VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MAY 10, 2022, 04:30 PM

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The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

May 10, 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.

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

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

   a. Monument Sign - Coconut Office Center (Building Permit to be filed) (District 1)

   23421 Walden Center Drive, Located on west side of US 41, just south of Coconut Road and US 41 intersection.

   - Applicant is seeking to replace the existing monument sign with a new sign which incorporates the Board-Approved gray and white colors of the re-painted office building.

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

   Attachment: 1. Coconut Office Center Sign Detail _ Supporting Documents.pdf

7. PUBLIC INFORMATION MEETINGS

(No votes are taken at Public Information Meetings)

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

a. Development Order - Ginsberg Eye Ophthalmology (Submittal pending) (District 5)

9441 Corkscrew Palms Circle, located east of Village Hall in the Corkscrew Palms Commercial Planned Development.

- Vacant parcel surrounded by Corkscrew Palms parking lot.

Applicant proposes to construct a 14,600 square-foot, 2-story Commercial Building.

Attachment: 1. Ginsberg Eye Application.pdf
Attachment: 2. Ginsberg Eye Site Plan and Architectural Plans.pdf
Attachment: 3. Ginsberg Eye Landscape Plans.pdf
Attachment: 4. Ginsberg Eye Presentation.pdf

b. Zoning Final Plan Approval and Development Order - Island at West Bay -- West Bay (Zoning submittal pending) (DOS2022-E003) (District 1)

- 5-acre "island" site at west end of Williams Road and past Baybridge Boulevard, over "no name" bridge.

- Applicant seeks to construct a 270' (plus 20' for equipment) multi-family high-rise building over parking.

- A zoning amendment was recently approved by Village Council (Ordinance 2021-12).

Attachment: 1. Island at West Bay Application.pdf
Attachment: 2. Island at West Bay Site Plan -Ground Level.pdf
Attachment: 3. Island at West Bay Site Plan - Arrival Deck.pdf
Attachment: 4. The Islands at West Bay PZDB Presentation.pdf

c. Zoning Amendment -- LB Estero Bay Investments, LLC/Coconut Trace CPD (DCI2022-E002) (District 2)

22951-22961 Lyden Drive, 3.5-acre vacant property located across from the Coconut Point Mall and south of Vandenberg Way.

- Applicant is seeking an amendment to change the Commercial Planned Development Schedule of Uses so that general real estate offices are a permitted use on Tracts C and D.

Attachment: 1. LB Estero Bay Coconut Trace Tract C _ D Application.pdf
Attachment: 2. LB Estero Bay_Coconut Trace Tract C _ D Master Concept Plan.pdf
Attachment: 3. LB Estero Bay Coconut Trace Tract C _ D Presentation REVISED.pdf

d. Comprehensive Plan Amendment and Rezoning - Estero on the River and Happehatchee Properties (Village Initiated) (District 4)

32 acres, located at the northeast intersection of US 41 and Corkscrew Road, and bordered on the north by the Estero River.

- Property south of the river is proposed to be used for trails (Phase1).

Attachment: 1. Village _ Happehatchee Properties Application. Revised.pdf
Attachment: 2. Village _ Happehatchee Rezoning _ Comp. Plan Amend. Presentation.pdf

e. Comprehensive Plan Amendment -- Private Property Rights Element (Village initiated per State Statute)

Attachment: 1. Village _ Happehatchee Property Rights Element Presentation.pdf

8. ACTION ITEM

a. Conflict of Interest

Attachment: 1. Summary Sheet Conflict of Interest.pdf

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

10. BOARD COMMUNICATIONS

a. Next meeting - June 14, 2022

11. ADJOURN

General Attachments

- Transcript.pdf

PLANNING, ZONING, AND DESIGN BOARD MEETING
TUESDAY, MAY 10, 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.

04:33:58 >>Scotty Wood: GOOD AFTERNOON, EVERYONE.
04:34:00 WELCOME TO THE MAY 10th MEETING OF THE VILLAGE OF ESTERO
04:34:04 PLANNING, ZONING, AND DESIGN BOARD.
04:34:06 PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE.
04:34:12 [PLEDGE OF ALLEGIANCE]
04:34:27 THANK YOU.
04:34:28 TAMMY, WOULD YOU CALL THE ROLL, PLEASE?
04:34:32 >>Tammy Duran: BOARD MEMBER GARGANO?
04:34:33 >>Anthony Gargano: HERE.
04:34:36 >> BOARD MEMBER JEANNIN?
04:34:38 >>Kristin Jeannin: HERE.
04:34:41 >>Tammy Duran: BOARD MEMBER JONES IS ABSENT TODAY.
04:34:44 BOARD MEMBER NARATIL.
04:34:44 >>Marlene Naratil: HERE.
04:34:45 >>Michael Sheeley: HERE.
04:34:46 >>James Tatooles: HERE.
04:34:47 >>Jim Wallace: HERE.
04:34:49 >>Scotty Wood: HERE.

04:34:51 THANK YOU.
04:34:51 COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:34:55 >>Michael Sheeley: SO MOVED.
04:34:57 >>James Tatooles: SECOND.
04:34:58 >>Scotty Wood: ANY DISCUSSION?
04:34:59 ALL IN FAVOR?
04:35:00 ANY OPPOSED?
04:35:01 OKAY.
04:35:03 OUR FIRST ITEM IS A MONUMENT SIGN, AND IT'S A DEVELOPMENT
04:35:09 ORDER --
04:35:10 >>Anthony Gargano: EXCUSE ME, MR. CHAIRMAN, BEFORE WE
04:35:13 BEGIN, I JUST WANTED TO ADVISE YOU THAT I AM RECOVERING FROM
04:35:16 SURGERY, AND I CAN'T SIT FOR A LONG TIME.
04:35:21 SO IF YOU SEE ME GET UP, IT'S JUST TO MOVE AROUND AND WALK
04:35:25 AROUND THE CHAIR.
04:35:26 I AM NOT MAKING A STATEMENT ON ANYTHING.
04:35:28 >>Scotty Wood: BEEN THERE, DONE THAT.
04:35:30 SO FEEL FREE.

04:35:32 THE FIRST ITEM IS A MONUMENT SIGN AT THE COCONUT OFFICE
04:35:38 CENTER.
04:35:39 AND THIS IS A PUBLIC HEARING.
04:35:40 SINCE IT'S A PUBLIC HEARING, THERE IS A STATEMENT THAT I
04:35:43 NEED TO READ FOR THE RECORD.
04:35:47 WHEN THIS BOARD IS SCHEDULED TO VOTE ON AN APPLICATION,
04:35:50 DEVELOPMENT ORDER OR OTHER SITE-SPECIFIC APPLICATION, IT

04:35:53 SITS IN A QUASI-JUDICIAL CAPACITY.
04:35:55 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
04:35:59 QUASI-JUDICIAL PROCEEDINGS.
04:36:02 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:36:04 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:36:07 PUBLIC SPEAKER'S CARD AND GIVE IT TO TAMMY, THE BOARD CLERK
04:36:11 AND MUST BE SWORN IN BY THE BOARD ATTORNEY WHO IS JOINING US
04:36:15 VIA ZOOM AND WILL DO IT VIA ZOOM.
04:36:18 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:36:20 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:36:22 INTO THE PUBLIC RECORD.
04:36:25 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:36:29 COMMUNICATIONS.
04:36:29 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT OF
04:36:32 INTEREST REGARDING THE MATTER AND MUST DECLARE IT.
04:36:34 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:36:38 DISCUSSION OR VOTE ON THE MATTER.
04:36:40 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
04:36:44 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:36:48 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:36:51 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:36:58 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR
04:37:00 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:37:03 REPORT FINDINGS AND RECOMMENDATIONS.
04:37:04 AFTER THIS, THE PUBLIC HEARING IS OPENED.

04:37:07 AND ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:37:10 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:37:14 MINUTES OR LESS.
04:37:15 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:37:19 INCLUDING THE PUBLIC AND MAY PROVIDE REBUTTAL.
04:37:22 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
04:37:26 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:37:29 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:37:33 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:37:35 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:37:38 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:37:42 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:37:45 IN MAKING THIS RECOMMENDATION OR DECISION, THE BOARD WILL
04:37:49 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT AND

04:37:53 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
04:37:55 THE BOARD'S DECISION SHALL BE BASED ON COMPETENT,
04:37:59 SUBSTANTIAL EVIDENCE IN THE RECORD OF THE PROCEEDING AND THE
04:38:02 APPLICABLE LAW.
04:38:04 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:38:08 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:38:13 MET.
04:38:14 WILL ALL THOSE WHO INTEND TO TESTIFY ON THE MONUMENT SIGN
04:38:17 COCONUT OFFICE CENTER, PLEASE STAND AND RAISE YOUR RIGHT
04:38:20 HAND.
04:38:20 WE HAVE THREE.

04:38:26 NANCY.
04:38:28 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
04:38:30 THAT YOU ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE
04:38:32 TRUTH, AND NOTHING BUT THE TRUTH?
04:38:37 THANK YOU.
04:38:38 >>Scotty Wood: OKAY.
04:38:40 BOARD MEMBERS, FIRST OF ALL, ANYTHING IN THE RECORD, MARY?
04:38:43 >>Mary Gibbs: NO.
04:38:45 >>Scotty Wood: BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?
04:38:48 >> NO.
04:38:48 >> NO.
04:38:49 >>Scotty Wood: NO, OKAY.
04:38:50 >>Kristin Jeannin: NO.
04:38:51 >>Scotty Wood: ANY CONFLICT OF INTEREST?
04:38:53 >> NO.
04:38:54 >>Kristin Jeannin: NO.
04:38:56 >>Scotty Wood: OKAY.
04:38:56 ON THAT NOTE, ROCK AND ROLL.
04:39:06 >>Mary Gibbs: IF WE'RE GOING TO ROCK AND ROLL, DO WE NEED
04:39:08 MUSIC, I THINK.
04:39:09 [LAUGHTER]
04:39:09 THIS IS A MONUMENT SIGN.
04:39:10 IT IS A REPLACEMENT FOR AN EXISTING SIGN, AND YOU MAY
04:39:13 REMEMBER THIS CASE WE HAD THE BUILDING THAT CAME.
04:39:17 IT'S AT COCONUT AND 41 JUST SOUTH OF THE TERRA CAT BUILDING.

04:39:22 BACK IN SEPTEMBER 2020, YOU MIGHT NOT REMEMBER, BUT THEY
04:39:25 CAME IN TO REPAINT THE BUILDING, AND IT WAS GRAY AND WHITE.
04:39:30 IT WAS BEFORE WE HAD OUR CODE CHANGE THAT PROHIBITED
04:39:33 PREDOMINANTLY GRAY AND WHITE.
04:39:35 SO THEY ENDED UP CHANGING IT A FEW TIMES, MIXING UP THE
04:39:39 COLORS AND THEN THEY CAME UP WITH A PROPOSAL THAT YOU ALL
04:39:43 LIKED THAT YOU APPROVE AND MIGHT NOT REMEMBER, BUT YOU MADE
04:39:45 THEM MAKE THE AWNINGS LIKE A TERRA-COTTA COLOR TO MATCH THE
04:39:49 TILE ROOF.
04:39:50 NOW THEY WANT TO REPLACE THE MONUMENT SIGN, AND THE SIGN IS

04:39:54 WHITE AND GRAY, BUT IT DOES MATCH THE BUILDING.
04:39:58 THE APPLICANT IS HERE TONIGHT.
04:40:07 WE REVIEWED THE SIGN.
04:40:08 WE MADE A FEW CHANGES TO THE SIGN BECAUSE IT WAS A LITTLE
04:40:10 BIT PLAIN WHEN THEY FIRST CAME IN WITH IT.
04:40:12 SO WE HAD THEM ADD KIND OF THAT ROUNDING TO MAKE IT A LITTLE
04:40:15 BIT MORE OF AN ARCHITECTURAL FEATURE.
04:40:20 THE APPLICANT IS HERE AND SHE HAS A BOARD TO EXPLAIN THE
04:40:22 COLORS OR ANSWER ANY OF YOUR QUESTIONS.
04:40:24 UNLESS YOU HAVE ANY QUESTIONS FOR ME.
04:40:27 >>Michael Sheeley: STAFF RECOMMENDATION IS APPROVAL?
04:40:29 >>Mary Gibbs: YES, YES.
04:40:30 >>Scotty Wood: ANY OTHER QUESTIONS?
04:40:34 >>Mary Gibbs: THE APPLICANT IS LINDSAY REED, AND IT IS THE
04:40:37 FIRST TIME SHE'S BEEN HERE.

04:40:39 SHE'S HOPING YOU WILL BE --
04:40:43 >>Michael Sheeley: BE NICE.
04:40:44 >>Scotty Wood: LINDSAY, WELCOME.
04:40:53 >>Lindsay Reed: I HAVE HERE ON THE BOARD AND ALSO IN YOUR
04:40:57 PACKETS, WE HAVE A PICTURE OF THE EXISTING SIGN, OUR
04:41:00 PROPOSED SIGN WHERE WE'VE OUTLINED THE ARCHITECTURAL
04:41:03 FEATURES.
04:41:04 IT WILL BE THAT SECTION ON THE TOP AND THE TWO SECTIONS ON
04:41:06 THE SIDE.
04:41:07 WE ALSO HAVE THE BUILDING PERMIT WITH THE APPROVED COLORS.
04:41:11 WE ARE USING THE SAME COLORS IN OUR SIGN AS THE
04:41:14 BOARD-APPROVED COLORS AND DID THE CALCULATIONS FOR THE
04:41:19 ARCHITECTURAL FEATURES.
04:41:19 WE ARE AT 27% ARCHITECTURAL FEATURE AND 15-FOOT SETBACK FROM
04:41:24 THE PROPERTY LINE.
04:41:30 >>Scotty Wood: ANY COMMENTS, QUESTIONS?
04:41:32 >>Marlene Naratil: I HAVE A QUESTION ABOUT THE COLORS.
04:41:34 YOU HAVE SAMPLES OF THEM IN YOUR PACKET.
04:41:38 THERE'S A LOT OF BLUE, BUT IN THE SAMPLES, THE BEIGE COLOR
04:41:43 AS WELL AS BLACK.
04:41:46 NOW, WHERE DOES THE BLUE FIT IN?
04:41:48 WHY IS THAT NOT GIVEN AS A SAMPLE?
04:41:52 >>Lindsay Reed: THE BLUE IS THE SIGN COPY FACE.
04:41:54 IT IS THE COLOR OF THE TENANT, NOT THE ACTUAL PHYSICAL SIGN.
04:41:57 SO THE BLACK IS IN THE TRIM --

04:42:02 >>Marlene Naratil: I UNDERSTAND THAT.
04:42:03 THAT SETS IT OFF.
04:42:04 BUT I WONDERED WHY THE BLUE WAS NOT PART OF THE APPLICATION
04:42:08 TO SHOW THAT THAT WAS THE APPROVED COLOR.
04:42:13 >>Michael Sheeley: IT'S NOT PART OF THE SIGN STRUCTURE.
04:42:15 IT'S A SIGN PANEL FOR A TENANT.

04:42:20 >> IT'S A FILL-IN.
04:42:21 >>Marlene Naratil: SO YOU COULD TAKE THAT OUT AND PUT --
04:42:25 >>Lindsay Reed: YEAH, IF THEY WERE TO DO A TENANT CHANGE,
04:42:27 THEN THOSE COLORS WOULD CHANGE.
04:42:29 >>Marlene Naratil: WHEN YOU CHANGE TENANTS.
04:42:32 >>Jim Wallace: AM I CORRECT THAT THE BLUE WE'RE SEEING HERE
04:42:34 IS THE ACCENT COLOR ON THE BUILDING?
04:42:38 >>Michael Sheeley: THERE'S NO BLUE.
04:42:39 JUST BLACK, TAN, AND WHITE.
04:42:41 >>Jim Wallace: WHAT I'M SEEING IS BLUE.
04:42:43 >>Michael Sheeley: THAT'S WHAT WE WERE TALKING ABOUT.
04:42:45 THAT IS A TENANT PANEL.
04:42:46 IT'S NOT PART OF THE SIGN STRUCTURE.
04:42:52 JUST THESE THREE COLORS HERE.
04:42:54 >>Jim Wallace: IT'S NOT PART OF THE SIGN.
04:42:56 >>Michael Sheeley: SIGN STRUCTURE THAT WE'RE APPROVING.
04:42:58 IT IS A TENANT PANEL.
04:42:59 >>Jim Wallace: IT'S PART OF THE SIGN.
04:43:01 >>Michael Sheeley: IT IS A TENANT SIGN PANEL.

04:43:03 IT'S REMOVABLE.
04:43:04 IT'S REPLACEABLE.
04:43:08 >>Mary Gibbs: MAY I ASK A QUESTION, LINDSAY?
04:43:10 IS IT THE BANK -- IS IT A BANK IN THIS BUILDING NOW?
04:43:15 >>Lindsay Reed: I'M NOT SURE.
04:43:16 >>Mary Gibbs: I THOUGHT IT WAS A BANK AND I THOUGHT THE BLUE
04:43:18 WAS THE LOGO, THE COLOR OF THE BANK.
04:43:21 >>Lindsay Reed: THE BLUE IS THE TENANT COLOR, NOT THE SIGN.
04:43:25 >>Marlene Naratil: APPARENTLY, IT IS THE SOTHEBY REAL
04:43:30 ESTATE, THE BLUE.
04:43:31 >>Lindsay Reed: SO IF THAT TENANT WERE TO CHANGE, THEN THAT
04:43:34 COLOR IN THAT PANEL WOULD CHANGE.
04:43:36 >>Michael Sheeley: CAN YOU EXPLAIN THE ARCHITECTURAL
04:43:39 FEATURES ON THE SIDES OF THE SIGN?
04:43:41 IS THAT A LITTLE PIECE OR IS IT LIKE THE WHOLE SIDE THAT
04:43:44 COMES OUT AND THEN ANGLES UP?
04:43:46 I'M HAVING A LITTLE TROUBLE UNDERSTANDING THAT.
04:43:49 >>Lindsay Reed: IT'S A PIECE THAT IS CONNECTED TO THE SIDE
04:43:55 OF THE SIGN, SUPPOSED TO BE LIKE A DESIGN FEATURE.
04:43:58 >>Michael Sheeley: LIKE A FIN THAT'S ON EACH --
04:44:04 >>Lindsay Reed: NO, IT'S LIKE A STUCCO -- PART OF THE SIGN,
04:44:05 STUCCO STRUCTURE.
04:44:06 >>Michael Sheeley: IT COMES UP AND THEN DOES THIS ON THE
04:44:07 SIDES.
04:44:08 >>Lindsay Reed: CORRECT, YES.

04:44:08 >>Michael Sheeley: I SEE.
04:44:08 THANK YOU.

04:44:10 >>Scotty Wood: ANYONE ELSE?
04:44:11 THANK YOU.
04:44:13 >>Lindsay Reed: THANK YOU.
04:44:14 >>Scotty Wood: MARY, ANYTHING ELSE?
04:44:16 >>Mary Gibbs: YOU NEED TO VOTE.
04:44:18 >>Scotty Wood: WELL, WE'LL DO THAT.
04:44:20 >>Mary Gibbs: JUST A REMINDER.
04:44:23 >>Scotty Wood: CAN I HAVE A MOTION TO APPROVE?
04:44:26 >> SO MOVED.
04:44:27 >> SECOND.
04:44:28 >>Scotty Wood: ANY DISCUSSION?
04:44:29 TAMMY, ROLL CALL.
04:44:34 >>Anthony Gargano: YES.
04:44:37 >>Kristin Jeannin: YES.
04:44:40 >> BOARD MEMBER JONES IS ABSENT.
04:44:42 >>Marlene Naratil: YES.
04:44:44 >>Michael Sheeley: YES.
04:44:44 >>James Tatooles: YES.
04:44:50 >>Jim Wallace: NO.
04:44:54 >>Scotty Wood: YES.
04:44:55 YOU'RE ALL SET.
04:45:00 >>Lindsay Reed: OKAY.
04:45:00 THANK YOU.

04:45:03 >>Scotty Wood: THAT CONCLUDES ITEMS OF A QUASI-JUDICIAL
04:45:07 NATURE.
04:45:07 WE MOVE ON TO PUBLIC INFORMATION MEETINGS.
04:45:12 FOR THOSE OF YOU WHO MAY NOT BE FAMILIAR WITH PUBLIC
04:45:14 INFORMATION MEETINGS, JUST AS THE NAME IMPLIES, THE PURPOSE
04:45:19 IS TO PLACE AN APPLICATION IN FRONT OF THIS BOARD AND ALSO
04:45:25 THE PUBLIC AND TO SOLICIT PUBLIC INPUT AND TO PROVIDE BOARD
04:45:30 INTERACTION WITH THE APPLICANT IN TERMS OF QUESTIONS AND
04:45:33 COMMENTS FROM THE BOARD.
04:45:35 BUT NO DECISION IS MADE.
04:45:38 THE PROCESS FOLLOWING A PUBLIC INFORMATION MEETING IS A
04:45:44 PUBLIC HEARING WHICH IS WHAT WE JUST CONCLUDED WITH THAT
04:45:46 SIGN MATTER.
04:45:47 SO ON THAT NOTE, THE FIRST ITEM IS THE GINSBERG EYE
04:45:53 OPHTHALMOLOGY SUBMITTAL, DISTRICT 5, FOR A DEVELOPMENT
04:45:57 ORDER.
04:45:59 >>Mary Gibbs: AND THIS PROPERTY IS VERY CLOSE TO WHERE WE
04:46:02 ARE RIGHT NOW.
04:46:04 SO WE'RE IN THE OFFICE PARK.
04:46:06 IF YOU LOOK OUT THE WINDOW BEHIND THE DAVITA DIALYSIS
04:46:11 CENTER, THERE IS A VACANT LOT.
04:46:13 THAT IS WHERE -- THERE'S ONE LOT LEFT THAT'S VACANT IN THIS
04:46:17 DEVELOPMENT, AND THAT IS WHERE THIS IS PROPOSED TO BE THE
04:46:20 GINSBERG EYE CENTER.

04:46:21 THE PROPOSED -- 14,000-SQUARE-FOOT BUILDING AND THERE'S NOT

04:46:30 A WHOLE LOT OF ISSUE HERE THAT WE ARE SEEING BECAUSE IT'S
04:46:33 ALREADY -- THE WHOLE OFFICE PARK IS DEVELOPED EXCEPT FOR
04:46:39 THIS PIECE.
04:46:40 WE WILL HAVE THEM, STACY HEWITT IS HERE FROM BANKS
04:46:43 ENGINEERING, AND SHE WILL DO THE OVERVIEW, UNLESS YOU HAVE
04:46:47 ANY OTHER QUESTIONS, I'LL TURN IT OVER TO STACY.
04:46:50 >>Michael Sheeley: DOES THE STAFF FEEL THAT THE DESIGN IS
04:46:53 CONSISTENT WITH THE REST OF THE PARK?
04:46:55 >>Mary Gibbs: THIS IS VERY PRELIMINARY.
04:46:57 WE JUST GOT THIS IN.
04:46:58 I THINK FOR THE FIRST ITERATION OF THE ARCHITECTURE, IT MAY
04:47:02 NEED SOME TWEAKING.
04:47:04 WE JUST HAVE NOT REVIEWED IT OURSELVES.
04:47:07 ALSO, WE TALKED TO THEM TO SEE, BECAUSE WE DON'T HAVE A
04:47:10 COLOR BOARD HERE TONIGHT BECAUSE IT'S AN INFORMATION
04:47:12 MEETING.
04:47:12 AND WE CALLED THEM AND SAID, OKAY, WHAT ARE THE COLORS,
04:47:15 BECAUSE YOU CAN'T REALLY TELL FROM THE PAPER DRAWINGS THAT
04:47:19 YOU HAVE.
04:47:20 AND THEY WERE CHECKING TO SEE BECAUSE WHEN THE DIALYSIS
04:47:24 CENTER WAS APPROVED AND THE D.O. DIDN'T ACTUALLY SPECIFY THE
04:47:33 EXACT COLORS, SO WE HAD THAT ISSUE.
04:47:34 SO THEY ARE LOOKING TO TALK TO SHERWIN WILLIAMS AND FIGURE
04:47:37 OUT WHAT THE SIMILAR COLORS ARE.
04:47:39 THEY CAN PROBABLY EXPLAIN THAT A LITTLE BIT BETTER.

04:47:42 >> THANK YOU.
04:48:16 >>Mary Gibbs: STACY IS GOING TO SING A TUNE WHILE SHE WAITS
04:48:19 FOR THE PowerPoint TO COME UP, RIGHT?
04:49:09 >>Stacy Hewitt: GOOD EVENING, BOARD MEMBERS.
04:49:10 STACY HEWITT WITH BANKS ENGINEERING.
04:49:12 I'M REPRESENTING THE APPLICANT WHO IS ALSO PRESENT HERE WITH
04:49:15 US TONIGHT, GIOVANI PAPADOPOULOS WITH MADE IN RIO, INC.
04:49:20 WE'RE PRESENTING THE GINSBERG EYE AT CORKSCREW PALMS.
04:49:26 ALSO WITH ME HERE TONIGHT IS THE PROJECT ARCHITECT,
04:49:30 SCOTT MANN WITH STUDIO PLUS, AND THE LANDSCAPE ARCHITECT,
04:49:34 GREG DISERIO WITH DAVID M. JONES JUNIOR AND ASSOCIATES.
04:49:37 AS MARY INDICATED, THE SITE IS TWO PADS OVER TO THE EAST.
04:49:44 IT IS ONE OF THE TWO REMAINING PADS AT THE DEVELOPMENT HERE
04:49:48 AT CORKSCREW PALMS.
04:49:50 THESE ARE PHOTOS OF THE EXISTING BUILDINGS SURROUNDING THE
04:49:57 SITE.
04:49:57 WE'VE GOT THE NORTHEAST VIEW AND THE NORTH VIEW
04:50:00 DEMONSTRATING THE COLORS OF THE EXISTING DEVELOPMENT AND
04:50:04 ALSO THE SOUTHWEST VIEW AND WEST VIEW OF THE DAVITA DIALYSIS
04:50:12 CENTER.

04:50:12 THAT WAS APPROVED BACK IN APRIL OF 2018.
04:50:14 THE PENDING DEVELOPMENT ORDER WILL BE FOR A TWO-STORY,
04:50:21 14,840 SQUARE FOOT BUILDING FOOTPRINT ON UNIT D-1 OF 204
04:50:28 CORKSCREW PALMS.
04:50:29 THE SECOND FLOOR IS PROPOSED APPROXIMATELY 7,015 SQUARE FEET

04:50:34 FOR THE GINSBERG EYE MEDICAL OFFICE.
04:50:37 AND THE FIRST FLOOR IS APPROXIMATELY 7,033 SQUARE FEET,
04:50:41 WHICH WILL BE FUTURE TENANT SPACE FOR APPROXIMATELY ONE TO
04:50:44 THREE TENANTS.
04:50:45 THE MEDICAL OFFICE USE IS AN ALLOWABLE USE IN THE EXISTING
04:50:49 COMMERCIAL PLANNED DEVELOPMENT ZONING FOR THE SITE, AND THE
04:50:52 ORIGINAL DEVELOPMENT ORDER APPROVAL APPROVED THIS LOCATION
04:50:56 FOR 17,900 SQUARE FEET.
04:50:59 SO THE PROPOSAL IS A REDUCTION FROM THE PREVIOUSLY APPROVED
04:51:03 SQUARE FOOTAGE.
04:51:04 THE ORIGINAL DEVELOPMENT ORDER, THE PARKING WAS CALCULATED
04:51:09 AT ONE SPACE PER 300 SQUARE FEET, AND HAD 60 SPACES
04:51:14 ALLOCATED FOR THIS SITE.
04:51:16 THE MULTIPLE OCCUPANCY COMPLEX UNDER THE NEW ADOPTED LAND
04:51:21 DEVELOPMENT CODE REQUIRES FOUR AND A HALF SPACES PER
04:51:23 THOUSAND SQUARE FEET AND THAT WOULD REQUIRE 67 SPACES FOR
04:51:28 THE SITE.
04:51:29 WE DID DO A REVIEW WHEN THE ADJACENT ESTERO DIALYSIS CENTER,
04:51:35 DAVITA CAME IN, THEY HAD 19 EXCESS PARKING SPACES FROM
04:51:41 WHAT'S THEY WERE PREVIOUSLY APPROVED.
04:51:43 THERE ARE STILL SEVEN ADDITIONAL PARKING SPACES THAT ARE
04:51:45 AVAILABLE.
04:51:45 THIS IS THE PROPOSED SITE PLAN, AND THERE ARE EXISTING
04:51:55 DUMPSTERS THAT WILL BE UTILIZED FOR THE SITE.
04:51:58 AND THE APPLICANT HAS ALSO PROPOSED A COUPLE OF CHAIRS AND

04:52:02 TABLES FOR PUBLIC OUTDOOR SEATING SPACE ON THE DEVELOPMENT.
04:52:10 WITH THAT, I'M GOING TO TURN IT OVER TO SCOTT MANN, WHO WILL
04:52:13 GO THROUGH THE ARCHITECTURE.
04:52:23 >>Scott Mann: GOOD EVENING.
04:52:24 MY NAME IS SCOTT MANN.
04:52:25 IT'S A PLEASURE TO BE HERE WITH YOU TODAY.
04:52:27 SO LET'S JUST TAKE A LOOK AT THE ARCHITECTURE.
04:52:32 THE FIRST FLOOR IS CALLED A GRAY SHELL SPACE.
04:52:37 WHAT YOU'LL SEE ON THE LEFT SIDE LOOKING AT THE PLAN IS A
04:52:40 STAIR COURT, AND THAT STAIR LOBBY WITH AN ELEVATOR IS THE
04:52:44 ENTRANCE TO THE SECOND FLOOR OPHTHALMOLOGY SPACE.
04:52:49 AND ADJACENT TO THAT, YOU'LL SEE WE HAVE THREE SPACES
04:52:53 AVAILABLE WITH ONE SPACE PLANNED ON INITIAL BUILD-OUT, AND
04:52:59 IT IS JUST A SHELL GRAY STRUCTURE AS WE CALL IT, AND THAT
04:53:03 MEANS THAT IT'S GOING TO BE AN EMPTY SPACE.
04:53:06 WE'LL PROVIDE ALL THE FINISHES ON THE EXTERIOR.

04:53:08 IT WILL MATCH AND LOOK GOOD IN THE DEVELOPMENT, BUT UNTIL
04:53:13 THERE ARE TENANTS, THOSE SPACES WON'T BE BUILT OUT.
04:53:16 AND THEN WE HAVE ON THE FAR RIGHT SIDE, YOU CAN SEE AN EXIT
04:53:20 STAIR FOR THE SECOND FLOOR AS WELL JUST FOR SAFETY.
04:53:23 WE'VE PROVIDED SPACE FOR FUTURE DOORS FOR EACH OF THOSE
04:53:28 THREE SPACES ON THE FRONT AND THE BACK.
04:53:37 OUR SECOND FLOOR, YOU CAN SEE WE HAVE THAT OPEN STAIR LOBBY
04:53:40 ENTERING INTO A WAITING ROOM.
04:53:42 I THINK WE HAVE TEN EXAM SPACES.

04:53:46 TWO MINOR PROCEDURE SPACES.
04:53:48 I THINK WE'RE CALLING THEM EXAM SPACES.
04:53:50 THERE'S NOTHING THAT REQUIRES REALLY LOUD EXHAUST EQUIPMENT,
04:53:59 EXHAUST FANS.
04:54:00 REALLY, DOING SOME LASIK IN THERE, SO IT DOESN'T TRIGGER
04:54:04 HIGHER LEVEL OF CODE EVALUATION FOR THAT.
04:54:06 AND THEN A COUPLE OF OFFICES.
04:54:10 STAFF BREAK ROOMS.
04:54:12 WHAT YOU WOULD EXPECT TO SEE IN AN OFFICE OF THIS NATURE.
04:54:20 >>Scotty Wood: DO YOU HAPPEN TO KNOW IF THE EYE CENTER WILL
04:54:21 HAVE ANY CHEMICALS THAT WOULD REQUIRE SPECIAL STORAGE NEEDS?
04:54:26 >>Scott Mann: IT DOES NOT.
04:54:27 NO.
04:54:27 SO MOST OF IT IS LIKE, YOU KNOW, WOULD SAY, THE EQUIPMENT
04:54:39 USES SOME LASERS, BUT THERE ARE SOME GASES THAT ARE USED,
04:54:42 BUT THEY ARE NOT -- THEY ARE INERT GASES.
04:54:47 >>Marlene Naratil: ARE THERE ANY SURGICAL PROCEDURES DONE IN
04:54:49 THE EYE SPACE THERE WITH ALL THAT SPACE AVAILABLE?
04:54:52 >>Scott Mann: IT'S AN OUTPATIENT, SO THEY DON'T ACTUALLY PUT
04:54:56 THE PATIENT UNDER.
04:54:59 THEY ARE AWAKE DURING THE ENTIRE PROCEDURE.
04:55:01 SO IT'S LASER RESURFACING FOR CATARACTS AND THINGS LIKE
04:55:06 THAT.
04:55:06 >>Marlene Naratil: THEY DO DO CATARACT SURGERIES?
04:55:10 >>Scott Mann: FROM WHAT I UNDERSTAND, BUT WITH A LASER.

04:55:13 IT'S NOT AN INVASIVE.
04:55:15 THEY DON'T PUT YOU UNDER A KNIFE AT ALL.
04:55:22 >>Jim Wallace: YOU HAVE TWO SNACK BARS.
04:55:24 I'M TRYING TO UNDERSTAND WHAT THEY ARE.
04:55:25 >>Scott Mann: SURE.
04:55:26 IT'S REALLY I THINK THE -- YOU KNOW, YOU'VE GOT THE SEATING
04:55:30 THAT KIND OF WRAPS AROUND THAT RECEPTION DESK, AND IT WILL
04:55:34 BE LIKE A NICE PIECE OF FURNITURE, LIKE A CREDENZA WITH
04:55:39 FRUIT BASKET THAT WILL HAVE LIKE PACKAGED CRACKERS AND
04:55:43 COOKIES AND WATER BOTTLES.
04:55:45 AND THEN THERE'S ALSO A WATER DISPENSER THERE THAT'S
04:55:49 PERMANENT.

04:55:49 IT'S JUST HAVING ESSENTIALLY CREDENZA ON EITHER SIDE.
04:55:52 >>Jim Wallace: I JUST WANT TO CLARIFY THAT I'M NOT SUPPOSED
04:55:55 TO INTERPRET THIS AS BEING A PUBLIC SNACK BAR.
04:56:02 YOU'RE NOT SERVING FOOD.
04:56:05 >>Scott Mann: FROM WHAT I UNDERSTAND, IT WOULD BE LIKE A
04:56:08 FRUIT BASKET AND PREPACKAGED LIKE CRACKERS, BUT NOTHING FOR
04:56:12 SALE OR ANYTHING LIKE THAT.
04:56:13 IT'S JUST REFRESHMENTS FOR PEOPLE AS THEY WAIT.
04:56:16 >>Jim Wallace: OKAY.
04:56:17 SECOND QUESTION.
04:56:19 THESE ARE VERY LARGE WAITING ROOMS, OR THEY APPEAR TO BE.
04:56:22 ARE THE TWO HANDICAP RESTROOMS SUFFICIENT TO MEET CODE?
04:56:29 >>Scott Mann: YES, THEY ARE.

04:56:30 >>Jim Wallace: OKAY.
04:56:31 JUST ASKING.
04:56:32 JUST CONFIRMING.
04:56:33 >>Scott Mann: ANY OTHER QUESTIONS?
04:56:38 >> KEEP GOING.
04:56:38 >>Scott Mann: ROOF PLAN.
04:56:40 HIPPED ROOF.
04:56:42 WE'RE MATCHING THE PITCHES THAT YOU SEE HERE IN THE
04:56:45 DEVELOPMENT AND IT IS A TILE ROOF TO MATCH THE TILE ROOFS
04:56:49 THAT WE HAVE HERE.
04:56:51 SPANISH S TILE.
04:56:52 I THINK IT'S A THREE COLOR.
04:56:53 WE'RE STILL TRYING TO TRACK THAT DOWN, THAT EXACT SPEC.
04:56:56 THAT'S BEEN A BIT OF A CHALLENGE.
04:57:01 >> HOW IS YOUR SOURCE OF SUPPLY THESE DAYS?
04:57:04 >>Scott Mann: THEY ARE CONSTANTLY MOVING.
04:57:05 WE SPEND A LOT OF TIME IN CONSTRUCTION ADMIN THESE DAYS WITH
04:57:10 ALTERNATES.
04:57:11 SO IT'S A MOVING TARGET FOR SURE.
04:57:13 SHERWIN WILLIAMS, FORTUNATELY, FOR THEIR COLORS, THEY'VE
04:57:17 BEEN VERY SOLID.
04:57:19 THAT'S NOT BEEN A CHALLENGE FOR US.
04:57:20 >>Jim Wallace: COME IN AND DO A COLOR MATCH, I'M SURE.
04:57:23 >>Scott Mann: WE'LL HAVE TO DO THAT.
04:57:25 WE HAVEN'T FOUND IT.

04:57:26 WE'VE MADE PUBLIC RECORDS REQUESTS FOR PREVIOUS PLANS AND
04:57:29 WE'VE BEEN SEARCHING FOR A BIT.
04:57:31 >>Jim Wallace: LOOKS LIKE SEDONA CLAY SHERWIN WILLIAMS.
04:57:36 I'M SURE YOU'LL GET THE OTHERS.
04:57:39 >>Scott Mann: WE'LL GET THEM MATCHED EXACTLY WHAT IS
04:57:41 EXISTING HERE.
04:57:42 IT IS A THREE-COLOR SCHEME THAT WE'RE FOLLOWING.
04:57:44 ELEVATIONS, WHAT YOU'LL SEE IS WE KIND OF HAVE SOME THEMES

04:57:50 GOING ON.
04:57:51 YOU'LL SEE A GABLE END AT MAIN ENTRANCES TO THE BUILDING,
04:57:58 EXITS, AND THEN -- WELL, LET'S SEE, SO THE ONE GABLE END ON
04:58:05 YOUR RIGHT IS THAT STAIR EXIT ON THE BACK OF THE BUILDING.
04:58:15 SO IT'S NOT REALLY NECESSARILY THE PUBLIC ENTRANCE.
04:58:19 IT IS SAFETY EXITING, BUT IT HAS REVEALS THAT YOU'LL SEE
04:58:23 THROUGHOUT THE DEVELOPMENT HERE.
04:58:25 COINING REVEALS AND SIMILAR MOTIF WITH THAT DECORATIVE
04:58:31 ELEMENT UP AT THE TOP.
04:58:32 THEN THE OTHER ELEVATION, EAST ELEVATION, THAT IS, YOU'RE
04:58:38 SEEING DOWNSTAIRS THE MAIN ENTRANCE TO THE TENANT
04:58:42 IMPROVEMENT SPACE.
04:58:44 THAT HAS A HARD PATIO COVER ON IT THAT WOULD ALSO BE -- WHAT
04:58:54 YOU'LL ALSO SEE IN THE DEVELOPMENT HAS THE TILE, THE SPANISH
04:58:58 TILE, AND THE STOREFRONTS ON EITHER SIDE OF THAT, THAT GO
04:59:01 DOWN TO THE GROUND, THOSE CAN BE -- THEY ARE SIZED SO THAT
04:59:05 DOORS CAN GO IN THEM IF WE ENDED UP WITH THREE TENANT

04:59:09 IMPROVEMENTS.
04:59:09 SO ONE TO THREE.
04:59:11 WE'VE INCORPORATED IN ROUND ARCH-TOP WINDOWS AT SPECIFIC
04:59:17 PLACES THROUGH THE PROJECT TO TIE IT INTO THE REST OF THE
04:59:20 DEVELOPMENT.
04:59:21 >>Michael Sheeley: QUESTION.
04:59:22 THAT CONFLICTS WITH THE DRAWINGS IN THE LANDSCAPE PLANS.
04:59:26 ARE THE ARCHES MORE UPDATED DESIGN?
04:59:28 >>Scott Mann: YES.
04:59:29 I HAVEN'T SEEN THE LATEST FROM LANDSCAPE.
04:59:32 ARCHES ARE THE LATEST, THOUGH.
04:59:34 >>Michael Sheeley: THEY SHOW SQUARE WINDOWS.
04:59:36 >>Scott Mann: AT OUR PRE-APPLICATION MEETING, WE TALKED WITH
04:59:39 MR. HART HERE, AND HE RECOMMENDED ARCHES AND A CUPOLA, WHICH
04:59:44 YOU CAN SEE AT THE TOP.
04:59:46 >>Michael Sheeley: THE CUPOLA WAS ADDED NICELY.
04:59:50 THANK YOU.
04:59:51 >>Jim Wallace: I DEFER TO MICHAEL, IT SEEMS YOUR WEST
04:59:53 ELEVATION SEEMS A LITTLE PLAIN COMPARED TO YOUR OTHER THREE
04:59:57 ELEVATIONS.
04:59:57 YOUR OTHER THREE ARE EXCELLENT.
04:59:59 BUT THE WEST SEEMED A LITTLE PLAIN.
05:00:01 IS THERE ANYTHING THAT YOU COULD DO TO GET THE WEST SIDE TO
05:00:04 LIVE UP TO THE STANDARD THAT YOU SET ON THE OTHER THREE
05:00:07 SIDES?

05:00:08 >>Scott Mann: YEAH.
05:00:09 ON THIS ENTRANCE, AS YOU COME IN, MAYBE WE CAN GO BACK TO,
05:00:14 AND MAYBE I CAN EXPLAIN WHY IT LOOKS THE WAY IT DOES IN
05:00:21 RELATIONSHIP TO THIS SITE.

05:00:22 IF YOU LOOK AT THE SITE, WE'VE GOT YOUR EXISTING FOUNTAIN
05:00:25 THAT YOU ENTER IN DOWN IN THE LOWER LEFT-HAND CORNER OF
05:00:28 THIS.
05:00:31 AS YOU COME IN AND AROUND, THE BACK ENTRY SIDE OF THE
05:00:37 BUILDING, SO THERE WASN'T AS MANY OPPORTUNITIES THERE TO
05:00:42 LIKE EXPRESS AN ENTRY.
05:00:44 WE DIDN'T WANT TO DRAW PEOPLE INTO THAT SIDE OF THE
05:00:46 BUILDING.
05:00:46 WE WANTED TO SIGNAL --
05:00:47 >>Jim Wallace: I'M ONLY THINKING OF THE NEIGHBORS.
05:00:49 >>Scott Mann: THE NEIGHBORS ACROSS THE WAY.
05:00:51 WE'RE ALWAYS OPEN TO INPUT FROM YOU.
05:00:58 THE REASON THAT IT --
05:01:00 >>Michael Sheeley: THAT WAS MY REALLY ONLY COMMENT ON THE
05:01:03 ARCHITECTURE AS WELL, THE WEST SIDE IS A LITTLE BORING.
05:01:09 PERHAPS YOU CAN DO SOME VARIATION OF THE FACADE OR ROOFLINE
05:01:12 THERE ALONG THE SIDE WITH SOME DIFFERENT COLOR, POSSIBLY.
05:01:16 IT'S UP TO YOU, OF COURSE.
05:01:17 BUT MAYBE SOMETHING TO BREAK UP THAT LONG WALL.
05:01:23 >>Scott Mann: WE'LL TAKE NOTE OF THAT.
05:01:24 IF THERE'S ANYTHING THAT COMES TO MIND, WE WOULD BE HAPPY TO

05:01:27 ENTERTAIN THAT.
05:01:29 >>Marlene Naratil: ARE ALL THE WINDOWS PANED LIKE THAT
05:01:32 THROUGHOUT, LIKE, SIX OVER SIX, WHATEVER THE NUMBER IS, THE
05:01:38 RATIO OF THE PANES AND THE GLASS?
05:01:42 >>Scott Mann: TRADITIONAL COLONIAL PANE OR MEDITERRANEAN
05:01:45 THAT WE'RE USING, AND WE'RE FOLLOWING THE PROPORTIONS THAT
05:01:48 WE FIND HERE IN THE REST OF THE DEVELOPMENT.
05:01:50 >>Marlene Naratil: IT'S GOING TO BE AN AMALGAM, BASICALLY,
05:01:54 OF DIFFERENT STYLES OF ARCHES AND WINDOW.
05:01:58 >>Scott Mann: IT'S ALL THE SAME WINDOW SYSTEM, AND WITH
05:02:03 DIVIDED LIGHTS BETWEEN IT.
05:02:05 BUT IT'S GOING TO BE IN THAT NEO-MEDITERRANEAN STYLE THAT
05:02:10 YOU SEE THROUGHOUT THE DEVELOPMENT.
05:02:12 >>Marlene Naratil: IN THIS BUILDING HERE TO THE RIGHT, IT
05:02:14 HAS THE ARCHED WINDOWS IN THE MIDDLE AND THE ONES ABOVE IT
05:02:18 IN THE PARAPET.
05:02:23 >>Scott Mann: THE ARCHED WINDOWS WE PLACED OVER THE TOP OF
05:02:25 THE ENTRYWAYS.
05:02:26 >>Marlene Naratil: IT GIVES IT A NICE LOOK, BUT IT'S
05:02:29 DIFFERENT.
05:02:31 >>Jim Wallace: MAYBE ON THAT LONG LINEAR ON THAT ROOF, MAYBE
05:02:35 IF YOU HAD A BREAK WITH A GABLE, VERY LITTLE COST, MAYBE A
05:02:42 COLOR VARIATION -- I MEAN, I'M TRYING TO KEEP YOUR COSTS
05:02:45 DOWN.
05:02:45 I UNDERSTAND THAT.

05:02:46 THERE'S THAT LONG LINE OF THE SOFFIT THAT JUST -- IT BEGS
05:02:51 FOR SOMETHING THAT THE OTHER THREE HAVE AND THE OTHER THREE
05:02:53 DO HAVE THOSE LITTLE GABLE ACCENT AREA.
05:02:57 MAYBE THERE'S SOMETHING YOU CAN DO THAT'S NOT -- IT'S GOING
05:03:00 TO ADD VERY LITTLE COST AND THE NEIGHBORS AREN'T GOING TO
05:03:02 COME OUT AND BE LOOKING AT A SCHOOLHOUSE.
05:03:07 >>Scott Mann: ABSOLUTELY.
05:03:08 THAT'S SOMETHING WE CAN LOOK AT, ESPECIALLY IN THE ONE
05:03:10 THAT'S MORE CLOSER TO US, I SHOULD SAY, ON THE RIGHT-HAND
05:03:13 SIDE THERE.
05:03:16 >>Jim Wallace: IT'S ADDING VERY LITTLE COST.
05:03:18 >>Scott Mann: SOME ORNAMENT.
05:03:20 THERE ARE CORBELS AT THOSE GABLES OR THE OUTRIGGER CORBELS,
05:03:24 SO KIND OF A WOOD DETAIL HOLDING THAT ROOF UP.
05:03:28 YOU'LL SEE ON THE ONE ON THE RIGHT.
05:03:30 >>Jim Wallace: THE WEST WALL, THERE IS NO GABLE ROOF
05:03:33 BREAKING IT UP.
05:03:35 SO YOU DON'T HAVE THIS RANDOM ROOFLINE.
05:03:37 YOU HAVE THIS LINEAR --
05:03:39 >>Scott Mann: RIGHT, TO BREAK IT UP.
05:03:41 >>Jim Wallace: JUST BEGS FOR SOMETHING TO BREAK IT UP.
05:03:45 >>Scott Mann: ANY OTHER COMMENTS?
05:03:47 >>Marlene Naratil: IS THAT SIGNAGE WHAT IS PROPOSED?
05:03:51 >>Scott Mann: THE GINSBERG EYE, THAT IS THEIR LOGO AND
05:03:54 SIGNAGE, AND IT'S ON THAT ENTRY TOWER FOR THAT TWO STORY.

05:03:58 SO WHAT YOU'RE SEEING ON THE RIGHT-HAND SIDE IS THE ENTRY TO
05:04:01 THAT STAIR LOBBY THAT WE SAW, AND THAT'S THEIR LOGO ON THEIR
05:04:06 SIGNAGE, YES.
05:04:08 >>Marlene Naratil: WELL, WE'RE NOT THERE YET, BUT WHEN THE
05:04:10 SIGN IS INTRODUCED, WE COULD TAKE A LOOK AT IT.
05:04:17 >>Scotty Wood: ANYONE ELSE?
05:04:22 >>James Tatooles: I JUST THINK WHEN YOU LOOK AT THE WEST
05:04:24 ELEVATION HERE AND LITTLE LESS ON THE EAST ELEVATION, BUT IT
05:04:28 JUST SEEMS SO PLAIN WITHOUT ANY DETAILS BREAKING UP TO GIVE
05:04:34 IT SOME INTEREST.
05:04:35 SOMEHOW OR OTHER I THINK THERE SHOULD BE A LITTLE BIT MORE
05:04:40 ORNAMENTATION INCLUDED ON THE ELEVATION.
05:04:52 >>Scott Mann: WE TALKED ABOUT CANOPIES OR AWNINGS.
05:04:55 YOU'LL SEE IN PLACES AWNINGS OVER THE WINDOWS THAT ADDS SOME
05:04:59 MORE INTEREST AND DETAIL.
05:05:04 >>Jim Wallace: DOESN'T NEED MUCH, BUT IT NEEDS SOMETHING.
05:05:11 >>Scott Mann: GREAT INPUT.
05:05:12 APPRECIATE IT.
05:05:12 WE'LL DO WHAT WE CAN TO SIT DOWN AND COME UP WITH SOME IDEAS
05:05:17 FOR THAT.
05:05:18 >>Michael Sheeley: LOOKS PRETTY GOOD.
05:05:19 IT'S A GOOD BUILDING.

05:05:21 >>Scotty Wood: IT'S A NICE BUILDING.
05:05:24 >>Scott Mann: THANK YOU.
05:05:24 >>Scotty Wood: ANYTHING ON LANDSCAPING?

05:05:35 >>Scott Mann: SHOULD I SHOW THESE BEFORE WE GO TO LANDSCAPE?
05:05:38 SO WE DO HAVE SOME COLOR HERE.
05:05:41 THE LANDSCAPE IS ALSO, I THINK, GOING TO ADD A LITTLE BIT
05:05:43 MORE INTEREST TO THAT BUILDING.
05:05:44 BUT HERE YOU CAN SEE THE COLORS, WE'RE MATCHING.
05:05:47 I THINK THEY LOOK A LITTLE DARK IN THIS EXPORT OF THIS
05:05:51 IMAGE, BUT REALLY IT'S GOING TO MATCH THE COLORS.
05:05:55 SO YOU'LL SEE ON MY SCREEN IT IS DARKER THAN YOURS, BUT
05:05:58 YOU'LL SEE THREE LEVELS OF COLOR, LIGHT, MEDIUM, AND THEN A
05:06:02 LITTLE BIT DARKER.
05:06:03 THE SAME COLORS THAT ARE HERE IN THE DEVELOPMENT.
05:06:07 ALL RIGHT.
05:06:11 THANK YOU.
05:06:15 >>Greg Diserio: GOOD EVENING.
05:06:16 GREG DISERIO WITH GREG JONES AND ASSOCIATES.
05:06:19 AS STACY MENTIONED, THIS IS ONE OF THE TWO LEFTOVER BUILDING
05:06:28 PADS IN THIS COMPLEX.
05:06:31 THERE ARE SEVERAL EASEMENTS RUNNING THROUGH, PARTICULARLY ON
05:06:34 THE SOUTH SIDE OF THE BUILDING, AND THEN THERE ARE SOME UP
05:06:37 ON THE NORTHEAST SIDE WHERE WE WILL BE INCORPORATING THAT
05:06:41 PUBLIC SEATING AREA.
05:06:43 WE'RE STILL WORKING.
05:06:46 THOSE WILL ALL BE ADDED TO IT.
05:06:48 OTHER THAN THAT, IT'S PRIMARILY BUILDING FOUNDATION
05:06:50 PLANNINGS.

05:06:53 WE'RE UTILIZING THE SAME GENERAL PLANT PALETTE THAT WAS USED
05:06:58 ON THE DAVITA AND NOW ELSEWHERE IN THE DEVELOPMENT TRYING TO
05:07:03 GET SOME TALLER ACCENT PALMS AROUND THE BUILDING TO HELP
05:07:06 WITH THE ACCENT OF THE ARCHITECTURE.
05:07:10 AGAIN, WE'RE STILL WORKING WITH THAT WITH THE FINAL DESIGNS
05:07:13 FROM THAT.
05:07:13 AS MR. SHEELEY NOTED, THESE ARE THE OLDER ELEVATIONS.
05:07:23 WE WILL BE WORKING, AGAIN, ANYWHERE WE CAN GET SOME MORE
05:07:28 ACCENT AROUND THE BUILDING TO HELP PICK IT UP AND ACCENT IT
05:07:34 WE WILL.
05:07:35 IT IS A TIGHT SITE.
05:07:36 WITH THAT, ANY QUESTIONS OR ANY COMMENTS, WE WOULD BE HAPPY
05:07:47 TO --
05:07:52 >>Kristin Jeannin: I HAVE A REAL QUICK THING.
05:07:54 CAN YOU GO BACK TO THE PLANTING PLANT -- I DON'T SEE IN LIKE
05:08:07 THE PLANT SCHEDULE IS NOT RENDERED IN COLOR LIKE THE PLAN.
05:08:14 IT'S A LITTLE HARD TO READ.
05:08:16 I DON'T SEE THE SOD ON THE SCHEDULE.

05:08:22 I COULDN'T TELL -- WHERE IS THE DWARF FAKAHATCHEE GOING?
05:08:31 UNDER THE PALM TREE ON THE SOUTH SIDE.
05:08:39 >>Greg Diserio: SOUTHEAST, SOUTHWEST CORNER.
05:08:43 >>Kristin Jeannin: OKAY.
05:08:44 JUST ONE MINOR CONCERN IS THAT ALL OF THOSE AS ONE GALLONS,
05:08:53 CONCERNED ABOUT THE HEALTH OF THOSE, OTHER THAN THE LIRIOPE
05:09:01 I THINK WOULD BE FINE AT ONE GALLON BUT I THINK THE OTHER

05:09:04 ONES WOULD BE WEAK PLANTS AT THAT SIZE.
05:09:07 I WOULD BE CAREFUL WITH GREEN ISLAND FICUS.
05:09:10 JUST CHECK AROUND THIS FACILITY AND SEE WHETHER RABBITS ARE
05:09:16 AN ISSUE.
05:09:16 IF THEY ARE, THEY WILL EAT THOSE RIGHT UP.
05:09:20 THOSE ARE JUST A COUPLE OF MINOR COMMENTS.
05:09:24 >>Greg Diserio: I DID MEAN TO HAVE THE FAKAHATCHEE AS A
05:09:29 THREE GALLON.
05:09:30 THE GREEN ISLAND I'M USING JUST IN THE PARKING ISLAND.
05:09:36 IT MATCHES WITH WHAT WAS DONE ACROSS THE PARKING LOT.
05:09:39 AND I DIDN'T NOTICE ANY ISSUES WITH IT LOOKING AT IT TODAY.
05:09:44 BUT WE WILL CONSIDER ALL THAT AND LOOK AT ALL THAT.
05:09:48 >>Kristin Jeannin: THANK YOU.
05:09:49 >>Scotty Wood: ANYTHING ELSE ON LANDSCAPING?
05:09:50 OKAY.
05:09:54 PUBLIC INPUT.
05:09:56 >>Jim Wallace: BEFORE WE MOVE ON, I JUST HAVE ONE QUICK
05:09:58 QUESTION.
05:09:59 I DON'T KNOW WHO IS ADDRESSING CIVIL HERE, BUT I SEE
05:10:04 INTERCONNECTIVITY WHICH IS SO IMPORTANT FOR US HERE IN
05:10:07 ESTERO.
05:10:07 I SEE IT EAST-WEST, BUT I DON'T SEE ANY PEDESTRIAN
05:10:12 CONNECTIVITY NORTH-SOUTH.
05:10:13 AND ONE OF THE THINGS THAT YOU HAD STATED EARLIER WAS THAT
05:10:16 YOU WERE GOING TO USE SHARED PARKING WITH THE SEVEN SPACES

05:10:19 TO I BELIEVE THE WEST OF YOU.
05:10:22 AND SO AM I MISSING IT ON THE PLAN?
05:10:25 IS THE PEDESTRIAN CONNECTIVITY THERE?
05:10:27 I LOOKED FOR IT AND CAN'T FIND IT.
05:10:30 WOULD YOU EXPLAIN WHERE IT IS?
05:10:33 >>Stacy Hewitt: LET ME GET BACK TO THE AERIAL.
05:10:36 HERE YOU CAN SEE THE PEDESTRIAN CONNECTION THAT GOES FROM --
05:10:52 BETWEEN THE DAVITA DIALYSIS AND THE SUBJECT SITE THAT WE'RE
05:10:56 IN NOW.
05:10:57 AND THERE'S ALSO JUST A LITTLE BIT SOUTHEAST OF THE DAVITA
05:11:03 SITE, THERE'S SOME -- THERE IS A PEDESTRIAN WALKWAY.
05:11:06 >>Jim Wallace: ANY WAY YOU CAN SHOW ME?
05:11:09 >>Stacy Hewitt: I'M TRYING TO GET THE MOUSE -- I'M TRYING TO
05:11:24 USE THE MOUSE TO POINT IT OUT.

05:11:25 THANK YOU.
05:11:30 RIGHT HERE.
05:11:31 RIGHT HERE IS THE PEDESTRIAN CONNECTION.
05:11:35 >>Jim Wallace: I SEE THAT IS THE EAST-WEST.
05:11:38 WHERE IS THE NORTH-SOUTH?
05:11:41 >>Stacy Hewitt: NORTH-SOUTH, I DON'T SEE ANY CROSSWALKS.
05:11:52 THAT'S SOMETHING WE'LL LOOK AT.
05:11:53 >>Jim Wallace: THAT WOULD BE MY CONCERN AND I THINK THAT'S
05:11:55 SOMETHING WE WOULD PREFER THAT YOU HAVE, OBVIOUSLY.
05:12:01 YOU DON'T REALLY WANT TO HAVE TO ASK PEOPLE TO GO FROM ONE
05:12:06 BUILDING TO ANOTHER BUILDING TO GO NORTH-SOUTH.

05:12:11 YOU KNOW THEY ARE NOT GOING TO DO THAT.
05:12:12 THEY ARE GOING TO WALK THROUGH THE PARKING LOT.
05:12:14 WE SHOULD AT LEAST GIVE THEM SOME WAY TO GET THERE.
05:12:18 >>Stacy Hewitt: I APPRECIATE THE FEEDBACK.
05:12:20 WE WILL LOOK FURTHER INTO THAT AND CHECK THE EXISTING PLANS.
05:12:23 I BELIEVE THE SIDEWALK CONNECTIONS ARE INTERNAL HERE, I
05:12:27 BELIEVE.
05:12:28 >>Jim Wallace: IT'S AN INFORMATIONAL MEETING.
05:12:31 I'M BRINGING IT UP.
05:12:32 SOMETHING YOU NEED TO LOOK AT.
05:12:33 >>Stacy Hewitt: WE'LL DEFINITELY LOOK AT IT.
05:12:38 >>Anthony Gargano: I HAD A QUESTION ACTUALLY FOR STAFF.
05:12:40 I THOUGHT JIM MIGHT HAVE BEEN GOING THERE, BUT WHEN I HEARD
05:12:47 THE APPLICANT TALKING ABOUT THE SQUARE FOOTAGE REQUIRES 67
05:12:53 PARKING SPACES.
05:12:59 PARKING SPACES NUMBER 60, BUT THERE'S ADJACENT PARKING
05:13:02 AVAILABLE FROM A NEIGHBOR.
05:13:04 IS IT KOSHER IN ORDER TO MEET COMPLIANCE THAT YOU BORROW
05:13:13 SPACES FROM A NEIGHBOR?
05:13:15 >>Mary Gibbs: I NOTICED IN THEIR PowerPoint THEY HAD THAT.
05:13:18 WE DON'T HAVE A SUBMITTAL YET TO LOOK AT SO I WANT TO GO
05:13:22 BACK AND LOOK AT THAT.
05:13:23 I THINK THE PARKING WAS DONE ONE PER 300.
05:13:27 I THINK THIS COULD BE ALSO 1 PER 300.
05:13:30 SO I THINK THE PARKING IS OKAY.

05:13:31 I WANT TO GO BACK AND CHECK THAT.
05:13:33 AND THEN IN THIS PARTICULAR DEVELOPMENT, THE PARKING WAS NOT
05:13:36 ALLOCATED, YOU KNOW, IN ANY SPECIFIC WAY.
05:13:40 SO THE PARKING IS LIKE THE OVERALL PARKING.
05:13:42 AND GENERALLY IT WORKS, SINCE I WORK HERE, I SEE THE PARKING
05:13:48 LOT EVERY DAY, THERE'S ALWAYS A LOT OF PARKING.
05:13:51 BUT SOMETIMES RIGHT IN FRONT OF PEOPLE'S PARTICULAR UNITS
05:13:54 BECAUSE NOBODY WANTS TO WALK MORE THAN FIVE FEET, IT MAY BE
05:13:58 A LITTLE SHORT.
05:13:58 BUT I DO THINK THE PARKING IS OKAY.

05:14:00 AGAIN, LIKE WE SAID, WE'LL LOOK INTO THAT BECAUSE WE HAVE
05:14:04 NOT REVIEWED THIS YET.
05:14:07 >>Anthony Gargano: FOR MY OWN EDIFICATION HERE, BECAUSE MY
05:14:11 YEARS ON THE BOARD, THIS HAS NEVER COME UP BEFORE.
05:14:14 CAN AN APPLICANT IN ORDER TO MEET COMPLIANCE BORROW PARKING
05:14:17 SPACES FROM ANOTHER ADJACENT PROPERTY?
05:14:21 >>Mary Gibbs: USUALLY YOU SEND UP WITH HAVING A CROSS-ACCESS
05:14:24 EASEMENT AGREEMENT, AND YOU CAN DO THAT.
05:14:27 SO IF THIS WERE LIKE PLATTED AS ITS OWN LIKE SINGULAR
05:14:32 DEVELOPMENT, YOU HAVE TO PROVIDE YOUR STAND-ALONE PARKING.
05:14:34 BUT BEING THAT IT'S A LARGER DEVELOPMENT AND YOU WERE SHORT,
05:14:38 YOU CAN DO A CROSS-ACCESS AGREEMENT WITH SOMEBODY ELSE IF
05:14:40 THEY AGREED.
05:14:41 BUT TYPICALLY THERE AREN'T THAT MANY OF THEM.
05:14:44 USUALLY YOU HAVE ENOUGH PARKING BUT THAT'S HOW IT IS

05:14:49 TYPICALLY HANDLED.
05:14:52 >>Jim Wallace: FROM THAT PRAGMATIC POINT OF VIEW, I WANT TO
05:14:55 ASK A QUESTION.
05:14:55 YOU PROBABLY ALREADY RESOLVED IT.
05:14:57 IN THE NEIGHBORING BUILDING, 9431, IS THE ENTRANCE ON THE
05:15:04 WEST SIDE OF THAT BUILDING?
05:15:09 >>Stacy Hewitt: YES.
05:15:09 >>Jim Wallace: THAT'S PRIMARILY WHERE THEIR VISITORS WOULD
05:15:13 BE PARKING.
05:15:15 >>Stacy Hewitt: CORRECT.
05:15:16 >>Jim Wallace: THERE APPEARS TO BE MORE THAN ENOUGH SPACE
05:15:19 AND THAT'S WHY THEY HAVE SUCH AN EXCESS, I WOULD THINK.
05:15:22 AND THEN THE ENTRANCE TO YOUR BUILDING, 9441, IS ON THE EAST
05:15:27 SIDE, CORRECT.
05:15:29 >>Stacy Hewitt: IT'S ON THE WEST.
05:15:31 WEST SIDE, I BELIEVE.
05:15:36 >>Jim Wallace: EAST SIDE.
05:15:37 >>Stacy Hewitt: IT'S ON THE EAST SIDE.
05:15:40 >>Jim Wallace: I JUST WANT TO CONFIRM THAT THE NON-ENTRANCE
05:15:42 PARKING OR THE NON-ENTRANCE SIDES OF THE BUILDING IS WHERE
05:15:46 YOU HAVE THE LIMITED AMOUNT OF PARKING BETWEEN THE
05:15:51 BUILDINGS.
05:15:51 AND YOU FACE EAST AND SO, THEREFORE, THERE SEEMS TO BE MORE
05:15:55 PARKING ON THAT SIDE THAT YOU'RE SHARING.
05:15:57 AND THEN THE NEIGHBORING BUILDING HAS THEIR EXCESS PARKING

05:16:02 ON THE WEST.
05:16:02 SO MAYBE AS MARY SAYS, IT WILL ALL WORK OUT IN THE WASH.
05:16:06 >>Stacy Hewitt: IT IS, AS MARY INDICATED, IT IS LIKE A
05:16:10 SHARED PARKING LOT.
05:16:11 AND IT'S NOT AN ALLOCATION OF SPACES.
05:16:14 IT'S A REVIEW OF WHEN IT WAS REVIEWED, YOU'RE COMPARING TO

05:16:17 REVIEW BEFORE OF THE SHARED PARKING SPACES.
05:16:19 SO THERE WASN'T A SET ALLOCATION.
05:16:21 BUT DURING THE PRE-APPLICATION MEETING, IT WAS ASKED THAT WE
05:16:24 LOOK AT AND ANALYZE THAT.
05:16:25 >>Jim Wallace: I APPRECIATE THAT.
05:16:27 I'M JUST CONFIRMING THAT YOUR MAIN ENTRANCE IS ON THE EAST
05:16:33 SIDE AND, SO, THEREFORE, THAT'S WHERE MOST OF THE VISITORS
05:16:35 WILL BE PARKING, AND YOUR NEIGHBOR, THEIR ENTRANCE IS ON THE
05:16:39 WEST SIDE.
05:16:39 SO THE CHANCES ARE IT'S GOING TO FUNCTIONALLY OR
05:16:42 PRAGMATICALLY WORK.
05:16:44 >>Stacy Hewitt: CORRECT.
05:16:45 >>Jim Wallace: I'M JUST CONFIRMING.
05:16:47 >>Scotty Wood: ANYONE ELSE?
05:16:48 PUBLIC INPUT?
05:16:49 ANY CARDS?
05:16:51 >>Tammy Duran: NO.
05:16:51 >>Scotty Wood: OKAY.
05:16:52 YOU GOT YOUR DIRECTIONS.

05:16:53 >>Stacy Hewitt: ALL RIGHT.
05:16:54 THANK YOU VERY MUCH.
05:16:54 >>Scotty Wood: THANK YOU.
05:16:55 THE NEXT ITEM, ZONING FINAL PLAN APPROVAL AND DEVELOPMENT
05:17:08 ORDER, ISLAND AT WEST BAY.
05:17:23 >>Mary Gibbs: ALL RIGHT.
05:17:25 ISLAND AT WEST BAY, YOU'VE SEEN THIS A FEW TIMES.
05:17:28 I THINK YOU MIGHT REMEMBER THE ZONING.
05:17:33 WE RECENTLY CAME FORWARD TO THE PLANNING AND ZONING BOARD
05:17:35 AND THE COUNCIL APPROVED THE ZONING FOR THE ADDITIONAL
05:17:38 HEIGHT BACK LAST YEAR.
05:17:40 THE APPLICANT HAS NOW BEEN WORKING ON THEIR DEVELOPMENT
05:17:44 ORDER.
05:17:44 THEY ALSO NEED WHAT IS CALLED A FINAL PLAN APPROVAL AND THAT
05:17:48 IS SOMETHING THAT WAS WRITTEN INTO THE ZONING RESOLUTION
05:17:50 WHEN LEE COUNTY APPROVED THE PROJECT BECAUSE WEST BAY WAS A
05:17:54 VERY LARGE PROJECT AND THERE WAS NOT A LOT OF DETAIL AT THE
05:17:56 TIME.
05:17:57 SO THEY PUT A CONDITION IN THE ZONING THAT SAID YOU HAVE TO
05:18:00 HAVE A FINAL PLAN APPROVAL BEFORE YOU GET YOUR DEVELOPMENT
05:18:03 ORDER SO THAT THE STAFF WILL LOOK AT THE SPECIFICS AND MAKE
05:18:06 SURE EVERYTHING CONFORMS TO WHAT WAS APPROVED.
05:18:08 SO ACTUALLY SUBMITTED TWO APPLICATIONS.
05:18:12 WE THOUGHT WE COULD DO LIKE A TWO-FOR-ONE PUBLIC INFORMATION
05:18:16 MEETING BECAUSE YOU MIGHT BE GETTING TIRED OF SEEING THEM

05:18:18 HERE ALL THE TIME.
05:18:19 AGAIN, THIS PROJECT IS AT THE END OF WILLIAMS ROAD.

05:18:23 IT'S A FIVE-ACRE ISLAND SITE.
05:18:26 I NOTICED ON THEIR PowerPoint THEY CALLED IT THE ISLANDS,
05:18:29 BUT I THINK IT'S STILL ONLY ONE ISLAND.
05:18:31 I DON'T THINK IT'S GROWN INTO TWO.
05:18:33 AND THEY WANTED TO DO THE HIGH-RISE BUILDING THAT YOU'VE
05:18:37 SEEN BEFORE.
05:18:38 23 STORIES, FLOORS, 88 UNITS, AGAIN, THEY'LL NEED THESE TWO
05:18:43 APPROVALS FOR THE SITE PLAN AND THE FINAL PLAN.
05:18:46 I WOULD MENTION BEFORE I TURN IT OVER TO THE APPLICANT THAT
05:18:49 WE DID GET AN E-COMMENT ABOUT A PERFORMANCE BOND.
05:18:53 I THINK WE SENT THE COMMENT TO YOU.
05:18:55 THEY ARE ASKING ABOUT A PERFORMANCE BOND.
05:18:57 WE DON'T TYPICALLY DO THEM FOR ON-SITE IMPROVEMENTS.
05:19:00 WE JUST DO THEM FOR OFF-SITE IMPROVEMENTS.
05:19:03 SO I THINK THAT KIND OF STEMMED FROM THE GENOVA CASE WHERE
05:19:06 EVERYBODY IS WORRIED THAT PROJECTS WON'T GET BUILT AND THEN
05:19:10 STOPPED IN THE MIDDLE OF THE PROJECT.
05:19:11 AND THEN WE GOT ANOTHER E-MAIL ASKING ABOUT IN THE ZONING,
05:19:16 THERE WAS AN APPROVAL WITH A CONDITION THAT THEY HAVE
05:19:18 NON-REFLECTIVE GLASS.
05:19:21 SO THERE WAS A COMMENT TO MAKE SURE THAT WE HAD THE
05:19:24 NON-REFLECTIVE GLASS.
05:19:25 IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I WILL TURN IT OVER

05:19:28 TO DANA HUME FROM JOHNSON ENGINEERING.
05:20:05 >>Dana Hume: WELL, GOOD EVENING, AND THANK YOU, MARY, VERY
05:20:07 MUCH.
05:20:08 DANA HUME, FOR THE RECORD.
05:20:09 I'M A PRINCIPAL AT JOHNSON ENGINEERING AND PROJECT ENGINEER
05:20:13 AND PROJECT MANAGER ON THE CIVIL PORTION OF THIS PROJECT.
05:20:17 AND AS MARY SAID, YOU GUYS AND GALS HAVE SEEN THIS BEFORE
05:20:22 QUITE A FEW TIMES.
05:20:23 SO WE'LL SEE IT A COUPLE MORE TIMES.
05:20:26 THIS IS FOR THE DEVELOPMENT ORDER THAT WAS SUBMITTED TO
05:20:31 STAFF.
05:20:33 DOS 2022-E003.
05:20:38 AND THE FINAL PLAN APPROVAL THAT MARY WAS REFERENCING IS
05:20:41 ADD 2022-E003.
05:20:45 SO WE'RE GOING TO GO THROUGH A PRESENTATION TONIGHT FOR YOU.
05:20:50 SO WITH US TONIGHT, WE'VE GOT THE OWNERS.
05:20:54 WEST BAY HILL, LLC, JOHNSON ENGINEERING IS DOING ALL OF THE
05:20:59 CIVIL ENGINEERING, LANDSCAPING, SURVEYING, PLANNING FOR THE
05:21:02 PROJECT.
05:21:03 AND THEN GARCIA STROMBERG IS ALSO HERE.
05:21:10 PETER DELLA PORTA IS WITH US, AND HE'LL GO OVER THE
05:21:15 ARCHITECTURE.
05:21:15 OUR PRESENTATION -- WELL, LET ME START WITH A LITTLE BIT OF
05:21:20 HISTORY, BECAUSE I KNOW EVERYBODY LOVES HISTORY.

05:21:22 AS MARY WAS SAYING, WE STARTED WITH THE PLANNING AND ZONING

05:21:27 BOARD BACK IN JULY OF LAST YEAR FOR THE REZONING OF THE
05:21:33 HEIGHT.
05:21:34 IN SEPTEMBER, WE CAME BACK FOR APPROVAL AND WHICH WE GREATLY
05:21:40 APPRECIATED THAT.
05:21:41 THEN WE WENT IN NOVEMBER TO THE COUNCIL AND GOT THEIR
05:21:44 APPROVAL FOR THE PD AMENDMENT.
05:21:47 AND WE SUBMITTED THE DEVELOPMENT ORDER ON APRIL 22nd OF
05:21:52 THIS -- JUST NOT VERY LONG AGO.
05:21:57 SO WE WANTED TO HAVE OUR PUBLIC MEETING AND GET YOUR
05:22:00 COMMENTS ON IT.
05:22:00 SO WE'RE GOING TO GO THROUGH THESE DIFFERENT AREAS OF THE
05:22:06 PRESENTATION AS QUICKLY AS WE CAN, AND THEN WE'LL OPEN IT UP
05:22:09 TO EVERYBODY FOR THEIR COMMENTS AND QUESTIONS.
05:22:11 WE'LL GO OVER THE CIVIL PLANS, THE LANDSCAPE PLAN, THE
05:22:14 ENHANCED LANDSCAPE PLAN, THE LIGHTING PLAN, AND THEN,
05:22:17 FINALLY, WE'RE GOING TO LEAVE THE BEST FOR LAST, THE
05:22:20 ARCHITECTURAL PLANS.
05:22:21 SO LET ME START WITH THE SITE.
05:22:25 THIS IS AN AERIAL.
05:22:26 MOST OF YOU ARE VERY, VERY FAMILIAR WITH THIS.
05:22:29 WEST BAY IS AT THE END OF WILLIAMS ROAD AND THEN THE ISLAND
05:22:33 IS AT THE END OF BAYBRIDGE BOULEVARD.
05:22:37 THIS IS THE GARAGE-LEVEL SITE PLAN.
05:22:42 REALLY, THE KEYS TO THE GARAGE-LEVEL SITE PLAN INCLUDE THE
05:22:47 PARKING REQUIREMENTS.

05:22:51 SO AS PART OF THE ZONING REQUIREMENTS, WE'RE SUPPOSED TO
05:22:54 HAVE 90% OF THE REQUIRED PARKING UNDERNEATH THE BUILDING AND
05:23:02 THERE'S 172 REQUIRED SPACES.
05:23:05 AND WE'VE GOT THE 90% UNDERNEATH THE PARKING GARAGE.
05:23:08 THE TOTAL REQUIRED, INCLUDING THE VISITORS, IS 190.
05:23:16 [CELL PHONE RINGING]
05:23:18 >> SORRY.
05:23:19 >>Dana Hume: THAT'S ALL RIGHT.
05:23:20 WE HAD SOMEBODY ON OUR SIDE DOING THE SAME THING.
05:23:23 WE'RE PROVIDING A TOTAL OF 206 PARKING SPACES.
05:23:25 THERE ARE 30 SPACES ON THE ARRIVAL DECK.
05:23:28 THIS IS THE SITE PLAN OF THE ARRIVAL DECK.
05:23:34 SO AS YOU COME ONTO THE ISLAND, IF YOU GO TO THE RIGHT OR TO
05:23:38 THE NORTH, THAT IS THE ARRIVAL ACCESS THAT GOES UP TO THE
05:23:43 ARRIVAL DECK.
05:23:44 IF YOU GO TO THE LEFT, YOU'LL GO TO THE TWO ENTRANCES TO THE
05:23:48 PARKING GARAGE.
05:23:49 [CELL PHONE RINGING]
05:23:54 THIS IS THE WATER MANAGEMENT PLAN.
05:23:58 DUE TO THE NATURE OF THE SITE, WE WILL BE USING SOME TYPE OF

05:24:03 STORM CHAMBERS AS TREATMENT FOR OUR WATER QUALITY AND
05:24:07 ATTENUATION FOR THE SITE.
05:24:09 WE DO HAVE SOME CHAMBERS THAT ARE OUTSIDE THE TOWER, BUT THE
05:24:14 MAJORITY --
05:24:15 >>Jim Wallace: EXCUSE ME, YOU SAID OUTSIDE THE TOWER?

05:24:17 >>Dana Hume: YES.
05:24:18 AS YOU CAN SEE, THERE IS ONE ON THE NORTH SIDE OF THE TOWER
05:24:21 AND THEN TWO ON THE SOUTHEAST SIDE, BUT THE MAJORITY OF THE
05:24:25 STORAGE OF THE WATER FOR THE WATER QUALITY AND ATTENUATION
05:24:27 WILL BE UNDERNEATH THE STRUCTURE.
05:24:29 WHEN IT COMES TO UTILITIES, WHEN WE BUILT THE BRIDGE YEARS
05:24:38 AGO, WE STUBBED OUT THE UTILITIES FOR THE ISLAND IN
05:24:42 ANTICIPATION OF THIS DAY.
05:24:44 I HAVE MET WITH LEE COUNTY UTILITIES.
05:24:47 THEY WANT ALL OF THE UTILITIES ON THE ISLAND TO BE PRIVATELY
05:24:50 OWNED AND MAINTAINED.
05:24:52 SO WE DO HAVE EASEMENTS GOING UP TO THE FIRST OS AND Y
05:24:57 VALVES ON THEIR MASTER METER AND FIRE LINE.
05:25:01 THE LANDSCAPE PLAN, THIS IS THE MINIMUM CODE LANDSCAPE PLAN
05:25:10 THIS JUST SHOWS, LIKE I SAID, WHAT'S REQUIRED BASED ON CODE.
05:25:13 ONE OF THE THINGS THAT WE DID WANT TO SHOW YOU IS THE OPEN
05:25:20 SPACE BECAUSE, AGAIN, ONE OF THE CONDITIONS OF THE ZONING
05:25:23 RESOLUTION IS THAT WE PROVIDE 60% OPEN SPACE.
05:25:28 ALL OF THE GREEN AREA THAT YOU SEE IS OUR OPEN SPACE.
05:25:36 WE EXCEED THE 60%.
05:25:37 AND WITH THAT I AM GOING TO TURN IT OVER TO TYLER RUBLEE WHO
05:25:42 DID THE LANDSCAPE DESIGN FOR THIS PROJECT.
05:25:45 HE'S GOING TO WALK THROUGH THE ENHANCED LANDSCAPE PLAN.
05:25:48 TYLER.
05:25:53 >> THANK YOU, DANA.

05:25:54 SO WE'VE BEEN WORKING CLOSELY WITH AL O'DONNELL, WHO IS A
05:26:02 PREVIOUS DRB BOARD MEMBER WHO MANY OF YOU MAY KNOW.
05:26:07 WE'VE BEEN WORKING THROUGH THE PLANT PALETTE AND HAD AN
05:26:10 OPPORTUNITY TO MEET WITH HIM.
05:26:12 IT'S BEEN GOING GREAT SO FAR.
05:26:14 THE OVERALL CONCEPT OF THIS DESIGN AT THE ISLAND IS TO
05:26:21 INCORPORATE THE SURROUNDING NATURAL AREA AND TRANSITION TO A
05:26:25 MORE TROPICAL RESORT-STYLE LANDSCAPING AS YOU MOVE CLOSER TO
05:26:30 THE BUILDING.
05:26:32 AND ALSO MATCH THE LEVEL OF LANDSCAPING FOUND WITHIN THE
05:26:38 WEST BAY COMMUNITY.
05:26:39 AS YOU COULD SEE, WE HAVE OUR COLOR PLANT PALETTE HERE THAT
05:26:46 ALSO CORRELATES WITH THE DESIGN.
05:26:50 AND AS MENTIONED BEFORE, THE GENERAL DESIGN IS JUST TO
05:26:56 TRANSITION NATURALLY THROUGH THE SITE.
05:26:59 AS YOU GET CLOSER TO THE BUILDING WHERE WE HAVE OUR MORE

05:27:03 TROPICAL LANDSCAPE ELEMENTS.
05:27:05 FOR EXAMPLE, AS YOU DRIVE IN, WE'VE GOT OUR FOUNTAIN HERE,
05:27:07 WHICH WE'LL TALK IN MORE DETAIL HERE SHORTLY IN THE
05:27:12 PRESENTATION WITH ACCENT PLANTINGS SURROUNDING THE BUILDING.
05:27:17 AS YOU MOVE UP THE RAMP TO THE ARRIVAL DECK, THE OWNER BASED
05:27:24 ON SOME DISCUSSIONS WITH MEMBERS OF THE COMMUNITY, WE WANTED
05:27:26 TO MAKE SURE WE HAVE SOME OPEN SPACE AREAS SURROUNDING THE
05:27:31 SITE.
05:27:31 SO, FOR INSTANCE, IN THIS AREA, WE'VE GOT A POSSIBLE

05:27:36 DOG-WALK AREA.
05:27:38 AND OVER HERE, A FORMAL LAWN.
05:27:42 AS YOU CAN SEE, WE ALSO WANTED TO MAKE SURE THAT WE'VE GOT
05:27:47 GOOD PEDESTRIAN CIRCULATION THROUGHOUT THE SITE.
05:27:50 ON THE FIRST FLOOR LEVEL OR GROUND PLANE LEVEL AND WE'LL BE
05:27:56 HERE AT THE END IF YOU HAVE ANY QUESTIONS WITH THAT.
05:27:58 I THINK WE'RE GOING TO LIGHTING AFTER THIS.
05:28:01 THANK YOU.
05:28:06 >> AS WE CONTINUE ON, THE ENHANCED LANDSCAPE PLAN RIGHT NOW
05:28:09 IS PRELIMINARY.
05:28:09 WE'RE STILL WORKING WITH THE TEAM AND EVERYBODY ON THAT, SO
05:28:13 I WANTED TO MAKE SURE AND POINT THAT OUT.
05:28:15 THE LIGHTING PLAN IS REALLY FAIRLY STRAIGHTFORWARD.
05:28:21 WE HAVE LIGHT POLE LOCATIONS THAT ARE OUT IN THE FRONT
05:28:24 TOWARDS THE STREET AND THE PARKING, THE ARRIVAL.
05:28:27 THE LIGHTS THAT ARE GOING TO BE OUT IN THE LAWN AREAS WILL
05:28:30 BE BOLLARD LIGHTS, AND THEN, OF COURSE, WE'VE GOT ALL THE
05:28:35 LIGHTING AROUND THE BUILDING THAT'S MAINLY BOLLARDS AND WALL
05:28:39 SCONCES.
05:28:42 >>Jim Wallace: AM I MISSING SOMETHING?
05:28:44 THERE DOESN'T APPEAR TO BE HERE ANY LIGHTING ON THE ROADWAY
05:28:49 TO THE ARRIVAL DECK.
05:28:51 AM I MISSING THAT OR IS IT NOT SHOWN HERE?
05:28:55 >> ON THE BRIDGE?
05:28:56 >>Jim Wallace: ON THE ROADWAY HERE TO THE ARRIVAL DECK.

05:29:00 >> SO THE ARRIVAL DECK, YOU CAN SEE ON THE WALL ON THE
05:29:05 EASTERLY WALL AS YOU'RE DRIVING UP, YOU'LL SEE LITTLE LIKE
05:29:11 LIGHTS, NUMBERS COMING OUT OF THE SIDE OF IT.
05:29:14 THERE'S GOING TO BE LIGHTS IN THE RETAINING WALL.
05:29:16 >>Jim Wallace: GOT IT.
05:29:21 >> NOW I'M GOING TO TURN IT OVER TO ROGER AND LET HIM
05:29:24 EXPLAIN THE ARCHITECTURE AND HOW WE'RE MEETING THE PATTERN
05:29:28 BOOK.
05:29:28 ROGER?
05:29:32 >> HELLO, EVERYBODY.
05:29:33 I'M ROGER GRAVE DE PERALTA, WITH GARCIA STROMBERG
05:29:37 ARCHITECTS.

05:29:37 I'M GOING TO BE WALKING YOU THROUGH SORT OF THE BUILDING,
05:29:40 THE LAYOUT.
05:29:41 THE WAY IT LAYS OUT, THE SECTION, DETAIL AND ELEVATIONS.
05:29:47 DANA STARTED ME OFF WITH THIS VERY EXCITING DIAGRAM HERE.
05:29:51 THIS WAS FROM OUR ORIGINAL APPROVAL HERE WHERE WE GOT THE
05:29:55 HEIGHT APPROVED.
05:29:55 IT TELLS A LOT THIS DIAGRAM.
05:29:57 YOU CAN SEE ON THE GROUND FLOOR, YOU UNDERSTAND THE LOWER
05:30:00 FLOOR PARKING AND THEN OUR SORT OF AMENITY AND ARRIVAL DECK
05:30:04 ON THE SECOND FLOOR, SECOND LEVEL AND THEN WE HAVE 22
05:30:08 STORIES OF UNITS AND THEN AN ACTIVE ROOFTOP WHERE WE HAVE
05:30:13 THE SORT OF ACTIVE POOL DECK THAT LOOKS OUT TO THE WEST AND
05:30:17 THEN THE EQUIPMENT TO THE EAST OF THE ROOF.

05:30:20 THAT'S SORT OF THE BASIC SECTIONAL LAYOUT OF THE BUILDING.
05:30:24 AND THEN WE'RE KEEPING WITHIN THIS DIAGRAM.
05:30:27 SO EVERYTHING WE HAD APPROVED BEFORE, WE'VE JUST BEEN
05:30:29 WORKING WITH AND MAKING IT WORK AS IT WAS ALREADY WITH THE
05:30:33 BUILDING.
05:30:33 THIS IS THE GENERAL SITE LAYOUT.
05:30:40 TYLER AND DANA DID A NICE JOB EXPLAINING THIS ALREADY.
05:30:43 YOU ARRIVE OVER ON THIS BRIDGE.
05:30:46 CROSSING THE BRIDGE, YOU COME UP THE ENTRY RAMP TO ARRIVE IN
05:30:50 OUR ARRIVAL DECK.
05:30:52 THE BUILDING FOOTPRINT IS THE MAIN TOWER FOOTPRINT IS
05:30:55 TOWARDS THE BACK OF THE SITE THERE.
05:30:57 ALTERNATIVELY, YOU GO DOWN TO THE GARAGE LEVELS.
05:31:00 OKAY.
05:31:06 ON THIS LEVEL, WE CAN SEE SORT OF THE LAYOUT, THE WAY THE
05:31:09 GROUND FLOOR -- THE ARRIVAL FLOOR HAS BEEN LAYING OUT.
05:31:13 ONCE YOU GET UP ON THE ARRIVAL DECK, WE HAVE A NICELY
05:31:17 LANDSCAPED ARRIVAL DECK.
05:31:19 THERE IS A COVERED DROP-OFF.
05:31:20 THERE IS A FOUNTAIN AT THE ENTRY FEATURE, AND THEN YOU COME
05:31:23 INTO A LOBBY.
05:31:24 WE HAVE A CLUB ROOM TO THE SIDE, FITNESS TO THE BACK, AND
05:31:27 OTHER AMENITIES ON THE GROUND FLOOR.
05:31:29 AND THEN WE'VE GOT A LAP POOL AND ALSO A FAMILY POOL.
05:31:34 THIS IS A REALLY ACTIVE DECK THAT HAS GREAT VIEWS OUT AS

05:31:37 WELL.
05:31:38 THAT'S PRETTY MUCH ALL WE CAN SEE HERE.
05:31:41 AND THEN WE WANTED TO BRING BACK SOME OF THE IMAGES FROM OUR
05:31:44 PATTERN BOOK BECAUSE REALLY THIS IS WHAT HAS BEEN DRIVING
05:31:47 THE DESIGN OF THE ELEVATIONS.
05:31:50 KEY POINTS FROM THIS PATTERN BOOK ARE SORT OF THE REALLY
05:31:54 ARTICULATE THE MASSING, CREATE REALLY A BASE FOR THE
05:31:56 BUILDING.

05:31:57 THE TRELLIS ELEMENTS ARE REALLY KEY FOR GIVING NOT ONLY A
05:32:00 DETAIL, BUT ALSO SORT OF CAPS AND BREAKING UP THE
05:32:03 ELEVATIONS.
05:32:06 THE METAL ROOF.
05:32:08 THE WOOD LOOK SIDING ALONG THE BASE THAT YOU'LL SEE IN A
05:32:12 LITTLE BIT.
05:32:12 DEEP TERRACES WITH THIN COLUMNS CREATE REALLY THE DEPTH OF
05:32:15 THE ARCHITECTURAL STYLE AS YOU SEE IN THESE PICTURES.
05:32:18 AND, OF COURSE, THE WARM COLOR PALETTE AND THEN THE IDEA OF
05:32:22 THE ACCENT EDGES, BRINGING SOME ACCENT BANDS THAT WORK WELL
05:32:27 WITH THE COLORS.
05:32:28 FROM THESE INITIAL SKETCHES THAT YOU SAW LAST TIME AS WELL,
05:32:34 ALL THOSE ELEMENTS WERE IN PLACE, DEVELOPING SORT OF AN
05:32:37 ARTICULATED BASE.
05:32:39 SO A BASE, THE SHAFT OR THE MAIN BUILDING AND THEN ALSO
05:32:43 ARTICULATING THE CAPITAL OF THE BUILDING.
05:32:45 SO THAT'S REALLY WHAT WE'VE BEEN TRYING TO DO IS CREATE THIS

05:32:47 DESIGN WHERE YOU HAVE A CLEAR BASE, A TOWER, AND THEN THE
05:32:51 CAPITAL.
05:32:52 SO WE REALLY ARTICULATE THE WHOLE BUILDING AND ALSO THINKING
05:32:55 ABOUT IT FROM ALL FOUR SIDES.
05:32:56 THIS IS REALLY A BUILDING THAT YOU SEE AROUND AND WE WANT TO
05:32:59 MAKE SURE WE GAVE EQUAL WEIGHT AND ATTENTION TO ALL THE
05:33:01 SIDES.
05:33:02 SAME SKETCH BUT THE SAME ELEMENTS YOU'RE SEEING.
05:33:13 THESE ARE ALSO IMAGES YOU SAW BEFORE.
05:33:15 REALLY, THIS HAS REALLY BEEN MAINTAINED IN OUR PROJECT SO
05:33:18 THEY STILL RELATE TO THE DESIGN, FOCUS ON THE OVERHANGING --
05:33:23 THESE OVERHANGING ROOFS THAT GIVE DEPTH TO THE FACADE, THE
05:33:26 TRELLIS-TYPE ELEMENTS AND ARTICULATED BASE.
05:33:31 SAME IDEA HERE.
05:33:32 BRINGING BACK ALL THE OLD PICTURES TO SHOW YOU IT IS STILL A
05:33:35 PART OF IT.
05:33:36 THIS IS WHAT'S DEVELOPED, AS THE DESIGNS DEVELOPED FURTHER,
05:33:38 THOSE SKETCHES, THOSE EARLY SKETCHES RETAIN THE HARD-LINE
05:33:42 DRAWINGS THAT ARE NOW PART OF THE DEVELOPMENT ORDER AND
05:33:45 WE'RE -- THESE CONTINUE TO EVENTUALLY BECOME OUR
05:33:47 CONSTRUCTION DRAWINGS.
05:33:47 SO HERE YOU CAN SEE SORT OF THE -- YOU CAN SEE IN THIS
05:33:52 SECTION THE RAMP UP, SORT OF THE GARAGE PODIUM AND THEN THE
05:33:57 TOWER BASE, SORT OF THE STONE AROUND THE ENTRY AREA, THE
05:34:02 COVERED ENTRY.

05:34:03 THE DARKER WOOD LOOK BASE, WOOD SLAT WOULD BASE FOLLOWED BY
05:34:12 THE TOWER AND THEN THE BREAKUP OF THE WINDOWS IS ESSENTIAL
05:34:16 AT THE TOP TWO FLOORS TO KIND OF GIVE IT REALLY TO BREAK THE
05:34:19 FACADE AS IT GOES UP TO THE TOP OF THE FLOORS AND SORT OF A

05:34:22 TRELLIS ELEMENTS OF THE ROOF THAT GIVE IT A CAP THAT WE
05:34:25 REALLY PICKED UP FROM, FROM THE REFERENCE PATTERN BOOK
05:34:28 IMAGES.
05:34:29 THIS IS THE NORTH ELEVATION FROM THE SIDE AND YOU CAN SEE
05:34:36 THE THIN PROFILE OF THIS BUILDING ON ALL FOUR SIDES REALLY.
05:34:40 IT CREATES -- IT HAS THE TOWER THIN SORT OF PROFILE THAT
05:34:45 GOES UP.
05:34:45 AND YOU CAN SEE THE ARTICULATED BASE HERE AS WELL.
05:34:48 WE BROUGHT ALL THE COLORS HERE.
05:34:51 WE'VE GOT THE SORT OF -- THEY ARE NOT SHOWING THAT WELL ON
05:34:54 THE SCREEN HERE.
05:34:55 BUT YOU HAVE SORT OF THE BASE COLOR HERE, THE BODY COLOR
05:34:59 THAT FILLS IN ALL THE MAIN BODY OF THE BUILDING, AND THEN AN
05:35:04 ACCENT BANDING COLOR THAT WE REALLY USE TO HIGHLIGHT SORT OF
05:35:07 THE KEY ELEMENTS OF THE BUILDING AND ALSO ANY SORT OF ACCENT
05:35:11 BANDING.
05:35:11 THE STONE THAT I MENTIONED BEFORE REALLY APPEARS AT THE
05:35:14 ENTRY AREA THAT WE SAW BACK HERE.
05:35:17 THIS ELEMENT IS HIGHLIGHTED WITH THE STONE, AND THEN THIS
05:35:20 DARKER BROWN IS WHAT WE'RE PLANNING FOR ALL THE TRELLIS-TYPE
05:35:25 ELEMENTS AND ALSO THESE DETAILED COLUMNS AND THAT BROWN

05:35:28 REALLY APPEARS THERE TO GIVE SOME ACCENT, HIGHLIGHTS TO THE
05:35:34 DESIGN.
05:35:34 SO THOSE ARE THE FOUR ELEVATIONS.
05:35:39 THESE ARE THE TWO RENDERINGS WE HAD PREVIOUSLY.
05:35:41 STILL VERY MUCH IN KEEPING WITH WHAT DEVELOPED FROM THE
05:35:44 BUILDING, AND THEN THIS IS THE MOST RECENT RENDERING DONE
05:35:47 FOR THE PROJECT.
05:35:48 I THINK IT REALLY SHOWS WELL, REALLY EXPRESSES SORT OF WHAT
05:35:50 IT'S LIKE TO COME UP OVER THIS BRIDGE, SLOPE UP, AND YOU CAN
05:35:53 SEE HOW THIS RAMP IS BEING BERMED UP AND REALLY HIDDEN INTO
05:35:58 THE LANDSCAPE AS YOU COME UP AND ARRIVE, WELL-LANDSCAPED
05:36:03 ARRIVAL PLAZA AND THEN COVERED ARRIVAL AND THEN INTO THE
05:36:06 BUILDING.
05:36:06 I'M ALSO REALLY HAPPY WITH THE WAY THE BASE HAS BEEN
05:36:11 ARTICULATED, THE WAY WE WERE ABLE TO MAKE SOME OF THE
05:36:13 ELEMENTS ON THE DECK KIND OF INTEGRATE WITH THE BASE AND
05:36:16 REALLY MAKE THE GARAGE PART OF THE ARCHITECTURE AS WELL.
05:36:18 I THINK THAT'S OUR LAST -- ONE MORE ITEM, AS TYLER
05:36:25 MENTIONED, OUR ENTRY SIGN.
05:36:27 AS YOU COME OVER THE BRIDGE, YOU SEE IT VERY WELL IN THIS
05:36:30 RENDERING, COME OVER THE BRIDGE AND YOU HAVE SORT OF THE
05:36:33 ARRIVAL.
05:36:34 IT'S A WATER FEATURE ARRIVAL SIGN THAT IS HERE.
05:36:37 YOU CAN COME UP, EITHER GO RIGHT UP THE RAMP OR TO THE LEFT
05:36:40 OF THE GARAGE.

05:36:41 SO THAT'S OUR LAST SLIDE HERE WHERE WE SEE THIS AS SORT OF
05:36:45 -- IT'S GOING TO BRING IN SOME OF THE WOOD CLADDING LOOK
05:36:48 FROM THE BASE AND HAVE THE SIGN, AND IT'S REALLY A NICE
05:36:52 FEATURE AS YOU APPROACH THE BUILDING AND YOU HAVE THAT
05:36:54 DECISION TO GO RIGHT OR LEFT.
05:36:55 SO WE HAVE THE WOOD, PRODEMA-TYPE WOOD LOOK MATERIAL ON THE
05:37:00 SIGN.
05:37:01 AND THEN JUST SOME STONES IN THE BASE AND SUCH.
05:37:07 >>Jim Wallace: IS THAT A FLUVIUM OR IS IT JUST BASE?
05:37:12 >> COME AGAIN?
05:37:14 IT IS A WATERFALL.
05:37:15 WE HAD A MEETING LAST WEEK WITH THE FOUNTAIN DESIGNER.
05:37:18 SHE SAYS, WE CAN DEFINITELY DO IT.
05:37:20 WE'RE SHOWING LIKE A LITTLE POOL AND THEN IT FLOWS DOWN THE
05:37:24 EDGES AND SIDES.
05:37:24 YOU KIND OF GET THE EFFECT OF THE WATER FLOW THERE.
05:37:27 AND I BELIEVE THAT THAT LEADS US BACK TO THIS RENDER AGAIN
05:37:34 AND TAKES US THROUGH THE PRESENTATION.
05:37:36 LOOK FORWARD TO YOUR THOUGHTS.
05:37:38 >>Scotty Wood: COMMENTS?
05:37:42 >> EXCELLENT.
05:37:43 >>Scotty Wood: I HAVE A QUESTION FOR DANA.
05:37:45 GO BACK TO THE LIGHTING PLAN.
05:37:51 YOU POINTED OUT THE LIGHTING THAT EXISTS ON THE ROADWAY TO
05:37:55 THE ENTRY DECK, THE ARRIVAL DECK, RATHER, BUT I DIDN'T SEE

05:38:00 COMPARABLE SKETCHES ON THE ENTRY TO THE LOWER PARKING DECK.
05:38:07 >>Dana Hume: THE LIGHT POLES -- LET ME SEE IF I CAN SHOW IT
05:38:11 WITH A MOUSE.
05:38:13 >>Scotty Wood: IN OTHER WORDS, THE LIGHT POLE LOCATIONS WILL
05:38:16 PROVIDE ADEQUATE LIGHT.
05:38:17 >>Dana Hume: YES, SIR, ALL THE WAY INTO THE GARAGE AND THEN,
05:38:19 OF COURSE, INSIDE THE GARAGE IT WILL HAVE ITS OWN LIGHTING.
05:38:23 >> WE WERE JUST REALLY TRYING TO CREATE A NICE EXPERIENCE UP
05:38:26 THAT RAMP.
05:38:26 WE WORKED WITH OUR LIGHTING DESIGNER TO DO SOMETHING THAT
05:38:28 HAS SOME ARCHITECTURAL ACCENT AS YOU COME UP AND IT'S NOT
05:38:31 GOING TO BE LIKE -- IT'S GOING TO BE A NICE EXPERIENCE AS
05:38:34 YOU COME UP THAT RAMP.
05:38:35 >>Marlene Naratil: AND THE LIGHTING WON'T INTERFERE WITH THE
05:38:39 HOMES THAT ARE SOMEWHAT CLOSE BY TO IT.
05:38:43 >>Dana Hume: NO, MA'AM.
05:38:44 SO THAT'S ONE OF THE THINGS THAT, YOU KNOW, WE ALWAYS TRY
05:38:46 AND COORDINATE REAL CLOSELY IS WE ALWAYS UNDERSTAND THAT WE
05:38:50 PUT LIGHT POLES IN, THEN WE PLANT PALM TREES RIGHT NEXT TO
05:38:55 THE LIGHT POLES AND YOU CAN'T SEE THEM.
05:38:57 SO WE MAKE SURE AND GET WITH TYLER AND WITH JEFF NEAGLE AND
05:39:01 MAKE SURE THAT THE LIGHT POLES ARE FAR ENOUGH AWAY FROM THE

05:39:04 PALM TREES SO THAT WE DON'T HAVE ANY INTERFERENCE WITH THAT.
05:39:07 >>Marlene Naratil: ALSO, IT'S A BIG THING IF YOU HAVE
05:39:11 EXCESSIVE LIGHTING COMING FROM THESE PLACES AND PEOPLE SAY,

05:39:14 OH, IT USED TO BE SO NICE AND DARK HERE.
05:39:17 THOSE ARE THE COMMENTS I'M SURE YOU'LL HEAR.
05:39:21 AND I THINK IT'S IMPORTANT THAT THEY ARE SUBTLY DONE IN A
05:39:26 VERY NICE FASHION.
05:39:27 >>Dana Hume: CORRECT.
05:39:28 THE CLOSEST RESIDENCE TO THE ISLAND AND TO THE TOWER IS OVER
05:39:33 400 FEET AWAY.
05:39:34 AND IT'S SOLID MANGROVES AND VEGETATION BETWEEN THIS PARCEL
05:39:38 AND THE CLOSEST HOUSE.
05:39:42 >>Jim Wallace: I'M SURE YOU'RE VERY CONSCIOUS ALSO, IF THE
05:39:46 RESIDENTS OF YOUR TOWERS SEE THE LIGHTS, YOU WON'T SELL THE
05:39:50 CONDOS.
05:39:50 >>Dana Hume: CORRECT.
05:39:53 >>Jim Wallace: SECOND QUESTION, WHEN DO YOU PLAN TO DO THE
05:39:57 TEST BORING WITH THE INDEPENDENT GEOTECHNICAL ENGINEER?
05:40:02 >>Dana Hume: WE HAVE A GEOTECHNICAL FIRM ON BOARD.
05:40:08 WHEN THEY ARE GOING TO DO THE TEST BORINGS, I DON'T THINK WE
05:40:10 HAVE SCHEDULED THAT YET.
05:40:15 >>Jim Wallace: COME MONTHS OUT?
05:40:18 >>Dana Hume: EVERYTHING IS A COUPLE OF MONTHS OUT RIGHT NOW.
05:40:21 >>Jim Wallace: I HEAR YA.
05:40:25 >> WE'RE WELL AWARE OF THAT.
05:40:26 >>Dana Hume: YES, WE HAVE AN INDEPENDENT GEOTECHNICAL FIRM
05:40:30 THAT IS ON BOARD.
05:40:34 >>Scotty Wood: SUBMIT TO EITHER YOU OR THE GENERAL AS WELL

05:40:36 AS THE VILLAGE.
05:40:38 >>Dana Hume: CORRECT.
05:40:41 >>Scotty Wood: OKAY.
05:40:41 WE'RE GOOD THERE.
05:40:42 QUESTION FOR THE ARCHITECT.
05:40:44 NON-REFLECTIVE GLASS.
05:40:48 I JUST WANT TO MAKE SURE WE'RE ALL SQUARE ON THAT ONE.
05:40:52 >> YEAH, WE'RE GOING TO HAVE GLASS THAT'S NOT REFLECTIVE.
05:40:54 I'VE SEEN LOTS OF GLASS AND DEFINITELY THERE'S SOME, THE
05:40:59 MIRROR REFLECTED LOOK AND OTHERS WE SEE THROUGH.
05:41:03 WE'RE GETTING SAMPLES OUT NOW.
05:41:05 THE CONTRACTOR IS ORDERING THE SHADES THAT CLIENT WANTS TO
05:41:09 LOOK FOR.
05:41:09 IT WILL BE A GRAY GLASS, MAYBE LITTLE GREEN, LITTLE BLUE,
05:41:12 GENERALLY GRAY GLASS AND WE'LL MAKE SURE IT HAS A CLEAR LOOK
05:41:16 TO IT AND WE'LL SHARE THAT WITH YOU.
05:41:18 >>Jim Wallace: YOU ARE CONFIRMING THAT YOU CAN GET THE
05:41:20 ENERGY EFFICIENCY THAT YOU WANT AND NOT HAVE RESIDENTS THAT

05:41:25 ARE GETTING THE GLARE.
05:41:28 >> I BELIEVE -- YES, YES.
05:41:36 >> I READ UP THAT THERE ARE NON-REFLECTIVE GLASSES THAT WILL
05:41:40 ACTUALLY INCREASE ENERGY EFFICIENCY INSIDE THE BUILDING.
05:41:44 >> YEAH, I THINK YOU'RE PROBABLY RIGHT.
05:41:46 AND THERE ARE DIFFERENT WAYS.
05:41:47 ONE WAY IS TO BOUNCE IT OUT.

05:41:48 THEY HAVE OTHER WAYS NOW, BEYOND MY UNDERSTANDING OF GLASS.
05:41:56 >>Michael Sheeley: AS I'VE STATED BEFORE, I THINK THIS
05:41:58 DESIGN IS REALLY EXCEPTIONAL, AND I COMMEND YOU FOR WHAT
05:42:00 YOU'VE DONE.
05:42:01 I REALLY PARTICULARLY LIKE THE WAY YOU HANDLED THE BASE OF
05:42:04 THE BUILDING, AND NOW THAT I SEE THE GARAGE LEVEL AND THE
05:42:06 LOWER DECK, THE ARRIVAL DECK, HOW YOU ARTICULATED THAT BASE
05:42:11 AND THAT ARRIVAL I THINK IS REALLY WELL DONE.
05:42:13 I REALLY LIKE HOW YOU BROUGHT THOSE STRUCTURES UP FROM THE
05:42:16 GROUND UP TO THAT SECOND LEVEL.
05:42:19 SO GOOD JOB.
05:42:20 BEAUTIFULLY DONE.
05:42:22 >> THANK YOU, I APPRECIATE THAT.
05:42:26 >>Jim Wallace: I KNOW THERE WERE --
05:42:29 >>Scotty Wood: YOU HAVE A LOT OF COMPETITION, TOO.
05:42:31 >> NOT IN ESTERO.
05:42:32 >>Scotty Wood: NO, NOT IN ESTERO.
05:42:34 IN AND AROUND ESTERO, THERE'S A LOT OF COMPETITION.
05:42:38 >>Dana Hume: IF I CAN RESPOND TO ONE OF THE COMMENT CARDS
05:42:43 REAL QUICK ON THE PERFORMANCE BOND, SO THE CONTRACTOR WILL
05:42:46 BE REQUIRED TO PUT UP A PERFORMANCE BOND.
05:42:49 THAT'S REQUIRED ON ANY TYPE OF PROJECT LIKE THIS.
05:42:52 >>Scotty Wood: OKAY.
05:42:53 ANYBODY ELSE?
05:42:57 >>Marlene Naratil: I THINK IT IS A SPECTACULAR DESIGN AND

05:43:01 YOU CERTAINLY SHOULD BE COMMENDED FOR THE BEAUTY OF THE
05:43:04 BUILDING.
05:43:04 I JUST AM LOOKING FORWARD TO IT, TO SEEING IT COME UP.
05:43:09 >> THANK YOU.
05:43:10 >>James Tatooles: I HAVE TO AGREE WITH YOU.
05:43:13 IT IS A VERY NICE DESIGN AND ALL THE ELEMENTS ARE WORKING
05:43:15 TOGETHER.
05:43:16 THAT'S WELL THOUGHT OUT.
05:43:19 >>Jim Wallace: AND THEY HAVE BEEN VERY COLLABORATIVE, TOO.
05:43:22 HAVE TO COMMEND YOU ON THAT.
05:43:25 >> GLAD TO HEAR YOU ALL SAY THAT.
05:43:27 THANK YOU SO MUCH.
05:43:27 WE REALLY PROVIDE OURSELVES ON LYING TO GET INPUT AND --
05:43:34 >> NICE WORK.

05:43:37 >>Scotty Wood: I THINK WE'RE DONE ON THIS ONE.
05:43:39 MARY, DO YOU HAVE ANYTHING ELSE?
05:43:43 OKAY.
05:43:44 THANK YOU, EVERYONE.
05:44:00 >>Dana Hume: I NEED TO CLARIFY ONE THING.
05:44:02 SO THE CONTRACTOR DOES NOT NEED TO PUT UP A PERFORMANCE BOND
05:44:06 BY YOU.
05:44:09 >> [NOT AT A MICROPHONE]
05:44:14 >>Dana Hume: OKAY.
05:44:17 >> [NOT SPEAKING AT A MICROPHONE]
05:44:19 >>Dana Hume: LET ME RETRACT THAT.

05:44:24 THEY ARE NOT GOING TO REQUIRE THAT OF THE CONTRACTOR.
05:44:28 >>Jim Wallace: THEY ARE NOT GOING TO REQUIRE A PERFORMANCE
05:44:30 BOND?
05:44:30 >>Dana Hume: CORRECT.
05:44:31 >>Jim Wallace: SO THE DEVELOPER WILL PROVIDE A PERFORMANCE
05:44:33 BOND?
05:44:36 >>Dana Hume: ON A PRIVATE DEVELOPMENT, A BOND IS NOT
05:44:42 REQUIRED UNLESS, AS MARY SAID, WE DO OFF-SITE IMPROVEMENTS.
05:44:48 SO WE DO HAVE A RE-PLAT THAT WE'VE GOT TO DO THAT WE'RE IN
05:44:53 DISCUSSIONS ON WHETHER OR NOT THAT IS GOING TO NEED TO BE --
05:44:59 THE SITE WORK WILL NEED TO BE BONDED.
05:45:01 BUT AS FAR AS THE BUILDING ITSELF, THEY ARE NOT PROPOSING TO
05:45:06 PUT A PERFORMANCE BOND UP.
05:45:10 >>Mary Gibbs: IF I CAN JUST CLARIFY, TOO, I THINK THE
05:45:13 COMMENT IS COMING FROM QUESTIONS THAT CAME UP WITH GENOVA.
05:45:18 SOMEBODY COMES IN AND THEY BUILD IT AND THEN IT DOESN'T GET
05:45:21 FINISHED ON TIME.
05:45:22 THE EXACT COMMENT WE GOT IS THAT YOU NEED TO HAVE A
05:45:25 PERFORMANCE BOND TO MAKE SURE THE BUILDER BUILDS IT
05:45:27 ACCORDING TO THE SCHEDULE.
05:45:28 WELL, WE CAN'T DO THAT.
05:45:31 WE DON'T HAVE THAT RIGHT NOW.
05:45:33 HOW DO YOU DO THAT?
05:45:35 SO THAT'S SOMETHING THAT HAS COME UP THAT WE'RE LOOKING AT
05:45:37 DIFFERENT WAYS, BUT TYPICALLY YOU JUST POST A BOND FOR

05:45:41 OFF-SITE IMPROVEMENTS.
05:45:43 YOU DON'T POST A BOND TO FORCE THE DEVELOPER TO BUILD IT PER
05:45:46 SCHEDULE.
05:45:50 >>Dana Hume: OTHER THAN THAT, THANK YOU VERY MUCH FOR YOUR
05:45:52 TIME.
05:45:53 >>Scotty Wood: OKAY.
05:45:53 TAKE CARE, DANA.
05:45:54 >>Mary Gibbs: BUT THEY LIKE THE BUILDING.
05:45:56 IT LOOKS GREAT.
05:45:57 YOU JUST HAVE TO BUILD IT PER SCHEDULE, OKAY?

05:46:02 [LAUGHTER]
05:46:02 I'LL BE WATCHING.
05:46:07 I'LL BE WATCHING.
05:46:08 I'LL BE OUT THERE EVERY DAY WITH A WHIP.
05:46:14 >>Anthony Gargano: I AGREE WITH MY COLLEAGUES HERE THAT THIS
05:46:16 IS JUST A GREAT -- IT'S GOING TO BE A GREAT STRUCTURE, GREAT
05:46:21 PIECE OF ARCHITECTURE, AND I'D REALLY LIKE TO COMPLIMENT THE
05:46:27 STAFF ON THEIR WORK WITH THE APPLICANT TO BRING IT TO THIS
05:46:30 LEVEL.
05:46:31 SO THANK YOU VERY MUCH.
05:46:35 >>Mary Gibbs: THANK YOU.
05:46:35 WE LIKE TO MEET.
05:46:36 WE LIKE TO HAVE LOTS OF MEETINGS, SO IT'S OKAY.
05:46:44 >>James Tatooles: [INAUDIBLE]
05:46:47 >>Mary Gibbs: ARE WE READY FOR THE NEXT CASE?

05:46:49 >>Scotty Wood: NEXT CASE, LONDON BAY ESTERO BAY INVESTMENTS.
05:46:53 SPEAKING OF COMPETITION, LONDON BAY.
05:46:55 >>Mary Gibbs: WELL, THERE WE GO.
05:46:57 THIS PROPERTY IS LOCATED ON U.S. 41 AND IF YOU LOOK ACROSS
05:47:03 THE STREET FROM COCONUT POINT MALL, THERE'S A COMMERCIAL
05:47:06 SUBDIVISION ON LYDEN DRIVE.
05:47:08 IT'S GOT SOME VARIETY OF DIFFERENT COMMERCIAL
05:47:12 ESTABLISHMENTS.
05:47:13 AND THIS PROPERTY IS A LITTLE OVER THREE ACRES.
05:47:16 IT'S AT THE VERY SOUTH END OF THE SUBDIVISION.
05:47:19 IT'S NORTH -- JUST DIRECTLY NORTH OF THE LEE HEALTH PROPERTY
05:47:23 THAT'S AT THE CORNER OF COCONUT AND U.S. 41.
05:47:27 AND I DON'T THINK IT'S A SURPRISE -- I'M NOT SURE IF IT IS A
05:47:32 SECRET, BUT IT'S A LONDON BAY AND PLANNED TO BE A WELCOME
05:47:36 SALES CENTER.
05:47:36 THEY NEED A ZONING AMENDMENT TO DO THIS BECAUSE WHEN THE
05:47:41 ZONING WAS APPROVED BY THE COUNTY QUITE A FEW YEARS AGO,
05:47:44 THERE WAS A LIMIT ON REAL ESTATE SALES.
05:47:47 THERE WAS A CONDITION THAT SAID IT COULD ONLY BE LIMITED TO
05:47:50 SALES WITHIN THE DEVELOPMENT.
05:47:52 SO THEY'VE GOT TO HAVE A ZONING AMENDMENT TO GO FORWARD WITH
05:47:56 THIS AND THEN, OF COURSE, A DEVELOPMENT ORDER FOR THE SITE.
05:48:01 SO I DON'T WANT TO STEAL THE THUNDER FROM THE APPLICANT.
05:48:05 LET THEM EXPLAIN IT.
05:48:06 BUT I DID WANT TO ALSO SAY THAT WE REACHED OUT TO MARSH

05:48:10 LANDING BECAUSE, YOU KNOW, WHEN THIS DEVELOPMENT, WHEN THIS
05:48:15 SUBDIVISION INITIALLY CAME, IN MARSH LANDING HAD A LOT OF
05:48:19 INPUT AND THAT'S WHY THEY BUILT A WALL AND A LOT OF
05:48:21 CONDITIONS.
05:48:22 AND MARSH LANDING WAS CONCERNED ABOUT CERTAIN ZONING ISSUES
05:48:25 WHICH I DON'T KNOW IF YOU REMEMBER, BUT THEY CALLED THEM THE

05:48:28 DIRTY DOZEN.
05:48:28 THEY WERE WORRIED ABOUT GAS STATIONS AND NIGHTCLUBS AND
05:48:31 THINGS LIKE THAT.
05:48:32 OFFICE USES THEY WERE NOT CONCERNED ABOUT, AND WE DID REACH
05:48:35 OUT TO THEM, SO THEY WOULD KNOW ABOUT THIS MEETING AND THEY
05:48:38 SAID OFFICE USE SOUNDED GOOD AND THEY WERE GOING TO PASS THE
05:48:42 WORD ALONG.
05:48:43 JUST WANTED TO LET YOU KNOW WE REACHED OUT.
05:48:45 >>Jim Wallace: IS THIS THE SITE THAT ONE TIME SOMEBODY
05:48:48 WANTED 70 FEET OF HEIGHT AND IT WAS GOING TO BE A PARKING
05:48:51 GARAGE WITH A HOTEL?
05:48:54 >>Mary Gibbs: NO.
05:48:54 THIS IS A SITE THAT NCH WAS GOING TO DO A FREE-STANDING
05:48:58 EMERGENCY ROOM ON AT ONE POINT, WHICH WAS GOING TO BE ABOUT
05:49:00 45 OR 48 FEET HIGH.
05:49:02 AND THEY WENT TO THE SITE IN BONITA INSTEAD.
05:49:05 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO
05:49:13 JOSEPHINE MEDINA.
05:49:41 >>Josephine Medina: GOOD EVENING.

05:49:42 MY NAME IS JOSEPHINE MEDINA, AND I AM A LAND USE PLANNER
05:49:45 WITH RVI PLANNING AND LANDSCAPE ARCHITECTURE.
05:49:47 ALSO WITH ME I HAVE LONDON BAY DEVELOPMENT GROUP, WHICH IS
05:49:54 THE APPLICANT.
05:49:55 I ALSO HAVE MARK MCLEAN.
05:49:57 HE IS THE PROJECT ARCHITECT, AND HE WILL BE PROVIDING YOU,
05:50:00 WALKING YOU THROUGH THE ARCHITECTURAL DESIGN FOR THIS
05:50:03 PROJECT.
05:50:04 ALSO WITH ME, I HAVE ALEXIS CRESPO, OUR LAND USE PLANNER,
05:50:09 SABRINA McCABE, OUR LANDSCAPE ARCHITECT, JIM INK, OUR
05:50:14 PROJECT ENGINEER, AS WELL AS RICH YOVANOVITCH, OUR LAND USE
05:50:18 ATTORNEY.
05:50:19 NOW, MARY HAS ALREADY GONE OVER THE SITE LOCATION, SO I'LL
05:50:27 BE BRIEF ON THIS, BUT I DID WANT TO POINT OUT JUST TO LOCATE
05:50:33 YOU A LITTLE BETTER.
05:50:34 THESE ARE SPECIFIC TO TRACTS C AND D WHICH ARE LOCATED TO
05:50:37 THE SOUTH OF CHIPOTLE AND ZOES KITCHEN.
05:50:42 MARY HAS ALSO ALREADY GONE OVER THE REQUEST, WHICH IS A
05:50:50 PRETTY SIMPLE ONE.
05:50:51 IT IS TO ALLOW THE REAL ESTATE SALES OFFICE TO SELL REAL
05:50:56 ESTATE OUTSIDE OF THE CPD BOUNDARY.
05:50:59 NOW, THIS IS ON ALREADY PERMITTED USE FOR A REAL ESTATE
05:51:03 SALES OFFICE.
05:51:04 IT DID JUST LIMIT IT TO SALES WITHIN THE CPD AND TO A TIME
05:51:11 LIMIT OF FIVE YEARS FROM THE CERTIFICATE OF OCCUPANCY.

05:51:14 SO WE ARE PROPOSING TO STRIKE THAT RESTRICTION FROM REAL
05:51:19 ESTATE SALES OFFICE.

05:51:20 AND HERE IS OUR PROPOSED MASTER CONCEPT PLAN.
05:51:27 NOW, AS YOU CAN SEE, THERE ARE TWO PROPOSED ACCESSES --
05:51:33 ACCESS POINTS.
05:51:35 TO THE WEST ON LYDEN DRIVE, AND WE ALSO ARE PROPOSING AN
05:51:38 INTERCONNECTION TO THE AREA WHERE THE CHIPOTLE AND ZOES
05:51:43 KITCHEN ARE ALONG TRACT B OF THE CPD.
05:51:48 WE HAVE ALSO WHERE PARKING IS ORIENTED TO U.S. 41 IN
05:51:54 RECOGNITION THAT IT IS WITHIN THE U.S. 41 OVERLAY WILL BE
05:52:00 SCREENING THE PARKING THAT IN COMPLIANCE WITH THE LDC
05:52:06 REQUIREMENTS FOR U.S. 41.
05:52:07 THE BUILDING ITSELF IS ALSO ORIENTED TOWARDS THE STREET, AND
05:52:13 WE ALSO ARE WRAPPING AROUND SIDEWALKS.
05:52:17 SO WHAT IS BEING PROPOSED HERE IS 39,079 SQUARE FEET.
05:52:25 WHAT WAS APPROVED AS PART OF THE CPD FOR THESE TWO TRACTS,
05:52:28 TRACTS C AND D WAS ACTUALLY 60,000 SQUARE FEET.
05:52:31 SO THIS IS A REDUCTION TO WHAT HAS ALREADY BEEN APPROVED.
05:52:36 WITH THAT, I WILL PASS IT OVER TO MARK SO HE CAN PROVIDE YOU
05:52:45 DETAILS ON OUR ARCHITECTURAL DESIGN.
05:52:49 >>Mark Mclean: GOOD EVENING.
05:52:49 FOR THE RECORD, MARK MCLEAN, MHK ARCHITECTURE AND PLANNING.
05:52:53 2059 TAMIAMI TRAIL IN NAPLES, FLORIDA.
05:52:57 IT'S QUITE REFRESHING WORKING ON A PROJECT THAT I DON'T HAVE
05:53:00 TO HIT SETBACKS AND I'M NOT WORRIED ABOUT BUILDING HEIGHT.

05:53:04 AND NOT TRYING TO STUFF PARKING UNDERNEATH THE BUILDING
05:53:06 BECAUSE WE'RE TRYING TO USE EVERY SQUARE INCH OF THE SITE
05:53:10 THAT'S AVAILABLE.
05:53:10 WE HAD ACTUALLY EVEN INITIALLY HELPED LAY OUT SOME OF THE
05:53:15 PLANNING WITH THIS, AND WE WERE DOING TURF PARKING BECAUSE
05:53:18 WE HAD AN EXCESS OF PARKING.
05:53:20 AND IT SEEMS LIKE EVERY TIME WE STEP IN FRONT OF YOU GUYS
05:53:23 WE'RE LOOKING FOR PARKING OR UNDERPARKING, OR TRYING TO COME
05:53:27 UP WITH A BETTER SCHEME FOR PARKING PLACE, BUT WE ENDED UP
05:53:32 AT 118%, SO WE'RE SLIGHTLY OVER-PARKED BUT WITHIN THE MARGIN
05:53:37 OF WHAT THE CODE ALLOWS.
05:53:39 WITH THAT, WE WANTED TO LAY OUT A FAIRLY DYNAMIC BUILDING
05:53:42 STICKING WITH THE MEDITERRANEAN FEEL, BUT MIXING IN A LITTLE
05:53:46 BIT OF MODERNISM THAT SEEMS TO BE CREEPING INTO A LOT OF THE
05:53:52 ARCHITECTURE HERE BUT WE WANTED TO STICK WITH SOME OF THE
05:53:54 DESIGN ELEMENTS THAT CAME WITH RECENT PROJECTS THAT WE'VE
05:53:56 DONE IN ESTERO WITH DR. HOUCK'S BUILDING UP ON CORKSCREW AND
05:54:00 SOME OF THE CONCEPTS WE BROUGHT THROUGH WHEN WE DID VIA
05:54:03 COCONUT POINT.
05:54:03 WITH THAT, WE MET WITH THE LONDON BAY TEAM AND CAME UP WITH
05:54:07 THE ELEVATIONS.
05:54:08 THEY ARE KIND OF STARK, BUT THEY GIVE YOU THE CONCEPT OF THE
05:54:11 BUILDING, SO I WANTED TO KIND OF MOVE INTO THE RENDERINGS SO
05:54:13 YOU CAN SEE WHERE WE ARE.

05:54:14 THE COLOR PALETTE THAT COMES WITH THIS BUILDING IS AN EARTH

05:54:18 TONE PALETTE THAT WORKS WITHIN THE GUIDELINES.
05:54:21 WE STAYED AWAY FROM PURE WHITES AND WE STAYED AWAY FROM ANY
05:54:27 GRAYS.
05:54:28 WE'VE BEEN ASKED IN THE PAST TO AVOID THAT.
05:54:30 SO I DO HAVE COLOR SAMPLES HERE IF YOU NEED THEM.
05:54:33 BUT WE'RE GOING WITH A PAVILION BEIGE AS A DARK BASE AND AN
05:54:38 AESTHETIC WHITE TO KIND OF OFFSET THAT.
05:54:41 BUT THE AESTHETIC WHITE IS ALMOST THE SAND TONE COLOR WHEN
05:54:46 YOU LOOK AT THE COLOR CHIPS.
05:54:48 AND THEN THE ONE THAT'S CALLED WHITE FLOWER, WHEN YOU LAY IT
05:54:51 AGAINST A STARK WHITE IS ALMOST A BEIGE COLOR IN ITSELF.
05:54:54 SO WE'VE REALLY TRIED TO MUTE THE COLOR PALETTE TO NOT
05:54:58 OVERSTATE IT.
05:54:59 AGAIN, KEEPING WITH A BARREL TILE ROOF AND TRYING TO GET
05:55:03 SOME MEDITERRANEAN BRACKETS AND CORBELING, BUT WE WANTED TO
05:55:07 GET THE EFFECT OF ALMOST A VILLA TO THE SPACE TO WHERE THE
05:55:09 COMPONENTS MOVED IN AND OUT.
05:55:11 IT SEEMED LIKE THERE WERE BALCONIES, WHICH ARE FUNCTIONAL
05:55:13 BALCONIES FOR THESE SPACES BECAUSE AT THIS TIME WE DON'T
05:55:17 KNOW HOW IT WILL DEVELOP OUT.
05:55:19 THE LOWER RIGHT-HAND SIDE IS THE AREA OF THE BUILDING THAT
05:55:22 LONDON BAY WOULD LIKE TO USE FOR THE SALES CENTER, BUT WE
05:55:26 HAVEN'T GOTTEN INTO THE ACTUAL SUBDIVISION OF THE SPACE.
05:55:29 WE'VE LAID OUT A FEW DIFFERENT SCENARIOS WHERE WE COULD HAVE
05:55:32 FOUR TO SIX TENANTS ON THE SECOND FLOOR.

05:55:34 WE DO WANT THEM TO BE SLIGHTLY LARGER SPACES.
05:55:37 WE COULD RUN A CENTRAL HALL DOWN THE CENTER OF IT AND DO
05:55:40 OPEN AIR STAIRS ON EACH END AND GET TO 12 TENANTS ON IT.
05:55:45 EVEN WITH THAT, IF WE'RE TALKING ABOUT JUST UNDER 20,000
05:55:47 SQUARE FEET PER FLOOR, THESE ARE STILL GOING TO BE NICE
05:55:50 LEASABLE SPACES FOR TENANTS TO MOVE INTO.
05:55:53 SO WITH THAT, WE TOOK A REAR ELEVATION THAT APPEARS TO BE A
05:55:58 FRONT ELEVATION HERE.
05:55:59 THIS IS THE REAR THAT FACES INWARD OFF OF 41, BUT THAT WOULD
05:56:02 BE THE MAIN ENTRANCE WITH THE PORTE-COCHERE, GIVE A COVERED
05:56:06 ENTRANCE.
05:56:06 WE PUT A LOT OF HANDICAP PARKING ADJACENT TO THE BUILDING,
05:56:09 AGAIN, NOT KNOWING EXACTLY WHO IS GOING TO GO INTO THESE
05:56:12 SPACES.
05:56:13 AND THEN WE TRY TO CARRY THE ARCHITECTURAL FEATURES WITH
05:56:18 STEP-BACK TOWERS AND THE MEDITERRANEAN BRACKETS TO THE SIDE
05:56:22 ELEVATIONS WITH SOME AWNINGS AND JUST A LOT OF ARCHITECTURAL
05:56:25 FEATURES TO MAKE THE BUILDING STAND OUT A LITTLE BIT AS
05:56:29 SOMEONE IS TRAVELING UP AND DOWN 41.
05:56:31 AGAIN, THAT'S A QUICK AERIAL LOOK AT THE PROJECT.

05:56:36 WE THINK IT BLENDS IN VERY WELL IN THE COMMUNITY IN THE
05:56:39 AREA.
05:56:40 AND WE'RE AVAILABLE FOR QUESTIONS.
05:56:44 >>Scotty Wood: COMMENTS?
05:56:48 >>Michael Sheeley: I THINK THE BUILDING LOOKS GOOD.

05:56:50 I THINK YOU CHECKED ALL THE BOXES ON THIS BUILDING.
05:56:53 >>Mark Mclean: WE TRIED TO THIS TIME.
05:56:55 >>Michael Sheeley: I THINK YOUR MASSING IS GOOD.
05:56:58 THE WAY THE VERTICAL ELEMENTS WORK IS GOOD.
05:57:00 TYPICAL OF MHK.
05:57:01 IT'S A LITTLE BIT MONOCHROMATIC, BUT I THINK THAT'S PROBABLY
05:57:04 MORE TO DO WITH THE RENDERINGS, THE WAY THEY ARE PRINTED
05:57:07 THAN ANYTHING.
05:57:07 SO MAYBE WHEN YOU COME BACK YOU TRY TO GET THE COLORS A
05:57:11 LITTLE BIT MORE CORRECT ON THE RENDERING, WHICH IS HARD TO
05:57:14 DO ON THE PRINTERS, WE KNOW.
05:57:16 OVERALL, I THINK IT'S WELL DONE.
05:57:19 >>Scotty Wood: ANYONE ELSE?
05:57:23 >>Marlene Naratil: LANDSCAPE LOOKS VERY WELL THOUGHT OUT.
05:57:25 I LIKE THE LITTLE POCKETS, THE LITTLE POCKET AREAS THAT ARE
05:57:31 STREWN THROUGHOUT IT.
05:57:32 IT GIVES IT SOME LITTLE DIMENSION --
05:57:36 >>Mark Mclean: AND OUR LANDSCAPE ARCHITECT IS HERE IF YOU
05:57:39 HAVE ANY SPECIFIC QUESTIONS FOR LANDSCAPING.
05:57:41 THAT WAS KIND OF, AGAIN, WE'RE WORKING WITH A SITE THAT
05:57:44 WE'RE JUST NOT ACCUSTOMED TO ANYMORE, HAVING EXTRA SPACE FOR
05:57:47 EXTRA LANDSCAPING AND THE PROJECT JUST REALLY CAME TOGETHER.
05:57:51 I COMMEND LONDON BAY BECAUSE, AS YOU HEARD IN THE INITIAL
05:57:54 PRESENTATION, WE HAD THE OPPORTUNITY TO GO TO 60,000 SQUARE
05:57:57 FEET, WHICH WOULD HAVE MADE PARKING DIFFICULT.

05:57:59 IT JUST MAXED EVERYTHING OUT.
05:58:01 AND THEY MADE A CONSCIOUS DEVELOPER DECISION TO DO A NICE
05:58:04 PROJECT, NOT A MASSIVE PROJECT.
05:58:08 >>Jim Wallace: I HAD A BIT OF A -- HERE.
05:58:13 IF I LOOK AT THE CIVIL DRAWING, IT SHOWS A SIMPLE
05:58:18 RECTANGULAR BOX WITH NO UNDULATION OR ANYTHING.
05:58:25 AND THEN I LOOK AT YOUR PERSPECTIVES AND YOUR DRAWINGS, I GO
05:58:30 BACK TO THIS, THE PROPOSED BUILDING IS A RECTANGLE.
05:58:35 IS THAT JUST BECAUSE WHEN THIS WAS DONE, THE ARCHITECT --
05:58:40 THE ARCHITECTURE WAS NOT DONE?
05:58:42 >>Mark Mclean: NO.
05:58:43 I THINK IT WAS THE COORDINATION OF IT.
05:58:44 YOU CAN SEE THE BROWN AREAS.
05:58:46 YOU CAN SEE THE BROWN AREAS DO START -- IN THE BUILDING A
05:58:51 LITTLE BIT, BUT THAT ALL DOES OCCUR WITHIN THE SIDEWALK AREA
05:58:53 OF THE SPACE.

05:58:55 >>Jim Wallace: IT APPEARS THERE'S VERY LITTLE TO SPEAK TO
05:58:57 WHAT KRISTIN IS MAYBE CONCERNED ABOUT, VERY LITTLE
05:59:00 OPPORTUNITY FOR LANDSCAPING ON THIS, BUT IF I LOOK AT THE
05:59:05 ARCHITECTURE, AND I THINK THE ARCHITECTURE AND I -- IT SEEMS
05:59:09 THERE WOULD BE OPPORTUNITY FOR LANDSCAPING AND SOFTENING THE
05:59:12 BUILDING AND ENHANCING THE BUILDING.
05:59:14 >>Josephine Medina: SINCE THIS IS A MASTER CONCEPT PLAN, WE
05:59:18 TEND TO MAKE IT A BUBBLE PLAN.
05:59:20 BUT THAT'S WHY WE HAVE THE SUPPLEMENTAL PATTERN BOOK TO SHOW

05:59:24 YOU THE ARTICULATION.
05:59:25 >>Jim Wallace: OKAY.
05:59:27 THE OTHER QUESTION I HAD WAS I NOTICED THAT YOUR DRAWINGS DO
05:59:30 NOT SHOW ANY SIGNAGE ON THE BUILDING ON EITHER THE WEST OR
05:59:36 THE U.S. -- THE TAMIAMI SIDE.
05:59:40 IS THAT NOT INTENDED THAT THERE BE ANY SIGNAGE?
05:59:42 >>Mark Mclean: AGAIN, AT THIS POINT, NOT KNOWING WHO THE
05:59:45 TENANTS WOULD BE, WHEN WE COME BACK, WE CAN CERTAINLY FIND A
05:59:48 SIGNAGE BAND IN HERE, WHETHER IT'S ON THE BALCONIES OR --
05:59:51 BUT THERE WOULD BE INDIVIDUAL SIGNAGE.
05:59:54 >>Jim Wallace: YOU WILL SHOW THAT DOWN THE ROAD.
05:59:56 >>Mark Mclean: YES, SIR.
05:59:57 WE CAN CERTAINLY ADDRESS THAT.
05:59:58 YOU CAN SEE IN THE AREAS OF THE BALCONIES WE BROKE OUT TWO
06:00:01 TONES SO WE CAN --
06:00:02 >>Jim Wallace: I SEE THERE IS AN OPPORTUNITY FOR ONE SIGN.
06:00:05 WHEN YOU SAID FOUR, FIVE, OR SIX TENANTS ON THE SECOND
06:00:08 FLOOR, I KIND OF GO, YOU ONLY HAVE ONE SIGN MASSING, ONE
06:00:12 SIGN AREA, WHAT ARE YOU GOING TO DO?
06:00:14 >>Mark Mclean: I WOULD ASSUME -- AND LONDON BAY CAN SPEAK TO
06:00:18 IT THEMSELVES -- PROBABLY HAVE A BUILDING NAME AND PROBABLY
06:00:20 SOME SORT OF MONUMENT SIGN.
06:00:23 >>Jim Wallace: LONDON BAY AND SECONDARY MONUMENT SIGN THAT
06:00:25 WILL TALK ABOUT THE TENANTS.
06:00:27 OKAY.

06:00:27 JUST TRYING TO UNDERSTAND IT.
06:00:28 >>Mark Mclean: ABSOLUTELY.
06:00:29 THANK YOU.
06:00:30 >>Scotty Wood: ANYONE ELSE?
06:00:31 I WOULD JUST LIKE TO NOTE THAT THE BUILDINGS ALONG THAT
06:00:40 DRIVE ARE INFERIOR TO WHAT YOU'RE PUTTING TOGETHER.
06:00:48 YOU'RE UPGRADING THAT AREA AND I THINK IT'S A GOOD JOB.
06:00:50 >>Mary Gibbs: YOU'RE NOT SUGGESTING THEY MAKE THE BUILDING
06:00:54 UGLIER, ARE YOU?
06:00:55 [LAUGHTER]
06:00:55 >>Scotty Wood: ANY PUBLIC INPUT, TAMMY?
06:01:01 >>Mary Gibbs: I HAVE A COMMENT.

06:01:02 MAY I JUST MAKE A SUGGESTION.
06:01:04 LOOKING AT THE SITE PLAN AND SEEING SOME OF THE GRASS AND
06:01:07 KIND OF LITTLE PAVED AREA, THAT YOU MIGHT WANT TO LOOK AT
06:01:10 DOING LIKE A BENCH SEATING OR SOME KIND OF LITTLE PUBLIC
06:01:15 SEATING.
06:01:16 IT'S NOT THIS ONE.
06:01:18 THE ONE THAT YOU HAD THE COLORED ONE.
06:01:23 >>Mark Mclean: RENDERINGS LIKE THAT.
06:01:25 >>Mary Gibbs: MAYBE YOU HAVE SOME BENCH OR SEATING OR
06:01:27 SOMETHING FOR THE PUBLIC.
06:01:28 AND DR. HOUCK'S BUILDING --
06:01:38 >>Mark Mclean: WE CAN INCORPORATE THAT IN.
06:01:41 THAT'S NO PROBLEM.

06:01:45 >>James Tatooles: HAVE YOU HAD A CHANCE TO SEE WHAT THE REST
06:01:47 OF THE DEVELOPMENT IS THAT HE IS DOING SOUTH OF THERE, WHAT
06:01:51 KIND OF TIE-IN THERE MIGHT BE WITH WHATEVER IS ADJACENT TO
06:01:54 THIS BUILDING?
06:01:56 >>Mary Gibbs: YOU MEAN IN THE LEE HEALTH PROJECT?
06:01:58 >>James Tatooles: THE OVERALL PLANNING FOR THAT PROPERTY.
06:02:00 >>Mary Gibbs: YOU MEAN THE LEE HEALTH PROPERTY?
06:02:04 >>James Tatooles: YES.
06:02:05 >>Mary Gibbs: THEY ARE SELLING IT, AND SO THEY ARE LOOKING
06:02:08 AT DIFFERENT IDEAS, BUT THERE'S NOTHING DEFINITIVE YET IN
06:02:14 TERMS OF ARCHITECTURE OR ANYTHING.
06:02:16 IT'S JUST REALLY TOO PRELIMINARY.
06:02:22 >>James Tatooles: DISTINCT TIE-IN TO THE DEVELOPMENT NEXT
06:02:24 DOOR.
06:02:25 >>Mark Mclean: WE WOULD LOVE TO.
06:02:26 I CAN'T SPEAK FOR RVI, BUT WE'VE NOT YET BEEN CONTACTED ON
06:02:32 IT.
06:02:32 >>Jim Wallace: I NOTICE YOU HAVE VEHICULAR INTERCONNECTION
06:02:35 TO THE NEIGHBORS, BUT I DON'T SEE ANY PEDESTRIAN
06:02:40 CONNECTIVITY TO THE NEIGHBORS, WHICH IS REQUIRED, I BELIEVE,
06:02:43 MARY.
06:02:44 >>Mary Gibbs: I THINK WE WERE GOING TO SUGGEST THAT.
06:02:46 THE STAFF IS REVIEWING AND WHICH DO LIKE A SUFFICIENCY
06:02:50 REVIEW.
06:02:51 I THINK THAT WAS ONE OF THE COMMENTS WE WERE SENDING IS

06:02:54 SUGGESTING LOOKING AT MAYBE ANOTHER PEDESTRIAN CONNECTION.
06:02:57 >>Mark Mclean: THAT'S NO PROBLEM.
06:02:59 AGAIN, WE'RE OVER-PARKED, SO IF WE NEEDED TO ALLEVIATE SOME
06:03:03 PARKING SPACES TO BRING THE SIDEWALK, THAT'S NO PROBLEM.
06:03:05 >>Mary Gibbs: ALSO SHOULD TAKE A LOOK AT THE BUFFERS BECAUSE
06:03:07 THE A BUFFER MIGHT NEED TO BE A D BUFFER.
06:03:10 SO THAT MIGHT TAKE UP SOME OF THE PARKING, TOO.
06:03:14 WE'VE GOT THAT IN OUR LETTER.

06:03:19 >>Scotty Wood: I GUESS THAT'S IT.
06:03:20 >> THANK YOU AGAIN.
06:03:21 >>Scotty Wood: THANK YOU.
06:03:21 OKAY, MARY, YOU'RE NEXT.
06:04:07 >>Mary Gibbs: PLEASE BE NICE TO ME.
06:04:08 [LAUGHTER]
06:04:09 SO WE'VE GOT A COUPLE OF THINGS WE WANTED TO TALK ABOUT, AND
06:04:14 THIS PARTICULAR CASE IS THE VILLAGE-INITIATED REZONING AND
06:04:20 COMPREHENSIVE PLAN AMENDMENT FOR THE PROPERTY THAT WE OWN AT
06:04:23 THE CORNER OF U.S. 41 AND CORKSCREW ROAD THAT WE PURCHASED
06:04:29 THAT IN 2019.
06:04:31 I THINK EVERYBODY PROBABLY KNOWS THAT.
06:04:34 WE BOUGHT THE 67 ACRES.
06:04:36 BISECTED BY THE ESTERO RIVER, AND THEN WE ACQUIRED THE
06:04:40 HAPPEHATCHEE PIECE, WHICH IS LIKE ALMOST A TEN-ACRE LITTLE
06:04:44 PIECE IN BETWEEN.
06:04:45 SO THE ZONING OF THE PROPERTY, THIS PROPERTY WHEN WE BOUGHT

06:04:52 IT WAS CALLED ESTERO ON THE RIVER, AND IT WAS ZONED BY THE
06:04:55 COUNTY FOR A PRETTY INTENSIVE MIXED-USE DEVELOPMENT,
06:05:00 RESIDENTIAL MULTIFAMILY, SINGLE-FAMILY, COMMERCIAL, MIXED
06:05:05 USE, CIVIC USES, PRESERVES.
06:05:09 HAD A LITTLE BIT OF EVERYTHING, AND THEN -- AND IT WAS ZONED
06:05:12 MIXED USE PLANNED DEVELOPMENT.
06:05:14 THE POOH HE IS IN THE MIDDLE IS THE HAPPEHATCHEE PIECE, AND
06:05:16 THAT'S BEEN ZONED AGRICULTURE.
06:05:18 SO THE COUNCIL DECIDED IN MARCH THAT THEY WANTED TO REZONE
06:05:24 THE PROPERTY SOUTH OF THE RIVER AND CHANGE THE COMPREHENSIVE
06:05:28 PLAN BECAUSE THEY THOUGHT THAT THE INTENDED USES WERE GOING
06:05:31 TO KEEP SOUTH OF THE RIVER FOR PUBLIC PARK-TYPE PURPOSES,
06:05:37 WALKING TRAILS, MAYBE SOME PASSIVE RECREATION.
06:05:41 AND WE THOUGHT THAT REZONING IT WOULD BETTER MATCH THE
06:05:45 INTENDED USES INSTEAD OF LEAVING IT AS VILLAGE CENTER WITH
06:05:48 THE MIXED USE PLANNED DEVELOPMENT WHICH KIND OF GIVES YOU
06:05:51 THE INDICATION THAT WE WANTED TO INTENSIFY THE USE.
06:05:54 IN PHASE ONE, WE'VE GOT PUBLIC TRAILS PLANNED AND THEN JUST
06:06:00 PROTECTION, THERE'S A LOT OF HERITAGE TREES ON THE PROPERTY
06:06:03 AND THERE IS A WETLAND AND THEN WE MAY DO ADDITIONAL TRAILS
06:06:06 FOR FUTURE PHASES.
06:06:07 SO WHAT WE'RE PROPOSING IS THAT THE EXISTING ZONING WE WOULD
06:06:13 CHANGE THAT TO A PARKS AND COMMUNITY FACILITIES, WHICH IS
06:06:17 SIMILAR TO WHAT THE ESTERO REC CENTER IS ZONED NOW.
06:06:22 IN THE COMPREHENSIVE PLAN INSTEAD OF VILLAGE CENTER, WE

06:06:25 CHANGED THAT TO PARKS AND RECREATION, AGAIN, SIMILAR TO WHAT
06:06:27 WE HAVE FOR THE ESTERO REC CENTER.
06:06:29 SO, THIS IS A PUBLIC INFORMATION MEETING TODAY.
06:06:35 WE ARE HOPING TO COME BACK NEXT MONTH WITH A STAFF REPORT

06:06:39 FOR THE ACTUAL PUBLIC HEARING, AND THEN WE WILL BE GOING TO
06:06:41 THE COUNCIL SOMETIME IN JULY.
06:06:44 COMPREHENSIVE PLAN AMENDMENTS HAVE TO GO TO THE STATE FOR
06:06:46 REVIEW AND THEN COME BACK.
06:06:48 SO THERE IS KIND OF A LONG PROCESS.
06:06:50 AND WE'RE LOOKING AT MAYBE GOING TO THE COUNCIL IN JULY,
06:06:53 BUT, AGAIN, WE DON'T HAVE A HARD-AND-FAST DEADLINE.
06:06:56 SO IT JUST DEPENDS ON WHAT COMMENTS YOU HAVE AND IF YOU HAVE
06:06:59 ANY ISSUES OR ANYTHING WE NEED TO ADDRESS.
06:07:01 WE WANTED TO JUST GIVE YOU A HEADS-UP ON WHAT WE WERE DOING.
06:07:05 I THINK WE MENTIONED IT LAST MONTH A LITTLE BIT WHEN WE
06:07:08 TALKED ABOUT THE CULTURAL ASSESSMENT THAT WE HAD DONE ON THE
06:07:11 PROPERTY TO LOOKING AT THE HISTORIC SITES BECAUSE THERE WERE
06:07:14 A COUPLE THAT YEARS AGO WHEN ESTERO ON THE RIVER CAME IN TO
06:07:19 REZONE, THEY DID AN ASSESSMENT.
06:07:21 AND AT THE TIME, THEY SAID THERE COULD BE SOME HISTORIC
06:07:23 SITES, BUT THAT WAS OLD INFORMATION.
06:07:27 SO WE HIRED AN ARCHAEOLOGICAL AND HISTORIC KIND OF EXPERT
06:07:32 AND THEY LOOKED AT IT AND THEN THEY PROVIDED THAT ASSESSMENT
06:07:34 AND THEY SAID THAT THE BUILDINGS ARE SO OLD THEY HAVE FALLEN
06:07:39 INTO DISREPAIR AND DON'T REALLY MEET THE CRITERIA, SO WE

06:07:42 WANTED TO DEMOLISH A COUPLE OF THE OLD HOUSES.
06:07:45 BUT WE ALSO MET WITH THE HISTORIC SOCIETY WHO CAME TO THE
06:07:48 COUNCIL MEETING AND SAID WE WANT TO SEE IF THERE'S ANYTHING
06:07:51 WORTH SAVING.
06:07:52 SO WE WENT OUT ON THE SITE WITH THEM AND WE SHOWED THEM
06:07:56 THERE IS A BOMB SHELTER.
06:07:57 IT'S A CONCRETE -- IT'S IN DISREPAIR, BUT THERE MAY BE A WAY
06:08:03 TO INCORPORATE THAT IN.
06:08:04 WE'D LIKE TO FIND A WAY TO INCORPORATE SOME OF THE STUFF
06:08:06 INTO THE TRAIL SYSTEM.
06:08:08 MAYBE LITTLE MARKERS, MONUMENTS, PLAQUES, OR SOMETHING.
06:08:11 BUT WE ARE GOING TO DEMOLISH THE TWO WOODEN HOUSES WHICH ARE
06:08:16 TERMITE RIDDEN AND REALLY HAVE NO HISTORIC SIGNIFICANCE.
06:08:19 SO THOSE ARE OUR FIRST PLANS.
06:08:21 AND WE'RE ONLY DOING SOUTH OF THE RIVER AT THIS TIME BECAUSE
06:08:24 THE COUNCIL HASN'T REALLY DECIDED NORTH OF THE RIVER WHAT WE
06:08:27 WANT TO DO.
06:08:28 SO WE'RE LEAVING THE ZONING ON THE NORTH SIDE OF THE RIVER
06:08:32 AS-IS FOR NOW.
06:08:33 >>Michael Sheeley: WHAT IS THAT CURRENT ZONING NORTH OF THE
06:08:35 RIVER?
06:08:35 >>Mary Gibbs: IT'S MIXED USE PLANNED DEVELOPMENT.
06:08:38 THE WHOLE THING, THE 67 ACRES IS MIXED USE PLANNED
06:08:41 DEVELOPMENT.
06:08:42 IT IS THE VILLAGE CENTER.

06:08:44 SO WE MAY END UP LEAVING THAT, BUT AT THIS TIME, WE JUST
06:08:48 DON'T KNOW.
06:08:49 >>Jim Wallace: WHEN YOU SAY SOUTH OF THE RIVER, AT ONE TIME
06:08:53 THERE WERE SOME DISCUSSIONS OF A MAJOR RETAILER GOING IN ON
06:08:59 THE NORTHEAST CORNER OF CORKSCREW ROAD AND U.S. 41.
06:09:05 THERE WERE DISCUSSIONS OVER BY THE RAILROAD TRACKS AND ALONG
06:09:08 THE RAILROAD TRACKS THAT THAT MIGHT BE COMMERCIAL RETAIL,
06:09:11 ET CETERA.
06:09:11 ONE TIME THERE WAS A RESTAURANT THAT WANTED TO GO IN RIGHT
06:09:14 IN ON THE RIVER, IS ALL OF THAT GONE NOW?
06:09:18 >>Mary Gibbs: NO.
06:09:19 WE DID HAVE -- LET ME SEE IF I CAN FIND THIS.
06:09:21 IT'S HARD TO SEE.
06:09:27 THE SOUTHWEST CORNER -- CAN I DO THIS WITH -- OH, HERE.
06:09:32 THIS PIECE HERE, WE ACTUALLY HAD A RETAILER COME IN AND WANT
06:09:37 TO DO -- WANT TO BUY SEVEN OR EIGHT ACRES AND DO A GROCERY
06:09:43 STORE.
06:09:43 EVEN THOUGH IT WAS -- THE MONEY WAS ENTICING, IT WAS LIKE,
06:09:48 WELL, I THINK THE IDEA ON THE SOUTH SIDE OF THE RIVER WAS TO
06:09:51 PRESERVE WHAT WE CAN AND HAVE SOME PUBLIC AMENITIES IN A
06:09:55 PUBLIC SPACE.
06:09:57 >>Jim Wallace: THERE ARE SOME AREAS THAT ARE REALLY
06:10:01 WONDERFUL AREAS THAT SHOULD BE CONSERVATION AREAS.
06:10:04 AND THEN THERE ARE OTHER AREAS -- YOU HAVE FOUR TO SIX
06:10:09 INCHES OF WATER ALL THE TIME AND OTHER AREAS THAT HAVE

06:10:12 VIRTUALLY NO VALUE AT ALL IN TERMS OF CONSERVATION.
06:10:14 SO IS THE PLAN -- I'M JUST TRYING TO UNDERSTAND, IS THE PLAN
06:10:19 TO HAVE ALL OF THIS CONSERVATION OR IS IT GOING TO BE
06:10:23 CONSERVATION AND OTHER DEVELOPMENT?
06:10:26 >>Mary Gibbs: WELL, THE SOUTH OF THE RIVER IS GOING TO BE
06:10:30 PARK OPEN SPACE TRAIL.
06:10:32 SOUTH OF THE RIVER, NOW THE RIVER IS EXCLUDED BECAUSE --
06:10:35 >>Jim Wallace: WHEN YOU SAY SOUTH OF THE RIVER, YOU MEAN
06:10:37 FROM THE RIVER TO CORKSCREW ROAD?
06:10:39 >>Mary Gibbs: LET ME SEE --
06:10:40 >>Jim Wallace: OR IMMEDIATELY SOUTH OF THE RIVER?
06:10:43 >>Mary Gibbs: IF YOU FOLLOW THIS ACROSS SOUTH OF THE RIVER
06:10:46 AND DOWN TO CORKSCREW ROAD, THE SQUARE.
06:10:49 >>Jim Wallace: THAT WILL ALL BE CONSERVATION AREA?
06:10:55 >>Mary Gibbs: PARKS AND RECREATION.
06:10:56 IT'S NOT ALL CONSERVATION.
06:10:57 IT'S NOT GOING TO BE A GROCERY STORE.
06:10:59 >>Jim Wallace: IT'S NOT A RESTAURANT.
06:11:00 >>Mary Gibbs: RIGHT.
06:11:02 WE WERE THINKING FOR THE RIVER ITSELF AND ON THE NORTH SIDE
06:11:04 POSSIBLY SOME LOW-KEY TYPE RESTAURANT.
06:11:08 WE LIKE TO RETAIN THE KAYAK PLACE, THE KAYAK BUSINESS,

06:11:13 ANYTHING THAT'S RIVER RELATED, AND THEN THE NORTH SIDE OF
06:11:15 THE RIVER DOESN'T REALLY HAVE ANY ENVIRONMENTAL VALUE.
06:11:20 IT'S BEEN CLEARED.

06:11:21 SO WE'RE THINKING THAT IF THERE'S DEVELOPMENT, THAT WOULD BE
06:11:24 WHERE IT WOULD MAKE SENSE.
06:11:28 >>James Tatooles: ONE OF THE THINGS I THOUGHT ABOUT IN
06:11:30 TRYING TO MAKE THIS A DESTINATION LOCATION FOR NOT JUST
06:11:32 ESTERO BUT ALL THE PEOPLE AROUND HERE TO COME DOWN AND WALK
06:11:35 AND RELAX, MOST OF THE PEOPLE ARE NOT GOING TO WALK OR RIDE
06:11:39 BIKES.
06:11:40 THEY ARE GOING TO COME IN CARS.
06:11:41 SO I THINK THAT ONE OF THE ELEPHANTS IN THE ROOM IN THIS
06:11:44 PLAN IS WHERE DO YOU PUT THE PARKING AND HOW TO YOU ACCESS
06:11:47 THE PROPERTY SO IT'S NOT DELETERIOUS TO THE SITE BUT MEETING
06:11:52 THE REQUIREMENT THERE TO DRAW PEOPLE TO GO TO IT?
06:11:55 >>Mary Gibbs: RIGHT.
06:11:55 THE PHASE ONE IS JUST ONE TRAIL.
06:11:59 THERE'S NO PARKING RIGHT NOW, BUT WHAT WE WANT TO DO IS TO
06:12:02 GET PARKING ON THE NORTH SIDE WHEN WE ACTUALLY START TO DO
06:12:06 SOMETHING MORE INTENSIVE ON THE SOUTH SIDE.
06:12:14 >>James Tatooles: ANOTHER THING, BECAUSE YOU HAVE THE TRAILS
06:12:15 AND PEOPLE, WOULD YOU HAVE EMERGENCY ACCESS TO THE AREA?
06:12:20 >>Mary Gibbs: WE'VE GOT ACCESS --
06:12:22 >>James Tatooles: EMERGENCY ACCESS, IF ANYBODY IS THERE THAT
06:12:24 GETS HURT OR IS SICK OR SOMETHING SO THAT YOU CAN HAVE SOME
06:12:29 EMERGENCY VEHICLES, THEY HAVE SOME KIND OF PATH TO GET TO
06:12:32 THE BACK OF THE PROPERTY.
06:12:33 >>Mary Gibbs: YEAH, THEY WILL BE ABLE TO ACCESS IT.

06:12:45 >>Scotty Wood: MARY, WHY DON'T YOU EXPLAIN TO THE BOARD THE
06:12:48 PROPERTY RIGHTS ELEMENT, WHY IT IS HERE, THE PROPERTY RIGHTS
06:12:52 ELEMENT.
06:12:53 >>Mary Gibbs: ARE WE DONE?
06:12:54 >>Scotty Wood: YEAH.
06:12:55 WELL, DO WE HAVE ANY PUBLIC INPUT?
06:12:57 >>Tammy Duran: NO, NOTHING.
06:13:01 >>Mary Gibbs: DO WE HAVE ANOTHER PowerPoint?
06:13:03 MUST BE BORING EVERYBODY.
06:13:16 I'LL GO FAST.
06:13:17 SO THE STATE OF FLORIDA HAS DECREED THAT EVERY CITY AND
06:13:22 COUNTY HAS TO HAVE A PRIVATE PROPERTY RIGHTS ELEMENT IN ITS
06:13:25 COMPREHENSIVE PLAN.
06:13:26 IT SAYS EACH LOCAL GOVERNMENT SHALL INCLUDE THIS TO ENSURE
06:13:31 PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION
06:13:33 MAKING.
06:13:34 AND THAT WAS DONE BY A STATUTE I THINK ABOUT A YEAR AND A
06:13:37 HALF OR TWO AGO.

06:13:38 AND WE CANNOT DO ANY OTHER COMPREHENSIVE PLAN AMENDMENTS
06:13:42 UNTIL WE HAVE THE PRIVATE PROPERTY RIGHTS ELEMENT IN PLACE.
06:13:46 AND THE PRIVATE PROPERTY ELEMENTS WILL COME TO YOU ALL.
06:13:52 THIS IS THE INFORMATION MEETING JUST TO LET YOU KNOW.
06:13:55 IT WILL BE COMING TO YOU FOR REVIEW BECAUSE YOU ARE
06:13:59 CONSIDERED THE LOCAL PLANNING AGENCY.
06:14:01 PLANNING, ZONING, AND DESIGN BOARD IS ALSO THE LOCAL

06:14:04 PLANNING AGENCY PER STATUTE.
06:14:06 SO WHEN WE HAVE ANY COMPREHENSIVE PLAN CHANGES, YOU GET TO
06:14:09 MAKE A RECOMMENDATION ON THAT TO GO TO COUNCIL.
06:14:12 SO WE'LL BE LOOKING AT THAT AND WE'RE THINKING IF WE CAN GET
06:14:17 THE STAFF REPORT DONE, WE WILL COME BACK IN JUNE TO REVIEW
06:14:22 THAT WITH YOU.
06:14:23 AND, AGAIN, THERE'S NO -- THERE'S NO TIME FRAME.
06:14:26 THE STATE PUT THE TIME FRAME ON AND SAID YOU CAN'T DO ANY
06:14:29 OTHER AMENDMENTS UNTIL YOU ADOPT IT, BUT THERE'S NO TIME
06:14:31 FRAME.
06:14:32 BUT SOME OF THE OTHER LOCAL GOVERNMENTS HAVE JUST STARTED
06:14:35 ADOPTING THEIRS, AND IT'S VERY SIMPLE.
06:14:37 THE STATE LAYS OUT THE ACTUAL LANGUAGE THAT YOU NEED TO USE.
06:14:41 IT'S JUST LIKE TWO PARAGRAPHS.
06:14:44 SO IT'S NOT ANYTHING EXTENSIVE.
06:14:48 >>Scotty Wood: WE'LL DO JUNE AS A PUBLIC HEARING.
06:14:50 >>Mary Gibbs: IF WE'RE READY.
06:14:52 IT DEPENDS WHAT ELSE WE'VE GOT ON THE AGENDA BECAUSE WE'VE
06:14:55 ALREADY GOT A HANDFUL OF THINGS COMING UP FOR THE JUNE
06:14:58 MEETING.
06:14:58 SO WE'RE GOING TO TAKE A LOOK AT WHAT ELSE WE HAVE COMING ON
06:15:03 THE AGENDA.
06:15:08 >>Scotty Wood: NO COMMENTS?
06:15:09 THANK YOU.
06:15:14 >>Jim Wallace: I JUST WANT TO SAY I THINK IF YOU LEAVE THAT

06:15:17 PIECE AS JUST A PIECE OF LAND, IT WILL NEVER BECOME A
06:15:23 DESTINATION.
06:15:23 IT WOULD JUST BE AN EMPTY PIECE OF LAND THAT NO ONE WILL
06:15:27 EVER GO TO.
06:15:28 >>Mary Gibbs: YOU MEAN THE NORTH SIDE?
06:15:31 YOU MEAN ON THE NORTH SIDE?
06:15:33 >>Jim Wallace: NO, YOU HAVE TO GIVE PEOPLE A REASON TO GO TO
06:15:36 THE SOUTH SIDE.
06:15:36 THE SOUTH SIDE IS A VERY LARGE PIECE.
06:15:38 IT'S THE LARGER OF THE TWO, AND IT'S JUST GOING TO SIT THERE
06:15:43 AS AN EMPTY PIECE OF LAND AND ESTERO WILL HAVE INVESTED A
06:15:47 FORTUNE BUYING IT AND NO ONE WILL EVER GO THERE.
06:15:51 BECAUSE WE'RE NOT GIVING PEOPLE REASONS TO GO THERE.
06:15:55 AND PUTTING IN A COUPLE OF TRAILS -- I THINK IT'S A TERRIBLE

06:16:01 WASTE.
06:16:02 I WANT TO GO ON PUBLIC RECORD.
06:16:04 WHEN ESTERO FIRST SAID THEY WERE GOING TO BUY THIS AND THERE
06:16:07 WERE TALKS ABOUT INTEGRATING NATURE, AND I'VE DONE THAT IN
06:16:11 MY WORK AT LIGHTHOUSE BAY, ET CETERA, AND OTHER PLACES,
06:16:15 WHERE YOU INTEGRATE NATURE AND CONSERVATION WITH PUBLIC --
06:16:22 WITH THE PUBLIC.
06:16:23 AND YOU GET THE PUBLIC PARTICIPATION AND APPRECIATION OF
06:16:26 THAT NATURAL LAND, BUT WHEN COMPETES WITH NATURAL LAND AND
06:16:31 YOU LEAVE IT THERE, YOU LOOK RIGHT ACROSS THE STREET,
06:16:34 DIAGONALLY ACROSS THE STREET IS THE PERFECT EXAMPLE OF THE

06:16:38 SANCTUARY.
06:16:44 THEY BOUGHT THAT PIECE OF LAND.
06:16:46 I THINK 40 ACRES.
06:16:47 SAT THERE FOR 30, 40 YEARS, NO ONE EVER WENT ON IT.
06:16:50 NO ONE EVER DID ANYTHING WITH IT.
06:16:52 IT JUST SAT THERE AND IT WAS, IN MY OPINION, A TOTAL WASTE.
06:16:56 I THINK WE'RE HEADED DOWN THAT SAME ROAD NOW AND PEOPLE MAY
06:16:58 NOT AGREE WITH ME, BUT THERE WAS SUCH A WONDERFUL
06:17:02 OPPORTUNITY TO GIVE PEOPLE REASONS TO COME THERE AND THEN
06:17:07 INTRODUCE THEM TO THE 10 OR 15 ACRES THERE THAT IS
06:17:13 WORTHWHILE HABITAT, CONSERVATION HABITAT.
06:17:19 TO ME, THIS AS TRAGEDY.
06:17:20 >>Mary Gibbs: WELL, AND IF I CAN SAY SOMETHING, WE DON'T
06:17:23 WANT TO LET IT SIT EITHER.
06:17:25 WE HAVE HAD -- DAVID BARTH, WHO IS A PARKS CONSULTANT,
06:17:30 WORKING WITH US TO COME UP WITH SOME SCENARIOS.
06:17:33 WE'VE HAD CHARRETTES WITH THE PUBLIC.
06:17:34 WE'VE DONE QUITE A BIT, AND THEN THE COUNCIL JUST SAID WE
06:17:38 WANT TO SEE SOMETHING HAPPEN FASTER.
06:17:41 SO LET'S GET SOME TRAILS OR SOMETHING GOING OUT THERE
06:17:44 BECAUSE WE BOUGHT THE PROPERTY.
06:17:45 WE HAVEN'T DONE ANYTHING, SO THEY GOT A LITTLE ANTSY AND
06:17:50 SAID WE WANT TO GET SOMETHING GOING IN THE INTERIM.
06:17:52 SO THAT'S WHAT WE'RE DOING.
06:17:54 >>Marlene Naratil: YOU STILL HAVE THE CANOES, RIGHT?

06:17:56 >>James Tatooles: ARE YOU THINKING ABOUT SOMETHING THEY ARE
06:17:59 DOING IN BONITA, WHERE THEY HAVE A GAZEBO BY THE RIVER AND
06:18:03 MAYBE A LITTLE BIT OF A CONCERT.
06:18:05 >>Jim Wallace: I DON'T THINK BONITA SPRINGS DID IT WELL
06:18:08 EITHER.
06:18:08 YOU HAVE TO GIVE REASONS -- TAKE AN EXAMPLE -- AND I HATE TO
06:18:14 TALK ABOUT SOMETHING THAT WAS DONE BY A DEVELOPER, BUT IF
06:18:18 YOU TAKE DAVID LUCAS AND THE WHOLE FAMILY, WHAT THEY DID
06:18:21 WITH BONITA BAY AND TAKING MOST OF THAT PROPERTY IS
06:18:28 CONSERVED -- CONSERVATION, I DON'T KNOW HOW TO SAY IT IN

06:18:31 ENGLISH, CONSERVATION AREA, AND THE WALKWAYS GO FROM PUBLIC
06:18:36 SPACE TO PUBLIC SPACE.
06:18:38 I SAY THAT WHERE HUMAN BEINGS ARE LIVING THEIR LIVES.
06:18:42 AND AROUND IT, YOU BUILD REASONS TO GO THERE.
06:18:45 AND A REASON TO GO THERE MAY BE A RESTAURANT THAT WAS A --
06:18:49 THERE WAS A NAPLES FIRM THAT WANTED TO COME UP WITH A FAIRLY
06:18:54 SUBSTANTIAL HIGH-QUALITY RESTAURANT ON THE RIVER ON THAT
06:18:57 PIECE.
06:18:57 I KNOW THAT THE KAYAK PEOPLE WERE OPEN TO MOVING TO THE
06:19:01 OTHER SIDE.
06:19:03 SO THE NORTH SIDE COULD BE DEVELOPED.
06:19:04 ALL KINDS OF PEOPLE THAT WE COULD HAVE INTEGRATED SOMETHING
06:19:08 THAT BRINGS PEOPLE THERE ADJACENT TO THE CONSERVATION AREAS
06:19:14 AND THEN GIVE PEOPLE REASONS TO USE THOSE CONSERVATION
06:19:17 AREAS, WHETHER IT'S OBSERVATION, OBSERVATION AREAS AND STUFF

06:19:21 LIKE THAT.
06:19:22 THERE'S JUST WAYS TO MAKE IT HAPPEN SUCCESSFULLY.
06:19:26 AND I THINK, I KNOW THERE ARE PEOPLE WHO JUST WANT TO
06:19:29 CONSERVE IT AND THAT'S WHAT HAPPENED WITH THE CONSERVANCY,
06:19:33 THE NATURE CONSERVANCY.
06:19:35 40 ACRES OF LAND AND IT'S STILL SITTING THERE AND WILL BE
06:19:39 ALWAYS SITTING THERE.
06:19:40 AND THERE WAS AN OPPORTUNITY TO TAKE THAT LAND AND DEVELOP
06:19:43 IT AND EXCHANGE IT FOR 400 ACRES OF GOOD, HIGH-QUALITY
06:19:49 CONSERVATION AREA AND IT WAS TURNED DOWN BECAUSE PEOPLE JUST
06:19:52 DON'T WANT -- I MEAN, IT JUST DOESN'T MAKE SENSE TO ME.
06:19:55 AND THIS DOESN'T MAKE SENSE.
06:19:57 >>James Tatooles: I AGREE WITH YOU COMPLETELY, JIM.
06:19:59 I THINK YOU GOT TO USE THAT PROPERTY NOT JUST FOR A TRAIL OR
06:20:03 A PATH, BUT IT'S GOT TO BE SOMETHING ELSE --
06:20:05 >>Jim Wallace: TO BE THE CENTER OF ESTERO.
06:20:07 >>James Tatooles: ABSOLUTELY.
06:20:08 >>Jim Wallace: THE HEART.
06:20:09 WHAT MAKES IT BREATHE --
06:20:11 >>James Tatooles: -- WHERE THEY HAVE LITTLE COUNTRY STORES.
06:20:13 THEY HAVE A LITTLE QUAINT RESTAURANT.
06:20:16 YOU HAVE A COMFORT STATION FOR PUBLIC WASHROOMS, CHANGING
06:20:20 AREAS FOR KIDS, SHELTERS IF IT RAINS, ALL DONE ATTRACTIVELY.
06:20:28 THAT'S MORE THAN JUST A PATH.
06:20:29 >>Jim Wallace: PLANNING IS SUPPOSED TO BE 50 YEARS, AND THAT

06:20:33 WILL BE RAIL TO TRAIL.
06:20:34 THE RAIL TO TRAIL WILL HAPPEN.
06:20:35 MAYBE NOT IN MY LIFETIME, BUT IT WILL HAPPEN.
06:20:38 AND WE SHOULD BE LOOKING AT THOSE KINDS OF THINGS AND
06:20:40 SAYING, OKAY, FINE, EVERYTHING ADJACENT TO THE RAILROAD
06:20:44 NEEDS TO BE WHAT?

06:20:45 JUST LEFT BARREN?
06:20:48 THERE'S NOTHING WORTH SAVING THERE.
06:20:49 I'M SORRY, I TOTALLY DISAGREE WITH WHAT WE'RE TALKING ABOUT
06:20:54 DOING HERE.
06:20:56 >>James Tatooles: IF YOU GO TO CARMEL, INDIANA, AND YOU SEE
06:20:58 WHAT THEY DID WITH THE RAIL TRAIL, IT'S LOADED WITH PEOPLE
06:21:04 WALKING UP AND DOWN IT, BUT IT'S GOT CONDOS ON ONE SIDE,
06:21:08 RESTAURANTS ON THE OTHER SIDE, LITTLE STORES ON THE OTHER
06:21:12 SIDE, ALL INTERMINGLED.
06:21:14 >>Jim Wallace: THERE ARE BEAUTIFUL AREAS THERE, JIM, THAT
06:21:18 ARE WET NOW.
06:21:19 THEY ARE ALWAYS GOING TO BE WET AND THEY HAVE BEAUTIFUL
06:21:21 VEGETATION.
06:21:22 WE NEED TO SAVE THOSE, BUT WE NEED TO GIVE PEOPLE REASONS TO
06:21:25 GO THERE TO BE INTRODUCED TO THAT CONSERVATION AREA, TO HAVE
06:21:31 14 PEOPLE A YEAR THAT WALK THE TRAILS IS A TOTAL WASTE OF
06:21:35 MONEY.
06:21:39 >>Scotty Wood: MARY, MAYBE THE WAY TO SUMMARIZE THIS, I
06:21:41 THINK WE OUGHT TO ENGAGE -- YOU MENTIONED HIS NAME WAS

06:21:44 BARTH.
06:21:45 >>Mary Gibbs: WE'VE ENGAGED CONSULTANTS TO HELP US WITH THE
06:21:49 FUTURE PLANS, YEAH.
06:21:50 AND I THINK WE'RE ALL -- I THINK WE ARE TALKING THE SAME
06:21:53 THING.
06:21:54 >>Scotty Wood: I THINK WHAT WE NEED TO DO IS SEE A PLAN.
06:21:59 HERE WE ARE CRITICIZING SOMETHING THAT DOESN'T EXIST.
06:22:01 >>Marlene Naratil: I'VE BEEN TO HAPPEHATCHEE MANY TIMES AND
06:22:04 IT'S USED.
06:22:05 THERE'S A LOT OF PEOPLE THERE.
06:22:06 TAKE YOGA LESSONS.
06:22:10 YOU CAN GO OUT ON THE BOATS.
06:22:12 YOU CAN WALK THE AREA.
06:22:14 TO ME, THAT'S REALLY NICE.
06:22:17 THERE'S NO REASON PEOPLE WOULDN'T GO THERE.
06:22:21 >> THEY HAVE LECTURES.
06:22:22 THEY HAVE ART CENTERS, ART SHOWS.
06:22:25 >>Jim Wallace: ABOUT A YEAR AND A HALF AGO, AND I DON'T KNOW
06:22:28 IF I'M ALLOWED TO SPEAK TO THIS BECAUSE IT IS A DIFFERENT
06:22:32 HAT.
06:22:32 AS A PERSON AND ALSO AS A DEVELOPER, I HAD PROPOSED THAT THE
06:22:35 NORTH SECTION COULD BE A MIXED USE BUILDING OF RESTAURANTS
06:22:40 PRIMARILY AND RETAIL WITH LUXURY CONDOS FURTHER NORTH TO
06:22:45 THAT COULD BE LUXURY RENTALS THAT WE CAN HAVE A PERFORMING
06:22:49 ARTS CENTER WITH 5 OR 6 HUNDRED SEATS, BUILDING A BRIDGE

06:22:56 ACROSS THE RIVER AND MOVE THE KAYAK ACROSS THE RIVER.
06:22:59 HAVE RESTAURANTS, FLOW THROUGH ON THE WEST SIDE WHICH IS NOT

06:23:04 QUALITY LAND AND SAVE THE REST OF THE LAND AND BUILD TRAILS
06:23:06 THROUGH THIS.
06:23:08 IT GIVES PEOPLE A REASON FOR THIS TO BE A DESTINATION.
06:23:11 AND THEN ALONG THE RAILROAD TRACKS WOULD BE PRESERVED FOR
06:23:15 FUTURE DEVELOPMENT.
06:23:16 NOW, WE HAD ALL THOSE PLANS AND THERE WAS A LOT OF
06:23:19 EXCITEMENT.
06:23:20 WE HAD THE OPERA HOUSE AND A WHOLE BUNCH OF OTHER PEOPLE
06:23:24 SAID, GEE, WE'D LIKE TO BE PART OF THAT, WE'D LIKE TO BE
06:23:27 PART OF THAT PERFORMING ARTS CENTER.
06:23:29 WE HAD INVESTORS FROM MASSACHUSETTS WHO WANTED TO DO THE
06:23:33 LUXURY -- THERE WERE ALL KINDS OF PEOPLE WHO WANTED TO
06:23:36 PARTICIPATE AND I'M NOT SAYING THAT THAT SHOULD HAVE GONE
06:23:40 FORWARD, BUT IT'S THAT KIND OF EXCITING DEVELOPMENT.
06:23:45 THIS IS A BEAUTIFUL PIECE OF LAND.
06:23:48 I JUST FEEL THERE'S ABOUT 20 ACRES OF IT THAT IS WORTH
06:23:52 PRESERVING, AND THE OTHER 50 ACRES IS NOT.
06:23:56 SO 20 OR 25 ACRES.
06:23:58 SO HOW DO YOU MAKE THAT A DESTINATION?
06:24:00 I'M SORRY.
06:24:04 I TOTALLY DISAGREE WITH WHAT MOTIVATES PEOPLE TO GO
06:24:08 SOMEWHERE.
06:24:13 >>James Tatooles: I THINK ADAMANTLY IT'S GOT TO BE USED.

06:24:17 THE PROPERTY HAS GOT TO BE USED.
06:24:19 >>Mary Gibbs: I THINK WE'RE ALL TALKING ABOUT THE SAME THING
06:24:22 BECAUSE I THINK WE DO WANT THAT EXCITEMENT AND WE DO WANT
06:24:25 SOMETHING THAT IS UNIQUE.
06:24:26 >>Jim Wallace: WHEN WE PRESENTED THAT, I PRESENTED THAT TO
06:24:29 THE VILLAGE OF ESTERO, NOT THE COUNCIL, TO STAFF.
06:24:33 AND THERE WERE A LOT OF PEOPLE, INCLUDING THE CHAMBER, AND
06:24:37 WE HAD FOUR THEATER GROUPS, ET CETERA, RETAILERS, RESTAURANT
06:24:41 OWNERS, THERE WERE ALL KINDS OF PEOPLE INTERESTED IN BEING
06:24:44 PART OF THIS NEW VIBRANT CENTER FOR ESTERO, WHICH INTEGRATED
06:24:51 -- I WAS EXCITED ABOUT CONSERVATION AREAS WHICH ESTERO IS
06:24:54 VERY AVID ABOUT WITH A VIBRANT COMMUNITY CENTER.
06:25:02 A SHOPPING CENTER DOES NOT MAKE THAT.
06:25:04 IT NEEDS OTHER THINGS.
06:25:05 IT NEEDS CULTURE.
06:25:06 IT NEEDS ART.
06:25:07 IT NEEDS A WHOLE LOT OF THINGS.
06:25:09 WE EVEN HAD THE UNIVERSITY INTERESTED.
06:25:10 AND THERE WERE A WHOLE LOT OF THINGS OF BRINGING PEOPLE
06:25:13 TOGETHER TO CREATE SOMETHING AND IF THAT'S NOT GOING AHEAD,
06:25:17 THAT'S FINE.
06:25:18 I APPRECIATE THAT.
06:25:19 BUT SHOULDN'T THE GOAL STILL BE TO BRING PEOPLE FROM ESTERO
06:25:24 AND OUTSIDE OF ESTERO TO THIS EXCITING VIBRANT DESTINATION?

06:25:32 >>Anthony Gargano: I THINK I'M HEARING MARY SAY THAT WE'RE

06:25:34 ALL ON THE SAME PAGE.
06:25:36 THESE ARE GREAT IDEAS, GREAT CONCEPTS, WHICH I COMPLETELY
06:25:39 AGREE WITH.
06:25:41 BUT I THINK WE NEED TO SEE THE PLAN BEFORE WE START
06:25:44 CRITIQUING IT.
06:25:49 >>Mary Gibbs: I THINK WE'RE ALL ON THE SAME PAGE.
06:25:51 BUT BEING GOVERNMENT LIGHT, I AM ON A SLOWER PAGE.
06:25:54 I KNOW JIM WANTS TO GET IT DONE TOMORROW OR YESTERDAY.
06:25:58 >>Jim Wallace: IT WAS A YEAR, YEAR AND A HALF AGO THAT WE
06:26:01 PRESENTED THIS AND GOT ALL THESE PEOPLE EXCITED AND
06:26:04 INVOLVED.
06:26:04 AND THEN IT JUST KIND OF PUT ON THE BACK BURNER.
06:26:08 AND THAT'S FINE, BUT AS A CITIZEN OF ESTERO, I'M NOT TALKING
06:26:13 ABOUT THIS PLAN EVEN THOUGH I THOUGHT IT WAS VERY EXCITING
06:26:19 WAS WE NEED THAT KIND OF VIBRANT ACTIVITY IN THAT AREA.
06:26:23 THAT'S ALL I'M SAYING.
06:26:26 >>Scotty Wood: OKAY.
06:26:26 MOVING ON, WE NOW MOVE ON TO CONFLICT OF INTEREST.
06:26:35 I'M NOT GOING TO ASK IF THERE ARE ANY CONFLICTS OF INTEREST,
06:26:39 FIRST OF ALL.
06:26:39 DO YOU WANT TO SAY ANYTHING ABOUT IT, MARY?
06:26:45 >>Mary Gibbs: WELL, I WAS JUST GOING TO SAY -- WELL, LET ME
06:26:48 COME BACK UP.
06:26:49 I WASN'T SURE IF NANCY WAS STILL THERE.
06:26:56 A FEW MONTHS AGO, I THINK THIS ISSUE CAME UP.

06:26:59 WE TALKED ABOUT IT.
06:27:00 YOU ASKED THAT NANCY STROUD PROVIDE A MEMO THAT EXPLAINED
06:27:04 THE WHOLE CONFLICT OF INTEREST AND THEN AT THE LAST MEETING
06:27:09 WE TALKED ABOUT IT AGAIN, AND THEN YOU ALL SAID CAN YOU
06:27:13 PROVIDE YOUR THOUGHTS TO STAFF.
06:27:19 ATTACHED I THINK IN YOUR BACKUP MATERIAL THAT NANCY'S MEMO
06:27:23 WHICH SAID, YOU KNOW, YOU HAVE DIFFERENT OPTIONS.
06:27:26 YOU CAN DO AN EXCEPTION UNDER THE LAW.
06:27:31 YOU CAN PROVIDE AN EXCEPTION FOR YOUR DESIGNATED
06:27:34 PROFESSIONALS TO BE ON THE BOARD, AND IF YOU WANT TO.
06:27:39 SO I GOT E-MAILS FROM ALMOST EVERYBODY, I THINK.
06:27:44 AND I WOULD SAY THAT THE GENERAL CONSENSUS WAS THAT THERE
06:27:47 SHOULD BE AN EXCEPTION FOR DESIGN PROFESSIONALS THAT'S
06:27:51 PRETTY MUCH EVERYBODY THAT E-MAILED ME SAID YES, THERE
06:27:54 SHOULD BE AN EXCEPTION.
06:27:55 AND SO WE SCHEDULED THIS FOR AN ACTION ITEM TO SEE IF YOU
06:27:58 WANT TO MAKE A RECOMMENDATION TO COUNCIL BECAUSE COUNCIL
06:28:00 WILL HAVE TO DO SOME AMENDMENT TO THE LAND DEVELOPMENT CODE.
06:28:04 IF YOU WANT TO DO THAT.
06:28:06 AND THEN THERE WERE SOME VARIATIONS OF EXCEPTIONS, LIKE, DO

06:28:11 YOU WANT TO DO AN EXCEPTION, LIKE A LIMITED EXCEPTION?
06:28:16 DO YOU WANT TO DO AN EXCEPTION FOR PROFESSIONALS BUT MAYBE
06:28:18 LIMIT IT TO THREE OR FOUR TIMES A YEAR TO PRESENT?
06:28:23 AND THEN THERE WAS LIKE THE PUBLIC INFORMATION MEETINGS AND
06:28:26 THEN THE REGULAR MEETINGS.

06:28:28 OF COURSE, AT THE REGULAR MEETINGS, YOU HAVE TO RECUSE
06:28:31 YOURSELF ANYWAY.
06:28:32 I GOT KIND OF THE VARIETY OF OPINIONS THERE EVERYBODY, BUT
06:28:37 IT WAS THAT GENERAL KIND OF FLAVOR.
06:28:39 NANCY, I DIDN'T KNOW, DO YOU WANT TO ADD ANYTHING?
06:28:43 ARE YOU THERE?
06:28:46 >>Nancy Stroud: I AM HERE.
06:28:47 I'M SORRY.
06:28:51 HOPE I'M NOT TOO LOUD.
06:28:53 HI, EVERYBODY.
06:28:53 YEAH, I THINK WE WERE JUST -- MARY AND I WERE TALKING AND
06:28:57 JUST THINKING WE NEEDED TO GET THIS OFF THE DIME REALLY.
06:29:02 IF ANYTHING IS GOING TO CHANGE, IT HAS TO CHANGE BECAUSE
06:29:05 COUNCIL TAKES SOME ACTION.
06:29:07 SO IF YOU WANT THE COUNCIL TO TAKE SOME ACTION, THEN I THINK
06:29:10 THE BEST WAY TO DO THAT IS FOR THE BOARD TO MAKE A
06:29:16 RECOMMENDATION.
06:29:17 SO THAT'S WHY WE'RE BRINGING IT BACK TO YOU SO WE CAN GET
06:29:20 SOME MOVEMENT POTENTIALLY TO GET THIS BEFORE THE COUNCIL.
06:29:25 I AGREE WITH MARY THAT THERE SEEMS TO BE A CONSENSUS FOR
06:29:30 SOME EXCEPTION, AND PROBABLY SOME LIMITED EXCEPTION, BUT WE
06:29:37 CAN ALWAYS BRING THOSE OPTIONS TO THE COUNCIL, IF YOU HAVE A
06:29:43 RECOMMENDATION, WHAT MIGHT BE A LITTLE EASIER FOR THE
06:29:49 COUNCIL TO TAKE ACTION.
06:29:53 >>Scotty Wood: AM I CORRECT, NANCY, THAT YOU AND MARY ARE

06:29:55 LOOKING AT THE ACTION REQUESTED, PAGE 2 OF 2 ON THE HANDOUT
06:30:00 FOR THE MEETING, THERE ARE FOUR OPTIONS.
06:30:04 YOU'RE KIND OF LEANING TOWARDS OPTION 3, AM I CORRECT?
06:30:10 >>Nancy Stroud: I'M NOT LEANING.
06:30:12 I THINK I'M GIVING BACK TO YOU THE CONSENT -- WHAT WE ARE
06:30:16 HEARING FROM THE BOARD.
06:30:20 >>Scotty Wood: OKAY.
06:30:21 COMMENTS ON THESE OPTIONS?
06:30:26 FIRST OF ALL, DOES EVERYBODY AGREE THAT WE SHOULD AMEND THE
06:30:29 LDC IN SOME FASHION TO PERMIT THE EXCEPTION?
06:30:32 >> YES.
06:30:32 >> YES.
06:30:33 >>Scotty Wood: SO WE'RE UNANIMOUS ON THAT.
06:30:35 >> YEP.
06:30:35 >>Scotty Wood: THAT'S ITEM ONE.
06:30:37 ITEM TWO -- AND, BY THE WAY, DESIGN PROFESSIONALS LEAVE TO

06:30:45 MARY AND NANCY TO DEFINE, BUT I THINK IT'S GENERALLY ANY
06:30:49 LICENSED PROFESSIONAL, A LA WHAT YOU OR MIKE OR KRISTIN.
06:30:56 >>Mary Gibbs: I THINK WE WERE LOOKING AT THE LANDSCAPE
06:30:57 ARCHITECT AND ENGINEER AS THE DESIGN PROFESSIONALS.
06:31:02 >>Scotty Wood: NOW, THE QUESTION IS, SHOULD THERE BE SOME
06:31:06 LIMIT ON THE NUMBER OF EXCEPTIONS THAT SHOULD BE MADE?
06:31:10 IN OTHER WORDS, WHEN I WAS HAVING CONVERSATIONS WITH MARY
06:31:15 ABOUT THIS, IT MIGHT MAKE SENSE TO HAVE A SPECIFIC NUMBER
06:31:22 THAT SHOULDN'T BE EXCEEDED, THE THEORY BEING THAT WE DON'T

06:31:26 WANT SOMEONE TO TAKE ADVANTAGE OF THE EXCEPTION.
06:31:30 WE WANT SOMEBODY TO BE ABLE TO PRESENT WHEN THEY HAVE
06:31:34 LEGITIMATE EXCEPTIONS AND WE DON'T WANT TO OPEN THE DOOR TO
06:31:40 SOME WIDE-OPEN SPOT WHERE WE HEAR FROM A GIVEN MEMBER OF
06:31:44 THIS BOARD SIX TIMES IN THREE MEETINGS.
06:31:48 AND THERE'S SOME HISTORY ON THAT.
06:31:53 WHEN YOU AND I WERE FIRST ON THE PLANNING AND ZONING BOARD,
06:31:57 WE HAD THAT PROBLEM.
06:31:59 SO I THINK PART OF OUR THOUGHT HERE IS TO TRY AND AVOID THAT
06:32:08 PROBLEM GOING FORWARD.
06:32:09 BUT WE HAD TWO OR THREE PEOPLE WHO WERE CONSTANTLY ON THE
06:32:14 BOARD AND THEN APPEARING IN FRONT.
06:32:16 THIS WAS IN THE EARLY DAYS OF THE PLANNING AND ZONING BOARD.
06:32:22 MARLENE AND I ARE REALLY THE ONLY TWO WHO REMEMBER IT.
06:32:26 ON THAT NOTE, I PERSONALLY FAVOR ITEM THREE THERE, WHICH
06:32:31 WOULD BE TWO EXCEPTIONS PER YEAR.
06:32:34 IN OTHER WORDS, YOU QUANTIFY IT.
06:32:37 I THOUGHT MAYBE WE COULD JUST LEAVE IT IN MARY'S HANDS OR
06:32:41 LEAVE IT IN NANCY'S HANDS, BUT I THINK BOTH OF THEM WOULD
06:32:44 RATHER HAVE SOMETHING MORE SPECIFIC.
06:32:47 IF WE GO WITH SAY, TWO A YEAR, THAT REALLY SHOULD BE PLENTY
06:32:50 WHEN YOU THINK ABOUT IT.
06:32:52 >>Kristin Jeannin: THAT WOULD BE SPECIFICALLY TWO PROJECTS,
06:32:56 NOT TWO APPEARANCES BUT TWO PROJECTS.
06:32:58 >>Scotty Wood: CORRECT.

06:32:58 >>Marlene Naratil: THERE ALSO IS A PROVISION THAT SOMEONE
06:33:02 FROM YOUR FIRM COULD REPRESENT THE PROJECT --
06:33:07 >>Michael Sheeley: YEAH, WHAT DOES THE LIMITATION MEAN?
06:33:10 IS IT FOR THE DESIGN PROFESSIONAL TO PRESENT OR SOMEONE FROM
06:33:14 HIS FIRM?
06:33:15 >>James Tatooles: I DON'T THINK THERE CAN BE ANYBODY SITTING
06:33:17 UP HERE LISTENING TO SOMEBODY FROM THEIR FIRM.
06:33:20 >>Marlene Naratil: NO, BUT HE DOESN'T HAVE TO.
06:33:22 THE PERSON FROM HIS FIRM CAN GIVE THE PRESENTATION.
06:33:25 >>James Tatooles: YEAH, BUT STILL PRESENTING IT TO SOMEBODY
06:33:28 FROM HIS FIRM.
06:33:31 >>Scotty Wood: REMEMBER, WE'RE ONLY TALKING ABOUT PIMs IN

06:33:34 THAT REGARD.
06:33:36 BECAUSE IN A PUBLIC HEARING, THE BOARD MEMBER HAS TO RECUSE
06:33:40 HIMSELF IN A PUBLIC HEARING.
06:33:41 WE'RE TALKING ONLY ABOUT PIMs.
06:33:46 >>James Tatooles: I WOULD RATHER -- I DON'T THINK THERE'S
06:33:50 GOING TO BE MORE THAN TWO EXCEPTIONS PROBABLY MAYBE EVERY
06:33:54 TWO OR THREE YEARS.
06:33:56 BUT RATHER THAN LIMIT WITH THE TWO, I WOULD THINK THAT THERE
06:34:00 SHOULD BE A DISCRETIONARY REVIEW, SOME LANGUAGE LIKE THAT,
06:34:06 INSTEAD OF SPECIFIC NUMBER.
06:34:07 >>Michael Sheeley: MY QUESTION WITH THAT, IF I PRESENT TWO
06:34:10 PROJECTS IN AN EIGHT-MONTH PERIOD AND THEN I GET A THIRD
06:34:13 PROJECT IN ESTERO, THAT MEANS NOW MY FIRM CAN'T BE

06:34:17 REPRESENTED.
06:34:18 DOESN'T MAKE A LOT OF SENSE.
06:34:20 IT'S AN ARBITRARY NUMBER.
06:34:22 >>Scotty Wood: THAT'S WHAT I SAID, MARY, REMEMBER?
06:34:25 >>Mary Gibbs: YEAH, SCOTTY WAS SUGGESTING TO ME EARLIER THAT
06:34:28 YOU JUST LEAVE IT UP TO ME AND NANCY, BUT I WASN'T REALLY
06:34:31 SURE HOW WE DO THAT, BECAUSE IF WE DON'T HAVE CRITERIA.
06:34:36 I CALLED A COUPLE OF PLACES JUST TO SEE HOW THEY HANDLED IT.
06:34:40 ONE PLACE THEY TOLD ME THAT THEY LET THEM PRESENT LIKE THREE
06:34:43 OR FOUR TIMES A YEAR.
06:34:44 BUT IF IT WAS MORE THAN THAT, THEN THEY JUST TOLD THEM THEY
06:34:47 HAD TO LEAVE, WHICH SEEMED A LITTLE HARSH.
06:34:49 BUT THAT'S HOW THEY HANDLED IT.
06:34:51 THE OTHER PLACE SAID, OH, WE DON'T HAVE THAT PROBLEM, SO WE
06:34:54 DON'T WORRY ABOUT IT.
06:34:56 MOST PLACES DON'T HAVE THESE BOARDS, SO YOU CAN'T REALLY --
06:35:00 COULDN'T REALLY FIND OUT ANY MORE FROM ANYBODY ELSE.
06:35:03 SO YOU DON'T HAVE TO RECOMMEND TO THE COUNCIL THAT THEY PUT
06:35:08 A LIMIT ON IT.
06:35:11 I THINK -- IF YOU DON'T WANT TO RECOMMEND A LIMIT, YOU DON'T
06:35:13 HAVE TO.
06:35:15 I THINK IN THE OLD DAYS WE DID HAVE SOME PROBLEMS WHERE WE
06:35:20 HAD IT SEEMED LIKE A PARADE OF QUITE A FEW MEETINGS WHERE
06:35:23 PEOPLE GOT UP AND GOT UP AND PRESENTED AND GOT ONE BACK UP
06:35:26 THERE.

06:35:27 WE'RE TRYING TO MAKING SURE WE DON'T -- IT'S NOT THAT I
06:35:30 GUESS OBVIOUS OR SOMETHING.
06:35:32 I DON'T KNOW.
06:35:34 I'LL ASK NANCY --
06:35:37 >>Michael Sheeley: LIMITATION INCLUDE MEMBERS OF YOUR FIRM
06:35:40 PRESENTING OR JUST FOR THE BOARD MEMBER TO PRESENT?
06:35:43 I'M CONFUSED ABOUT THAT.
06:35:43 >>Mary Gibbs: NANCY, I WAS THINKING IT WAS FOR THE BOARD

06:35:47 MEMBER.
06:35:49 >>Nancy Stroud: IT'S AN OPTION.
06:35:51 YOU COULD DO IT EITHER WAY.
06:35:52 I THINK WHEN WE -- I'M RECALLING FROM THE RESPONSES, I THINK
06:36:00 THERE WERE SEVERAL THAT SUGGESTED THAT IT SHOULD BE LIMITED
06:36:03 ONLY SO THAT MEMBERS OF THE FIRM COULD PRESENT, BUT NOT THE
06:36:08 MEMBERS OF THE BOARD THEMSELVES.
06:36:11 >>Michael Sheeley: MY SENSE IS THAT THE PROFESSIONALS
06:36:13 SHOULDN'T BE ALLOWED TO PRESENT PERSONALLY IN A VOTING
06:36:17 MEETING, IN A PUBLIC HEARING.
06:36:18 >>Scotty Wood: THAT'S TRUE.
06:36:20 THAT ALREADY EXISTS.
06:36:21 >>Michael Sheeley: COULD BE THE MEMBER OF THE FIRM BUT
06:36:24 PERHAPS THE BOARD MEMBER COULD PRESENT AT A PUBLIC
06:36:28 INFORMATION MEETING WHERE THERE'S NO VOTE TAKEN.
06:36:30 THAT TO ME MAKES SENSE.
06:36:33 >>Scotty Wood: MAYBE THE ANSWER IS TO SPLIT THE DIFFERENCE

06:36:35 BETWEEN NOTHING SPECIFIC AND TWO AND LET'S SAY THREE.
06:36:41 >>Jim Wallace: I GUESS MY POINT ONLY IS, AND IT DOESN'T
06:36:44 REALLY IMPACT ME, BUT I DO FEEL STRONGLY ABOUT IT IS THAT
06:36:50 WE'VE SAID OR I THINK WE'VE SAID THAT WHAT WE INITIALLY DID
06:36:54 BEFORE WE BECAME A CITY IS WE ENCOURAGED THE PEOPLE THAT
06:37:01 WERE AVAILABLE AND WILLING TO VOLUNTEER THEIR TIME TO SIT ON
06:37:04 THE BOARD, SIT ON THE COMMITTEES, AS WE CALLED THEM THEN.
06:37:08 SO WHAT'S THE RIGHT NUMBER?
06:37:10 IF YOU HAVE SOMEBODY THAT'S DOING A LOT OF WORK IN ESTERO
06:37:13 AND THEREFORE IS VERY EXPERIENCED WITH WHAT'S GOING ON IN
06:37:17 ESTERO, WE'RE SAYING, WELL, NO, BUT YOU PROBABLY DONE THREE,
06:37:22 FOUR, HOWEVER MANY PROJECTS YOU'RE WORKING ON IN A YEAR, SO
06:37:26 YOU CAN'T SERVE.
06:37:27 DO WE WANT TO ENCOURAGE THE BEST PEOPLE OR WANT TO
06:37:29 DISCOURAGE THE BEST PEOPLE?
06:37:31 AND I THINK AS SOON AS YOU PUT A NUMBER, WHAT'S THE RIGHT
06:37:34 NUMBER?
06:37:36 14 OR TWO, I DON'T KNOW WHAT THE RIGHT NUMBER IS.
06:37:40 I HAVE A PROBLEM WITH PUTTING A LIMIT TO HOW MANY A YEAR
06:37:47 THAT CAN OCCUR.
06:37:51 >>Anthony Gargano: HELP ME WITH THIS.
06:37:52 I'M OBVIOUSLY NOT IN THE SITUATION, FOR EXAMPLE, THAT YOU'RE
06:37:56 IN, MIKE.
06:37:57 I LIKE TO KEEP THINGS SIMPLE.
06:38:04 WHAT WOULD THE ISSUE BE, A BOARD MEMBER WAS NOT ALLOWED TO

06:38:10 PRESENT AT ALL, BUT A MEMBER OF HIS FIRM COULD PRESENT AND
06:38:16 IN THE PRESENCE OF THAT BOARD MEMBER.
06:38:20 JUST, AGAIN, KEEPING IT SIMPLE, A PROHIBITION AGAINST BOARD
06:38:26 MEMBERS FROM MAKING PRESENTATIONS.

06:38:28 PERIOD.
06:38:30 >>Scotty Wood: AND PIMs.
06:38:33 >>Anthony Gargano: AND PIMs.
06:38:35 >>Scotty Wood: IT'S ALREADY TRUE IN PUBLIC HEARINGS.
06:38:37 >>Anthony Gargano: EXACTLY.
06:38:38 WE'RE ONLY TALKING ABOUT PUBLIC INFORMATION MEETINGS.
06:38:41 >>Michael Sheeley: I DON'T KNOW THAT IT WOULD AFFECT ANY OF
06:38:43 US CURRENTLY SERVING BECAUSE WE'RE NOT SOLE PROPRIETORS.
06:38:46 BUT IF YOU HAD A SOLE PROPRIETOR UP HERE, THEN THEY WOULD BE
06:38:51 IN A PICKLE.
06:38:51 THEY WOULD HAVE TO GET A FRIEND OR SOMEBODY ELSE TO PRESENT.
06:38:54 >>Anthony Gargano: WELL, IN THAT CASE, THE SOLE PROPRIETOR
06:38:56 WOULD KNOW AHEAD OF TIME WHAT THE CONDITIONS WERE FOR BOARD
06:39:00 MEMBERSHIP AND PROBABLY WOULDN'T APPLY.
06:39:02 AND THAT'S OKAY BECAUSE AS LONG AS WE HAVE BOARD MEMBERS,
06:39:06 LIKE YOURSELF, THAT HAVE BUSINESSES THAT ARE OF MORE
06:39:10 SUBSTANCE, YOU'RE THE KIND OF PERSON WE WANT ON THE BOARD.
06:39:20 >>Scotty Wood: OTHER COMMENTS ON ANTHONY'S POINT?
06:39:25 >>Michael Sheeley: I DON'T OBJECT.
06:39:27 >>Marlene Naratil: I AGREE.
06:39:28 I GOT YOUR LETTER.

06:39:31 >>James Tatooles: I THINK NO MEMBER FROM THE FIRM THAT'S ON
06:39:34 THE BOARD SHOULD HAVE ANYTHING TO DO WITH THE PRESENTATION,
06:39:38 BUT SHOULD NOT INCLUDE -- PRECLUDE HIS FIRM --
06:39:43 >> THE FIRM CAN PRESENT.
06:39:44 >>James Tatooles: DON'T WANT TO EXCLUDE THE FIRM.
06:39:47 I THINK YOU COULD CARRY IT FURTHER THAT A MEMBER ON THE
06:39:49 BOARD HERE THAT HAS ANY CONNECTION WITH THE FIRM SHOULD NOT
06:39:52 BE ALLOWED TO VOTE.
06:39:55 >>Scotty Wood: THAT'S ALREADY.
06:39:57 THAT ALREADY EXISTS.
06:39:59 >>James Tatooles: I DON'T SEE WHY --
06:40:02 >>Jim Wallace: ON QUASI-JUDICIAL, MEMBER OF THE BOARD IF
06:40:04 THERE IS A PERCEIVED CONFLICT OF INTEREST CANNOT VOTE AND
06:40:08 CANNOT SPEAK.
06:40:09 >>Nancy Stroud: YES, THERE'S NO EXCEPTION FOR THE VOTING.
06:40:13 IF YOU ARE A MEMBER OF THE FIRM OR IT'S YOUR PROJECT, YOU
06:40:18 CAN'T VOTE ON IT.
06:40:26 >>Anthony Gargano: WE'RE ONLY TALKING ABOUT PUBLIC
06:40:28 INFORMATION MEETINGS.
06:40:28 I WOULD SAY WE DON'T WANT TO MAKE IT UNNECESSARILY COMPLEX.
06:40:33 >>Michael Sheeley: GOOD POINT.
06:40:34 >>Marlene Naratil: BUT ON THE FINAL VOTE, THE PERSON ON THE
06:40:37 BOARD IS OBVIOUSLY NOT ALLOWED TO VOTE.
06:40:42 BUT THE WAY WE HAD IT IN NEW YORK STATE WAS YOU COULDN'T
06:40:45 EVEN BE IN THE DISCUSSION AS PART OF -- BE UP HERE ON THE

06:40:51 DAIS, EVEN IF YOUR FIRM WAS PRESENTING, YOU WERE NOT ALLOWED
06:40:54 TO BE ANYWHERE --
06:40:58 >>James Tatooles: WE DON'T WANT TO PRECLUDE THE USE OF
06:41:00 SOMEBODY WHO REALLY KNOWS THE SUBJECT UP HERE FROM BEING
06:41:04 ABLE TO VOICE HIS OPINION AND DIRECTION IN A PUBLIC HEARING
06:41:12 BUT NOT IN A FORMAL VOTE.
06:41:21 >>Jim Wallace: IT'S ALSO PARTICULARLY IMPORTANT NOW BECAUSE
06:41:25 WE USED TO HAVE A DESIGN REVIEW COMMITTEE OR BOARD AND A
06:41:29 PLANNING AND ZONING BOARD.
06:41:30 NOW WE HAVE A COMMITTEE WHERE WE HAVE ONE ARCHITECT, ONE
06:41:34 LANDSCAPE ARCHITECT, ET CETERA.
06:41:36 WHO IS THE VOICE, WHO IS THE OFFICIAL VOICE FOR THE
06:41:40 LANDSCAPE OPINION IF THIS IS A CONFLICT OF INTEREST OR IF
06:41:47 KRISTIN HAS A CONFLICT OF INTEREST?
06:41:49 IS IT -- ANTHONY IS IT YOU?
06:41:55 >>Scotty Wood: WE HAVE AN OPTION --
06:41:57 >>Marlene Naratil: WE DID THAT IN NEW YORK.
06:41:59 >> THE CITY CAN HIRE SOMEONE.
06:42:02 >>Marlene Naratil: -- WE HIRE SOMEBODY ELSE.
06:42:08 >>Jim Wallace: I GUESS IN MY OPINION WE PUT THE TWO BOARDS
06:42:11 TOGETHER.
06:42:12 WE DID I THINK A LOT OF GOOD WORK THAT WAS DONE
06:42:14 COLLABORATIVELY IN THE EARLY YEARS OF ESTERO BEFORE IT WAS
06:42:19 INCORPORATED AND BEFORE WE JOINED THE BOARDS TOGETHER WHERE
06:42:22 YOU HAVE TWO ARCHITECTS, TWO ENGINEERS, TWO LANDSCAPE

06:42:25 PEOPLE, ET CETERA, ON THE DESIGN REVIEW COMMITTEE AND THE
06:42:28 SAME THING HAPPENED WITH PLANNING AND CIVIL PEOPLE ON THE
06:42:33 ZONING BOARD.
06:42:33 >>Scotty Wood: I CHALLENGE THAT.
06:42:36 WE HAD A PROBLEM IN PLANNING AND ZONING.
06:42:37 I CHALLENGE THAT.
06:42:38 >>Jim Wallace: I DIDN'T SIT ON PLANNING, ZONING.
06:42:41 >>Scotty Wood: I DID.
06:42:41 IT WAS A BIG PROBLEM.
06:42:43 THEY DOMINATED IT.
06:42:47 THE PROFESSIONALS DOMINATED THE PLANNING AND ZONING BOARD.
06:42:54 >>Jim Wallace: THE ARCHITECTS AND CIVIL ENGINEERS.
06:42:56 >>Scotty Wood: DEVELOPERS PRIMARILY.
06:42:57 DEVELOPERS, YEAH, THEY WERE DOMINATING.
06:43:00 >>Jim Wallace: WELL, THEY ARE A BAD BUNCH.
06:43:03 >>Scotty Wood: NO, THEY ARE A GOOD BUNCH, BUT THEY SHOULDN'T
06:43:06 DOMESTIC.
06:43:07 >>Jim Wallace: I TOTALLY AGREE.
06:43:09 >>Scotty Wood: THAT'S THE POINT.
06:43:10 I THINK WHERE WE ARE, I'D LIKE TO BRING THIS TO A HEAD HERE.
06:43:20 I THINK WE HAVE CONSENSUS WITH ANTHONY'S IDEA THAT NO MEMBER
06:43:26 OF THE BOARD MAY PRESENT AT ALL, PERIOD.

06:43:35 >>Jim Wallace: I THINK THAT'S A GOOD IDEA.
06:43:36 >>Scotty Wood: NO MEMBER OF THE BOARD MAY PRESENT.
06:43:38 I'VE GOT EVERYBODY NODDING HEADS.

06:43:42 LET'S HAVE A MOTION TO THAT EFFECT.
06:43:43 YOU MAKE THE MOTION.
06:43:44 IT WAS YOUR IDEA.
06:43:47 >>Jim Wallace: IT'S NOT JUST PROFESSIONALS.
06:43:49 IT'S ANYONE.
06:43:50 IF YOU HAVE AN INVESTMENT CONFLICT OF INTEREST.
06:43:51 >>Scotty Wood: NO.
06:43:52 WE COVERED THAT.
06:43:53 THAT'S COVERED IN OUR QUASI-JUDICIAL.
06:43:56 >>Michael Sheeley: BUT A MEMBER OF THE FIRM MAY PRESENT --
06:43:59 >>Scotty Wood: ANY OTHER MEMBER OF THE FIRM CAN PRESENT.
06:44:00 >>Michael Sheeley: AND NO LIMITATIONS ON NUMBER OF TIMES.
06:44:03 >>Scotty Wood: IF YOU'RE ON THE BOARD AND I'M A PRINCIPAL IN
06:44:07 YOUR FIRM WITH YOU, I CAN PRESENT AND YOU CAN'T.
06:44:11 MAKE YOUR MOTION.
06:44:17 >>James Tatooles: I'LL SECOND IT.
06:44:22 >>Kristin Jeannin: I HAVE A QUESTION FOR A POINT OF CLARITY.
06:44:25 SO IF SOMEONE, A PROFESSIONAL FIRM MEMBER IS DOING THE
06:44:33 PRESENTATION, IS THE BOARD MEMBER THEN SITTING IN THE
06:44:37 AUDIENCE OR SITTING IN THEIR CHAIR?
06:44:41 >>Scotty Wood: IN A PIM IT DOESN'T MATTER.
06:44:43 IN A PUBLIC HEARING, THIS HE HAVE TO LEAVE THE ROOM.
06:44:49 >>Kristin Jeannin: THANK YOU.
06:44:52 >>Scotty Wood: OKAY.
06:44:53 NANCY, DO YOU THINK YOU HAVE THE WORDING OF THAT MOTION?

06:44:59 >>Nancy Stroud: YOU WOULD MOVE TO RECOMMEND TO THE COUNCIL
06:45:02 THAT THE CODE BE CHANGED TO ALLOW THE PROFESSIONAL
06:45:08 ARCHITECT, LANDSCAPE ARCHITECT, AND ENGINEER WHO ARE ON THE
06:45:14 BOARD THAT THEIR FIRMS ARE ABLE TO PRESENT AT ANY MEETING.
06:45:26 BASICALLY THE INDIVIDUAL CANNOT PRESENT.
06:45:30 >>Anthony Gargano: YES, THAT THE BOARD MEMBER IS PROHIBITED
06:45:32 FROM MAKING A PRESENTATION AT A PUBLIC INFORMATION MEETING,
06:45:37 BUT ANY MEMBER OF HIS FIRM MAY MAKE THAT PRESENTATION.
06:45:41 >>Scotty Wood: THAT'S THE MOTION.
06:45:44 >>James Tatooles: I SECOND THAT.
06:45:46 >>Michael Sheeley: QUESTION.
06:45:46 IS THE MEMBER OF THE FIRM WHO SITS AS A MEMBER OF THE BOARD
06:45:50 ALLOWED TO PARTICIPATE IN DISCUSSIONS IN AN INFORMATION
06:45:55 MEETING?
06:45:55 YES OR NO?
06:45:58 >> YES.
06:46:00 >> YES.
06:46:03 >>Jim Wallace: I ALSO HAVE A QUESTION.

06:46:05 IS THAT IF I AM A MEMBER OF THE BOARD AND MY FIRM IS NOW
06:46:09 PRESENTING, AM I ALLOWED TO SIT IN THE ROOM AND HAVE THAT
06:46:12 PRESENTER ASK ME QUESTIONS?
06:46:14 BECAUSE I MAY BE MORE FAMILIAR WITH THE SUBJECT THAN ANYONE
06:46:19 ELSE.
06:46:21 NOW, I'M NOT INFLUENCING THE BOARD, BUT I'M BEING USED AS A
06:46:26 REFERENCE.

06:46:28 >>Nancy Stroud: I'M SORRY, BUT THE EXCEPTION IN THE LAW IS
06:46:33 FOR PROFESSIONALS LIKE ARCHITECTS AND LANDSCAPE ARCHITECTS.
06:46:39 IT'S NOT FOR MEMBERS OF DEVELOPMENT FIRMS.
06:46:44 >>Jim Wallace: I UNDERSTAND THAT.
06:46:45 IF I AM AN ARCHITECT AND OWNER OF AN ARCHITECTURE FIRM AND
06:46:50 MY PARTNER IS PRESENTING, AM I ALLOWED TO BE IN THE ROOM IN
06:46:53 CASE MY PARTNER NEEDS TO ASK ME A QUESTION?
06:46:56 >>Scotty Wood: IN A PIM.
06:47:00 >>Nancy Stroud: -- BUT NOT IN A PUBLIC HEARING WHERE THERE'S
06:47:04 GOING TO BE A VOTE.
06:47:09 >>Michael Sheeley: RIGHT.
06:47:09 I AGREE WITH THAT.
06:47:11 >>Scotty Wood: THAT'S OUR MOTION.
06:47:14 ANY FURTHER DISCUSSION?
06:47:17 CALL THE ROLL, PLEASE.
06:47:20 >>Anthony Gargano: YES.
06:47:25 >>Kristin Jeannin: YES.
06:47:27 >> BOARD MEMBER JONES IS ABSENT.
06:47:28 NARATIL?
06:47:29 >>Marlene Naratil: YES.
06:47:30 >>Michael Sheeley: YES.
06:47:32 >>James Tatooles: YES.
06:47:33 >>Jim Wallace: YES.
06:47:35 >>Scotty Wood: YES.
06:47:36 WELL, HOW ABOUT THAT?

06:47:41 >>Nancy Stroud: THANK YOU.
06:47:41 WE HAVE SOME MARCHING ORDERS.
06:47:43 GET THIS STARTED AGAIN.
06:47:47 >>James Tatooles: I HAVE TO MAKE A COMMENT.
06:47:48 IN THE CHICAGO AREA, IN MY EARLY DAYS OF DEVELOPMENT THE
06:47:53 FIRST THING YOU DID WAS FIND OUT WHO THE VILLAGE ENGINEER
06:47:56 WAS AND HIRE HIM.
06:47:58 THAT WAS AUTOMATIC.
06:47:59 HE DIDN'T HAVE ANY QUESTION ABOUT APPROVING HIS OWN WORK.
06:48:05 SO THAT WAS AN EASY THING TO DO.
06:48:08 BUT THEN THEY CAUGHT ON TO THAT AND MADE IT ILLEGAL TO USE
06:48:14 THE VILLAGE ENGINEER WORKING FOR YOU.
06:48:19 >> WELL, GOD BLESS, MAYOR DAILY.
06:48:22 WE DON'T HAVE A MAYOR DAILY HERE.

06:48:24 >>Scotty Wood: WE HAVE ONE OTHER ITEM.
06:48:25 SINCE WE LOST OUR COCHAIRMAN, OUR RULES OF PROCEDURE SAY
06:48:30 THAT WE SHOULD APPOINT A VICE-CHAIRMAN.
06:48:34 AND THE BACKGROUND IS MARLENE HAS BEEN VICE-CHAIRMAN, BUT IF
06:48:39 ANYBODY ELSE IS INTERESTED, FINE.
06:48:42 IF NOT, I'LL ASK MARLENE TO BE VICE-CHAIR.
06:48:47 >>Nancy Stroud: I'M SORRY, MR. CHAIR, ACTUALLY, THE COUNCIL
06:48:49 HAS TO MAKE THAT APPOINTMENT.
06:48:50 >>Scotty Wood: I KNOW, WE WOULD MAKE IT AS A RECOMMENDATION.
06:48:53 >>Nancy Stroud: THAT YOU RECOMMEND, YES.
06:48:54 OKAY.

06:48:57 >>Scotty Wood: ANYBODY?
06:49:01 >> NO OBJECTION.
06:49:02 >> I THINK MARLENE NEEDS THE MONEY.
06:49:06 >>Scotty Wood: ALL RIGHT.
06:49:07 WOULD YOU MAKE A MOTION THAT WE RECOMMEND TO COUNCIL THAT
06:49:14 MARLENE BE APPOINTED VICE-CHAIR?
06:49:20 >>Anthony Gargano: SO MOVED.
06:49:22 >> SECOND.
06:49:22 >>Scotty Wood: ANY DISCUSSION?
06:49:23 CALL THE ROLL.
06:49:26 >>Anthony Gargano: YES.
06:49:26 >>Kristin Jeannin: YES.
06:49:30 >>Marlene Naratil: YES.
06:49:33 >>Michael Sheeley: [INAUDIBLE]
06:49:43 >>Jim Wallace: YES.
06:49:44 >>Scotty Wood: YES.
06:49:46 OKAY.
06:49:48 I THINK WE'RE DONE.
06:49:51 GOT THROUGH THAT.
06:49:53 >> THAT WHOLE CONFLICT OF INTEREST THING, VERY DIFFICULT.
06:50:02 >>Scotty Wood: A LITTLE BIT OF BACKGROUND, BECAUSE I'VE HAD
06:50:03 A LOT OF CONVERSATIONS WITH MARY AND NANCY ON THIS.
06:50:07 THERE ARE A FEW PEOPLE IN THE CITY, NOT ON THE STAFF, BUT
06:50:12 HERE IN ESTERO WHO WERE CONCERNED ABOUT THIS.
06:50:16 I'VE ALWAYS ARGUED THAT HAVING PROFESSIONALS ON OUR BOARD IS

06:50:22 CRITICAL BECAUSE THEY CAN FOCUS THE DEBATE ON THE MATTERS
06:50:26 THAT ARE SIGNIFICANT AND IMPORTANT AND ABSENT PROFESSIONALS
06:50:33 WERE ALL VERY SUBJECTIVE.
06:50:37 I LIKE IT THIS WAY AND SOMEBODY ELSE LIKES IT ANOTHER WAY.
06:50:41 WE DON'T HAVE A PROFESSIONAL DISCIPLINE APPLIED TO IT.
06:50:43 I LISTEN TO MIKE ALL THE TIME AS HE CRITIQUED LIKE HE SAID
06:50:46 IN THIS MEETING RIGHT NOW.
06:50:50 CRITIQUING THE ARCHITECTURE AND GIVING SPECIFIC
06:50:53 ARCHITECTURAL REASONS WHY IT'S GOOD DESIGN.
06:50:57 AND I THINK THAT'S HIGHLY VALUABLE.

06:51:02 >>Jim Wallace: YOU DIDN'T SIT ON THE DESIGN REVIEW BOARD,
06:51:04 BUT IT WAS SO COLLABORATIVE BECAUSE YOU HAD TWO ARCHITECTS
06:51:07 AND VERY OFTEN YOU'D HAVE THREE GUYS AND WE HAD SOME
06:51:10 WONDERFUL -- THE WALMART CAME FROM THREE OF US SITTING DOWN
06:51:13 WITH WALMART FOR FOUR HOURS AND LITERALLY WITH PIECES OF
06:51:18 PAPER AND SKETCHING IT ALL OUT.
06:51:20 THERE WAS A LOT OF VERY COLLABORATIVE, CREATIVE THINGS THAT
06:51:24 HAPPENED.
06:51:24 WE LOST SOME OF THAT BECAUSE WE DON'T HAVE ENOUGH PEOPLE
06:51:28 THAT CAN TAKE A PEN AND SKETCH.
06:51:32 THE ENGINEERS -- JUST THE WHOLE THING, SOME OF THE -- AL
06:51:38 O'DONNELL WAS ALWAYS THE GREATEST FOR KEEPING COSTS DOWN
06:51:42 WHILE BILL PRYSI WAS SAYING, THESE TREES AND THESE TREES OR
06:51:47 AL WAS GOING, AN ALTERNATIVE TO THE FOXTAILS WOULD BE THIS
06:51:50 AT HALF THE COST.

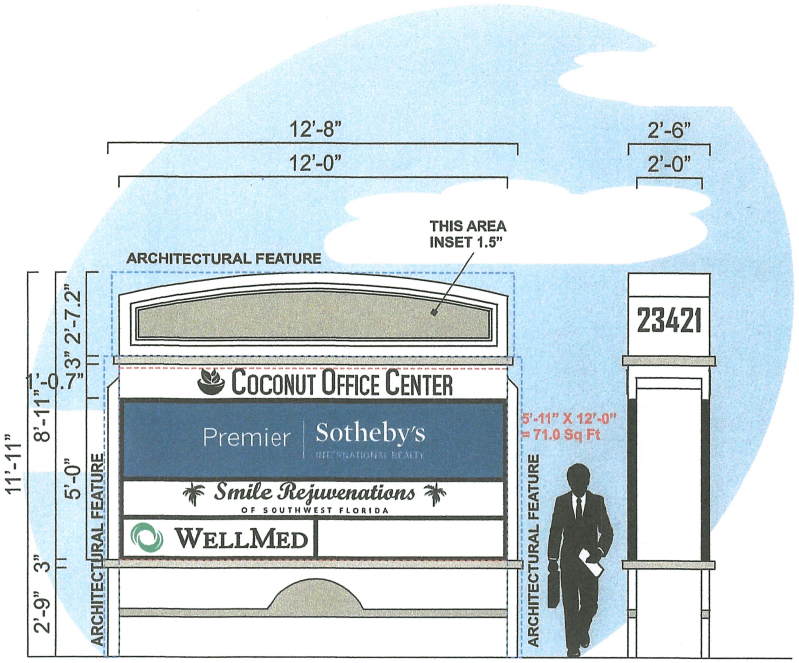
06:51:51 WONDERFUL COLLABORATION THAT MADE THE DEVELOPERS LIKE US AND
06:51:56 WORK WITH US.
06:52:01 >> WELL, I COME FROM PURELY ZONING -- WHEN I WAS UP NORTH,
06:52:05 TEN YEARS IN ZONING AND BEING ON PLANNING AND ZONING HERE.
06:52:07 AS A MEMBER OF THE COMBINED BOARD, I OBSERVE A LOT.
06:52:12 I'VE LEARNED A LOT FROM THE ARCHITECTURAL EXPERTS, AND I
06:52:21 HAVE REALLY COME TO APPRECIATE YOUR COMMENTS AND YOUR
06:52:26 KNOWLEDGE BASE.
06:52:30 >>James Tatooles: YOU KNOW ONE OF THE BEST -- [INAUDIBLE]
06:52:35 WELL HERE IN ESTERO WAS ESTERO PARKWAY BECAUSE THEY WERE
06:52:38 GOING TO DO A ROAD, DIDN'T INCLUDE LIGHTING.
06:52:40 WHEN THEY CAME UP WITH THE PROPOSAL TO DO THE LIGHTING --
06:52:44 [INAUDIBLE] -- THEY WENT BACK TO REDESIGN AND CAME UP WITH A
06:52:49 BEAUTIFUL LIGHTING SYSTEM THAT COST A LOT LESS -- THAT WAS
06:52:53 BEAUTIFUL.
06:52:54 >>Scotty Wood: I HAVE OCCASION TRAVELING TO SEE COMMUNITIES
06:52:59 WHERE THE PLANNING AND ZONING FUNCTION REMINDS ME OF JACK
06:53:05 PAR'S DEFINITION OF A CAMEL.
06:53:07 A HORSE PUT TOGETHER BY A COMMITTEE.
06:53:10 THE FACT THAT WE HAVE THE STANDARDS THAT WE HAVE, AND A LOT
06:53:17 OF THEM GO BACK TO YOUR POINT, JIM, ABOUT THE EARLY DAYS OF
06:53:23 ESTERO BEFORE WE INCORPORATED.
06:53:25 THE PLANNING PANEL KIND OF SET THE AGENDA AND THE TWO BOARDS
06:53:31 ARE NOW ONE BOARD.
06:53:32 WE'RE JUST TAKING THAT TO THE NEXT STEP.

06:53:37 >>Jim Wallace: WHEN YOU'RE GETTING DEVELOPERS, EVERYBODY HAS
06:53:39 A BUDGET.
06:53:39 YOU COME IN HERE, YOU GO, OH, THESE GUYS.
06:53:42 I KNOW, I USED TO COME IN HERE.
06:53:44 I HAD SIX-HOUR SESSION WITH THE VILLAGE COUNCIL ONCE.
06:53:46 REMEMBER THAT?

06:53:48 I JUST SAID I'M NOT LEAVING HERE UNTIL YOU APPROVE IT.
06:53:51 I'LL STAND HERE ALL NIGHT IF YOU WANT.
06:53:55 TO BE ABLE TO SAY TO SOMEBODY, YOU KNOW, IF YOU JUST DID
06:53:59 THIS, PAY TWO, THREE MILLION FOR THE LAND, AND REALLY, YOU
06:54:03 KNOW, IT'S THE LITTLE DETAILS.
06:54:05 IF YOU CAN JUST SAY, YOU KNOW, IF YOU DID THIS OR THIS, THIS
06:54:09 GUY, ADDS A GABLE ON THE WEST SIDE, COST HIM VIRTUALLY ZERO.
06:54:14 TO SUGGEST THAT, THE DEVELOPER CAN'T BACK AWAY AND SAY TOO
06:54:18 MUCH MONEY, I CAN'T AFFORD IT, WHATEVER IT IS, IT'S TO BE
06:54:21 ABLE TO LOOK AT THINGS AND SAY HOW CAN I IMPROVE THAT
06:54:24 WITHOUT INCREASING ITS COST?
06:54:26 I THINK THAT'S HOW YOU WIN DEVELOPERS OVER.
06:54:31 GUY WALKS AWAY, SAY, I GOT APPROVED AND ONLY COST ME TEN
06:54:35 GRAND.
06:54:37 >>James Tatooles: YOU'RE RIGHT.
06:54:38 SO MUCH HAS TO DO WITH COMMON SENSE.
06:54:40 I CAN REMEMBER A BIG INDUSTRIAL BUILDING THAT WE BUILT AND
06:54:45 IT HAD ITALIAN MARBLE.
06:54:52 ACROSS THE WHOLE BUILDING.

06:54:53 AND WHEN YOU PRICE THAT OUT, IT WAS EXORBITANT.
06:54:57 ON THE OTHER HAND, IF YOU JUST REDUCED THE NUMBER AND MADE
06:55:01 IT GRANITE INSTEAD OR PORCELAIN, AFFORDABLE AND STILL
06:55:06 BEAUTIFUL.
06:55:07 >>Jim Wallace: YOU KNOW, I DID COPPER DOMES ON SIX BUILDINGS
06:55:11 IN RAPALLO, AND MY GUY SAID TO ME, JIM, GET THOSE FIBERGLASS
06:55:17 FOR 800 INSTEAD OF 8,000.
06:55:19 AND I SAID BUT IS THE FIBERGLASS PATINA?
06:55:27 >> MOTION TO ADJOURN.
06:55:29 >> SECOND.
06:55:30 >>Scotty Wood: ALL IN FAVOR AYE.
06:55:32 WE'RE OUT OF HERE.
06:55:33

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.



MANUFACTURER & INSTALL ONE (1) DOUBLE FACED, ILLUMINATED GROUND SIGN.

CABINET - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, WITH 1.5" ANGLE FACE RETAINERS AND 1.5" DIVIDER BARS. FINISH TO BE SMOOTH. FACES TO BE .187 FLAT WHITE POLYCARBONATE WITH VINYL APPLIED FIRST SURFACE.

TOP - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. DECORATIVE BAR TO BE FABRICATED ALUMINUM WITH TEXTURED FINISH. ALL COPY, ADDRESS AND LOGO TO BE .25" NON ILLUMINATED FLAT CUT OUT DiBOND LETTERS WITH SMOOTH PAINTED FINISH.

BASE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE BRACING, FINISH TO BE TEXTURED. CAP TO BE FABRICATED ALUM WITH TEXTURED FINISH. DECORATIVE FEATURE TO BE MASKED & SMOOTH PAINTED.

TO BE ILLUMINATED USING WHITE (7000k) LED's.

COLOR SCHEDULE:

SW#6385	SW#6169	SW#6258

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70 - 11

ISA MEMBER

UL REG#: E316325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2017 Florida Building Code 6th Edition, 1609 Wind Loads, ASCE/SEI 7-10 Wind Loads,3107, and NFPA 70-14

City of Estero Jurisdiction

Max sign height is 17'-0". Max Sq Ft is 72.0 Sq Ft. Sign base to be min 2'-0" High.

Sign is 11'-11" High Sign is Utilizing 71.0 Sq Ft

CUSTOMER APPROVAL:

SIGNATURE DATE

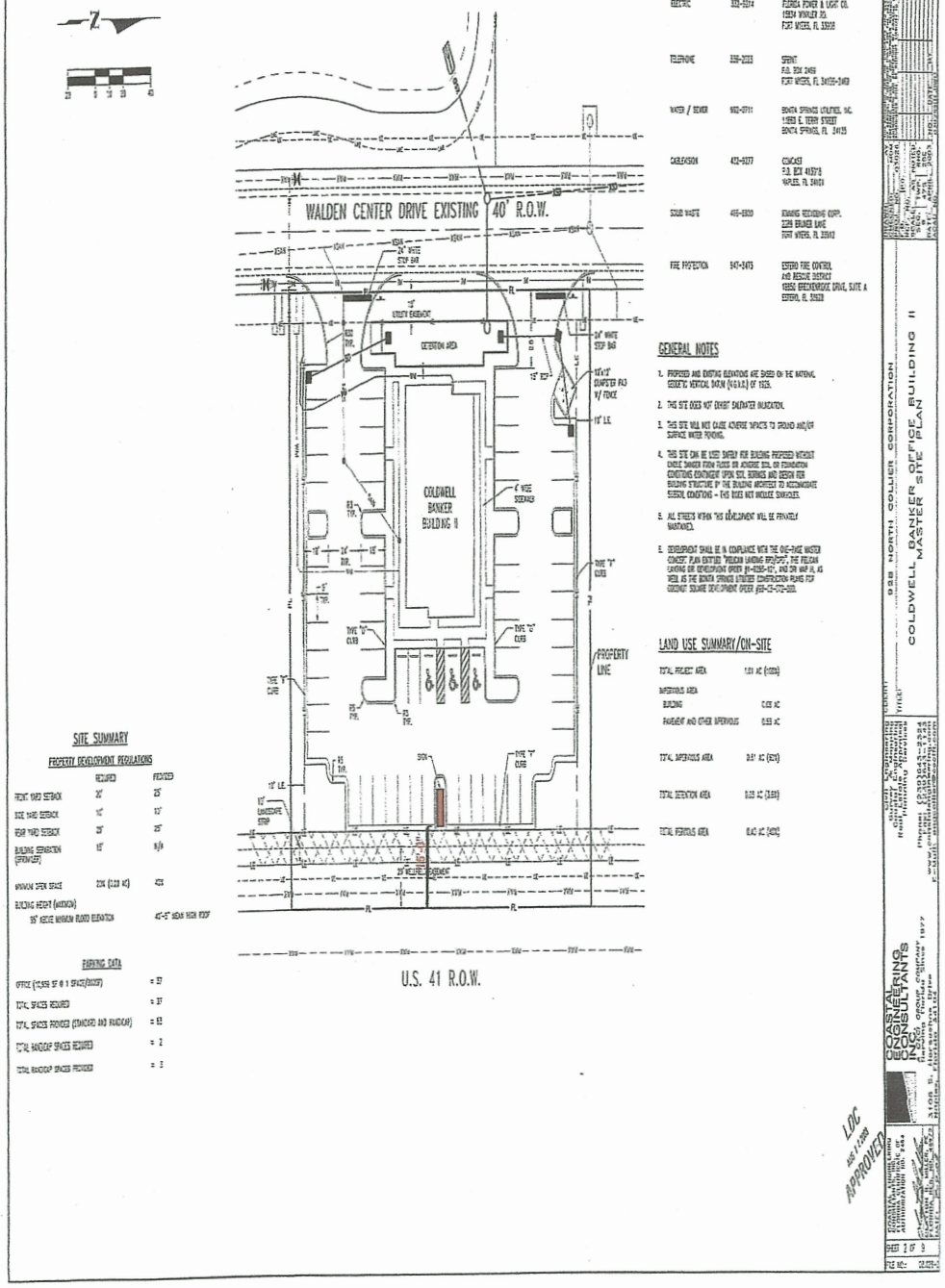
JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Ground						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Coconut Office Center	20-0669 01 L	11/16/2020	3/22 J	3/24 K	3/28 L	Rev L - Revised per permitting comments	
CONTACT:	PHONE:	E-MAIL:				SCALE: 3/8" = 1'-0"	
ADDRESS:	FILEPATH:						
23421 Walden Center Dr Bonita Springs Fl	Z:\grfx\C Jobs\Coconut Office Center\Bonita Springs, 23421 Walden Center Dr\20-0669, Grounds\Drawings\03-0669 01 K Coconut Office Center - Ground Signs.cdr					SHEET 1 of 1	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS


SW 6169
Sedate Gray
277-CI


SW 6168
Moderne White
258-C6


SW 6258
Tricorn Black
TR 05


WALDEN CENTER DRIVE EXISTING 40' R.O.W.
COLDWELL BANKER BUILDING II
PROPERTY LINE
U.S. 41 R.O.W.
UTILITY COMPANIES SERVING THE PROJECT
GENERAL NOTES
LAND USE SUMMARY/ON-SITE
SITE SUMMARY
PROPERTY DEVELOPMENT REGULATIONS
PARKING DATA
COLDWELL BANKER OFFICE BUILDING II
SITE PLAN
APPROVED

8/20/2020
DATE CREATED

VILLAGE OF ESTERO

9401 Corkscrew Palms Circle
Estero, Fl 33928

1724781
PERMIT NO.

BUL-3308894
APPLICATION NO.

CLERK

BUILDING PERMIT APPLICATION

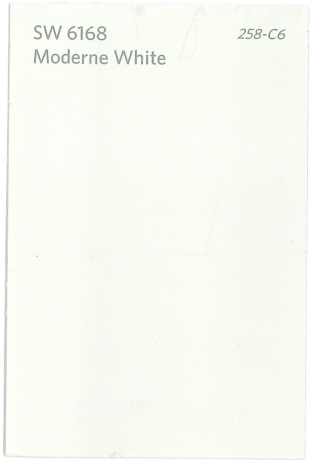
2020 Florida Building Code In Effect

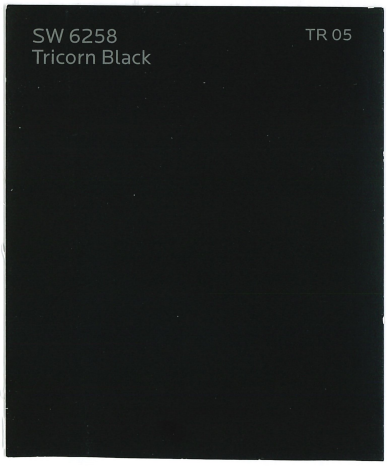
PERMIT TYPE: BUILDING					
JOB NAME: PAINT PERMIT					
JOB ADDRESS: 23421 WALDEN CENTER DR - PAINT					
OWNER NAME: FREEHOLD PROPERTIES LLC					
OWNER ADDRESS: PO BOX 10914					
CITY: RUSSELLVILLE					
PHONE: 2398214999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: VILLAGE STAFF ZONING					
MAIL ADDRESS: 9401 CORKSCREW PALMS CIR					
CITY STATE ZIP: ESTERO FL 33928					
PHONE: 2392215036	**FAX: 2393192235**	**EMAIL:**			
CERT. COMPENTENCY: NA		**STATE REGISTRATION: NA**			
LOT: 2	BLOCK: NA	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 094725E3310000020		SUBDIVISION: COCONUT SQUARE			
NO. OF STORIES: 0	OFFICES: 0	BEDROOMS: 0	BATHS: 0		
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0	SQ.FT. Finished: 0	SQ.FT. Unfinished: 0		
DESCRIBE WORK: COLOR NAME/NUMBER: SW6168 MODERNE WHITE/ SW6169 SEDATE GRAY COLOR NAME/NUMBER:: SW6168 MODERN WHITE COLOR NAME/NUMBER: SW6169 SEDATE GRAY					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in LEE COUNTY and the Village of Estero whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The Village reserves the right to deny or condition any proposed use of the property pursuant to provisions of the Villages Code of Ordinances.

(Please Complete Second Page)


SW 6169
Sedate Gray
211-C1


SW 6168
Moderne White
258-C6


SW 6258
Tricorn Black
TR 05

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: _____
2. Address: _____
3. Strap Number: _____
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.)

_____

_____

_____

_____

_____

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.

_____ _____

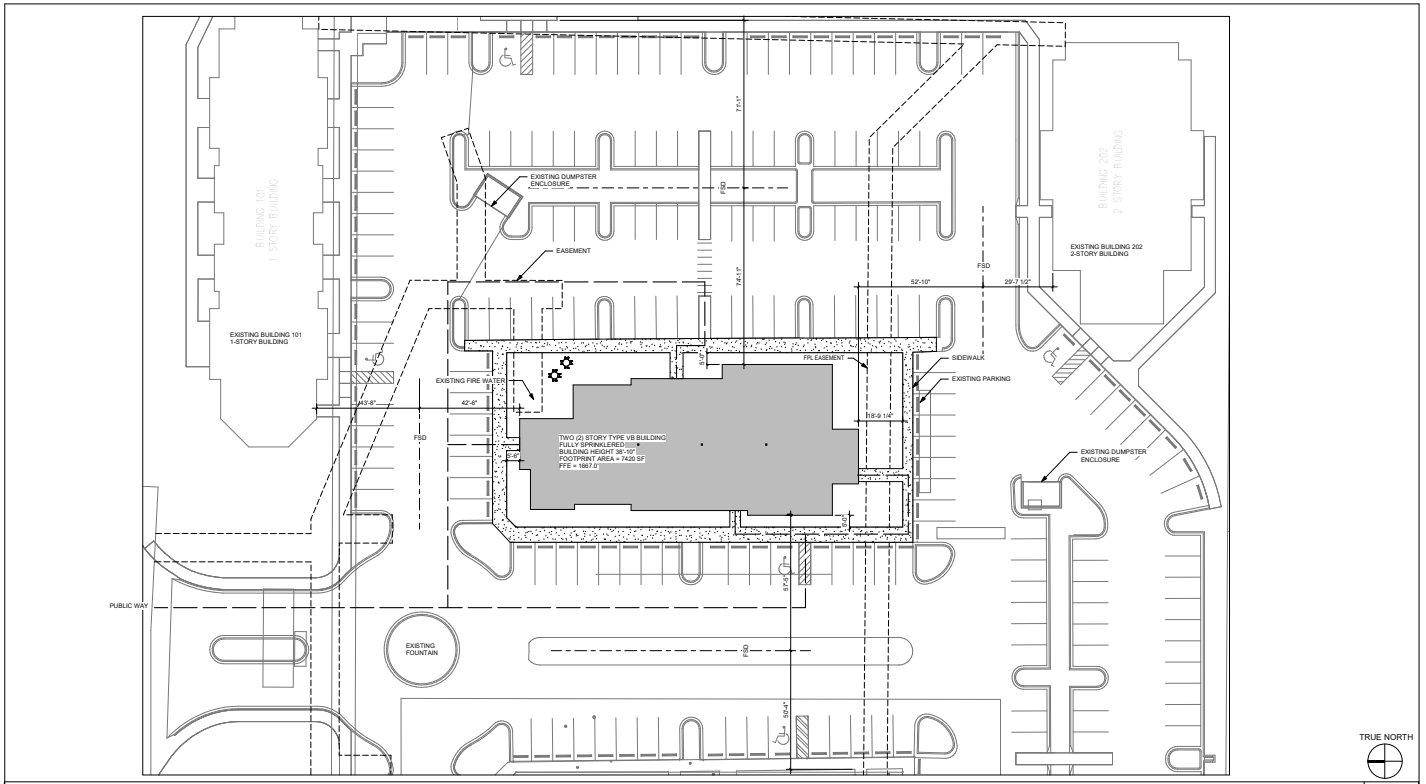
Signature Date

_____

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



ARCHITECTURAL SITE PLAN | 1

1" = 20'-0"

_KEYNOTES	
706.0	GUTTER
707.0	DOWNSPOUT
708.0	XX TILE ROOF

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR EXTENT OF ALL SITE WORK, SITE UTILITIES, LANDSCAPING WORK AND IRRIGATION.
2. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING

SITE PLAN LEGEND

- PAVER
- DECORATIVE STONE
- MULCH LAYER
- POOL
- VEGETATION AREA
- PAINTED ALUMINUM LAMP POST

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P: 239.476.8888 AR97610
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GENERAL CONTRACTOR
MADE IN RIO, INC.
12734 KENWOOD LANE, SUITE 61
FORT MYERS, FL 33907
PHONE: 239.277.0210

MPFE
EC4B ENGINEERING, P.C.
7841-B CAMBRIDGE MANOR PL.
FORT MYERS, FL 33907
PHONE: 239.333.2222
SCPE: #20765 SCCA: #5742

STRUCTURAL ENGINEER
SELECT STRUCTURAL
12573 NEW BRITTANY BLVD.
FORT MYERS, FL 33907
PHONE: 239.210.5074

CIVIL ENGINEER
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
PHONE: 239.939.5490
LICENSE: EB 6469
SURVEY LICENSE: LB 6690

REVISIONS:

NO	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PROJECT TITLE:
GINSBERG EYE
OPHTHALMOLOGY
NEW BUILDING - ESTERO

PROJECT ADDRESS:
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

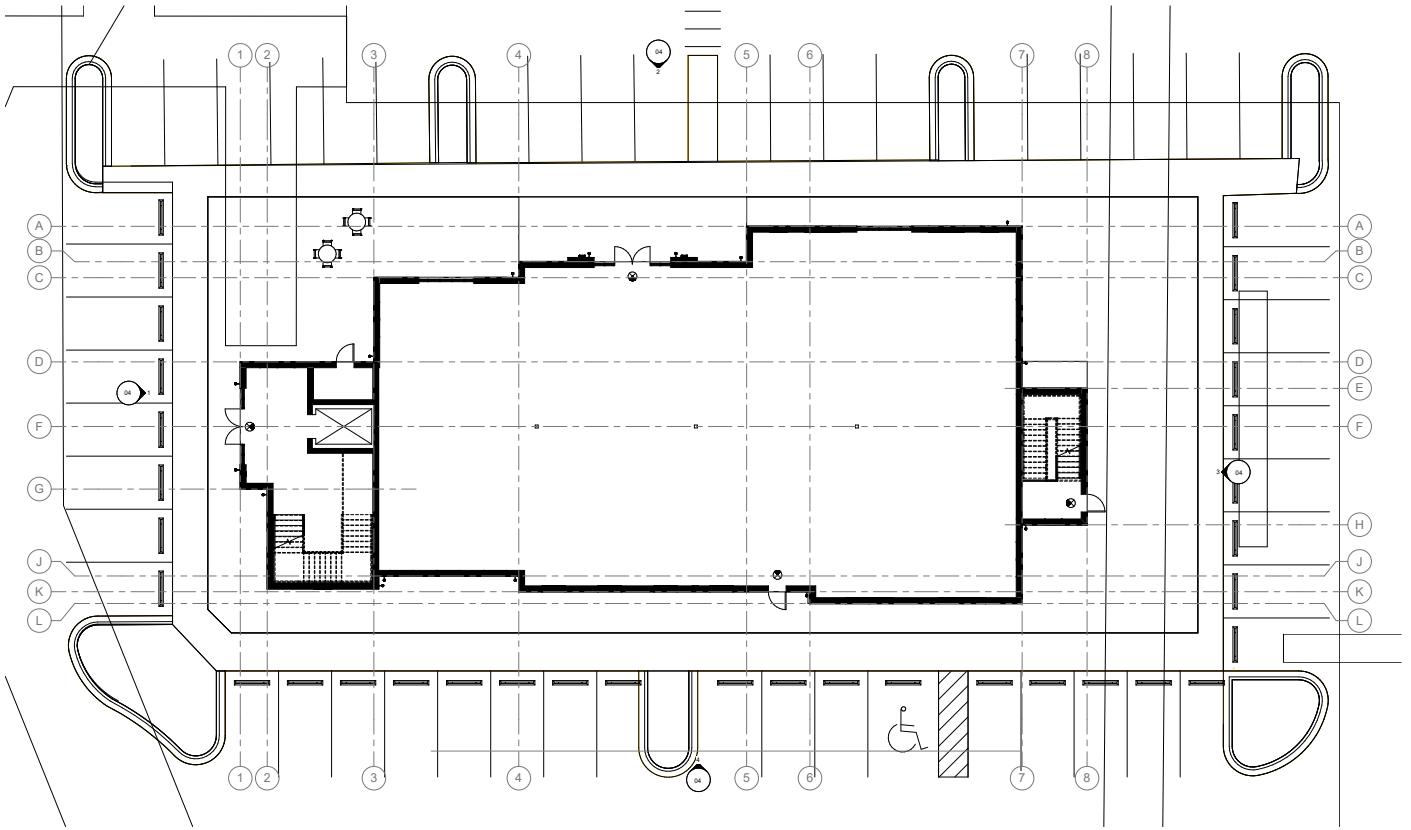
PROJECT NUMBER:
FL22005

ISSUE DATE:
04/25/2022

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS-101

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AREA SCHEDULE (GROSS)	
LEVEL 1	7033 SF
LEVEL 2	7015 SF
TOTAL:	14048 SF

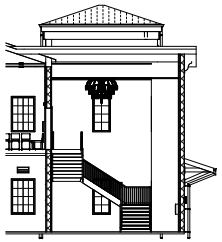
GROUND FLOOR PLAN - PRESENTATION

studio+

GINSBERG EYE OPHTHALMOLOGY
NEW BUILDING - ESTERO
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

01
ISSUED DATE: 08/25/21
SCALE: 1/8" = 1'-0"

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AREA SCHEDULE (GROSS)	
LEVEL 1	7033 SF
LEVEL 2	7015 SF
TOTAL:	14049 SF

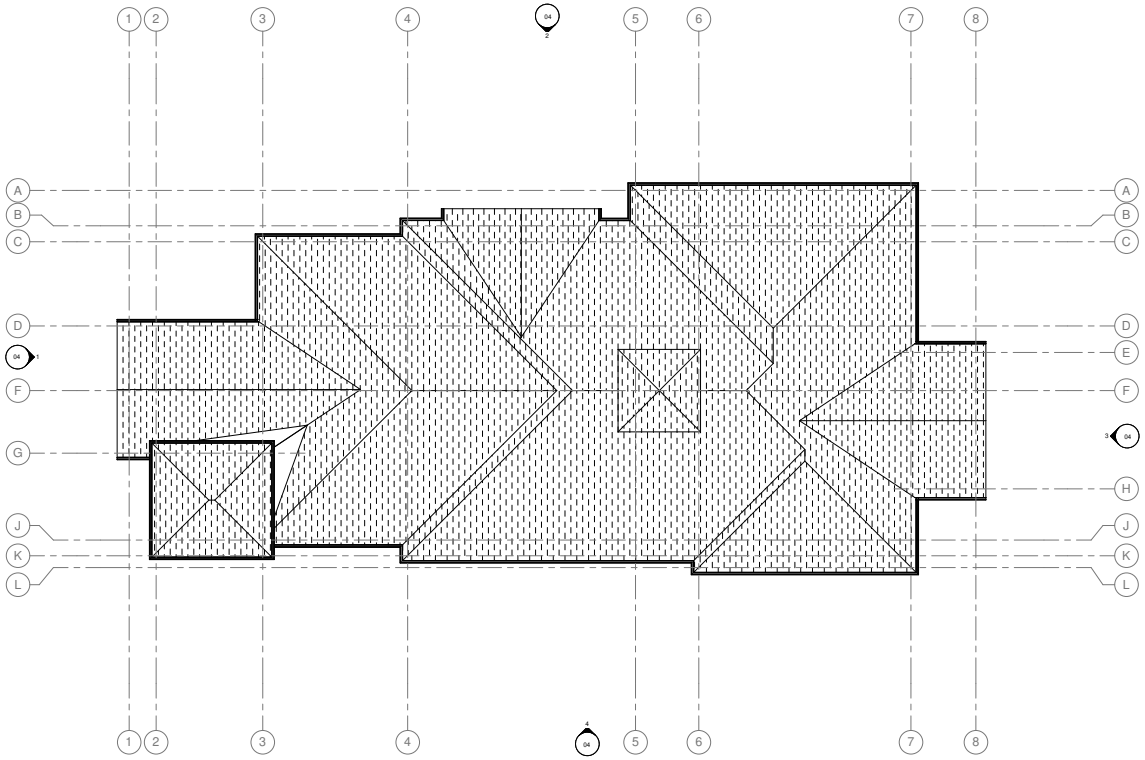
SECOND FLOOR PLAN - PRESENTATION

studio+

GINSBERG EYE OPHTHALMOLOGY
NEW BUILDING - ESTERO
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

02
ISSUED DATE: 08/25/21
SCALE: 1/8" = 1'-0"

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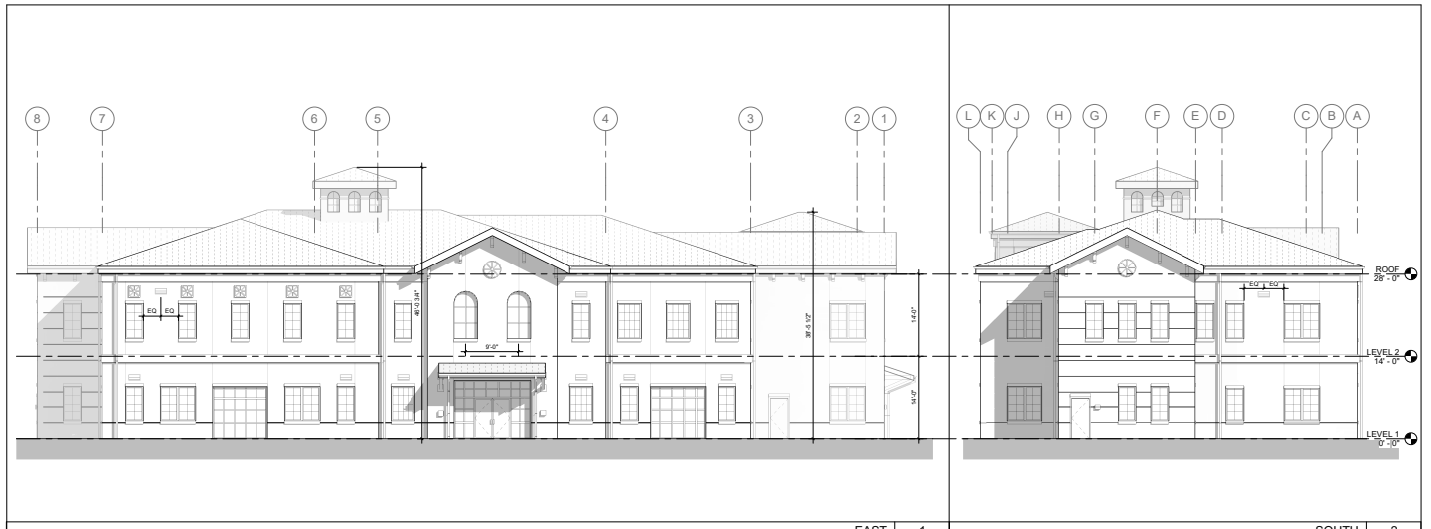
ROOF PLAN - PRESENTATION

studio+

GINSBERG EYE OPHTHALMOLOGY
NEW BUILDING - ESTERO
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

03
ISSUED DATE: 08/25/21
SCALE: 1/8" = 1'-0"

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EAST | 1 | 1/8" = 1'-0"

SOUTH | 2 | 1/8" = 1'-0"



WEST | 3 | 1/8" = 1'-0"

NORTH | 4 | 1/8" = 1'-0"

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FORT MYERS, FL 33966
PHONE: 239.939.5490
LICENSE: EB 6469
SURVEY LICENSE: LB 6690

REVISIONS:

NO	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

DATE: XX.XX.XXXX

PROJECT TITLE:
GINSBERG EYE
OPHTHALMOLOGY
NEW BUILDING - ESTERO

PROJECT ADDRESS:
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

PROJECT NUMBER:
FL22005

ISSUE DATE:
05/10/2022

SHEET TITLE:
EXTERIOR ELEVATIONS

A-201

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NORTH



EAST



SOUTH



WEST

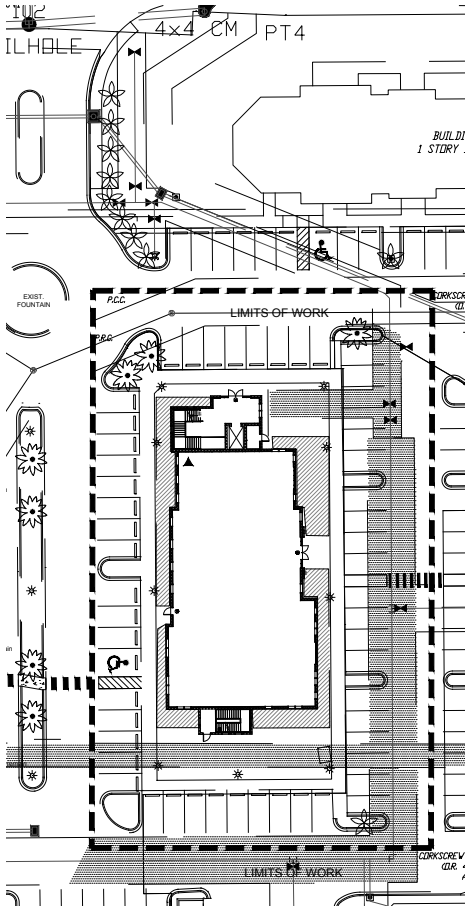
ELEVATIONS - PRESENTATION

studio+

GINSBERG EYE OPHTHALMOLOGY
NEW BUILDING - ESTERO
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

04
ISSUED DATE: 04/04/2022
SCALE: 1/8" = 1'-0"

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SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'

0' 10' 20' 40' 60'

TYPICAL TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS FOR LIMITS OF WORK AREA ONLY

TOTAL SITE =NOT APPLICABLE

OPEN SPACE REQUIREMENTS

NO CHANGE IN EXISTING OPEN SPACE

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE-TO LIMITS OF WORK

GENERAL TREE REQUIREMENTS

Not Applicable

INTERNAL PARKING LANDSCAPE REQUIREMENTS

Not Applicable Parking Existing
Max 10% sod in parking landscape islands

BUILDING PERIMETER PLANTING REQUIREMENTS

7,420 SF OF BUILDING X 10% = 742 SF OF BUILDING PERIMETER PLANTING REQUIRED.

2,100 SF OF PLANTING AREA PROVIDED PER HATCHINH

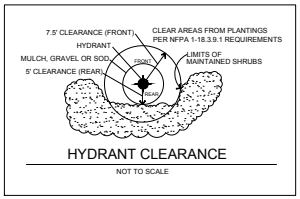
BUFFER REQUIREMENTS:

PROJECT BUFFERS

Not applicable.

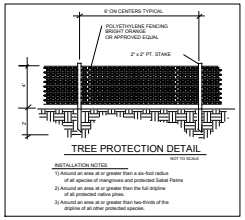
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COORDINATE IRRIGATION RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM OUTSIDE LIMITS OF WORK SHALL REMAIN IN GOOD WORKING ORDER THROUGHOUT CONSTRUCTION.
2. IRRIGATION CONTROL VALVES ARE LOCATED ON EAST SIDE OF ENTRY CANOPY.



HYDRANT CLEARANCE

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

INSTALLATION NOTES:

1) Around an area at or greater than a six-foot radius of all species of mangroves and protected Sabal Palms
2) Around an area at or greater than the full dripline of all protected native pines.
3) Around an area at or greater than two-thirds of the dripline of all other protected species.

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

DMJA

DAVID M. JONES, JR. AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5325
FAX (239) 337-4494

2765 Tamiami Trail, Bldg 3, Unit 301
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438

L.A. LICENSE: LC COOOOO63

PROJECT INFORMATION:

GINSBERG EYE at CORKSCREW

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

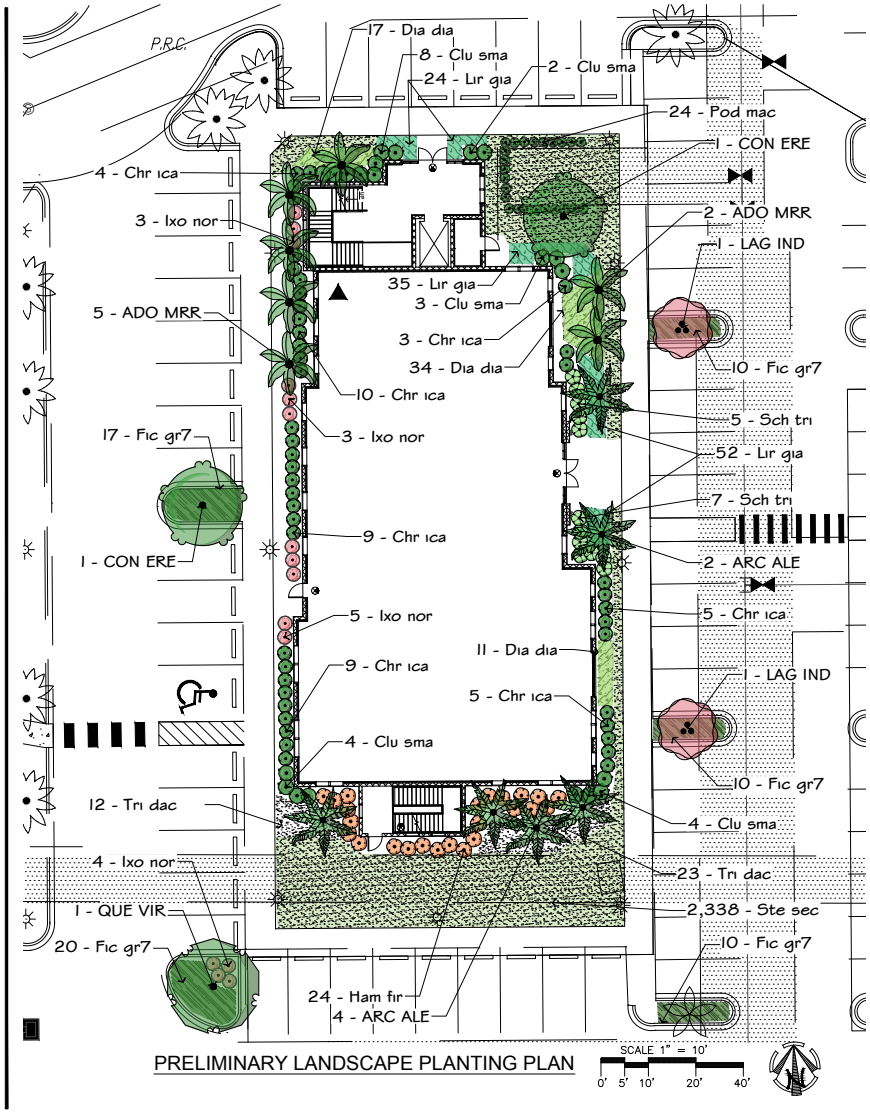
GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GINSBERG EYE LS
DESIGNER:	GJD
CAD TECH.	GJD
CHECKED BY:	GJD
ISSUED FOR:	Public Meeting
ISSUED DATE:	APRIL 28, 2022
REVISIONS:	

SHEET TITLE:
LANDSCAPE CALCULATIONS

SHEET NUMBER:
L-1

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811
Know what's BELOW. Call before you dig.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ADO MRR	7	Adonidia merrillii Manila Palm NON NATIVE-GENERAL TREE	10`-12` CT	
	ARC ALE	6	Archontophoenix alexandrae Alexandra Palm NON NATIVE-GENERAL TREE	10`-12` CT	
	CON ERE	2	Conocarpus erectus Buttonwood NATIVE	Min. 2" Cal., 10` Ht., 4` Sprd.	
	LAG IND	2	Lagerstroemia indica Crape Myrtle	12` - 14` O.A., Multi-Stem	
	QUE VIR	1	Quercus virginiana Southern Live Oak NATIVE	Min. 2" Cal., 10` Ht., 4` Sprd.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	Chr ica	45	Chrysobalanus icaco Coco Plum	3 gal., 24" ht	
	Clu sma	21	Clusia guttifera Small Leaf Clusia	Min. 24" Ht., 3 Gallon	
	Ham fir	24	Hamelia patens Firebush	3 gallon, 24" ht. @ 3` oc.	
	Ixo nor	15	Ixora coccinea `Nora Grant` Nora Grant Pink Ixora	3 gal., 18"-24" ht	
	Pod mac	24	Podocarpus macrophyllus Yew Pine	3` Ht.	
	Sch tri	12	Schefflera arboricola `Trinette` Trinette Variegated Schefflera	3 gal., 18"-24" ht	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Dia dia	82	Dianella caerulea Flax Lily	1 gal.	24" o.c.
	Fic gr7	67	Ficus microcarpa `Green Island` Green Island Fig	1 gal.	30" o.c.
	Lir gia	111	Liriope muscari `Evergreen Giant` Evergreen Giant Lilyturf	1 gal.	18" o.c.
	Tri dac	35	Tripsacum dactyloides nana Dwarf Fakahatchee Grass NATIVE	1 gal.	36" o.c.

GENERAL LANDSCAPE NOTES

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4. ALL PLANTINGS TO BE IRRIGATED WITH SYSTEM TO MATCH EXISTING IRRIGATION COMPONENTS

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2223 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5325
FAX (239) 337-4494
2705 Tamiami Trail, Bldg 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:

GINSBERG EYE at CORKSCREW

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

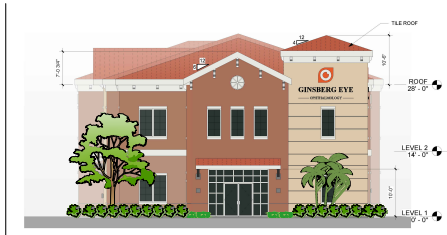
GREGORY J. DISERIO, RLA
RLA NO. 845 DATE:
STATE OF FLORIDA

PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GINSBERG EYE LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	Public Meeting
ISSUED DATE:	APRIL 28, 2022
REVISIONS:	

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
L-2

CALL 48 HOURS BEFORE YOU DIG!
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Know what's below. Call before you dig.



NORTH ELEVATION 2
1/8" = 1'-0"



EAST ELEVATION 1
1/8" = 1'-0"



SOUTH ELEVATION 4
1/8" = 1'-0"



WEST ELEVATION 3
1/8" = 1'-0"

LANDSCAPE ELEVATIONS
(NOT TO SCALE)

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
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2705 Tamiami Trail, Bldg 3, Unit 301
Port Charlotte, Florida 33952
PHONE: (941) 629-2450
FAX (941) 629-2438
L.A. LICENSE: LC C0000063

PROJECT INFORMATION:
GINSBERG EYE at CORKSCREW
ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GINSBERG EYE LS
DESIGNER:	GJD
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REVISIONS:	

SHEET TITLE:
LANDSCAPE ELEVATIONS

SHEET NUMBER
L-3

Ginsberg Eye at Corkscrew Palms

Village of ESTERO

Planning Zoning & Design Board

Public Information Meeting

May 10, 2022

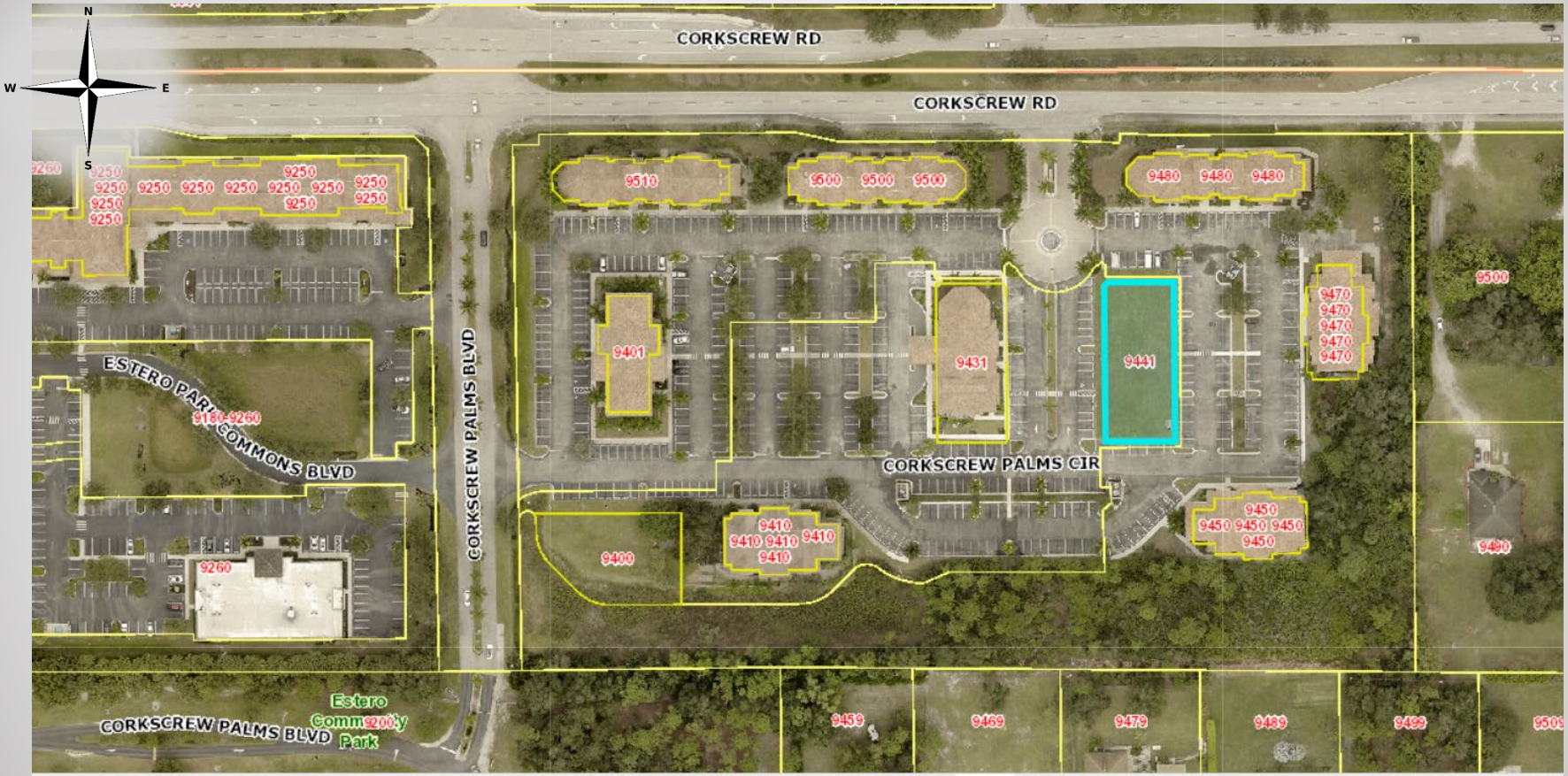
Made in Rio, Inc.
Building with Order and Progress !
General Contractors
Lic. # CGC 059615

1

Applicant Representatives

- **Stacy Ellis Hewitt, AICP**
- **Scott Mann, AIA**
- **Gregory J. Diserio, RLA**

Project Location/Aerial



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
-46-25-E1-19000.00D1	10569177	EYEBUILD LLC	9441 CORKSCREW PALMS CIR, ESTERO	12-2021	$ 600,000	$ 229,600	$ 229,600

3

Existing Buildings



Northeast View



North View



Southwest View



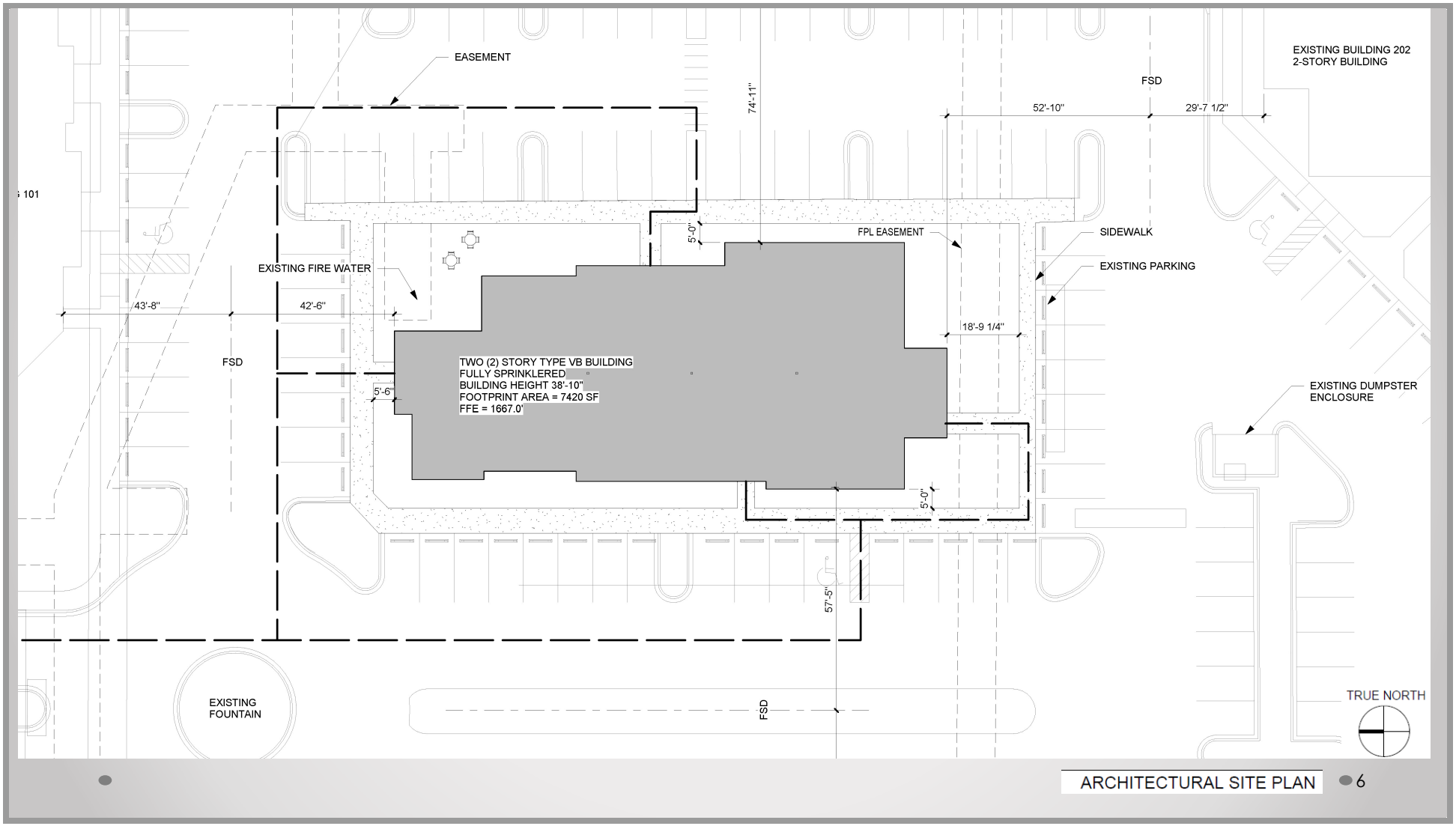
West View

4

Project Summary

- Pending Development Order for 2-story, 14,840± SF building footprint on Unit D-1 of 204 Corkscrew Palms.
  - Second Floor (7,015± SF) – Ginsberg Eye medical office
  - First Floor (7,033± SF) – Future Tenant Space (1-3 tenants)

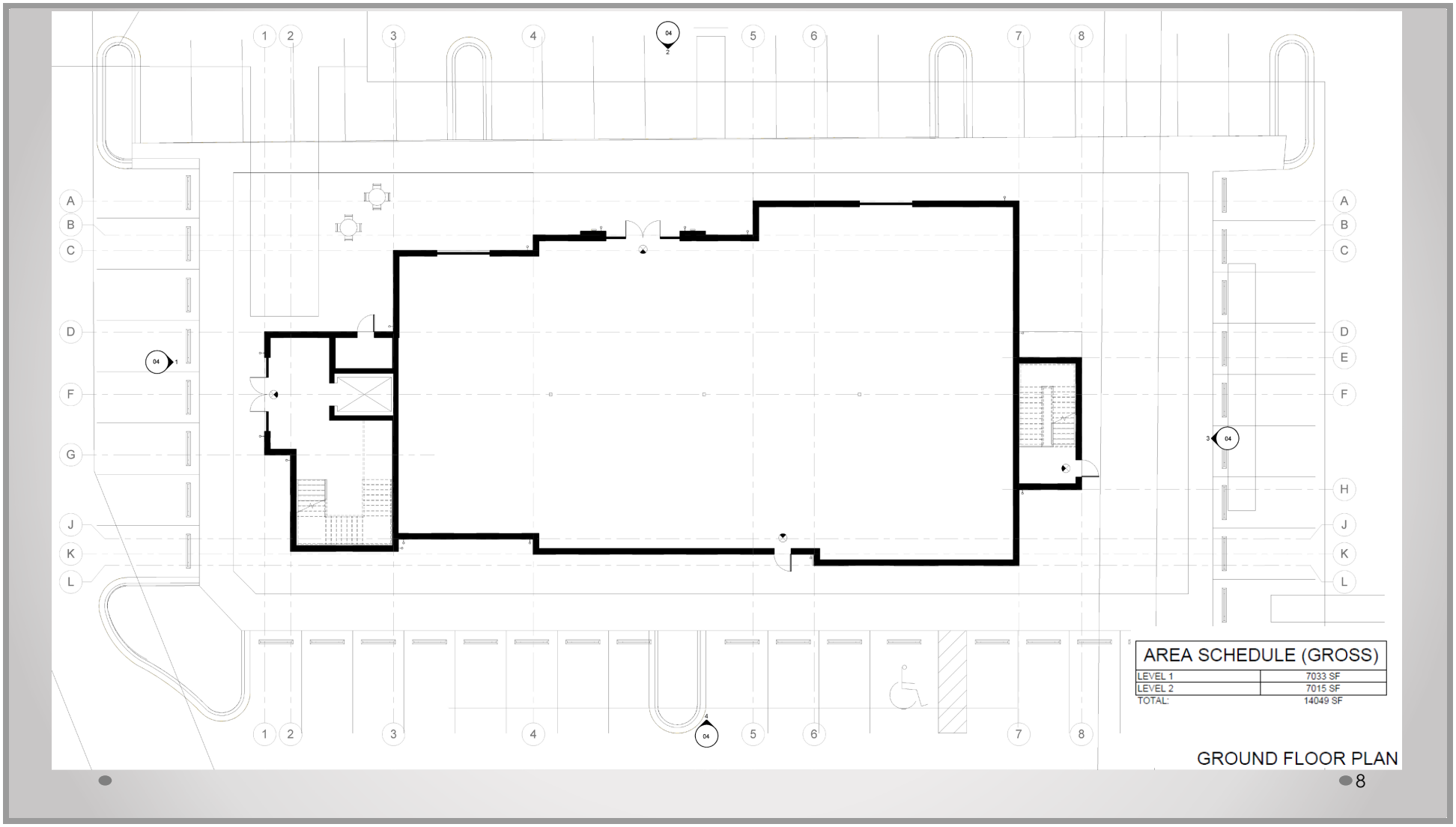
- Allowable use in existing CPD
- Reduction from DO Approval of 17,900 SF
  - Parking was calculated at 1/300 = 60 spaces allocated
- Multiple Occupancy Complex requires 4.5 spaces/1,000 SF
  - 14,840 SF/1000 x 4.5 = 67 spaces required
  - Adjacent Estero Dialysis/Davita to west had 19 excess parking spaces remaining which exceeds the 7 additional spaces required

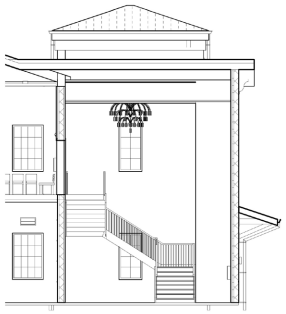

EASEMENT
EXISTING BUILDING 202
2-STORY BUILDING
FSD
74'-11"
52'-10"
29'-7 1/2"
101
5'-0"
FPL EASEMENT
SIDEWALK
EXISTING FIRE WATER
EXISTING PARKING
43'-8"
42'-6"
18'-9 1/4"
FSD
TWO (2) STORY TYPE VB BUILDING
FULLY SPRINKLERED
BUILDING HEIGHT 38'-10"
FOOTPRINT AREA = 7420 SF
FFE = 1667.0'
5'-6"
EXISTING DUMPSTER
ENCLOSURE
5'-0"
57'-5"
EXISTING
FOUNTAIN
FSD
TRUE NORTH
ARCHITECTURAL SITE PLAN
6

Architect

Scott Mann, AIA

studio+


AREA SCHEDULE (GROSS)
LEVEL 1 7033 SF
LEVEL 2 7015 SF
TOTAL: 14049 SF
GROUND FLOOR PLAN
8

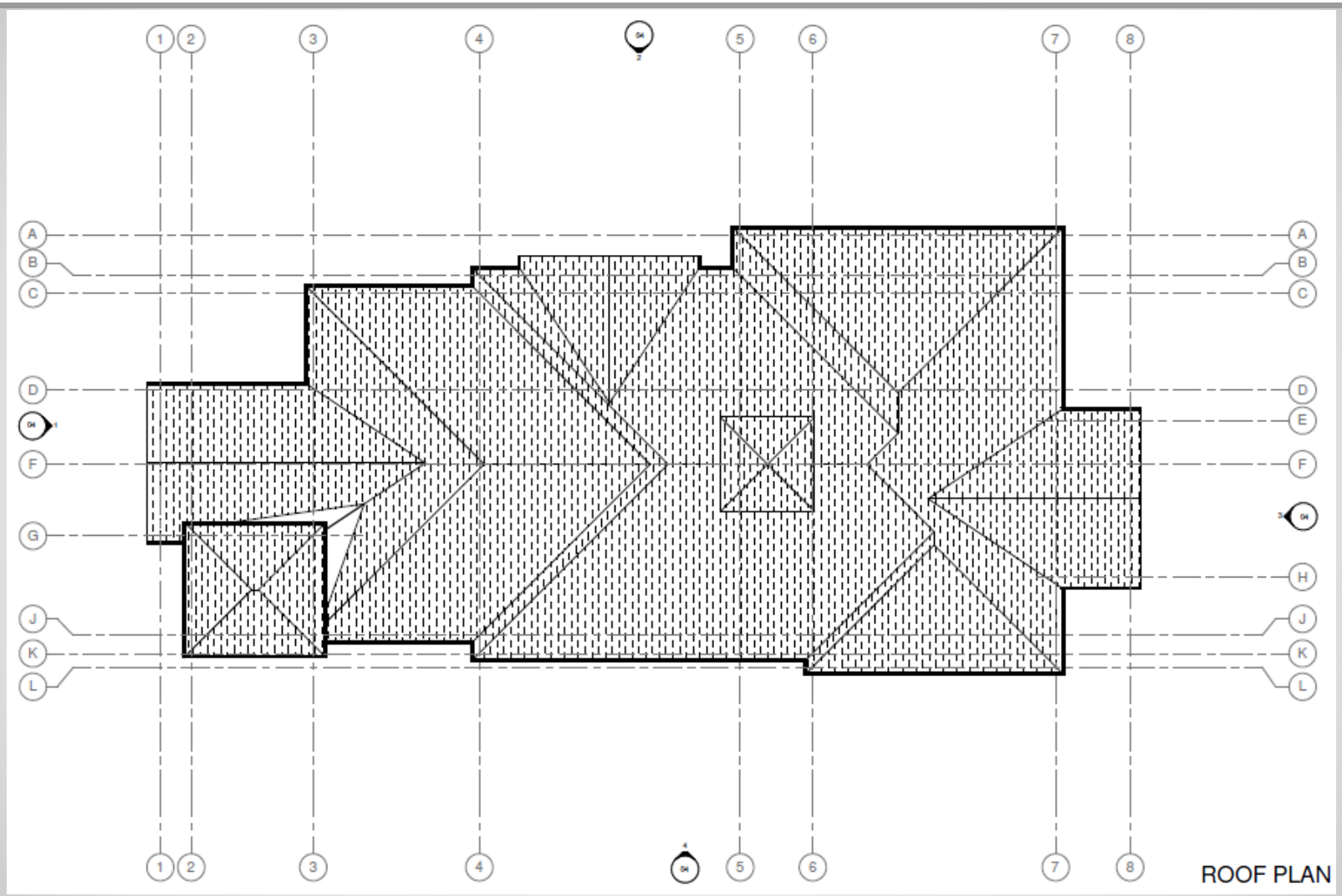




AREA SCHEDULE (GROSS)	
LEVEL 1	7033 SF
LEVEL 2	7015 SF
TOTAL:	14049 SF

SECOND FLOOR PLAN

9


1
2
3
4
5
6
7
8
A
B
C
D
E
F
G
H
J
K
L
ROOF PLAN
10


8
7
6
5
4
3
2
1
EQ
EQ
46'-0 3/4"
9'-0"
38'-5 1/2"
14'-0"
14'-0"
EAST
1
L
K
J
H
G
F
E
D
C
B
A
EQ
EQ
ROOF
28' - 0"
LEVEL 2
14' - 0"
LEVEL 1
0' - 0"
SOUTH
2


BUILDING SIGNAGE
REFER TO I-601
GINSBERG EYE
OPHTHALMOLOGY
EQ
EQ
EQ
EQ
EQ
EQ
EQ
EQ
WEST
3
BUILDING SIGNAGE
REFER TO I-601
GINSBERG EYE
OPHTHALMOLOGY
14'-0"
14'-0"
1'-6" TYP.
2'-6" TYP.
ROOF
28' - 0"
LEVEL 2
14' - 0"
LEVEL 1
0' - 0"
NORTH
4

Pre-Application Meeting

- March 31, 2022
  - Add cupola
  - Make some windows arched

- Will match existing surrounding building colors
- Will coordinate with Condominium Association



NORTH



EAST



SOUTH



WEST

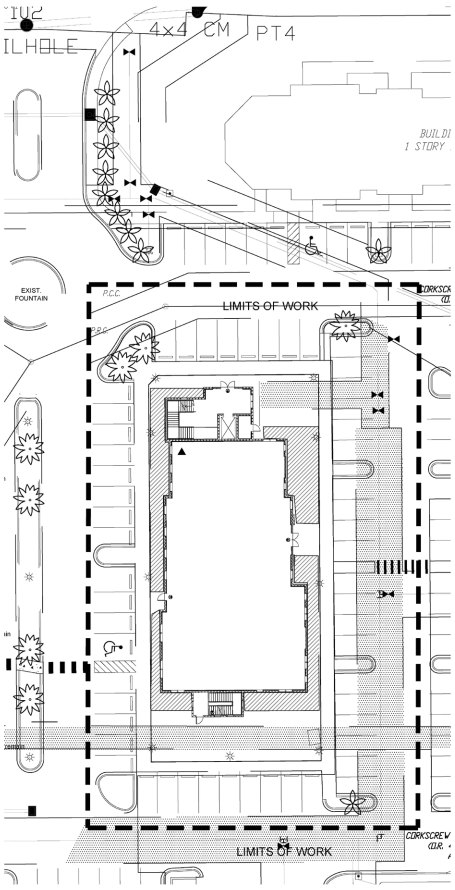
14

Landscape Architect

Gregory J. Diserio, RLA

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

15



SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'

0' 10' 20' 40' 60'

TYPICAL TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS FOR LIMITS OF WORK AREA ONLY

TOTAL SITE =NOT APPLICABLE

OPEN SPACE REQUIREMENTS

NO CHANGE IN EXISTING OPEN SPACE

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE-TO LIMITS OF WORK

GENERAL TREE REQUIREMENTS

Not Applicable

INTERNAL PARKING LANDSCAPE REQUIREMENTS

Not Applicable Parking Existing
Max 10% sod in parking landscape islands

BUILDING PERIMETER PLANTING REQUIREMENTS

7,420 SF OF BUILDING X 10% = 742 SF OF BUILDING PERIMETER PLANTING REQUIRED.

2,100 SF OF PLANTING AREA PROVIDED PER HATCHINH

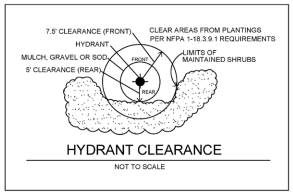
BUFFER REQUIREMENTS:

PROJECT BUFFERS

Not applicable.

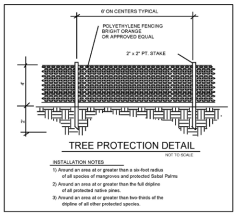
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COORDINATE IRRIGATION RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM OUTSIDE LIMITS OF WORK SHALL REMAIN IN GOOD WORKING ORDER THROUGHOUT CONSTRUCTION.
2. IRRIGATION CONTROL VALVES ARE LOCATED ON EAST SIDE OF ENTRY CANOPY.



HYDRANT CLEARANCE

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

INSTALLATION NOTES

1) Around an area at or greater than a six-foot radius of all species of mangroves and protected Sabal Palms
2) Around an area at or greater than the full dripline of all protected native pines.
3) Around an area at or greater than two-thirds of the dripline of all other protected species.

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC 10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
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L.A. LICENSE: LC COOOOO83

PROJECT INFORMATION:

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ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GINSBERG EYE LS
DESIGNER	GJD
CAD TECH.	GJD
CHECKED BY:	GJD

ISSUED FOR: Public Meeting

ISSUED DATE: APRIL 28, 2022

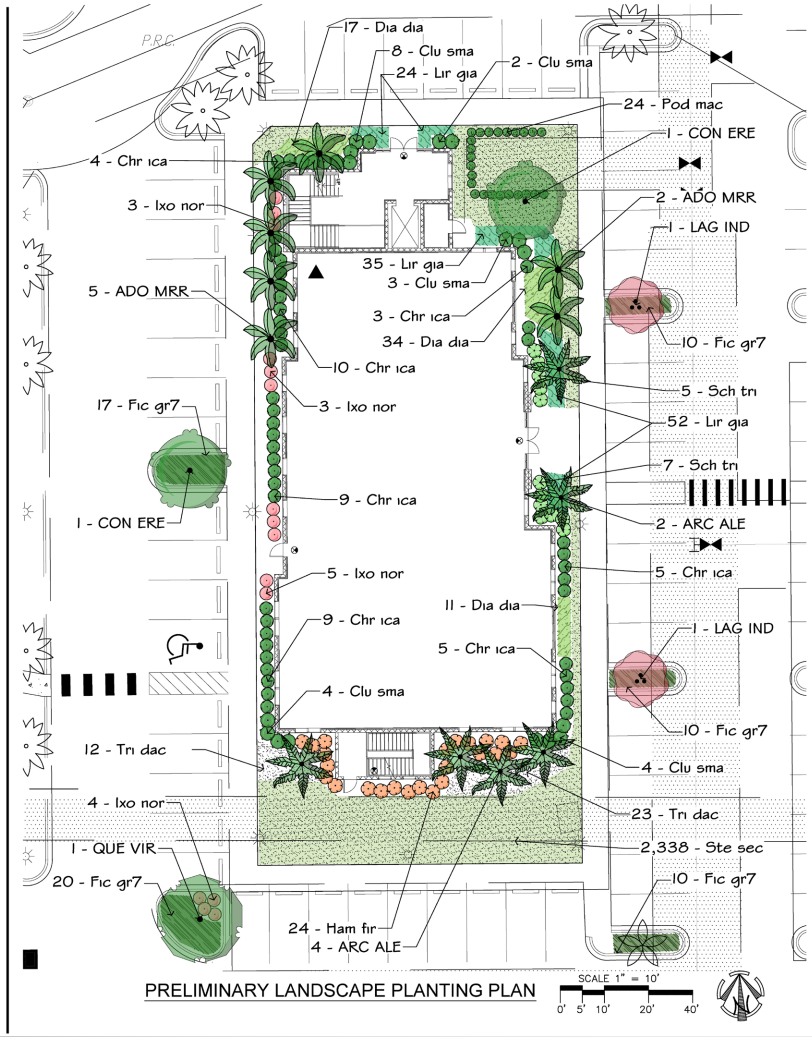
REVISIONS:

SHEET TITLE: LANDSCAPE CALCULATIONS

SHEET NUMBER: L-1

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	Ixo nor	15	Ixora coccinea `Nora Grant` Nora Grant Pink Ixora	3 gal., 18"-24" ht	
	Pod mac	24	Podocarpus macrophyllus Yew Pine	3` Ht.	
	Sch tri	12	Schefflera arboricola `Trinette` Trinette Variegated Schefflera	3 gal., 18"-24" ht	
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NORTH ELEVATION | 2

1/8" = 1'-0"



EAST ELEVATION | 1

1/8" = 1'-



SOUTH ELEVATION | 4



WEST ELEVATION | 3

Note: Building Renderings shown are before revisions from pre-application meeting

Questions?

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: Island at West Bay (Johnson Engineering, Inc.)
2. Address: (not assigned yet) Estero, Florida 33928
3. Strap Number: 06-47-25-E2-07MF1.0000 and 06-47-25-E2-07LK5.02CE
4. Application Number: N/A

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.)

Proposed project consists of the construction of one multi-family high rise containing 86 dwelling units, 23 stories over parking, amenities, landscape and supporting infrastructure. The proposed building height is 270' plus 20' for roof top equipment. Pursuant to the Village LDC, DPM and approving zoning resolutions a PIM is required before the PZDB in conjunction with both requests.

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.

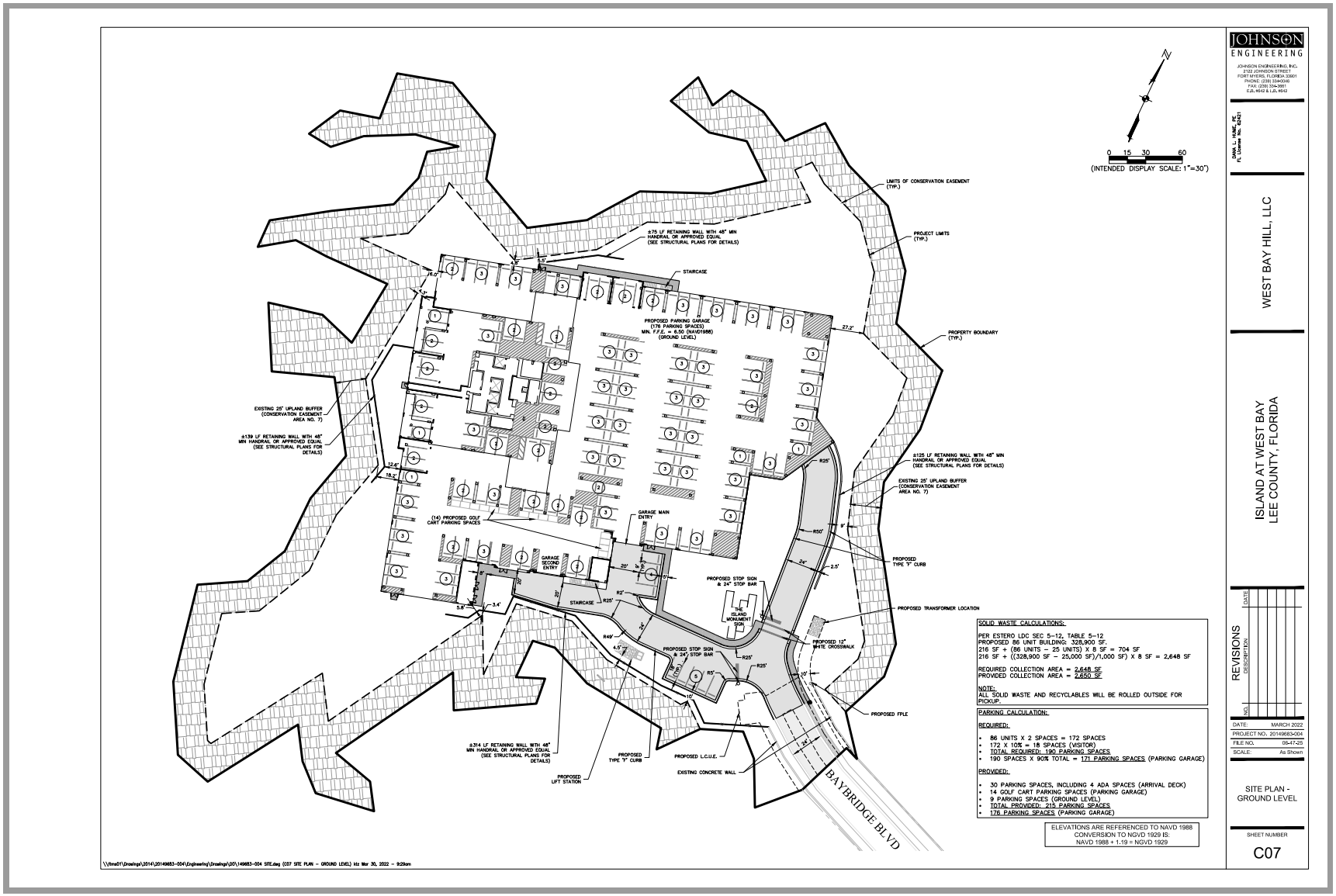
Debi Pendlebury
Signature

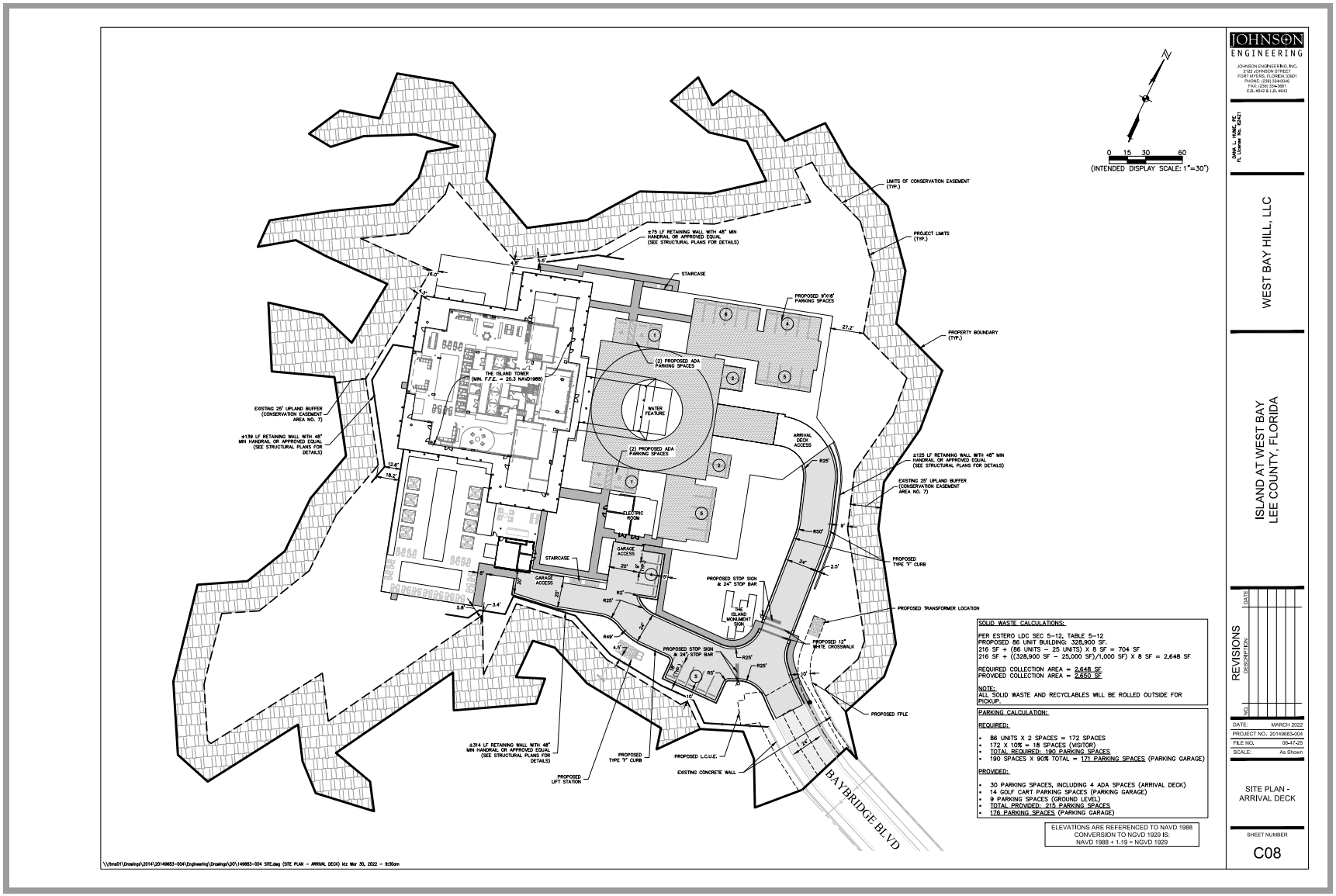
April 5, 2022
Date

Debi Pendlebury
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


JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
FAX: (239) 334-3661
EB. #642 & LB. #642
DANA L. HAMC, PE.
FL License No. 62421
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: MARCH 2022
PROJECT NO. 20149683-004
FILE NO. 05-17-25
SCALE: As Shown
SITE PLAN - GROUND LEVEL
SHEET NUMBER
C07
0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)
±75 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
STAIRCASE
PROPOSED PARKING GARAGE (176 PARKING SPACES) MIN. F.F.E. = 6.50 (NAVD1988) (GROUND LEVEL)
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT - AREA NO. 7)
±139 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING 25' UPLAND BUFFER CONSERVATION EASEMENT AREA NO. 7)
(14) PROPOSED GOLF CART PARKING SPACES
GARAGE MAIN ENTRY
GARAGE SECOND ENTRY
PROPOSED STOP SIGN & 24" STOP BAR
PROPOSED TYPE 'F' CURB
PROPOSED TRANSFORMER LOCATION
THE ISLAND MONUMENT SIGN
PROPOSED 12" WHITE CROSSWALK
PROPOSED FPLE
±314 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
PROPOSED TYPE 'F' CURB
PROPOSED L.C.U.E.
EXISTING CONCRETE WALL
PROPOSED LIFT STATION
BAYBRIDGE BLVD
SOLID WASTE CALCULATIONS:
PER ESTERO LDC SEC 5-12, TABLE 5-12
PROPOSED 86 UNIT BUILDING: 328,900 SF.
216 SF + (86 UNITS – 25 UNITS) X 8 SF = 704 SF
216 SF + ((328,900 SF – 25,000 SF)/1,000 SF) X 8 SF = 2,648 SF
REQUIRED COLLECTION AREA = 2,648 SF
PROVIDED COLLECTION AREA = 2,650 SF
NOTE:
ALL SOLID WASTE AND RECYCLABLES WILL BE ROLLED OUTSIDE FOR PICKUP.
PARKING CALCULATION:
REQUIRED:
• 86 UNITS X 2 SPACES = 172 SPACES
• 172 X 10% = 18 SPACES (VISITOR)
• TOTAL REQUIRED: 190 PARKING SPACES
• 190 SPACES X 90% TOTAL = 171 PARKING SPACES (PARKING GARAGE)
PROVIDED:
• 30 PARKING SPACES, INCLUDING 4 ADA SPACES (ARRIVAL DECK)
• 14 GOLF CART PARKING SPACES (PARKING GARAGE)
• 9 PARKING SPACES (GROUND LEVEL)
• TOTAL PROVIDED: 215 PARKING SPACES
• 176 PARKING SPACES (PARKING GARAGE)
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929


0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
±75 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
STAIRCASE
PROPOSED 9'X18' PARKING SPACES
PROPERTY BOUNDARY (TYP.)
(2) PROPOSED ADA PARKING SPACES
THE ISLAND TOWER (MIN. F.F.E. = 20.3 NAVD1988)
WATER FEATURE
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT - AREA NO. 7)
±139 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
ARRIVAL DECK ACCESS
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING 25' UPLAND BUFFER CONSERVATION EASEMENT AREA NO. 7)
ELEC. RM.
GARAGE ACCESS
PROPOSED TYPE 'F' CURB
PROPOSED STOP SIGN & 24" STOP BAR
PROPOSED TRANSFORMER LOCATION
THE ISLAND MONUMENT SIGN
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PROPOSED FPLE
PROPOSED L.C.U.E.
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DANA L. HANE, PE.
FL License No. 62421
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
DATE: MARCH 2022
PROJECT NO. 20149683-004
FILE NO. 05-47-25
SCALE: As Shown
SITE PLAN - ARRIVAL DECK
SHEET NUMBER
C08
\\fmo01\Drawings\2014\20149683-004\Engineering\Drawings\00\149683-004 SITE.dwg (SITE PLAN – ARRIVAL DECK) Fri Mar 30, 2022 – 9:30am



The Islands at West Bay

PZDB Public Meeting

May 10, 2022

THE ISLANDS AT WEST BAY

APPLICANT/OWNER | West Bay Hill, LLC

PLANNING, ENGINEERING, ENVIRONMENTAL | Johnson Engineering, Inc.

ARCHITECTURE | Garcia Stromberg / GS4 Studios

THE ISLANDS AT WEST BAY

July 3, 2021 - PZDB Public Information Meeting for the Planned Development Amendment

September 28, 2021 – PZDB Public Hearing – recommended approval of the PD Amendment

November 17, 2021 – Village Council approved the PD Amendment

April 22, 2022 – Development Order application submitted to Village

May 10, 2022 – PZDB Public Meeting on the Development Order

THE ISLANDS AT WEST BAY

PRESENTATION TODAY WILL INCLUDE:

- Civil Plans
- Landscape Plan
- Enhanced Landscape Plan
- Lighting Plan
- Architectural Elevations

CONSTRUCTION PLANS
FOR

WEST BAY CLUB®

ISLAND AT WEST BAY

SECTION 06, TOWNSHIP 47 S., RANGE 25 E.
LEE COUNTY, FLORIDA

UTILITIES PROVIDING SERVICE:

WATER AND SEWER:
LEE COUNTY UTILITIES
1500 MONROE ST
FORT MYERS, FLORIDA 33901
PHONE: (239) 533-8181

TELEPHONE:
COMCAST
12641 CORPORATE LAKES DRIVE
FORT MYERS, FLORIDA 33913
PHONE: (800) 266-2278

CABLE:
COMCAST
12641 CORPORATE LAKES DRIVE
FORT MYERS, FLORIDA 33913
PHONE: (800) 266-2278

ELECTRIC:
FLORIDA POWER & LIGHT COMPANY
15834 WINKLER ROAD
FORT MYERS, FLORIDA 33908
PHONE: (239) 415-1326

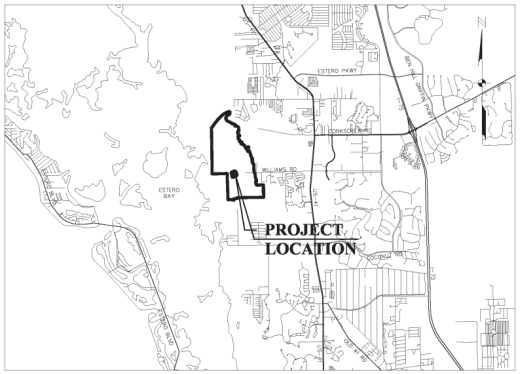
GARBAGE COLLECTION:
WASTE PRO
13110 RICKENBACKER PARKWAY
FORT MYERS, FLORIDA 33913
PHONE: (239) 337-0800
FAX: (239) 225-2758

FIRE CONTROL DISTRICT:
ESTERO FIRE DISTRICT
21500 THREE OAKS PARKWAY
ESTERO, FLORIDA 33928
PHONE: (239) 390-8000

GAS:
TECO PEOPLES GAS
5901 ENTERPRISE PKWY
FORT MYERS, FLORIDA 33905
PHONE: (877) 832-6747

INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	GENERAL NOTES & ABBREVIATIONS
C03	AERIAL PHOTOGRAPH
C04	FLUCFCS MAP
C05	SOILS MAP
C06	EXISTING CONDITIONS & DEMO PLAN
C07	EROSION CONTROL PLAN
C08	SITE PLAN - GROUND LEVEL
C09	SITE PLAN - ARRIVAL DECK
C10	PAVING GRADING & DRAINAGE
C11	UTILITY PLAN
C12 & C13	PLAN & PROFILE
C14	TYPICAL SECTIONS
C15	TYPICAL DETAILS
C16	ROADWAY AND DRAINAGE DETAILS
C17 & C18	PUMP STATION DETAILS
R01 & R02	LCU DETAILS
	ATTACHMENTS
L01	LANDSCAPE CODE PLAN
L02	LANDSCAPE DETAILS
L03	LANDSCAPE NOTES
S01-S02	BOUNDARY SURVEY
LD-100.1	FIXTURE SCHEDULE
LD-101 - LD-108	LIGHTING PLAN
LD-401	PHOTOMETRIC PLAN
A2.-01 - A2.04	ARCHITECTURAL ELEVATIONS
A-5.20	MONUMENT SIGN DRAWINGS



LOCATION MAP
0 5,000 10,000
(INTENDED DISPLAY SCALE: 1"=5,000')

APRIL 2022

DEVELOPER/OWNER
WEST BAY HILL LLC
20 NORTH WACKER DRIVE, SUITE 1922
CHICAGO, IL 60606
PHONE: (312) 422-5466

STRAP NUMBER
06-47-25-E2-07MF1.0000
06-47-25-E2-07LK5.02CE

SIZE OF PARCEL
5.39 ACRES

ZONING
RPD

NOTICE TO ALL CONTRACTORS
IT'S THE LAW IN FLORIDA 2 BUSINESS DAYS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770
STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM THEY MUST BE CALLED INDIVIDUALLY
BEFORE YOU DIG STOP CALL SUNSHINE 1-800-432-4770

JOHNSON ENGINEERING

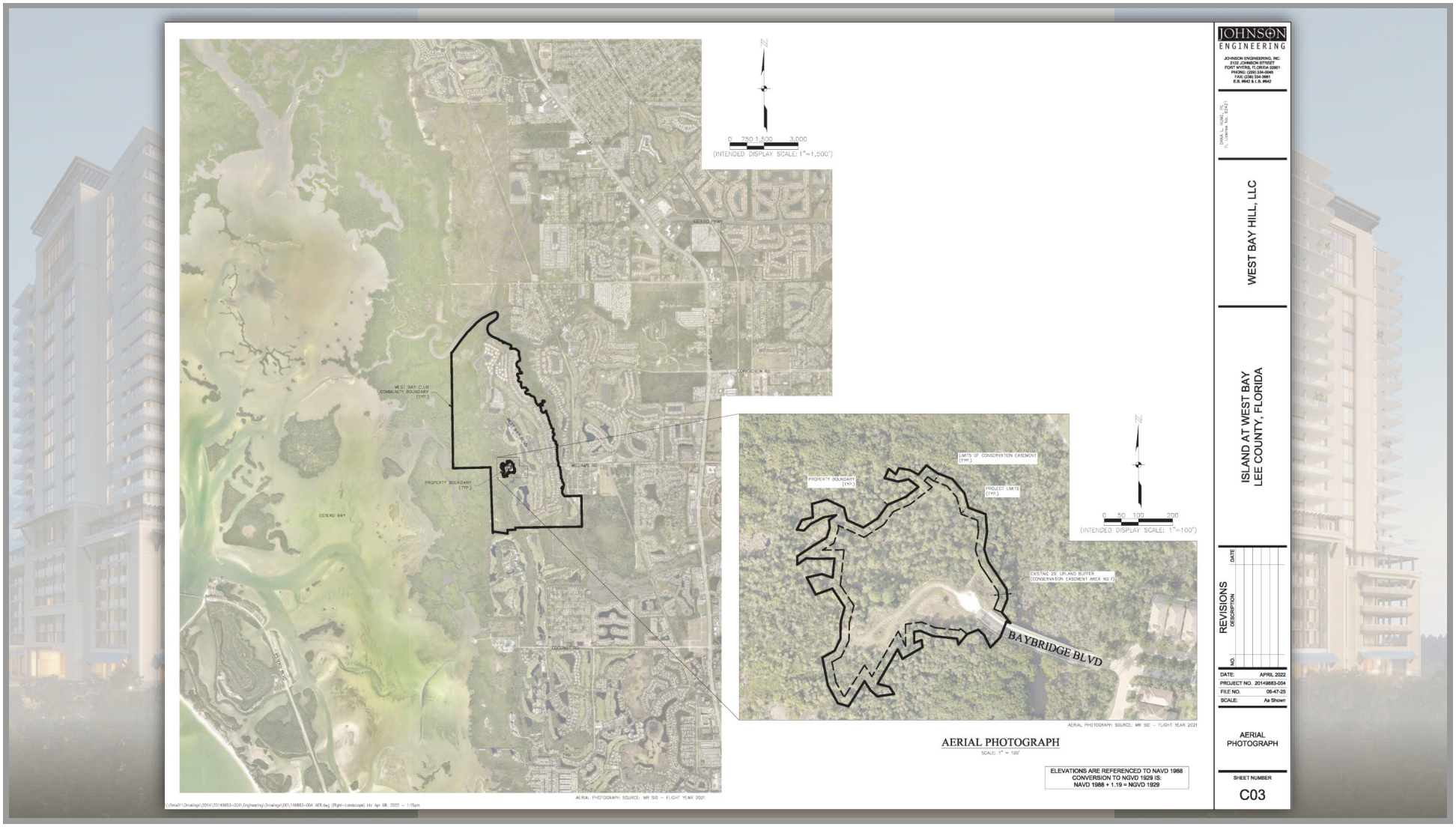
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

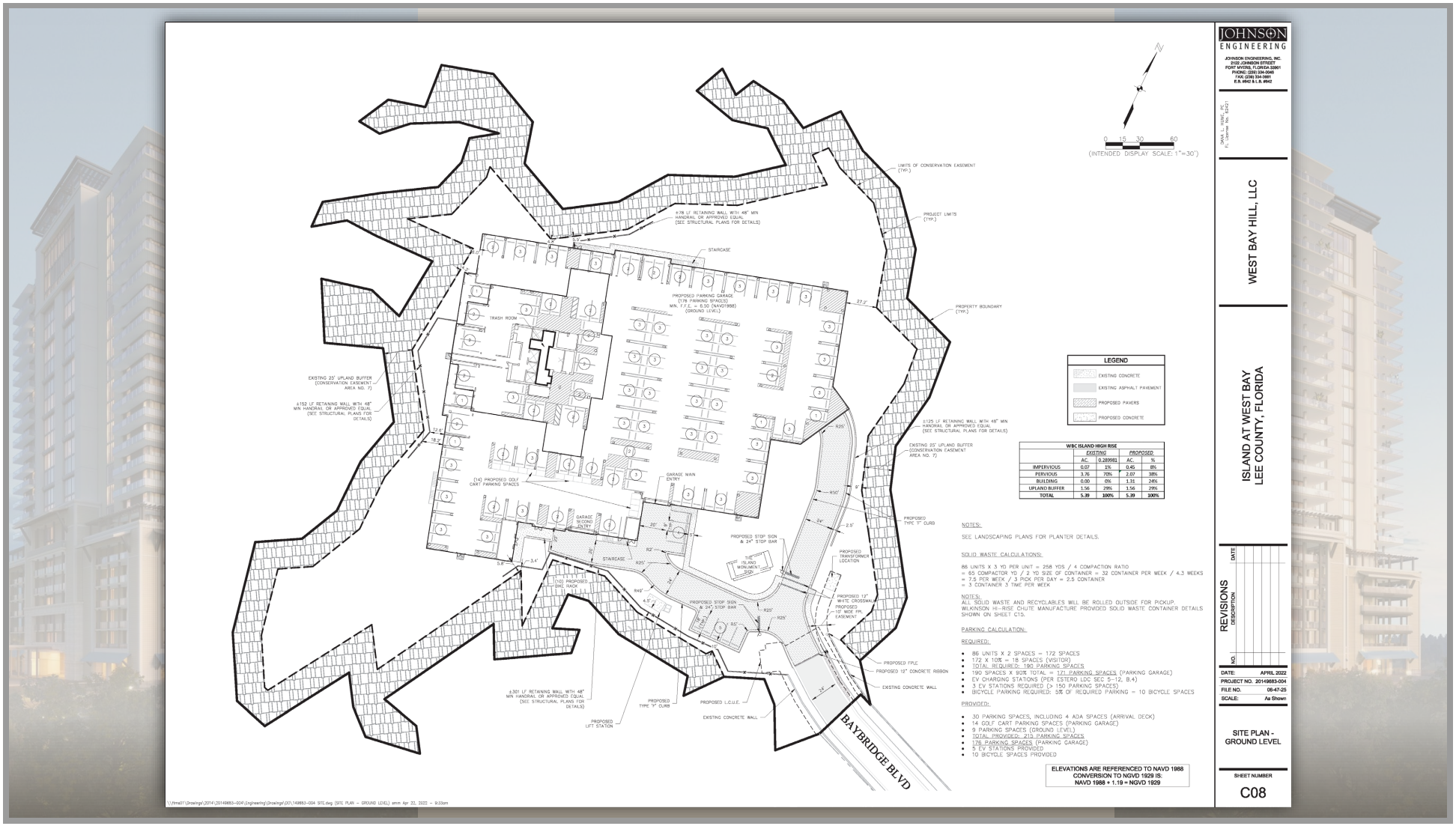
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 62421

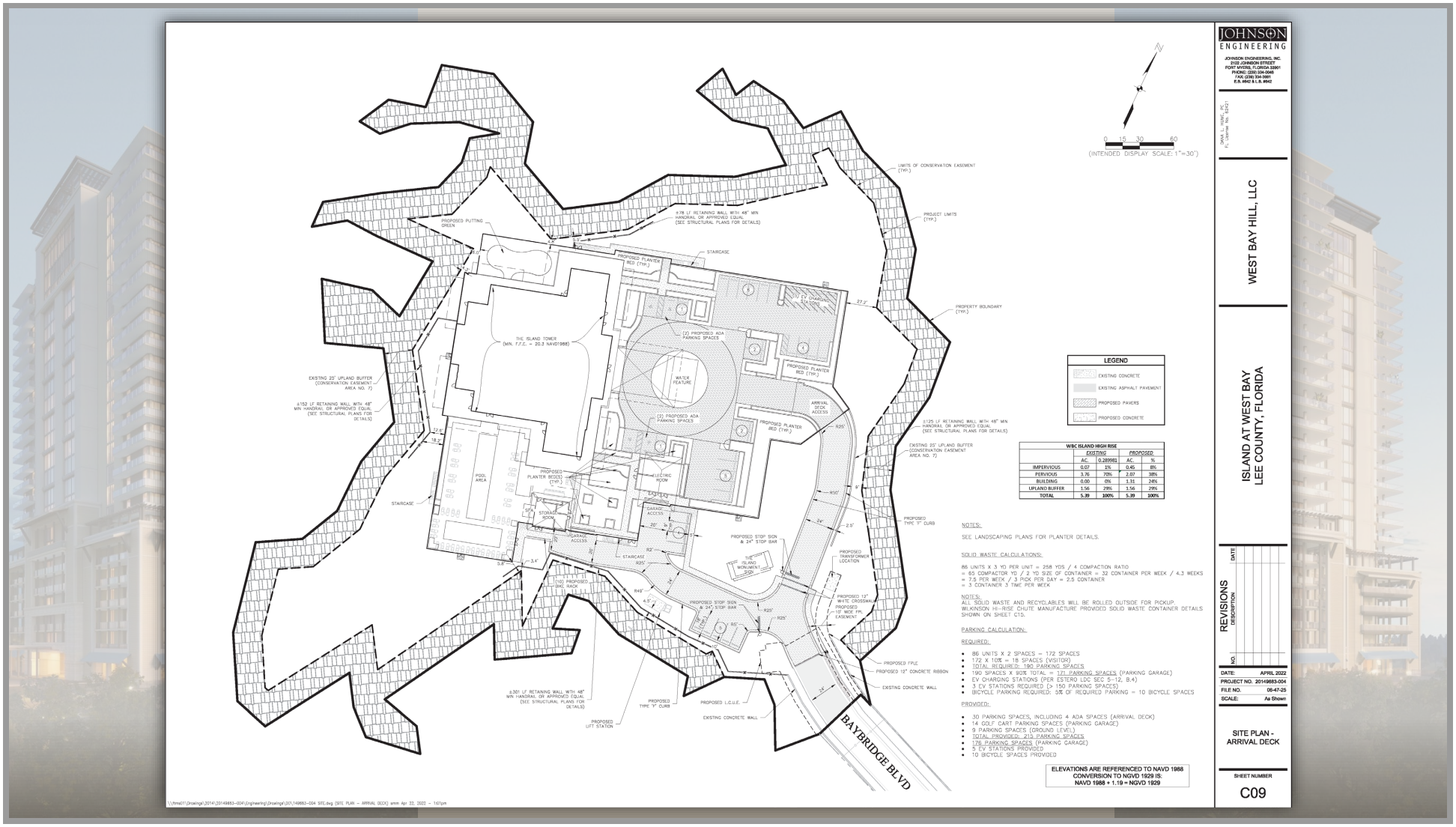
DANA L. HUME, PE

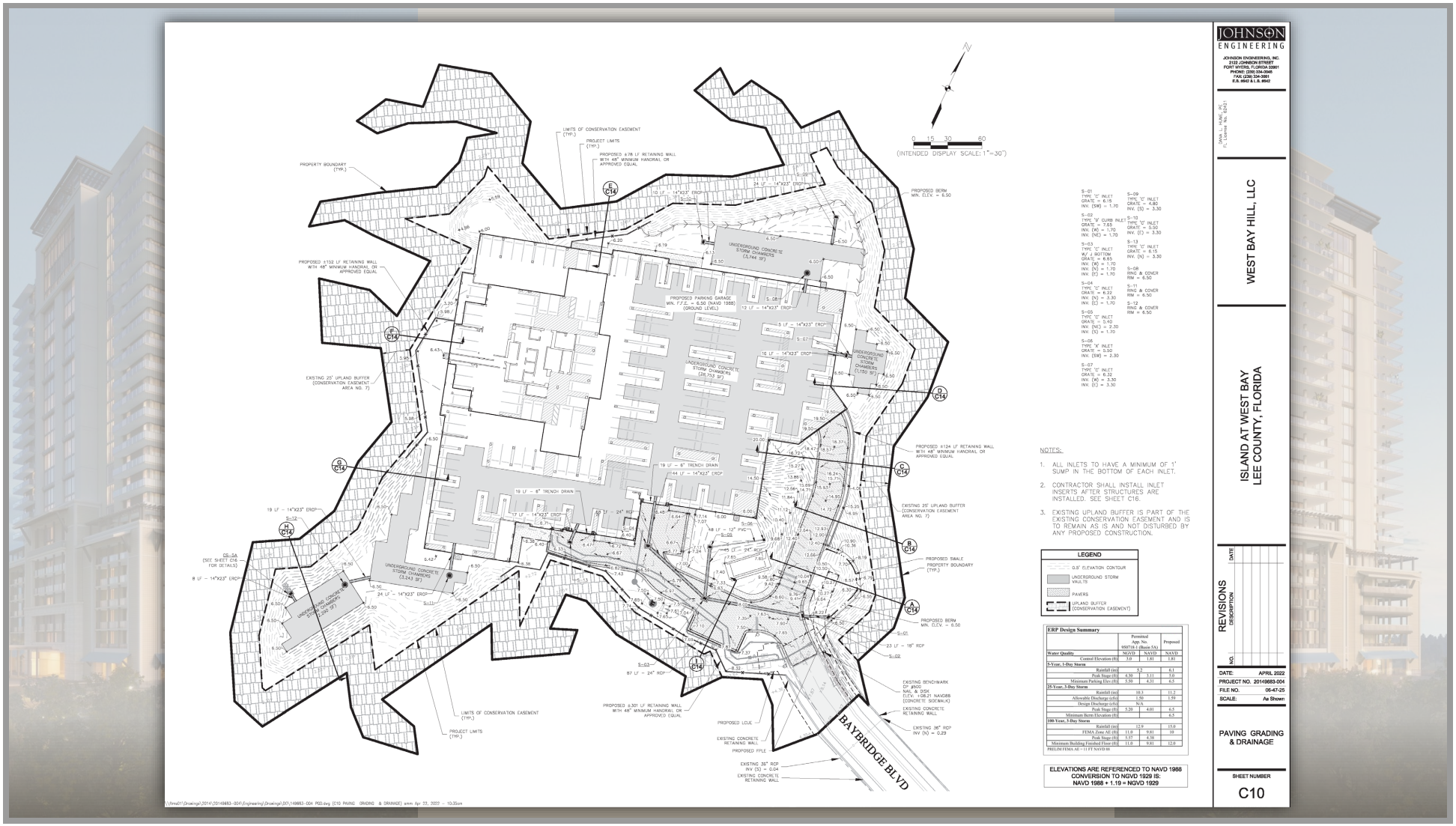
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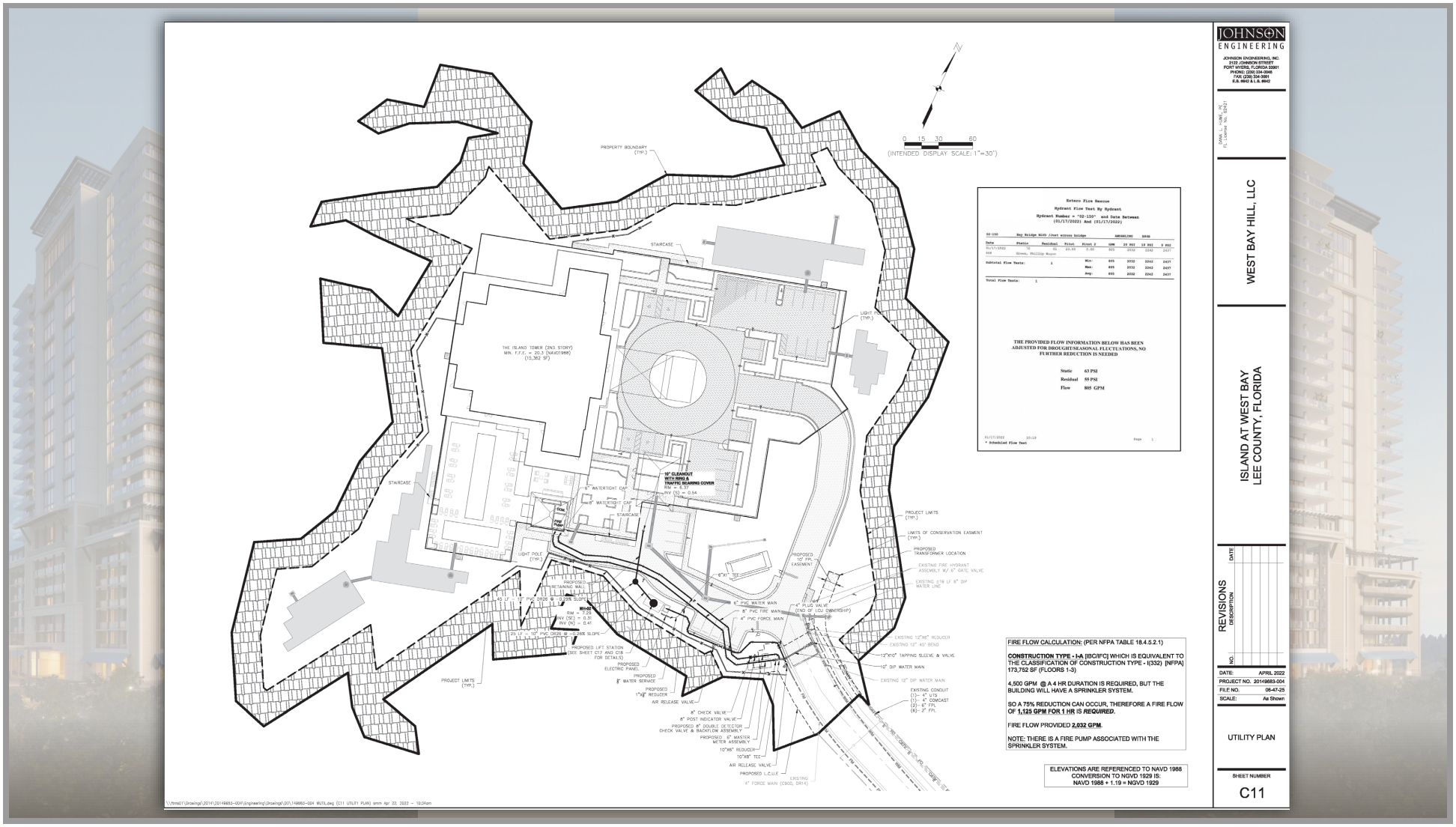
SHEET NUMBER C01

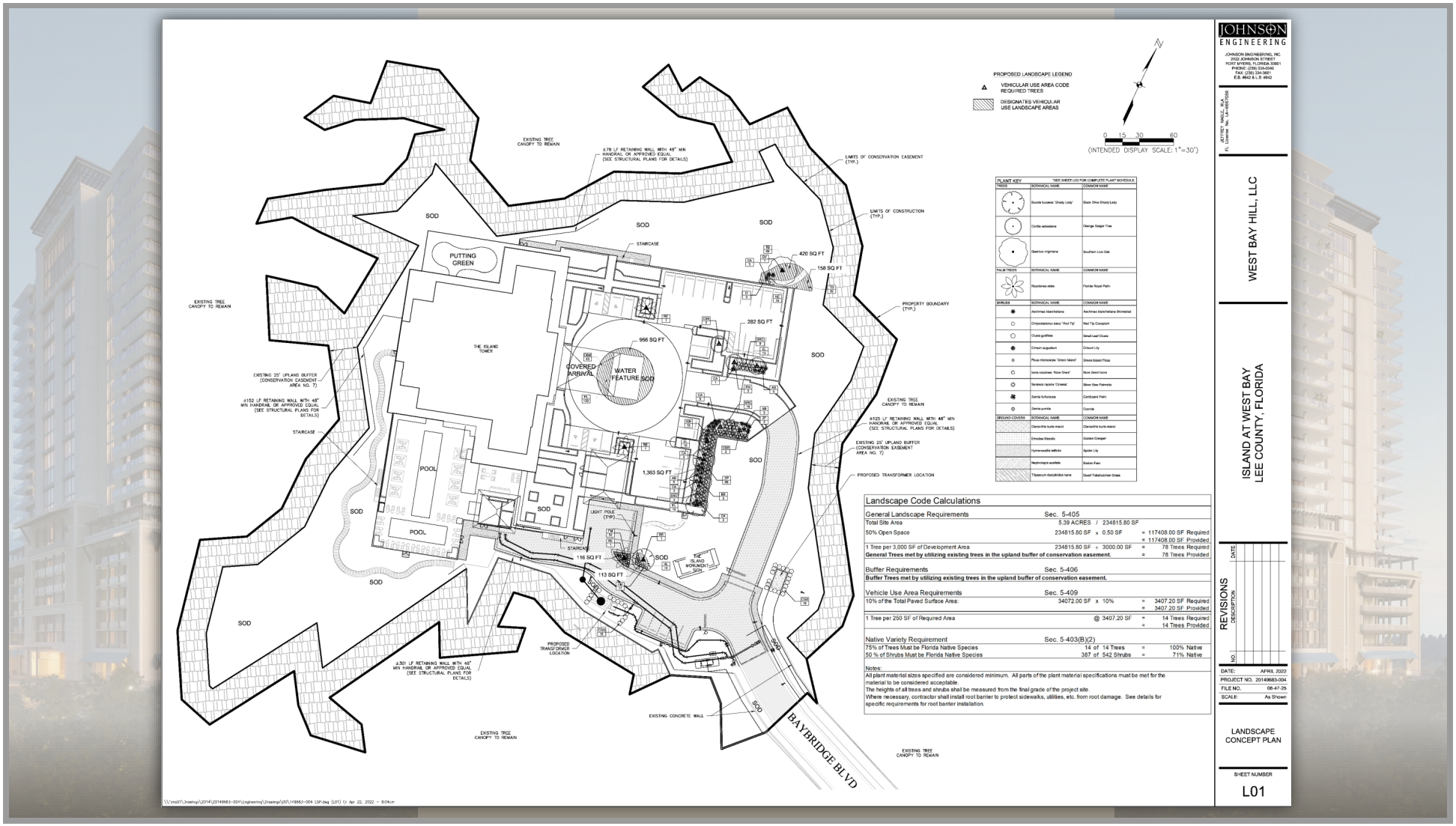

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WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 2014983-004
FILE NO. 06-47-25
SCALE: As Shown
AERIAL PHOTOGRAPH
SHEET NUMBER
C03
WEST BAY CLUB COMMUNITY BOUNDARY (TYP.)
PROPERTY BOUNDARY (TYP.)
ESTERO BAY
ESTERO Pkwy
WILLIAMS RD
COCONUT RD
0 750 1,500 3,000
(INTENDED DISPLAY SCALE: 1"=1,500')
AERIAL PHOTOGRAPH SOURCE: MR SID – FLIGHT YEAR 2021
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROPERTY BOUNDARY (TYP.)
PROJECT LIMITS (TYP.)
EXISTING 25' UPLAND BUFFER CONSERVATION EASEMENT AREA NO.7
BAYBRIDGE BLVD
0 50 100 200
(INTENDED DISPLAY SCALE: 1"=100')
AERIAL PHOTOGRAPH SOURCE: MR SID – FLIGHT YEAR 2021
AERIAL PHOTOGRAPH
SCALE: 1" = 100'
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929

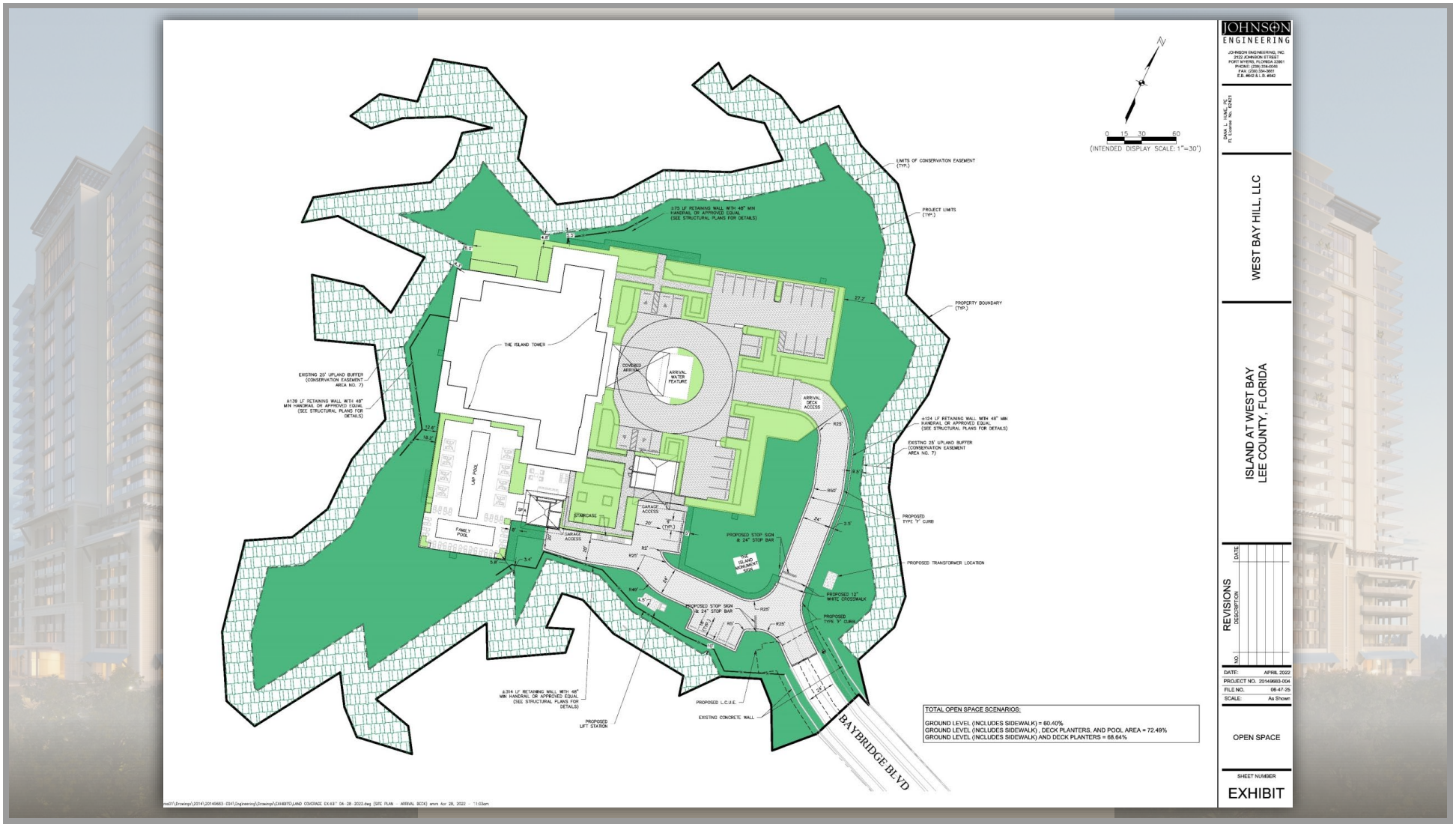

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WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 06-47-25
SCALE: As Shown
SITE PLAN - GROUND LEVEL
SHEET NUMBER
C08
(INTENDED DISPLAY SCALE: 1"=30')
LEGEND
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT
PROPOSED PAVERS
PROPOSED CONCRETE
WBC ISLAND HIGH RISE
EXISTING
PROPOSED
AC. 0.289981 AC. %
IMPERVIOUS 0.07 1% 0.45 8%
PERVIOUS 3.76 70% 2.07 38%
BUILDING 0.00 0% 1.31 24%
UPLAND BUFFER 1.56 29% 1.56 29%
TOTAL 5.39 100% 5.39 100%
NOTES:
SEE LANDSCAPING PLANS FOR PLANTER DETAILS.
SOLID WASTE CALCULATIONS:
86 UNITS X 3 YD PER UNIT = 258 YDS / 4 COMPACTION RATIO
= 65 COMPACTOR YD / 2 YD SIZE OF CONTAINER = 32 CONTAINER PER WEEK / 4.3 WEEKS
= 7.5 PER WEEK / 3 PICK PER DAY = 2.5 CONTAINER
= 3 CONTAINER 3 TIME PER WEEK
NOTES:
ALL SOLID WASTE AND RECYCLABLES WILL BE ROLLED OUTSIDE FOR PICKUP.
WILKINSON HI-RISE CHUTE MANUFACTURE PROVIDED SOLID WASTE CONTAINER DETAILS SHOWN ON SHEET C15.
PARKING CALCULATION:
REQUIRED:
86 UNITS X 2 SPACES = 172 SPACES
172 X 10% = 18 SPACES (VISITOR)
TOTAL REQUIRED: 190 PARKING SPACES
190 SPACES X 90% TOTAL = 171 PARKING SPACES (PARKING GARAGE)
EV CHARGING STATIONS (PER ESTERO LDC SEC 5-12, B.4)
3 EV STATIONS REQUIRED (> 150 PARKING SPACES)
BICYCLE PARKING REQUIRED: 5% OF REQUIRED PARKING = 10 BICYCLE SPACES
PROVIDED:
30 PARKING SPACES, INCLUDING 4 ADA SPACES (ARRIVAL DECK)
14 GOLF CART PARKING SPACES (PARKING GARAGE)
9 PARKING SPACES (GROUND LEVEL)
TOTAL PROVIDED: 213 PARKING SPACES
176 PARKING SPACES (PARKING GARAGE)
5 EV STATIONS PROVIDED
10 BICYCLE SPACES PROVIDED
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)
278 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
STAIRCASE
PROPOSED PARKING GARAGE (178 PARKING SPACES) MIN. F.F.E. = 6.00 (NAVD1988) (GROUND LEVEL)
TRASH ROOM
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±152 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
(14) PROPOSED GOLF CART PARKING SPACES
GARAGE MAIN ENTRY
GARAGE SECOND ENTRY
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
PROPOSED TYPE 'F' CURB
PROPOSED STOP SIGN & 24" STOP BAR
THE ISLAND MONUMENT SIGN
PROPOSED TRANSFORMER LOCATION
(10) PROPOSED BIKE RACK
PROPOSED 12" WHITE CROSSWALK
PROPOSED 12' WIDE FPL EASEMENT
PROPOSED STOP SIGN & 24" STOP BAR
PROPOSED FPLE
PROPOSED 12" CONCRETE RIBBON
EXISTING CONCRETE WALL
±301 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
PROPOSED TYPE 'F' CURB
PROPOSED L.C.U.E.
EXISTING CONCRETE WALL
PROPOSED LIFT STATION
BAYBRIDGE BLVD

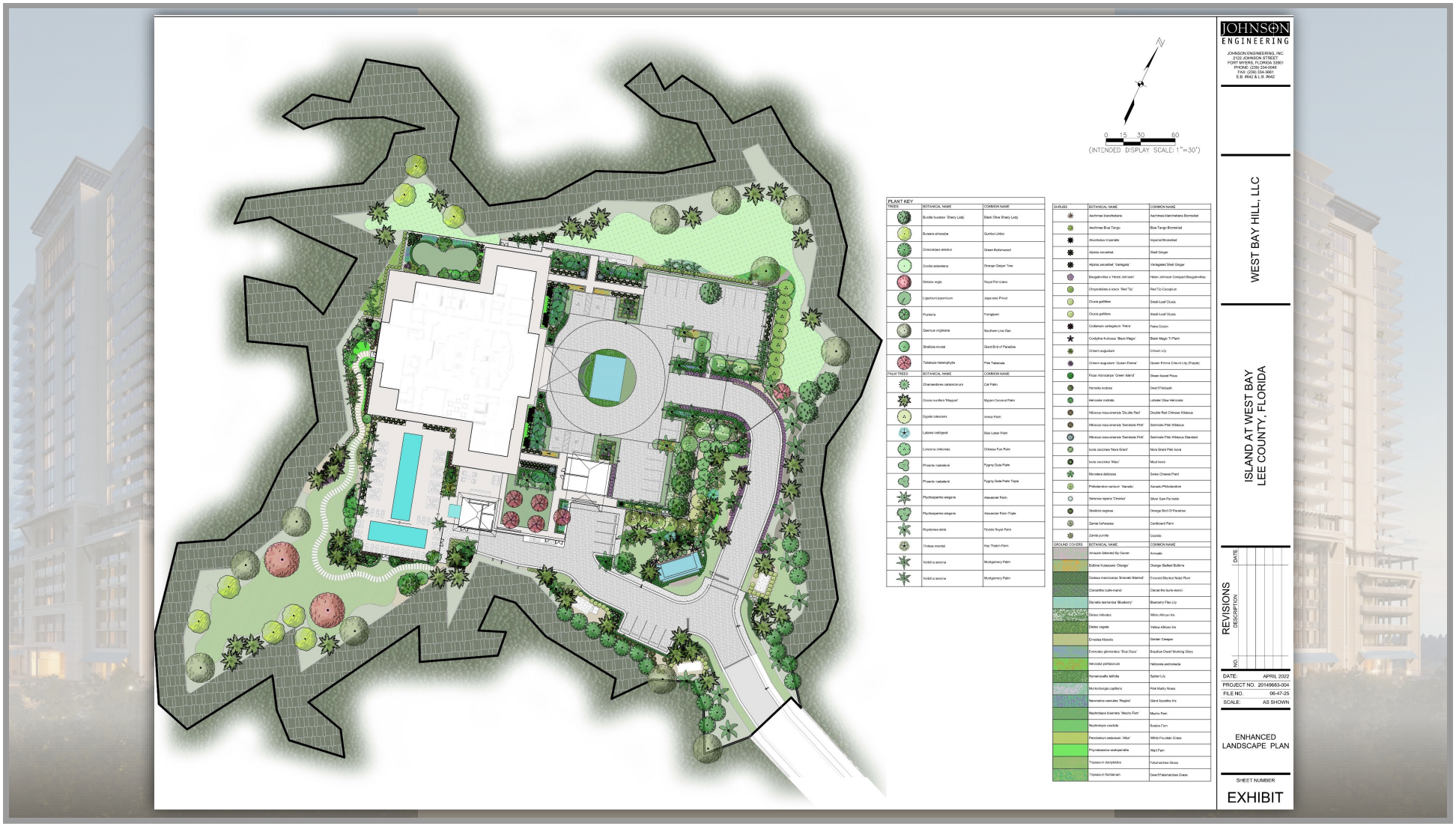

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ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
DATE: APRIL 2022
PROJECT NO. 20149883-004
FILE NO. 06-47-25
SCALE: As Shown
SITE PLAN - ARRIVAL DECK
SHEET NUMBER
C09
(INTENDED DISPLAY SCALE: 1"=30')
LEGEND
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT
PROPOSED PAVERS
PROPOSED CONCRETE
WBC ISLAND HIGH RISE
EXISTING
PROPOSED
AC. 0.289981 AC. %
IMPERVIOUS 0.07 1% 0.45 8%
PERVIOUS 3.76 70% 2.07 38%
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BAYBRIDGE BLVD
THE ISLAND TOWER (MIN. F.F.E. = 20.3 NAVD1988)
PROPOSED PUTTING GREEN
PROPOSED PLANTER BED (TYP.)
(2) PROPOSED ADA PARKING SPACES
WATER FEATURE
ARRIVAL DECK ACCESS
PROPOSED PLANTER BED (TYP.)
PROPOSED PLANTER BED(S) (TYP.)
POOL AREA
ELEC/MEP ROOM
STORAGE ROOM
GARAGE ACCESS
STAIRCASE
PROPOSED STOP SIGN & 24" STOP BAR
THE ISLAND MONUMENT SIGN
PROPOSED TRANSFORMER LOCATION
PROPOSED 12" WHITE CROSSWALK
PROPOSED 12' WIDE FPL EASEMENT
PROPOSED FPLE
PROPOSED 12' CONCRETE RIBBON
EXISTING CONCRETE WALL
PROPOSED I.C.U.E.
PROPOSED TYPE 'F' CURB
PROPOSED LIFT STATION
(10) PROPOSED BIKE RACK
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)
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EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
\\fmo01\Drawings\20141\20149883-004\Engineering\Drawings\SITE\149883-004 SITE.dwg (SITE PLAN – ARRIVAL DECK) amm Apr 22, 2022 – 1:01pm

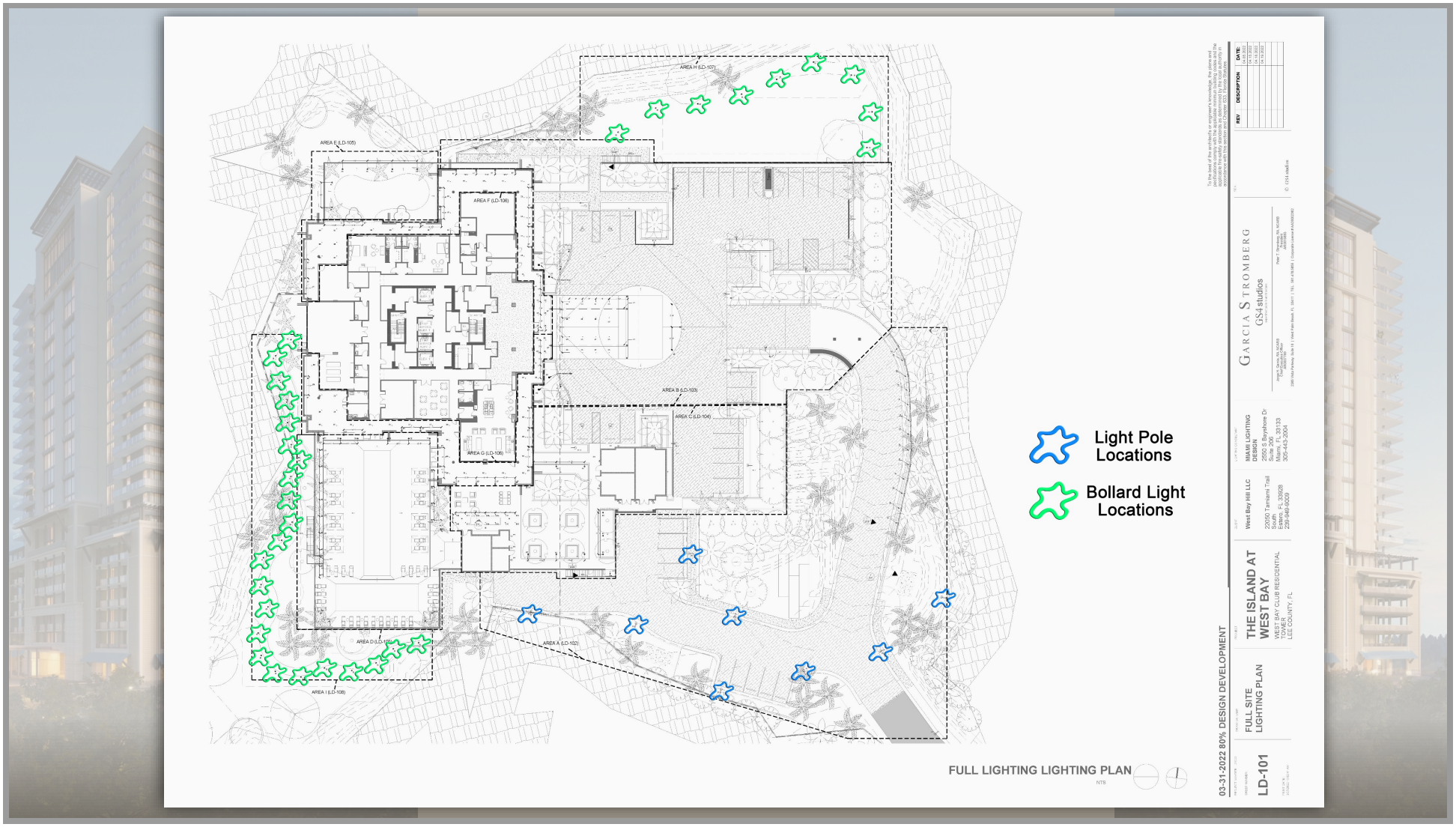

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E.B. #642 & L.B. #642
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 06-47-25
SCALE: As Shown
PAVING GRADING & DRAINAGE
SHEET NUMBER
C10
PROPERTY BOUNDARY (TYP.)
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPOSED 678 LF RETAINING WALL WITH 48" MINIMUM HANDRAIL OR APPROVED EQUAL
PROPOSED ±152 LF RETAINING WALL WITH 48" MINIMUM HANDRAIL OR APPROVED EQUAL
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
PROPOSED PARKING GARAGE MIN. F.F.E. = 8.50 (NAVD 1988) (GROUND LEVEL)
UNDERGROUND CONCRETE STORM CHAMBERS (4,744 SF)
UNDERGROUND CONCRETE STORM CHAMBERS (26,703 SF)
UNDERGROUND CONCRETE STORM CHAMBERS (150 SF)
UNDERGROUND CONCRETE STORM CHAMBERS (3,243 SF)
UNDERGROUND CONCRETE STORM CHAMBERS (200 SF)
PROPOSED BERM MIN. ELEV. = 8.50
PROPOSED ±124 LF RETAINING WALL WITH 48" MINIMUM HANDRAIL OR APPROVED EQUAL
PROPOSED SWALE
PROPOSED ±301 LF RETAINING WALL WITH 48" MINIMUM HANDRAIL OR APPROVED EQUAL
PROPOSED LCUE
EXISTING CONCRETE RETAINING WALL
PROPOSED FFLE
EXISTING 36" RCP INV (S) = 0.04
EXISTING CONCRETE RETAINING WALL
EXISTING BENCHMARK DF #502 NAIL & DISK ELEV. = 06.21 NAVD88 (CONCRETE SIDEWALK)
EXISTING CONCRETE RETAINING WALL
EXISTING 36" RCP INV (N) = 0.29
BAYBRIDGE BLVD
(INTENDED DISPLAY SCALE: 1"=30')
S-01 TYPE "C" INLET GRATE = 6.15 INV. (SW) = 1.70
S-02 TYPE "S" CURB INLET GRATE = 7.55 INV. (W) = 1.70 INV. (NE) = 1.70
S-03 TYPE "C" INLET W / J BOTTOM GRATE = 6.83 INV. (W) = 1.70 INV. (N) = 1.70 INV. (E) = 1.70
S-04 TYPE "C" INLET GRATE = 6.32 INV. (N) = 3.30 INV. (E) = 1.70
S-05 TYPE "C" INLET GRATE = 5.40 INV. (NE) = 2.30 INV. (S) = 1.70
S-06 TYPE "K" INLET GRATE = 5.50 INV. (SW) = 2.30
S-07 TYPE "C" INLET GRATE = 6.32 INV. (W) = 3.30 INV. (E) = 3.30
S-09 TYPE "C" INLET GRATE = 4.80 INV. (S) = 3.30
S-10 TYPE "C" INLET GRATE = 5.50 INV. (E) = 3.30
S-13 TYPE "C" INLET GRATE = 6.15 INV. (N) = 3.30
S-08 RIM & COVER RIM = 6.50
S-11 RIM & COVER RIM = 6.50
S-12 RIM & COVER RIM = 6.50
NOTES:
1. ALL INLETS TO HAVE A MINIMUM OF 1' SUMP IN THE BOTTOM OF EACH INLET.
2. CONTRACTOR SHALL INSTALL INLET INSERTS AFTER STRUCTURES ARE INSTALLED. SEE SHEET C16.
3. EXISTING UPLAND BUFFER IS PART OF THE EXISTING CONSERVATION EASEMENT AND IS TO REMAIN AS IS AND NOT DISTURBED BY ANY PROPOSED CONSTRUCTION.
LEGEND
0.5' ELEVATION CONTOUR
UNDERGROUND STORM VAULTS
PAVERS
UPLAND BUFFER (CONSERVATION EASEMENT)
ERP Design Summary
Water Quality — Control Elevation (ft): NGVD 3.0, NAVD 1.81, Proposal 1.81
5-Year, 1-Day Storm — Rainfall (in): 5.2, 6.1; Peak Stage (ft): 4.86, 3.11, 5.0; Minimum Parking Elev.(ft): 5.50, 4.33, 6.5
25-Year, 3-Day Storm — Rainfall (in): 10.1, 11.2; Allowable Discharge (cfs): 1.50, 1.59; Design Discharge (cfs): N/A; Peak Stage (ft): 5.20, 4.01, 6.5; Minimum Berm Elevation (ft): 6.5
100 Year, 3-Day Storm — Rainfall (in): 12.9, 15.0; FEMA Zone AE (ft): 11.0, 9.81, 10; Peak Stage (ft): 5.57, 4.58; Minimum Building Finished Floor (ft): 11.0, 9.81, 12.0
PRELIM FEMA AE = 11 FT NAVD 88
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929

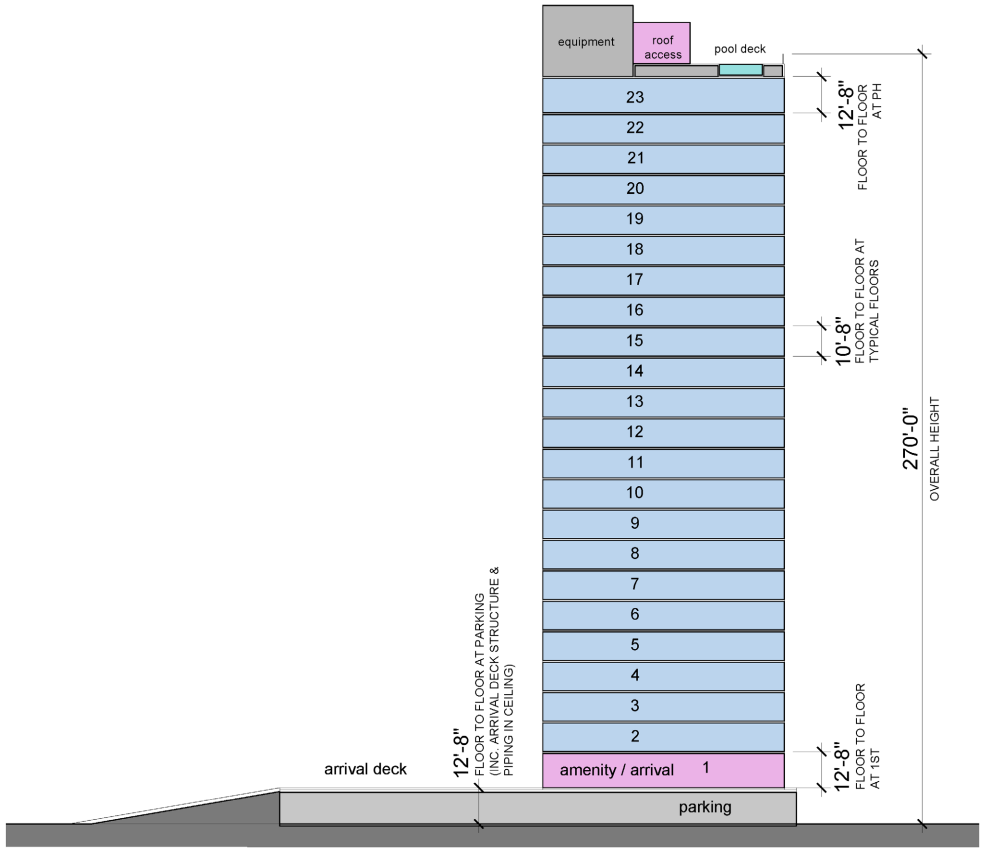

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WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 08-47-25
SCALE: As Shown
UTILITY PLAN
SHEET NUMBER
C11
PROPERTY BOUNDARY (TYP.)
0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30")
STAIRCASE
THE ISLAND TOWER (3RD STORY)
MIN. F.F.E. = 20.3 (NAVD1988)
(15,362 SF)
LIGHT POLE (TYP.)
10" CLEANOUT WITH RING & TRAFFIC BEARING COVER
RIM = 5.37
INV (S) = 0.54
6" WATERTIGHT CAP
PROJECT LIMITS (TYP.)
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROPOSED TRANSFORMER LOCATION
EXISTING FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE
EXISTING ±19 LF 6" DIP WATER LINE
PROPOSED 10' FPL EASEMENT
6" PVC WATER MAIN
4" PVC FORCE MAIN
6" PVC FIRE MAIN
6" PLUG VALVE (END OF LCU OWNERSHIP)
PROPOSED RETAINING WALL
PROPOSED LIFT STATION (SEE SHEET C17 AND C18 FOR DETAILS)
PROPOSED ELECTRIC PANEL
PROPOSED 6" WATER SERVICE
PROPOSED 1"x6" REDUCER
AIR RELEASE VALVE
6" CHECK VALVE
6" POST INDICATOR VALVE
PROPOSED 6" DOUBLE DETECTOR CHECK VALVE & BACKFLOW ASSEMBLY
PROPOSED 6" MASTER METER ASSEMBLY
10"x6" REDUCER
10"x6" TEE
AIR RELEASE VALVE
PROPOSED L.C.U.I.E.
EXISTING 4" FORCE MAIN (C900, DR14)
EXISTING 12"x6" REDUCER
EXISTING 12" 45° BEND
12"x10" TAPPING SLEEVE & VALVE
10" DIP WATER MAIN
EXISTING 12" DIP WATER MAIN
EXISTING CONDUIT
(1)– 4" UTS
(1)– 4" COMCAST
(2)– 2" FPL
(4)– 2" FPL
Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = "02-150" and Date Between (01/17/2022) And (01/17/2022)
02-150 Bay Bridge NSVA /Just across bridge
Static 63 PSI
Residual 55 PSI
Flow 805 GPM
THE PROVIDED FLOW INFORMATION BELOW HAS BEEN ADJUSTED FOR DROUGHT/SEASONAL FLUCTUATIONS, NO FURTHER REDUCTION IS NEEDED
FIRE FLOW CALCULATION: (PER NFPA TABLE 18.4.5.2.1)
CONSTRUCTION TYPE - I-A (IBC/IFC) WHICH IS EQUIVALENT TO THE CLASSIFICATION OF CONSTRUCTION TYPE - I(332) (NFPA) 173,752 SF (FLOORS 1-3)
4,500 GPM @ A 4 HR DURATION IS REQUIRED, BUT THE BUILDING WILL HAVE A SPRINKLER SYSTEM.
SO A 75% REDUCTION CAN OCCUR, THEREFORE A FIRE FLOW OF 1,125 GPM FOR 1 HR IS REQUIRED.
FIRE FLOW PROVIDED 2,032 GPM.
NOTE: THERE IS A FIRE PUMP ASSOCIATED WITH THE SPRINKLER SYSTEM.
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929


PROPOSED LANDSCAPE LEGEND
VEHICULAR USE AREA CODE REQUIRED TREES
DESIGNATES VEHICULAR USE LANDSCAPE AREAS
(INTENDED DISPLAY SCALE: 1"=30')
PLANT KEY
*SEE SHEET L-01 FOR COMPLETE PLANT SCHEDULE
TREES
BOTANICAL NAME
COMMON NAME
Bucida buceras 'Shady Lady'
Black Olive Shady Lady
Conocarpus erectus
Green Buttonwood
Quercus virginiana
Southern Live Oak
PALM TREES
BOTANICAL NAME
COMMON NAME
Roystonea elata
Florida Royal Palm
SHRUBS
BOTANICAL NAME
COMMON NAME
Aechmea blanchetiana
Aechmea blanchetiana Bromeliad
Chrysobalanus icaco 'Red Tip'
Red Tip Cocoplum
Chamaedorea elegans
Parlor Palm
Crinum augustum
Crinum Lily
Ficus microcarpa 'Green Island'
Green Island Ficus
Ixora coccinea 'Nora Grant'
Nora Grant Ixora
Serenoa repens 'Cinerea'
Silver Saw Palmetto
Zamia furfuracea
Cardboard Palm
Zamia pumila
Coontie
GROUND COVERS
BOTANICAL NAME
COMMON NAME
Clarodrhiza bulbifera
Giant Swamp Lily
Clarodrhiza bulbifera (miami)
Miami Swamp Lily
Emodea littoralis
Gulfdune Emodea
Hymenocallis latifolia
Spider Lily
Neophalocis exaltata
Giant Fern
Tripsacum dactyloides nana
Dwarf Fakahatchee Grass
EXISTING TREE CANOPY TO REMAIN
±78 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
LIMITS OF CONSERVATION EASEMENT (TYP.)
LIMITS OF CONSTRUCTION (TYP.)
PROPERTY BOUNDARY (TYP.)
SOD
PUTTING GREEN
STAIRCASE
420 SQ FT
158 SQ FT
282 SQ FT
956 SQ FT
COVERED ARRIVAL
WATER FEATURE SOD
THE ISLAND TOWER
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±152 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
POOL
1,363 SQ FT
LIGHT POLE (TYP.)
116 SQ FT
113 SQ FT
THE ISLAND MONUMENT SIGN
PROPOSED TRANSFORMER LOCATION
±301 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING CONCRETE WALL
BAYBRIDGE BLVD
Landscape Code Calculations
General Landscape Requirements Sec. 5-405
Total Site Area 5.39 ACRES / 234815.80 SF
50% Open Space 234815.80 SF x 0.50 SF = 117408.00 SF Required
= 117408.00 SF Provided
1 Tree per 3,000 SF of Development Area 234815.80 SF ÷ 3000.00 SF = 78 Trees Required
General Trees met by utilizing existing trees in the upland buffer of conservation easement. = 78 Trees Provided
Buffer Requirements Sec. 5-406
Buffer Trees met by utilizing existing trees in the upland buffer of conservation easement.
Vehicle Use Area Requirements Sec. 5-409
10% of the Total Paved Surface Area: 34072.00 SF x 10% = 3407.20 SF Required
= 3407.20 SF Provided
1 Tree per 250 SF of Required Area @ 3407.20 SF = 14 Trees Required
= 14 Trees Provided
Native Variety Requirement Sec. 5-403(B)(2)
75% of Trees Must be Florida Native Species 14 of 14 Trees = 100% Native
50 % of Shrubs Must be Florida Native Species 387 of 542 Shrubs = 71% Native
Notes:
All plant material sizes specified are considered minimum. All parts of the plant material specifications must be met for the material to be considered acceptable.
The heights of all trees and shrubs shall be measured from the final grade of the project site.
Where necessary, contractor shall install root barrier to protect sidewalks, utilities, etc. from root damage. See details for specific requirements for root barrier installation.
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JEFFREY WAGLE, RLA
FL License No. LA-6667008
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149883-004
FILE NO. 08-47-25
SCALE: As Shown
LANDSCAPE CONCEPT PLAN
SHEET NUMBER
L01


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DANA L. DUNC, PE
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LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 06-47-25
SCALE: As Shown
OPEN SPACE
SHEET NUMBER
EXHIBIT
(INTENDED DISPLAY SCALE: 1"=30')
0 15 30 60
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)
±75 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
THE ISLAND TOWER
COVERED ARRIVAL
ARRIVAL WATER FEATURE
ARRIVAL DECK ACCESS
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±130 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±124 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
LAP POOL
FAMILY POOL
SPA
STAIRCASE
GARAGE ACCESS
PROPOSED STOP SIGN & 24" STOP BAR
PROPOSED TYPE 'F' CURB
PROPOSED TRANSFORMER LOCATION
PROPOSED 12' WHITE CROSSWALK
PROPOSED STOP SIGN & 24" STOP BAR
±314 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
PROPOSED L.C.U.E.
EXISTING CONCRETE WALL
PROPOSED LIFT STATION
BAYBRIDGE BLVD
TOTAL OPEN SPACE SCENARIOS:
GROUND LEVEL (INCLUDES SIDEWALK) = 60.40%
GROUND LEVEL (INCLUDES SIDEWALK) , DECK PLANTERS, AND POOL AREA = 72.49%
GROUND LEVEL (INCLUDES SIDEWALK) AND DECK PLANTERS = 68.64%


0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')
PLANT KEY
TREES
BOTANICAL NAME
COMMON NAME
Bucida buceras 'Shady Lady'
Black Olive Shady Lady
Bulnesia sarmientoi
Guiacko Limbo
Conocarpus erectus
Green Buttonwood
Cordia sebestena
Orange Geiger Tree
Delonix regia
Royal Poinciana
Ligustrum japonicum
Japanese Privet
Plumeria
Frangipani
Quercus virginiana
Southern Live Oak
Strelitzia nicolai
Giant Bird of Paradise
Tabebuia heterophylla
Pink Tabebuia
PALM TREES
BOTANICAL NAME
COMMON NAME
Chamaedorea cataractarum
Cat Palm
Cocos nucifera 'Maypan'
Maypan Coconut Palm
Dypsis lutescens
Areca Palm
Latania lontaroid
Blue Latan Palm
Livistona chinensis
Chinese Fan Palm
Phoenix roebelenii
Pygmy Date Palm
Phoenix roebelenii
Pygmy Date Palm Triple
Ptychosperma elegans
Alexander Palm
Ptychosperma elegans
Alexander Palm Triple
Roystonea dunlapiana
Florida Royal Palm
Thrinax morrisii
Key Thatch Palm
Veitchia arecina
Montgomery Palm
Veitchia arecina
Montgomery Palm
SHRUBS
BOTANICAL NAME
COMMON NAME
Aechmea blanchetiana
Aechmea blanchetiana Bromeliad
Aechmea Blue Tango
Blue Tango Bromeliad
Alcantarea imperialis
Imperial Bromeliad
Alpinia zerumbet
Shell Ginger
Alpinia zerumbet 'Variegata'
Variegated Shell Ginger
Bougainvillea x 'Helen Johnson'
Helen Johnson Compact Bougainvillea
Chrysobalanus icaco 'Red Tip'
Red Tip Cocoplum
Clusia guttifera
Small-Leaf Clusia
Clusia guttifera
Small-Leaf Clusia
Codiaeum variegatum 'Petra'
Petra Croton
Cordyline fruticosa 'Black Magic'
Black Magic Ti Plant
Crinum augustum
Crinum Lily
Crinum augustum 'Queen Emma'
Queen Emma Crinum Lily (Purple)
Ficus microcarpa 'Green Island'
Green Island Ficus
Hamelia rodosa
Dwarf Firebush
Heliconia rostrata
Lobster Claw Heliconia
Hibiscus rosa-sinensis 'Double Red'
Double Red Chinese Hibiscus
Hibiscus rosa-sinensis 'Seminole Pink'
Seminole Pink Hibiscus
Hibiscus rosa-sinensis 'Seminole Pink'
Seminole Pink Hibiscus Standard
Ixora coccinea 'Nora Grant'
Nora Grant Pink Ixora
Ixora coccinea 'Maui'
Maui Ixora
Monstera deliciosa
Swiss Cheese Plant
Philodendron selloum 'Xanadu'
Xanadu Philodendron
Serenoa repens 'Cinerea'
Silver Saw Palmetto
Strelitzia reginae
Orange Bird Of Paradise
Zamia furfuracea
Cardboard Palm
Zamia pumila
Coontie
GROUND COVERS
BOTANICAL NAME
COMMON NAME
Annuals Selected By Owner
Annuals
Bulbine frutescens 'Orange'
Orange Stalked Bulbine
Ceatsus macranjas 'Emerald Blanket'
Emerald Blanket Nubel Plum
Clerodrthe bute-manol
Clerodrthe bute-manol
Dianella tasmanica 'Blueberry'
Blueberry Flax Lily
Dietes bifoldica
White African Iris
Dietes vegeta
Yellow African Iris
Ernodea littoralis
Golden Creeper
Evolvulus glomeratus 'Blue Daze'
Blue Daze Dwarf Morning Glory
Heliconia pertacoruns
Heliconia
Hymenocallis latifolia
Spider Lily
Muhlenbergia capillaris
Pink Muhly Grass
Nassella cernuiflora 'Regina'
Giant Apostles Iris
Nephrolepis biserrata 'Macho Fern'
Macho Fern
Nephrolepis exaltata
Boston Fern
Pennisetum setaceum 'Alba'
White Fountain Grass
Phyllostachys aureosulcata
Wart Fern
Tripsacum dactyloides
Fakahatchee Grass
Tripsacum floridanum
Dwarf Fakahatchee Grass
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WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 06-47-25
SCALE: AS SHOWN
ENHANCED LANDSCAPE PLAN
SHEET NUMBER
EXHIBIT

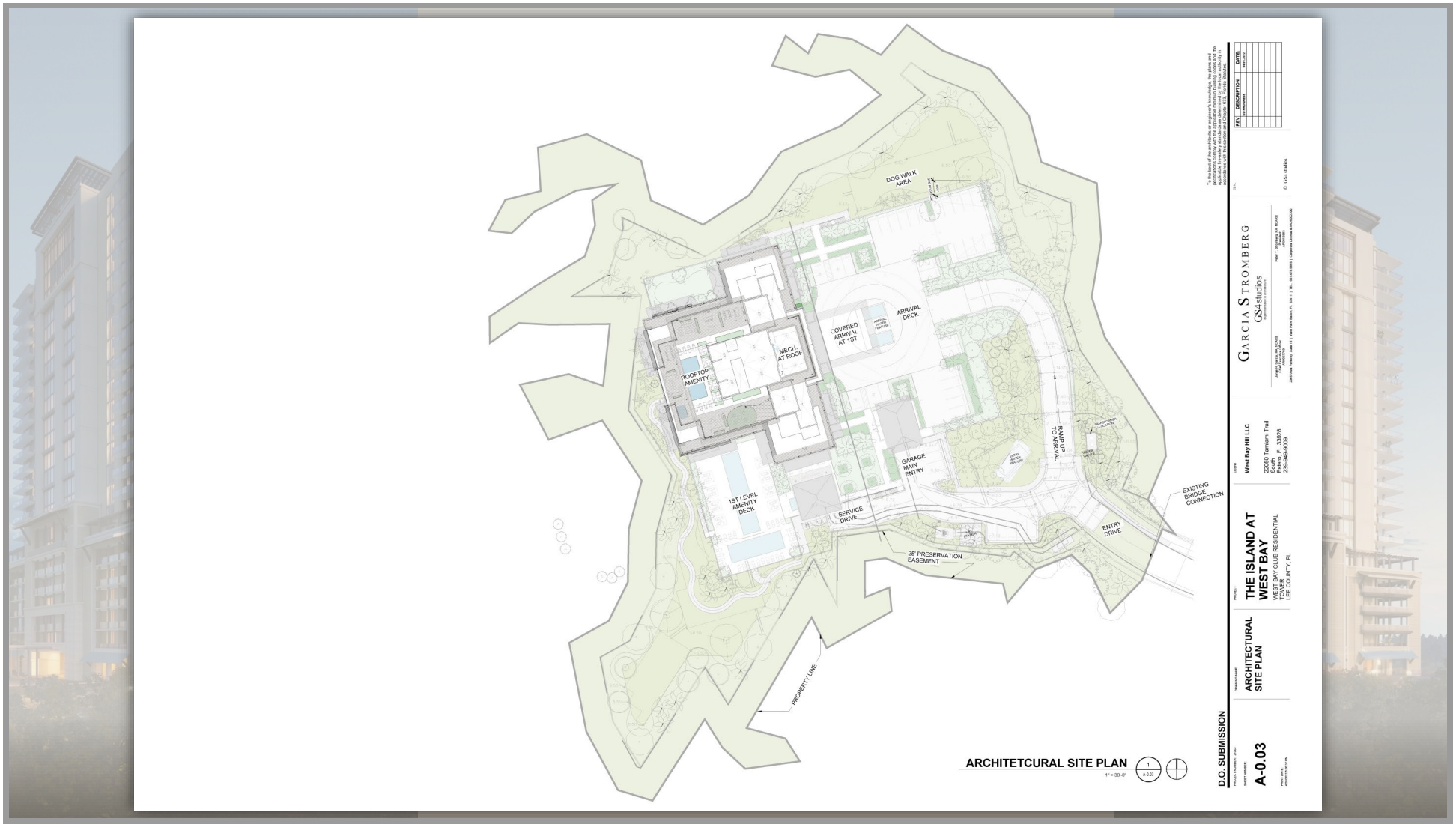

AREA H (LD-107)
AREA E (LD-105)
AREA F (LD-106)
AREA B (LD-103)
AREA C (LD-104)
AREA G (LD-106)
AREA D (LD-101)
AREA A (LD-102)
AREA I (LD-108)
Light Pole Locations
Bollard Light Locations
FULL LIGHTING LIGHTING PLAN
NTS
03-31-2022 80% DESIGN DEVELOPMENT
LD-101
FULL SITE LIGHTING PLAN
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-948-9009
MIAMI LIGHTING DESIGN
2550 S Bayshore Dr Suite 206
Miami, FL 33133
305-443-2004
GARCIA STROMBERG
GS4studios
REV
DESCRIPTION
DATE

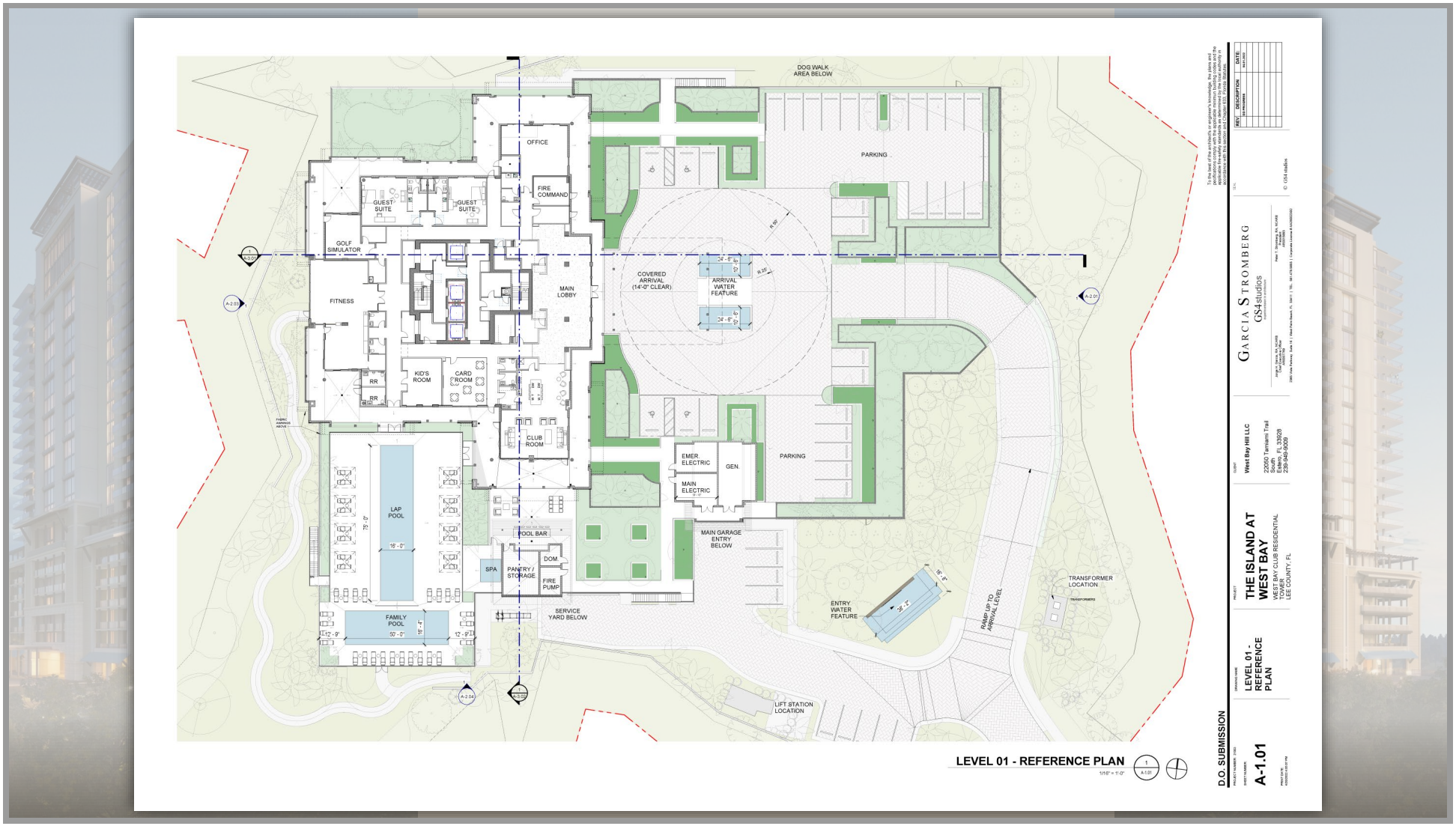


THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

SECTION DIAGRAM
05.12.2021
Page 10


DOG WALK AREA
ARRIVAL DECK
COVERED ARRIVAL AT 1ST
MECH. AT ROOF
ROOFTOP AMENITY
RAMP UP TO ARRIVAL
GARAGE MAIN ENTRY
1ST LEVEL AMENITY DECK
SERVICE DRIVE
ENTRY DRIVE
EXISTING BRIDGE CONNECTION
25' PRESERVATION EASEMENT
PROPERTY LINE
ARCHITETCURAL SITE PLAN
1" = 30'-0"
D.O. SUBMISSION
ARCHITECTURAL SITE PLAN
A-0.03
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-949-9009
GARCIA STROMBERG
GSAstudios
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DOG WALK AREA BELOW
OFFICE
FIRE COMMAND
GUEST SUITE
GUEST SUITE
GOLF SIMULATOR
FITNESS
MAIN LOBBY
KID'S ROOM
CARD ROOM
RR
RR
CLUB ROOM
COVERED ARRIVAL (14'-0" CLEAR)
ARRIVAL WATER FEATURE
PARKING
PARKING
EMER. ELECTRIC
GEN.
MAIN ELECTRIC
MAIN GARAGE ENTRY BELOW
LAP POOL
POOL BAR
SPA
PANTRY / STORAGE
DOM.
FIRE PUMP
SERVICE YARD BELOW
FAMILY POOL
ENTRY WATER FEATURE
RAMP UP TO ARRIVAL LEVEL
TRANSFORMER LOCATION
LIFT STATION LOCATION
LEVEL 01 - REFERENCE PLAN
1/16" = 1'-0"
D.O. SUBMISSION
A-1.01
LEVEL 01 - REFERENCE PLAN
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-949-9009
GARCIA STROMBERG
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FLORIDA VERNACULAR & MEDITERRANEAN REFERENCE IMAGES



1
Articulated massing



2
Wood trellis and detailing



3
Trellis building cap



4
Articulated base with simplified body



6
Window styles and mullion patterning



7
Wood siding and balcony details



8
Trellised covered outdoor areas



9
Thin column rhythm at projecting balconies, siding



10
Brackets at overhangs, exposed framing



11
Standing seem metal roof, rhythm of balcony columns, building base



12
Roof top elements, open truss gables, deep balconies creating outdoor rooms



13
Thin column rhythm at deep balconies



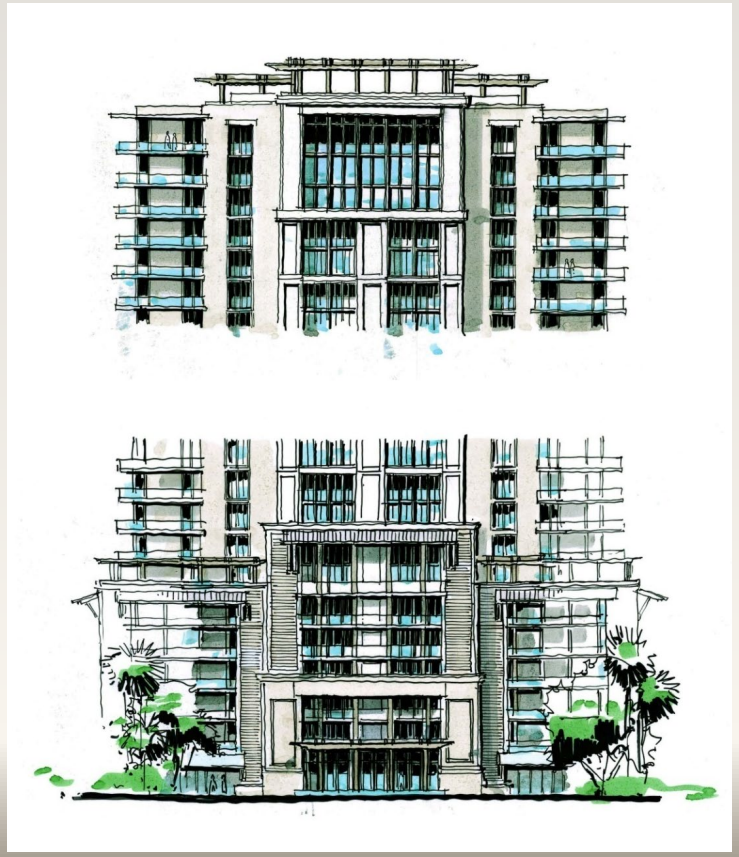
5
JASMINE BAY - WEST BAY CLUB
Accent edge bands, grey roofs

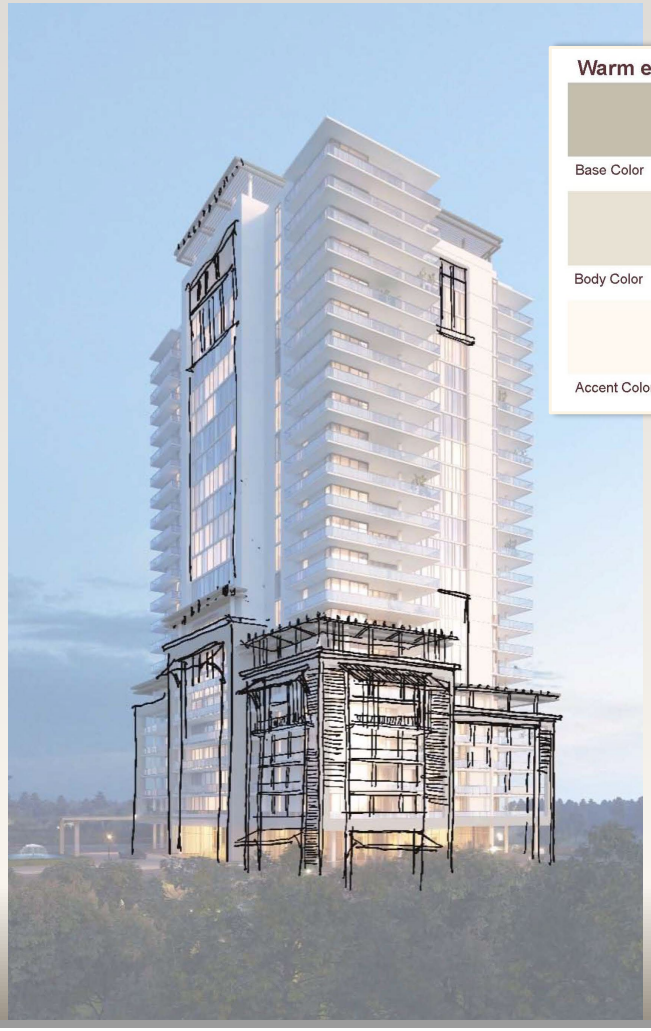
West Bay Club

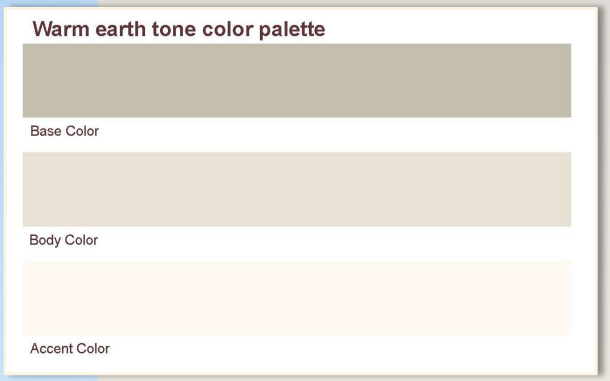


14
GOLF NIBLICK BUILDING - WEST BAY CLUB
Warm earth tone color palette, wood work at overhangs

CONCEPT SKETCHES



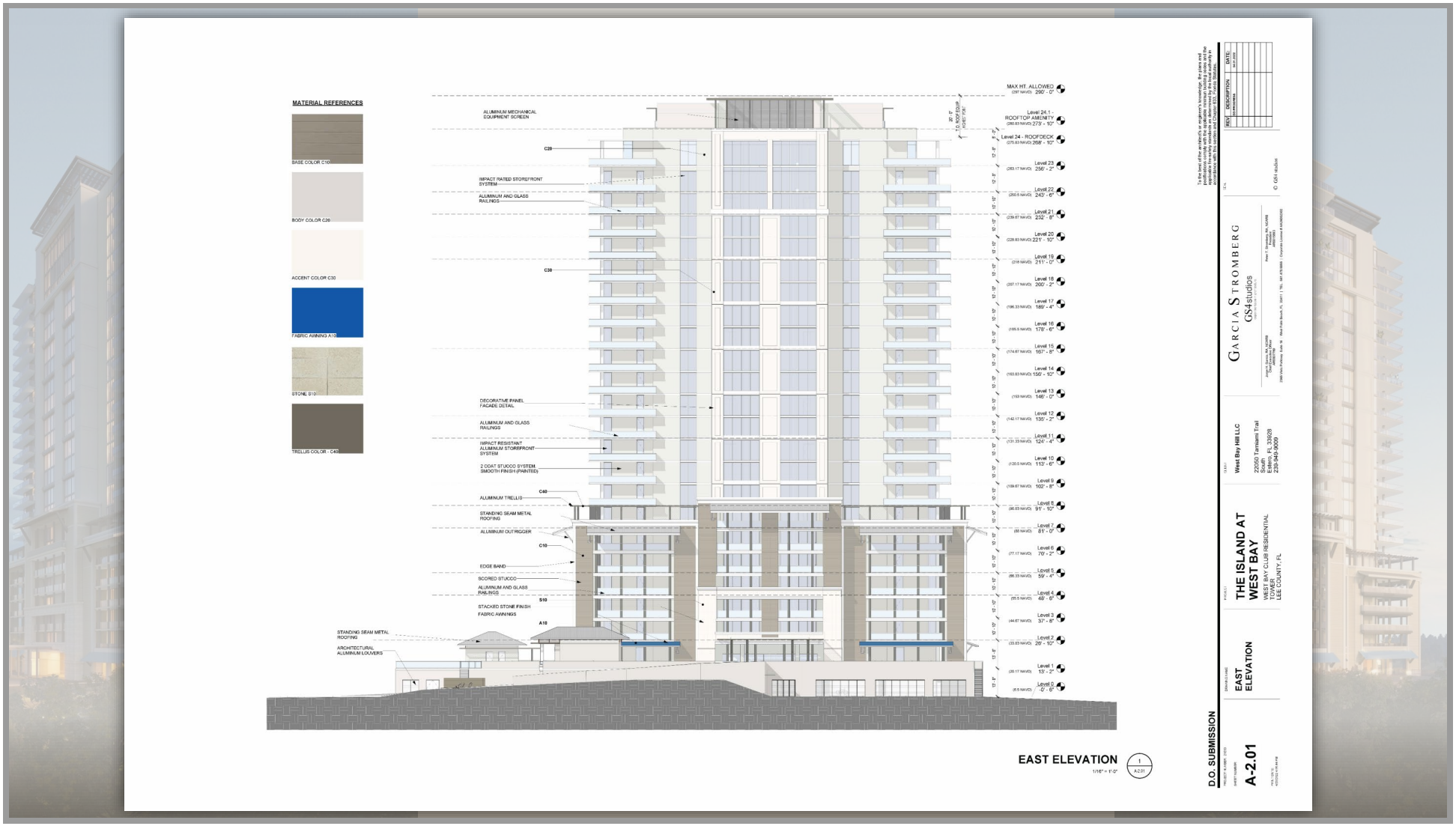


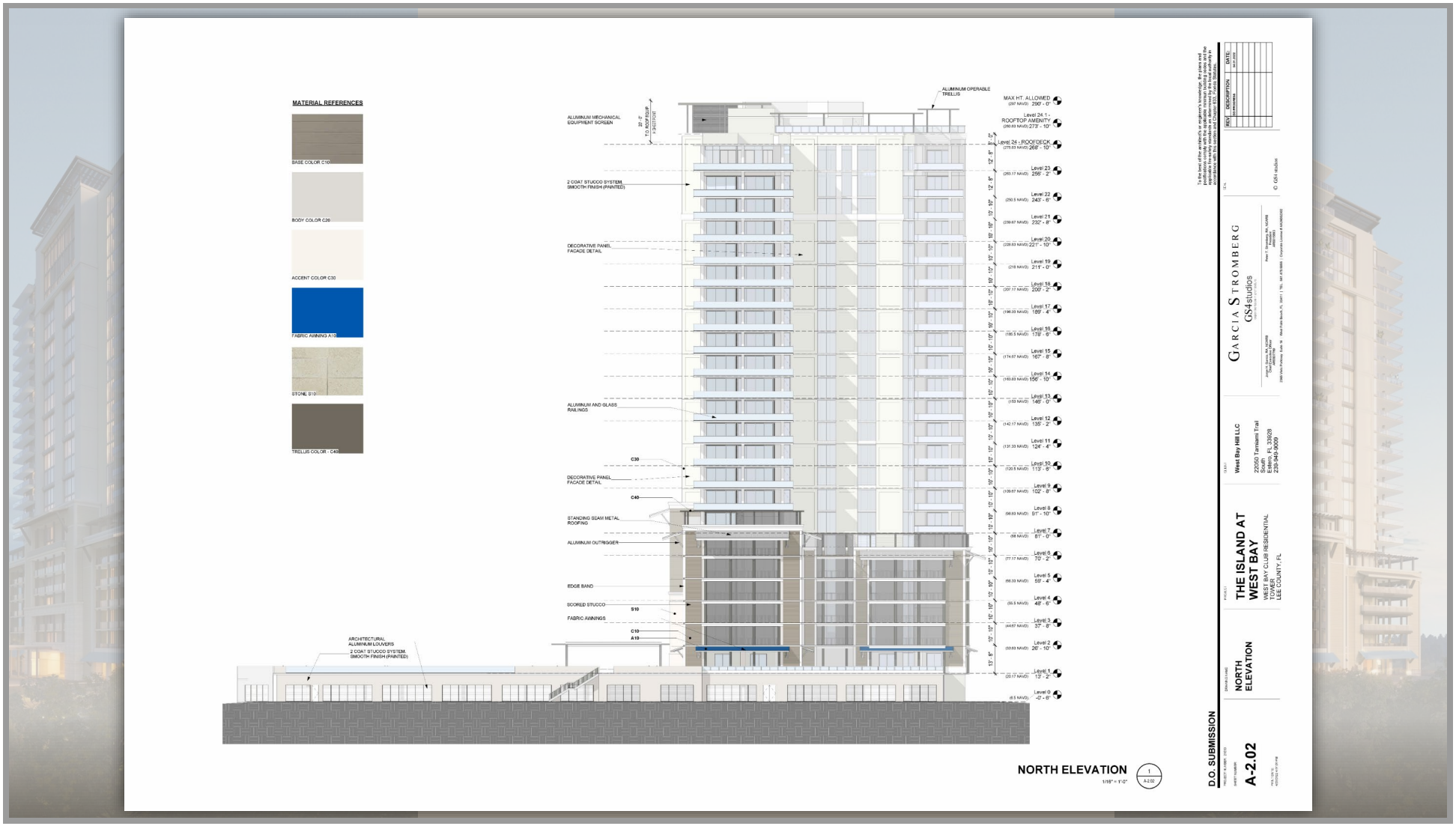


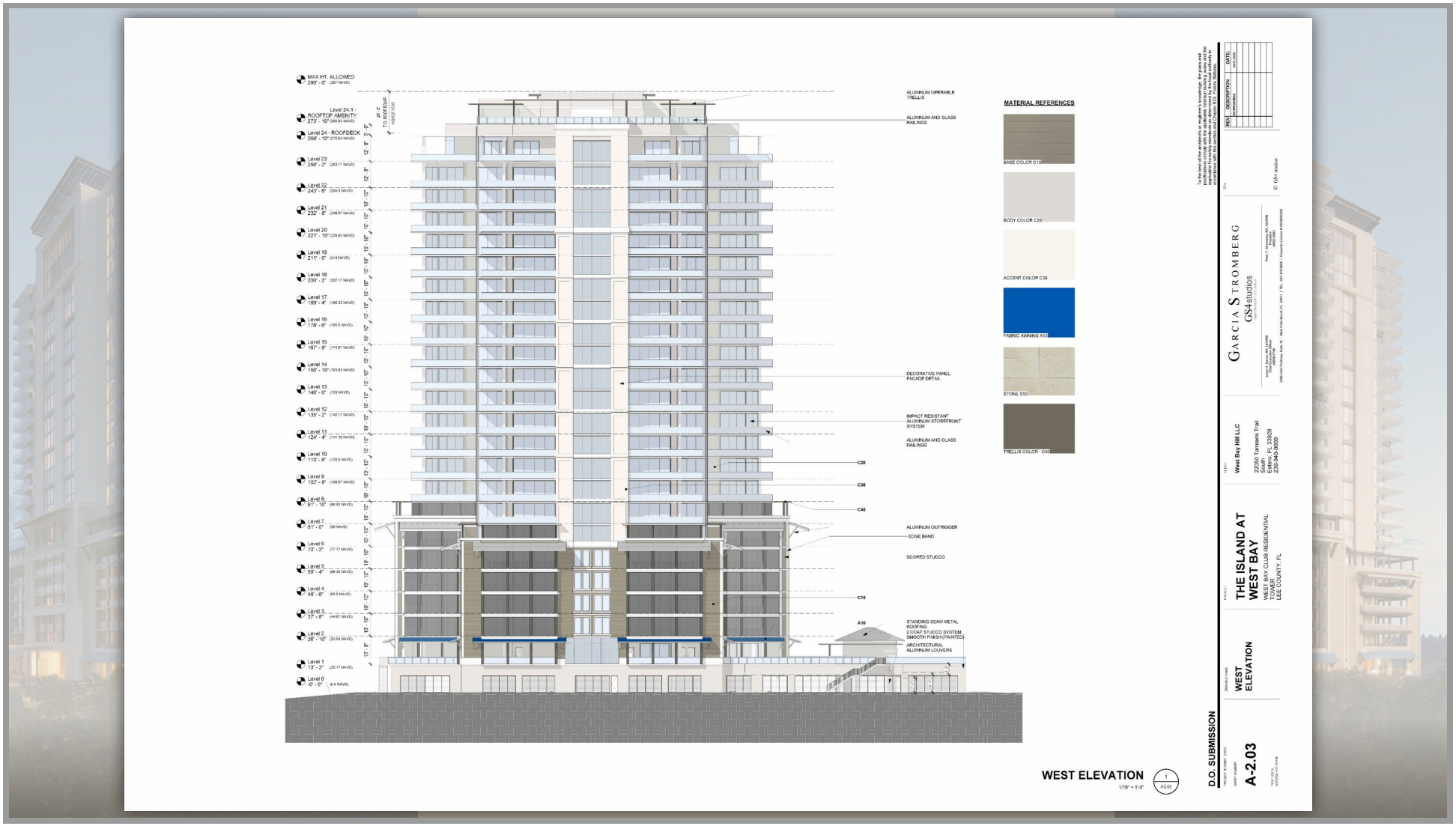

Trellis building cap & rooftop elements (3,12)
Accent edge bands (5)
Articulated base with simplified body (4)
Warm earth tone color pallette (14)
Wood look trellis elements (2,8)
Articulated massing, Articulated base & simplified body (1&4)
Accent bands, Grey/ standing seam metal roof, Brackets at overhangs (5, 10, 11)
Thin column rhythm at deep balconies (13)
Wood look siding (7)

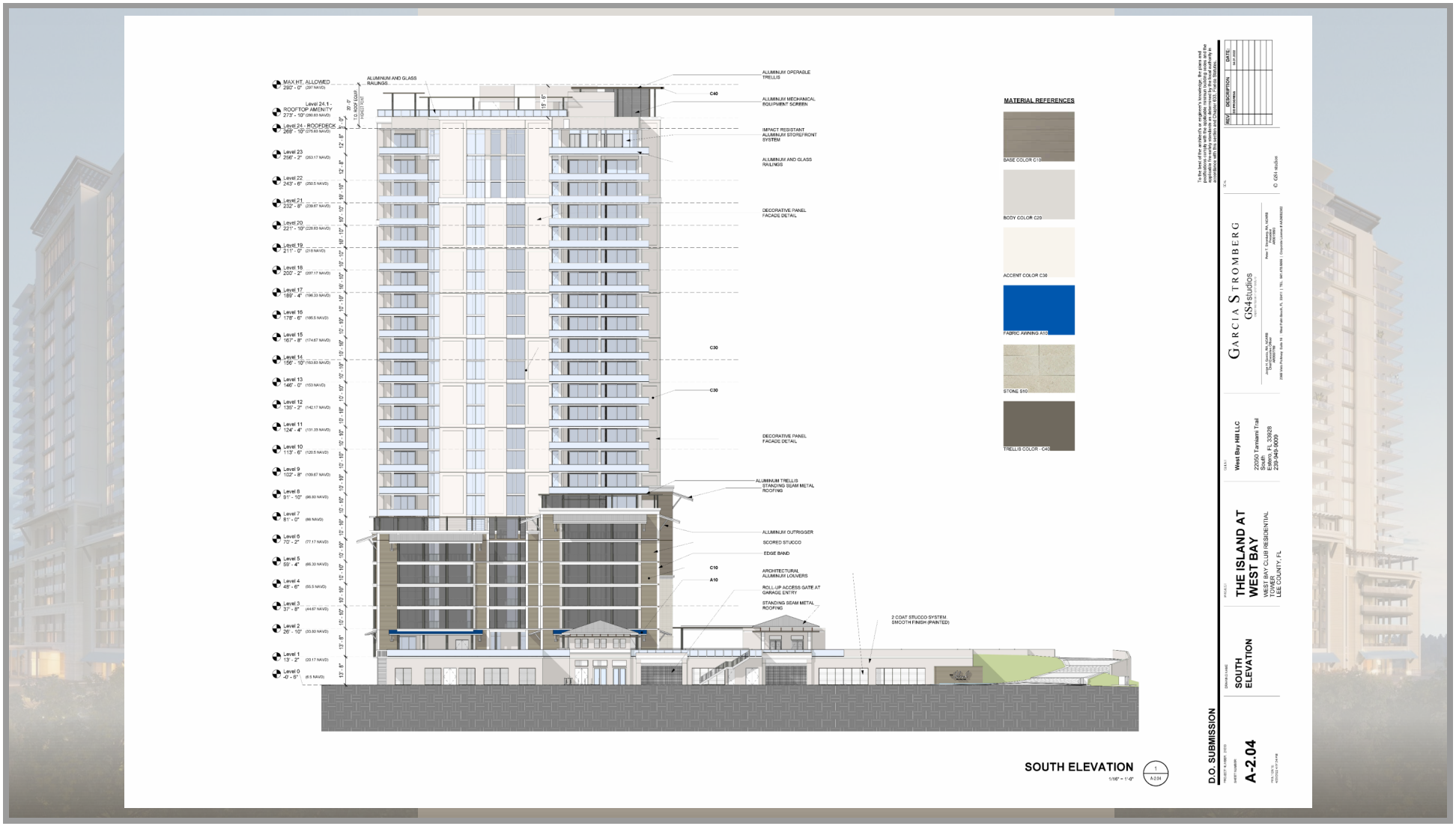



Corner Boards at edges
Horizontal wood look siding
Deep overhangs Exposed Rafters
Standing seam metal roofs
Brackets
Accent edge bands
Deep Balconies with Vertical column rhythms creating outdoor rooms
Trellised outdoor areas


MATERIAL REFERENCES
BASE COLOR C10
BODY COLOR C20
ACCENT COLOR C30
FABRIC AWNING A10
STONE S10
TRELLIS COLOR - C40
ALUMINUM MECHANICAL EQUIPMENT SCREEN
C20
IMPACT RATED STOREFRONT SYSTEM
ALUMINUM AND GLASS RAILINGS
C30
DECORATIVE PANEL FACADE DETAIL
ALUMINUM AND GLASS RAILINGS
IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
2 COAT STUCCO SYSTEM SMOOTH FINISH (PAINTED)
C40
ALUMINUM TRELLIS
STANDING SEAM METAL ROOFING
ALUMINUM OUT RIGGER
C10
EDGE BAND
SCORED STUCCO
ALUMINUM AND GLASS RAILINGS
S10
STACKED STONE FINISH
FABRIC AWNINGS
A10
STANDING SEAM METAL ROOFING
ARCHITECTURAL ALUMINUM LOUVERS
MAX HT. ALLOWED (287 NAVD) 290' - 0"
Level 24.1 - ROOFTOP AMENITY (280.83 NAVD) 273' - 10"
Level 24 - ROOFDECK (275.83 NAVD) 268' - 10"
Level 23 (265.17 NAVD) 258' - 2"
Level 22 (250.5 NAVD) 243' - 6"
Level 21 (239.67 NAVD) 232' - 8"
Level 20 (228.83 NAVD) 221' - 10"
Level 19 (218 NAVD) 211' - 0"
Level 18 (207.17 NAVD) 200' - 2"
Level 17 (196.33 NAVD) 189' - 4"
Level 16 (185.5 NAVD) 178' - 6"
Level 15 (174.67 NAVD) 167' - 8"
Level 14 (163.83 NAVD) 156' - 10"
Level 13 (153 NAVD) 146' - 0"
Level 12 (142.17 NAVD) 135' - 2"
Level 11 (131.33 NAVD) 124' - 4"
Level 10 (120.5 NAVD) 113' - 6"
Level 9 (109.67 NAVD) 102' - 8"
Level 8 (98.83 NAVD) 91' - 10"
Level 7 (88 NAVD) 81' - 0"
Level 6 (77.17 NAVD) 70' - 2"
Level 5 (66.33 NAVD) 59' - 4"
Level 4 (55.5 NAVD) 48' - 6"
Level 3 (44.67 NAVD) 37' - 8"
Level 2 (33.83 NAVD) 26' - 10"
Level 1 (23.17 NAVD) 13' - 2"
Level 0 (6.5 NAVD) -0' - 6"
EAST ELEVATION
1/16" = 1'-0"
D.O. SUBMISSION
EAST ELEVATION
A-2.01
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-949-9009
GARCIA STROMBERG
GS4studios
REV DESCRIPTION DATE
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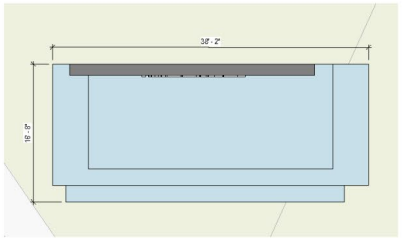

MATERIAL REFERENCES
BASE COLOR C10
BODY COLOR C20
ACCENT COLOR C30
FABRIC AWNING A10
STONE S10
TRELLIS COLOR - C40
ALUMINUM MECHANICAL EQUIPMENT SCREEN
ALUMINUM OPERABLE TRELLIS
2 COAT STUCCO SYSTEM, SMOOTH FINISH (PAINTED)
DECORATIVE PANEL FACADE DETAIL
ALUMINUM AND GLASS RAILINGS
STANDING SEAM METAL ROOFING
ALUMINUM OUTRIGGER
EDGE BAND
SCORED STUCCO
FABRIC AWNINGS
ARCHITECTURAL ALUMINUM LOUVERS
2 COAT STUCCO SYSTEM, SMOOTH FINISH (PAINTED)
MAX HT. ALLOWED 290' - 0"
Level 24.1 - ROOFTOP AMENITY 273' - 10"
Level 24 - ROOFDECK 268' - 10"
Level 23 256' - 2"
Level 22 243' - 6"
Level 21 232' - 8"
Level 20 221' - 10"
Level 19 211' - 0"
Level 18 200' - 2"
Level 17 189' - 4"
Level 16 178' - 6"
Level 15 167' - 8"
Level 14 156' - 10"
Level 13 146' - 0"
Level 12 135' - 2"
Level 11 124' - 4"
Level 10 113' - 6"
Level 9 102' - 8"
Level 8 91' - 10"
Level 7 81' - 0"
Level 6 70' - 2"
Level 5 59' - 4"
Level 4 48' - 6"
Level 3 37' - 8"
Level 2 26' - 10"
Level 1 12' - 2"
Level 0 -2' - 6"
NORTH ELEVATION
1/16" = 1'-0"
D.O. SUBMISSION
NORTH ELEVATION
A-2.02
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22550 Tamiami Trail South
Estero, FL 33928
239-949-9009
GARCIA STROMBERG
GS4studios
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MAX HT. ALLOWED
290' - 0" (297 NAVD)
Level 24.1 - ROOFTOP AMENITY
273' - 10" (290.83 NAVD)
Level 24 - ROOFDECK
268' - 10" (275.83 NAVD)
Level 23
259' - 2" (263.17 NAVD)
Level 22
242' - 6" (250.5 NAVD)
Level 21
232' - 8" (239.67 NAVD)
Level 20
221' - 10" (229.83 NAVD)
Level 19
211' - 0" (219 NAVD)
Level 18
200' - 2" (207.17 NAVD)
Level 17
189' - 4" (196.33 NAVD)
Level 16
178' - 6" (185.5 NAVD)
Level 15
167' - 8" (174.67 NAVD)
Level 14
156' - 10" (163.83 NAVD)
Level 13
146' - 0" (153 NAVD)
Level 12
135' - 2" (142.17 NAVD)
Level 11
124' - 4" (131.33 NAVD)
Level 10
113' - 6" (120.5 NAVD)
Level 9
102' - 8" (109.67 NAVD)
Level 8
91' - 10" (98.83 NAVD)
Level 7
81' - 0" (88 NAVD)
Level 6
70' - 2" (77.17 NAVD)
Level 5
59' - 4" (66.33 NAVD)
Level 4
48' - 6" (55.5 NAVD)
Level 3
37' - 8" (44.67 NAVD)
Level 2
26' - 10" (33.83 NAVD)
Level 1
13' - 2" (20.17 NAVD)
Level 0
-0' - 5" (6.5 NAVD)
35'-0" TO ROOF EDGE
HIGHEST ROOF
ALUMINUM OPERABLE TRELLIS
ALUMINUM AND GLASS RAILINGS
DECORATIVE PANEL FACADE DETAIL
IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
ALUMINUM AND GLASS RAILINGS
C20
C30
C40
ALUMINUM OUTRIGGER
EDGE BAND
SCORED STUCCO
C10
A10
STANDING SEAM METAL ROOFING
2 COAT STUCCO SYSTEM, SMOOTH FINISH (PAINTED)
ARCHITECTURAL ALUMINUM LOUVERS
MATERIAL REFERENCES
BASE COLOR C10
BODY COLOR C20
ACCENT COLOR C30
FABRIC AWNING A10
STONE S10
TRELLIS COLOR - C40
WEST ELEVATION
1/16" = 1'-0"
1
A-2.03
REV DESCRIPTION DATE
D.O. SUBMISSION
WEST ELEVATION
A-2.03
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22550 Tamiami Trail South
Estero, FL 33928
239-949-9009
GARCIA STROMBERG
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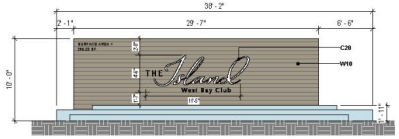

MAX HT. ALLOWED
299' - 0" (307 NAVD)
Level 24.1 - ROOFTOP AMENITY
273' - 10" (280.83 NAVD)
Level 24 - ROOFDECK
268' - 10" (275.83 NAVD)
Level 23
258' - 2" (263.17 NAVD)
Level 22
243' - 6" (250.5 NAVD)
Level 21
232' - 8" (239.67 NAVD)
Level 20
221' - 10" (228.83 NAVD)
Level 19
211' - 0" (218 NAVD)
Level 18
200' - 2" (207.17 NAVD)
Level 17
189' - 4" (196.33 NAVD)
Level 16
178' - 6" (185.5 NAVD)
Level 15
167' - 8" (174.67 NAVD)
Level 14
156' - 10" (163.83 NAVD)
Level 13
146' - 0" (153 NAVD)
Level 12
135' - 2" (142.17 NAVD)
Level 11
124' - 4" (131.33 NAVD)
Level 10
113' - 6" (120.5 NAVD)
Level 9
102' - 8" (109.67 NAVD)
Level 8
91' - 10" (99.83 NAVD)
Level 7
81' - 0" (88 NAVD)
Level 6
70' - 2" (77.17 NAVD)
Level 5
59' - 4" (66.33 NAVD)
Level 4
48' - 6" (55.5 NAVD)
Level 3
37' - 8" (44.67 NAVD)
Level 2
26' - 10" (33.83 NAVD)
Level 1
13' - 2" (23.17 NAVD)
Level 0
-0' - 6" (8.5 NAVD)
ALUMINUM AND GLASS RAILINGS
ALUMINUM OPERABLE TRELLIS
C40
ALUMINUM MECHANICAL EQUIPMENT SCREEN
IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
ALUMINUM AND GLASS RAILINGS
DECORATIVE PANEL FACADE DETAIL
C30
C30
DECORATIVE PANEL FACADE DETAIL
ALUMINUM TRELLIS STANDING SEAM METAL ROOFING
ALUMINUM OUTRIGGER
SCORED STUCCO
EDGE BAND
C10
A10
ARCHITECTURAL ALUMINUM LOUVERS
ROLL-UP ACCESS GATE AT GARAGE ENTRY
STANDING SEAM METAL ROOFING
2 COAT STUCCO SYSTEM SMOOTH FINISH (PAINTED)
MATERIAL REFERENCES
BASE COLOR C10
BODY COLOR C20
ACCENT COLOR C30
FABRIC AWNING A10
STONE S10
TRELLIS COLOR - C40
SOUTH ELEVATION
1/16" = 1'-0"
1
A2.04
D.O. SUBMISSION
SOUTH ELEVATION
A-2.04
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
23350 Tamiami Trail South
Estero, FL 33928
239-947-8009
GARCIA STROMBERG
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South & West Elevation
North & East Elevation

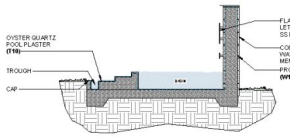




MONUMENT SIGN PLAN



MONUMENT SIGN - SE ELEVATION



MONUMENT SIGN SECTION



PRODEMA SIDING - **W10**

ACCENT COLOR - **C20**

OYSTER QUARTZ - **T10**

D.O. SUBMISSION

MONUMENT SIGN DRAWINGS

A-5.20

THE ISLAND AT WEST BAY

WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

West Bay Hill LLC

23190 Tamiami Trail
South
Estero, FL 33928
239-949-9009

GARCIA STROMBERG
GS4studios



THANK YOU!
ANY QUESTIONS?

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: LB Estero Bay Investments, LLC/ Coconut Trace CPD
2. Address: 22951-22961 Lyden Drive
3. Strap Number: 09-47-25-E2-3500B.00C0 & 09-47-25-E2-3500B.00D0
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.)

PD Amendment to remove language within the CPD schedule of uses which limits real estate offices to the sale of lots/parcels strictly within this PD

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.

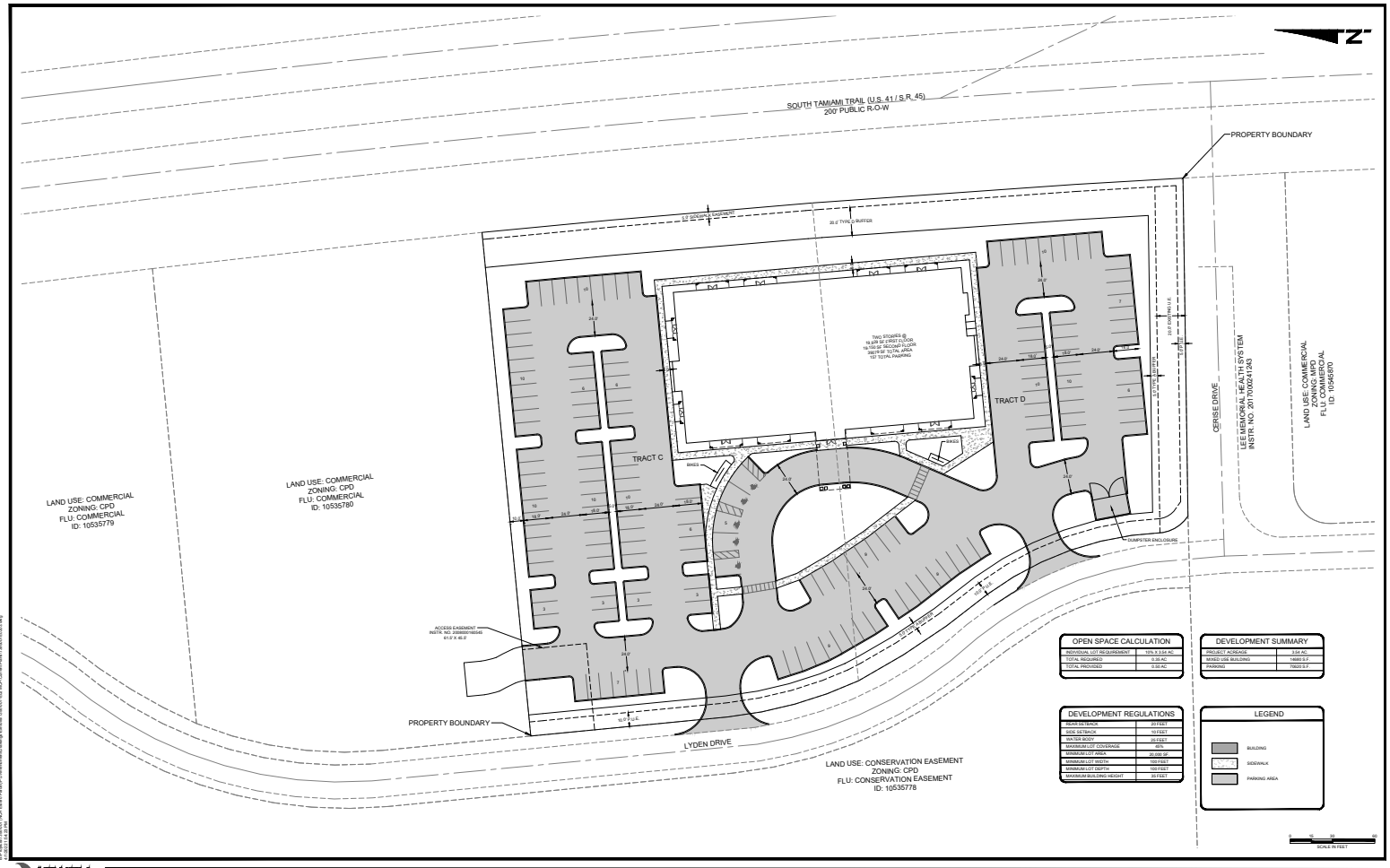
Signature Date

Josephine Medina

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


SOUTH TAMIAMI TRAIL (U.S. 41 / S.R. 45)
200' PUBLIC R-O-W
PROPERTY BOUNDARY
TRACT C
TRACT D
CERISE DRIVE
LEE MEMORIAL HEALTH SYSTEM
INSTR NO. 2017000047563
LAND USE: COMMERCIAL
ZONING: CPD
FLU: COMMERCIAL
ID: 10546970
LAND USE: COMMERCIAL
ZONING: CPD
FLU: COMMERCIAL
ID: 10535779
LAND USE: COMMERCIAL
ZONING: CPD
FLU: COMMERCIAL
ID: 10535780
LAND USE: CONSERVATION EASEMENT
ZONING: CPD
FLU: CONSERVATION EASEMENT
ID: 10535778
LYDEN DRIVE
DUMPSTER ENCLOSURE
OPEN SPACE CALCULATION
DEVELOPMENT SUMMARY
DEVELOPMENT REGULATIONS
LEGEND
BUILDING
SIDEWALK
PARKING AREA
SCALE IN FEET
COCONUT TRACE CPD - TRACTS C & D
MASTER CONCEPT PLAN
1 April 2022

RVi Planning + Landscape Architecture

LONDON BAY

COCONUT TRACE CPD

Planned Development Amendment
Tracts C & D



Public Information Meeting

May 10, 2022

Village of ESTERO



- London Bay Development Group
- Mark Mclean, MHK Architecture
- Josephine Medina, AICP & Alexis Crespo, AICP, RVI Planning + Landscape Architecture
- Sabrina McCabe, PLA, RVI Planning + Landscape Architecture
- Jim Ink, P.E , Atwell Group
- Rich Yovanovich, Coleman Yovanovich & Koester

LONDON BAY

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

ATWELL

PROJECT TEAM

COCONUT TRACE PD AMENDMENT

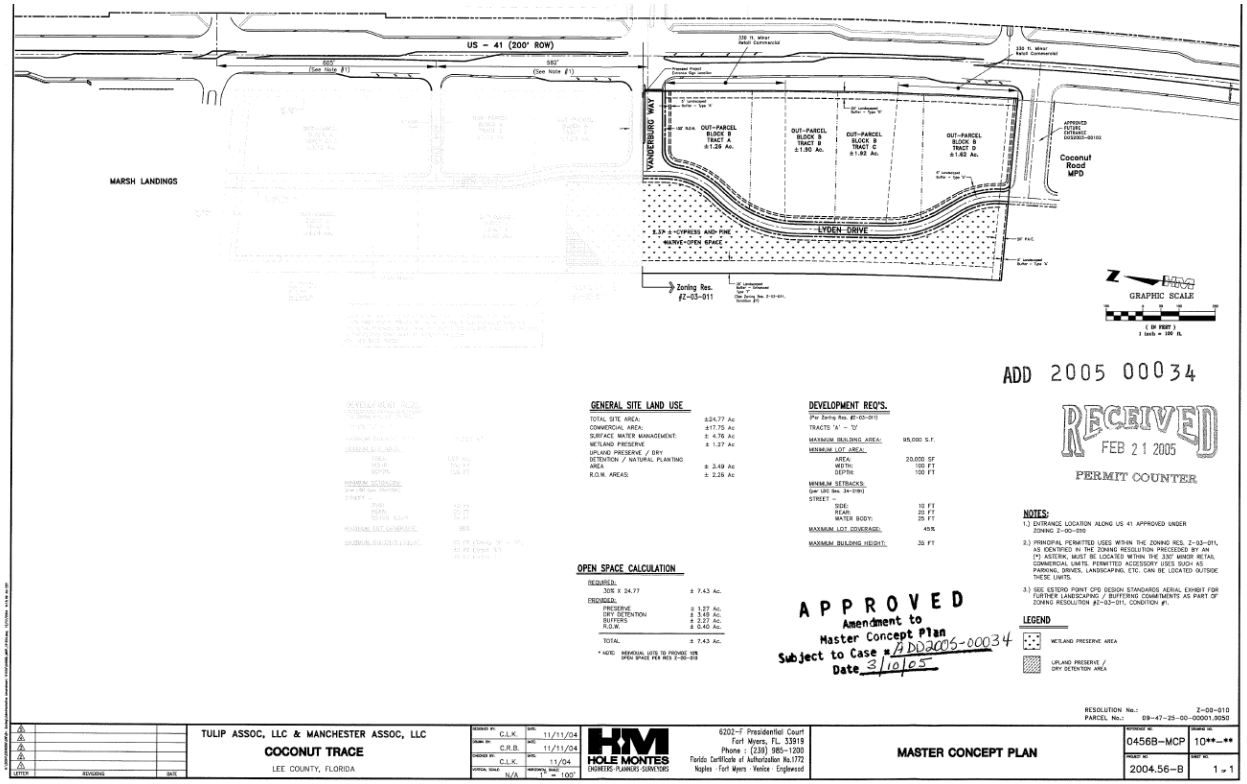
RVi Planning + Landscape Architecture



PROJECT LOCATION

COCONUT TRACE CPD TRACTS C& D

APPROVED MASTER CONCEPT PLAN



OVERVIEW OF REQUEST

- Only change is the removal of language from the Schedule of Uses that limits "real estate sales office" to:
  - ❑ The sale of lots/parcels within this CPD, and;
  - ❑ Duration and location of the use within the CPD.

  "REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 et seq., and 34-3021)
  (strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued)."

- To allow 39,079 SF/2-story multi-use office building including a real estate sales office for the sale of general real estate outside of the CPD.
  - Reduction from max. 60,000 SF allotted for Tracts C&D

- No change to max. height, min. open space or min. setbacks.

MASTER CONCEPT PLAN & LANDSCAPE PLAN



RVi Planning + Landscape Architecture

DISCLAIMER: LANDSCAPE IS CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL APPROVAL


ARCHITECTURAL DESIGN

CONCEPTUAL ARCHITECTURAL ELEVATIONS



WEST ELEVATION
SCALE: 1/16" = 1'



EAST ELEVATION
SCALE: 1/16" = 1'

Coconut Trace
US 41 and Lyden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING | SK5

CONCEPTUAL ARCHITECTURAL ELEVATIONS



SOUTH ELEVATION
SCALE: 1/16" = 1'



NORTH ELEVATION
SCALE: 1/16" = 1'

Coconut Trace
Tract C and D Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK6

COCONUT TRACE CPD – TRACTS C & D

9

CONCEPTUAL ARCHITECTURAL RENDERING
PERSPECTIVE TO THE EAST



Coconut Trace
US 41 and Corkscrew Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK9

CONCEPTUAL ARCHITECTURAL RENDERING
PERSPECTIVE TO THE EAST







Coconut Trace
US 41 and Corkscrew Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SKIO

CONCEPTUAL ARCHITECTURAL RENDERING
BIRDS EYE VIEW TO THE EAST



Coconut Trace
US 41 and Ester Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SKT

COCONUT TRACE CPD – TRACTS C & D

12

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE WEST



Coconut Trace
US 41 and Ayers Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK8

CONCLUSION

- ✓Consistent with the Village of Estero Comprehensive Plan
- ✓Compatible with surrounding land uses
- ✓Reduces the maximum commercial intensity permitted
- ✓Request is limited to removal of restrictions to the already permitted use of real estate sales office

THANK YOU

QUESTIONS?

LONDON BAY

ATWELL

RVi Planning + Landscape Architecture

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

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: Village of Estero / Estero on the River and Happehatchee Properties
2. Address: 9401 Corkscrew Palms Circle, Estero, FL 33928
3. Strap Number: See attached
4. Application Number:

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

- [X] Comprehensive Plan Amendment
- [ ] Planned Development - Amendment or Final Plan Approval
- [X] Conventional Rezoning
- [ ] Bar Special Permit
- [ ] Planned Development Zoning
- [ ] Variance
- [ ] Special Exception
- [ ] Development Orders

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

The Village Council has initiated a Comprehensive Plan Amendment and Rezoning for approximately 32 acres located at the northeast intersection of US 41 and Corkscrew Road. The Village purchased the property in 2019 and subsequently acquired the Happehetchee site, and would like to protect the unique qualities of the site by changing the Future Land Use from Village Center to Public Parks and Recreation, and rezoning from Mixed Use Planned Development (MPD) and Agriculture (AG) to Park and Community Facilities (PCF). The rezoning and future land use designations would better match the intended uses of the sites.

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.

Mary Gibbs
Signature

4/20/22
Date

MARY GIBBS
Print Name

Public information Meeting
STRAP Numbers

33-46-25-E2-U1926.2390
33-46-25-E2-U1936.2400
33-46-25-E2-U1937.2384
33-46-25-E2-U1936.2375
33-46-25-E2-U1941.2390
33-46-25-E2-U1948.2389


Planning, Zoning, and
Design Board
May 10, 2022
Slide 1

Village of ESTERO

PUBLIC INFORMATION MEETING

Village Initiated Rezoning & Comprehensive Plan Amendment

Slide 2

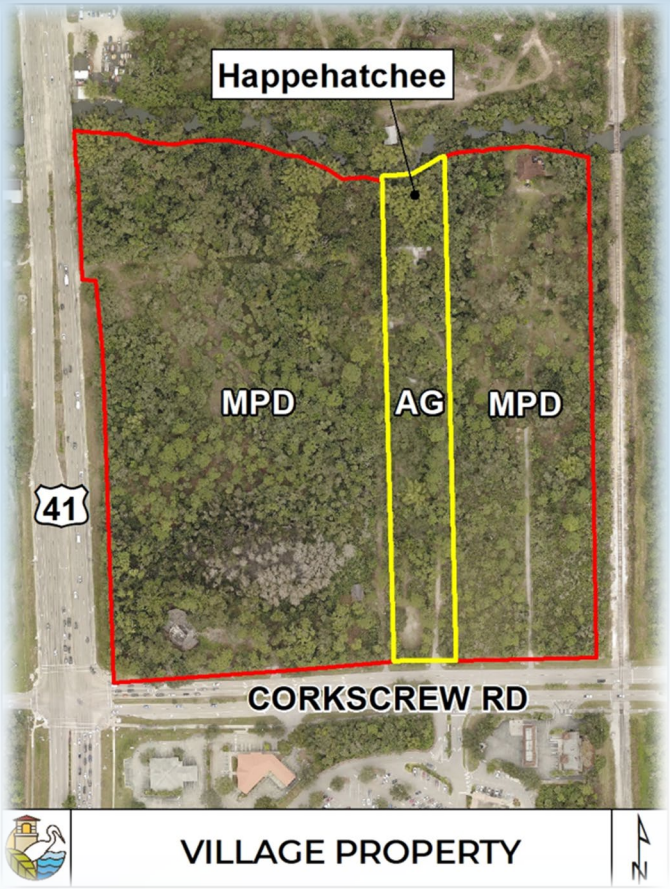
Village of ESTERO

- Village acquired 67.5-acres at the NE corner of US 41 and Corkscrew Road in 2019 – bisected by the Estero River
- Village subsequently acquired the Happehatchee parcel



Slide 3

Village of ESTERO



Existing Zoning

- Property was called Estero on the River and was approved by Lee County for mixed use including:
  - Single and multi-family dwellings
  - Commercial
  - Civic
  - Preserve and indigenous area
- Happehatchee property is zoned Agriculture (AG).

Slide 4

Village of ESTERO

Village Council Action

Council voted on March 16, 2022 to rezone the property south of the river and amend the comprehensive plan map to better match the intended uses.

- Phase I will be public trails
- Protect heritage trees and wetland
- Additional trails in future phases

Slide 5

Village of ESTERO

Proposal

Existing Zoning

Mixed Use Planned Development and Agriculture

Proposed Zoning

Park and Community Facilities

Existing Comprehensive Plan

Village Center

Proposed Comprehensive Plan Amendment

Public Parks and Recreation

Slide 6

Village of ESTERO

Schedule

Public Information Meeting	May 10, 2022
PZDB Public Hearing	June 14, 2022
PZDB makes recommendation to Council	
Council First Reading/Transmittal	July 6, 2022
Council Second Reading/Adoption	TBD

Slide 7

Village of ESTERO

QUESTIONS?

Slide 8

Village of ESTERO

Comprehensive Plan Text Amendment

Planning, Zoning, and Design Board
May 10, 2022

Slide 1

Village of ESTERO

Property Rights Element

Village Council initiated this amendment in compliance with Florida Statute §163.3177(6)(i) which states:

"…each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making."

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Village of ESTERO

Process

- Statute requires adoption of Property Rights Element prior to adoption of any other proposed plan amendments initiated after July 21, 2021.
- Can be reviewed concurrent with other plan amendments
- Requires Local Planning Agency (Planning, Zoning, and Design Board) to make a recommendation to the Village Council.
- Tentatively scheduled for PZDB on June 14, 2022

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Village of ESTERO

QUESTIONS?

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AGENDA ITEM SUMMARY SHEET
PLANNING, ZONING AND DESIGN BOARD MEETING
May 10, 2022

Agenda Item:

Conflicts of Interest

Background:

The Planning, Zoning and Design Board recently discussed State conflict of interest rules relating to Board members who practice professionally in the Estero area, and challenges to their ethical responsibilities as Board members. More specifically, questions arose regarding Board members or other members of their firms presenting projects or portions of projects to the PZDB.

The Board requested land use counsel and staff research this topic and provide a memo. The Village land use attorney Nancy Stroud prepared a memo dated February 24, 2022 that was previously distributed to the Board. The memo summarizes the conflict of interest law and some relevant rulings from the Florida Commission on Ethics. It also outlines an exception for Boards that have designated professional members, and several options. Some options may require an amendment to the Land Development Code.

The PZDB discussed this issue on March 8th, and due to the length of the meeting, the Chair requested that individual members provide their specific suggestions, comments or recommendations to staff for discussion at a future meeting.

Responses have been received from five Board members. The suggestions are summarized below.

General -

- Create exception for design professionals (architect, engineer, and landscape architect).
- Create exception for design professionals with a limit to the number of times per year that a Board member can appear before the Board.

Public Information Meetings -

- Allow participation in public information meetings without limit.

- Allow participation in public information meetings only if a one-person firm.
- Board members directly involved in applicant's project should recuse themselves during applicant's presentation but be allowed to present and answer questions on behalf of the applicant.

Public Hearings -

- Allow participation in public hearings, but member must recuse himself or herself from voting.
- Board members directly involved in project should recuse themselves from the Board during applicant's presentation and should not be allowed to present or answer questions on behalf of the applicant.

Staff is requesting that the Board discuss the issue and provide direction and/or a recommendation to Council.

Action Requested:

As outlined in the attached attorney's memo, action could be:

1. No change to Land Development Code
2. Amend LDC to create exception for design professionals
3. Amend the LDC to create limited exception for design professionals (for example, allow members to present cases twice a year)
4. Amend LDC to create limited exception for design professionals for public information meetings but another member of the firm would present at the public hearing

Attachment:

1. Memorandum from Village Land Use Counsel dated February 24, 2022

Attachment 1

Nancy E. Stroud, P.A.

MEMORANDUM

TO: Village of Estero Planning, Zoning and Design Board

FROM: Nancy Stroud
Village Land Use Counsel

RE: Conflict of Interest

DATE: February 25, 2022

The PZDB had a recent discussion about the state conflict of interest rules relating to Board members who practice professionally in the Estero area and the challenges that presents to their ethical responsibilities as Board members. As requested, I have reduced my research to a memo, and also some options for the Board to consider in recommending any changes to the Village Council.

The Florida Ethics Code and Commission on Ethics Opinions

Introduction. The Florida Ethics Code is a state statute that applies to all public officials, appointed or elected. It can be a bit vague and confusing, and that is why the legislature created the Florida Commission on Ethics. The Commission issues opinions regarding the application of the Code and those opinions have the effect of law – unless overturned by a state court of appeal. The Commission's opinions are not simply advisory.

There are numerous opinions from the Commission that very clearly state that Board members cannot represent their business clients before the Board, as that would be a prohibited conflict of interest under Florida Statute 112.313(7)(a). Neither can a member of that Board member's firm participate in representing the client.

Florida Statute 112.313(7)(a) states:

> CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.--No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, any agency of which he or she is an officer or employee . . . ; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

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There is an exception found in Commission on Ethics opinions that was applied to the DRB in at least one instance before the Village's new land development code created the PZDB. Where a local ordinance creates a board which has certain designated professional members, and persons are specifically appointed to those designated seats, then the Commission has opined that those particular board members can represent clients before their board. In that case, however, the Board member cannot vote on the matter and must file a conflict-of-interest form. The Village council under the DRB process also made clear that they expected that the Board member would leave the dais and the room while the matter was being presented and discussed.

1. The Conflict-of-Interest Commission on Ethics Opinions

Florida Commission on Ethics Opinion 20-18 explains the basis for the conflict-of-interest law as follows:

> The phrase "conflict of interest," as used in the statute, is defined in Section 112.312(8), Florida Statutes, to mean "a situation in which regard for a private interest tends to lead to disregard of a public duty or interest." A "conflict of interest" maybe found if a public officer's duties and his private employment or contractual relationships "coincide to create a situation which 'tempts dishonor.'" See *Zerweck v. State Commission on Ethics,* 409 So. 2d 57 (Fla. 4th DCA 1982).
>
> … (E)ssential to applicability of the prohibition is that the public officer hold a conflicting employment or contractual relationship. In the past, we have found that the second part of Section 112.313(7)(a) prohibits a public officer from representing a client in matters that are before a board where he is a member because it may interfere with the full and faithful discharge of his public duties…. And the conflict cannot be mitigated simply because another member of the public officer's professional firm engages in the representation. This is because the concern is the potential loss of objectivity a public officer may have if his firm is attempting to influence the decisions of his board.
>
> … And compliance with the voting conflict statute--Section 112.3143(3)(a), Florida Statutes--has been found not to negate the prohibited conflict under the second part of Section 112.313(7)(a). Because we have found that the two statutes operate independently, we have found that following the requirements for responding to a voting conflict under Section 112.3143(3)(a) does not create a defense against the application of Section 112.313(7)(a).

Florida Commission on Ethics Opinion 79-7 further explains:

> In our view, the representation of a client before one's board jeopardizes one's independence and impartiality, gives one an undeniable advantage over other members of one's profession or occupation in such matters, and strongly presents the appearance of public office being used for private gain.

Also see Florida Commission on Ethics Opinion 78-86:

> When that (representation of a party before the member's board) occurs, the board member has the advantage of knowing intimately board procedures as well as the particular interests, views, and voting records of its members, and he can tailor his representation accordingly. In addition, the public officer's independence and impartiality are jeopardized. Finally, the appearance of public office being used for private gain undermines the confidence of people in their government.
>
> . . . We do not feel that this conflict of interest could be mitigated or avoided by having another member or an employee of the public officer's professional firm represent the client before his board. The same conflict of interest and appearance of conflict of interest would be involved in this type of representation, as well as the same direct private gain to the public officer.

2. <u>The Exception for Boards that have Designated Professional Members.</u>

The Commission on Ethics has carved out an exception or "waiver", based on the Ethics Code, related to Boards that have designated professional members as required by ordinance. For example, Florida Commission on Ethics Opinion 04-1 explains:

> Were we to apply Section 112.313(7)(a) in isolation, we would find that a prohibited conflict of interest would be created for all of the architect members of the Board were they to have clients with matters before the Board, inasmuch as they would hold employment or a contractual relationship with the clients (business entities) subject to the regulation of the Board (the members' public agency). However, inquiries such as yours necessarily involve consideration of Section 112.313(7)(b), Florida Statutes, which modifies the prohibitions of Section 112.313(7)(a), and which provides:
>
> > This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

> Consequently, we have found Section 112.313(7)(b) to operate to negate conflicts grounded in Section 112.313(7)(a) when, essentially, a law or **ordinance has worked a "waiver" of conflict by recognizing that certain credentials are so vital to the expertise and operation of a public board that the otherwise conflicting business/client connections of certain members must yield to the public purpose of a portion of the board's membership possessing such professional training and practice.**
>
> . . . Thus, regarding the two architect members of the Board who occupy the two positions designated for registered architects, we find Section 112.313(7)(b) to be applicable, and thus find that no prohibited conflict of interest exists under Section 112.313(7)(a) regarding these two members.

Options for Board Membership

Based on the conflict-of-interest law described above, there are a variety of options for the Village of Estero to consider to address the current situation which would not allow a Board member or the member's firm to present an application for a Board decision. Some of the options are:

1. *Retain the current composition of the Board as provided in the Land Development Code.* The current Board is a composite of the original Design Review Board and the Planning and Zoning Advisory Board. The two boards were combined to bring a more efficient process to the review of development applications, that could allow more unified reviews of development projects and recommendations to the Village Council. The Board retains a mix of member qualifications as to background and expertise but does not designate any particular professional to a Board seat. It was also expected that a larger board would diminish the problems that had been experienced with the DRB in maintaining a quorum for meetings. There was some concern under the old code that the ability for some professionals to represent clients, while others could not, was disruptive to the Board's cohesion. On the negative side, there is a challenge to find volunteer professional members who are willing to forgo business opportunities in the Village in order to serve on the Board.

2. Amend the Land Development Code to designate certain Board "seats" to certified professionals, such as one or more of the following-- an architect, a landscape architect, and civil engineer -- whose expertise is particularly relevant to the work of the Board. This would allow those members and their firms to represent clients before the Board. A potential negative result from this option is that the public may perceive that members have conflicts of interest that reflect poorly on the Village. Variations of this option could include:

   a. Designated professional members can represent clients in all meetings of the Board, but of course could not participate in the vote.
   b. Designated professional members could only represent clients at public information meetings, with a member of the firm allowed to represent the client

in public hearings. The member would not participate in the public hearing but instead would leave the meeting.

c. Designated professional members cannot represent clients in any meeting of the Board, but their firms can, and the members cannot participate in the vote but would leave the meeting.
d. Limit the number of times that a member can represent a business client before the Board.
e. Other options?

As the Local Planning Agency, the Board would be responsible for making a recommendation to the Village Council on changes to the Land Development Code.