.
06:06:35 I THINK THE OLD SIGN IS NOT REPRESENTATIVE AT ALL OF WHAT
06:06:41 MIROMAR OUTLETS IS TODAY.

06:06:43 MIROMAR OUTLETS HAS FOUNTAINS AND SCULPTURES.
06:06:48 IT HAS PROBABLY MORE ARTISTIC ELEMENTS THAN MANY OTHER
06:06:53 SHOPPING CENTERS.
06:06:55 AND IF I LOOK AT THE EXISTING SIGNS, THEY LOOK LIKE A
06:06:58 DISCOUNT SHOPPING CENTER, WHICH MAY 20, 30 YEARS AGO HAVE
06:07:05 BEEN THE CONCEPT.
06:07:10 IT'S IN MY OPINION THE VERY FASHION DRIVEN COMMUNITY OR
06:07:16 SHOPPING CENTER.
06:07:18 AND WHEN I FIRST SAW THIS DESIGN, THE FIRST THING THAT
06:07:22 SPRUNG TO MY MIND AND I THINK I SAID THIS THE LAST TIME YOU
06:07:25 PRESENTED, I REMEMBER THE GAUDI SCULPTURE THAT IS THE SIGN
06:07:30 FOR THE HARBOR IN BARCELONA.
06:07:33 IT'S UNUSUAL.
06:07:35 IT'S CERTAINLY ICONIC, WHICH PEOPLE HAVE TALKED ABOUT, BUT
06:07:38 IT MAKES A VERY STRONG STATEMENT ABOUT WHAT BARCELONA STANDS
06:07:45 FOR.
06:07:46 IT HAS A CREATIVE AND CONSISTENT LOOK.
06:07:51 I THINK THIS IS -- IN ESTERO, WE'VE SAID, BUT PERHAPS -- I
06:07:57 GUESS MY CONCERN, PERHAPS SOMETIMES IT IS JUST WORDS.
06:08:00 WE ASK FOR A PUBLIC ART.
06:08:02 WE ASK FOR SCULPTURES, AND I'VE DONE THEM IN SOME OF THE
06:08:07 WORK THAT I HAVE DONE.
06:08:10 I WAS ACTUALLY DISAPPOINTED THAT AT THE ROUNDABOUT AT
06:08:13 WILLIAMS AND VIA COCONUT ROAD WE HAD PROPOSED AN OBELISK
06:08:17 THERE AND IT NEVER HAPPENED.

06:08:19 IT WAS REPLACED WITH SOME FOXTAILS, WHICH I GUESS WERE
06:08:24 CHEAPER.
06:08:25 I THINK THIS IS ICONIC.
06:08:28 I THINK IT TAKES THE WHOLE AREA, THE SHOPPING CENTER, TO

06:08:32 ANOTHER LEVEL AND IN DOING THAT, I THINK IT TAKES ESTERO TO
06:08:35 ANOTHER LEVEL.
06:08:37 IT MAKES A STATEMENT THAT WE DO KNOW ABOUT ART, WE ARE
06:08:41 WILLING TO MAKE THESE CREATIVE STATEMENTS WITHIN THE PUBLIC
06:08:44 DOMAIN OF WHAT WE ARE.
06:08:46 BESIDES THE FACT THAT WHEN I LOOK AT WHAT YOU'VE DONE IN THE
06:08:50 RELOCATING AND THE DESIGN OF THE SIGNS, THE WAYFINDING IS
06:08:57 SUBSTANTIALLY BETTER, AND YOU APPROVED IT WITH THE
06:09:00 PHOTOGRAPHS OF THE EXISTING AND THE NEW.
06:09:05 WHEN I FIRST READ IT AND SAID YOU'RE GOING TO ZERO SETBACK
06:09:08 ON THE R.O.W., THE RIGHT-OF-WAY, I WENT, NO, NO, I'M NOT
06:09:12 GOING TO BUY INTO THAT.
06:09:13 THEN I SAW HOW YOU DID IT AND WHY YOU DID IT AND IT MADE
06:09:17 SENSE, AND I THINK THERE'S SOMETHING BIG, VERY LARGE TO BE
06:09:23 SAID ABOUT THE RIGHT KIND OF WAYFINDING BECAUSE I THINK IT
06:09:29 NOT ONLY IS MORE ATTRACTIVE, BUT THERE'S AN ISSUE OF PUBLIC
06:09:39 SAFETY.
06:09:39 YOU HAVE A LOT OF PEOPLE ON THE ROAD.
06:09:41 WE'VE ALL SEEN PEOPLE THAT GO FROM THE RIGHT-HAND LANE TO
06:09:43 THE LEFT-HAND LANE TO MAKE A LEFT-HAND TURN.
06:09:45 WELL, USUALLY THAT'S BECAUSE THEY HAVEN'T SEEN THE SIGNAGE

06:09:48 OF THE UPCOMING INTERSECTION UNTIL THEY ARE ALMOST
06:09:52 IMMEDIATELY ON IT.
06:09:53 SO I THINK THIS HAS ACTUALLY IMPROVED PUBLIC SAFETY ON THE
06:09:56 ROADS THAT SURROUND MIROMAR OUTLETS.
06:09:59 I CAN'T SAY TOO STRONGLY THAT I THINK THE DESIGN IS
06:10:03 ABSOLUTELY SENSATIONAL.
06:10:06 I THINK IT'S A SCULPTURE.
06:10:10 I THINK IT IS A SIGNATURE STATEMENT.
06:10:12 I THINK IT IS CONSISTENT WITH ESTERO.
06:10:13 ESTERO, WE'VE BROKEN A LOT OF THE RULES.
06:10:15 WE'VE DONE VERY SUCCESSFULLY.
06:10:17 THIS CERTAINLY BREAKS SOME RULES.
06:10:19 THERE'S NO DOUBT ABOUT IT.
06:10:20 IT'S NOT THE CONVENTIONAL MONUMENT SIGN THAT'S WIDER THAN IT
06:10:23 IS TALL AND ALL THE OTHER THINGS.
06:10:26 IT HAS A LITTLE CAP ON THE TOP THAT LOOKS LIKE THE FRESCO ON
06:10:30 THE BUILDING.
06:10:31 THE ONLY THING THAT I HAVE TO SAY, I CAN'T COMPLIMENT YOU
06:10:35 ENOUGH I DON'T THINK ON THE DESIGN FROM MY PERSPECTIVE.
06:10:39 I THINK IT'S VERY COMPLEMENTARY TO ESTERO AND VERY
06:10:42 COMPLEMENTARY TO WHAT THE MARKET IS TRYING TO ACHIEVE OR HAS
06:10:45 ACHIEVED WITH MIROMAR OUTLETS.
06:10:50 THE ONLY THING THAT I WOULD SAY IS THAT ESTERO HAS HAD A
06:10:54 LONG-STANDING AVERSION TO BLUE.
06:10:57 TO BLUE.

06:10:58 THE COLOR BLUE.
06:10:59 NOW, WITHIN THE SCIENCE SPECTRUM OF COLORS, THERE'S
06:11:05 EVERYTHING FROM TEAL TO TURQUOISE TO AQUA MARINE, TO A COLOR
06:11:11 THAT I WOULD SUGGEST YOU LOOK AT BECAUSE I THINK IT WOULD
06:11:13 MAKE THE SIGN BETTER, AND IT WOULD MAKE IT EVEN MORE
06:11:18 COMPLEMENTARY TO MIROMAR AND MORE CONSISTENT WITH THE EARTH
06:11:21 TONES THAT WE REALLY LIKE IN ESTERO.
06:11:23 AND THAT IS A COLOR WHICH IS ALSO WITHIN THE SCIENCE
06:11:29 SPECTRUM.
06:11:29 IT'S A FUNNY NAME BECAUSE IT'S LIGHT SEA GREEN, AND IT KIND
06:11:35 OF TAKES THIS BLUE AND -- IT'S LIGHTER THAN TEAL, BUT IT HAS
06:11:41 SOME OF THE TEAL ELEMENTS, ET CETERA.
06:11:42 I WOULD SUGGEST YOU LOOK AT IT, BECAUSE I THINK IT WOULD
06:11:45 IMPROVE THE SIGN.
06:11:46 AND THE BLUE WOULDN'T BE SO DOMINANT THAT IT IS RIGHT NOW.
06:11:49 IT WOULD BE MUCH MORE HARMONIOUS.
06:11:53 OTHER THAN THAT, THAT'S MY ONLY SUGGESTION.
06:11:57 I THINK IT'S SENSATIONAL.
06:11:59 >>John Konopka: THANK YOU, JIM.
06:12:01 IT ALWAYS TAKES ME A COUPLE OF MINUTES TO GET MY GEARS
06:12:04 ROLLING WHEN I START THE PRESENTATIONS.
06:12:05 I APOLOGIZE.
06:12:06 I WANTED TO TOUCH BACK ON A COUPLE OF DIFFERENT ITEMS.
06:12:09 YOU MENTIONED THE BLACK ON WHITE.
06:12:11 ON A SIGN STANDPOINT, VISIBILITY-WISE, WHITE ON BLACK IS THE

06:12:19 EASIEST TO RECOGNIZE.
06:12:20 >>Kristin Jeannin: AND THAT WAS MY POINT EXACTLY ACTUALLY.
06:12:22 I DON'T THINK THAT YOU SHOULD SACRIFICE, IF WE GET BEHIND
06:12:30 PASSING THIS BECAUSE IT IS ART, THEN YOU HAVE TO MAYBE THINK
06:12:34 ABOUT IS IT MORE IMPORTANT THAT IT'S VISIBLE OR THAT IT'S
06:12:39 ART?
06:12:40 AND I WOULD SAY YOU HAVE TO PLAY WITH THAT IN ORDER FOR IT
06:12:45 TO BE SOMETHING THAT I WOULD BE PROUD OF.
06:12:47 I AGREE WITH A LOT OF WHAT JIM SAID.
06:12:54 I COMMEND THE GESTURE OF DOING SOMETHING UNIQUE.
06:12:58 I ABSOLUTELY DO.
06:13:00 I JUST, YOU KNOW, I WOULD WANT ONE MORE ROUND.
06:13:07 >>Barry Jones: YOU MENTIONED THAT THE SIGN AREA WAS 440
06:13:10 SQUARE FEET, BUT IT'S ALLOWED UP TO 500, IS THAT CORRECT?
06:13:13 THAT'S WHAT WAS IN THE PRESENTATION.
06:13:16 IF IT'S ALLOWED UP TO 500, YOU HAVE AN OPPORTUNITY TO DO
06:13:20 SOMETHING WITH THOSE CORNERS WHERE YOU DON'T HAVE JUST A
06:13:24 RECTANGULAR INDUSTRIAL STAIN ON YOUR PIECE OF ART, FOR LACK
06:13:32 OF A BETTER TERM.
06:13:33 SHE'S MUCH MORE ELOQUENT.
06:13:34 AS I'M LOOKING AT THAT AND TRYING TO BLEND IT, I KNOW ONE
06:13:39 THING I LEARNED A LONG TIME AGO, MOTHER NATURE HAS NO

06:13:42 STRAIGHT LINES.
06:13:43 IF THERE ARE THINGS THAT YOU CAN DO TO USE THAT ADDITIONAL
06:13:47 ALLOWABLE SQUARE FOOTAGE WITHOUT SACRIFICING YOUR STRUCTURAL

06:13:52 REQUIREMENTS AND PUT SOME MOTION TO YOUR SIGN AND THEN MIX
06:13:57 IT WITH THE COLORS ON THE LETTERS, I THINK YOU WOULD MAKE A
06:14:01 MUCH STRONGER CASE TO SUPPORTING THE ARGUMENT THAT IT IS A
06:14:07 WAY MAKING BUT ALSO AN ARTISTIC EXPRESSION.
06:14:10 ENHANCE THE COMMUNITY.
06:14:18 >>John Konopka: THANK YOU.
06:14:20 ANYBODY ELSE?
06:14:21 >>Barry Jones: I HAD A QUESTION FOR NANCY.
06:14:23 THERE IS A SETBACK ISSUE THAT'S 20 FEET NOW AND THAT'S WHAT
06:14:28 WAS IN THE ZONING ORDINANCE, BUT OUR ESTERO LDC ALLOWS FOR
06:14:34 15.
06:14:35 SO THE SETBACK RIGHT NOW IS CONFORMING.
06:14:38 IF IT WENT TO 15, WOULD IT STILL BE CONFORMING OR WOULD THAT
06:14:42 BE CREATING A NONCONFORMANCE?
06:14:45 WHICH CODE DO WE JUDGE AGAINST?
06:14:47 >>Nancy Stroud: I UNDERSTAND THE SETBACK IS 15.
06:14:50 THAT WOULD BE CONFORMING.
06:14:52 IT IS THE ONE SIGN THAT HAS THE ZERO SETBACK THAT WOULD BE
06:14:56 NONCONFORMING.
06:14:58 >>Barry Jones: THAT ONE IS CURRENTLY CONFORMING.
06:15:00 WE'RE NOT INCREASING A NONCONFORMANCE, RIGHT?
06:15:02 WE'RE JUST CREATING A NEW ONE.
06:15:04 SO THE CODE --
06:15:08 >>Nancy Stroud: SO INCREASING THE NONCONFORMITY IS A
06:15:12 PROHIBITION, AS MARY EXPLAINED IT, IN THE CODE.

06:15:17 REMEMBER, THIS IS ALSO A PLANNED DEVELOPMENT AND THEY ARE
06:15:20 GOING FOR A ZONING AMENDMENT.
06:15:21 SO WHAT THEY ARE REALLY ASKING FOR I THINK IS A DEVIATION
06:15:26 FROM THAT NONCONFORMITY PROVISION.
06:15:31 AND TO GET A DEVIATION, THEY WOULD HAVE TO CONVINCE YOU FOR
06:15:37 YOUR RECOMMENDATION AND THE VILLAGE COUNCIL THAT THEY MET
06:15:41 THE DEVIATION CRITERIA.
06:15:43 I CAN READ THEM TO YOU RIGHT NOW.
06:15:47 >>Barry Jones: THAT'S FINE.
06:15:48 I UNDERSTAND.
06:15:48 IT IS THE WHOLE VISIBILITY THING.
06:15:52 PICTURES WERE FROM THE SIDEWALK IN ALL FAIRNESS.
06:15:54 I SAID YOUR PICTURES SHOWING HOW THE SIGN WAS BLOCKED WERE
06:15:58 FROM THE SIDEWALK.
06:15:59 I DON'T THINK THE GUY ON THE BIKE HAS A 300-FOOT STOPPING
06:16:02 DISTANCE.
06:16:03 AT LEAST THE ONES I SAW AS YOU WERE APPROACHING, SHOWING IT
06:16:07 BLOCKED OUT.

06:16:08 I DON'T HAVE AN ISSUE WITH IT.
06:16:09 I JUST WANT TO MAKE SURE THAT WE'RE NOT DOING SOMETHING THAT
06:16:12 WE CAN'T DO.
06:16:14 >>Nancy Stroud: YOU'LL HAVE TO FIND THAT THE CRITERIA ARE
06:16:17 MET FOR DEVIATION.
06:16:20 >>Barry Jones: UNDERSTOOD.
06:16:21 THANK YOU.

06:16:21 >>James Tatooles: I WOULD LIKE TO COMMENT TO THE THOUGHT
06:16:25 THAT WAS PUT IN MY MIND BY JIM, WHAT WAS DISTURBING ABOUT
06:16:30 THAT SIGN WAS THAT THE BLUE IS REALLY STARK.
06:16:36 THERE'S NOT ANYTHING THERE THAT'S MORE VIVID THAN THE BLUE.
06:16:41 THE OTHER COLORS ARE A LITTLE TONED DOWN.
06:16:44 IT'S NOT REALLY A PASTEL IN THE BACKGROUND BUT THE BLUE, I
06:16:47 THINK IF IT WAS TONED DOWN, IT WOULD MAKE THE SIGN LOOK A
06:16:50 LOT NICER.
06:16:54 >>Barry Jones: DO YOU HAVE A PIECE OF FABRIC, MAYBE LARGE
06:16:58 PIECES SO YOU CAN GET A SENSE OF THE MATERIAL VERSUS -- IS
06:17:02 THAT THE ACTUAL FABRIC ITSELF?
06:17:05 >> [NOT SPEAKING INTO A MICROPHONE]
06:17:18 >>Barry Jones: AT NIGHT YOU WILL SEE IT THAT BRIGHT.
06:17:24 THANK YOU.
06:17:31 >>Michael Sheeley: FOR MY TWO CENTS, I THINK THERE ARE A FEW
06:17:34 THINGS TO LOOK AT.
06:17:36 PERSONALLY, I THINK THE SIGN IS TERRIFIC.
06:17:38 I THINK IT'S A GREAT DESIGN.
06:17:40 I AGREE WITH JIM ON ALL OF HIS POINTS EXCEPT THE COLOR
06:17:44 ISSUE.
06:17:44 I DO RECOGNIZE THE IMPORTANCE OF MIROMAR OUTLETS IN OUR
06:17:50 COMMUNITY AND MARGARET AND THE WORK THAT SHE HAS DONE AND
06:17:54 THE RIGOR THAT SHE PUTS HER PROFESSIONALS THROUGH AND SHE
06:17:58 SAID OVER THE LAST YEAR TO COME UP WITH THIS DESIGN.
06:18:01 I SPEAK WITH SOME EXPERIENCE FROM THE PAST.

06:18:04 AND THE FACT THAT IT REALLY IS A SCULPTURAL STATEMENT IN MY
06:18:14 MIND.
06:18:14 AND MARGARET STATED IT AT THE OUTSET THAT HER WHOLE EMPHASIS
06:18:19 THROUGHOUT EVERYTHING THAT SHE'S CREATED, AND IF WE LOOK AT
06:18:22 ALL OF THE THINGS THAT SHE'S DONE HAS BEEN DESIGN ORIENTED.
06:18:27 I THINK THIS IS RIGHT ON TRACK WITH THAT.
06:18:31 I THINK THAT IT'S A REFRESHING CHANGE FROM THESE OLD SIGNS.
06:18:38 I THINK THAT FOR US TO DENY THIS TYPE OF EXUBERANT SIGN
06:18:44 DESIGN PIECE OF SCULPTURE FOR THE OUTLETS IS TO KIND OF SAY
06:18:48 THE OUTLETS NEED TO STAY IN THE PAST.
06:18:50 AND I THINK THIS MAY BE AN OPPORTUNITY THAT THEY MAY BE
06:18:55 INDEED LOOKING FOR, FOR SOME FUTURE RENOVATIONS OR
06:18:59 ARCHITECTURAL CHANGES FOR THE CENTER ITSELF TO KEEP IT MORE
06:19:04 UPDATED.

06:19:04 I THINK THE USE OF THE COLORS AS THE TIE-IN TO THE CENTER
06:19:12 ITSELF I THINK IS A VERY GOOD WAY TO INTRODUCE A NEW ELEMENT
06:19:15 AND A NEW TYPE OF DESIGN THAT'S STILL TIED INTO THE
06:19:18 EXISTING.
06:19:19 THE HEIGHT -- EXCEEDING THE HEIGHT WITH THE RIBBONS IS OF
06:19:25 ZERO CONCERN FOR ME.
06:19:27 I'M NOT CONCERNED ABOUT THE BLACK BOX.
06:19:29 IT LOOKS QUITE BOLD HERE, BUT I THINK IN REALITY WHEN IT'S
06:19:32 OUT THERE, IT WILL NOT APPEAR THIS WAY, JUST FROM MY
06:19:37 EXPERIENCE.
06:19:38 IT WON'T APPEAR THAT BLACK AND THE CONTRAST WON'T BE THAT

06:19:41 EXTREME.
06:19:42 >>Kristin Jeannin: WHAT ABOUT NIGHT?
06:19:44 >>Michael Sheeley: AT NIGHT YOU WON'T SEE THE BOX.
06:19:47 YOU'LL SEE MIROMAR OUTLETS, THE WORDS.
06:19:49 THAT'S THE GOAL.
06:19:51 YOU WON'T SEE THE BOX.
06:19:52 YOU'LL SEE MIROMAR OUTLETS WITH THE RIBBONS CROSSING BY IT.
06:19:56 I THINK IT'S A REALLY GOOD PIECE OF WORK, AND I THINK THAT
06:20:01 IT IS IMPORTANT FOR US TO LOOK AT EVERYTHING THAT'S INVOLVED
06:20:03 HERE AND NOT JUST FOCUS ON LITTLE CERTAIN ELEMENTS BECAUSE I
06:20:08 DO THINK IT WOULD BE A VERY GOOD ENHANCEMENT TO THE CENTER.
06:20:14 >>Mary Gibbs: MAY I ASK SOMETHING.
06:20:15 WE WERE TALKING ABOUT THE LOOK AT NIGHT, AND I KNOW THAT
06:20:19 JOHN BROUGHT A LITTLE MODEL TO PLUG IN TO SHOW.
06:20:23 WE DIDN'T DO IT AT THE PUBLIC INFORMATION MEETING WAY BACK
06:20:25 BECAUSE WE RAN OUT OF TIME AND EVERYBODY WAS RUNNING LATE.
06:20:28 I THINK IT MIGHT BE HELPFUL IF YOU ALL WANT TO TAKE A MINUTE
06:20:31 TO PLUG IT IN AND SEE.
06:20:38 I'M CURIOUS MYSELF.
06:20:46 I REALLY WANTED TO SEE IT THE LAST TIME.
06:20:49 EVERYBODY WAS HUNGRY, SO THEY DIDN'T WANT TO WAIT.
06:21:06 >> THIS IS THE CONCEPT OF THE ENTIRE SIGN.
06:21:08 THIS IS THE DAYTIME VIEW.
06:21:16 THE BLACK YOU SEE ON THE SCREEN IS A REFLECTION OF THE
06:21:19 SCREEN ITSELF AND THE COLORS IN THE COMPUTERS.

06:21:22 THE IDEA IS TO HAVE A MORE MATTED BLACK SO IT'S LESS SHINY.
06:21:27 IT DOESN'T HAVE A REFLECTION.
06:21:29 >>Kristin Jeannin: CAN WE SHUT OFF THE OVERHEAD LIGHTS?
06:21:41 >>Marlene Naratil: I REALLY THINK IF YOU TRIED TO TONE DOWN
06:21:44 THE BLUE YOU WOULD BE LOSING THE EFFECTIVENESS OF WHAT THE
06:21:49 COLORS TOGETHER ARE.
06:21:54 >>Michael Sheeley: I AGREE WITH YOU.
06:21:55 YOU TONE DOWN THE BLUE, YOU'LL LOSE THE BLUE IN THE SKY.
06:22:01 LOOK AT THE PICTURE UP ON THE SCREEN.
06:22:05 >>Jim Wallace: TONE DOWN THE DENSITY OF THE COLOR.

06:22:07 MAKE IT JUST A LITTLE GREENER.
06:22:10 NOT TURQUOISE, ET CETERA.
06:22:12 >>Marlene Naratil: I THINK GREEN WILL CONTAMINATE THE BEAUTY
06:22:17 --
06:22:17 >>Jim Wallace: MARLENE, I AGREE WITH YOU, EXCEPT IF YOU'RE
06:22:20 TALKING ABOUT GREEN, I WOULD AGREE.
06:22:22 IF YOU'RE TALKING ABOUT THIS IS ACTUALLY, IT'S CALLED A
06:22:25 LIGHT SEA GREEN, IT'S ALMOST A BLUE.
06:22:29 IT'S NOT A TEAL.
06:22:30 IT JUST TAKES IT AWAY FROM BEING JUST A SOLID BLUE WHICH
06:22:36 WE'VE ALWAYS HAD -- YOU DON'T SEE IT ANYWHERE.
06:22:39 I THINK IT WAS GORDON LYONS A LONG TIME AGO WHO KIND OF SET
06:22:43 THE PRECEDENT FOR THAT ON BEST BUY.
06:22:47 HE WANTED TO DO THE WHOLE SIDE OF THE BUILDING IN THAT
06:22:50 MATISSE BLUE.

06:22:52 I LOVE MATISSE BLUE, BUT NOT HERE IN ESTERO.
06:23:02 >>Scotty Wood: I THINK WE'RE PRETTY WELL DONE WITH THIS
06:23:04 PORTION.
06:23:04 I HAVE A QUESTION OF A LEGAL NATURE.
06:23:08 AND I REALLY WOULD ASK THAT NANCY ENUMERATE THE LEGAL
06:23:13 CONCERNS THAT ARE IN THE STAFF REPORT SO THAT WE CAN ALL
06:23:16 UNDERSTAND STAFF'S LEGAL CONCERNS.
06:23:21 WE NEED TO UNDERSTAND THEM.
06:23:26 >> [NOT SPEAKING INTO A MICROPHONE]
06:23:31 >>Scotty Wood: DOESN'T MATTER TO ME EITHER WAY.
06:23:34 WELL, THE FIRST PART OF MY QUESTION IS I WANT EVERYBODY ON
06:23:43 THIS BOARD TO UNDERSTAND STAFF'S RECOMMENDATION.
06:23:47 THAT'S THE FIRST THING.
06:23:48 THEN ANY REBUTTAL TO THAT I WELCOME.
06:23:55 >>Neale Montgomery: CAN WE FINISH OUR PRESENTATION?
06:23:57 >>Scotty Wood: YEAH, GO AHEAD.
06:24:08 >> GOOD EVENING.
06:24:09 PAULA McMICHAEL WITH HOLE MONTES, FOR THE RECORD.
06:24:12 I WILL JUST REVIEW VERY BRIEFLY THE DEVIATION STANDARDS THAT
06:24:17 ARE IN YOUR CODE.
06:24:18 THERE WERE TWO ISSUES THAT MARY BROUGHT UP IN HER
06:24:22 INTRODUCTION.
06:24:22 ONE WAS THE DESIGN OF THE SIGNS AND WHETHER THEY WERE
06:24:25 COMPATIBLE.
06:24:26 YOU'VE HEARD A PRESENTATION SPEAKING TO THAT SO I'M NOT

06:24:29 GOING TO ADDRESS THAT ISSUE.
06:24:31 THE SECOND ONE WAS WHETHER THE SIGNS WERE NONCONFORMING.
06:24:34 I DO NOT BELIEVE THAT SIGNS APPROVED BY DEVIATION ARE
06:24:39 NONCONFORMING.
06:24:40 SO IF YOU LOOK AT SECTION 2501-D OF YOUR CODE, IT TALKS
06:24:45 ABOUT LANDS REZONED TO A PD ZONING DISTRICT.

06:24:48 THIS IS A PLANNED DEVELOPMENT ZONING DISTRICT, SHALL BE
06:24:51 SUBJECT TO THE APPROVED PD MASTER CONCEPT PLAN AND ANY
06:24:54 CONDITIONS OF APPROVAL.
06:24:55 SO THOSE ARE THE CONDITIONS OF APPROVAL THAT WERE APPROVED
06:24:59 FOR THIS PLANNED DEVELOPMENT.
06:25:01 I WOULD ALSO REFER TO AS NEALE DID, SECTION 1805 THAT ALL
06:25:08 DEVELOPMENT APPROVALS ARE PERMITS APPROVED REMAIN VALID
06:25:12 UNTIL THEIR EXPIRATION DATE AND MAY BE CARRIED OUT IN
06:25:15 ACCORDANCE WITH THE TERMS AND CONDITIONS OF THEIR APPROVAL.
06:25:18 SO, AGAIN, THE SIGN PACKAGE WAS APPROVED AS A SIGN
06:25:21 DEVIATION, AND THAT REMAINS VALID.
06:25:23 SO BASICALLY WHAT WE'RE ASKING FOR, THERE WAS AN APPROVED
06:25:32 DEVIATION IN THE PLANNED DEVELOPMENT FOR THE SIGN PACKAGE.
06:25:35 WE'RE ASKING TO AMEND THAT DEVIATION.
06:25:37 THERE ARE FOUR CRITERIA IN YOUR CODE IN APPROVING A
06:25:40 DEVIATION.
06:25:40 THE FIRST IS WHETHER IT IMPROVES THE QUALITY OF THE PROPOSED
06:25:43 DEVELOPMENT UNDER REVIEW.
06:25:45 AGAIN, WE BELIEVE THAT WE'RE IMPROVING THE QUALITY OF THE

06:25:49 SIGNAGE, UPDATING SIGNS THAT ARE OVER 20 YEARS OLD TO MATCH
06:25:53 THE CENTER NOW.
06:25:54 THE SECOND CRITERIA IS TO PRESERVE AND PROMOTE THE GENERAL
06:25:58 INTENT OF THE LDC TO PROTECT THE PUBLIC HEALTH, SAFETY, AND
06:26:05 WELFARE.
06:26:05 AGAIN, WE'VE TALKED ABOUT THE CHANGES TO THE SETBACKS AND
06:26:08 THE HEIGHTS ARE TO PROMOTE SAFE WAYFINDING FOR VISITORS TO
06:26:12 ESTERO TO FIND THE CENTER.
06:26:14 THE THIRD CRITERIA IS TO BE COMPATIBLE WITH USES ON
06:26:19 SURROUNDING PROPERTY.
06:26:20 AGAIN, THIS IS A COMMERCIAL PLANNED DEVELOPMENT SURROUNDED
06:26:21 BY COMMERCIAL DEVELOPMENT.
06:26:22 FOURTH CRITERIA IS WHETHER IT CREATES AN UNDUE BURDEN ON
06:26:27 ESSENTIAL PUBLIC FACILITIES.
06:26:28 THERE ARE NO CHANGES TO PUBLIC FACILITIES BY CHANGING THE
06:26:31 SIGN DEVIATION.
06:26:35 >>Scotty Wood: ANY QUESTIONS FOR PAULA?
06:26:36 THANK YOU.
06:26:39 ANY OTHER PRESENTERS?
06:26:47 >>John Konopka: IF I COULD ADD SOMETHING ELSE, SPEAKING WITH
06:26:50 MARGARET AND I DIDN'T PUT THIS INTO THE PRESENTATION, THE
06:26:52 BLUE OF THE RIBBON ACTUALLY CARRIES THROUGH AWNINGS, MIROMAR
06:26:58 DESIGN CENTER, THE LOGO THAT'S CURRENTLY AT MIROMAR OUTLETS.
06:27:02 THAT'S WHY THE BLUE WAS BROUGHT IN AS ONE OF THE WAVE
06:27:05 FEATURE COLORS.

06:27:05 I JUST WANTED TO BRING THAT UP.
06:27:07 THE AMOUNT OF WORK AND EFFORT TO CHANGE FROM THIS BLUE TO A

06:27:13 SEA FOAM GREEN WOULD HAVE TO BE BROUGHT THROUGH THE ENTIRE
06:27:17 PROPERTY AS WELL.
06:27:18 I WANTED TO INDICATE THAT IS ONE OF THE MAIN REASONS THAT
06:27:21 COLOR WAS CHOSEN.
06:27:22 AND THEN WE SPOKE ON AWARDS AND THE AWARDS THAT MARGARET AND
06:27:27 MIROMAR OUTLETS HAVE BROUGHT TO THE TABLE TO THIS EQUATION
06:27:30 OR TO THIS AREA AND PROPERTY.
06:27:33 IN SPEAKING WITH SOME OF MY PROFESSIONALS, SOME OF MY
06:27:36 VENDORS, THE INTERNATIONAL SIGN ASSOCIATION, THE SOUTHERN
06:27:39 STATE SIGN ASSOCIATION, THESE SIGNS WITHOUT EVEN BEING BUILT
06:27:44 YET HAVE ALREADY BEEN PUT UP FOR AWARDS.
06:27:46 SO BRING THAT INTO THE VILLAGE OF ESTERO, I KNOW WE TALKED
06:27:51 ABOUT THE VILLAGE VERSUS MIAMI OR DISNEY OR TAMPA AREAS,
06:27:56 THIS SEEMS LIKE A PRETTY GOOD OPPORTUNITY TO PRESENT
06:28:01 SOMETHING THAT'S GOING TO BE IN MAGAZINE PRINT, WEBSITES,
06:28:06 FOCUSING ON THE CORKSCREW I-75 CORRIDOR.
06:28:10 JUST WANTED TO KIND OF THROW THAT OUT THERE, TOO, THAT THIS
06:28:13 IS UP FOR AWARDS JUST ON DESIGN ALONE, NOT EVEN THE
06:28:17 FABRICATION, INSTALLATION AND PLACEMENT ON THE PROPERTIES.
06:28:20 THANK YOU.
06:28:24 >> WILL SMITH HAS PROVEN THAT NOT ALL AWARDS GO WELL.
06:28:29 >>Neale Montgomery: I WANT TO REPLETE IN YOUR LAND
06:28:32 DEVELOPMENT CODE AND IN YOUR COMP PLAN IS THE FACT THAT

06:28:35 ESTERO WANTS HIGH QUALITY.
06:28:36 MR. WALLACE IS CORRECT, THERE ARE A LOT OF ART -- THERE IS A
06:28:42 LOT OF ART INSIDE THE CENTER.
06:28:43 SO THIS IS CONSISTENT WITH THAT.
06:28:45 CONSISTENT WITH THE DESIGN STATEMENT THAT THE CENTER ALREADY
06:28:48 MAKES.
06:29:24 >>Scotty Wood: ANYTHING ELSE?
06:29:25 NEALE, I THINK YOU ARE THE CAPTAIN OF THE PRESENTERS.
06:29:30 >>Neale Montgomery: [NOT SPEAKING INTO A MICROPHONE]
06:29:35 >>Scotty Wood: STAFF REPORT COMES NEXT.
06:29:37 THEN I'LL OPEN THE PUBLIC HEARING.
06:29:38 I'D LIKE SOME COMMENTS ON THE STAFF REPORT AND PARTICULARLY
06:29:45 AS IT RESPECTS THE LEGAL CONCERNS EXPRESSED THEREIN.
06:29:51 >>Nancy Stroud: I CAN SAY GENERALLY THAT A PRIMARY LEGAL
06:29:56 CONCERN WAS THE INCREASE IN THE NONCONFORMITY.
06:29:59 AND WE HAVE NONCONFORMITY PROVISIONS THAT PROHIBIT
06:30:07 INCREASING NONCONFORMITIES.
06:30:11 IF YOU HAVE A LEGAL NONCONFORMING SIGN, WHICH THEY DO NOW,
06:30:16 ANY EXISTING SIGN ON THE PROPERTY, AS FAR AS WE KNOW, HAS
06:30:19 BEEN BUILT IN CONFORMANCE WITH THE DEVELOPMENT ORDER THAT
06:30:23 THEY CURRENTLY HAVE.
06:30:24 SO THERE'S NO QUESTION THAT THAT'S A LEGAL -- THOSE ARE
06:30:27 LEGAL SIGNS, BUT THEY ARE LEGAL NONCONFORMING SIGNS NOW IN
06:30:31 THE WAY THAT THEY DON'T CONFORM TO THE CURRENT REGULATIONS.

06:30:35 SO WHEN YOU CHANGE OUT A LEGAL NONCONFORMING SIGN TO

06:30:42 INCREASE THE NONCONFORMITY AND THEY ARE CHANGING THEIR
06:30:46 SIGNS, THEY ARE REPLACING THEIR SIGNS, PUTTING THEM IN
06:30:49 DIFFERENT LOCATIONS, ADDING TO THE HEIGHT, THAT'S A CHANGE.
06:30:55 THAT GENERALLY IS PROHIBITED BY OUR CODE.
06:30:59 AND THE ONLY WAY TO BE ABLE TO DO THAT IS THROUGH A
06:31:05 DEVIATION IN A PLANNED DEVELOPMENT TO OBTAIN A DEVIATION,
06:31:12 THE BOARD HAS TO FIND AND THE VILLAGE COUNCIL IN THE END HAS
06:31:17 TO AGREE THAT THESE INCREASES IN HEIGHTS AND CHANGE IN
06:31:23 SETBACK AND CHANGE IN LOCATION IMPROVES THE QUALITY OF THE
06:31:26 PROPOSED DEVELOPMENT UNDER REVIEW, PRESERVES AND PROMOTES
06:31:31 THE GENERAL INTENT OF THE CODE TO PROTECT THE PUBLIC HEALTH,
06:31:35 SAFETY, AND WELFARE, AND IS COMPATIBLE WITH USES ON
06:31:38 SURROUNDING PROPERTY.
06:31:39 AND, FOUR PROBABLY IS NOT RELEVANT HERE.
06:31:43 CREATE AN UNDUE BURDEN, DOES NOT CREATE AN UNDUE BURDEN ON
06:31:47 ESSENTIAL PUBLIC FACILITIES.
06:31:47 IN YOUR DISCUSSION, COMPATIBILITY HAS BEEN AN ISSUE AND THE
06:31:59 IMPROVEMENT OF THE QUALITY OF THE PROPOSED DEVELOPMENT UNDER
06:32:03 REVIEW.
06:32:03 SO YOU'VE BEEN DISCUSSING ALL OF THOSE CRITERIA.
06:32:09 >>Mary Gibbs: IF I COULD JUST ADD SOMETHING, TOO.
06:32:12 I DON'T WANT TO MAKE IT MORE CONFUSING, BUT THE APPLICANT
06:32:15 DID ASK FOR THE DEVIATION BECAUSE WHEN THEY INITIALLY GOT IT
06:32:18 APPROVED FROM THE COUNTY, IT WAS BY DEVIATION.
06:32:20 SO THEY DID ASK FOR THE DEVIATION.

06:32:22 THEY SAID WE WANT TO AMEND IT.
06:32:23 WE WANT THE DEVIATION FOR OUR NEW SIGN PACKAGE TO LIKE
06:32:27 REPLACE THE OTHER SIGN PACKAGE.
06:32:28 SO THAT ACTUALLY IS THE REQUEST.
06:32:34 >>Scotty Wood: ANYTHING ELSE ON THE STAFF REPORT?
06:32:35 THEN I'LL OPEN THE PUBLIC HEARING.
06:32:39 NO ONE.
06:32:45 >>Mary Gibbs: I THINK EVERYBODY IS HERE FOR THE NEXT CASE
06:32:47 THAT'S COMING UP.
06:32:48 >>Scotty Wood: THEN I'LL CLOSE THE PUBLIC HEARING.
06:32:50 I'LL BRING IT BACK TO THE BOARD.
06:32:57 >>Nancy Stroud: EXCUSE ME.
06:33:00 I THINK YOU RESERVED TIME FOR REBUTTAL.
06:33:02 BEFORE IT COMES BACK TO THE BOARD, SHE SHOULD --
06:33:06 >>Scotty Wood: GO AHEAD, NEALE.
06:33:10 >>Neale Montgomery: I WANT TO JUST REITERATE WHAT MARY JUST
06:33:13 SAID.
06:33:14 WE HAVE SIGNS THAT WERE APPROVED BY THE COUNTY WITH THE SIGN
06:33:18 PACKAGE.
06:33:19 WE ASKED FOR A NEW SIGN PACKAGE WITH A DEVIATION TO ALLOW

06:33:21 THE SIGN.
06:33:22 PAULA THE EXPERT IN PLANNING JUST TESTIFIED WE'RE CONSISTENT
06:33:25 WITH THOSE STANDARDS, SO IF YOU APPROVE THE NEW SIGN PACKAGE
06:33:29 WITH A DEVIATION, IT WILL BE A LEGAL USE.
06:33:31 I DON'T WANT US TO GET DISTRACTED BY THAT.

06:33:36 SO I THINK YOU CAN APPROVE IT AS IT'S BEEN REQUESTED AND
06:33:39 WOULD ASK YOU TO DO SO.
06:33:45 >>Scotty Wood: OKAY.
06:33:45 ANY COMMENTS ON THE BOARD?
06:33:47 BRINGING IT BACK TO THE BOARD NOW.
06:33:51 >>Anthony Gargano: I'LL MAKE A COMMENT.
06:33:54 WE SPENT A LOT OF TIME ON THE DESIGN OF THE SIGN AND THE
06:33:59 QUALITY OF THAT DESIGN.
06:34:05 MY ISSUE, MY CONCERN IS THE COMPATIBILITY ISSUE, AND
06:34:09 COMPATIBILITY WITH THE LOOK OF THE VILLAGE, THE LOOK WE
06:34:15 EXPECT IN THE VILLAGE.
06:34:17 I MEAN, IT'S A GREAT SIGN.
06:34:19 IT'S SOMETHING I WOULD EXPECT TO SEE DRIVING ON I-4 IN
06:34:24 ORLANDO.
06:34:25 IT'S NOT SOMETHING I WOULD EXPECT TO SEE DRIVING THROUGH
06:34:29 ESTERO.
06:34:29 SO I HAVE AN ISSUE WITH THE LOOK OF THE SIGN WITHIN OUR
06:34:38 VILLAGE.
06:34:41 >>Scotty Wood: OTHER COMMENTS?
06:34:44 >>Marlene Naratil: I THINK THIS PRESENTATION THAT WAS
06:34:47 BROUGHT UP HERE PROVES THAT THESE ARE CONFORMING.
06:34:53 NOT VERY ATTRACTIVE.
06:34:55 I WOULD RATHER SEE SOMETHING LIKE THAT THAN MORE OF THAT.
06:34:58 WE HAVE TO MOVE AHEAD AND VENTURE INTO THE NEW THINGS TODAY.
06:35:10 >>Scotty Wood: ANYONE ELSE?

06:35:13 >>Jim Wallace: I WOULD REITERATE MY COMMENT PREVIOUSLY THAT
06:35:16 I THINK THAT WOULD BE THE RIGHT COLOR.
06:35:19 NOT THE BLUE.
06:35:21 OTHERWISE I THINK -- I WOULD BE VERY PROUD TO SEE THAT BUILT
06:35:27 IN ESTERO.
06:35:33 >>Scotty Wood: I'D LIKE TO HAVE A MOTION.
06:35:35 WHO WANTS TO OFFER A MOTION?
06:35:38 >>James Tatooles: MAKE A MOTION THAT WE ACCEPT THEIR SIGN
06:35:41 PACKAGE.
06:35:43 >>Marlene Naratil: I'LL SECOND IT.
06:35:45 >>Scotty Wood: IS THERE FURTHER DISCUSSION?
06:35:46 ROLL CALL.
06:35:51 >>Anthony Gargano: NO.
06:35:54 >>Kristin Jeannin: NO.
06:35:56 >>Barry Jones: NO.
06:35:59 >>Marlene Naratil: YES.

06:36:01 >>Michael Sheeley: YES.
06:36:02 >>James Tatooles: YES.
06:36:04 >>Jim Wallace: YES.
06:36:06 >>Scotty Wood: NO.
06:36:10 >>Tammy Duran: IT'S 4-4.
06:36:13 >>Scotty Wood: MOTION FAILS.
06:36:18 >>Nancy Stroud: THE MOTION FAILS.
06:36:19 IS THERE ANOTHER MOTION?
06:36:20 >>Scotty Wood: DOES ANYONE WANT TO OFFER ANOTHER MOTION?

06:36:28 >>Barry Jones: I THINK THE APPLICANT COULD CONSIDER
06:36:31 EXTENDING AND LOOKING AT THE COLORS, THE STARK CONTRAST ON
06:36:36 THE COLORS.
06:36:46 >>Jim Wallace: THE ONLY PROPOSAL THAT I WOULD MAKE WOULD BE
06:36:48 -- AND I DON'T KNOW IF IT WOULD MAKE A DIFFERENCE TO
06:36:51 ANYBODY, TO CHANGE THE COLOR FROM BLUE TO A LIGHT TEAL SUCH
06:36:57 AS THAT COLOR THERE, WHICH I THINK MAKES IT MORE APPROPRIATE
06:37:03 FOR ESTERO.
06:37:04 I KNOW EVERYBODY CAN ARGUE THAT THE WATERS OF THE
06:37:10 MEDITERRANEAN ARE DARK BLUE, BUT ESTERO HAS ALWAYS HAD AN
06:37:14 AVERSION TO BLUE.
06:37:15 I STILL DO.
06:37:15 >>Scotty Wood: DO YOU WANT TO MAKE THAT MOTION?
06:37:18 >>Jim Wallace: YES, I DON'T KNOW HOW TO PHRASE IT.
06:37:20 >>Scotty Wood: WELL, YOUR MOTION IS TO APPROVE IT SUBJECT TO
06:37:23 THAT COLOR.
06:37:24 >>Jim Wallace: SUBJECT TO A COLOR SIMILAR TO THIS, NOT BLUE.
06:37:29 >>Scotty Wood: IS THERE A SECOND?
06:37:33 >> I'LL SECOND.
06:37:34 >>Scotty Wood: IS THERE ANY DISCUSSION?
06:37:37 >>James Tatooles: I THINK THAT THE DESIGN ITSELF, THE
06:37:41 STRUCTURAL FEELING OF THE CURVES AND THE OUTSTANDING
06:37:46 VISIBILITY AS WAS PORTRAYED FROM THIS SIGN AND VISIBILITY
06:37:53 GOING DOWN THE ROAD, I THINK THEY ARE OUTSTANDING.
06:37:55 I JUST FELT UNCOMFORTABLE WITH THE COLORS.

06:37:59 THAT'S ALL.
06:38:02 >>Barry Jones: BLACK AND WHITE FOR ME -- I THINK THE COLORS
06:38:05 AND THE LUMINOSITY, THE SIZE AND THE SCALE IS GOING TO DRAW
06:38:09 EVERYBODY'S ATTENTION TO THE SIGN ANYWAY.
06:38:12 I DON'T KNOW THAT YOU NEED TO HAVE MAXIMUM CONTRAST IN ORDER
06:38:16 TO BE EFFECTIVE.
06:38:17 THAT IS WHAT BLACK AND WHITE AND STRAIGHT LINES DIDN'T SEEM
06:38:23 TO WORK FOR ME.
06:38:28 >>Jim Wallace: BARRY, THE MOST EFFECTIVE COLOR, AS YOU KNOW,
06:38:31 IS YELLOW ON BLACK.
06:38:35 >>Barry Jones: I UNDERSTAND 100%.
06:38:37 I UNDERSTAND COMPROMISE.

06:38:40 >>Jim Wallace: THIS IS WHITE ON BLACK.
06:38:42 IT'S LESS VISIBLE THAN YELLOW ON BLACK.
06:38:45 >>Barry Jones: THE FRAMEWORK OF THE COLORS WE HAVE OUT
06:38:47 THERE, PEOPLE FOUND THAT PLACE FOR 20 YEARS WITH A SMALLER,
06:38:51 MUCH MORE BLAND, MUCH LESS ILLUMINATED SIGN.
06:38:54 I DON'T THINK WE'RE GOING TO DEGRADE THEIR WAYFINDING IF WE
06:38:57 GO DIFFERENT COLORS INSTEAD OF BLACK AND WHITE ON THE MAIN
06:39:01 SIGN.
06:39:02 >>Jim Wallace: WOULDN'T YOU AGREE THIS IS BETTER WAYFINDING
06:39:05 THAN THE EXISTING SIGNS?
06:39:06 >>Barry Jones: I WOULD AGREE.
06:39:08 >>Jim Wallace: DRAMATICALLY DIFFERENT.
06:39:10 >>Barry Jones: WE -- WE STILL COMPROMISE AND GET A BLEND AND

06:39:15 THE COLORS IN THE COMMUNITY INSTEAD OF A DARK CONTRAST.
06:39:18 >>Kristin Jeannin: I WANT TO DO SOMETHING LIKE THIS THAT'S
06:39:21 100% RIGHT.
06:39:22 THAT'S WHAT I WANT.
06:39:23 I WANT SOMETHING THAT IS 90% RIGHT, NOT 80%.
06:39:27 >>Michael Sheeley: IS YOUR MAIN OBJECTION THE BLACK ALSO,
06:39:31 THE BLACK AND WHITE?
06:39:32 >>Kristin Jeannin: I THINK THAT'S PART OF IT.
06:39:34 >>Jim Wallace: I'VE BEEN TRYING FOR PERFECT FOR 76 YEARS AND
06:39:39 I'VE FAILED FOR 76 YEARS.
06:39:42 >>Kristin Jeannin: LIKE I SAID, 90%.
06:39:43 >>Scotty Wood: ARE YOU WILLING TO AMEND YOUR MOTION TO
06:39:46 INCLUDE THE BLACK-AND-WHITE ISSUE?
06:39:50 >>Kristin Jeannin: THAT'S A REDESIGN.
06:39:52 >>Jim Wallace: I DON'T KNOW WHAT WOULD BE BETTER THAN THE
06:39:54 WHITE ON BLACK.
06:39:54 IF YOU LOOK AT IT AT NIGHT, IT'S TERRIFIC.
06:39:57 I DON'T MIND IT DURING THE DAY.
06:40:00 I DON'T KNOW WHAT YOU'D DO WITH THAT.
06:40:02 THE BLACK AND WHITE IS NEUTRAL.
06:40:07 >>Kristin Jeannin: TO SAY WE DON'T KNOW WHAT TO DO WITH IT,
06:40:10 TO ME, THAT'S REDESIGN.
06:40:12 >>Scotty Wood: WE HAVE A BLUE MOTION ON THE FLOOR.
06:40:19 >>Tammy Duran: IT WAS SECONDED BY -- OKAY.
06:40:23 >>Scotty Wood: ANY FURTHER DISCUSSION?

06:40:27 >>James Tatooles: IF WE TALK ABOUT SIGNAGE, THE MOST
06:40:30 IMPORTANT PROMINENT SIGN THAT'S THERE IS THE SHOPPING CENTER
06:40:33 ITSELF.
06:40:34 AND THE SIGNS -- THE PEOPLE ARE GOING BY THE SIGN IS AN
06:40:40 ADJUNCT TO THE BUILDING ITSELF, I THINK.
06:40:47 >>Scotty Wood: CALL THE ROLL, TAMMY, PLEASE.
06:40:50 >>Anthony Gargano: NO.
06:40:52 >>Kristin Jeannin: NO.

06:40:54 >>Barry Jones: NO.
06:40:56 >>Marlene Naratil: YES.
06:40:58 >>Michael Sheeley: YES.
06:41:00 >>James Tatooles: YES.
06:41:01 >>Jim Wallace: YES.
06:41:03 >>Scotty Wood: NO.
06:41:06 >>Tammy Duran: MOTION FAILS.
06:41:07 >>Scotty Wood: STILL DEADLOCKED.
06:41:11 STILL FAILS.
06:41:11 I'LL ASK FOR A THIRD MOTION.
06:41:15 >>Barry Jones: I DON'T KNOW THAT WE COULD SPECIFY A MOTION
06:41:19 TO GIVE THEM THE COLORS EXACTLY -- WHAT WOULD WORK BETTER ON
06:41:25 THE SIGN FACE ITSELF RATHER THAN THE BLACK AND WHITE AND GET
06:41:30 RID OF THE CONTRAST.
06:41:31 THAT'S JUST MY ISSUE.
06:41:33 IS THERE A MOTION TO SUSPEND --
06:41:40 >>Michael Sheeley: CONTINUE THE HEARING AND COME BACK WITH

06:41:42 AN ALTERNATE.
06:41:43 >>Scotty Wood: THAT WAS GOING TO BE MY NEXT POINT.
06:41:45 MAYBE WE SHOULD CONTINUE THIS TO GIVE YOU AN OPPORTUNITY TO
06:41:49 RESPOND TO THIS AND BRING IT BACK TO US.
06:41:56 >>Jim Wallace: I WOULD LIKE TO MAKE ONE LAST POINT FOR ALL
06:42:00 THE NAYS HERE.
06:42:03 IF WE DON'T REACH AN AGREEMENT, THEN WE'RE GOING TO HAVE FOR
06:42:07 WHO KNOWS HOW LONG THOSE EXISTING UGLY SIGNS.
06:42:12 AND I DON'T THINK THEY DO ANYTHING TO ADD VALUE TO ESTERO.
06:42:19 >>Kristin Jeannin: THAT'S THE RISK WE'LL HAVE TO TAKE.
06:42:21 THEY WANT SOMETHING BETTER, TOO.
06:42:29 >>Jim Wallace: WOULD YOU NOT AGREE THIS IS MUCH BETTER THAN
06:42:31 THE EXISTING SIGNS?
06:42:33 >>Kristin Jeannin: I ABSOLUTELY AGREE, BUT WHAT'S THERE NOW
06:42:35 IS NOT AS GOOD AS WHAT THEY PRESENTED TO US TODAY.
06:42:41 BUT THAT'S NOT WHAT WE'RE VOTING ON.
06:42:44 >>Scotty Wood: MARY, GO AHEAD.
06:42:44 >>Mary Gibbs: I WAS JUST GOING TO MENTION THAT SOMETIMES THE
06:42:47 APPLICANTS DON'T LIKE TO BE CONTINUED AND WORK ON IT BECAUSE
06:42:50 I KNOW THEY HAVE BEEN WORKING ON THIS FOR A LONG TIME
06:42:57 BECAUSE I HAD A MEETING WITH THEM I THINK LAST SUMMER.
06:42:59 IT CAN GO FORWARD TO THE COUNCIL.
06:43:01 YOU ALL MAKE A RECOMMENDATION, SO IT CAN GO FORWARD TO THE
06:43:04 COUNCIL.
06:43:04 WE HAVE AN EVEN NUMBER OF MEMBERS NOW SINCE BOARD MEMBER

06:43:10 LEVITAN RESIGNED.
06:43:12 SO WE'RE GOING TO HAVE THIS OCCASION WHERE WE MAY HAVE A
06:43:14 SPLIT VOTE 4-4.
06:43:16 YOU CAN CHANGE YOUR MOTION, AND IF YOU THINK YOU'RE NOT

06:43:20 GOING TO COME TO ANY TERMS, IT CAN GO FORWARD TO COUNCIL
06:43:24 WITH JUST THAT SPLIT VOTE.
06:43:26 >>Scotty Wood: SO WE WOULD TAKE A SPLIT VOTE TO THE VILLAGE
06:43:30 COUNCIL.
06:43:30 >>Nancy Stroud: THE REPORT WOULD BE THAT THE MOTION TO
06:43:38 RECOMMEND APPROVAL FAILED ON A 4-4 VOTE.
06:43:42 WHICH IS ESSENTIALLY NOT A RECOMMENDATION FOR APPROVAL.
06:43:53 >>Scotty Wood: OKAY.
06:43:54 THAT'S IT.
06:43:54 WE ARE NOW GOING TO TAKE A BREAK.
06:44:00 >>Mary Gibbs: WE MIGHT WANT TO TAKE A TEN-, FIFTEEN-MINUTE
06:44:04 BREAK BECAUSE WE NEED TO GET THE NEXT --
06:44:09 [AUDIO CUTS OUT]
06:44:12 [BREAK]
07:09:19 >>Scotty Wood: THE NEXT ITEM IS A WORKSHOP FOR A ZONING
07:09:23 AMENDMENT FOR GENOVA.
07:09:26 MARY, GO AHEAD AND -- BY THE WAY, IN A WORKSHOP FOR THE
07:09:32 BENEFIT OF THE AUDIENCE, WE DO NOT MAKE A DECISION IN A
07:09:34 WORKSHOP.
07:09:35 WE RECEIVE INPUT.
07:09:38 WE HAVE QUESTIONS, BUT NO DECISION IS MADE.

07:09:41 >>Mary Gibbs: I THINK EVERYBODY IS HERE -- I THINK EVERYBODY
07:09:46 HERE IS FROM GENOVA.
07:09:47 I JUST WANT TO MAKE SURE BECAUSE WE HAVE TWO OTHER LITTLE
07:09:51 CASES LATER.
07:09:51 I SENT THEM AWAY AND TOLD THEM TO COME BACK AT 8 OR 8:30.
07:09:56 FINALLY, EVERYBODY, WE'RE ON GENOVA.
07:09:59 AND IF YOU ALL RECALL, YOU MAY NOT RECALL, BECAUSE THERE WAS
07:10:03 A PUBLIC INFORMATION MEETING ON THIS, BUT IT WAS BACK IN
07:10:07 SEPTEMBER, SO IT'S BEEN A WHILE.
07:10:09 THERE WERE SEVERAL COMMENTS MADE AT THE PUBLIC INFORMATION
07:10:13 MEETING FROM THE PUBLIC AND THE BOARD MEMBERS AND ONE OF THE
07:10:20 THINGS THAT I THINK ONE OF THE ISSUES WAS THE SINGLE-FAMILY
07:10:23 USE AND THE BOARD WAS A LITTLE BIT CONCERNED ABOUT THE
07:10:26 SINGLE-FAMILY USE.
07:10:28 THERE WERE SOME QUESTIONS ABOUT THE VIEWS TO THE LAKE AND
07:10:31 PARKING BY THE LAKE, AND WHY WASN'T THE PARKING UNDER THE
07:10:34 BUILDINGS.
07:10:36 SO THE APPLICANT HAS MADE SOME REVISIONS SINCE THEN.
07:10:40 AND THEY CAME AND MET WITH ME AS THE STAFF, AND I SUGGESTED
07:10:44 TO HAVE A WORKSHOP BECAUSE I FELT LIKE THEY HAD MADE SOME
07:10:47 CHANGES, BUT WE WANTED TO GET THE BOARD'S OPINIONS OF WHAT
07:10:51 THE CHANGES WERE AND GET SOME FEEDBACK ON THAT AND ALSO GIVE
07:10:54 THE RESIDENTS A CHANCE TO MAKE COMMENTS AS WELL.
07:10:57 I THINK I LOST MY PLACE ALREADY.
07:11:05 I'M NOT GOING TO GO INTO A LOT OF DETAIL.

07:11:07 I'M GOING TO LET THE APPLICANT EXPLAIN THAT.
07:11:11 WE DO HAVE -- WE DID GET SOME E-COMMENTS.
07:11:14 LET ME EXPLAIN.
07:11:14 WE SENT SOME E-COMMENTS TO YOU, I THINK, YESTERDAY.
07:11:19 WE HAD RECEIVED A PETITION A WHILE BACK THAT HAD 67
07:11:23 SIGNATURES.
07:11:23 THIS WAS AFTER, I THINK, THE PUBLIC INFORMATION MEETING.
07:11:25 THE PETITION HAD 67 SIGNATURES.
07:11:29 BASICALLY IT SAID WE DON'T LIKE THE SINGLE-FAMILY.
07:11:32 SO THAT CAME IN YOUR E-COMMENTS.
07:11:34 NOW, SINCE THEN, WE SUGGESTED AND THE APPLICANT ACTUALLY
07:11:38 WANTED TO GO MEET WITH THE GENOVA RESIDENTS.
07:11:41 SO THEY HAVE HAD A MEETING.
07:11:43 I DON'T KNOW HOW RELEVANT THAT PETITION IS THAT WAS IN YOUR
07:11:46 E-COMMENTS.
07:11:47 WE DID GET A COUPLE OF E-COMMENTS ABOUT THE SINGLE-FAMILY
07:11:51 SEPARATE ONES.
07:11:52 WE GOT A LETTER THAT QUESTIONED THE PARKING AND THERE WERE
07:11:56 SOME COMMENTS ABOUT THE ARCHITECTURAL AND THE COLOR
07:11:59 SELECTION.
07:12:00 SO THIS WAS ALL SENT TO YOU I THINK IT WAS YESTERDAY.
07:12:05 IN THE MEANTIME, THE APPLICANT HAS HAD ANOTHER MEETING WITH
07:12:10 THE NEIGHBORS OR THE RESIDENTS ON APRIL 1st.
07:12:13 NO JOKE, IT WAS APRIL FOOLS' DAY.
07:12:16 BUT SINCE THEN, WE HAVE RECEIVED A COUPLE OF LETTERS FROM

07:12:21 THE HOAs.
07:12:23 GENOVA 1 AND GENOVA 2.
07:12:26 AND THEY SENT ACTUALLY TO THE BARRON COLLIER PEOPLE SOME
07:12:31 KIND OF A SUMMARY OF THEIR RECENT MEETING AND SAID HERE ARE
07:12:34 SOME CONCERNS THAT WE STILL HAVE -- SOMEBODY HAS THE NEWS ON
07:12:39 AND IT'S DISTRACTING ME.
07:12:41 THE COMMENTS WERE SENT TO BARRON COLLIER WHO IS HERE
07:12:45 TONIGHT.
07:12:46 HE'LL ADDRESS IT, THAT SAID THAT THE PEOPLE WHO STILL
07:12:48 OPPOSED IT HAD SOME COMMENTS AND HERE'S A SUMMARY OF WHAT
07:12:51 THEY ARE.
07:12:52 THEY WILL EXPLAIN THAT.
07:12:53 IT HAD TO DO WITH COLORS, PARKING, AND SOME OF THE LAKE
07:12:57 VIEWS.
07:12:57 AND IN THE MEANTIME, JAIME RESPONDED FROM BARRON COLLIER
07:13:02 BACK TO THE HOA, GENOVA 1 AND 2 AND SAID HERE IS OUR SUMMARY
07:13:07 OF WHAT WE CAN DO, AND THEY ARE GOING TO MAKE A FEW CHANGES
07:13:10 BASED ON THOSE COMMENTS.
07:13:11 BUT THAT WASN'T SENT TO YOU ALL BECAUSE THAT WAS A
07:13:15 LATE-BREAKING E-MAILS THAT I WAS COPIED ON.
07:13:20 THEY ARE GOING TO EXPLAIN THAT.
07:13:21 AND I'M GOING TO TURN IT OVER TO THEM, UNLESS YOU HAVE ANY

07:13:24 OTHER COMMENTS FOR ME.
07:13:28 >>Scotty Wood: ANYBODY?
07:13:33 >>Mary Gibbs: I'M NOT SURE IF NEALE IS GOING TO SPEAK FIRST

07:13:36 OR JAIME LOPEZ.
07:13:45 >>Jaime Lopez: GOOD EVENING.
07:13:47 FIRST OF ALL, THANK YOU FOR YOUR TIME IN ALLOWING US TO COME
07:13:51 BACK AND PRESENT OUR SUPPLEMENTAL PATTERN BOOK FOR GENOVA.
07:13:54 I ALSO WANT TO TAKE THIS OPPORTUNITY TO THANK OUR GENOVA
07:13:57 RESIDENTS NOT ONLY THE ONES THAT ARE PRESENT HERE, BUT ALSO
07:14:00 ALL OF OUR COMMUNITY AND OUR VOLUNTEERS.
07:14:03 THEY'VE SPENT AN AMOUNT OF TIME LOOKING OVER THE PLAN,
07:14:09 SHARING THEIR COMMENTS WITH US.
07:14:10 I'VE HAD AN OPPORTUNITY TO WORK NOT ONLY WITH THE NEW BOARD
07:14:13 THAT WAS ORIGINATED THIS PAST MARCH, BUT ALSO WITH THE
07:14:19 PREVIOUS BOARD.
07:14:20 I'VE GOT TO SAY THAT ALL OF THEM HAVE BEEN FANTASTIC TO WORK
07:14:24 WITH.
07:14:24 IT'S ALWAYS GOOD TO BE ABLE TO HEAR THEIR THOUGHT, THEIR
07:14:28 COMMENTS, AND I LIKE TO SPEAK BRIEFLY TO WHAT MARY MENTIONED
07:14:32 ON THE LETTER THAT WE RECEIVED FROM THE RESIDENTS.
07:14:35 THAT LETTER WAS INITIATED TO SURVEY GENOVA 1 AND 2
07:14:41 PRESIDENTS SENT TO ALL THE RESIDENTS.
07:14:43 THEY WANTED TO GET THEIR THOUGHTS AND UNDERSTAND HOW THE
07:14:48 COMMUNITY FELT ABOUT THE PROJECT AFTER WE PRESENTED THE
07:14:52 PATTERN BOOK THAT YOU HAVE IN FRONT OF YOU.
07:14:54 WE'RE VERY PLEASED WITH THE RESULTS.
07:14:56 OVER 65% OF THE RESIDENTS THAT RESPONDED TO THE SURVEY ARE
07:15:01 READY TO MOVE FORWARD.

07:15:02 THEY LIKE THE PLAN.
07:15:04 WE HAVE 35% THAT WERE NOT IN FAVOR OF OUR PLAN.
07:15:09 BOTH GROUPS CAME TOGETHER WITH THE GENOVA 1 AND GENOVA 2
07:15:14 PRESIDENTS AND SHARED THEIR CONCERNS.
07:15:15 THAT'S BASICALLY THE SUMMARY OF THE LETTER THAT MARY WAS
07:15:17 COPIED ON.
07:15:19 SO I LIKE TO TOUCH ON A FEW OF THOSE THINGS BEFORE WE GET
07:15:22 STARTED.
07:15:23 WE CAN DEFINITELY SHARE THAT LETTER WITH YOU GUYS AS WELL AS
07:15:25 OUR RESPONSE SO IT CAN BE ON THE RECORD.
07:15:28 THERE WERE A TOTAL OF SIX ITEMS THAT THEY WERE MAINLY
07:15:32 CONCERNED WITH.
07:15:33 ONE OF THEM WAS THE DESIGN OF THE GENOVA 3 BUILDINGS.
07:15:39 IN MY DISCUSSIONS WITH THE RESIDENTS AND YOU MIGHT HEAR SOME
07:15:43 OF THE COMMENTS TONIGHT AS WELL, THERE ARE CERTAIN RESIDENTS
07:15:46 THAT STILL WOULD LIKE TO SEE THE SAME BUILDINGS THAT WE HAVE
07:15:50 AT GENOVA.
07:15:52 AND LIKE WE MENTIONED DURING OUR LAST INFORMATION MEETING,

07:15:55 UNFORTUNATELY, THAT IS NOT FEASIBLE.
07:15:58 THAT IS NOT A PLAN THAT WE WILL MOVE FORWARD WITH.
07:16:01 SO WHAT WE TRY TO DO IS TAKE AS MANY ELEMENTS AS POSSIBLE
07:16:05 FROM THE CURRENT BUILDINGS AND WORK HARD IN THE ARCHITECTURE
07:16:09 AND THE DESIGN FROM WHAT YOU SAW FIRST BACK IN SEPTEMBER AND
07:16:14 TRY TO CREATE A LUXURY PRODUCT THAT WILL BE COMPLEMENTARY TO
07:16:19 GENOVA.

07:16:19 HOPEFULLY AS WE GO THROUGH THE PRESENTATION AND YOU GET AN
07:16:22 OPPORTUNITY TO SEE THE NEW RENDERINGS, YOU'LL RECOGNIZE THE
07:16:26 IMPROVEMENTS FROM WHAT WE HAVE PRESENTED BEFORE AND HOW THEY
07:16:29 ARE COMPLEMENTARY TO THE CURRENT PRODUCT WE HAVE AT GENOVA.
07:16:34 IN ADDITION TO THAT, THEY BROUGHT UP THE PAINT COLOR.
07:16:43 AS YOU MIGHT RECALL, THERE ARE MULTIPLE COLORS AT GENOVA,
07:16:48 AND WE ARE CURRENTLY USING THREE COLORS THAT ARE AT GENOVA
07:16:53 AS OUR BASE COLORS FOR OUR LUXURY VILLAS AND OUR TOWNHOMES.
07:16:59 WE ARE TRYING TO RESPECT THE VILLAGE LDC REQUEST TO USE
07:17:07 WARM, SOFTER TONES ON THE ARCHITECTURE, SO WE WANT TO MAKE
07:17:11 SURE THAT WE NOT ONLY RESPECT THAT REQUEST BUT ALSO CAN
07:17:14 MAINTAIN COMPATIBILITY WITH THE PROJECT, AND YOU WILL BE
07:17:17 ABLE TO SEE IN ONE OF THE PAGES IN THE PATTERN BOOK THE
07:17:21 COLORS THAT WE'RE USING, LIKE I MENTIONED.
07:17:23 THOSE ARE EXISTING COLORS AT GENOVA.
07:17:26 SOME OF THE BRIGHTER COLORS THAT ARE IN GENOVA WOULDN'T
07:17:29 NECESSARILY WORK AT A SMALLER SCALE WITH THE PRODUCT THAT WE
07:17:33 HAVE.
07:17:33 IT WILL DEFINITELY SEEM FORCED.
07:17:36 AND WE WANT TO MAKE SURE THAT THIS IS COHESIVE, THAT IT
07:17:38 LOOKS GOOD.
07:17:39 THAT THE RESIDENTS AND BARRON COLLIER AND TC HOMES CAN BE
07:17:44 PROUD OF THAT PRODUCT.
07:17:46 WITH THE COLORS THAT WE HAVE IN PLACE, WE FEEL THAT WE
07:17:48 ACHIEVED THAT.

07:17:49 ANOTHER OF THE ITEMS RAISED BY THE RESIDENTS, WHICH WERE
07:17:57 ALSO DISCUSSED THE LAST TIME WE WERE HERE WAS PARKING.
07:18:00 THE MAIN CONCERN IS SURFACE PARKING.
07:18:04 WE HAD A NUMBER OF GUEST PARKING SPOTS AROUND THE LAKE.
07:18:08 WE HAD A TOTAL OF 14 THAT RESIDENTS WERE NOT IN SUPPORT OF.
07:18:14 IN ADDITION TO THAT, THERE WERE CONCERNS BASED ON THE
07:18:16 TOWNHOMES, THE LUXURY VILLAS, HOW MUCH PARKING IS THERE.
07:18:20 WE RESPONDED TO THE RESIDENTS LETTING THEM KNOW THE DETAILS
07:18:24 BEHIND OUR PLAN.
07:18:25 EVERY TOWNHOME WILL HAVE A TWO-CAR GARAGE.
07:18:28 EVERY LUXURY VILLA WILL HAVE AN OPTION OF A BEDROOM
07:18:33 DOWNSTAIRS, AND IF THE BUYER CHOOSES TO HAVE A BEDROOM
07:18:36 DOWNSTAIRS, THEN THEY WILL HAVE A ONE-CAR GARAGE.
07:18:39 OTHERWISE THEY WILL HAVE A TWO-CAR GARAGE.

07:18:41 NEXT TO THE LUXURY VILLAS, THERE'S GOING TO BE A PARKING
07:18:45 SPOT FOR ALL OF THOSE LUXURY VILLAS AS WELL.
07:18:49 THERE'S SUFFICIENT PARKING FOR THE RESIDENTS.
07:18:52 WE ALSO HAVE PARALLEL PARKING ALONGSIDE CORKSCREW THAT IT'S
07:18:57 BASICALLY HIDDEN FROM THE REST OF THE COMMUNITY.
07:18:59 AND FROM THE OUTSIDE, WHEN YOU'RE DRIVING THROUGH CORKSCREW,
07:19:02 WE'RE GOING TO HAVE ENOUGH LANDSCAPING THERE WITH A FENCE
07:19:05 AND MAKE SURE THAT THE VISIBILITY IS REDUCED, AND IF YOU'RE
07:19:10 DRIVING, YOU'RE NOT GOING TO SEE THOSE VEHICLES FROM THE
07:19:12 OUTSIDE.
07:19:12 AS WE WENT BACK AND LOOKED AT OUR DESIGN, LOOKED AT OUR

07:19:17 PARKING REQUIREMENTS AND HEARING THE CONCERNS FROM THE
07:19:19 RESIDENTS AND HOW CAN WE ACCOMMODATE SOME OF THOSE CONCERNS
07:19:23 WITH THE PARKING.
07:19:25 UNFORTUNATELY, AS MARY SAID, THESE DISCUSSIONS HAPPENED THIS
07:19:28 WEEKEND AFTER YOU GUYS HAD RECEIVED THE SUPPLEMENTAL PATTERN
07:19:31 BOOK, BUT IN THE DESIGNS THAT YOU HAVE IN FRONT OF YOU,
07:19:35 YOU'LL SEE THAT WE REDUCE THE PARKING SPACES AROUND THE LAKE
07:19:37 FROM THE ORIGINAL 14 TO NOW 8 SPACES.
07:19:41 AND AFTER OUR DISCUSSION WITH THE RESIDENTS AND REVIEWING
07:19:44 OUR PLANS WITH OUR ENGINEERS, WE ARE GLAD TO BE ABLE TO SAY
07:19:50 THAT WE WILL ELIMINATE ALL OF THOSE EIGHT PARKING SPACES
07:19:53 THAT ARE AROUND THE LAKE AND WE CAN STILL MEET OUR PARKING
07:19:57 REQUIREMENT.
07:19:58 IT WILL BE ABLE TO CREATE A NICE SENSE OF COMMUNITY AS
07:20:01 PEOPLE ARE WALKING AROUND THE LAKE AND IT WILL AVOID THAT
07:20:05 CONCERN THAT RESIDENTS HAVE OF SEEING THOSE VEHICLES AS THEY
07:20:09 ARE WALKING THROUGHOUT THE COMMUNITY.
07:20:10 IN ADDITION, THE LUXURY VILLAS THAT HAVE THE PARKING ON THE
07:20:16 SIDE, DUE TO THE TWO-STORY BUILDINGS THAT WE HAVE IN PLACE
07:20:20 FOR THE LUXURY VILLAS, THE VISIBILITY OF THOSE CARS IS GOING
07:20:23 TO BE VERY LIMITED.
07:20:24 THOSE VEHICLES ARE GOING TO BE IN BETWEEN THE UNITS, AND
07:20:27 YOU'LL SEE A LITTLE BIT MORE OF THAT AS STEVE GOES THROUGH
07:20:32 THE PLAN.
07:20:33 THE END UNITS THAT ARE THE ONLY ONES THAT DON'T HAVE A

07:20:36 BUILDING IN FRONT OF THEM, WE WILL MAKE SURE THAT WE CAN
07:20:39 INCREASE LANDSCAPING SO WE CAN BUFFER THE VISIBILITY FOR
07:20:43 THOSE.
07:20:43 THREE MORE THINGS THAT WERE RAISED IN THIS SURVEY, THE TRASH
07:20:50 CANS AND RECYCLE BINS, THE QUESTION WAS ASKED FOR THOSE
07:20:54 LUXURY VILLAS AND TOWNHOMES, HOW IS TRASH GOING TO BE
07:20:57 HANDLED?
07:20:58 ARE THEY GOING TO HAVE TRASH CANS OUTSIDE?
07:21:00 AND THE GARAGES ARE BIG ENOUGH -- THEY WILL BE BIG ENOUGH TO
07:21:03 HAVE THE TRASH CANS INSIDE, AND THEN WE WILL MAKE SURE THAT

07:21:07 IN THE DOCUMENTS OF THE ASSOCIATION THAT OUR SPECIFIC RULES
07:21:12 THAT WILL PREVENT RESIDENTS FROM KEEPING THEIR TRASH CANS
07:21:14 OUTSIDE AND THEY WILL ONLY BE ABLE TO BRING THEM OUT DURING
07:21:17 PICKUP DAY.
07:21:19 THERE WAS A SMALL DISCUSSION ON PALM TREES.
07:21:22 WE MENTIONED HOW WE STILL HAVE TO PROVIDE A MORE DETAILED
07:21:25 LANDSCAPE PLAN BEFORE WE MOVE FORWARD, AND WE'LL MAKE SURE
07:21:29 TO INCORPORATE PALM TREES INTO OUR DESIGN.
07:21:31 WE HAD INTENDED TO DO SO.
07:21:33 THIS TIME AROUND WE WERE CONCENTRATING MOSTLY ON OUR SITE
07:21:35 PLAN AND THE OVERALL ARCHITECTURE.
07:21:37 THE FINAL PIECE THAT WAS THE BIGGEST CONCERN WITH THE
07:21:41 RESIDENTS IS THE DUES FOR THE COMMUNITY AND HOW WE ARE --
07:21:47 WHAT WE ORIGINALLY CAME, WE PRESENTED 171 UNITS AND NOW
07:21:51 WE'RE REDUCING THAT TO 162 UNITS MAINLY BECAUSE WE HAVE TO

07:21:55 GO BACK AND LOOK AT THE SITE PLAN, THE ENGINEERING AND TRY
07:21:59 TO FIT AS MANY UNITS AS POSSIBLE WHILE STILL MEETING ALL OUR
07:22:03 REQUIREMENTS, UNDERGROUND UTILITIES, ACCESS TO EMERGENCY
07:22:05 VEHICLES.
07:22:07 SO WHAT WE'RE DOING WITH RESIDENTS IN COLLABORATION WITH
07:22:10 GENOVA 1 AND GENOVA 2 IS WE'LL MAKE SURE THAT FOR THE
07:22:13 REMAINDER OF 2022, ALL OF 2023 AND ALL OF 2024, THE BUDGET
07:22:20 WILL STAY WITH 171 UNITS.
07:22:22 SO EVEN THOUGH OUR REVISED PLAN IS FOR 162, WE WILL MAKE
07:22:27 SURE TO FUND THE DIFFERENCE.
07:22:29 I HAD A DISCUSSION WITH THE GENOVA 1 PRESIDENT TODAY.
07:22:32 WE'LL WORK ON A DOCUMENT THAT CAN BE REVIEWED BY THE
07:22:34 ATTORNEYS AS WELL SO THEY KNOW THAT WE ARE IN THIS TOGETHER.
07:22:37 WE WANT TO MAKE SURE THAT WE CAN ALLEVIATE SOME OF THE
07:22:40 PRESSURE AND THAT THEY FEEL THERE'S CONSISTENCY IN THE DUES
07:22:43 GOING FORWARD.
07:22:44 THOSE WERE THE MAIN POINTS THAT WERE ADDRESSED WITH THE
07:22:48 RESIDENTS.
07:22:52 FROM THE RESPONSES THAT I RECEIVED, WE'VE HAD RESIDENTS THAT
07:22:55 HAVE REACHED OUT TO US IN SUPPORT OF THE PLAN.
07:23:00 I THINK ALL OF THE COMMUNITY, JUST LIKE US, THEY UNDERSTAND
07:23:03 THIS IS A COMMON GOAL.
07:23:05 WE WANT TO GET THIS COMPLETED.
07:23:07 EVERYONE WANTS THIS PROJECT TO BE FINISHED IN A GREAT MANNER
07:23:11 WITH LUXURY PRODUCT THAT CAN BE COMPLEMENTARY TO GENOVA.

07:23:16 WE'VE BEEN AWAY FOR THE LAST FEW MONTHS WORKING DILIGENTLY
07:23:19 ON THIS, MAKING SURE THAT OUR ENGINEERS, OUR ARCHITECTS HAVE
07:23:24 PUT IN THE TIME AND EFFORT TO COME UP WITH WHAT WE BELIEVE
07:23:29 IS THE BEST PLAN FORWARD.
07:23:31 YOU'LL SEE OVER THE NEXT SLIDE, AS STEVE GOES THROUGH THEM,
07:23:35 THAT A LOT OF TIME AND DETAIL WENT INTO THIS.

07:23:37 A LOT OF THOUGHT WENT INTO THE PLAN THAT WE HAVE FORWARD.
07:23:40 AND WE DO BELIEVE THAT THIS IS WHAT THE MARKET DEMANDS AT
07:23:43 THE MOMENT, WILL BE ABLE TO COMPLETE THE PROJECT AS
07:23:46 ANTICIPATED, AND THE RESIDENTS WILL HAVE A PRODUCT THAT THEY
07:23:49 CAN BE PROUD OF AND ESTERO CAN BE PROUD OF AS WELL.
07:23:52 SO WITH THAT, I'LL PASS IT ON TO STEVE AND I'LL COME BACK
07:23:57 FOR QUESTIONS, UNLESS YOU HAVE ANY QUESTIONS FOR ME AT THE
07:23:59 MOMENT.
07:24:02 >>Anthony Gargano: I'VE GOT A QUESTION.
07:24:04 AND MAYBE IT'S THE ELEPHANT IN THE ROOM.
07:24:06 WE KEEP HEARING THAT IT'S JUST NOT FEASIBLE TO COMPLETE THE
07:24:13 PROJECT.
07:24:14 >>Jaime Lopez: CORRECT.
07:24:15 >>Anthony Gargano: WHAT IS THE COMPELLING REASON THAT IT'S
07:24:16 NOT FEASIBLE TO COMPLETE THE PROJECT?
07:24:19 THERE WAS A TIME WHEN THERE WAS A LOT OF NEGOTIATING BETWEEN
07:24:25 THE DEVELOPER AND THE VILLAGE TO PROVIDE THE DEVELOPER A LOT
07:24:35 OF OPPORTUNITY TO BUILD WHAT WAS GOING TO BE AN
07:24:46 ARCHITECTURAL ACHIEVEMENT TO AN AREA THAT WAS THE PRIME AREA

07:24:55 IN THE VILLAGE.
07:25:01 AND TWO-THIRDS OF THE WAY THROUGH THE PROJECT, ALL OF A
07:25:04 SUDDEN ALL WE HEAR IS, WELL, IT'S NOT FEASIBLE TO COMPLETE
07:25:08 THE PROJECT.
07:25:09 WHAT'S THE COMPELLING REASON?
07:25:11 >>Jaime Lopez: SURE.
07:25:12 I CAN DEFINITELY GIVE YOU SOME DETAIL ON THAT.
07:25:14 FIRST OF ALL, I AGREE WITH YOU, THE DESIGN OF GENOVA, IT'S
07:25:19 MAGNIFICENT, AND IT'S SOMETHING THAT STANDS OUT COMPARED TO
07:25:24 OTHER PRODUCT TYPES THAT ARE IN THE COMMUNITY.
07:25:29 UNFORTUNATELY, THE COST OF THE BUILDINGS WHEN THEY WERE
07:25:32 CONSTRUCTED WAS NOT PRICED CORRECTLY AGAINST THE SALES THAT
07:25:36 WERE DONE.
07:25:37 SO EVERY TIME A UNIT WAS SOLD, IT WAS SOLD FOR ABOUT A
07:25:43 HUNDRED TO 150 THOUSAND DOLLARS LESS THAN WHAT IT ACTUALLY
07:25:46 COST TO BUILD.
07:25:46 SO WHEN WE LOOK AT OUR TOTAL COSTS FOR THE LAST FOUR
07:25:51 BUILDINGS, WE ARE LOSING SO FAR, AND WHEN I SAY LOSING, I
07:25:55 DON'T MEAN WE'RE MAKING LESS PROFIT.
07:25:57 I MEAN WE'RE ACTUALLY IN THE RED.
07:25:59 OVER $10 MILLION IN THE FOUR BUILDINGS THAT WE HAVE.
07:26:02 OKAY?
07:26:04 WE'RE MISSING OVER -- LOSING OVER $10 MILLION IN THE
07:26:10 BUILDINGS THAT WE HAVE SO FAR.
07:26:12 WE TRIED ONCE WE TOOK OVER THE PROJECT TO MARKET AND SELL

07:26:19 THE REMAINING TWO BUILDINGS.
07:26:21 AND WHEN WE DID THAT, WE HAD TO GO BACK AND WE HAD TO

07:26:27 ANALYZE THE COST OF THE BUILDINGS AND MAKE SURE THE NEW
07:26:29 UNITS WOULD BE PRICED ACCORDINGLY.
07:26:31 WHEN WE DID THAT, WE NEEDED TO GET AT LEAST 25 UNITS UNDER
07:26:36 CONTRACT TO BE ABLE TO START CONSTRUCTION FROM OUR BANKING.
07:26:41 AT THAT POINT, OVER A YEAR AND A HALF, WE ONLY GOT THREE
07:26:44 UNITS UNDER CONTRACT.
07:26:45 SO WHEN WE ADJUSTED OUR PRICE TO REFLECT WHAT OUR COSTS WERE
07:26:53 AND MAKE SURE THAT IT WAS ACCURATE TO REALITY, THE MARKET
07:26:57 DIDN'T SUPPORT THAT.
07:26:59 WE GAVE IT A GOOD TRY FOR OVER A YEAR AND A HALF.
07:27:04 UNFORTUNATELY, IT WOULD STAY WITH THAT PATH, THE PROJECT
07:27:09 WOULD NEVER BE COMPLETED.
07:27:10 BECAUSE, ONE, THE COST OF THE UNIT TO THE END USER, IT'S A
07:27:14 LOT HIGHER THAN WHAT THE USER IS WILLING TO PAY FOR THOSE.
07:27:17 THE RESIDENTS THAT ARE CURRENTLY AT GENOVA GOT A FANTASTIC
07:27:22 DEAL FOR THEIR UNITS.
07:27:23 THEY GOT A UNIT THAT IS QUALITY PRODUCT, BUT IT COST A LOT
07:27:28 MORE TO BUILD THAN WHAT THEY PAID FOR IT THAT IS THE MAIN
07:27:35 REASON WHEN WE SAY IT'S NOT FEASIBLE BECAUSE WE'RE ALREADY
07:27:38 IN THE NEGATIVE OVER $10 MILLION ON THIS PROJECT, AND
07:27:41 BUILDING THOSE TWO BUILDINGS FIRST WAS NOT POSSIBLE BECAUSE
07:27:45 WE DIDN'T HAVE THE SALES AND THE DEMAND FROM THE MARKET AT
07:27:49 THE PRICE THEY NEED TO BE PRICED AT.

07:27:52 UNTIL WE ARE NOT GOING TO CUT BACK AND TRY TO CONTINUE TO
07:27:55 GROW OUR LOSSES ON THOSE TWO ADDITIONAL BUILDINGS.
07:27:58 WE HAVE TO COME BACK TO THE DRAWING BOARD AND SAY, WELL, WE
07:28:01 DON'T WANT TO WALK AWAY FROM THE PROJECT.
07:28:03 THAT IS NOT IN OUR NATURE.
07:28:04 SO WHAT CAN WE DO?
07:28:06 AND WE SPENT OVER A YEAR LOOKING AT WHAT IS THE BEST AND
07:28:10 HIGHEST USE FOR THIS LAND THAT WE CAN HAVE A PRODUCT THAT IS
07:28:13 COMPATIBLE WITH THE CURRENT BUILDINGS, THAT THE MARKET
07:28:17 WANTS, THAT THERE'S DEMAND AND THAT WE'RE NOT GOING TO BE
07:28:20 SITTING HERE SIX YEARS FROM NOW WONDERING WHETHER WE'RE
07:28:26 GOING TO BE ABLE TO SELL ALL THE UNITS.
07:28:28 NOT ONLY THAT, AS A MAJORITY OF THE RESIDENTS CAN SPEAK OF
07:28:30 HERE, EVERY UNIT THAT THEY BOUGHT, THEY HAD TO WAIT CLOSE TO
07:28:33 TWO YEARS TO BE ABLE TO HAVE THEIR UNIT DELIVERED.
07:28:37 THAT IS NOT SUITABLE FOR NEW BUYERS NOW.
07:28:41 SO WE WANT TO MAKE SURE THAT WE CAN CREATE A PRODUCT THAT,
07:28:45 LIKE I SAID, THE MARKET SUPPORTS, THAT THERE IS A HIGH
07:28:48 DEMAND FOR, PRICED AT A HIGH VALUE THAT IS NOT ONLY GOING TO
07:28:55 ELEVATE ESTERO, BUT IT'S GOING TO ELEVATE THE PRICES FOR THE
07:28:58 CURRENT RESIDENTS, THAT IS LUXURY WITH LUXURY FINISHES AND
07:29:04 THAT IS COMPATIBLE WITH THE REST OF THE BUILDING.
07:29:06 I DON'T KNOW IF THAT KIND OF ANSWERS YOUR QUESTION.
07:29:11 >>Anthony Gargano: WELL, YOU STILL MAINTAIN THAT POSITION

07:29:13 EVEN IN TODAY'S MARKET?

07:29:15 >>Jaime Lopez: YEAH.
07:29:15 >>Anthony Gargano: WHAT'S HAPPENING IN TODAY'S REAL ESTATE
07:29:17 MARKET?
07:29:18 >>Jaime Lopez: YEAH, YEAH.
07:29:19 BEFORE WE WENT WITH THIS PRODUCT, WE DID A MARKET RESEARCH
07:29:22 WITH JOHN BURNS, ONE OF THE LARGEST REAL ESTATE RESEARCH
07:29:26 FIRMS IN THE COUNTRY, AND THEY HELP US DECIDE THE PRODUCT
07:29:30 THAT WE'RE GOING TO GO IN HERE.
07:29:32 THE MARKET IS NOT SUPPORTING THOSE CONDOS AT THAT PRICE.
07:29:35 BUT THE LUXURY VILLAS AND THE --
07:29:38 >>Anthony Gargano: WHAT ABOUT TODAY'S MARKET?
07:29:40 I'M NOT TALKING ABOUT A YEAR AGO, YEAR AND A HALF AGO.
07:29:42 >>Jaime Lopez: YEAH, IN TODAY'S MARKET, THE PROBLEM IS THE
07:29:46 PRICE TODAY TO BUILD THOSE BUILDINGS IS A LOT HIGHER THAN
07:29:48 WHAT IT WAS FOUR YEARS AGO WHEN WE WERE LOOKING AT THIS,
07:29:53 WHICH MEANS THE PRICE THAT WE WILL HAVE TO SET FOR THE SALES
07:29:58 WILL BE A LOT HIGHER THAN WHAT IT WAS BEFORE.
07:30:00 SO WE ARE LOOKING AT -- IT'S A DISPROPORTIONATE RATIO
07:30:05 BETWEEN THE COST AND WHAT THE MARKET WILL SUPPORT FROM A
07:30:08 SALES STANDPOINT.
07:30:11 >>Anthony Gargano: THE OTHER COMMENT I WOULD MAKE, YOU SAID
07:30:13 YOU LOST $10 MILLION DOING THIS PROJECT.
07:30:16 I JUST READ AN ARTICLE ABOUT BARRON COLLIER HAVING THE
07:30:22 STRONGEST BEST FINANCIAL YEAR LAST YEAR THAT THEY HAVE EVER
07:30:25 HAD.

07:30:29 >>Jaime Lopez: YEAH.
07:30:31 JUST BECAUSE OUR COMPANY IN AGGREGATE IS DOING WELL AND WE
07:30:34 HAVE OTHER PROJECTS LIKE AVA MARIA THAT IS HAVING RECORD
07:30:38 SALES, IT DOESN'T MEAN THAT WE'RE GOING TO BE OKAY WITH A
07:30:44 PROJECT LOSING MONEY FOR US.
07:30:45 WE'RE NOT IN THE BUSINESS OF LOSING MONEY.
07:30:47 WE WANT TO BE ABLE TO BE IN PROJECTS THAT ARE PROFITABLE FOR
07:30:50 THE COMPANY.
07:30:52 AGAIN, I WANT TO MAKE SURE THIS IS CLEAR, WHEN WE'RE SAYING
07:30:54 THAT WE'RE LOSING MONEY ON THIS PROJECT, I DON'T MEAN WE'RE
07:30:57 MAKING LESS PROFIT THAT WE HAD ANTICIPATED.
07:31:00 IT DOESN'T MEAN THAT WE'RE THINKING WE'RE GOING TO MAKE $15
07:31:03 MILLION AND NOW WE'RE MAKING 5.
07:31:06 IT MEANS WE'RE TAKING THAT ZERO PROFIT AND IT'S GOING DOWN
07:31:09 INTO THE NEGATIVE.
07:31:10 SO JUST BECAUSE OTHER PROJECTS ARE DOING WELL, DOESN'T MEAN
07:31:13 WE'RE GOING TO CONTINUE TO PUT GOOD MONEY INTO BAD MONEY.
07:31:18 >>Barry Jones: IS THE RESALE MARKET IN THERE NOT SUPPORT THE
07:31:20 COST TO CONSTRUCT?
07:31:23 >>Jaime Lopez: THERE HAS BEEN AN INCREASE ON THE PRICES THAT

07:31:25 ARE THERE FROM WHAT THEY ORIGINALLY PURCHASED THEIR UNITS
07:31:28 AT, BUT IT'S NOT HIGH ENOUGH TO SUPPORT THE CURRENT COST TO
07:31:32 BUILD THOSE UNITS.
07:31:38 >>Anthony Gargano: I JUST FEEL THAT, YOU KNOW, AS A MEMBER
07:31:43 OF THIS BOARD, ONE OF THE THINGS THAT WE OWE, THAT I OWE TO

07:31:49 THE RESIDENTS, NOT JUST THE RESIDENTS OF GENOVA, THE
07:31:53 RESIDENTS OF ESTERO.
07:31:59 WE HAD MADE A COMMITMENT, WE PROMISED TO DELIVER SOMETHING.
07:32:06 NOW TWO-THIRDS OF THE WAY THROUGH THE PROJECT, I DROVE BY
07:32:11 THAT PROJECT ON MY WAY HERE.
07:32:13 IT IS A BEAUTIFUL PROJECT.
07:32:15 >>Jaime Lopez: I AGREE.
07:32:16 >>Anthony Gargano: IT'S SAD THAT IT CAN'T BE COMPLETED.
07:32:21 THE ORIGINAL VISION FOR THAT PROJECT I THOUGHT WAS
07:32:27 OUTSTANDING.
07:32:27 >>Jaime Lopez: YES. AND I SHARE -- YOU KNOW, WE SHARE IN
07:32:31 THAT SADNESS.
07:32:32 THERE'S NOTHING MORE THAN WE WOULD LIKE TO BE ABLE TO HAVE
07:32:35 UNITS THAT ARE PRICED FOR THE MARKET CORRECTLY THAT WILL
07:32:40 SUPPORT THE COST, AND WE CAN SAY THE PROJECT WAS FINISHED AS
07:32:43 INTENDED.
07:32:43 UNFORTUNATELY, THAT IS NOT THE REALITY TODAY.
07:32:48 AND THAT IS NOT GOING TO HAPPEN.
07:32:52 THE COST ARE ASTRONOMICAL COMPARED TO WHAT THE PRICES WILL
07:32:57 SUPPORT.
07:32:58 SO, YES, I SHARE IN YOUR SADNESS AND I UNDERSTAND THE
07:33:03 FRUSTRATION FROM THE RESIDENTS.
07:33:05 I DO, BECAUSE WE SHARED THE SAME FRUSTRATIONS.
07:33:08 WE ARE NOT HAPPY THAT THIS PROJECT IS LOSING THAT AMOUNT OF
07:33:11 MONEY, BUT WE WANT TO DO THE RIGHT THING HERE.

07:33:14 WE DON'T WANT TO LEAVE THOSE FIELDS EMPTY OR HAVE TO SELL
07:33:19 THAT TO SOMEBODY ELSE OR DO ANOTHER OPTION IN THERE.
07:33:23 WE WANT TO DO THE RIGHT THING AND WE WANT TO FINISH THIS
07:33:26 PROJECT.
07:33:26 I KNOW THE RESIDENTS ARE TIRED OF LOOKING AT AN EMPTY FIELD.
07:33:30 WE ARE TIRED OF HAVING AN EMPTY FIELD.
07:33:33 AND SEEING THAT THE PROJECT IS NOT COMPLETED.
07:33:36 SO WE ARE WORKING HARD WITH WHAT IS THE BEST OPTION TO DO
07:33:41 WHAT IS RIGHT HERE.
07:33:43 FIND A GOOD ALTERNATIVE PRODUCT FOR THE COMMUNITY THAT THE
07:33:46 MARKET WILL SUPPORT THAT CAN BE PRICED ACCORDINGLY, THAT CAN
07:33:49 BE COMPLETED IN A LUXURY FASHION THAT EVERYONE CAN BE PROUD
07:33:53 OF.
07:33:59 >>Scotty Wood: ANYONE ELSE?
07:34:01 >>Kristin Jeannin: YOU MENTIONED THAT YOU WERE ELIMINATING
07:34:03 THE EIGHT PARKING SPACES, BUT THAT'S THE EIGHT THAT I'M

07:34:06 STILL SEEING ON HERE.
07:34:07 >>Jaime Lopez: YEAH, CORRECT.
07:34:09 BECAUSE THOSE DISCUSSIONS HAPPENED OVER THE WEEKEND AFTER WE
07:34:12 HAD SUBMITTED THE PATTERN BOOK, YOU'LL SEE ON ONE OF THE
07:34:15 RENDERINGS THAT THERE IS A VIEW FROM THE LAKE AND THERE ARE
07:34:18 EIGHT PARKING SPACES AROUND THE LAKE.
07:34:20 THOSE HAVE BEEN COMPLETELY ELIMINATED.
07:34:23 >>Kristin Jeannin: -- SEVERAL PAGES --
07:34:26 >>Jaime Lopez: IF I CAN ASK TO PLEASE IGNORE THE EIGHT

07:34:31 PARKING SPACES THAT WOULD BE GREAT.
07:34:33 THEY ARE NOT PLANNING TO BE THERE ANY LONGER.
07:34:38 >>James Tatooles: HOW DO YOU TIE THE SECURITY OF GENOVA TO
07:34:41 THE NEW PRODUCT?
07:34:44 >>Jaime Lopez: THE ROAD THAT'S CURRENTLY IN GENOVA WILL MAKE
07:34:47 A LOOP AROUND THE LAKE.
07:34:50 THIS PRODUCT IS A PART OF GENOVA.
07:34:54 AS PART OF OUR ORIGINAL PLAN, THERE IS AN EXIT GATE AT THAT
07:35:00 CORNER OF THIS PROJECT.
07:35:01 SO THIS IS JUST GOING TO BE INTEGRATED INTO THE COMMUNITY
07:35:04 JUST LIKE THE OTHER BUILDINGS.
07:35:06 THE FENCE WILL GO AROUND THE WHOLE COMMUNITY.
07:35:11 THERE'S ONLY GOING TO BE THE MAIN ENTRANCE WHERE WE HAVE THE
07:35:14 GUARDHOUSE AND THEN THERE'S GOING TO BE THAT EXIT FOR NOT
07:35:16 ONLY THE NEW RESIDENTS BUT ALSO THE REST OF THE COMMUNITY.
07:35:25 >>Scotty Wood: I HAVE A QUESTION.
07:35:26 THE LUXURY VILLAS ARE 2500 SQUARE FEET, I READ.
07:35:29 DOES THAT INCLUDE THE GARAGE?
07:35:33 >>Jaime Lopez: THAT IS ALL -- YEAH, THAT IS ALL IN INCLUDING
07:35:36 THE GARAGE, YES.
07:35:37 >>Scotty Wood: SO UNLESS YOU GO TO THE ONE-CAR GARAGE,
07:35:42 YOU'RE TALKING ROUGHLY 2100 SQUARE FEET OF LIVING SPACE.
07:35:48 >>Jaime Lopez: CORRECT.
07:35:49 UNDER AIR.
07:35:53 >>Scotty Wood: I'M A LITTLE BIT -- YOU REFER TO THEM AS

07:35:56 LUXURY VILLAS, BUT A LUXURY VILLA WITH A ONE-CAR GARAGE I
07:36:01 HAVE DIFFICULTY RELATING TO.
07:36:04 >>Jaime Lopez: WELL, YOU KNOW, PART OF THE MARKETABILITY OF
07:36:07 THE PRODUCT IS BEING ABLE TO OFFER THE OPTION TO BUYERS IF
07:36:10 THEY WANT TO HAVE A BEDROOM DOWNSTAIRS.
07:36:15 WE UNDERSTAND THAT IN THIS MARKET, THE DEMOGRAPHIC THAT
07:36:18 MIGHT BE INTERESTED IN THE PRODUCT MIGHT FIND THE BENEFIT OF
07:36:21 HAVING THAT ONE BEDROOM DOWNSTAIRS.
07:36:23 THAT'S NOT TO SAY THAT WE'LL HAVE A BIG MAJORITY THAT WILL
07:36:26 GO WITH THAT, BUT IF THAT'S THE CASE, THERE IS AN ADDITIONAL
07:36:31 PARKING RIGHT IN BETWEEN THE BUILDING.
07:36:33 SO EVERY HOME WILL AT LEAST HAVE TWO SPOTS AT A MINIMUM FOR

07:36:38 THEIR VEHICLES.
07:36:43 >>Marlene Naratil: HAVE YOU DONE ANY MARKET STUDIES ON THE
07:36:45 DEMAND FOR THIS TYPE OF HOUSING?
07:36:48 >>Jaime Lopez: YES.
07:36:50 >>Marlene Naratil: IT IS DEFINITELY NOT COMPATIBLE WITH WHAT
07:36:53 YOU'VE GOT IN THERE ALREADY WITH THE LARGE BUILDINGS.
07:36:56 BUT I'M WONDERING ABOUT THESE.
07:36:59 DID YOU FIND A POSITIVE RESPONSE WHEN YOU DID YOUR MARKET
07:37:03 STUDIES?
07:37:03 >>Jaime Lopez: YEAH, AS I MENTIONED EARLIER, WE HIRE
07:37:08 RESEARCH, REAL ESTATE RESEARCH COMPANY TO ASSIST US IN NOT
07:37:12 ONLY UNDERSTANDING THE PRODUCT, WHAT USERS WERE DEMANDING,
07:37:16 BUT ALSO THE PRICING THAT WE COULD OBTAIN FOR THIS PRODUCT

07:37:20 SO WE WOULD UNDERSTAND WHERE THEY WERE COMPARED TO THE REST
07:37:23 OF THE COMMUNITY IN ESTERO.
07:37:25 SO, YES, AS PART OF THAT RESEARCH, WE GOT CONFIRMATION THAT
07:37:29 THIS IS A PRODUCT THAT IS DESIRABLE, THAT IS IN HIGH DEMAND,
07:37:33 AND BEING SOMETHING THAT IS GOING TO BE TIED TO GENOVA AND
07:37:37 SHARED WITH THE REST OF THE RESIDENTS WITH THE AMENITIES,
07:37:40 IT'S SOMETHING THAT PROVIDES VALUE AND HAS AN INTEREST IN
07:37:43 THE COMMUNITY.
07:37:51 >>Michael Sheeley: I SEE IN THE SITE PLAN YOU HAVE THE
07:37:53 ENTRANCES TO THE UNITS SURROUNDING THE LAKE, FACING THE
07:37:57 LAKE, BUT THEN DOESN'T THAT IN TURN GIVE YOU A LINE OF
07:38:00 GARAGE DOORS ALONG CORKSCREW ROAD?
07:38:03 >>Jaime Lopez: I'M SORRY.
07:38:05 I COULDN'T HEAR THE LAST QUESTION.
07:38:06 >>Michael Sheeley: ISN'T THERE A LINE OF GARAGE DOORS NOW
07:38:08 PRESENTED TO CORKSCREW ROAD?
07:38:10 >>Jaime Lopez: I WILL LET STEVE SPEAK MORE AS WE GO THROUGH
07:38:13 THE PRESENTATION INTO THE DETAILS.
07:38:15 >>Michael Sheeley: I DON'T SEE ANY RENDERINGS IN HERE THAT
07:38:18 SHOW THAT SIDE OF THE BUILDING.
07:38:23 >>Jaime Lopez: YEAH, THERE'S AN ALLEY THAT GOES INTO --
07:38:28 BEHIND THE HOME, SO THE GARAGE IS FOR THE LUXURY VILLAS FACE
07:38:32 EACH OTHER AND THE ALLEY GOES IN BETWEEN.
07:38:34 SO THE HOMES ARE GOING TO BE FACING CORKSCREW AND THE BACK
07:38:39 OF THEIR HOMES IS GOING TO BE IN THE ALLEY ROAD.

07:38:44 IS THAT CORRECT?
07:38:49 >>Michael Sheeley: NOT WHAT I'M SEEING IN THE TOWNHOMES.
07:38:51 >>Jaime Lopez: I DON'T WANT TO SPEAK SOMETHING INCORRECT.
07:38:55 I'M GOING TO LET JOHN AND STEVE KIND OF TALK OUT THE
07:38:58 DETAILS.
07:38:58 >>Scotty Wood: THAT'S FINE.
07:38:59 IT IS A WORKSHOP.
07:39:01 >>Jaime Lopez: THEY ARE MORE TECHNICAL THAN ME.

07:39:03 THANK YOU.
07:39:03 IF YOU HAVE ADDITIONAL QUESTIONS, I CAN DEFINITELY COME
07:39:05 BACK.
07:39:06 >> TECHNICAL IS THE NICEST THING HE'S EVER CALLED ME.
07:39:08 JOHN ENGLISH, FOR THE RECORD.
07:39:11 SITE CIVIL ENGINEER WITH PENINSULA ENGINEERING WORKING ON
07:39:13 THE PROJECT.
07:39:14 JUST WANTED TO REAL QUICK SAY YOU ARE CORRECT IN YOUR
07:39:16 OBSERVATION.
07:39:17 THE TOWNHOMES ON THE NORTH END OF THE PROJECT, THEIR GARAGES
07:39:21 ARE ON THE ALLEY, WHICH DO FACE CORKSCREW ROAD.
07:39:23 THE LONGER -- I WILL STOP THERE, AND STEVE IS GOING TO
07:39:27 PRESENT TO YOU WHAT WE'RE DOING IN TERMS OF PERIMETER
07:39:30 LANDSCAPING AND FENCING AND THINGS TO SHIELD THAT.
07:39:44 >> GOOD EVENING, EVERYONE.
07:39:46 STEVE SAMMONS WITH PENINSULA ENGINEERING, LANDSCAPE
07:39:51 ARCHITECT.

07:39:52 THANK YOU, JAIME AND JOHN.
07:39:55 I WILL TAKE YOU THROUGH THE SITE PLANS HERE.
07:39:59 YES, AS JAIME MENTIONED, IT HAS BEEN A LITTLE WHILE SINCE
07:40:03 OUR LAST MEETING, BUT WE DID HEAR YOUR COMMENTS AS WELL AS
07:40:08 THE RESIDENTS' COMMENTS.
07:40:09 WE WERE NOT IDLE THIS WHOLE TIME.
07:40:16 WE WERE WORKING THROUGH THE CIVIL ENGINEERING, THE LANDSCAPE
07:40:19 ARCHITECTURE AND THE ARCHITECTURE TO VERIFY THAT WE HAVE A
07:40:22 HIGHLY FUNCTIONING SITE PLAN WITH A HIGH QUALITY PRODUCT AND
07:40:26 ECONOMICALLY VIABLE TO FINISH OFF THE GENOVA PROJECT.
07:40:30 UP ON THE SCREEN IS THE UPDATED MASTER CONCEPT PLAN.
07:40:40 OTHER THAN THE ADDITIONAL -- THE LOOP ROAD THERE, WHICH WAS,
07:40:45 AGAIN, JUST MADE RECENTLY, THE DECISION, BUT YOU SEE THE
07:40:48 EXISTING FOUR GENOVA BUILDINGS AND THEN THE PROPOSED
07:40:53 TOWNHOMES AT THE END OF THE VISTA OF THE LAKE.
07:40:56 AND THEN THE LUXURY VILLAS ON EITHER SIDE OF THAT ON THE
07:41:00 EAST AND WEST SIDES.
07:41:01 THIS IS AN ILLUSTRATIVE ENLARGEMENT PLAN OF THE NORTH END.
07:41:11 IT SHOWS THE TOWNHOMES.
07:41:12 THERE IS A FIVE-PLEX ON THE EAST SIDE.
07:41:15 SIX-PLEX ON THE WEST SIDE, AND THEN THERE'S THE LUXURY
07:41:20 VILLAS, TEN ON EACH SIDE OF THAT.
07:41:22 WE DID DROP A COUPLE OF UNITS TO LOOSEN THINGS UP A LITTLE
07:41:30 BIT AS FAR AS WORKING WITH THE EXISTING UTILITIES AS WELL AS
07:41:36 PROPOSED UTILITIES, VERIFYING THAT WE HAD DRIVE AISLE ACCESS

07:41:41 FOR E.M.S., FOR DELIVERIES, FOR TRASH PICKUP AND ALSO TO GET
07:41:46 THE KIND OF A SPINE SIDEWALK THAT GOES IN BETWEEN THE OUTER
07:41:51 VILLAS HERE.
07:41:52 SO IT'S EASIER ACCESS TO THOSE UNITS.

07:41:55 PARKING AS JAIME MENTIONED, EACH TOWNHOME UNIT WILL HAVE TWO
07:42:02 PARKING GARAGE SPACES.
07:42:08 EACH VILLA WILL HAVE A MINIMUM OF ONE GARAGE PARKING SPACE,
07:42:14 POSSIBLY THE TWO, AND THEN ALSO YOU SEE ON THE SIDE HERE,
07:42:19 THAT THERE WILL BE ONE ADDITIONAL EXTERIOR PARKING SPACE,
07:42:23 AND THEN BEHIND THAT, WE HAVE THE COURTYARD FOR THAT
07:42:28 SPECIFIC UNIT.
07:42:29 SIDEWALK WILL CONTINUE.
07:42:36 AS WE BUILD THE LOOP AROUND THE LAKE HERE, USING THE SAME
07:42:42 PAVERS THAT ARE OUT THERE EXISTING, AND THEN WE'LL CONTINUE
07:42:45 THE SIDE OF THE COMMON AREA SIDEWALK THAT WRAPS ALL THE WAY
07:42:48 AROUND THAT.
07:42:48 BY LOOSENING UP SOME OF THE ARCHITECTURE IN HERE, IT ALSO
07:42:56 CREATED A LITTLE BIT MORE OF A PARK-LIKE SETTING, AND THAT
07:43:00 WILL BE EVEN MORE ENHANCED ONCE WE SHOW THE PARKING BEING
07:43:05 TAKEN OUT THERE.
07:43:07 WE DO HAVE CONNECTIONS TO THE EXTERIOR.
07:43:15 LET ME TALK ABOUT THE FENCE FIRST, THOUGH.
07:43:20 WE WILL CONNECT A FENCE, SIX-FOOT HIGH FENCE, ALUMINUM METAL
07:43:24 PICKET, SIMILAR TO THE FENCING THAT IS USED ALREADY ON THE
07:43:31 GENOVA PROJECT, THAT WILL WRAP AROUND THE OUTSIDE OF THE

07:43:36 DRIVE AND THE UNITS.
07:43:40 IN BETWEEN THE PARALLEL PARKING AND THE LINEAR SIDEWALK,
07:43:45 PARK SIDEWALK ALONG CORKSCREW ROAD HERE, WRAP OVER AND THEN
07:43:49 DOWN ALONG THE OUTSIDE PROPERTY LINE ON VIA COCONUT.
07:43:54 WE WILL HAVE A HEDGE, A HIGHER HEDGE IN FRONT OF THAT ALONG
07:44:00 THE RIGHT-OF-WAY SIDE AS WELL AS ENHANCED LANDSCAPE
07:44:04 THROUGHOUT ALONG BOTH CORRIDORS THERE.
07:44:07 SO IT FILTERS THE VIEWS, ANY VIEWS INTO THE PROJECT.
07:44:12 TRASH, AS JAIME MENTIONED, WOULD BE ROLLOUT BINS, BUT WOULD
07:44:19 ONLY COME OUT ON TRASH DAY, PICKUP DAY.
07:44:24 OTHERWISE THEY WOULD BE IN THE GARAGES.
07:44:33 >>Michael Sheeley: ASK A QUESTION ON THAT PLAN, PLEASE.
07:44:35 ON THE VILLAS, YOU HAVE A LITTLE PARKING SPACE BESIDE THE
07:44:40 BUILDING, CORRECT?
07:44:43 >> STEVE SAMMONS: CORRECT.
07:44:46 >>Michael Sheeley: WHAT IS THE YARD BEYOND THAT?
07:44:48 IS THAT YARD SPACE, A PRIVATE GARDEN?
07:44:50 WHAT IS THAT RIGHT THERE?
07:44:53 >>Steve Sammons: IT WOULD BE A COURTYARD SPACE AND THAT
07:44:55 WOULD BE PRIMARILY UP TO THE OWNER OF THE UNIT ITSELF AS FAR
07:44:58 AS WHAT THEY WOULD PUT IN THERE.
07:44:59 THE FACES OF THE WALLS ARE ABOUT TEN FEET APART, SO NOT LIKE
07:45:06 A LARGE POOL OR ANYTHING COULD BE IN THERE.
07:45:08 TYPICALLY, I'VE SEEN THEM JUST HAVE A SMALLER COURTYARD WITH
07:45:11 SOME TILE PAVERS.

07:45:14 >>Michael Sheeley: VIRTUALLY NO LANDSCAPING BETWEEN THE
07:45:17 BUILDINGS.
07:45:17 >>Steve Sammons: MINIMAL, RIGHT.
07:45:21 >>Michael Sheeley: HOW DOES THAT COMPARE TO THE RENDERING
07:45:24 THAT SHOWS A WALL ALONG THE FRONT OF THE UNIT WHICH I THINK
07:45:29 SHOULD BE A PARKING SPACE, FROM WHAT I CAN TELL FROM YOUR
07:45:33 PLAN?
07:45:37 >>Steve Sammons: I CAN GO TO THAT.
07:45:44 >>Michael Sheeley: THERE.
07:45:44 IS THAT NOT WHERE THE PARKING SPACE IS RIGHT THERE?
07:45:47 >>Steve Sammons: NO.
07:45:48 THE PARKING SPACE WOULD BE ON THE BACK SIDE OF THAT.
07:45:50 THESE WOULD BE THE FRONT ELEVATION HERE AND THE REAR
07:45:56 ELEVATION IS WHERE THE PARKING SPACE WOULD BE.
07:45:57 SO THERE IS -- YOU DO SEE A PALM TREE INSIDE THERE.
07:46:03 >>Michael Sheeley: I SEE.
07:46:05 THIS IS FACING INTO THE LAKE.
07:46:06 >>Steve Sammons: CORRECT.
07:46:07 >>Michael Sheeley: OR THE PROPERTY LINE.
07:46:09 I SEE.
07:46:10 >>Steve Sammons: RIGHT.
07:46:10 THAT WAY WE HAVE THE VEHICLES BEHIND.
07:46:12 AND THERE ARE SMALLER POCKETS OF LANDSCAPE AREA INSIDE SO WE
07:46:21 CAN SHOW SOME LANDSCAPING IN THERE.
07:46:24 >>Michael Sheeley: CAN YOU GO BACK TO THE PREVIOUS SITE

07:46:25 PLAN?
07:46:26 SO IF YOU'RE IN THE TOWN HOUSE UNIT AND YOU HAVE A GUEST
07:46:30 COME OVER, YOUR FRONT DOOR IS NOT REALLY ACCESSIBLE TO THE
07:46:33 GUEST, IS THAT WHAT I'M SEEING?
07:46:36 THERE'S NO PARKING IN THE FRONT.
07:46:37 >>Steve Sammons: CORRECT.
07:46:38 WE DO HAVE THE PARALLEL GUEST PARKING IN THE BACK HERE.
07:46:45 >>Michael Sheeley: GUEST ENTERS THROUGH THE GARAGE?
07:46:46 >>Steve Sammons: THEY CAN WALK BETWEEN THE TOWNHOME
07:46:49 BUILDINGS AROUND THE CIRCULAR SIDEWALK AND THAT ACCESSES ALL
07:46:52 THE FRONTS OF THE BUILDINGS.
07:46:53 THIS IS A LITTLE BIT LARGER OF AN ENLARGEMENT.
07:47:01 HERE THAT SHOWS THE SIDEWALK THAT WILL WRAP AROUND THE LAKE
07:47:09 HERE.
07:47:10 KIND OF A CENTRAL CIRCULAR SIDEWALK HERE WITH SOME ENHANCED
07:47:14 LANDSCAPING AROUND THAT.
07:47:16 ALSO, A COUPLE OF BENCHES OUT HERE THAT WOULD HAVE A VISTA
07:47:22 DOWN, A VIEW DOWN THE LAKE CORRIDOR THERE.
07:47:27 >>Michael Sheeley: THOSE PARALLEL SPACES, ARE THOSE STRICTLY
07:47:29 VISITOR PARKING?
07:47:31 >>Steve Sammons: YES.
07:47:31 REQUIRED WOULD BE AT LEAST TWO SPACES PER UNIT, WHICH WE

07:47:34 HAVE.
07:47:34 >>Michael Sheeley: I SEE.
07:47:36 OKAY.

07:47:37 THANK YOU.
07:47:41 >>Marlene Naratil: HAS YOUR AMENITY PACKAGE CHANGED AS A
07:47:44 RESULT OF THE NEW DESIGN?
07:47:46 I KNOW INITIALLY THERE WAS A SITE PLAN FOR THE ENTIRE
07:47:51 COMMUNITY OF GENOVA.
07:47:53 HAVE THE AMENITY PACKAGES CHANGED AS A RESULT OF REDESIGN?
07:48:00 >>Steve Sammons: NO.
07:48:01 IT WOULD ALL STILL BE IN THE EXISTING CLUBHOUSE.
07:48:03 CLUBHOUSE AND POOL AREA.
07:48:05 >>Marlene Naratil: LIKE YOU WOULD HAVE YOUR DOG PARK AND ALL
07:48:07 THE OTHER THINGS THAT YOU NORMALLY HAD, YOU'RE NOT GOING TO
07:48:10 LOSE ANY OF THAT.
07:48:11 >>Steve Sammons: NO.
07:48:12 NO.
07:48:14 WE'RE NOT ADDING TO THAT, BUT IT WOULD ALL BE SHARED BY ALL
07:48:17 THE GENOVA RESIDENTS.
07:48:19 THIS IS A RENDERING THAT WE'VE WORKED WITH THE ARCHITECT ON
07:48:27 AS FAR AS LOOKING DOWN THAT CENTER CORRIDOR BETWEEN THE TWO
07:48:30 TOWNHOME BUILDINGS.
07:48:33 IT CREATES A NICE, BEGUN, A PARK-LIKE SETTING WITH PALM
07:48:38 TREES IN HERE, SOME SHADE TREE, AND THEN THE TWO BENCHES
07:48:42 WOULD BE OFF TO THE SIDES HERE.
07:48:44 >>Michael Sheeley: THE BUFFER ON THE OTHER SIDE OF THAT
07:48:46 DRIVE IS THE BUFFER TO CORKSCREW, IS THAT CORRECT?
07:48:50 >>Steve Sammons: CORRECT.

07:48:51 IN TIME, IT'S GOING TO FILL IN.
07:48:54 THESE WERE MEANT PRIMARILY TO SHOW THE ARCHITECTURE ITSELF,
07:48:59 BUT, YES, THERE WILL BE ENHANCED LANDSCAPING BACK THERE TO
07:49:03 BUFFER THE ROADWAY FROM THESE UNITS.
07:49:06 >>Michael Sheeley: I SEE.
07:49:07 >>Kristin Jeannin: I THINK THAT'S AN IMPORTANT PART OF THIS
07:49:11 WORKSHOP THAT'S SORT OF MISSING AT THIS POINT.
07:49:13 I KNOW YOU MENTIONED THE LANDSCAPE, WE HAVEN'T GOTTEN THERE
07:49:17 YET.
07:49:17 BUT AS THIS IS A WORKSHOP, I WOULD DEFINITELY SAY IT'S GOING
07:49:21 TO BE A CONCERN THAT YOU'RE FACING CORKSCREW ROAD WITH THE
07:49:29 GARAGES AND PARKING AND AC UNITS, RIGHT, BACK THERE?
07:49:35 >>Steve Sammons: RIGHT.
07:49:38 >>Kristin Jeannin: I THINK YOU GET MY COMMENT.
07:49:41 >>Steve Sammons: DEFINITELY NOTED.
07:49:43 >>Kristin Jeannin: I'M CONCERNED TOO ABOUT THE FENCE.
07:49:46 IF THE LANDSCAPE BUFFER IS NOT ENOUGH, IS A FENCE THE RIGHT
07:49:51 THING?

07:49:52 SHOULD IT BE WALL?
07:49:53 I DON'T KNOW.
07:49:55 >>Steve Sammons: WE WOULD HAVE AT LEAST -- WHAT I WOULD
07:49:58 PROPOSE IS A FIVE-FOOT-HIGH HEDGE AT INSTALLATION IN FRONT
07:50:02 OF THAT FENCE SO IT LOOKS LIKE A GREEN WALL THERE.
07:50:05 TAKE EVERYTHING OUT THAT WAS BELOW THAT HEIGHT ALONG WITH
07:50:09 ADDITIONAL ACCENT TREES, THINGS LIKE THAT.

07:50:14 >>Scotty Wood: BUT YOU ARE ON CORKSCREW ROAD, REMEMBER.
07:50:16 TRAFFIC IS ABOUT FIVE TIMES WHAT IT IS ON VIA COCONUT OR
07:50:19 MORE.
07:50:20 >>Steve Sammons: RIGHT.
07:50:20 AND THAT'S WHERE --
07:50:22 >>Scotty Wood: MY POINT IS THE NEED FOR A BUFFER IS EVEN
07:50:24 GREATER.
07:50:28 >>Steve Sammons: GO BACK A LITTLE BIT FURTHER IN HERE.
07:50:30 YOU CAN SEE THE ELEVATIONS FROM CORKSCREW ROAD AND VIA
07:50:34 COCONUT.
07:50:35 WE DO HAVE THE EXISTING D.O. SUBMITTAL PLAN FROM THE
07:50:40 PREVIOUS, SO I WOULD FOLLOW THAT, MAKE SURE EVERYTHING IS UP
07:50:42 TO CODE AND THEN ENHANCE IT FURTHER ALONG THERE.
07:50:47 YOU CAN SEE THE PALMS OUT HERE HELPING TO SOFTEN THE
07:50:51 ARCHITECTURE.
07:50:52 WE'LL HAVE SOME CANOPY TREES OUT THERE.
07:50:57 UNDERSTAND YOU WILL HAVE THE NOISE FROM THE ROADWAY, BUT
07:51:00 WE'LL DO THE BEST WE CAN WITH THE SPACE THAT'S THERE.
07:51:04 >>Kristin Jeannin: IF YOU CAN GO BACK TO THE ORIGINAL
07:51:07 RENDERED SITE PLAN, ONE MORE, YES.
07:51:12 YOU'RE SHOWING IT HERE, TOO, BUT AGAIN BECAUSE THIS IS
07:51:17 CONCEPTUAL, MY COMMENT IS THAT I WOULD JUST BE CONCERNED FOR
07:51:20 THE EXISTING BUILDING THREE AND FOUR THAT THEIR VIEWS TO
07:51:25 THOSE PERSONAL COURTYARDS FOR THOSE OTHER TWO UNITS ARE
07:51:29 SHIELDED IN SOME WAY, BECAUSE IT'S THEIR PRIVATE SPACE, THEY

07:51:34 CAN PUT ANYTHING OUT THERE THAT THESE BUILDINGS WOULD
07:51:36 PROBABLY NOT WANT TO LOOK AT.
07:51:40 >>Steve Sammons: DEFINITELY NOTED.
07:51:41 THAT IS A GREAT POINT.
07:51:42 I BELIEVE THERE ARE LIMITED VIEWS FROM THESE SIDES HERE, BUT
07:51:47 DEFINITELY WHEN YOU LOOK AT IF THERE IS A PARKING SPACE
07:51:50 HERE, WE WILL ADD SOME ENHANCED BUFFERING.
07:51:55 >>Kristin Jeannin: ALL --
07:51:57 >>Steve Sammons: ON BOTH SIDES.
07:51:59 OKAY.
07:51:59 DEFINITELY NOTED.
07:52:00 >>Barry Jones: CAN YOU FIND FIVE-FOOT-TALL PRODUCTS RIGHT
07:52:05 NOW?
07:52:06 >>Steve Sammons: IT'S NOT THE EASIEST, BUT IT IS OUT THERE,

07:52:08 YES.
07:52:08 I JUST USED SOME NOT LONG AGO.
07:52:12 YES, GREAT POINT.
07:52:18 MAYBE WE CAN BUY THEM EARLY, TOO.
07:52:22 LET THEM GROW A LITTLE BIT, RIGHT.
07:52:26 >>Michael Sheeley: YOUR RENDERINGS ARE VERY HIGH QUALITY.
07:52:29 I WOULD ENCOURAGE YOUR TEAM WHEN YOU COME BACK TO HAVE
07:52:31 RENDERINGS FROM CORKSCREW, A VIEW FROM CORKSCREW TOWARDS THE
07:52:35 BUILDINGS.
07:52:38 >>Scotty Wood: I HAVE A QUESTION ABOUT THE LUXURY VILLAS AND
07:52:41 PARTICULARLY THE ONES THAT ARE IN THE CENTER.

07:52:45 FOR EXAMPLE, WHERE YOU HAVE THE GROUP OF THREE LUXURY VILLAS
07:52:48 ON THE NORTH END ON BOTH SIDES OF THE TOWNHOMES, THE CENTER
07:52:53 UNIT -- YEAH, THAT'S IT.
07:52:56 WHAT ARE THE SIDE WINDOWS IN THAT UNIT?
07:53:00 BOTH FIRST FLOOR AND SECOND FLOOR, ARE THERE ANY SIDE
07:53:05 WINDOWS?
07:53:07 THE RENDERING, THIS PARTICULAR RENDERING HERE DOESN'T SHOW
07:53:10 YOU WHAT THE SIDE WINDOW IN THIS PARTICULAR VILLA IS.
07:53:18 SIDE WINDOWS OR NOT?
07:53:24 >>Steve Sammons: IF YOU ARE IN THE CENTER BUILDING HERE, YOU
07:53:26 WOULD HAVE WINDOWS THAT LOOK OUT ONTO YOUR COURTYARD, BUT
07:53:30 WOULD BE VERY MINIMALIZED ON THE NORTH SIDE OF THAT SO
07:53:34 YOU'RE NOT LOOKING DOWN ONTO THE OTHER COURTYARD.
07:53:37 THAT'S THE PRODUCT THAT OUR DEVELOPER IS WORKING WITH AND IT
07:53:44 WORKS VERY WELL.
07:53:48 >>Scotty Wood: ANYTHING ELSE?
07:53:48 DO YOU HAVE MORE TO PRESENT?
07:53:53 >>Steve Sammons: YES.
07:53:54 REGARDING BUILDING COLORS, I KNOW JAIME HAD TOUCHED ON THIS
07:54:00 AS WELL, BUT THE LDC REQUEST THE WARMER, SOFTER EARTH TONES.
07:54:06 SO IN ORDER TO COMPLY WITH THE LDC AND COMPLEMENT THE
07:54:10 EXISTING BUILDINGS AS MUCH AS WE CAN, WE PULLED THESE COLORS
07:54:16 HERE THAT DO HAVE THAT WARMER EARTH TONE FEEL TO IT, AND WE
07:54:25 WILL WORK WITH THE ARCHITECT FURTHER AS FAR AS COMPLEMENTING
07:54:29 THE ROOF COLOR AND MATERIAL AS WELL WITH THE BARREL TILES.

07:54:34 THE LUXURY VILLAS, AGAIN, IT WAS MENTIONED ABOUT 2,000
07:54:44 SQUARE FEET UNDER AIR.
07:54:46 2500-SQUARE-FOOT TOTAL.
07:54:48 ONE OR TWO CAR GARAGE.
07:54:50 THE ONE CAR GARAGE WOULD HAVE THE BEDROOM BELOW, JUST AS AN
07:54:55 OPTION.
07:54:56 WE DID HEAR YOUR COMMENTS ON THIS VILLA PRODUCT.
07:55:01 PREVIOUSLY, WE HAD THE ELEVATIONS WERE VERY SIMPLE, PLAIN,
07:55:08 SO WE WORKED EXTENSIVELY WITH THE ARCHITECT TO BRING IN THE
07:55:12 MEDITERRANEAN ELEMENTS AND CREATE THE NEXT FEW SLIDES WITH

07:55:17 THOSE HERE.
07:55:19 THE ARCHED AND SQUARE OPENINGS, SHUTTERS AND WINDOW
07:55:24 TREATMENTS, THE TILE VENTS, VARYING ROOFLINES, AND WE ALSO
07:55:29 INCORPORATED THIS COMMON WALL HERE THAT WOULD BE ATTACHED TO
07:55:33 THE ONE UNIT BUT HAVE A SMALL GAP ON THE OTHER SIDE.
07:55:37 WHAT THAT DOES IS HELP WITH THE MASSING EFFECT OF THESE AND
07:55:43 A SLIGHT PRIVACY EFFECT AS WELL.
07:55:47 AND THEN ALSO OFFERS THE POTENTIAL FOR ADDING SOMETHING ON
07:55:51 THE FACE OF THAT WALL.
07:55:53 MAYBE TILE WITH A HALF URN FOR A POTTED PLANT.
07:55:57 MAYBE IT'S A TRELLIS VINE THAT COMES UP IT.
07:56:04 >>Kristin Jeannin: I REALLY LIKE THE LOOK OF THESE.
07:56:06 I PARTICULARLY LIKE THE DETAILS PUT INTO IT AND THE
07:56:08 VARIATION FROM BUILDING TO BUILDING, BUT THEY ALL WORK
07:56:10 REALLY WELL TOGETHER.

07:56:11 I LIKE THE TILE FEATURES A LOT.
07:56:14 THAT STYLE IS VERY NICE.
07:56:16 >>Steve Sammons: GREAT.
07:56:17 THANK YOU.
07:56:18 >>Marlene Naratil: WILL THE ROOFS BE THE SAME COLOR AS THE
07:56:22 EXISTING GENOVA BUILDINGS?
07:56:25 >>Steve Sammons: WE WILL DO OUR -- WE DO HAVE THE COLORS OF
07:56:28 THAT, AND I WILL WORK WITH THE ARCHITECT TO MAKE SURE THAT
07:56:33 THEY ARE, IF THEY ARE NOT SPOT ON, THEN THEY ARE VERY
07:56:36 COMPLEMENTARY.
07:56:37 >>Marlene Naratil: I KNOW OTHER APPLICANTS HAVE HAD PROBLEMS
07:56:41 GETTING THE MATERIAL IN THAT MATCHES WHAT THEY ALREADY HAD.
07:56:45 >>Steve Sammons: RIGHT, RIGHT.
07:56:46 AND THAT'S WHAT MAY COME INTO PLAY HERE.
07:56:48 WE'LL MAKE IT COMPLEMENTARY.
07:56:50 TOWNHOMES ARE THE SIMILAR SIZES.
07:56:57 2,000 SQUARE FEET, PLUS OR MINUS UNDER AIR.
07:57:00 2500 SQUARE FOOT TOTAL, ALL WITH TWO-CAR GARAGE SPACES.
07:57:05 WE LIKE THESE BUILDINGS A LOT BECAUSE THEY HAVE THAT OVERALL
07:57:09 MASSING EFFECT, BUT THE FACADES SHIFT BACK AND FORTH.
07:57:14 THE ARCHED OPENINGS WITH THE RAILINGS, THE BALCONIES, SOME
07:57:19 TILE VENTS, THE VARYING SPACES ON THE ROOF.
07:57:27 AGAIN, YOU SEE THE AUTO SPACES OUT FRONT HERE.
07:57:31 THESE RENDERINGS TOOK QUITE A WHILE TO PUT TOGETHER AND THEY
07:57:34 COULDN'T JUST QUICK DROP OUT THOSE, BUT THEY WILL NOT BE

07:57:39 THERE.
07:57:39 THE VIEW LOOKING NORTHEAST.
07:57:46 THIS IS THE FIVE-PLEX TOWNHOME AND THEN THE VILLAS ON THE
07:57:50 OTHER SIDE.
07:57:51 VILLAS LOOKING EAST AT THE FRONT OF THOSE UNITS THERE.
07:58:00 THE ELEVATIONS JUST SHOWING THE RELATIONSHIPS BETWEEN THE

07:58:09 TOWNHOMES AND THE VILLAS AND THEN THE GENOVA BUILDINGS
07:58:13 BEHIND THAT.
07:58:14 THEN WE ALSO HAD THE TANGIBLE BENEFITS THAT WE HAD IN THE
07:58:21 PREVIOUS PRESENTATION.
07:58:22 I WON'T GO THROUGH ALL OF THOSE, BUT IF THERE ARE ANY
07:58:25 QUESTIONS ON THOSE, I WOULD BE HAPPY TO TALK THROUGH THOSE.
07:58:29 SO CONCLUSIONS, WE'RE LOOKING TO PROVIDE A VARIETY OF
07:58:36 HOUSING PRODUCTS THAT IS TRIED AND PROVEN ARCHITECTURE.
07:58:41 WE TRIED TO BRING IN AS MUCH OF THE MEDITERRANEAN SPANISH
07:58:45 REVIVAL ARCHITECTURAL ELEMENTS, ENHANCED LANDSCAPE ABOVE
07:58:51 WHAT CODE REQUIRES.
07:58:55 WE'LL DEFINITELY BE OVER THE MINIMUM REQUIREMENT FOR OPEN
07:58:59 SPACE AND WE LOOK FORWARD TO MOVING IT FORWARD.
07:59:03 APPRECIATE IT AND WE'LL TAKE ANY COMMENTS.
07:59:08 >>Scotty Wood: ANYONE ELSE?
07:59:10 WELL, THEN WE CAN MOVE TO PUBLIC COMMENT.
07:59:18 >>Tammy Duran: JEFF BRISTLE AND THEN JOHN CODICE WILL GO.
07:59:35 >> HI.
07:59:36 HATE TO BE FIRST.

07:59:38 HELLO.
07:59:38 I'M JEFF BRISTOL IN GENOVA BUILDING 4.
07:59:45 WE HAVE BUILDINGS 5 AND 6 ARE NOT TO BE, THEN THE
07:59:49 DEVELOPER'S NEW PLAN IS A SUBSTANTIAL IMPROVEMENT OVER THAT
07:59:52 OF LAST FALL.
07:59:54 BUT AT THE APRIL 1st MEETING AT GENOVA WITH THE DEVELOPER,
08:00:01 WE WERE SHOWN VERY ATTRACTIVE PICTURES OF THE FRONT OF THE
08:00:05 PROPOSED TOWNHOMES AND VILLAS BUT NOT THE BACK WHERE THE
08:00:09 GARAGES AND PARKING ARE.
08:00:10 ONE BIG THING THAT IS STILL A DEAL BREAKER FOR ME IS THE
08:00:20 OUTDOOR PARKING BETWEEN THE VILLAS.
08:00:23 THIS IS VERY LOW CLASS.
08:00:25 THIS WOULD NOT BE IN KEEPING WITH THE LOOK AND
08:00:27 CHARACTERISTIC OF OUR -- CHARACTER OF OUR COMMUNITY.
08:00:30 SINCE THE PLAN FOR THE VILLAS HAS AN OPTION FOR A DOWNSTAIRS
08:00:34 BEDROOM IN LIEU OF A TWO-CAR GARAGE, I SUGGEST THAT THAT
08:00:38 OPTION BE DELETED SO THAT ALL VILLAS ARE BUILT WITH TWO-CAR
08:00:45 GARAGES AND WITH NO OUTSIDE PARKING.
08:00:48 PROBLEM SOLVED.
08:00:49 YOU COMMENTED EARLIER ABOUT THE GOOD COMMUNITIES IN THE
08:00:58 ESTERO AREA TRYING TO MAKE THEMSELVES EVEN BETTER.
08:01:01 WELL, GENOVA IS ONE OF THE VERY BEST COMMUNITIES, AND WE'RE
08:01:05 ASKING YOU NOT TO ALLOW ANY CHANGES THAT WILL CAUSE US TO
08:01:10 SLIP BACKWARDS.
08:01:11 THANK YOU.

08:01:15 >>Tammy Duran: JOHN.
08:01:16 AND THEN SANDY STUMP WILL BE NEXT.

08:01:31 >> I'M IN BUILDING C.
08:01:36 I HAVE TO AGREE WITH MR. GARGANO.
08:01:40 WE ALL WANTED TO BUILD THIS PLACE AND THAT'S WHY WE BOUGHT
08:01:45 HERE IN THE FIRST PLACE.
08:01:46 THESE GRANDEUR-TYPE BUILDINGS.
08:01:49 I DON'T AGREE THAT THE SINGLE-FAMILY HOMES, AS THEY ARE
08:01:51 CALLED, LUXURY CONDOS, WHATEVER THEY ARE, FIT IN WITH THIS
08:01:54 FIXTURE AT ALL.
08:01:56 TO ME IT'S SOMETHING THAT MAYBE SHOULD BE UP THE ROAD ON
08:01:59 SANDY LANE IN ANOTHER DEVELOPMENT.
08:02:01 IT'S A SINGLE-FAMILY HOME DEVELOPMENT, NOT A NICE GRANDEUR
08:02:06 HOME LIKE WE HAVE HERE.
08:02:07 I UNDERSTAND THAT MAYBE THE WAY IT'S BEEN DESIGNED IS
08:02:13 PROHIBITIVE TO BUILD, AS THEY HAVE SAID.
08:02:16 I SUGGEST THAT IS PROBABLY DUE TO OUR MAGNIFICENT
08:02:19 COURTYARDS.
08:02:20 THOSE COURTYARDS ARE VERY BIG.
08:02:22 THEY HAVE WONDERFUL TRAVERTINE TILE THROUGHOUT THEM.
08:02:26 THEY HAVE FANCY BOLLARD RAILINGS THROUGHOUT THE STAFF.
08:02:31 GRANDEUR STAIRCASES IN FRONT AND BACK OF TWO OF THE
08:02:34 BUILDINGS, AND IT'S GOING TO COST A LOT TO HAVE THE MONEY TO
08:02:38 BUILD THOSE THINGS.
08:02:39 I DON'T KNOW IF THEY CONSIDERED IT OR NOT TO TRY TO BUILD

08:02:42 THE BUILDINGS WITHOUT THE COURTYARDS.
08:02:45 COULD DO IT, I THINK, IN A WAY THAT MAYBE COULD BE DONE.
08:02:50 THEY BUILT A WHOLE BIG COMPLEX DOWN ON WILLIAMS ROAD AND VIA
08:02:55 COCONUT THERE.
08:02:57 FOUR, FIVE, SIX BUILDINGS DOWN THERE.
08:02:59 THEY DON'T HAVE THE COURTYARDS.
08:03:01 THEY WERE ABLE TO BUILD IT.
08:03:04 I TOOK THE TIME TO REVISE THEIR OWN FLOOR PLANS AND PUT
08:03:11 GROUPINGS OF BUILDINGS THAT MAYBE WOULD MAKE IT EASIER FOR
08:03:15 THEM TO BUILD IT OVER TIME INSTEAD OF BECOMING COMMITTED TO
08:03:20 ONE LARGE BUILDING AT A TIME.
08:03:22 I'VE TAKEN THE FLOOR PLANS -- ORANGE, THE GREEN, CAMPANELLAS
08:03:31 THE PINK AND PURPOSE COLORS.
08:03:36 I BOXED THEM INTO SMALLER GROUPINGS, ASSUMING THEY WOULD BE
08:03:40 BUILT WITH THE SAME IDEA OF THREE FLOORS OVER PARKING, AND
08:03:47 IT'S NOT THE SAME, BUT IT MIGHT BE VERY COMPLEMENTARY, MORE
08:03:50 SO THAN TWO-STORY HOMES THAT ARE THERE NOW.
08:03:53 AND I DON'T LIKE IT TO TELL YOU THE TRUTH.
08:03:55 THIS COULD BE FEASIBLE.
08:03:58 DON'T KNOW IF IT IS OR NOT, BUT I WORKED CONSTRUCTION A LONG
08:04:02 TIME AGO.
08:04:07 IF YOU WOULD LIKE TO PASS IT AROUND OR WHATEVER YOU WOULD
08:04:10 LIKE TO DO.
08:04:13 I TOOK SOME TIME FOR IT.

08:04:32 [BEEP]

08:04:34 I'VE ALSO DONE IT WHERE IT ELIMINATED THE EXTERIOR WALKWAY,
08:05:01 CUT BACK MANY OF THE DOUBLED WALLS AND DOUBLE WINDOWS ON
08:05:04 THERE NOW, ACCESSES WOULD BE INTERIOR HALLWAYS, MAYBE NOT AS
08:05:10 NICE AS WE HAVE RIGHT NOW, BUT CAN STILL BE VERY NICE UNITS
08:05:14 AS WE HAVE AND LOOK MORE LIKE WHAT'S THERE THAN THOSE LOW
08:05:19 HOMES TO ME.
08:05:20 I DON'T LIKE IT.
08:05:21 I'M SORRY.
08:05:21 I WOULD HOPE THAT THEY TURN IT DOWN.
08:05:55 >>Tammy Duran: SANDY STUMP.
08:05:56 BILL DOUGLAS WILL BE NEXT.
08:06:05 >> HI.
08:06:06 I'M SANDY STUMP.
08:06:08 I'M A RESIDENT OF GENOVA 1.
08:06:10 MY HUSBAND AND I WOULD LIKE TO SEE OUR COMMUNITY MOVE
08:06:13 FORWARD AS QUICKLY AS POSSIBLE, AND WE ARE 100% BEHIND THE
08:06:19 CURRENT PLAN BARRON COLLIER IS PRESENTING.
08:06:22 >>Scotty Wood: THANK YOU.
08:06:28 >>Tammy Duran: BOB WILL BE AFTER HIM.
08:06:35 >> HI.
08:06:37 I'D JUST LIKE TO INTRODUCE A BIT OF NUMBERING INTO WHAT'S
08:06:40 GOING ON HERE.
08:06:42 THE COLLIERS ARE LOOKING TO RECOVER AS MUCH AS THEY CAN OF
08:06:49 THEIR $10 MILLION LOSS.
08:06:50 MY NUMBERS SUGGEST THAT THEY ARE RECOVERING A LITTLE MORE

08:06:54 THAN THAT, BUT BE THAT AS IT MAY.
08:06:57 MINE ARE VERY APPROXIMATE.
08:06:59 WHERE DOES THE PROFIT OR THE NUMBERS COME FROM?
08:07:12 AND IF YOU COMPARE THE ORIGINAL PLAN TO THE 31 HOUSES NOW TO
08:07:20 BE BUILT, WE'RE MISSING I GUESS 39 UNITS.
08:07:27 AND THE FEES THAT THESE 39 UNITS WOULD PAY TO THE MASTER
08:07:30 ASSOCIATION WOULD BE IN EXCESS OF $4,000 A YEAR.
08:07:34 4 THOUSAND A YEAR WOULD TOTAL ABOUT 170 THOUSAND.
08:07:40 THAT 170,000 THAT THOSE MISSING UNITS ARE NOT CONTRIBUTING
08:07:47 WILL INCREASE EVERY YEAR BECAUSE OF INFLATION.
08:07:53 IF YOU CAPITALIZE THOSE TO INFINITY AT 4% CAP RATE, THAT'S
08:07:58 COSTING THE HOMEOWNERS ABOUT $4.5 MILLION PRESENT VALUE.
08:08:03 IF WE WERE WILLING -- AND I WOULD BE, QUITE FRANKLY --
08:08:07 WILLING TO PAY COLLIERS 4.5 MILLION TO BUILD THE ORIGINAL
08:08:14 PROJECT INSTEAD OF THIS MESS, I WOULD DO IT.
08:08:16 AND THAT WOULD COST ME NOTHING MORE THAN WHAT THEIR CURRENT
08:08:20 PROJECT IS COSTING.
08:08:21 THERE ARE OTHER COST SAVINGS THAT ARE POSSIBLE TO GET THEM
08:08:29 UP TO THEIR $10 MILLION PROFIT.
08:08:32 THE PATIO AREAS COULD BE COMPLETED OR NOT FAR CHEAPER.

08:08:40 PERSONALLY, I THINK ON THE EXPANDED PROPERTY THEY WOULD NOT
08:08:44 BE NECESSARY AT ALL ON THE ORIGINAL PROJECT.
08:08:49 UNCOVERED PARKING SPOTS.
08:08:56 COVERED PARKING OR ENCLOSED PARKING, WORTH, WHAT, 20,000,
08:09:00 MORE OR LESS.

08:09:03 IF WE ARE GOING FROM ZERO UNCOVERED PARKING SPOTS TO WHAT
08:09:08 HAVE I GOT HERE, 26 OF THEM OR SO, THAT'S ANOTHER 500,000
08:09:15 THEY ARE SAVING BIG NOT COVERING THEIR CARS.
08:09:17 IF YOU WANT THEM TO GET 10 MILLION, FINE, GOOD IDEA.
08:09:28 TO DO THAT, IF THEY WERE TO MAKE A HUNDRED THOUSAND ON EACH
08:09:33 OF THE 31 HOUSES, THAT'S, WHAT, 3.1 MILLION.
08:09:37 THEIR 10 MILLION IS GOING TO BE THERE.
08:09:42 I THINK THEY CAN GET THERE AS WELL IF WE WERE TO BE A LITTLE
08:09:46 GENEROUS WITH THEM ON THE DESIGN AND COMPLETION OF THE
08:09:50 ORIGINAL PROJECT.
08:09:54 IT'S POSSIBLE THAT IF THEY WERE TO BE ALLOWED TO HAVE MORE
08:09:57 UNITS RATHER THAN FEWER UNITS ON THE ORIGINAL PLAN AND STILL
08:10:02 GET THE SUBSIDY FROM THE OLD OWNERS, BECAUSE I WANT YOU GUYS
08:10:07 TO MAKE MONEY, AND I'M WILLING TO PAY FOR IT.
08:10:11 BUT IF THEY WERE TO -- ANOTHER THING THAT WOULD SAVE THEM A
08:10:15 LOT OF MONEY RELATIVE TO THE OLD --
08:10:17 >>Tammy Duran: EXCUSE ME, YOUR THREE MINUTES ARE UP.
08:10:20 I'M SORRY.
08:10:21 >> -- IS OUTDOOR PARKING.
08:10:23 IF WE COULD HAVE THE PARKING ALONG CORKSCREW TOTALLY
08:10:29 SCREENED INSTEAD OF UNDER THE BUILDINGS, THEY ARE GOING TO
08:10:33 SAVE ANOTHER FORTUNE IN COMPLETING THE ORIGINAL PLAN.
08:10:36 I JUST THINK THAT THE ORIGINAL PLAN IS MUCH LESS OF AN
08:10:40 ABOMINATION THAN THE PRESENT ONE.
08:10:42 THANKS, GUYS.

08:10:45 >>Tammy Duran: BOB GIRSCH AND PAUL DENTE IS NEXT AFTER THAT.
08:10:55 >> GOOD EVENING.
08:10:56 I'M BOB GIRSCH, A FULL-TIME RESIDENT OF GENOVA.
08:11:00 I CAN'T TELL YOU WHAT A GREAT COMMUNITY IT IS.
08:11:03 MY WIFE AND I MOVED THERE TWO YEARS AGO.
08:11:05 WE'RE IN BUILDING D.
08:11:06 IT'S A GREAT DISAPPOINTMENT TO US THAT THE BUILDING, THE
08:11:10 COMPLEX IS NOT BEING BUILT OUT AS ORIGINALLY DESIGNED.
08:11:13 I THINK THE DEVELOPERS ARE DOING A DISSERVICE TO THE
08:11:16 RESIDENTS.
08:11:17 NOW, AFTER THAT INTRODUCTION, YOU PROBABLY THINK I'M AGAINST
08:11:20 IT, BUT I'M NOT.
08:11:22 I'M FULLY SUPPORTIVE OF IT BECAUSE THE TIME HAS COME WHEN
08:11:26 THE RESIDENTS AND THE DEVELOPER HAVE TO COME TOGETHER AND
08:11:29 COMPLETE THIS PROJECT, AND WE NEED YOUR HELP IN MAKING SURE
08:11:34 THAT THE PROMISES THEY MAKE ARE COMPLETE, ARE ACCURATE, AND

08:11:39 COMPLETED ON A TIMETABLE THAT IS NOT GOING TO DRAG OUT FOR
08:11:44 FOUR OR FIVE MORE YEARS.
08:11:48 IT'S A DISGRACE TO LIVE IN THIS COMMUNITY AND SEE AN UNKEPT
08:11:52 VACANT LOT AS IT IS.
08:11:55 IT WASN'T TWO YEARS AGO WHEN WE MOVED IN AND WASN'T UNTIL WE
08:11:58 BARKED LOUD ENOUGH AND OFTENTIMES THIS IS THE CASE BEFORE WE
08:12:01 CAN GET THE DEVELOPER TO MOVE.
08:12:03 WE HAD THE QUESTIONNAIRE THAT WAS PRESENTED TO OUR
08:12:10 CONSTITUENTS.

08:12:11 I WAS PART OF THE PROCESS.
08:12:15 I'M GLAD THAT WE GOT 65 VOTES TO SAY YES.
08:12:20 THAT REPRESENTS PROBABLY LESS THAN THREE-QUARTERS OF OUR
08:12:25 COMMUNITY.
08:12:25 SO EVERYBODY DIDN'T SPEAK, BUT I WANT TO TELL YOU THAT AMONG
08:12:29 THE YES VOTES, THERE WERE PLENTY OF PEOPLE THAT RAISED
08:12:32 OBJECTIONS, AND IT WAS OBJECTIONS TO PARKING, TO
08:12:35 LANDSCAPING, TO COLORS, TO THE PROJECT ITSELF.
08:12:38 SO WE NEED YOUR HELP IN MAKING SURE THAT THE DEVELOPER, IF
08:12:44 THIS GOES FORWARD, IS POLICED SO THAT IT'S DONE CORRECTLY
08:12:48 AND IT'S A BENEFIT TO NOT ONLY THE DEVELOPER, TO THE
08:12:51 VILLAGE, BUT ALSO TO THE RESIDENTS.
08:12:52 THANK YOU.
08:12:54 >>Scotty Wood: THANK YOU.
08:12:58 >>Tammy Duran: PAUL DENTE.
08:13:01 AND THEN SHARON TREMBLE WILL BE NEXT.
08:13:24 >> GOOD EVENING.
08:13:25 I'M PAUL DENTE.
08:13:27 I'M WITH GENOVA 1.
08:13:29 I WAS A FORMER PRESIDENT OF GENOVA 1.
08:13:32 NOW I'M JUST A RESIDENT.
08:13:34 I DO WANT TO MENTION A LITTLE BIT OF HOW WE GOT HERE.
08:13:39 I MEAN, WE CHECKED WITH OUR LAWYERS.
08:13:42 WE CHECKED WITH THE VILLAGE, AND WE WENT THROUGH ALL THAT,
08:13:45 AND WE WERE BASICALLY TOLD THERE WAS NO WAY TO HAVE BARRON

08:13:49 COLLIER FINISH THE PROJECT AS ORIGINALLY PLANNED.
08:13:54 THAT'S A SIGNIFICANT DISAPPOINTMENT TO MOST PEOPLE IN THE
08:13:57 COMMUNITY.
08:13:58 WE HOPE THE VILLAGE OF ESTERO CAN TAKE A LOOK AT HOW THEY
08:14:02 ARE CURRENTLY SET UP TO MAYBE HAVE PERFORMANCE BONDS OR
08:14:06 SOMETHING THAT WILL GIVE YOU TEETH TO HAVE ANY DEVELOPER
08:14:10 FOLLOW THROUGH AND PROVIDE WHAT THEY PROMISED YOU
08:14:15 ORIGINALLY.
08:14:15 I THINK THAT'S A FLAW IN YOUR SYSTEM.
08:14:17 AND I HOPE WHEN YOU'RE TALKING AMONGST YOURSELVES, YOU'RE
08:14:21 ABLE TO GET THAT BEFORE THE COUNCIL AND MAYBE DO SOMETHING
08:14:23 TO ADJUST THAT.

08:14:25 BEING TOLD THAT, WE WANT THE PROJECT TO BE FINISHED.
08:14:31 WE THINK WHAT WAS PROPOSED BY THE DEVELOPER ORIGINALLY, WE
08:14:36 KNOW THAT'S NOT GOING TO HAPPEN FOR THE REASONS YOU'VE
08:14:38 ALREADY HEARD.
08:14:41 WE'RE PLEASED THAT THEY'VE MADE ADJUSTMENTS TO US ON
08:14:44 COMMENTS THAT WE'VE MADE, AND THAT WE HAVE A VERY
08:14:49 SUBSTANTIAL MAJORITY OF THE COMMUNITY NOW WANTS THEM TO
08:14:52 FINISH IT AND FINISHING IT THE WAY THEY PLANNED WITH MAKING
08:14:55 ADJUSTMENTS.
08:14:58 THEY'VE MADE SOME MAJOR CONCESSIONS BY ELIMINATING WHAT WE
08:15:01 CONSIDER UNSIGHTLY PARKING, AND THEY ARE PLEDGING TO PAY UP
08:15:05 TO THREE YEARS OF THE MISSING FUNDS THAT WERE NOT GOING TO
08:15:11 GET BECAUSE THERE'S LESSER DOORS.

08:15:15 THAT'S SUBSTANTIAL.
08:15:16 GRANTED IT WILL RUN OUT IN THREE YEARS AND AS WAS STATED
08:15:20 EARLIER, LEAVE THOSE REMAINING WITH A PROJECTED HIGHER DUES
08:15:23 WHEN THEY DO PULL OUT.
08:15:24 BUT ALL THINGS CONSIDERED, WHEN WE LOOK AT IT, WE'LL BE
08:15:29 PLEASED IF EVENTUALLY THE VILLAGE CAN GET THEM TO FINISH THE
08:15:32 PROJECT AS THEY ARE NOW PROPOSING WITH THE CHANGES AND THAT
08:15:37 THIS ISN'T DELAYED ANY FURTHER.
08:15:39 THANK YOU.
08:15:41 [APPLAUSE]
08:15:45 >>Tammy Duran: KAREN TURNBULL.
08:15:46 DANIEL OLSEN WILL BE NEXT.
08:15:51 >> GOOD EVENING, LADIES AND GENTLEMEN.
08:15:52 I WANT TO THANK MR. GARGANO AND SOME OF THE OTHER MEMBERS
08:15:58 WHO HAVE ASKED VERY SALIENT QUESTIONS.
08:16:02 I'M KAREN TURNBULL.
08:16:05 I'M A LICENSED COMMUNITY MANAGER SINCE 2003.
08:16:07 I'VE HAD THE OPPORTUNITY TO MANAGE EVEN ONE OF MR. WALLACE'S
08:16:12 DEVELOPMENTS.
08:16:12 I WANT TO THANK MR. WALLACE FOR THE WONDERFUL ARCHITECTURE
08:16:16 THAT WAS USED FOR THE GENOVA PROJECT.
08:16:19 THE PROBLEM I SEE HERE IS THAT THE PLAN THAT HAS BEEN
08:16:27 PRESENTED IS IN DIRECT CONFLICT WITH MASTER PLAN.
08:16:30 IT IS A BETRAYAL TO THE RESIDENTS AND THE OWNERS, AND I
08:16:36 THINK WHAT YOU HAVE HERE IS A GROUP OF OWNERS WHO ARE TIRED,

08:16:42 HAVE THROWN THEIR ARMS UP IN THE AIR AND SAID, OKAY.
08:16:47 IF WE'RE NOT GOING TO WIN, WE'LL JUST TAKE WHAT YOU'RE
08:16:51 OFFERING.
08:16:52 AND I THINK AS BOB GIRSCH MENTIONED, WE ARE LOOKING TO THE
08:16:59 ZONING DEPARTMENT TO HOLD THEIR FEET TO THE FIRE.
08:17:04 YOU KNOW, ALL THE CONCESSIONS THAT THEY CAN MAKE, ONE OF THE
08:17:09 BIGGEST ONES IS A PARKING.
08:17:12 GENOVA HAS UNDERGROUND PARKING, COVERED PARKING.

08:17:15 THE PARKING THAT THEY HAVE PROJECTED NO MATTER WHAT THEY DO,
08:17:18 YOU COULD DRESS IT UP, YOU COULD PUT LIPSTICK ON IT, IT'S
08:17:22 STILL A PIG.
08:17:25 [APPLAUSE]
08:17:25 AND SO THAT'S WHAT WE'RE COMING TO YOU FOR, FOR SUPPORT.
08:17:34 YOU ARE OUR LAST LINE OF DEFENSE, SHORT OF GOING TO A
08:17:40 LAWSUIT BECAUSE IT IS SUCH A DRASTIC, DRASTIC CONTRADICTION
08:17:48 TO WHAT PEOPLE BOUGHT INTO.
08:17:52 AND THE LIFESTYLE THAT WE HAVE NOW, THE TRANQUIL LIFE, THE
08:17:56 TRANQUIL LIVING BY VIRTUE OF THE STYLE WITH THE UNDERGROUND
08:18:02 PARKING WILL LEND ITSELF TO A YOUNGER DEMOGRAPHIC.
08:18:12 OUR ENTIRE LIFESTYLE WILL BE DISRUPTED.
08:18:15 AND THAT'S JUST NOT -- THAT'S A TOTAL INJUSTICE.
08:18:19 THANK YOU VERY MUCH.
08:18:22 [APPLAUSE]
08:18:24 >>Tammy Duran: DANIEL OLSEN.
08:18:26 THEN WANDA WILL BE NEXT.

08:18:35 >> GOOD EVENING.
08:18:36 DAN OLSEN.
08:18:40 I'M CURRENT PRESIDENT OF GENOVA 1.
08:18:43 WE TALKED ABOUT THE SURVEY AND GENOVA 1 AND GENOVA 2 DID PUT
08:18:49 TOGETHER THE SURVEY SO WE COULD GET OUR RESIDENTS' OPINIONS
08:18:53 OF WHAT WENT ON WITH THE FIRST PRESENTATION.
08:18:55 AND WE HAD A GOOD TURNOUT, SAMPLE SIZE.
08:18:59 98 OUT OF 131 RESIDENTS RETURN THEIR SAMPLES -- OR THE
08:19:04 SURVEYS.
08:19:04 IN GENOVA 1, CONSIST OF BUILDINGS A AND B.
08:19:08 B OWNERS HAVE BEEN RESIDING IN THERE FOR ALMOST THREE YEARS,
08:19:12 OVER THREE YEARS.
08:19:14 GENOVA IN BUILDING A, THIS JUNE WE'LL BE IN THAT BUILDING
08:19:18 FOR FOUR YEARS.
08:19:19 THE MAJORITY OF THE OWNERS, 78% IN GENOVA 1 WANT THIS
08:19:25 PROJECT TO MOVE FORWARD.
08:19:27 THEY WANT A SAFE, BEAUTIFUL, FINISHED NEIGHBORHOOD WE CAN
08:19:30 ALL BE PROUD OF.
08:19:32 WE SENT A LETTER TO THE DEVELOPER REGARDING OUR SURVEY AND
08:19:36 ISSUES THE ASSOCIATION WANTED ADDRESSED.
08:19:37 THE DEVELOPER ADDRESSED SEVERAL OF THE ISSUES, AND WE STILL
08:19:40 HAVE ONE ISSUE MR. LOPEZ IS GOING TO WORK ON AND SAID IT
08:19:44 WOULD BE RESOLVED BEFORE THE NEXT MEETING, AND IT HAS TO DO
08:19:47 WITH THE ASSOCIATION DUES WITH THE LEGAL LETTER.
08:19:52 SO WITH THAT RESOLUTION, THE GENOVA 1 BOARD UNANIMOUSLY WILL

08:19:56 SUPPORT THIS PROJECT.
08:19:58 THANK YOU.
08:20:01 [APPLAUSE]
08:20:04 >>Tammy Duran: SUSAN WILL BE NEXT.

08:20:07 >> HI.
08:20:08 MY NAME IS WANDA FERRELL.
08:20:09 I LIVE IN BUILDING C.
08:20:11 I'LL BE RIGHT NEXT TO THE PROJECT.
08:20:15 AND I JUST HEARD NOW THAT THERE WILL BE A PARKING PLACE
08:20:20 RIGHT IN FRONT OF MY WINDOWS.
08:20:23 I'M AN END UNIT.
08:20:26 I VERY MUCH LOVE THE DEVELOPMENT.
08:20:28 I LOVE THE MEDITERRANEAN STYLE.
08:20:30 IT'S WHY I BOUGHT THERE.
08:20:32 IT'S A LUXURY COMMUNITY.
08:20:36 I'M VERY HEART THAT WE'RE NOT FINISHING WHAT WE THOUGHT WE
08:20:39 WERE BUYING INTO.
08:20:42 BUT I STILL WANT IT TO BE SOMETHING SPECIAL.
08:20:45 AND THE LANDSCAPING, WHEN WE HAD THE MEETING, I BROUGHT IT
08:20:49 UP AROUND THE LAKE, AND IT WAS, WELL, WE PUT IN, BUT THEY
08:20:55 ONLY PUT IN THE BARE MINIMUM.
08:20:58 THEY DID DO BUILDING A AND B, A LOT MORE LANDSCAPING, AND
08:21:02 WHEN I CAME AND LOOKED AT A AND B, I SAID, OH, I LOVE THIS.
08:21:07 I LOVE THE MEDITERRANEAN FEEL.
08:21:10 I CAN REMEMBER THE MAGAZINES SHOWING IT BREAKING GROUND.

08:21:15 IT WAS A SPECIAL PROJECT.
08:21:19 IT'S TURNED INTO SOMETHING ELSE NOW.
08:21:21 BUT LIKE EVERYONE, YOU WANT IT TO BE THE BEST.
08:21:27 I DON'T WANT PARKING RIGHT NEXT TO ME.
08:21:29 I'M SURPRISED THEY WOULDN'T THINK ABOUT THAT.
08:21:35 I WOULD BE LOOKING RIGHT DOWN AT IT.
08:21:38 BAD ENOUGH, I'LL PROBABLY BE LOOK AT ROOFS WHERE BEFORE I
08:21:41 WOULD BE LOOKING AT A MEDITERRANEAN BUILDING.
08:21:44 IT IS VERY DISAPPOINTING, BUT, AGAIN, I SAY THE SAME THING
08:21:50 OTHER PEOPLE HAVE SAID.
08:21:52 I HOPE YOU CAN DO WHATEVER YOU CAN DO TO HELP US.
08:21:55 THANK YOU.
08:21:57 >>Scotty Wood: THANK YOU.
08:22:03 >>Tammy Duran: JOHN CROSS WILL BE AFTER HER.
08:22:06 >> GOOD EVENING.
08:22:07 HI.
08:22:08 MY NAME IS SUSAN.
08:22:10 I'M THE PRESIDENT OF GENOVA 2 ASSOCIATION.
08:22:13 IN RESPONSE TO THE DEVELOPER'S PRESENTATION, WE DID DECIDE
08:22:16 TO SOUND OUT THE BRIEF SURVEY TO OUR 131 RESIDENTS, AS YOU
08:22:21 PREVIOUSLY HEARD SIMPLY ASKING THEM IF THEY WERE IN
08:22:23 AGREEMENT WITH THE DEVELOPER'S PLAN AND IF NOT, WHY.
08:22:27 WE DID RECEIVE BACK 75%, AS YOU HAD HEARD, RESPONSES FROM
08:22:32 THE OWNERS OF WHICH 65% STATED THAT THEY WERE IN FAVOR OF
08:22:36 THE PLAN AND 35% WERE OPPOSED TO IT.

08:22:39 OF THE 35% WHO WERE OPPOSED, 74% OF THOSE HOMEOWNERS ARE IN
08:22:45 GENOVA 2.
08:22:47 I THINK BY NOW YOU'RE STARTING TO GET THE THEME.
08:22:50 BECAUSE OF THE LOCATION OF BUILDINGS A AND B, GENOVA 1
08:22:55 BUILDINGS, THEY ARE PROTECTED, THEY DON'T SEE WHAT IS GOING
08:22:58 ON ON THE OTHER HALF OF THE COMMUNITY.
08:23:00 SO THAT IS NO SURPRISE TO US.
08:23:04 BUT THAT'S WHERE THE BIGGEST OPPOSITION, OF COURSE, IS
08:23:06 COMING FROM.
08:23:07 WE DID TALK ABOUT THE SEVERAL REASONS THAT WE HAD SENT IN
08:23:12 THAT LETTER TO THE DEVELOPER IN REGARDS TO SOME OF THE
08:23:17 COMMENTS, I THINK SOME OF THEM WERE FINE, BUT SOME OF THEM I
08:23:20 THINK WE DO HAVE STILL SOME MORE WORK TO DO ON THEM.
08:23:24 THE MASTER DUES, THE DEVELOPER, AS WE HAD STATED, HAD AGREED
08:23:28 TO IN THE E-MAIL AND THEY ARE GOING TO WORK ON THAT LEGAL
08:23:32 LETTER THAT WAS DISCUSSED TO ACTUALLY FORMALLY TELL US THAT
08:23:36 THE 2022, 2023 AND 2024 MASTER DUES WOULD REMAIN AT THE 171
08:23:44 UNITS.
08:23:46 I WOULD LIKE TO ASK THEY PUT THAT IN WRITING TILL TURNOVER.
08:23:50 THAT IS WHAT THE ORIGINAL REQUEST IN THE LETTER THAT WENT TO
08:23:53 THEM STATED, TILL TURNOVER.
08:23:55 IN REGARDS TO THE ELEVATION AND DESIGN OF THE BUILDING AND
08:24:00 PAINT COLORS, THE DEVELOPER HAS CONFIRMED, WE SPOKE EARLIER,
08:24:03 ABOUT THE DESIGN BEING A MEDITERRANEAN SPANISH REVIVAL
08:24:07 STYLE.

08:24:07 OUR CURRENT CONDOS, TO MY KNOWLEDGE, JIM, YOU ARE THE
08:24:12 EXPERT, THAT HAVE A MEDITERRANEAN AND ITALIAN INFLUENCE
08:24:16 WHERE THE NEW GENOVA 3 HOMES WOULD ACTUALLY HAVE MORE OF A
08:24:20 SPANISH REVIVAL STYLE.
08:24:22 MY UNDERSTANDING SPANISH REVIVAL HOMES ARE TYPICALLY ONE
08:24:25 STORY WITH A SIMPLE CLEAN LINES, LIGHT PAINT COLORS AS WELL
08:24:31 AS A LOW PITCHED ROOF, THE ARCHED DOORWAYS, AND THE
08:24:34 SHUTTERS.
08:24:35 BASICALLY THE PLAN FOR THE VILLAS.
08:24:37 THE QUESTION THAT I WOULD ASK THE COUNCIL IS, DO YOU BELIEVE
08:24:41 THAT MIXING THE MEDITERRANEAN STYLE DESIGN OF OUR CURRENT
08:24:45 EXISTING CONDOS WITH THE SPANISH REVIVAL STYLE OF THE NEW
08:24:51 VILLAS, DO YOU BELIEVE THAT'S COMPATIBLE WITH OUR CURRENT
08:24:56 DESIGN?
08:24:58 SOME OF OUR RESIDENTS, OBVIOUSLY AS YOU'VE HEARD, DO NOT
08:25:01 THINK SO.
08:25:01 I'M NOT SURE IF THIS HAS EVER BEEN CONSIDERED.
08:25:05 I UNDERSTAND THE FINANCIAL IMPACT THAT THE DEVELOPER HAS
08:25:08 SPOKEN ABOUT.
08:25:08 WORE TRYING TO BUILD THE ORIGINAL PLAN, BUT DID WE EVER
08:25:11 CONSIDER MAYBE JUST ONE BUILDING OR TWO OF OUR BUILDINGS IN
08:25:16 GENOVA 1, THEY BASICALLY HAVE 35 RESIDENTS IN EACH.

08:25:19 HAVE WE LOOKED AT BECAUSE THERE'S BEEN SO MUCH DIVISION
08:25:22 HERE, HAVE WE ACTUALLY LOOKED AT BUILDING ONE SIMILAR TYPE
08:25:26 BUILDING TO WHAT WE ACTUALLY HAVE NOW WITH 35 RESIDENTS THAT

08:25:29 WOULD STILL GIVE US MORE HOMES THAN THE 31 RESIDENTS AND IT
08:25:34 WOULD BE THE MATCH THAT WE'RE TALKING ABOUT, TAKE AWAY THE
08:25:37 PARKING ISSUES, THE UNSIGHTLY VISIBILITY OF SOME OF THESE
08:25:41 THINGS THAT WE'RE DISCUSSING.
08:25:43 I JUST WANT TO PUT THAT OUT THERE THAT THAT MAY BE AN OPTION
08:25:47 TO BUILDINGS, POSSIBLY IS TOO MUCH AND IS NOT FEASIBLE AS
08:25:50 THE DEVELOPER HAS EXPRESSED.
08:25:52 AS FAR AS THE TRASH AND THE RECYCLE BINS --
08:25:57 >>Tammy Duran: EXCUSE ME, MA'AM.
08:25:58 I'M SORRY, YOUR THREE MINUTES ARE UP.
08:26:04 >> OKAY.
08:26:08 [APPLAUSE]
08:26:08 IN SUMMARY, JUST TAKE TEN MORE SECONDS.
08:26:15 I DO THINK WE HAVE MADE SOME PROGRESS WITH THE DEVELOPER,
08:26:17 BUT IT IS, AS WE HAD EXPRESSED, MOSTLY DUE TO FATIGUE OVER
08:26:21 THE LAST THREE YEARS OF LOOKING AT THAT VACANT LOT.
08:26:24 WE DO WANT TO MAKE SURE THAT WE COME TO SOME TYPE OF
08:26:27 FAVORABLE AGREEMENT.
08:26:28 WE ARE WILLING TO WORK WITH THE DEVELOPER AS WELL AS THE
08:26:31 VILLAGE OF ESTERO, BUT WE DO WANT A COMPARABLE PRODUCT.
08:26:35 THANK YOU.
08:26:38 [APPLAUSE]
08:26:49 >> I STANDING RULE EXHIBITS.
08:27:08 >> GOOD EVENING.
08:27:09 IN THE INTEREST OF TIME AND I KNOW YOU'VE BEEN HERE A LONG

08:27:13 TIME, I'VE GOT DETAILS IN EXHIBIT THERE WHICH YOU CAN PORE
08:27:19 THROUGH, BUT I WOULD LIKE TO HIGHLIGHT A FEW THINGS.
08:27:21 I'D LIKE TO SECOND AND FOCUS ON A POINT THAT DAN AND SUSAN
08:27:26 BROUGHT UP AND THAT'S THE FEES.
08:27:28 THE OWNERS HERE PURCHASED ON THE ASSUMPTION NOT ONLY OF THE
08:27:34 TYPE OF BUILDINGS, BUT THAT THE FEE WOULD BE SPREAD AMONG
08:27:37 205 UNITS, NOT THE 171.
08:27:42 SO, IN FACT, WHEN THIS IS ALL SAID AND DONE, IF IT'S 162
08:27:46 UNITS, THE MASTER HOA FEES ARE GOING TO BE 27% HIGHER THAN
08:27:51 THEY WOULD BE IF THEY WERE SPREAD AMONG 205.
08:27:54 NOW, JAIME HAS INDICATED THAT FOR SOME PERIOD THEY WOULD
08:27:59 SUBSIDIZE AT THE 171 LEVEL.
08:28:03 DAN HAS SAID HE'S WILLING TO PUT THAT IN WRITING.
08:28:06 THOSE TWO OFFICERS ARE, IN MY VIEW, THE START OF WHAT I
08:28:10 WOULD CALL A DEVELOPER CONTRIBUTION FRAMEWORK THAT IF WE
08:28:17 PROCEED WITH THIS, IT WILL HELP ADDRESS THE INCREDIBLE
08:28:22 INCREASE THAT EACH OF US WILL INCUR BECAUSE OF THE FAILURE
08:28:26 TO DELIVER WHAT THEY PROMISED.

08:28:28 NOW, YOU'LL SEE IN THE ATTACHED SHEET THAT IT VARIES
08:28:36 SOMEWHAT FROM WHAT'S BEEN TALKED ABOUT HERE, AND I LIKE TO
08:28:40 HIGHLIGHT WHAT THOSE CHANGES ARE.
08:28:43 IT WOULD BE FIXED AT 24% OF THE BUDGET UNTIL TURNOVER, AS
08:28:49 SUSAN MENTIONED.
08:28:51 IT'S IMPORTANT THAT IT BE TARGETED NOT BY SOME ARBITRARY
08:28:55 DATE, BUT RATHER BY COMPLETING THE PROJECT AND SELLING AS

08:29:00 MANY OF THE UNITS AS POSSIBLE.
08:29:03 SECOND, IT SHOULD NOT DROP OFF THE CLIFF ONCE THAT'S DONE.
08:29:10 THERE SHOULD BE AN ORDERLY PHASEOUT.
08:29:13 I'M PROPOSING THAT IT BE OVER FIVE YEARS ON A DECLINING
08:29:16 SCHEDULE.
08:29:18 IF THAT IS DONE, IT WILL NOT COMPENSATE THE PEOPLE WHO
08:29:25 BOUGHT BASED ON THEIR REPRESENTATION.
08:29:27 IT WILL NOT COMPENSATE, AS BILL POINTED OUT, FOR ANYONE THAT
08:29:31 LIVES THERE FOR A LONG PERIOD OF TIME BECAUSE THAT INCREASE
08:29:34 IS GOING TO BE WITH YOU EVERY YEAR.
08:29:38 IT WILL SOMEWHAT REDUCE THE PAIN, BUT THAT'S ALL IT WILL DO.
08:29:44 IT'S IMPORTANT THAT IT BE DOCUMENTED AND AS IMPORTANT AS THE
08:29:48 NUMBERS.
08:29:50 THEY CANNOT PLAY AROUND WITH THE BUDGET TO CUT THE LEVEL OF
08:29:53 SERVICES, THE QUALITY OF SERVICES, AND THE RESERVING BECAUSE
08:29:58 THEY ARE RESPONSIBLE FOR IT.
08:30:00 AS THEY CONTROL MASTER ASSOCIATION BOARD, THEY CONTROL THE
08:30:05 BUDGET AND THEY CAN PLAY WITH THAT UNLESS THIS WRITTEN
08:30:09 AGREEMENT BINDS THEM DOING THE RIGHT THING.
08:30:13 WE MUST HAVE YOUR HELP TO DO THAT.
08:30:15 THANK YOU.
08:30:18 >>Tammy Duran: EXCUSE ME.
08:30:20 SIR.
08:30:20 JOHN, DO YOU HAVE COPIES FOR US, WHAT YOU JUST PASSED OUT,
08:30:25 BECAUSE WE HAVE TO HAVE IT, TOO.

08:30:27 >> I PASSED TEN OF THEM AROUND.
08:30:32 >>Tammy Duran: THANK YOU.
08:30:34 >>Mary Gibbs: CAN I ALSO MENTION, IF WE KEEP THE APPLAUSE
08:30:36 DOWN.
08:30:36 I KNOW EVERYBODY IS EXCITED, BUT MAYBE WE CAN MOVE A LITTLE
08:30:39 BIT FASTER.
08:30:41 >>Tammy Duran: ABBEY RODRIGUEZ.
08:30:45 SORRY.
08:30:45 AND JANE BROWN WILL BE NEXT AND THEN ROBERT.
08:30:52 >> GOOD EVENING.
08:30:54 THANK YOU FOR ALLOWING ME TO SPEAK.
08:30:56 I WAS ONE OF THE FIRST ONES WHO BOUGHT IN GENOVA.
08:31:02 THE DESIGN WAS BEAUTIFUL, STILL BEAUTIFUL, AND WILL BE
08:31:06 BEAUTIFUL.

08:31:06 WE HAVE BEEN WORKING WITH THE BUILDERS LATELY, AND THEY HAVE
08:31:11 BEEN FINALLY APPROACH US, HEAR US.
08:31:15 IT'S NOT PERFECT.
08:31:16 IT'S NOT WHAT WE DID AT THE BEGINNING, BUT I THINK THE
08:31:22 DESIGN MADE THE QUALITY THAT WE NEED TO MAINTAIN A
08:31:26 HIGH-LEVEL IMAGE FOR THE VILLAGE OF ESTERO AND FOR ALSO OUR
08:31:31 RESIDENTS OF GENOVA.
08:31:34 THANK YOU VERY MUCH.
08:31:34 HAVE A GOOD NIGHT.
08:31:39 >>Tammy Duran: JANE BROWN.
08:31:46 >> HI.

08:31:47 I'M JANE BROWN.
08:31:48 I LIVE IN BUILDING 3.
08:31:50 MY HUSBAND AND I BOUGHT IN GENOVA AT THE END OF 2015.
08:31:58 WE WAITED THREE YEARS FOR IT TO BE FINISHED, A THIRD
08:32:03 BUILDING.
08:32:03 WE MOVED IN IN JULY OF '19.
08:32:06 WE'VE BEEN LIVING THERE NOW THREE YEARS, HOPING TO HAVE THE
08:32:11 PROJECT COMPLETED.
08:32:13 AND, YES, I'M ONE OF PROBABLY EVERYBODY IN OUR DEVELOPMENT
08:32:18 THAT'S REALLY TIRED OF WAITING.
08:32:21 I AM 100% SUPPORTIVE OF HAVING THIS PROJECT FINISHED,
08:32:27 ALTHOUGH IT IS NOT 100% WHAT I WOULD LIKE TO SEE, IT IS
08:32:33 GOING TO BE BEAUTIFUL WHEN IT'S DONE.
08:32:36 I JUST DON'T UNDERSTAND THE PARKING ISSUE.
08:32:45 I AM TOTALLY AGAINST LOOKING AT CARS, BUT WHEN YOU LOOK AT
08:32:47 THEIR CONCEPT, WE HAVE THE CARS HIDDEN BETWEEN THE
08:32:52 BUILDINGS.
08:32:52 THERE'S GOING TO BE WALLS UP THERE.
08:32:55 I'M GOING TO BE WALKING AROUND THE PROPERTY.
08:32:56 I'M NOT GOING TO BE VISUALLY LOOKING AT CARS.
08:33:00 MAYBE IF I HAVE ABOVE THE UNITS, IF I'M IN MY HALLWAY, WHICH
08:33:06 RIGHT NOW I'M IN MY HALLWAY WALKING TO THE ELEVATOR.
08:33:09 I'M LOOKING AT COWS ACROSS THE STREET, WHICH I ENJOY, AND I
08:33:14 WILL BE SAD TO SEE WHEN THAT DEVELOPMENT IS MADE.
08:33:17 MY COWS WILL BE GONE.

08:33:19 BUT PEOPLE THAT ARE WORRIED ABOUT LOOKING AT THE CARS, THEY
08:33:24 ARE GOING TO BE WALKING DOWN THE HALL GOING TO THEIR GARAGE.
08:33:26 THEY ARE NOT GOING TO BE SITTING IN THEIR UNITS.
08:33:30 RIGHT NOW, EVERYONE IS SITTING IN THEIR UNITS, THEY ARE
08:33:33 LOOKING AT THE LAKE.
08:33:34 THERE'S NOBODY GOING TO BE LOOKING AT CARS THE WAY OUR
08:33:38 DEVELOPMENT -- THE WAY THE VISION OF THE NEW PLAN IS SET
08:33:41 OUT.
08:33:42 SO I DON'T UNDERSTAND EVERYBODY'S IDEA OF LIKE WORRYING
08:33:45 ABOUT, OH, MY GOD, THERE'S GOING TO BE ALL THIS PARKING THAT

08:33:48 WE'RE GOING TO LOOK AT.
08:33:50 THAT IS NOT VALID.
08:33:51 THAT IS NOT VALID.
08:33:53 NUMBER TWO, THE DUES, WE'RE PAYING $4,055 A YEAR FOR THE
08:34:01 MASTER ASSOCIATION.
08:34:02 IF WE GET OUR DUES RAISED BY 27%, THAT'S ANOTHER $1100 A
08:34:09 YEAR.
08:34:11 COME ON NOW.
08:34:12 YOU HAVE UNITS THAT ARE 500,000, 600,000, SOME OF THEM
08:34:17 $700,000.
08:34:19 ARE WE REALLY WORRIED ABOUT A THOUSAND MORE DOLLARS A YEAR
08:34:23 THAT WE'RE GOING TO HAVE TO PAY IN MASTER DUES?
08:34:25 COME ON NOW.
08:34:27 COME ON.
08:34:28 I DON'T UNDERSTAND THE BIG CONCERN.

08:34:33 >>Tammy Duran: ROBERT AND HAL WILL BE THE LAST ONE.
08:34:50 >> HOW DO I FOLLOW THAT?
08:34:51 [LAUGHTER]
08:34:52 MY NAME IS BOB.
08:34:55 I'VE BEEN ON THE BOARD IN GENOVA 2.
08:34:58 I'M RETIRED NOW FROM THAT.
08:35:00 I WILL JUST SAY, MY WIFE AND I ARE IN SUPPORT OF WHAT THEY
08:35:05 ARE PROPOSING.
08:35:06 DO WE LIKE IT?
08:35:08 NO.
08:35:08 BUT WE SUPPORT IT BECAUSE THERE JUST COMES A TIME WHERE YOU
08:35:13 SAY IS THAT THE BEST WE CAN GET?
08:35:16 FRANKLY, I THINK IT IS.
08:35:17 I THINK GOING THROUGH AND POTENTIALLY HAVE THEM WALK AWAY,
08:35:22 GET ANOTHER DEVELOPER IN THERE AND TRYING TO -- IT JUST --
08:35:26 IT'S LIKE, OKAY, HOW LONG CAN THIS GO?
08:35:30 THAT'S A COMMENT, BUT I DO WANT TO SPECIFICALLY ADDRESS
08:35:34 LANDSCAPING AND ASK YOU, JUST LIKE GIRSCH ENCOURAGED YOU.
08:35:41 THEY SAY, WELL, THERE'S GOING TO BE A PALM TREE.
08:35:43 A PALM TREE IS A PALM TREE IS A PALM TREE.
08:35:46 SOME OF THEM LOOK GREAT.
08:35:47 SOME OF THEM ARE TALL.
08:35:49 SOME OF THEM ARE UGLY.
08:35:50 SOME OF THEM ARE SHORT.
08:35:51 I WOULD ASK, AND I THINK THAT THE LANDSCAPING WILL BE

08:35:56 CRITICAL TO INTEGRATING THAT DIFFERENT LOOKING SET OF
08:36:01 BUILDINGS TO THE COMMUNITY.
08:36:03 SO IT REALLY HAS TO BE GOOD.
08:36:05 I NOTICED ON THE RENDERING THEY HAD A NICE BUFFER OF ROCKS
08:36:11 AROUND THE LAKE.
08:36:12 I DON'T THINK THAT'S GOING TO HAPPEN.

08:36:14 IT'S JUST GOING TO BE GRASS COMING DOWN THERE.
08:36:18 SO THE ENTRANCE TO THAT END, I CAN ENVISION THESE LARGE
08:36:23 BUILDINGS.
08:36:24 THEY ARE SMALL BUILDINGS, BUT THE LANDSCAPING CAN PLAY, IN
08:36:27 MY OPINION, A CRITICAL ELEMENT THERE.
08:36:29 AS YOU DRIVE TO THAT AROUND THE LAKE, ESPECIALLY IN FRONT OF
08:36:36 BUILDING FOUR, OUR LANDSCAPING ALONG THAT LAKE LOOKS LIKE
08:36:41 ESTERO PARKWAY MEDIAN STRIP DID FIVE YEARS AGO.
08:36:47 SO I WOULD ENCOURAGE THE BUILDER TO FINALLY FACE UP AND PUT
08:36:52 IN THERE SOMETHING THAT, NUMBER ONE, PROVIDES AN ENTRANCE TO
08:36:55 THAT NEW UNIT INTO SOMETHING WE SHOULD HAVE SEEN IN THE
08:37:02 PAST.
08:37:03 MORE MATCHING THE LANDSCAPING THAT'S IN FRONT OF BUILDING
08:37:06 ONE AND TWO AROUND THE LAKE.
08:37:08 THANK YOU.
08:37:11 >>Scotty Wood: PLEASE HOLD YOUR APPLAUSE.
08:37:12 >>Tammy Duran: HAL.
08:37:23 >> GOOD EVENING.
08:37:26 BET YOU WERE GLAD TO HEAR IT WAS THE LAST ONE.

08:37:29 YOU'VE HAD A LONG DAY.
08:37:30 IT'S BEEN ENJOYABLE HEARING FROM ALL MY FRIENDS AT NEIGHBORS
08:37:35 AT GENOVA.
08:37:35 MY NAME IS HAL CORBY.
08:37:39 I HAD THE PLEASURE OF ADDRESSING YOU IN SEPTEMBER AT THAT
08:37:40 TIME IN STRONG OPPOSITION TO THE PLAN THAT WAS PRESENTED.
08:37:44 I JUST DIDN'T THINK IT WAS APPROPRIATE.
08:37:48 I STILL DON'T, AND ALTHOUGH YOU HEARD THE PERCENTAGE OF 65,
08:37:52 THE PEOPLE IN THAT PERCENTAGE THAT I TALKED TO DO NOT LIKE
08:37:58 THE PROJECT SPECIFICALLY BUT THEY ARE WORN OUT.
08:38:01 AND THE WHOLE SENTIMENT THAT ALMOST EVERYBODY FEELS IS WE
08:38:03 JUST WANT TO GET THIS THING DONE.
08:38:06 YOU KNOW, THIS IS NOT JUST A MERE VARIANCE.
08:38:09 THIS IS A SUBSTANTIAL ZONE CHANGE.
08:38:12 AND WHEN YOU THINK OF ALL THE PEOPLE THAT BOUGHT INTO THIS
08:38:15 BEAUTIFUL PROJECT RELYING UPON THE REPRESENTATIONS OF THESE
08:38:20 DEVELOPERS, AS WELL AS THE CITY PLAN, IT'S A DIFFICULT
08:38:23 DECISION, I THINK, THAT YOU HAVE TO MAKE.
08:38:25 AND WHAT DOES THIS DO FOR PRECEDENT IN THE FUTURE?
08:38:28 ARE PEOPLE GOING TO BE ABLE TO RELY ON THE PLAN THAT YOU
08:38:32 APPROVE?
08:38:32 THEY CERTAINLY CAN'T RELY ON THE REPRESENTATIONS OF THE
08:38:36 DEVELOPER.
08:38:36 I HAPPENED TO TAKE A LOOK AT THE ORIGINAL DECLARATION THAT
08:38:40 WAS FILED IN SEPTEMBER OF 2016, AND IN THAT DECLARATION, IT

08:38:45 SAYS THE MINIMUM NUMBER FOR GENOVA THREE, MINIMUM UNITS, WAS
08:38:50 68 AND MAXIMUM WAS 70.

08:38:52 WHEN THE DEVELOPER WAS HERE THE LAST TIME IN SEPTEMBER, THEY
08:38:58 CAME IN WITH 11 SINGLE-FAMILY HOMES.
08:39:02 NOW THEY ARE DRESSED UP AND CALLED LUXURY VILLAS.
08:39:05 AND INSTEAD OF 11, THERE'S 20.
08:39:08 SO I SPECIFICALLY RECALL YOU TELLING THAT THE PROJECT WAS
08:39:14 NOT APPROPRIATE FOR SINGLE-FAMILY UNITS, AND HERE THEY COME
08:39:16 BACK WITH MORE.
08:39:18 IT'S A DECISION THAT YOU'RE GOING TO HAVE TO WEIGH HEAVILY
08:39:23 BECAUSE I'M NOT IN FAVOR OF IT.
08:39:25 I UNDERSTAND MOST OF THE FOLKS NOW ARE SAYING THEY JUST WANT
08:39:28 TO GET IT DONE, AND IF THIS IS THE BEST WE CAN DO, THAT
08:39:32 SHOULD BE IT.
08:39:33 BUT I THINK YOUR RESPONSIBILITY GOES BEYOND THAT.
08:39:36 I THINK YOU GOT TO REALLY THINK THIS THING THROUGH BECAUSE
08:39:40 IT'S GOING TO BE AN IMPORTANT PRECEDENCE FOR THIS COMMUNITY.
08:39:43 I DON'T FEEL SORRY FOR THE DEVELOPERS WHO TALK ABOUT LOSING
08:39:46 MONEY.
08:39:47 WELL, THAT'S WHAT BUSINESS PEOPLE DO.
08:39:49 EVERYBODY IS IN BUSINESS TO MAKE MONEY.
08:39:51 BUT WHO SHOULD ASSUME THE RISK IF YOU DON'T AND IT GOES
08:39:54 ABOUT AD?
08:39:55 THEY'VE PASSED THAT RISK ON TO THIS COMMUNITY.
08:39:59 AS YOU HEARD FROM THE OTHER SPEAKERS, THE AMOUNT OF THE

08:40:04 MASTER DUES IS GOING TO GO UP 27%.
08:40:07 I MEAN, THAT CAN BE SIGNIFICANT.
08:40:09 THAT CAN BE THE DIFFERENCE OF PEOPLE SELLING THEIR UNIT OR
08:40:12 NOT SELLING IT IN THE FUTURE.
08:40:14 SO I APPRECIATE THE THOUGHTFULNESS THAT YOU GIVE.
08:40:17 I APPRECIATE ALL THE COMMENTS THAT MY FRIENDS AND NEIGHBORS
08:40:20 SHARE.
08:40:21 EVERYBODY IN GOOD FAITH.
08:40:23 WE ALL WANT TO GET IT DONE, BUT YOU HAVE TO THINK ABOUT THIS
08:40:26 VERY THOROUGHLY, AND I WISH YOU GODSPEED IN YOUR DECISION.
08:40:30 THANK YOU VERY MUCH.
08:40:30 >>Scotty Wood: THANK YOU.
08:40:31 [APPLAUSE]
08:40:32 OKAY.
08:40:41 THAT CONCLUDES PUBLIC INPUT.
08:40:44 ANY OTHER COMMENTS FROM THE BOARD?
08:40:48 >>Barry Jones: I JUST HAVE A QUESTION FROM A LEGAL
08:40:50 STANDPOINT.
08:40:51 THERE'S NO WAY REALLY FOR THIS BOARD OR FOR THE VILLAGE TO
08:40:54 ENFORCE THEM TO HAVE TO BUILD WHAT IS APPROVED UNDER A
08:41:00 ZONING ORDINANCE, IS THERE?
08:41:09 >>Nancy Stroud: NO.
08:41:10 I MEAN, WE HAVE TALKED ABOUT IT, SCOTTY WOOD, MARY AND I
08:41:15 HAVE TALKED AT SOME LENGTH AT POSSIBILITIES AND REALLY UNDER

08:41:20 FLORIDA LAW IT IS VERY DIFFICULT.

08:41:28 STILL MAY TRY TO EXPLORE SOME MORE, BUT I'M UNAWARE OF ANY
08:41:35 REGULATION LIKE THAT PASSED IN ANY MUNICIPALITY REQUIRING
08:41:40 THE COMPLETION OF A PRIVATE DEVELOPMENT.
08:41:44 IT MIGHT REQUIRE COMPLETION OF PUBLIC IMPROVEMENTS, BUT
08:41:50 PRIVATE RESIDENCES, IN FACT, YOU SEE DURING CERTAIN PERIODS
08:41:59 OF TIME WHERE THE MARKET JUST DOESN'T SUPPORT THE BUILDING
08:42:01 AND IT DOESN'T GET DONE.
08:42:04 >>Barry Jones: UNDERSTOOD.
08:42:05 >>Nancy Stroud: THE LAND IS SOLD.
08:42:07 ANOTHER PROJECT COMES IN.
08:42:11 >>Barry Jones: WITH RESPECT TO THE DUES AND MASTER
08:42:13 ASSOCIATION, AS YOU DECREASE THE NUMBER OF UNITS AND DUES
08:42:16 WERE CURRENTLY SET UP ON THESE FOUR-STORY BUILDINGS WITH
08:42:19 ELEVATORS AND MASSIVE PAINTING JOBS AND HIGH ROOFS TO REPAIR
08:42:25 AND EVERYTHING, HAVE THEY LOOKED AT THE DUES AS TO HOW
08:42:28 THEY'LL BE IMPACTED WITH WHAT I'LL CALL A LOWER MAINTENANCE
08:42:32 UNIT?
08:42:34 THE GUY DOESN'T HAVE TO WORK FOUR STORIES IN THE AIR TO
08:42:37 PAINT IT OR YOU DON'T HAVE ELEVATORS THAT YOU MAINTAIN.
08:42:41 >>Jaime Lopez: SO THE WAY THE COMMUNITY IS SET UP, EVERY TWO
08:42:45 BUILDINGS, IT'S OWN CONDO ASSOCIATION.
08:42:50 THOSE CONDO ASSOCIATIONS ARE PART OF THE MASTER ASSOCIATION.
08:42:53 SO WHEN THE RESIDENTS ARE ADDRESSING THE DUES PERSPECTIVE,
08:42:57 THOSE DUES ARE RELATED TO THE COMMON AREAS, THE AMENITIES,
08:43:00 THE CLUBHOUSE, THE POOL, THE GYM.

08:43:04 THOSE EXPENSES THAT YOU'RE REFERRING TO ARE PAID DIRECTLY BY
08:43:08 THE CONDO ASSOCIATION, SO EACH OF THOSE TWO BUILDINGS, EACH
08:43:13 OF THE TWO BOARDS, THEY HAVE CONTROL OF WHAT THEY WANT TO DO
08:43:17 IN THEIR BUILDINGS, HOW MUCH MAINTENANCE THEY WANT TO DO,
08:43:20 CLEANING, THINGS LIKE THAT.
08:43:21 SO THE MASTER ASSOCIATION HAS NO INPUT INTO THOSE EXPENSES.
08:43:26 WE ONLY CONTROL THE COMMON AREA ELEMENTS AND THE EXPENSES
08:43:31 ASSOCIATED WITH THAT.
08:43:33 >>Barry Jones: THOSE EXPENSES WOULD REMAIN CONSISTENT,
08:43:36 DOESN'T MATTER WHAT PRODUCT YOU BUILD, YOUR EXPENSES ARE
08:43:39 GOING TO REMAIN THE SAME?
08:43:41 >>Jaime Lopez: WELL, I CANNOT SAY THE EXPENSES WILL REMAIN
08:43:43 EXACTLY THE SAME.
08:43:44 THERE ARE VARIATIONS.
08:43:45 YES, THERE'S NO ANTICIPATION -- ALL THE AMENITIES ARE
08:43:48 ALREADY BUILT OUT.
08:43:49 SO THERE'S NO NEW AMENITIES COMING DOWN THE PIPE THAT ARE
08:43:53 GOING TO HAVE A SIGNIFICANT IMPACT ON THE DUES -- ON THE
08:43:56 EXPENSES CURRENTLY IN THE ASSOCIATION.
08:43:59 >>Barry Jones: THANK YOU.

08:44:00 >>Scotty Wood: ANYONE ELSE?
08:44:01 OKAY.
08:44:07 PLEASE CONSIDER ALL THAT YOU HEARD THIS EVENING AND THEN
08:44:09 COME ON BACK WHEN YOU'RE READY.
08:44:11 THANK YOU.

08:44:44 >>Scotty Wood: WE HAVE TWO PIMs.
08:45:31 [SOUNDING GAVEL]
08:45:31 COULD YOU PLEASE CLEAR THE ROOM?
08:45:35 LADIES AND GENTLEMEN, PLEASE CLEAR THE ROOM.
08:45:43 WE HAVE ADDITIONAL AGENDA ITEMS WE HAVE TO COVER.
08:45:45 I HAVE -- I NEED THE ATTENTION OF THE BOARD.
08:46:23 OUR RULES OF PROCEDURE STATE THAT WE HAVE AN IMPOSED CURFEW
08:46:30 AT 9:00.
08:46:31 IT'S NOW 8:50.
08:46:33 WE HAVE TWO PUBLIC INFORMATION MEETINGS TO CONDUCT.
08:46:37 THE BOARD CAN VOTE TO CONTINUE THE MEETING PAST THE CURFEW.
08:46:43 I WOULD ENTERTAIN A MOTION TO CONTINUE THE MEETING FOR THESE
08:46:47 TWO PUBLIC INFORMATION MEETINGS SINCE WE DON'T APPEAR TO
08:46:51 HAVE AN AUDIENCE.
08:46:54 >> I'LL MAKE THAT MOTION.
08:46:55 >> SECOND.
08:46:57 >>Scotty Wood: JIM IS SECONDING.
08:47:00 >>Kristin Jeannin: CAN I ASK A QUESTION?
08:47:02 >>Scotty Wood: YEAH, DISCUSSION, GO AHEAD.
08:47:03 ARE YOU SAYING THAT THESE ARE GOING TO GO QUICKLY?
08:47:09 WE'RE ASSUMING THEY WILL GO QUICKLY.
08:47:11 >>Scotty Wood: I SEE A YES FROM ONE.
08:47:13 WE HAVE A MOTION AND A SECOND.
08:47:18 ALL IN FAVOR SAY AYE.
08:47:19 ANYBODY OPPOSED?

08:47:22 IT CARRIES.
08:47:24 WE WILL GO PAST 9:00.
08:47:25 MARY, START IT OFF.
08:47:27 >>Mary Gibbs: THESE ARE BOTH GOING TO BE FAST.
08:47:32 THIS ONE THAT WE HAVE NOW IS ESTERO CROSSING.
08:47:35 YOU'VE SEEN IT A LOT OF TIMES.
08:47:38 YOU PROBABLY HAVE IT MEMORIZED BY NOW.
08:47:40 IT'S NEXT TO LOWE'S.
08:47:42 THIS INFORMATION MEETING TONIGHT IS FOR THE COMMERCIAL
08:47:44 BUILDING, THE LAST ONE ON THE MOST WESTERN PART OF THE
08:47:48 PROPERTY.
08:47:48 AND IT IS PROPOSED FOR A SMALL MULTI-UNITS.
08:47:53 IT'S GOING TO HAVE -- I DON'T THINK IT'S A SURPRISE.
08:47:54 IT'S GOING TO HAVE A DUNKIN' DONUTS AND SOMETHING ELSE, OR A
08:47:59 COUPLE OF OTHER THINGS IN IT.
08:48:00 THE APPLICANT IS GOING TO SHOW YOU THE ARCHITECTURE AND JUST

08:48:05 DO A QUICK EXPLANATION.
08:48:07 JOHN WOJDAK WILL BE THE FIRST SPEAKER.
08:48:15 >>John Wojdak: EVERYBODY READY?
08:48:17 >> MORE THAN READY.
08:48:18 GO FOR IT.
08:48:19 >> TALK FAST.
08:48:20 >>John Wojdak: FOR THE RECORD, JOHN WOJDAK WITH DELISI
08:48:24 FITZGERALD HERE TO TALK ABOUT THE LAST COMMERCIAL BUILDING
08:48:27 AT ESTERO CROSSING.

08:48:30 RAMON FROM GMA IS HERE, BUT I'M GOING TO RUN THROUGH THE
08:48:34 WHOLE KIT AND CABOODLE AND TALK ABOUT ANY COMMENTS AT THE
08:48:38 END.
08:48:39 YOU'VE SEEN ME UP HERE ENOUGH.
08:48:48 YOU KNOW WHERE THIS PROJECT IS.
08:48:50 THIS IS THE OVERALL MASTER CONCEPT PLAN.
08:48:52 NORTH IS TO THE LEFT, SO IT'S BASICALLY THE NORTHWEST,
08:48:57 WESTERN-MOST BUILDING RIGHT AT THE NEW SIGNAL THAT JUST WENT
08:49:02 UP AND WE'RE WAITING TO BE OPERATIONAL.
08:49:04 SO NORTH BACK UP ON HERE, THIS IS THE OVERALL SITE PLAN.
08:49:12 NOT A LOT OF ROOM THAT WE HAVE LEFT, SO IT'S KIND OF A
08:49:15 LINEAR BUILDING.
08:49:17 AS MARY MENTIONED, DUNKIN' DONUTS ON THE SOUTH END OF THE
08:49:21 BUILDING, PRETTY MUCH THE BUILDING IS KIND OF EXACTLY LIKE
08:49:26 OUR MASTER CONCEPT PLAN.
08:49:27 THE DRIVE-THROUGH WRAPS AROUND THE END.
08:49:29 WE HAVE SOME HEAD-IN PARKING THAT WILL BE ADDED OVER WHAT
08:49:34 THE PARKING THAT'S ALREADY BEEN CONSTRUCTED.
08:49:39 THEN YOU HAVE SOME SIDEWALKS AROUND THE BUILDING.
08:49:42 THIS IS THE LANDSCAPE PLAN.
08:49:49 IT'S KIND OF HARD TO SEE.
08:49:51 I HAVE A LITTLE RENDERING OF IT.
08:49:53 AND THEN THIS IS THE PLANT MATERIAL.
08:49:57 THE OUTSIDE IS THE BUFFER THAT'S GOING IN NOW.
08:49:59 I KIND OF WANTED TO SHOW THAT JUST SO IT WAS IN RELATION.

08:50:04 WE BASICALLY JUST HAVE OUR PARKING TREES ON EITHER END OF
08:50:10 THE PARKING AND THEN BUILDING PERIMETER PLANTINGS THAT WE'RE
08:50:13 PUTTING IN THE GREEN AREA THAT WE HAVE AT CORKSCREW TO JUST
08:50:16 KIND OF HELP BUFFER IT FROM THE ROAD.
08:50:18 THE BUILDING, RAMON, IS 4,781 SQUARE FEET.
08:50:31 AND THE DUNKIN IS 17 OR -- IT'S ROUGHLY THAT SOUTHERN
08:50:41 PORTION, 1700 FEET IS THE DUNKIN AND THEN THE REMAINING IS
08:50:45 MULTI-TENANT, COULD BE ONE OR TWO RETAIL TENANTS IN THERE.
08:50:50 IN TERMS OF THE ARCHITECTURE, SO HERE IS A RENDERING OF WHAT
08:51:01 WE'LL CALL KIND OF THE FRONT A LOOKING AT IT FROM THE
08:51:04 PARKING LOT, KIND OF LOOKING WEST, AND WE BASICALLY MODELED
08:51:11 IT OFF THE OTHER TWO COMMERCIAL BUILDINGS THAT ARE GOING UP

08:51:16 RIGHT NOW.
08:51:16 SO VERY CONSISTENT WITH THAT.
08:51:18 YOU CAN SEE WE HAVE A MIX IN THE ROOFLINE, SAME TILE.
08:51:23 WE ADDED KIND OF COVERED DRIVE-THROUGH KIND OF PRETTY
08:51:28 CONSISTENT WITH OTHER ONES THAT HAVE COME THROUGH.
08:51:33 THIS IS THE FLOOR PLAN.
08:51:37 SO KIND OF PORTION OF THE FLOOR WITH THE HATCH ON IT IS THE
08:51:41 DUNKIN' DONUTS AND THEN KIND OF CLEAR FLOOR AREA IS THE
08:51:45 FUTURE TENANT SPACE.
08:51:46 IT IS A REQUIREMENT THAT THIS BUILDING BE MULTI-TENANT.
08:51:52 IT COULDN'T BE A SINGLE DRIVE-THROUGH USE.
08:51:54 THAT LOOKS REALLY YELLOW ON THE SCREEN THERE, BUT IT'S THE
08:52:04 SAME COLORS AS THE OTHER TWO BUILDINGS.

08:52:08 RAMON DOES HAVE SOME BOARDS WITH THE COLOR CHIPS ON THEM,
08:52:12 BUT IT IS THE SAME COLOR PALETTE AS THE OTHER TWO BUILDINGS,
08:52:16 SAME TILE.
08:52:20 SO THIS IS THE WEST ELEVATION KIND OF FACING THE LOWE'S
08:52:25 ROAD.
08:52:27 WE DON'T HAVE A WHOLE LOT OF DEPTH TO PLAY WITH, BUT WE DO
08:52:30 HAVE BUMP-OUTS AND SOME ARCHITECTURAL TREATMENTS ON THAT
08:52:34 WALL, AND THEN ON THE BOTTOM IS THE SOUTH ELEVATION KIND OF
08:52:38 LOOKING AT IT FROM OUR INTERNAL ROAD, THAT SHORTER ROOF IS
08:52:43 THE DRIVE-THROUGH, THE COVER OVER THE DRIVE-THROUGH.
08:52:47 >>Barry Jones: [INAUDIBLE] [MICROPHONE NOT ON]
08:52:58 >>John Wojdak: PROBABLY WOULD.
08:52:59 YEP, YEP.
08:53:01 GOOD POINT.
08:53:03 THANKS, BARRY.
08:53:03 THIS IS THE DUMPSTER ENCLOSURE.
08:53:11 SAME AS THE OTHER ONES OUT THERE.
08:53:12 AND THEN TOP RENDERING IS SAME ONE I SHOWED IN THE
08:53:22 BEGINNING, SHOWING THE LANDSCAPE AND THEN THE BOTTOM ONE IS
08:53:25 FROM THE LOWE'S ROAD AND WE TRIED TO LAYER IN OUR PERIMETER
08:53:31 BUFFER FROM THE COMMERCIAL.
08:53:33 SO YOU CAN KIND OF GET A REALISTIC VIEW OF IT.
08:53:39 >>Marlene Naratil: IS THAT BUILDING ON THE LEFT IS THAT A
08:53:41 DRIVE-THROUGH FOR DUNKIN' DONUTS?
08:53:50 >>John Wojdak: YEAH --

08:53:50 >>Marlene Naratil: WHERE THE CARPORT IS.
08:53:53 >>John Wojdak: THAT CARPORT IS WHERE THE DRIVE-THROUGH
08:53:55 WINDOW IS.
08:53:56 >>Marlene Naratil: THAT'S ALL PART OF THE DUNKIN' DONUTS
08:53:59 ESTABLISHMENT.
08:54:00 >>John Wojdak: UM-HUM.
08:54:01 >>Jim Wallace: JOHN, JUST FOR CLARIFICATION, BARRY BROUGHT
08:54:05 UP A GOOD POINT.

08:54:06 ARE YOU CONFIRMING THAT YOU HAVE SIGNAGE FOR THREE TENANTS
08:54:10 ON THE EAST SIDE OF THE BUILDING.
08:54:12 YOU WILL HAVE SIGNAGE FOR THREE TENANTS ON THE WEST SIDE OF
08:54:15 THE BUILDING?
08:54:17 >>John Wojdak: I DON'T KNOW THE ANSWER TO THAT, BUT I WOULD
08:54:19 EXPECT THAT THAT'S WHAT --
08:54:23 >>Jim Wallace: SIGNAGE FOR FIVE.
08:54:25 >>John Wojdak: NO.
08:54:26 THERE'S REALLY NOT SPACE FOR MORE THAN TWO --
08:54:31 >>Jim Wallace: YOU DO INTEND TO HAVE SIGNAGE ON THREE SIDES
08:54:34 OF THE DUNKIN' DONUTS.
08:54:35 >>John Wojdak: YEP.
08:54:41 >>Jim Wallace: IS THAT ALLOWED IN THE CODE?
08:54:43 YOU CAN HAVE IT ON THREE SIDES?
08:54:45 THAT'S WHY I'M ASKING.
08:54:49 YOU HAVE THE DD AND DUNKIN TWICE.
08:54:55 IS THAT ALLOWED IN THE CODE?

08:54:59 >>Mary Gibbs: WE'LL CHECK THAT.
08:55:01 RIGHT OFF THE TOP OF MY HEAD, I THINK THERE'S JUST A LIMIT
08:55:04 OF A PERCENTAGE ON WALL SIGNS.
08:55:06 WE'LL CHECK IT.
08:55:17 >> A COMMENT ABOUT THE LANDSCAPING, THE VIEW TO THE WEST, IN
08:55:20 OTHER WORDS, THE VIEW TO THE FRONT OF THE BUILDING DOESN'T
08:55:24 HAVE MUCH LANDSCAPING ON IT, WHEREAS THE REAR OF THE
08:55:27 BUILDING AS SHOWN IN THE RENDERING THAT'S ON THE EASEL THERE
08:55:31 HAS GOOD LANDSCAPING ON IT.
08:55:32 I'M JUST WONDERING IF YOU CAN BEEF UP THE LANDSCAPING IN THE
08:55:37 FRONT.
08:55:37 >>Kristin Jeannin: I THINK THAT RENDERING MIGHT BE OMITTING
08:55:41 A TREE, TOO.
08:55:42 I DON'T KNOW.
08:55:46 >>John Wojdak: YEAH, THERE'S NOT MUCH GREENSPACE.
08:55:48 AND WHAT'S NOT SHOWN, THAT PARKING ISLAND RIGHT THERE WILL
08:55:52 HAVE A THREE IN IT.
08:55:54 BUT WE OMITTED THAT SO IT DIDN'T HIDE THE FRONT OF THE
08:55:58 BUILDING.
08:55:58 >>Michael Sheeley: MY COMMENT ON THE ARCHITECTURE, I THINK
08:56:01 FIRST OF ALL, IS THIS CONSISTENT WITH WHAT I'VE SEEN IN
08:56:04 RAMON'S OTHER BUILDINGS IN THERE?
08:56:06 I HAVE NO PROBLEMS WITH THE BUILDING, BUT THESE RECESSES ON
08:56:08 THE FRONT AND THE REAR I THINK IS AN OPPORTUNITY, IF YOU CAN
08:56:12 CUT SOMETHING OUT OF THE SIDEWALK THERE TO GET GREEN IN

08:56:16 THOSE RECESS PANELS WOULD HELP SOFTEN THE FACADE.
08:56:19 ON THE FRONT AND THE BACK.
08:56:23 SOMETHING TALLER THAT'S IN THAT.
08:56:26 I KNOW THE GREEN SCREEN DOESN'T SEEM TO WORK VERY WELL.

08:56:29 >>John Wojdak: WE DON'T HAVE A TON OF WIDTH THERE.
08:56:33 >>Barry Jones: YOU GOT TREE ISLANDS ON BOTH SIDES OF THE
08:56:36 PARKING SPOTS AND THIS RENDERING IS NOT SHOWING THOSE TREE
08:56:39 ISLANDS WITH TREES EITHER.
08:56:40 SO I DON'T THINK THE RENDERING IS REALLY -- I MEAN, IT IS
08:56:43 SHOWING A PALM TREE, I'M SORRY.
08:56:46 >>John Wojdak: YEAH, AND THE KIND OF NORTHERN TREE IS
08:56:50 LIKE RIGHT AT THE EDGE OF THAT PERSPECTIVE VIEW.
08:56:58 IF YOU'RE TALKING ABOUT THAT ONE BUMP-OUT ON THE LEFT OF THE
08:57:01 TOP, WE CAN TRY AND SQUEEZE SOMETHING IN THERE.
08:57:06 >> ON THE MEDIANS, ARE THEY GOING TO HAVE CANOPY TREES OR
08:57:09 LITTLE SKINNY PALMS?
08:57:12 ARE YOU GOING TO SEE THE LANDSCAPING?
08:57:28 >>John Wojdak: IF THEY ARE PALMS AND USING -- I THINK PER
08:57:32 CODE IF YOU'RE DOING PALMS AS YOU'RE PARKING CANOPY TREE,
08:57:36 YOU HAVE TO DO A GROUP OF THREE INSTEAD OF ONE OAK.
08:57:39 >>Jim Wallace: THREE --
08:57:42 >>John Wojdak: SABLE HAS TO BE THREE INSTEAD OF -- BUT WE
08:57:46 CAN CHECK THAT.
08:57:46 >>Kristin Jeannin: I THINK THAT WAS SOMETHING WE ALREADY
08:57:49 LOOKED AT.

08:57:54 >>John Wojdak: THAT'S ALL OF OUR PRESENTATION.
08:57:57 >> WILL THERE BE CHAIRS OUT FRONT FOR PEOPLE TO SIT AS WELL?
08:58:01 >>John Wojdak: THERE WILL BE A COUPLE OF CHAIRS OUT FRONT.
08:58:03 IT'S NOT NECESSARILY OUTDOOR SEATING, PER SE.
08:58:08 IT'S JUST THERE IS A KIND OF AREA.
08:58:13 THIS PERSPECTIVE DOESN'T DO IT VERY WELL BECAUSE ON THE TOP
08:58:17 VIEW WHERE THE DUNKIN IS, THAT'S ACTUALLY BUMPED OUT.
08:58:22 >>Barry Jones: DONE ELSEWHERE, YOU CAN DO SOME POTTED PLANTS
08:58:26 AROUND THE PERIMETER.
08:58:32 >>John Wojdak: THIS IS THE SIDEWALK.
08:58:34 THIS IS LANDSCAPING, AND THIS IS LIKE A BRICK PAVER AREA AND
08:58:37 THIS IS THE DUNKIN ENTRY, FACES NORTH.
08:58:41 YOU'RE KIND OF LOOKING AT IT FROM THE SIDE.
08:58:51 >>Scotty Wood: ANYTHING ELSE?
08:58:53 >>Barry Jones: HOURS OF OPERATION?
08:58:54 NO IDEA.
08:58:57 >>John Wojdak: NO IDEA.
08:58:58 NOT 24 HOURS.
08:59:06 >> BUT NOT REQUIRING A DEVIATION OF ANY KIND.
08:59:08 >>John Wojdak: THAT'S CORRECT.
08:59:09 >> I DON'T THINK THERE IS CONSUMPTION ON PREMISES EITHER
08:59:11 WITH A DUNKIN.
08:59:13 >> JUST COFFEE.
08:59:15 >> THANKS, JOHN.
08:59:16 >>Mary Gibbs: MAY I SAY ONE THING?

08:59:18 WE DID RECEIVE AN E-COMMENT.
08:59:20 I FORWARDED IT ON TO JOHN.
08:59:21 IT WAS ASKING ABOUT THE STACKING AND THE QUEUING I THINK FOR
08:59:24 THE DRIVE-THROUGH.
08:59:25 SO HE'S GOING TO TAKE A LOOK AT THAT.
08:59:29 >>John Wojdak: ACTUALLY A VALID COMMENT.
08:59:34 JUST AT OTHER LOCATIONS WHERE DUNKIN IS, THEY GET BUSY.
08:59:37 THE DRIVE-THROUGH CAN STACK UP AND OUR COMMERCIAL DRIVEWAY
08:59:44 IS JUST OFF OF THERE.
08:59:46 WE HAVE PLENTY OF ROOM WITH WHERE IT'S AT BUT I WAS THINKING
08:59:49 WHEN YOU COME IN THE DRIVEWAY, WE COULD HAVE SOME
08:59:52 DIRECTIONAL SIGNAGE SAY DRIVE-THROUGH GO LEFT TOWARD THE
08:59:56 DUNKIN SO YOU DON'T GO STRAIGHT BACK AND IF THAT BACKED OUT,
09:00:00 YOU WOULD BLOCK THE ENTRY.
09:00:03 WE'LL DIRECT THEM IMMEDIATELY LEFT TO GET THEM AWAY FROM THE
09:00:05 DRIVEWAY.
09:00:06 THAT WAS ACTUALLY A GOOD COMMENT.
09:00:08 >>Barry Jones: ONE LAST QUESTION I HAD WAS ABOUT THE SOLID
09:00:10 WASTE ENCLOSURE.
09:00:12 IT REALLY DOESN'T SHOW UP ON THE RENDERINGS.
09:00:16 I WENT BACK AND I SEE THE DETAIL AND IT HAS A STANDARD FENCE
09:00:20 ROLLER GATE.
09:00:21 THAT'S KIND OF LIKE RIGHT IN THE FRONT OF THE BUILDING.
09:00:23 IS THERE ANY OTHER OPTION BESIDES THAT STANDARD?
09:00:27 AND I DON'T KNOW THAT THERE IS.

09:00:30 IT DOESN'T SHOW ON THE RENDERINGS, BUT THERE IS A DUMPSTER
09:00:33 WITH A ROLLER GATE OFF ON THE NORTH END OF THAT.
09:00:36 >>John Wojdak: UM-HUM.
09:00:40 >>Barry Jones: THAT REALLY SHOULD BE REFLECTED IN THE
09:00:42 RENDERINGS SO YOU'VE GOT SOME SORT OF SCALE AS TO WHAT IT
09:00:45 LOOKS LIKE WITH THAT APPENDAGE HANGING OFF THE END THERE AT
09:00:49 A LOWER ELEVATION.
09:00:50 AND I DON'T KNOW IF THERE'S ANY WAY TO PUT SOME LIPSTICK ON
09:00:53 THAT DUMPSTER, BEYOND THE FRONT END, IT PROBABLY NEEDS IT.
09:00:58 I DON'T THINK HE CAN TURN IT AND GET A TRUCK IN AND OUT OF
09:01:02 IT.
09:01:07 >> [NOT SPEAKING INTO A MICROPHONE]
09:01:09 >>Barry Jones: I DON'T KNOW WHAT YOUR PLAN IS.
09:01:11 I JUST KNOW I WANT TO SEE MORE DETAIL WHEN YOU COME BACK AND
09:01:14 IT'S RIGHT THERE AND EVERYBODY IS DRIVING RIGHT PAST IT ON
09:01:17 THE DRIVE-THROUGH.
09:01:18 >>John Wojdak: I'M CONFIDENT RAMON CAN COME UP WITH
09:01:21 SOMETHING.
09:01:21 >>Marlene Naratil: ARE YOU PAINT COLORS COMPATIBLE WITH THE
09:01:24 OTHER PARTS OF THIS PROJECT?
09:01:25 >>John Wojdak: THEY ARE.
09:01:27 SAME COLOR PALETTE.

09:01:29 >> YEAH, HE MENTIONED IT.
09:01:32 >>Scotty Wood: ARE WE DONE WITH THIS ONE?
09:01:35 >>John Wojdak: THANK YOU.

09:01:53 >>Scotty Wood: THIS IS A PIM.
09:02:00 THE NEXT ONE IS ALSO A PIM.
09:02:12 >>Mary Gibbs: OUR LAST CASE FOR THE EVENING.
09:02:14 IT'S CALLED MILAN VILLAS.
09:02:16 IT'S LOCATED AT WILLIAMS ROAD AND THREE OAKS PARKWAY.
09:02:22 IT'S A KIND OF LONG, TEN-ACRE STRIP OF PROPERTY.
09:02:26 RIGHT ON THE CORNER.
09:02:27 IT WAS ZONED FOR COMMERCIAL USES.
09:02:29 IT'S NEVER BEEN DEVELOPED FOR COMMERCIAL.
09:02:31 IT SEEMS LIKE AN ODD LOCATION.
09:02:34 SO THE APPLICANT HAS COME IN AND THEY WANT TO REZONE IT FOR
09:02:37 A SMALL RESIDENTIAL SUBDIVISION AND I WILL LET DAN DELISI DO
09:02:42 THE QUICK OVERVIEW AND HIS TEAM WILL EXPLAIN WHAT THEY ARE
09:02:45 PROPOSING.
09:02:47 >>Daniel DeLisi: FOR THE RECORD, DAN DELISI.
09:02:50 IT DOESN'T LOOK LIKE THIS IS MY PRESENTATION, WHICH YOU ALL
09:02:55 SHOULD HAVE IN YOUR PACKETS.
09:02:57 LET ME SEE IF IT'S ON THE DESKTOP.
09:02:59 DO YOU GUYS HAVE THE PRESENTATION?
09:03:05 PowerPoint PRESENTATION?
09:03:11 >> YEAH, WE'VE GOT IT.
09:03:13 >>Daniel DeLisi: WELL -- THAT'S OKAY.
09:03:45 >>Mary Gibbs: JUST START TALKING.
09:03:46 THEY CAN FOLLOW IT.
09:03:47 SHE'S IN THE RESTROOM.

09:03:59 >>Daniel DeLisi: ALL RIGHT.
09:04:00 ANYWAYS, MY NAME IS DAN DeLISI FOR THE RECORD.
09:04:03 YOU ALL HAVE THE PowerPoint IN YOUR HANDS.
09:04:08 I DO HAVE IT ON HERE IF I CAN LOAD IT UP.
09:04:11 WE HAVE A PROJECT TEAM HERE WITH US.
09:04:15 CHRIS MITCHELL IS THE ENGINEER.
09:04:17 WE HAVE WAYNE EVERETT AND MARK RUMFIELD WITH D.R. HORTON.
09:04:23 THEY ARE THE BUILDER AND NEALE MONTGOMERY IS THE ATTORNEY
09:04:25 WORKING WITH US ON THIS CASE.
09:04:28 THIS IS THE PROPERTY LOCATED AT THE CORNER OF WILLIAMS ROAD
09:04:32 AND THREE OAKS.
09:04:34 YOU ALL ARE PROBABLY FAMILIAR WITH IT.
09:04:36 IT'S HISTORICALLY AN ORANGE GROVE BACK WHEN I MOVED HERE, IT
09:04:40 WAS STILL AN ORANGE GROVE.
09:04:42 IT'S LONG AND WON'T SAY SKINNY, BUT TEN-ACRE PIECE THAT'S A
09:04:50 RECTANGLE THAT RUNS NORTH-SOUTH ALONG THREE OAKS PARKWAY.
09:04:55 IT'S SURROUNDED ON ALL SIDES BY RESIDENTIAL.
09:05:00 OF COURSE, RESIDENTIAL ACROSS THE STREET FROM THE PROPERTY

09:05:06 ON THREE OAKS AND ON WILLIAMS.
09:05:11 THEN IT'S GOT RESIDENTIAL TO THE WEST AND TO THE NORTH AS
09:05:15 WELL.
09:05:16 YEAH, THAT'S THE PATTERN BOOK.
09:05:23 THAT'S OKAY.
09:05:24 I'LL USE THAT.
09:05:25 YES, THE PowerPoint.

09:05:37 >>Mary Gibbs: I'D LIKE TO THANK OUR CLERK WHILE WE'RE
09:05:39 WAITING FOR TRYING TO GO TO THE RESTROOM AND HAVING TO COME
09:05:44 OUT TO GET DAN'S PowerPoint TO WORK FOR HIM.
09:05:46 SERVICE ABOVE AND BEYOND.
09:06:03 >>Daniel DeLisi: THANK YOU.
09:06:04 SO IN THE PRESENTATION THAT YOU HAVE, THERE IS A FUTURE LAND
09:06:12 USE MAP.
09:06:13 THE PROPERTY IS LOCATED IN THE VILLAGE NEIGHBORHOOD 2 LAND
09:06:17 USE CATEGORY.
09:06:18 I PRESUME THAT WAS DONE BECAUSE THE PROPERTY WAS ZONED
09:06:21 COMMERCIAL WHEN YOU DID THE VILLAGE RESIDENTIAL, WHEN YOU
09:06:25 DID THE VILLAGE OF ESTERO COMP PLAN.
09:06:29 VILLAGE 2 ALLOWS FOR UP TO SIX UNITS AN ACRE.
09:06:33 IT'S A SLIGHTLY HIGHER DENSITY LAND USE CATEGORY THAN THE
09:06:36 VILLAGE ONE, WHICH ALLOWS UP TO FOUR UNITS AN ACRE.
09:06:44 THIS IS BEING ZONED AT 4.4 UNITS AN ACRE, 44 UNITS ON TEN
09:06:49 ACRES.
09:06:49 I'LL GO TO THIS IN THE PATTERN BOOK.
09:06:55 THIS IS AN OLDER SITE PLAN THAT YOU SEE UP THERE.
09:07:02 THE NEWER ONE IS IN YOUR PATTERN BOOK.
09:07:06 IT'S JUST RESIDENTIAL.
09:07:09 THIS BROWN AREA IS NOW A POCKET PARK, BUT IT'S A PRETTY
09:07:15 STRAIGHTFORWARD DEVELOPMENT.
09:07:16 AT THIS POINT, WE HAVE ADDED AN EMERGENCY ACCESS POINT AT
09:07:21 THIS LOCATION.

09:07:22 IT'S EMERGENCY ACCESS ONLY.
09:07:24 AND THAT'S ABOUT IT FOR THE SITE PLAN.
09:07:36 >>Jim Wallace: WHEN YOU SAY EMERGENCY ACCESS, IT LOOKS LIKE
09:07:38 A SIDEWALK.
09:07:39 IS IT A ROAD OR A SIDEWALK?
09:07:41 >>Daniel DeLisi: JUST A STABILIZED SURFACE.
09:07:45 >>Barry Jones: 16-FOOT IN WIDTH, LIME ROCK, GRASS OVER THE
09:07:48 TOP.
09:07:49 TYPICAL.
09:07:49 IS THE HATCHED AREA STILL DRY DETENTION?
09:07:52 >>Daniel DeLisi: YES.
09:07:55 >>Barry Jones: WITH THE WATER MANAGEMENT AND YOU HAVE TO DO
09:07:58 NUTRIENT LOADING CALCS, YOU'RE NOT GOING TO BE ABLE TO DO
09:08:04 DETENTION PROBABLY, YOU PROBABLY SHOULD LOOK AT THAT BECAUSE

09:08:07 YOU DON'T GET ANY CREDIT FOR DETENTION.
09:08:09 YOU HAVE TO DO RETENTION TO GET NUTRIENT REMOVALS.
09:08:13 I JUST RAN INTO THAT SOMEWHERE ELSE.
09:08:16 >> CHRIS MITCHELL, FOR THE RECORD.
09:08:17 WE'RE LOOKING AT THAT WHILE WE'RE DEVELOPING THE DEVELOPMENT
09:08:20 ORDER PLANS AND ERP.
09:08:22 WE'LL MAKE SURE THAT IT MEETS THE CRITERIA.
09:08:24 >>Barry Jones: DO YOU HAVE TO HAVE A RIGHT-TURN LANE INTO
09:08:27 THIS?
09:08:28 IS IT GOING TO MEET THE WARRANTS FOR RIGHT IN?
09:08:31 >> IT PROBABLY IS.

09:08:32 AND WE TALKED ABOUT THIS WITH THE RESPONSES IS THAT IT'S AN
09:08:37 OFF-SITE IMPROVEMENT THAT'S REGULATED BY LEE COUNTY, SO WE
09:08:40 DIDN'T WANT TO PUT IN ANYTHING IN THE ZONING DOCUMENT
09:08:45 BECAUSE IT'S NOT PER THE VILLAGE, AND I DON'T WANT TO HAVE
09:08:48 TO COME BACK IN.
09:08:49 BUT MOST LIKELY WE'LL HAVE A TURN LANE.
09:08:52 >>Barry Jones: TYPICALLY THE VILLAGE WILL COME BACK FOR A
09:08:55 COMPENSATING RIGHT-OF-WAY.
09:08:59 WHEN YOU PUT IN THAT RIGHT-TURN LANE, THAT WILL SQUEEZE UP
09:09:04 TO THE EDGE AND PUSH THE SIDEWALK ON YOUR SITE.
09:09:07 IS THAT GOING TO IMPACT YOUR BUFFERS AND YOUR LOT DEPTHS
09:09:10 THAT BACK UP IN THAT AREA?
09:09:12 >> IT COULD HAVE THE POTENTIAL.
09:09:14 THERE'S NOTHING IN THAT CORRIDOR THAT HAS COMPENSATING
09:09:17 RIGHT-OF-WAY.
09:09:18 AND IT CAN WORK WITH THE RIGHT-TURN LANE TO THE SOUTH.
09:09:21 ALL OF THAT IS WITHIN THE RIGHT-OF-WAY.
09:09:24 SO I ANTICIPATE THAT WE CAN NEGOTIATE THAT WITH LEE COUNTY.
09:09:29 THERE'S A POTENTIAL THAT IT COULD.
09:09:31 WE'VE INITIATED THOSE CONVERSATIONS, BUT THEY ARE NOT
09:09:34 COMPLETE.
09:09:35 >>Barry Jones: JUST EYEBALLING IT, DIDN'T LOOK LIKE IT WOULD
09:09:39 FIT WITH THE SIDEWALK AND EVERYTHING.
09:09:40 THAT'S ON A BIG SCALE PAPER.
09:09:42 >> YES, SIR.

09:09:43 >>Barry Jones: OKAY.
09:09:44 THANK YOU.
09:09:44 >>Marlene Naratil: I HAVE A QUESTION.
09:09:45 ARE YOU JUST GOING TO BE BUILDING DUPLEXES IN THE PACKET?
09:09:52 >> THEY ARE ATTACHED SINGLE-FAMILY.
09:09:53 ATTACHED SINGLE-FAMILY, COMMON WALL, BUT FEE SIMPLE.
09:10:00 >>Marlene Naratil: THERE WILL BE 20 OF THOSE APPROXIMATELY
09:10:02 FOR 40 UNITS?
09:10:05 >> 22.
09:10:06 22 BUILDINGS BUT THERE'S 44 UNITS.

09:10:12 >>Barry Jones: WHAT ARE YOU DOING FOR SANITARY?
09:10:15 PUTTING IN A FULL LIFT STATION?
09:10:17 >> YES.
09:10:18 >>Barry Jones: YOU WILL BE PUTTING IN A FULL LEE COUNTY LIFT
09:10:20 STATION FOR 42 UNITS?
09:10:22 >> THAT'S THE ONLY OPTION WE HAVE.
09:10:25 >>Barry Jones: UNDERSTOOD.
09:10:32 >>Jim Wallace: IS THIS THE PROPOSED ARCHITECTURE OR JUST A
09:10:35 SAMPLE OF SOMETHING ELSE YOU'VE DONE?
09:10:37 I'M SEEING ARCHITECTURE HERE.
09:10:40 >>Daniel DeLisi: YES, THAT IS A SAMPLE --
09:10:44 >>Jim Wallace: SOMETHING ELSE.
09:10:46 >> NEEDS TO BE ESTERO-IZED.
09:10:51 >>Daniel DeLisi: YEAH, THEY'LL HAVE TO COME BACK --
09:10:54 >> IT'S JUST SAYING IT'S ATTACHED VILLAS.

09:10:58 >>Scotty Wood: I ASSUME YOU WILL HAVE DETAILS ON THE POCKET
09:11:01 PARK, WHAT'S IN IT.
09:11:04 OTHER THAN GRASS.
09:11:06 >>Daniel DeLisi: RIGHT NOW, THAT'S ALL THAT IS PLANNED.
09:11:09 IT'S PLANNED TO BE JUST A POCKET PARK FOR USE BY THE
09:11:14 RESIDENTS.
09:11:14 IT'S NOT UNCOMMON FOR RESIDENTIAL NEIGHBORHOODS, ESPECIALLY
09:11:18 NOW, TRADITIONAL NEIGHBORHOOD DEVELOPMENTS, JUST HAVING
09:11:21 POCKET PARKS UNPROGRAMMED.
09:11:25 PEOPLE GO WALK THEIR DOG, PLAY FRISBEE, DO WHATEVER THEY
09:11:29 WANT.
09:11:32 >>Marlene Naratil: IS THAT THE ONLY ENTRANCE THAT GOES INTO
09:11:34 THAT PROPERTY?
09:11:35 >>Daniel DeLisi: YEAH.
09:11:36 >>Marlene Naratil: THAT IS A VERY BUSY TURN LANE.
09:11:38 I TAKE IT ALL THE TIME HEADING SOUTH ON THREE OAKS AND THE
09:11:41 PEOPLE START PULLING OVER AND STACKING UP TO TURN RIGHT ONTO
09:11:45 WILLIAMS ROAD.
09:11:46 I'M JUST WONDERING HOW THAT'S GOING TO WORK OUT.
09:11:52 WOULD THAT BE AN IMPORTANT COMPONENT FOR THE RESIDENTS TO
09:11:54 GET INTO THEIR PROPERTY?
09:11:58 >> YEAH, THAT'S DEVELOPMENT ORDER LEVEL.
09:12:00 WE'RE NOT THERE QUITE YET.
09:12:02 BUT, YES, THERE'S GOING TO BE A RIGHT-TURN LANE.
09:12:05 IT WILL BE THE APPROPRIATE SIZE AND DEDICATED TO THE

09:12:08 ENTRANCE INTO THE --
09:12:08 >>Marlene Naratil: THEY ALREADY HAVE IT.
09:12:13 >>Daniel DeLisi: IT'S ON THERE.
09:12:14 IT'S SOUTH OF THE ENTRANCE.
09:12:16 >> RIGHT.
09:12:17 THAT'S FOR WILLIAMS ROAD.

09:12:18 CORRECT.
09:12:20 >>Marlene Naratil: BUT EVERYBODY STARTS GETTING -- IT'S VERY
09:12:22 BUSY BECAUSE YOU GOT THE HIGH SCHOOL DOWN BELOW, AND THERE'S
09:12:26 QUITE A FEW RESIDENTIAL DEVELOPMENTS ON THOSE STREETS ALONG
09:12:31 WILLIAMS ROAD.
09:12:32 YOU'RE GOING TO HAVE A STACKING --
09:12:34 >> THE ENTRANCE IS OFF OF THE TURNING LANE.
09:12:35 IT'S NOT OFF OF THE STREET.
09:12:36 >>Marlene Naratil: RIGHT.
09:12:37 IT'S OFF THE TURNING LANE.
09:12:46 >>Scotty Wood: ANYONE ELSE?
09:12:49 >>Jim Wallace: I HAVE ONE QUESTION.
09:12:51 DOES NEALE MONTGOMERY REPRESENT EVERYBODY?
09:12:53 [LAUGHTER]
09:12:56 >>Scotty Wood: I WAS GOING TO RAISE THE POINT ABOUT THE
09:12:57 CLAYTON ACT.
09:13:02 I ASSUME YOU ALL KNOW WHAT THE CLAYTON ACT IS.
09:13:06 PROHIBITS MONOPOLIES.
09:13:08 ANYTHING ELSE?

09:13:14 YOU GOT OUR COMMENTS.
09:13:18 >>Barry Jones: MOTION TO ADJOURN.
09:13:20 >>Scotty Wood: NO, WE ARE NOT ADJOURNING YET.
09:13:23 WE HAVE AN EXECUTIVE SESSION.
09:13:24 IT'S SHORT.
09:13:27 THE ITEM THAT WE DISCUSSED AT THE VERY END THAT I'M SUPPOSED
09:13:36 TO REMIND BOARD MEMBERS ON.
09:13:41 >>Nancy Stroud: THAT'S IN COUNCIL COMMUNICATIONS, BOARD
09:13:43 COMMUNICATIONS.
09:13:43 WOULD YOU LIKE ME TO SAY SOMETHING?
09:13:46 >>Scotty Wood: SURE, GO AHEAD.
09:13:47 >>Nancy Stroud: I WANT TO THANK THE NUMBER OF MEMBERS WHO
09:13:51 SENT E-MAILS REGARDING THE CONFLICT OF INTEREST OPTIONS THAT
09:14:00 WE DISCUSSED.
09:14:03 OUR MEETING BEFORE LAST, WE'RE STILL WAITING TO HEAR FROM A
09:14:06 COUPLE MORE FOLKS, SO I WOULD URGE YOU TO SEND US AN E-MAIL.
09:14:13 IT DOESN'T HAVE TO BE, YOU KNOW, LENGTHY, BUT JUST GIVE US
09:14:17 YOUR THOUGHTS ABOUT HOW YOU WOULD, IF YOU WOULD LIKE TO SEE
09:14:21 THE CODE CHANGED REGARDING THE COMPOSITION OF THE BOARD AND
09:14:25 HOW.
09:14:27 SO WE'D LIKE TO COLLECT ALL THAT AND COME BACK AT A FUTURE
09:14:31 MEETING NOT TOO LONG FROM NOW WITH SOME DISCUSSION AND A
09:14:36 RECOMMENDATION THAT WE CAN TAKE TO THE COUNCIL.
09:14:38 JIM SENT ONE AND SCOTTY SENT ONE.
09:14:45 >>Scotty Wood: IF YOU HAVEN'T DONE YOUR MEMO TO NANCY AND

09:14:48 MARY, PLEASE DO IT.
09:14:49 >>Mary Gibbs: IT CAN BE JUST A QUICK E-MAIL.

09:14:53 >>Jim Wallace: SOMETHING CAME UP TODAY AND I KNOW THE GENOVA
09:14:57 RESIDENTS, THEY DON'T REALLY UNDERSTAND AND THEY ARE
09:15:02 FRUSTRATED BY THE FACT THAT THE DEVELOPER CANNOT BUILD THE
09:15:06 FINAL TWO BUILDINGS.
09:15:09 I EXPLAINED TO JIM THAT FLORIDA STATUTE OF CONDOMINIUMS
09:15:15 GIVES YOU 24 MONTHS FROM THE DAY YOU SELL IT TO THE DAY YOU
09:15:19 MOVE SOMEBODY IN.
09:15:20 AND IT'S ABOUT 14 MONTHS TO BUILD A BUILDING LIKE THAT IN
09:15:23 NORMAL TIMES.
09:15:24 NOW WITH SHORTAGES, ROOF TILE IS EIGHT MONTHS INSTEAD OF
09:15:28 THREE MONTHS.
09:15:29 YOU PHYSICALLY CANNOT SELL IT.
09:15:32 YOU HAVE TO SELL THE UNITS AND BUILD THEM WITHIN 24 MONTHS.
09:15:36 NOW, THAT'S FOR A 40-UNIT BUILDING.
09:15:40 IF I BUILT A 40-UNIT HIGH-RISE IN TEN FLOORS, I HAVE SEVEN
09:15:44 YEARS TO BUILD IT.
09:15:44 SO THE STRUCTURE OF THE -- ANYTHING OVER FOUR FLOORS, YOU
09:15:49 HAVE SEVEN YEARS.
09:15:51 FOUR FLOORS OR LESS, YOU HAVE TWO YEARS.
09:15:54 FIVE UNIT BUILDING, 20 UNIT BUILDING, 100 UNIT BUILDING.
09:15:58 SO THE STATUTE IS FLAWED.
09:15:59 BUT, UNFORTUNATELY, THAT'S WHAT IT IS.
09:16:01 SO YOU TAKE THE STATUTE AND THEN YOU APPLY CURRENT MARKET

09:16:05 CONDITIONS AND PEOPLE DON'T UNDERSTAND THERE ARE WAYS, NOW
09:16:10 WHEN YOU SEE 11 CENTRAL, STARTING PRICE AT MILLION TWO FOR A
09:16:14 SIMILAR PRODUCT.
09:16:15 YOUR ARGUMENT IS VALID.
09:16:16 WHY CAN'T YOU SELL IT TODAY.
09:16:18 YOU CAN'T SELL IT TODAY BECAUSE YOU CAN'T BUILD IT WITHIN 24
09:16:23 -- YOU CAN'T SELL IT TO BUILD IT WITHIN 24 MONTHS.
09:16:26 NOW, I THINK A LOT OF THE RESIDENTS, THEIR FRUSTRATION WOULD
09:16:29 HAVE BEEN ALLEVIATED IF I COULD HAVE BEEN ABLE TO EXPLAIN
09:16:32 THAT.
09:16:33 UNFORTUNATELY, I WAS HOPING THAT BRIAN GOGUEN, WHO DIDN'T
09:16:39 SPEAK TONIGHT FROM BARRON COLLIER, HE REPRESENTS MY PARTNER,
09:16:43 BARRON COLLIER, AND HE TOTALLY UNDERSTANDS THAT.
09:16:46 UNFORTUNATELY, THAT WASN'T EXPLAINED TONIGHT.
09:16:49 I ASKED NANCY AT ONE POINT, CAN I EXPLAIN TO THEM WHY IT
09:16:52 CAN'T BE BUILT -- SOLD AND BUILT WITHIN THAT TWO-YEAR
09:16:57 LIMITATION OF THE FLORIDA STATUTE.
09:16:59 AND NANCY HAD TO SAY NO.
09:17:01 SO, UNFORTUNATELY, THAT INFORMATION WAS LOST.
09:17:05 AND SO YOU HAVE MY THOUGHTS.
09:17:08 YOU HAVE SCOTTY'S THOUGHTS.
09:17:10 I URGE THE REST OF YOU BECAUSE I THINK THERE ARE
09:17:12 CIRCUMSTANCES WHERE WE CAN MAKE A CONTRIBUTION THAT CAN
09:17:16 CONTRIBUTE TO CLARIFICATION AND NOT VOTE, NOT ANYTHING ELSE.

09:17:22 IT'S UNFORTUNATE THAT OPPORTUNITY WAS LOST FOR

09:17:27 CLARIFICATION.
09:17:28 I THINK A LOT OF PEOPLE WOULD GO, OH.
09:17:30 I KNOW JIM DID.
09:17:31 JIM SAID, WHY DON'T YOU BUILD THE SAME THING.
09:17:33 I EXPLAINED TO HIM PRIVATELY AND HE WENT, OH, NOW I
09:17:36 UNDERSTAND.
09:17:43 >> A VEHICLE TO REQUIRE A DEVELOPER TO COMPLETE A PROJECT IS
09:17:47 CALLED A CONTRACT SURETY BOND.
09:17:49 IT IS GENERALLY VOLUNTARY, BUT THERE ARE CERTAIN
09:17:53 JURISDICTIONS IN THE COUNTRY WHERE IT IS REQUIRED.
09:17:56 AND THAT IS AN INSURANCE POLICY WHERE IF THE DEVELOPER GOES
09:18:00 BELLY UP OR CAN'T COMPLETE THE PROJECT FOR WHATEVER REASON,
09:18:04 THE INSURANCE COMPANY COMES IN AND COMPLETES THE PROJECT.
09:18:08 >>Kristin Jeannin: THEY ARE VERY EXPENSIVE.
09:18:11 >> WELL, DEPENDS ON THE DEVELOPER.
09:18:12 I USED TO BE AN UNDERWRITER.
09:18:14 AND A GOOD DEVELOPER, NO, AVERAGE DEVELOPER, YES, A BAD
09:18:19 DEVELOPER, IT'S IN THE STRATOSPHERE.
09:18:21 >>Barry Jones: COMMERCIAL PROPERTY IT IS A BIT DIFFERENT.
09:18:24 >>Scotty Wood: NO, I'M TALKING ABOUT RESIDENTIAL.
09:18:26 I'VE SEEN IT IN RESIDENTIAL, TOO.
09:18:29 >>Jim Wallace: PART OF WHAT HAPPENS WITH THAT, SCOTTY, TO
09:18:32 FLIP THE OTHER SIDE OF IT, YOU END UP WITH WHAT IS GOING ON
09:18:35 IN THE MARKET TODAY WHERE YOU HAVE ONE COMPANY, PUBLIC
09:18:39 COMPANY, WHO OWNS JUST ABOUT EVERYBODY ELSE.

09:18:42 AND THEN THERE IS ANOTHER COMPANY, PUBLIC COMPANY, THAT OWNS
09:18:45 THE REST.
09:18:45 AND SO THEY'RE COMFORTABLE SAYING, OKAY, FIND, YOU LAND BANK
09:18:50 IT, I'LL TAKE 50 LOTS A YEAR WHEN I THINK I WANT TO DO A
09:18:54 HUNDRED.
09:18:54 THERE'S NO COMMITMENT.
09:18:55 THERE'S NO CAPITAL INVESTMENT.
09:18:56 AND WE END UP BEING ONLY SINGLE-FAMILY HOMES EATING UP A LOT
09:19:00 OF DENSITY THAT WE DON'T HAVE.
09:19:03 SO THERE'S THE OTHER SIDE OF THAT, TOO, IT FORCES DEVELOPERS
09:19:07 TO PLAY SAFE AND NOT DESIGN AND NOT CREATE THE KIND OF
09:19:10 PRODUCT THAT DIVERSITY OF PRODUCT THAT WE MAY WANT IN
09:19:13 ESTERO.
09:19:14 >>Scotty Wood: WE SHOULDN'T DEBATE THIS POINT NOW.
09:19:18 >> MOTION TO ADJOURN.
09:19:19 >>Scotty Wood: MOTION TO ADJOURN.
09:19:21 >>Kristin Jeannin: SECOND.
09:19:22 >>Scotty Wood: ALL IN FAVOR?
09:19:23 AYE.
09:19:24 ADJOURNED.

DISCLAIMER:
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ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well 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
March 8, 2022 4:30 p.m.

1. CALL TO ORDER: 4:35 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Levitan

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 (arrived 4:39 pm), Board Member Kristin Jeannin, and Jim Wallace. Absent: Board member Michael Sheeley.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), 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:

(a) Consent Agenda

(1) Approval of January 11, 2022, meeting minutes.

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

6. PUBLIC INFORMATION MEETING

(1) Spring Run Clubhouse Expansion Development Order (DOS2021-E009) (District 6) Located in The Brooks, the Spring Run Clubhouse site is 1 mile east of Coconut Road and US 41.

The applicant requests expansion of the existing clubhouse, outdoor bar/dining area, and to add; a pool restroom, bocce ball courts and infrastructure.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Michael Hererra, P.E., Q. Grady Minor & Associates, P.A.
Ryan Richards, RG Architects
Mike Zigler, General Manager of Spring Run
Jim Bartl, Spring Run Committee Member
Neale Montgomery, Esq., Pavese Law

Public Comment
In-Person
John McDermott, Spring Run
Sharon Lovasco, Spring Run

eComments
Ted and Nancy Begansky, Spring Run
Charles Krogmeier, Spring Run
Sharon Lavasco, Spring Run
Dave Anderson, Spring Run
Miland and Myrna Meek, Spring Run
Guido and Eileen Campagna, Spring Run
Pat Welsh, Spring Run
Mary and David Daniel, Spring Run
Anita and Larry Bierman, Spring Run
Joseph A Mengacci, Spring Run
Betty Bozzuto, Spring Run
Bill and Libby Thompson, Spring Run
Joseph Paul and Margaret W Vance, Spring Run
Rebecca Greene, Spring Run
Pamela K. Baim, Spring Run
Kevin & Suzanne Bidlack, Spring Run
Salvatore Romano, Spring Run
Thomas and Phylis Santora, Spring Run
Chris Western, Spring Run
Eric and Cindy Gilbertson, Spring Run
Barbara Unes, Spring Run
Guy M. Caterino, Spring Run
Larry Keith, Spring Run
Lloyd and Pam Martin, Spring Run
Ken Greene, Spring Run
Carron Koester, Spring Run
Michael and Carol Bannigan, Spring Run
Wendy and Bill Hess, Spring Run

Doug & Dianne MacAdam, Spring Run
Bob and Jane Alter, Spring Run
Terri Socol, Spring Run
Joseph H. Cohen, Spring Run
Dale Ehman, Spring Run
Bill and Gail Koslowski, Spring Run
William & Janet Moore, Spring Run
Steve and Cathy Ogden, Spring Run
Marla Eichmann and Laura Hohing, Spring Run
Larry and Barbara Reed, Spring Run
Lee and Mary Jaeger, Spring Run
Kenneth and Denise Kindler, Spring Run

Board Questions or Comments
Board Members Wallace, Jones, Naratil, Chairman Wood, and Chairman Levitan.

7. WORKSHOP

(1) Downtown Estero – Proposed 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 comments on a proposed mixed-use project with multi-family buildings, two mixed-use buildings and proposed commercial uses along US 41. The initial phase will include the project's backbone infrastructure, perimeter buffers, landscape, and streetscape.

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

A Public Information Meeting was held November 9, 2021.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Chris Mulloy, Buckingham Group
John Wojdak, DeLisi Fitzgerald

Public Comment
In-Person
Madelyn Isaacs, Cascades
Clark Mackenzie, Highlands Ave
Jerry Ammons, Cypress Bend

eComments
Scott Stryker, Bella Terra

Board Questions or Comments
Board Members Jones, Jeannin, Naratil, Wallace, Tatooles, Gargano, Chairman Levitan, and Chairman Wood

8. PUBLIC HEARING (Quasi-Judicial)

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

Rezoning was approved on January 20, 2016, through Ordinance 2015-21.

Public Information Meeting was held July 13, 2021.

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.

Chairman Levitan stated in the original zoning hearing back in 2015, he did have several meetings with developers from Volunteers of America.

There were no conflicts of interest noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Presentation/Information by
Ann Walsh. Volunteers of America
Joel Anderson LifeStar Living
Charlie Krebs, Hole Montes
Bill Prysi, Hole Montes
Craig Kimmel, RLPS Architects

Board Questions or Comments
Board Members Jones, Jeannin, Naratil, Wallace, Tatooles, Gargano, Chairman Levitan, and Chairman Wood

Public Comments
Joe Hammerman, Pelican Landing
Jose Malacjowski, Estates at Estero River

Motion: Motion to approve the Development Order (DOS2018-E005) with stipulation in the staff report and additional stipulation to change the vertical color pattern, a condition of no pickleball, and there would be no lighting at the bocce and tennis courts. The monument signs are not approved at this time and will come back at a later date.

Motion by: Board Member Gargano
Seconded by: Board Member Naratil

Action: Approved the Development Order (DOS2018-E005) with stipulation in the staff report and additional stipulation to change the vertical color pattern, a condition of no pickleball, and there would be no lighting at the bocce and tennis courts. The monument signs are not approved at this time and will come back at a later date.

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

9. PUBLIC INPUT
None.

10. BOARD COMMUNICATIONS
(a) Next meeting – April 12, 2022

There was a brief discussion on conflict-of-interest criteria by the Board, land use counsel and staff.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

Board Questions or Comments
Board Members Wallace, Tatooles, Gargano, Jones, Jeannin, Naratil, Chairman Wood, and Chairman Levitan.

Chairman Levitan announced he will be resigning from the Planning Zoning and Design Board effective immediately to move back to Maine.

11. ADJOURNMENT: 8:37 pm.

_____
Tammy Duran
Deputy Village Clerk

INFORMATION ITEM
PLANNING, ZONING AND DESIGN BOARD
April 12, 2022

Agenda Item:

Estero on the River (Village Property) - Cultural Resource Assessment

Background:

Estero on the River is a large property at the northeast corner of US 41 and Corkscrew Road that was rezoned by Lee County in 2007 as a Mixed Use Planned Development for a variety of uses, including residential single and multifamily, commercial, mixed use, civic uses, and preservation.

In 2019, the Village acquired 67.5 acres of the site. The property is bisected by the Estero River. The Village also acquired the Happahatchee property which is zoned AG. Staff has been evaluating future use of the site. Citizen surveys have indicated a clear desire for additional open space and park facilities.

The Council recently voted to begin the process of rezoning and amending the Comprehensive Plan for the south part of the property (approximately 30 acres) which contains the most environmental features, to Parks and Recreation. This will be discussed at a Public Information Meeting on May 10th.

Description of Issue for Review:

The Estero on the River property, owned by the Village of Estero, has several older buildings and structures that have previously been identified as potential historical resources. The Village is currently working to install a Phase 1 trail system on the property located south of the River between US 41 and the Happehatchee property.

The zoning approval for the Estero on the River property contains a condition that requires the preparation of a historical preservation plan prior to the first development order on the property.

To help understand potential historical resources on this property, the Village of Estero hired Archaeological Consultants, Inc. (ACI). ACI has completed a Cultural Resource Assessment Survey Update for the approximately 18 acres of property. Attached is a copy of the technical memorandum which outlines their findings.

While not directly related to the findings of this report, the Village wishes to demolish two existing structures that have not been identified as historical to provide the trail on the site.

Attachments:

1. Location Map
2. Cultural Resource Assessment Survey Update Technical Memorandum
3. Structure Images


Estero on the River Location Map
Estero River
Corkscrew Rd
Corkscrew Rd
Corkscrew Village Ln
Estero River Cir
Google Earth
900 ft
N

CULTURAL RESOURCE ASSESSMENT SURVEY UPDATE
TECHNICAL MEMORANDUM
± 18 ACRE PORTION OF ESTERO ON THE RIVER
LEE COUNTY, FLORIDA

Prepared for:

Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

Florida's First Choice in Cultural Resource Management

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
(941) 379-6206

March 2022

CULTURAL RESOURCE ASSESSMENT SURVEY UPDATE
TECHNICAL MEMORANDUM
± 18 ACRE PORTION OF ESTERO ON THE RIVER
LEE COUNTY, FLORIDA

Prepared for:

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9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240

Maranda Kles -Project Manager
Lee Hutchinson – Project Archaeologist
Kimberly Irby – Architectural Historian

March 2022

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1.0 INTRODUCTION

This Cultural Resource Assessment Survey (CRAS) Technical Memorandum was prepared by Archaeological Consultants, Inc. (ACI) on behalf of the Village of Estero, to update a portion of the CRAS report prepared by ACI in 2005 in consideration of Lee County for a private developer (Florida Division of Historic Resources [FDHR] Report No. 22678). That survey resulted in a request by Lee County for a Historic Preservation Plan to be developed for future land use and changes (Resolution Number Z-07-021-Board of Commissioners of Lee County; pg 8; **Appendix A**). Since that time the Village of Estero was incorporated and took ownership of a portion of the property that was surveyed in 2005.

This survey focused on an ± 18-acre parcel in the Village of Estero in Lee County (**Figure 1**), that was part of a larger survey conducted by ACI in 2005. The purpose of this memorandum is to update the previously recorded historic resources (ACI 2005), record any new historic resources built prior to 1972, conduct additional archaeological testing, and update the boundaries of the listed National Register of Historic Places (NRHP) Koreshan Unity Settlement Historic District (8LL00094), if needed. The current survey was conducted at the request of the Village of Estero in consideration of the previous request for a Historic Preservation Plan by the Board of Commissioners of Lee County.

2.0 ENVIRONMENTAL SETTING

The project Area of Potential Effects (APE) is located in Section 33 of Township 46 South, Range 25 East in Lee County (United States Geological Survey [USGS] Estero, Fla. 1958, PR 1987; **Figure 2**). US 41 is situated immediately west, and the Estero River is to the north. The Estero River is tidal and drains into the Estero Bay estuary, one of the most productive estuaries in the state (Florida Department of Environmental Protection 2005).

Geologically, the project area is located within the Gulf Coastal Lowlands physiographic region (Puri and Vernon 1964). The land adjacent to the coastline is generally low in elevation and poorly drained. The general topography of the survey area is low and nearly level with an elevation of 10 feet (ft) above mean sea level (amsl).

A review of the Lee County Soil Survey (United State Department of Agriculture [USDA] 1984) revealed that the Estero on the River property is located within the Hallandale-Boca soil and Oldsmar-Malabar-Immokalee soil associations. These nearly level and poorly drained soil associations are typical of flatwoods and sloughs. Soils specific in the project area noted on **Figure 3.**

The project area is currently vacant, although there are remnants of some buildings, most are no longer extant. Exotic vegetation, such as Brazilian pepper and bamboo are common. Natural vegetation consists of cabbage palm, pine, oak, and various weeds and grasses **(Photos 1, 2**).

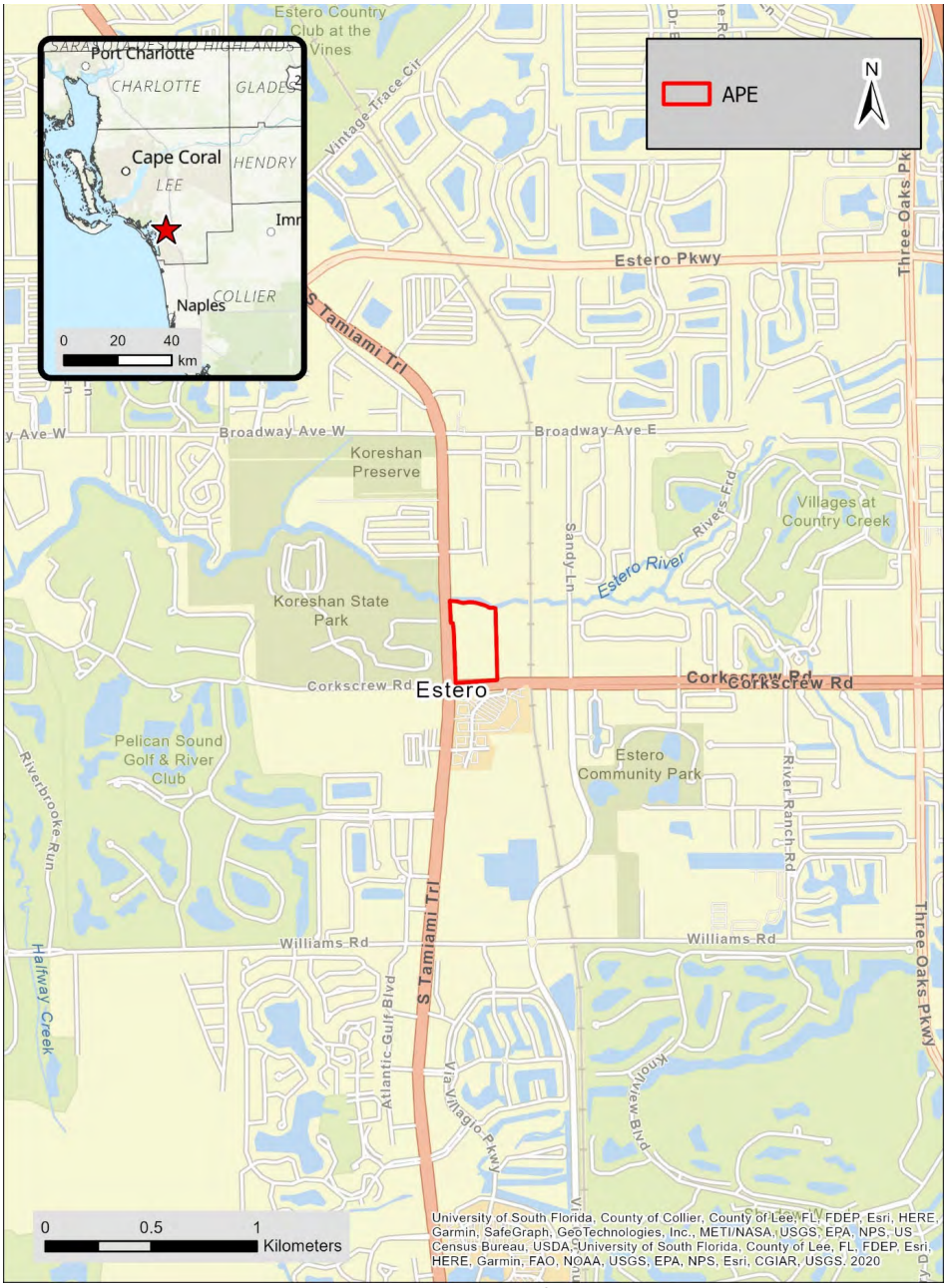


Figure 1. Location of the APE.

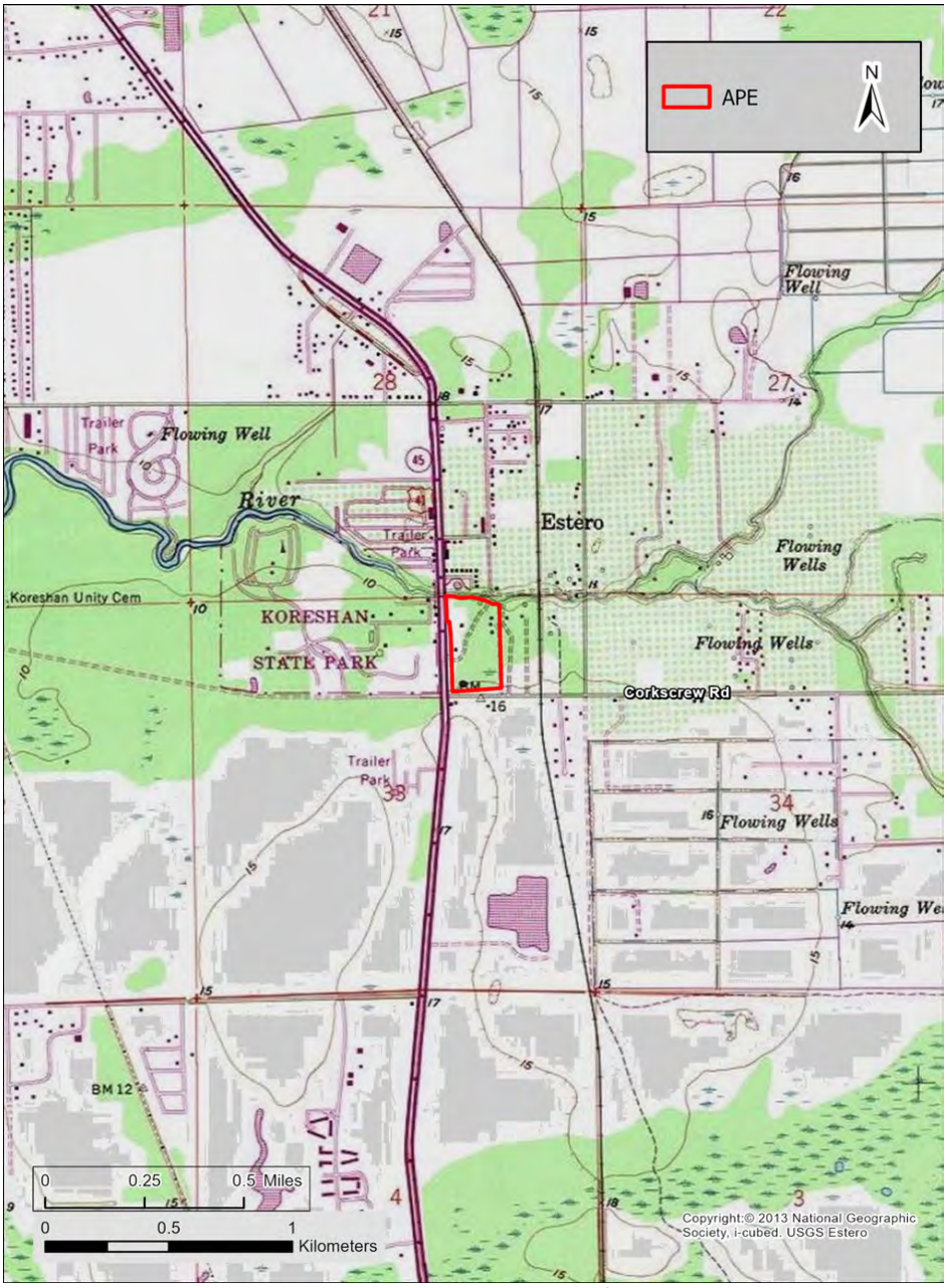


Figure 2. Environmental setting of the APE.

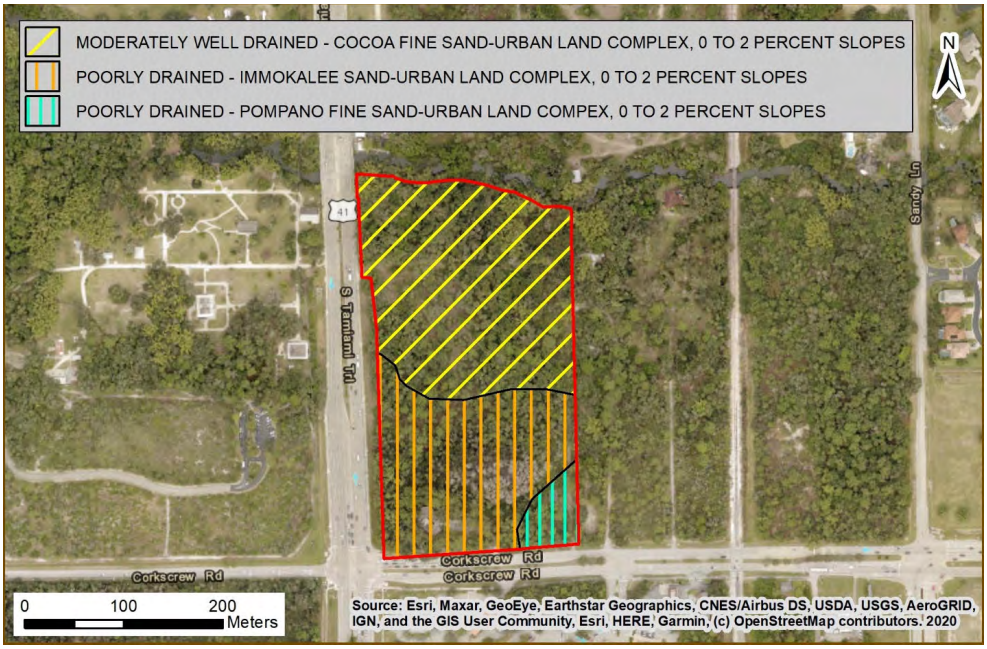


Figure 3. Soil types within the APE.



Photo 1. Natural vegetation within the APE.



Photo 2. Exotic vegetation within the APE.

3.0 HISTORIC OVERVIEW

An in-depth historic and prehistoric overview was completed during the previous CRAS and will not be repeated here (ACI 1997, Survey No. 5215; ACI 2005, Survey No. 22678). The following is an updated historic context overview.

Following the rise of automobile-based travel and the subsequent construction of the Tamiami Trail (US 41) through Lee County, the Koreshan Unity Settlement was forced to make changes to their way of life in order to sustain their livelihood. As a result, the community focused on Tamiami Trail traffic as a

source of income. The north-south connector between Tampa and Miami was constructed through the central portion of the Koreshan Unity Settlement, thus bisecting the community into east and west segments. In 1920, a general store and gas station were constructed on the west side of US 41 – outside of the project area – to accommodate travelers along the newly constructed route. At the time of its construction, the general store was the only store between Fort Myers and Naples, selling "groceries, fishing supplies, and the famous Koreshan 'risin' bread…it also housed the Estero Post Office, the 'Riverview' Restaurant and a Mobil Oil gas station" (Koreshan Unity Alliance, Inc. n.d.). Within the project area, the circa (ca.) 1910 Arts and Industrial Exhibits Complex was converted into the Rustic Tea Room with the associated Rustic Tea Room Outhouse (8LL02351) in ca. 1930 to provide food and beverages to travelers on the Tamiami Trail. At this time a new filling station was also built on the east side of US 41.

World War II brought the construction of two air bases in the Fort Myers area, Buckingham and Page Fields (Grismer 1949). Following the war, many of the servicemen stationed in the area returned with their families to make Lee County and the Fort Myers area their home (Board and Bartlett 1985). This contributed to the continued, steady growth of the region with new housing focused on the development of small tract homes in new subdivisions. The post-World War II development of Lee County is similar to that of the rest of America: increasing numbers of automobiles and asphalt, an interstate highway system, suburban sprawl, and strip development along major state highways. Florida's population increased from 1,897,414 to 2,771,305 from 1940 to 1950 (Tebeau 1971). This increase in population and residential construction is evidenced by the construction of multiple residences within the APE, but to the east of the Koreshan Unity-related properties, as well as mobile home parks within the general vicinity (USDA 1953). In addition, land to the east of US 41 was cleared between ca. 1953 and 1958 for future road widenings and bridge improvements (see **Figure 4**) which resulted in the demolition of several structures immediately adjacent to the route, including the Rustic Tea Room and the filling station (USDA 1953, 1958).

In 1961, Hedwig Michel, the last surviving member of the Koreshan Unity Settlement, donated the 300 acres comprising the settlement to the State of Florida for its protection (Fryman 1975; Ohnemus 2001). The Koreshan State Historic Site opened on the west side of US 41 in 1967. The Koreshan Unity Foundation, Inc. – later known as the College of Life Foundation, Inc. – continued to maintain the land east of US 41, including the ruins of the publishing house, tea house, former industrial and commercial buildings, and the Anna Lewis House (Dauray 2005; Fryman 1975). The Koreshan Unity Settlement Historic District (HD) (8LL00094), comprised of both state-owned lands and those owned by the foundation, was listed in the NRHP in May 1976 (Fryman 1975). In addition, the Koreshan State Historic Site/Koreshan Settlement became a locally designated historic district (HD District 2000-06-01) in Lee County on July 10, 2000. The boundary for the local designation is contained within the Koreshan State Historic Site on the west side of US 41.

Additional widening operations for US 41 north of Corkscrew Road and south of the Estero River began during the late 1970s and carried on into the 1980s (FDOT 1979). During this time, US 41 was widened into a four-lane divided highway and a new bridge was constructed in ca. 1982 to carry the widened US 41 over the Estero River (FDOT 1986). Approximately three decades later, this portion of US 41/Tamiami Trail was further widened due to increased residential and commercial development in the area. In ca. 2013, the segment adjacent to the APE was widened into a six-lane divided highway and associated bridge crossing the Estero River was widened in accordance (Google Earth 2022). In addition to the improved infrastructure, the increased residential development in the area also led to the incorporation of the Village of Estero on December 31, 2014 (Village of Estero 2016).

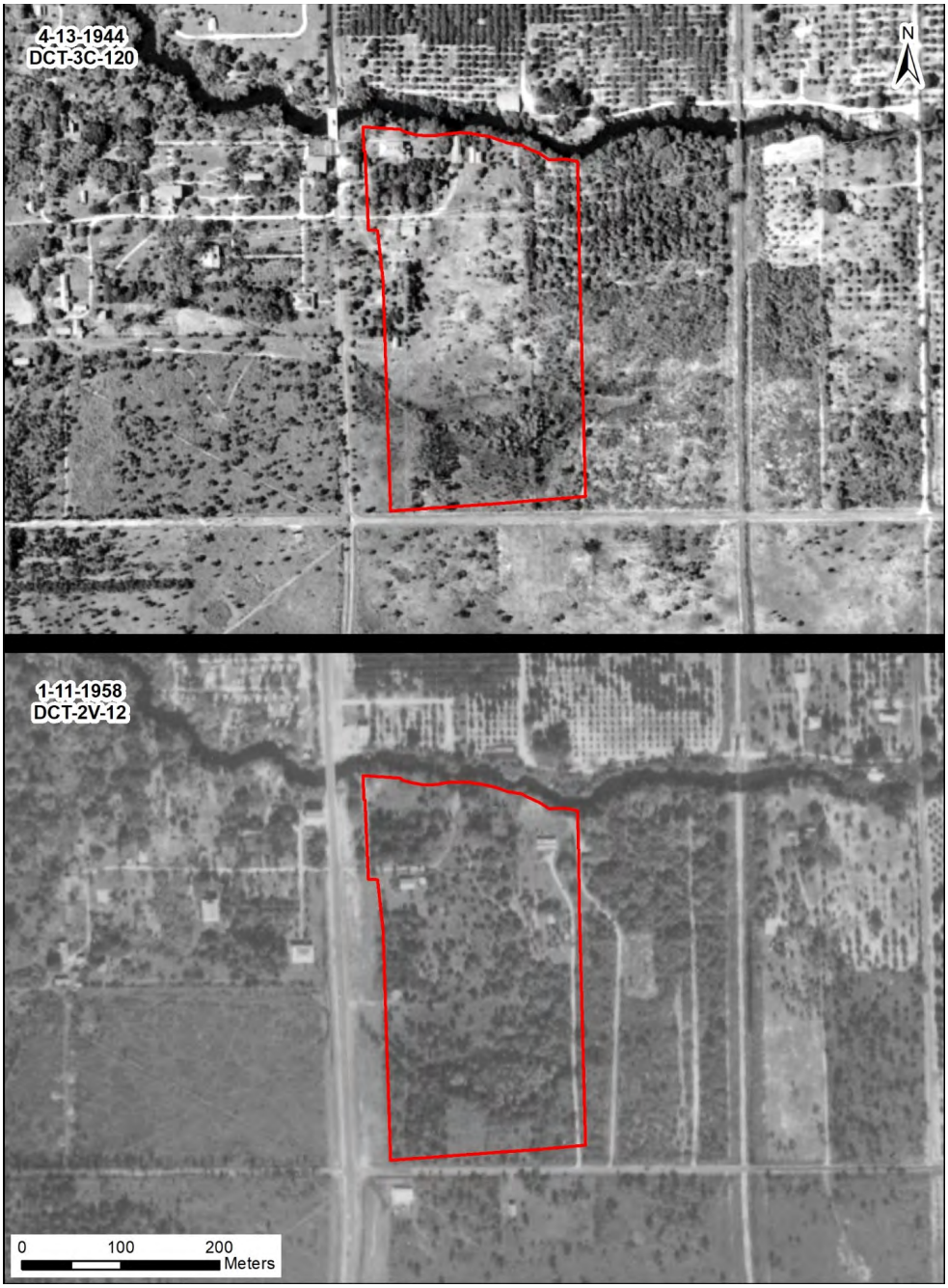


Figure 4. 1953 and 1958 setting of the APE.

4.0 BACKGROUND RESEARCH AND CONSIDERATIONS

The field survey was preceded by background research, which included a comprehensive review of archaeological and historical literature, records and other documents and data pertaining to the project area. This research was conducted to ascertain the types of cultural resources known in the project area and vicinity, their cultural affiliations, site location information, and other relevant data. This included a review of sites listed in the NRHP, the Florida Master Site File (FMSF), cultural resource survey reports, published books and articles, maps, historic aerials, a review of the Estero quadrangle map (USGS 1958), the Lee County property appraiser (Caldwell 2022), and information from the files of ACI. The FMSF data used in this report were initially obtained in August 2021.

Archaeological background research revealed a total 17 historic and prehistoric archaeological sites are located within and in close proximity to the APE (**Figure 5; Table 1**). Of these 17, eight are within the APE (blue in table below) and consists of building remains/historic refuse sites and historic refuse sites with a prehistoric component. These were recorded during various surveys of the general area (ACI 1997, 2005; Baker and Wheeler 2000; Clay and Wiseman 2000; Wayne and Dickinson 2004). The building remains were previously found ineligible for listing individually on the NRHP; however, they were considered contributing resources to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094) (Percy 1997; **Appendix A**). The other resources have not been evaluated by the State Historic Preservation Officer (SHPO).

In 1997, ACI conducted a CRAS of *U.S. 41 from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida* (Survey No. 05215). During the 1997 survey, it was noted that nine additional resources were identified within the boundaries of the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094). Eight were archaeological resources (recorded as historic structures at the time, but later determined to be archaeological): the Publishing House Foundation, the Limerock Wall, the Sawmill #4 Foundation, the Boat Works #2 Foundation, the Entrance Pillars, the Old Store Foundation, the Petronian Foundation, and a well. As a result of the 1997 survey, the SHPO (Percy 1997; **Appendix A**) concurred that these resources contributed to the Koreshan Unity Settlement Historic District (8LL00094) but were not individually eligible for listing in the NRHP; however, none were given FMSF numbers at that time. Due to the Limerock Wall's contributory status, in June 2004, a Level III Historic American Buildings Survey (HABS) was prepared for the Limerock Wall (8LL02353) as part of the mitigation process in relation to the US 41 roadway improvements (**Appendix A**; FMSF). The mitigation process involved documenting and photographing the condition of the limerock wall prior to vibration activity from nearby road and bridge construction.

In 2005, ACI conducted a CRAS of *the Estero on the River Property* (Survey No. 22678) for a private developer. That survey included the current APE and areas to the east and north; however, only the results of the survey related to the current APE are presented here. As a result of the 2005 survey, four of the previously identified archaeological resources that were originally documents in 1997 were assigned FMSF numbers, the Publishing House Foundation (8LL02352), the Limerock Wall (8LL02353), the Sawmill #4 Foundation (8LL02354), and the Boat Works #2 Foundation (8LL02355). These foundations were previously determined ineligible for listing but were considered contributing resources to the Koreshan Unity Settlement Historic District (8LL00094), as these foundations provided physical evidence of the size, location, scale, spatial relationship to other buildings, and existence of the structures (FMSF). These resources were recorded in ruinous condition as building foundations of the former commercial and industrial buildings (**Table 1**). Four additional archaeological resources were identified during the 2005 survey, three were artifact scatters associated with the building foundations (8LL02363-2365) and one was a new foundation (8LL02356) (**Table 1**). While informative, the artifact scatters did not produce any truly distinct artifacts and therefore they appear to be ineligible for listing on the NRHP; however, the SHPO has not evaluated these resources. The Apiary Foundation (8LL02356) was newly identified and recorded, it

was considered individually ineligible, but potentially contributing, however it has not been evaluated by the SHPO. As a result of the 2005 survey a Historic Preservation plan was initiated with the Lee County Historic Preservation Board/ Board of Commissioners, which included preserving or relocating certain structures. Additional aspects of the plan were to be finalized in the future.

With regard to the other five resources identified in 1997: the Entrance Pillars, Old Store Foundation, and Petronian Fountain were located on the west side of US 41 in the Koreshan State Park, therefore they were not evaluated during the 2005 survey and ACI was unable to relocate the well during the 2005 survey, therefore it was not given an FMSF number.

Table 1. Previously recorded archaeological resources within the APE and in close proximity.

FMSF No.	Site Name	Style/Site Type	Year Built; Culture Pd.	SHPO Evaluation
8LL01845	Founder' House	Homestead, historic refuse, artifact scatter	Prehistoric, 19th Century	Eligible
8LL01912	Estero Riverbank	Artifact scatter, historic refuse	Prehistoric, 20th Century	Ineligible
8LL01988	The Koreshan Laundry	Building remains	20th Century	Not Evaluated
8LL02035	Koreshan Waterline for Planetary Court	Artifact scatter, historic refuse	Prehistoric, Historic	Not Evaluated
8LL02064	Membership Cottage	Building remains, historic refuse	19th & 20th Century	Not Evaluated
8LL02065	Small Machine Shop	Industrial, historic refuse	20th Century	Not Evaluated
8LL02352	Guiding Star Publishing House Foundations	Building remains	ca. 1904	Ineligible
8LL02353	Limerock Retaining Wall	Building remains	ca. 1904	Ineligible
8LL02354	Machine and Woodworking Building Foundations	Building remains	ca. 1900	Ineligible
8LL02355	Boatworks #2 and Plumbing & Blacksmith Shop Foundations	Building remains	ca. 1900	Ineligible
8LL02356	Apiary Foundations	Building remains	ca. 1900	Not Evaluated
8LL02362	Estero on the River Scatter	Artifact scatter	Prehistoric	Not Evaluated
8LL02363	Boatworks/ Plumbing Shop/ Apiary Scatter	Historic refuse	20th Century	Not Evaluated
8LL02364	Publishing House Scatter	Artifact scatter, historic refuse	20th Century	Not Evaluated
8LL02365	College of Life Scatter	Historic refuse	20th Century	Not Evaluated
8LL02541	Koreshan Bakery	Building remains, historic refuse	Unk	Not Evaluated
8LL02815	Zone 1 Refuse Site	Historic refuse/dump	Unk	Not Evaluated

*Blue shading denotes resources within the APE.

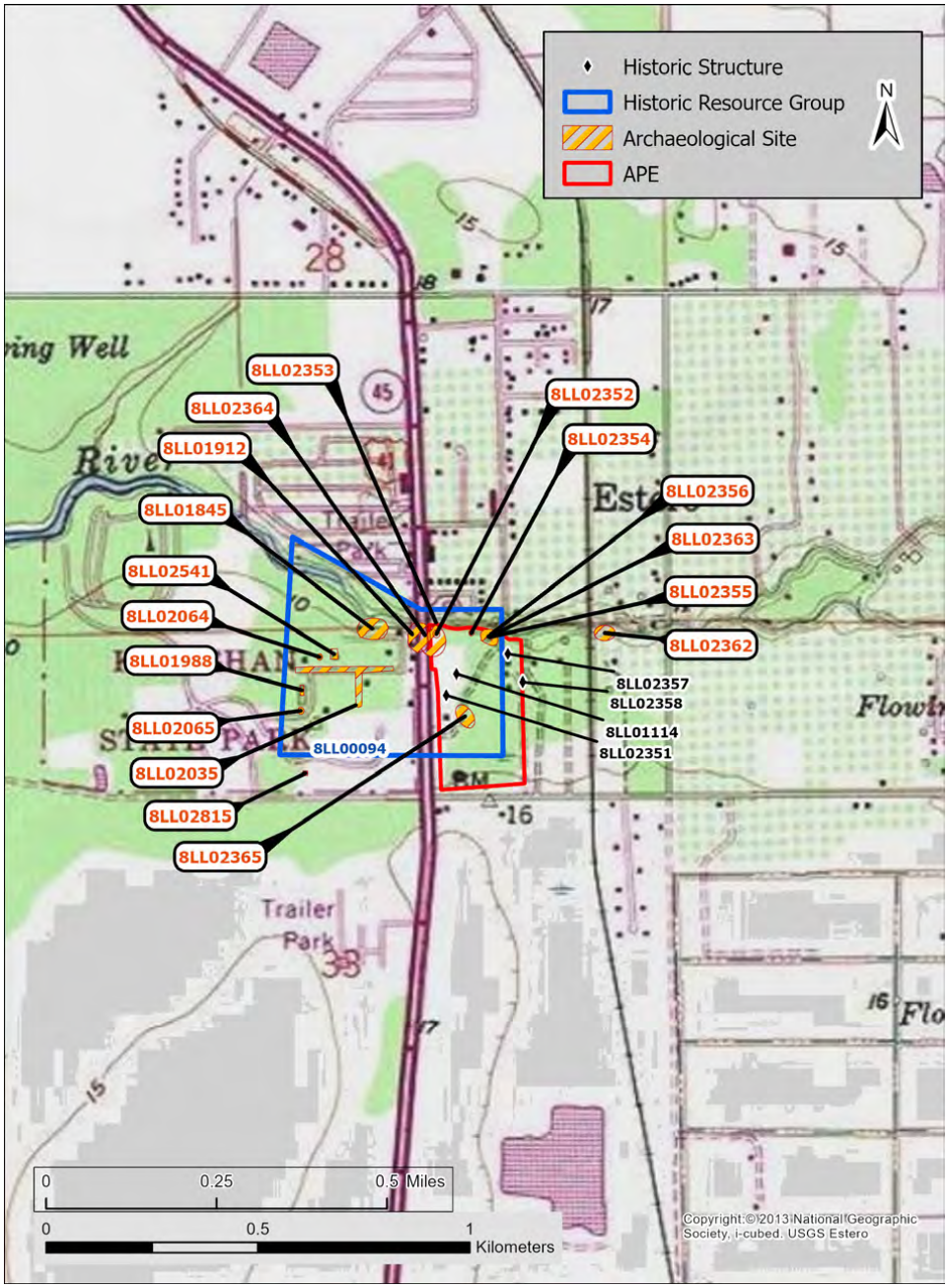


Figure 5. Previously recorded cultural resources within and in close proximity to the APE.

Historical/architectural background research including a review of the FMSF and the NRHP indicated that five historic resources were previously recorded within the APE (**Figure 5**). These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). None of the buildings have been evaluated by the SHPO.

The Koreshan Unity Settlement Historic District (8LL00094) was listed in the NRHP on May 4, 1976, and the boundary east of US 41 lies within the subject property survey area. The Koreshan Unity Settlement Historic District (8LL0094) is comprised of approximately 54 acres north of Corkscrew Road, extending to the north side of the Estero River and bisected by the Tamiami Trail (US 41). The portion of the district east of US 41 is situated within the project area (**Figure 5**). The Koreshan Unity was a communal society based on the Christian beliefs while maintaining their own scientific ideology. In 1893, Dr. Cyrus Teed, founder of the Koreshan Unity Settlement, established a colony in Florida. Teed purchased 300 acres along the Estero River from Gustave Damkohler for $200, and construction of the commune began shortly after (Fryman 1975:8/1; Rea 1994:20). The location on the Estero River provided a major transportation route utilized by the Koreshans for importing and exporting goods, providing for the economy of the settlement. The settlement was called "New Jerusalem," and Teed's name in Hebrew translated to *Koresh* (Rea 1994:1). By the early 20th century, the commune reached its zenith, consisting of numerous residences and community buildings, a general store, a bakery, a publishing house, a machine shop, a sawmill, a concrete factory, boat building facilities, and other industrial buildings. Following the death of Dr. Cyrus Teed in 1908, the Koreshan movement declined. The celibate lifestyle required new members to be recruited from outside the community and without Teed to attract new members, the settlement became limited (Fryman 1975:8/2-3; Rea 1994:58-59).

By the late 1940s, a majority of the industrial facilities were demolished or destroyed by fire and the newly constructed Tamiami Trail (US 41) was built through the center of the settlement, disrupting the continuity of the commercial and residential activities of the community. By 1960, only four members of the Unity remained and Hedwig Michel, the last surviving member, donated 300 acres comprising the settlement to the State of Florida for its protection (Fryman 1975:8/3; Ohnemus 2001:11). She formed the Koreshan Unity Foundation, Inc. to oversee the Koreshan lands and the foundation continued to maintain the land east of US 41, including the ruins of the publishing house, tea house, former industrial and commercial buildings, and the Anna Lewis House (Dauray 2005; Fryman 1975:8/3). The foundation changed its name in 2001 to the College of Life Foundation, Inc. and has increased its land holdings to include adjacent properties. On July 10, 2000, the Koreshan State Historic Site/Koreshan Unity Settlement became a locally designated historic district (HD District 2000-06-01) in Lee County. The boundary for the local designation is contained within the Koreshan State Historic Site on the west side of US 41.

In 1997, ACI conducted a CRAS of *U.S. 41 from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida* (Survey No. 05215). At the time of this survey, the Anna Lewis House (8LL01114) was the only previously recorded building contributing to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) located on the east side of US 41. During the 1997 survey, it was noted that nine additional resources were identified within the boundaries of the Koreshan Unity Settlement Historic District (8LL00094), including one architectural resource, the Rustic Tea Garden Outhouse. As a result of the 1997 survey, the SHPO concurred that the nine resources contributed to the Koreshan Unity Settlement Historic District (8LL00094) but were not individual eligible for listing on the NRHP; however, none were given FMSF numbers at that time.

In 2005, ACI conducted a CRAS of *the Estero on the River Property* (Survey No. 22678) for a private developer. That survey included the APE and areas to the east and north, only the results of the survey related to the current APE are presented here. As a result of the survey, five previously identified

resources were assigned FMSF numbers, including the Rustic Tea Garden Outhouse (8LL02351). In addition, two resources, the Holly Park House (8LL02357), and the Lockwood House (8LL02358), were newly identified and recorded, the resources appeared to be ineligible for listing on the NRHP, did not appear to be contributing resources to the historic district, and were located outside the district boundaries. The "bomb shelter" was also noted, but not recorded as it was not 50 years of age at the time. As a result of the 2005 survey a Historic Preservation plan was initiated with the Lee County Historic Preservation Board/ Board of Commissioners, which included preserving or relocating certain structures. Additional aspects of the plan were to be finalized in the future.

Subsequently in 2010, during the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from the eastern property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010).

A review of relevant historic USGS quadrangle maps, historic aerial photographs, and the Lee County property appraiser's website data revealed the potential for one new historic resource, 50 years of age or older (constructed in 1972 or earlier), within the APE (Caldwell 2022). This includes the ca. 1957 bomb shelter associated with 8761 Corkscrew Road/Holly Park House (8LL02357). Based on the information stated above, two extant buildings, the Holly Park House (8LL02357) and the Lockwood House (8LL02358), will be updated since they have not been evaluated by the SHPO. Furthermore, because the boundary of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) has not been revised since 1976, it will also be updated to reflect changes to the east side of US 41.

5.0 STUDY METHODS

The FDHR's Module Three, Guidelines for Use by Historic Professionals, indicates that the first stage of archaeological field survey is a reconnaissance of the project area to "ground truth," or ascertain the validity of the predictive model (FDHR 2003). During this part of the survey, the researcher assesses whether the initial predictive model needs adjustment based on disturbance or conditions such as constructed features (i.e., parking lots, buildings, etc.), underground utilities, landscape alterations (i.e., ditches and swales, mined land, dredged and filled land, agricultural fields), or other constraints that may affect the archaeological potential. Additionally, these Guidelines indicate that non-systematic "judgmental" testing may be appropriate in urbanized environments where pavement, utilities, and constructed features make systematic testing unfeasible; in geographically restricted areas such as proposed pond sites; or within project areas that have limited high and moderate probability zones, but where a larger subsurface testing sample may be desired. While predictive models are useful in determining preliminary testing strategies in a broad context, it is understood that testing intervals may be altered due to conditions encountered by the field crew at the time of survey. A reasonable and good faith effort was made to locate the historic properties within the project APE (Advisory Council on Historic Preservation n.d.).

Archaeological field methodology consisted of additional archaeological testing to bring testing methodology up to current standards. The positive test pits excavated in 2005 (ACI 2005) were planned on being relocated and closer interval testing placed around them. However, methodology had to be downgraded due to the overgrowth of bamboo and other exotic vegetation. Shovel tests that could be excavated were placed at 50-meter (m) intervals and judgmentally. A surface reconnaissance was also conducted where the ground was clear. Shovel tests were circular and measured approximately 0.5 m in diameter by at least 1 m in depth. All soil removed from the shovel tests was screened through 6.4 millimeters (mm) mesh hardware cloth to maximize the recovery of artifacts. The locations of all shovel

tests were recorded with a Trimble Geo 7X Series GPS unit and following the recording of relevant data, such as stratigraphic profile, all shovel tests were refilled.

Historic/architectural field methodology consisted of a field survey of the APE to determine and verify the location of all buildings and other historic resources (i.e., bridges, roads, cemeteries) that are 50 years of age or older (constructed in or prior to 1972), and to establish if any such resources could be determined eligible for listing in the NRHP. The field survey focused on the assessment of existing conditions for all previously recorded historic resources located within the project APE, and the presence of unrecorded historic resources within the project area. For each property, photographs were taken, and information needed for the completion of FMSF forms was gathered. In addition to descriptions, each historic resource was reviewed to assess historic context, condition, and potential NRHP eligibility. Also, informant interviews would have been conducted, if possible, with knowledgeable persons to obtain site-specific building construction dates and/or possible associations with individuals or events significant to local or regional history.

Laboratory Methods and Curation: Artifacts, if found, would have been cleaned and sorted by artifact class and subjected to a limited technological analysis; however, no artifacts were found. All project records (including photos, field notes, and maps) will be curated at ACI in Sarasota in Project file P20116.1.

Inadvertent/Unanticipated Discovery of Cultural Remains: Occasionally, archaeological deposits, subsurface features or unmarked human remains are encountered during development, even though the project area may have previously received a thorough and professionally adequate cultural resources assessment. Such events are rare, but they do occur. If human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts are found, then the provisions and guidelines set forth in Chapter 872.05, *FS* (Florida's Unmarked Burial Law) are to be followed.

In the event such discoveries are made during the development process, all activities in the immediate vicinity of the discovery will be suspended, and a professional archaeologist will be contacted to evaluate the importance of the discovery. The area will be examined by the archaeologist, who, in consultation with the staff of the Florida SHPO, will determine if the discovery is significant or potentially significant. In the event the discovery is found to be not significant, the work may immediately resume. If, on the other hand, the discovery is found to be significant or potentially significant, then development activities in the immediate vicinity of the discovery will continue to be suspended until a mitigation plan, acceptable to the SHPO, is developed and implemented. Development activities may then resume within the discovery area, but only when conducted in accordance with the guidelines and conditions of the approved mitigation plan.

6.0 SURVEY RESULTS

Archaeological field survey field methodology consisted of additional archaeological testing to bring testing methodology up to current standards. The positive test pits excavated in 2005 (ACI 2005; **Figure 6**) were planned on being relocated and closer interval testing placed around them; however, the field methodology had to be altered due to the overgrowth of bamboo and other exotic vegetation. Shovel tests that could be excavated were placed at 50 m intervals and judgmentally. A total of 12 additional shovel tests were excavated (**Figure 6**). No cultural materials were recovered from the shovel tests or noted on the surface. Typical stratigraphy consisted of 0-20 centimeters (cm) of gray sand; 20-50 cm of light gray sand;

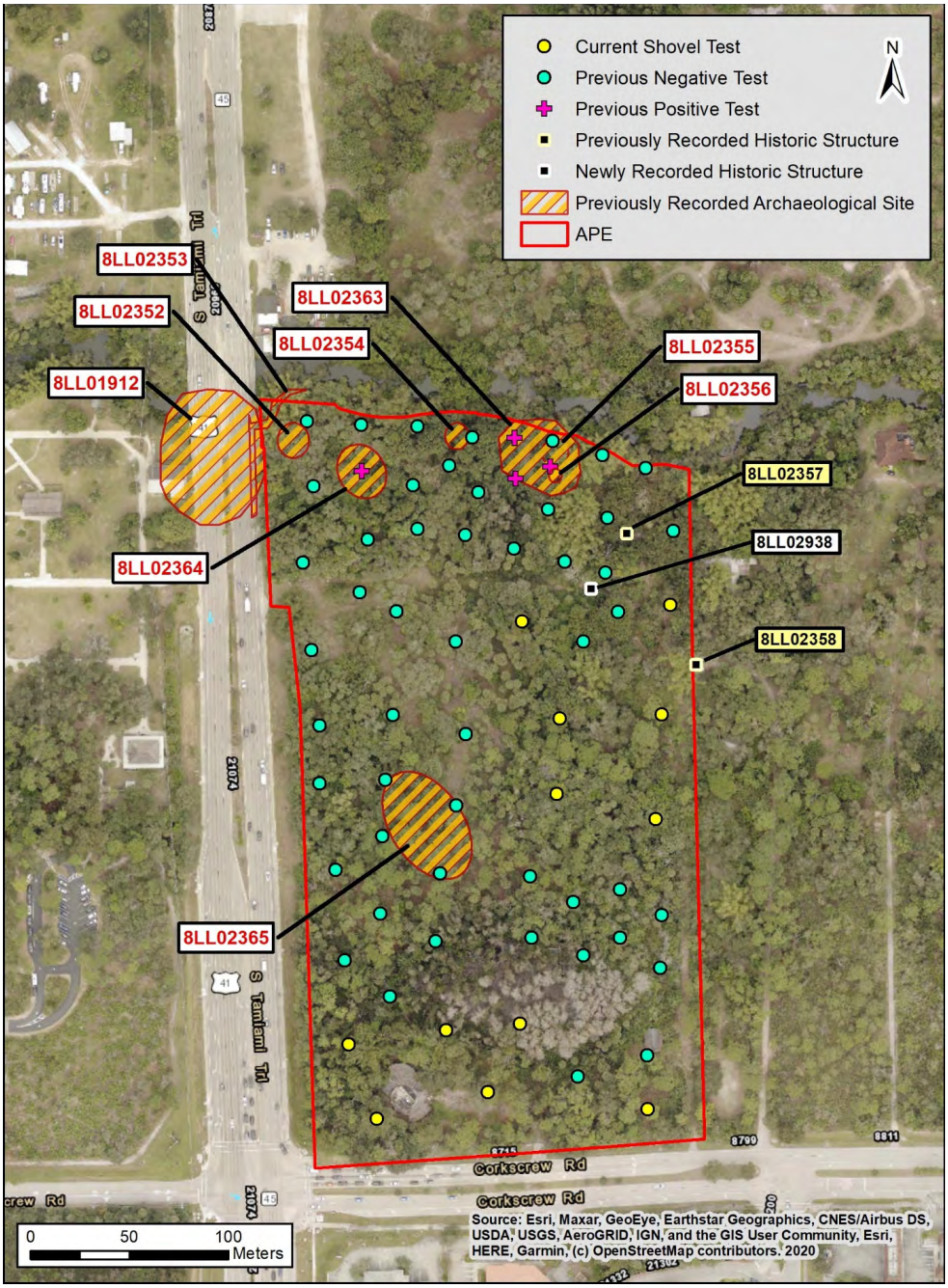


Figure 6. Approximate location of shovel tests and cultural resources within the APE.

and 50-100 cm of pale brown sand. A reasonable and good faith effort was made per the regulations laid out in 36 CFR § 800.4(b)(1) (Advisory Council on Historic Preservation n.d.) to survey all areas of the project APE.

In addition, several historic archaeological sites consisting of building remains within the APE were visited and photographed. Since their condition has only deteriorated more since the 2005 survey, none of the information on the FMSF forms has changed but photographs have been provided as per consultation with the FMSF (see **Appendix B**). Consultation with the SHPO's office (Aldridge 2021) noted that the FMSF forms did not have to be updated since the buildings/structures/sites were in a ruinous state or were not relocated, but to reference the appropriate FMSF number, include a current picture, and note that the building/structure/site is destroyed and/or in a ruinous state.

Building remains: 8LL02352, 8LL02354, 8LL02355, and 8LL02356 – Based on the 1997 survey the SHPO (Percy 1997) concurred that these remains were ineligible for listing on the NRHP, however they were contributing resources to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094). At the time the concrete foundations provided physical evidence of the size, location, scale, spatial relationship to other buildings, and existence of the structures. However, during the current survey only a few remnants of the foundations were relocated. These remnants have been heavily altered and no longer retain their original organization; therefore, evidence of size, scale, and spatial relationships is destroyed, and evidence of location and existence are vague to none. Therefore, these foundations still do not appear eligible for listing on the NRHP individually, and it appears they have lost the integrity that made them contributing resources to the historic district (**Photos 3-6**).

In addition, during this survey, ACI was again unable to relocate the well that was recorded in 1997.



Photo 3. View of 8LL02352.



Photo 4. View of 8LL02355



Photo 5. View of 8LL02354. Red arrows pointing to remaining foundation piers.



Photo 6. View of 8LL02356

Limerock Retaining Wall: The Limerock Retaining Wall (8LL02353) was constructed ca. 1904 as a retaining wall around the Guiding Star Publishing House (8LL2352) within the Koreshan Unity Settlement. The Guiding Star Publishing House was destroyed by fire in 1949 and the foundation remnants are now in deteriorated condition (**Photo 3**). The majority of the wall is covered by extensive vegetation, especially the root system of some of the larger plants, is intertwined with the Limerock Retaining Wall (**Photo 7**). A lack of maintenance has resulted in a ruinous condition. Furthermore, in 2013, US 41 and the US 41 bridge were widened, a large portion of the wall was destroyed, and US 41 and the bridge are now encroaching on the remaining portion of the wall (**Photo 7**). Due to the previous destruction and further deterioration of the wall and surrounding area, the limerock wall no longer retains historic integrity. While the wall remains in the same location, the physical evidence of the size, setting, and spatial relationship to other building foundations has been lost. As such, the wall no longer appears to be a contributing element to the Koreshan Unity Settlement Historic District (8LL00094). In addition, HABS documentation of the entire limerock wall was undertake in 2004 as a mitigation measure (**Appendix A**; FMSF).



Photo 7. Current condition of the of the Limerock Retaining Wall (8LL02353), looking south. Note position of the wall in relation to the US 41 bridge widening.

Historic/Prehistoric refuse: 8LL02363, 8LL02364, 8LL02365, and 8LL01912- During the 2005 survey it was suggested that 8LL02363-65 sites did not appear eligible for listing on the NRHP individually, nor were they considered contributing to the NRHP listed Koreshan Unity Settlement Historic District (8LL00094). At the time the sites provided very little new information about the Koreshan occupation of the area, and the recovered artifacts were sparse and mundane. No evidence of these sites was observed on the surface during this survey, and most were inaccessible due to extensive vegetative overgrowth. No evidence of the adjacent 8LL01912 was found to extend into the APE and review of the FSMF form suggests that this resource is actually located within the Koreshan State Park boundaries, not in the location recorded on the FMSF GIS database. Thus, the archaeological FMSF forms were not updated since no new information was learned, no additional artifacts were found, and no additional testing could be conducted where the sites were located. For information about the original survey and findings for these sites please refer to ACI 2005; Survey No. 22678 and the FMSF forms.

Therefore, none of the previously recorded archaeological resources appear individually eligible for listing on the NRHP, nor do they appear to contribute to the NRHP-listed Historic District. Thus, alteration of the boundaries of the NRHP-listed Historic District as suggested below will have no adverse effect on these resources, nor will future development of the APE. HABS documentation of the Limerock Wall (8LL01912) has already occurred as a mitigation measure for roadway work, however due to its interest and relation to the Koreshan Community it is recommended that the remaining portion of the wall within the APE be avoided, if possible.

Historical/Architectural Results: Background research revealed that five historic resources were previously recorded within the APE. These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). None of the resources have been evaluated by the SHPO. As a result of the historical/architectural field survey, one historic resource (8LL02938) was newly identified, recorded, and evaluated, and two previously recorded historic resources were identified and re-evaluated (8LL02357 and 8LL02358) (**Figure 6**). These include the ca. 1949 Ranch style Holly Park House (8LL02357) and ca. 1950 Ranch style Lockwood House (8LL02358), as well as a Masonry Vernacular style bomb shelter building (8LL02938) constructed in ca. 1957. Overall, the updated and newly identified buildings have been altered, lack sufficient architectural features, and have become highly deteriorated over the years. In addition, the resources are not significant embodiments of a type, period, or method of construction and do not have any historic associations with significant persons and/or events – including the Koreshan Unity Settlement. As such, these three resources do not appear eligible for listing in the NRHP, either individually or as part of a historic district.

In addition, the Anna Lewis House (8LL01114) has been moved from the property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Furthermore, the Rustic Tea Garden Outhouse (8LL02351) was confirmed as demolished. Both of these buildings were considered contributing resources to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976 (**Figure 7**).

Below are descriptions and photographs of the newly identified and updated resources within the APE. A copy of the FMSF forms for the updated previously recorded and newly identified historic resources are provided in **Appendix C**. In addition, a letter was prepared for the demolished building and is contained in **Appendix D**.



Figure 7. Updated NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) boundary.

8LL00094: The Koreshan Unity Settlement Historic District was listed in the NRHP on May 4, 1976. The nominated historic district was comprised of approximately 54 acres spanning from west of US 41/Tamiami Trail to the east side of US 41/Tamiami Trail. Eight historic resources were documented on the east side of US 41 within the NRHP-listed boundary; however, seven of the eight were recorded as "no longer standing" and in ruinous condition. The only extant resource at this time was the Anna Lewis House (8LL01114), also referred to as "El Retiro" and "Member House." During the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from this location and relocated within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic resources contributing to the district (**Figure 7**). This update also reflects the boundary of the locally designated historic district. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project.



Photo 8. Holly Park House (8LL02357), looking north.

8LL02357: The Holly Park House is a Ranch style building located at 8761 Corkscrew Road that was constructed in ca. 1949 (**Photo 8**). The irregular plan, one-story building rests on a on a pier foundation made of various materials including tapered pre-cast concrete and concrete blocks. The building has a wood frame structural system clad with vertical wood siding. The hip roof is clad in asphalt shingles. The building features a brick chimney on the north interior slope. The main entrance is located on the south elevation through a single door which has been boarded over. All visible windows have been boarded over with plywood. Distinguishing architectural features include wood windowsills, decorative wrought iron supports, a brick chimney, tapered pier foundation, and exposed rafters. Alterations include replacement roofing materials, boarded up windows, and new siding. Additions consist of a ca. 1969 carport located on

the northeast side of the building. The open carport has a hip roof with decorative wrought iron supports. Ancillary structures include a non-historic shed to the south of the residence, a ca. 1965 concrete bomb shelter (8LL02938) to the southwest, and a ca. 1950 residence (8LL02358) to the south. The Ranch style is common throughout Lee County, and this former residence has undergone extensive alterations which have diminished its historic integrity. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8LL02357 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.



Photo 9. Lockwood House (8LL02358), looking north.

8LL02358: The Ranch style building located at 8751 Corkscrew Road was constructed in ca. 1950 (**Photo 9**). Commonly referred to as the Lockwood House, the former residence sits vacant on the parcel. The one-story, rectangular plan building rests on a tapered pre-cast concrete pier foundation and has a wood frame structural system. The central portion of the building is partially clad in original wood shingles; however, a majority of the exterior fabric was replaced with vertical wood plank ca. 1970. The side gable roof is clad in sheet metal and asphalt shingles. The main entrance is located on the south elevation through a single, open wood door frame. Visible windows include a six-light fixed unit and a partially dismantled three-stacked aluminum awning unit. Most of the original frames remain, but the windows themselves are gone. Distinguishing architectural features include boxed eave, wood window and door frames, and tapered pre-cast concrete piers. In ca. 1970, a wood frame garage was constructed on the east side of the building. Other alterations include replacement roofing materials, doors, and siding. A bomb shelter (8LL02938) and residence (8LL02357) are located to the north of the building. This Ranch style building represents a common architectural style found throughout Lee County and non-historic additions and alterations have compromised its historic integrity. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8LL02358 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.



Photo 10. Holly Park Bomb Shelter (8LL02938), looking northeast.

8LL02938: The Masonry Vernacular style building located at 8761 Corkscrew Road was constructed in ca. 1957 (**Photo 10**). The building is an ancillary building to the Holly Park House (8LL02357) and is constructed of poured concrete dating from ca. 1957 (Dauray 2006). The building is rectangular and has a flat roof. The main entrance is located from the north end of the east elevation through an obscured door, which has been altered so that it can only be opened from the exterior. The southwest corner contains a concrete block clerestory (ca. 1965) with three windows, on the north, east and south walls (all of which have been boarded over with plywood), and a flat concrete roof. This is the buildings single distinguishing feature. The Lockwood House (8LL02358) is located to the south of the building.

The building was first identified, but not recorded, during *A Cultural Resources Assessment Survey of Estero on the River, Lee County, Florida* conducted by ACI in 2005 (Survey No. 22678). While the building is no longer accessible due to dense bamboo overgrowth surrounding the building, the 2005 survey provided some detail of the interior layout. The main entrance leads to hallway and from the hall, there is a double door into the main interior space of the building, a large open area with a small bathroom along the north wall, complete with toilet and shower. Also, during the original survey, interviews revealed two theories for the date of construction and function of this resource. Charles Dauray – President and CEO of the College of Life foundation – stated that the building was constructed in ca. 1957 by Holly Park as a Cold War era bomb shelter and was later converted into a shed with laundry facilities in the 1960s (ACI 2005). A secondary theory suggested by Georgia Nelson, Vice-President of the Estero Historical Society at the time, was that the building may have been constructed by the Koreshans during the 1920s. However, an assessment of the building materials revealed that the concrete contained a granular aggregate mixture consistent with that of mid- to late-twentieth century construction materials as opposed to the earlier shell aggregate, such as that found in the ca. 1910 Sunlit House (8LL02389) (ACI 2005).

Although the original purpose of the building cannot be fully confirmed, the bomb shelter theory is plausible. During the 1950s and 1960s, the construction of family bomb shelters or fallout shelters was promoted as fears grew of a nuclear attack during the Cold War. The Eisenhower and Kennedy administrations educated the public on the construction of home bunkers and the creation of public fallout shelters spread during this period (Ptacin 2020). Like most “Duck and Cover” Cold War-era procedures,

the bomb shelters would have provided little protection in the event of nuclear attack and in actuality provided the nation with an illusion of safety and preparedness. By 1965, it is estimated that approximately 200,000 home shelters had been constructed by civilians (Magnuson 2020).

Overall, the building is in a deteriorated state and has been altered over the years. The resource lacks sufficient architectural features and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events, nor could the original purpose of the building be fully confirmed. As a result, 8LL02938 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

7.0 CONCLUSIONS

As a result of the archaeological investigations, no new archaeological sites were discovered. Also, no evidence was observed on the surface for historic refuse sites, 8LL02365 and 8LL02363, and the historic refuse site with a prehistoric component, 8LL02364; also, no evidence of the adjacent 8LL01912 was found to extend into the APE. Thus, the archaeological FMSF forms were not updated. In addition, no FMSF forms were updated for the building/structure remnants (8LL02352, 8LL02353, 8LL02354, 8LL02355, and 8LL02356) but photographs of the resources or the area where the building/structure were once located, was documented (see **Appendix B**). While most of the building remains were previously considered contributing resources, it appears they all have lost their integrity and are no longer contributing. Mitigation measures have already been undertaken on the Limerock Wall (8LL02353) under Section 106.

Historical/architectural background research revealed that five historic resources were previously recorded within the APE. These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). As a result of the historical/architectural field survey, one historic resource (8LL02938) was newly identified, recorded, and evaluated, and two previously recorded historic resources were identified and re-evaluated (8LL02357 and 8LL02358). These include the ca. 1949 Ranch style Holly Park House (8LL02357) and ca. 1950 Ranch style Lockwood House (8LL02358), as well as a Masonry Vernacular style bomb shelter building (8LL02938) constructed in ca. 1957. Overall, the updated and newly identified buildings have been altered, lack sufficient architectural features, and have become highly deteriorated over the years. In addition, the resources are not significant embodiments of a type, period, or method of construction and do not have any historic associations with significant persons and/or events – including the Koreshan Unity Settlement. As such, these three resources do not appear eligible for listing in the NRHP, either individually or as part of a historic district.

In addition, the Anna Lewis House (8LL01114) has been moved from the property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Furthermore, the Rustic Tea Garden Outhouse (8LL02351) was confirmed as demolished. Both of these buildings were considered contributing resources to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094).

The boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic or archaeological resources contributing to the district. Due to alterations made to the landscape, the movement or loss of formerly extant resources, and the present overgrown, highly altered, physical condition within the historic district on the east side of US 41, the land within the APE does not retain

historic integrity and no longer appears eligible for listing in the NRHP. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project. **Table 2** summarizes the opinions for all resource recorded within or immediately adjacent to the APE.

Table 2. Historical and Archaeological resources within the APE previous and current recommended NRHP evaluation/Contributing status.

FMSF No.	Site Name	Style/Site Type	Past Surveyor Opinion	Past SHPO Evaluation	Current Conditions	Current Survey Opinion
8LL01114	Anna Lewis House	Frame Vernacular	Ineligible; Contributing	Ineligible; Contributing	Moved	N/A
8LL02938	Holly Park Bomb Shelter	Masonry Vernacular	N/A	N/A	Deteriorating	Ineligible; Not contributing
8LL02357	Holly Park House	Ranch	Ineligible; Not contributing	Not evaluated	Ruinous	Ineligible; Not contributing
8LL02358	Lockwood House	Ranch	Ineligible; Not contributing	Not evaluated	Ruinous	Ineligible; Not contributing
8LL02351	Rustic Tea Garden Outhouse	Frame Vernacular	Ineligible; Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02363	Boatworks / Plumbing Shop/ Apiary Scatter	Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02365	College of Life Scatter	Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02364	Publishing House Scatter	Artifact Scatter, Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02356	Apiary Foundations	Building Remains	Ineligible: Contributing	Not evaluated	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02355	Boatworks #2 and Plumbing & Blacksmith Shop Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02352	Guiding Star Publishing House Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02353	Limerock Retaining Wall	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02354	Machine and Woodworking Building Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL01912	Estero Riverbank – Trash Scatters	Artifact Scatter, Historic Refuse	Ineligible, Not contributing	Not evaluated	Not located within APE	N/A

Given the results of background research and field survey, no archaeological sites or historic resources that are listed, eligible for listing, or that appear potentially eligible for listing in the NRHP were located within the APE. As such, it is the professional opinion of ACI that the proposed undertaking will result in no historic properties affected. Due to the recommended boundary change to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094) further consultation may be required with the SHPO.

Additional opinions based on the previous Historic Preservation Plan request: In 2005 the APE was within Lee County jurisdiction when the request for an Historic Preservation Plan was made, the buildings designated for movement (Estero Creek School, Collier Residence, and Smith/Alvarez residence) were not within the current APE. The remainder of the Plan was to be determined. However, the APE is now under the jurisdiction of the Village of Estero and is outside of the Lee County-designated Koreshan State Historic Site. The APE does fall within the Village-recognized "Old Estero". Therefore, if the SHPO concurs with the above recommendations regarding eligibility and boundaries, there are no NRHP-eligible or contributing resources remaining, nor are there any local- or county-designated resources within the APE, thus the County-requested Historic Preservation Plan no longer appears necessary. However, the Village of Estero may want to consider preservation planning of their own, in accordance with Village of Estero Future Land Use Policy FLU-1.6.2 through 1.6.4 with regard to the small portion of the Limerock wall remaining within the APE.

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Appendix A
Lee County Resolution; SHPO correspondence; HABS documentation

RESOLUTION NUMBER Z-07-021

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

WHEREAS, Land Development Group, LLC, filed an application on behalf of the property owners, Village Partners, LLC, and College of Life Foundation, Inc., to rezone a 85.07±-acre parcel from Agricultural (AG-2) and Marine Commercial District (CM) to Mixed Use Development (MPD), and to utilize the Cash Contribution Option (Option 2) of the Bonus Density Program to increase the permissible density of the property above the Lee Plan standard density range for a project known as Estero on the River; and,

WHEREAS, a public hearing was advertised and held on April 4, 2007, before the Lee County Zoning Hearing Examiner Richard A. Gescheidt. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of April 13, 2007. This date was later extended to April 20, 2007. The Hearing Examiner gave full consideration to the evidence in the record for Case Nos. DCI2005-00041 (Rezoning) and REZ2006-00018 (Bonus Density Application); and,

WHEREAS, a second public hearing was advertised and held on June 4, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record, and the testimony of all interested persons in accordance with the procedures set forth in §34-83(b) of the Land Development Code. In addition, the Board considered the proposed bonus density contract based on the criteria set forth in LDC §34-1519.

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

SECTION A. REQUEST

The applicant filed a request to:

1. Rezone a 85.07±-acre parcel from AG-2 and CM to MPD to allow 530 residential units and 300,000 square feet of commercial space, with a maximum height of 60 feet (habitable stories). No blasting activity is proposed.

2. Participate in the Lee County Housing Bonus Density Program. The applicant is seeking to utilize the "Cash Contribution Bonus Density Option 2" pursuant to Lee County Land Development Code (LDC), Section 34-1519, to develop 181 bonus density dwelling units, with a proposed project total of 530 dwelling units on 85.07± acres for an approximate total of 7.84 dwelling units per acre.

The property is located in the Urban Community and Outlying Suburban Future Land Use Categories and is legally described in attached Exhibit A.

The request to rezone the property to MPD is APPROVED, SUBJECT TO the conditions and deviation specified in Sections B and C below. The request to participate in the Lee County Housing Bonus Density program, LDC Section 34-1519, by utilizing the "Cash Contribution Density Bonus (Option 2)" to develop 181 Bonus Density dwelling units is APPROVED, SUBJECT TO the conditions and deviations in Sections B and C below **and the terms of the Bonus Density Contract attached as Exhibit E.**

SECTION B. CONDITIONS:

All references to uses are defined or listed in the Lee County LDC.

1. Development must be consistent with the two-page Master Concept Plan (MCP) entitled "Estero on the River Master Concept Plan" prepared by Wilson Miller", date stamped "Received June 7, 2007 by Community Development", attached hereto as Exhibit C-1, and the one-page Parcel Summary attached hereto as Exhibit C-2, except as modified by the conditions below.

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

   a. Schedule of Uses

   Residential 1 (R-1)
   Accessory Uses and Structures
   Administrative Offices
   Agricultural uses, continuation of bona fide use only
   Dwelling Units
   Single Family Residence
   Entrance Gates and Gatehouses
   Essential Services
   Essential Service Facilities, Group I
   Excavation, Water Retention
   Fences and Walls
   Home Occupation (subject to standards in Lee County Land Development Code Section 34-1772)
   Model Homes, Model Units and Model Display Center, including accessory parking lots
   Real Estate Sales and Rental Office - limited to sales of lots, homes or units within Estero on the River
   Recreation Facilities, Personal and private On-Site and Off-Site
   Residential accessory uses, including but not limited to:
   Private garages, carports and parking areas
   Private swimming pools and enclosures
   Clubhouse including but not limited to Food and Beverage Service, Locker Rooms, Health Club and Spa
   Signs
   Temporary uses- limited to a sales center and construction office(s)

Residential 2 (R-2)
All uses permitted in the R-1 tracts plus:
Townhouse, Two-Family Attached and Multiple-Family Buildings
Parking Lot: accessory

Civic Use (CU)
All uses permitted in the R-2 tracts plus:
ATM
Cultural Facilities
EMS, Fire or Sheriff's station
Government agencies, office only, Library
Museums
Parking Lot
Post Office
Studios
Temporary Uses including but not limited to art and craft fairs, concerts "Taste of the Town", farmers' market, antique fairs and the like.
Theater, Indoor (550 seats + 150-seat Learning Theater)

Mixed Use (MU)
All uses permitted in the R-2 tracts plus:
Accessory Apartment
Accessory Commercial Uses
Animal Clinic - outside kennels are prohibited
ATM
Bait and Tackle Shop
Banks and Financial Institutions, Groups I & II
Bar or cocktail Lounge, in conjunction with a class III & IV
Bed and Breakfast
Boat Rentals and Sales, limited to canoes and kayaks
Business Services, Group II
Caretaker's Residence
Consumption on Premises, in conjunction with Class III & IV restaurant or Liquor Store (wine tasting events)
Convenience food and beverage store
Cultural Facilities
Cleaning and Maintenance Services, no warehouse
Clothing Stores
Clubs, Commercial, Fraternal & Private
Day Care Center, child or adult
Department Store, limited to 50,000 square feet
Drive thru Facility for any permitted use, limited to 4
Drugstore, Pharmacy
Food Stores, Group I
Garage, Public
Gift and Souvenir Shop
Grocery Store
Hardware Store, limited to 40,000 square feet

Healthcare Facilities, Groups I, II, III, and IV (limited to 100 beds)
Hobby, Toy and Game Shops
Hotel/Motel, limited to 100 rooms and 3 stories
Insurance Companies
Medical Office
Outdoor Seating for permitted uses
Parcel and Express Services (no warehouse)
Package Store
Paint, Glass and Wallpaper (no warehouse)
Parking Lot
Personal Services, Groups I and II
Pet Services, no outdoor run
Pet Shop, no outdoor run
Rental and Leasing Facilities, Groups I & II, no outdoor storage, display or sales
Repair Shops, Groups I and II, no outdoor storage, display or sales
Restaurant, Fast food, limited to 8
Restaurants, Groups I - III
Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal uses on the same premises
Specialty Retail, Groups I and II
Storage, Indoor Only
Studios
Theater, Indoor (550 seats and 150-seat Learning Theater)
Variety Store, limited to 20,000 square feet

Preserve/Indigenous (P and I)
Interpretive centers and Signage, rain shelters, gazebos
Nature and foot trails including boardwalks, benches and jogging paths
Paths, boardwalks and bridges
Water Management Facilities
Wildlife Management
Mitigation and Restoration Activities

College of Life Foundation
Civic/Cultural Facilities
Single-family residential units
Multi-Family residential units
Administrative Offices
Accessory Apartment 1

NOTE: Agricultural uses are not a permitted use within this planned development.

b. Site Development Regulations

See the Parcel Summary attached as Exhibit C-2 and the property development regulations below.

PROPERTY DEVELOPMENT REGULATIONS

	MINIMUM LOT DIMENSIONS			MINIMUM STRUCTURAL SETBACKS						
	Area	Depth	Width	Side	Rear	Front Road	Water-body	(Max) Height *See Note #7 below	(Max) Number of Hab. Floors	Distance between principal structure
Single-Family (detached)	6,500 sf	100	60	10	25	25	20	35	2	20
Two-Family Attached	7,500 sf	100	75	7.5	25	0	20	35	2	15
Townhouse	1,000 sf	50	20	15	N/A	15	20	45	3	15
Multi-family	10,000 sf	N/A	N/A	.5 BH *See Note#6 Below	20	20	0 or 20' *See Note #5 Below	60	3	25
RECREATION AREA	2,500 sf	25	25	10	10	20	0 or 20' *See Note #5 Below	45	3	15
Commercial	10,000 sf	100	100	5	10	0	0 or 20' *See Note #5 Below	60	4	15

Notes:
1) Pie-shaped lots shall have no minimum lot width but will meet lot area requirements.
2) Accessory structure setbacks are to be same as principal structure except for rear setbacks, which are 50 percent of the principal structure setback.
3) All dimensions are in feet unless otherwise noted.
4) Minimum structural setbacks are as measured to an adjacent right-of-way or parcel line.
*5) Setback from Lake may be zero feet providing architectural bank treatment is incorporated into design.
*6) BH: Building Heights= Combined height of two adjacent buildings for the purpose of determining setback requirements. Any building in Parcel 1-A that is within 100-feet of any boundary adjacent to existing single family residential will have a 35-foot maximum height restriction. Any building in Parcel 4-A that is within 150 feet of any boundary adjacent to existing single family residential will have a 35-foot maximum height restriction.
***7) See Parcel Summary attached as Exhibit C-2 regarding height limitations adjacent to US 41, Estero River, Sandy Lane, Corkscrew Road and existing residential structures outside project boundaries.**

3. Design Elements. Development must comply with the Design Elements submitted by the applicant and found in Exhibit D.

4. Drainage.

a. The developer will not place an encroachment within the flood way as defined by the FEMA flood maps approved at the time of development order issuance.

b. At the time of the first development order application, the developer will submit a drainage analysis that demonstrates that the site development plan causes no adverse impact on adjacent upstream and downstream properties in terms of drainage capacity/conveyance, storm water discharge, and flood. The drainage analysis will include, but not limited to:

i. a drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on site and offsite drainage structures (sizes and inverts), and sub basin areas; and,

ii. hydrologic and hydraulic calculations for the 5, 10, 25, and 100-year storm events in order to establish existing baseline conditions.

c. The Developer, or its assigns, will dedicate a drainage/maintenance easement to Lee County for the purpose of Estero River maintenance. The easement will give the right, but not the obligation, to Lee County to access the property and provide maintenance of the drainage within the Estero River. The developer, or its assigns, will maintain the easement area free of debris at all times and provide perpetual monthly maintenance/mowing. The easement location and design will be jointly reviewed and approved prior to Development Order approval and recording by the County Attorney's Office, Parks and Recreation Department, the Division of Environmental Sciences, and the Division of Natural Resources.

5. Flood Regulations.

Development must be consistent with the local, State, and Federal regulations for development within any flood ways, flood plains, or properties designated that will be affected by a tropical storm event.

6. Green ways.

The developer will participate in a joint effort with Lee County Parks and Recreation Department to accommodate a "Green ways" area along the Estero River subject to obtaining all necessary permits. The "Green ways" must be approved by Lee County Parks and Recreation as part of the development order for this project. The Developer and Lee County Parks and Recreation Department have agreed that this effort will be jointly funded.

7. Open Space.

Prior to local development order approval, the landscape plan must include an open space diagram delineating the 30 acres of open space committed to on the Open Space Calculations table. Buildings within the "MU" and "CU" parcels must contain commercial

or community facility ground floor uses. Single-family lots within Parcel 5 must be a minimum 6,500 square feet with a maximum 45 percent lot coverage.

8. Landscape.

Prior to local development order approval, the landscape plan must delineate a minimum of 14 acres of indigenous plant community and native tree preservation, including areas to be restored per the Estero on the River Restoration Plan. Parcel 3 must include 3.69 acres of indigenous preservation of oak and pine scrub. All preservation areas being used to meet the 14-acre requirement must be located outside of existing or future easements. The roadway proposed within Parcel 2 that bisects the existing indigenous plant communities must be designed to provide wildlife underpass with a minimum three-foot height and six-foot width using either a box culvert, conspan, or bridge.

9. Buffer.

Prior to local development order approval, the landscape plans must delineate a minimum 50-foot wide natural waterway buffer measured from the top of bank of the Estero River. The proposed Greenway may be located within the 50-foot wide buffer area. No additional boardwalks or pathways are allowed within 25 feet of the top of bank except as delineated in Condition 10 below. The design of the proposed greenway and the extent of activity to take place within the 50-foot wide buffer will be determined at the time of local development order and approved by the Division of Natural Resources, Division of Environmental Sciences, and the Parks and Recreation Department. Any walkway will be field inspected by the Division of Environmental Sciences' staff and adjustments may be made where necessary to preserve existing trees.

10. Shoreline Structures:

Shoreline structures along the Estero River are limited to a maximum of:

a. Two free-span bridges over the Estero River for pedestrian traffic field located to avoid impacting existing native trees; and,

b. one dock/canoe launch; and,

c. the existing covered boat house and dock in the northeast corner of Parcel 2; and,

d. the existing concrete bulkhead and dock in the northwest portion of Parcel 4; and,

e. the proposed vehicular and pedestrian bridge crossing connecting Parcels 1 and 2 to allow vehicular/pedestrian traffic. The existing structures may be restored or replaced with structures meeting the current LDC regulations provided the structure is not expanded. The shoreline structures may include river overlook areas.

11. Gopher Tortoise Management Plan.

Prior to local development order approval, the developer must submit a Gopher Tortoise Management Plan including details of the type of gopher tortoise permit secured from the

Florida Fish and Wildlife Conservation Commission for review and approval by the Division of Environmental Sciences' staff.

12. Lake Maintenance Easement.

Prior to local development order approval, any lake that is designed to utilize Deviation 5, 6, or 8 must provide a minimum 20-foot wide lake maintenance easement from the lake control elevation to an adjacent common parking lot or roadway to provide access to the lake for long term maintenance. Additionally, the use of Deviation 5, 6, or 8 is limited to a total maximum of 20 percent of the linear footage of an individual lake and compensatory littoral shelf must be provided as detailed in LDC §10-418.

13. Boat Docks.

Boat docks approved in this application are strictly limited to canoes, kayaks, and paddle boats. The developer may not permit motorized vessels, except those that are electric or battery powered, to utilize any boat docking facility located within the project boundaries. Combustion engines are prohibited.

14. Traffic Impacts.

a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval.

b. The developer may obtain the necessary development orders for site preparation, which include, but are not limited to, site infrastructure and fill when the project meets Lee County concurrency requirements (all conditions required by the Lee County Comprehensive Plan (Lee Plan) and the LDC). However, the developer may not obtain building permits for vertical development until notification of the commencement of the U.S. 41 six-lane improvements. This condition will not be construed to prevent the developer from availing itself of the provision of Lee County Ordinance 06-20, as amended (Fair Share Ordinance). Restoration or relocation of historic resources located within the project boundaries will be deemed to be "site preparation work" for purposes of this condition and may be approved by Lee County at any time.

15. Historic Preservation.

The developer must submit an Historic Preservation Plan for the entire project to be approved by the Lee County Historic Preservation Board prior to the first local development order. The Estero Creek School and Collier Residence are scheduled for relocation pursuant to prior agreements and are not required to be included in the Historic Preservation Plan. The Smith/Alvarez residence may be relocated subject to Historical Designation at the new location. No development activity or demolition permits can be approved prior to the approval of the Historic Preservation Plan described above.

16. Local Development Order Approval.

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16, and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix, and general function, and all other Lee County Lee Plan provisions.

17. Sandy Lane Realignment. In the event that Sandy Lane is realigned, the realignment and any resulting changes in the open space assigned to the Sandy Lane alignment within the project may be approved through an administrative amendment of the approved planned development.

INCIDENT TO PARTICIPATION IN THE HOUSING BONUS DENSITY PROGRAM:

18. Eligibility for Bonus Density.

Bonus density is approved on this property in accordance with the terms and conditions of the Bonus Density Contract attached as Exhibit E. Bonus units will be distributed throughout the site in accordance with the Parcel Summary attached as Exhibit C-2. In accordance with the terms of the Bonus Density Contract, the developer will provide ten percent of the total project units approved under local development order(s) to qualified moderate income eligible families for initial sales. Moderate income means a person or household whose annual (gross) income does not exceed 120 percent of the area's median income as determined by HUD on a year-to-year basis.

19. Landscape Plan. Prior to local development order approval, the landscape plan must delineate a minimum of 14 acres of indigenous plant community and native tree preservation including areas to be restored in accordance with the Estero on the River Restoration Plan. Parcel 3 must include 3.69 acres of indigenous preservation of oak and pine scrub. All preservation areas used to meet the 14-acre requirement must be located outside of existing or future easements. The roadway proposed within Parcel 2 that bisects the existing indigenous plant communities must be designed to provide wildlife underpass with a minimum three feet in height and six feet in width using either a box culvert, conspan, or bridge.

20. Development Order. The developer may obtain the necessary development orders for site preparation, which include, but are not limited to, site infrastructure and fill, when the project meets Lee County concurrency requirements (all conditions required by the Lee County Lee Plan and the LDC). However, the developer may not obtain building permits for vertical development until notification of the commencement of the U.S. 41 six-lane improvements. This condition will not be construed to prevent the developer from availing itself of the provision of Lee County Ordinance 06-20, as amended (Fair Share Ordinance). Restoration or relocation of historic resources located within the project boundaries will be deemed "site preparation work" for purposes of this condition and may be approved by Lee County at any time.

SECTION C: DEVIATIONS

1. Planted Buffers within Easements. Deviation (1) seeks relief from the LDC §10-414 requirement that prohibits the planting of trees and shrubs in an easement, to allow planted buffers to be placed within 50 percent of the width of the lake maintenance easement. This DEVIATION IS APPROVED, SUBJECT TO the following condition:

   a. Prior to local development order approval, any lake that is designed to allow buffer plantings to overlap 10 feet into the 20-foot wide lake maintenance easement encircling the lake, must provide a minimum 20-foot wide lake maintenance easement from the lake control elevation to an adjacent common parking lot or roadway to provide access to the lake for long term maintenance. All buffer plantings adjacent to lakes must consist of native vegetation.

2. Pavement Widths. Deviation (2) seeks relief from the LDC §10-296 requirement to provide a minimum 24-foot wide pavement width for privately maintained rights-of-way, to allow a 20-foot wide pavement width. This DEVIATION IS APPROVED, SUBJECT TO that no life, health, and safety issues arise due to the smaller pavement width.

3. Parking. Deviation (3) seeks relief from the LDC §34-2013(a) requirement to provide that parking lots be designed so that all vehicles exit in a forward motion, to allow individual parking spaces to back onto rights-of-way, access drives, and easements allowing on-street parking. This DEVIATION IS APPROVED.

4. Edge of Pavement Radii. Deviation (4) seeks relief from the LDC §34-296 requirement to provide a minimum edge of pavement radius of 25 feet to 30 feet, to allow a minimum edge of pavement radius of 12 feet. This DEVIATION IS APPROVED.

5. Lakes. Deviation (5) seeks relief from the LDC §10-328 requirement to provide a 20-foot lake maintenance easement around the perimeter of proposed lakes, to allow structures or bulkheads to abut the water. This DEVIATION IS APPROVED, SUBJECT TO Condition 12, above.

6. Excavation Banks. Deviation (6) seeks relief from the LDC §10-329(e)(4) requirement to provide sloped excavation banks, to allow up to 40 percent of the banks to utilize either:

   a. a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1; or,

   b. a 2:1 (horizontal: vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.

   This DEVIATION IS APPROVED, SUBJECT TO Condition 12, above.

7. Separation from Alcohol related Uses. Deviation (7) seeks relief from the LDC §34-1263(e) and §34-264(b)(1) requirement to provide a minimum 500-foot separation for on and off premises alcoholic beverages sale or consumption from any of the enumerated uses, to allow a zero-foot separation between the use located within the project's perimeter

boundaries. This DEVIATION IS APPROVED, SUBJECT TO the condition that each on-premises Consumption on Premises of alcoholic beverages requested must be approved administratively as provided for in the LDC.

8. Water Body Setback. Deviation (8) seeks relief from the LDC §34-1047 requirement to provide building setbacks for the Estero/Corkscrew Road Overlay area of 25 feet from a water body, to allow a zero- to 25-foot water-body setback. This DEVIATION IS APPROVED, SUBJECT TO Condition 12.

9. Shared Parking. Deviation (9) seeks relief from the LDC §34-2015(1) requirement to provide that all required parking spaces must be provided on the same premises as the intended use, to allow shared parking. This DEVIATION IS APPROVED, SUBJECT TO the condition that, as part of the local development order approval, the developer demonstrate that the proposed uses will operate during varying times of the day as part of a Shared Parking Agreement.

10. Indigenous Open Space. Deviation (10) seeks relief from the LDC §10-415(b)(1)(a) requirement that large developments must provide 50 percent of the required open space as indigenous preserve, to allow 4.9 acres of indigenous preserve and 10.4 acres of other native preservation areas. This DEVIATION IS APPROVED, SUBJECT TO Condition 8, above.

11. Model Homes. Deviation (11) seeks relief from the LDC §34-1954(a)(1) requirement regarding model homes and units, to allow model homes and units by right. This DEVIATION IS APPROVED.

12. Connection Separation. Deviation (12) seeks relief from the LDC §10-285(a) requirement to provide a minimum of 660 feet for connection separation between access points on Corkscrew Road, to allow the connections provided for on the MCP. This DEVIATION IS APPROVED, SUBJECT TO following condition:

    a. Prior to local development order approval, the Developer must provide a cross-access easement connecting to the east and west property lines of STRAP#33-46-25-00-00008.0000. The cross-access easement must be recorded in the public records. The access centered 715 feet from the centerline of U.S. 41 may be realigned to an interconnection to the existing median opening 908 feet from U.S. 41 if the interconnection becomes available.

13. Buffers between Uses. Deviation (13) seeks relief from the LDC §34-372(a)(6)g. requirement to provide a minimum width and composition of all proposed buffers along the perimeter of the entire property, as well as between the individual uses, if the types of proposed uses require buffer separations between the different uses within the development, to allow the elimination of buffers between uses within the development. This DEVIATION IS APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description and sketch of the property
Exhibit B: Area Map (subject parcel identified with shading)
Exhibit C-1: Master Concept Plan date stamped Received June 7, 2007
Exhibit C-2: Parcel Summary
Exhibit D: Design Elements
Exhibit E: Bonus Density Contract

The applicant has indicated that the STRAP numbers for the property are:

28-46-25-00-00014.0020
28-46-25-00-00015.0000
28-46-25-00-00016.0040
28-46-25-00-00016.0050
28-46-25-00-00017.0000
28-46-25-00-00018.0000
28-46-25-00-00033.0000
28-46-25-00-00033.0010
33-46-25-00-00001.0000
33-46-25-00-00005.0000
33-46-25-00-00006.0000
33-46-25-00-00007.0000
33-46-25-00-00009.0000
33-46-25-00-00010.0000
33-46-25-00-00013.0000

SECTION E. FINDINGS AND CONCLUSIONS:

Rezoning Request:

1. The applicant has proven entitlement to the MPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.

2. The MPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities, and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

e. will not adversely affect environmentally critical areas or natural resources.

3. The MPD rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance the achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Bonus Density Request:

1. The bonus density request is consistent with the criteria contained in LDC §34-1516(c).

2. The request for bonus density is in compliance with and consistent with the Lee County Lee Plan.

3. The bonus density request includes only property that is zoned for the type of dwelling units to be constructed if the Mixed-Use Planned Development Zoning District is approved.

4. The bonus density request is less than the maximum total bonus density for the Urban Community and Outlying Future Land Use Categories.

5. The proposed development will not have substantially increased intensities of land uses along its perimeter.

6. The project is not located where additional traffic will be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road.

7. As conditioned by the zoning approval, the development is not in a location where existing and committed public facilities are so overwhelmed that a density increase would be contrary to the overall public interest.

8. The bonus density request, as conditioned, will not decrease any required open space, buffering, landscaping, and preservation areas.

9. The project is located within the Categories 2 and 3 storm surge zone for land-falling hurricanes as depicted in the 1991 Hurricane Storm Tide Atlas for Lee County. The developer will provide appropriate mitigation at the time of local development order approval.

10. The resulting development with the bonus units will be compatible with existing and planned surrounding land uses.

Commissioner Hall made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 4th day of June 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:
Robert P. Janes, Chair

Approved as to form by:
Donna Marie Collins
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

CIRCUIT COURT LEE COUNTY, FLORIDA

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 6th day of August, A.D. 2007

CHARLIE GREEN, CLERK

By: Marcia Wilson
Deputy Clerk

CASE NOS: DCI2005-00041and REZ2006-00018

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 13, 1997

Mr. J. R. Skinner
Division of Administration
Federal Highway Administration
U.S. Department of Transportation
227 N. Bronough Street, Room 2015
Tallahassee, Florida 32301

In Reply Refer To:
Frank J. Keel
Historic Preservation Planner
Project File No. 973270

RE: Cultural Resource Assessment Review Request
Cultural Resource Assessment Survey, US 41 PD&E from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida. By Archaeological Consultants, Inc., April 1997.
SPN: 03010-1575
WPN: 1114187
FPN: ACXL-301-1(16)

Dear Mr. Skinner:

In accordance with the procedures contained in 36 C.F.R., Part 800 ("Protection of Historic Properties"), as well as the provisions contained in Chapter 267.061, *Florida Statutes*, we have reviewed the results of the field survey of the referenced project performed by Archaeological Consultants, Inc. and find them to be complete and sufficient.

We note that six previously unrecorded historic properties (8LL1912,1914-1917, and 1921) and four previously recorded historic properties (8LL1080, 1097 and 1098) and the National Register listed Koreshan Unity Settlement Historic District (8LL95) were located during the course of this survey. Based on the results of the survey, the Boomer House (8LL1098) and the Estero School (8LL1080) were determined to potentially eligible for listing in the *National Register of Historic Places*. We concur with this determination as well as with the determination that nine additional structures are contributing to the Koreshan Unity Settlement Historic District. We also concur that the remaining sites are ineligible for listing in the *National Register of Historic Places*, or otherwise of historical or architectural value.

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850) 488-1480
FAX: (850) 488-3353 • WWW Address http://www.dos.state.fl.us

☐ ARCHAEOLOGICAL RESEARCH (850) 487-2299 • FAX: 414-2207
☑ HISTORIC PRESERVATION (850) 487-2333 • FAX: 922-0496
☐ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

If you have any questions concerning our comments, please do not hesitate to contact us. Your interest in protecting Florida's archaeological and historic resources is appreciated.

Sincerely,

Laura A. Kammerer

for George W. Percy, Director
Division of Historical Resources
and
State Historic Preservation Officer

GWP/Kfk
xc: C. L. Irwin, FDOT
Bryan Williams, FDOT, District 1

FINAL
CULTURAL RESOURCE
ASSESSMENT SURVEY REPORT

U.S. 41
From North of C.R. 887 to San Carlos Boulevard
Collier and Lee Counties, Florida

State Project Numbers: 03010-1575 & 12010-1566
Work Program Item Numbers: 1114187 & 1114700
Federal Aid Program Numbers: ACXL-301-1(16) & XA-301-2(49)

This project is a PD&E Study of U.S. 41
which begins north of C.R. 887 at its southern terminus
and continues northward to San Carlos Boulevard;
the limits of the project area are approximately 18.78 km (11.67 mi).

Prepared for:

Florida Department of Transportation
District One
801 North Broadway
Bartow, Florida 33830

Prepared by:

Archaeological Consultants, Inc.
2345 Bee Ridge Road
Suite 6
Sarasota, Florida 34239

April 1997 CRAT# 973270

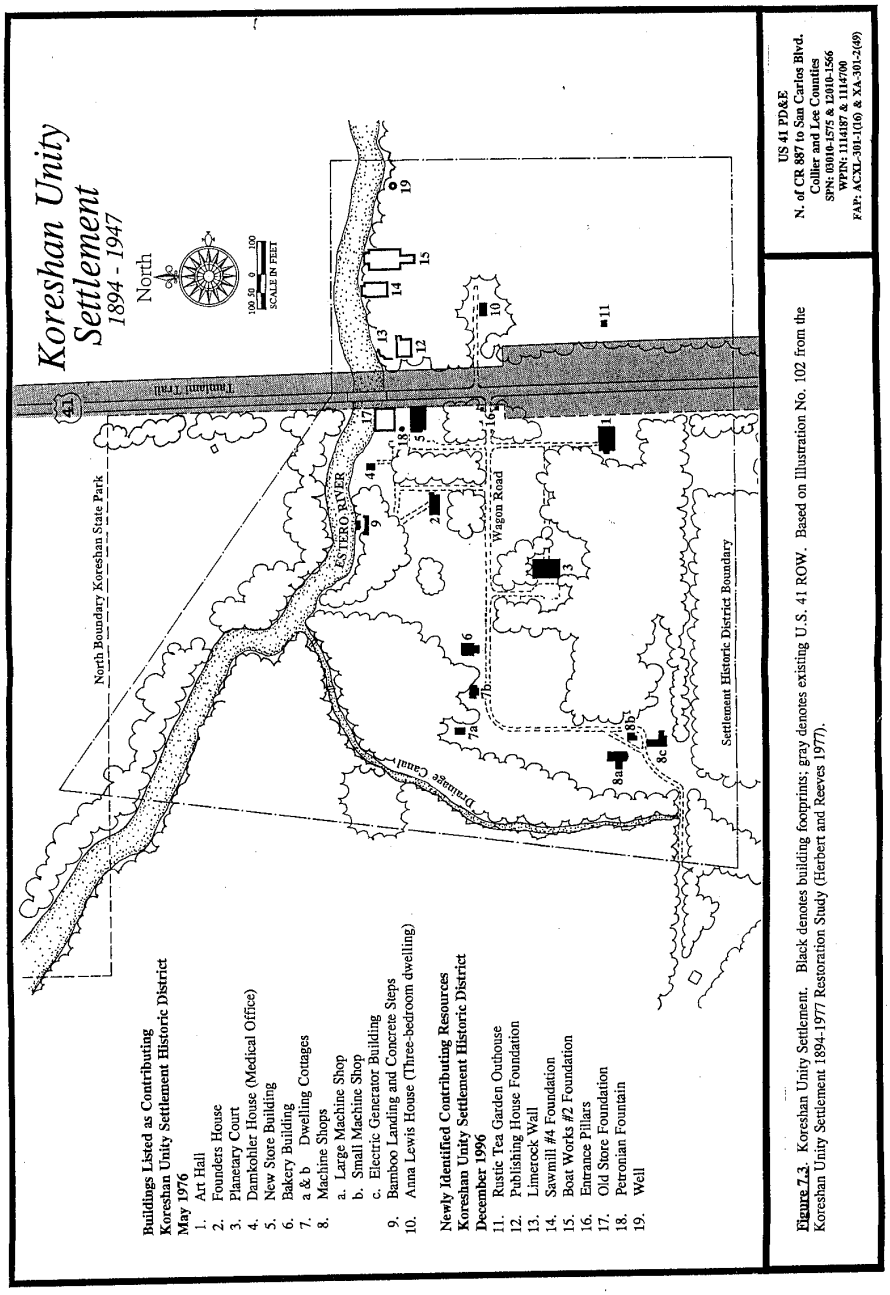
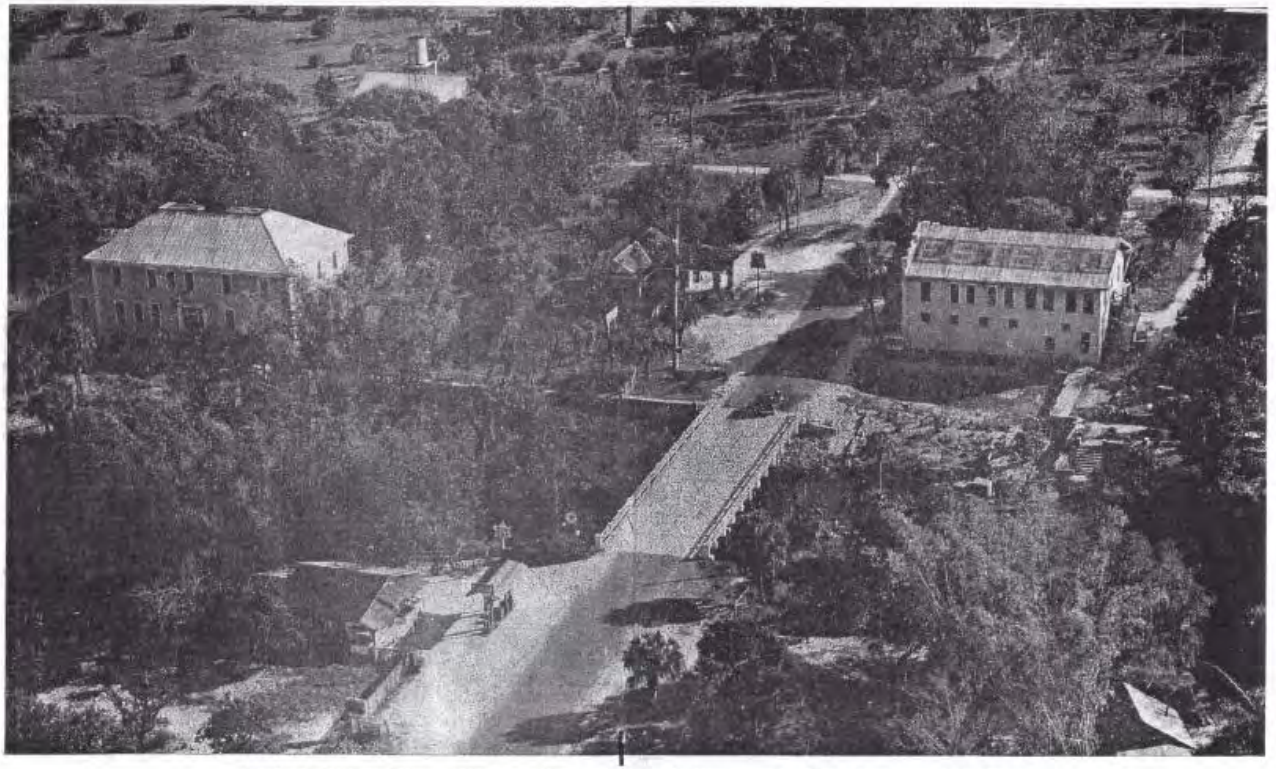


Figure 7.3. Koreshan Unity Settlement. Black denotes building footprints; gray denotes existing U.S. 41 ROW. Based on Illustration No. 102 from the Koreshan Unity Settlement 1894-1977 Restoration Study (Herbert and Reeves 1977).



Unity Publishing Plant, Filling Station and Store in Foreground. Many Buildings Not Shown

Figure 7.4. Historic Photograph Showing the Publishing House, Gas Station, and New Store (ca. 1949). (Photograph from the Collection of the Koreshan Unity Foundation.)

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Shops, Bamboo Landing and Concrete Steps, and the Anna Lewis House (Three-Bedroom Dwelling). Since 1976, nine additional resources have been discovered that fall within the district boundaries but were not previously identified as contributing resources. These nine resources include the Rustic Tea Garden Outhouse, the Publishing House Foundation, the Limerock Wall, the Sawmill #4 Foundation, the Boat Works #2 Foundation, the Entrance Pillars, the Old Store Foundation, the Petronian Fountain, and a well. All are over fifty years of age and by current NRHP criteria for evaluation are considered resources that contribute to the significance of the Koreshan Unity Settlement Historic District. Also within this time period, the Post Office was determined to be not historic and was relocated outside of the historic district boundaries onto another portion of the Koreshan State Historic Site property.

At the request of the Florida Division of Historical Resources, Survey and Registration Section, a narrative description of each newly identified contributing resource follows. This was done in lieu of preparing an amendment to the Koreshan Unity Settlement Historic District NRHP nomination, or a request for a DOE.

Rustic Tea Garden Outhouse (contributing) (11; Figure 7.3)

A two-seater outhouse that stylistically and by location appears to have been associated with the Rustic Tea Garden is located south of the Anna Lewis House, directly east of the Art Hall and east of the existing eastern right-of-way (Figure 7.5). The outhouse is constructed of milled lumber, covered by a corrugated metal gable roof. The wall cladding is no longer in place, but fragments of palmetto fronds are still attached. It is presumed the outhouse dates from the same period as the Rustic Tea Garden, probably constructed ca. 1930 (Figure 7.6). The Rustic Tea Garden was constructed of rough log elements with the bark retained, and



Figure 7.5. The Rustic Tea Garden Outhouse (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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Figure 7.6. Historic Photograph (late 1930s) of the Rustic Tea Garden. (Photograph from the Collection of the Koreshan Unity Foundation).

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the walls and roof were covered with palmetto thatching. The Rustic Tea Garden structure initially served as an exhibit building for the settlement, displaying produce as well as items manufactured on site by the various Koreshan enterprises. In the mid-1930s the building was converted to a tea garden, serving meals to travelers along the newly paved Tamiami Trail (now U.S. 41) (Herbert and Reeves 1977:102-103). The Rustic Tea Garden fell into disuse in the early 1940s and was demolished in the mid-1940s; U.S. 41 now covers its former location. The outhouse is in deteriorated condition and in danger of collapsing. The Rustic Tea Garden Outhouse lies within the district boundary, dates from the period of significance, and contributes to the Koreshan Unity Settlement Historic District.

Publishing House Foundation (also known as the Guiding Star Publishing House) (contributing) (12; Figure 7.3)

The Publishing House, constructed ca. 1904, was a two-story building measuring approximately 11.6 m (38 ft) by 21.3 m (70 ft) (Figure 7.7). The Publishing House was wood frame construction with walls of horizontal boards, covered by a wood shingle hipped roof. The Publishing House fronted the Tamiami Trail (now U.S. 41), and was directly west of the old store. This building housed the publishing operations of the Koreshan Unity and, as such, played an important role in the history of Koreshanity (Herbert and Reeves 1977:85-86). The first floor of the building contained the press room with the equipment for printing and binding. The second floor housed the general office of the Unity, the type-setting department, and photographic and engraving department. Power for the equipment was provided by a steam engine located in the adjacent Publishing House Power Building. In 1949, a fire destroyed both buildings. The





Figure 7.7. Historic Photographs (ca. 1920-30) of the Publishing House. (Photographs from the Collection of the Koreshan Unity Foundation).

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Publishing House foundation is located within the boundary of the Koreshan Unity Settlement Historic District and contributes to the district.

Limerock Wall (contributing) (13; Figure 7.3)

A limerock wall is located at the west end of the Koreshan Unity Foundation property adjacent to the Estero River and parallel to U.S. 41 (Figure 7.8). The wall forms a cove along the river edge, then runs south approximately 20 m (65.6 ft) toward the old path to the Publishing House; a portion of the wall is covered by vegetation. The wall, approximately 2 m (6.6 ft) high and 1 m (3.3 ft) wide, is shown in historic photographs (ca. 1920-30) of the Publishing House (Figure 7.9). No evidence was found as to how far the wall extended to the east or south and the original function of the wall remains unknown. The holdings of both the Koreshan Unity Foundation and the Koreshan State Historic Site were examined for information about the wall. The wall is said to have been reportedly constructed by Arthur Moore, a Koreshan member. The portion of the wall that parallels U.S. 41 was reportedly part of the decorative boundary associated with the Publishing House and was constructed concurrently, ca. 1904. The segment of the wall that parallels the edge of the Estero River reportedly dates from the late 1920s to the early 1930s. Nonetheless, since the wall lies within the district boundaries and dates from the period of settlement as evidenced by historic photographs, it is therefore considered a contributing element.

Sawmill #4 Foundation (contributing) (14; Figure 7.3)

Sawmill #4, constructed ca. 1900, was the fourth in a series of sawmills built by the settlement. It was located to the east of the Publishing House (Figure 7.10). The structure,

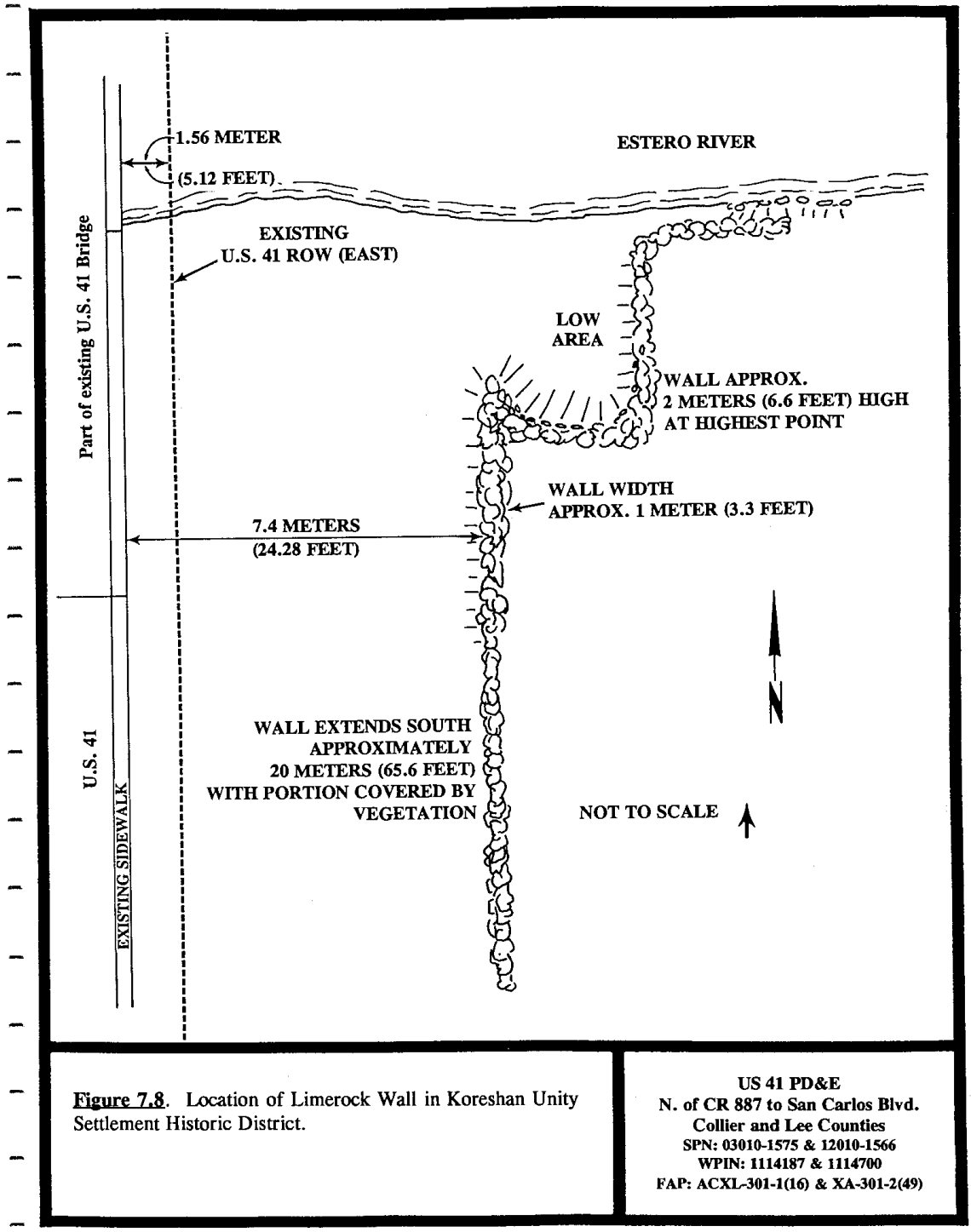


Figure 7.8. Location of Limerock Wall in Koreshan Unity Settlement Historic District.

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Figure 7.9. Historic Photographs (ca. 1920-30) of the Publishing House Showing Portion of the Limerock Wall. (Photographs from the Collection of the Koreshan Unity Foundation.)

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Figure 7.10. Sawmill #4 Foundation (above); Boat Works #2 Foundation (below) (1996). (Photographs from the Collection of Archaeological Consultants, Inc.)

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of wood frame construction, measured 10.1 m (33 ft) by 11.0 (36 ft) and contained the Tinware and Pattern Makers Shop (Herbert and Reeves 1977:87). The tinware shop was located on the first floor; the pattern making and wood turning shop was located on the second floor (Herbert and Reeves 1977:88). The building was allowed to deteriorate and, as a result, it was demolished in 1949. Portions of the concrete foundation remain *in situ* today. The foundation is located within the historic district boundary and is considered a contributing element to the Koreshan Unity Settlement Historic District.

Boat Works #2 Foundation (contributing) (15; Figure 7.3)

Boat Works #2, constructed ca. 1900, was located east of the Publishing House and adjacent to the Estero River (Figure 7.10). The building was a two-story wood frame structure covered by a wood shingle roof. It measured approximately 6.1 m (20 ft) by 21.3 m (70 ft) with a one-story wing attached to the west elevation measuring 3.0 m (10 ft) by 21.3 m (70 ft) (Herbert and Reeves 1977:88-89). A small one-story building that housed machine and woodworking facilities was attached to the south elevation. The gradual improvement of county roads, as well as the declining reliance upon fish as a food source, generally led to the abandonment of the industry (Herbert and Reeves 1977:89). The building was allowed to deteriorate and was demolished in 1949. A portion of the concrete foundation as well as partial concrete walls remain in place today, and are considered a contributing element to the Koreshan Unity Settlement Historic District for representing that period in the history of development when boat transportation played a critical role in shipping materials both to and from the settlement.

Entrance Pillars (contributing) (16; Figure 7.3)

A pair of entrance pillars are located on the west side of U.S. 41 at the junction with (what was formerly known as) Wagon Road (Figure 7.11). The pillars were constructed ca. 1903-1905 of limerock topped by cast stone spherical finials and placed at the original entrance to the Koreshan Unity Settlement. The original entrance was closed after the land was given to the Parks Department and the Koreshan State Historic Site was established. A new entrance was created and a Park Entrance Station with ranger offices was constructed ca. 1967 when the park opened to the public. The entrance pillars lie within the Koreshan Unity Settlement Historic District boundary and are contributing objects.

Old Store Foundation (contributing) (17; Figure 7.3)

The Old Store was a three-story building fronting directly on the Estero River (Figure 7.12). It was constructed in 1902-1903 by the settlement to replace the original one-room store and post office (Herbert and Reeves 1977:77). The Old Store was of wood frame construction with vertical board-and-batten siding; the front-gable roof was wood shingle. A covered porch/loading area was located on the north, fronting the river, and the east elevation fronted the Tamiami Trail (now U.S. 41).

The Old Store functioned as the general store serving both the settlement and the surrounding community. Fruit, vegetables, and fishing supplies were sold here. The ground (river) level served as a storage and warehouse space for the loading and unloading of materials shipped by boat, the major source of supply. The second floor served as the general store and post office, and the third floor was used as a sister's dormitory. A series of floods, which severely damaged both the lower storage area, as well as the store, led the settlement to construct a



Figure 7.11. Koreshan Unity Settlement Original Entrance Pillars (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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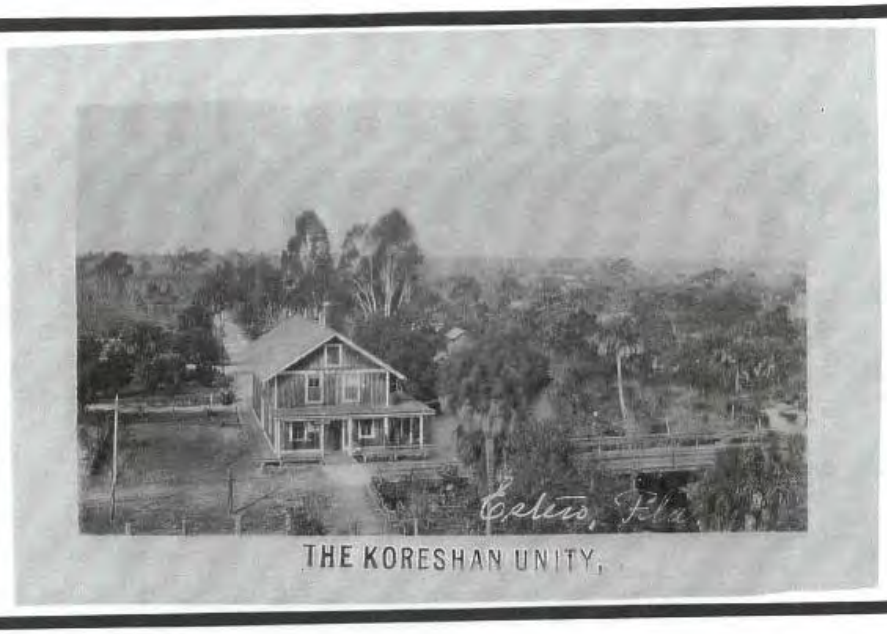




Figure 7.12. A Historic Photograph (undated) of the Old Store (above) (photograph from the Collection of the Koreshan Unity Foundation); A Portion of the Old Store Foundation (below) (1996) (Photograph from the Collection of Archaeological Consultants, Inc.).

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new store in the early 1920s. The Old Store was finally destroyed by fire in the 1924-26 period. Portions of the coursed rubble foundation remain in place today (Figure 7.12). The Old Store foundation lies within the historic district boundaries and contributes to the Koreshan Unity Settlement Historic District.

Petronian Fountain (contributing) (18; Figure 7.3)

The Petronian Fountain, dating from ca. 1903-1905, is one of the few features of its kind that is still relatively intact; it is located immediately west of where the Old Store once stood (Figure 7.13). The fountain is constructed of imitation brownstone and has a lion's head mask for a fountain spout (Herbert and Reeves 1977:130). There are two columns, one on either side of the fountain, each with an inset cast stone dolphin plaque, capped by a spherical finial. The original basin has been replaced by a planter dating from the same era (Herbert and Reeves 1977:130). Today the fountain is not functioning. This object falls within the Koreshan Unity Settlement Historic District boundary and is a contributing element.

"Well" (contributing) (19; Figure 7.3)

A structure that appears to have been a well is located at the east end of the Koreshan Unity Foundation property near to the Estero River. The "well" is approximately 1.2 m (4 ft) in diameter and is constructed of tabby. It has been abandoned, is in deteriorated condition, and a portion of it is missing. Although the construction date and original use of this structure cannot be verified, the shape suggests that it may have been used as a well. A metal lantern currently sits in the center of the "well"; it is not attached to the structure. The date and use of this lantern is also unknown. It has been suggested that due to its close proximity to the river, the structure may have been a signal lamp for boats



Figure 7.13. The Petronian Fountain (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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approaching the Koreshan Unity Settlement docks. The "well" lies within the district boundaries and is considered a contributing element.

Koreshan Unity Settlement Limerock Wall
Southeast corner of U.S. 41 and Estero River
Lee County
Florida

FMSF No. 8LL94

PHOTOGRAPHS

ARCHITECTURAL DATA FORM

SKETCH PLAN

Florida State Archives
R.A. Gray Building
Tallahassee, Florida

Koreshan Unity Settlement Limerock Wall
FMSF No. 8LL94
Lee County, Florida

PHOTOGRAPHS
ARCHITECTURAL DATA FORM
SKETCH PLAN

US 41 Design from Corkscrew Road to San Carlos Boulevard
Financial ID: 195765-1-32-01
WPI: 1114735

Prepared for:

Florida Department of Transportation, District One
801 North Broadway
Bartow, Florida 33830

March 2004

HISTORIC AMERICAN BUILDING SURVEY

Koreshan Unity Settlement Historic District
Limerock Retaining Wall

FMSF No. 8LL94

Location: Southeast corner of U.S. 41 and Estero River, Estero, Lee County, Florida.

Significance: The Koreshan Unity Settlement was listed in the National Register of Historic Places in 1976. It is significant for its association with the Koreshan Unity, a late nineteenth century utopian society based on scientific and economic theories that emphasized education, culture and landscaping. The Koreshan Unity Settlement Historic District is composed of the original community buildings including an auditorium, residences, dormitories, a bakery, a store, a machine shop, and a limerock retaining wall.

Description: The limerock wall is approximately 14'-6" along the river, forms a cove (13'-9"), then turns 90 degrees and continues south approximately 53'-4" toward the former path to the Publishing House. The limerock wall varies in width and height (refer to site plan). The portion of the limerock retaining wall that parallels U.S. 41 was reportedly part of the decorative boundary associated with the ca. 1904 Publishing House (demolished). The segment of the wall that parallels the edge of the Estero River reportedly dates from the late 1920s to the early 1930s. The majority of the wall is covered by mature vegetation.

History: The Koreshan Unity was originally formed in Chicago. The founder, Dr. Cyrus Teed (Koresh in Hebrew), brought his followers to Estero in 1894. The new utopian community was established as a settlement for Koreshans. The Koreshan Unity was founded upon the ideas of communal living, the belief in Dr. Teed's religious and scientific theories, and the communistic goal of everyone working for the good of all. The settlement expanded until Dr. Teed's death in 1908. It is believed Koreshan member Arthur Moore constructed the limerock wall.

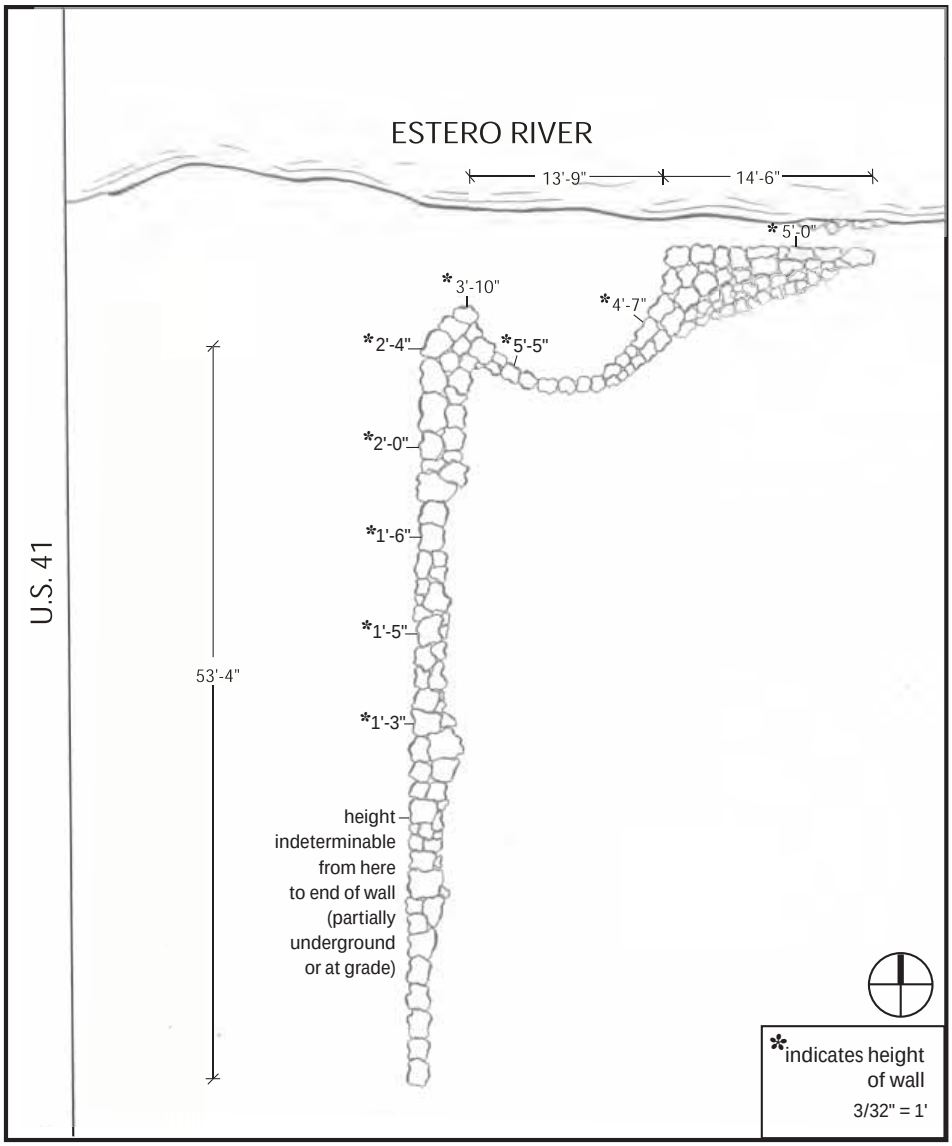
Sources:

Archaeological Consultants, Inc. (ACI)
1997 Cultural Resource Assessment Survey, U.S. 41 PD&E from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties.

National Register of Historic Places Nomination Form
1976 Koreshan Unity Settlement Historic District.

Architectural Historians: Carrie Scupholm & Sarah Payton
Archaeological Consultants, Inc.
February 3, 2004

KORESHAN UNITY SETTLEMENT LIMEROCK WALL
FMSF No. 8LL94
(Page 2)



INDEX TO PHOTOGRAPHS

KORESHAN UNITY SETTLEMENT LIMEROCK WALL FMSF No. 8LL94
Southeast corner of U.S. 41 and Estero River
Estero
Lee County
Florida

Penny Rogo Bailes, Photographer December 2003 (Photo 01 through 10)

Note: All photographs are 8" x 10" enlargements from 4" x 5" negatives.

01 CONTEXTUAL VIEW OF LIMEROCK WALL, TAKEN FROM EXISTING U.S. 41 BRIDGE OVER THE ESTERO RIVER, FACING SOUTHEAST.

02 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

03 VIEW OF LIMEROCK WALL, FACING SOUTH.

04 VIEW OF LIMEROCK WALL SURFACE, FACING SOUTH.

05 VIEW OF LIMEROCK WALL SURFACE, FACING NORTH.

06 VIEW OF NORTHEAST CORNER OF LIMEROCK WALL, FACING EAST.

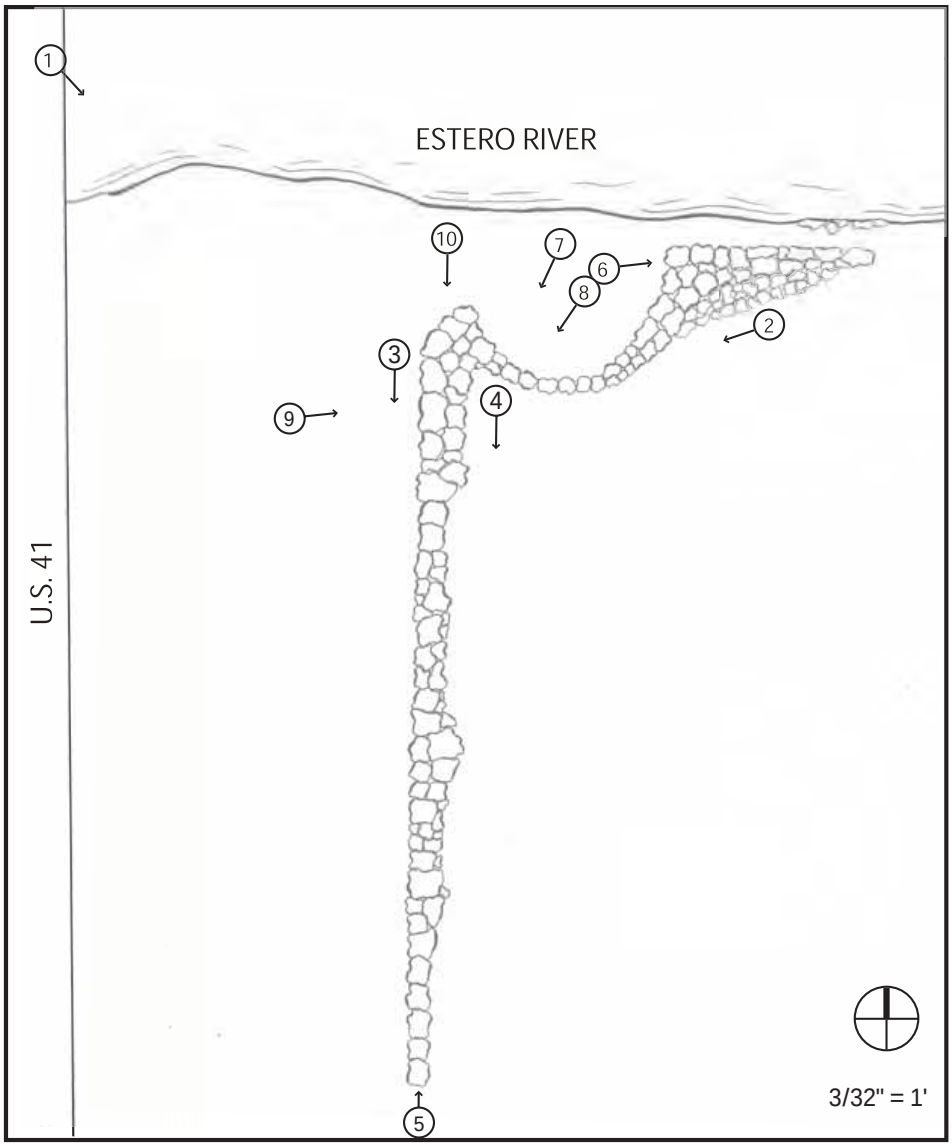
07 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

08 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

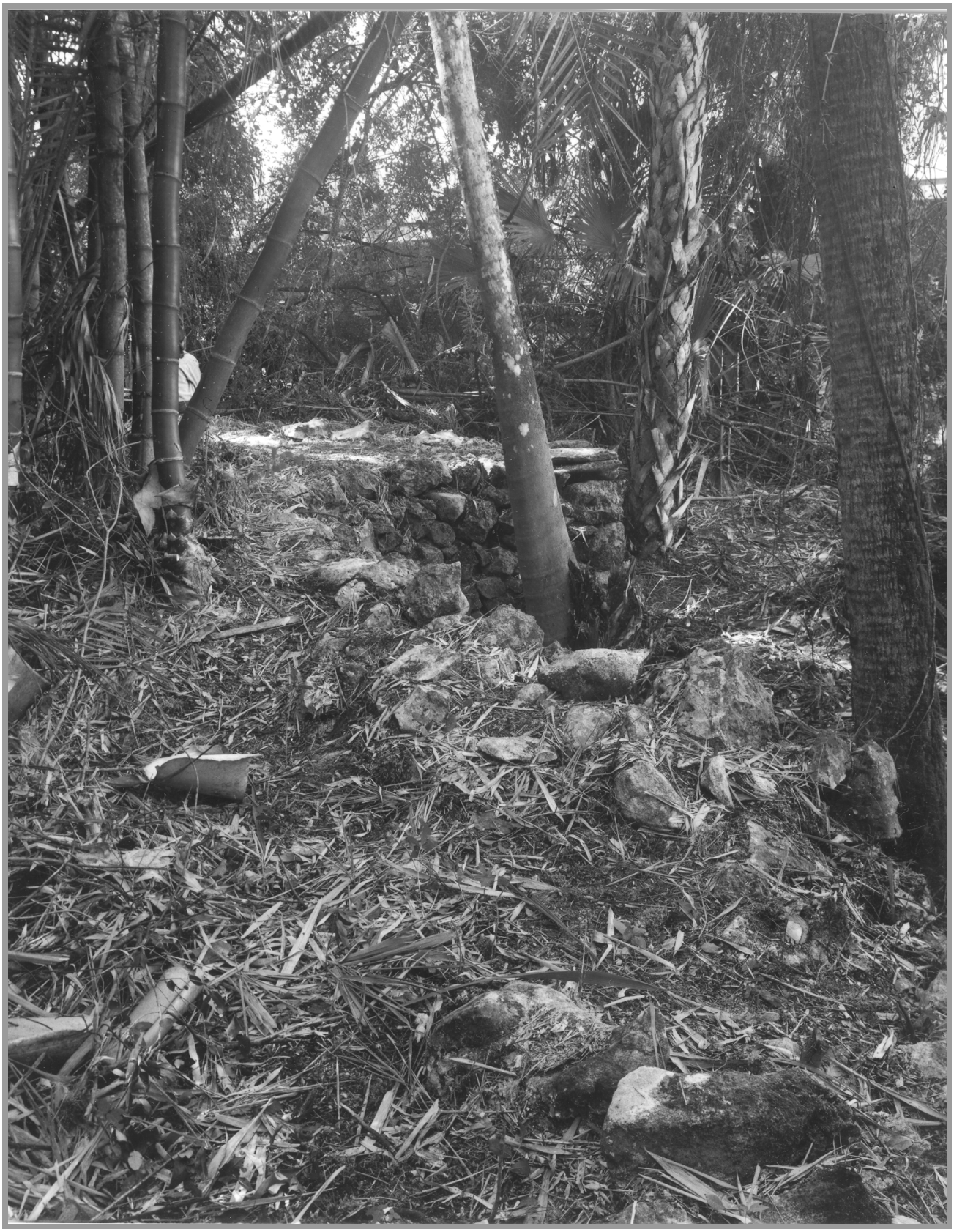
09 VIEW OF SOUTHWEST CORNER OF LIMEROCK WALL, FACING NORTHEAST.

10 DETAIL OF SOUTHWEST CORNER OF LIMEROCK WALL, FACING SOUTHEAST.

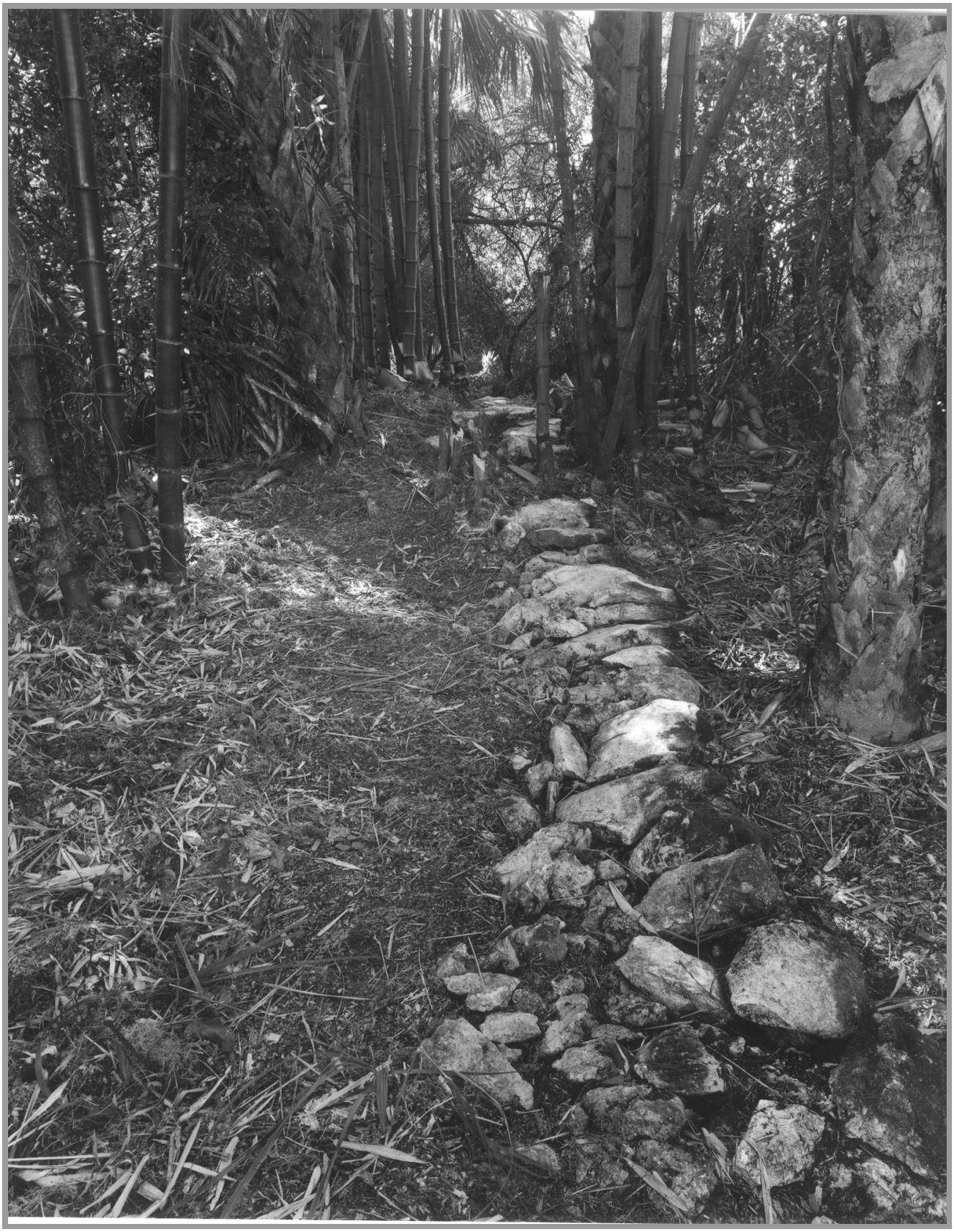
KORESHAN UNITY SETTLEMENT LIMEROCK WALL
FMSF No. 8LL94 (Page 2)
KEY TO PHOTOGRAPHS



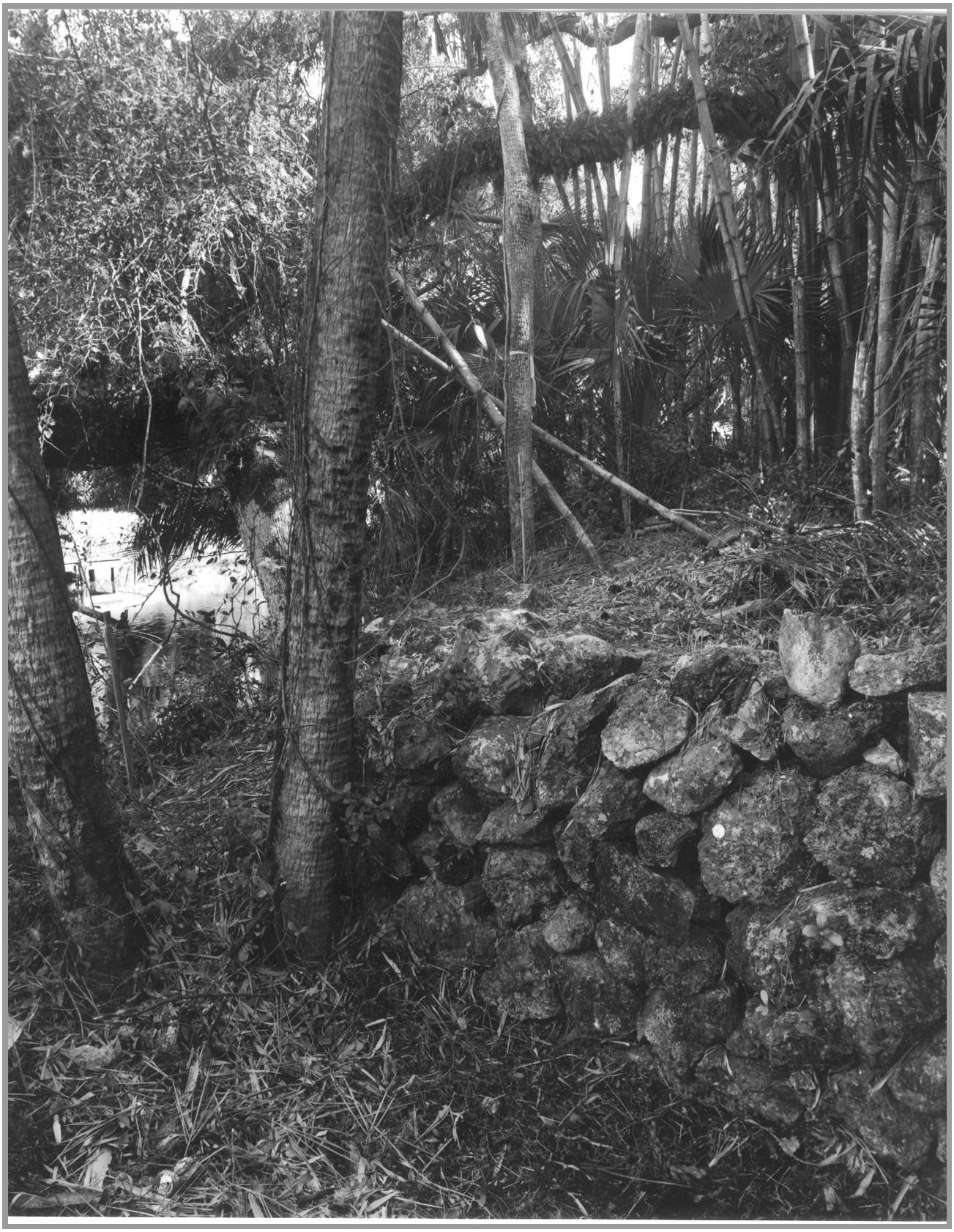




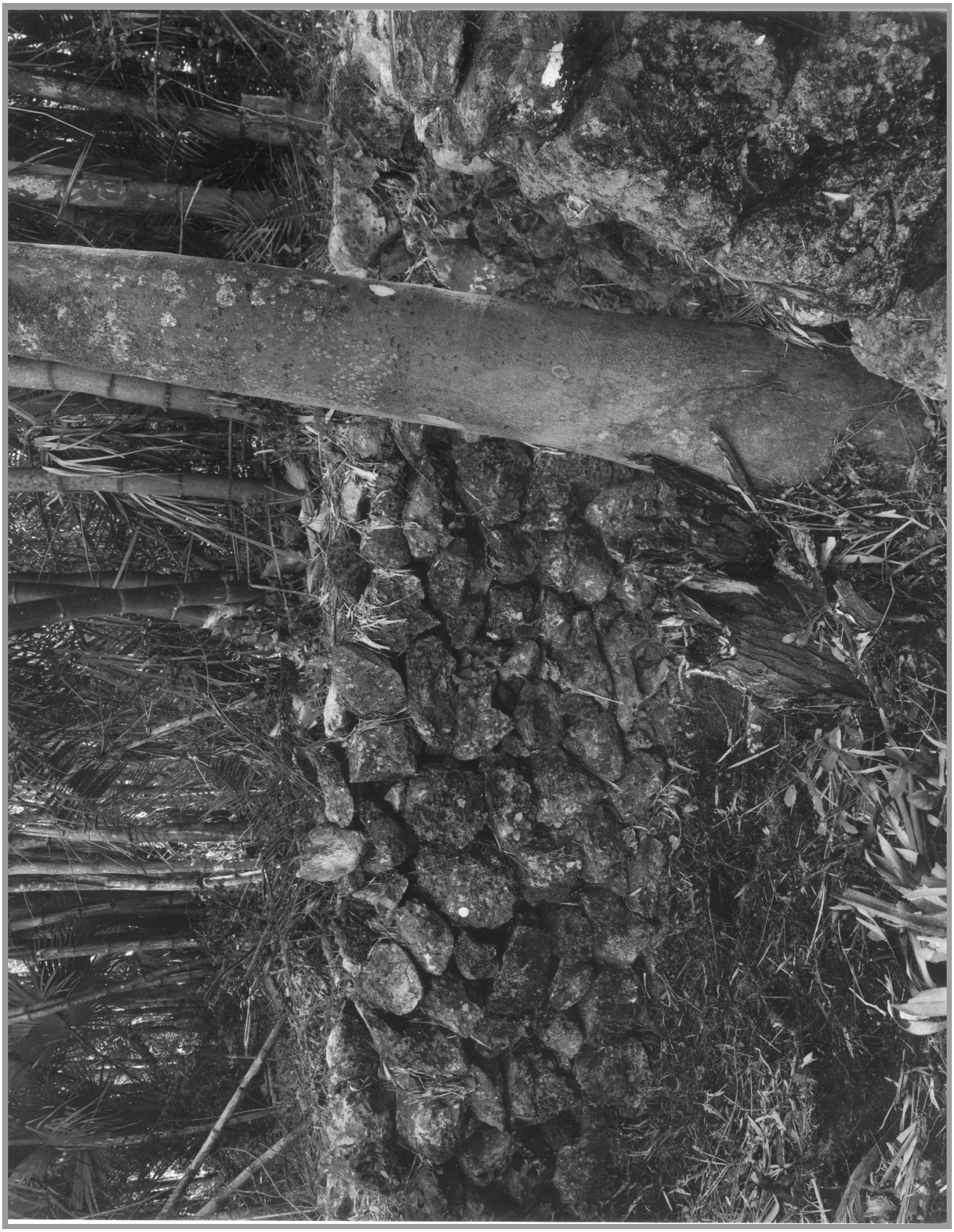
















Appendix B
Photographs of Destroyed Buildings/Structures Foundations



8LL02352 Guiding Star Publishing House Foundations

Photo is taken looking north; arrows point to some of the remaining foundations, 2022

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking northeast



Photo from original FMSF form, 2005



8LL02354 Machine and Woodworking Building Foundations

Looking south, 2022

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking southwest



Photo from original FMSF form, 2005



8LL02355 Boatworks #2 and Plumbing & Blacksmith Shop Foundations

Looking northwest

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking southeast



Photo from original FMSF form, 2005



8LL02356 Apiary Foundation

Looking north; no remnants exist

Note: Picture in the original FMSF form, below, shows some remnants, view looking northeast



Photo from original FMSF form, 2005

Appendix C
Florida Master Site File Forms

Page 1

☐Original
☒Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site #8 LL00094
Field Date 2-17-2022
Form Date 3-11-2022
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. Do not use this form for National Register multiple property submissions (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☒ Historic district (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ Archaeological district (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ Mixed district (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ Building complex (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ Designed historic landscape (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ Rural historic landscape (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ Linear resource (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Koreshan Unity Settlement Multiple Listing [DHR only] _____
Project Name CRAS Update Estero on the River FMSF Survey # _____
National Register Category (please check one): ☒building(s) ☐structure ☐district ☐site ☐object
Linear Resource Type (if applicable): ☐canal ☐railway ☐road ☐other (describe): _____
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☒state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	3800		Corkscrew	Road	

City/Town (within 3 miles) Estero In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Lee
Name of Public Tract (e.g., park) Koreshan State Historic Site
1) Township 46S Range 25E Section 28,33 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
3) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
4) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
USGS 7.5' Map(s) 1) Name ESTERO USGS Date 1958
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

See continuation sheet.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____	
_____	KEEPER – Determined eligible: ☐yes ☐no Date _____	
☐Owner Objection	NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HR6E057R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

Page 2

RESOURCE GROUP FORM

Site #8 LL00094

HISTORY & DESCRIPTION

Construction Year: 1894 ☐approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: Teed, Dr. Cyrus Builder:
Total number of individual resources included in this Resource Group: # of contributing _____ # of non-contributing _____
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)
1. Nineteenth C. American 1821-1899 3. _____
2. Spanish-American War 1898-1916 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

The Koreshan Unity Settlement is a turn of the century religious pioneer community created by Dr. Cyrus Teed. Teed's community followed his beliefs based on religion, science, and the social and economic organization of the human race.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (specify) USDA historic aerial photographs (PALMM)
Bibliographic References (give FMSF Manuscript # if relevant)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒yes ☐no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See continuation sheet.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Agriculture 3. Education 5. Religion
2. Community planning & developm 4. Exploration/settlement 6. Social/humanitarian

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, document File or accession #'s P20116.1
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Young Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
❸ TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
❹ PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources) When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

The Koreshan Unity Settlement Historic District was listed in the NRHP on May 4, 1976. The nominated historic district was comprised of approximately 54 acres spanning from west of US 41/Tamiami Trail to the east side of US 41/Tamiami Trail. Eight historic resources were documented on the east side of US 41 within the NRHP-listed boundary; however, seven of the eight were recorded as "no longer standing" and in ruinous condition. At time of the nomination, the Anna Lewis House (8LL01114), also referred to as "El Retiro" and "Member House" was the only extant resource on the east side of US 41.

During the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from this location and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic resources contributing to the district. This update also reflects the boundary of the locally designated historic district. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project.

CONTINUATION SHEET

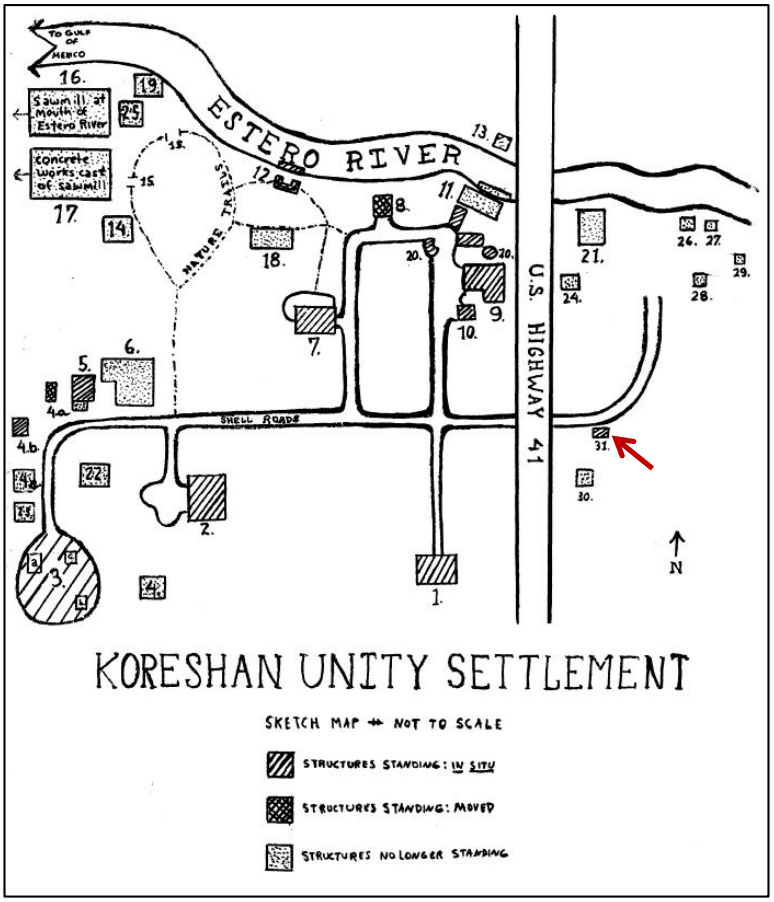


Figure 1. Koreshan Unity Settlement Historic District map included within the NRHP nomination (Fryman 1975). Red arrow depicts former location of the Anna Lewis House (8LL01114). All other buildings located east of US 41 are no longer extant. Based on the current survey, some of the buildings/structure remnants are either in ruinous condition or are no longer present and may have been removed during current land clearing activities.

REFERENCES

Archaeological Consultants, Inc. (ACI)
2010 Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida. ACI, Sarasota. Survey No. 18011.

Fryman, Mildred L.
1975 Koreshan Unity Settlement Historic District. NRHP Inventory – Nomination Form. United States Department of the Interior, National Park Service. Manuscript on file, Florida Division of Historical Resources, Tallahassee.

PHOTOGRAPHS

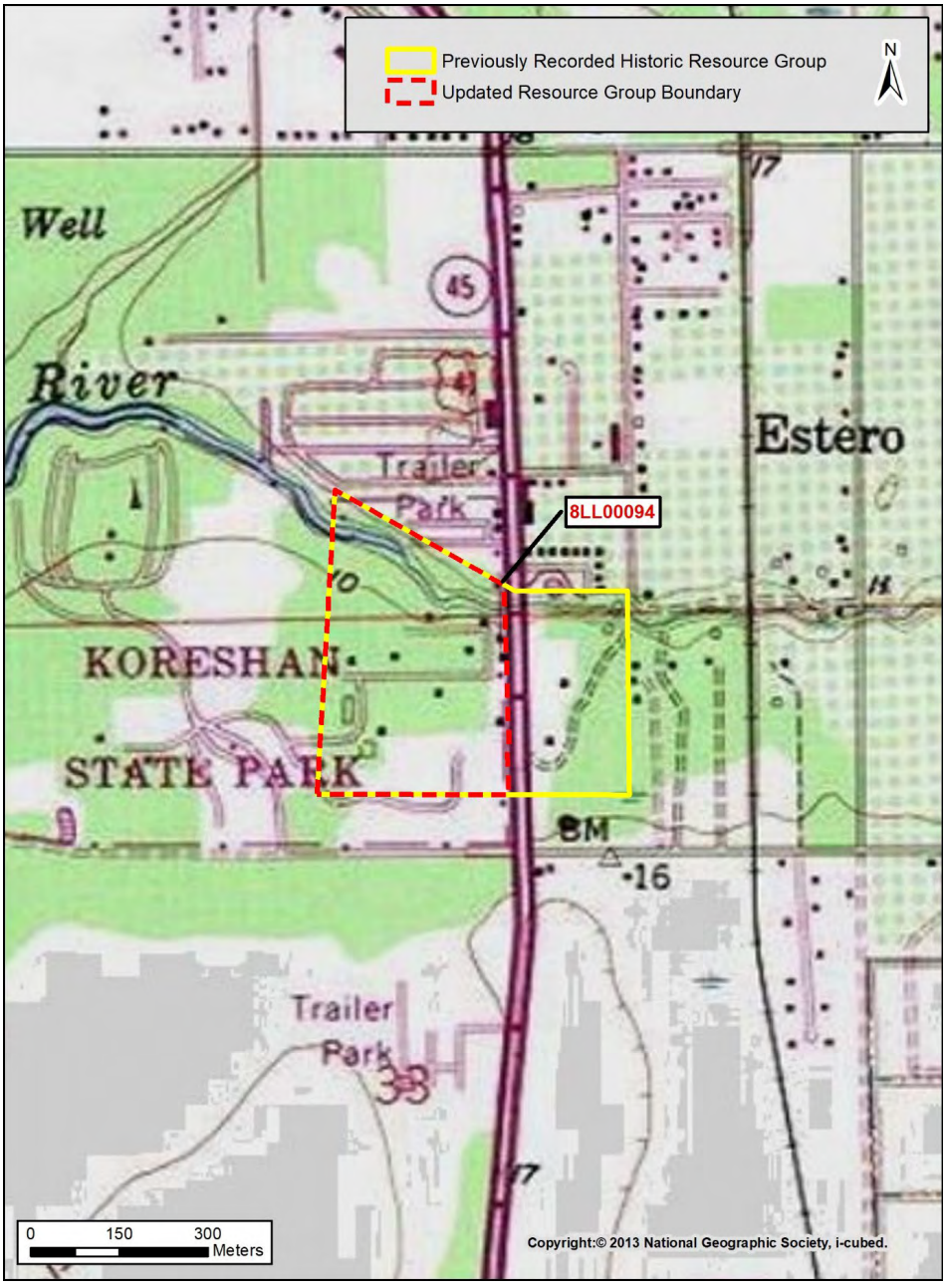




AERIAL MAP


Previously Recorded Historic Resource Group
Updated Resource Group Boundary
N
Carambola Ln
Grapefruit Ln
Coralberry Ln
Lychee Ln
County Rd
Highlands Ave
S Tamiami Trl
45
8LL00094
41
S Tamiami Trl
Corkscrew Rd
Corkscrew Rd
Corkscrew Rd
0 50 100 Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 28 & 33



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02357
Field Date 2-17-2022
Form Date 2-18-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Holly Park House Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	8761		Corkscrew	Road	

Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO USGS Date 1958 Plat or Other Map _____
City / Town (within 3 miles) Estero In City Limits? ☒yes ☐no ☐unknown County Lee
Township 46S Range 25E Section 33 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1936.2400 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 419360 Northing 2924023
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1949 To (year): UNK
Current Use Abandoned/Vacant From (year): UNK To (year): CURR
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature new roofing materials, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature carport
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Holly W. Park Estate, Mattie Park (1998-1999); Holly & Mattie Park (1969-1998)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

all visible windows have been boarded up with plywood

Distinguishing Architectural Features (exterior or interior ornaments)

wood windowsills, decorative wrought iron supports, a brick chimney, tapered pier foundation, and exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

A bomb shelter (8LL02938), the Lockwood House (8LL02358), and a non-historic shed are located to the south

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Page 2

HISTORICAL STRUCTURE FORM

Site # 8 LL02357

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. Concrete Block 2.

Main Entrance (stylistic details)

S Elev: single, boarded over

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous

Narrative Description of Resource

This is a simple, single level Ranch Style building with an irregular plan, a hip roof, and an attached carport. All of the windows and doors have been boarded over.

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript #22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style is common throughout Lee County, and has undergone extensive alterations which have diminished its historic integrity. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 3. 5.

2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc

Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc

Recorder Contact Information (address / phone / fax / e-mail) 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

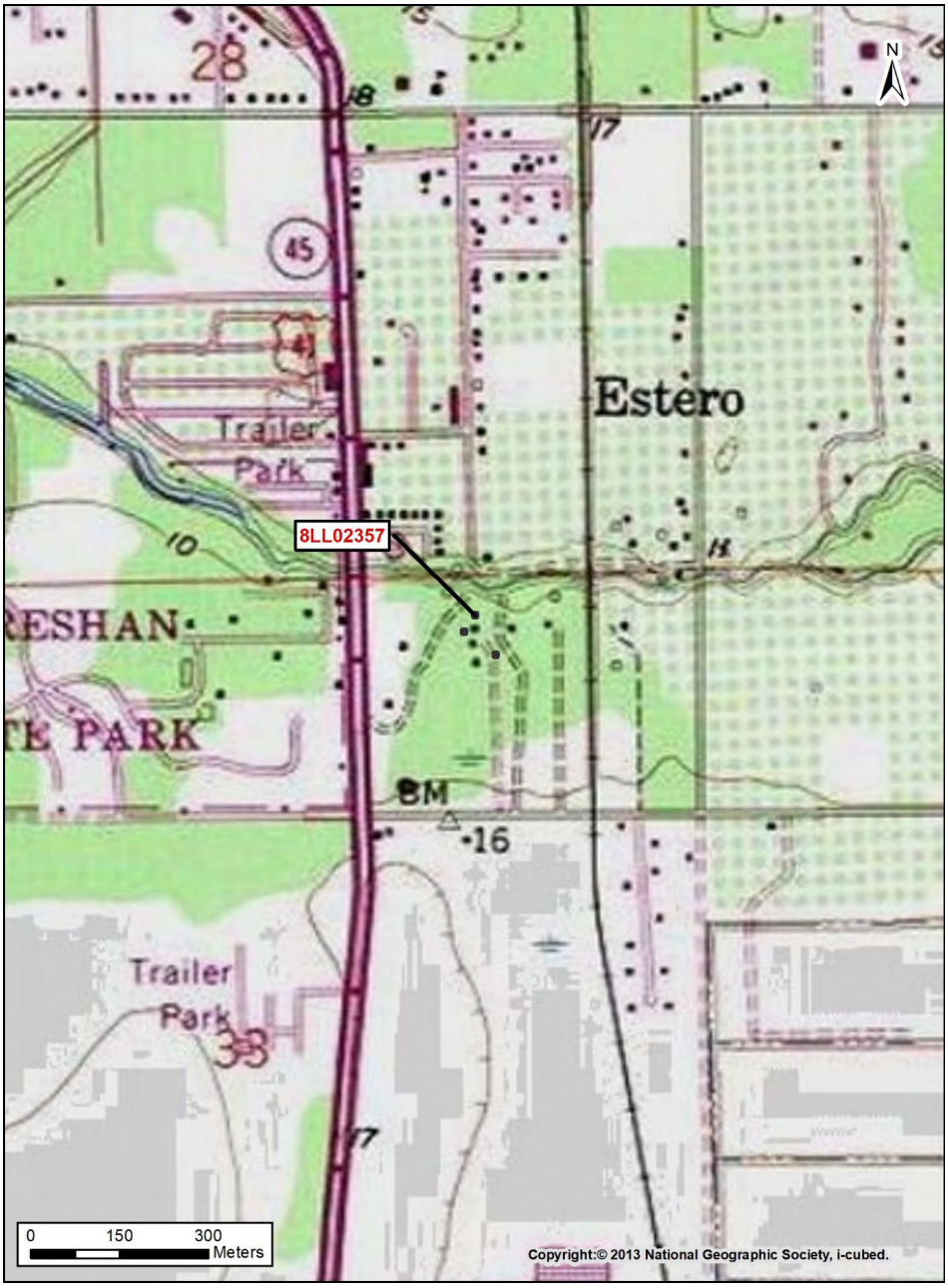




AERIAL MAP


N
8LL02357
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02358
Field Date 2-17-2022
Form Date 2-18-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Lockwood House Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
8751		Corkscrew	Road	

Address:
Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO USGS Date 1958 Plat or Other Map _____
City / Town (within 3 miles) Estero In City Limits? ☐yes ☐no ☐unknown County Lee
Township 46S Range 25E Section 33 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1926.2390 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 419364 Northing 2923969
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1950 To (year): UNK
Current Use Abandoned/Vacant From (year): UNK To (year): CURR
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature new roofing materials, siding, door
Additions: ☒yes ☐no ☐unknown Date: _____ Nature wood frame garage
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Gordon & Phyllis Lockwood (1987-1999)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. Wood shingles 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

fixed, 6-light; awning, metal, 3-stacked; most window frames remain, but the windows themselves are gone

Distinguishing Architectural Features (exterior or interior ornaments)

boxed eave, wood window and door frames, and tapered pre-cast concrete piers

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

A bomb shelter (8LL02938) and residence (8LL02357) are located to the north of the building.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Page 2

HISTORICAL STRUCTURE FORM

Site # LL02358

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Pre-cast Concrete Footi 2. _____

Main Entrance (stylistic details)

S Elev: single, empty door frame

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous

Narrative Description of Resource

This is a simple, single level Ranch Style building that is missing nearly all of its windows and doors. A segment of the roof on the west end of the structure has caved in and the siding below that has largely fallen away.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript # 22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style is common throughout Lee County, and has undergone extensive alterations which have diminished its historic integrity. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1._____ 3._____ 5._____

2._____ 4._____ 6._____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc

Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc

Recorder Contact Information 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS





AERIAL MAP


N
8LL02358
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02938
Field Date 2-18-2022
Form Date 2-21-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Holly Park Bomb Shelter — Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
8761		Corkscrew	Road	

Address:
Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO — USGS Date 1958 — Plat or Other Map _____
City / Town (within 3 miles) Estero — In City Limits? ☒yes ☐no ☐unknown — County Lee
Township 46S — Range 25E — Section 33 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1936.2400 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 419342 — Northing 2923996
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1957 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Other — From (year): _____ — To (year): _____
Current Use Abandoned/Vacant — From (year): UNK — To (year): CURR
Other Use Bombshelter — From (year): 1949 — To (year): UNK
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Holly W. Park Estate, Mattie Park (1998-1999); Holly & Mattie Park (1969-1998)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Masonry Vernacular — Exterior Plan Square — Number of Stories 1
Exterior Fabric(s) 1. Concrete — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. _____ — 3. _____
Roof Material(s) 1. Other — 2. _____ — 3. Concrete Slab
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

all windows have been boarded over

Distinguishing Architectural Features (exterior or interior ornaments)

concrete block clerestory

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

One residence (8LL02357) is located to the north and one residence (8LL02358) is located to the south of the building.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # LL02938

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

E Elev: single, obscured

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous
Narrative Description of Resource

This is a square Masonry Vernacular bomb shelter constructed of concrete. A square clerestory with boarded windows is located on the northeast corner of the flat roof.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript # 22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building is not a significant embodiment of a type, period, or method of construction. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

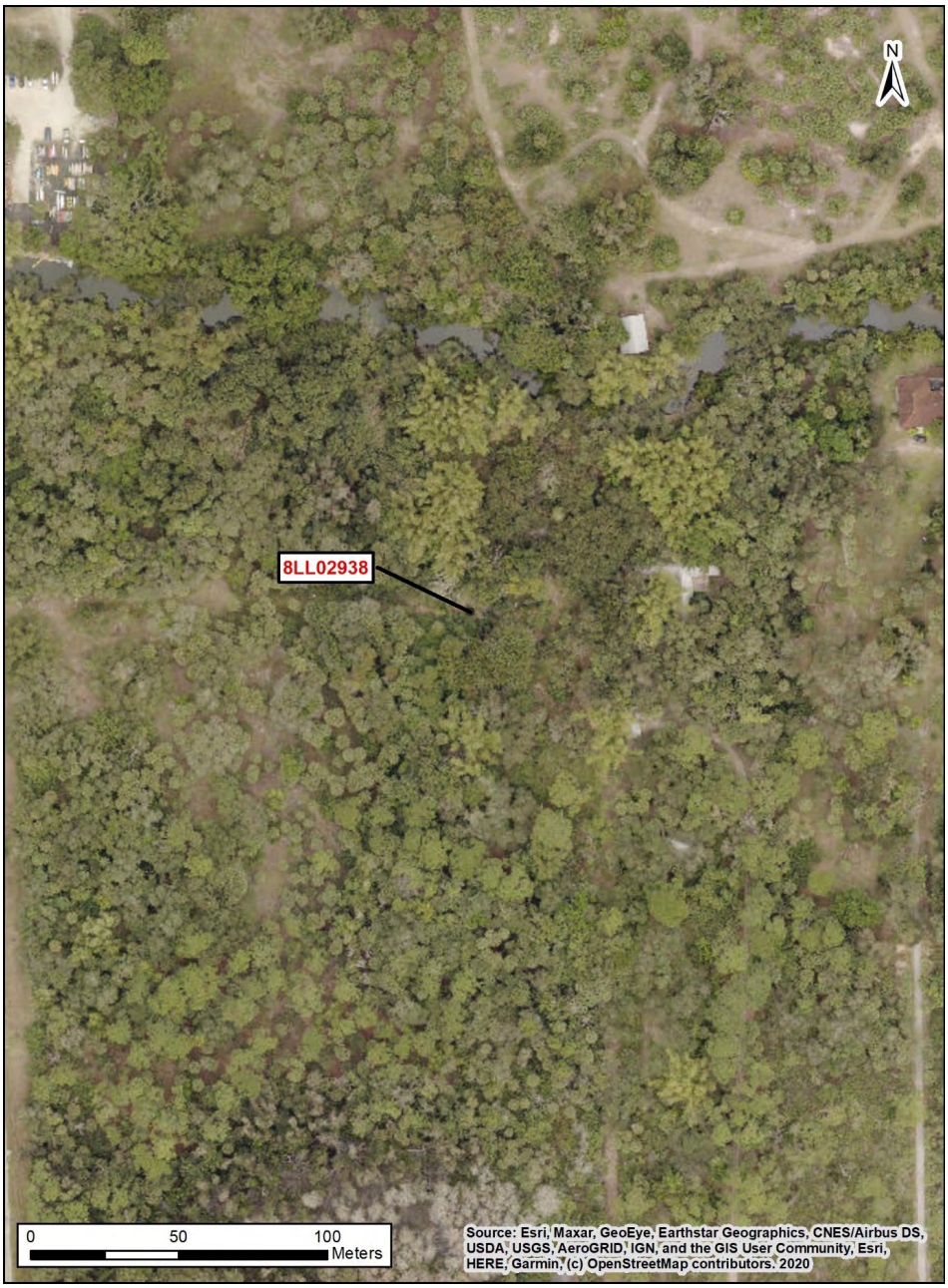
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

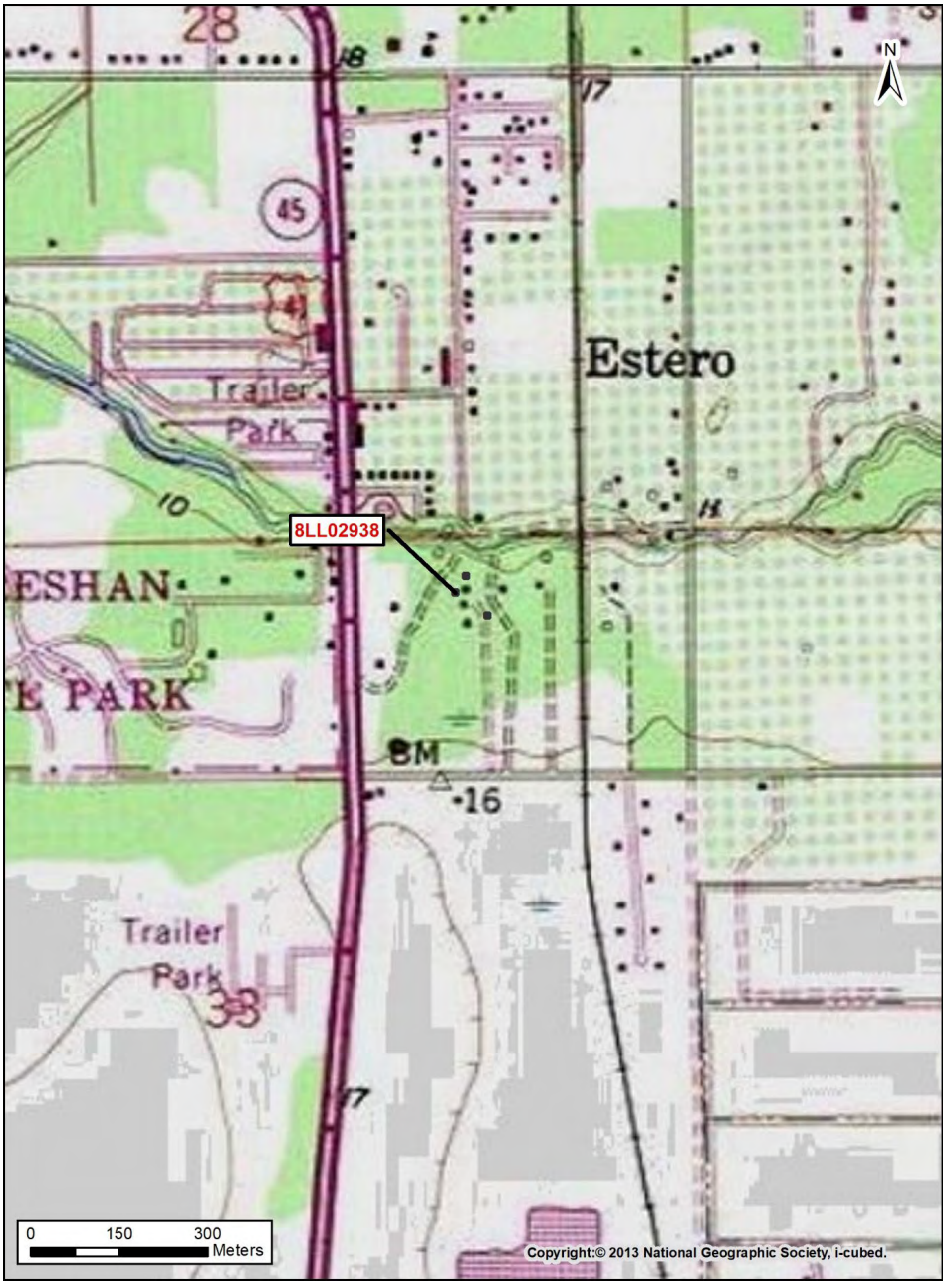




AERIAL MAP


N
8LL02938
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Appendix D
Demolished Building Letter

Florida's First Choice in Cultural Resource Management

March 21, 2022

Mr. Vincent Birdsong
Supervisor, Florida Master Site File
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Historic Resource Status

Dear Mr. Birdsong:

This letter is to inform you that background research and a recent field survey conducted in February 2022 has discovered that the Rustic Tea Garden Outhouse (8LL02351) is no longer extant. The resource was recorded in 2005 as a Frame Vernacular style structure located at 21101 S Tamimi Trail in Lee County.

Sincerely,

Savannah Young
Assistant Architectural Historian

8110 Blaikie Court, Suite A, Sarasota, FL 34240 - Telephone 941.379.6206 - Fax 877.351.2501

Appendix E
Survey Log

Page 1

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
CRAS Tech Memo 18 Portion of Estero, Phase I

Report Title (exactly as on title page)
Cultural Resource Assessment Survey Update Technical Memorandum 18 Acre Portion of Estero on the River, Lee County, Florida

Report Authors (as on title page) 1. Kimberly Irby 3. _____
2. Lee Hutchinson 4. _____

Publication Year 2022 **Number of Pages in Report** (do not include site forms) 59

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
ACI, Sarasota, 2022, P20116.1

Supervisors of Fieldwork (even if same as author) Names Maranda Kles

Affiliation of Fieldworkers: Organization Archaeological Consultants Inc City Sarasota

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. Koreshan 3. _____ 5. _____ 7. _____
2. Estero 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Village of Estero Organization _____
Address/Phone/E-mail 9401 Corkscrew Palms Circle, Estero, FL 33928

Recorder of Log Sheet Kimberly M. Irby **Date Log Sheet Completed** 3-18-2022

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Lee 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name ESTERO Year 1958 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 2-17-2022 End 2-18-2022 **Total Area Surveyed** (fill in one) _____hectares 18.00 acres
Number of Distinct Tracts or Areas Surveyed 1
If Corridor (fill in one for each) **Width:** _____meters _____feet **Length:** _____kilometers _____miles

HR6E066R0319, effective 05/2016
Rule 1A-46.001, F.A.C.
Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Page 2 **Survey Log Sheet** Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☒architectural ☒historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

background research; shovel tests; none positive; historic reconnaissance survey; photographs taken; CRAS Tech Memo prepared

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☐library research- *local/ public*	☒local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☒Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☒windshield survey	☐occupant interview	☐tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 3 **Count of Newly Recorded Resources** 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

LL00094, LL02357, LL02358

List Newly Recorded Site ID#s (attach additional pages if necessary)

LL02938

Site Forms Used: ☒Site File Paper Forms ☐Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

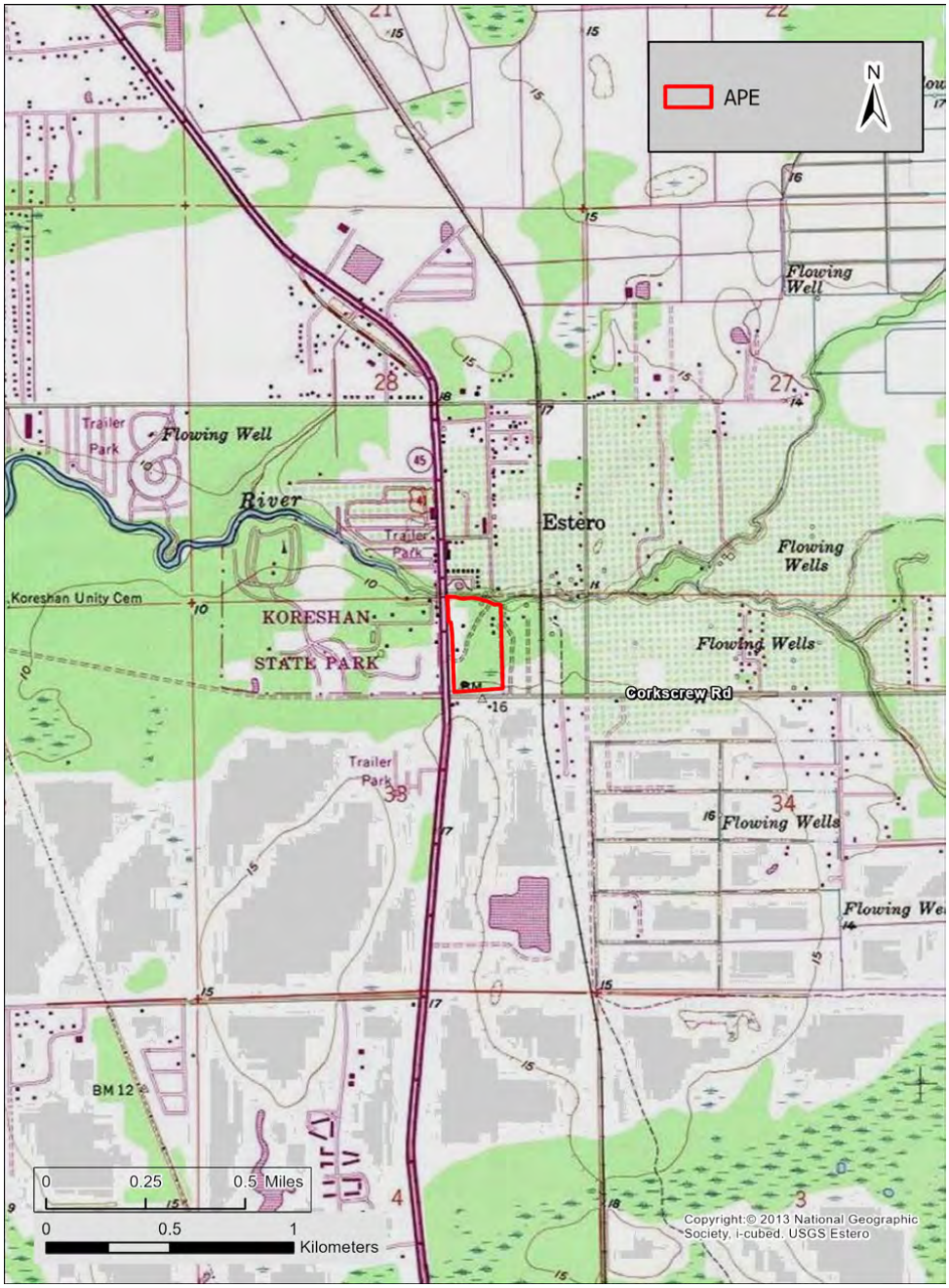
Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

HR6E066R0718, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



+/- 18 Acre Portion of Estero on the River
Township 46 South, Range 25 East, Section 33
USGS Estero, 2013
Lee County, Florida



Photo 8. Holly Park House (8LL02357), looking north.



Photo 9. Lockwood House (8LL02358), looking north.



Photo 10. Holly Park Bomb Shelter (8LL02938), looking northeast.

Village of ESTERO

Planning Zoning and Design Board

Staff Report

PROJECT NAME
Spring Run at The Brooks Clubhouse Expansion
CASE NUMBER
DOS2021-E009
MEETING DATE
April 12, 2022
REQUEST
Development Order for an additional bocce ball court, pool and pavilion building, expansion to the clubhouse and outdoor dining, reconfiguration of the pool deck, and deviation for required parking.
APPLICANT
Michael Zigler, General Manager - Spring Run Golf Club Community Association, Inc.
LOCATION
Located at 9501 Spring Run Blvd. in The Brooks development
PROPERTY SIZE
6 acres ±
ZONING
Parcel is zoned Mixed Use Planned Development (MPD) Z-13-009
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on March 8, 2022

Staff Recommendation

Staff recommends approval of the development order including the requested parking deviation.

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

Project Summary

Spring Run at The Brooks Clubhouse has proposed to expand the existing clubhouse by 5,926-sf, add an outdoor bar area of 1,960-sf, an outdoor dining expansion area of 1,708-sf, a 992-sf Pool/Restroom Building, and 1 (one) bocce ball court. The project is located in The Brooks development on the south side of Coconut Road at 9501 Spring Run Blvd. The project is bounded by the Cypress Hammock at The Brooks to the north, Spring Run golf course to the south; Spring Run at The Brooks residential on the east; and the Autumn Lake condominiums to the west.

Request

The applicant is requesting approval of a development order for proposed clubhouse improvements and deviation for parking. The project was reviewed by the PZDB at a Public Information Meeting on March 8, 2022. Staff has also reviewed the plans including Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Architecture and Height

The architecture elevations and colors presented at the Public Information Meeting on March 8, 2022 are consistent with the adjoining buildings.

The maximum height in the zoning district is 45 feet. The 1-story structure complies with the height.

Transportation

The development order issued by Lee County in 2012 required 169 parking spaces, including 6 handicap spaces. Staff has calculated that 29 additional spaces are needed for the expansion for a total of 198. The applicant can provide 189 spaces with a new parking area and some restriping of the lot, but is 9 short. A deviation is needed for the 9 spaces.

The applicant's justification includes several factors:

- Spring Run is a bundled golf community with a fixed number of residents;
- Half of the residences are within walking distance of the clubhouse (1/2 mile);
- Bicycle parking is provided at the clubhouse; and
- Many of the club activities are staggered at different times of the day.

A comment was made at the Public Information Meeting about the need for potential overflow parking.

Stormwater

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

The proposed surface water management system design and calculations have been reviewed by the Village staff per SFWMD ERP (Permit # 36-00288-S). The proposed elevation of the finished floor is 19.4 feet NAVD88.

Lighting

Consistent with Land Development Code, site lighting is provided by LED luminaire full cut-off fixtures mounted at 15 feet on poles for the proposed parking lot addition, and wall mounted sconce-style and other fixtures for the outdoor dining areas, which produce an average of 1.96 footcandles (fc) illumination in the parking lot with a maximum 0.2 fc measured at the western property boundary. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K which meet the Village requirements. Details of the light poles and fixtures are provided with the applicant's documents.

Landscaping

A 20-foot-wide Type D buffer is existing along Spring Run Blvd. to screen the parking and building. At the request of the PZDB at the 3/8/22 PIM, the applicant added black olive, silver button wood, and shady lady trees to the west buffer between the parking area and the lake. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation.

Hours of Operation

There was a comment at the PZDB 3/8/22 PIM concerning hours of operation for the site. The applicant has indicated that the hours of operation should be self-monitored and regulated. The applicant indicated that outdoor dining would close by 10:00 pm and exterior lighting except for security lighting would be off by 11:00 pm.

Consumption on Premises of Alcoholic Beverages

It should be noted that the applicant may need to amend their liquor license with the State which would require a signoff by the Village for the outdoor alcohol consumption. Outdoor COP requires a public hearing at the Village. Staff is unsure if the applicant's liquor license covers the expansion area.

Spring Run
GOLF CLUB

Outdoor Dining

A NEW CHAPTER FOR SPRING RUN



SPRING RUN GOLF CLUB · APRIL 2021

Dear Spring Run Owners:

As the Spring Run Board of Directors, we have a responsibility to the community to keep the Club financially healthy and competitive into the future. To do this, we must preserve and enhance the facilities at Spring Run in a thoughtful manner. As the Club is over 20 years old—updating and upgrading the facility will not only help to maintain the Club's value but will indirectly enhance all Spring Run real estate property values.

Based on the acceptance of the SR Strategic Plan 2017-2021, the Board approved an ad hoc committee to research the outside dining options available at other nearby clubs and to help form a direction for our club. This committee, and other concerned residents, critiqued the pros and cons of the facilities they visited. They made recommendations on the amenities that most satisfied the owners of these clubs. They also recommended hiring an architectural firm after interviewing several. After the Board approved monies to direct RG Architects to do design development for us, a new committee was formed to work with the architects on plans for outdoor dining. This committee has worked many long hours to formulate the plan that we are presenting to you.

In conjunction with outdoor dining, it is imperative that upgrades and improvements in our clubhouse take place or we will be surpassed by local peer clubs. Many of the nearby clubs have already instituted outdoor dining and others are planning this and other major capital improvements. We think that the proposal that is being presented here will enable us to retain a competitive edge moving forward into the future.

The Board asks that you read through this brochure carefully and consider the benefits we can enjoy with the approval of this project. We believe it will meet the expectations of today's current owners and tomorrow's buyers. It modernizes our facilities, stays current with evolving lifestyle trends, and makes our overall experience more attractive to new home buyers. We hope you share the vision that this proposal presents.

The Spring Run Board of Directors
APRIL 2021

Jim Rock (*President*)
Judy Ehman (*Vice President and Chair of the Outdoor Dining Committee*)
Bob Owens (*Treasurer*)
Jim Vohs
Vince Corso
Bill Hess
Bill Docherty

Overview

The Strategic Plans adopted by Spring Run Boards over the past 15 years are long-range planning tools to provide guidance in planning for future capital development projects, as well as other objectives. These plans were developed with the input of Spring Run owners, club staff, real estate and other professionals. The current Strategic Plan (2017) was the driving force in establishing the key goals of this Outdoor Dining project. As you look through this informational brochure, you will find design options; a timeline for design completion, permitting and construction; costs; and financial information outlining in detail how we propose to pay for the project with no special assessment.

The project starts at our first impression, the entrance porte-cochere, which will be modernized by eliminating several obstructing columns to provide an inviting and airy entrance. As we enter the foyer through the existing double doors, the fireplace has been removed to allow an open sightline through to the Grill. The south wall of the Grill has been extended and curved to provide space for a more central bar that increases our current seating capacity. The wall is fitted with several large windows to provide natural light to the room and offer a dramatic view of the golf course and lake beyond. The existing formal dining has been relocated to the left of the bar with the more casual dining to the right, toward the pool complex, to consolidate the more casual end of the building.

The golf course side wall of the now casual dining room would be fitted with folding glass walls that open into a new covered dining/walkway that leads from the indoor bar to the new outdoor bar pavilion, refinished pool, tennis courts and bocce courts, where a third court has been added. The complex includes a new utility building with larger OSHA-approved restrooms, outdoor furniture storage, pool equipment and a covered open area fitted for outdoor entertainment; and a kitchen addition to service this area. The pool/bar area will incorporate several fire pits for small gatherings, shaded cabanas next to the pool, water features and a large fire pit that can act as a central gathering hub for pool, bocce and tennis users.

While the overall project is obviously more than just outside dining, all of the elements are needed to fulfill the intended purpose of an attractive and inviting place for all of us to enjoy and be proud to bring our family and friends.

The decision to offer this as one complete project was influenced by these factors:

- Construction cost efficiencies
- Minimize Membership disruption
- Current attractive financing
- Comprehensive Clubhouse updating
- Enhancement of Membership property values
- Attractiveness of Spring Run to new buyers

Welcome to Spring Run



Our new gatehouse.



Our current porte-cochere.



Proposed new look at our front entrance:

- Update the porte-cochere by removing several columns to create an open and inviting first impression of the Spring Run Golf Club.
- Additional architectural features will complement the existing building architecture as it replicates elements of the new gatehouse to present a cohesive architectural signature for our campus.

2

The Lobby / Grill Room





- Looking through two soothing water features, upon entering the foyer, you are presented with a stunning view of the golf course seen through a new glass south wall of the updated and enlarged Grill Room.
- The exterior of the new bar and its glass wall, as viewed from the course
- A new walkway from the existing Grill Room patio provides a pathway to the new Pavilion without going through the existing dining room

Outside Patio with Inside Casual Dining*





- New covered and shade screened outdoor dining room expansion allows for much needed large function seating
- Folding glass partition walls that replace existing windows, providing for a more flexible indoor/outdoor dining experience

* PREVIOUSLY FORMAL DINING ROOM

Walkway to Outdoor Pavilion / Bar



Open sightlines, fire pits for small gathering, new outdoor pavilion/bar with multiple televisions, all with cohesive colors and textures that enhance the ambiance and usability of the updated pool, tennis and bocce areas

5

Outdoor Pavilion



- Create a separate venue, poolside, for outdoor dining
- Provide an active and inviting space for games, events and casual use
- Expand the kitchen to provide for separate menus and dining experiences
- Utilize motorized screens for sun control and storm safe furniture storage

6

Outdoor Facilities from Above



- Add pool cabanas with a variety of seating options
- Enlarge and enhance restrooms
- Expand storage areas
- Modernize and update areas, including new furnishings

7

Pool / Pavilion / Cabana View



- Adding cabanas to bring shading options to the pool and deck
- Enhancing the area with the calming elements of water features
- Maintaining existing pool footprint, while replacing elements at the end of their useful life

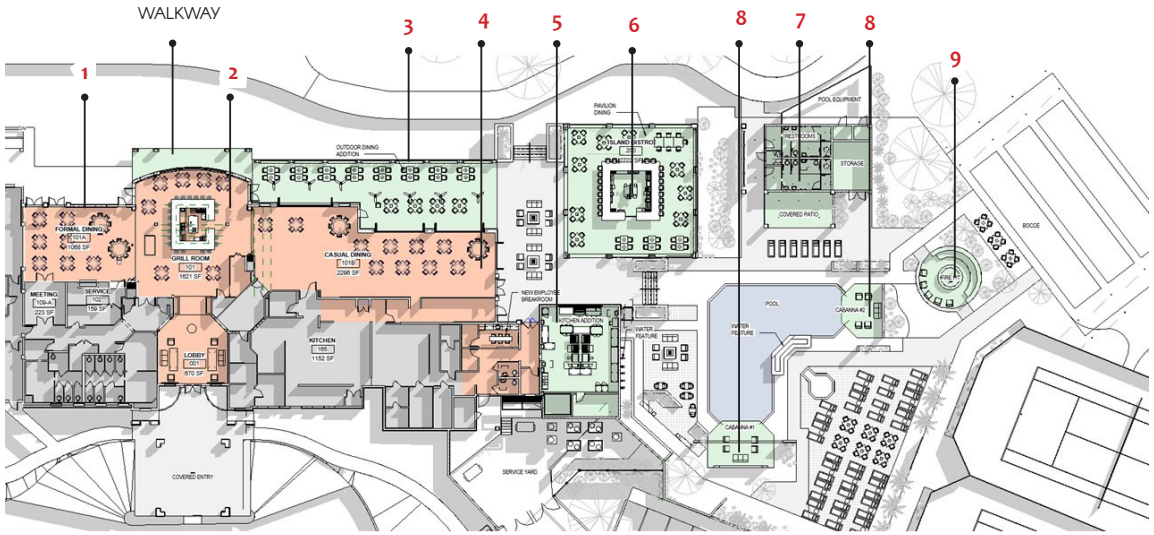
8

Hub and Bocce Expansion



- Addition of a third bocce court
- Large congregating “Club Hub” fire pit, between pool, tennis and bocce courts

The Concept



Green: New construction
Orange: Other affected areas

Number Key:

1— Dining Room
2—Expanded Grill Room
3—Outdoor Dining Patio
4—Indoor Casual Dining
5—Kitchen Addition
6—Pavilion/Bar
7—Restrooms/Covered Patio/Storage
8—Cabanas
9—Hub Fire Pit

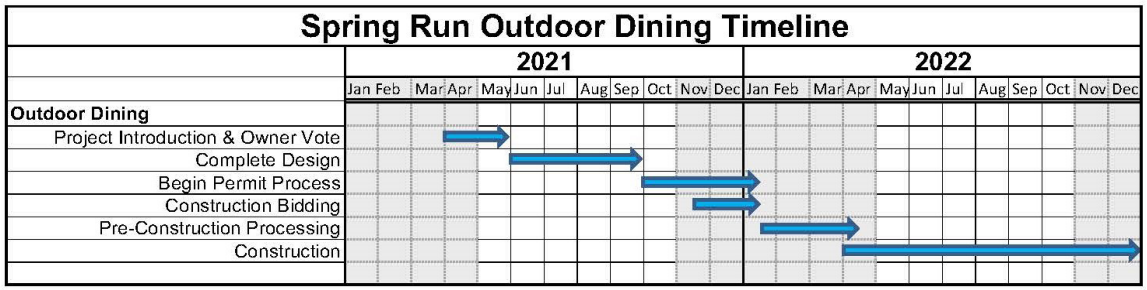
Aerial View



Pavilion/Bar, Pool, Restrooms, Cabana, Hub, and Bocce

11

Construction Timeline



12

Projected Costs

Item	Projected Cost*
Construction	$4,000,000 - $4,400,000
Professional Fees (Design, Permitting & Insurance)	$600,000 - $650,000
Furniture, Fixtures and Accessories	$600,000 - $650,000
Owner Equipment	$350,000 - $400,000
Contingency (10% Construction)	$400,000 - $440,000
Total	$5,950,000 – 6,540,000

* Projected costs have been prepared based on architectural design documents and input from our professional design team as well as two local general contractors.

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Financial

SUMMARY

Spring Run is in sound financial condition with no outstanding debt and a reasonable fee structure ... this is the right time financially for the next strategic investment in our club. The project can be funded with existing funds and a bank loan while keeping total annual fee increases to an average of 3.1% – 3.3% over the next ten years. As noted from the table below, this would result in total annual member fee increases ranging from $189 to $308.

PROJECTED COST

The projected cost of the Outside Dining project is estimated between $5.95 Million and $6.54 Million. Projected costs have been prepared based on architectural design documents and input from our professional design team as well as two local general contractors. They include all costs to complete the project as well as 5% inflation factor and a 10% construction cost contingency.

ANTICIPATED FUNDING

Total Capital Funds required	$6,250,000	(using the midpoint of the estimates)
Initial Capital Assessment	0	INDICATES NO SPECIAL ASSESSMENT
Existing Capital Funds	$ 1,250, 000	
Bank Loan	$5,000,000	

The club is working with several banks on the structure of the loan. Currently we anticipate a line of credit secured by the annual capital improvement fee and open for 10 years.

CAPITAL SPENDING AND FEES ... MORE INFORMATION

The Capital Improvement Fees needed to fund this project are included in the Projected Annual Fees described on the next page. However, we want to also provide an explanation of how your annual fees are applied to our capital spending. Upon approval of this project, we will be applying $700 of your annual fees to our new 10-year Capital Improvement Fee for this project. Doing this does not make much of a change to the total amount applied to capital spending, as illustrated in the table below:

Assessments for Capital Spending (included in totals on next page)	New Capital & Reserves	Capital Improvement	Total All Capital
Fiscal Yr 2019-2020, Actual	$1,369	$367	$1,736
Fiscal Yr 2020-2021, Actual	$1,336	$367 (ended 2021)	$1,703
Fiscal Yr 2021-2022, Projected	$1,051	$700 (new 2022)	$1,751

Comparing the total capital fees for the current fiscal year of $1,703 to our projected total capital fees for next year, we are projecting an increase of $48, just 2.8%. How is this possible? Well, the 10-year renovation building fee of $367 per owner, implemented in 2011, is now done with fees paid in October 2020. Recent large scale projects replacing our maintenance facility and entrance way are complete and paid for. These and other smaller projects were mostly paid through the annual "New Capital" assessment and now we can substantially reduce the "New Capital" fees going forward.

Financial (cont.)

ASSESSMENTS USED FOR CAPITAL SPENDING

Spring Run generates funds to pay for capital spending through 3 separate annual assessments:

- The Replacement Reserve Fund is designed to provide funds for major repair and replacement of certain assets.
- The New Capital Fund provides funds for capital spending for new assets not specified in the replacement reserve.
- The Capital Improvement Fee (also sometimes called the "Renovation Fee" or "Building Project Fee") is designed to provide funds over a period of years to pay for major new projects.

In recent years, the board has adopted a policy of trying to have predictable, consistent annual increases in the total owner assessments while still maintaining and improving our infrastructure. So, we have looked at spreading out projects emanating from the strategic plan so as not to have any large increases in fees or special assessments.

PROJECTED ANNUAL ASSESSMENTS (including cost of the project)

The board is committed to providing funds to adequately maintain and continuously improve club assets, while at the same time not allowing total annual fees to go up too fast or get out of line with peer communities. The chart below shows Total Annual Fees projected for the next 5 years; these numbers include assessments for operations, Food & Beverage Minimum and all capital related fees, including the proposed Capital Improvement Fee:

PROJECTED TOTAL ANNUAL FEES (Includes Proposed Capital Improvement Fee)

Fiscal Years	Per Door	$ Increase	% Increase
• 2020	$6,561	$222 (Actual)	3.5% (Actual)
• 2021	$6,840	$279 (Actual)	4.3% (Actual)
PROJECTIONS, next 5 years:			
• 2022	$7,020–$7,029	$180–$189	2.6%–2.8%
• 2023	$7,274–$7,337	$254–$308	3.6%–4.4%
• 2024	$7,503–$7,565	$229	3.1%
• 2025	$7,739–$7,801	$236	3.1%
• 2026	$7,982–$8,045	$243	3.3%

We project average annual increases of 3.1 to 3.3% over the next ten years ... including providing funds to pay principal and interest on the loan funding the project. For comparison, over the last ten years our annual increase averaged 4.8%. **These projections also create the reserves necessary for the 2029 (or sooner) course renovations.**

Some Final Thoughts

Whether it be our permanent home or our "home away from home," Spring Run is a unique and wonderful place, providing an opportunity to live in the finest bundled community in Southwest Florida. Our homes, however, are more than a source of comfort and enjoyment—they constitute an important financial asset for each of us, our families and heirs. Like any asset we need always to be focused on maintaining its strength, attractiveness and viability.

Essential to this commitment is ensuring that Spring Run remains an attractive option to future homebuyers in the very competitive marketplace that Southwest Florida has become and will continue to be over the next decade. Central to this goal is ensuring that our amenities are on a par with or superior to those of other golf communities in the area.

There can be no doubt that enhanced clubhouse facilities, including attractive areas for outdoor dining as we propose, have become "expectations" for discerning individuals seeking to purchase real estate in a community such as ours. Thus, your Board and the Outside Dining Committee strongly endorse this proposal and believe it to be a classic "win-win" opportunity. The benefits that we envision will be provided to the membership, while keeping average annual assessment increases very much in line with recent history.

Approval of this proposal will allow us to address the current desires of our membership to provide a modern and expanded outdoor dining option. We will all be able to enjoy this dining area with our families and friends over the years to come.

At the same time we will know that this enhancement to our facilities will position Spring Run very favorably in a competitive marketplace; thereby ensuring that we are maintaining and maximizing the value of our real estate investment in the future.

Voting

The Spring Run Board of Directors and the Outdoor Dining Committee recommend that you vote YES on this project.

It will give Spring Run a beautifuly updated outdoor space to eat, drink, and socialize. It will refresh the appearance of the club. And there is no assessment and minimal impact on your annual fee increases.

If you have consented to Electronic Voting, you will receive an email with a link for you to vote.
If you have not, your ballot will be mailed to you. Contact the office if you wish to register for Electronic Voting. There is only one vote permitted per door.

The voting period will extend from May 10 to May 24.

All ballots must be submitted by 5 p.m. on May 24.

Approval of this proposal will require a majority of votes.
There are 847 doors so there will be 847 votes; the uncast ones will be distributed in the percentages of their HOAs.

We encourage our Spring Run owners to make their voices heard.

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SPRING RUN'S VISION

"Constantly Striving to be the Best Bundled Golf Community in Southwest Florida"

OUR PARTICIPANTS

Outdoor Dining Committee

Judy Ehman (Chair)
Jim Bartl
Betty Bozzuto
John Fallon
Larry Keith
Anne Traynor
Fred Unes

Spring Run Staff

Mike Zigler (General Manager)
Josh Petrosky (Club Manager)
Breanna Deriso (F&B Manager)

Ad Hoc Advance Research

Fred Unes (Chair)
Chuck Berry
Patty Fitzgerald
Christine Hamilton
Tom Jacquel
Chris Western

Larry & Mary Jo Keith and friends

COLLABORATING WITH US

RG architects

Ryan Richards – Design Principal, RG Architects
Charlie Gutekunst – Project Director, RG Architects
Laura Salazar – Project Manager. RG Architects

Loren Wegman – Design Director, Wegman Design Group
Sara Gomez-Primero – Senior Designer, Wegman Design Group

WDG WEGMAN DESIGN GROUP

Todd Griffith – Mechanical Engineer, Matern Engineering
Scott Lain – Electrical Engineer, Matern Engineering
Paul Moerschel – Structural Engineer, TRC Engineering

Jeff Nunner – Nunner Project Consulting (Our Owner's Representative)

SPRING RUN CLUBHOUSE RENOVATIONS

April 12, 2022 Planning Zoning and Design Board (PZDB) Meeting

GradyMinor

INTRODUCTION

PROJECT TEAM:

- ***Spring Run Golf Club Community Association, Inc.*** – *Applicant*
- ***Neale Montgomery, Esq., Land Use Attorney*** – *Pavese Law*
- ***D. Wayne Arnold, AICP, Professional Planner*** – *Q. Grady Minor & Associates, P.A.*
- ***Michael Herrera, P.E., Professional Engineer*** – *Q. Grady Minor & Associates, P.A.*
- ***Ryan Richards, Project Architect*** – *RG Architects*

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LOCATION MAP



3

PROJECT INFORMATION

Site Location: 9501 Spring Run Blvd., Estero, FL 34135

Site Acreage: 6+/- Acres

Current Zoning: Brooks of Bonita DRI/MPD

Proposed Request: The Public Information Meeting is to inform residents of proposed improvements to the Spring Run Clubhouse.

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WHY WE ARE HERE

- Development Order required with issuance of a building permit.
- Village of Estero Development Order process requires PIM and PZDB Hearing
- Proposed Clubhouse Improvements
  - Outdoor Casual Dining
  - Outdoor Bar
  - Improved pool deck
  - One additional Bocce Ball court
  - Parking Lot Expansion (14 spaces)

5

COLOR RENDERING SITE PLAN



6

TOPICS OF DISCUSSION

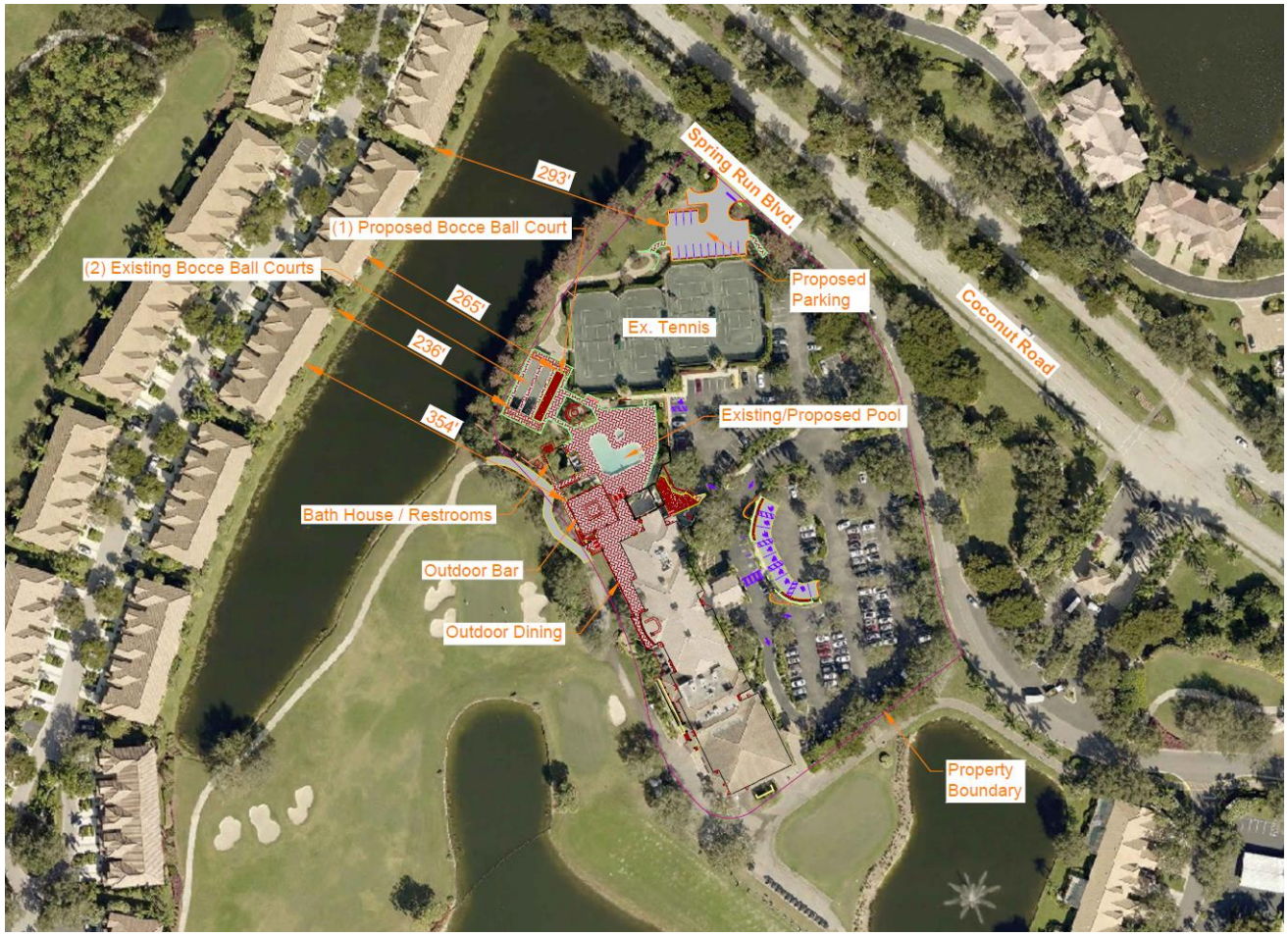
- Visual Screenings
  - Proposed Parking
  - Located abutting Right-of-Way
  - Landscape Buffer similar to existing Bocce Ball landscape buffer
  - Material to be larger caliber than typical.

- Sounds
  - 3rd Bocce Ball is further away than existing 2 Bocce Ball courts
  - Existing Landscape Material
  - No play after 8:30pm

- Parking
  - 14 Spaces in New Parking Lot
  - Parking Lot Lighting Turns off at 11:00pm
  - 2012 DO Permitted 169 spaces
  - Existing Condition 177 spaces
  - Proposed 189 spaces (all code compliant)

7

DISTANCE EXHIBIT



8

CONCEPTUAL PLAN VIEW



9

CONCEPTUAL OUTDOOR DINING, BAR AND PAVILION







OUTDOOR DINING AND POOL PLAN VIEW



11

VIEW FROM INSIDE CURRENT PATIO



VIEW FROM EDGE OF CURRENT PATIO



BOCCE COURT AND LAKE PLAN VIEW



14

EXISTING AND PROPOSED BUFFERS



15

BOCCE COURT BUFFER



BOCCE COURT VIEW FACING RESIDENTIAL



WATER'S EDGE ADJACENT TO BOCCE COURTS



PROPOSED PARKING LOT BUFFER (PLAN VIEW)



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PROPOSED PARKING LOT BUFFER



COMPLIANCE WITH THE LAND DEVELOPMENT CODE (SECTION 2-502)

- Consistent with Zoning and Use
- Adheres to the Site Development Standards (Setbacks, Landscape buffers, etc.)
- Conformity with good design and contributes to the image of the Village
- The project is in harmony with the general area
- Consistent with the Village comprehensive plan
- The project complies with applicable standards in the LDC and other Village Ordinances

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CONCLUSION



Thank you for your consideration

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Miromar Outlets Sign Amendment

Zoning Staff Report

for

Planning, Zoning and Design Board

PROJECT NAME:	**Miromar Outlets Sign Amendment**
CASE TYPE:	**Amendment to Commercial Planned Development**
CASE NUMBER:	**DCI2021-E002**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**April 12, 2022**

SUMMARY OF REQUEST

Miromar Outlets is requesting an amendment to the Commercial Planned Development zoning to replace four project identification signs. The signs are located on Corkscrew Road, I-75 and Ben Hill Griffin Parkway. The replacement signs will change the signs' style and color, height, setbacks, and locations. Miromar Outlets is located at the northeast quadrant of I-75 and Corkscrew Road.

STAFF RECOMMENDATION

Staff does not recommend approval for two reasons: (1) The sign design, in staff's opinion, is dissimilar to the architecture of the center, and (2) the reduced setbacks and increased height increase the signs' nonconformity. If the Planning, Zoning and Design Board disagrees, specific conditions should be included specifying the sign height and setbacks.

GENERAL INFORMATION

Applicant
Miromar Outlet West, LLC

Authorized Agent
Hole Montes, Inc, Paula McMichael, AICP

Location
10801 Corkscrew Road, Northeast Quadrant of I-75 and Corkscrew Road

STRAP Numbers
25-46-25-E4-270M6.0010; 26-46-25-E3-2700A.0000; 26-46-25-E3-270M1.0000

Size of Property
75 acres

Surrounding Zoning and Land Use

North MPD/Transitional Mixed Use – Stormwater Management Lake; multi-family residential; commercial (Hertz Arena)

East MPD/Village Neighborhood 1 – Ben Hill Griffin Parkway and Commercial (Publix Shopping Plaza)

South CPD/Transitional Mixed Use – Corkscrew Road then Commercial (Miromar Design Center)

West CPD/Transitional Mixed Use – I-75; then Estero Interstate Commerce Park commercial subdivision.

Public Information Meeting
A Public Information Meeting was held at the Planning, Zoning, and Design Board on July 13, 2021.

Zoning
Commercial Planned Development (CPD)

The property is part of the Timberland and Tiburon Development of Regional Impact (DRI), a 921-acre mixed use project that includes the Miromar Outlets as well as the Hertz Arena, Grande Oak Shoppes, University Highlands, Tidewater, and Grandezza neighborhoods. The DRI was approved in 1985. The rezoning for the shopping area was not approved at that time because it was considered premature.

Lee County Resolution Z-95-094 approved the CPD in 1996, allowing a maximum of 700,000 square feet of commercial uses for a regional open-air shopping mall. The zoning also approved a deviation for signage, or what is regarded to as the “Sign Package”.

Comprehensive Plan Land Use Category
Transitional Mixed Use

STAFF ANALYSIS

Request
Amend the “sign package” approved by Lee County to allow for replacement of four project identification signs at Miromar Outlets with more modern signage. The existing signs are approximately 20 years old. The amendment includes changes to increase sign height, reduce sign setbacks, and minor changes to sign locations. The replacement signs are a new design with colorful “ribbons” and internal illumination.

When Lee County approved the zoning for the shopping center, there were several deviations, including Deviation 3 which allowed four project identification signs at the project entrances and along I-75:

- Interstate I-75 – 75-foot-tall sign;
- Corkscrew Road – 25-foot-tall sign; and
- Ben Hill Griffin Parkway – two 25-foot-tall signs.

The deviation specified sign height and setbacks and the associated Master Concept Plan included details such as:

- Copy area and dimensions.
- A statement that "Sign colors, textures and finishes to compliment the centers' architecture."
- A statement that "Signs shall be tastefully designed and compatible with centers' architecture so as to be aesthetically pleasing. Signs shall be designed and located in a manner that facilitates easy legibility by the traveler. All outparcel signs shall be coordinated so as to give the center a fully integrated and well-designed look. Sign maintenance by the respective property or facility owner(s) is mandatory. "

The location of the 4 signs is shown on Attachment A. Proposed changes to the signs are shown in the table below which compares the height, setbacks, sign copy area, and dimensions:

Sign Number Location	Existing / Proposed Sign Height	Existing / Proposed Setback	Existing / Proposed Copy Area	Existing / Proposed Copy Dimensions
#1 - I-75	75 ft / 78 ft	15 ft / 15 ft	500 sq ft / 500 sq ft	22' x 22' / 37'10" x 11'7.75"
#2 Ben Hill Griffin North	25 ft /26 ft	20 ft / 15 ft	200 sq ft / 200 sq ft	14' x 14' / 13'9" x 4'3"
#3 Ben Hill Griffin South	25 ft / 26 ft	20 ft / 15 ft	200 sq ft / 200 sq ft	14' x 14' / 13'9" x 4'3"
#4 Corkscrew Rd	25 ft / 26 ft	20 ft / 0 ft	200 sq ft / 200 sq ft	14' x 14' / 13'9" x 4'3"

The replacement of the project identification signs includes a redesign from the current earth-tone color and Mediterranean style, which is consistent with the architecture of the center, to a more modern style with multicolored "ribbons" as part of the structure. The current signs are considered pylon signs which are freestanding signs usually supported by either one or two poles. The sign face and pylon (support arm or 'ribbons' in the proposed design) are proposed to be internally lit with LED lights, similar to the sign face.

The applicant requests the proposed changes due to the age of the existing signs, growth of vegetation which obscures the view of the signs, and a desire for a 'more modern, artistic design that will enhance the streetscape.' According to the applicant, the redesign necessitates the additional height to accommodate the ornamentation and, together with the relocation and reduction of the setbacks, will make the signs more visible for travelers along I-75, Corkscrew Road, and Ben Hill Griffin Parkway.

Sign Package Pattern Book

The application includes a Sign Package Pattern Book that provides sign locations, visibility triangle information, as well as graphics to depict the proposed appearance of the signs. The sign face and pylon (support arm or 'ribbons') are proposed to be lit internally with LED bulbs.

Sign #1, along I-75, is proposed to be moved slightly north of the current location with an increase in height from 75 to 78 feet. The setback from I-75 would not change.

The two signs (#2 and #3) on Ben Hill Griffin Parkway are proposed to be relocated to increase visibility at the entrances. Signs #2 and #3 would move from the south side of the entry to the north side. The height is proposed to increase from 25 to 26 feet and the setbacks would decrease from 20 feet to 15 feet.

Sign #4, on Corkscrew Road, would increase height of the sign from 25 to 26 feet and decrease the setback to 0 feet from the right-of-way. The reduction in the setback would increase visibility of the sign.

The changes, including relocation and setback reductions, will allow better visibility of the signage according to the applicant. Some of the signs are partially obscured by vegetation. The proposed increase in height for the four signs is requested to accommodate the new design.

Land Development Code and Comprehensive Plan Considerations

Chapter 6, Signage, of the Land Development Code (LDC) includes regulations for allowed signs, signs requiring a permit, and signs that are prohibited. The LDC also regulates aesthetics of signs to promote the general welfare, enhance property values, and create a more attractive business climate in the Village.

Section 6-104.B.21 of the LDC generally prohibits pylon signs (freestanding signs usually supported by either one or two poles) as stated below:

> **Prohibited Signs -**
> *"Pylon signs, except as approved within a DRI by planned development zoning resolution adopted by Lee County prior to June 24, 2003."*

As stated earlier, the CPD was approved in 1996 and is part of the Timberland and Tiburon DRI which was approved in 1985. Staff considers the four signs to be pre-existing legal non-conforming signs due to the pylon construction and, as such, are subject to the nonconformity provisions in Section 6-405. That Section at A.3. provides that a legal nonconformity status will be lost if the sign is *"altered or relocated in any manner which increases its nonconformity or causes it to be less in compliance with the provisions of this chapter. (Chapter 6: Signage)".*

Current sign regulations also include minimum setbacks (15 feet from right-of-way) and maximum height (17 feet for monument signs). The regulations also include aesthetics, Table 6-301.C.1, Permanent Signs in Commercial and Mixed-Use Development, states in general requirements that "All signs shall match the architectural style of the building or development to which they relate."

Miromar Outlets is in the Transitional Mixed Use Future Land Use category of the Comprehensive Plan. Regional scale commercial uses are appropriate within this category. Other relevant standards include Commercial Development Standards in FLU-1.10.2. such as providing visual harmony and limiting the number and size of signs.

The relocation and reduction in the setbacks could allow better visibility of the signs, but it would increase the nonconformity and should not be approved. Likewise, the increase in height also increases the nonconformity and should not be approved.

Visual Harmony can be a somewhat subjective determination. The applicant believes that the updated signs are consistent with the color scheme found throughout the center. The applicant has also pointed out that the nearby developments' signage does not "match" the architecture of

those developments or is more intensive than what Miromar is requesting (Hertz Arena for example).

Identified Issues

For the reasons below and in the report, staff does not recommend approval as proposed.

1. The Land Development Code Section 6-104.B.21 allows pylon signs within a DRI that was approved prior to June 24, 2003. However, the replacement and redesign of the signs (whether or not in a DRI) is governed by the Code provision that prohibits altering or relocation the sign in a manner that increases its nonconformity. This relates specifically to the additional height and reduced setbacks.

2. The proposed re-design of the signs is not consistent with the architecture of the center as stated in Resolution Z-95-094 and the LDC.

If the Planning, Zoning and Design Review Board wishes to recommend approval to Council, appropriate conditions should be specified addressing the maximum height and setbacks.

FINDINGS OF FACT

Staff has proposed findings of fact for consideration:

1. The applicant has not provided sufficient justification for the zoning amendment through demonstrating compliance with the Land Development Code.

2. The sign design is not consistent with the architecture of the center.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities.

4. Urban services are available and adequate to serve the proposed use.

5. The request will not adversely affect environmentally critical areas and natural resources.

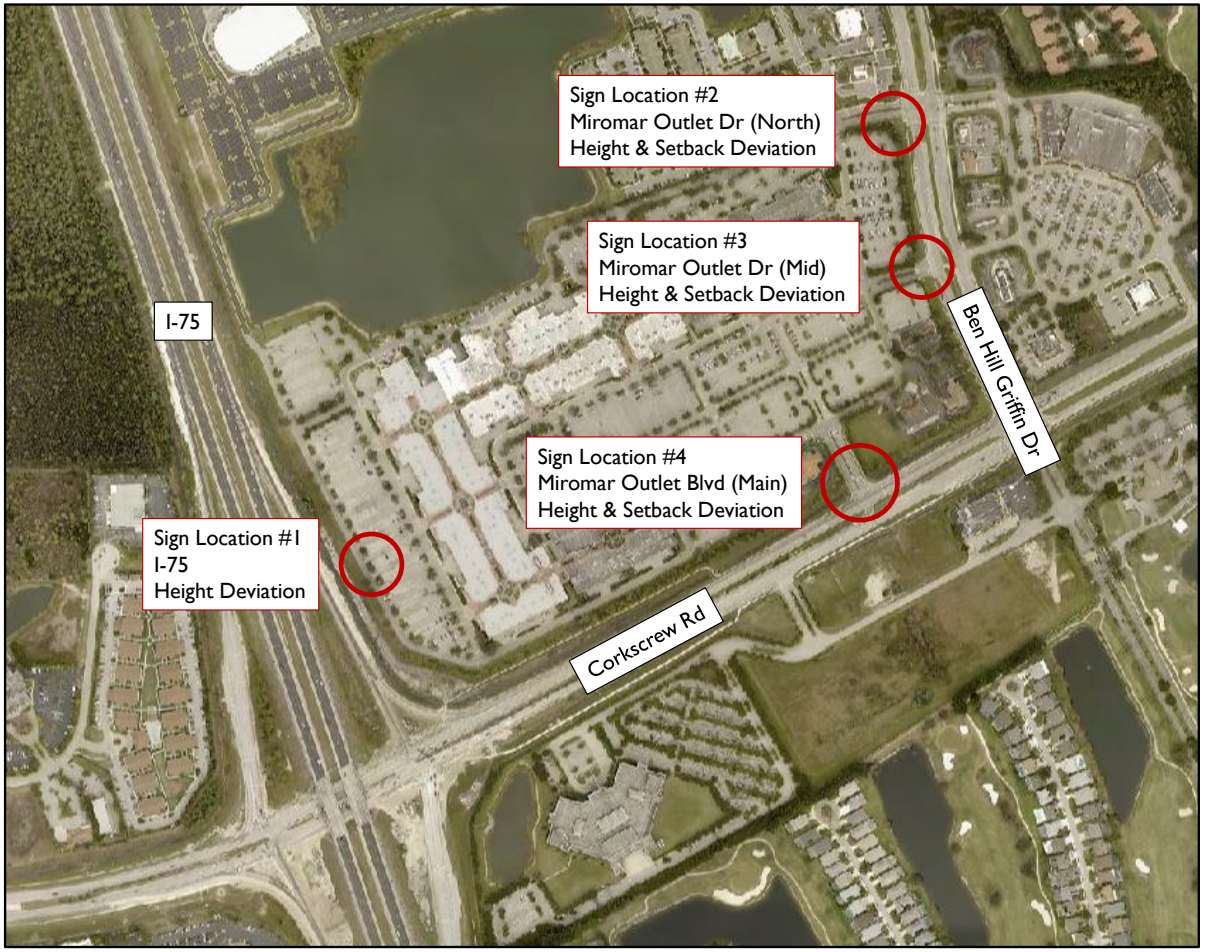
6. The proposed signage does not meet the Code for height and some setbacks.

ATTACHMENTS:

A. Sign Location Map
B. Sign Comparison
C. Applicant Project Description
D. Master Concept Plan
E. Sign Package Pattern Book

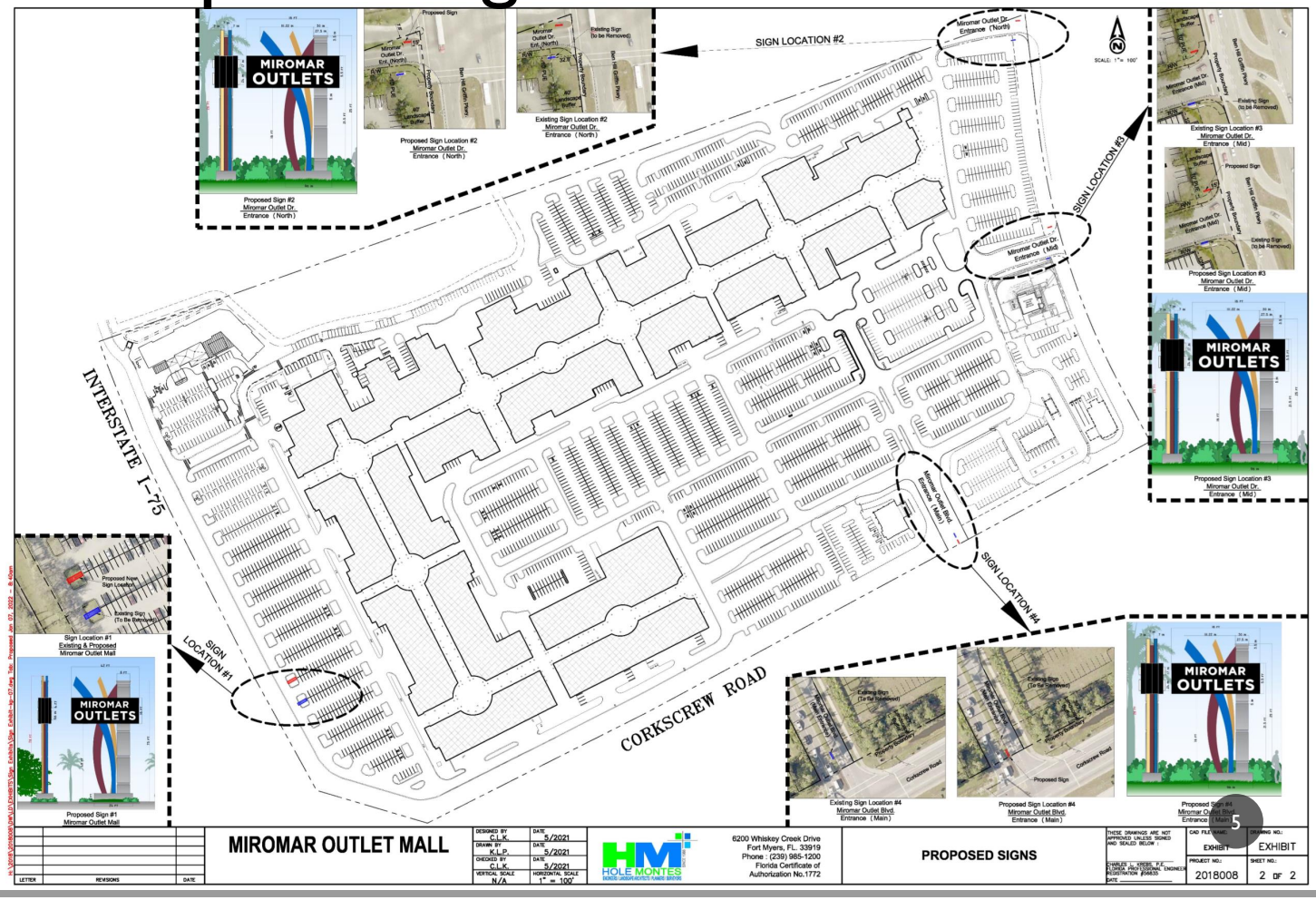
Attachment A - Sign Location Map

Aerial Location



3

Proposed Signs - Location



Attachment B. Sign Comparison



Miromar Outlets Mall
Existing Signs



Miromar Outlets Mall
Proposed Signs

Attachment C. Project Description - Received January 11, 2022

Timberland and Tiburon CPD Amendment
Request Statement

Request

The applicant seeks to amend the Timberland and Tiburon CPD (n/k/a Miromar Outlets) to amend the approved sign package permitted as Deviation (3), specifically (3)(a) and (3)(b), which provides development regulations for identification signs within the CPD.

Deviation (3)(a) allows for three identification signs 25 ft. in height located a minimum of 20 ft. from the road. The proposed amendment to (3)(a) allows for three identification signs 26 ft. in height located a minimum of 15 ft. from the Ben Hill Griffin Parkway right-of-way and 0 ft. from the Corkscrew Road right-of-way.

Deviation (3)(b) allows for one identification sign 75 ft. in height, with the proposed amendment increasing the maximum height to 78 ft.

The applicant also seeks to amend the Master Concept Plan to allow for the relocation of the signs. The sign at the northern entrance will be moved to the median within Miromar Outlet Drive and the setback reduced from 20 ft. to 15 ft. from the Ben Hill Griffin Parkway right-of-way. The signs at the southern entrance will be moved to the northern side of Miromar Outlet Drive and the setback reduced from 20 ft. to 15 ft. from the Ben Hill Griffin Parkway right-of-way. The entry sign adjacent to Corkscrew Road will stay in the Miromar Outlet Drive median, with the setback reduced from 20 ft. to 0 ft. from the Corkscrew Road right-of-way. The sign adjacent to I-75 will be moved to the median to the north and the setback will not change. There are no changes proposed to open space, access, native vegetation requirements, or the permitted development intensity.

Background Information

Miromar Outlets is located in a CPD zoning district located north of Corkscrew Road between the intersections of Corkscrew Road and I-75, and Corkscrew Road and Ben Hill Griffin Parkway. designated Transitional Mixed Use on the Future Land Use Map. Please see the table below for the surrounding zoning and land uses.

	FLU Designation	Zoning	Land Use
North	Transitional Mixed Use	MPD	Stormwater management lake; multi-family residential; commercial
South	Transitional Mixed Use	CPD	Corkscrew Rd; Commercial; vacant/undeveloped
East	Village Neighborhood	MPD	Ben Hill Griffin Pkwy.; Commercial
West	Transitional Mixed Use	CPD	I-75; multi-family residential

Sign Dimensions: Approved and Proposed

The table below provides a comparison of the dimensions, area, setbacks, and height of the approved and proposed signs.

	Approved	Proposed
Sign Copy Area	**BHG/CS**: 200 Sq. Ft. **I-75**: 500 Sq. Ft	**BHG/CS**: 200 Sq. Ft. **I-75**: 500 Sq. Ft.
Maximum Sign Height	**BHG/CS**: 25' **I-75**: 75'	**BHG/CS**: 26' **I-75**: 78'
Approx. Dimensions of Copy Area	**BHG/CS**: 14' x 14' **I-75**: 22' x 22'	**BHG/CS**: 13' 9" x 4' 3" **I-75**: 37' 10" x 11' 7.75"
Min. Setback from R-O-W	**BHG/CS**: 20' **I-75**: 15'	**BHG**: 15' **CS**: 0' **I-75**: 15'

Deviations

The proposed amendments to Deviation (3)(a) and (b) are as follows (~~struck-through~~ language to be deleted and underlined language added):

3. A deviation from Section 30-153 (2)a., *Identification Signs*, of the Lee County Land Development Code, to:
    a) Permit three ~~25~~26 ft. tall permanent identification signs with the following standards (LDC 30-153 (2)a.1.i, ii, &iv):
        1. Signs shall be tastefully designed and compatible with the centers' architecture, so as to be aesthetically pleasing. Signs shall be designed and located in a manner that facilitates easy legibility by the traveler. All outparcel signs shall be coordinated so as to give the center a fully integrated and well designed look. Sign maintenance by the respective property or facility owners(s) is mandatory.
        2. Total sign copy area shall not exceed 200 sq. ft. per sign.
        3. Total number of signs – 3.
        4. Maximum sign height – ~~25~~26 ft.
        5. Approximate sign copy area – 14 ft. x 14 ft. (±).
        6. The Master Concept Plan illustrates approximate sign locations; final sign location determination to be at the Development Order project phase. The signs will be placed a minimum of 15 ft. from Ben Hill Griffin Parkway and 0 ft. from Corkscrew Road~~20 ft. from the Corkscrew Road, I-75 and Treeline Blvd. right-of-way~~.
        7. Sign colors, textures and finishes to compliment the center's architecture.

    b) Permit one ~~75~~78 ft. tall permanent identification sign with the following standards (LDC 30-153 (2)a.1.i, ii, &iv):

1. The sign shall be tastefully designed and compatible with center's architecture so as to be aesthetically pleasing. The sign shall be designed and located in a manner that facilitates easy legibility by the traveler. Sign maintenance by the respective property or facility owner(s) is mandatory.
2. Total sign copy area shall not exceed 500 sq. ft.
3. Total number of signs – 1.
4. Maximum sign height – ~~75~~78 ft.
5. Approximate sign copy area – 22 ft. x 22 ft. (±).
6. The Master Concept Plan illustrates approximate sign locations; final sign location determination to be at the Development Order project phase. The signs will be placed a minimum of 15 ft. from the I-75 right-of-way.
7. Sign colors, textures and finishes to compliment the center's architecture.

No other amendments are proposed to the permitted deviations.

Justification

The current signage located at Miromar Outlets was installed approximately 23 years ago. The applicant is redesigning the center's signage to incorporate an artistic design that will enhance the streetscape. The additional height is necessary to accommodate architectural embellishments.

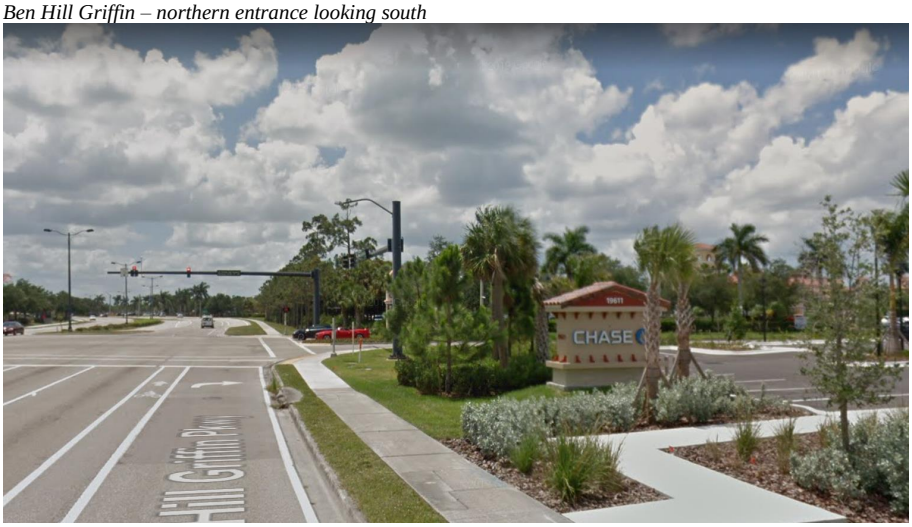
There are two entrances into Miromar Outlets from Ben Hill Griffin Parkway with one sign located at each entrance. As adjacent properties have developed and installed new landscaping, and existing landscaping within the center has matured, the landscaping now visually obstructs the existing entrance signs.

Relocating the signs and moving them closer to the right-of-way will increase the visibility of the signs giving direction to vehicles traveling along Ben Hill Griffin Parkway. The sign located at the northern entrance will be moved to the median within Miromar Outlet Dr. and the sign at the southern entrance will be moved to the north side of Miromar Outlet Dr. The relocated signs will not obstruct visibility for vehicles entering and exiting Miromar Outlets or for the general public traveling south on Ben Hill Griffin Parkway.

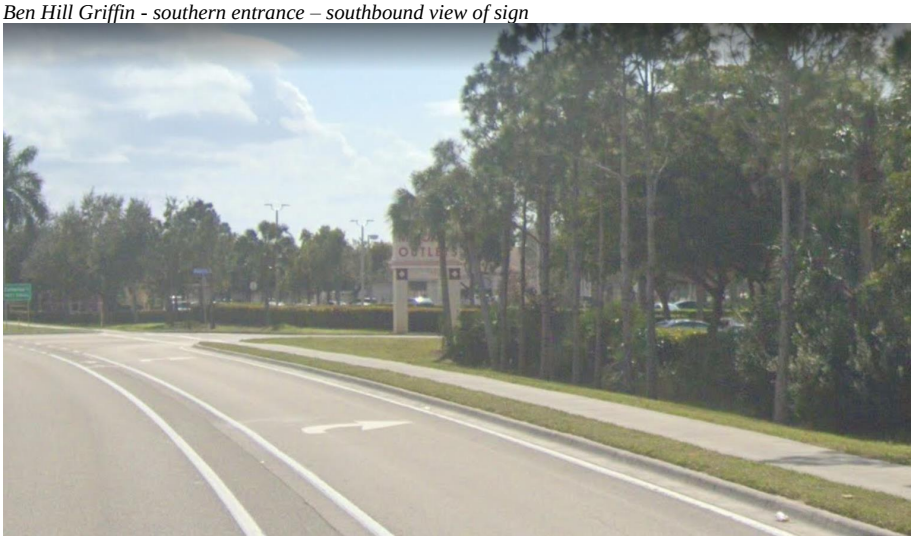
The existing entry sign on Corkscrew Road is visually obscured to the traveling public by the mature landscaping for the center. The sign cannot be seen easily by vehicles traveling eastbound and only becomes visible to westbound traffic as you approach the intersection for the Corkscrew Road entrance to the center.

Relocating this sign to 0 ft. from the right-of-way line will move the sign to the edge of the existing buffer and increase the visibility to westbound traffic entering Miromar Outlet. The proposed setback will not affect visibility of vehicles exiting Miromar Outlet via the center's Corkscrew Road intersection because there are no left or right-turning movements allowed at this entrance to the center. The new sign location is located more than 50 ft from the existing Corkscrew Road travel lane and will be located outside of the site visibility triangles for the intersection.

Ben Hill Griffin – northern entrance looking south



Ben Hill Griffin - southern entrance – southbound view of sign

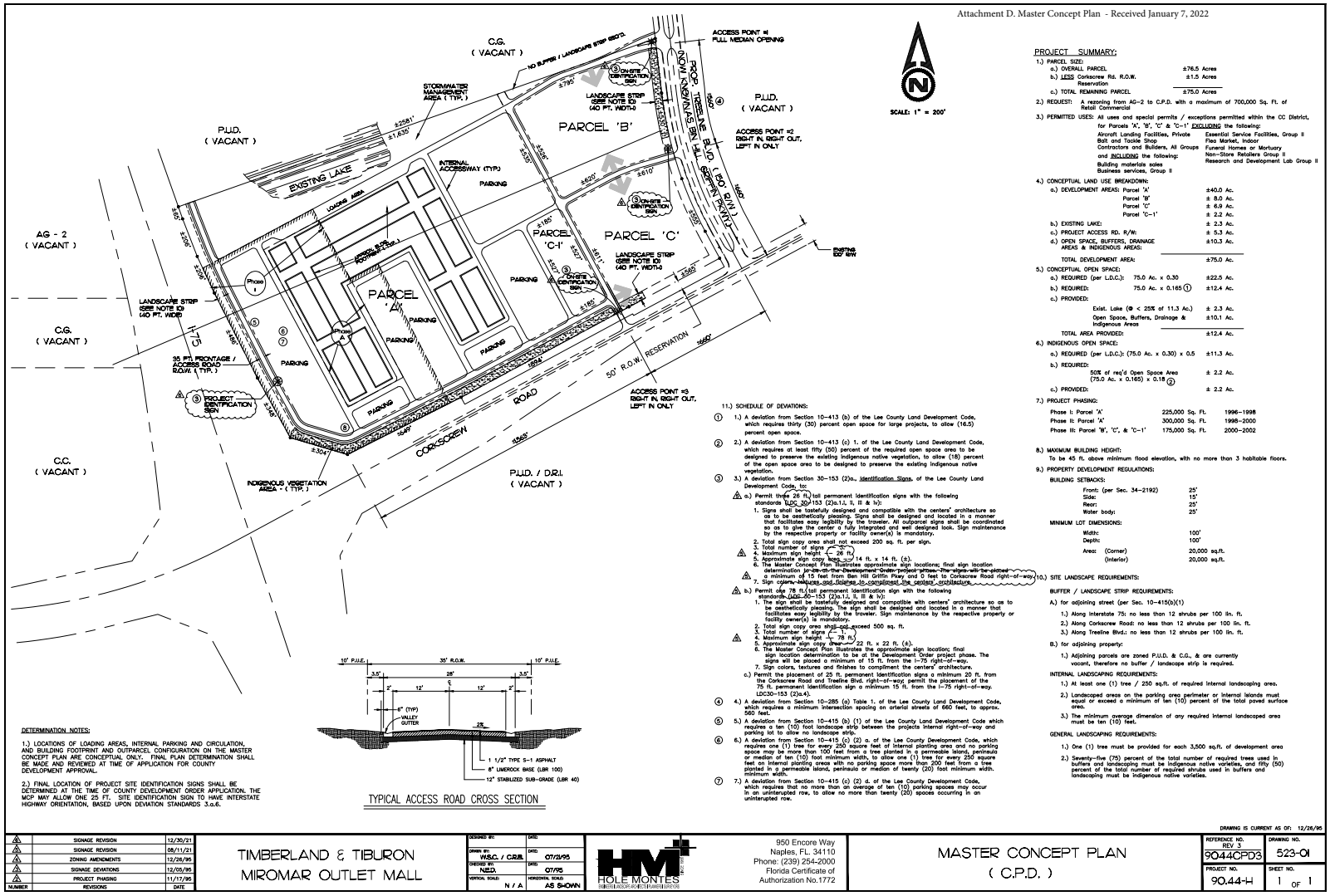


Corkscrew Road – eastbound view of sign



Conclusion

The proposed amendments are consistent with the Transitional Mixed Use category in the Comprehensive Plan. The proposed signage will improve the quality and appearance of the existing development with the redesign of the signs. The reduced setbacks will have a positive impact on the public health, safety, and welfare of the village by making the signs more visible from the right-of-way.



PROJECT SUMMARY:

1.) PARCEL SIZE:
- a.) OVERALL PARCEL: ±76.5 Acres
- b.) LESS Corkscrew Rd. R.O.W. Reservation: ±1.5 Acres
- c.) TOTAL REMAINING PARCEL: ±75.0 Acres

2.) REQUEST: A rezoning from AG-2 to C.P.D. with a maximum of 700,000 Sq. Ft. of Retail Commercial

3.) PERMITTED USES: All uses and special permits / exceptions permitted within the CC District, for Parcels 'A', 'B', 'C' & 'C-1' EXCLUDING the following:
- Aircraft Landing Facilities, Private
- Bait and Tackle Shop
- Contractors and Builders, All Groups and INCLUDING the following:
  - Building materials sales
  - Business services, Group II
- Essential Service Facilities, Group II
- Flea Market, Indoor
- Funeral Homes or Mortuary
- Non-Store Retailers Group II
- Research and Development Lab Group II

4.) CONCEPTUAL LAND USE BREAKDOWN:
- a.) DEVELOPMENT AREAS: Parcel 'A' ±40.0 Ac.; Parcel 'B' ± 8.0 Ac.; Parcel 'C' ± 6.9 Ac.; Parcel 'C-1' ± 2.2 Ac.
- b.) EXISTING LAKE: ± 2.3 Ac.
- c.) PROJECT ACCESS RD. R/W: ± 5.3 Ac.
- d.) OPEN SPACE, BUFFERS, DRAINAGE AREAS & INDIGENOUS AREAS: ±10.3 Ac.
- TOTAL DEVELOPMENT AREA: ±75.0 Ac.

5.) CONCEPTUAL OPEN SPACE:
- a.) REQUIRED (per L.D.C.): 75.0 Ac. x 0.30 = ±22.5 Ac.
- b.) REQUIRED: 75.0 Ac. x 0.165 (1) = ±12.4 Ac.
- c.) PROVIDED:
  - Exist. Lake (@ < 25% of 11.3 Ac.) ± 2.3 Ac.
  - Open Space, Buffers, Drainage & Indigenous Areas ±10.1 Ac.
  - TOTAL AREA PROVIDED: ±12.4 Ac.

6.) INDIGENOUS OPEN SPACE:
- a.) REQUIRED (per L.D.C.): (75.0 Ac. x 0.30) x 0.5 = ±11.3 Ac.
- b.) REQUIRED: 50% of req'd Open Space Area (75.0 Ac. x 0.165) x 0.18 (2) = ± 2.2 Ac.
- c.) PROVIDED: ± 2.2 Ac.

7.) PROJECT PHASING:
- Phase I: Parcel 'A' 225,000 Sq. Ft. 1996-1998
- Phase II: Parcel 'A' 300,000 Sq. Ft. 1998-2000
- Phase III: Parcel 'B', 'C', & 'C-1' 175,000 Sq. Ft. 2000-2002

8.) MAXIMUM BUILDING HEIGHT: To be 45 ft. above minimum flood elevation, with no more than 3 habitable floors.

9.) PROPERTY DEVELOPMENT REGULATIONS:

BUILDING SETBACKS:
- Front: (per Sec. 34-2192) 25'
- Side: 15'
- Rear: 25'
- Water body: 25'

MINIMUM LOT DIMENSIONS:
- Width: 100'
- Depth: 100'
- Area: (Corner) 20,000 sq.ft.; (Interior) 20,000 sq.ft.

10.) SITE LANDSCAPE REQUIREMENTS:

BUFFER / LANDSCAPE STRIP REQUIREMENTS:

A.) for adjoining street (per Sec. 10-415(b)(1)
- 1.) Along Interstate 75: no less than 12 shrubs per 100 lin. ft.
- 2.) Along Corkscrew Road: no less than 12 shrubs per 100 lin. ft.
- 3.) Along Treeline Blvd.: no less than 12 shrubs per 100 lin. ft.

B.) for adjoining property:
- 1.) Adjoining parcels are zoned P.U.D. & C.G., & are currently vacant, therefore no buffer / landscape strip is required.

INTERNAL LANDSCAPING REQUIREMENTS:
- 1.) At least one (1) tree / 250 sq.ft. of required internal landscaping area.
- 2.) Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten (10) percent of the total paved surface area.
- 3.) The minimum average dimension of any required internal landscaped area must be ten (10) feet.

GENERAL LANDSCAPING REQUIREMENTS:
- 1.) One (1) tree must be provided for each 3,500 sq.ft. of development area
- 2.) Seventy-five (75) percent of the total number of required trees used in buffers and landscaping must be indigenous native varieties, and fifty (50) percent of the total number of required shrubs used in buffers and landscaping must be indigenous native varieties.

11.) SCHEDULE OF DEVIATIONS:
- (1) 1.) A deviation from Section 10-413 (b) of the Lee County Land Development Code, which requires thirty (30) percent open space for large projects, to allow (16.5) percent open space.
- (2) 2.) A deviation from Section 10-413 (c) 1. of the Lee County Land Development Code, which requires at least fifty (50) percent of the required open space area to be designed to preserve the existing indigenous native vegetation, to allow (18) percent of the open space area to be designed to preserve the existing indigenous native vegetation.
- (3) 3.) A deviation from Section 30-153 (2)a., Identification Signs, of the Lee County Land Development Code, to:
  - a.) Permit three 26 ft. tall permanent identification signs with the following standards (LDC 30-153 (2)a.1.i, ii, iii & iv):
    1. Signs shall be tastefully designed and compatible with the centers' architecture so as to be aesthetically pleasing. Signs shall be designed and located in a manner that facilitates easy legibility by the traveler. All outparcel signs shall be coordinated so as to give the center a fully integrated and well designed look. Sign maintenance by the respective property or facility owner(s) is mandatory.
    2. Total sign copy area shall not exceed 200 sq. ft. per sign.
    3. Total number of signs = 3
    4. Maximum sign height = 26 ft.
    5. Approximate sign copy area = 14 ft. x 14 ft. (±).
    6. The Master Concept Plan illustrates approximate sign locations; final sign location determination for on-the-ground Development Order project shown. The signs will be placed a minimum of 15 feet from Ben Hill Griffin Pkwy and 0 feet to Corkscrew Road right-of-way.
    7. Sign colors, textures and finishes to compliment the centers' architecture.
  - b.) Permit one 78 ft. tall permanent identification sign with the following standards (LDC 30-153 (2)a.1.i, ii, iii & iv):
    1. The sign shall be tastefully designed and compatible with centers' architecture so as to be aesthetically pleasing. The sign shall be designed and located in a manner that facilitates easy legibility by the traveler. Sign maintenance by the respective property or facility owner(s) is mandatory.
    2. Total sign copy area shall not exceed 500 sq. ft.
    3. Total number of signs = 1
    4. Maximum sign height = 78 ft.
    5. Approximate sign copy area = 22 ft. x 22 ft. (±).
    6. The Master Concept Plan illustrates the approximate sign location; final sign location determination to be at the Development Order project phase. The signs will be placed a minimum of 15 ft. from the I-75 right-of-way.
    7. Sign colors, textures and finishes to compliment the centers' architecture.
  - c.) Permit the placement of 25 ft. permanent identification signs a minimum 20 ft. from the Corkscrew Road and Treeline Blvd. right-of-way; permit the placement of the 75 ft. permanent identification sign a minimum 15 ft. from the I-75 right-of-way. LDC30-153 (2)a.4).
- (4) 4.) A deviation from Section 10-285 (a) Table 1, of the Lee County Land Development Code, which requires a minimum intersection spacing on arterial streets of 660 feet, to approx. 580 feet.
- (5) 5.) A deviation from Section 10-415 (b) (1) of the Lee County Land Development Code which requires a ten (10) foot landscape strip between the projects internal right-of-way and parking lot to allow no landscape strip.
- (6) 6.) A deviation from Section 10-415 (c) (2) a. of the Lee County Land Development Code, which requires one (1) tree for every 250 square feet of internal planting area and no parking space may be more than 100 feet from a tree planted in a permeable island, peninsula or median of ten (10) foot minimum width, to allow one (1) tree for every 250 square feet on internal planting areas with no parking space more than 200 feet from a tree planted in a permeable island, peninsula or median of twenty (20) foot minimum width. minimum width.
- (7) 7.) A deviation from Section 10-415 (c) (2) d. of the Lee County Development Code, which requires that no more than an average of ten (10) parking spaces may occur in an uninterrupted row, to allow no more than twenty (20) spaces occurring in an uninterupted row.

DETERMINATION NOTES:

1.) LOCATIONS OF LOADING AREAS, INTERNAL PARKING AND CIRCULATION, AND BUILDING FOOTPRINT AND OUTPARCEL CONFIGURATION ON THE MASTER CONCEPT PLAN ARE CONCEPTUAL ONLY. FINAL PLAN DETERMINATION SHALL BE MADE AND REVIEWED AT TIME OF APPLICATION FOR COUNTY DEVELOPMENT APPROVAL.

2.) FINAL LOCATION OF PROJECT SITE IDENTIFICATION SIGNS SHALL BE DETERMINED AT THE TIME OF COUNTY DEVELOPMENT ORDER APPLICATION. THE MCP MAY ALLOW ONE 25 FT. SITE IDENTIFICATION SIGN TO HAVE INTERSTATE HIGHWAY ORIENTATION, BASED UPON DEVIATION STANDARDS 3.a.&.

DRAWING IS CURRENT AS OF: 12/28/95

NUMBER	REVISIONS	DATE
5	SIGNAGE REVISION	12/30/21
4	SIGNAGE REVISION	08/11/21
3	ZONING AMENDMENTS	12/28/95
2	SIGNAGE DEVIATIONS	12/05/95
1	PROJECT PHASING	11/17/95

TIMBERLAND & TIBURON
MIROMAR OUTLET MALL

DESIGNED BY: W.S.C. / C.R.B. DATE: 07/21/95
DRAWN BY: N.E.D. DATE: 07/95
CHECKED BY: N.E.D.
VERTICAL SCALE: N / A
HORIZONTAL SCALE: AS SHOWN

HOLE MONTES
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No.1772

MASTER CONCEPT PLAN
(C.P.D.)

REFERENCE NO. REV 3: 9044CPD3
DRAWING NO.: 523-01
PROJECT NO.: 90.44-H
SHEET NO.: 1 OF 1

Attachment E. Sign Package Pattern Book - Received January 7, 2022

SIGN PACKAGE PATTERN BOOK

Miromar Outlet Sign Amendment

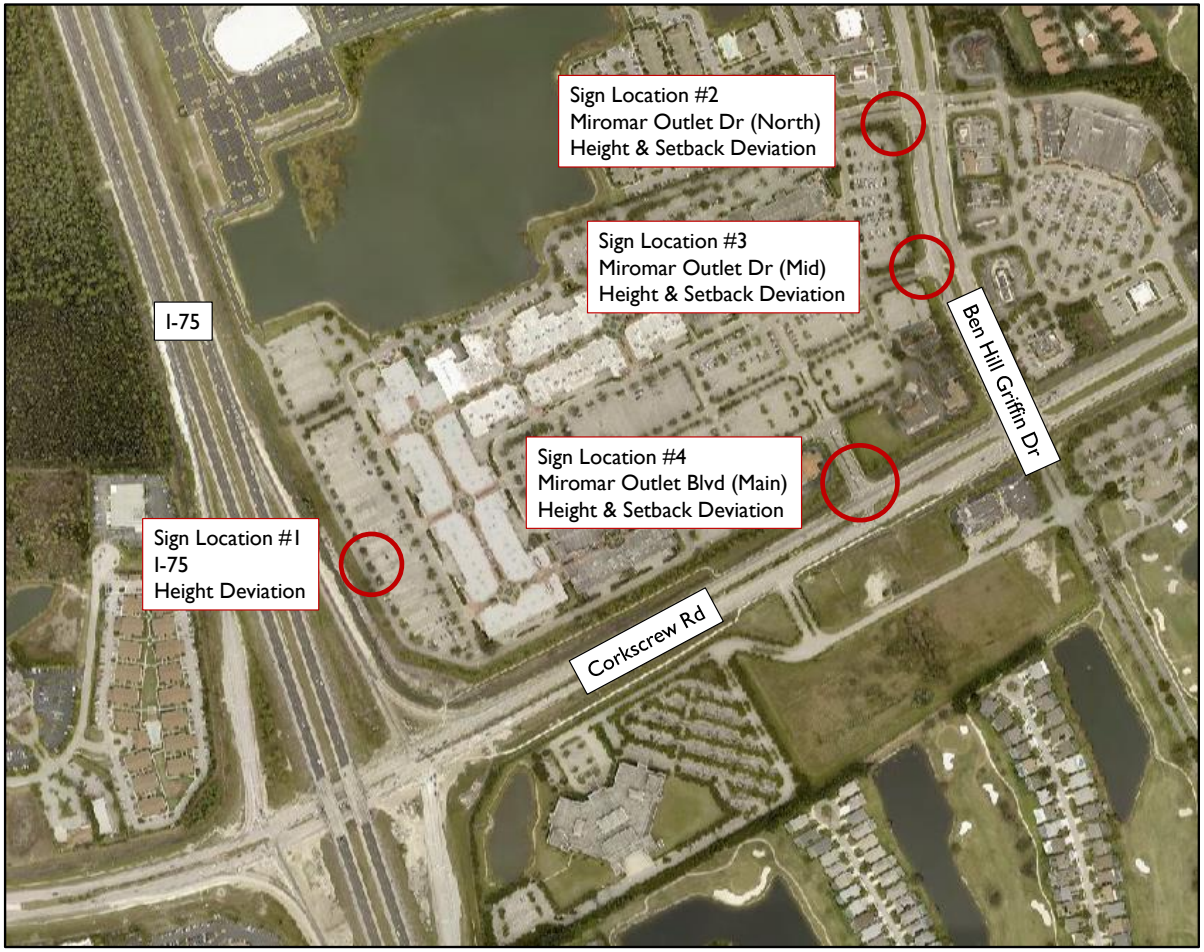
DCI2021-E002

REQUEST

The applicant seeks to amend the Timberland and Tiburon CPD (n/k/a Miromar Outlets) to amend the approved sign package permitted as Deviation (3), specifically (3)(a) and (3)(b), which provides development regulations for identification signs within the CPD. Deviation (3)(a) allows for three identification signs 25 ft. in height located a minimum of 20 ft. from the road. The proposed amendment to (3)(a) allows for three identification signs 26 ft. in height located a minimum of 15 ft. from the Ben Hill Griffin Pkwy. right-of-way and 0 ft. from the Corkscrew Rd. right-of-way. Deviation (3)(b) allows for one identification sign 75 ft. in height, with the proposed amendment increasing the maximum height to 78 ft. The applicant also seeks to amend the Master Concept Plan to allow for the relocation of the signs. The sign at the northern entrance will be moved to the median within Miromar Outlet Drive and the setback reduced from 20 ft. to 15 ft. from the Ben Hill Griffin right-of-way. The signs at the southern entrance will be moved to the northern side of Miromar Outlet Drive and the setback reduced from 20 ft. to 15 ft. from the Ben Hill Griffin right-of-way. The entry sign adjacent to Corkscrew Rd. will stay in the Miromar Outlet Dr. median, with the setback reduced from 20 ft. to 0 ft. from the Corkscrew Rd. right-of-way. The sign adjacent to I-75 will be moved to the median to the north and the setback will not change. There are no changes proposed to open space, access, native vegetation requirements, or the permitted development intensity.

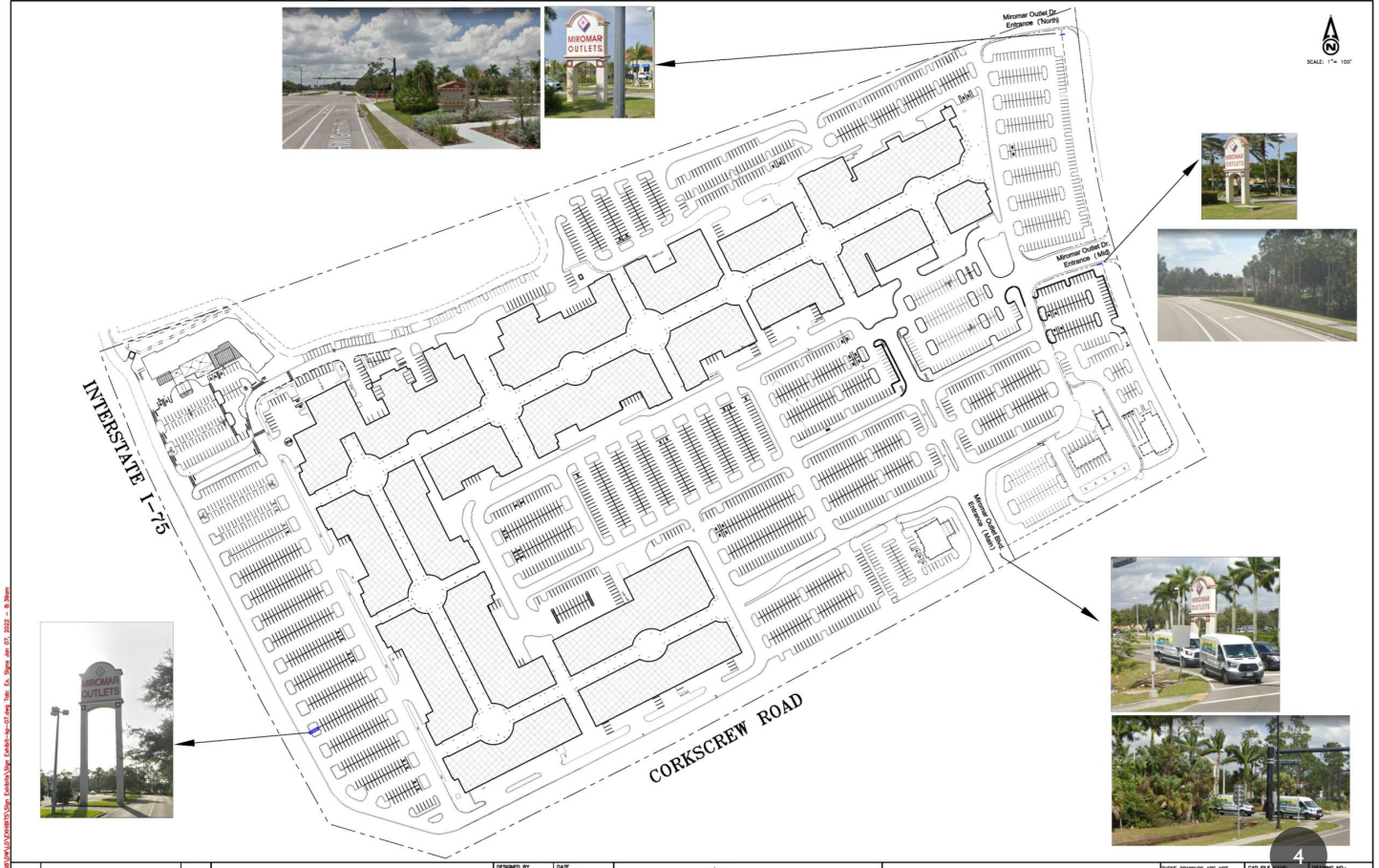
2

Aerial Location

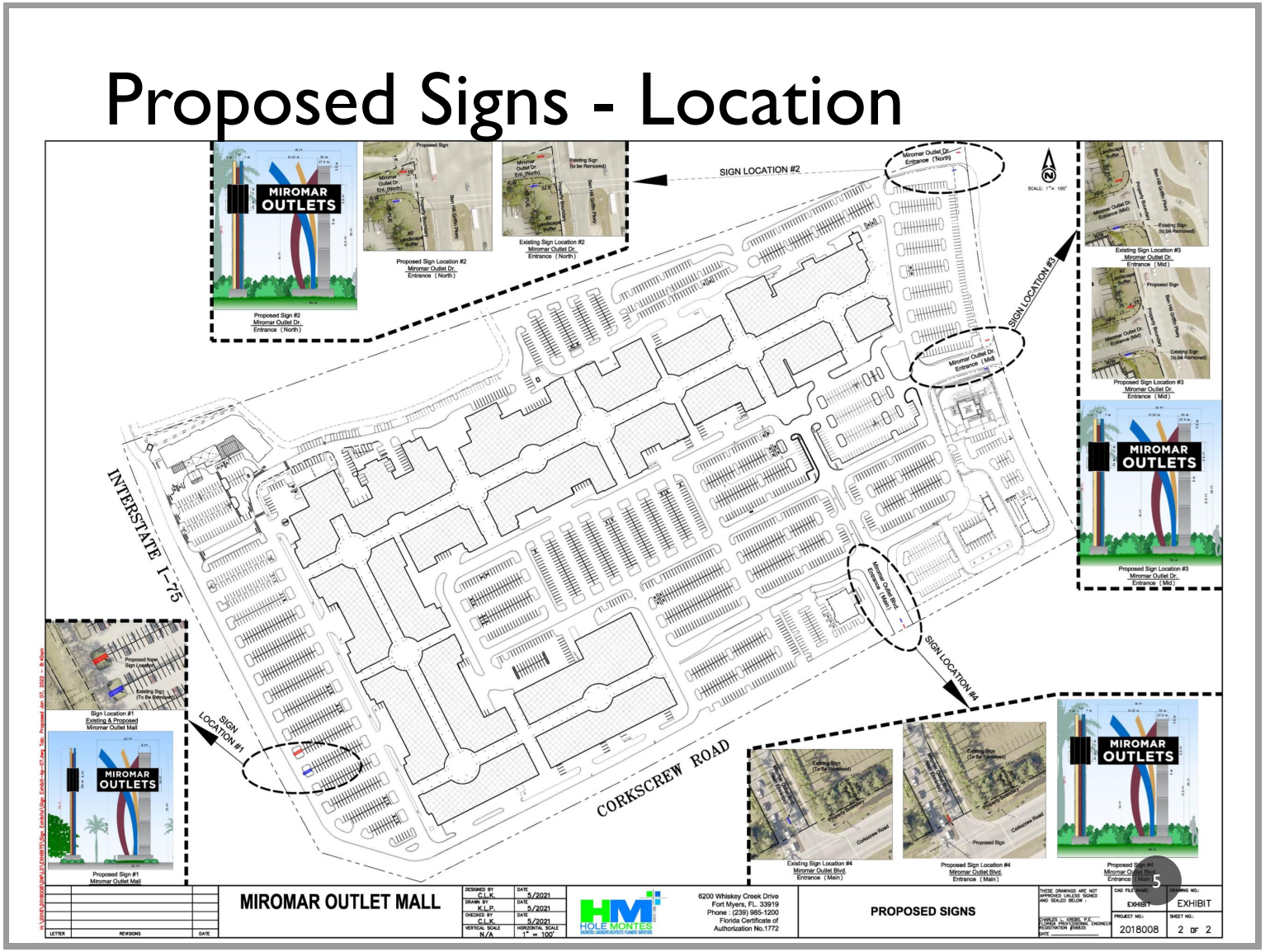


3

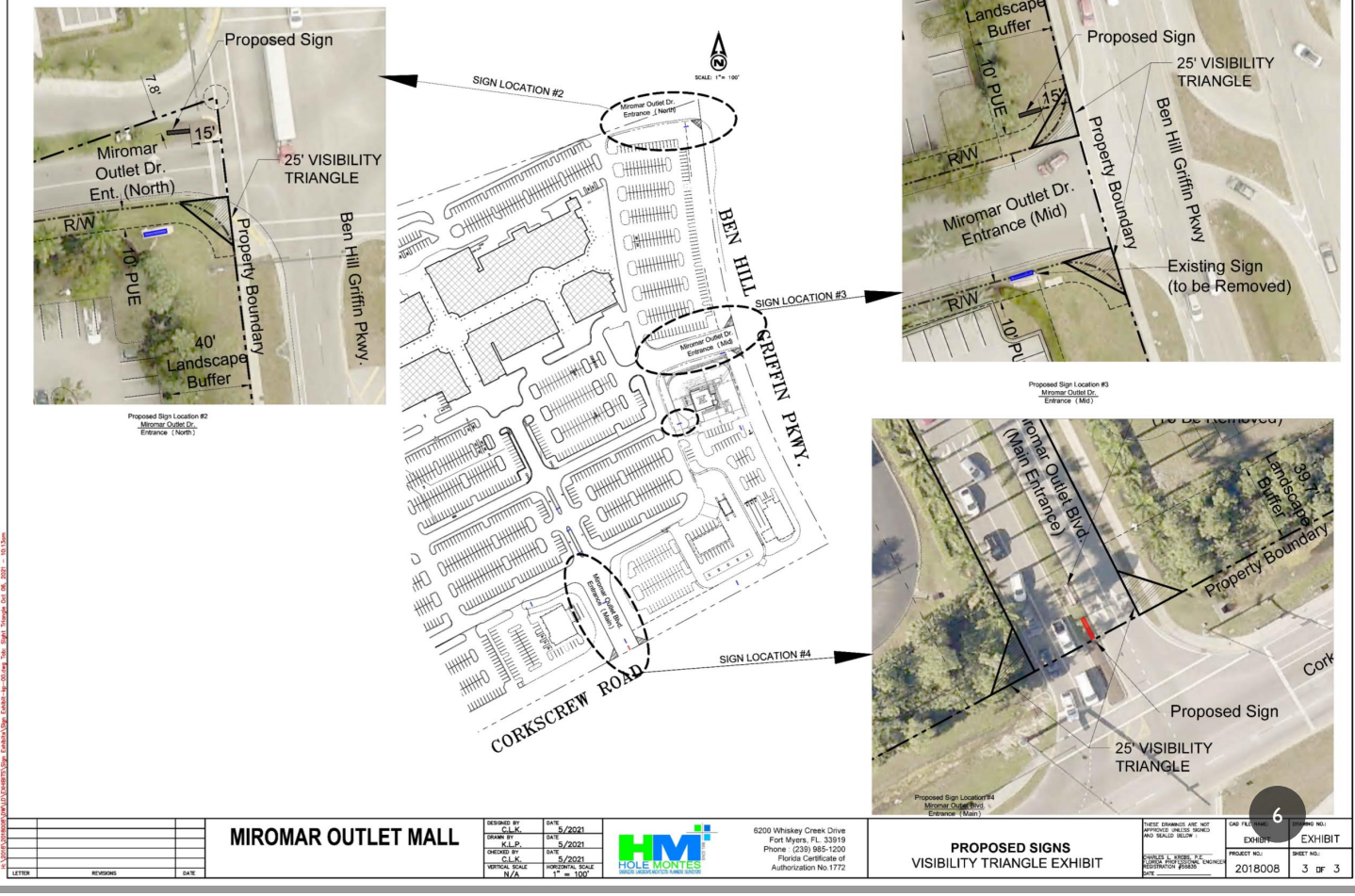
Existing Signs - Location



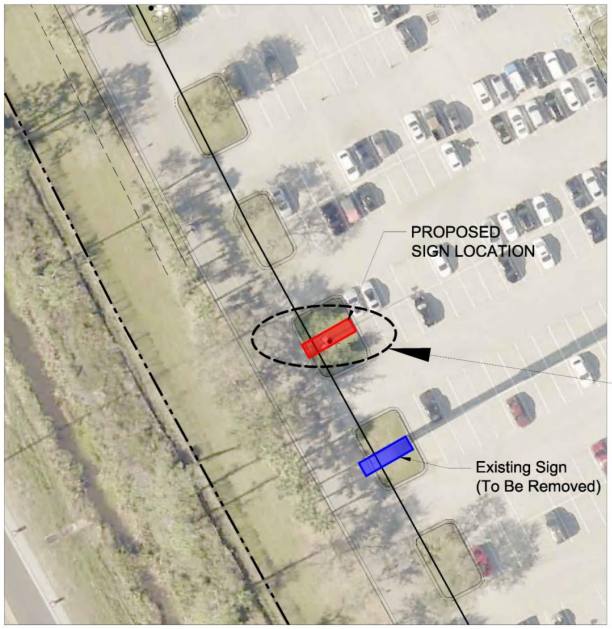
Proposed Signs - Location



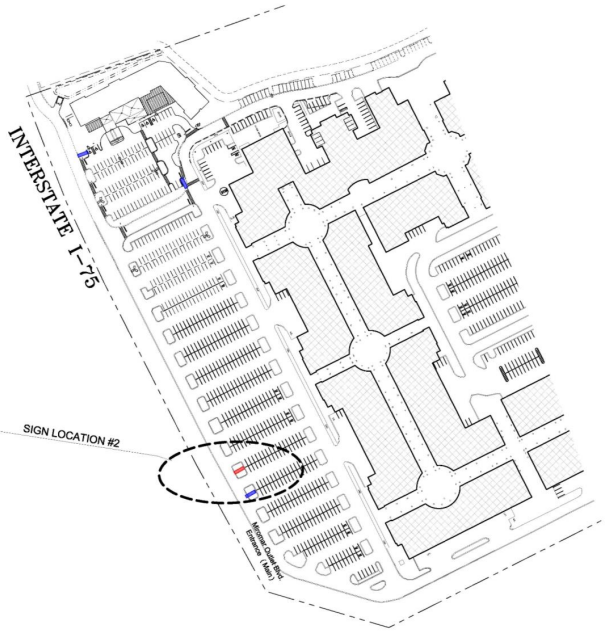
Proposed Signs – Visibility Triangle



Proposed Signs – I-75



Proposed I-75 Interstate Sign Location (West)



SCALE: 1" = 100'

MIROMAR OUTLET MALL

DESIGNED BY	C.L.K.
DRAWN BY	K.L.P.
CHECKED BY	C.L.K.
VERTICAL SCALE	N/A
HORIZONTAL SCALE	1" = 100'
DATE	5/2021

HOLE MONTES

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

PROPOSED SIGNS
I-75 INTERSTATE SIGN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW !

CHARLES L. CROSS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56635
DATE

CAD FILE NAME: EXHIBIT 7
PROJECT NO.: 2018008
DRAWING NO.: EXHIBIT
SHEET NO.: 3 OF 3

LETTER	REVISIONS	DATE

Sign #1

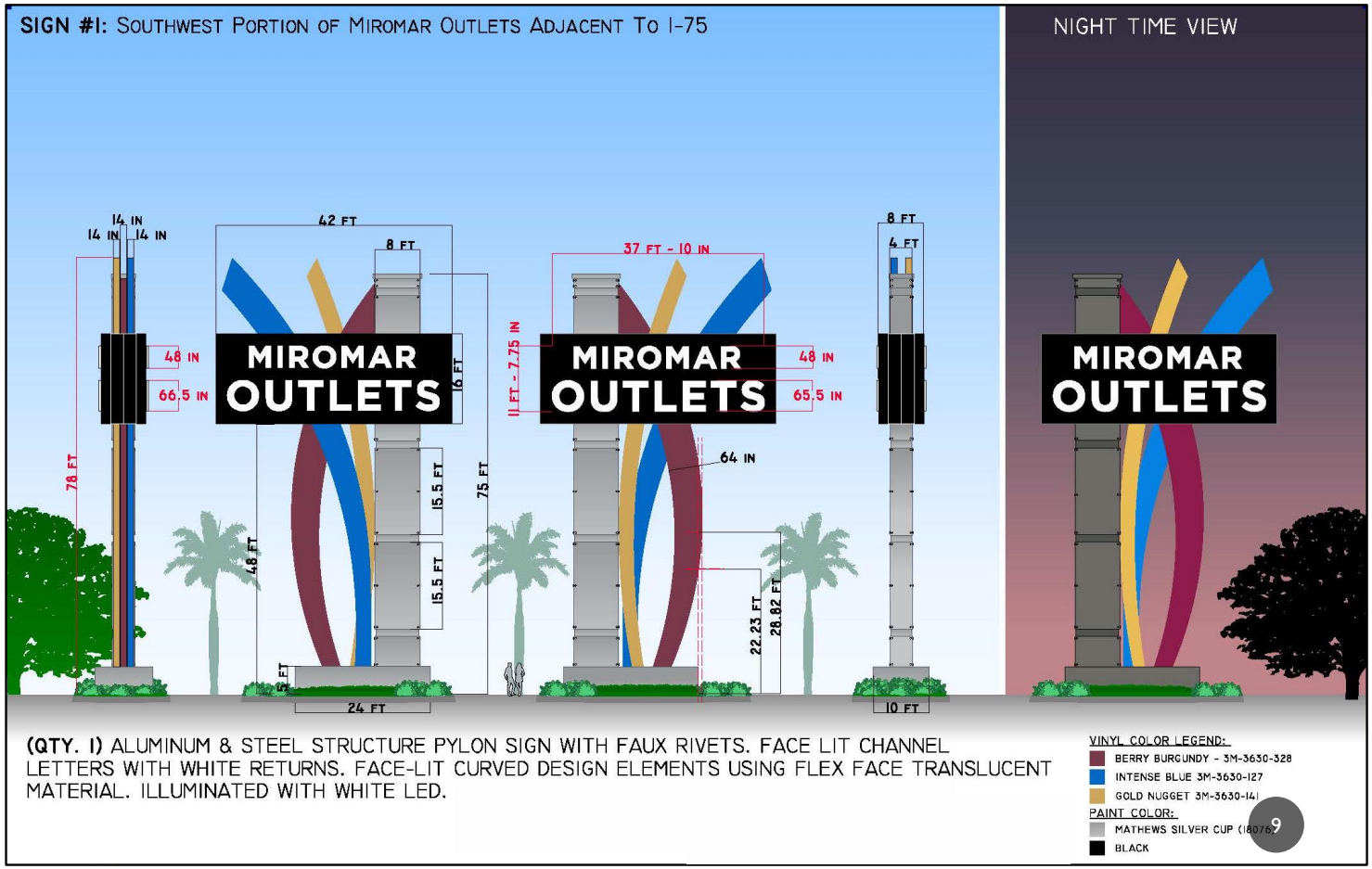
Southwest Portion of Miromar Outlets

Adjacent to I-75, looking north.



8

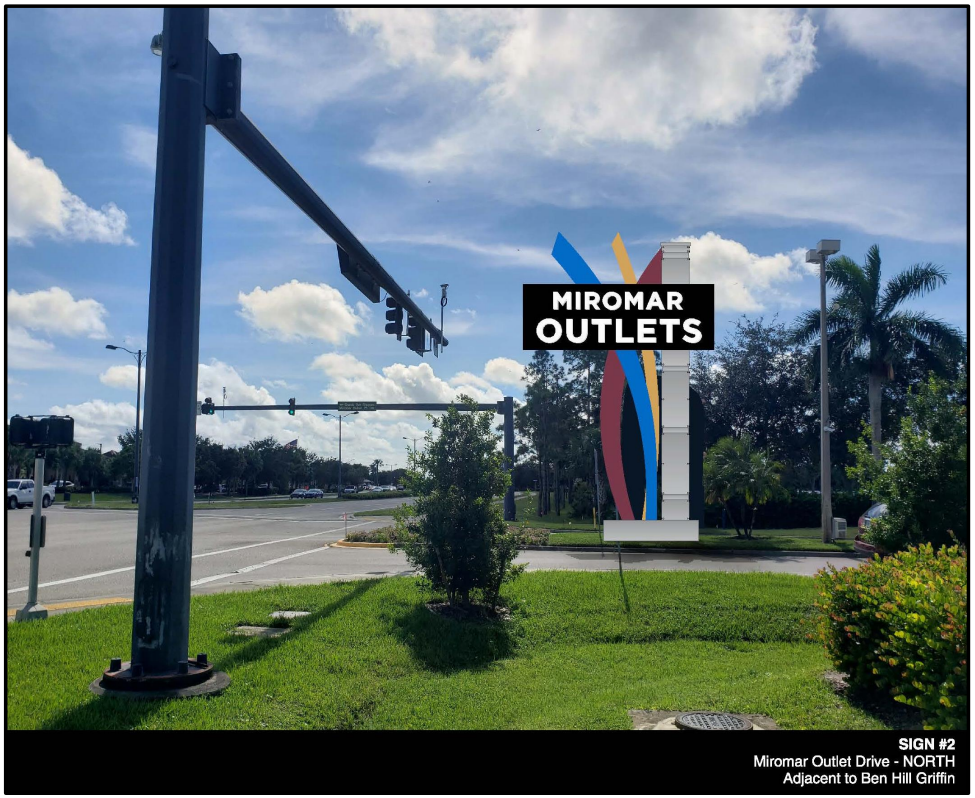
Sign #1 Elevations



Sign #2

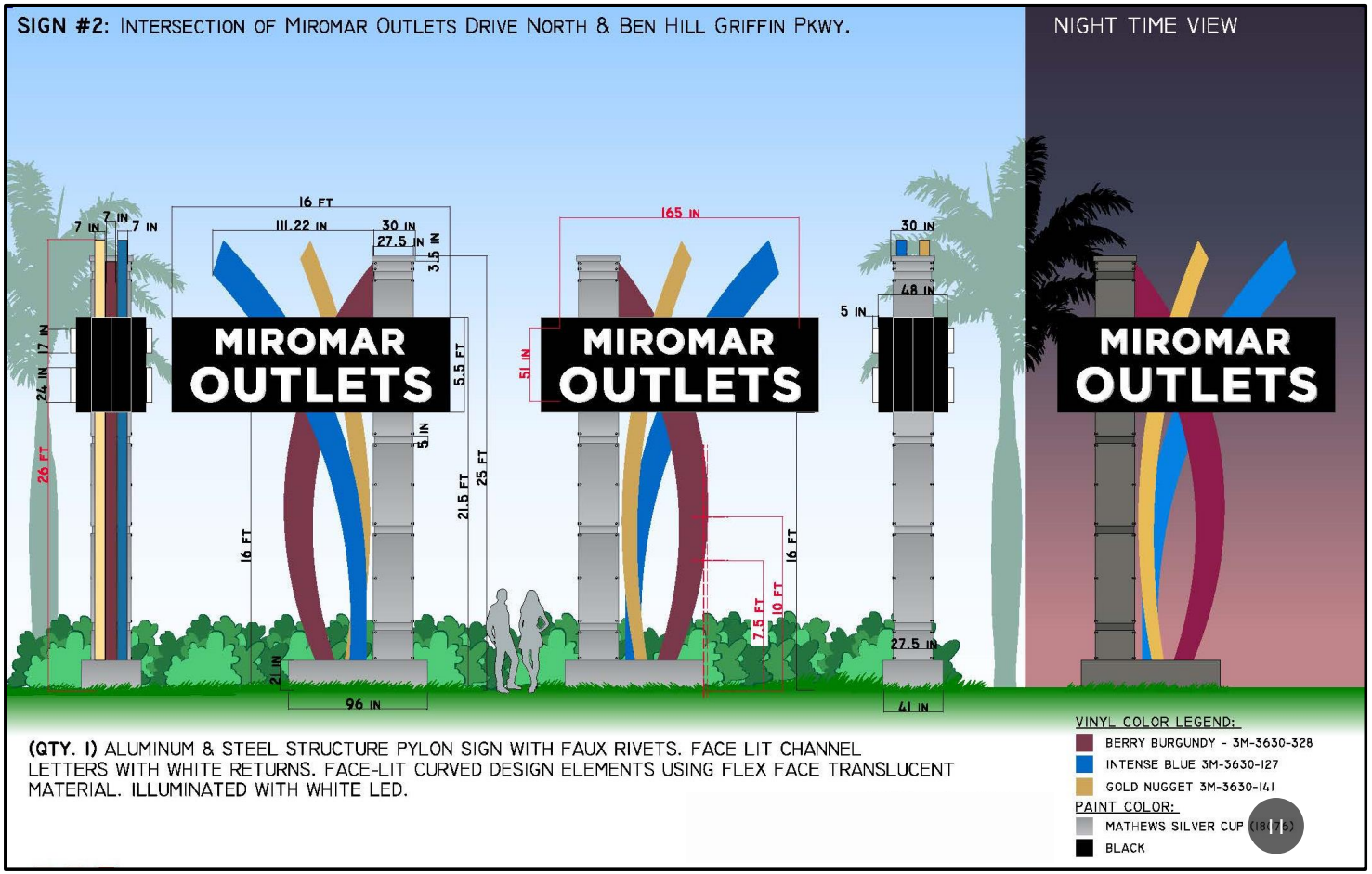
Miromar Outlet Drive (North)

Adjacent to Adjacent to Ben Hill Griffin, looking south.



10

Sign #2 Elevations



Sign #3

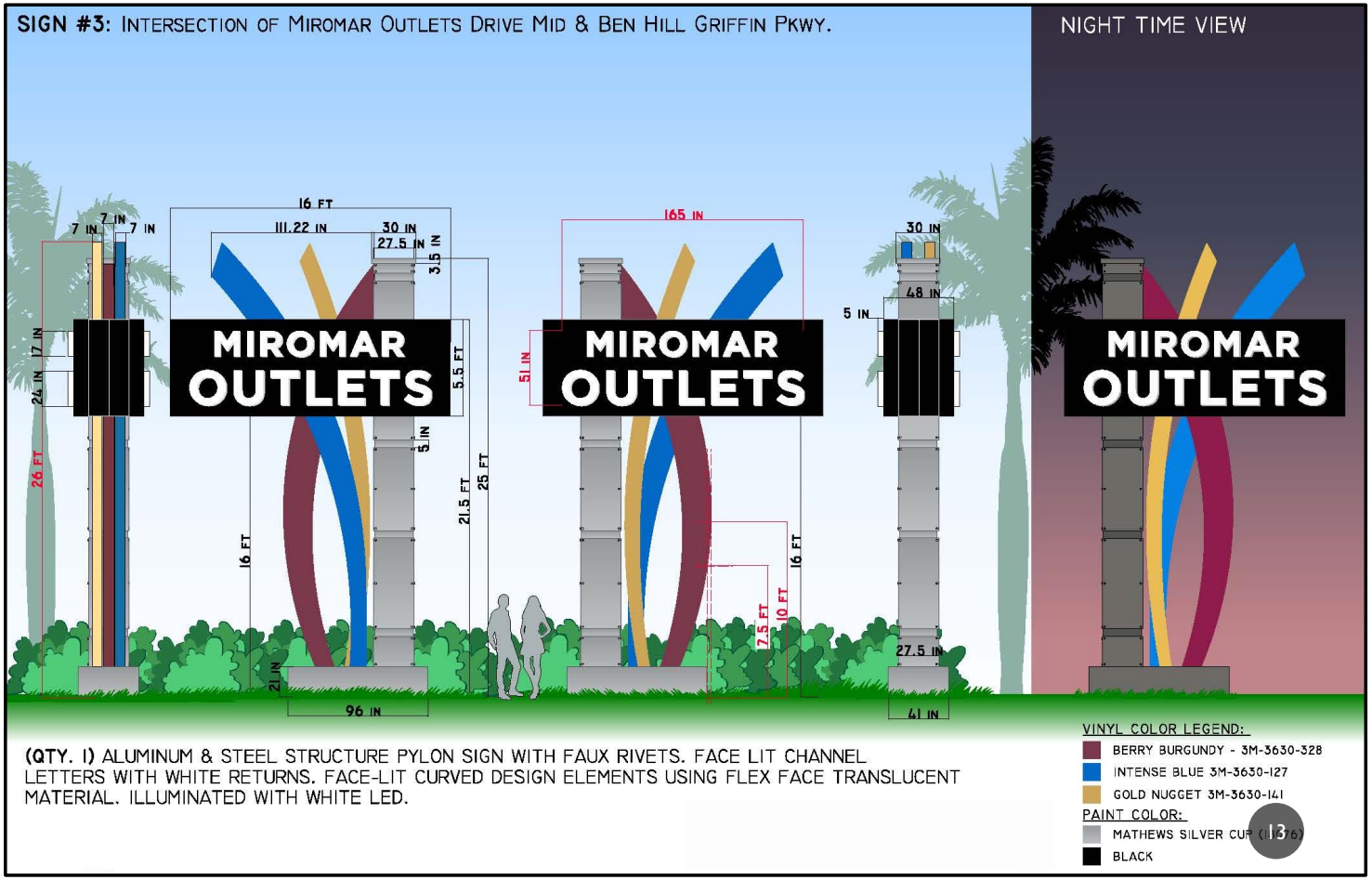
Miromar Outlet Drive (Mid)

Adjacent to Adjacent to Ben Hill Griffin, looking north.



12

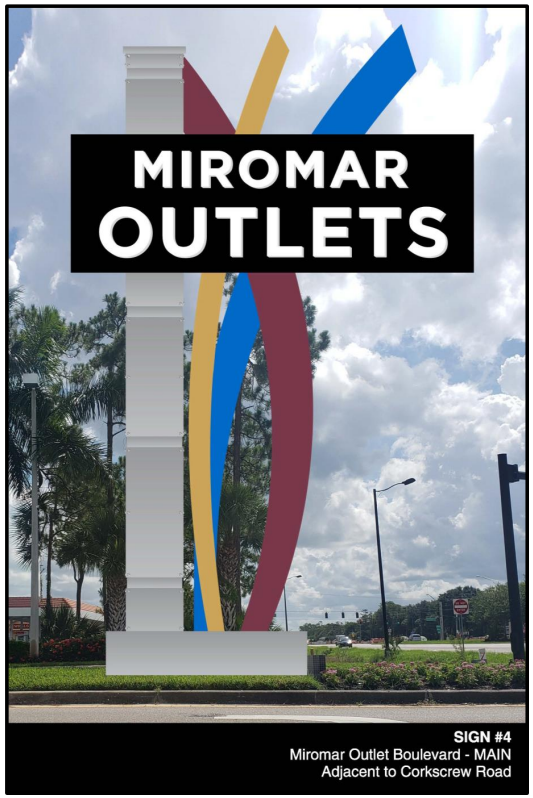
Sign #3 Elevations



Sign #4

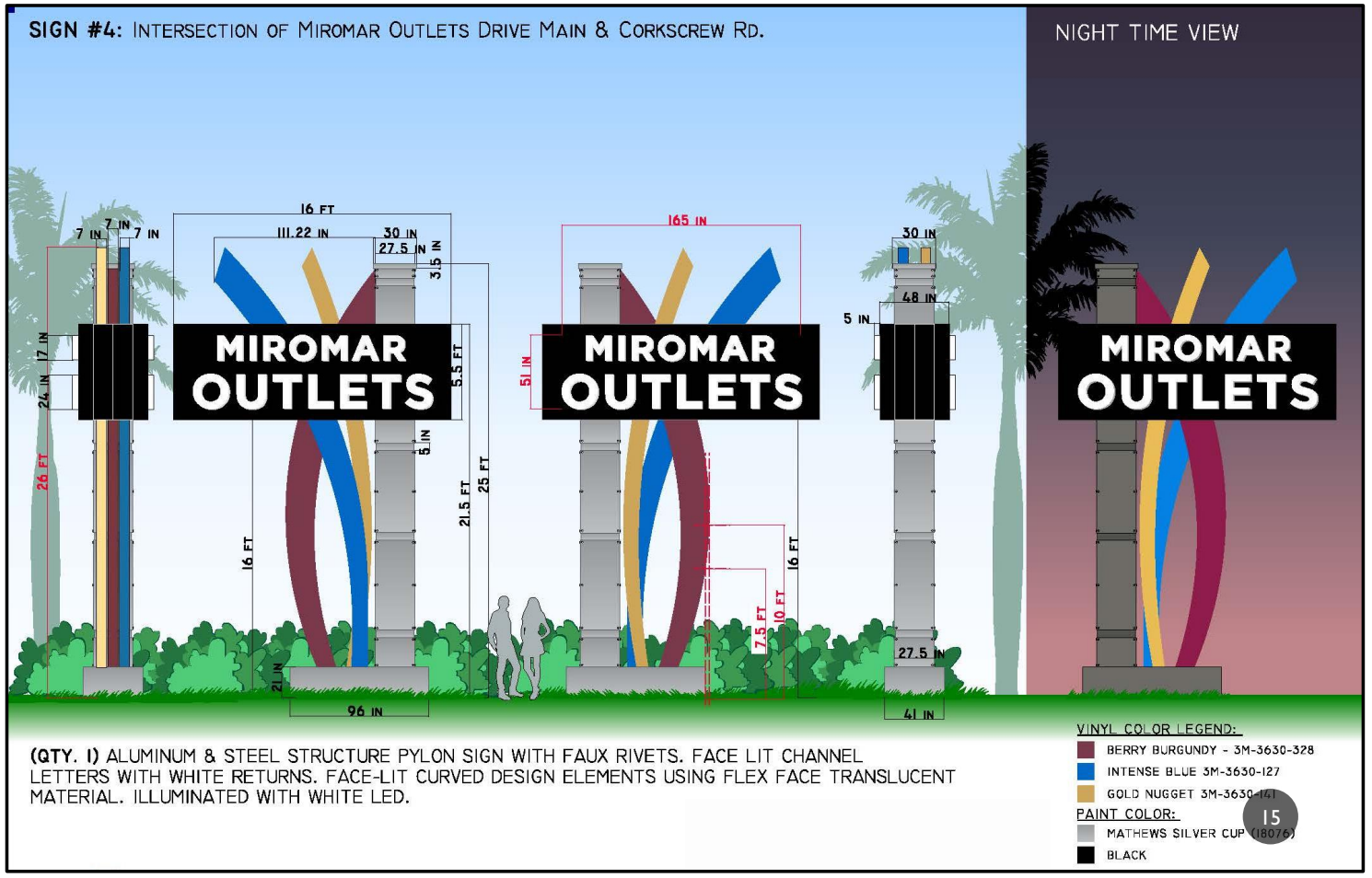
Miromar Outlet Boulevard Median (Main)

Adjacent to Adjacent to Corkscrew Road, looking east.



14

Sign #4 Elevations



Lighting – Sign 1

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER

3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES

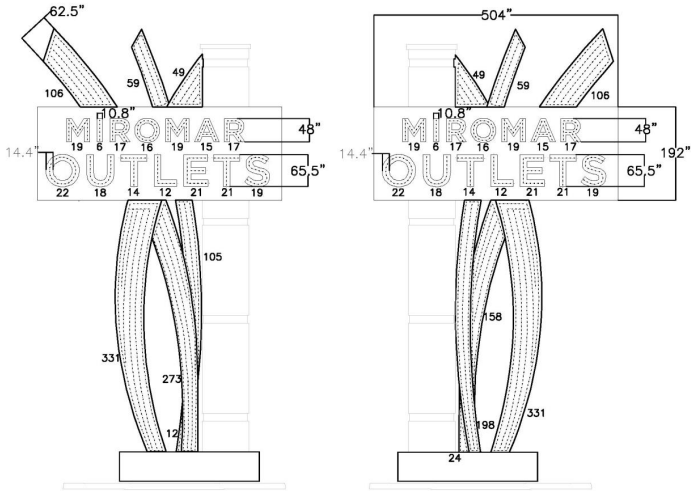
4) LAYOUT BASED ON A 5" CAN DEPTH (CHANNEL LETTERS); 5"–8" FROM FACE (CURVED SECTIONS)
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

6) 701269–6WSJ1–MB WATTS PER MODULE: 1.12

7) PRIMARY SYSTEM POWER: 3264.80 WATTS

8) LED MODULE POWER USAGE (secondary): 2611.84 WATTS

SloanLED®
Leaders in LED Technology
SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206



ESTIMATED PRODUCT B.O.M. PER SIGN:
2332 Each Prism White 6500K Modules – 1555'
PN: 701269–6WSJ1–MB
49 Each 60C3 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	JOB NUMBER	
CC/KL	1/4/2022	80904	US SIGN & MILL MIROMAR OUTLETS

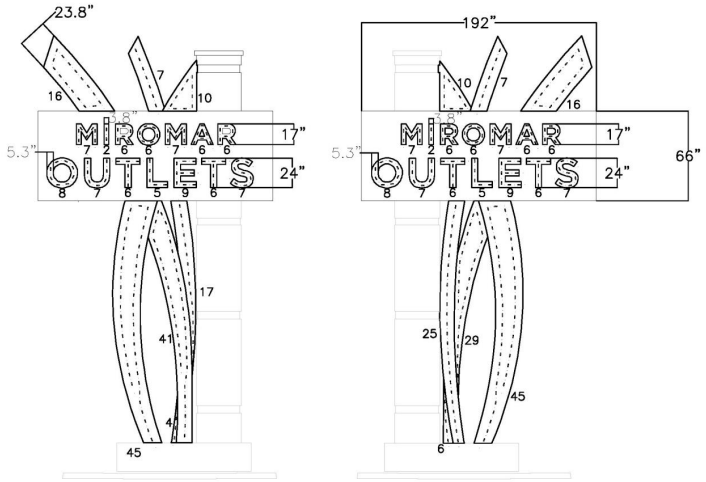
1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
3) SloanLED (LEP) or Light Enhancement Film (LEF) inside channel
4) Jacketed per leg of the power supply.

16

Lighting – Signs 2, 3, & 4

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER
3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
4) LAYOUT BASED ON A 5" CAN DEPTH (CHANNEL LETTERS); 7" FROM FACE (CURVED SECTIONS)
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
7) PRIMARY SYSTEM POWER: 635.60 WATTS
8) LED MODULE POWER USAGE (secondary): 508.48 WATTS

SloanLED®
Leaders in LED Technology
SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206



ESTIMATED PRODUCT B.O.M. PER SIGN:
454 Each Prism White 6500K Modules – 303'
PN: 701269-6WSJ1-MB
10 Each 60C3 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	JOB NUMBER	
CC/KL	1/4/2022	80904	US SIGN & MILL MIROMAR OUTLETS

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
3) SloanLED (LEP) or Light Enhancement Film (LEF) inside channel
4) Jacketed per leg of the power supply.

17

Miromar Outlet Amendment

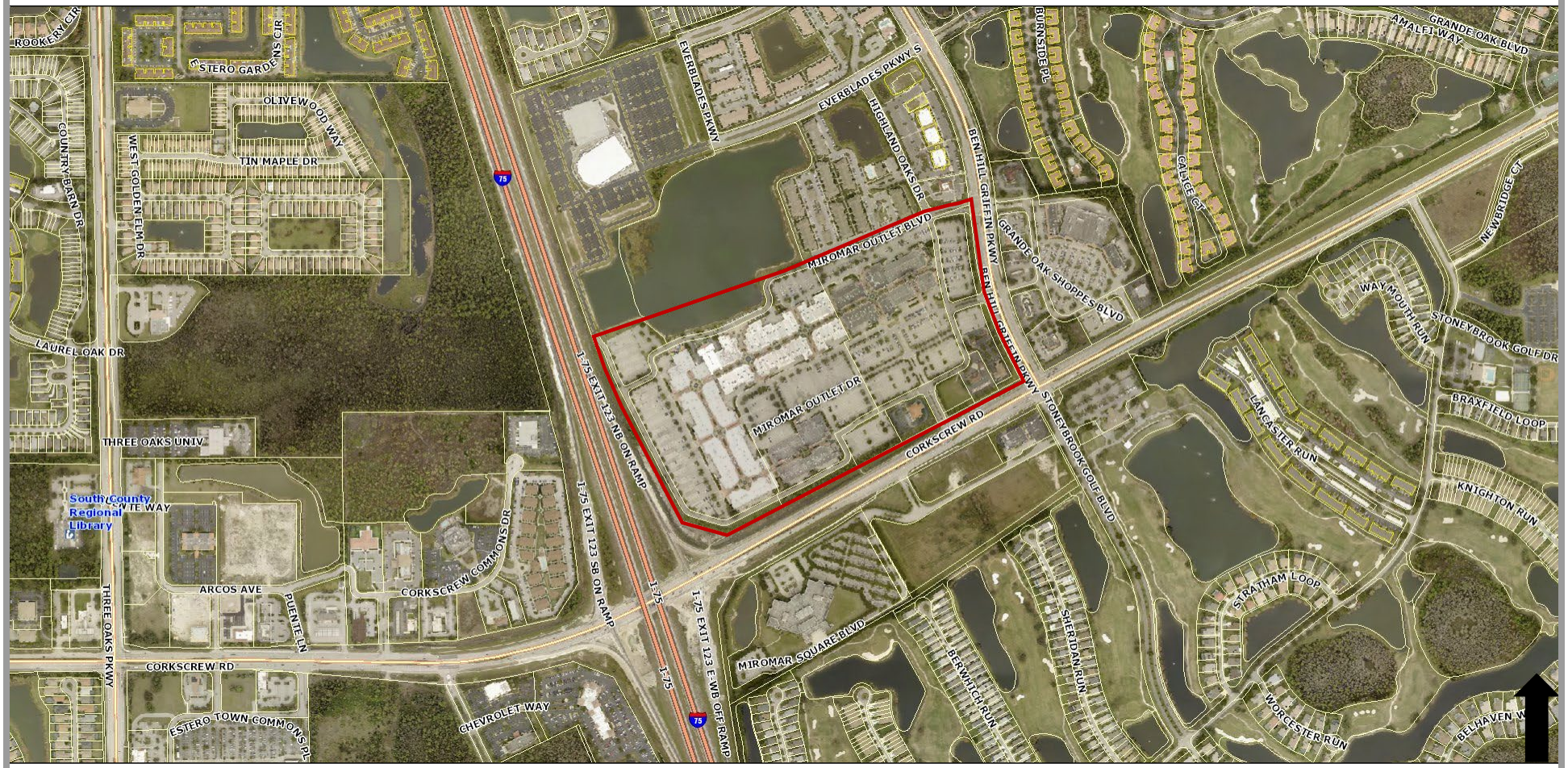
Planning Zoning and Design Board
Tuesday, April 12, 2022
DCI2021-E002

HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE 1985

Project Team

- Owner: Miromar Outlet West, LLC / University Square CDD
- Neale Montgomery, Pavese Law Firm
- John Konopka, US Sign & Mill Corporation
- Paula McMichael, AICP, Hole Montes, Inc.
- Charlie Krebs, PE, Hole Montes, Inc.

3


ROOKERY CIR
ESTERO GARDENS CIR
OLIVEWOOD WAY
TIN MAPLE DR
WEST GOLDEN ELM DR
COUNTRY BARN DR
LAUREL OAK DR
THREE OAKS UNIV
South County Regional Library
CYPRESS WAY
ARCOS AVE
PUENTE LN
CORKSCREW COMMONS DR
THREE OAKS PKWY
CORKSCREW RD
ESTERO TOWN COMMONS PL
CHEVROLET WAY
I-75 EXIT 123 NB ON RAMP
I-75 EXIT 123 SB ON RAMP
I-75
I-75 EXIT 123 E-WB OFF RAMP
MIROMAR SQUARE BLVD
EVERBLADES PKWY
EVERBLADES PKWY S
HIGHLAND OAKS DR
BURNSIDE PL
BEN HILL GRIFFIN PKWY
MIROMAR OUTLET BLVD
MIROMAR OUTLET DR
CORKSCREW RD
GRANDE OAK SHOPPES BLVD
GALICE CT
AMALFI WAY
GRANDE OAK BLVD
NEWBRIDGE CT
WAYMOUTH RUN
STONEYBROOK GOLF DR
BRAXFIELD LOOP
LANCASTER RUN
KNIGHTON RUN
STRATHAM LOOP
SHERIDAN RUN
BERWICK RUN
WORCESTER RUN
BELHAVEN W

Project Overview

- Miromar Outlets, part of the Timberland & Tiburon Development of Regional Impact (DRI), is zoned Commercial Planned Development (CPD). The property is located north of Corkscrew Road between the intersections of Corkscrew Road and I-75, and Corkscrew Road and Ben Hill Griffin Parkway. It is designated Transitional Mixed Use on the Future Land Use Map.

Zoning Resolution Z-95-094

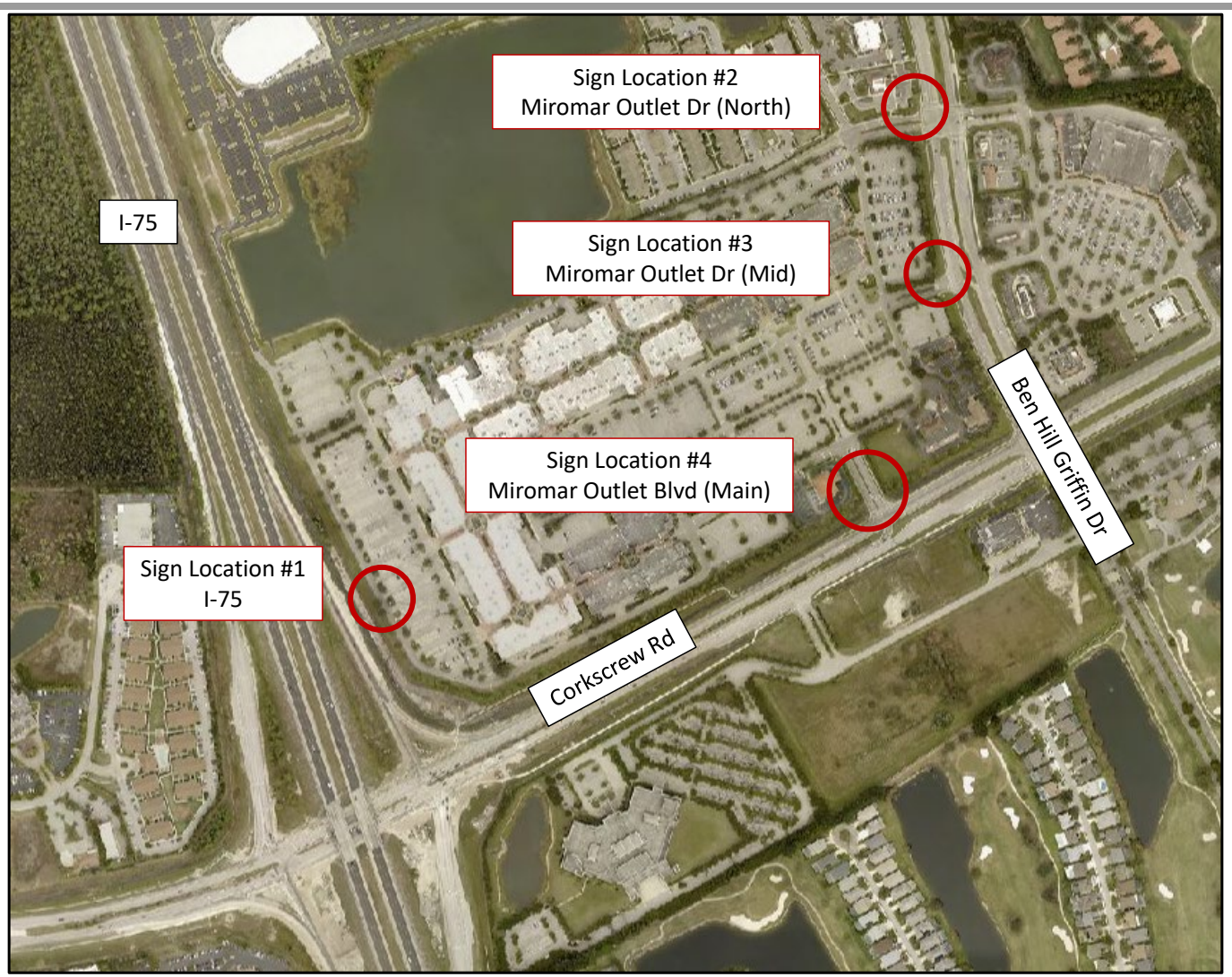
3. Deviation (3) requests relief from LDC Section 30-153(2)a., Identification Signs, to permit the following:

   a) Three permanent on-site identification signs, 25 feet in height, with a copy area per sign not to exceed 196 square feet and located a minimum of 20 feet from the road right-of-way. This deviation is **APPROVED.**

   b) One permanent on-site identification sign, 75 feet in height, with a copy area not to exceed 484 square feet and located a minimum of 15 feet from the road right-of-way. This deviation is **APPROVED** with the **CONDITION** that the sign is restricted to the display of the name of the outlet mail. This deviation is further conditioned on the deletion of all ground mounted identification signs on the individual out parcels along Corkscrew Road and Treeline Boulevard. (This condition is not intended to preclude the on-site identification signs described in a) above.)

Request

- The applicant seeks to amend the Timberland and Tiburon CPD to amend the approved sign package.


Sign Location #2
Miromar Outlet Dr (North)
I-75
Sign Location #3
Miromar Outlet Dr (Mid)
Ben Hill Griffin Dr
Sign Location #4
Miromar Outlet Blvd (Main)
Sign Location #1
I-75
Corkscrew Rd


8
SIGN NOT VISIBLE
ROAD WORK 1500 FT.
EXIT 123
LODGING
CAMPING
SOUTHBOUND I-75
3420' FROM OFF RAMP (ESTERO PKWY OVERPASS)
US SIGN & MILL CORPORATION
SIGN #1
Miromar Outlet - I-75


9
SIGN NOT VISIBLE
NORTHBOUND I-75
2400' FROM OFF RAMP
US SIGN & MILL CORPORATION
SIGN #1
Miromar Outlet - I-75


EXIT 123
CORKSCREW RD
MIROMAR OUTLETS BLVD
Estero
1/2 MILE
SOUTHBOUND I-75
3140' FROM START OF CORKSCREW OFF RAMP
US SIGN & MILL CORPORATION
SIGN #1
Miromar Outlet - I-75


PROPOSED SIGN
EXISTING TO REMOVE
MIROMAR OUTLETS
Estero
SOUTHBOUND I-75
500' FROM START OF CORKSCREW OFF RAMP
US SIGN & MILL CORPORATION
SIGN #1
Miromar Outlet - I-75


NORTH BOUND I-75
500' FROM OFF RAMP
US SIGN & MILL CORPORATION
SIGN #1
Miromar Outlet - I-75

13

Sign #1

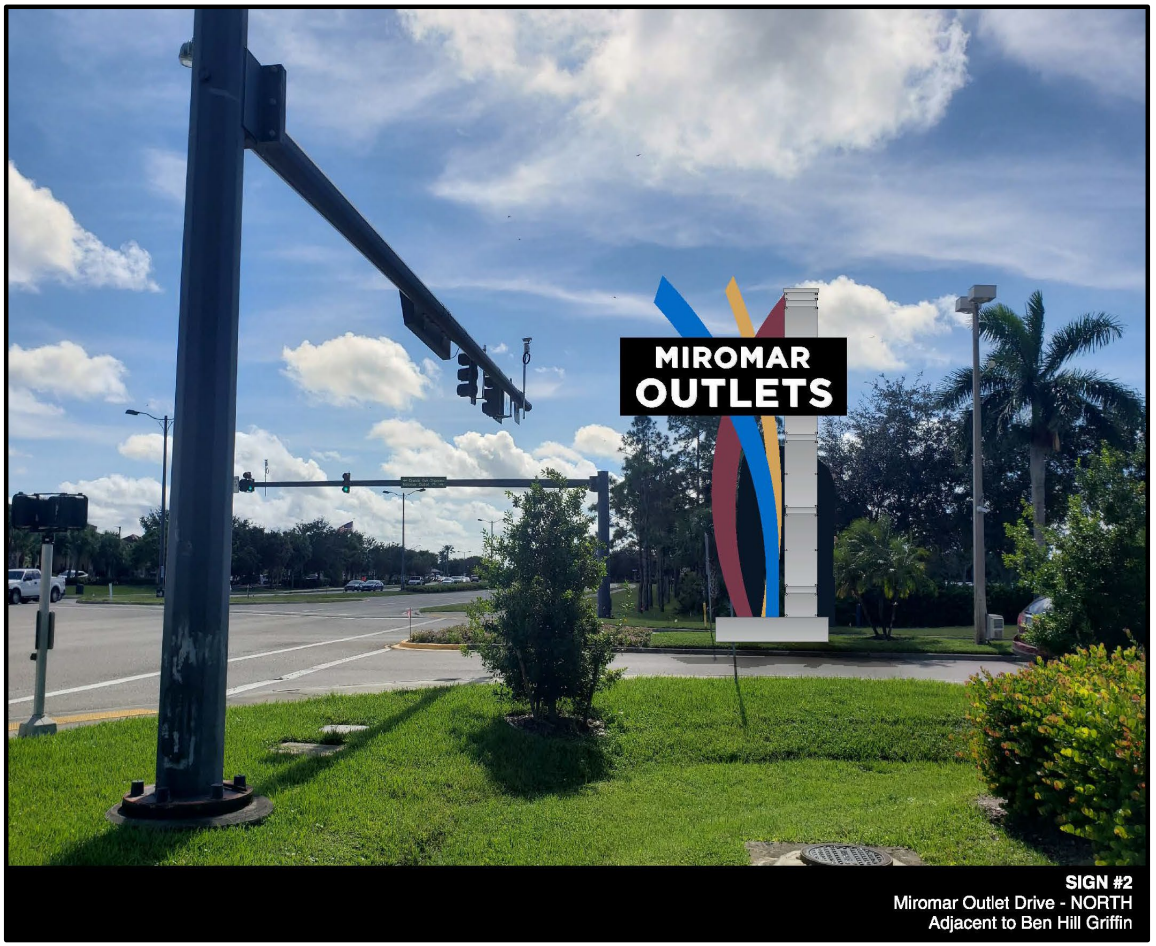


US SIGN MILL CORPORATION

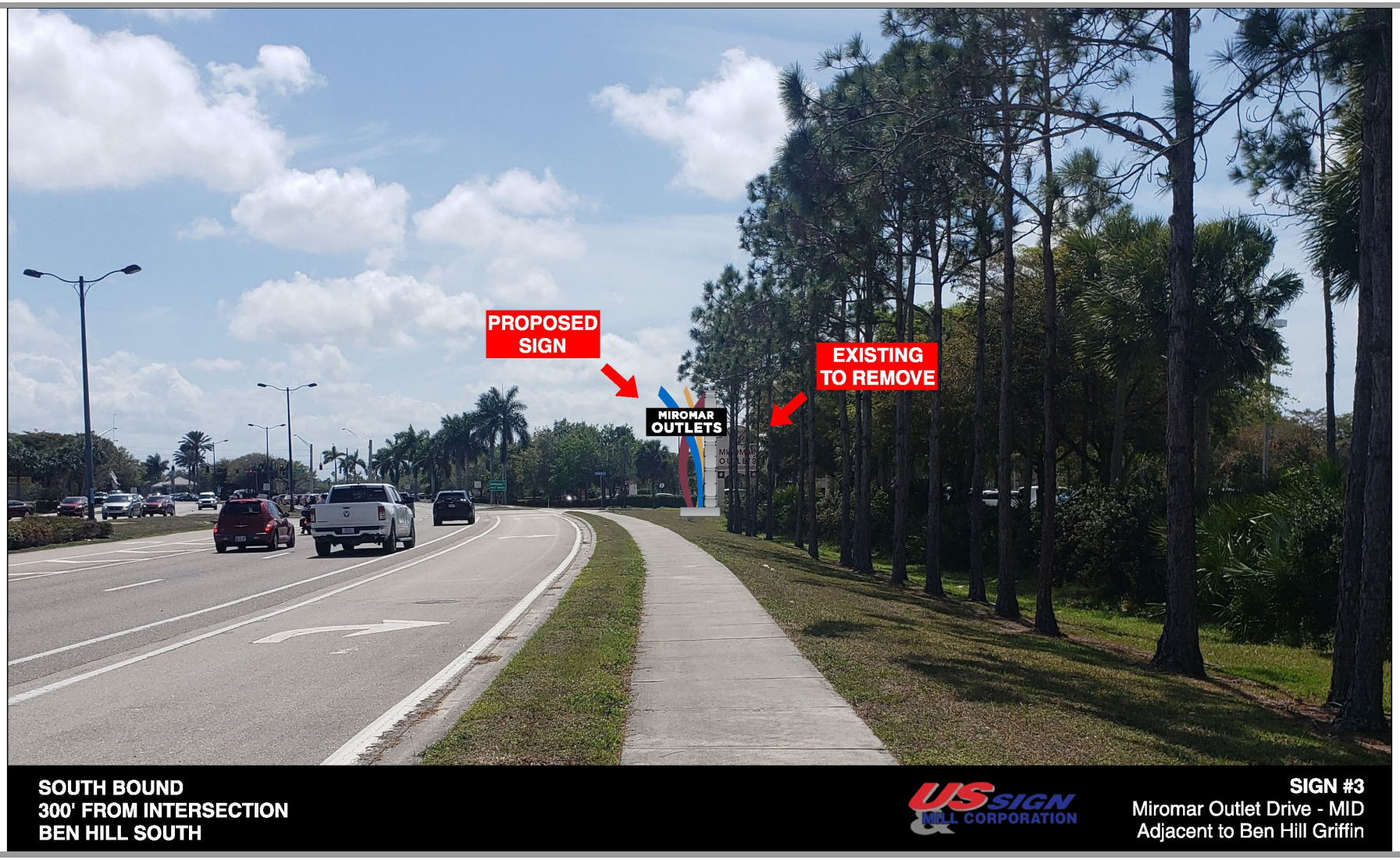

PROPOSED SIGN
EXISTING TO REMOVE
MIROMAR OUTLETS
SOUTH BOUND
300' FROM INTERSECTION
BEN HILL NORTH
US SIGN MILL CORPORATION
SIGN #2
Miromar Outlet Drive - NORTH
Adjacent to Ben Hill Griffin


EXISTING
TO REMOVE
PROPOSED
SIGN
MIROMAR
OUTLETS
MIROMAR
OUTLETS
NORTH BOUND
300' FROM INTERSECTION
BEN HILL NORTH
US SIGN
MILL CORPORATION
SIGN #2
Miromar Outlet Drive - NORTH
Adjacent to Ben Hill Griffin

Sign #2



US SIGN & MILL CORPORATION


PROPOSED SIGN
EXISTING TO REMOVE
MIROMAR OUTLETS
SOUTH BOUND
300' FROM INTERSECTION
BEN HILL SOUTH
US SIGN & MILL CORPORATION
SIGN #3
Miromar Outlet Drive - MID
Adjacent to Ben Hill Griffin


EXISTING
TO REMOVE
PROPOSED
SIGN
OUTLET
MALL
MIROMAR
OUTLETS
MIROMAR
OUTLETS
NORTH BOUND
300' FROM INTERSECTION
BEN HILL SOUTH
US SIGN
MILL CORPORATION
SIGN #3
Miromar Outlet Drive - MID
Adjacent to Ben Hill Griffin

Sign #3



SIGN #3
Miromar Outlet Drive - MID
Adjacent to Ben Hill Griffin

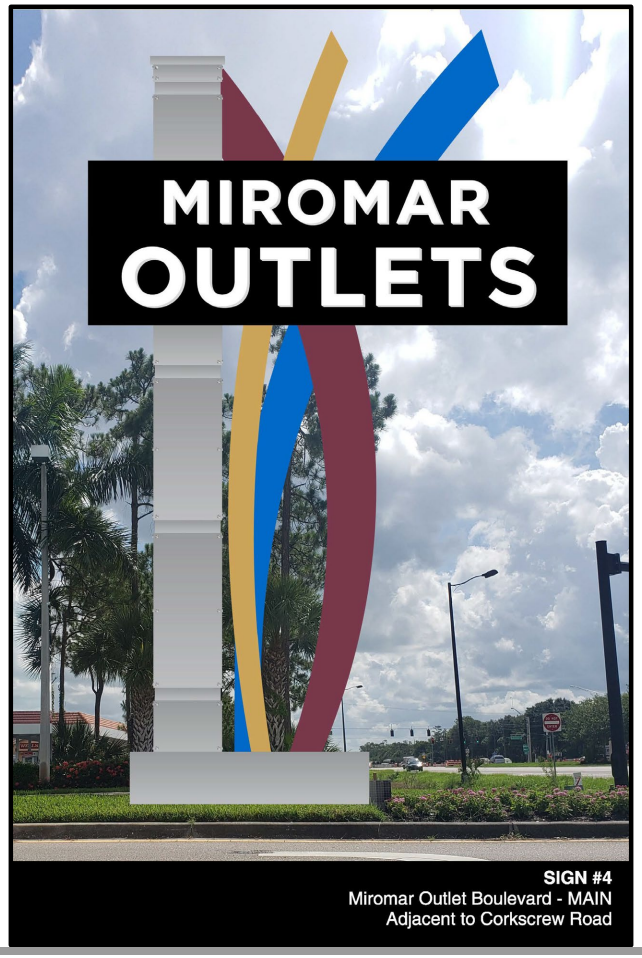
US SIGN & MILL CORPORATION


SIGN NOT VISIBLE
END STATE MAINT. DEPT. OF TRANS.
SPEED LIMIT 45
EAST BOUND
950' FROM INTERSECTION (BEGINNING OF LEFT TURN LANE)
CORKSCREW RD.
US SIGN MILL CORPORATION
SIGN #4
Miromar Outlet Boulevard - MAIN
Adjacent to Corkscrew Road


EXISTING
TO REMOVE
PROPOSED
SIGN
Gulf Coast Town Cntr.
Hertz Arena
Ft. Gulf Coast Univ.
108'S BARRICADES
EAST BOUND
300' FROM INTERSECTION
CORKSCREW RD.
US SIGN
MILL CORPORATION
SIGN #4
Miromar Outlet Boulevard - MAIN
Adjacent to Corkscrew Road


PROPOSED SIGN
EXISTING TO REMOVE
MIROMAR OUTLETS
WEST BOUND
300' FROM INTERSECTION
CORKSCREW RD.
US SIGN MILL CORPORATION
SIGN #4
Miromar Outlet Boulevard - MAIN
Adjacent to Corkscrew Road

Sign #4



US SIGN & MILL CORPORATION


THE SHOPPES AT
UNIVERSITY HIGHLANDS
20290
Estero Smiles
DENTISTRY
DRIVE THRU
RIVERCHASE
Cleaners
NOIRE
THE NAIL BAR
Freeze Play
Jersey Mike's
SUBS


Publix
FOOD & PHARMACY
LIQUOR
THE SHOPPES AT
GRANDE OAK
Jeep


Ben Hill Griffin Pkwy
Publix
FOOD & PHARMACY
Great Clips
MARSALA'S ITALIAN EATERY
BEEF O'BRADY'S
THE SHOPPES AT
GRANDE OAK


Hertz Arena
CALL
239-948-PUCK
BLADES 365
MEMBERSHIP
TICKET PACKAGES
HOFFMANN
Hertz
Naples Daily News

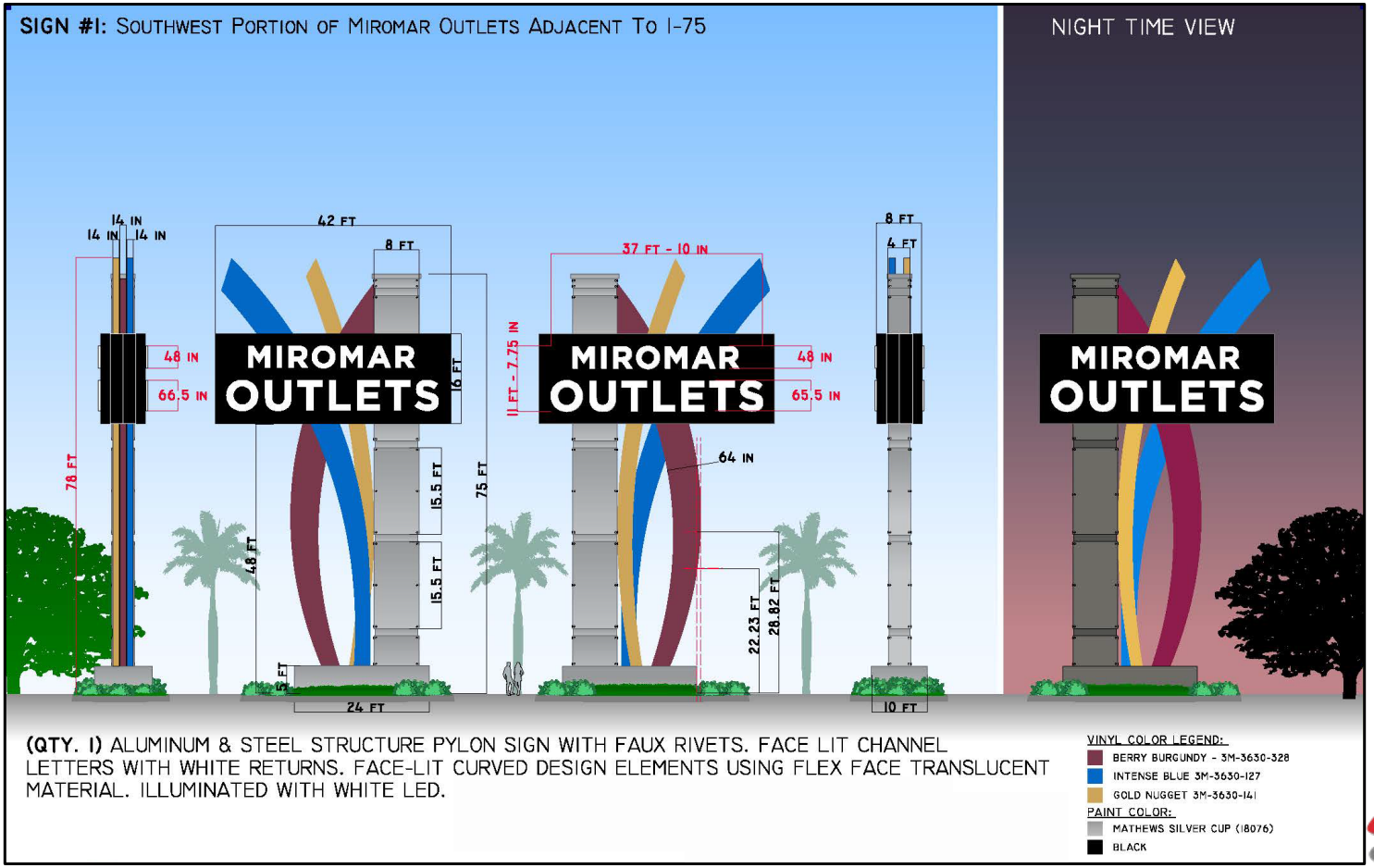

SPRINGS
at gulf coast


MARATHON
7 ELEVEN
DIESEL


CVS pharmacy
CVS pharmacy

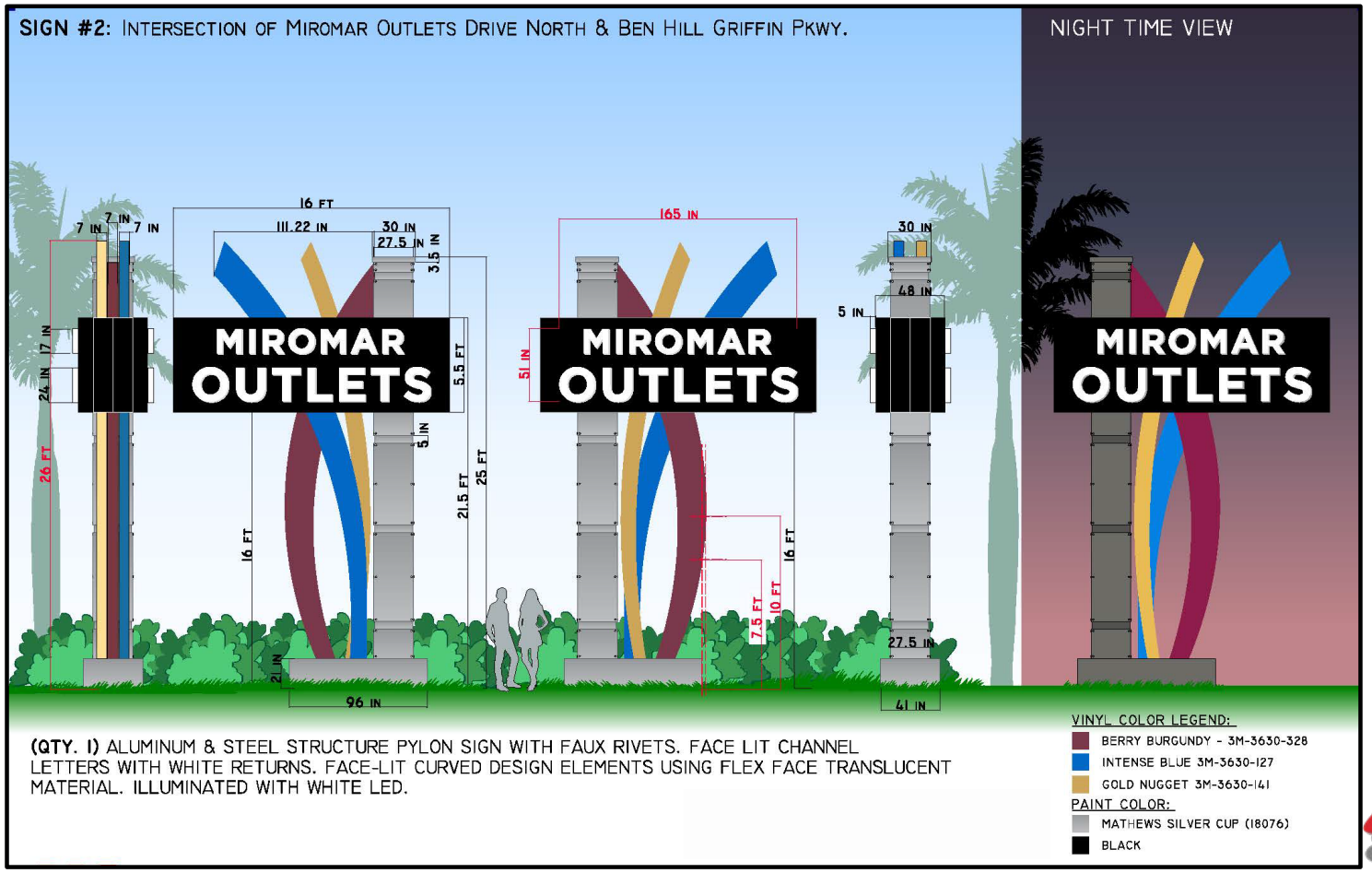

DUFFY'S
STONEYBROOK
A GOLF COMMUNITY

Sign #1 Elevations



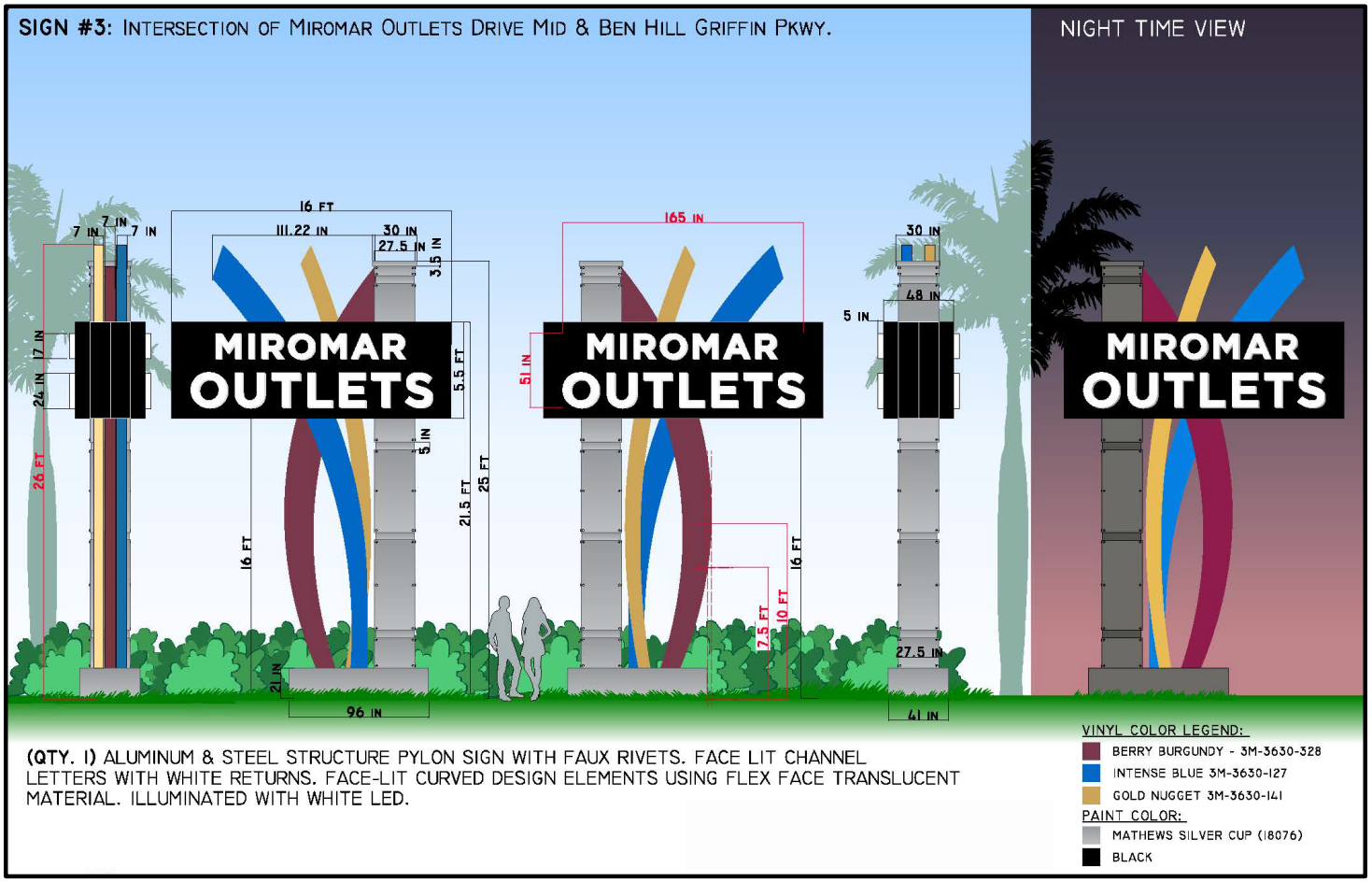
27

Sign #2 Elevations



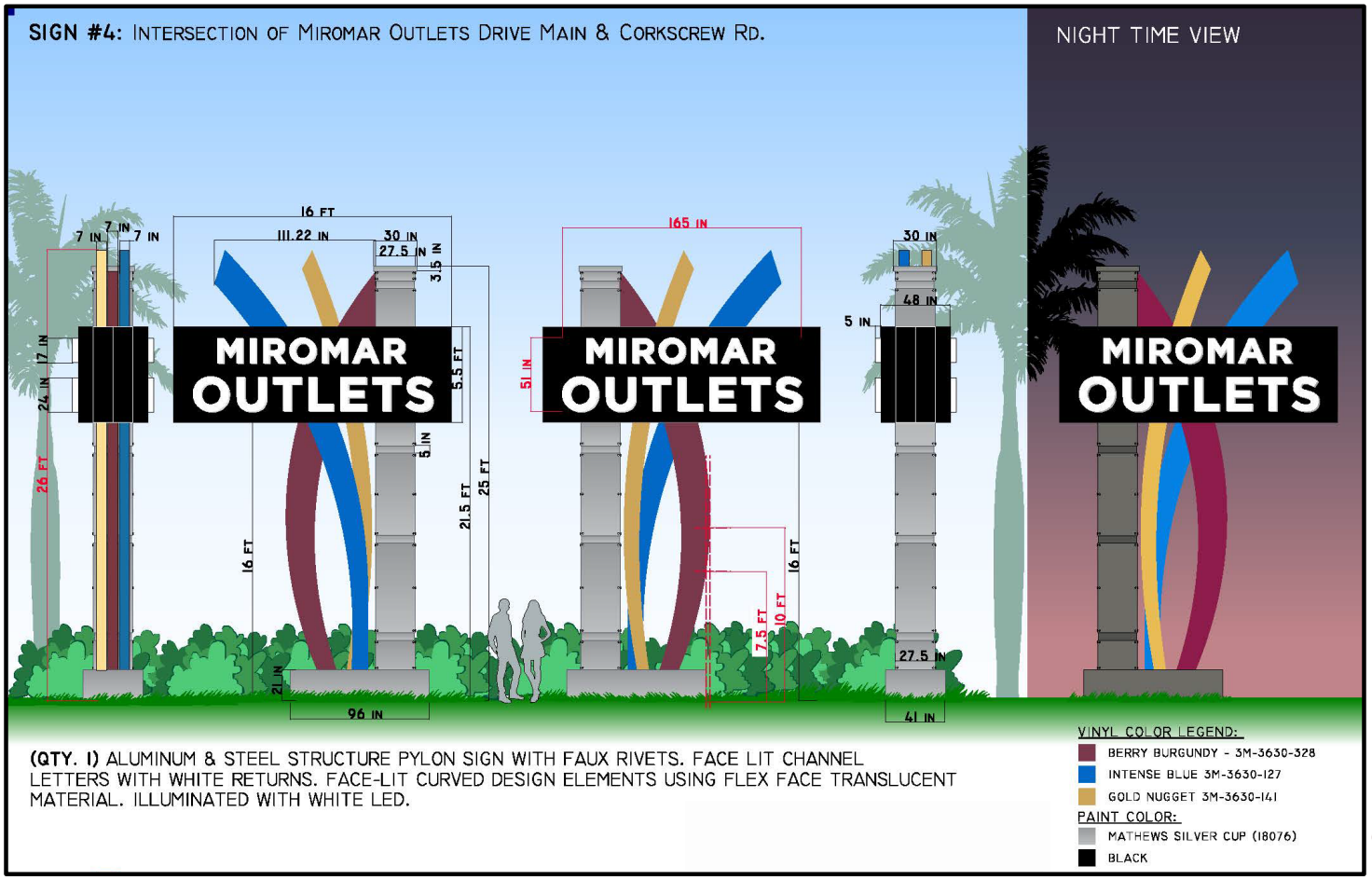
28

Sign #3 Elevations



29

Sign #4 Elevations



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Deviation Standards for Village Council Decision

- LDC Sec. 2-506.C.1.B.
- In reaching a decision, the Village Council shall consider whether the proposed deviation will or will not:
  1. Improve the quality of the proposed development under review;
  2. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare;
  3. Be compatible with uses on surrounding property; and
  4. Create an undue burden on essential public facilities.

Deviation Standards for Village Council Decision

- LDC Sec. 2-506.C.1.B.

1. Improve the quality of the proposed development under review;
   - The proposed revisions to the approved sign package permitted as Deviation (3) will improve the quality of the development. The additional height requested is for the tops of the "outward" embellishments and allows for a more artistic design via varying heights that break up massing and results in a sign that is more visually appealing than the existing monument signs.

Deviation Standards for Village Council Decision

- LDC Sec. 2-506.C.1.B.

2. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare;
   - There are two entrances into Miromar Outlets from Ben Hill Griffin Parkway with one sign at each entrance. As adjacent properties have developed and installed new landscaping, and existing landscaping within the center has matured, the landscaping now visually obstructs the existing entrance signs.
   - The existing entry sign on Corkscrew Road is visually obscured to the traveling public by mature landscaping for the center. The sign cannot be seen easily by vehicles traveling eastbound and only becomes visible to westbound traffic as you approach the intersection for the Corkscrew Road entrance.
   - The reduced setbacks will have a positive impact on the public health, safety and welfare of the village by making the signs more visible from the right-of-way to the traveling public.

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SINCE 1985

Deviation Standards for Village Council Decision

- LDC Sec. 2-506.C.1.B.

3. Be compatible with uses on surrounding property; and
   - Miromar Outlets is located in a CPD zoning district north of Corkscrew Road between the intersection of Corkscrew Road and I-75; and Corkscrew Road and Ben Hill Griffin Parkway and is designated Transitional Mixed Use on the FLUM. The center is adjacent to commercial development to the north, south, and east.
   - The proposed signs are typical within commercial areas and compatible with adjacent commercial development.

Deviation Standards for Village Council Decision

- LDC Sec. 2-506.C.1.B.

4. <u>Create an undue burden on essential public facilities.</u>
   - The proposed amendment will not create a burden on public facilities.

Conclusion

- The proposed amendments are consistent with the Transitional Mixed Use category in the Comprehensive Plan. The proposed signage will improve the quality and appearance of the existing development with the redesign of the signs. The reduced setback will have a positive impact on the public health, safety, and welfare of the village by making the signs more visible from the right-of-way.

GENOVA

Coconut Point

SUPPLEMENTAL PATTERN BOOK

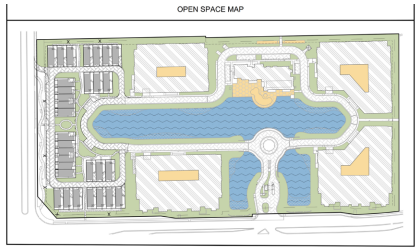
BARRON COLLIER COMPANIES

A LEGACY OF VISION

CC HOMES

A CODINA+CARR COMPANY

Proposed Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		SF	SINGLE-FAMILY

OPEN SPACE MAP LEGEND		
LAKE	RECREATIONAL AREA	OPEN SPACE

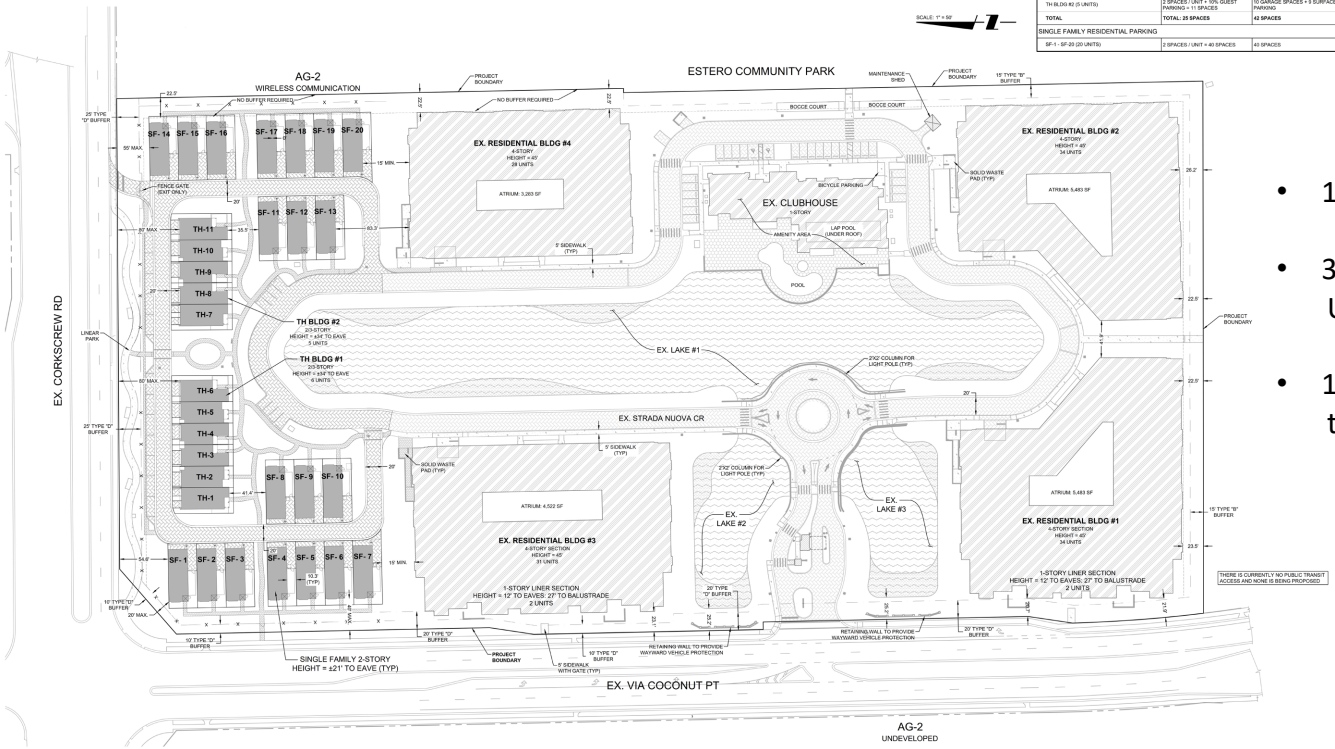
OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.11 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.48 AC. (44%)

* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	81 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
TOTAL	TOTAL: 290 SPACES	323 SPACES
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	TOTAL: 36	36 PER DEVIATION
EX. BICYCLE PARKING		
(5% OF AMENITY VEHICULAR PARKING) 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES

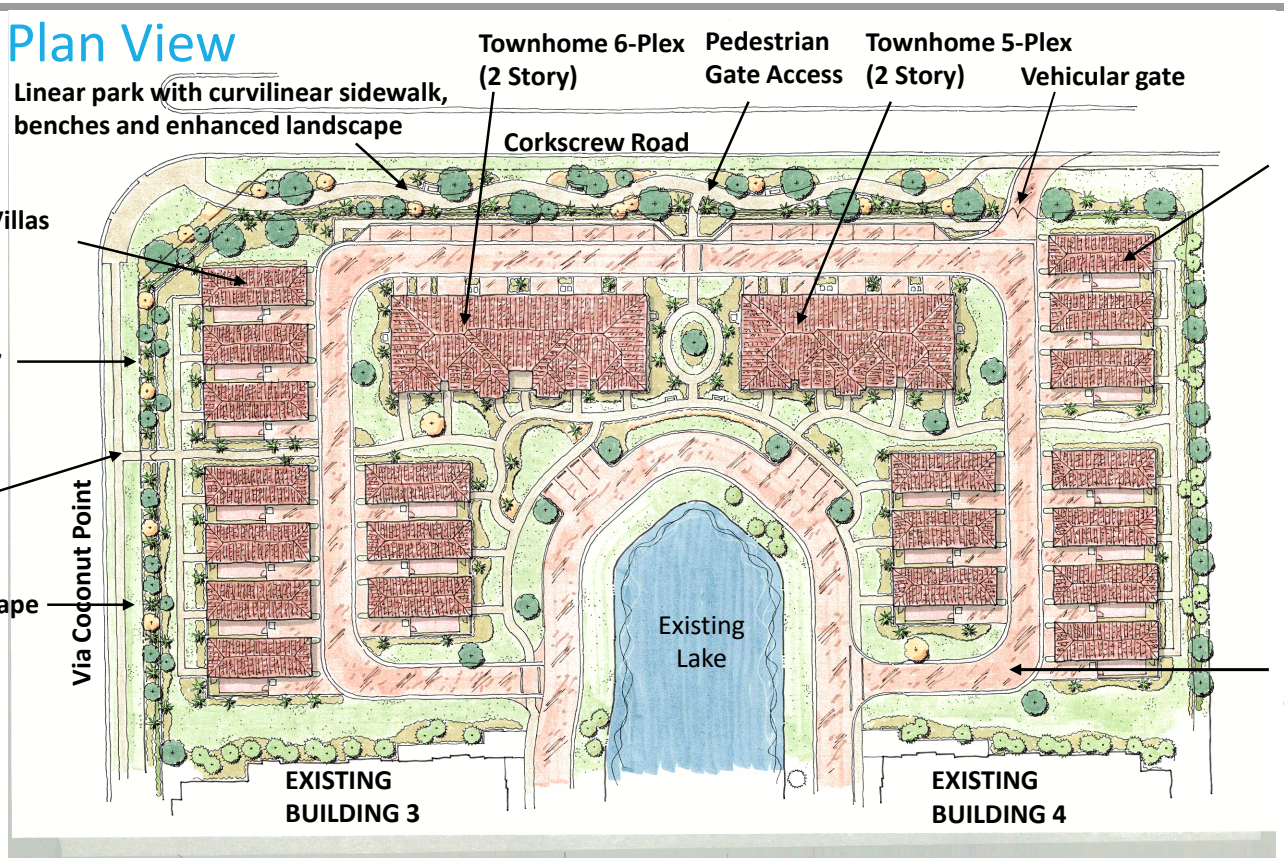
PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (6 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 11 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 3 SURFACE PARKING
TOTAL	TOTAL: 25 SPACES	42 SPACES
SINGLE FAMILY RESIDENTIAL PARKING		
SF-1 - SF-20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES

SCALE: 1" = 50'



- 131 Current Genova Units
- 31 Townhomes / Luxury Villa Units Proposed (11 TH, 20 LV)
- 162 Total Units Proposed for the Project versus 205 units approved

Illustrative Plan View



Corkscrew Road Landscape

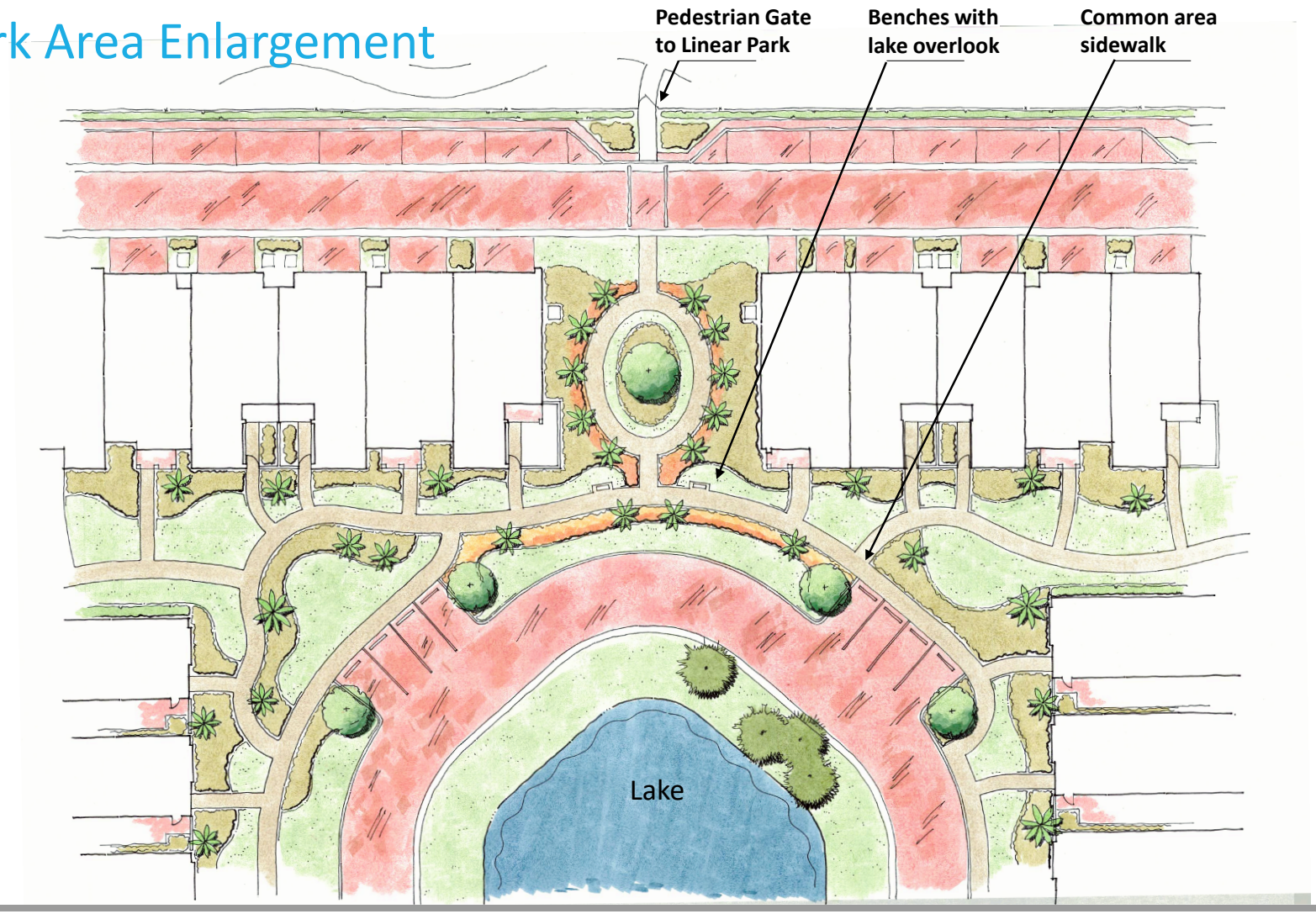
- 30 Trees and 400 shrubs required per approved D.O. landscape plan
- Proposed is 35 trees minimum plus accent palms and ornamental shrubs
- Shady Lady Black Olive, Silver Buttonwood, Montgomery Palm

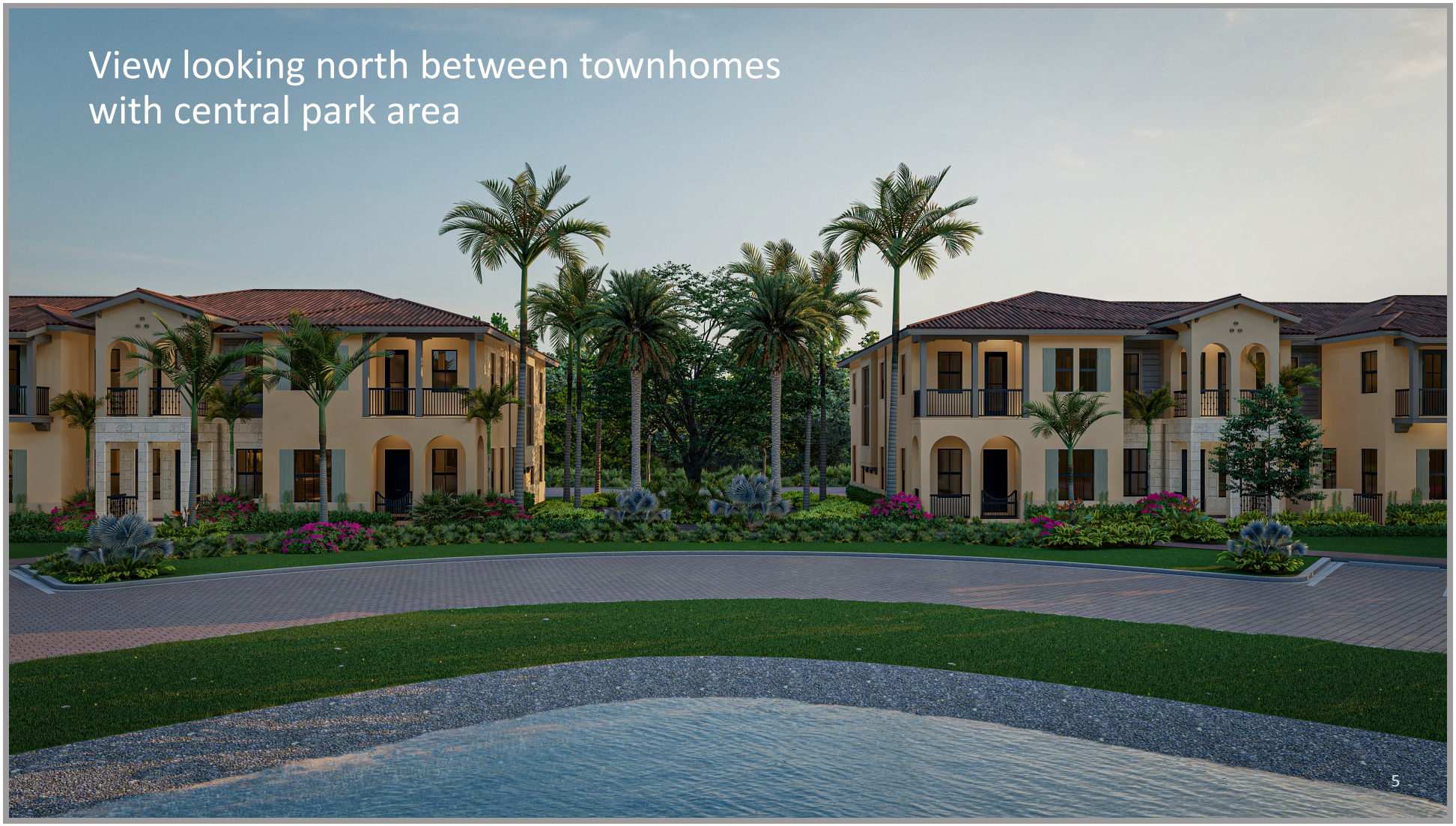
Via Coconut Point Landscape

- Trees required are 20' on center
- Proposed is a minimum of trees at 20' on center plus accent palms and ornamental shrubs
- Silver Buttonwood, Eagleston Holly, Montgomery Palm

3

Park Area Enlargement




View looking north between townhomes with central park area
5

Complimentary building colors



Shutter Color



Base Body Color



Trim Color

- Base colors as existing and complimentary colors on the current Genova buildings
- Options of decorative stone/tile available

6


Luxury Villas
• Product of CC Homes, a luxury home top builder in the US
• 2 Stories, +/- 2,500 SF total
• Minimum 2 parking spaces per unit
• Shallow roof pitches with barrel tile as material and little overhang
• Square openings with occasional archway
• Architectural features with shutters, trim, clay tile vents
• Decorative common wall for massing effect
• Neutral warm earth tones for exterior building colors
7

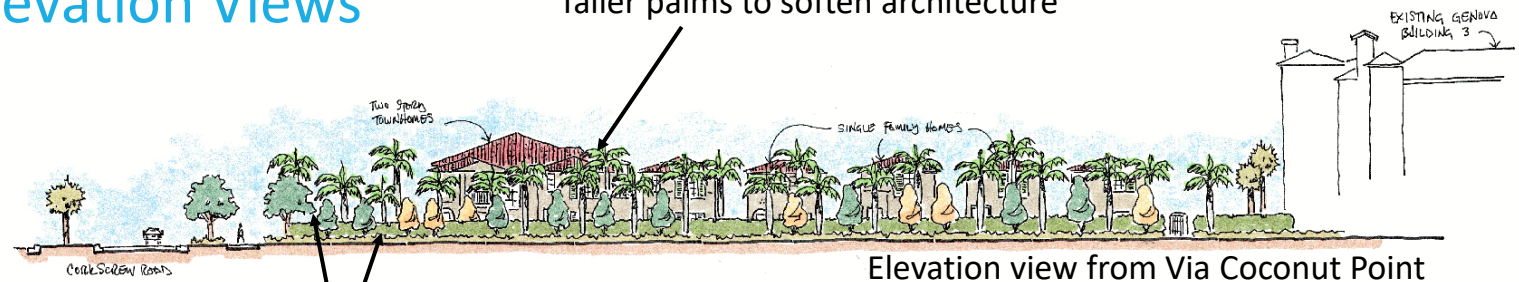

Townhomes
• Product of CC Homes, , a luxury home top builder in the US
• 2 Stories, +/- 2,500 SF total
• 2 garage spaces per unit
• Mediterranean Revival style
• Varied massing, multiple building volumes and varied building heights
• Shallow roof pitches with barrel tile as material and wide overhangs
• Attached balconies with decorative metal railings
• Square openings with an occasional archway
• Architectural features with roof cupolas, corbels and clay tile vents
• Neutral, warm earth tones for exterior building colors
8


View looking northeast
9


View looking east
10

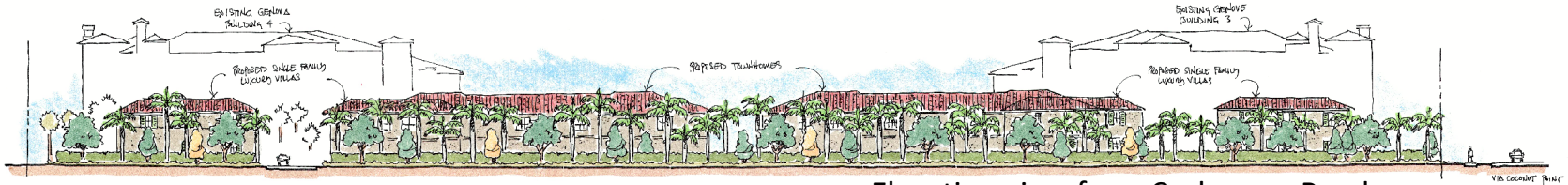
Elevation Views

Taller palms to soften architecture



Elevation view from Via Coconut Point

Canopy and ornamental trees



Elevation view from Corkscrew Road

- Relationships of the proposed landscape to the proposed buildings, and the proposed buildings to the existing buildings.
- Landscape proposed is based on the approved D.O. landscape plan but enhanced further to soften the architecture and provide separation from the roadway.

11

Tangible Benefits

Architecture

- Precedent Setting Design – Mediterranean / Spanish Revival Styles provided
- 360 Degree Urban Look – provided
- Stealth Parking – all resident parking is indoors or hidden, guest parking exceeds code and will be buffered where possible
- Sustainable Design – provided through existing buildings

Social Vitality

- Public Pedestrian Greenway – provided through existing and proposed greenway
- Public Linear Park along Corkscrew Road – to be provided as proposed
- Public Lakeside Sitting Areas – previously provided and proposed
- No Age Restriction – provided

Landscaping'

- Canopy Trees/Picnic Areas in Estero Community Park – previously provided
- Larger Trees in Streetscapes – provided through existing and proposed greenways
- Via Coconut Point Road Median Landscape – previously provided
- Via Coconut Point Median Jack and Bore – previously provided
- Interweaving Public ROW and Genova Setbacks – previously provided

12

Tangible Benefits

Connectivity

- Pedestrian Gates/Walkability – provided through existing and proposed
- Transit Ready – previously provided
- Front Doors on Via Coconut Point Road – previously provided
- Interconnected Sidewalks – provided through existing and proposed
- Within Vibrant Mixed-Use Pedestrian Shed – previously provided
- Non-resident Main Gate Access – previously provided
- $100,000 Contribution to Future Estero Community Park Entry – previously provided

Economic

- Increased Employment – provided
- Impact Fees – provided
- Tax Revenue – provided
- Local Spending – provided

13

CONCLUSIONS

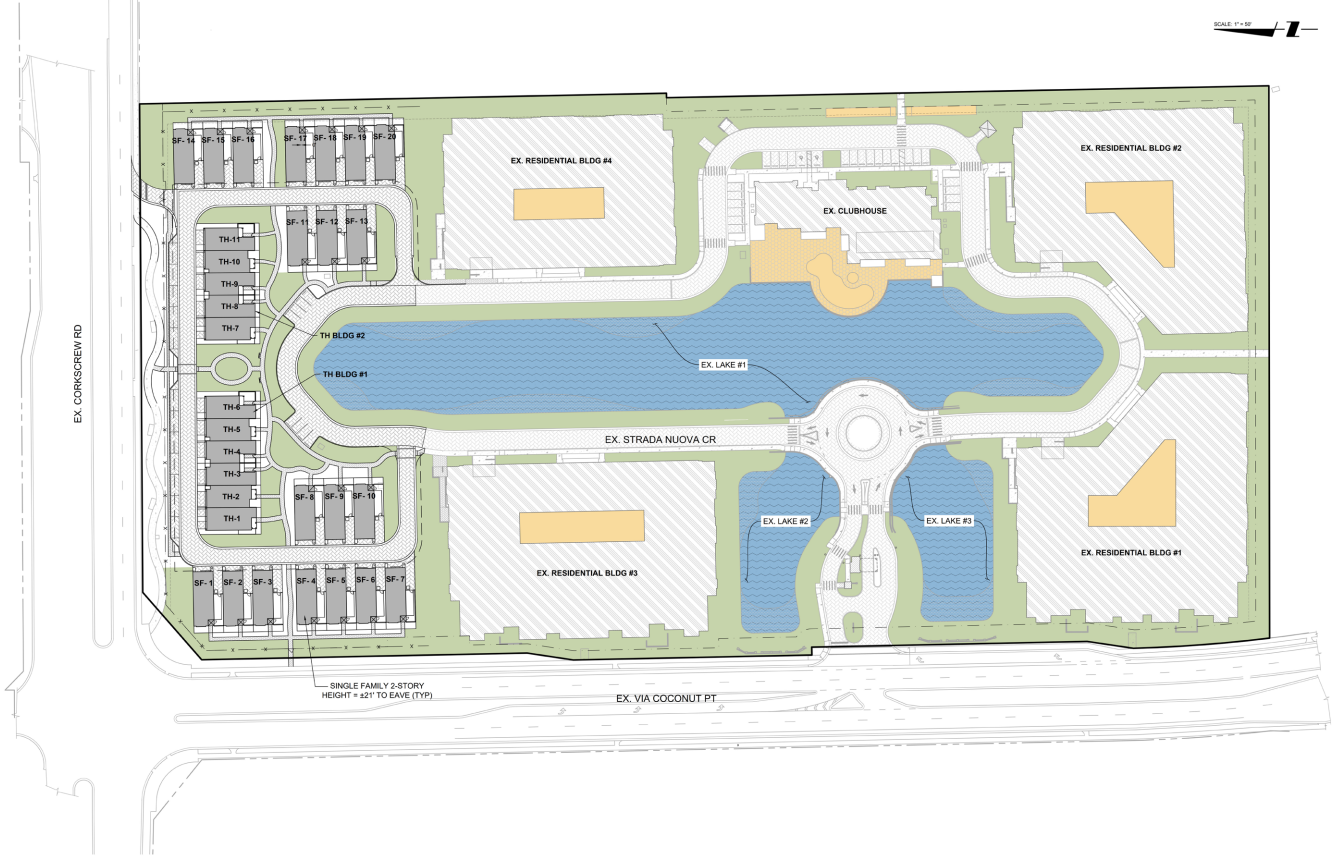
- Provide a variety of housing products
- Tried and proven architecture
- Mediterranean/Spanish Revival Architecture Styles
- Enhanced landscape above code adjacent to ROW's
- Open space will meet or exceed L.D.C./existing P.D. minimum requirement of 40%

Open Space Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		SF	SINGLE-FAMILY
OPEN SPACE LEGEND			
LAKE	RECREATIONAL AREA	OPEN SPACE	

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
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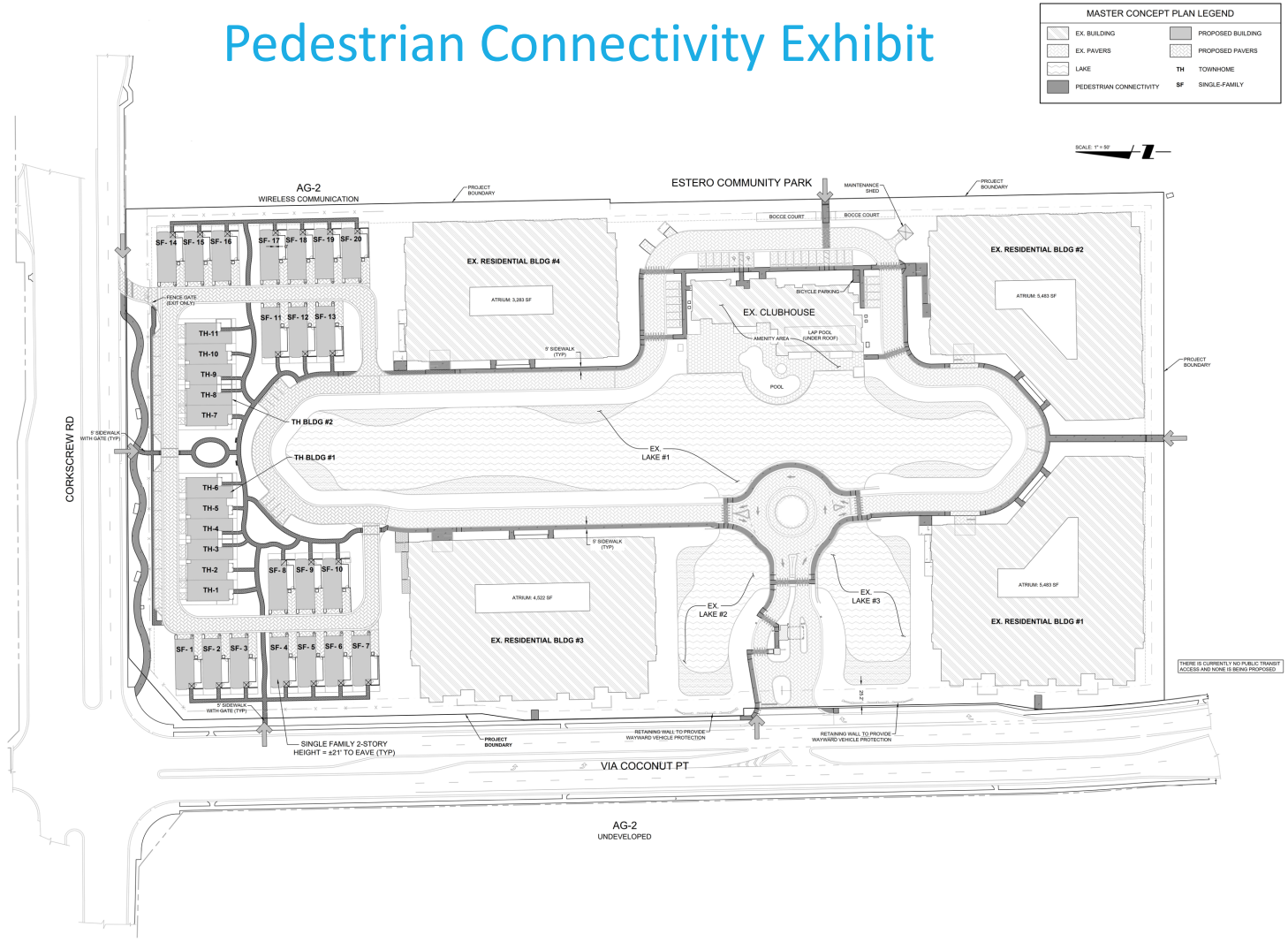
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MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF



- 6.77 Acres (40%) of open space required
- 7.48 Acres (44%) of open space provided

15

Pedestrian Connectivity Exhibit



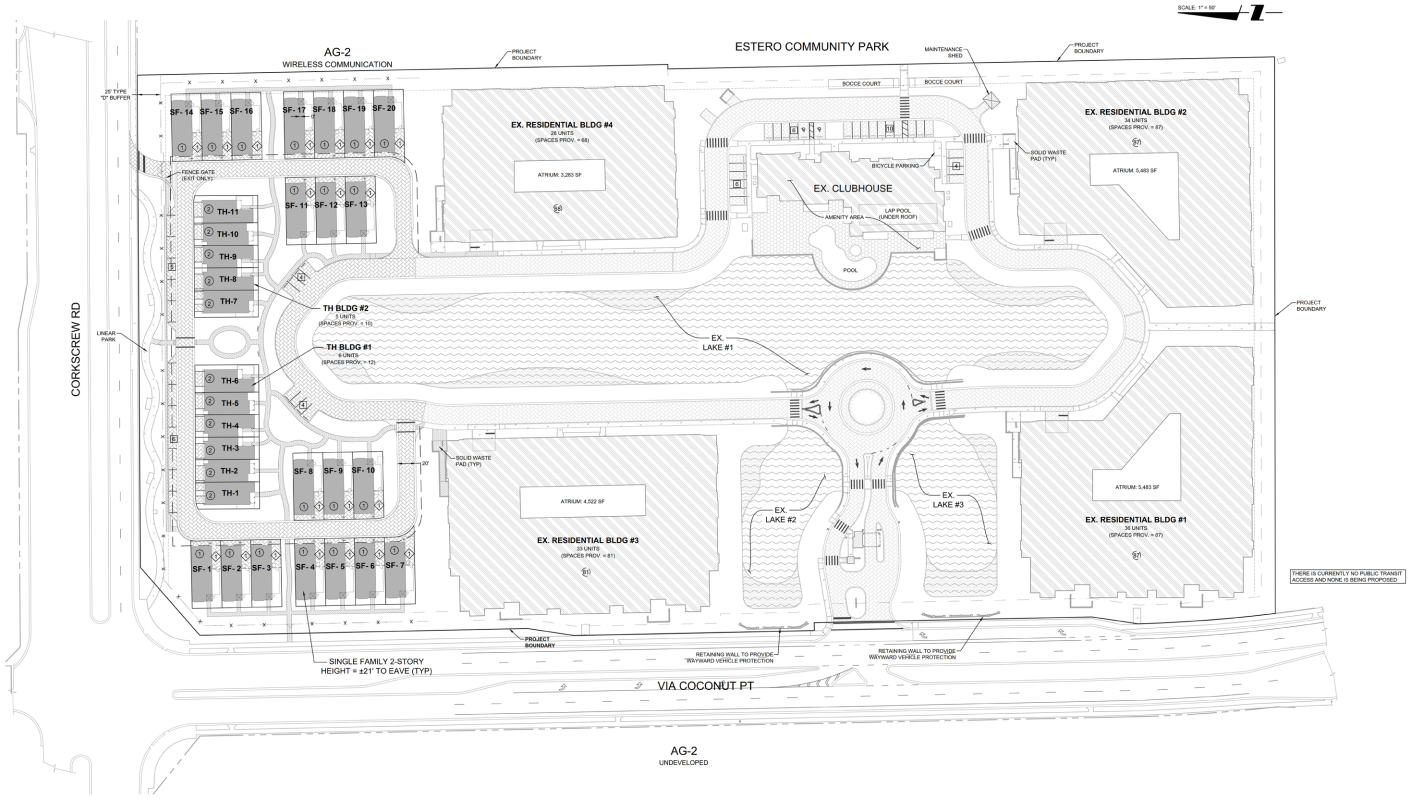
Parking Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		SF	SINGLE-FAMILY

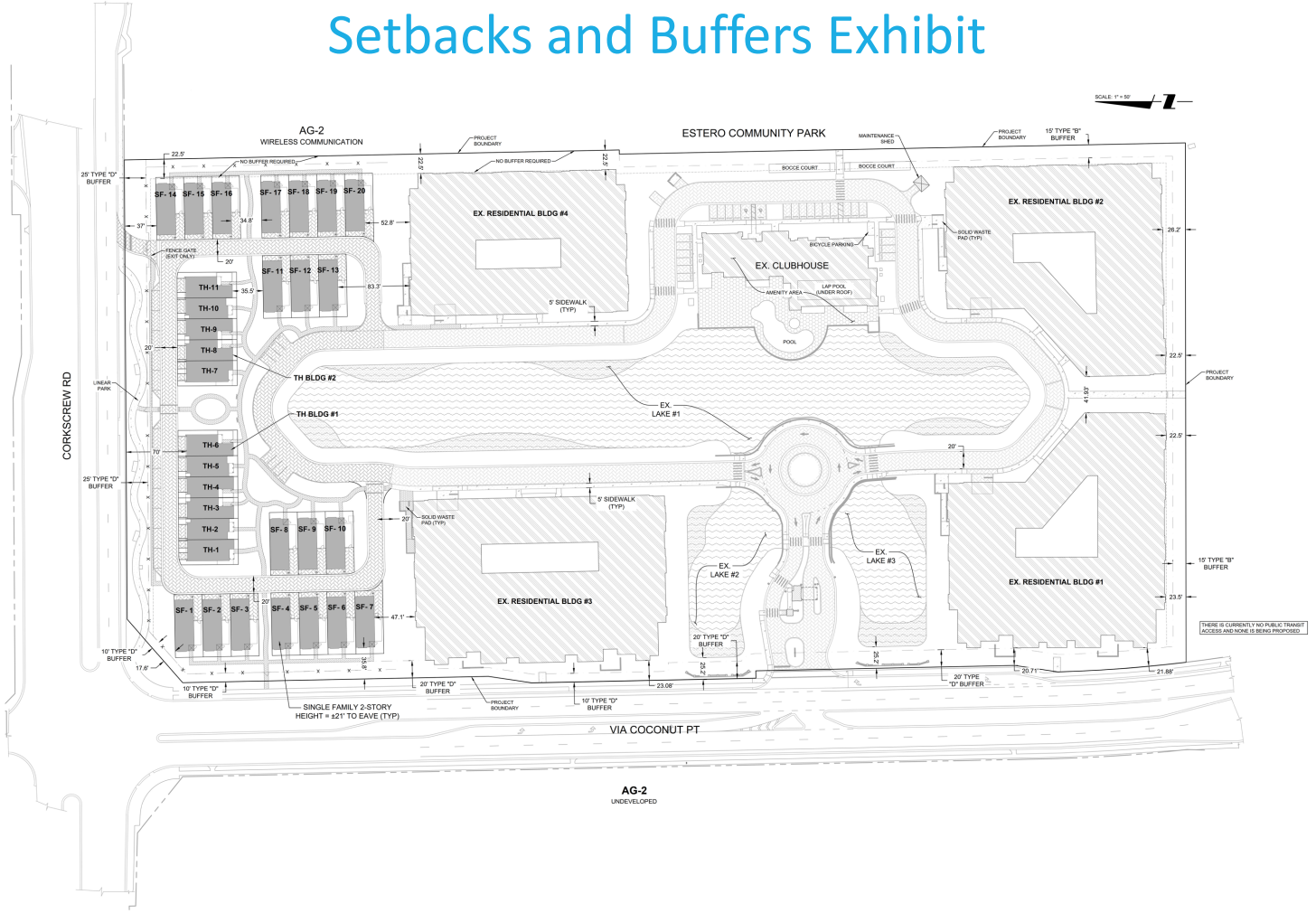
PARKING LEGEND
TH GARAGE PARKING
EXISTING GARAGE PARKING
SF GARAGE PARKING (MIN 1 SPACE)
SF EXTERIOR PARKING
EXISTING SURFACE PARKING

PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (6 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 11 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 9 SURFACE PARKING
TOTAL	**TOTAL: 25 SPACES**	**42 SPACES**
SINGLE FAMILY RESIDENTIAL PARKING		
SF-1 - SF-20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	97 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES	97 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	91 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
TOTAL	**TOTAL: 290 SPACES**	**323 SPACES**
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	**TOTAL: 36**	**26 PER DEVIATION**
EX. BICYCLE PARKING		
(5% OF AMENITY VEHICULAR PARKING) 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES



Setbacks and Buffers Exhibit



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

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

1. Applicant/Project Name: SD Estero Crossing, LLC; Building 1 (Dunkin) at Estero Crossing
2. Address: 10500 Corkscrew Road, Estero, FL 33928
3. Strap Number: 35-46-25-E1-U2192.2338
4. Application Number:

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

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

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

Development of building #1 within the Estero Crossing Commercial Area. The 4,700 SF +/- building consists of 2 retail spaces, with 1 drive thru, on the east end of the commercial area.

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

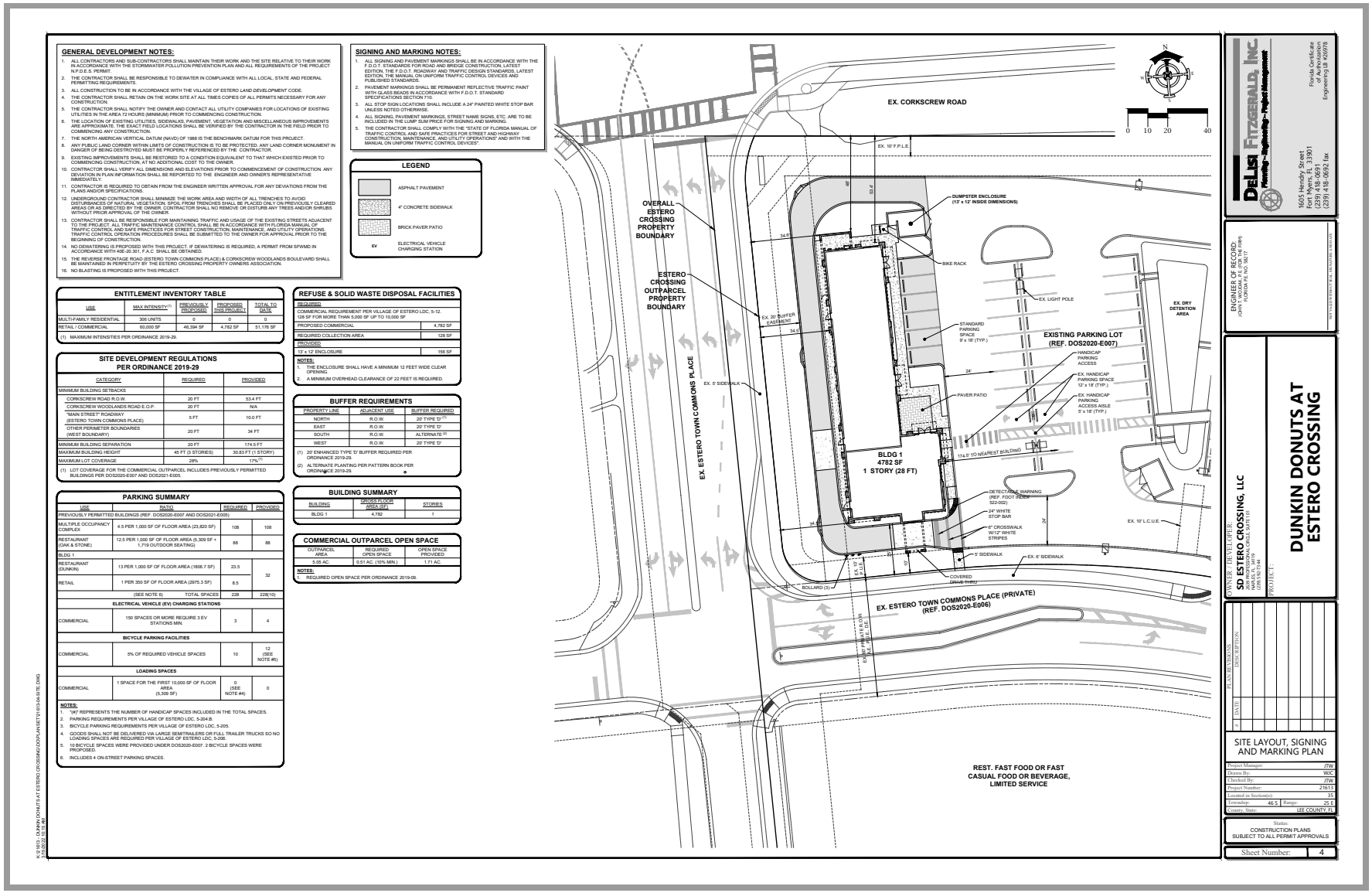
Signature

March 23, 2022
Date

John T. Wojdak, P.E.
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 11/17/2021


GENERAL DEVELOPMENT NOTES:
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL OPERATIONS PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATIONS PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. THE REVERSE FRONTAGE ROAD (ESTERO TOWN COMMONS PLACE) & CORKSCREW WOODLANDS BOULEVARD SHALL BE MAINTAINED IN PERPETUITY BY THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
16. NO BLASTING IS PROPOSED WITH THIS PROJECT.
SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
BRICK PAVER PATIO
EV ELECTRICAL VEHICLE CHARGING STATION
ENTITLEMENT INVENTORY TABLE
USE | MAX INTENSITY(1) | PREVIOUSLY PROPOSED | PROPOSED THIS PROJECT | TOTAL TO DATE
MULTI-FAMILY RESIDENTIAL | 306 UNITS | 0 | 0 | 0
RETAIL / COMMERCIAL | 50,000 SF | 46,394 SF | 4,782 SF | 51,176 SF
(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
CATEGORY | REQUIRED | PROVIDED
MINIMUM BUILDING SETBACKS
CORKSCREW ROAD R.O.W. | 20 FT | 53.4 FT
CORKSCREW WOODLANDS ROAD E.O.P. | 20 FT | N/A
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE) | 5 FT | 10.0 FT
OTHER PERIMETER BOUNDARIES (WEST BOUNDARY) | 20 FT | 34 FT
MINIMUM BUILDING SEPARATION | 20 FT | 174.5 FT
MAXIMUM BUILDING HEIGHT | 45 FT (3 STORIES) | 30.83 FT (1 STORY)
MAXIMUM LOT COVERAGE | 28% | 17%(1)
(1) LOT COVERAGE FOR THE COMMERCIAL OUTPARCEL INCLUDES PREVIOUSLY PERMITTED BUILDINGS PER DOS2020-E007 AND DOS2021-E005.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
PREVIOUSLY PERMITTED BUILDINGS (REF. DOS2020-E007 AND DOS2021-E005)
MULTIPLE OCCUPANCY COMPLEX | 4.5 PER 1,000 SF OF FLOOR AREA (23,820 SF) | 108 | 108
RESTAURANT (OAK & STONE) | 12.5 PER 1,000 SF OF FLOOR AREA (5,309 SF + 1,719 OUTDOOR SEATING) | 88 | 88
BLDG 1
RESTAURANT (DUNKIN) | 13 PER 1,000 SF OF FLOOR AREA (1806.7 SF) | 23.5 | 32
RETAIL | 1 PER 350 SF OF FLOOR AREA (2975.3 SF) | 8.5 |
(SEE NOTE 6) TOTAL SPACES | | 228 | 228(10)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS
COMMERCIAL | 150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN. | 3 | 4
BICYCLE PARKING FACILITIES
COMMERCIAL | 5% OF REQUIRED VEHICLE SPACES | 10 | 12 (SEE NOTE #5)
LOADING SPACES
COMMERCIAL | 1 SPACE FOR THE FIRST 10,000 SF OF FLOOR AREA (5,309 SF) | 0 (SEE NOTE #4) | 0
NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.B.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-208.
5. 10 BICYCLE SPACES WERE PROVIDED UNDER DOS2020-E007. 2 BICYCLE SPACES WERE PROPOSED.
6. INCLUDES 4 ON-STREET PARKING SPACES.
REFUSE & SOLID WASTE DISPOSAL FACILITIES
REQUIRED
COMMERCIAL REQUIREMENT PER VILLAGE OF ESTERO LDC, 5-12. 128 SF FOR MORE THAN 5,000 SF UP TO 10,000 SF
PROPOSED COMMERCIAL | 4,782 SF
REQUIRED COLLECTION AREA | 128 SF
PROVIDED
12' x 12' ENCLOSURE | 156 SF
NOTES:
1. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
2. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
BUFFER REQUIREMENTS
PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED
NORTH | R.O.W. | 20' TYPE 'D' (1)
EAST | R.O.W. | 20' TYPE 'D'
SOUTH | R.O.W. | ALTERNATE (2)
WEST | R.O.W. | 20' TYPE 'D'
(1) 20' ENHANCED TYPE 'D' BUFFER REQUIRED PER ORDINANCE 2019-29.
(2) ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.
BUILDING SUMMARY
BUILDING | GROSS FLOOR AREA (SF) | STORIES
BLDG 1 | 4,782 | 1
COMMERCIAL OUTPARCEL OPEN SPACE
OUTPARCEL AREA | REQUIRED OPEN SPACE | OPEN SPACE PROVIDED
5.09 AC. | 0.51 AC. (10% MIN.) | 1.71 AC.
NOTES:
1. REQUIRED OPEN SPACE PER ORDINANCE 2019-09.
EX. CORKSCREW ROAD
EX. 10' F.P.L.E.
OVERALL ESTERO CROSSING PROPERTY BOUNDARY
ESTERO CROSSING OUTPARCEL PROPERTY BOUNDARY
EX. ESTERO TOWN COMMONS PLACE
EX. 20' BUFFER EASEMENT
EX. 5' SIDEWALK
DUMPSTER ENCLOSURE (13' x 12' INSIDE DIMENSIONS)
BIKE RACK
EX. LIGHT POLE
STANDARD PARKING SPACE 9' x 18' (TYP.)
EXISTING PARKING LOT (REF. DOS2020-E007)
EX. DRY DETENTION AREA
HANDICAP PARKING ACCESS
EX. HANDICAP PARKING SPACE 12' x 18' (TYP.)
EX. HANDICAP PARKING ACCESS AISLE 5' x 18' (TYP.)
PAVER PATIO
174.5' TO NEAREST BUILDING
BLDG 1 4782 SF 1 STORY (28 FT)
DETECTABLE WARNING (REF. FDOT INDEX 522-002)
24" WHITE STOP BAR
6" CROSSWALK W/12" WHITE STRIPES
EX. 10' L.C.U.E.
5' SIDEWALK
EX. 6' SIDEWALK
COVERED DRIVE-THRU
BOLLARD (3)
EX. ESTERO TOWN COMMONS PLACE (PRIVATE) (REF. DOS2020-E006)
REST. FAST FOOD OR FAST CASUAL FOOD OR BEVERAGE, LIMITED SERVICE
0 10 20 40
DeLisi Fitzgerald, Inc
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691 voice
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #26978
ENGINEER OF RECORD
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN T. WOJDA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
OWNER / DEVELOPER
SD ESTERO CROSSING, LLC
3636 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FL 34107
(239) 592-7744
PROJECT
DUNKIN DONUTS AT ESTERO CROSSING
PLAN REVISIONS
| DATE | DESCRIPTION
SITE LAYOUT, SIGNING AND MARKING PLAN
Project Manager: JTW
Drawn By: WJC
Checked By: JTW
Project Number: 21613
Located in Section(s): 33
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status: CONSTRUCTION PLANS SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4
K:\21613 - DUNKIN DONUTS AT ESTERO CROSSING\2.0 CDP\PLANSET\21613-SHEET-SITE.DWG
2/2/2022 10:10 AM







ESTERO CROSSING – BLDG. 1 (DUNKIN) - PUBLIC INFORMATION MEETING

ESTERO, FL
April 2022

CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

GMA ARCHITECTS AND PLANNERS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

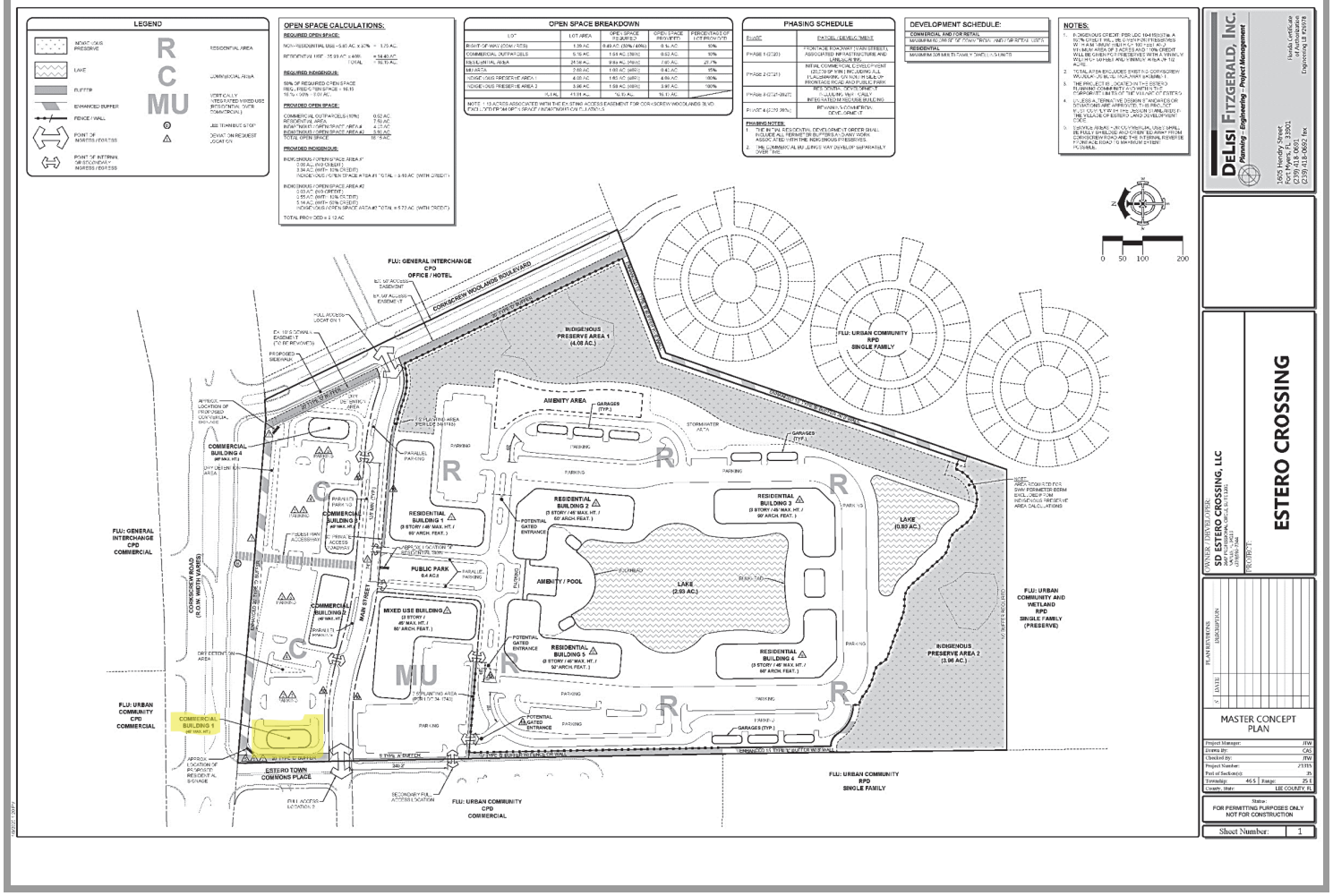
VICINITY MAP



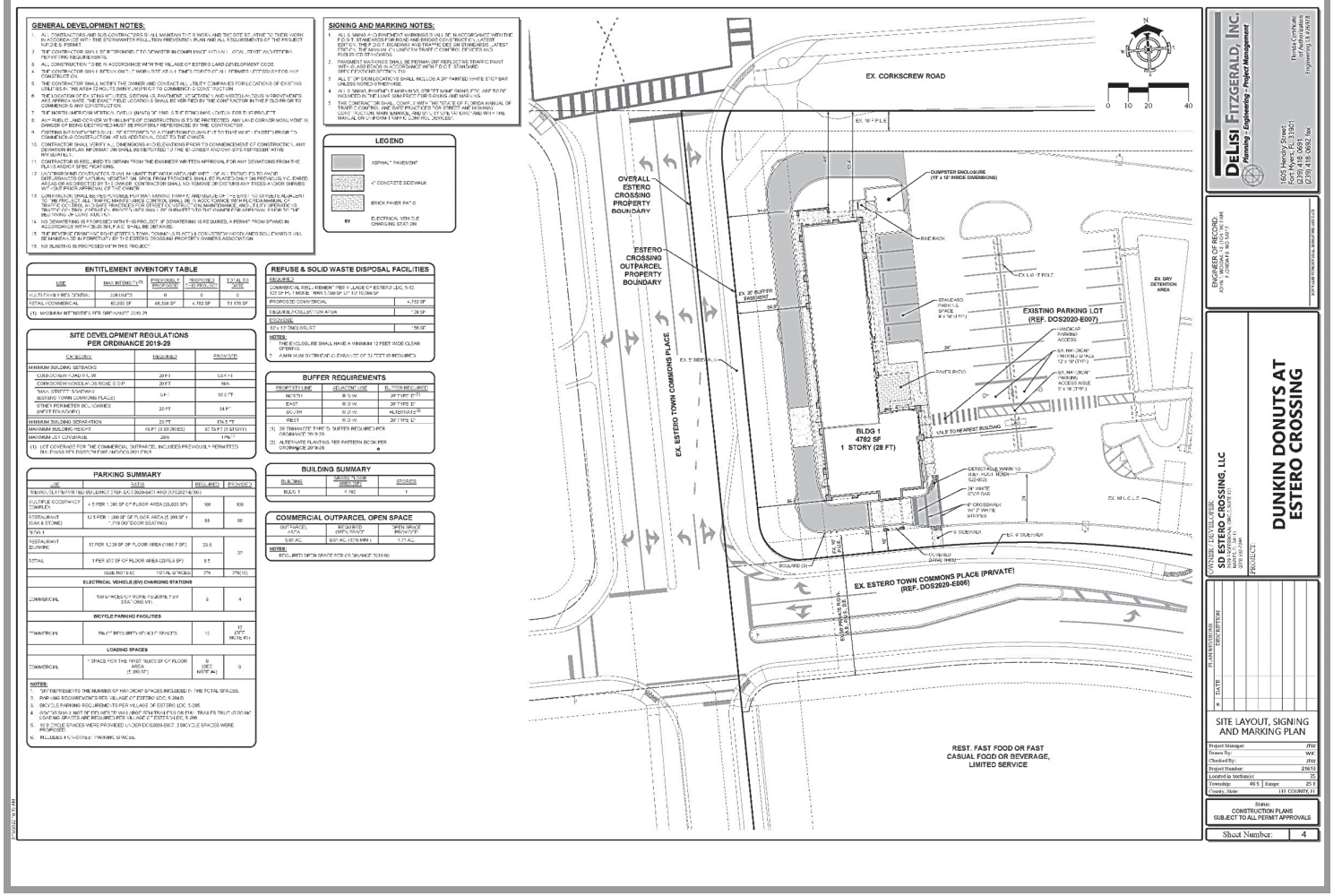
ESTERO CROSSING

3

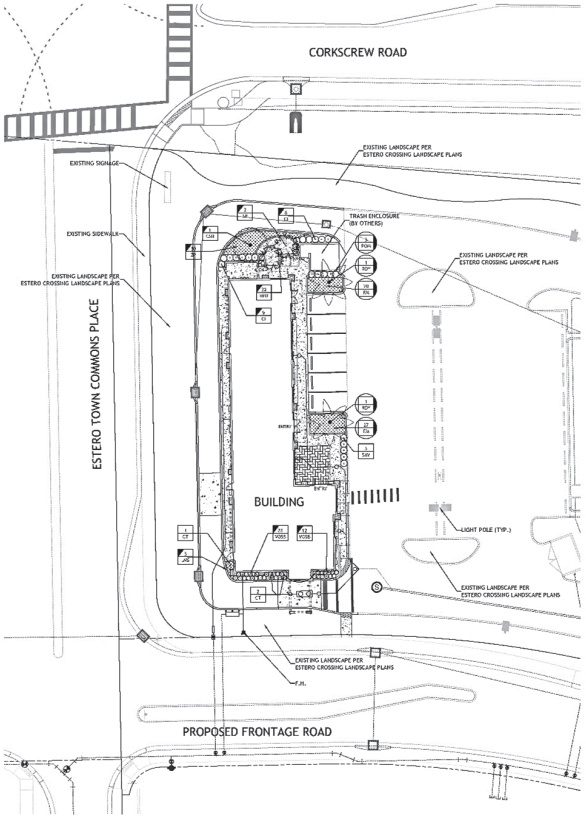
SITE CONTEXT – MASTER CONCEPT PLAN



SITE PLAN


GENERAL DEVELOPMENT NOTES:
SIGNING AND MARKING NOTES:
LEGEND
ASPHALT PAVEMENT
6" CONCRETE SIDEWALK
BRICK PAVER PAT'D
EV
ELECTRICAL VEHICLE CHARGING STATION
ENTITLEMENT INVENTORY TABLE
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
PARKING SUMMARY
REFUSE & SOLID WASTE DISPOSAL FACILITIES
BUFFER REQUIREMENTS
BUILDING SUMMARY
COMMERCIAL OUTPARCEL OPEN SPACE
EX. CORKSCREW ROAD
OVERALL ESTERO CROSSING PROPERTY BOUNDARY
ESTERO CROSSING OUTPARCEL PROPERTY BOUNDARY
EX. ESTERO TOWN COMMONS PLACE
DUMPSTER ENCLOSURE (10' x 12' INSIDE DIMENSIONS)
EXISTING PARKING LOT (REF. DOS2020-E007)
BLDG 1 4782 SF 1 STORY (28 FT)
EX. ESTERO TOWN COMMONS PLACE (PRIVATE) (REF. DOS2020-E006)
REST. FAST FOOD OR FAST CASUAL FOOD OR BEVERAGE, LIMITED SERVICE
EX. DRY DETENTION AREA
DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0090
(239) 418-0092 fax
PROJECT:
DUNKIN DONUTS AT ESTERO CROSSING
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
SITE LAYOUT, SIGNING AND MARKING PLAN
CONSTRUCTION PLANS SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4

LANDSCAPE PLANS



BUILDING PERIMETER PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
17	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 16" HT.	YES	YES	
1	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD. 2" CAL.	YES	YES	
3	CT	CORDYLINE FRUTICOSA	HAWAIIAN TI PLANT	3 GAL. 30-36" HT., MULTI TRUNK	NO	NO	RED SISTER TI
47	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
20	HPD	HAMELIA PODOSA	DWARF FIREBUSH	3 GAL., 15"-18" HT. X 14" SPD.	YES	YES	
5	LHS	LIRIOPE MUSCARI "SUPER BLUE"	SUPER BLUE LIRIOPE	1 GAL., 12" HT. x 12" SPD.	YES	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GRAY WOOD, 24' OA	YES	YES	HEAVY TRUNK
5	SAV	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
2	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	YES	YES	
34	VOBS	V. OBOVATUM 3HRS SCHILLER'S DELIGHT'	3HRS SCHILLER'S VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	
16	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 30"-72" HT. X 10" SPD.	YES	YES	

REQ LET — REQUIRED NATIVE FOUNDATION PLANTING

NO LET — VEHICULAR USE LANDSCAPE PLANTINGS

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	7.5 C.Y.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

NATIVE PLANT MATERIAL REQUIREMENTS

AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.

DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	3	100%
NON-NATIVE TREE/PALM VARIETIES	0	0%
TOTAL:	3	100%
NATIVE SHRUB/GC VARIETIES	5	62.5%
NON-NATIVE SHRUB/GC VARIETIES	3	37.5%
TOTAL:	8	100%

BUILDING FOUNDATION LANDSCAPE AREA REQUIREMENTS

	BUILDING FOOTPRINT	BUILDING PERIMETER	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
BUILDING	4800 S.F.	380 L.F.	480 S.F.	620 S.F.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	950 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	95 S.F.	10%(VUA)	320 S.F.
TOTAL CANOPY TREES	1 TOTAL	8,327 / 250 S.F.	34

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED PERP PERMIT.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT 'ONE-CALL' AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE 'ONE-CALL' SYSTEM, THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT CITY OF TREASURE ISLAND FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE "TRACKING" OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTORS SURVEY CREW. CORRECTIONS OF TRAIL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT.
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH-MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY'S ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FIELD BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

BDG BOOTH DESIGNGROUP
144 SECOND ST. N. STE. 202
ST. PETERSBURG, FL 33701
T/ 727.821.5699
CONSULTANTS
C.P. - 1014122
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1405 HENDRY STREET
FT MYERS | FLORIDA
T/ 239-418-0991

OWNER
STOCK DEVELOPMENT
7434 PROFESSIONAL CIRCLE, SUITE 109
LAKELAND | FLORIDA
T/ 239-561-7394

ESTERO CROSSING
DUNKIN DONUTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

PERMIT SET

ISSUE DATE		
1	PERMIT SET	01.22.2021

REVISIONS		
1	COMMENTS DATED 01-29-21	02.24.21

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER: 22017
DRAWN BY: PS
CHECKED BY: MB / JB

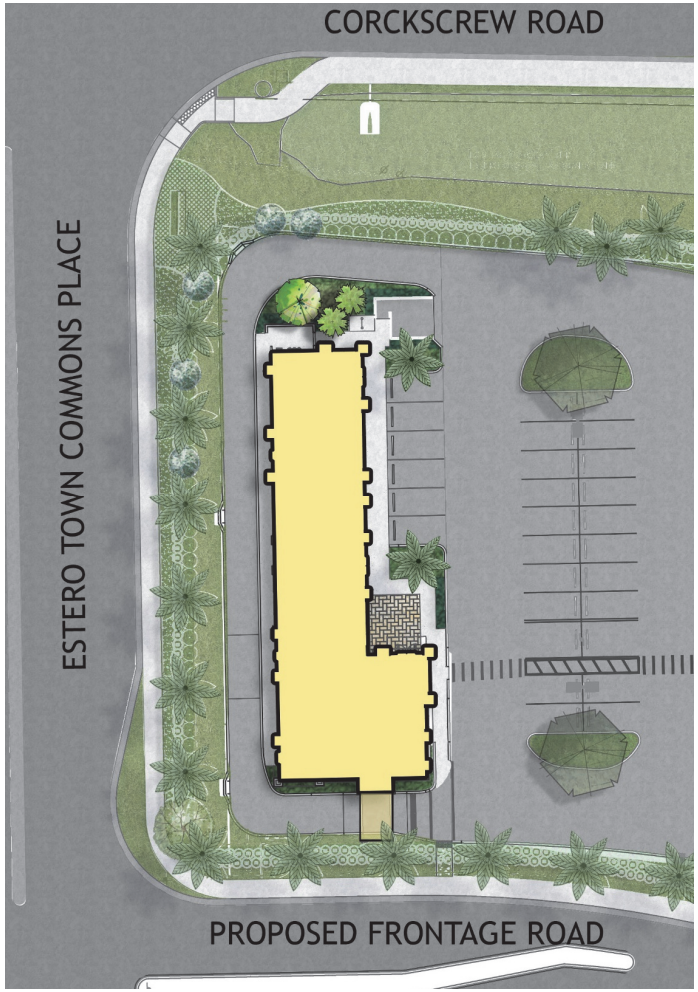
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LANDSCAPE DEVELOPMENT PLAN

L3.00

Copyright Booth Design Group

LANDSCAPE PLAN RENDERING



ARCHITECTURAL CHARACTER

"Mediterranean" Style Architecture

The "Mediterranean" style embraces the historical design of the Mediterranean regions with the modernity of "Florida Coastal" style of architecture. Exterior elements such as **white smooth finished stucco**, **barrel tile roofs**, **arched openings** and **detailed gables** give the Mediterranean flavor. The clean modern massing of the architecture and the resort atmosphere created by lush landscaping and inviting amenity spaces, lend towards the "Florida Coastal" style. This elegant composition achieves a **harmonious** and **stylish** design of architecture that is timeless, graceful and will enhance the community of the Village of Estero for years to come.

Design Approach

Create a design that is timeless and graceful

- Barrel tiled roofs of warm and rich texture.
- Detailed roof gables with simple but enhancing design elements.
- Stylized windows – respectful yet contemporary.
- White smooth finished stucco – blending of classic and modern styles.
- Balconies with rustic wood detailing and respectfully placed arches.
- Identifiable and inviting building entries.
- Architecture and exterior spaces that create a resort style experience.

FLOOR PLAN

A NEW CONSTRUCTION BUILDING:

ESTERO CROSSING - BUILDING 1

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

RENDERINGS



GMA ARCHITECTS PLANNERS
49 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123

ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMON PLACE
ESTERO, FLORIDA

COVER SHEET

ISSUE HISTORY

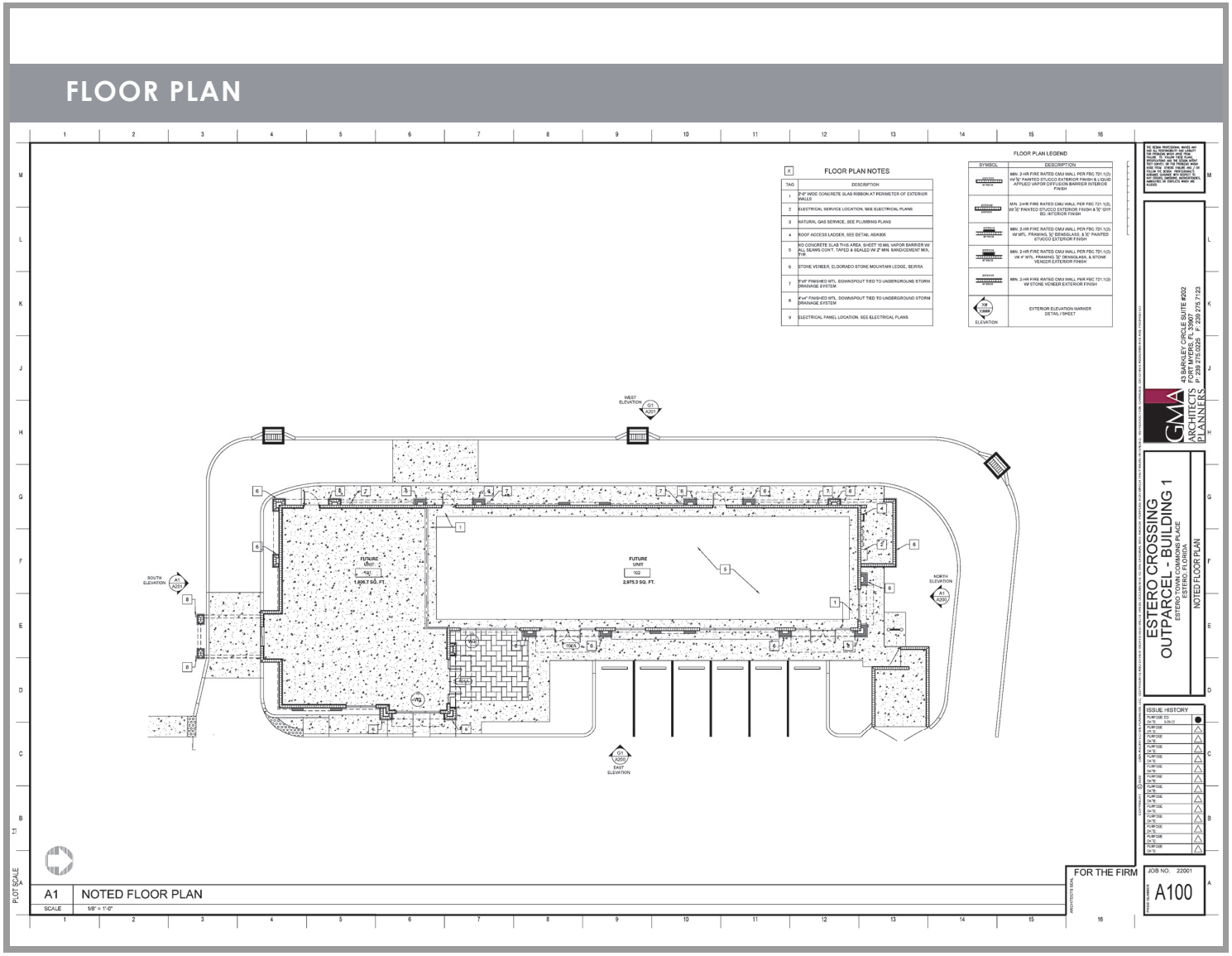
FOR THE FIRM

JOB NO. 22001

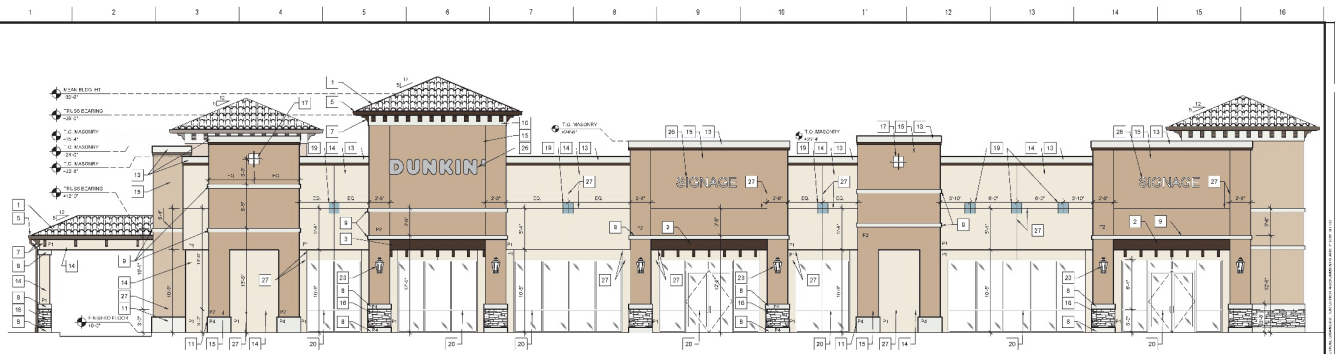
CS1

PLOT SCALE

FLOOR PLAN

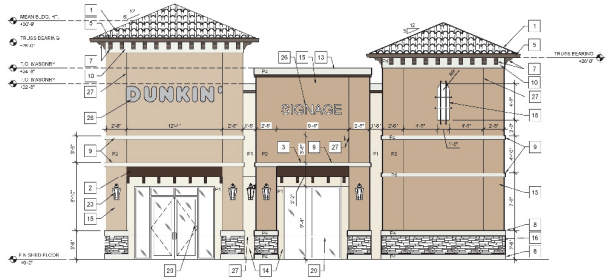

FLOOR PLAN NOTES
FLOOR PLAN LEGEND
FUTURE UNIT 101 1,806.3 SQ. FT.
FUTURE UNIT 102 2,975.3 SQ. FT.
WEST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
EAST ELEVATION
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 275 0325 F: 239 275 7123
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO PARKWAY & COMMONS PLACE
ESTERO, FLORIDA
NOTED FLOOR PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A100
A1 NOTED FLOOR PLAN
SCALE 1/8" = 1'-0"

BUILDING ELEVATIONS



G1 EAST EXTERIOR ELEVATION - FRONT

SCALE 3/16" = 1'-0"



COLOR PALETTE

TRIM COLOR (P4)
SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

SW 6069
French Roast
Interior / Exterior
Location Number: 196-C7

TOWER WALL COLOR (P2)
SW 7713
Tawny Tan
Interior / Exterior
Location Number: 287-C4

BASE WALL COLOR (P1)
SW 7012
Creamy
Interior / Exterior
Location Number: 251-C3

EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	CONCRETE BARREL TILE ROOF
2	NON-COMBUSTIBLE DECORATIVE PERGOLA TELESCOPING TAILS (TYP.)
3	PAINTED METAL GUTTER & DOWNSPOUT TIED TO UNDERGROUND STORMWATER
4	PAINTED METAL SCUPPER BOX W/ DOWNSPOUT TIED TO UNDERGROUND STORMWATER
5	PAINTED METAL CANOPY (TYP.)
6	SAND FINISH SMOOTH STUCCO BAND (TYP.)
7	SAND FINISH SMOOTH STUCCO BAND (TYP.)
8	SAND FINISH SMOOTH STUCCO BAND (TYP.)
9	SAND FINISH SMOOTH STUCCO BAND (TYP.)
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11	SAND FINISH SMOOTH STUCCO BAND (TYP.)
12	SAND FINISH SMOOTH STUCCO BAND (TYP.)
13	PAINTED SAND FINISH SMOOTH STUCCO TEXTURE (TYP.) SEE DETAIL 2/ A500
14	PAINTED SAND FINISH SMOOTH STUCCO TEXTURE (TYP.) BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS TO MATCH EXISTING
15	PAINTED SAND FINISH SMOOTH STUCCO TEXTURE (TYP.) BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS TO MATCH EXISTING
16	STONE VENEER (A1), ELDORADO STONE MOUNTAIN LEDGE, SIERRA OR EQ.
17	METAL HAND RAIL ON ROOF ACCESS LADDER, W/ DECORATIVE METAL WORK GRILLE TO MATCH BUILDINGS 2 & 3
18	METAL RAILING ON ROOF ACCESS LADDER, W/ DECORATIVE METAL WORK GRILLE TO MATCH BUILDINGS 2 & 3
19	METAL DECORATIVE "TILE ACCENT", RECESSED INTO STUCCO INTERCEPTOR FOR 24 INCH BUTLER FINISH "TUFF TILE" W/ 90 DEGREE ASPHALT SHINGLE CUT TO ALIGN WITH TILE
20	STOREFRONT STOREFRONT, ALUMINUM, SEE WINDOW, DOOR AND WINDOW SCHEDULES
21	PAINTED HOLLOW METAL DOOR & FRAME (P1), SEE DOOR SCHEDULE
22	NOT USED
23	EXTERIOR SCONCE LED LIGHT FIXTURE, TO MATCH BUILDING 2 & 3, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24	PAINTED HOLLOW METAL DOOR & FRAME (P1), SEE DOOR SCHEDULE
25	8" x 1" STUCCO REVEALS
26	ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT
27	STUCCO CONTROL JOINT (TYP.)



3645 Sunrise Blend
PITCHED ROOF TILE



STONE - ELDORRADO STONE - MOUNTAIN LEDGE, SIERRA

A1 NORTH EXTERIOR ELEVATION - CORKSCREW FACADE

SCALE 3/16" = 1'-0"

FOR THE FIRM

GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 275 0225 F: 239 275 7123

ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO MIXED USE PLANNED DEVELOPMENT
ESTERO, FLORIDA

EXTERIOR ELEVATIONS

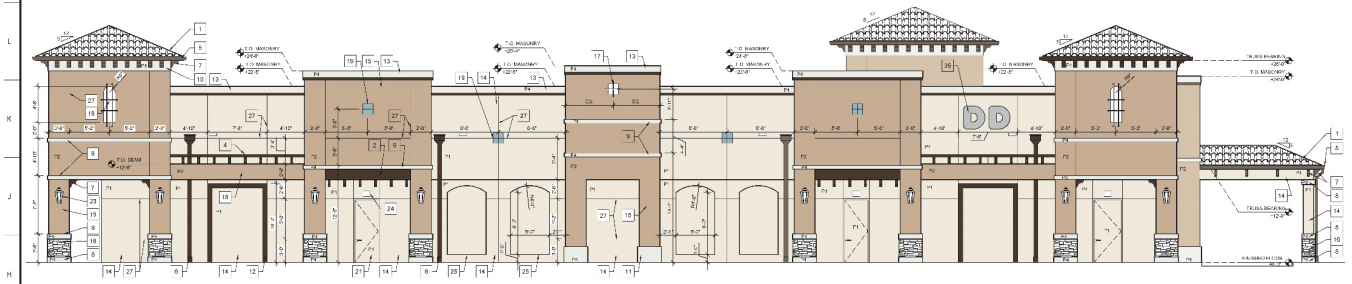
ISSUE HISTORY

SUBMISSION NO.	DATE	PURPOSE
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JOB NO. 22001

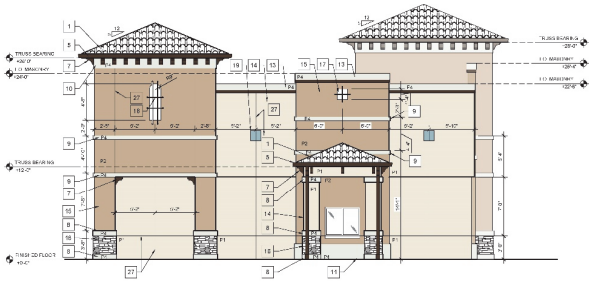
A200

BUILDING ELEVATIONS



G1 WEST EXTERIOR ELEVATION - REAR

SCALE 3/16" = 1'-0"



EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	CONCRETE BARREL TILE ROOF
2	ROOF DRAINING FINISHED METAL AWNING OF DECORATIVE PERFORATED METAL (PS)
3	FINISHED METAL FLASHING ON DECORATIVE PORTICO TRUSS "ALIS PS)
4	FINISHED METAL PORTICO ALIS (PS)
5	FINISHED METAL GUTTER & DOWNSPOUT - TIE TO NEIGHBORHOOD STORMWATER
6	FINISHED METAL DOWNPIPE DOWN DOWNSPOUT - TIED TO NEIGHBORHOOD STORMWATER
7	TYP. CORBEL (TYP.), SEE DETAIL /A3/A900
8	24"-0" PAINTED SMOOTH STUCCO BAND (PH)
9	12"-0" PAINTED SMOOTH STUCCO BAND (TYP)
10	8"-0" PAINTED SMOOTH STUCCO BAND (PH)
11	28"-0" SMOOTH STUCCO BAND (PH)
12	16"-0" SMOOTH STUCCO TRIM (PS)
13	24" ARCHED OPENING W/ SMOOTH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
14	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
15	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
16	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
17	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
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21	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
22	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
23	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
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25	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
26	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900
27	PAINTED SHERWIN WILLIAMS SW 7015 "CHARCOAL" FINISH STUCCO TEXTURE (PH, PS), SEE DETAIL /A3/A900

TAG	DESCRIPTION
28	STONE VENEER (TYP.), ELDORADO STONE MOUNTAIN LEDGE, SIERRA, OR EQ.
29	METAL CANOPY AT DR. NO GLAZING, W/ DECORATIVE METAL, WORK (SIMILAR TO #29 "C") (SLIDERS 2 & 3)
30	METAL CANOPY AT DR. NO GLAZING, W/ DECORATIVE METAL, WORK (SIMILAR TO #29 "C") (SLIDERS 2 & 3)
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100	METAL CANOPY AT DR. NO GLAZING, W/ DECORATIVE METAL, WORK (SIMILAR TO #29 "C") (SLIDERS 2 & 3)

A1 SOUTH EXTERIOR ELEVATION

SCALE 3/16" = 1'-0"

FOR THE FIRM

GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 275 0225 F: 239 275 7123

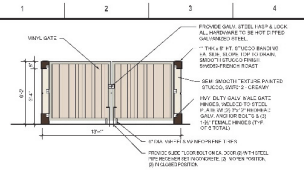
ESTERO CROSSING
OUTPARCEL - BUILDING 1
EXTERIOR ELEVATIONS
ESTERO TOWN COMMON PLACE
ESTERO, FLORIDA

ISSUE HISTORY

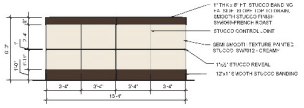
JOB NO. 22001

A200

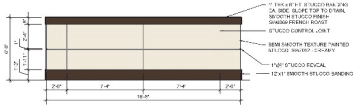
SOLID WASTE ENCLOSURE



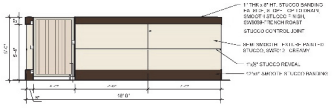
K1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



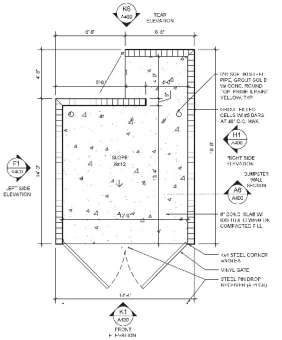
K6 REAR ELEVATION
SCALE 1/4" = 1'-0"



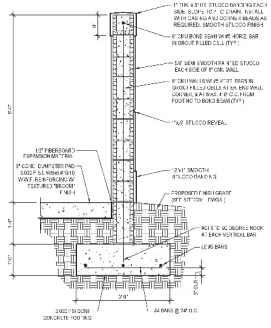
H1 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



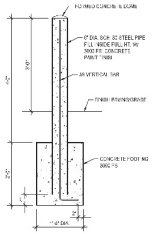
F1 LEFT SIDE ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



A1 ENLARGED PLAN - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



A6 DUMPSTER WALL SECTION
SCALE 3/4" = 1'-0"



A11 BOLLARD DETAIL
SCALE 3/4" = 1'-0"

FOR THE FIRM

GMA ARCHITECTS PLANNERS
4748 BEIDLER FOREST CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123

ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA

DUMPSTER ENCLOSURE & GATE DETAILS

ISSUE HISTORY

JOB NO. 22001

A400

PERSPECTIVES





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

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

1. Applicant/Project Name: **Milan Villas RPD**
2. Address: **21750 Three Oaks Pkwy., Estero, FL 33928**
3. Strap Number: **34-46-25-E3-0100C.0010**
4. Application Number: DC12021-E005

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

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

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

Rezone the subject property from CPD to RPD to allow for the development of a 44 unit residential community with single family attached villa product.

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

Signature

February 23, 2022
Date

Daniel DeLisi
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 11/17/2021

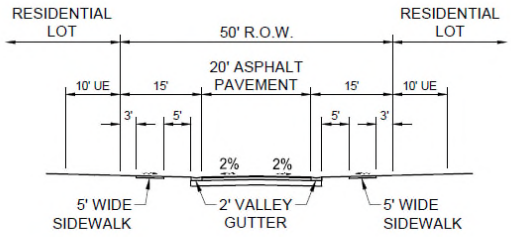
SCHEDULE OF DEVIATIONS

1. **Deviation 1 seeks relief from LDC Section 5-304A.4.C (Development Entry Points) which requires that residential development of more than five acres provide more than one means of ingress or egress for the development, to allow for a single entry and exit point for the proposed community.**

   Justification: The proposed development is located at the northwest corner of Three Oaks Parkway and Williams Road. The total frontage on Williams Road is approximately 300 feet, which would place and access on Williams Road too close the intersection of Three Oaks Parkway to meet safety standards. The Three Oaks Frontage is approximately 1,300 feet. However, the southern approximately 450 feet consists of a right turn lane for Williams Road. If two access points were to be located along Three Oaks Parkway, one would need to be place within the turn lane, also causing an unsafe condition. The proposed development is approximately consists of 44 units on 10 acres. The access point is located toward the middle of the development. Given the very small scale of the proposed development a second access would provide minimal safety or circulation benefit but would cause an on-going, regular concern safety concern with vehicles entering or exiting the development either too close to the intersection of an arterial and collector road or within an existing turn lane. The proposed deviation therefore serves to protect the public's health, safety and welfare.

2. **Deviation 2 seeks relief from LDC Appendix C.A.2.A (Privately-Maintained Roads) which requires that the minimum right-of-way width for a privately-maintained roadway shall be 60 feet, to allow for the right-of-way width to be 50 feet.**

   Justification: The 50' ROW will be abutted by 10' Public Utility Easements on each side of the ROW providing public utilities, water/sewer connections, fire protection, and pedestrian and vehicular mobility. Utilization of a 40' ROWs and 50' ROWs is typical within the Village and including communities like Estero Place (40'), Villa Palmeras (40'), Colonial Oaks (40'), Oaks of Estero (40'), Estero Palms (40'), Estates of Estero River (40'), Happy Hallow Lane (50') and subdivisions in The Brooks including Shadowwood (50'). Locating the Public Utility Easements outside of the right of way is common practice and does not detract from the character of the community. To protect the health, safety and welfare of the public, fire protection is provided by hydrants located within the ROW and spacing per code. The Master Concept Plan includes a cross section of the proposed 50'ROW.



SECTION C-C
NTS

The following describes the benefits of 50-foot ROWs compared to 60-foot ROWs as noted by the studies referenced below. Throughout the country, there are a wide range of municipal ordinances that regulate street width. Over the last decade, new urbanists have pushed cities and towns to create more livable streets by reducing the ROW width. The FDOT website states that speeding is the most frequently cited aggressive driving violation. Vehicles driven at high speeds are seen as a threat to the peace, safety and quality of life within the neighborhood.

- *Eran Ben-Joseph, formerly the head of the Department of Urban Studies and Planning at MIT from 2013 to 2020, stated in his report, "Residential Street Standards and Neighborhood Traffic Control", that safety and excessive speed are related to the street's geometrical design. The practice of constructing relatively wide cross sections in residential streets where there is little traffic (less than 1000 trips per day), permits and encourages high vehicle speeds.*
  Reference: *https://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf*

- *Ben-Joseph continues in his report, the desire to accommodate the "worst case design scenario", such as: cars parked on both sides of street or emergency vehicle outriggers, often lead to an excessive width, higher travel speeds and fewer pedestrians. The goal of providing motorized efficiency, emphasized in roadway design, is often incompatible with the essence of residential livability.*
  Reference: *https://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf*

- *Farouki (1976) shows that the mean free speed of cars in suburban roads increase linearly with the roadway width. Therefore, reducing ROW width can reduce excessive speeding.*

- *Appleyard (1981) proposed that when traffic volumes increase beyond what is considered normal by residents, or vehicle speeds increase because of street design, social activities are greatly reduced, and the feeling of well being in the affected neighborhood is threatened.*

- *Originally published in 1977, and updated in 2006, Swift & Associates, a town planning, civil and traffic engineering firm, published a report, "Residential Street Typology and Injury Accident Frequency", that examined data from 20,000 injury accidents in suburban Longmont, Colorado. The study demonstrated that there is a strong relationship between street width and an increased number of injury accidents. A 50-foot ROW corresponds to an average of 1.04 accidents per mile per year (a/m/y) while a 60-foot ROW corresponds to an average of 3.92 a/m/y. The service reports from the Fire Department of the City of Longmont were evaluated for the study period. No fire related injuries or accidents occurred during the eight-year period of the study. Additionally, there were no access or response time problems reported. Furthermore, they found that debated physical elements, such as parking or tree density does not affect accident rates in narrower streets.*
  Reference: *https://massengale.typepad.com/venustas/files/SwiftSafetyStudy.pdf*

Future Impacts:

- *In Ben-Joseph's report titled, "Residential Street Standards and Neighborhood Traffic Control", excessive traffic problems might lead to increased resident turnover and neighborhood*

instability. It might also reduce residents' incentive to maintain their properties and invest in their outdoor areas.
Reference: *https://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf*

3. **Deviation 3 seeks relief from LDC Appendix C.B.7.A.2. (Street Design and Engineering – Cul-de-Sacs) which requires that the minimum diameter of the right-of-way for a roadway with curb and gutter shall be 130 feet, to allow for the right-of-way diameter to be 120 feet.**

   Justification: There are no homes, utilities, or sidewalks wrapping around the cul-de-sac that will require area behind the back-of-curb. Within the cul-de-sac, the minimum pavement radii can be accommodated to ensure proper fire apparatus movement. The reduced ROW diameter around the cul-de-sac can accommodate the required minimum pavement radii and does not impact access within the subdivision. The smaller radius aids in designing a community that maintains slow vehicle movement and a safe comfortable environment for the enjoyment of families. The proposed deviation does not have a negative impact on the health, safety or general welfare of the public.

4. **Deviation 4 seeks relief from LDC Appendix C.B.7.C. (Street Design and Engineering – Cul-de-Sacs) and Appendix D.H. (Illustrations and Cross-Sections – Cul-de-Sacs) which requires that the minimum diameter of the right-of-way for a roadway with curb and gutter shall be 130 feet, to allow for the right-of-way diameter to be 120 feet.**

   Justification: There are no homes, utilities, or sidewalks wrapping around the cul-de-sac that will require area behind the back-of-curb. The reduced cul-de-sac dimension was discussed with Village staff in a meeting on February 4th and staff was in support of the reduced cul-de-sac ROW dimension if the minimum pavement radii can be accommodated to ensure proper fire apparatus movement. The reduced ROW diameter around the cul-de-sac can accommodate the required minimum pavement radii and does not impact access within the subdivision. The smaller radius aids in designing a community that maintains slow vehicle movement and a safe comfortable environment for the enjoyment of families. The proposed deviation does not have a negative impact on the health, safety or general welfare of the public.

5. **Deviation 5 seeks relief from LDC Section 5-204B.1.A (Off-Street Parking Standards - Minimum Parking Space Standards) and Table 5-204.B.1 which requires parking for recreation facilities (outdoor) to be determined by Director, to allow for no parking required for the amenity as long as it does not provide indoor assembly space other than restrooms.**

   Justification: The proposed amenity parcel will include a pool, two restrooms, and outdoor tables and seating. The proposed residential neighborhood is very small scale with the amenity parcel located central to the development. The outdoor facilities will be located within 650 feet from any lot within the development making it more convenient to walk to the amenity rather than drive. As a private gated community, the amenity is not open to the outside public and will not attract guests from outside the community. Outside guests will presumably park at the home of the resident that they are visiting. The proposed amenity is not a clubhouse, lodge, or a community-oriented association and is truly an outdoor recreational facility. The proposed deviation enhances the community by

minimizes the area for unused parking spaces and does not have a negative impact on the health, safety or general welfare of the public.

Milan Villas RPD

Residential Pattern Book

3/24/2022

Page 1

Property Location

Location: Corner of Three Oaks Parkway and Williams Road.



3/24/2022

Page 2

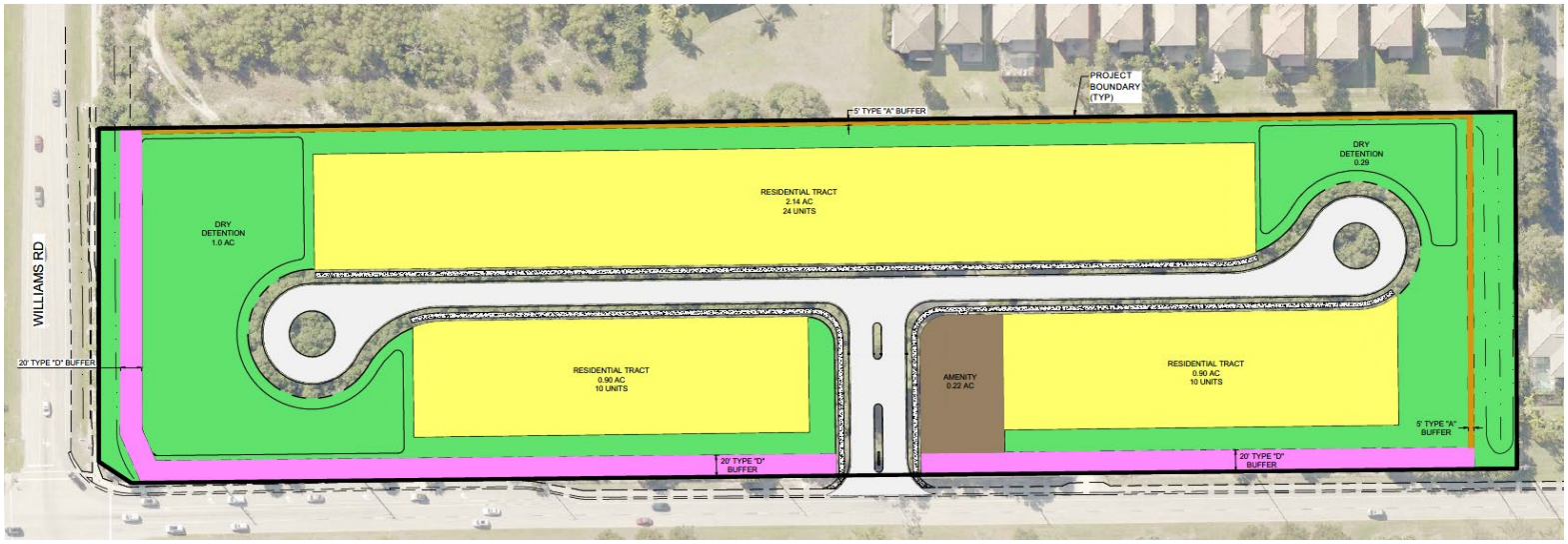
Illustrative Plan & Circulation

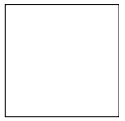
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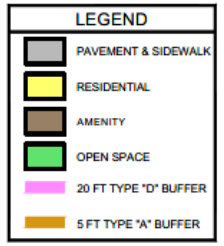
Amenity: At entrance to development

Lake: At corner of Williams Rd. and Three Oaks Parkway

Circulation: An internal sidewalk will be provided in front of each residence creating a connection to the external sidewalk system along Three Oaks Parkway.

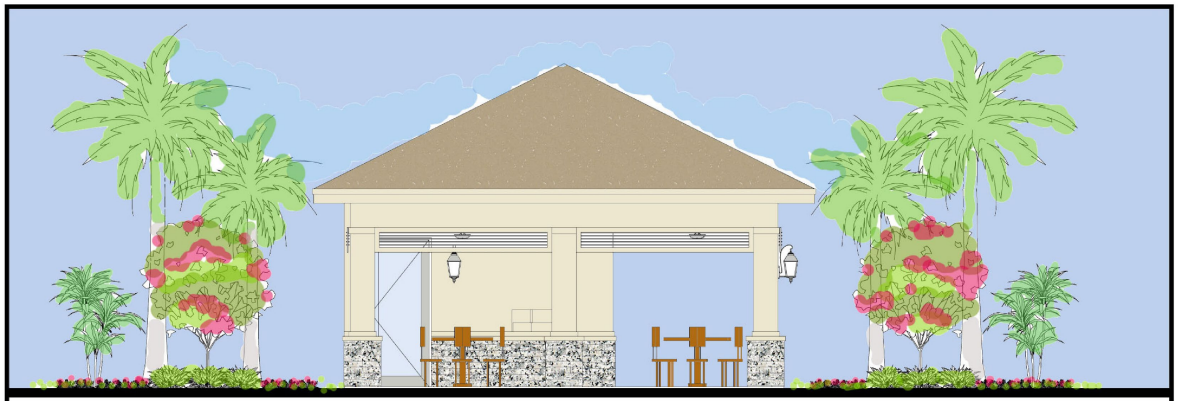






3/24/2022

Amenity



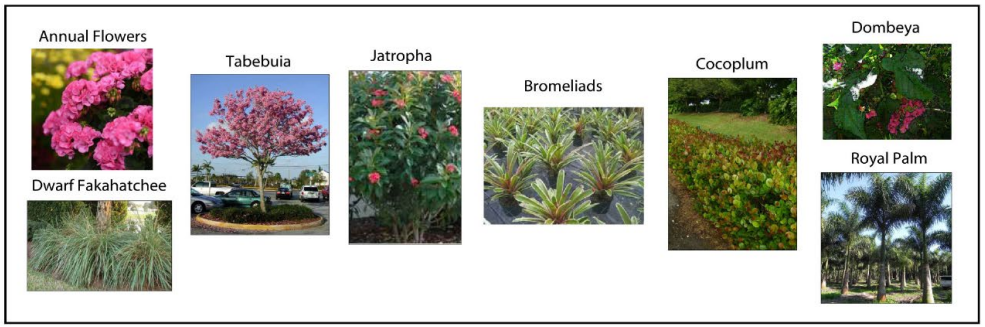
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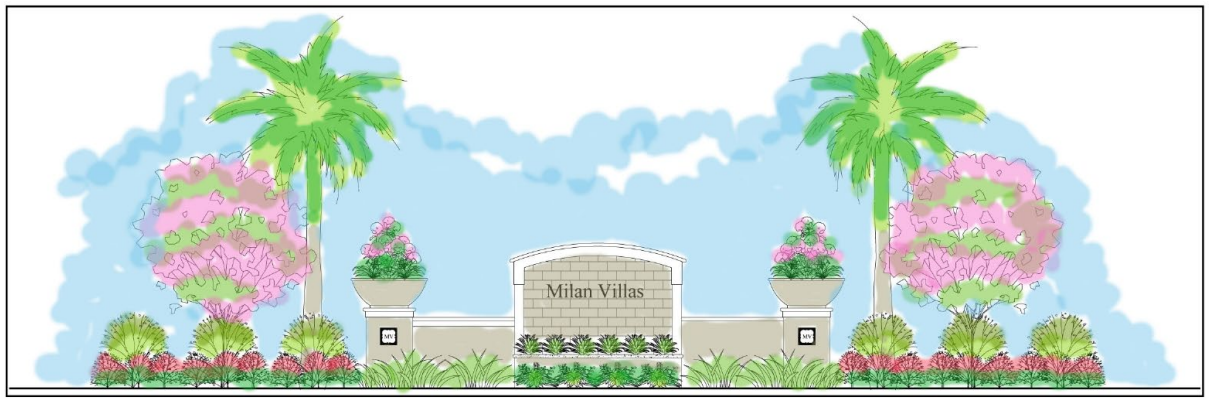
Amenity Primary Elevation Not To Scale, For Illustrative Purposes Only

Entryway/Landscaping

Sample Landscape Palette



Entry Sign Concept Elevation



General Villa Concept

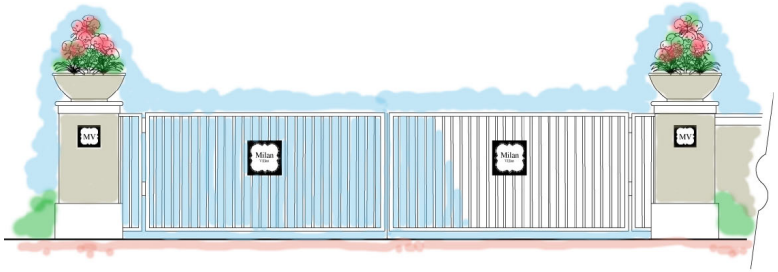


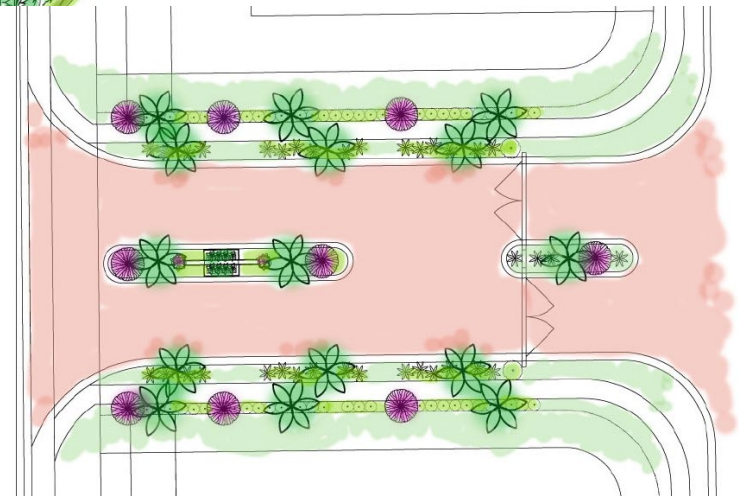
Perimeter Fencing



Entry Gate







Milan Villas RPD

Residential Pattern Book

3/24/2022

Page 1

Property Location

Location: Corner of Three Oaks Parkway and Williams Road.



3/24/2022

Page 2

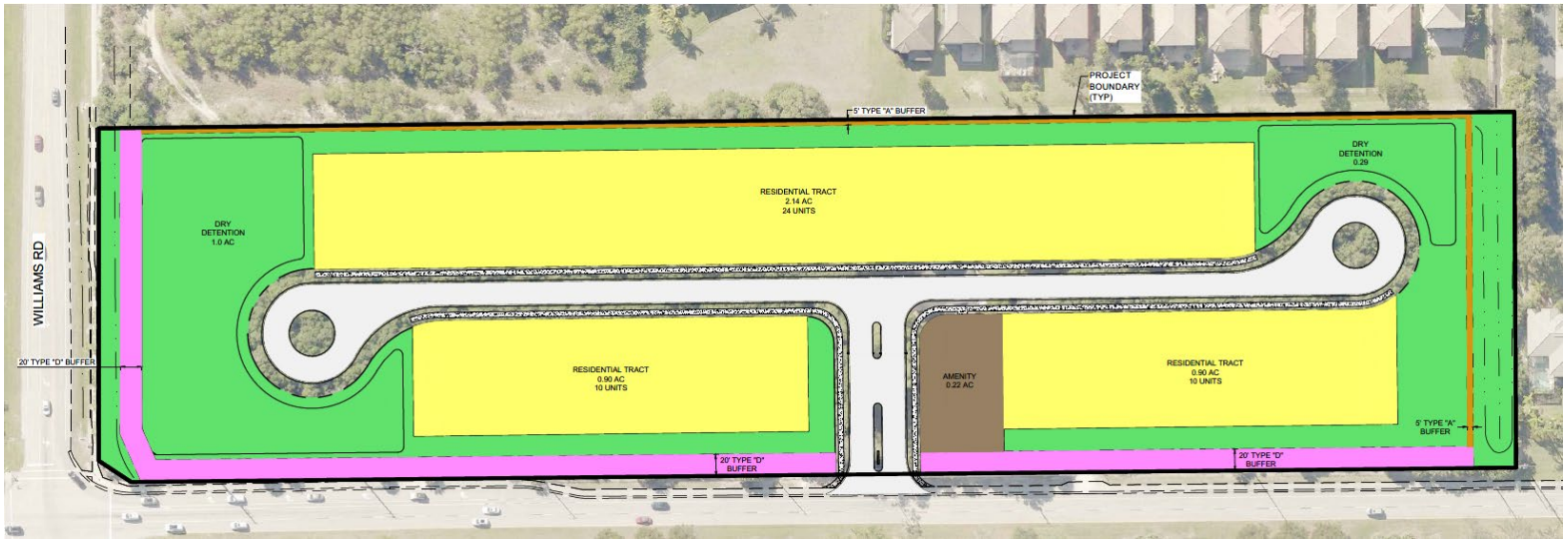
Illustrative Plan & Circulation

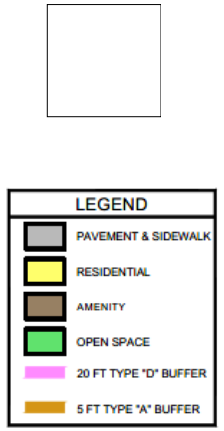
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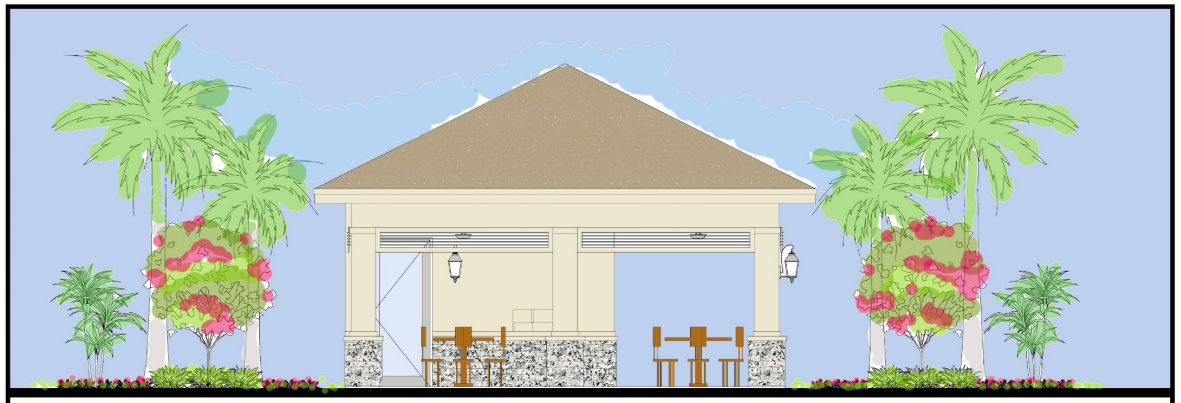




3/24/2022

Page 3

Amenity



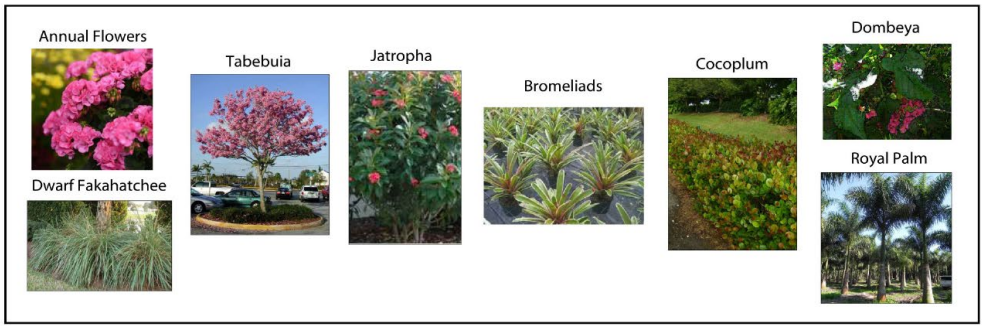
Amenity Side Elevation Not To Scale, For Illustrative Purposes Only



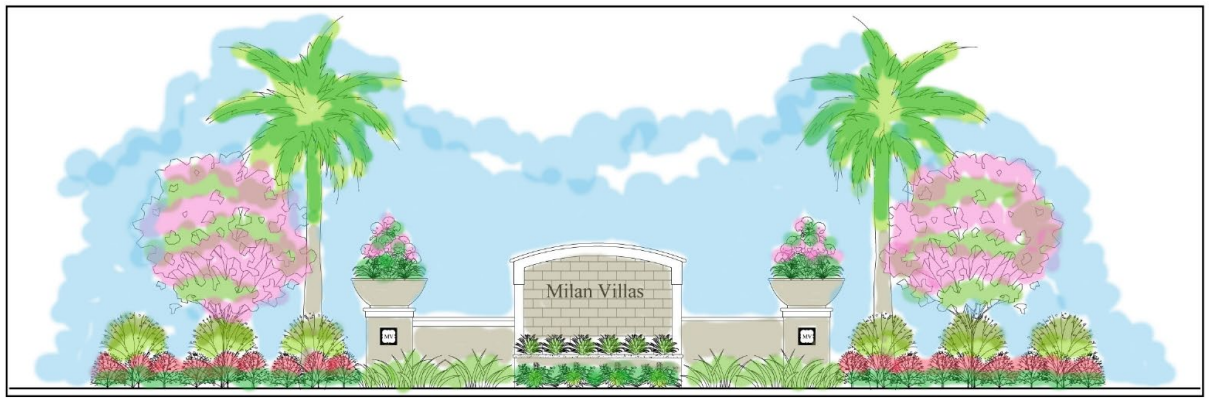
Amenity Primary Elevation Not To Scale, For Illustrative Purposes Only

Entryway/Landscaping

Sample Landscape Palette



Entry Sign Concept Elevation



General Villa Concept



Perimeter Fencing



Entry Gate



