



Village of
ESTERO

**VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD
PACKET**

JULY 13, 2021, 04:30 PM



COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD

9401 Corkscrew Palms Circle, Estero, Florida
July 13, 2021, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

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

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

6. PUBLIC 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. West Bay Club (DCI2021-E001) (District 1)

Applicant is proposing a zoning amendment to increase the height of a high-rise building on Pod 5 at West Bay Club Residential Planned Development. West Bay Club is an 866-acre residential golf course community off US 41 at the end of Williams Road. Pod 5 is located off of Baybridge Boulevard.

Applicant will provide an overview of the proposal, brief zoning history, and general plans.

Attachment: [1. West Bay Club PIM Presentation.pdf](#)

b. Miromar Mall Sign Package (District 5)

Applicant is proposing a zoning amendment to adopt a new "sign package" to modernize its signs.

Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway.

Applicant will explain the concept for the new signage in comparison to the existing signs.

Attachment: [1. Public Information Meeting Application Request.pdf](#)

Attachment: [2. Miromar Outlets Presentation.pdf](#)

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

Applicant will explain proposed changes.

Rezoning was approved on January 20, 2016, through Ordinance 2015-21. Applicant filed a Development Order for the project which is pending.

Attachment: [1. Colonnade of Estero Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Lee Health Medical Building -- Shoppes at University Highlands (DOS2021-E003) (District 5)
19511 Highlands Oaks Drive, located on the southwest corner of Everblades Parkway South and Ben Hill Griffin Parkway.

Applicant is requesting a development order to build a 20,000± square foot medical building on a vacant parcel which is part of the partially developed Shoppes at University Highlands.

- Continued from June 8, 2021 Workshop.
- A Public Information Meeting was held January 27, 2021.
- See Staff Report.
- Applicant requests approval of the Development Order.

Attachment: [1. Staff Report DOS2021-E003 Lee Health at Miromar Outlets Village rev 1 JCH.pdf](#)

Attachment: [2. PowerPoint Lee Health Shoppes at UH -7.13.21.pdf](#)

b. Fifth Third Bank at Miromar Outlets (DO2020-E009) (District5)

10801 Corkscrew Road, approximately 450 feet north of the Corkscrew Road and Ben Hill Griffin Parkway intersection, north of Wells Fargo Bank, in an area currently used for mall parking.

- A Public Information Meeting was held December 9, 2020.
- See staff report.
- Applicant requests approval of Development Order.

Attachment: [1. Staff Report Fifth Third Bank Miromar Village.pdf](#)

Attachment: [2. Presentation for Fifth Third at Miromar Outlets - 193504.pdf](#)

c. Tides at Pelican Landing -- Paint Permit (District 1)

Located on the west side of US 41, south of Coconut Road.

Applicant was cited by Code Enforcement for repainting without a permit. Applicant is repainting condominium buildings grey and white. The buildings are partially repainted.

- Applicant requests approval of the selected white and grey colors.

Attachment: [1. Tides at Pelican Landing Paint Permit Application.pdf](#)

Attachment: [2. Tides at Pelican Landing. Re-Painted Building.pdf](#)

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO PLANNING, ZONING, AND DESIGN BOARD
TUESDAY, JULY 13, 2021, 4:30 P.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

16:30:44 [GAVEL SOUNDING]

16:30:46 >>HOWARD LEVITAN: I WOULD LIKE TO CALL TO ORDER THE

16:30:49 MEETING OF THE PLANNING ZONING & DESIGN BOARD FOR JULY

16:30:52 13, 2021.

16:30:56 AND I WOULD LIKE TO HAVE EVERYONE RISE FOR THE PLEDGE

16:30:58 OF ALLEGIANCE.

16:30:58 [PLEDGE OF ALLEGIANCE]

16:31:20 WE HAVE A COUPLE OF VERY PRELIMINARY THINGS.

16:31:30 YOU'LL NOTICE THAT TWO OF OUR PARTICIPANTS -- MARLENE

16:31:33 ISN'T ON YET, BUT WILL BE SOON, AND OUR CO-CHAIRMAN

16:31:39 SCOTTY WOOD IS ON ZOOM AND WILL COME IN.

16:31:45 I CAN SEE HIM.

16:31:49 SEVERAL CASES THAT WE -- THAT WE HAVE HERE -- IT'S

16:31:55 GOTTEN LOUD -- SEVERAL CASES THAT WE HAVE -- WE ARE

16:32:09 HAVING TROUBLE -- INVOLVE COMMUNITIES WITHIN ESTERO

16:32:12 THAT BOARD MEMBERS MAY LIVE AT.

16:32:15 ONE THIS TIME AND THERE WILL BE OTHERS.

16:32:17 I JUST WANTED TO EXPLAIN BECAUSE WE HAVE HAD SOME

16:32:25 COMMENTS ABOUT THAT FROM SOME PEOPLE THROUGH OUR

16:32:31 COMMENT SYSTEMS, AND NANCY CAN EXPLAIN THIS BETTER THAN

16:32:31 I AM.

16:32:34 BUT THE STATE CONFLICT OF INTEREST LAW REQUIRES IF YOU

16:32:38 HAVE A CONFLICT ON A MATTER THAT IS COMING BEFORE THE

16:32:46 BOARD AND THE COUNCIL, THAT CONFLICT IS BASICALLY A

16:32:47 MONETARY ISSUE.

16:32:51 SO IF YOU STAND TO GAIN FOR SOMETHING THAT IS GOING TO

16:32:55 BE BEFORE A BOARD OR MAY LOSE SOMETHING BECAUSE OF THAT

16:33:01 ON A FISCAL BASIS, ON A MONETARY BASIS, YOU ARE

16:33:04 REQUIRED AS A BOARD MEMBER TO NOT VOTE AND DECLARE THAT

16:33:06 A CONFLICT.

16:33:10 THE MERE FACT THAT YOU LIVE IN A COMMUNITY WHICH IS

16:33:12 SEEKING AN APPLICATION BEFORE THE PLANNING BOARD,

16:33:16 UNLESS THERE IS THAT MONETARY FISCAL ASPECT, DOESN'T

16:33:19 PRECLUDE YOU FROM PARTICIPATING IN VOTING.

16:33:26 SO THE FACT THAT ONE OR MORE OF THE BOARDS LIVE IN

16:33:28 DEVELOPMENTS THAT WE MIGHT BE TALKING ABOUT OR

16:33:32 OTHERWISE DOESN'T PRECLUDE THEM FROM BECOMING INVOLVED

16:33:33 AND PARTICIPATING.

16:33:37 SO I WANT TO MAKE CERTAIN THAT EVERYBODY UNDERSTANDS

16:33:39 THAT.

16:33:42 SO LET'S MOVE ON.

16:33:47 THE FIRST ASPECT THAT WE HAVE IS A SERIES OF PUBLIC

16:33:48 INFORMATION MEETINGS.

16:33:52 SINCE THIS IS THE FIRST MEETING THAT I HAVE SHARED

16:33:55 WHERE THERE HAVE BEEN PUBLIC INFORMATION MEETINGS, I

16:33:58 WANTED TO JUST READ, IF I COULD, WHAT THE PURPOSE OF

16:33:59 THESE ARE --

16:34:02 >> EXCUSE ME, CHAIRMAN.

16:34:04 WE HAVE TO DO ROLL.

16:34:07 ROLL CALL.

16:34:09 >>HOWARD LEVITAN: YEAH, WE CAN DO THAT.

16:34:13 BUT THESE ARE VERY PRELIMINARY INSTRUCTIONS.

16:34:16 TAMMY, GO AHEAD AND CALL THE ROLL.

16:34:20 >>ANTHONY GARGANO: HERE.

16:34:23 >>TAMMY DURAN: BOARD MEMBER JEANNIN IS NOT HERE.

16:34:27 >>BARRY JONES: HERE.

16:34:30 >>TAMMY DURAN: BOARD MEMBER NARANTIL.

16:34:32 YOU ARE ON MUTE STILL --

16:34:35 >>HOWARD LEVITAN: SHE WILL BE ON LATER.

16:34:38 >>MARLENE NARATIL: OKAY, HERE.

16:34:39 >>HOWARD LEVITAN: THERE HE IS.

16:34:40 >>MICHAEL SHEELEY: HERE.

16:34:42 >>JAMES TATOOLES: HERE.

16:34:43 >>JIM WALLACE: HERE.

16:34:45 >>HOWARD LEVITAN: HERE.

16:34:48 >>SCOTTY WOOD: HERE.

16:34:49 >>HOWARD LEVITAN: LET'S GO THROUGH THE REST OF THE

16:34:53 AGENDA AND DO THE APPROVAL OF THE AGENDA.

16:34:57 CAN I HAVE A MOTION TO APPROVE THE AGENDA FOR TONIGHT.

16:34:59 >> SO MOVED.

16:35:00 >> ANY AMENDMENTS?

16:35:01 >> I WILL SECOND IT.

16:35:06 >>HOWARD LEVITAN: ALL IN FAVOR.

16:35:08 SO THAT'S DONE.

16:35:13 GETTING BACK TO PUBLIC INFORMATION.

16:35:15 THE PURPOSE OF THE PUBLIC INFORMATION MEETINGS IS TO

16:35:20 EDUCATE OWNERS AND RESIDENTS OF NEARBY RESIDENTS IN THE

16:35:24 VILLAGE OF AN ACTION THAT IS REVIEWED UNDER THE --

16:35:27 APPLICATION THAT IS REVIEWED UNDER THE LAND DEVELOPMENT

16:35:30 CODE AND HEAR COMMENTS AND CONCERNS OF PROPOSAL AND

16:35:34 RESOLVE CONFLICTS, OUTSTANDING ISSUES WHEN POSSIBLE.

16:35:38 PUBLIC INFORMATION MEETINGS SHOULD BE HELD AS EARLY IN

16:35:43 THE PROCESS AS PREFERABLE, BEFORE SUBMITTING AN

16:35:44 APPLICATION.

16:35:46 PUBLIC INFORMATION IS AN OPPORTUNITY FOR INFORMAL

16:35:49 COMMUNICATION BETWEEN THE APPLICANT, OWNERS AND

16:35:52 RESIDENTS OF NEARBY LANDS, OTHER RESIDENTS AFFECTED BY

16:35:56 THE DEVELOPMENT OF THE COUNCIL, AND THE REVIEW BOARD.

16:36:06 SO WE HAVE DONE, AS SOME OF YOU KNOW, A RULES OF

16:36:09 PROCEDURE FOR THE VILLAGE COUNCIL.

16:36:12 WE DO NOT HAVE A SPECIFIC RULE ON TIMING OF PUBLIC

16:36:18 INFORMATION MEETINGS, BUT WE HAVE ASKED WITH RESPECT TO

16:36:20 QUASI-JUDICIAL HEARINGS THAT THE APPLICANT LIMIT THEIR

16:36:23 TIME TO AN HOUR.

16:36:28 WE WOULD HOPE THAT YOU CAN GET DONE YOUR PUBLIC

16:36:32 INFORMATION RESPONSIBILITIES IN LESS THAN THAT, WHICH

16:36:33 YOU CAN.

16:36:38 BUT WE ARE NOT GOING TO SET A TIME LIMIT ON IT,

16:36:40 ALTHOUGH THE IDEA IS TO NOTIFY THE PUBLIC.

16:36:50 IT IS NOT NECESSARILY -- THE BOARD IS ASKED TO ASK

16:36:53 QUESTIONS IF THEY WANT MORE INFORMATION, BUT THIS IS

16:36:59 NOT THE TIME TO COMMENT ON NECESSARILY ON WHAT IT IS WE

16:36:59 HAVE BEEN SHOWN.

16:37:02 WITH THAT IN MIND, LET'S MOVE ON, AND I WILL CALL THE

16:37:05 FIRST PUBLIC INFORMATION MEETING, WHICH IS WEST BAY

16:37:16 CLUB.

16:37:19 >>MARY GIBBS: ALL RIGHT, GOOD EVENING, PLANNING AND

16:37:21 DESIGN BOARD MEMBERS.

16:37:24 I KEEP FORGETTING THE NEW NAME.

16:37:28 THE FIRST INFORMATION MEETING TONIGHT IS WEST BAY CLUB.

16:37:31 AND THIS IS PROPERTY THAT IS OFF OF WILLIAMS ROAD AND

16:37:32 U.S. 41.

16:37:36 IT'S ABOUT 866 ACRES.

16:37:38 IT HAS BEEN BUILDING OUT FOR SEVERAL YEARS.

16:37:42 THERE IS A FIVE-ACRE PIECE OF PROPERTY CALLED "POND 5"

16:37:45 THAT WAS APPROVED BY LEE COUNTY ZONING SEVERAL YEARS
16:37:47 AGO FOR A HIGH-RISE BUILDING.
16:37:51 AND THE APPLICANT IS ASKING TO INCREASE THE HEIGHT OF
16:37:52 THE BUILDING.
16:37:55 SO THEY ARE IN FOR A ZONING AMENDMENT NOW, AND THEY ARE
16:37:58 GOING TO EXPLAIN, GIVE YOU AN OVERVIEW OF WHAT THEY ARE
16:38:00 TALKING ABOUT DOING, A LITTLE BIT OF THE DESIGN
16:38:04 FEATURES, SHADOW STUDY, AND SOME OF THAT, THEIR GENERAL
16:38:07 PLANS AND EXPLAIN HOW THAT COMPARES TO WHAT THEY HAD
16:38:09 APPROVED IN THEIR ZONING.
16:38:12 SO I AM GOING TO TURN IT OVER TO -- I THINK THEY HAVE
16:38:15 THREE SPEAKERS, I THINK.
16:38:22 LAURA DEJOHN IS GOING TO SPEAK FIRST.
16:38:22 >> THANK YOU.
16:38:24 AND GOOD EVENING.
16:38:27 I AM LAURA DEJOHN, PRINCIPAL PLANNER FOR JOHNSON
16:38:28 ENGINEERING.
16:38:31 AS WE GET STARTED, THE FIRST YOU WILL HEAR FROM GARY
16:38:37 CHENSOFF, WEST BAY CLUB, THE OWNER OF THE PROPERTY AND
16:38:39 LONG-TIME DEVELOPER IN WEST BAY CLUB.
16:38:41 HE WILL GIVE A FEW WORDS AND THEN WE WILL PROCEED WITH
16:38:45 OUR PRESENTATION.
16:38:48 >> THANKS, HOWARD AND THE BOARD.
16:38:53 AND I PROMISE WE WILL BE WELL UNDER ONE HOUR, OKAY.

16:38:55 >>HOWARD LEVITAN: THERE YOU GO.

16:38:59 >> JUST A BRIEF INTRODUCTION.

16:39:03 MY TEAM IS HERE AND THE GOOD NEWS IS THE ONLY TALENT

16:39:06 THAT I REALLY HAVE IS HIRING PEOPLE SMARTER THAN ME.

16:39:12 AND SO I AM THANKING MY TEAM FOR BEING HERE.

16:39:17 JUST A LITTLE BRIEF BACKGROUND THAT I THINK IS KIND OF

16:39:18 FUN.

16:39:22 I WAS AT WEST BAY WHEN THE LAND WAS BEING ASSEMBLED IN

16:39:26 1996, AND I DID FALL IN LOVE WITH IT THEN.

16:39:29 WE DECIDED NOT TO PARTNERSHIP UP WITH THE DEAL FOR

16:39:39 VARIOUS REASONS, BUT I CONTINUE TO MONITOR THE PROJECT.

16:39:42 AND ATLANTIC GULF WAS ORIGINAL DEVELOPER.

16:39:44 THEY HAD SOME PROBLEMS ON THE OTHER COAST.

16:39:50 LEHMAN TOOK IT OVER AND WE CAME IN '03 AND '04, TO

16:39:54 MANAGE A PROPERTY, BE A PARTNER AND AN OWNER OF THE

16:39:55 PROPERTY.

16:39:56 IT'S INTERESTING.

16:40:00 ONE OF THE FIRST THINGS THAT HE DID IS LOOK AT THE

16:40:01 HIGH-RISE SITE.

16:40:05 WE ANALYZED THE MARKET.

16:40:08 IT WAS ALMOST A FLIP OF THE COIN WHETHER WE WERE GOING

16:40:13 TO DO THE ISLAND SITE FIRST OR THE JASMINE BAY SITE

16:40:14 FIRST.

16:40:18 SO THAT WE ACTUALLY BUILT THE BRIDGE AND PUT THE

16:40:25 UTILITIES IN 2004.

16:40:31 AND DECIDED TO DO THE JASMINE BAY SITE FIRST FOR A

16:40:35 NUMBER OF REASONS AND INITIALLY IT WAS SUCCESSFUL, BUT

16:40:40 LIKE ALL PROJECTS IN '07 AND '08 IT RAN INTO THE

16:40:41 HOUSING CRISIS.

16:40:47 AND SO HERE WE ARE 17 YEARS LATER AFTER I BUILT THE

16:40:50 BRIDGE FINALLY SAYING, OKAY, WE ARE GOING TO BUILD THE

16:40:51 HIGH-RISE.

16:40:54 AND IT WILL BE THE CONCLUSION OF WEST BAY.

16:40:58 IT IS THE LAST PIECE OF PROPERTY UNSPOKEN FOR.

16:41:00 AND I AM THRILLED TO BE A PART OF IT.

16:41:09 SOMETHING THAT WE STARTED, I LOOKED AT, IN '96.

16:41:13 WE SPENT THE LAST SIX MONTHS REALLY ANALYZING THE

16:41:14 MARKET.

16:41:17 WE HAD PLANS WHAT WE WOULD PUT ON IT IN '04.

16:41:19 AND IT HAS CHANGED.

16:41:23 OKAY, A LOT HAS CHANGED.

16:41:28 A FOUR-LANE ROAD AND COCONUT POINT MALL AND NEW ENTRY

16:41:30 WAY TO THE AIRPORT.

16:41:34 WE HAVE FLORIDA GULF COAST UNIVERSITY BEING ONE OF THE

16:41:37 BETTER UNIVERSITIES IN THE STATE.

16:41:43 AND WE, OH, ABOUT SIX MONTHS AGO, REALLY UNDERTOOK THE

16:41:45 LOOK -- THIS IS IT.

16:41:47 THIS IS OUR LAST CHANCE TO DO SOMETHING SPECIAL.

16:41:50 WE HIRED A NATIONAL MARKETING COMPANY.

16:41:55 ME AND MY TEAM, WE VISITED JUST ABOUT EVERY HIGH-RISE

16:41:58 IN COLLIER COUNTY, IN LEE COUNTY.

16:42:01 WE WENT UP TO SARASOTA, AND WE LOOKED AT ALL THE

16:42:04 BUILDINGS THERE.

16:42:07 WE DIDN'T SPEND THAT MUCH TIME IN MIAMI.

16:42:12 WE THOUGHT THAT WASN'T LEE COUNTY, COLLIER COUNTY, BUT

16:42:15 WE DID SPEND SOME TIME IN PALM BEACH.

16:42:18 AND OUR MARKETING GROUP SPENT A LOT OF TIME.

16:42:19 AND I GAVE THEM A BLANK SLATE.

16:42:23 I SAID, GUYS, I WANT TO BUILD SOMETHING THAT IS LASTING

16:42:27 AND THAT IS THE BEST.

16:42:31 YOU KIND OF HAVE A BLANK -- A BLANK SLATE, BUT I SAID,

16:42:33 YOU HAVE TO LIMIT IT TO 101 UNITS.

16:42:39 OUR AGREEMENT WHEN WE TOOK OVER THE PROPERTY, FEBRUARY

16:42:45 OF 2014, WE AGREED NOT TO DEVELOP MORE THAN 130 UNITS

16:42:49 ON TWO DIFFERENT SITES.

16:42:51 ACTUALLY IT WAS 126.

16:42:52 WE DEVELOPED 21.

16:42:55 SO WE CAN BUILD 101 UNITS.

16:42:59 SO I FINALLY ENGAGED A WONDERFUL ARCHITECT, GEORGE, WHO

16:43:05 FORTUNATELY IS HERE TODAY AND WILL GIVE A -- IS -- REAL

16:43:08 ANALYSIS OF WHAT HE CAME UP WITH.

16:43:09 AND STEVE IS HERE.

16:43:13 HE HELPED US WITH THE MARKETING AND LAURA, GOD BLESS
16:43:16 LAURA'S SOUL, TOOK US THROUGH THE PROCESS OF HOW TO GET
16:43:20 IN DONE.
16:43:23 THE BOTTOM LINE IS CAME UP WITH SOMETHING THAT IF YOU
16:43:26 WANT TOO DEVELOP A HIGH QUALITY BUILDING, AND YOU WANT
16:43:32 TO BE THE BEST, AND TO BE BRUTALLY HONEST TOO, WE WANT
16:43:35 TO BE THE BEST IN LEE COUNTY.
16:43:38 AND THAT WAS WHAT I CHARGED GEORGE WITH.
16:43:41 AND I CHARGED LAURA WITH.
16:43:47 LET'S DEVELOP A PROGRAM THAT PUTS ESTERO ON THE MAP,
16:43:49 PUTS WEST BAY ON THE MAP.
16:43:54 IT IS OUR LAST CHANCE TO ELEVATE WEST BAY TO WHERE I
16:43:56 THINK I THINK IT SHOULD BE.
16:43:59 OUR GOAL IS TOO BE THE NUMBER ONE SMALL RESIDENTIAL
16:44:03 COMMUNITY IN SOUTHWEST FLORIDA.
16:44:07 OUR ANALYSIS WAS, YOU SHOULD DO A FOUR-UNIT BUILDING.
16:44:10 SIX-UNIT BUILDINGS ARE BIG BUILDINGS, THEY ARE MASSIVE
16:44:11 BUILDINGS.
16:44:12 THEY ARE MASSIVE AT THE BASE.
16:44:16 IT JUST DOESN'T FEEL THAT HIGH END.
16:44:21 WE THEN LOOKED AT -- OKAY, CEILING HEIGHT.
16:44:25 A LOT OF GOOD BUILDINGS, YOU KNOW, BACK IN THE '90S,
16:44:30 THE STANDARD CEILING HEIGHTS OF CONDOS WAS EIGHT FEET
16:44:36 AND STARTING IN '98, '99 IT WENT TO NINE FEET.

16:44:40 AND IT IS STILL NINE FEET FOR GOOD BUILDINGS, IF YOU
16:44:45 HAVE A LARGER UNIT, YOU REALLY WANT HIGHER CEILINGS.
16:44:48 YOU KNOW, THE MOST RECENT BUILDING THAT WE WILL BE
16:44:55 COMPETING WITH IN -- IN BONITA BAY IS A TEN-FOOT
16:44:56 CEILING BUILDING.
16:45:01 AND GEORGE CONVINCED ME, GARY, WELL WORTH THE TIME AND
16:45:04 EFFORT IF YOU WANT THE BEST TO GET THE EXTRA CEILING
16:45:08 HEIGHT TO DO A FOUR-UNIT BUILDING AND DO A TEN-FOOT
16:45:11 CLEAR CEILING.
16:45:16 WE ALSO LOOKED AT, OKAY, WE UNDERSTAND THAT WE WERE AT
16:45:16 220.
16:45:18 WE ARE ASKING FOR ADDITIONAL HEIGHT.
16:45:22 SO WE COULD -- WE COULD HAVE THE -- THE HIGHER
16:45:29 CEILINGS, BUT WE ARE STILL MEANINGFULLY BELOW OUR
16:45:31 COMPETITORS.
16:45:36 THE TWO BUILDINGS IN OUR MARKET PLACE IS AT SEA GLASS
16:45:39 AND OMEGA AND BOTH WELL OVER 300 FEET.
16:45:41 I SAID GEORGE, LETS 'FIND OUT.
16:45:45 BY DON'T WANT TO GO IN AND ASK FOR SOMETHING AND
16:45:46 COMPROMISE NOW.
16:45:48 LET'S GO IN ON SOMETHING THAT SHOULD BE EASILY
16:45:51 AGREEABLE BY EVERYONE.
16:45:56 GET SOMETHING THAT I THINK SHOULD BE EASY TO SAY YES TO
16:45:56 AND JUST BE HAPPY.

16:46:00 THIS WAY WE WILL FAST TRACK EVERYTHING AND WE WON'T
16:46:03 SPEND A YEAR GETTING APPROVAL, WE WILL SPEND SIX
16:46:06 MONTHS.
16:46:09 I AM REALLY PLEASED WITH WHAT GEORGE HAS COME UP WITH.
16:46:11 AND THE REASONS HE CAME UP WITH IT.
16:46:13 AND THE MASSING.
16:46:23 AND WE HAVE DONE MORE STUDIES AND THE SHADOW STUDIES
16:46:27 AND THE ANGLES, AND I WOULDN'T BE HERE REALLY FEELING
16:46:32 CONFIDENT THAT THE SHADOW STUDIES PROVE BEYOND ANY
16:46:34 REASONABLE DOUBT THAT THERE IS NO IMPACT IN THE
16:46:36 ADDITIONAL HEIGHT.
16:46:38 IN FACT, WE THINK IT IS A POSITIVE.
16:46:43 THE BUILDING -- AS AN EXAMPLE, JASMINE BAY BUILDING IS
16:46:45 270 FEET WIDE.
16:46:49 BUILDING WE ARE PROPOSING IS 165 FEET.
16:46:55 IT IS ACTUALLY OVER 100 FEET LESS IN WIDTH.
16:47:01 WHEN YOU DRIVE INTO WEST BAY OR YOU SEE WEST BAY, YOU
16:47:02 SEE THE BASE OF THE BUILDING.
16:47:03 YOU DON'T SEE THE TOP.
16:47:06 GEORGE WILL MORE FULLY EXPLAIN THAT.
16:47:09 WHEN YOU LOOK AROUND, I CHALLENGE ANYONE TO TELL ME IF
16:47:12 THAT BUILDING IS 240 OR 260.
16:47:15 YOU CAN'T TELL, BUT YOU COULD REALLY TELL IF THE BASE
16:47:18 OF THE BUILDING IS A FOUR-UNIT BUILDING VERSUS A

16:47:20 SIX-UNIT BUILDING.

16:47:23 AND THERE ARE CLASSIC EXAMPLES OF BUILDINGS IN THE

16:47:24 MARKETPLACE.

16:47:29 I DON'T WANT TO TALK NEGATIVELY ABOUT COMPETITORS BUT

16:47:33 CLASSIC EXAMPLES, AND I THINK 99 PEOPLE OUT OF 100

16:47:38 THINK A FOUR-UNIT BUILDING LOOKS BETTER.

16:47:39 I AM DONE TALKING.

16:47:42 I AM WELCOME -- I HAVE A LOT OF THINGS ON MY MIND BUT I

16:47:45 WANT TO GIVE GEORGE AND LAURA MORE TIME TO SPEAK THAN

16:47:48 ME, BECAUSE THEY ARE ON TOP OF ALL THE ISSUES.

16:47:52 THANK YOU.

16:47:53 >> OKAY.

16:47:59 AGAIN, LAURA DEJOHN WITH JOHNSON ENGINEERING.

16:48:03 WALK YOU THROUGH SOME OF THE ZONING PARAMETERS AND

16:48:06 HISTORY OF THE WEST BAY CLUB RESIDENTIAL DEVELOPMENT

16:48:10 AND WHAT IT IS THAT THIS CHANGE CONSTITUTES IN THE PLAN

16:48:13 DEVELOPMENT ARENA AND THEN GEORGE WILL BE UP FROM

16:48:20 GARCIA STROMBERG WITH AN EXPLANATION ON THE

16:48:21 ARCHITECTURE.

16:48:24 WHAT WE ARE HERE TO DISCUSS IS A CHANGE TO AN EXISTING

16:48:28 DEVIATION THAT HAS ALREADY BEEN GRANTED FOR WEST BAY

16:48:31 CLUB BACK IN '05.

16:48:35 THE DEVIATION WAS GRANTED ALLOWING FOR HIGH-RISE ON THE

16:48:38 SUBJECT SITE OF 20 STORIES IN HEIGHT.

16:48:42 AND THIS CHANGE IS TO REQUEST CHANGING FROM 20 STORIES

16:48:45 TO 23 STORIES OVER PARKING.

16:48:48 CORRESPONDING CHANGES NEED TO GO THEN INTO THE PROPERTY

16:48:51 DEVELOPMENT REGULATION TABLE THAT IS ASSOCIATED WITH

16:48:53 THE PD.

16:48:57 THIS IS A WIDE RANGE VIEW OF THE OVERALL PLAN

16:48:57 DEVELOPMENT.

16:49:01 IT IS 866 ACRES IN SIZE.

16:49:07 OVER -- A LARGE AMOUNT, OVER HALF OF THAT IS PRESERVED.

16:49:09 AND INDIGENOUS AREA.

16:49:12 THE SUBJECT SITE WE ARE TALKING ABOUT IS JUST ONE --

16:49:16 WHAT IS CALLED A "POD" ON THE MASTER CONCEPT PLAN, ONE

16:49:17 SMALL SITE.

16:49:19 IT IS FIVE ACRES IN SIZE.

16:49:22 AND YOU CAN SEE HERE -- I JUST ZOOMED IN.

16:49:25 YOU HEARD ABOUT JASMINE BAY BEING DESCRIBED.

16:49:29 THAT IS THE POD 4 NEXT TO OUR SUBJECT SITE.

16:49:31 OUR SITE THAT WE ARE TALKING ABOUT TODAY IS CALLED THE

16:49:33 ISLAND SITE.

16:49:37 IT IS POD 5 ON THE MASTER CONCEPT PLAN AS YOU CAN SEE

16:49:37 HERE.

16:49:40 AND GARY MENTIONED THAT A BRIDGE HAS BEEN BUILT. AND

16:49:43 YOU CAN SEE IN THE DIAGRAM HOW THAT BRIDGE EXTENDS

16:49:46 REACHING THIS ISLAND SITE THAT IS DESIGNATED

16:49:51 MULTIFAMILY IN THE MASTER CONCEPT PLAN.

16:49:55 NOW FROM AN AERIAL PERSPECTIVE, THOSE OF YOU WHO

16:49:57 PROBABLY ALL KNOW WEST BAY CLUB.

16:50:00 YOU ENTER IT OFF OF WILLIAMS ROAD IN THE WESTERN

16:50:03 TERMINUS OF WILLIAMS ROAD AND THE SITE THEN SITS IN THE

16:50:08 PERSON PORTION OF THE WEST BAY CLUB RESIDENTIAL PLAN

16:50:09 DEVELOPMENT.

16:50:11 AND THE BLACK OUTLINE YOU ARE SEEING THERE IS THE

16:50:14 OUTLINE OF THE APPROVED PLAN DEVELOPMENT.

16:50:20 AND OBVIOUSLY ALL THAT NATURAL GREEN AREA IS

16:50:23 PERPETUALLY IN PRESERVE.

16:50:25 WE ARE NOT CHANGING ANY BOUNDARY LINES OR ANY APPROVALS

16:50:29 WHEN IT COMES TO THE PHYSICAL LOCATION OF THE SITE THAT

16:50:33 IS APPROVED FOR MULTIFAMILY DEVELOPMENT CALLED POD 5 AS

16:50:40 YOU SEE ON THAT MAP.

16:50:43 THERE IS A LOT OF ZONING HISTORY AND PUT HIGHLIGHTS

16:50:47 THAT ORIGINALLY THIS PROJECT WAS APPROVED SINCE 1996

16:50:50 CALLED THE ESTERO POINTE RESIDENTIAL PLANNED

16:50:50 DEVELOPMENT.

16:50:56 ALL THE WAY BACK IN 1996, THE SITE WAS ALLOWED TO BE 20

16:50:58 STORIES OVER PARKING.

16:51:02 THERE WERE 1100 UNITS AT THE TIME FOR THE OVERALL WEST

16:51:02 BAY CLUB.

16:51:07 AND THEN IN '05, ONE OF THE SIGNIFICANT CHANGES

16:51:09 OCCURRED WHERE THE NUMBER OF UNITS DROPPED TO 1016

16:51:15 UNITS TOTAL IN WEST BAY CLUB AND REFINEMENT WAS DONE TO

16:51:16 THAT DEVIATION.

16:51:22 THE 20 STORIES OVER PARKING WAS REFINED TO STATE THAT A

16:51:27 TOTAL OF FIVE HIGH-RISE BUILDINGS CAN BE BUILT AND A

16:51:30 MAXIMUM OF ONE HIGH-RISE BUILDING ON THE SUBJECT SITE

16:51:31 POD 5.

16:51:35 TO KIND OF RELATE WHAT WE ARE TALKING ABOUT HERE, WE

16:51:38 ARE TALKING ABOUT DEVELOPING POD 5, THE LAST REMAINING

16:51:43 HIGH-RISE SITE IS 2005 IS WHEN JASMINE BAY WAS BUILT

16:51:50 WITH THE TWO 20-STORY HIGH RISES.

16:51:53 20 YEARS LATER ASKING FOR AN UPGRADE OF THE DEVELOPMENT

16:51:56 POTENTIAL TO ACCOMMODATE CURRENT TRENDS AND BUILDING

16:52:00 DESIGN AND ASKING FOR 23 STORIES, NOT CHANGING THE

16:52:02 NUMBER OF UNITS.

16:52:08 ACTUALLY GOING DOWN IN UNITS THAT WE COULD BUILD THERE.

16:52:13 IN '09 -- THESE ARE THE MOST RECENT ACTIVITIES IN WEST

16:52:13 BAY CLUB.

16:52:17 IN '09, A MINOR UPDATE TO ACCOMMODATE SOME OF THE NEEDS

16:52:21 OF THE RESIDENTS WITH BOAT AND RV STORAGE AND, AGAIN,

16:52:24 MOST RECENT ACTION IN 2011 WAS A FINAL PLAN APPROVAL

16:52:29 FOR THAT BOAT AND RV STORAGE AREA.

16:52:30 OTHER PERMITTING HISTORY.

16:52:35 THERE IS A U.S. ARMY CORPS OF ENGINEERS PERMIT IN

16:52:38 EFFECT FOR THIS SITE, FOR THE PROJECT IN THIS SITE.

16:52:42 A WATER MANAGEMENT DISTRICT PERMIT FOR THE PROJECT IN

16:52:42 THIS SITE.

16:52:45 ALL OF THE PERMITS CALL OUT POD 5 AS AN ISLAND

16:52:50 DESIGNATED FOR MULTIFAMILY DEVELOPMENT SURROUNDED BY

16:52:54 WETLANDS AND THE SITE ITSELF IS NOT A WETLAND.

16:52:55 IT IS AN UPLAND.

16:53:00 THE BRIDGE AS CARRIE DESCRIBED IS BUILT IN ACCORDANCE

16:53:03 WITH DISTRICT.

16:53:06 THE UNIT COUNT IS INTERESTING HERE.

16:53:10 WE HAD TO KIND OF DO SOME ACCOUNTING TO DEMONSTRATE.

16:53:14 WE ARE UNDER THE MAXIMUM ALLOWABLE UNITS AND UNDER IT

16:53:15 BY QUITE A BIT.

16:53:19 THE MAXIMUM UNITS ALLOWED 1016 IN THE OVERALL PLANNED

16:53:20 DEVELOPMENT.

16:53:23 THESE ARE ZONING REQUIREMENTS.

16:53:24 CONSTRUCTED IS 704.

16:53:29 SO ALREADY A -- YOU KNOW, A SMALLER NUMBER OF UNITS

16:53:32 CONSTRUCTED ALLOWED IN WEST BAY CLUB.

16:53:36 312 IS REMAINING PER THE ZONING APPROVAL IN EFFECT

16:53:36 TODAY.

16:53:41 AND THIS SITE, WE ARE TALKING OF PROPOSING 88 UNITS.

16:53:46 AS GARY SAID, THE LAST DEVELOPABLE SITE IN WEST BAY

16:53:47 CLUB.

16:53:52 SO THE CONSEQUENCE FOR THE VILLAGE IS THAT KIND OF
16:53:55 ALREADY ESTABLISHED ZONING APPROVAL WITH A NUMBER OF
16:53:58 UNITS THAT ARE ALREADY PERMITTED IS GOING TO -- YOU ARE
16:54:02 GOING TO REALIZE AND HAVE LESS DENSITY ON THE SITE THAN
16:54:04 IS ALLOWED.
16:54:10 AND GARY MENTIONED IN ADDITION TO ZONING PARAMETERS
16:54:12 THAT WE ARE TALKING ABOUT, THERE IS THE PRIVATE
16:54:17 AGREEMENT THAT HE MENTIONED THAT WAS STRUCK IN 2014,
16:54:21 AGREEING BETWEEN HIM AS THE DEVELOPER AND THE HOA THAT
16:54:26 NO MORE THAN 101 UNITS COULD BE ON THIS SITE.
16:54:29 AGAIN, WE -- WE UNDERSTAND THAT.
16:54:32 WE ARE AGREEING THERE WILL BE 101 UNITS ON THE SITE.
16:54:38 WE ARE AGREEING THERE WILL BE 88 UNITS ON THE SITE.
16:54:41 TRAFFIC ANALYSIS WAS DONE FOR THIS.
16:54:44 AGAIN, WE ARE JUST ASKING FOR A HEIGHT DEVIATION, BUT
16:54:48 TO DEMONSTRATE THAT THE REDUCED NUMBER OF UNITS IS
16:54:52 GOING TO BE ACCEPTABLE ON WILLIAMS ROAD IN THE
16:54:54 SURROUNDING NETWORK.
16:54:57 THAT TRAFFIC STUDY HAS BEEN DONE, AND THE LEVELS OF
16:55:02 SERVICE ARE ADEQUATE ON THE SURROUNDING ROAD NETWORK.
16:55:05 THIS IS WHERE WE CAN SEE THE AVERAGE CHANGES BEING
16:55:07 PROPOSED.
16:55:11 RED LINING ON THIS -- ON THIS SLIDE THAT SHOWS YOU
16:55:14 WHERE CURRENTLY THE ALLOWANCE FOR 20 STORIES IS BEING

16:55:18 PROPOSED WITH A CHANGE FOR POD 5 TO ALLOW 23 STORIES,
16:55:22 AGAIN FROM TECHNICAL ZONING STANDPOINT, THAT IS WHAT WE
16:55:23 ARE HERE FOR.
16:55:27 WHAT I AM GOING TO DO IS TURN IT OVER TO GEORGE AT THIS
16:55:30 POINT BECAUSE HE CAN DESCRIBE FOR YOU FROM AN
16:55:33 ARCHITECTURAL STANDPOINT WHAT IS BEING ACCOMPLISHED BY
16:55:36 ASKING FOR A LITTLE MORE HEIGHT ON THIS BUILDING.
16:55:39 I THINK THE CONSEQUENCES OF WHAT WILL BE BUILT IS OF A
16:55:43 GREAT MAGNITUDE BETTER FOR THE SITE AND FOR THE
16:55:43 COMMUNITY.
16:55:48 GEORGE?
16:55:49 >> GOOD EVENING.
16:55:52 FOR THOSE WHO DON'T KNOW ME, MY NAME IS LONGER THAN
16:55:53 JUST "GEORGE."
16:55:57 IT'S -- [LAUGHTER]-- I GUESS -- THAT SOUNDS LIKE A
16:55:58 PRETTY UNIQUE NAME.
16:56:02 MY NAME IS NOT GEORGE -- BUT GEORGE GARCIA WITH GARCIA
16:56:08 STROMBERG ARCHITECTS AND INTERIOR DESIGNER.
16:56:14 WE ARE AN ARCHITECTURAL AND FOUNDED IN 1987.
16:56:18 AND OUR WORK GOES, THANKS GOODNESS, GLOBALLY.
16:56:21 ABOUT 20 -- OVER 20 YEARS AGO I MET GARY, AND I SAID
16:56:28 ONE DAY WE WILL HAVE AN OPPORTUNITY TO WORK TOGETHER,
16:56:33 AND 20 YEARS LATER, HE MADE ME EVERY SINGLE BUILDING IN
16:56:36 THE NAPLES AND ESTERO AREA TO MAKE SURE I UNDERSTOOD

16:56:41 EXACTLY WHAT HE WAS TRYING TO GET TO EMULATING OR
16:56:46 COMPETING WITH AND ASKING ME OPINIONS AND TRULY TWO
16:56:49 SOLID DAYS OF THAT GAVE ME AN EDUCATION FROM SEEING
16:56:58 THINGS FROM HIS POINT OF VIEW AND THE COMMUNITY -- AND
16:57:02 I MET HIM BEFORE, I KNEW WHEN HE SAID SOMETHING, I WANT
16:57:06 IT ICONIC AND MARKET IT SUCCESSFUL.
16:57:08 AND OF BUILDINGS OFF THIS DONE -- NONE OF THEM ARE
16:57:09 HERE.
16:57:13 WE HAVE DONE SOME SINGLE-FAMILY HOMES IN NAPLES AND I
16:57:15 SAID I WAS FLATTERED TO BE HERE FOR A GREAT
16:57:16 OPPORTUNITY.
16:57:19 I SAID, GARY, AFTER THE TOUR, IF YOU LISTEN TO US, WE
16:57:22 MIGHT BE ABLE TO GET SOMETHING ACCOMPLISHED HERE.
16:57:25 I DON'T KNOW IF I LISTENED MORE TO HIM OR HIM TO ME,
16:57:32 BUT THE CONCLUSION WAS THAT WHAT YOU SEE TODAY.
16:57:35 IF YOU WERE GOING TO DO SOMETHING ICONIC OR REALLY THE
16:57:39 LUXURY LEVEL THAT WE ARE WILLING TO TAKE THIS.
16:57:43 WE NEED TO WORK ON -- THIS IS NOT THE ONLY SKIN.
16:57:51 WE DID STUDY THE SORT OF VARIOUS TYPOLOGIES THAT YOU
16:57:54 HAVE NOT ONLY HERE ON WEST COAST BUT THE EAST COAST OF
16:57:56 FLORIDA.
16:58:00 SO NOT AN ARCHITECTURAL STYLE STANDPOINT BUT ITS LAYOUT
16:58:03 AND WE CAME PARTICULARLY BECAUSE OF THE SITE, LOCATION
16:58:06 AND OPPORTUNITY OF ALL THE VIEWS AND ALL DIRECTIONS TO

16:58:07 BE TRUTHFUL.

16:58:10 AND CAME UP WITH THAT THE -- THAT THE -- IT IS NOW

16:58:15 BEING DISCUSSED, THE FOUR-UNIT PER FLOORPLAN AS OPPOSED

16:58:18 TO THE END UNITS AND CENTER UNITS.

16:58:22 IN ORDER TO DO THAT I SAID TO GARY YOU PROBABLY WILL BE

16:58:26 MAKING SOME SACRIFICES UNLESS WE CAN GO UP REALLY,

16:58:30 REALLY HIGH HERE AND THESE ARE THE LIMITATIONS AND WE

16:58:35 ACTUALLY ENDED UP ON THE 23 STORIES OVER THE PARKING.

16:58:39 THE BUILDING BASICALLY LAYS OUT AS A PARKING LEVEL,

16:58:42 NOT STRUCTURED PARKING LEVEL, BUT ON GROUND, ALL

16:58:48 ACHIEVED IN ONE LEVEL ABOVE THAT.

16:58:51 ABOVE THAT IS THE PUBLIC SPACES AND ARRIVAL, AND ABOVE

16:58:55 THAT, WHAT WE CALL FOUR CORNER UNITS AVERAGING, I THINK

16:59:00 IT IS AROUND 3200 AND CHANGE SQUARE FEET.

16:59:03 AND TWO PENTHOUSE LEVELS.

16:59:09 THE UNITS ARE ALL WITH VIEWS ALL -- THE PRIMARY VIEWS,

16:59:12 OF COURSE, ARE THE SOUTHWEST VIEWS WHICH ALL HAVE --

16:59:16 AND YOU CAN DO THAT BY THE CONFIGURATIONS WE HAVE COME

16:59:17 UP WITH.

16:59:21 AND THE TWO TOP FLOORS ARE TALLER FLOORS.

16:59:26 WE HAVE -- ON THE PUBLIC LEVEL, WE HAVE A POOL AND

16:59:30 AMENITIES AND THEN AT THE ROOF LEVEL, AGAIN, WE HAVE AN

16:59:34 AMENITY AREA AS WELL TO APPRECIATE THE VIEWS THAT WE --

16:59:35 THAT WE HAVE HERE.

16:59:38 ARCHITECTURALLY, WE HAVE DEVELOPED THE BUILDING ONLY TO
16:59:40 LEVEL OF MASSING AND COMPARISON.
16:59:46 YOU CAN SEE THE TWO SLIDES THAT SHOW THE 20 STORY AND
16:59:46 23 STORY.
16:59:49 AND JUST TO SHOW THE DIFFERENTIATION BETWEEN THE AMOUNT
16:59:53 OF MASSING AND SORT OF THE COMPROMISE, WHICH I TOLD
16:59:59 GARY THAT THOUGHT WAS THE APPROPRIATE COMPROMISE IS
17:00:02 LESS BULK AND SLIGHTLY TALLER BUILDING TO ACHIEVE WHAT
17:00:05 I THOUGHT WAS QUITE A BIT OF PREMIUM IN TERMS OF THE
17:00:08 BUILDING SLENDERNESS AND ABILITY TO GET THE VIEWS THAT
17:00:10 WE CAN ARCHITECTURALLY.
17:00:14 WE ARE GOING TO AND WORKING ON THAT AS WE PROCEED ON.
17:00:16 WE HAVE LAID THE FRAMEWORK FOR THE BUILDING TO BECOME
17:00:21 PART OF THE SCALE, THE VERNACULAR, THE COLOR, THE
17:00:23 MATERIALS OF THE SURROUNDING AREAS SO IT DOESN'T SIMPLY
17:00:27 STAND OUT AND TRY TO BE ITS OWN OR ANY KIND OF TROPHY
17:00:29 IN AND OF ITSELF.
17:00:33 OBVIOUSLY WE WANT IT TO BE ICON I CAN BUT WANT IT TO BE
17:00:36 A MEMBER OF THE VERNACULAR OF THE FAMILY OF THE
17:00:38 LIBRARIES THAT HAVE BEEN SET FORTH WITH THE MATERIALS
17:00:52 AND SCALE AND COLORS OF THE COMMUNITY.
17:00:55 I BELIEVE THERE IS ANOTHER SLIDE -- AND I.T. PEOPLE
17:00:59 THAT WILL TYPICALLY JOIN ME BECAUSE I DON'T KNOW HOW TO
17:01:00 DO ALL OF THIS STUFF.

17:01:02 BUT WHICH ONE IS -- OKAY, GREAT.

17:01:07 JUST ONE BUTTON THERE.

17:01:13 WE APPROACH THE BUILDING 25 FEET UPLAND BUFFER.

17:01:16 THE BUILDING IS APPROACHED FROM A LEVEL TO NOT SEE THE

17:01:17 BUILDING FLAT ON.

17:01:19 THE BUILDING IS PLACED ON THE SITE NOT ONLY TO

17:01:22 APPRECIATE THE VIEWS BUT TO APPROACH IT, TO ENTER THE

17:01:32 BUILDING IN A VERY, VERY SPECIAL WAY STAY DOWN BELOW OR

17:01:35 GO TO THE DROP-OFF PLAZA AND AMENITY LEVEL.

17:01:41 THIS IS A 3-D PRINTED MODEL THAT WE HAVE NOT FOR

17:01:49 ARCHITECTURAL STYLE SAKE OR FOR SALES SAKE, BUT A MODEL

17:01:53 WE PRODUCED TO WORK WITH THE CONSTRUCTION AND THE

17:01:56 CLIENT TO BE ABLE TO ADDRESS THE ITEMS THAT WE NEED TO

17:02:01 ADDRESS CONCERNS, VIEWS, ALL THOSE TYPICAL ITEMS THAT

17:02:05 WE -- YOU CAN, OF COURSE, DO THEM IN 3-D VIEWS, AND WE

17:02:09 PRINT THEM RIGHT AWAY SO WE CAN ACTUALLY LOOK AT IT AND

17:02:12 TOUCH THE 3-D FORM.

17:02:16 THIS IS SOME BASIC INFORMATION IN THE -- IN THE

17:02:20 VERTICAL SECTION THAT SHOWS YOU THE PARKING LEVEL

17:02:24 HEIGHT, THE LOBBY LEVEL, THE 23 STORIES ABOVE, AND THE

17:02:34 TYPICAL HEIGHT WHICH IS 10 FEET, 8 INCHES AND PENTHOUSE

17:02:40 GIVING US 10-FOOT AND 12-FOOT CLEAR CEILINGS.

17:02:44 THIS BEGINS A SERIES OF IMAGES THAT WE USE MAINLY TO

17:02:47 STUDY LIGHT AND MASSING ON ALL THE PROJECTS THAT WE

17:02:52 WORK ON THAT IS, AGAIN, BEFORE WE GET INVOLVED TOO MUCH

17:02:55 WITH ARCHITECTURAL STYLE.

17:02:57 AND, OF COURSE, WE ALWAYS -- TO SEE HOW MUCH OF THE

17:03:00 ORIGINAL INTENT SURVIVES.

17:03:03 COST SOMETHING PART OF THE PROCESS, YOU KNOW.

17:03:05 WE ARE PUSHING HARD -- TODAY WE HAD A SUCCESSFUL

17:03:08 SESSION OF HOW TO ACHIEVE THE THINGS WE WANT TO ACHIEVE

17:03:14 SO GARY CAN BELIEVE ME ONCE AGAIN THAT WE CAN GET THIS

17:03:17 DONE AT THIS HIGH CALIBER LEVEL.

17:03:21 I BELIEVE THESE ARE THE TWO SHADOW STUDIES.

17:03:23 WE HAVE TWO SKILLS, BUT IF THIS IS REQUIRED, WE CAN

17:03:27 DEVELOP FOR ANY DAYS OF THE YEAR TO STUDY NOT ONLY IN

17:03:30 COMPARISON BUT OUR OWN BUILDING AS IT MOVES ALONG.

17:03:36 WE CAN FIND OUT WHICH ARE THE BEST SITES FOR THE

17:03:40 BUILDING.

17:03:49 I BELIEVE THIS IS WHERE LAURA -- YOU STEP BACK IN.

17:03:52 >> YEAH, TO WRAP UP, I AM JUST GOING TO HIT THE HIGH

17:03:54 NOTES THAT YOU HEARD TONIGHT.

17:03:57 THERE IS THE CONDITION HERE WHERE YOU HAVE AN APPROVED

17:03:58 PLANNED DEVELOPMENT.

17:04:01 IT HAS A MAXIMUM NUMBER OF UNITS ALREADY ALLOWED.

17:04:06 THE COMMUNITY IS COMING IN UNDER ITS ALLOWABLE UNITS BY

17:04:10 QUITE A BIT, AND THE PROPOSAL WILL KEEP THIS PROJECT

17:04:13 FAR UNDER THE ALLOWED UNITS WITHIN WEST BAY CLUB.

17:04:17 A MAXIMUM OF 88 UNITS ARE PROPOSED ON HAD SITE.

17:04:19 THERE IS ALREADY THE ALLOWANCE FOR HIGH-RISE SITES

17:04:22 ALONG THE WESTERN EDGE OF WEST BAY CLUB.

17:04:26 THE TWO THAT HAVE BEEN BUILT ARE JASMINE BAY.

17:04:29 THE ONE LAST REMAINING TRACK OF WHICH IS HIGH-RISE CAN

17:04:32 BE BUILT.

17:04:35 AND MULTIFAMILY DEVELOPMENT IS PERMITTED HERE.

17:04:37 A HIGH-RISE IS PERMITTED HERE.

17:04:39 THE AMENDMENT IS SPECIFIC TO ASKING TO CHANGE THAT

17:04:43 HEIGHT FROM A MAXIMUM OF 20 STORIES OVER PARKING TO A

17:04:47 MAXIMUM OF 23 STORIES OVER PARKING TO THE REASONS YOU

17:04:48 HEARD HERE TONIGHT.

17:04:51 YOU WILL SEE -- YOU SEE THAT THAT CREATES SOME MORE

17:04:55 SLENDER BUILDING DESIGN, AND THIS RESULTS IN A LOWER

17:04:59 NUMBER OF UNITS ON THE SITE BUT A HIGHER QUALITY AND

17:05:06 HIGHER -- HIGHER QUALITY PRODUCT ON THE SITE.

17:05:08 LAST SLIDE IS YOUR VIEW OF WHAT CHANGES LOOK LIKE

17:05:10 WITHIN THE PD.

17:05:14 AND WE CAN TAKE ANY QUESTIONS THAT YOU OR THE PUBLIC

17:05:14 HAVE.

17:05:16 THANK YOU.

17:05:18 >>HOWARD LEVITAN: START WITH THE PUBLIC FIRST.

17:05:21 THAT'S WHAT WE ARE HERE FOR.

17:05:23 >>TAMMY DURAN: NO ONE SIGNED UP.

17:05:26 >>HOWARD LEVITAN: THEN I WOULD LIKE TO SUMMARIZE IF I

17:05:26 COULD.

17:05:37 SEVERAL COMMENTS BY E-MAIL AND INTERNET COMMENT

17:05:40 FUNCTION THAT THE BOARD HAS RECEIVED AND EVERYONE

17:05:42 RECEIVED COPIES OF IT LAST NIGHT.

17:05:45 WE ARE NOT GOING TO READ THOSE AGAIN.

17:05:49 SEEMS TO BE SEVERAL QUESTIONS THAT ARE ALL VERY SIMILAR

17:05:53 ABOUT THE ACTUAL HEIGHT.

17:05:58 NOT THE STORIES BUT IN FOOT -- FEET, IF YOU WILL.

17:06:02 SO MAYBE, LAURA, YOU CAN GO INTO THAT TO SATISFY SOME

17:06:03 OF THOSE QUESTIONS.

17:06:08 THE SECOND ASPECT THAT SEEMS TO BE A THEME IN THOSE

17:06:12 COMMENTS WAS THE -- THE DEVELOPER AGREEMENT THAT YOU

17:06:15 MENTIONED.

17:06:21 THAT IS NOT SOMETHING THAT IS PART OF THE OFFICIAL

17:06:21 ZONING PART.

17:06:23 I UNDERSTAND.

17:06:25 BUT WE HAVEN'T SEEN IT.

17:06:31 IT IS NOT PART -- IT IS NOT PART OF THE RECORD, IF YOU

17:06:33 WILL FROM THE SENSE THAT IT IS NOT A PUBLIC DOCUMENT.

17:06:49 IT IS A PRIVATE DOCUMENT, AND MAY BE RECORDED AT SOME

17:06:51 POINT YOU NEED TO PUT THAT IN THE RECORD AND THE

17:06:55 FUNCTION AND HOW IF ANYTHING IMPACTS US.

17:06:58 THERE ISN'T A DESIGN, FOR EXAMPLE, PARAGRAPH THAT I

17:07:03 KNOW WHEN I LOOKED AT IT.

17:07:05 YOU WOULD BE ASKING ABOUT DESIGN AS WELL, BUT THOSE

17:07:09 ARE THE TWO AREAS THAT I WOULD LIKE TO HAVE YOU COMMENT

17:07:15 ON FOR THE PUBLIC, MAYBE NOT HERE.

17:07:16 >> OKAY, THANK YOU.

17:07:18 I DID SEE THE E-MAILS FROM MARY, I BELIEVE, FOR WEST

17:07:23 BAY CLUB MEMBERS, RESIDENTS AND COMMENTS.

17:07:28 AND I SAW THE COMMENTS YOU WERE REFERENCING THAT A

17:07:29 PRIVATE AGREEMENT WAS STRUCK.

17:07:34 AND GARY MENTIONED IT WAS IN 2014.

17:07:37 IT IS -- IT HAS BEEN -- IT HAS BEEN RECORDED, SO IT IS

17:07:43 A RECORD WE CAN MAKE SURE IS PART OF THIS FILE.

17:07:50 AND THERE IS NO -- YOU KNOW I THINK THERE WOULD BE NO

17:07:52 HARM UPON APPROVAL THERE WILL BE CONDITION THAT THE

17:07:55 TERMS OF THAT AGREEMENT ARE MADE, YOU KNOW, A CONDITION

17:07:59 OF PD APPROVAL.

17:08:02 BECAUSE THAT IS SOMETHING THAT IS ALREADY BEEN

17:08:03 NEGOTIATED.

17:08:05 I HAVE -- I HAVE IT ON MY PHONE HERE.

17:08:08 FORGIVE ME WHEN I LOOK AT MY PHONE.

17:08:11 THE PARTIES FOR THAT AGREEMENT IS WEST BAY HILL WHICH

17:08:14 IS THE APPLICANT HERE TONIGHT AND THE WEST BAY

17:08:16 COMMUNITY ASSOCIATION OR THE HOA.

17:08:20 SO THOSE WERE THE TWO PARTIES TO THE AGREEMENT.

17:08:23 AND THE TERMS OF THAT AGREEMENT ARE AS WE DISCUSSED AN
17:08:28 AGREEMENT TO PUT A CAP ON HOW MUCH DEVELOPMENT GOES ON
17:08:31 TWO OF THOSE WESTERLY PODS.
17:08:37 THAT CAP WAS 100 -- MAKE SURE I GET THAT RIGHT -- 120
17:08:41 -- 126 UNITS WAS THE CAP.
17:08:48 25 UNITS DID GET BUILT LEAVING 101 UNITS, THE BALANCE.
17:08:53 SO IN THAT PRIVATE AGREEMENT, A TOTAL OF 101 UNITS IS
17:08:58 EXPECTED FROM THE PERSPECTIVE OF THE HO A AND THE
17:09:03 APPLICANT HAS COME FORWARD PROPOSING 88 UNITS.
17:09:07 YOU ASKED FOR CLARIFICATION -- I DID NEED TO COVER ANY
17:09:11 ISSUE ON THAT MATTER?
17:09:13 ARE WE GOOD?
17:09:17 >>HOWARD LEVITAN: ANY QUESTIONS ON THAT?
17:09:20 >> IS THE ASSOCIATION IN AGREEMENT WITH -- THIS IS 270
17:09:23 PLUS 20 FOR EQUIPMENT 290 FEET TALL.
17:09:26 I ABSOLUTELY AGREE THAT THE MASSING IS MUCH, MUCH
17:09:30 BETTER.
17:09:34 BUT I HAVEN'T HEARD ANYBODY SAY THAT THE ASSOCIATION IS
17:09:35 IN AGREEMENT WITH THIS DESIGN.
17:09:39 >> I THINK WE ARE JUST ADDRESSING A FEW INDIVIDUAL
17:09:42 COMMENTS THAT CAME IN THROUGH THE VILLAGE PORTAL.
17:09:45 >>HOWARD LEVITAN: WE ARE NOT AT THAT STAGE.
17:09:48 WE WILL GET THERE.
17:09:49 I AM SURE.

17:09:52 >> AND THE QUESTION ABOUT -- THAT THE CHAIR BROUGHT UP

17:09:56 IS TO CLARIFY OR MAKE CLEAR WHAT THE NUMBER OF FEET

17:09:57 BEING REQUESTED ARE.

17:10:01 THE NUMBER OF FEET REQUESTED TO ACCOMMODATE THIS 23

17:10:06 STORIES OVER PARKING IS A MEASUREMENT OF 270 FEET FROM

17:10:09 GRADE -- YOU KNOW SOMETIMES THAT IS MEASURED FROM

17:10:13 FINISHED FLOOR, FEMA AND IN THE VILLAGE MEASURED FROM

17:10:14 GRADE.

17:10:18 270 FEET FROM GRADE TO THE TOP OF THE FLAT ROOF.

17:10:24 THAT IS WHAT IS PROPOSED.

17:10:33 20 FEET FOR ELEVATOR SHAFT, ANY NORMAL EXCEPTIONS THAT

17:10:36 ARE ALLOWED ABOVE THE FLAT ROOF.

17:10:41 >> WE ARE TALKING ABOUT 290 TOTAL ABOVE GRADE?

17:10:46 >> ABOVE GRADE.

17:10:50 >> I THINK THAT --

17:10:55 >> AND THE GOAL THERE BEING TO TRY TO BE COMPETITIVE IN

17:10:58 THIS ENVIRONMENT WHERE SOME BUILDINGS ARE OVER 300 FEET

17:11:01 AND OUR SURROUNDING JURISDICTIONS.

17:11:04 >> I GUESS I DON'T -- MAYBE I DON'T UNDERSTAND.

17:11:08 ARE YOU SAYING THERE IS NO COLLABORATION TO DATE WITH

17:11:11 THE ASSOCIATION OR THERE HAVE BEEN NO AGREEMENT WITH

17:11:12 THE ASSOCIATION?

17:11:14 >> I AM GOING TO ASK FOR CHRIS JOHNSON, WHO IS A MEMBER

17:11:22 OF THE WEST BAY CLUB APPLICANT GROUP, BECAUSE HE IS

17:11:25 MOST CLOSELY RELATED TO THE HOA.

17:11:26 >> I AM JUST TRYING TO UNDERSTAND.

17:11:28 >> I DON'T HAVE AN ANSWER.

17:11:32 >> THE AGREEMENT BETWEEN THE ASSOCIATION AND WEST PALM

17:11:35 BEACH SPEAKS ONLY TO DENSITY.

17:11:40 IT DOESN'T SPEAK TO OTHER DESIGN PARAMETERS, HEIGHT OF

17:11:42 THE BUILDING, MASS OF THE BUILDING, ANY OF THAT.

17:11:46 IT JUST SPEAKS TO OVERALL DENSITY AND RESTRICTS US TO

17:11:48 EFFECTIVELY 101 ON THIS BUILDING.

17:11:49 AND WE ARE ASKING FOR 88.

17:11:52 SO WE ARE ACTUALLY LOWER THE DENSITY.

17:11:57 BUT THE -- THE AGREEMENT ITSELF DOESN'T SPEAK TO DESIGN

17:12:03 PARAMETERS OR ANY OF THOSE ELEMENTS.

17:12:05 >> NOTHING IN THERE --

17:12:08 >> NO.

17:12:10 >> WHERE DID THE HEIGHT RESTRICTION COME FROM?

17:12:14 >> THE HEIGHT RESTRICTION IS IN THE PLAN DEVELOPMENT

17:12:15 ZONING APPROVALS.

17:12:17 THERE IS NOTHING RELATING TO HEIGHT IN THE AGREEMENT

17:12:28 BETWEEN THE COMMUNITY ASSOCIATION AND THE DEVELOPER.

17:12:32 >>HOWARD LEVITAN: I COULD BE WRONG BUT DESIGN THAT

17:12:36 INDICATED -- AND MAY NOT BE THE OFFICIAL ONE WHICH --

17:12:40 >> THERE IS A PARAGRAPH SAYING THAT WE WILL -- THAT WE

17:12:45 WILL SEND OUR DESIGN TO THE -- TO THE COMMUNITY

17:12:59 ASSOCIATION FOR THEIR -- YOU KNOW, FOR THEIR REVIEW.

17:13:01 BUT THERE IS NO.

17:13:06 THE MASTER COMMITTEE COVERS THE REVIEWS THAT WILL BE

17:13:09 NECESSARY IN THIS CASE.

17:13:11 >> WHAT WOULD BE THE STYLE THAT YOU WOULD CHARACTERIZE

17:13:23 IT IN TERMS OF -- THE ARCHITECTURAL STYLE ARCHITECTURAL

17:13:27 STYLE WHAT WE WENT OVER WITH LAURA AND GEORGE.

17:13:30 THEY MIGHT BE ABLE TO ANSWER THAT, BUT INTENDED TO BE

17:13:36 GENERALLY REPRESENTATIVE IN HARMONY WITH THE EXISTING

17:13:43 BUILDINGS IN THE COMMUNITY.

17:13:54 I WOULD SAY THAT THE GENERAL STYLE AND THE IN COMMUNITY

17:13:58 IS MOSTLY MEDITERRANEAN AT THIS POINT.

17:14:00 >>HOWARD LEVITAN: I DON'T WANT TO BELABOR THE POINT,

17:14:09 AND I SUGGESTED THAT PART OF THIS ANALYSIS IS NOT GOING

17:14:11 TO BE BASED ON PRIVATE AGREEMENT.

17:14:15 THAT IS A SEPARATE AGREEMENT THAT IS NOT PART OF THE

17:14:19 ZONING WHICH IS WHY I COMMENTED ON THAT.

17:14:22 HOWEVER, THIS IS SUB TO OUR LAND DEVELOPMENT CODE THAT

17:14:25 HAS DESIGN REQUIREMENTS AS WELL, AND I JUST WANTED TO

17:14:26 KNOW THAT.

17:14:32 AND THAT IN -- AS YOU PROCEED, I THINK YOU NEED TO TALK

17:14:44 TO US ABOUT -- IN THE CONTEXT OF WEST BAY AND

17:14:47 NEIGHBORHOOD AND VILLAGE REQUIREMENTS WHICH ARE VERY

17:14:54 RECENT IN TERMS OF THE LAND DEVELOPMENT CODE JANUARY 29

17:14:57 OF THIS YEAR.

17:15:02 THAT IS WHAT I WANTED TO MAKE CERTAIN AND INDICATE TO

17:15:03 YOU.

17:15:06 >> IF I MAY, SIR, YOU ARE ABSOLUTELY CORRECT.

17:15:09 AND WE ARE -- AS I SAID BEFORE, WE ARE GOING TO GO IN

17:15:11 THE DIRECTION OF THAT RESOLUTION.

17:15:15 WHAT WE DIDN'T WANT TO DO JUST YET IS SORT OF BE

17:15:22 LITERAL ABOUT THE -- THE TERM "MEDITERRANEAN" IN A

17:15:28 270-STORY -- 270-FOOT-HIGH BUILDING IS WE JUST DON'T

17:15:31 WANT TO GINGERBREAD IT UP AND SAY THERE IT IS.

17:15:33 IT IS MEDITERRANEAN NOW.

17:15:35 AND I FEEL WE ARE GOING TO BE WORKING ON A LOT OF THAT

17:15:37 WITH THE SCALE OF THE BUILDING.

17:15:46 PARTICULARLY AT THE PEDESTRIAN LEVELS AT ATE APPROACH

17:15:47 LEVELS WHAT THE BUILDINGS AROUND IT.

17:15:53 WHEN WE GO INTO AN ICONIC STAGE OF BUILDING HARD TO

17:16:00 TAKE 23 STORIES OF MEDITERRANEAN, IF YOU WILL.

17:16:04 A SENSITIVE APPROACH THAT WE WILL SEE IN CONTEXT OF

17:16:09 RESPECTING CERTAIN SCALES, MATERIALS, COLORS, ETC.

17:16:13 INSTEAD OF IT LOOKING LIKE 23 LITTLE HOUSES

17:16:16 MEDITERRANEAN STACKED UP ON EACH OTHER.

17:16:18 YOU KIND OF GET OUR FEELING.

17:16:20 HOW TO DO IT IS AS MUCH OF A TASK.

17:16:24 WE HAVE BEEN TASKED WITH IT BEFORE.

17:16:29 I COME FROM BOCA RATON AND THEY BELIEVE MEISNER SHOULD

17:16:31 HAVE DONE EVERYTHING.

17:16:36 IF MEISNER WAS HERE TODAY, HE WOULDN'T BE DO IT LIKE

17:16:37 2006.

17:16:40 HE WOULD BE 2021.

17:16:44 >>HOWARD LEVITAN: WE WROTE OUR BOOKS BASED ON THE BOCA

17:16:46 RATON CODE.

17:16:46 >> GOOD.

17:16:51 SO I SHOULD BE ABLE TO ADDRESS THESE COMMENTS VERY

17:16:52 QUICKLY.

17:16:56 WE HAVE A FORMULA SO GOOD YOU SAID THAT.

17:17:01 >> FROM THE EVOLUTION OF MONOCHROME WHICH IS THREE

17:17:04 STORIES AND NOW 20 AND 24 EVERYWHERE.

17:17:05 >> YES.

17:17:10 IT'S A VERY INTERESTING TOPIC ALWAYS TO SPEAK TO.

17:17:16 AND WE WORK IN FOREIGN PLACES IN PANAMA, WHICH IS --

17:17:19 FROM ANOTHER CENTURY OF ALL THINGS AND TRULY FROM

17:17:23 ANOTHER CENTURY, NOT JUST, YOU KNOW, FROM THE '20S AND

17:17:24 30S.

17:17:28 AND HOW TO BUILD HIGH-RISES IN THE AREA IS ALWAYS VERY

17:17:30 COMPLEX ANSWER.

17:17:31 BUT THERE IS AN ANSWER.

17:17:34 AND I THINK THAT -- I THINK THAT IS, I GUESS, THE

17:17:37 REASON GARY BROUGHT US ON AND WE ANSWERED IT BEFORE.

17:17:39 WE HOPE THAT IT MAKES TWO THINGS.

17:17:42 ONE IS RESPECT WHAT YOU HAVE WANTED TO BE RESPECTED,

17:17:46 AND, TWO, BRING AN ICONIC VALUE TO IT AS WELL.

17:17:49 >> I THINK THAT YOU ARE EQUIPPED TO DO THAT WHAT I HAVE

17:17:52 SEEN SO FAR.

17:17:55 >> AT THE APPROPRIATE POINT, WE WILL HAVE A FULL

17:17:59 PATTERN BOOK AT THE TIME OF HEARING HERE.

17:18:03 AND WE WILL SEE THE DESIGN CONTEXT.

17:18:06 >> ONE TIME OR ANOTHER WE HAVE TO BREAK THE ICE AND

17:18:09 SHOW YOU EXACTLY WHAT IT IS GOING TO LOOK LIKE AND NOT

17:18:09 JUST IMAGES.

17:18:13 WE WILL HAVE TO ADDRESS -- THE ANSWER HAS TO BE THERE

17:18:15 AND CAN'T BE SOMETHING LIKE THIS AND IT WILL BE THIS

17:18:17 AND I PROMISE YOU WE WILL GET THERE.

17:18:20 >>HOWARD LEVITAN: ANY OTHER QUESTIONS FROM THE BOARD?

17:18:23 >> YES, I HAVE A COUPLE OF QUESTIONS FOR NANCY OR MARY.

17:18:26 ON ORIGINAL ZONING RESOLUTION OF 20 STORIES OVER

17:18:29 PARKING, IT DOESN'T STIPULATE THE NUMBER OF LEVELS OF

17:18:32 PARKING, THAT'S CORRECT?

17:18:34 >>MARY GIBBS: YES, WE HAD THAT SAME QUESTION.

17:18:36 IT DOESN'T STIPULATE IT.

17:18:40 >> THIS COULD EASILY BE 20 STORIES OVER FIVE OR SIX

17:18:41 STORIES OF PARKING.

17:18:43 >>MARY GIBBS: I DON'T THINK IT WAS ANTICIPATED TO BE

17:18:46 THAT MANY, BUT, YOU KNOW, THE QUESTION I HAD WHEN I

17:18:49 FIRST LOOKED AT THIS ONE LEVEL OF PARKING OR TWO.

17:18:52 AND IT JUST ISN'T CLEAR.

17:18:55 >> YEAH, SINCE IT IS NOT STIPULATED I THINK THE PUBLIC

17:18:57 SHOULD RECOGNIZE THAT IS THE CASE.

17:19:00 AND, FOR INSTANCE, WORK I HAVE DONE WHERE WE HAVE 17

17:19:03 AND 18 FLOORS OVER FOUR FLOORS OF PARKING.

17:19:07 OFTEN YOU ARE GOING TO HAVE TO HAVE MULTIPLE FLOORS OF

17:19:09 PARKING TO MAKE THE BUILDING WORK AND TO BE ABLE TO

17:19:11 MAKE IT EFFICIENT.

17:19:14 I THINK THAT PEOPLE CAN GET OVERLY HUNG UP ON THE

17:19:16 HEIGHT OF BUILDINGS, ESPECIALLY TALL BUILDINGS.

17:19:21 AND WHEN IN REALITY, I THINK IT WAS SAID EARLIER THAT

17:19:24 YOU DON'T REALLY -- IT DOESN'T REALLY MAKE A LOT OF

17:19:27 DIFFERENCE WHEN YOU GET UP TO THAT ELEVATION BECAUSE

17:19:30 UNLESS YOU ARE IMPEDING ON OTHER PROPERTIES WITH SHADOW

17:19:34 LINES OR WHAT HAVE YOU, VISUALLY, IT IS DIFFICULT TO

17:19:35 TELL.

17:19:39 AND SINCE THE ZONING IS NOT CLEAR IN STIPULATING THE

17:19:44 NUMBER OF PARKING LEVELS, I THINK IT MAKES IT POSSIBLY

17:19:48 LITTLE BIT MORE SENSIBLE TO UNDERSTAND A SLIGHT

17:19:53 INCREASE TO BUILDING HEIGHT WHICH COULD OTHERWISE BE

17:19:56 THE SAME IF YOU HAVE MORE PARKING LOTS.

17:19:58 I DON'T THINK IT IS THAT DIFFICULT OF A PROPOSITION.

17:20:00 I DO AGREE ON JIM ON THE MASSING OF THE BUILDING.

17:20:06 HAVING A SMALLER FLOOR PLATE IS DESIRABLE AND KEEPS THE

17:20:10 BUILDING MORE SLENDER TO ITS HEIGHT AND A GOOD THING.

17:20:12 >> REALLY AN INTERESTING POINT.

17:20:16 20 STORIES OVER FOUR STORIES OF PARKING IT WOULD BE

17:20:18 TALLER THAN THIS BUILDING.

17:20:20 >> WE SHOULD UNDERSTAND WHEN THE TERMS OF NUMBERS OF

17:20:23 THE HEIGHT OF THE BUILDING ITSELF, THOSE ARE ONLY A

17:20:26 NUMBER OF STORIES AND DOESN'T TELL YOU HOW MANY -- WHAT

17:20:29 YOUR MAXIMUM HEIGHT IS FOR THIS BUILDING OR OTHER

17:20:30 BUILDINGS, SIMILAR BUILDINGS.

17:20:34 SO IT IS -- IT IS A BIT OF A JUDGMENT CALL FOR

17:20:37 DEVELOPER AS TO WHAT IS THE APPROPRIATE HEIGHT.

17:20:39 IN MY VIEW, THESE CEILING HEIGHTS THAT THEY HAVE

17:20:46 PROPOSED FOR UNITS IS NOT UNREASONABLE OR NORMAL.

17:20:48 >>HOWARD LEVITAN: OF COURSE, OUR CODE DOES HAVE

17:20:48 MAXIMUMS.

17:20:52 >> WHAT IS THE MAXIMUM HEIGHT OF A HIGH-RISE IN ESTERO?

17:20:54 >>HOWARD LEVITAN: WE DON'T HAVE MAXIMUM HEIGHT.

17:20:56 WE HAVE MAXIMUM HEIGHT FOR --

17:20:57 [INAUDIBLE]

17:21:00 >>MARY GIBBS: 45 FEET.

17:21:03 >>HOWARD LEVITAN: 45 FEET.

17:21:04 >> 20 STORIES.

17:21:09 >>HOWARD LEVITAN: THE ZONING AND THE ENTITLEMENT THAT

17:21:11 YOU HAVE.

17:21:15 SO NOW OUR ISSUE IS WHAT CAN WE CONSTRUCT THAT 20 FEET

17:21:16 WILL BE PARKING.

17:21:19 WHAT DOES THAT MEAN.

17:21:22 AND WHAT IS THE JUSTIFICATION FOR EXTENDING THAT.

17:21:26 THAT IS WHAT THE ULTIMATE DECISION THAT WE WILL HAVE.

17:21:28 I WOULD LIKE TO, AGAIN, REFOCUS.

17:21:32 THIS IS A PUBLIC EMERGENCIES INFORMATION HEARING.

17:21:34 NOT A HEARING.

17:21:38 IF YOU HAVE QUESTIONS, THIS IS THE TIME TO DO THAT.

17:21:45 OTHERWISE, WE WILL MOVE ON TO THE OTHER PRESENTATIONS.

17:21:49 >>SCOTTY WOOD: HOWARD, I HAVE A QUESTION.

17:21:52 >>HOWARD LEVITAN: I KNEW WOULD YOU JUMP IN.

17:21:54 >>SCOTTY WOOD: I HAVE A QUESTION FOR LAURA.

17:21:58 CONDITION F OF DEVIATION 9 RELATES TO SETBACKS.

17:22:02 AND I KNOW IN THE LAND DEVELOPMENT CODE, WE HAVE A

17:22:06 CLAUSE THAT SAYS THAT FOR EVERY FOOT ABOVE THE 45 FEET

17:22:10 THAT MARY MENTIONED, SETBACKS ARE INCREASED BY HALF A

17:22:11 FOOT.

17:22:17 THAT IN THE CASE OF A 23-STORY BUILDING COMPUTES TO

17:22:21 SETBACKS NORTH OF 100 FEET -- 112 AND A HALF FEET ON A

17:22:24 270-FOOT HEIGHT.

17:22:27 NOW LOOKING AT THE SITE PLAN -- I RECOGNIZE THAT THE

17:22:31 SITE PLAN MAY NOT BE DRAWN TO SCALE, BUT IT LOOKS AS IF
17:22:37 ALONG SEVERAL POINTS ALONG THE OUTER PERIMETER OF THE
17:22:43 PLOT ITSELF, THE BUILDING IS WAY CLOSER THAN 112 FEET.
17:22:46 IN SOME CASES THERE ARE FOUR POINTS ON THE SITE PLAN
17:22:49 WHERE THE CORNER OF THE BUILDING OR THE CORNER OF
17:22:55 IMPERVIOUS PARKING IS TOUCHING THE 25-FOOT BUFFER.
17:22:59 I WANT TO KNOW FROM LAURA WHERE THAT STANDS AND WHERE
17:23:02 YOU ARE HEADED IN THE MATTER OF SETBACKS.
17:23:04 >> THANK YOU FOR THAT QUESTION, SCOTTY.
17:23:07 THE SITE PLAN THAT WE DID SHOW IS TO SCALE.
17:23:10 THE MEASUREMENTS OF THE SETBACKS.
17:23:14 WE DID THE FEASIBILITY CHECK VERY EARLY ON IN OUR WORK.
17:23:17 MEASUREMENTS AND SETBACK FROM THE PERIMETER OF THE
17:23:20 PLANNED DEVELOPMENT AND THEY ARE NOT JUDGED ON A
17:23:23 POD-BY-POD BASIS.
17:23:27 SETBACKS ARE MEANT TO CONTROL IMPACTS TO OUTSIDE OF THE
17:23:28 PLANNED DEVELOPMENT.
17:23:31 SO THE AREAS -- YOU KNOW, MORE DISTANCE BETWEEN THIS
17:23:34 BUILDING AND THE PERIMETER OF THE PLANNED DEVELOPMENT
17:23:36 THAN IS REQUIRED.
17:23:38 >> ARE YOU SAYING, THEN, THAT THE -- THAT THE PRESERVE
17:23:43 AREA IS CONSIDERED PART OF THAT?
17:23:44 >> YES.
17:23:51 >> OKAY.

17:23:54 >>HOWARD LEVITAN: I HAVE A COUPLE MORE QUESTIONS, IF I

17:23:54 COULD.

17:23:59 IN THE PAST WHERE WE HAD TALLER BUILDINGS IN ESTERO

17:24:02 FROM A NEIGHBORS' STANDPOINT, NOT ONLY ARE WE CONCERNED

17:24:06 WITH WHAT THEY ARE GOING TO SEE OF THE BUILDING, BUT,

17:24:10 IN OTHER WORDS, THE SIGHT LINES TO VARIOUS

17:24:12 NEIGHBORHOODS.

17:24:14 BUT WE ARE CONCERNED OF PEOPLE IN THE UPPER FLOORS

17:24:21 BEING ABLE TO SEE, TO HEAR.

17:24:24 SO THAT SEEMED TO BE A SEVERANCE A THING -- I DON'T

17:24:27 KNOW IF THAT HAS COME UP IN THE E-MAIL COMMENTS.

17:24:32 I THINK THEY ARE MOSTLY INSURED OF THE SHADOW STUDY.

17:24:37 I SAW THREE SHADOW STUDIES DIFFERENT POINTS IN THE

17:24:38 YEAR.

17:24:44 I THINK IT MAY BE HELPFUL TO BROADEN THOSE WHEN YOU

17:24:49 COME BACK IN TO SHOW DIFFERENT TIMES OF THE YEAR.

17:24:50 >> SO THE SHADOWS.

17:24:52 >>HOWARD LEVITAN: THE DIFFERENCE IN THE IMPACT FROM

17:24:55 THE 20 STORIES OVER PARKING WHATEVER THAT HEIGHT WOULD

17:25:01 HAVE BEEN TO -- TO 200 -- I ASSUME USING A ROOF LINE

17:25:05 FOR THE 270.

17:25:07 DEFINITION OF ROOF LINE?

17:25:09 >>MARY GIBBS: I THINK THE 270 WAS TO THE TOP OF THE

17:25:12 ROOF.

17:25:16 IT WAS A FLAT ROOF, NOT INCLUDING THE ROOF TOP

17:25:17 EQUIPMENT.

17:25:21 >>HOWARD LEVITAN: WHAT ABOUT THE PART OF GENERAL

17:25:28 EQUIPMENT THAT YOU WOULD NEED -- WE HAD ALL THIS --

17:25:29 THIS THING ABOUT HEIGHT.

17:25:33 HOW YOU CALCULATE HEIGHT, GOING BACK FOREVER.

17:25:37 WE SOLVED THAT, I THOUGHT.

17:25:40 >>MARY GIBBS: WE WOULD NORMALLY SAY TO THE MANY OF THE

17:25:44 ROOF AND THIS WOULD BE A FLAT ROOF AND GO TO THE TOP.

17:25:48 YOU CAN GET -- YOU THINK WE PUT IN THE NEW CODE AN

17:25:50 EXTRA 12 FEET.

17:25:53 BUT THIS IS JUST DIFFERENT BECAUSE IT'S -- AN OLD

17:25:57 APPROVED CASE, YES.

17:26:01 >>HOWARD LEVITAN: APPROVAL IS THE ISSUE.

17:26:03 >>MARY GIBBS: WELL, LET'S --

17:26:05 >>HOWARD LEVITAN: ON THE GROUND AS WELL.

17:26:06 >>MARY GIBBS: RIGHT.

17:26:09 THAT'S WHY I ASKED THE APPLICANT -- THEY ALREADY

17:26:10 SUBMITTED THE APPLICATION.

17:26:13 ONE OF MY QUESTIONS WAS, GIVE ME THE MAXIMUM HEIGHT

17:26:18 JUST SO WE KNOW WHAT THE MAXIMUM HEIGHT IS.

17:26:21 >> IS THERE A ROOFTOP POOL?

17:26:27 >> YES, IT DOES NOT APPEAR ABOVE THE ROOF LINE.

17:26:28 >> FLAT LEVEL.

17:26:31 >> THE TOP OF THE FLAT ROOF, THE POOL IS NOT ABOVE THE

17:26:34 TOP OF THE FLAT ROOF.

17:26:36 >> AT THE SAME LEVEL?

17:26:38 >> YES.

17:26:41 >>HOWARD LEVITAN: OTHER QUESTIONS FROM THE BOARD?

17:26:42 THANK YOU VERY MUCH.

17:26:43 >> THANK YOU VERY MUCH.

17:26:46 >>MARY GIBBS: MAY I JUST SAY ONE MORE THING.

17:26:49 THE APPLICANT DID HAVE A MEETING -- A COMMUNITY MEETING

17:26:50 WITHIN WEST BAY CLUB.

17:26:54 I THINK THEY FORGOT -- WE ASKED THEM TO REACH OUT

17:26:55 BECAUSE THE COMMUNION IS SO BIG.

17:26:58 PLEASE REACH OUT AND HAVE SOME KIND OF MEETING.

17:27:01 I KNOW THEY HAD ONE A WEEK OR TWO AGO.

17:27:03 JUST WANTED TO MENTION THAT.

17:27:04 >> THANK YOU, MARY.

17:27:07 LAST WEEK, JULY 7, THERE WAS A MEETING AT THE JASMINE

17:27:13 BAY CLUB ROOM WITH OVER 50 MEMBERS OF THE WEST BAY

17:27:14 CLUB.

17:27:17 AN E-MAIL BLAST WENT OUT TO ALL MEMBERS AND OVER 50

17:27:19 WERE PRESENT AT THAT MEETING WITH THE SAME KIND OF

17:27:23 INFORMATION PRESENTED TONIGHT, AND THERE IS ALSO A WAY

17:27:26 TO COMMUNICATE WITH A VIDEO OF THAT MEETING TO ALL THE

17:27:28 MEMBERS WITHIN WEST BAY CLUB.

17:27:33 SO THAT DID OCCUR LAST WEEK AND YOU CAN SEE THAT YOU

17:27:35 HAVEN'T --

17:27:37 >>HOWARD LEVITAN: IN TERMS OF TIMING.

17:27:40 WHEN DO YOU EXPECT TO BE ARRIVING BACK HERE?

17:27:47 >> I THINK YOU CAN MAYBE SQUEEZE US IN AUGUST.

17:27:50 >>HOWARD LEVITAN: IF WE CAN GET ONE COMMENT ON THE

17:27:57 E-MAILS -- THE MAJORITY OF -- WE GET THAT COMMENT ALL

17:28:00 THE TIME.

17:28:12 AND THE MUNICIPALITY -- [INAUDIBLE] -- IT IS -- WOULD

17:28:16 LIKE TO HAVE PUBLIC COMMENT ON THIS.

17:28:20 >> YOU ARE GETTING THAT LEVEL OF ENGAGEMENT FROM THIS

17:28:22 APPLICANT AND THIS APPLICATION.

17:28:25 AND WE -- I THINK WE HAVE ALL ADOPTED.

17:28:28 LIKE I SAID, A VIDEO IS BROADCAST AND SHARED AND

17:28:33 E-MAILS AND CORRESPONDENCE IS AVAILABLE AND ZOOM IS AN

17:28:39 OPPORTUNITY FOR ALL MEMBERS OF THE PUBLIC TO BE

17:28:40 INVOLVED.

17:28:43 >> SEEMS TO BODE WELL FOR YOU THERE ISN'T A CROWD OUT

17:28:45 HERE.

17:28:50 >> THAT IS USUALLY A GOOD THING.

17:28:52 >>HOWARD LEVITAN: LET'S MOVE ON.

17:28:54 THE SECOND PUBLIC INFORMATION MEETING.

17:28:57 THAT ONE TOOK A LITTLE BIT LONGER THAN I THOUGHT, THE

17:29:03 SIGNAGE WITH MIRAMAR.

17:29:09 >> CHAIRMAN, UNDER THE NEW RULES, MY FIRM MAKING A
17:29:10 PRESENTATION.
17:29:15 DO I HAVE TO RECUSE MYSELF BECAUSE OF PUBLIC
17:29:16 INFORMATION?
17:29:18 >>HOWARD LEVITAN: NOT FOR PUBLIC INFORMATION.
17:29:19 >> THANK YOU.
17:29:22 >>MARY GIBBS: JUST BY WAY OF INTRODUCTION WHILE
17:29:25 EVERYBODY IS COMING IN AND OUT.
17:29:30 MIRAMAR OUTLETS, FOR EVERYBODY KNOWS BEN HILL GRIFFIN
17:29:32 AND CORKSCREW ROAD.
17:29:35 THEY HAD SIGN PACKAGE APPROVED IN THEIR ZONING BY THE
17:29:38 COUNTY, WHICH GAVE THEM A CERTAIN AMOUNT OF TIMES,
17:29:40 CERTAIN DESIGNS, CERTAIN HEIGHTS.
17:29:45 AND THEY HAVE -- THEY ARE REQUESTING TO AMEND THAT
17:29:50 ZONING SIGN PACKAGE AND REPLACE SOME OF THE SIGNS.
17:29:52 THEY ARE GOING TO EXPLAIN TONIGHT.
17:29:56 THEY HAVE GOT NEAL MONTGOMERY.
17:29:58 JOHN THE SIGN GUY HERE --
17:30:01 >>HOWARD LEVITAN: NEIL WILL BE REALLY BRIEF.
17:30:04 >>MARY GIBBS: QUITE BRIEF BECAUSE THE SIGN PERSON --
17:30:10 SIGN PERSON HAS AGREED -- HAS A BRIEF DEMONSTRATION, I
17:30:35 THINK.
17:30:37 >> NEAL MONTGOMERY FOR THE RECORD.
17:30:39 I WILL BE BRIEF AND MARY TOUCHED ON IT.

17:30:42 APPROVED IN 1985 BUT THEY DIDN'T REZONE THE COMMERCIAL

17:30:46 AND CAME BACK IN 1995 AND SUBMITTED AN APPLICATION FOR

17:30:48 A SHOPPING CENTER.

17:30:55 INCLUDING IN NUMBER 3 THAT ALLOWED THE PROJECT SIGN

17:30:58 SUBJECT TO A SIGN PACKAGE.

17:31:01 THE SIGN HAS BEEN THERE A LONG TIME.

17:31:04 THEY WANT TO REBRAND, REFRESH.

17:31:09 WE NEED A NEW SIGN PACKAGE, AND THAT'S WHY WE ARE HERE.

17:31:11 IS THAT SHORT?

17:31:12 >>HOWARD LEVITAN: PERFECT.

17:31:17 >> FOR THE RECORD, MY NAME IS CHARLIE KREBS.

17:31:26 I AM AN ENGINEER WITH PAUL MONTEZ.

17:31:31 LET'S SEE IF -- I KNOW.

17:31:39 LOOKING TO SEE IF OUR SITE PLAN WAS INTERESTED IN THAT.

17:31:40 -- INCLUDED IN THAT.

17:31:43 I'M HERE TO BRIEFLY TALK TO YOU ABOUT THE SIGN

17:31:44 LOCATION.

17:31:47 THE ORIGINAL SIGN LOCATIONS -- AND I WILL USE THE BOARD

17:31:48 HERE.

17:31:52 WE HAVE SIGNS LOCATED AT THE NORTH ENTRANCE COMING OFF

17:31:59 OF BEN HILL GRIFFIN, THE SOUTH ENTRANCE, AND CORKSCREW.

17:32:02 WHAT WE ARE TRYING TO DO WITH THE REVISED SIGN PLAN IS

17:32:06 TO MAKE THE SIGNS MORE VISIBLE.

17:32:10 THE SIGN ON THE NORTH ENTRANCE ON THE SOUTH SIDE AS YOU

17:32:13 COME DOWN AND THE SAME THING WITH THE SIGN AT THE
17:32:14 MEDIUM ENTRANCE.
17:32:19 SOUTH OF THE ENTRANCE AND ONE ON CORKSCREW ROAD IS
17:32:24 LOCATED BACK OFF OF CORKSCREW ROAD.
17:32:27 THE IDEA BEING THAT -- I GUESS IT IS NOT IN HERE.
17:32:30 WHEN WE GO THROUGH THE RELOCATION, WE WANT TO IMPROVE
17:32:31 THE VISIBILITY.
17:32:36 ON THE NORTH ENTRANCE, WE WANT TO MOVE THE SIGN INTO
17:32:39 THE MEDIAN THAT INCREASES VISIBILITY AS THE AREA HAS
17:32:42 DEVELOPED AND LANDSCAPING COME IN WITH THE BANK TO THE
17:32:43 NORTH.
17:32:49 THE LANDSCAPING IN THE ADJACENT BUFFER HAVE MATURED AND
17:32:51 THEY HAVE CREATED VISUAL BARRIERS WITH THE SIGNS OUT
17:32:53 THERE RIGHT NOW.
17:32:55 THE SAME THING FOR THE SIGN ON THE SOUTH ENTRANCE OF
17:32:58 BEN HILL GRIFFIN, WE WOULD LIKE TO MOVE THAT TO THE
17:32:58 NORTH.
17:33:02 IT IMPROVES THE VISIBILITY AS YOU ARE MOVING SOUTHBOUND
17:33:06 AT BEN HILL GRIFFIN AND GIVES THE DRIVERS EXTRA TIME TO
17:33:08 KNOW THAT THE ENTRANCE IS THERE FOR PEOPLE UNFAMILIAR
17:33:10 OR VISITING THE AREA.
17:33:13 AND ON CORKSCREW ROAD, IF YOU LOOK DOWN IN THIS LOWER
17:33:16 CORNER, WE WOULD LIKE TO MOVE THE SIGN WHERE IT IS
17:33:20 LOCATED RIGHT NOW WHICH IS 20 FEET OUT OF THE

17:33:24 RIGHT-OF-WAY AND A ZERO SETBACK TO THE RIGHT-OF-WAY

17:33:25 LINE.

17:33:26 THERE ARE NO UTILITIES THERE.

17:33:30 IF YOU LOOK RIGHT NOW A BUFFER THAT LOOKS ALONG THE

17:33:32 SOUTH SIDE OF THE PROPERTY WHICH IS ALL THERE TO

17:33:36 MAINTAIN THE INDIGENOUS VEGETATION.

17:33:39 NO ROOM FOR UTILITIES IN THAT AREA.

17:33:41 MOVING THAT SIGN TO THE RIGHT-OF-WAY SIGN DOESN'T HAVE

17:33:45 AN IMPACT OF EXISTING UTILITIES.

17:33:49 LOCATED WHERE THE STOP BAR IS FOR THE EXISTING LIGHT

17:33:52 AND DOES NOT CREATE A VISIBLE BARRIER FOR MOVING UP TO

17:33:53 THE LIGHT.

17:33:55 THE LIGHT IS ALREADY CONTROLLED SO YOU DON'T ALREADY

17:33:59 MAKE THAT RIGHT TURN UNTIL IT TURNS GREEN, SO, AGAIN,

17:34:03 NO VISUAL IMPACT FOR MOVING THAT SIGN TO THE

17:34:06 RIGHT-OF-WAY LINE, BUT IT DOES GREATLY IMPROVE THE

17:34:13 VISIBILITY FOR CARS MOVING WESTBOUND ON CORKSCREW ROAD

17:34:17 THAT THEY SEE THE ENTRANCE COMING UP.

17:34:19 IF YOU ARE NOT FAMILIAR WITH THE AREA YOU COULD BE IN

17:34:21 THE FAR LEFT LANE AND MISS THE OPPORTUNITY TO GET IN

17:34:24 AND HAVE TO CREATE YOURSELF A U-TURN AND COME BACK

17:34:28 AROUND AND THAT IS WHAT WE ARE TRYING TO AVOID.

17:34:31 IMPROVE THE VISIBILITY BASED ON HOW THE COMMUNITY HAS

17:34:35 DEVELOPED AND THE LANDSCAPING THERE AND THE RELOCATION

17:34:39 OF THE SIGNS IN THE PROPOSED LOCATION AND WE CAN DO
17:34:42 THAT AND NOT IMPACTING ANY OF THE EXISTING LANDSCAPING
17:34:44 AND UTILITIES THAT ARE OUT THERE.
17:34:50 WITH THAT I WILL TURN IT OVER TO JOHN.
17:34:53 >> CAN I JUST ASK -- YOU SAID THE LARGEST SIGN YOU WANT
17:34:56 TO PUT IN THE MEDIAN.
17:34:57 WHAT MEDIAN IS THAT.
17:34:58 I AM TRYING TO UNDERSTAND.
17:35:02 >> THIS IS UP HERE.
17:35:05 I GUESS IT IS ACTUALLY THE LOCATION OVER HERE.
17:35:08 THE SIGN IS LOCATED ON THE SOUTH SIDE OF THE NORTH
17:35:10 ENTRANCE WHERE THAT SIGNAL IS.
17:35:13 >> THE SOUTH SLIDE.
17:35:20 >> DO WE HAVE A SLIDE TO THAT?
17:35:23 >> YOU ARE TALKING ABOUT THE MEDIAN ON BEN HILL
17:35:25 GRIFFIN.
17:35:32 >> NO MEDIAN IN ON THE DRIVEWAY, ENTRANCE COMING IN.
17:35:37 >> AT THE TRAFFIC LIGHT.
17:35:38 YES, THAT'S IT.
17:35:41 SO AS YOU CAN SEE RIGHT NOW WITH THIS SLIDE ON THE
17:35:43 RIGHT WHERE IT SAYS EXISTING SIGN.
17:35:46 THAT SIGN IS ON THE SOUTH SIDE OF THE ENTRANCE.
17:35:50 THE PROPOSAL IS TO MOVE THAT SIGN INTO THE MEDIAN AND
17:35:53 15 FEET OFF OF THE RIGHT-OF-WAY LINES AND OFF THE

17:35:55 UTILITY EASEMENT.

17:35:57 >> WHAT ROAD IS THIS THOUGH?

17:36:05 >> THAT IS BEN HILL GRIFFIN AND MIRAMAR MALL OUTLET

17:36:07 DRIVE.

17:36:09 IT'S A SIGNALIZED INTERSECTION.

17:36:18 ONE THAT IS SHARED WITH THE SHOPPES OF GRANDEZA ACROSS

17:36:23 THE STREET AND THIS JUST HAPPENS TO BE THE MIRAMAR

17:36:25 PORTION OF IT.

17:36:31 >> THAT IS GOING INTO A PUBLIC AREA, A PUBLIC ROAD.

17:36:34 >> PRIVATELY MAINTAINED BUT PUBLIC RIGHT-OF-WAY.

17:36:34 >> OKAY.

17:36:38 I GUESS I DON'T UNDERSTAND WHERE IT IS BUT CONTINUE.

17:36:40 >> THE MEDIAN SCREWED IT UP.

17:36:42 >> IT IS IN THE MEDIAN OF THE ENTRANCE AS YOU ARE

17:36:45 COMING TOWARD --

17:36:47 >> NOT ON BEN HILL GRIFFIN.

17:36:48 >> NOT AT ALL.

17:36:51 >> YOU HAVE TO BE MORE DEFINING.

17:36:55 >> THE ROADS WITHIN MIRAMAR ARE THE ROADS THAT ARE

17:36:57 PRIVATELY MAINTAINED.

17:37:01 >> CORRECT.

17:37:03 >> AND --

17:37:05 >> THEY ARE PLATTED RIGHT-OF-WAYS AND PRIVATE ROADS

17:37:12 THAT ARE PRIVATELY MAINTAINED.

17:37:15 >> THIS SHOWS IT PRETTY WELL.

17:37:18 >> SO WE ARE ONLY TALKING ABOUT THREE SIGNS HERE?

17:37:20 I AM CONFUSED.

17:37:24 ONE SLIDE HAD THE INTERNAL SIGNS AS WELL.

17:37:28 >> THE THREE SIGNS ARE THE ONES ALONG THE ROADWAY AND

17:37:29 I-75.

17:37:30 >> NOT PART OF THIS?

17:37:33 >> THAT IS NOT A PART OF THE RELOCATION I WAS TALKING

17:37:37 ABOUT AND LOOKING TO MOVE ONE NORTH FROM WHERE IT IS

17:37:42 LOCATED RIGHT NOW.

17:37:47 I FORGET THE CONFLICT -- BUT THERE IS A CONFLICT.

17:37:49 >> SO YOU ARE ONLY ASKING US TO CONSIDER THESE FOUR

17:37:50 SIGNS?

17:37:51 >> CORRECT.

17:37:53 >> NOT ALL THESE INTERNALS IN HERE.

17:37:57 >> THE INTERNAL SIGN WAS AN IDEA OF THE EXISTING SIGNS

17:37:58 THAT ARE OUT THERE.

17:38:03 BUT THE ONES THEY ARE EXISTING THE TWO ON BEN HILL, ONE

17:38:03 ON CORKSCREW ROAD.

17:38:06 AND THE SIGN ON I-75.

17:38:08 >> THANKS FOR THAT CLARIFICATION.

17:38:12 >> IT IS PRETTY CONFUSING.

17:38:17 MIGHT CLEAN THAT UP THE NEXT TIME AROUND.

17:38:20 >>MARLENE NARATIL: MR. CHAIRMAN, IT IS MARLENE.

17:38:22 >>HOWARD LEVITAN: IF YOU CAN HOLD THE QUESTION UNTIL

17:38:25 THEY FINISH THEIR PRESENTATION?

17:38:27 >> SURE.

17:38:31 >> GOOD AFTERNOON EVERYBODY, I AM JOHN THE SIGN GUY,

17:38:39 FORMALLY KNOWN AS JOHN KANATKA OF U.S. SIGN AND MILL.

17:38:41 WE BUILT A PRESENTATION TO DESIGN A SIGN PACKAGE THAT

17:38:47 HAS A DYNAMIC LOOK FOR MIRAMAR OUTLETS TO KIND OF GET

17:38:52 AWAY FROM THE LOLLIPOP FACTORY THAT IS I-75.

17:38:54 WE WANTED TO BRING APPEAL AND ATTENTION TO THE

17:38:55 INTERSECTION.

17:38:58 I CAN KIND OF GO OVER SOME OF WHAT CHARLIE WAS GOING

17:39:02 OVER TO EXPLAIN THE SETBACKS AND THE PLACEMENT OF THE

17:39:04 SIGNS, IF YOU WOULD LIKE.

17:39:07 OR WE CAN GO STRAIGHT TO DESIGN.

17:39:09 >>HOWARD LEVITAN: IT IS YOUR PRESENTATION.

17:39:11 >> SO WITH REGARDS TO THE PLACEMENT OF THE EXISTING

17:39:15 SIGNS VERSUS THE LOCATION OF THE PROPOSED.

17:39:18 THE INTENT WAS TO NOT HAVE TO EXTRACT THE FOUNDATIONS

17:39:20 FROM THE EXISTING STRUCTURES.

17:39:25 WHAT WE WILL DO SEND UP REMOVING THE SIGNS THEY CREATE,

17:39:28 LEAVING THE EXISTING FOUNDATIONS AND SHIFTING IN ORDER

17:39:31 TO -- FIRST, REDUCE THE TIMELINE AND REDUCE THE COST TO

17:39:33 THE CLIENT.

17:39:39 THE IDEA WAS TO CATCH ATTENTION, TO GRAB -- GRAB THE

17:39:44 DRIVERS, GRAB THE VEHICLES BETWEEN I-75, CORKSCREW
17:39:50 ROAD, AND BEN HILL, MODERNIZE THE LOCATION, MODERNIZE
17:39:54 THE SITE, CATCH THE EYE, AND BRING THE -- BRING THE
17:39:55 TRAVELERS DOWN.
17:40:02 BRING THE CUSTOMERS TO THE CLIENT, AS WAS THE INTENT.
17:40:11 THE DESIGNS ARE NOT SIMILAR TO THE EXISTING SIGNAGE.
17:40:12 THEY ARE SIMILAR IN SIZE.
17:40:14 THE OVERALL HEIGHT OF THE SIGN.
17:40:19 THE COPY AREA HAS BEEN REDUCED ON ALL FOUR OF THE
17:40:19 SIGNS.
17:40:27 THE EXISTING COPY AREA OF THE I-75 SIGN WAS 75 FEET
17:40:29 ORIGINALLY WITH THE BANDS.
17:40:38 WE ARE AT 78-FEET TOTAL FOR OVERALL HEIGHT.
17:40:42 WE WERE AT A 440-SQUARE-FOOT COPY AREA.
17:40:45 IT HAS NOW BEEN REDUCED.
17:40:46 I APOLOGIZE.
17:40:53 I AM HAVING A HARD TIME READING IT.
17:40:57 >>HOWARD LEVITAN: YOUR ART ELEMENT GETS IN THE WAY --
17:41:01 >> SEEMED LIKE A GOOD IDEA UNTIL WE ACTUALLY PUT IT
17:41:13 TOGETHER.
17:41:20 OUR PROPOSED COPY AREA IS 440.6 SQUARE FEET.
17:41:24 IN REGARDS TO THE THREE SMALLER SIGNS, THE TOTAL HEIGHT
17:41:27 ON THE SIGN IS 26 SQUARE FEET WITH A COPY AREA --
17:41:33 SORRY, 58.43 SQUARE FEET.

17:41:37 AND THAT'S -- THAT IS PRETTY WELL THE DESIGN -- THE

17:41:39 IDEA, AGAIN, GET THE RIBBONS.

17:41:42 GET THE ILLUMINATIONS AND THE COLORS.

17:41:43 BRING EVERYTHING TO LIGHT.

17:41:45 BRING EVERYTHING TO THE EYE OF THE DRIVER.

17:41:49 AND TRY TO HELP THE VEHICLES MAKE IT TO THE -- TO THE

17:42:02 LOCATION.

17:42:04 >>HOWARD LEVITAN: BEFORE WE --[INAUDIBLE]

17:42:14 DO WE HAVE ANY PEOPLE?

17:42:17 ANY OTHER QUESTIONS FROM THE BOARD?

17:42:19 >> WHAT MATERIAL ARE THE RIBBONS.

17:42:22 >> PANAFLEX MATERIAL.

17:42:23 FLEXIBLE FABRIC.

17:42:26 WE HAVEN'T QUITE MADE THAT DECISION YET.

17:42:29 >> ARE THEY GOING TO BE LIGHTED.

17:42:34 >> YES.

17:42:39 >> THERE I GO.

17:42:44 >> THE RIBBON AND TEXT THEMSELVES WILL BE ILLUMINATED.

17:42:45 THE --

17:42:49 >> CAN YOU STOP SHARING SO THEY CAN SEE IT.

17:42:52 >> THE RIBBONS THEMSELVES WILL BE ILLUMINATED.

17:42:55 WE HAVE A PANAFLEX MATERIAL.

17:42:58 THE CABINET WILL BE NOT.

17:43:00 PAINTED BLACK WITH A COLUMN REVEAL.

17:43:04 THE COLUMN ITSELF WILL BE PAINTED SILVER IS LITTLE
17:43:06 ILLUMINATION.
17:43:08 IF IT WAS A LITTLE DARKER IN HERE I WOULD EXPLAIN
17:43:13 BETTER THE ACTUAL VISUAL EVENING AND NIGHTTIME VIEW.
17:43:18 >> ARE THE EXISTING SIGNS LIGHTED?
17:43:22 >> I BELIEVE LIGHTED.
17:43:26 >>HOWARD LEVITAN: MARY, HOW DO WE FIT THIS IN THE NEW
17:43:29 CODE?
17:43:31 THE SIGN.
17:43:36 THEY HAVE EN TITLES TO DEAL WITH -- ENTITLEMENTS TO
17:43:39 DEAL WITH.
17:43:43 WHAT DOES OUR CODE SAY ABOUT IT?
17:43:43 >>MARY GIBBS: RIGHT.
17:43:47 THERE IS A SIGN PACKAGE APPROVED UNDER THE ZONING.
17:43:51 AND I HAVEN'T -- THEY HAVE NOT SUBMITTED THIS YET, SO I
17:43:53 HAD ONLY ONE PRELIMINARY MEETING WITH THEM TO KIND OF
17:43:55 GO OVER THE CONCEPT.
17:43:58 MY UNDERSTANDING WAS THAT THE SIGN HEIGHT AND SIZES
17:44:02 WERE ESSENTIALLY THE SAME OR SIMILAR.
17:44:07 SO WE WOULD HAVE TO GO BACK IN THE NEW CODE.
17:44:11 HONESTLY THE CODES DON'T WORK WELL FOR, LIKE, A BIG
17:44:17 SHOPPING CENTER LIKE COCONUT POINTE OR MIRAMAR.
17:44:21 TYPICALLY OFF DESIGN PACKAGE TO EXPLAIN WHAT YOU ARE
17:44:21 DOING.

17:44:25 WE TRY TO SEE IF THEY ARE CONFORMING AS MUCH AS
17:44:27 POSSIBLE WHAT WAS APPROVED IN THE OLD ZONING.
17:44:31 SO OTHERWISE IF THEY WERE GOING TO INCREASE THE HEIGHTS
17:44:33 AND COME IN AND WANT 20 MORE FEET, NOW YOU HAVE THE
17:44:38 ISSUE LIKE YOU HAVE WITH WEST BAY CLUB, WHAT IS
17:44:42 APPROVED, WHAT IS ENTITLED AND WHAT IS NEW.
17:44:44 I DON'T REALLY HAVE A GOOD ANSWER AT THIS POINT.
17:44:47 I DIDN'T KNOW THE RIBBONS WERE --
17:44:49 >>HOWARD LEVITAN: JUST TO GO THROUGH THE PROCESS AND
17:44:56 HEAR FROM EVERYBODY AS TO WHAT YOU SUGGEST.
17:45:00 WHAT IS SUGGESTED.
17:45:04 BUT THE -- FROM A TECHNICAL STANDPOINT, WE ARE
17:45:07 COMMENDING THE LAND DEVELOPMENT AND THIS IS GOING TO GO
17:45:11 WHERE, HERE AT THE COUNCIL?
17:45:13 >>MARY GIBBS: I BELIEVE -- ALL RIGHT, LET ME THINK
17:45:14 ABOUT THIS.
17:45:20 I THINK I SAID IT WOULD NEED TO GO TO HERE AND -- I
17:45:23 WOULD HAVE TO LOOK AT THE ZONING CONDITION AND SEE IF
17:45:24 IT NEEDS TO GO TO COUNCIL.
17:45:26 I THINK IT MIGHT.
17:45:38 I JUST DON'T REMEMBER.
17:45:41 >> WE HAD DISCUSSIONS OF HOW EXACTLY TO DO IT.
17:45:44 AS I INDICATED EARLIER, THE DEVIATION NUMBER 3.
17:45:49 OBVIOUSLY THE LDC.

17:45:53 AND CHANGE TO THE UPDATED CODE BUT KEEPING, YOU KNOW,

17:45:58 HEIGHT AND THE COPY THE SAME OR LESS.

17:46:02 WITH THE NEW SIGN PACKAGE BECAUSE THAT DEVIATION WAS

17:46:06 APPROVED SUBJECT --

17:46:09 >> YOU ARE ASKING US TO DO IT?

17:46:11 >> PARDON ME?

17:46:16 >> YOU ARE ASKING THIS BOARD.

17:46:17 >> SEND IT UP TO COUNCIL.

17:46:19 >>MARY GIBBS: I THINK THAT WAS --

17:46:22 >> WE WILL CROSS THAT BRIDGE WHEN WE COME TO IT..

17:46:23 >>MARY GIBBS: YEAH.

17:46:28 >> NOT TO BE BORING, BUT APPROVE THE DEVIATION, BUT

17:46:34 UNDER THE CODE SOMETIMES TO ISSUE A VARIANCE, I DON'T

17:46:35 THINK THAT WORKS.

17:46:41 I THINK WE HAVE TO GO BACK IN THE SIGN PACKAGE.

17:46:43 >> CAN I MAKE ONE COMMENT?

17:46:48 I GUESS -- THIS REMINDS ME -- THIS REMINDS ME OF

17:46:52 DOWDY'S SIGN AT THE HARBOR IN BARCELONA.

17:46:56 ALMOST -- THIS IS ALMOST INSPIRED BY IT, I GUESS.

17:47:00 IT HAS VERY, VERY MUCH THE SAME LOOK.

17:47:04 AND PART OF -- YOU KNOW, WHEN YOU LOOK AT SOMETHING AS

17:47:06 CREATIVE AS THIS.

17:47:09 WHICH IS A SCULPTURE MORE THAN A SIGN AND THE

17:47:10 INTEGRATION.

17:47:12 WHAT PART OF IT IS THE SIGN.

17:47:15 WHAT WART IS THE SCULPTURE AND THE BASE.

17:47:22 THE REST OF IT IS, WHERE IS IT SCULPTURE, WHERE IS IT

17:47:24 STRUCTURE AND WHERE IT IS SIGN.

17:47:28 IT IS VERY, VERY UNUSUAL AND OBVIOUSLY VERY, VERY

17:47:29 CREATIVE.

17:47:33 AND I DON'T KNOW WHAT IT WOULD TAKE -- I THINK IT IS --

17:47:36 PERSONALLY, JUST A PERSONAL OPINION AND NOT ANYTHING

17:47:37 ELSE.

17:47:41 IT'S -- IT'S UNUSUAL ENOUGH THAT -- I UNDERSTAND THE

17:47:42 CHAIRMAN'S POINT --

17:47:46 >> THE CHAIRMAN IS POINTING OUT THIS ISN'T THE TIME FOR

17:47:46 US TO COMMENT.

17:47:49 THIS IS A TIME FOR US TO ASK QUESTIONS.

17:47:50 THAT'S ALL.

17:47:57 THE ONLY QUESTION I HAD THAT TO CONTINUE ON IS HOW DO

17:48:08 YOU ANTICIPATE THAT THE COLORS OF THE SIGN WILL --

17:48:10 REGARDING TO --

17:48:15 >> THE COLORS FROM THE EXISTING COLORS.

17:48:19 >> PERHAPS YOU CAN SHOW US WHERE THESE COLORS COME

17:48:20 FROM.

17:48:22 >> THREE OF THE FOUR COLORS -- TWO OF THE THREE RIBBONS

17:48:25 AND THREE OF THE OVERALL COLORS OF THE SIGN ARE IN THE

17:48:30 EXISTING MIRAMAR OUTLETS SIGNS IN THE LOGO ITSELF AND

17:48:33 THROUGH THE BUILDING.

17:48:35 WITH REGARDS TO THE STRUCTURE, THE ALUMINIUM SECTION

17:48:39 HERE IS ACTUALLY COVERING A STEEL POLE THAT WILL

17:48:43 PROBABLY MOST LIKELY BE EMBEDDED 14 TO 16 FEET INTO THE

17:48:46 GROUND AND SHOOT THE DISTANCE THE HEIGHT OF THE SIGN

17:48:51 AND A STEEL FRAME WITH THE ALUMINIUM SHROUD.

17:48:54 RIBBONS ARE DECORATIVE WITH ENOUGH STRUCTURAL INTEGRITY

17:48:56 TO HOLD THEMSELVES UP.

17:49:00 AS FAR AS THE ACTUAL WEIGHT OF THE SIGN WILL BE ALL

17:49:06 CANTILEVERED OFF OF THAT SINGLE COLUMN.

17:49:14 >> MR. WALLACE, DO WANT TO SAY PART OF THE THEME.

17:49:20 IF YOU GO IN VENICE, JOHN MURROW HAS A LOT OF ARTS --

17:49:26 >> EXCUSE ME, A DIFFERENT ANIMAL THAN WE NORMALLY SEE.

17:49:30 >> THE FLEXIBLE FABRIC THAT WILL COVER THE RIBBONS,

17:49:33 DOES IT COME WITH A UV PROTECTION AND WHAT IS THE

17:49:34 LIFESPAN?

17:49:39 >> IT WILL COME WITH UV, THE TYPICAL LIFESPAN WITH THE

17:49:42 COLORS FIVE TO SEVEN YEARS BEFORE YOU START TO GET

17:49:42 NOTICEABLE FADE.

17:49:46 >> AND THEN IT IS REPLACED ON AN INTERIM BASIS?

17:49:47 >> CORRECT.

17:49:50 IT IS HELD IN WITH A RETAINER SYSTEM AND AN EASY

17:49:52 SERVICE OPTION LATER ON DOWN THE ROAD INSTEAD OF HAVING

17:49:56 TO REBUILD THE WHOLE STRUCTURE.

17:50:01 >> THANK YOU.

17:50:05 >>TAMMY DURAN: I THINK MISS NARANTIL HAD A QUESTION.

17:50:07 >>HOWARD LEVITAN: MARLENE, WOULD YOU LIKE TO ASK YOUR

17:50:08 QUESTION NOW?

17:50:11 >>MARLENE NARATIL: WELL SOME OF IT HE COVERED ALREADY.

17:50:14 BUT I HAD A QUESTION REGARDING THE FOUNDATION.

17:50:19 AND THE ABILITY TO WITHSTAND HURRICANES.

17:50:24 >> SO ALL OF OUR SIGNS ARE BUILT TO -- TO FLORIDA

17:50:25 BUILDING CODE 2020.

17:50:28 THE SIGNING WILL ALL -- SIGNS WILL ALL BE ENGINEER

17:50:31 SPECIFICALLY FOR THIS LOCATION.

17:50:34 THEY WILL BE UP TO CODE AS FAR AS I BELIEVE IT IS

17:50:38 160-MILE-PER-HOUR WIND IN ESTERO.

17:50:41 SO REST ASSURED WHEN THE SIGN GOES IN THE GROUND IT

17:50:44 WILL NOT GO OUT UNLESS IT IS FORCED.

17:50:46 >>MARLENE NARATIL: AND I ALSO HAD A QUESTION ABOUT THE

17:50:48 RIBBONS.

17:50:53 HOW THICK ARE THOSE PIECES OF METAL?

17:50:58 ARE THEY PRETTY SUBSTANTIAL IN THEMSELVES OR ARE THEY

17:50:59 FLIMSY?

17:51:00 WHAT EXACTLY --

17:51:04 >> THEY ARE SEVEN INCHES DEEP, EACH ONE OF THE RIBBONS

17:51:07 WITH THE FLEXIBLE -- A SEVEN-INCH FRAME.

17:51:11 SO AN ALUMINIUM FRAME ON THE PERIMETER WITH ALUMINIUM

17:51:16 SUBSTRUCTURE WITH -- FOR ILLUMINATION ITSELF AND THE
17:51:20 FACES ARE THAT FLEXIBLE FABRIC, AND I WANTED TO
17:51:23 INCLUDE, TOO, THAT FABRIC IS MEANT IN THE EVENT OF A
17:51:24 STORM.
17:51:30 IT BLOWS ITSELF OUT TO NOT FROM A PROJECTILE CREATING
17:51:32 HAVOC IN A PARKING LOT.
17:51:34 >>MARLENE NARATIL: RIGHT.
17:51:36 >>HOWARD LEVITAN: ANYBODY ELSE WOULD LIKE TO MAKE A
17:51:42 COMMENT OR QUESTION?
17:51:45 IF THERE ARE NO MORE QUESTIONS, WE WILL MOVE ON.
17:51:47 THANK YOU VERY MUCH FOR YOUR PRESENTATION.
17:51:48 >> THANK YOU.
17:51:50 >> EXCUSE ME, MR. CHAIR.
17:51:53 WE ARE GETTING COMMENTS FROM THE PUBLIC THEY ARE HAVING
17:51:54 TROUBLE HEARING THE BOARD.
17:52:00 CAN YOU MAKE SURE YOU SPEAK INTO THE MICROPHONE?
17:52:05 >>HOWARD LEVITAN: IF YOU COULD JUST RAISE YOUR HAND.
17:52:07 AND I WILL CALL ON YOU.
17:52:11 NEXT PUBLIC INFORMATION MEETING IS WITH RESPECT TO THE
17:52:15 COLONNADE.
17:52:16 MARY?
17:52:19 >>MARY GIBBS: YOU MAY ALL REMEMBER THE COLONNADE
17:52:22 PROJECT THAT CAME IN SEVERAL YEARS AGO.
17:52:26 IT IS ACTUALLY LOCATED ACROSS THE STREET HERE AT SANDY

17:52:28 LANE AND CORKSCREW.

17:52:34 IT WAS APPROVED BY THE COUNCIL FOR ZONING FOR

17:52:36 CONGREGATE CARE FACILITY.

17:52:43 AND THEY SUBSEQUENTLY ORDERED A DEVELOPMENT ORDER.

17:52:45 IT HAS NOT BEEN APPROVED YET.

17:52:47 THEY WERE ABSENT WHEN THEY WERE TRYING TO GET FINANCING

17:52:48 WORKED OUT.

17:52:51 SO THIS IS A LATE ENTRANCE ON TO THE AGENDA.

17:52:52 ONE ITEM THAT CAME OFF.

17:52:55 THEY WANTED TO PUT THIS ON.

17:52:57 STAFF HAS NOT HAD A MEETING FOR THEM SO WE ARE NOT

17:53:01 REALLY QUITE SURE EXACTLY WHAT THEY ARE ASKING FOR

17:53:05 EITHER AND WE WILL LET THEM HANDLE THEIR POWERPOINT

17:53:07 PRESENTATION.

17:53:08 >>HOWARD LEVITAN: QUICK QUESTION.

17:53:12 THE SUBMITTED DEVELOPMENT ORDER FOR WHAT?

17:53:14 >>MARY GIBBS: DEVELOPMENT ORDER SUBMITTED --

17:53:16 >>HOWARD LEVITAN: WHICH ASPECT.

17:53:18 >>MARY GIBBS: THE DEVELOPMENT ORDER FOR THE PROJECT

17:53:19 THAT THE COUNCIL APPROVED.

17:53:21 >>HOWARD LEVITAN: THE COUNCIL?

17:53:22 >>MARY GIBBS: YES.

17:53:27 >>HOWARD LEVITAN: THAT DEVELOPMENT ORDER -- THEY ARE

17:53:27 ASKING NOW.

17:53:30 >>MARY GIBBS: I THINK I WOULD LIKE TO HEAR -- THE
17:53:33 POWERPOINT IS A LITTLE VAGUE SO I WASN'T QUITE SURE IF
17:53:34 THEY ARE CHANGING IT.
17:53:36 IT DOES LOOK LIKE THEY ARE CHANGING SOME THINGS THAT
17:53:40 AFFECT THE ZONING APPROVAL, BUT I AM NOT REALLY QUITE
17:53:43 SURE SINCE WE HAVEN'T HAD A CONVERSATION.
17:53:47 I WILL TURN IT OVER TO KEVIN AMATI THAT I HAVEN'T SEEN
17:54:17 IN A COUPLE OF YEARS.
17:54:18 >> GOOD EVENING.
17:54:22 I AM KEVIN AMATI, AND I AM THE REGIONAL VICE PRESIDENT
17:54:24 OF OPERATIONS FOR VOLUNTEERS OF AMERICA.
17:54:27 I REPRESENT THE SOUTHWEST FLORIDA REGION.
17:54:31 AND I HAVE BEEN WITH THE ORGANIZATION FOR A BIT OVER 17
17:54:33 YEARS.
17:54:39 VOLUNTEERS OF AMERICA IS A 125-YEAR-OLD ORGANIZATION.
17:54:43 AND WE ARE VERY PROUD TODAY THAT WE HAVE A LITTLE OVER
17:54:47 20,000 UNITS OF HOUSING ACROSS THE NATION.
17:54:59 SO I'M HERE TO REPRESENT THE COLONNADE OF ESTERO.
17:55:01 I HAVE ANDY WHO IS THE EXECUTIVE VICE PRESIDENT AND
17:55:04 PROJECT DEVELOPMENT FOR LIFE STAR SENIOR LIVING.
17:55:07 OUR DEVELOPMENT COMPANY.
17:55:18 AND ALSO DARIAN ASDEL, A VP OF ARCHITECT FOR SENIOR
17:55:19 LIVING AS WELL.
17:55:26 AND IN ADDITION, WE HAVE REPRESENTATIVES OF MONTEZ.

17:55:28 EVERYBODY KNOWS CHARLIE AND BILL, AND WE ARE HAPPY THAT

17:55:31 THEY ARE STILL ON OUR TEAM HERE.

17:55:37 AND REPRESENTING OUR PRINCIPAL ARCHITECT FROM RLPS,

17:55:44 CRAIG KIMMEL, WHO WILL BE PRESENTING THE PRESENTATION.

17:55:49 IT'S BEEN A VERY CHALLENGING YEAR AND A HALF.

17:55:52 AS YOU CAN ALL APPRECIATE.

17:56:00 WE HAVE GONE THROUGH A SIGNIFICANT SETBACK WITH THE

17:56:01 PANDEMIC.

17:56:05 AND -- AND OUR COMMUNITIES HERE IN SOUTHWEST FLORIDA

17:56:07 ARE DONE VERY, VERY WELL THROUGHOUT THIS.

17:56:11 I CAN TELL THAT YOU -- THAT THE PROJECT IS THE SAME

17:56:13 PROJECT.

17:56:17 WE HAVE AN APPROACH THAT WE WANT TO PRESENT TODAY TO

17:56:21 GET US TO THE FINISH LINE.

17:56:25 I AM ALSO VERY PROUD TO SAY THAT WE HAVE BEEN ABLE TO

17:56:32 RETAIN 63 OF OUR DEPOSITORS THROUGHOUT THIS PROCESS OR

17:56:36 THROUGHOUT THE PANDEMIC.

17:56:39 THEY ARE MEMBERS OF THIS COMMUNITY IN ESTERO.

17:56:43 AND THEY ARE VERY EXCITED THAT WE ARE GOING TO CONTINUE

17:56:46 TO MOVE THIS PROJECT FORWARD.

17:56:50 AND I'M HERE TO REPRESENT VOLUNTEERS OF MARK TO SAY WE

17:56:54 WANT TO BUILD THIS BUILDING.

17:56:59 SO WITHOUT FURTHER ADO, CRAIG KIMBALL FROM RLPS TO COME

17:57:03 UP HERE AND PRESENT OUR PROJECT.

17:57:07 >> GOOD EVENING, EVERYONE.

17:57:11 JUST A QUICK HISTORY.

17:57:14 OUR OFFICE HAS BEEN AROUND SINCE 1956.

17:57:17 WE SPECIALIZE IN RETIREMENT COMMUNITIES LIKE PLANNED

17:57:20 COMMUNITIES JUST LIKE ESTERO ALL OVER THE COUNTRY.

17:57:24 AND -- SO IT IS REALLY KIND OF A PLEASURE TO BE HERE

17:57:28 AND KIND OF TALK ABOUT SOME OF IMPACTS THAT COVID NOT

17:57:33 JUST ON THIS PROJECT BUT REALLY ON LIFE PLAN

17:57:37 COMMUNITIES IN GENERAL AND IT REALLY GOES TO WHAT --

17:57:43 WHAT IS KIND OF REALLY DRIVING KIND OF THE ABILITY FOR

17:57:47 THESE KIND OF GREEN FIELD PROJECTS TO GET ESTABLISHED

17:57:49 AND STARTED.

17:57:53 SO REALLY WHAT WE ARE TALK ABOUT AS KIND OF GOALS AND

17:57:56 OBJECTIVES TONIGHT IS REALLY THINKING OF A PROJECT IN

17:58:03 TERMS OF SCALE AND REALLY KIND OF REDUCING KIND OF THE

17:58:05 FIRST PIECE OF THIS PROJECT.

17:58:07 AND IN ESSENCE, KIND OF OPENING IT UP A LITTLE BIT AND

17:58:11 I WILL EXPLAIN THAT AS WE LOOK AT THE PLAN IN A LITTLE

17:58:13 BIT MORE DETAIL.

17:58:18 BUT THE ORIGINAL PLAN THAT THE DEVELOPMENT ORDER KIND

17:58:24 OF RELATED TO AND APPROVED WAS BASICALLY FOR -- FOR

17:58:27 INDEPENDENT LIVING UNITS AS WELL AS ASSISTED LIVING,

17:58:31 ASSISTED LIVING MEMORY CARE AND NURSING CARE.

17:58:35 AND WHAT WE HAVE RECOGNIZE THROUGH THE PANDEMIC IS --

17:58:37 IS THAT WE NEED TO BE A LITTLE BIT MORE INTENTIONAL

17:58:43 ABOUT -- ABOUT CREATING NEIGHBORHOODS, CREATING SMALLER

17:58:44 SCALE.

17:58:48 CREATING A LITTLE LESS CONTACT IN TERMS OF HOW ALL OF

17:58:53 THESE SENIORS AND THE STAFF KIND OF INTERACT AND TRYING

17:58:56 TO KIND OF DO THAT IN A MORE SENSIBLE WAY THAT ALLOWS

17:59:01 US TO BE NOT ONLY A LITTLE MORE NIMBLE IN TERMS OF THE

17:59:04 DESIGN OF THE BUILDINGS BUT ALSO GET INTO THE MARKET A

17:59:08 LITTLE BIT MORE QUICKLY.

17:59:12 WE MENTIONED THAT WE HAVE 63 DEPOSITORS IN THE ORIGINAL

17:59:15 PLAN, WHICH HAD OVER 150 UNITS.

17:59:19 THAT REALLY DOESN'T GET US TO THE FINISH LINE, SO TO

17:59:19 SPEAK.

17:59:26 AND WE REALLY STRUGGLED WITH KIND OF THE TIMING OF THAT

17:59:29 THE MARKET AND KIND OF THE INVESTORS THAT ARE INVOLVED

17:59:33 THIS PROJECT ARE REALLY LOOKING TO FIND A WAY TO SCALE

17:59:37 IT BACK A BIT IN THE FIRST PHASE IN ORDER TO TRY TO GET

17:59:40 INTO CONSTRUCTION FASTER, ULTIMATELY TO COMPLETE THE

17:59:44 BUILDING FASTER AND ALLOW THOSE RESIDENTS WHO ARE ON

17:59:48 THAT LIST TO KIND OF ENJOY THIS COMMUNITY.

17:59:53 COVID OBVIOUSLY HAD A SIGNIFICANT IMPACT ON THE PACE OF

17:59:56 THE MARKETABILITY OF THESE KIND OF PROJECTS ALL OVER

17:59:58 THE COUNTRY.

18:00:04 SO AS WE START LOOKING AT KIND OF THE PLAN, THE

18:00:06 ORIGINAL DEVELOPMENT ORDER PLAN WAS THIS PLAN THAT YOU

18:00:09 SEE ON SCREEN.

18:00:15 AND IT BASICALLY CREATED ALMOST FOUR FULL DOUGHNUTS.

18:00:18 A REALLY INTERNALIZED KIND OF PLAN AND AS WE START TO

18:00:21 LOOK AT IS THERE A WAY TO OPEN THIS UP A LITTLE BIT

18:00:26 MORE, AND ALSO REDUCE THE SIZE OF IT IN ORDER TO TRY TO

18:00:29 MAKE IT MORE KIND OF APPROPRIATE AND SCALABLE SO WE CAN

18:00:32 GET INTO -- INTO CONSTRUCTION SOONER.

18:00:36 WE REALLY LOOKED AT TRYING TO KIND OF BREAK IT DOWN A

18:00:37 LITTLE BIT MORE.

18:00:42 AND SO WHAT WE REALLY HAVE -- HAVE INTENDED OR WHAT WE

18:00:45 ARE PROPOSE SOMETHING BASICALLY THE SAME FOOTPRINT THAT

18:00:45 WAS THERE BEFORE.

18:00:48 WE ARE NOT -- WE ARE NOT CHANGING THAT BASICALLY AT

18:00:48 ALL.

18:00:51 WHAT WE ARE DOING IS REMOVING SOME OF THE BUILDING KIND

18:00:55 OF FABRIC THAT CREATED SOME OF THOSE COURT YARDS.

18:01:00 AND KIND OF SIMPLIFYING THAT WITH SOME COVERED WALKWAY

18:01:00 CONNECTIONS.

18:01:03 THIS ALLOWS US TO TAKE THOSE RED BUILDINGS AS -- AS

18:01:07 KIND OF THE COMMONS AND WELLNESS COMPONENTS AND TREAT

18:01:11 THEM MORE AS LIKE A ONE-AND-A-HALF-STORY BUILDING, MUCH

18:01:15 SMALLER SCALE WITH THE THREE-STORY BUILDINGS AS THEY

18:01:18 WERE BEFORE IN THE YELLOW AS THE INDEPENDENT LIVING

18:01:23 UNITS, REDUCING THE NUMBER DOWN TO MORE, LIKE, 95

18:01:27 INSTEAD OF THE 150 OR SO WE HAD BEFORE WHICH KIND I

18:01:31 HAVE A LOWS US TO KIND OF OPEN THAT UP AND CREATE MORE

18:01:35 CONNECTIONS, MORE DAYLIGHT AND MORE ACCESS TO THE

18:01:39 COURTYARD SPACES AND CREATE SOME SMALLER SCALE

18:01:41 NEIGHBORHOOD OPPORTUNITIES WITHIN THE APARTMENT

18:01:44 BUILDINGS THAT ARE BEING CREATED.

18:01:48 THE BUILDING ON THE LEFT THEN IS BASICALLY BEING

18:01:51 PROPOSED AS AN ASSISTED LIVING AND ASSISTED LIVING

18:01:54 MEMORY CARE BUILDING THAT ALSO HAS A COMMERCIAL

18:01:58 COMPONENT TO IT IN ORDER TO KIND OF MEET THE -- THE

18:02:01 SPIRIT OF WHAT WAS ALREADY APPROVED IN THE DISTRICT --

18:02:04 OR THE DEVELOPMENT ORDER.

18:02:08 HERE WE ARE ALSO REDUCING THE SCALE AND WE ARE

18:02:12 BASICALLY NOT LOOKING TO BUILD ANY NURSING BEDS IN --

18:02:15 IN THE INITIAL PHASE, RECOGNIZING THAT THERE MAY BE A

18:02:16 NEED FOR THAT.

18:02:20 BUT WE HAVE THE ABILITY TO KIND OF USE SISTER

18:02:22 COMMUNITIES TO PROVIDE THAT SERVICE TO THE RESIDENTS.

18:02:26 AND REALLY TAKE ADVANTAGE OF THAT, BECAUSE THE OTHER

18:02:29 THING THAT WE HAVE SEEN IN COMMUNITIES ALL OVER THE

18:02:34 COUNTRY IS SKILLED CARE GOING -- GOING DARK.

18:02:37 WHERE A LOT OF COMMUNITIES AREN'T ABLE TO KEEP THEIR

18:02:42 NURSING FILLED BECAUSE OF THE SHORTNESS OF STAYS AND

18:02:44 BECAUSE OF HOME HEALTH CARE, TECHNOLOGY, THINGS THAT
18:02:49 HAVE REALLY ADVANCED DRAMATICALLY IN THE LAST YEAR AND
18:02:51 A HALF THAT HAVE REALLY KIND OF RELEGATED SKILLED
18:02:56 NURSING TO VERY MUCH SPECIALIZED SHORT-TERM STAY
18:02:59 PRODUCT AS OPPOSED TO A LONGER STAY PRODUCT.
18:03:04 ASSISTED LIVING IS KIND OF REALLY REPLACING NURSING IN
18:03:07 THE LONG-TERM CARE SPECTRUM.
18:03:18 AND AS A RESULT, WE ARE LOOKING AT STILL DOING ASSISTED
18:03:25 LIVING MEMORY CARE AND PUTTING TWO STORIES OF ASSISTED
18:03:28 LIVING APARTMENTS BASICALLY ON THE FLOORS ABOVE.
18:03:32 SO, AGAIN, A THREE-STORY BUILDING, AGAIN, FITTING
18:03:37 WITHIN THE FOOTPRINT OF THE -- OF THE PLAN THAT WE HAD
18:03:37 BEFORE.
18:03:41 WE ARE JUST SCALING IT BACK IN ESSENCE.
18:03:45 KIND OF RECOGNIZING THAT IN THE FUTURE AS THIS -- AS
18:03:49 THIS GETS DEVELOPED AND YOU START GETTING INERTIA FOR
18:03:54 THE PROJECT WITHIN THE GREATER COMMUNITY, THAT THERE
18:03:56 MAY BE A DESIRE TO COME BACK TO THIS GROUP AND ACTUALLY
18:04:03 GO FOR A SECOND PHASE BEYOND WHAT WE ORIGINALLY GOT THE
18:04:06 D. O. APPROVAL FOR AND AT THIS POINT WE ARE NOT LOOKING
18:04:07 TO DO THAT.
18:04:10 AND IF WE DO GET TO THAT POINT -- WE CERTAINLY HOPE WE
18:04:11 DO.
18:04:13 WE ARE REALLY LOOKING FORWARD TO POTENTIALLY GETTING

18:04:14 THERE.

18:04:17 WE WILL BASICALLY COME BACK AND GO THROUGH THE PROCESS

18:04:19 AGAIN AT THAT POINT IN TIME.

18:04:23 SO AS A -- AS A WAIVE KIND OF EXPLAINING TO MARY AND

18:04:28 YOU ALL KIND OF WHAT THIS IS AND WHY WE ARE HERE, IT IS

18:04:31 REALLY TO KIND OF LOOK AT THE PRIOR APPROVAL, TRYING TO

18:04:35 PULL IT BACK IN TERMS OF SCALE, BUT ALLOW THE PROJECT

18:04:36 TO MOVE FORWARD.

18:04:42 THE ROAD NETWORK IS VIRTUALLY IDENTICAL TO WHAT WE HAD

18:04:45 BEFORE, RECOGNIZING THAT THERE MAY BE SLIGHT

18:04:48 MODIFICATIONS THAT ARE NEEDED IN ORDER TO MAKE SURE

18:04:52 THAT WE HAVE FIRE ACCESS AND WHATNOT ON THE SECTIONS

18:04:55 WHERE WE WERE NOT BUILDING BUILDINGS WHERE WE HAD

18:04:58 BEFORE.

18:05:02 IN THESE PLANS -- THE THREE FLOORPLANS OF THE

18:05:03 APARTMENTS.

18:05:05 WE TRIED VERY HARD TO KEEP THE APARTMENTS AND THE

18:05:09 NUMBER OF UNITS THAT HAVE BEEN RESOLD IN THE BUILDING

18:05:11 SO THE RESIDENTS THAT ARE ALREADY ON THE LIST CAN

18:05:12 REMAIN ON LIST.

18:05:17 WE ARE NOT REINVENTING WHERE -- WHERE THEY WOULD WANT

18:05:18 TO LIVE.

18:05:21 BY BEING KIND OF VERY COGNIZANT.

18:05:25 BUT WHEN WE THINK OF ALMOST HAVING 70 PRESALES FOR LESS

18:05:30 THAN 100 APARTMENTS, WE ARE ALMOST AT THE PRESALE

18:05:33 PREREQUISITE THAT THE LENDERS ARE LOOKING FOR IN ORDER

18:05:36 TO APPROVE THE PROJECT, GET FINANCING, AND MOVE THE

18:05:38 PROJECT FORWARD.

18:05:41 SO THAT'S -- THAT IS REALLY WHAT WE ARE LOOKING TO DO.

18:05:44 WE ARE TRYING TO REDUCE THE KIND OF INTENTIONAL ABOUT

18:05:47 THAT REDUCTION, SO WE ARE SENSITIVE TO ALL OF THE

18:05:50 THINGS THAT HAVE BEEN APPROVED BEFORE.

18:05:53 BUT WE WANT TO TRY TO MOVE THIS FORWARD AS QUICKLY AS

18:05:57 WE CAN, BUT WANTED TO COME BEFORE YOU ALL JUST TO MAKE

18:06:02 SURE THAT THERE WERE NO QUESTIONS THAT YOU HAD OF US OR

18:06:06 -- OR -- OR THE DEVELOPMENT TEAM AS IT RELATES TO

18:06:10 THESE, YOU -- YOU KNOW, LEGITIMATELY IT IS A CHANGE AND

18:06:12 IT IS A REDUCTION.

18:06:14 SO SOME OF THE THINGS THAT WE ARE LOOKING TO DO REALLY

18:06:19 KIND OF PULL OUTDOOR AMENITIES KIND OF USING THOSE

18:06:23 COURTYARD SPACES AS KIND OF ACTIVE AND PASSIVE OUTDOOR

18:06:26 SPACE THAT IS CONNECTED TO BOTH THE COMMONS, THE

18:06:30 WELLNESS AND INDEPENDENT LIVING REALLY MAKING THOSE

18:06:33 FEATURED SPACES WITHIN THE DEVELOPMENT.

18:06:36 AGAIN, THEY KIND OF WERE BEFORE, BUT THEY WERE SO

18:06:40 INTERNALIZED THAT THEY HAD VERY LIMITED ABILITY TO KIND

18:06:44 OF EXPAND AND CONTRACT AND BE DIFFERENT THINGS AT

18:06:45 DIFFERENT TIMES.

18:06:48 NOW WITH THIS LAYOUT, IT GIVES US A LOT OF FLEXIBILITY

18:06:53 TO MAKE THOSE MUCH MORE EFFECTIVE AMENITIES TO THE

18:06:57 INDEPENDENT LIVING RESIDENTS.

18:07:00 JUST SOME OTHER EXAMPLES GRAPHICALLY OF WHAT THOSE

18:07:03 ACTIVE COURT YARDS WILL LOOK LIKE.

18:07:07 THEN ON ASSISTED LIVING AND MEMORY CARE SIDE, WE ARE --

18:07:10 WE ARE STILL WORKING TO KIND OF DEVELOP THIS AND WE

18:07:13 RECOGNIZE THAT WE STILL HAVE THE COMMERCIAL DEVELOPMENT

18:07:17 7500 SQUARE FEET THAT WE ARE THINKING MIGHT BE A GREAT

18:07:21 MLB POSSIBILITY THAT IS KIND OF ASSOCIATED AS A

18:07:28 COMMERCIAL FUNCTION WITH THE LIFE PLANNING COMMUNITY SO

18:07:32 IT HAS ITS OWN IDENTITY AND KIND OF WORKING IN CONCERT

18:07:36 WITH THE LIFE PLAN COMMUNITY IN -- IN THE OVERALL

18:07:39 SCHEME OF THE DEVELOPMENT.

18:07:44 AND THEN THE PRESERVE IS JUST -- IS AN EXAMPLE OF HOW

18:07:50 WE CAN USE OTHER -- THE EXISTING COMMUNITY THAT THE

18:07:53 VOLUNTEERS OF AMERICA ALREADY HAS FOR THAT SKILLED CARE

18:07:57 FUNCTION TO REALLY ALLOW US TO BE A LITTLE BIT MORE

18:08:00 FINE TUNE WITH HOW THAT HIGHER LEVEL OF CARE IS

18:08:11 PROVIDED TO THE SENIORS AT THIS COMMUNITY.

18:08:13 >>HOWARD LEVITAN: DO WE HAVE ANY COMMENTS FROM THE

18:08:15 PUBLIC?

18:08:19 OKAY.

18:08:22 SO -- I WILL ASK ONE QUESTION AND THEN I WILL TURN IT

18:08:25 OVER TO THE BOARD.

18:08:30 CAN YOU FLIP TO THE PAGE THAT SHOWED THE INITIAL

18:08:32 APPROVAL FROM THE ZONING.

18:08:35 >> YES.

18:08:38 >>HOWARD LEVITAN: MY QUESTION IS, I HAVE THE EXHIBIT

18:08:43 TO THE ZONING, WHICH IS THE CONCEPT.

18:08:48 IT DOESN'T LOOK LIKE THAT.

18:08:49 LOOKS SOMEWHAT LIKE THAT.

18:09:02 AND ALSO HAS BUILDING OFF TO THE EAST, WHICH WAS TO THE

18:09:06 SQUARE FEET OF COMMERCIAL SPACE BECAUSE -- ONE OF THE

18:09:13 REASONS THAT THAT -- THIS IS AN UNIQUE AREA --

18:09:16 [INAUDIBLE] -- AND TO THE AREA.

18:09:24 I AM JUST WONDERING WHAT HAPPENS TO THAT -- WHAT YOU

18:09:28 ARE CALLING SITE PLAN -- THIS WAS A ZONING RESOLUTION

18:09:33 WITH THE PAST CONCEPT.

18:09:36 >> WHAT WE ARE INTENDING TO DO IS INTEGRATE THAT -- THE

18:09:40 7500 SQUARE FEET IN THE INITIAL PHASE INTO THE -- AND

18:09:46 BASICALLY INTO THE FOOTPRINT FURTHER TO THE WEST BUT

18:09:47 STILL PROVIDING THAT.

18:09:49 WE ARE NOT -- WE ARE NOT DISCOUNTING THAT NEEDS TO BE

18:09:50 PROVIDED.

18:09:56 WE ARE JUST PROVIDING 7500 SQUARE FEET IN THIS INITIAL

18:09:59 PHASE KIND OF ON THE WEST SIDE OF THE DEVELOPMENT,

18:10:08 WHICH BASICALLY ALLOWS THAT TO FLEX IN THE FUTURE.

18:10:10 >>HOWARD LEVITAN: DOES ANYBODY HAVE A QUESTION?

18:10:13 >> I MUST BE DUMB -- MAYBE I ACTUALLY AM.

18:10:14 A LOT OF PEOPLE THINK I AM.

18:10:16 I DON'T UNDERSTAND THIS AT ALL.

18:10:19 CAN WE GO TO THE NEXT SLIDE.

18:10:21 >> SURE.

18:10:25 >> I AM SORRY I HAVE MISSED -- OLD STORY -- SOMETIMES

18:10:29 SO CLOSE TO TREES I GET BARK ON MY NOSE.

18:10:34 CAN YOU EXPLAIN TO ME WHAT THE THREE OR FOUR BUILDING

18:10:37 -- FIRST OF ALL, ONE OR TWO OF THEM DON'T HAVE TITLES

18:10:41 MAYBE I DON'T UNDERSTAND, BUT THE PURPLE BUILDING OR

18:10:43 THE BUILDING ON THE LEFT.

18:10:47 WHAT IS THAT SPECIFICALLY ANY DON'T HAVE A FLOORPLAN.

18:10:49 I DON'T KNOW WHAT THAT IS.

18:10:52 >> THE ASSISTED CARE MEMORY ON THE FIRST FLOOR, AND THE

18:10:56 SECOND AND THIRD FLOOR IS ASSISTED LIVING APARTMENTS.

18:11:01 >> ASSISTED LIVING ON THE SECOND FLOOR AND ASSISTED

18:11:04 CARE ON THE FIRST FLOOR AND WHERE THE COMMERCIAL IS

18:11:05 GOING TO BE AS WELL?

18:11:07 >> YES, COMMERCIAL ON THE FAR WEST SIDE.

18:11:10 IF I JUMP FORWARD.

18:11:13 WE HAD ANOTHER EXHIBIT THAT WE WERE HOPING TO BE ABLE

18:11:16 TO PRESENT, BUT WE WERE KIND OF DISALLOWED THAT.

18:11:21 SO THE TINT IS ON THE FAR WEST SIDE, THE VERTICAL BAR

18:11:22 ON THE LEFT.

18:11:25 THAT BASICALLY IS WHERE THE 700 SQUARE FEET OF

18:11:27 COMMERCIAL WOULD BE.

18:11:29 >> MOST WESTERLY.

18:11:30 >> WESTERLY.

18:11:32 TO THE LEFT OF THE YELLOW STAR.

18:11:34 >> TO THE WEST OF THE YELLOW STAR.

18:11:35 >> IN THE BLUE SQUARE.

18:11:38 >> THIS RED ONE DOWN HERE THAT DOESN'T HAVE A CAPTION

18:11:38 EITHER.

18:11:42 WHAT -- I UNDERSTAND ONE IS RESIDENTIAL HEALTH CARE.

18:11:46 WHAT IS THIS OTHER ONE, THIS OTHER RED ONE?

18:11:47 >> THAT IS COMMUNITY SPACE.

18:11:49 THAT IS WHAT WE CALL "THE COMMONS."

18:11:52 THE INDOOR ROOM, ACTIVITY SPACES, OTHER KIND OF GROUP

18:11:58 ASSEMBLY TYPE SPACES THAT SUPPORT THE INDEPENDENT

18:11:59 LIVING RESIDENTS.

18:12:01 >> THE ONES THAT ARE CALLED RESIDENTIAL LIVING, IS THAT

18:12:04 ASSISTED LIVING OR CONDOS?

18:12:06 WHAT IS THAT?

18:12:07 >> LIFE PLAN COMMUNITY.

18:12:08 INDEPENDENT LIVING.

18:12:11 PEOPLE WILL PAY AN ENTRY FEE AND THEY WOULD BASICALLY

18:12:13 HAVE AN APARTMENT.

18:12:24 SO IT IS APARTMENT-STYLE DEVELOPMENT TO WHAT THE

18:12:25 CHAIRMAN WAS TALKING ABOUT.

18:12:30 OTHER THAN THE 7500 SQUARE FEET THAT YOU WILL GOING TO

18:12:32 DO ON THE GROUND FLOOR AND THE ONE BUILDING, THE

18:12:34 COMMERCIAL COMPONENT IS REALLY GONE.

18:12:35 IS THAT WHAT WE ARE SAYING?

18:12:38 >> WE ARE SAYING THAT IT IS NOT NECESSARILY GONE.

18:12:40 WHAT WE ARE DOING AND PROPOSING THAT WE ARE PROVIDING

18:12:44 7500 SQUARE FEET IN THIS -- IN THIS PHASE.

18:12:49 AND WE ARE -- AND IF WE DO MORE, WE WILL DO MORE IN THE

18:12:50 FUTURE.

18:12:51 THAT THAT --

18:12:54 >> THE OTHER BUILDING THAT YOU DELETED, HOW MANY SQUARE

18:12:58 FEET WAS THAT?

18:13:00 >>MARY GIBBS: 15,000.

18:13:02 >> I THINK THERE WERE TWO BUILDINGS SHOWN ON 7500

18:13:03 SQUARE FEET.

18:13:07 AND ONE WAS SHOWN IN THE FIRST PHASE OF THAT.

18:13:12 >> 7500 NOW AND YOU HOPE TO DO 7500 LATER?

18:13:13 >> I THINK WE ARE HOLDING THAT OUT.

18:13:17 WE WOULD LIKE TO DO 7500, BUT, AGAIN, THAT IS LITTLE

18:13:18 BIT DEPENDENT --

18:13:22 >> I AM JUST TRYING TO UNDERSTAND IT, THAT'S ALL.

18:13:24 >> TALKING OF FIRST PHASE.

18:13:27 WHAT ENCOMPASSES THE FIRST PHASE?

18:13:31 >> THE FIRST PHASE IS ABOUT 95 TO 100 INDEPENDENT

18:13:32 LIVING APARTMENTS.

18:13:35 >> AND BUILDINGS AND WHERE -- IN ORANGE?

18:13:37 >> IN THE ORANGE, YES.

18:13:42 THE RED IS WHAT WE CALL RESIDENT HEALTH OR WELLNESS

18:13:43 AREAS.

18:13:49 FITNESS, EXERCISE, THAT TYPE OF WELLNESS ACTIVITY.

18:13:53 THE OTHER RED BAR WHICH IS BASICALLY WHERE THE FRONT

18:13:54 ENTRY WAS IN THE PRIOR PLAN.

18:13:55 IT STILL IS.

18:13:57 THAT IS THE COMMUNITY CENTER.

18:14:01 SO THAT'S WHERE DINING ACTIVITIES ARE.

18:14:04 SERVICE COMES IN FROM THE TOP ON THE BACK SIDE.

18:14:06 SAME IT DID IN THE PRIOR PLAN.

18:14:08 THAT HAS NOT CHANGED.

18:14:12 THERE IS A COMMON KITCHEN THERE THAT BASICALLY SERVES

18:14:16 THE -- THE DINING ROOM, BUT ALSO BACK FEEDS THE DINING

18:14:19 THAT WOULD BE FOR THE MEMORY CARE AND THE ASSISTED

18:14:23 LIVING FOR THE SERVICE AREA.

18:14:28 >> THIS REPRESENTS THE CHANGE -- THE PRETTY SIGNIFICANT

18:14:31 CHANGE, I THINK, RECENTLY BY MY PERCEPTION IS -- IN

18:14:34 HOME NURSING CARE.

18:14:38 >> IT'S -- IT IS DIRECTLY RELATED BOTH TO THE CHANGES

18:14:45 IN -- IN HOW CARE IS PROVIDED TO SENIORS, BUT ALSO IN

18:14:49 JUST THE REALITIES THAT THIS PROJECT HAS FACED BECAUSE

18:14:52 OF COVID AND THE MARKET CHALLENGES DURING THIS TIME.

18:14:55 A DIRECT RESPONSE TO THAT, YES.

18:15:00 >>HOWARD LEVITAN: QUESTIONS FROM THE BOARD.

18:15:06 >> YEAH, SO IN ESSENCE YOU ARE SCALING BACK THE PROJECT

18:15:09 SO YOU CAN HIT THE PRESALE PERCENTAGES.

18:15:13 THE PRESALE PERCENTAGE TRIGGERS THAT WILL ENABLE THE

18:15:16 FINANCING TO MOVE FORWARD.

18:15:17 >> CORRECT, EXACTLY.

18:15:20 YOU SAID IT MUCH BETTER THAN I AM.

18:15:21 >>HOWARD LEVITAN: QUESTIONS FROM ZOOM.

18:15:23 SCOTTY?

18:15:25 >>SCOTTY WOOD: YEAH, I HAVE A QUESTION.

18:15:29 WHAT IS -- CAN I ASSUME THAT THE EASTERLY PORTION WHICH

18:15:35 IS NOW A -- A BLANKED OUT IN A MAROON CORNER WILL BE

18:15:40 LEFT AS OPEN SPACE UNTIL FURTHER NOTICE?

18:15:42 >> YES, THAT'S CORRECT.

18:15:45 AND ANY FURTHER DEVELOPMENT OF THAT AREA WOULD COME

18:15:54 BACK BEFORE THIS -- THIS ORGANIZATION FOR APPROVAL.

18:15:57 >> SAME FOR BUILDING SOUTH OF MEMORY CARE.

18:15:58 THAT IS FUTURE DEVELOPMENT?

18:16:02 >> THE BUILDING SOUTH OF THE MEMORY CARE, WE VIEW IT AS

18:16:04 A LITTLE BIT DIFFERENT ONLY BECAUSE IT WAS PART OF THE

18:16:06 PHASE ONE DEVELOPMENT ORDER.

18:16:11 SO IF WE COULD, WE WOULD LIKE TO KIND OF ALLOW US TO BE

18:16:14 MORE ASSISTED LIVING AS A SECOND PHASE WITHIN KIND OF

18:16:16 THE APPROVED DEVELOPMENT ORDER.

18:16:19 WHEREAS, EVERYTHING ELSE THAT WE ARE KIND OF LOOKING AT

18:16:24 TO THE EAST WOULD BE OUTSIDE OF THAT.

18:16:30 SO TO GIVE US SOME FLEXIBILITY TO BE ABLE TO EXPAND AN

18:16:34 ASSISTED LIVING -- AND SPECIFICALLY MEMORY CARE,

18:16:36 DEPENDING ON HOW THE MEMORY RECEIVES THIS.

18:16:41 IT GIVES US A LITTLE BIT OF FLEXIBILITY TO GROW THAT

18:16:43 WITHOUT NECESSARILY HAVING TO COME THROUGH WITH A WHOLE

18:16:47 NEW PLAN.

18:16:50 >> SO FOR FUTURE DEVELOPMENT WOULD YOU COME BACK IN AND

18:16:53 TELL US WHAT THE BUILDING LOOK LIKE.

18:16:53 >> YES.

18:16:55 >> SAME FOR THE PARCEL EAST OF THE ORANGE ASSISTED

18:16:57 LIVING.

18:16:58 >> YES.

18:17:00 >> FUTURE DEVELOPMENT YOU WOULD COME IN WITH A

18:17:02 DIFFERENT DEVELOPMENT ORDER FOR THAT?

18:17:04 >> I THINK THAT IS FAIR.

18:17:08 >> SO WHAT -- WHAT IS THE LEVEL -- WHAT IS THE LEVEL OF

18:17:17 RISK THEN TO THE OVERALL VIABILITY OF THE PROJECT.

18:17:19 >> I AM NOT SURE I UNDERSTAND THE QUESTION.

18:17:30 >> WELL, YOUR -- YOUR INDICATING THAT THE MARKET HAS
18:17:32 CHANGED, NEEDS HAVE CHANGED.
18:17:36 YOU NEED TO SCALE BACK WHICH TO ME PUTS INTO QUESTION
18:17:43 AT LEAST SOMEWHAT THE OVERALL VIABILITY OF THE PROJECT
18:17:46 IN -- WE EVENTUALLY HAVE ESTERO WIND UP WITH.
18:17:48 >> YEAH, AND THAT IS A GOOD QUESTION.
18:17:53 SO WHEN WE SCALE BACK, AT WHAT POINT DOES THE PROJECT
18:17:59 LOSE VIABILITY.
18:18:02 INFORM OUR EXPERIENCE AND YOU CAN CERTAINLY CHIME IN
18:18:03 AND ADD TO THIS.
18:18:07 BUT HISTORICALLY FOR US IN A SATELLITE GREEN FIELD
18:18:09 DEVELOPMENT MUCH LIKE THIS.
18:18:14 WE OFTENTIMES ARE LOOKING AT LEAST 80 INDEPENDENT UNITS
18:18:17 TO CREATE VIABILITY IN A STAND.
18:18:19 AN ALONE FIRST PHASE.
18:18:21 IF YOU GO LESS THAN THAT IT IS REALLY DIFFICULT TO MAKE
18:18:22 THE PROJECT WORK.
18:18:27 IT DOESN'T PENCIL, AND BECAUSE THERE ARE SO MANY FIXED
18:18:31 COSTS ASSOCIATED WITH THE PROJECT, YOU DON'T -- YOU ARE
18:18:38 JUST NOT CREATING ENOUGH INERTIA TO MAKE IT HAPPEN.
18:18:45 SO WHEN WE GET TO THE 90, 95 NUMBER, WE ARE MORE
18:18:49 COMFORTABLE THAT IT CAN SUSTAIN ITSELF.
18:18:53 IF WE HAVE THE MARKET AND HAVE MORE INDEPENDENT LIVING,
18:18:55 IT BECOMES MORE STABLE AND MORE SUSTAINABLE BECAUSE

18:18:58 MORE INDEPENDENT LIVING CREATES A BROADER BASE FOR THE

18:19:00 PROJECT, IF YOU WILL.

18:19:05 BUT WE FEEL CONFIDENT THAT THE 95 OR SO INDEPENDENT

18:19:11 LIVING UNITS IS ENOUGH OF THAT INERTIA TO MAKE THIS A

18:19:21 VIABLE PROJECTS.

18:19:23 >> YOU ARE NOT INCREASING DENSITY.

18:19:25 ARE YOU CHANGING UNIT SIZES MUCH?

18:19:28 >> NO, WE ARE TRYING TO USE THE SAME UNITS THAT HAVE

18:19:31 BEEN MARKETING BECAUSE SO MANY OF THESE FOLKS HAVE

18:19:35 SIGNED UP FOR AN APARTMENT BUILDER.

18:19:39 REALLY CONTINUING THE SAME UNIT SIZES.

18:19:43 AS WE PULL BACK, THERE MIGHT BE A FEW UNIQUE UNITS THAT

18:19:46 GET CREATED WHERE THE BUILDING NO LONGER EXISTS AND WE

18:19:55 KIND OF NIL A CORNER WHERE MIGHT CREATE OPPORTUNITIES

18:19:58 FOR A FEW NEW UNIT TYPES AND WE ARE NOT QUITE ALONG

18:20:05 THERE YET, BUT OVERALL THE UNIT MIXED IN SIZE IS VERY

18:20:07 COMPARABLE TO WHAT IT WAS BEFORE.

18:20:14 >> YOU ARE NOT HAVING USES.

18:20:18 >>HOWARD LEVITAN: SCOTTY, DID YOU HAVE A COMMENT?

18:20:21 >>SCOTTY WOOD: THE SITE PLAN SHOW THE RESIDENT LIVING

18:20:24 PARKING TO BE COVERED PARKING, I BELIEVE.

18:20:32 AND THE REVISED SITE PLAN MAKES IT LOOK LIKE THE

18:20:33 PARKING IS NOT COVERED.

18:20:35 THE QUESTION IS, WHAT WILL THE PARKING ARRANGEMENT BE

18:20:40 FOR PEOPLE WHO LIVE IN THE RESIDENT LIVING BUILDING?

18:20:43 >> I THINK AND THIS IS REALLY JUST A GRAPHIC, BUT THE

18:20:46 INTENT IS THE COVERED PARKING THAT WAS IN THE PLAN

18:20:47 BEFORE WILL BASICALLY MATCH.

18:20:59 THERE WILL BE A LITTLE BIT LESS OF IT NOW CARPORT

18:21:02 STYLE, INDEPENDENT LIVING RESIDENTS.

18:21:07 >>SCOTTY WOOD: THANK YOU.

18:21:12 >>HOWARD LEVITAN: MARLENE, TO YOU HAVE QUESTIONS.

18:21:14 >>MARLENE NARATIL: I REMEMBER WHEN WE TALKED ABOUT IT

18:21:18 INITIALLY AND SORRY IT DIDN'T TAKE OFF BECAUSE ESTERO

18:21:20 REALLY NEEDS THIS TYPE OF FACILITY.

18:21:24 AND I KNOW THE VOLUNTEERS OF AMERICA DO A GOOD JOB WITH

18:21:25 IT.

18:21:26 THAT IS ABOUT ALL.

18:21:29 I AM GLAD TO SEE THEY ARE PURSUING AND CHANGING THINGS

18:21:48 ACCORDING TO MARKET CONDITIONS.

18:21:50 >>HOWARD LEVITAN: I WANT TO ASK SOME QUESTIONS AS

18:21:50 WELL.

18:21:57 WE HAVE TO HAVE THIS IN THE REGULAR -- WE HAVE A ZONING

18:22:01 -- COUNCIL GAVE YOU A ZONING ENTITLEMENT FOR A SPECIFIC

18:22:04 CONCEPT.

18:22:08 SO NOW WE ARE GOING TO CHANGE THE CONCEPT.

18:22:15 AND IT APPEARS TO BE A -- NOT JUST A SMALL CHANGE.

18:22:17 IT IS A BIG CHANGE.

18:22:20 SO THERE IS A PROCESS FOR THAT.

18:22:23 AND I NEED TO ASK MARY AND I THINK THE NEXT APPROPRIATE

18:22:29 STEP WOULD BE FOR YOU AND YOUR TEAM TO GET WITH MARY

18:22:35 AND REACTION AND YOU MUST HAVE A CLEAR IDEA OF WHAT IT

18:22:41 IS YOU ARE ASKING OF US AND THEN MARY CAN MAKE AN

18:22:44 INITIAL DECISION OF HOW THE PROCESS WILL GO.

18:22:46 BECAUSE I THINK THE FIRST STEP WE NEED TO FIGURE OUT

18:22:46 THE PROCESS.

18:22:53 SO ARE WE DOING AN AMENDMENT TO THE ZONING?

18:22:58 THIS ALSO WAS THE VERY FIRST ZONING WE DID IN ESTERO IN

18:22:59 THE CITY.

18:23:06 AND BECAUSE AT THE TIME THERE WAS SIGNIFICANT TIME

18:23:10 PRESSURE TO GET THE ZONING DONE.

18:23:14 SO WE ACCOMMODATED THAT BY PUTTING A CONDITION ABOUT

18:23:18 THE PATTERN BOOK WHICH IS NORMALLY REQUIRED.

18:23:22 THE PATTERN BOOK DOES WAS NOT DONE.

18:23:26 AND MY OWN SUGGESTION TO MARY IS THAT THAT NEEDS TO BE

18:23:31 DONE AT THIS POINT, REGARDLESS OF WHAT NEEDS TO BE DONE

18:23:48 BY THE -- NEEDS TO BE DONE BY THE DESIGN.

18:23:53 SO WE NEED TO GET THAT DONE SO WE UNDERSTAND IN THE

18:23:55 CONTEXT OF THE ZONING WHAT WE ARE GETTING.

18:24:04 THE OTHER ISSUE THAT I BELIEVE WE WRESTLED WITH FIVE

18:24:07 SORE SIX YEARS AGO WAS THE UNITS.

18:24:11 WE WERE DEALING WITH THE CODE WHICH HAD A CONVERSION

18:24:13 TABLE FOR DENSITY.

18:24:17 AND I UNDERSTAND YOU ARE SAYING YOU ARE GOING TO BE

18:24:23 REDUCING FROM THE ORIGINAL PLAN.

18:24:30 BUT WE REALLY DO NEED TO SEE HOW THAT WORKS UNDER WHAT

18:24:36 WE THOUGHT OF FOR CONVERGENT FOR 304 UNITS.

18:24:44 ULTIMATELY BECAUSE WE GET SO MANY EQUIVALENCIES FOR --

18:24:58 EQUIVALENT AND INDEPENDENT LIVING WITH KITCHENS AND SO

18:25:06 AND WHAT IT WILL BE NOW AT FULL BUILD-OUT ASSUMING OF

18:25:11 HOW TO FIGURE OUT TO PHASE THE -- ON THE WHOLE ASPECT

18:25:14 OF IT.

18:25:18 I UNDERSTAND THAT THE WORLD WAS CHANGED SO THE SKILLED

18:25:27 NURSING ASPECT MAY BE NO LONG AS VIABLE IF THAT IS WHAT

18:25:28 YOU ARE SAYING.

18:25:32 SO I THINK WE NEED -- WE ARE EXPECTING THE ZONING TO BE

18:25:36 BASED ON THE CARE.

18:25:38 NOW YOU SAYS IT NOT GOING TO BE THAT.

18:25:43 IT IS GOING TO BE A LITTLE DIFFERENT THAN THAT.

18:25:47 SO FACTORS I THINK THE PROCESS BECAUSE WE ARE TALKING

18:26:00 ABOUT WE WANT TO RESPECT THE TIME FRAMES AND WE WILL BE

18:26:04 SPENDING MORE TIME.

18:26:07 AND I WANT TO BE HONEST ABOUT THAT AND WE WILL DEAL

18:26:07 WITH THIS.

18:26:10 THIS IS OUR FIRST PROJECT IN ESTERO.

18:26:16 OBVIOUSLY THE RESERVATIONS THAT WE STILL HAVE.

18:26:25 AND WE NEED TO -- WE NEED TO DEAL WITH THAT.

18:26:26 HAVE A LOT MORE QUESTIONS.

18:26:29 SO LET'S SEE IF WE CAN MOVE THE PROCESS ALONG.

18:26:33 >> I WOULD SAY THAT SKILLED CARE IS NO -- IS NOT -- IT

18:26:34 IS NOT THAT IT IS NOT VIABLE.

18:26:39 IT IS REALLY JUST THAT THE DEMAND FOR THAT IS -- IS

18:26:40 SIGNIFICANTLY REDUCED.

18:26:45 IT'S SHRUNK SIGNIFICANTLY.

18:26:48 AND THAT IS WHY THE PRESERVE BASICALLY HAS THE ABILITY

18:26:51 TO PROVIDE THAT -- THAT LEVEL OF SERVICE, IF NEEDED, BY

18:26:57 THESE RESIDENTS IN THAT SISTER COMMUNITY FOR -- FOR

18:26:58 VOLUNTEERS.

18:27:03 SO NOT LIKE WE HAVE JUST TAKEN IT OFF THE TABLE, WE ARE

18:27:06 JUST REALLY DOING IT IN A DIFFERENT WAY.

18:27:10 >>HOWARD LEVITAN: JUST ONE LAST COMMENT, IF I COULD.

18:27:17 WHILE WE DID SAY AT COUNCIL THAT FIRST STAGE WOULD

18:27:18 INCLUDE 7500.

18:27:24 LOOKING AT 15,000 MIXED USE.

18:27:35 SO I WE HAVE HAD SOME MORE EXPERIENCE LATELY WITH

18:27:38 PROJECTS THAT DON'T GET TO THE FULL BUILD-OUT EVEN

18:27:44 THOUGH SOME HAVE BEEN MADE RELATED TO THAT LAST PHASE.

18:27:51 SO I THINK THAT IS A SENSITIVE ISSUE.

18:27:56 SO I AM JUST TRYING TO BE FORTHRIGHT AND TELL YOU WHAT

18:27:58 IT ON MY MIND.

18:28:05 SO I HOPE THAT HELPS.

18:28:07 SEE THE NEXT STEPS.

18:28:10 THE FIRST STEP IS TO GET WITH MARY TO FIGURE OUT WHAT

18:28:16 THE PROCESS IS.

18:28:18 >> YOU WOULD PROBABLY KNOW THE ANSWER BECAUSE YOU ARE

18:28:20 PART OF THAT ZONING.

18:28:26 THIS FEELS LIKE A PHASED DEVELOPMENT NOW, YOU KNOW,

18:28:27 WHEN YOU HAVE --

18:28:32 >> IT IS STILL GOING TO BE PHASED, BUT WHAT WE DIDN'T

18:28:38 -- THAT IS WHY WE -- WELL, WE ASKED THE COMMERCIAL TO

18:28:43 BE BUILT -- TO HAVE THE COMMERCIAL BUILT IN PHASE ONE

18:28:44 AND DEALING WITH IT.

18:28:48 WE ARE GETTING A LITTLE SMARTER THAN THAT RIGHT NOW.

18:28:53 SIMILAR TO THE PROJECTS, YOU KNOW, IN ESTERO -- OTHER

18:28:55 PROJECTS IN ESTERO.

18:29:03 WE ARE GETTING SOME OF THE BENEFITS UP FRONT.

18:29:13 THAT IS SOMETHING THAT SHOULD WE BE BETTER AT -- SO I

18:29:18 THINK THAT -- THAT IS A SENSITIVE POINT COUNCIL.

18:29:19 WHEN THAT GETS TO COUNCIL.

18:29:24 BACK HERE AND SIMILAR QUESTIONS.

18:29:31 WANT TO GIVE AS MUCH INFORMATION OF WHAT I SEE.

18:29:36 TO START THAT PROCESS AND MARY AND HER TEAM ULTIMATELY

18:29:39 TO SEE WHERE IT GOES.

18:29:46 >> ONE COMMENT I WANT TO MAKE IS AS AN EXAMPLE, IN

18:29:51 GENERAL, WE NEED A 70% PRESALE ON BUILDING.

18:29:54 A 38-UNIT BUILDING 28 PRESALES.

18:29:57 THE STATE OF FLORIDA SAYS THE DATE OF THE FIRST

18:30:00 CONTRACT FROM THE DATE YOU MOVE SOMEONE IN.

18:30:01 24 MONTHS.

18:30:03 I DON'T KNOW IF YOU HAVE THE SAME RESTRICTION.

18:30:06 THAT BECAME IMPOSSIBLE.

18:30:10 COULDN'T GET TO 70% AND 40% BECAUSE OF MARKET DEMAND.

18:30:13 TWO BUILDINGS, MADE SENSE TO BUILD EIGHT BUILDINGS WITH

18:30:19 FEWER UNITS PER BUILDING, LOWER DENSITY OVERALL, AND

18:30:22 STILL RECOVER THE LAND COST AND THE LUXURY BUILDINGS,

18:30:26 BUT YOU CAN STILL MEET THAT TWO-YEAR DEADLINE.

18:30:32 SO I UNDERSTAND EXACTLY WHERE YOU ARE COMING FROM.

18:30:37 SOMEHOW WE DIDN'T PHASE THAT AND WE HAVE NOW BUILDINGS

18:30:38 TO BE DIFFERENT.

18:30:40 SO I UNDERSTAND WHERE YOU ARE COMING FROM.

18:30:42 BUT HOW DO YOU GET THERE.

18:30:47 AND, YOU KNOW, I AGREE WITH HOWARD, THAT IT'S -- IT

18:30:52 CAN'T JUST BE A DISCUSSION AMONGST -- HAS TO BE MORE

18:30:54 THAN -- IT HAS TO BE MORE.

18:31:00 >> A STRUCTURE AROUND THIS SOON, QUITE SOON.

18:31:07 ANYBODY -- IF THERE ARE NO OTHER THING, I THINK WE

18:31:08 HAVE INFORMATION.

18:31:09 WE APPRECIATE THE PRESENTATION.

18:31:10 THANK YOU VERY MUCH.

18:31:14 >> THANK YOU.

18:31:17 >>HOWARD LEVITAN: I AM GOING TO CALL A RECESS FOR TEN

18:31:17 MINUTES.

18:31:22 WE WILL CONVENE AGAIN AT 20 OF.

18:44:36 [GAVEL SOUNDING]

18:44:38 >>HOWARD LEVITAN: YOU WILL CALL THE MEETING BACK TO

18:44:40 ORDER.

18:44:42 THE LAST MEMBER WILL BE HERE IN JUST A SECOND.

18:44:45 NOW WE ARE GOING TO CONTINUE ON WITH THE QUASI-JUDICIAL

18:44:47 PUBLIC HEARING.

18:44:50 WE HAVE THREE PUBLIC HEARINGS TONIGHT.

18:44:54 AND I HAVE -- WE HAVE A LITTLE THING THAT I -- THAT I

18:44:56 AM REQUIRED TO READ.

18:45:00 WHEN THE BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A

18:45:05 ZONING APPLICATION OR A DEVELOPMENT ORDER, IT SITS IN

18:45:08 A QUASI-JUDICIAL CAPACITY.

18:45:12 THIS MEETING'S AGENDA INCLUDE ITEMS SUBJECT TO

18:45:13 QUASI-JUDICIAL PROCEEDINGS.

18:45:16 IF YOU TEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL

18:45:22 MATTER, YOU MUST FILL OUT PUBLIC SPEAKING AND TO THE

18:45:26 VILLAGE CLERK AND SWORN IN BY THE BOARD ATTORNEY.

18:45:28 BEFORE THE MATTER BEGINS ANY COMMUNICATIONS RECEIVED

18:45:31 WILL BE PLACED IN THE PUBLIC RECORD.

18:45:33 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX-PARTE
18:45:34 COMMUNICATIONS.
18:45:37 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
18:45:40 REGARDING THE MATTER AND MUST DECLARE IT.
18:45:43 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN
18:45:48 BOARD DISCUSSION OR VOTE ON THE MATTER.
18:45:51 THE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF DESIGNEE
18:45:54 WILL INTRODUCE THE MATTER AND ASK ANY APPLICANT TO MAKE
18:45:58 A PRESENTATION AND SUMMER RISE ANY RELATED AFFIDAVITS
18:46:03 FROM APPLICANTS, EXPERTS IN ATTENDANCE.
18:46:06 FOLLOWING THIS THE DIRECTOR OF DEVELOPMENT WILL MAKE A
18:46:08 PRESENTATION SURROUNDING THE STAFF REPORT, FINDINGS AND
18:46:09 RECOMMENDATIONS.
18:46:13 AFTER THIS, THE PUBLIC HEARING IS OPEN.
18:46:16 ANYONE WHO HAS BEEN SWORN IN MITE MAY PROVIDE
18:46:16 TESTIMONY.
18:46:20 IT IS IMPORTANT TO BE CONCISE, LIMIT TESTIMONY TO FIVE
18:46:22 MINUTES OR LESS.
18:46:24 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY
18:46:28 WITNESS INCLUDING THE PUBLIC AND PROVIDE REBUTTAL.
18:46:32 THE PUBLIC MUST NOT CROSS-EXAMINE BUSINESSES AND DIRECT
18:46:38 BOARDS ON THEIR BEHALF FROM THE APPLICANT OR THE
18:46:39 COMMUNITY DEVELOPMENT.
18:46:41 THOSE WHO ARE INTERESTED PARTIES MAY CROSS-EXAMINE

18:46:42 WITNESSES.

18:46:45 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF

18:46:48 THEIR AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE

18:46:48 PROVIDED.

18:46:53 ALL THOSE WHO INTEND TO TESTIFY IN ANY MATTER BEFORE

18:46:55 THE BOARD, ANY OF THE THREE MATTERS PLEASE STAND AND

18:46:59 RAISE YOUR RIGHT HAND, AND I AM GOING TO ASK THE BOARD

18:47:01 ATTORNEY TO ADMINISTERS OATH.

18:47:05 >>NANCY STROUD: THIS WILL INCLUDE ANYONE ATTENDING ON

18:47:09 ZOOM WHO EXPECTS TO TESTIFY.

18:47:12 SO DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE

18:47:16 ABOUT TO GIVE SHALL BE THE TRUTH, THE WHOLE TRUTH, AND

18:47:19 NOTHING BUT THE TRUTH.

18:47:20 THANK YOU.

18:47:23 >>HOWARD LEVITAN: THE FIRST MATTER WILL BE LEE HEALTH

18:47:29 MEDICAL HEARING SHOPPES AT UNIVERSITY HIGHLANDS.

18:47:32 THE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF

18:47:35 DESIGNEE, WILL YOU ADVISE IF ANY LETTERS OR OTHER

18:47:37 WRITTEN COMMUNICATIONS HAVE BEEN RECEIVED.

18:47:40 AND IF SO, STATE THEY ARE PART OF THE PUBLIC RECORD.

18:47:42 >> I DO NOT HAVE ANYTHING.

18:47:43 >>HOWARD LEVITAN: BOARD MEMBERS.

18:47:45 HAVE YOU HAD ANY EX-PARTE COMMUNICATIONS.

18:47:49 AND IF SO, PLEASE EXPOSE THE NATURE.

18:47:52 >> NO.

18:47:52 >> NONE.

18:47:54 >>HOWARD LEVITAN: ONLY THING I HAVE THAT DISCLOSED

18:48:02 THAT I HAVE VISITED THIS SITE.

18:48:05 ARE THERE ANY CONFLICTS OF INTEREST THAT ANYBODY NEEDS

18:48:06 TO DISCLOSE?

18:48:09 IF NOT, WE WILL PROCEED.

18:48:15 LET THE COMMUNITY DIRECTOR OR DESIGNEE.

18:48:16 >>MARY GIBBS: JIM HART.

18:48:20 JIM HART, OUR ENGINEER, WILL DO A OVERVIEW TO REFRESH

18:48:21 YOU FROM THE PRIOR MEETING.

18:48:22 >> VERY QUICK.

18:48:26 OKAY, SO THIS IS THE LEE HEALTH MEDICAL OFFICE, AND

18:48:30 THEY ARE REQUESTED A DEVELOPMENT ORDER FOR A TWO-STORY

18:48:34 MEDICAL OFFICE BUILDING ROUGHLY 21,000-SQUARE-FEET OF

18:48:36 TOTAL AREA.

18:48:39 JOHN CONROY IS THE APPLICANT. AND HE IS HERE TONIGHT

18:48:42 AND WILL PRESENT THE LOCATION OF THE FACILITY ON THE

18:48:48 SOUTHWEST CORNER OF BEN HILL GRIFFIN PARKWAY AND

18:48:50 EVERBLADES PARKWAY.

18:48:55 THREE QUARTER ACRES ZONED MPD, AND THEY HAD A PUBLIC

18:49:00 INFORMATION MEETING ON JANUARY 27 WITH THE DRB.

18:49:06 AND THEN THE PZDB DID A WORK SHOP LAST MONTH.

18:49:15 WE DID RECEIVE SOME REVISIONS FROM THE LAST APPLICATION

18:49:18 AND THEY MADE SOME CHANGES; HOWEVER, STAFF FEELS THERE
18:49:22 IS SOME ADDITIONAL DETAIL TO BE CONSISTENT WITH THE
18:49:25 PZDB WORKSHOP COMMENTS AND THE SHOPPES OF UNIVERSITY
18:49:31 HIGHLANDS IMAGE BOOK PRIOR TO APPROVAL.
18:49:35 >>MARY GIBBS: IF I COULD SAY ONE THING AS JOHN CONROY
18:49:36 IS COMING UP TO THE PODIUM.
18:49:40 I DID SEE HIM AFTER THE WORKSHOP LAST MONTH AND YOU
18:49:41 GAVE HIM SOME SUGGESTIONS.
18:49:43 I FOUND HIM IN THE PARKING LOT WITH THE ARCHITECT
18:49:48 LOOKING AT THE MEDALLIONS AND THINGS IN OUR BUILDING
18:49:50 GETTING IDEAS FOR SOME OF HIS REVISIONS.
18:49:55 HE WAS REALLY DEDICATED AND HE STAYED LATE THAT NIGHT.
18:49:57 >> I APOLOGIZE.
18:49:58 I DON'T KNOW WHAT HAPPENED TO THE PRESENTATION AND I
18:50:02 HAVE MINE HERE AND NOT MISSING ANY LETTERS OR ANYTHING.
18:50:05 I KNOW YOU GUYS HAVE A NEW SYSTEM, SO I WILL KIND OF
18:50:07 HELP WORK THROUGH THIS.
18:50:14 >>MARY GIBBS: WE ARE INSULTING THE BOAR.
18:50:21 >> THE "L" HERE IS MISSING AND MINE ON THE IPAD IS
18:50:25 PERFECT SO I AM NOT SURE WHAT HAPPENED.
18:50:27 YOU HAVE SEEN THIS PRESENTATION BEFORE AND I WILL
18:50:29 BRIEFLY RUN THROUGH IT.
18:50:32 SHOPPES OF UNIVERSITY HIGHLANDS.
18:50:33 THE PROJECT TEAM.

18:50:34 SOUTH REAL ESTATE GROUP.

18:50:36 I AM JOHN CONROY.

18:50:41 JIM HENLEY HAD TO GO UP TO MICHIGAN TO CARE FOR HIS

18:50:43 MOTHER AND HE IS NOT HERE TONIGHT.

18:50:45 WE DID NOT HAVE ANY REAL CONCERNS ON THE CIVIL SIDE.

18:50:49 A LOT OF THE CIVIL INFRASTRUCTURE IS ALREADY IN SO DAN

18:50:51 IS NOT HERE.

18:50:54 BUT WE CAN -- I SHOULD BE ABLE TO ANSWER ANY OF YOUR

18:50:55 QUESTIONS THERE.

18:50:56 THE PROJECT SITE INFORMATION.

18:51:00 YOU WILL SEE THE AERIAL AGAIN.

18:51:09 IT IS 6.4 ACRES PART OF THE TIMBERLAND AND TIBURON MPD

18:51:10 AND DRI.

18:51:15 THE DEVELOPMENT ORDER ISSUED IN OCTOBER 2018 AND THREE

18:51:16 BUILDINGS ON THIS SITE.

18:51:20 THE VEHICULAR ACCESS IT TO THE BACK.

18:51:24 TWO ACCESS POINTS ONE ON THE NORTH AND ONE ON THE SOUTH

18:51:26 SIDE.

18:51:30 TRAFFIC SIGNALS PARKWAY SOUTH AND MIRAMAR OUTLETS

18:51:31 DRIVE.

18:51:32 HERE IS THE PROJECT SITE PLAN.

18:51:36 WHAT YOU SEE SHADED IN THE LIGHT GRAY IS THE CHANGES TO

18:51:37 THE SITE PLAN.

18:51:41 WHAT YOU SEE IN THE WHITE THERE ON THE LEFT SIDE IS

18:51:43 ALREADY EXISTING.

18:51:47 SO WE WILL BE ADDING A BUILDING ON THE NORTH END WHICH

18:51:51 IS PART OF THE INITIAL PLAN ALL ALONG AND ADDING SOME

18:51:55 PARKING ON THE NORTH SIDE.

18:51:58 HERE IS THE PARKING SUMMARY JUST TO KEEP TRACK OF WHERE

18:51:59 WE ARE HERE.

18:52:03 THE ENTIRE PARKING LOT IS COMMON PARKING FOR ALL FIVE

18:52:04 INTENDED BUILDINGS.

18:52:06 THREE OF WHICH HAVE ALREADY BEEN BUILT.

18:52:12 THIS IS THE FOURTH AND WITH THE MEDICAL OFFICE JUST

18:52:16 UNDER 21,000 SQUARE FEET, WE ARE REQUIRED TO PROVIDE

18:52:17 185 SPACES.

18:52:21 THE PARKING WILL BE AT 286 SPACES.

18:52:26 SO WE HAVE PLENTY OF PARKING FOR THAT FINAL BUILDING.

18:52:30 HERE IS THE PROJECT LANDSCAPE PLAN.

18:52:35 MISS JEANNIN POINTED OUT WE DID NOT HAVE THE VINE ON

18:52:38 THERE AND WE ADDED CONFEDERATE JASMINE AT HER

18:52:39 RECOMMENDATION.

18:52:43 WE HAVE CONFEDERATE JASMINE ON THE NORTH SIDE.

18:52:45 A TRELLIS WALL WE PUT ON THAT.

18:52:49 AND RIGHT HERE, WE HAVE A COUPLE OF CONFEDERATE JASMINE

18:52:52 VINES PER HER SUGGESTION.

18:52:55 ONE THING THAT WE TALKED ABOUT A LOT WITH STAFF AND

18:53:01 FROM THE JANUARY MEETING AND THE JUNE MEETING WAS

18:53:05 COMPLEMENTARY ARCHITECTURAL CHARACTERISTICS BETWEEN THE

18:53:07 RETAIL BUILDINGS AND THE MEDICAL BUILDINGS.

18:53:11 THIS IS LIST OF ALL THE CONSISTENCIES THAT WE HAVE NOW.

18:53:13 GOT THE EXACT SAME COLORS FOR THE BUILDING AND THE

18:53:14 TRIM.

18:53:18 THE WINDOWS ARE THE SAME STYLE, SAME FRAMING, AND SAME

18:53:19 GLAZING.

18:53:22 THE ROOF TILES AND THE SLOPES ARE ALL CONSISTENT, SAME

18:53:26 COLORS AS THE OTHER RETAIL BUILDINGS.

18:53:30 THE AWNINGS WE ADDED TO THE BUILDING IS SAME AS THE

18:53:31 STARBUCKS BUILDING.

18:53:36 THE DECORATIVE MEDALLIONS ARE THE SAME AS THE OTHER

18:53:37 BUILDINGS.

18:53:40 THE WALL TRELLIS WE HAVE ON THE NORTH SIDE IS THE SAME

18:53:41 AS THE STARBUCKS BUILDING.

18:53:46 AND WE HAVE DECORATIVE BLOCK AND SCORED STUCCO THAT ARE

18:53:53 THE SAME PATTERNS AS THE OTHER BUILDINGS.

18:53:57 WE HAD SOME 3-D RENDERINGS THAT WE PRESENTED AND SHOWED

18:54:02 EVERYBODY, AND WE GOT GREAT COMMENTS BACK FROM YOU.

18:54:04 WE HAVE TAKEN CARE OF ALL OF THOSE COMMENTS.

18:54:11 ONE THING THAT MR. WALLACE POINTED OUT WAS THE CORBELS.

18:54:16 WE HAVE THE CORE I WILL HAVES AS THE SAME -- CORBELS AS

18:54:17 THE SAME.

18:54:20 THEY ADD MUCH BETTER LOOK AND MORE ARCHITECTURALLY

18:54:21 DETAILED.

18:54:24 WE HAVE MATCHED THAT WITH BUILDINGS ONE, TWO AND THREE.

18:54:27 MR. SHEELY ASKED THAT WE ADD SOME ADDITIONAL

18:54:30 ARCHITECTURAL DETAIL ON THE BUILDING.

18:54:34 SO NOW WE HAVE THE SAME STARBUCKS AWNINGS AND KICKBACKS

18:54:36 TO THE ROOF.

18:54:37 SORRY, TO THE WALL.

18:54:41 YOU SEE THIS WHICH WE DID NOT SEE WHICH IS THE FLAT

18:54:42 AWNINGS.

18:54:46 ADDED ARCHITECTURAL DETAIL AND ADDED THE MEDALLIONS

18:54:48 THAT MARY POINTED OUT.

18:54:58 WE HAVE MEDALLIONS ON OTHER BUILDINGS MEDALLIONS ON THE

18:55:00 OTHER BUILDINGS.

18:55:04 WE HAVE TRELLIS RIBBON CUTTING AND DOESN'T WORK AND

18:55:07 GONE BACK TO CONSISTENT AWNINGS THROUGHOUT THE ENTIRE

18:55:08 BUILDINGS.

18:55:15 AND YE.

18:55:19 MISS JEANNIN RECOMMENDED CONFEDERATE JASMINE AND SHE

18:55:23 SAID THAT IS YOUR BEST BET AND WE ADDED THAT.

18:55:26 THE OTHER THING WE TALKED ABOUT WERE THE COLORS.

18:55:28 THE COLORS WERE ALL APPROVED WITH THE OTHER BUILDINGS.

18:55:31 WE ARE USING THE EXACT SAME BUILDING COLORS, BUT

18:55:34 BECAUSE OF THE SHADING AND POSSIBLY SCREEN RESOLUTION

18:55:39 OR COLORATIONS, SATURATIONS, I DID BRING SOME COLORS

18:55:56 HERE.

18:55:59 THESE ARE THE EXACT COLORS THAT WE WILL HAVE ON THE

18:55:59 BUILDINGS.

18:56:02 THE EXACT COLORS THAT THE OTHER BUILDINGS ARE AND THOSE

18:56:08 ARE CONSISTENT WITH THE OTHER BUILDINGS HERE.

18:56:10 HERE IS FROM THE SOUTHWEST CORNER.

18:56:12 OVER HERE IS OUR MAIN ENTRANCE RIGHT HERE.

18:56:17 WE HAVE GOT -- YOU CAN'T SEE THE AWNING RIGHT THERE,

18:56:19 BUT WE HAVE THE AWNING HERE.

18:56:22 MEDALLIONS HERE.

18:56:27 THE ADDITION OF MORE CORBELS MAKES IT LOOK MUCH NICER.

18:56:31 TO THE SOUTHEAST, YOU CAN SEE THESE KICKBACKS THAT WE

18:56:33 HAVE NOW ADDED TO ALL OF THE AWNINGS AROUND THE

18:56:34 BUILDING.

18:56:37 SO THOSE ADD A NICE ARCHITECTURAL DETAIL.

18:56:41 WE HAVE GOT DECORATIVE STUCCO SCORING THAT MATCHES AND

18:56:47 TIES IN TO THE OTHER RETAIL BUILDINGS AS WELL.

18:56:50 HERE IS WHERE YOU SEE THAT WALL TRELLIS AND THE

18:56:53 CONFEDERATE JASMINE THAT WE ADDED.

18:56:56 YOU CAN ALSO SEE THIS SCORING THAT IS CONSISTENT.

18:57:01 THE CORBELS HERE.

18:57:04 THE KICKBACKS HERE ON AWNINGS.

18:57:08 KICKBACKS HERE ON THIS SIDE AS WELL.

18:57:12 AND THEN THIS IS THE FINAL CORNER FROM THE NORTHEAST.

18:57:16 WE GOT THIS TOWER ELEMENT, DECORATIVE STONE.

18:57:26 KICKBACKS HERE, STUCCO, AND THE MATCHING CORBELS.

18:57:30 HERE IS OUR COLOR PALETTE AGAIN.

18:57:33 I PROVIDE THIS SO WE DON'T HAVE ANY ISSUES ON THE

18:57:34 COLORS.

18:57:42 THE SAME COLORS, VANILLA AND LATTE AND THE NAPLES BLEND

18:57:46 ROOF TILE WHICH, AGAIN, IS CONSISTENT WITH THE OTHER

18:57:46 BUILDINGS.

18:57:51 I BELIEVE THAT CONCLUDES THE PRESENTATION.

18:57:55 SO WE ARE SEEKING THE DEVELOPMENT ORDER APPROVAL SO WE

18:57:58 CAN GET WORKING ON THIS BUILDING HERE.

18:58:02 AGAIN, ALL THE INFRASTRUCTURE HAS BEEN IN AND IS

18:58:03 COMPLETED.

18:58:06 SO I THINK THE BIGGEST DISCUSSIONS THAT WE HAVE HAD

18:58:09 REALLY FOR THE LAST ALL THREE MEETINGS HAVE BEEN AROUND

18:58:11 THE ARCHITECTURE.

18:58:19 SO HOPE YOU LIKE THE NEW ARCHITECTURE.

18:58:22 >>HOWARD LEVITAN: DOES THE BOARD HAVE ANY QUESTIONS,

18:58:24 OF MR. CONROY?

18:58:29 >> YOU HAD A LIST OF THE -- FROM THE JUNE MEETING.

18:58:30 >> YES, SIR.

18:58:32 >> OFF CHART AND A LIST OF WHERE --

18:58:36 >> I AM SORRY, SAY THAT ONE MORE TIME.

18:58:38 >> YOU HAD A LIST IN THE PRESENTATION WHERE YOU ARE NOW

18:58:40 -- WHERE YOU MADE CHANGES.

18:58:41 >> YES, SIR.

18:58:44 CORRECT.

18:58:49 >> AND LINING UP WITH THE COMMENTS ON THE JUNE MEETING.

18:58:50 >> YES.

18:58:54 >> BUT I NOTE THERE ARE SOME -- STILL SOME

18:59:04 DISCREPANCIES WITH STAFF AND IF OFF LIST OF THOSE THAT

18:59:05 YOU CAN DISCUSS.

18:59:07 >> I DON'T HAVE THEM WITH ME AND THE LAST TIME IN JUNE

18:59:10 PROVIDED A LITTLE PACKET WITH SOME THINGS THAT THEY

18:59:12 HAVE POINTED OUT ON THE OTHER BUILDINGS THAT THEY WOULD

18:59:16 LIKE FOR US TO INCLUDE, THAT WAS BACK FROM A MAY OR

18:59:18 APRIL MEETING THAT WE HAVE WITH THEM.

18:59:21 WE HAVE INCLUDED I BELIEVE ALL BUT ONE.

18:59:25 ONE WE HAVE NOT INCLUDED WAS USE OF AN ARCH SOMEWHERE.

18:59:30 LEE HEALTH AND OUR ARCHITECT TRIED TO FEW ARCH OPTIONS

18:59:32 OF HOW YOU CAN PUT SOMETHING ON THERE.

18:59:34 IT REALLY WAS NOT WORKING.

18:59:37 SO YOU CAN CORRECT ME IF I'M WRONG, JIM, I BELIEVE THAT

18:59:41 WAS THE ONE LARGE PIECE THAT WE JUST -- WE COULDN'T

18:59:45 FIND A GOOD SPOT OR SOMETHING AT LEE HEALTH.

18:59:49 REALLY LEE HEALTH DID NOT WANT TO GO TO ROUTE.

18:59:53 THEY POINTED OUT THE CORBELS, THEY POINTED OUT THE

19:00:01 MEDALLIONS, THEY POINTED OUT THE WHITE BANDING -- NOT

19:00:02 BANDING BUT TRIM.

19:00:07 THEY POINTED OUT THE STARBUCKS AWNING.

19:00:10 WE HAVE ALMOST ALL -- IF NOT ALL OF THEM ALMOST ALL

19:00:17 THAT THEY POINTED OUT.

19:00:19 >>HOWARD LEVITAN: STAFF WILL HAVE THEIR TIME TO

19:00:20 COMMENT ON THAT AS WELL.

19:00:21 >> OF COURSE.

19:00:24 >> DO YOU HAVE A COPY OF THE ORIGINAL DESIGN TO

19:00:27 CONTRAST IT WITH THIS DESIGN?

19:00:30 >> IT WAS IN THE STAFF REPORT.

19:00:34 IF YOU WOULD LIKE TO SEE SOME OF ISSUES STAFF HAD, THEY

19:00:36 WILL PRESENT THAT TO US.

19:00:37 >> A COUPLE OF QUESTIONS.

19:00:41 THE MATERIAL THAT IS SHOWN AROUND THE BUILDING ENTRY

19:00:43 LOOKS LIKE IT IS STONE OR SOMETHING.

19:00:45 WHAT DOES THAT REPRESENT?

19:00:47 >> THE -- LIKE THE --

19:00:51 >> WALLS RIGHT THERE THAT ARE DIFFERENT.

19:00:53 >> YES, THAT IS A DECORATIVE STONE.

19:00:58 THE DECORATIVE STONE THAT LEE HEALTH USED IN THE

19:01:02 COCONUT POINT PROJECTS AND THEY WANT A CONSISTENT

19:01:03 THEME.

19:01:05 THEY WANT LOTS OF BUILDINGS IN ESTERO.

19:01:09 AND THAT WAS THE COMPROMISE WE ARE HAVING ON THEM WE

19:01:13 ARE USING COLORS AND MEDITERRANEAN LOOK IN THE PATTERN

19:01:14 BOOK.

19:01:18 THE UNIVERSITY HIGHLANDS PATTERN BOOK OF 2010, BUT THAT

19:01:20 IS ONE THING THEY WANTED TO INCLUDE WAS THE DECORATIVE

19:01:26 BLOCK THAT WOULD TIE IN WITH THE COCONUT.

19:01:29 >> BRICK OR STONE VENEER?

19:01:34 >> THEY CALL IT A "DECORATIVE BLOCK."

19:01:36 >> YOU DIDN'T GIVE US A SAMPLE.

19:01:40 WE DON'T KNOW WHAT COLOR.

19:01:42 MARY CAN REVIEW THAT.

19:01:43 >> YES, OF COURSE.

19:01:47 >> I THINK YOUR RENDERINGS DON'T DO IT JUSTICE BECAUSE

19:01:49 THEY ARE JUST WASHED OUT AND THEY DON'T REALLY

19:01:51 REPRESENT THESE COLORS PROPERLY.

19:01:53 I DIDN'T REALLY LIKE IT.

19:01:56 THE COLOR SCHEME -- UNTIL I SAW THE ACTUAL COLOR THERE

19:01:59 AND THE COLORS OF THE OTHER BUILDINGS ARE NICE.

19:02:03 I DON'T THINK THE RENDERINGS SERVE YOU WELL.

19:02:03 >> OKAY.

19:02:06 >> I THINK THAT YOU -- YOU HAVE ARTICULATED THE

19:02:07 BUILDING WELL.

19:02:10 I DON'T REALLY HAVE OBJECTIONS TO IT AND I THINK ONCE

19:02:12 WE SEE IT IN THE ACTUAL COLOR, IT WILL BE OKAY.

19:02:13 >> OKAY.

19:02:16 SO MAYBE A STIPULATION OF --

19:02:19 >>HOWARD LEVITAN: BEFORE WE MAKE FINAL SUGGESTIONS, WE

19:02:23 NEED TO HEAR THE WHOLE HEARING.

19:02:23 >> OF COURSE.

19:02:27 >>HOWARD LEVITAN: THE STAFF GETS THEIR SHOT AT IT.

19:02:31 THE PUBLIC.

19:02:32 ANYONE WHO WANTS TO TESTIFY.

19:02:34 SO LET'S DO THIS --

19:02:37 >> THANK YOU, PERFECT.

19:02:40 ANY OTHER COMMENTS.

19:02:42 >>MARLENE NARATIL: YOU CAN ATTEST TO THE FACT OF THE

19:02:43 COLOR.

19:02:49 SO MUCH MORE VIBRANT THAN THE LAST PROTOTYPE THAN HE

19:02:53 BROUGHT UP LAST TIME AND THAT COLOR VANILLIN.

19:02:56 I HAD MY HOUSE PAINTED AND I CHOSE THAT COLOR AND IT

19:03:00 LOOKS THE -- THE LITTLE CHIPS DO NOT DO IT JUSTICE.

19:03:02 IT IS VERY PRETTY.

19:03:06 AND YOU HAVE DONE A GOOD JOB OF MIXING THE OTHER COLORS

19:03:07 WITH IT.

19:03:11 AND THE BANDING DOES SERVE IT WELL, I THINK, BECAUSE IT

19:03:12 IS THE SIZE OF THE BUILDING.

19:03:17 BUT I DO HAVE THE WHITE BANDING ON MY GARAGE AND SOME

19:03:18 PARTS OF MY HOUSE.

19:03:20 SO I DO LIKE IT.

19:03:22 AND I THINK YOU HAVE DONE A GOOD JOB.

19:03:23 >> THANK YOU VERY MUCH.

19:03:28 I APPRECIATE THAT.

19:03:30 >>HOWARD LEVITAN: ARE YOU DONE WITH YOUR PRESENTATION?

19:03:32 >> YES.

19:03:35 >>HOWARD LEVITAN: IS THERE ANY PUBLIC COMMENT OR ANY

19:03:37 PUBLIC COMMENTS?

19:03:39 >>TAMMY DURAN: NOBODY.

19:03:41 >> I HAVE ONE COMMENT --

19:03:43 >>HOWARD LEVITAN: BEFORE YOU GET TO THAT.

19:03:48 STAFF, WOULD YOU LIKE TO ADVISE US WHY YOU FEEL THAT IT

19:03:51 HAS NOT COMPLIED YET WITH WHAT WE ASKED?

19:03:53 >>MARY GIBBS: WELL, WE WERE SUGGESTING -- WE HAVE BEEN

19:03:59 WORKING WITH JOHN CONROY SINCE THE WORKSHOP TO TRY TO

19:04:02 GET -- AT THE TIME WE FELT IT WAS LITTLE BIT PLAIN.

19:04:04 YOU MADE SUGGESTIONS THAT THEY NEED TO GO LOOK AND

19:04:05 PROVIDE MORE DETAILS.

19:04:08 I FOUND HIM IN THE PARKING LOT LOOKING AT THE

19:04:12 MEDALLIONS AND CORBELS ON OUR BUILDING.

19:04:14 WE HAVE BEEN WORKING WITH THEM.

19:04:17 TO TRY TO GET IT AS CLOSE AS WE CAN FOR YOU ACTUAL

19:04:18 DECIDE.

19:04:22 WE THINK IT IS PRETTY CLOSE AND PLAIN THE LAST TIME AND

19:04:25 A DILEMMA BECAUSE THE RENDERINGS AND THE ELEVATIONS

19:04:26 DIDN'T MATCH.

19:04:29 A LITTLE CONFUSING AT THE LAST MEETING.

19:04:32 COME IN WITH WHAT IT ACTUALLY IS, ADD MORE DETAILS, THE

19:04:35 SMALLER DETAILS TO IT AND MAKE IT AS GOOD AS YOU CAN.

19:04:39 I THINK IT -- OUR OPINION IS THAT IT IS IN PRETTY GOOD

19:04:39 SHAPE.

19:04:42 I JUST WANTED TO LEAVE IT FOR THE DESIGN PEOPLE ON THE

19:04:46 BOARD TO SEE IF THERE WAS ANY MORE DETAILS NEEDED.

19:04:49 BECAUSE WE ARE NOT ARCHITECTS, BUT WE DO OUR BEST TO

19:04:53 FACILITATE WITH THE APPLICANTS AND GET IT AS CLOSE AS

19:04:57 WE CAN SO WE BRING IT BACK.

19:04:59 >> ARE YOU TESTIFYING THAT THE STAFF IS SATISFIED AT

19:05:01 THIS POINT?

19:05:03 >>MARY GIBBS: I BELIEVE I AM, YES.

19:05:06 I COULD HAVE SAVED YOU A LOT OF TIME.

19:05:07 >> THANK YOU, MARY.

19:05:08 [LAUGHTER]

19:05:13 >>HOWARD LEVITAN: DO YOU HAVE A COMMENT?

19:05:16 >> I THINK IT IS SO MUCH BETTER.

19:05:16 >> THANK YOU VERY MUCH.

19:05:19 >> THE ONLY COMMENT I HAVE BECAUSE THERE IS NO

19:05:23 LANDSCAPE PERSON HERE THAT I KNOW IS IN THE RENDERING

19:05:27 OR THE PROSPECTIVE THAT YOU ARE SHOWING HERE, I DON'T

19:05:31 HAVE ANY LANDSCAPE PLANS IN FRONT OF ME, BUT YOUR TREES

19:05:36 ARE NOT UNDERPLANTED IN THE MEDIAN.

19:05:39 AND JUST DON'T KNOW IF WHETHER THAT IS IN THE RENDERING

19:05:40 OR THE PLAN.

19:05:41 I CAN'T SEE --

19:05:45 >> THAT WAS THE DESIGN WE SAW LAST TIME SHE WAS HERE.

19:05:46 >> YES, SHE WAS.

19:05:49 SO HERE -- HERE IS THE LANDSCAPING PLAN.

19:05:53 A LOT OF THE PERIMETER LANDSCAPE SOMETHING ALREADY IN.

19:05:55 >> JUST THE LITTLE PARKING MEDIANS.

19:05:57 JUST GRASS AND A TREE.

19:05:59 NORMALLY THEY ARE UNDERPLANTED.

19:06:01 NOT SHOWN IN YOUR PROSPECTIVE.

19:06:04 I DON'T KNOW IF IT IS OR IT ISN'T.

19:06:07 I AM SURE --

19:06:09 >> LOOKS LIKE SOMETHING IS SHOWN THERE.

19:06:12 >> SOME SHADING THERE.

19:06:14 I AM SURE THERE IS.

19:06:16 >>HOWARD LEVITAN: I AM GOING TO CLOSE THE PUBLIC

19:06:17 HEARING.

19:06:18 [GAVEL SOUNDING]

19:06:22 NOW THAT WE HAVE ALL THE TESTIMONY, NOW IS THE TIME FOR

19:06:25 THE BOARD TO MAKE ITS COMMENTS.

19:06:31 AND, JIM, YOU STARTED THAT OFF JAMES TATOOLES WOULD YOU

19:06:32 LIKE TO COMMENT ON THIS?

19:06:35 >>JAMES TATOOLE: I THINK IT IS DRAMATIC DIFFERENCE.

19:06:39 THE LITTLE ITEMS THAT JIM MENTIONED AROUND THE ROOF AND

19:06:42 COLORING AND THE BLENDING IS -- I THINK IT IS WHAT HAD

19:06:46 TO HAPPEN SO IT ALL LOOKED AS A UNIFIED PROJECT AND

19:06:49 LITTLE BIT OF STONework.

19:06:52 I DON'T THINK THAT DOES ANYTHING MORE THAN JUST GIVE

19:06:53 SIGNATURE TO THE BUILDINGS.

19:06:57 AND JUST AS AN ASIDE, I WANT TO KNOW WHAT THE

19:07:00 DIFFERENCE BETWEEN CONFEDERATE JASMINE IS FROM UNION

19:07:00 JASMINE.

19:07:04 >> I AM NOT THE PERSON TO ASK THAT.

19:07:08 IF MISS JEANNIN WAS HERE.

19:07:11 >> WE WILL ASK OUR RESIDENT ARCHITECT WHEN SHE GETS

19:07:12 BACK.

19:07:13 ANYBODY ELSE HAVE ANY COMMENTS?

19:07:15 IF NOT --

19:07:19 >> YEAH, I WOULD LIKE TO SAY THAT I THINK THE APPLICANT

19:07:23 HAS BEEN VERY RESPONSIVE.

19:07:28 AND CHANGES -- I MISUNDERSTOOD WITH THE STAFF

19:07:31 RECOMMENDATION, I THOUGHT THERE WERE THINGS THAT STAFF

19:07:36 STILL WERE NOT SATISFIED WITH.

19:07:39 I APPLAUD THE APPLICANT AND THE POSITIVE RESPONSE TO

19:07:40 THE JUNE MEETING SUGGESTIONS.

19:07:41 >> THANK YOU VERY MUCH.

19:07:49 I APPRECIATE THAT.

19:07:52 >>HOWARD LEVITAN: SCOTTY, DID YOU HAVE ANY COMMENTS?

19:07:56 >>SCOTTY WOOD: MY ONLY COMMENT ANTHONY JUST GAVE IT.

19:07:58 >>HOWARD LEVITAN: I WILL ACCEPT A MOTION TO APPROVE

19:08:00 THE APPLICATION.

19:08:03 >>MARLENE NARATIL: SO MOVED, MARLENE.

19:08:04 >> SECOND.

19:08:06 >> SECOND WITH ONE STIPULATION.

19:08:10 AND THIS IS MARY GETS A SAMPLE OF THE STONE AND MAKE

19:08:13 SURE IT IS COORDINATED WITH THAT BASE COLOR.

19:08:17 >> ABSOLUTELY, WE WILL BE HAPPY TO DO THAT, THANK YOU.

19:08:17 >>HOWARD LEVITAN: A CONDITION.

19:08:24 CAN WE CALL THE ROLL PLEASE.

19:08:26 >>ANTHONY GARGANO: YES.

19:08:27 >>BARRY JONES: YES.

19:08:29 >>MARLENE NARATIL: YES.

19:08:32 >>MICHAEL SHEELEY: YES.

19:08:35 >>JAMES TATOOLE: YES.

19:08:37 >>JIM WALLACE: AYE.

19:08:40 >>HOWARD LEVITAN: YES.

19:08:43 >>SCOTTY WOOD: YES.

19:08:45 >> THANK YOU ALL VERY MUCH.

19:08:58 LOOK FORWARD TO DOING THIS.

19:09:00 >>HOWARD LEVITAN: WE WILL GO ON TO THE NEXT ONE WHICH

19:09:09 IS FIFTH THIRD BANK IN MIRAMAR.

19:09:24 MARY, WOULD YOU LIKE TO INTRODUCE THIS PLEASE?

19:09:27 >> MARY, CAN YOU LET LINDA IN.

19:09:28 LINDA FROM THE TIDES.

19:10:24 WE LOST CONNECTION.

19:10:29 >> A VERY QUICK INTRODUCTION ON THIS.

19:10:30 FIFTH THIRD BANK IN MIRAMAR.

19:10:33 THE BRANCH BRACE 1900 SQUARE FEET.

19:10:40 TOTAL AREA AS A DRIVE-THRU REMOTE ATM AND A MONUMENT

19:10:41 SIGN.

19:10:44 THE APPLICANT IS THE ENGINEERING GROUP THAT IS LOCATED

19:10:49 400 FEET NORTH OF THE CORKSCREW ROAD, WEST SIDE OF BEN

19:10:51 HILL GRIFFIN PARKWAY.

19:10:56 ROUGHLY .8 ACRE SITE THAT IS CURRENTLY ZONED MPD.

19:11:00 IT HAS MAXIMUM OF 45-FOOT HEIGHT.

19:11:03 AND THIS WAS AT A PUBLIC INFORMATION MEETING ON JANUARY

19:11:06 27 OF THIS YEAR.

19:11:10 >>HOWARD LEVITAN: HATED TO INTERRUPT YOU FOR ONE

19:11:10 SECOND.

19:11:14 WE HAVE TO ASK IF ANYBODY HAS EX-PARTE COMMUNICATION ON

19:11:17 THIS PARTICULAR CASE?

19:11:25 >> NO.

19:11:28 >>HOWARD LEVITAN: NEXT, DOES ANYBODY FROM CONFLICT OF

19:11:32 INTERESTS?

19:11:32 >> OKAY.

19:11:36 THEN FINALLY THE STAFF RECOMMENDS APPROVAL OF THIS

19:11:37 DEVELOPMENT ORDER.

19:11:43 WE HAD SEVERAL MEETINGS WITH THEM, GOING THROUGH THE

19:11:46 BOTH CIVIL SIDE AND ARCHITECTURAL SIDE AND BELIEVE THAT

19:11:50 THEY HAVE ADDRESSED THE DRB COMMENTS.

19:11:54 D RB BEFORE THE PZDB.

19:11:59 I WANT TO FOREWARN EVERYONE THERE WERE SOME COLOR

19:12:05 INCONSISTENCIES IN THE ELEVATIONS OF THE DRAWINGS OF

19:12:06 THE PRESENTATION.

19:12:10 AND IT APPEARS TO US THAT THE PROSPECTIVE USE IS CLOSER

19:12:15 SO THE COLORS THAT WERE SPECIFIED THEN WHAT THE

19:12:17 ELEVATION SHOWED.

19:12:21 AND ALSO, I THINK THERE WERE SOME CONFUSION ON THE

19:12:23 APPLICANT'S PART.

19:12:28 THERE WAS NOT A MONITOR SIGN SHOWN IN THE PRESENTATION.

19:12:32 SO THAT'S IT.

19:12:34 >>HOWARD LEVITAN: YOU LOST ME ON THAT --

19:12:39 >> AS PART OF THE APPLICATION, THEY HAD APPLIED FOR A

19:12:41 MONUMENT SIGN.

19:12:43 IN LOOKING AT THEIR PRESENTATION TODAY, THEY DID NOT

19:12:48 SHOW A MONUMENT SIGN IN THEIR PRESENTATION AND I

19:12:52 FOREWARN EVERYONE THAT THAT IS NOT INCLUDED --

19:12:54 >>MARY GIBBS: HOWEVER, CAN I EXPLAIN.

19:12:57 THERE WAS SOME CONFUSION BECAUSE THEY THOUGHT -- THEY

19:13:01 SENT ME SOME -- ALL THE STUFF WITH THEIR WALL SIGNAGE

19:13:06 AND SAID DO WE NEED THAT TO GO TO THE DRB.

19:13:07 I SAID NO.

19:13:11 THE MONUMENT SIGN WAS ON THE LAST PAGE OF THE LAST TEN

19:13:11 PAGES.

19:13:14 AND I HAVE A PICTURE OF THE MONUMENT SIGN.

19:13:16 THEY DO WANT THE MONUMENT SIGN TO BE APPROVED.

19:13:19 HOWEVER, IF YOU ADD ANOTHER WHERE WILL IF YOU LOOK AT

19:13:22 THE PRESENTATION THAT MIRAMAR MADE WITH THE CHANGES OF

19:13:26 THE SIGN, THIS SIGN -- THE MONUMENT SIGN FOR THE BANK

19:13:31 DOESN'T MATCH THE PROPOSED NEW CHANGES.

19:13:35 BUT -- RIGHT, SO WE HAVE -- SO JIM, I THINK HE MADE A

19:13:38 COPY OF THE PAGE WITH THE MONUMENT SIGN.

19:13:41 WHICH I THINK YOU HAVE SEEN --

19:13:43 >> I WILL HAND IT OUT TO THE GROUP.

19:13:46 SO TO GET STARTED ON.

19:13:51 GREG WALDEN WITH BTD ARCHITECTS TO START THEIR

19:14:05 PRESENTATION.

19:14:08 >>HOWARD LEVITAN: NEW RULE IN THE RULES OF PROCEDURE

19:14:11 IS THAT THE APPLICANT GETS TO PROCEED WITHOUT

19:14:13 INTERRUPTION.

19:14:16 SO WE WILL JUST HOLD YOUR QUESTIONS, IF YOU WILL.

19:14:23 AND WE WILL -- I WILL CALL ON EVERY ONE OF YOU LATER ON

19:14:26 AFTER -- WHEN WE GET TO THAT PLACE.

19:14:31 THEY GET TO FINISH FIRST AND THEN YOU GET TO ANSWER

19:14:31 QUESTIONS.

19:14:36 >> I AM GREG WALDEN WITH BGD ARCHITECTS, AND I AM HERE

19:14:40 REPRESENTING FIFTH THIRD BANK FOR 1900-SQUARE-FOOT BANK

19:14:43 BRANCH AT THE MIRAMAR OUTLETS.

19:14:50 WE DID MEET, AS JOE MENTIONED, FOR DESIGN REVIEW IN AN

19:14:52 INFORMATIONAL MEETING.

19:14:55 IN THAT MEETING THERE WAS CONCERN OF THE HIP ROOF ON

19:14:57 THE TOWER.

19:15:00 THE PLAIN WALLS AROUND THE BRANCH.

19:15:05 AND THEN OVERALL ARTICULATION, SO WE HAVE -- WE HAVE

19:15:09 GONE THROUGH -- SPENT QUITE A BIT OF TIME IN OUR OWN

19:15:12 STUDIO AND ALSO IN COMMUNICATION WITH JIM AND ALSO

19:15:17 INVOLVING THE -- THE THIRD BANK DESIGN TEAM.

19:15:23 SO IN THIS -- THE BANK BRANCH IS VERY MODERN BUILDING.

19:15:31 AND IT IS POT TOE TYPE AND DEVIATED QUITE A BIT AND

19:15:34 TRIED TO STAY IN TUNE WITH THE VILLAGE OF ESTERO AND

19:15:37 ALSO THE MIRAMAR OUTLETS.

19:15:42 WE COMMUNICATED WITH TIM WITH THE OUTLETS.

19:15:45 ONE THING THAT IS QUITE A BIT DIFFERENT THAN WHAT WE

19:15:50 HAD IN DECEMBER AND JANUARY IS ORIGINALLY THE TOWER HAD

19:15:56 A HIP ROOF THAT -- I THINK THE BOARD -- A LOT OF THE

19:16:00 FEEDBACK SAID IT WAS OUT OF BALANCE AND A BIT FORCED

19:16:03 AND REALLY CAME BACK AND RETOOLED THAT.

19:16:07 ONE OF THE -- ONE OF THE TOPICS WE LOOKED AT AND TALK

19:16:12 BACK AND FORTH ON WAS THE POSSIBILITY OF ADDING ARCHES.

19:16:16 WE DID INVESTIGATE THAT AND WITH THIS 1900-SQUARE-FOOT

19:16:19 BUILDING, THERE WAS A LOT OF MOVES GOING ON.

19:16:24 TOO MUCH AND SO HOW WE CAME BACK TO ADDRESS THAT WAS

19:16:29 THE COLUMNS WITH THE LARGE BASE AT THE ENTRANCE.

19:16:32 AND WE HAVE -- WE HAVE ARTICULATED THAT.

19:16:39 AND WE HAVE THE PORTICO ELEMENT THAN ARCH ELEMENT IN

19:16:40 THAT.

19:16:45 ANOTHER ELEMENT IS -- I CAN COME BACK TO THESE.

19:16:50 THESE PLANS HAVE NOT CHANGED OTHER THAN THE FOLLY

19:16:56 COVERED PORTE COCHERE OR DRIVE-THRU AND OUR TAKEAWAY

19:17:01 WAS TO DO A CANTILEVER DRIVE-THRU THAT THE ROOF WOULD

19:17:04 MATCH THE BUILDING AND WE GOT FEEDBACK FROM STAFF THAT

19:17:07 THE CITY WILL BE LOOKING AT A FULL CANOPY AND ADDED

19:17:11 THAT TO BREAK UP THAT SOUTH ELEVATION.

19:17:14 THE EAST ELEVATION IS THE FRONT ENTRANCE.

19:17:18 WHAT YOU WILL SEE AGAIN IS DIFFERENT THAN WE ARE HERE

19:17:25 BEFORE IS, AGAIN, THE STUCCO AND -- AND -- AND RAW CAST

19:17:27 STONE WATER TABLE.

19:17:35 THE FIFTH THIRD BANK PROTOTYPE HAVE BRIGHT BLUE AND

19:17:40 GREEN IN THE ELEMENTS AND USING A DECORATIVE STONE AS A

19:17:43 FEATURE FOR THOSE WING PANELS.

19:17:49 AND WE HAVE INTRODUCE IN LIEU OF A HIP ROOF A CORNER

19:17:52 SWITCH WHICH IS CONSISTENT WITH A LOT OF LANGUAGE.

19:17:57 THE DEVELOPMENT WITHIN A HOLE OF THE SHOPPING CENTER.

19:18:00 ON THE SOUTH ELEVATION YOU WILL NOTE WE HAVE CREATED A

19:18:02 BANDING ACROSS THE TOP OF THE ELEVATION.

19:18:07 THAT RUNS CONSISTENT AROUND THE ENTIRE BUILDING AND IS

19:18:10 ONLY BROKEN BY THE TOWER WHICH, AGAIN, HAS A MORE

19:18:12 PRONOUNCED CORNICE.

19:18:17 AND BELOW THE BANDING AT THE -- AT THE TOP THERE, WE

19:18:27 HAVE DONE A LATTICE PATTERN IN THE FINISH AND BROUGHT

19:18:32 THE WATER TABLE IN THE PERIMETER.

19:18:36 AND IN THE WEST ELEVATION, WE BROUGHT A FULL CANOPY

19:18:41 OVER THE DRIVE-THRU ELEMENT THAT THE ATM AND PRIOR.

19:18:46 WE HAD A PRESTANDING ATM ELEMENT THAT, AGAIN, HAD A

19:18:50 BARREL-TILE ROOF AND FREESTANDING AND DETACHED FROM THE

19:18:51 REST OF THE BUILDING.

19:18:55 AND THEN WE CARRIED AGAIN, THE LATTICE MOTIF AROUND THE

19:18:56 BUILDING.

19:19:03 AND THE CORNICE THAT YOU CAN SEE FROM THE TOWER AND THE

19:19:08 WHITE BAND AROUND THE PERIMETER UNDER THE EAVE.

19:19:12 ONE ELEMENT TO POINT OUT IN CONVERSATION WITH JIM, THAT

19:19:16 WE DID NOT -- WE ORIGINALLY HAD THIS -- THE ROCK CAST

19:19:18 AT THE TOWER THAT YOU SEE THERE.

19:19:21 STONE CLOUDING THAT WENT ALL THE WAY BACK TO THE

19:19:22 BUILDING.

19:19:27 THERE WAS NOMENCLATURE IN THE CODE THAT LIMITED THE

19:19:31 STONE -- OF THE ELEMENT AND WE HAVE REDUCED THE

19:19:34 COVERAGE OF THAT.

19:19:38 A RENDERING OF THE FRONT ENTRANCE, AND, AGAIN, AS JIM

19:19:41 MENTIONED THIS IS MORE IN TUNE WITH THE SHERWIN

19:19:48 WILLIAMS COLORS AND SAMPLE TO SHOW THE ROCK OR STONE

19:19:48 CLADDING.

19:19:51 WE BROUGHT A SAMPLE OF THE TILE FOR THE ROOF AND ALSO

19:20:08 BROUGHT THE STOREFRONT SAMPLES AND PAINT SAMPLES.

19:20:20 I AM GOING TO GO BACK BRIEFLY TO THE SKEET PLAN AND TWO

19:20:22 OTHER ELEMENTS THAT WERE DISCUSSED IN THE PRELIMINARY

19:20:25 MEETING.

19:20:29 AND THIS WOULD BE THE -- THE PEDESTRIAN CONNECTION AND

19:20:30 BICYCLE AMENITIES.

19:20:34 WE DO HAVE BICYCLE STORAGE, BIKE RACK.

19:20:37 WE DO CONNECT TO BEN HILL ALL THE WAY THROUGH THE SITE

19:20:42 AND WE ALSO PROVIDED A BENCH -- A PEDESTRIAN BENCH THAT

19:20:43 WILL BE WITHIN THE LANDSCAPE.

19:20:47 AND THIS IS THE LOCATION OF THE MONUMENT SIGN THAT JIM

19:20:51 HAD DISTRIBUTED EARLIER THAT WE ARE ALSO LOOKING FOR

19:20:52 DEVELOPMENT.

19:20:56 AND I DO HAVE OUR CIVIL ENGINEER, OUR TRAFFIC ENGINEER,

19:20:59 AS WELL OUR LANDSCAPE ARCHITECT WITH US TODAY IF YOU

19:21:05 HAVE ANY QUESTIONS REGARDING THOSE ELEMENTS.

19:21:07 >>HOWARD LEVITAN: ARE YOU ALL SET WITH YOUR

19:21:08 PRESENTATION?

19:21:13 JIM, DO YOU GUYS HAVE --

19:21:13 [INAUDIBLE]

19:21:19 ARE THERE ANY PUBLIC COMMENTS?

19:21:20 >> WE HAVE NO ONE.

19:21:22 >>HOWARD LEVITAN: ANY MEMBERS OF THE PUBLIC WANT TO

19:21:27 SPEAK?

19:21:29 LET'S START OFF WITH THE BOARD.

19:21:32 IF YOU HAVE ANY QUESTIONS OR COMMENTS.

19:21:34 QUESTIONS AT THIS POINT.

19:21:37 CLOSE THE PUBLIC HEARING.

19:21:40 AND TAKE UP THE MATTER.

19:21:43 >> A COUPLE OF COMMENTS AND QUESTIONS.

19:21:48 HAS THE LANDSCAPE PLAN BEEN REVIEWED BY YOU ALL AND YOU

19:21:51 ARE ALL SATISFIED WITH THAT?

19:21:51 >> CORRECT.

19:21:55 >> CAN YOU GO TO THE ANGLE VIEW -- THE VIEW THAT IS ON

19:21:59 THE PROSPECTIVE HERE.

19:22:00 THAT ONE.

19:22:04 SO DID YOU SAY THAT STONE WALL YOU PREVIOUSLY HAD ALL

19:22:07 WAY BACK INTO THE REAR?

19:22:08 >> CORRECT.

19:22:09 >> YOU PULLED THAT FORWARD?

19:22:12 >> AT THE ADVICE OF STAFF WE PULLED THAT FORWARD.

19:22:20 BEFORE THE -- BEFORE THE HIP ROOF -- THAT HIP -- DID

19:22:22 GUIDE INTO THAT AND EXCHANGE.

19:22:25 >> I THINK CHANGING THAT WAS A MISTAKE IN MY OPINION.

19:22:28 IT SHOULD GO ALL THE WAY BACK BECAUSE IT REFLECTS WHAT

19:22:30 YOU ARE DOING ON THE OTHER SIDE AND MAKES MORE SENSE

19:22:32 ARCHITECTURALLY.

19:22:34 OTHER THAN THAT I DON'T SEE ANY ISSUES FOR THE

19:22:35 BUILDING.

19:22:37 MY COMMENT.

19:22:41 >> WHAT DOES IT LOOK LIKE FROM THE REVERSE?

19:22:43 >> FROM THE SIDE VIEW?

19:22:46 >> WOULD LOOK LIKE THE OTHER SIDE.

19:22:48 >> JUST HANGING UP --

19:22:49 >> SO THERE IS A REVEAL.

19:22:51 >> SEE THAT ONE GOES THERE.

19:22:54 >> THIS ONE IS A LITTLE BIT SHALLOW.

19:22:57 THAT ONE DOES ENGAGE AND THAT IS WHAT WE HAVE FOR OTHER

19:22:58 LOOK --

19:23:00 >> I THINK THAT IS THE BETTER LOOK.

19:23:02 >> IF THAT IS A CONDITION FOR APPROVAL, WE WILL BE

19:23:06 HAPPY TO MAKE THAT CHANGE.

19:23:08 >>HOWARD LEVITAN: BEFORE WE GET THERE, ANYONE ELSE

19:23:09 HAVE A --

19:23:12 >> I DON'T SEE ANY TREES ANYWHERE.

19:23:14 I DON'T SEE ANY LANDSCAPE PLAN.

19:23:18 SO I AM A BIT LOST IN THOSE MEETINGS.

19:23:24 I PRESUME A REASON THERE ARE NO TREES, TO SHOW THE

19:23:27 ARCHITECTURE.

19:23:28 TAKE ALL THE TREES OUT.

19:23:30 >> I THOUGHT WHEN YOU DESIGN THE BUILDING YOU ARE

19:23:32 SUPPOSED TO DESIGN IT WITH THE UNDERSTANDING WORKING

19:23:35 WITH THE TREES.

19:23:38 >> SO --

19:23:41 >> MY FIRST QUESTION IS THEY ARE ALREADY REVIEWING IT.

19:23:44 >>MARY GIBBS: WELL, WE DID HAVE LANDSCAPE PLANS AT A

19:23:45 PRIOR MEETING.

19:23:47 I FORGET WHICH ONE IT WAS.

19:23:49 BECAUSE THESE GUYS HAVE BEEN HERE A FEW TIME.

19:23:54 WE DID HAVE THE LANDSCAPE PLANS REVIEWED AND I THINK

19:23:55 KRISTIN HAD A COUPLE --

19:24:00 >> APPROVED IN THE RENDERINGS?

19:24:02 >> IT DOESN'T SHOW.

19:24:04 THE PLANTS ARE --

19:24:06 >>HOWARD LEVITAN: WE ARE HERE FOR A ZONING.

19:24:08 YOU HAVE PLANS FOR EVERYTHING.

19:24:09 >>MARY GIBBS: YES, YEAH.

19:24:12 BUT WE ARE TRYING -- BECAUSE WE HAVE A LOT OF HEARINGS,
19:24:14 WE ARE TRYING NOT TO GO OVER THE SAME THINGS THAT
19:24:19 WEREN'T ISSUES BEFORE.
19:24:22 >>HOWARD LEVITAN: LET ME ASK A QUESTION.
19:24:25 I GUESS THIS QUESTION IS MORE OF STAFF.
19:24:31 WHEN WE DID THE ZONING OF THE MCDONALD'S BUILDING WHICH
19:24:37 HAD DOUBLE STACK WINDOWS AND ALL THAT.
19:24:41 WHEN WE DID THAT AT THE BURGER KING BUILDING.
19:24:45 THEY WERE GOING TO HAVE THE SAME DOUBLE STACK.
19:24:52 BECAUSE THE CROSSWALKS OF THE SITE -- OF THE CROSSWALK.
19:25:00 THE SIDEWALKS ACROSS THE LANES TO ENTER AND EXIT FOR
19:25:02 THE -- THE PICTURE THAT SHOWS THIS.
19:25:08 A CROSSWALK RIGHT AFTER COMING OUT OF THE STACK FOR THE
19:25:10 WINDOW.
19:25:16 WHAT WE REQUIRE OF THEM WAS THAT THEY RAISE THE
19:25:23 CROSSWALK.
19:25:28 AND RAISED SO THAT THE TRAFFIC AND THE PEDESTRIANS KNEW
19:25:30 THEY WERE IN A CROSSWALK.
19:25:33 THAT IS WHAT, I'M WAS.
19:25:39 I AM WONDERING WHY IT IS DIFFERENT.
19:25:41 >>MARY GIBBS: I DON'T THINK IT IS IN THE CODE
19:25:41 REQUIREMENT.
19:25:44 IN THE CODE, YOU JUST HAVE TO MARK THEM.
19:25:48 IT DOESN'T HAVE TO BE --

19:25:49 >>HOWARD LEVITAN: APPROVING A SITE PLAN.

19:25:51 THE SITE PLAN APPROVAL.

19:25:52 PART OF WHAT WE DO.

19:25:58 >> THEY DO HAVE THE RAISED TRUNCATED DOME MATS WHERE IT

19:25:58 --

19:26:00 >> I DON'T KNOW WHAT THAT IS.

19:26:05 >> THE ADA PADS THAT -- SO THAT IT'S CLEAR THAT YOU ARE

19:26:10 LEAVING THE WALKING SPACE AND ENTERING A ROAD OR -- OR

19:26:12 TRAFFIC AREA.

19:26:14 >> LIKE A RUMBLE STRIP.

19:26:17 >> I THINK THE DIFFERENTIAL IS, AT LEAST ON THE STAR

19:26:22 BOX AND THE -- THE STARBUCKS AND THE MCDONALD'S, THAT

19:26:32 -- THERE WAS MORE TRAFFIC -- PEDESTRIAN TRAFFIC USING

19:26:33 THE CROSSWALK.

19:26:37 MY BIGGER QUESTION WHAT IS THE ARCHITECTURAL STYLE AND

19:26:40 HOW DOES THAT MATCH WITH ONE OF THE STYLES IN ESTERO.

19:26:42 BECAUSE TO LIKE YOU SAID IS A MODERN BUILDING.

19:26:46 AND A MODERN BUILDING IS NOT IN OUR CODE AS AN

19:26:50 ACCEPTABLE DESIGN.

19:26:53 >> WELL, THE PROTOTYPE IS A MODERN BUILDING AND WE

19:26:59 STEPPED CONSIDERABLY AWAY FROM THE THIRD PROTOTYPE AND

19:27:01 THE CLIENT HAS BEEN VERY ACCOMMODATING AND WORKED WITH

19:27:04 THE SHOPPES AT MIRAMAR.

19:27:07 AND I THINK WE --

19:27:11 >> THIS DESIGN FROM A ARCHITECTURAL STANDPOINT, HOW
19:27:15 WOULD YOU CHARACTERIZE IT, IF IT IS NOT MODERN?
19:27:20 >> I WOULD SAYS IT MODERN BUT TAKING A LOT OF CUES FROM
19:27:21 MEDITERRANEAN REVIVAL.
19:27:26 TAKING A LOT OF CUES FROM THE FACADE, USE OF THE BARREL
19:27:31 TILE, THE -- THE DEEP EAVES FOR THE SHADOW LINE OF THE
19:27:32 EAVES.
19:27:35 THE PORTICO AT THE ENTRANCE.
19:27:40 WE HAVE PULLED A LOT FROM THE STYLE FROM THE
19:27:44 MEDITERRANEAN REVIVAL OF ESTERO.
19:27:47 AND THERE WAS A POINT WHERE WE HAVE GONE BEYOND
19:27:50 MODIFYING THE PROTOTYPE TO MEET THE -- MEET THE
19:27:55 DISTRICT STYLE OF THE VILLAGE REQUIREMENTS AND ALSO --
19:27:58 IT IS -- WE LOOKED AT ADDING ARCHES.
19:27:59 WE LOOKED AT ELEMENTS LIKE THAT.
19:28:06 ONE POINT WE HAD CORBELS AND IT BECAME BUSY AND WE
19:28:09 WORKED WITH STAFF AND THE LANDLORD AND THE CLIENT.
19:28:12 WE FEEL THAT WE HAVE INCORPORATED A LOT OF ELEMENTS
19:28:15 THAT ARE COHESIVE WITH THE SURROUNDINGS, COHESIVE WITH
19:28:18 THE OVERALL DEVELOPMENT.
19:28:21 >> TO ME IT IS STANDING ON A SLIPPERY SLOPE HEADED
19:28:24 TOWARD MODERN AND WHAT HAPPENS IS YOU START SETTING
19:28:29 PRECEDENCE WITH THESE LINES LIKE THIS WITH SUCH A SHARP
19:28:34 FOR LACK OF BETTER TERM LINEAR BUILDING.

19:28:38 THE NEXT GUY OVER GETS A LITTLE MORE LINEAR AND LITTLE

19:28:41 MORE SHARPER, AND A LITTLE MORE MODERN.

19:28:42 I DON'T KNOW.

19:28:45 MAYBE AWNINGS OR SOMETHING TO BREAK UP SOME OF THE

19:28:51 GLASS ON FRONT OF THE BUILDINGS, BUT I WILL DEFER TO MY

19:28:54 ARCHITECTURAL BRETHREN.

19:28:57 >> WE HAVE INCLUDED AWNING.

19:29:00 THERE ARE A LOT OF LANGUAGE FOR THE ARCHITECTURE IN

19:29:05 THAT -- MEDITERRANEAN REVIVAL.

19:29:11 >> YOU HAVE TO RECOGNIZE THAT IT IS A BUILDING AND IF

19:29:14 YOU DO -- TINY BUILDING, AND IF YOU DO TOO MUCH IT WILL

19:29:16 BE SILLY.

19:29:20 >> FIFTH THIRD BANK, THE CLIENT, WILL NOT OWN THIS

19:29:21 BUILDING.

19:29:24 THEY HAVE PLENTY OF EXAMPLES WITHIN A MILE OF THIS

19:29:27 BUILDING THAT ARE TRULY MEDITERRANEAN.

19:29:32 NOT THAT IT IS A PROTOTYPE OR NEW THING FOR THEM.

19:29:36 THEY KNOW WHAT THEY BUILT IN ESTERO.

19:29:42 THERE IS ONE AT THE CORNER OF CORKSCREW JUST UP A WAYS

19:29:43 IN ESTERO.

19:29:46 ON 41 THAT ABSOLUTELY.

19:29:52 SO I AM WONDERING -- I DON'T KNOW WHETHER THE COMMENT

19:29:55 ABOUT -- IT IS A MODERN BUILDING WITH A BARREL ROOF IS

19:29:56 GOING TO HELP.

19:29:59 >> TO COUNTER THAT, YOU ARE CORRECT, THE OLD FIFTH
19:30:03 THIRD PROTOTYPE WAS VERY MEDITERRANEAN AND THREE YEARS
19:30:09 AGO THEY TOTALLY WENT AWAY FROM THAT PROTOTYPE.
19:30:10 NEW ALL TOGETHER.
19:30:16 IT WAS A VERY, CLEAN MODERN ORIENTATION OTHER THAN THE
19:30:18 BRICK WATER TABLE.
19:30:21 IT DOES NOT PROTRUDE.
19:30:22 SO THIS.
19:30:26 THEY CERTAINLY HAVE GONE A LONG WAY AND ALLOWED
19:30:30 COMMUNICATION BACK AND FORTH WITH THE SHOPS OF ESTERO
19:30:30 AS WELL.
19:30:36 AND ALSO TAKING SOME OF THE ADJACENT PROPERTIES IN
19:30:41 DEVELOPMENT AND WE REALLY HAVE TRIED TO MODIFY THAT
19:30:44 BUILDING TO SIGNIFICANTLY INCREASE COST OF THE STANDARD
19:30:49 PROTOTYPE TO NOT STEP ON THE TOES OF YOUR COMMUNITY.
19:30:50 DO YOU WANT TO --
19:30:57 >> THERE AREN'T TWO EXISTING BANKS IN MIRAMAR RIGHT
19:30:57 NOW.
19:31:01 >> THE BANK OF AMERICA AND THE WELLS FARGO.
19:31:03 >> WELLS FARGO.
19:31:05 MEDITERRANEAN DESIGN.
19:31:11 SO IS THIS -- IS THIS GOING TO BE COMPLEMENTARY TO THE
19:31:11 BUILDINGS?
19:31:12 >> I BELIEVE IT IS.

19:31:15 WE STUDIED BOTH OF THOSE BUILDINGS AS WE LOOKED AT THIS

19:31:18 AND CERTAINLY THE GAS STATION THAT -- THAT GAS STATION

19:31:22 HAS AN ARCH, BUT I WOULD SAY IT VERY FAR FROM THE

19:31:25 SPIRIT OF WHAT IS GOING ON HERE IN THE SHOPPING CENTER.

19:31:28 YOU KNOW, WE WALK THE SHOPPING CENTER.

19:31:29 WE WALKED THAT.

19:31:31 MADE SEVERAL TRIPS DOWN HERE MYSELF.

19:31:33 TALKED WITH STAFF.

19:31:38 FIFTH THIRD, THEY SENT THEIR TEAM FROM THE DESIGN TEAM

19:31:40 AND THE LOCAL STAFF AND THERE HAS BEEN A VERY

19:31:48 COLLABORATIVE EFFORT TO GET TO WHERE WE ARE TODAY.

19:31:49 >> YOU NEED TO COMMENT?

19:31:52 >> I AM JUST LISTENING.

19:31:55 >>HOWARD LEVITAN: WE DON'T KNOW FROM THE MIRAMAR

19:31:57 DEVELOPMENT TO GO THROUGH A PROCESS THAT SAYS THIS IS

19:31:59 OKAY FOR MY CENTER.

19:32:01 >> I CAN TESTIFY TO THAT.

19:32:04 >> THAT IS WHAT I WOULD LIKE --

19:32:09 >>MARY GIBBS: TIM, YOU HAVE TO COME UP.

19:32:16 >>HOWARD LEVITAN: STATE YOUR NAME AND ADDRESS, TIM.

19:32:18 >> TIM -- MIRAMAR DEVELOPMENT.

19:32:23 YES, THIS PROCESS STARTED ABOUT 18 MONTHS AGO.

19:32:28 AND 1900-SQUARE-FOOT BRANCH BANK.

19:32:32 AND WE HAVE BEEN WORKING VERY CLOSELY WITH THE TEAM

19:32:36 COLLABORATIVELY AND WITH THE STAFF TRYING TO FIGURE OUT
19:32:41 HOW TO ADDRESS ALL THE ISSUES OF A WIDE VARIETY OF
19:32:47 COMMENTS TO HAVE THIS MEDITERRANEAN STYLE BUILDING WORK
19:32:54 WITHIN THE MIRAMAR OUTLETS AND CERTAINLY CONFIDENT THAT
19:33:00 THEY GONE OVER AND ABOVE TO TRY TO REACH THOSE -- THAT
19:33:06 LEVEL OF ARCHITECTURAL REQUIREMENTS FOR THIS.
19:33:10 BUT IT IS -- YOU KNOW, THIS HAS BEEN -- THEY HAVE BEEN
19:33:16 PAYING RENT ON THIS LAND LEASE FOR QUITE A WHILE
19:33:20 BECAUSE THEY HAD NO IDEA THAT ANYBODY COULD POSSIBLY GO
19:33:26 THROUGH A PROCESS THAT FOR A 1900-SQUARE-FOOT BRANCH
19:33:30 BANK BUILDING THAT COULD HAVE THIS.
19:33:34 SO THAT WAS KIND OF WHY I WAS HERE TO OBSERVE, BUT I
19:33:39 WILL CERTAINLY TESTIFY THAT WE SUPPORT THEIR I
19:33:43 SUBMITTAL AND WOULD CERTAINLY APPRECIATE THE BOARD'S
19:33:46 CONSIDERATION OF THE STAFF'S RECOMMENDATION TO APPROVE
19:33:53 THIS AND ALLOW THEM TO CONTINUE WITH THEIR BUILDING OF
19:33:53 THIS BRANCH.
19:33:59 >> HOW DOES THIS COMPARE IN SIZE TO THE CHASE BUILDING?
19:34:03 PRETTY MUCH DIRECTLY NORTH TO THIS, A COMPARABLE SIZE?
19:34:06 >> SIMILAR, 1900-SQUARE-FOOT BUILDING.
19:34:08 >> I LOOK AT THAT BUILDING AND --
19:34:15 >> A LITTLE BIT LARGER.
19:34:18 >> I LOOK AT THE CHASE BUILDING, AND IT HAS GOT
19:34:19 VERTICAL MOTION TO IT.

19:34:20 IT HAS AWNINGS.

19:34:27 IT HAS COLORS.

19:34:28 AND.

19:34:29 >> I UNDERSTAND.

19:34:36 >>HOWARD LEVITAN: HAS A SIMILAR -- OF THAT BUILDING.

19:34:38 >> I WOULD ARGUE THAT BUILDING IS MORE MODERN THAN THIS

19:34:40 BUILDING, THE CHASE BUILDING.

19:34:41 SO --

19:34:42 >> I MEAN --

19:34:47 >> THE STYLE AND MASKING OF THE BUILDING.

19:34:52 >> THAT BUILDING IS BROKEN UP.

19:34:53 >>HOWARD LEVITAN: WE HAD THE T.

19:34:55 OWNER FROM MIRAMAR.

19:34:59 THE REPRESENTATIVE OF MIRAMAR THAT IT COMPLIES WITH

19:35:02 THEIR DESIGN ENVIRONMENT AND MEDITERRANEAN.

19:35:06 I AM GOING TO ASK THE SAME QUESTION OF THE STAFF.

19:35:11 YOU ARE SATISFIED THAT IT MEETS THE LAND DEVELOPMENT

19:35:12 CODE?

19:35:13 >>MARY GIBBS: YES.

19:35:15 AND PARTICULAR JUST ONE THING THAT YOU ARE NOT ASKING

19:35:16 FOR.

19:35:19 WHEN WE HAD THE INFORMATION MEETING WAY BACK.

19:35:21 I DON'T THINK SOME OF YOU WEREN'T ON THE BOARD AT THE

19:35:23 TIME, THE DRB.

19:35:27 AND ACTUALLY TIM BILE AND THE QUESTION WAS ASKED ABOUT

19:35:30 THE ARCHITECTURAL STYLE BACK THEN.

19:35:34 GIVEN THE PARAMETERS THEY WANTED IT TO HAVE A LITTLE

19:35:37 BIT MORE MODERN FLARE, WE HAVE WORKED WITH THEM.

19:35:41 >> CAN I SAY SOMETHING HERE.

19:35:43 CAN YOU GO TO THE PERSPECTIVES.

19:35:45 NOT THESE.

19:35:50 OTHER THAN THIS, GO TO THE OTHER -- IF BY TO THIS.

19:35:54 I GUESS PERCEPTION -- I BELIEVE PERCEPTION IS REALITY.

19:35:57 THREE SIDES OF THE BUILDING THAT SHOW A MEDITERRANEAN

19:36:05 LOOK IS THE BUILDING MEDITERRANEAN ON THE SIDE IT IS

19:36:05 DOING SIGNAGE.

19:36:14 THAT IS KIND OF THE WAY I SEE IT.

19:36:17 OUR RETAILER -- I KNOW OUR BANKER BUT YOU ARE REALLY

19:36:18 RETAILER.

19:36:21 SIGNAGE IS IMPORTANT AND I UNDERSTAND WHY IT HAS TO BE

19:36:24 UP FRONT AND UP HIGH SO PEOPLE CAN SEE IT AND NOT A

19:36:26 FLAT SERVICE.

19:36:28 I GUESS FROM MY PERSPECTIVE, I LOOK AT THE OTHER SIDES

19:36:31 AND SAY ARE THEY COMPLEMENTARY TO THE NEIGHBORS.

19:36:35 TO THE NEIGHBORS, THE REST OF THE COMMUNITY, AND I

19:36:39 THINK IT IS.

19:36:43 THAT IS MY OPINION AS THREE QUARTERS OF THE BUILDING

19:36:49 ARE COMPATIBLE AND THEREFORE THE BUILDING IS.

19:36:53 ONE COMMENT THAT I ADD IN THE JANUARY MEETING LOOK AT

19:36:55 YOUR SIGNAGE, ETC.

19:36:58 TALKING OF THE SIGNAGE.

19:37:01 NORMALLY BASE TWO FEET AND WE ALWAYS RECOMMEND THREE

19:37:04 BECAUSE WHEN YOU UNDERPLANT WITH LANDSCAPING AND

19:37:05 SIGNAGE.

19:37:17 IT DOESN'T MEET CODE RIGHT NOW.

19:37:19 >>HOWARD LEVITAN: IF NO OTHER COMMENTS.

19:37:21 MARLENE OR SCOTTY, ANY COMMENTS?

19:37:23 >>MARLENE NARATIL: NOT AT THIS TIME.

19:37:25 >>SCOTTY WOOD: HOWARD, I DO HAVE A COMMENT.

19:37:30 I HAVE TWO COMPUTERS IN FRONT OF ME AND I AM LOOKING AT

19:37:33 THE LAND DEVELOPMENT CODE AND YOU COULD ARGUE THAT THIS

19:37:35 BUILDING CONSTITUTES PRAIRIE STYLE.

19:37:38 LET ME READ THE LAND DEVELOPMENT CODE.

19:37:45 THE HIP ROOF, BROAD OVERHANG AND EAVES, STRONG

19:37:49 HORIZONTAL LINES, WINDOWS ARRANGED IN HORIZONTAL BANDS.

19:38:02 MOST OF THE RENDERINGS SHOW MOST OF THAT.

19:38:05 >> I THINK IT GETS TO THE POINT, MR. CHAIRMAN, THAT WE

19:38:11 CAN'T THE QUESTION OF OVER -- IF THIS IS MEDITERRANEAN

19:38:18 BECAUSE OUR CODE HAS OTHER ELEMENTS.

19:38:21 >>MARLENE NARATIL: SCOTTY IS RIGHT, AND A PRAIRIE

19:38:24 STYLE AND ONE OF THE THINGS THAT I NOTED ABOUT IT,

19:38:27 ALMOST LIKE THE ROOF IS INCOMPATIBLE WITH THE THUMB OF

19:38:27 IT.

19:38:34 BUT I COULD -- I COULD ACCEPT IT AS IT IS.

19:38:36 >>SCOTTY WOOD: BY THE WAY, I THINK IT IS ACCEPTABLE.

19:38:41 YOU CAN CALL IT MEDITERRANEAN OR PRAIRIE, PROBABLY A

19:38:44 BLEND OF THE TWO BOTH OF WHICH ARE PERMITTED IN THE

19:38:47 LDC.

19:38:54 >> THAT'S RIGHT.

19:38:58 >>HOWARD LEVITAN: SO LET'S CLOSE THE PUBLIC HEARING.

19:39:01 IF THERE ARE NO OTHER COMMENTS, WE WILL ASK FOR A

19:39:02 MOTION.

19:39:05 >> I WILL MAKE A MOTION FOR APPROVAL.

19:39:08 >>HOWARD LEVITAN: IS THERE A SECOND.

19:39:09 >> SECOND.

19:39:14 >> MR. CHAIRMAN, COMMENT ABOUT CHANGING ONE OF THE --

19:39:17 LEVITAN LVZ HE WANTED A --

19:39:27 >> TO GO BACK --

19:39:29 >> THAT MODIFICATION IS OKAY.

19:39:32 AS THE MAKER OF THE MOTION, I AM OKAY WITH THAT.

19:39:34 >> SECOND.

19:39:38 >>HOWARD LEVITAN: CALL THE ROLL, PLEASE.

19:39:41 >>ANTHONY GARGANO: YES.

19:39:44 >>BARRY JONES: AYE.

19:39:46 >>MARLENE NARATIL: YES.

19:39:48 >>MICHAEL SHEELEY: YES.

19:39:50 >>JAMES TATOOLE: YES.

19:39:52 >>JIM WALLACE: YES.

19:39:53 >>HOWARD LEVITAN: YES.

19:39:57 >>SCOTTY WOOD: YES.

19:40:01 >>MARY GIBBS: MAY I ASK A QUESTION THOUGH.

19:40:06 WHAT ABOUT THE MONUMENT SIGN.

19:40:16 WHAT ABOUT THE TWO-FOOT BASE?

19:40:20 >> I MAKE A MOTION TO APPROVE THE MONUMENT SIGN WITH

19:40:22 THE UNDERSTANDING THAT THE BASE WILL BE INCREASED TO A

19:40:24 MINIMUM OF 24 INCHES.

19:40:24 >> SECOND.

19:40:28 >> DOES THE MONUMENT SIGN HAVE TO BE WIDER -- WIDER

19:40:30 THAN THE BASE AT THE TOP?

19:40:34 >>MARY GIBBS: NO.

19:40:36 >> JUST TWO FEET --

19:40:38 >> YES, YES.

19:40:50 >> NOW ONE --

19:40:51 >>ANTHONY GARGANO: YES.

19:40:53 >>BARRY JONES: AYE.

19:40:55 >>MARLENE NARATIL: YES.

19:40:56 >>MICHAEL SHEELEY: YES.

19:40:58 >>JAMES TATOOLE: YES.

19:41:00 >>JIM WALLACE: YES.

19:41:02 >>HOWARD LEVITAN: YES.

19:41:06 >>SCOTTY WOOD: YES.

19:41:13 >>HOWARD LEVITAN: OKAY, THANK YOU VERY MUCH.

19:41:22 OKAY, WE WILL GO ON TO THE NEXT ITEM, WHICH IS THE

19:41:25 TIDES OF PELICAN LANDING.

19:41:29 I WILL ASK THE SAME QUESTION TO THE BOARD IF YOU HAD

19:41:33 ANY -- ANY WRITTEN COMMUNICATION ON THIS?

19:41:37 >>MARY GIBBS: SORRY, I DIDN'T HEAR YOU.

19:41:38 >>HOWARD LEVITAN: WRITTEN COMMUNICATION.

19:41:40 >>MARY GIBBS: NO WRITTEN COMMUNICATION.

19:41:42 >>HOWARD LEVITAN: ANYONE HAVE ANY EX-PARTE

19:41:48 COMMUNICATION ON THIS ONE OR HAVE VISITED THE SITE OR

19:41:54 OTHERWISE.

19:42:01 I HAVE BEEN TO THE SITE.

19:42:03 CONFLICT OF INTEREST.

19:42:06 ANYBODY ON ZOOM HAVE A CONFLICT OF INTEREST?

19:42:06 OKAY.

19:42:07 LET'S PROCEED.

19:42:11 DO WE HAVE THE APPLICANT.

19:42:13 >>TAMMY DURAN: THEY ARE ALL ON ZOOM.

19:42:15 ARE YOU GUYS STILL HERE?

19:42:16 >> WE ARE ALL PRESENT.

19:42:21 >>MARY GIBBS: WHEN WE SAY ALL ARE WE TALKING OF FRANK

19:42:23 RUSSO AND CHRISTINE MAYS.

19:42:28 ARE THERE OTHERS.

19:42:30 >> LINDA SCHWARTZ SHOULD STILL BE ON.

19:42:33 SHE IS THE PROPERTY MANAGER.

19:42:35 >> YES, I'M HERE.

19:42:38 WE WILL CONTINUE TO MUTE IT AND WE DON'T ADD TO THE

19:42:43 DISCUSSION UNLESS THERE IS A DIRECT QUESTION.

19:42:47 >> THREE PEOPLE ON FOR ZOOM REPRESENTING THEM AND THEY

19:42:49 WERE SWORN IN WHEN NANCY DID IT.

19:42:53 >>HOWARD LEVITAN: EVERYBODY WHO IS TESTIFYING HAS BEEN

19:42:53 SWORN.

19:42:56 WHO WOULD LIKE TO MAKE THE PRESENTATION?

19:42:59 >>MARY GIBBS: MAY I JUST GIVE A QUICK OVERVIEW OF

19:42:59 THIS?

19:43:01 OKAY.

19:43:09 THIS IS -- WHERE ARE WE?

19:43:13 THE TIDES BUILDING AT COCONUT AND 41.

19:43:16 THEY WERE CITED BY REINFORCEMENT FOR REPAINTING THE

19:43:18 BUILDING WITHOUT A PERMIT.

19:43:20 SO THEY HAVE SUBMITTED A PERMIT.

19:43:24 THE BUILDINGS ARE PARTIALLY REPAINTED, BUT THE PERMIT

19:43:27 IS REQUESTING PRIMARILY GRAY AND WHITE COLORS.

19:43:30 SO THEY DON'T HAVE A POWER POINT, BUT THEY DO -- THEY

19:43:34 DID SEND US PICTURES WHICH ARE IN YOUR BOOK THAT SHOW

19:43:36 WHAT THEY ARE PAINTING OF THEIR BUILDING AND THE

19:43:37 COLORS.

19:43:40 AND I ACTUALLY HAD CODE ENFORCEMENT GO OUT AND TAKE

19:43:42 THIS PICTURE THEIR LOOKING AT RIGHT NOW OF THE

19:43:45 REPAINTED BUILDING BECAUSE IT LOOKS A LITTLE BIT

19:43:48 DIFFERENT THAN THE PICTURES THEY SENT US.

19:43:50 AND SO THEY ARE REQUESTING APPROVAL TO REPAINT IT THESE

19:43:51 COLORS.

19:43:57 AND I WILL TURN IT OVER TO -- MR. RUSSO, IS HE GOING TO

19:44:02 TALK FIRST?

19:44:04 >> CHRISTIE WILL BE TALKING ON OUR BEHALF.

19:44:05 >>MARY GIBBS: ALL RIGHT.

19:44:06 OKAY.

19:44:11 TURN IT OVER TO THE ATTORNEY THEN.

19:44:15 IS SHE THERE?

19:44:22 >> CHRISTIE?

19:44:25 >>MARY GIBBS: OKAY, IS SHE THERE?

19:44:29 >> SHE WAS THERE.

19:44:34 >> YOU ARE STILL MUTED, CHRISTIE.

19:44:38 >> ARE YOU ABLE TO HEAR ME?

19:44:39 OKAY.

19:44:40 SORRY.

19:44:43 I WAS ON A POOR INTERNET CONNECTION AND I SWITCHED OVER

19:44:46 AND HOPEFULLY THIS WILL WORK BETTER.

19:44:48 I HAVE GONE AN OPENING STATEMENT PREPARED AND SOME OF

19:44:51 THE THINGS THAT I TOUCHED ON WAS JUST MENTIONED BUT I

19:44:53 WILL GO AHEAD AND GIVE THE WHOLE STATEMENT.

19:44:56 AS MENTIONED I REPRESENT THE TIDES OF PELICAN LANDING

19:45:00 CONDOMINIUM ASSOCIATION AS GENERAL COUNSEL.

19:45:03 IN THE STATEMENT I MAY REFER TO THEM AS THE TIDES OR

19:45:05 THE ASSOCIATION.

19:45:08 AS INDICATED IN THE AGENDA NOTES, THE TIDES HAS

19:45:12 UNDERTAKEN THE TASK OF REPAINTING THEIR CONDOMINIUM

19:45:12 BUILDINGS.

19:45:15 THE REPAINTINGS OF THE BUILDING HAS BEEN A PROJECT THAT

19:45:17 THE ASSOCIATION HAS BEEN PLANNING AND WORKING TOWARD

19:45:20 OVER THE LAST 18 MONTHS.

19:45:23 THE PURPOSE FOR PAINTING PROJECT WAS TO MAINTAIN THE

19:45:26 BUILDINGS AND PROVIDE A CLEAN AND MORE AESTHETIC

19:45:27 APPEAL.

19:45:30 THE ASSOCIATION RECENTLY REPAINTED THE FIRST

19:45:35 THREE-STORY BUILDING AND CITED BY CODE ENFORCEMENT FOR

19:45:38 PAINTING WITHOUT A PERMIT.

19:45:44 THE TIDES WERE NOT AWARE OF THE STRUCTURE PAINT PERMIT

19:45:48 BECAUSE THEY ARE NOT A COMMERCIAL ENTITY THE LAND

19:45:51 DEVELOPMENT CODE, THEY ARE DEFINED AS A MULTIFAMILY

19:45:52 DWELLING.

19:45:55 PAINTER USED BY THE ASSOCIATION TO COMPLETE IS MARIO'S

19:45:57 PAINTING OF SOUTH FLORIDA.

19:46:01 MARIO'S HAVE BEEN LICENSED IN THE PAINTING BUSINESS FOR

19:46:03 40 YEARS IN OUR LOCAL AREA AND PAINTED NUMEROUS
19:46:07 RESIDENTIAL LOCATIONS IN ESTERO AND HAS NEVER BEEN
19:46:11 CITED FOR FAILURE TO CONSTRUCT A PAINT PERMIT IN THE
19:46:14 PAST INCLUDING WHEN HE PAINTED THE TIDES CONDOMINIUMS
19:46:16 PRIOR 11 YEARS AGO.
19:46:19 THE ASSOCIATION RELIED ON THIS CONTRACTOR AND UNAWARE
19:46:21 THAT THIS PERMIT WAS REQUIRED.
19:46:23 THE PERMIT APPLICATION THAT IS REQUIRED TO BE SUBMITTED
19:46:27 BY THE ASSOCIATION INDICATES ON THE FACE OF THE
19:46:29 APPLICATION THAT THE PERMIT IS NECESSARY FOR COMMERCIAL
19:46:31 STRUCTURES.
19:46:34 THE ASSOCIATION ACKNOWLEDGES THAT THE LANGUAGE IN
19:46:39 SECTION 5.7 IS APPLICABLE TO THE ASSOCIATION, HOWEVER,
19:46:42 THERE WERE UNAWARE OF THIS REQUIREMENT BEFORE THEY
19:46:43 PAINTED.
19:46:46 THE SHADE OF WHITE AND GRAY AS INDICATED IN THE PHOTO
19:46:49 THAT WAS -- THAT IS BEING SHOWN.
19:46:52 IN THE RESPONSE OF THE PROVISION OF THE LAND
19:46:55 DEVELOPMENT CODE THAT PROHIBITS WHITE AND GRAY AND
19:46:57 ASSOCIATION HAS EVIDENCE OF MULTIPLE COMMERCIAL AND
19:47:00 RESIDENTIAL BUILDINGS IN ESTERO THAT ARE PAINTED
19:47:01 PRIMARILY GRAY AND WHITE.
19:47:04 TWO OF THESE BUILDINGS WERE PAINTED IN 2021.
19:47:08 ALONG CERTAIN RESIDENTS AND BUSINESS ENTITIES TO COMPLY

19:47:11 WITH THE RULES AND REQUIRING ANOTHER RESIDENT IS

19:47:13 ARGUABLY SELECTIVE ENFORCE.

19:47:13 THE.

19:47:16 AS I MENTIONED THE ASSOCIATION HAS COMPLETED THE PAINT

19:47:20 OF ONE ENTIRE THREE-STORY BUILDING WHICH COSTLY AND

19:47:23 TIME CONSUMING PROCESS FOR THE MEMBERS OF THE

19:47:24 ASSOCIATION.

19:47:27 IT INCLUDES 280 RESIDENTS OF ESTERO.

19:47:30 FOR THE ASSOCIATION TO START OVER AND PURCHASE NEW

19:47:33 PAINT AND REPAINT THE BUILDING WILL BE COSTLY TO ALL

19:47:34 280 RESIDENTS.

19:47:37 THE ASSOCIATION REQUESTS THAT ESTERO NOT REQUIRE THIS

19:47:39 TYPE OF WASTE TO OCCUR.

19:47:42 THE ASSOCIATION THEREBY ASKS THAT THE PLANNING ZONING &

19:47:45 DESIGN BOARD CONSIDER ALLOWING THE ASSOCIATION TO

19:47:48 CONTINUE PAINTING OF THE BLACK IN THE CURRENT COLORS

19:47:51 THAT ARE COMPARABLE TO OTHER BUILDINGS IN ESTERO AND

19:47:55 NOT REQUIRE THESE RESIDENTS TO EXPEND FUNDS OF PAINTING

19:47:58 OF AN ENTIRE THREE-STORY BUILDING.

19:48:00 THERE ARE -- THERE ARE ADDITIONAL BUILDINGS THAT ARE TO

19:48:03 BE PAINTED THAT THEY HAVE ALREADY PURCHASED THE PAINT

19:48:03 FOR.

19:48:06 THEY JUST WERE CITED AFTER THE COMPLETION OF THE FIRST

19:48:14 BUILDING.

19:48:16 >>HOWARD LEVITAN: ARE YOU COMPLETED?

19:48:18 ARE YOU DONE WITH THAT PRESENTATION?

19:48:19 >> YES.

19:48:22 I WAS JUST GOING TO MENTION IF YOU DO GO THROUGH THE

19:48:26 PHOTOS, YOU WILL SEE THERE ARE SEVERAL BUILDINGS THAT

19:48:30 ARE ALMOST IDENTICAL IN COLOR TO THE -- TO THE COLORS

19:48:38 THAT WERE CHOSEN BY THE ASSOCIATION.

19:48:45 WOULD STAFF LIKE TO COMMENT.

19:48:48 >>MARY GIBBS: I HAVE A COUPLE OF COMMENTS.

19:48:51 FIRST OF ALL -- WE SENT THIS INFORMATION TO THE

19:48:51 APPLICANT.

19:48:54 THEY SAID OH, WE ARE NOT A COMMERCIAL BUILDING SO IT

19:48:57 DOESN'T APPLY, BUT THE CODE ACTUALLY SAYS ALL BUILDINGS

19:48:59 EXCEPT FOR SINGLE-FAMILY.

19:49:03 SO IT SPECIFICALLY SAYS MULTIFAMILY, COMMERCIAL

19:49:09 INSTITUTIONAL, ALL BUILDINGS THAT APPLIES TO, AGAIN,

19:49:10 EXCEPT FOR SINGLE-FAMILY.

19:49:13 THE PERMIT SAYS COMMERCIAL PAINT, BECAUSE UNDER THE

19:49:16 BUILDING CODE, A MULTIFAMILY BUILDING IS CONSIDERED A

19:49:17 COMMERCIAL PERMIT.

19:49:20 SO IT IS APPLICABLE TO THEM.

19:49:23 THE PHOTOS THAT THEY INCLUDED FOR THE MOST PART WERE

19:49:29 PAINTED BEFORE WE CLARIFIED THE CODE IN JANUARY OF THIS

19:49:33 YEAR TO SAY PREDOMINANTLY GRAY AND PREDOMINANTLY WHITE

19:49:34 IS PROHIBITED.

19:49:36 THE BUILDINGS THAT THEY SHOW IN THE PICTURES WERE

19:49:38 PAINTED BEFORE THAT.

19:49:42 THE ONLY EXCEPTION, AND I DO THINK THE PICTURES OF THE

19:49:46 TERRA CAP IS THE ONE WHERE THE APPLICANT CAME IN TO THE

19:49:54 DESIGN REVIEW BOARD AND TERRA CAP AND THEY WANTED TO

19:49:59 REPAINT IT AND WENT INTO SEVERAL ITERATIONS WITH TERRA

19:50:02 CAP AND YOU WITH THE ROOF AND YOU MADE THEM MAKE

19:50:03 CHANGES TO THE BUILDING.

19:50:06 THE TERRA CAP ONE IS THE ONLY ONE THAT DID GO TO DESIGN

19:50:10 REVIEW BOARD FOR APPROVAL, BUT THE OTHERS WERE PAINTED

19:50:12 BEFORE.

19:50:13 >> PARTICULAR MAKE ONE COMMENT.

19:50:18 IT IS MY UNDERSTANDING THAT THE BUILDING -- THE INCA

19:50:24 AND THE TOLL BROTHER BUILDINGS WERE BOTH PAINTED AFTER

19:50:27 JANUARY 2021.

19:50:31 >>MARY GIBBS: I DON'T BELIEVE SO.

19:50:35 I DON'T BELIEVE SO.

19:50:41 INCA WAS PEIWAY OR SOMETHING.

19:50:45 >>HOWARD LEVITAN: DID THEY GET A PERMIT FOR THAT.

19:50:48 >>MARY GIBBS: IF IT WAS, IT WAS DONE WITHOUT A PERMIT,

19:50:54 BUT WE DON'T HAVE PERMITS FOR THOSE.

19:50:57 >>HOWARD LEVITAN: THERE IS ONE PICTURE OF BUILDING IN

19:50:59 ESTERO THE.

19:50:59 [INAUDIBLE]

19:51:12 EYEGLOSS WORLD AND --

19:51:15 >> SORRY, CAN'T HEAR.

19:51:18 >>HOWARD LEVITAN: WHAT I SAID ONE OF THE PICTURES YOU

19:51:24 HAVE SHOWN US IS -- IS BUILDING IN BONITA SPRINGS.

19:51:30 AND I AM AWARE OF WHEN THE BUILDING PER MISS WERE

19:51:34 ISSUED FOR EYEGLOSS WORLD AND PIE FIVE WERE MADE

19:51:35 SEVERAL YEARS AGO.

19:51:39 I DON'T KNOW ABOUT THE GAUCHO RESTAURANT.

19:51:47 BUT I AM NOT AWARE OF THE ISSUES WITH THE TERRA CAP.

19:51:51 WE ARE SORT OF BETWEEN A ROCK -- AND THE OCEAN CHURCH

19:51:52 WAS DONE SEVERAL YEARS AGO.

19:51:57 SO THE CODE CAME INTO EFFECT WITH THAT PROVISION IN

19:52:01 JANUARY 29,2021.

19:52:06 AND IF -- IF PAINTING OCCURRED SUBSEQUENT IT DOES NOT

19:52:09 APPLY WITH THE CODE.

19:52:12 THEN, YOU KNOW, SO WE ARE BETWEEN SORT OF A ROCK AND A

19:52:15 HARD PLACE.

19:52:21 BECAUSE WE ARE ABLE TO APPROVE SOMETHING IN -- IN

19:52:23 VIOLATION OF OUR LAND DEVELOPMENT CODE.

19:52:28 NOT THAT WE DON'T SYMPATHIZE, BUT WE ARE NOT ABLE TO DO

19:52:31 THIS.

19:52:34 >> IF I CAN JUST ASK ONE QUESTION.

19:52:37 WOULD YOU BE ABLE TO TELL ME -- SO -- AND YOU TRIED

19:52:41 PULLING UP THE PRIOR LANGUAGE THAT WAS IN THE CODE, BUT

19:52:43 I WASN'T ABLE TO PULL IT.

19:52:47 SO WAS THE LANGUAGE --

19:52:53 >>HOWARD LEVITAN: IT WAS SPECIFICALLY -- IN OUR NEW

19:53:00 LAND DEVELOPMENT CODE ENACTED JANUARY 29,2021 TO

19:53:08 PROHIBIT WHITES AND GRAYS COLORS AS PREDOMINANT COLORS.

19:53:17 WE HAVE NOT -- THIS BOARD HAS NOT APPROVED THE --

19:53:17 [INAUDIBLE]

19:53:23 -- OF THOSE PREDOMINANTLY COLORS AS A MATTER OF FACT

19:53:29 ARE NOT -- SIMPLY NOT BUILDINGS THAT ARE COME IN WITH

19:53:30 THAT COLOR SCHEME.

19:53:38 SO I -- I UNDERSTAND WHAT HAS HAPPENED, BUT I DON'T

19:53:49 THINK WE CAN DO ANYTHING ABOUT IT UNLESS THERE IS SOME.

19:53:54 WE CAN'T WAIVE THE CODE.

19:53:58 >>NANCY STROUD: WOULD HAVE TO ASK FOR A VARIANCE BUT I

19:54:04 DON'T BELIEVE IT MEETS THE VARIANCE CRITERIA.

19:54:12 YOU CAN'T HAVE A SELF-CREATED HARDSHIP, FOR EXAMPLE.

19:54:16 >> MARY, WE HAD SOMETHING SEVERAL MONTHS AGO.

19:54:26 IT WAS A RENTAL DEVELOPMENT, AND IT WAS A SIMILAR

19:54:30 SITUATION AND IT WAS A SUGGESTED RESOLUTION AND I AM

19:54:32 SORRY, I DON'T REMEMBER WHAT IT WAS.

19:54:36 >> I THINK YOU ARE THINKING OF THIS LONGITUDE.

19:54:39 THE APARTMENT ON BEN HILL GRIFFIN.

19:54:43 LONGITUDE OR LATITUDE -- LONGITUDE I THINK IS THE NAME.

19:54:44 THE SPRINGS, WHY YELLOW.

19:54:46 THEY STARTED PAINTING SOME OF THEM.

19:54:50 >> FROM YELLOW TO GRAYS.

19:54:53 >>MARY GIBBS: YES, I THINK -- I THINK THAT WAS BEFORE

19:54:54 THE NEW CODE.

19:54:57 AND I THINK WHAT YOU DID IS YOU MADE THEM CHANGE SOME

19:55:01 OF THE DOOR COLORS AND SOME -- THERE WAS A ROOF -- THAT

19:55:06 THE ROOF WAS -- SOME TERRACOTTA AND THEY WANTED TO DO

19:55:09 DIFFERENT COLOR DOORS AND YOU MADE THEM MATCH THE ROOF

19:55:10 AND THE DOORS.

19:55:11 YES.

19:55:13 YEAH.

19:55:17 >> CHANGE COLORS.

19:55:21 >> AGAIN THAT WAS BEFORE THE CODE CHANGED.

19:55:27 >> BEFORE THE CODE CHANGED, I BELIEVE.

19:55:27 WITH MARY.

19:55:30 BUT I THINK WE ENDED UP WITH A RESOLUTION.

19:55:33 I DON'T REMEMBER WHAT IT WAS THOUGH.

19:55:36 MIGHT BE A REFERENCE POINT.

19:55:38 >>HOWARD LEVITAN: I DON'T KNOW IF THIS CAN BE

19:55:38 RESOLVED.

19:55:47 I DON'T KNOW IF THIS CURRENTLY CAN BE RESOLVED.

19:55:53 >> IF THEY WERE TO REPLACE EITHER THE WHITE OR THE GRAY

19:56:00 AND LEAVE ONE SO IT MAY NOT BE AS COSTLY CONSIDERING

19:56:03 THE PAINT IS ALREADY PURCHASED.

19:56:12 IS THAT SOMETHING THAT COULD BE A POSSIBILITY?

19:56:16 >> I THINK LANGUAGE SAYS WHITE OR GRAY IS PROHIBITED AS

19:56:18 PREDOMINANT COLOR.

19:56:21 >> PREDOMINANT BEING THE OPERATIVE WORD.

19:56:23 WE WILL HAVE TO SEE A COLOR SCHEME ON THE BUILDING.

19:56:26 >> A PROPOSAL SHOWING THAT THE GRAY WOULD NOT BE

19:56:35 PREDOMINANT, THEN WE CAN LOOK AT THAT.

19:56:38 >> IS THERE A DEFINITION OF PREDOMINANT OUT THERE.

19:56:42 MORE THAN 50%?

19:56:47 >>HOWARD LEVITAN: TO PROVIDE SOME ABILITY TO WORK --

19:56:53 BUT I DON'T THINK IT HAS -- IF YOU LOOK AT THE COLOR

19:56:58 SCHEME, I DON'T KNOW IT IS GOING TO WORK.

19:57:01 >> ONE OF THE THINGS THAT -- I REMEMBER IN THE MEETING

19:57:05 THAT WE REFERRED TO, THERE ARE SOME WARM GRAY

19:57:12 BUILDINGS IN COCONUT POINT, RESIDENTS AT COCONUT POINT.

19:57:17 AND THE BUILDING IS A WARM GRAY.

19:57:22 AND THE NEXT BUILDING IS A WARMER -- A WARMER COLOR.

19:57:28 SO THERE ARE INSTANCES OF WARM GRAYS, AND I KNOW WE

19:57:29 LOOK AT THAT WHEN WE SAY OTHER --

19:57:35 >> YOU HAVE WHITE -- A WHITE SECTION OF THE BUILDING

19:57:37 ITSELF IS --

19:57:41 >> IF YOU LOOK AT RESIDENTS IN COCONUT POINT, THERE ARE

19:57:43 BUILDINGS THAT ARE GRAY AND WHITE.

19:57:45 BUT THEY ARE WARM GRAYS.

19:57:51 WE LOOKED AT THAT AS -- OKAY, THAT WAS 2005, 2006.

19:57:54 ARE THERE THOSE COLORS IN ESTERO?

19:57:55 YES, THERE ARE.

19:57:58 I DON'T REMEMBER HOW IN THE DISCUSSION OR WHETHER HOW

19:58:02 IT WAS RESOLVED, BUT I THOUGHT IT WAS RESOLVED.

19:58:05 >> THE DISCUSSION WHETHER THE WHITE AND THE GRAY MET A

19:58:09 EARTH TONE AND, AGAIN, THAT WAS UNTIL THE CODE WAS

19:58:13 CHANGED TO EXCLUDE WHITE OR GRAY AS A PREDOMINANT

19:58:13 COLOR.

19:58:16 THAT IS WHAT WE ARE UP AGAINST THE CODE LANGUAGE

19:58:16 CHANGE.

19:58:20 >> WASN'T AS IF THE CODE -- THAT IT WAS INSERTED IN THE

19:58:22 CODE WITHOUT DISCUSSION.

19:58:23 IT WAS DISCUSSED.

19:58:26 AND IT WAS SPECIFICALLY DISCUSSED.

19:58:29 COUNCIL HAD A WORKSHOP JUST ON THAT SUBJECT.

19:58:42 AND THEY DECIDED THAT THAT WAS A WAY AROUND INTO THIS

19:58:44 NEW TREND OF COASTAL -- WHATEVER YOU WANT TO CALL IT

19:58:46 THAT THE COUNCIL DID NOT WANT.

19:58:50 THEY WANTED TO STAY WITH MORE TRADITIONAL COLORS THAT

19:59:03 WE HAVE IN ESTERO AND A PRIME EXAMPLE AND SO IN COCONUT

19:59:06 POINT FOR THE MOST PART.

19:59:13 SO I THINK, YOU KNOW, THE ONLY I THINK FOR THAT.

19:59:19 AND WE ALSO SAID WE DON'T WANT TO HAVE ANOTHER

19:59:25 CORPORATE OFFICE BUILDING THAT WAS PREDOMINANTLY WHITE.

19:59:26 THAT IS THE DISCUSSION.

19:59:29 THE GRAYS CAME IN AS WELL.

19:59:32 THE SECONDARY COLOR.

19:59:37 TALKING ABOUT WHITE.

19:59:40 SO MOSTLY WHITES AND GRAYS.

19:59:42 >> THESE ARE BIG BUILDINGS TOO.

19:59:43 NOT LIKE --

19:59:46 >>HOWARD LEVITAN: THESE ARE NOT SMALL BUILDINGS AND

19:59:54 HIGHLY VISIBILITY FROM 41 AND COCONUT POINT.

19:59:57 >> SO FOR THIS APPLICANT, WE WOULD BE LOOKING --

20:00:00 ASKING THEM TO CONTINUE AND GIVE A PRESENTATION WITH AN

20:00:01 ALTERNATE SCHEME.

20:00:04 >> I THINK YOU NEED TO COME BACK WITH AN ALTERNATE

20:00:08 SCHEME AND HOPEFULLY YOU WILL BE ABLE TO REPLACE THOSE

20:00:13 PAINT COLORS WITH COLORS THAT WORK A LITTLE BIT MORE.

20:00:17 FROM OUR STANDPOINT, THE CODE DOESN'T GIVE US A WHOLE

20:00:19 LOT OF OPTIONS.

20:00:23 I DON'T THINK THAT -- WHEN WE SAY THE CODE, IT IS

20:00:24 PROHIBITED.

20:00:30 IT IS NOT -- YOU CAN APPLY FOR A VARIANCE.

20:00:39 I DON'T THINK A DEVIATION WILL BE ALLOWED.

20:00:44 SO IS THERE ANYTHING IN THE ZONING THAT REQUIRES IT TO

20:00:47 STAY THAT WAY?

20:00:48 IT CERTAINLY --

20:00:50 >>MARY GIBBS: THERE IS -- I DON'T THINK THERE IS

20:00:53 ANYTHING IN THE ZONING.

20:00:55 >>HOWARD LEVITAN: SOMETHING YOU MAY WANT TO LOOK AT.

20:00:58 TO SEE WHAT --

20:01:00 >>MARY GIBBS: THAT SOMETHING IS PRETTY OLD.

20:01:03 YEAH.

20:01:05 I DON'T THINK SO.

20:01:08 THERE ARE -- YOU KNOW, IN THE COLOR SWATCHES, THERE ARE

20:01:12 A LOT OF COLORS LIKE -- LIKE BOARD MEMBER WALLACE SAID

20:01:25 THE WARMER GRAYS, A LOT OF COLORS THAT ARE BEIGE-Y

20:01:27 LOOKING GRAYS TOO.

20:01:32 AND VERY GRAY AND THAT KIND OF DARK BATTLE SHIP GRAY,

20:01:36 MAYBE THEY CAN LOOK AT A BEIGE GRAY.

20:01:40 MANY COLORS THAT HAVE A BEIGE ELEMENT TO IT THAT AREN'T

20:01:44 THE OLD-STYLE KIND OF MEDITERRANEAN.

20:01:48 >> IS IT POSSIBLE FOR THE -- TO WORK WITH OUR STAFF TO

20:02:03 TRY TO WORK SOMETHING OUT HERE SO WE CAN GET -- PAINT

20:02:07 BUILDINGS.

20:02:09 SOMETHING WE CAN'T DO.

20:02:13 >> THERE IS AN OPPORTUNITY USUALLY WITH THESE PAINTS IF

20:02:16 YOU ALREADY PURCHASED A PAINT TO ADD A TINT AND WHERE

20:02:20 YOU ARE NOT HAVING TO BUY ALL NEW PAINT AND USE THE

20:02:23 EXISTING PAINT AND MIX IT TO GET TO A DIFFERENT COLOR

20:02:24 THAT MIGHT BE ACCEPTABLE.

20:02:26 >> I THINK THAT IS A POSSIBILITY.

20:02:30 IF -- IF THEY ARE WILLING TO ALLOW, SAY LIKE A WARMER

20:02:30 SHADE.

20:02:34 AND I DON'T -- IF YOU CAN LOOK AT THE ONE PHOTO THAT

20:02:36 WAS PROVIDED.

20:02:42 THE FIRST SWATCH IS WHITE.

20:02:45 WHICH ARGUABLY A WARMER SHADE THAN THE OTHER WHITE

20:02:48 PROVIDED.

20:02:52 MAYBE THAT COLOR WOULD BE CONSIDERED.

20:02:54 >> PAINT IS A SMALL COST.

20:02:57 IT IS THE LABOR AND THE SCAFFOLDING THAT IS THE MONEY.

20:03:00 >> UNFORTUNATELY ONLY ONE BUILDING DONE.

20:03:01 >> AND SECOND OF ALL.

20:03:05 I GUESS MY OPINION IS WE SHOULDN'T DECIDE TO REDESIGN

20:03:10 PAINT SCHEME ABOUT THIS BUILDING HERE IN THIS MEETING.

20:03:13 >>HOWARD LEVITAN: WE ARE JUST TRYING TO GIVE THEM

20:03:14 OPTIONS.

20:03:18 OUR SUGGESTION IS -- THAT IF YOU WOULD LIKE TO HAVE US

20:03:19 VOTE ON IT.

20:03:22 WE WILL VOTE ON IT.

20:03:26 BUT THE BETTER ALTERNATIVE WOULD BE FOR YOU TO ASK FOR

20:03:30 A CONTINUANCE AND THEN WORK WITH STAFF TO COME UP WITH

20:03:37 SOMETHING THAT WILL BE MORE ACCEPTABLE TO THE BOARD.

20:03:40 UNDERSTAND OF THE COLOR SCHEME FOR ESTERO.

20:03:43 AND THIS WOULD BE -- THAT WOULD BE OUR SUGGESTION.

20:03:51 BUT WE ARE IN A PUBLIC HEARING.

20:03:55 AND WE WILL TAKE A VOTE IF YOU ASK US.

20:03:57 >> I JUST OFFERED TOO IN THE PAST THE PAINT SUPPLIER

20:04:03 HAS BEEN ONE THAT MAY WORK TO GET TO THE COLOR THAT WAS

20:04:05 ACCEPTABLE.

20:04:09 SO PERHAPS YOUR PAINT SUPPLIER MAY BE A BENEFIT TO

20:04:12 DISCUSS IT WITH THEM.

20:04:15 >>SCOTTY WOOD: HOWARD, I WOULD JUST LIKE TO SAY.

20:04:19 I THINK BEST COURSE OF ACTION FOR EVERYONE CONCERNED IS

20:04:25 TO CONTINUE THIS AND ALLOW THE COMMUNITY TO COME UP

20:04:27 WITH COLOR CHANGES WORKING WITH STAFF THAT ARE

20:04:30 ACCEPTABLE TO THE LAND DEVELOPMENT CODE.

20:04:33 I THINK IF WE WERE TO VOTE TONIGHT, I KNOW I WOULD VOTE

20:04:37 TO DENY.

20:04:39 >>HOWARD LEVITAN: I UNDERSTAND THAT SCOTTY AND

20:04:42 FORTUNATELY WE ARE NOT ASKING YOU TO DO THAT NEXT, BUT

20:04:46 I THINK THAT THE APPLICANT HAS THE RIGHT TO GET A VOTE

20:04:53 IF THEY WANT.

20:04:56 YOU HAVE TO MAKE THAT DECISION FOR YOURSELF.

20:04:59 >> SORRY, WE CAN'T HEAR YOU.

20:05:01 >>HOWARD LEVITAN: YOU HAVE TO MAKE THE DECISION

20:05:06 WHETHER YOU WANT US TO VOTE TONIGHT OR ASK US FOR A

20:05:09 CONTINUANCE.

20:05:13 >> WE WILL ASK FOR A CONTINUANCE.

20:05:13 >>HOWARD LEVITAN: THANK YOU.

20:05:17 HOW DO YOU FEEL ABOUT A CONTINUANCE?

20:05:20 EVERYONE AGREE ON THAT?

20:05:25 >>MARLENE NARATIL: YES.

20:05:27 >>HOWARD LEVITAN: THE CONTINUANCE IS GRANTED FOR A

20:05:29 MONTH -- NO?

20:05:31 >>MARY GIBBS: DO WE NEED A DATE?

20:05:39 I DON'T KNOW IF WE NEED A DATE.

20:05:41 >>TAMMY DURAN: THIS IS A PUBLIC HEARING AND IT WILL

20:05:46 NEED TO BE ADVERTISED.

20:05:50 I DON'T THINK YOU WILL NEED A DATE.

20:05:53 >>HOWARD LEVITAN: WE WILL DO A GENERAL CONTINUANCE.

20:05:54 CALL THE ROLL.

20:05:55 >>ANTHONY GARGANO: YES.

20:05:57 >>BARRY JONES: AYE.

20:05:58 >>MARLENE NARATIL: YES.

20:06:02 >>MICHAEL SHEELEY: YES.

20:06:03 >>JAMES TATOOLE: YES.

20:06:04 >>JIM WALLACE: YES.

20:06:06 >>HOWARD LEVITAN: YES.

20:06:09 >>SCOTTY WOOD: YES.

20:06:11 >>HOWARD LEVITAN: THANK YOU VERY MUCH AND SORRY WE

20:06:13 COULDN'T DO MORE HELP.

20:06:22 >> THANK YOU.

20:06:23 >>HOWARD LEVITAN: THANK YOU VERY MUCH.

20:06:27 GENERALLY IF THERE IS ANYTHING -- ANYTHING ELSE ANYBODY

20:06:34 WANTS TO BRING UP, IF NOT, I WILL ADJOURN THE MEETING.

20:06:39 WE ARE ADJOURNED.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

West Bay Club Pod 5 Planned Development Amendment

Planning Zoning & Design Board
Public Information Meeting
July 13, 2021

► **Applicant/Owner**

West Bay Hill, LLC

► **Planning, Engineering, Environmental**

Johnson Engineering, Inc.

► **Architecture**

Garcia Stromberg / GS4 Studios

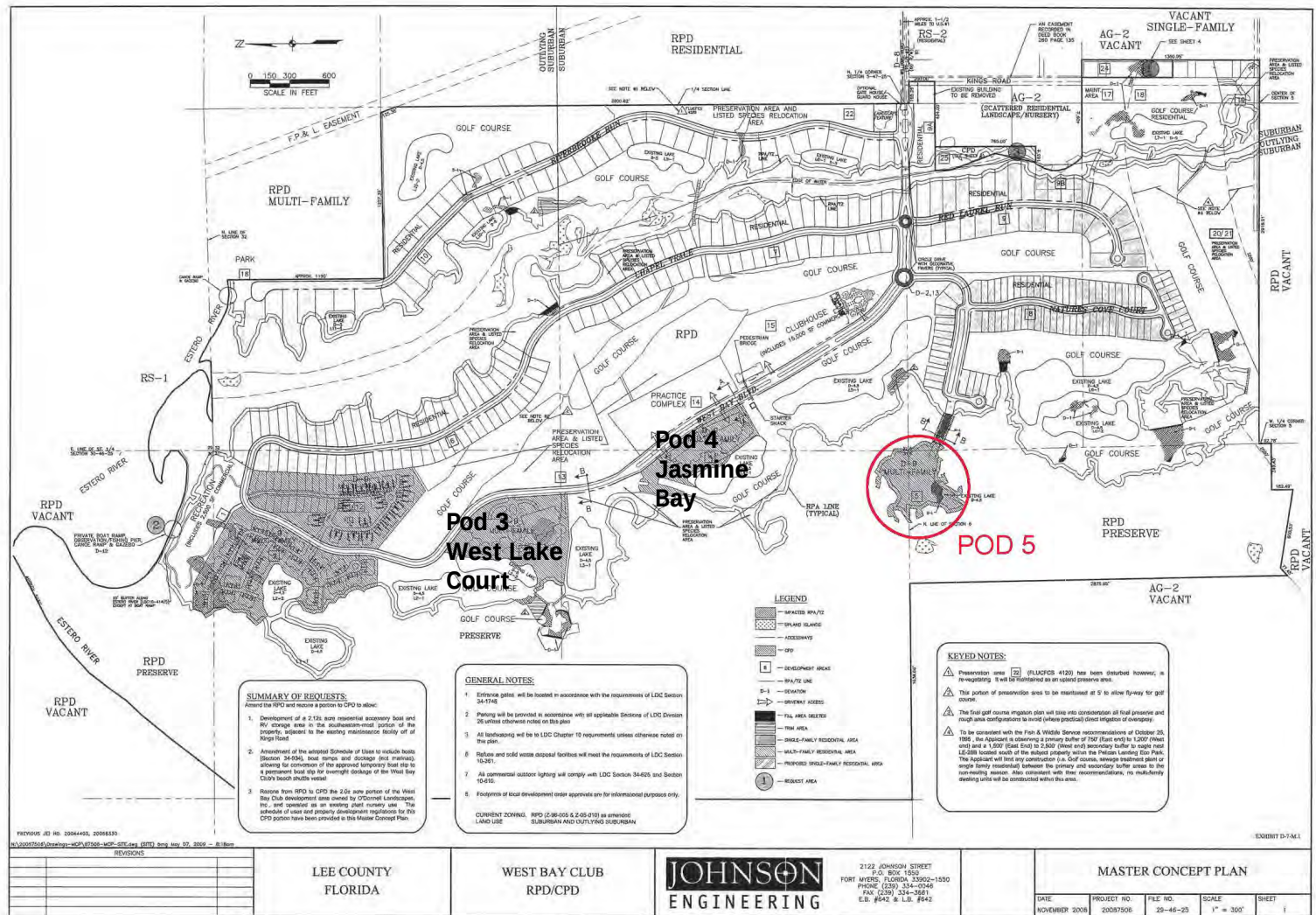
REQUEST

Amend Deviation 9 granted by Resolution Z-05-010 for the West Bay Club Residential Planned Development (RPD) to:

- revise the maximum height for Development Area Pod 5 from 20 stories over parking to 23 stories over parking
- make corresponding changes to the Property Development Regulation Table

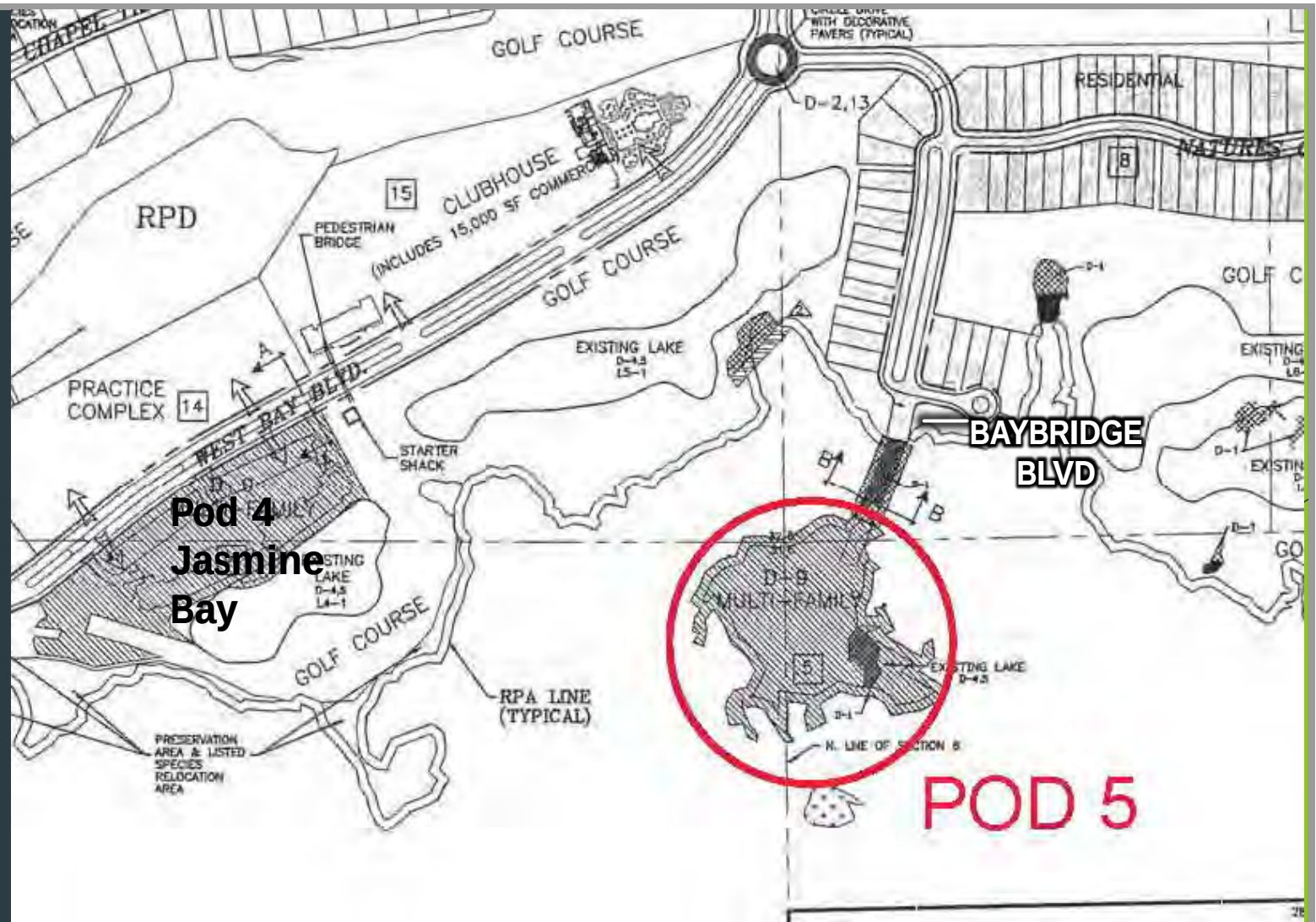
West Bay Club

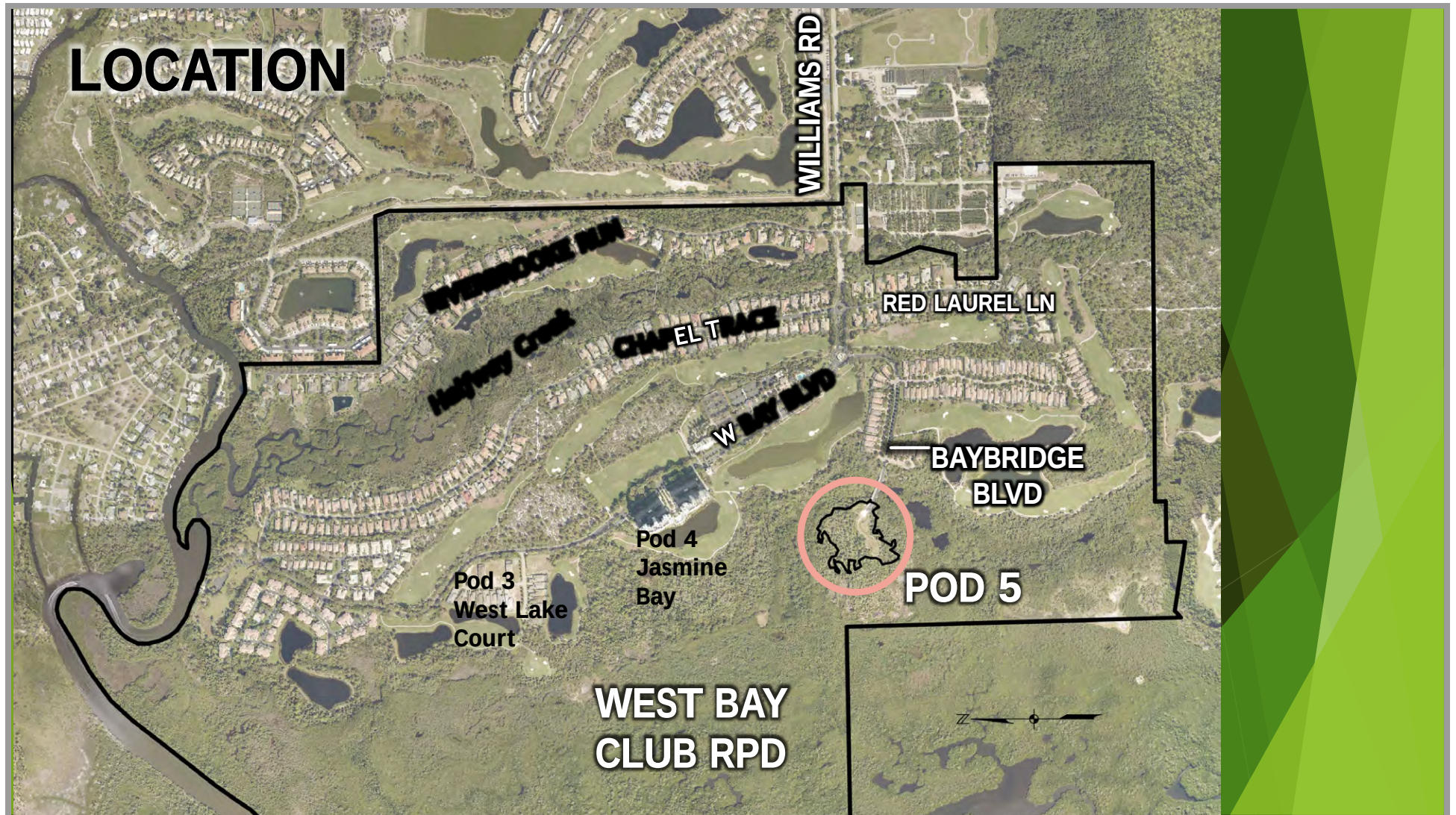
- ▶ 866 acres
 - ▶ 540.8 acres indigenous preserve area
 - ▶ Subject site: Pod 5 Multifamily
- 5 acres



Subject
site: Pod 5
Multifamily

5 acres



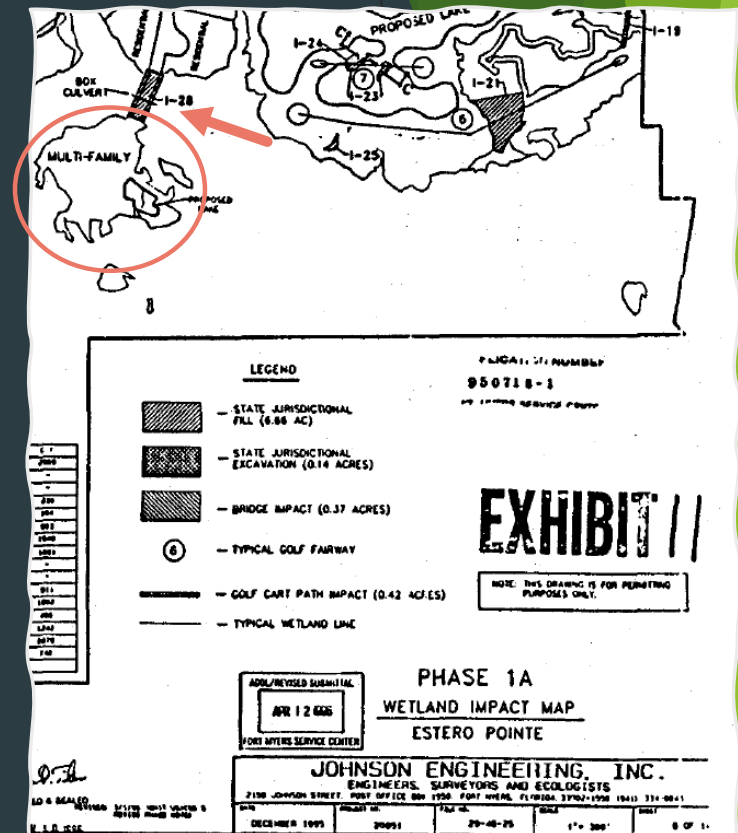


WEST BAY CLUB - ZONING HISTORY

Approval	Description
Z-96-005 Estero Pointe	1,121 units Deviation #9 allowed 20 stories over parking in Pods 3, 4, and 5
Z-05-010	1,016 units Refine Deviation #9 – 20 stories over parking and combined total 5 high rise buildings; maximum of 1 high rise building on Pod 5
ADD2005-00022	Final Plan approval for 220-unit Jasmine Bay (Pod 4) Two 20-story high rises with deviations for setbacks
Z-09-030	Amendment for residential boat/RV storage, boat ramp & dockage, rezone 2 acres from RPD to CPD
ADD2011-00087	Final Plan approval for residential boat/RV storage area

WEST BAY CLUB - PERMITTING HISTORY

- ▶ USACE Dredge and Fill Permit #199503099
- ▶ SFWMD Environmental Resource Permit #36-03098-P
- ▶ Pod 5 is upland “island,” designated for Multi-family development
- ▶ Bridge to Pod 5 is constructed



ERP Permit 36-03098-P

West Bay Club RPD – Units Completed / Unbuilt

Development Completed in West Bay Club RPD by Area		
Development	Entire RPD (Total)	Pods 3, 4, & 5 (Subarea)
Sunset Trace (SF)	66 units	
Chapel Ridge (SF)	53 units	
Laurel Oaks (SF)	34 units	
Riverbrooke (SF)	53 units	
Nature's Cove (SF)	81 units	
Indigo Shores (MF coach homes)	92 units	
Turtle Point (MF coach homes)	64 units	
Turtle Point Cove (SF)	19 units	
Westlake Court (SF) Pod 3	25 units	25 units
Jasmine Bay (MF) Pod 4	217 units	217 units
Subtotal – Constructed Units	704 units	242 units
Total Allowed per PD zoning	Max. 1,016 units	Max. 630 units

▶ 312 remaining units are allowed in PD

▶ 88 units are proposed on Pod 5

West Bay Club RPD - Units Completed / Unbuilt

- ▶ 312 remaining units are allowed in PD
- ▶ 88 units are proposed on Pod 5
- ▶ Traffic Analysis concludes with the addition of 88 units
 - ▶ Williams Road is anticipated to operate within acceptable Level of Service
 - ▶ West Bay Club gated entrance has sufficient queue length

Request to Amend the PD

Deviations previously approved under Resolution Z-05-010

All deviations, except Deviation 9, approved by Resolution Z-96-005 remain in full force and effect. Deviation 9 is revised as follows:

DEVIATION (9) seeks relief from the LDC §34-935(t)(3)(e), requirement limiting the height of buildings in the RPD zoning category within the Outlying Suburban land use category to 45 feet, to allow 20 stories over parking for Development Areas (Pods) 2,3,4 and ~~5~~. This deviation is APPROVED, SUBJECT TO the following conditions:

↖ 23 stories over parking for Pod 5.

Deviation APPROVED, SUBJECT TO the following conditions:

Pod 5 is limited to a maximum height of 220 feet and 23 stories over parking. Pods 3, 4 and 5

- a. Development Area (Pod) 2 is limited to a maximum height of 75 feet.
- b. Development Areas (Pods) 3,4, ~~and 5~~ are limited to a maximum height of 220 feet and are further limited to a combined total of five multi-family high-rise buildings and 24 low-rise villa units for a combined total of 630 dwelling units: a maximum of two high-rise buildings on Development Areas (Pods) 3 and 4, and 24 low-rise villa units in Development Area (Pod) 3 only; and a maximum of one high-rise building on Development Area (Pod) 5.
- c. Development Areas (Pods) 3 and 4 must provide a minimum of 35 percent open space.
- d. Development Area (Pod) 5 is limited to one multi-family high-rise building and must provide a minimum of 60 percent open space.
- e. Ninety percent of the required parking in multiple-family Development Areas (Pods) 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.
- f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

Requested change

Current approved: 20 STORY BUILDING

Proposed: 23 STORY BUILDING



6 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

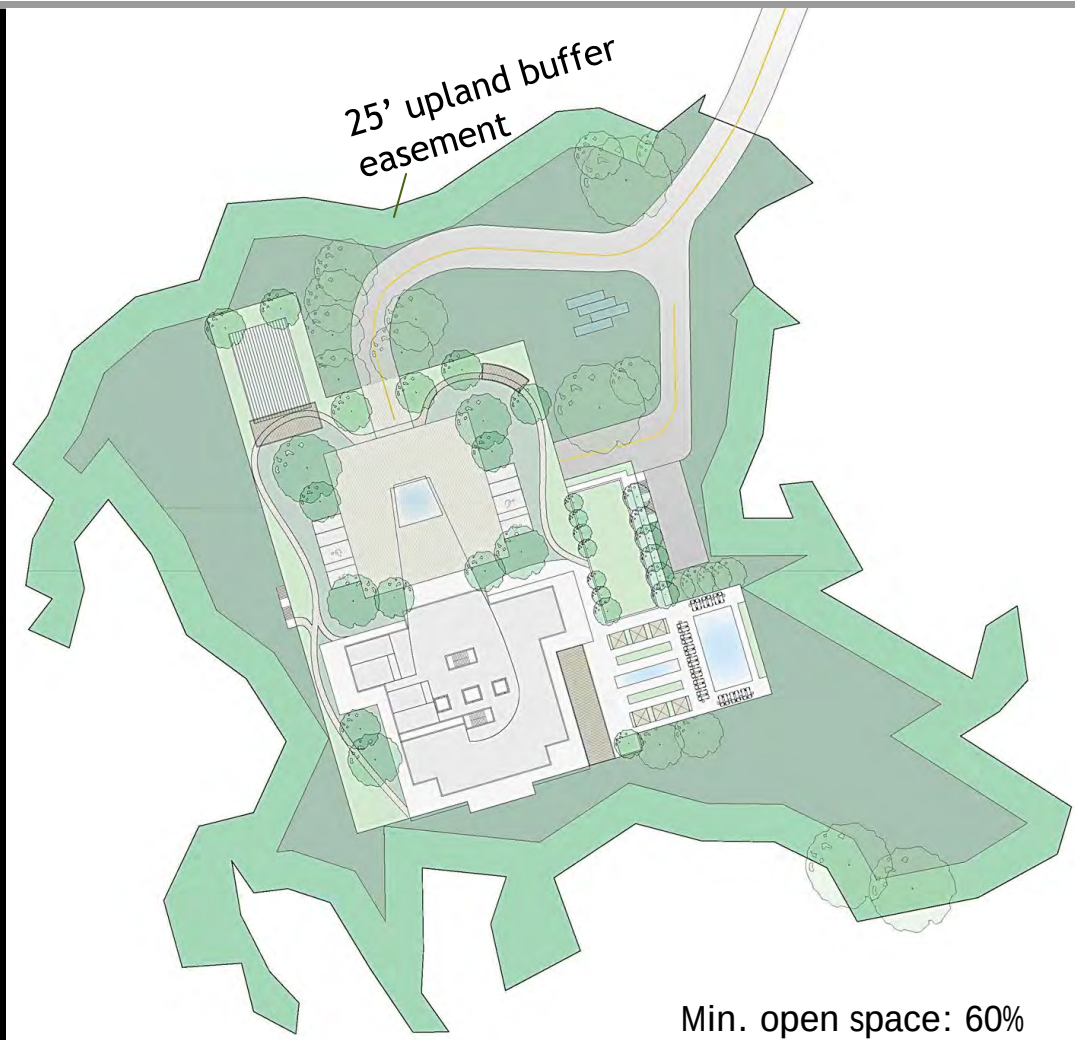
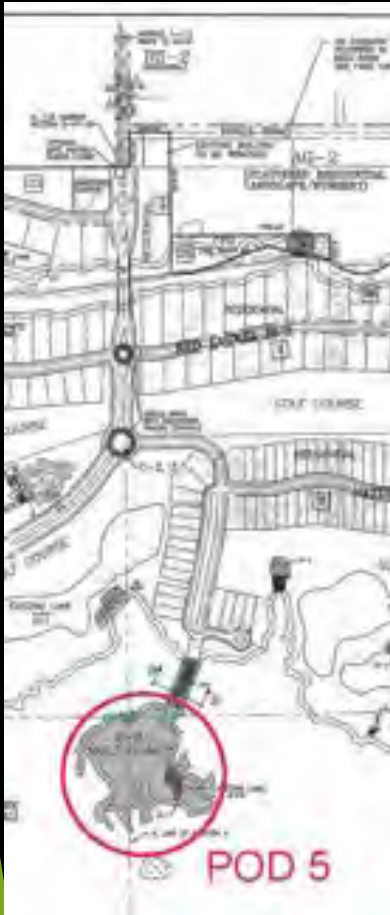


4 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

6 units per floor @ 20 stories

4 units per floor @ 23 stories

SITE PLAN

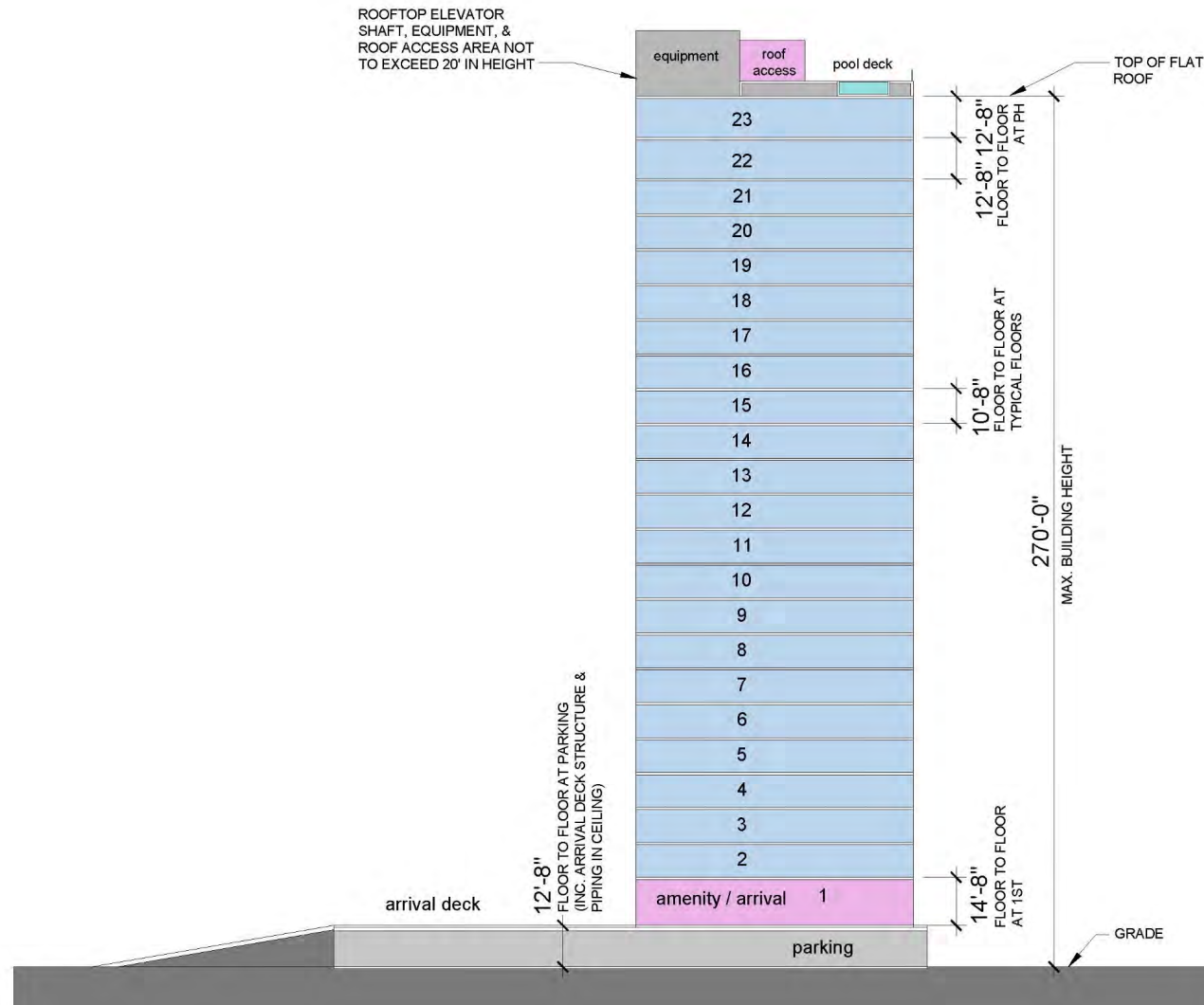


MODEL VIEWS



QUALITY DESIGN

- ▶ 23 floors over 1 level of parking
- ▶ Reduced from 6 to 4 units per floor
- ▶ Increased to 10'-8" typical floor to ceiling height
- ▶ 2 penthouse levels with 12'-8" floor to ceiling height
- ▶ Grade to top of roof: 270'



RENDERED VIEWS



SHADOW STUDY

March 21 (Spring Equinox - 1 hour before sunset)

ORIGINAL 20 STORY BUILDING



6 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

PROPOSED 23 STORY BUILDING



4 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

SHADOW STUDY

December 22 (Winter Solstice - 1 hour before sunset)

ORIGINAL 20 STORY BUILDING



6 UNIT FLOORPLATE - DECEMBER 22 (WINTER SOLSTICE) - 1 HOUR BEFORE SUNSET

PROPOSED 23 STORY BUILDING



4 UNIT FLOORPLATE - DECEMBER 22 (WINTER SOLSTICE) - 1 HOUR BEFORE SUNSET

SUMMARY

- ▶ Max. 1,016 units allowed in West Bay Club
- ▶ 312 remaining unbuilt units
- ▶ Pod 3, 4, and 5 are allowed to develop with 20 stories over parking and combined total 5 high rise buildings
- ▶ 2 high rise buildings complete on Pod 4 – Jasmine Bay
- ▶ Pod 5 is the one remaining unbuilt tract

SUMMARY

- ▶ Pod 5 is zoned and permitted for Multi-family development; limited to 1 high rise
- ▶ Amendment is specific to Pod 5 to increase from 20 to 23 stories over parking
- ▶ Additional floors allow a more slender design - 4 units per floor versus bulkier 6 unit-per-floor design
- ▶ Result is fewer units and more exclusive product, total of 88 units versus 120 units

Request to Amend the PD

Deviations previously approved under Resolution Z-05-010

All deviations, except Deviation 9, approved by Resolution Z-96-005 remain in full force and effect. Deviation 9 is revised as follows:

DEVIATION (9) seeks relief from the LDC §34-935(t)(3)(e), requirement limiting the height of buildings in the RPD zoning category within the Outlying Suburban land use category to 45 feet, to allow 20 stories over parking for Development Areas (Pods) 2,3,4 and ~~5~~. This deviation is APPROVED, SUBJECT TO the following conditions:

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- c. Development Areas (Pods) 3 and 4 must provide a minimum of 35 percent open space.
- d. Development Area (Pod) 5 is limited to one multi-family high-rise building and must provide a minimum of 60 percent open space.
- e. Ninety percent of the required parking in multiple-family Development Areas (Pods) 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.
- f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

QUESTIONS



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

REQUEST IS FOR: Public Information Meeting pursuant to Land Development Code.

1. Applicant/Project Name: Miromar Outlet East, LLC, Miromar Outlet West, LLC & Miromar Development Corporation / Miromar Outlet Sign Replacement
2. Address: 10801 Corkscrew Road, Estero Rd., Estero, FL 33928
3. Strap Number: 26-46-25-E3-270M2.0000; 26-46-25-E3-270M1.0000; 26-46-25-E3-2700A.0000
4. Application Number: No application number assigned at this time

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

- | | |
|---|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| X Planned Development –Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Plat | ☐ Vacation |
| ☐ Other _____ | |
| (Specify) | |

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

Remove and replace four (4) existing Miromar Outlet Signs. New signage would require a minor amendment
to Lee County Zoning Resolution No.: Z-95-0940 to amend the existing sign package.

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

Printed Name

Email/Phone

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

MIROMAR OUTLETS

PLANNED DEVELOPMENT AMENDMENT REQUEST

10801 CORKSCREW RD
ESTERO, FL 33928

Miromar Development Corporation (Miromar Outlets) presents a request for a minor amendment to Zoning Resolution No. Z-95-094.

This minor amendment would grant Miromar Outlets the opportunity to update their signage by replacing the four existing monuments signs currently located on site. These signs are as follows:

(Sign 1) Southwest portion of Miromar Outlets property adjacent to I-75.

Currently, Sign #1 is 75' tall with a measured sign copy area of 484 square feet. The new proposed structure would have a base height of 75' with an extended ribbon height of 78', and a proposed measured sign copy area of 440.6 square feet.

(Sign 2) The intersection of Miromar Outlets Drive North entrance and Ben Hill Griffin Pkwy.

(Sign 3) The intersection of Miromar Outlets Drive Mid entrance and Ben Hill Griffin Pkwy.

(Sign 4) The intersection of Miromar Outlets Drive Main entrance and Corkscrew Rd.

Currently, Signs #2, #3 and #4 are 25' tall with a measured sign copy area of 196 square feet. The new proposed structures would have a base height of 25' with an extended ribbon height of 26', and a proposed measured sign copy area of 58.43 square feet.

The new signage for Miromar Outlets is based in part on current zoning resolution Z-95-094 and maintaining consideration of existing building colors and incorporating a modern holistic visual appeal capable of attracting vehicular travel northbound and southbound on Interstate 75.

AAA.com estimates that an average of 108,000 vehicles cross the I-75/Corkscrew Road interchange each day. Corkscrew Road is the only exit off I-75 into the village of Estero. Since it is the only exit in close proximity to Miromar Outlets, it is vitally important to give customers enough time to visually comprehend, adjust and prepare to safely exit off I-75 before passing the Corkscrew Road off-ramp on their way to the Miromar Outlets.

The current signage located at the Miromar Outlets was installed 23 years ago when the mall opened for business. Retail business has grown through the years as our community has grown. However, last year during the pandemic retailers faced many formidable challenges. As we emerge from the tough days of 2020, Miromar Outlets wanted to show residents, customers and visitors our commitment to Southwest Florida as well as being able to attract national brand retailers and stores to the center. We believe the new sign package will assist people in directing them to our location as well as serve as an attractive and pleasing artistic brand for Miromar Outlets.

LEE COUNTY PROPERTY APPRAISER

STRAP: 26-46-25-E3-
2700A.0000 UNIVERSITY
SQUARE CDD

STRAP: 26-46-25-E3-
270M1.0000 MIROMAR
OUTLET WEST LLC

STRAP: 26-46-25-E3-
270M2.0000 MIROMAR
OUTLET EAST LLC

Division of Corporations Detail by Entity Name

FLORIDA DEPARTMENT OF STATE

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List Next On List Return to List

Events Name History

Detail by Entity Name
Florida Profit Corporation
MIROMAR DEVELOPMENT CORPORATION

Filing Information

Document Number	P00000057616
FEIN# Number	50-3014715
Date Filed	06/24/1999
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/12/2011
Event Effective Date	NONE

Principal Address
1001 CORKSCREW ROAD
SUITE 305
ESTERO, FL 33928

Changes: 03/07/2005

Mailing Address
1001 CORKSCREW ROAD
SUITE 305
ESTERO, FL 33928

Changes: 03/07/2005

Registered Agent Name & Address
GESCHWENDT, MARK
1001 CORKSCREW RD
SUITE 305
ESTERO, FL 33928

Name Changed: 05/01/2001

Address Changed: 03/07/2005

Officer/Director Detail
Name & Address

Title PD
ANTONIER, MARGARET J
1001 CORKSCREW ROAD, SUITE 305
ESTERO, FL 33928

Title V
GESCHWENDT, MARK
1001 CORKSCREW ROAD, SUITE 305
ESTERO, FL 33928

Title ST
ROOP, ROBERT
1001 CORKSCREW ROAD, SUITE 305
ESTERO, FL 33928

Title V
ROOP, ROBERT
1001 CORKSCREW ROAD, SUITE 305
ESTERO, FL 33928

Annual Reports

Report Year	Filed Date
2019	04/11/2019
2020	03/26/2020
2021	03/04/2021

Document Images

03/04/2021...ANNUAL REPORT	View image in PDF format
03/26/2020...ANNUAL REPORT	View image in PDF format
04/11/2019...ANNUAL REPORT	View image in PDF format
01/23/2018...ANNUAL REPORT	View image in PDF format
04/06/2017...ANNUAL REPORT	View image in PDF format
03/03/2016...ANNUAL REPORT	View image in PDF format
04/22/2015...ANNUAL REPORT	View image in PDF format
02/28/2014...ANNUAL REPORT	View image in PDF format
01/02/2013...ANNUAL REPORT	View image in PDF format
01/16/2012...ANNUAL REPORT	View image in PDF format
10/12/2011...AMENDMENT	View image in PDF format
01/01/2011...ANNUAL REPORT	View image in PDF format
03/03/2010...ANNUAL REPORT	View image in PDF format
04/30/2009...ANNUAL REPORT	View image in PDF format
01/06/2008...ANNUAL REPORT	View image in PDF format
03/30/2007...ANNUAL REPORT	View image in PDF format
02/16/2006...ANNUAL REPORT	View image in PDF format
03/07/2005...ANNUAL REPORT	View image in PDF format
02/11/2004...ANNUAL REPORT	View image in PDF format
04/26/2003...ANNUAL REPORT	View image in PDF format
05/12/2002...ANNUAL REPORT	View image in PDF format
05/03/2001...ANNUAL REPORT	View image in PDF format
05/11/2000...ANNUAL REPORT	View image in PDF format
03/07/2000...Name Change	View image in PDF format
06/24/1999...Domestic Firms	View image in PDF format

Previous On List Next On List Return to List

Events Name History

Florida Department of State, Division of Corporations

LEE COUNTY ZONING RESOLUTION NO. Z-95-094

RESOLUTION NUMBER Z-95-094

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

WHEREAS, Timberland, Ltd. and Tiburon, Ltd. filed an application for:

- a) an Amendment to the Development of Regional Impact Development Order;
- b) a Substantial Deviation Determination by the local government as defined in Section 380.06, Florida Statutes; and
- c) a rezoning of a portion of the DRI from AG-2 (Agricultural) to Commercial Planned Development (CPD); and
- d) a finding of "special case" as allowed in Standard 13.1.10 of the Lee Plan for the location of the CPD within one-half mile of the I-75 interchange; and

WHEREAS, the subject property is located at 10751, 10601, 11061, 11121 and 11631 Corkscrew Road, and is described more particularly as:

LEGAL DESCRIPTION: In Sections 25, 26 and 35, Township 46 South, Range 25 East, Lee County, Florida.

Begin at the Northeast corner of Section 25, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:
 THENCE run S80°27'48"W along the North line of said Section 25 for 5,248.73 feet to the Northwest corner of said Section 25;
 THENCE N89°43'14"W along the North line of the Northeast Quarter (NE¼) of the aforementioned Section 25 for 2,687.71 feet to the Northeast corner of the Northwest Quarter (NW¼) of said Section 25;
 THENCE N89°45'55"W along the North line of the Northwest Quarter (NW¼) of said Section 25 for 985.98 feet to an intersection with the Easterly right-of-way line of I-75;
 THENCE along said Easterly right-of-way for the following described eleven (11) courses:
 S18°17'53"E for 3,919.40 feet;
 THENCE S19°26'38"E for 889.24 feet;
 THENCE S21°18'00"E for 205.99 feet;
 THENCE S25°00'43"E for 205.99 feet;
 THENCE S28°52'09"E for 488.06 feet;
 THENCE S28°49'54"E for 348.00 feet;
 THENCE S73°34'03"E for 304.06 feet;
 Continued...
 THENCE N63°17'11"E for 648.76 feet;

CASE NO. 95-08-002.04Z
ATTORNEYS

RESOLUTION NO. Z-95-094
Page 1 of 9

- a) Three permanent on-site identification signs, 25 feet in height, with a copy area per sign not to exceed 198 square feet and located a minimum of 20 feet from the road right-of-way. This deviation is **APPROVED**.
- b) One permanent on-site identification sign, 75 feet in height, with a copy area not to exceed 484 square feet and located a minimum of 15 feet from the road right-of-way. This deviation is **APPROVED** with the **CONDITION** that the sign is restricted to the display of the name of the outlet mall. This deviation is further conditioned on the deletion of all ground mounted identification signs on the individual out parcels along Corkscrew Road and Treeline Boulevard. (This condition is not intended to preclude the on-site identification signs described in a) above.)
- c) The placement of a permanent identification sign between an arterial and a frontage road, to allow the placement of the sign a minimum of 20 feet from the Corkscrew Road right-of-way (LDC Section 30-153(2)(a.4)). This deviation is **DENIED**.

The deviations requested in a) and b) above were approved by the Board in consideration of the unified sign package for the property that has the effect of reducing the maximum potential sign area for the property by approximately two-thirds. The unified sign package presented by the developers provides a quality, well planned "window" to the Florida Gulf Coast University.

- 4. Deviation (4) requests relief from LDC Section 10-285(a) Table 1 which requires a minimum connection spacing on arterial streets (Treeline Boulevard) of 660 feet to allow approximately 560 feet separation, is **APPROVED** with the following **CONDITION**:

The subject access on Treeline Boulevard located 660 feet from Corkscrew Road and 560 feet to the full access on Treeline Boulevard, will be restricted to right-in/right-out turning movements. This access must be designed to safely channelize and control traffic through adequate signage, a raised curb island, and pavement markings. The Division of Zoning and Development Services and the Department of Transportation may approve additional turning movements for the access point once Treeline Boulevard is constructed from Alico Road to Corkscrew Road, and a traffic analysis is reviewed and approved.

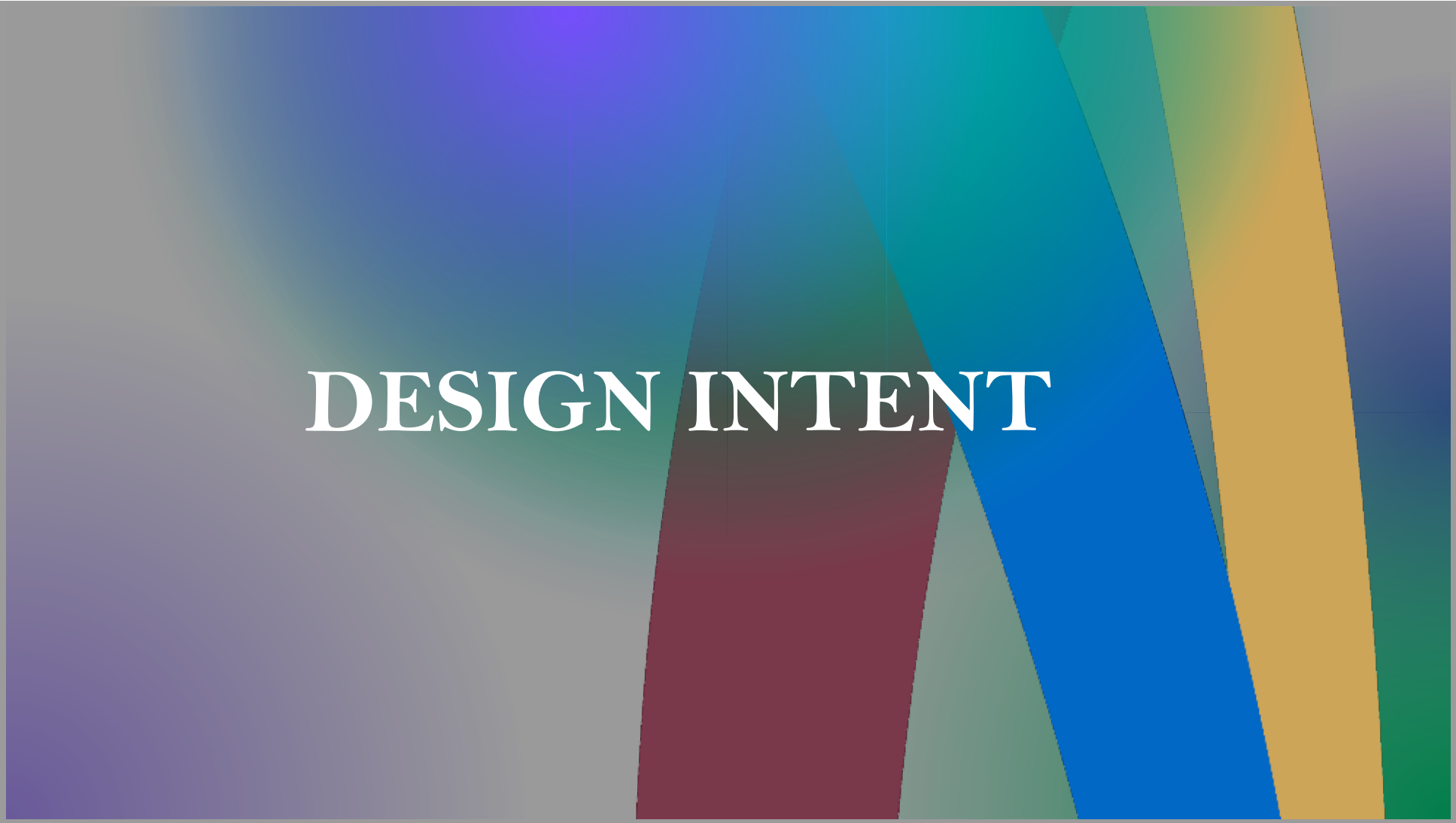
- 5. Deviation (5) requests relief from LDC Section 10-415(b)(1), which requires a 10-foot-wide landscape strip between the project's internal right-of-way and parking lot to allow no landscape strip. This deviation is **APPROVED** with the following **CONDITION**: A 40-foot-wide landscape strip containing five trees and 12 shrubs per 100 linear feet must be installed abutting the Corkscrew Road and I-75 right-of-way. These plantings must meet minimum LDC size requirements.

CASE NO. 95-08-002.04Z
ATTORNEYS

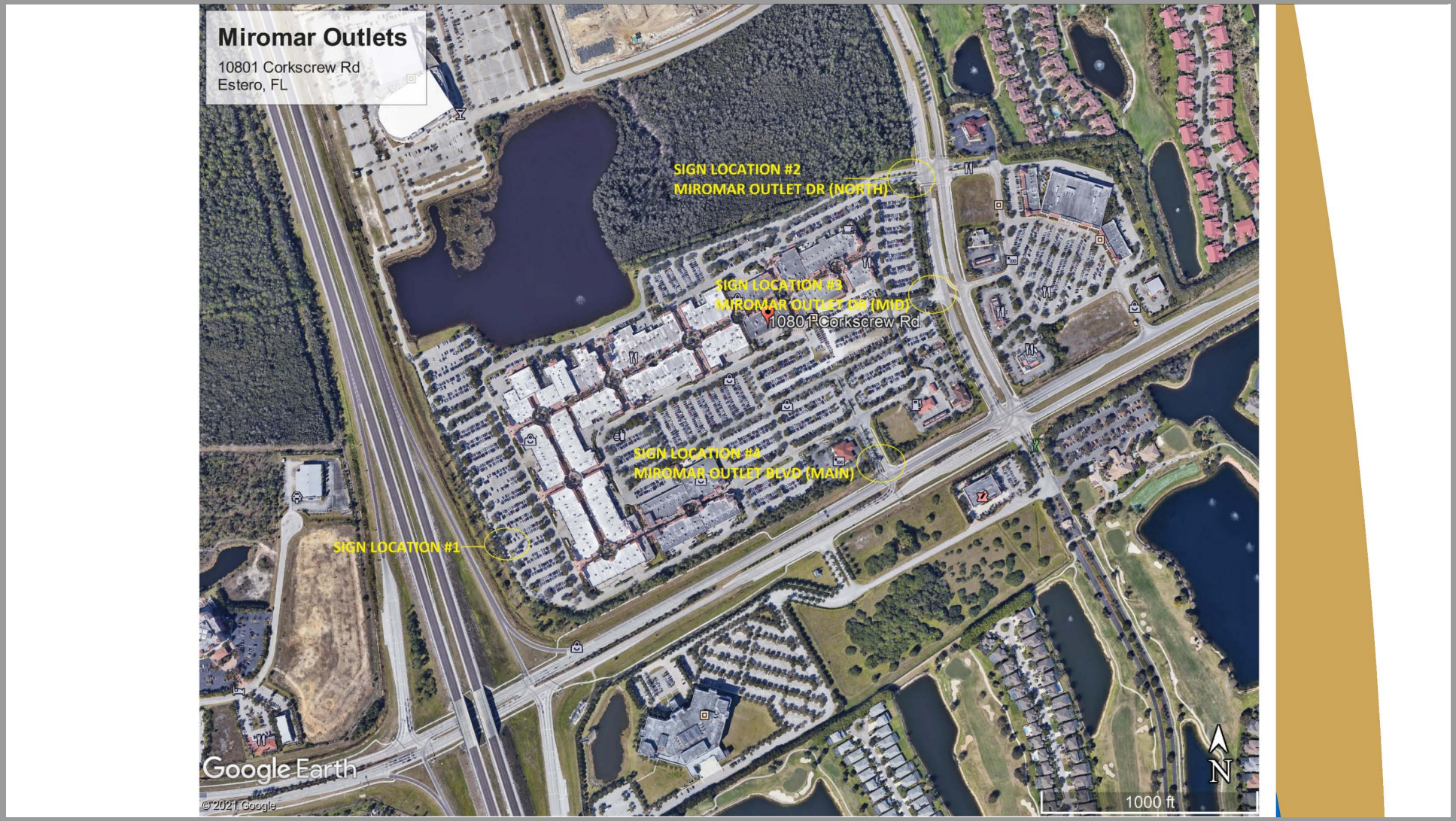
RESOLUTION NO. Z-95-094
Page 6 of 9

LEE COUNTY ZONING RESOLUTION NO. Z-95-094

- **a) Three permanent on-site identification signs, 25 feet in height, with a copy area per sign not to exceed 196 square feet and located a minimum of 20 feet from the road right of way. This deviation is APPROVED**
- **b) One permanent on-site identification sign, 75 feet in height, with a copy area not to exceed 484 square feet and located a minimum of 15 feet from the road right-of-way. This deviation is APPROVED with the CONDITION that the sign is restricted to the display of the name of the outlet mall. This deviation is further conditioned on the deletion of all ground mounted identification signs on the individual out parcels along Corkscrew Road and Treeline Boulevard. (This condition is not intended to preclude the on-site identification signs described in a) above.)**



DESIGN INTENT



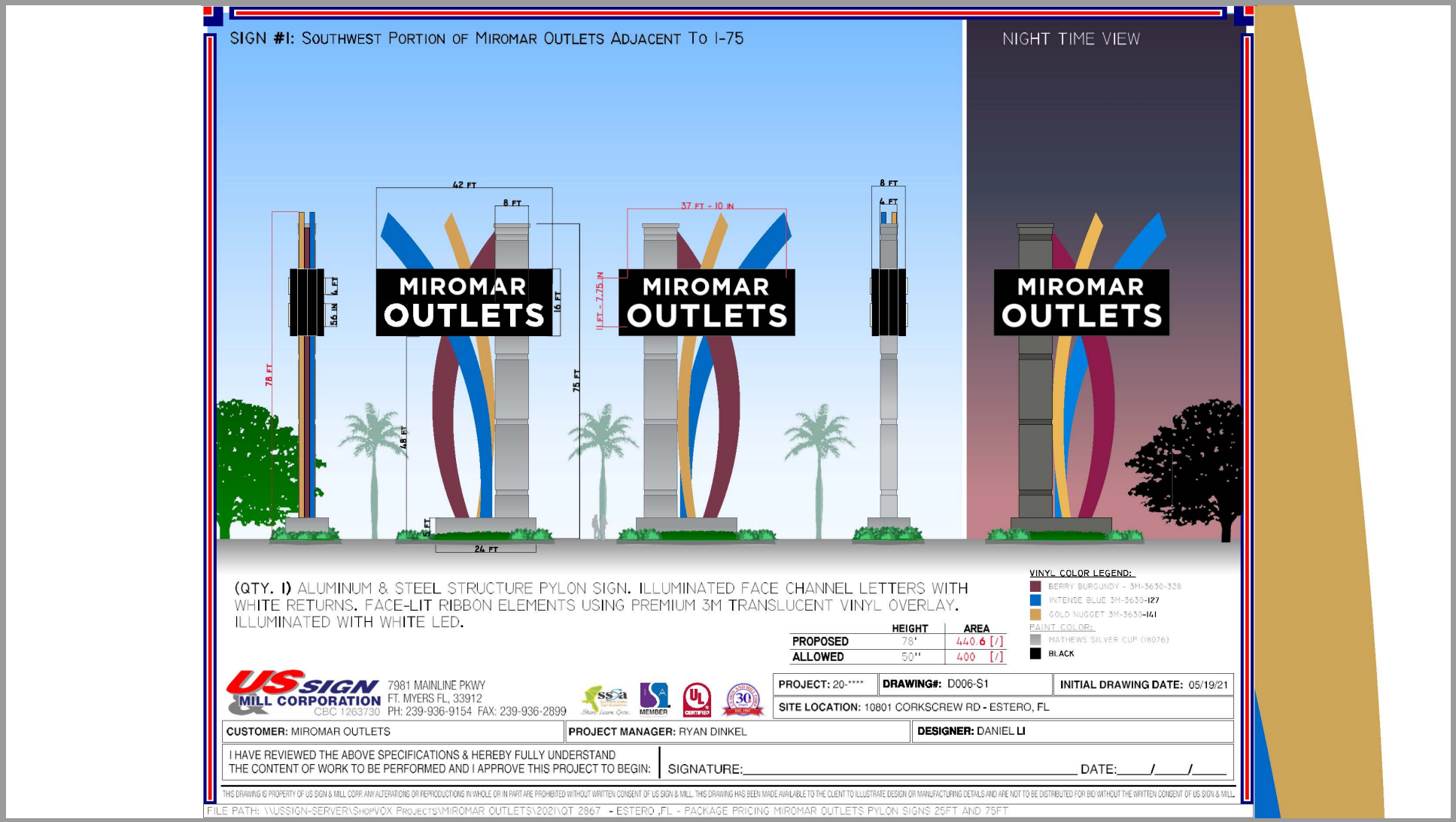
SIGN #1 SOUTHWEST PORTION OF MIROMAR OUTLETS ADJACENT TO I-75

EXISTING SIGN



PROPOSED SIGN DESIGN





Design & Installation Description:

Sign #1:

78' OVERALL HEIGHT, 42' OVERALL WIDTH, 440.6 SQUARE FOOT MEASURED COPY AREA. STEEL AND ALUMINUM STRUCTURE, PAINTED WITH AUTOMOTIVE GRADE MATHEWS POLYURETHANE SATIN SILVER CUP M18076 PAINT. WHITE ILLUMINATED, FACE LIT CHANNEL LETTERS TO READ "MIROMAR OUTLETS" WITH WHITE ACRYLIC FACES, WHITE TRIM CAP AND WHITE RETURNS, FLUSH MOUNTED TO MATHEWS POLYURETHANE SATIN BLACK CABINET. ARCHITECTURAL "RIBBONS" FACE LIT WITH 3M PREMIUM TRANSLUCENT VINYL. RETURNS PAINTED TO MATCH 3M BERRY BURGUNDY, 3M INTENSE BLUE & 3M GOLD NUGGET. CHANNEL LETTERS AND ARCHITECTURAL ELEMENTS ILLUMINATED WITH SLOAN PRISM 6500K WHITE LEDS. STEEL AND ALUMINUM STRUCTURE, CABINETS AND ARCHITECTURAL RIBBONS TO BE RIGIDLY ATTACHED VIA ALUMINUM SQUARE TUBE AND ALUMINUM ANGLE TO INTERIOR SUPPORT STRUCTURE.

INSTALLATION SCOPE: REMOVE EXISTING SIGN AT GRADE AND DISPOSE OF OFFSITE. NEW SIGN WILL BE POSITIONED ONE ISLAND NORTH OF THE EXISTING SIGN LOCATION, PER APPROVED SITE PLAN. DEFINE PERIMETER AND SECURE WORKING SIGN AREA, EXCAVATE NEW SIGN AREA FOR FOOTER PER ENGINEER DESIGN SPECIFICATIONS. REMOVE AND DISPOSE OF EXCAVATED SOIL OFF SITE. SET STEEL BASE SUPPORT, REBAR AND CONCRETE PER ENGINEER SPECIFICATION, ACCORDING TO FLORIDA BUILDING CODE 2020 7TH EDITION. ERECT SIGN, ILLUMINATE VIA PRIMARY POWER PROVIDED TO SIGN AREA BY OTHERS.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 7TH EDITION 170 MPH WIND LOAD, NEC 2017 SECTION 600, UNDERWRITERS LABORATORIES UL 48 EDITION 15, AND CURRENT VILLAGE OF ESTERO BUILDING DEPARTMENT REGULATIONS.

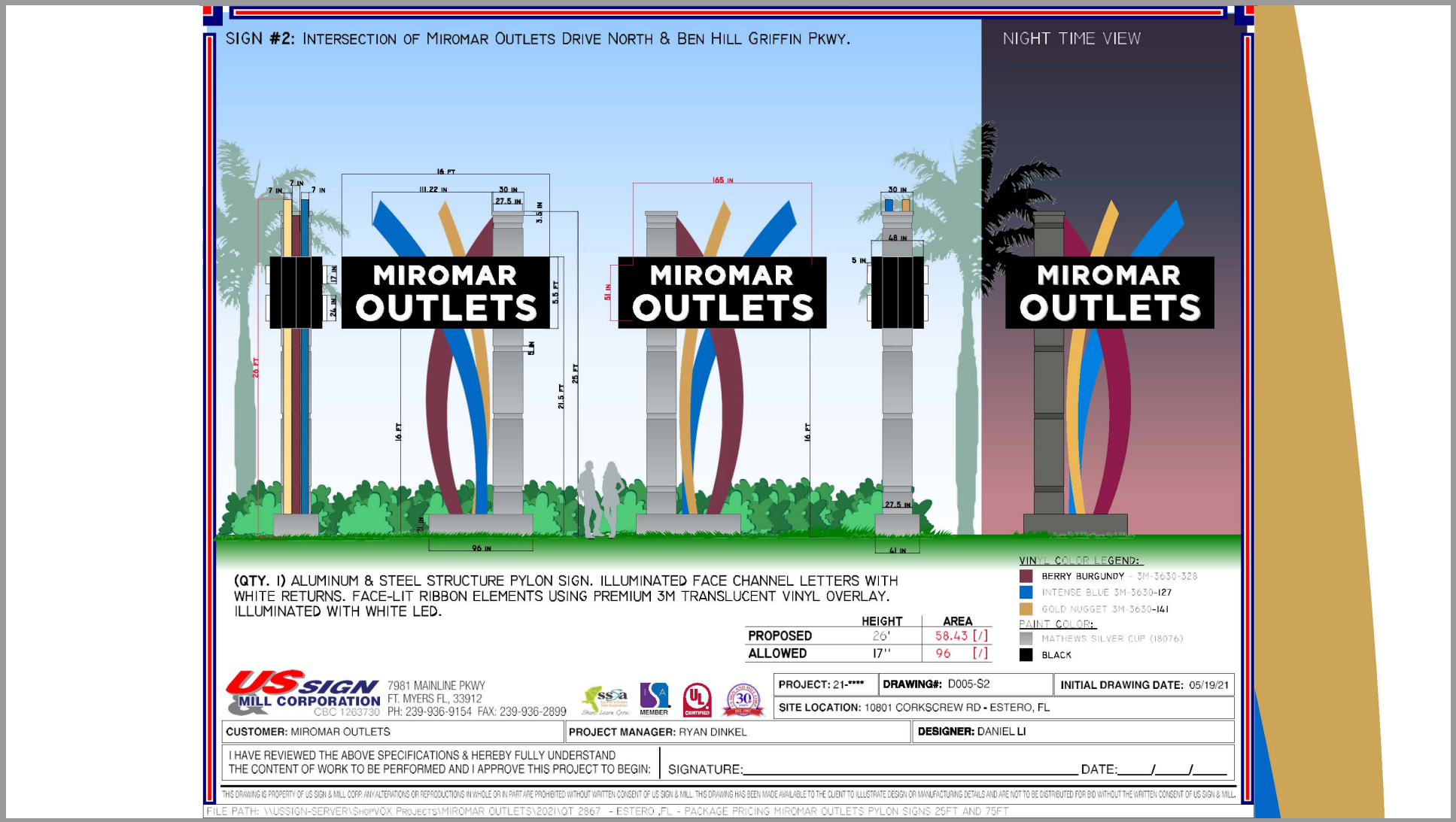
SIGN #2 MIROMAR OUTLET DR (NORTH)

EXISTING SIGN



PROPOSED SIGN DESIGN





Design & Installation Description:

Sign #2:

26' OVERALL HEIGHT, 16' OVERALL WIDTH, 58.43 SQUARE FOOT MEASURED COPY AREA. STEEL AND ALUMINUM STRUCTURE, PAINTED WITH AUTOMOTIVE GRADE MATHEWS POLYURETHANE SATIN SILVER CUP M18076 PAINT. WHITE ILLUMINATED, FACE LIT CHANNEL LETTERS TO READ "MIROMAR OUTLETS" WITH WHITE ACRYLIC FACES, WHITE TRIM CAP AND WHITE RETURNS, FLUSH MOUNTED TO MATHEWS POLYURETHANE SATIN BLACK CABINET. ARCHITECTURAL "RIBBONS" FACE LIT WITH 3M PREMIUM TRANSLUCENT VINYL. RETURNS PAINTED TO MATCH 3M BERRY BURGUNDY, 3M INTENSE BLUE & 3M GOLD NUGGET. CHANNEL LETTERS AND ARCHITECTURAL ELEMENTS ILLUMINATED WITH SLOAN PRISM 6500K WHITE LEDS. STEEL AND ALUMINUM STRUCTURE, CABINETS AND ARCHITECTURAL RIBBONS TO BE RIGIDLY ATTACHED VIA ALUMINUM SQUARE TUBE AND ALUMINUM ANGLE TO INTERIOR SUPPORT STRUCTURE.

INSTALLATION SCOPE: REMOVE EXISTING SIGN AT GRADE AND DISPOSE OF OFFSITE. NEW SIGN WILL BE POSITIONED AT ENTRANCE ISLAND NORTH OF THE EXISTING SIGN LOCATION, PER APPROVED SITE PLAN. SIGN WILL BE SETBACK A MINIMUM 15' FROM PROPERTY LINE AND IN ACCORDANCE WITH VISIBILITY TRIANGLE. DEFINE PERIMETER AND SECURE WORKING SIGN AREA, EXCAVATE NEW SIGN AREA FOR FOOTER PER ENGINEER DESIGN SPECIFICATIONS. REMOVE AND DISPOSE OF EXCAVATED SOIL OFF SITE. SET STEEL BASE SUPPORT, REBAR AND CONCRETE PER ENGINEER SPECIFICATION, ACCORDING TO FLORIDA BUILDING CODE 2020 7TH EDITION. ERECT SIGN, ILLUMINATE VIA PRIMARY POWER PROVIDED TO SIGN AREA BY OTHERS.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 7TH EDITION 170 MPH WIND LOAD, NEC 2017 SECTION 600, UNDERWRITERS LABORATORIES UL 48 EDITION 15, AND CURRENT VILLAGE OF ESTERO BUILDING DEPARTMENT REGULATIONS.

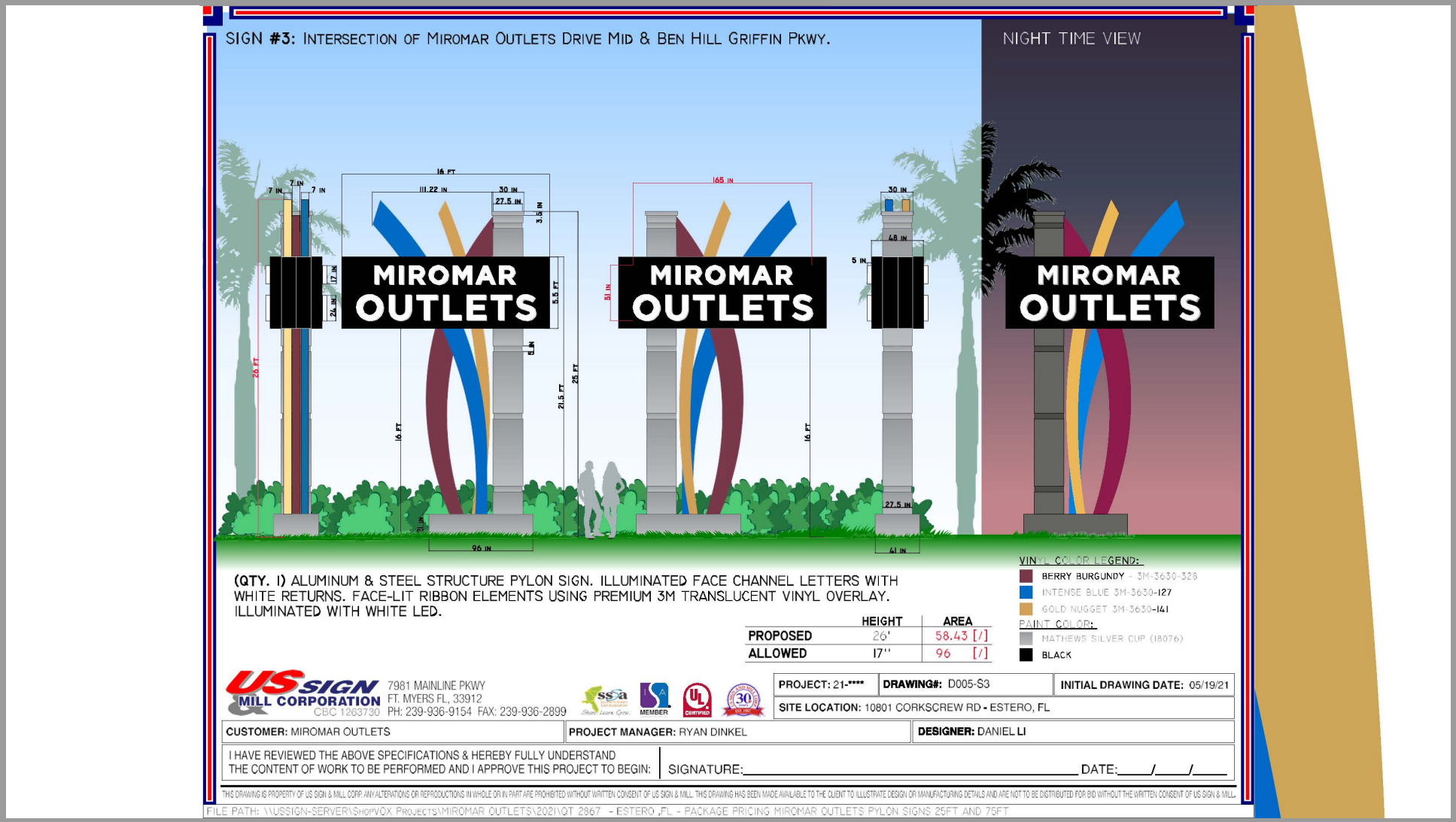
SIGN #3 MIROMAR OUTLET DRIVE (MID)

EXISTING SIGN



PROPOSED SIGN DESIGN





Design & Installation Description:

Sign #3:

26' OVERALL HEIGHT, 16' OVERALL WIDTH, 58.43 SQUARE FOOT MEASURED COPY AREA. STEEL AND ALUMINUM STRUCTURE, PAINTED WITH AUTOMOTIVE GRADE MATHEWS POLYURETHANE SATIN SILVER CUP M18076 PAINT. WHITE ILLUMINATED, FACE LIT CHANNEL LETTERS TO READ "MIROMAR OUTLETS" WITH WHITE ACRYLIC FACES, WHITE TRIM CAP AND WHITE RETURNS, FLUSH MOUNTED TO MATHEWS POLYURETHANE SATIN BLACK CABINET. ARCHITECTURAL "RIBBONS" FACE LIT WITH 3M PREMIUM TRANSLUCENT VINYL. RETURNS PAINTED TO MATCH 3M BERRY BURGUNDY, 3M INTENSE BLUE & 3M GOLD NUGGET. CHANNEL LETTERS AND ARCHITECTURAL ELEMENTS ILLUMINATED WITH SLOAN PRISM 6500K WHITE LEDS. STEEL AND ALUMINUM STRUCTURE, CABINETS AND ARCHITECTURAL RIBBONS TO BE RIGIDLY ATTACHED VIA ALUMINUM SQUARE TUBE AND ALUMINUM ANGLE TO INTERIOR SUPPORT STRUCTURE.

INSTALLATION SCOPE: REMOVE EXISTING SIGN AT GRADE, DISPOSE OF OFFSITE. NEW SIGN WILL BE POSITIONED ON NORTH SIDE OF THE ENTRANCE TO MIROMAR OUTLETS, PER APPROVED SITE PLAN. SIGN WILL BE SETBACK A MINIMUM 15' FROM PROPERTY LINE AND IN ACCORDANCE WITH VISIBILITY TRIANGLE. DEFINE PERIMETER AND SECURE WORKING SIGN AREA, EXCAVATE NEW SIGN AREA FOR FOOTER PER ENGINEER DESIGN SPECIFICATIONS. REMOVE AND DISPOSE OF EXCAVATED SOIL OFF SITE. SET STEEL BASE SUPPORT, REBAR AND CONCRETE PER ENGINEER SPECIFICATION, ACCORDING TO FLORIDA BUILDING CODE 2020 7TH EDITION. ERECT SIGN, ILLUMINATE VIA PRIMARY POWER PROVIDED TO SIGN AREA BY OTHERS.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 7TH EDITION 170 MPH WIND LOAD, NEC 2017 SECTION 600, UNDERWRITERS LABORATORIES UL 48 EDITION 15, AND CURRENT VILLAGE OF ESTERO BUILDING DEPARTMENT REGULATIONS.

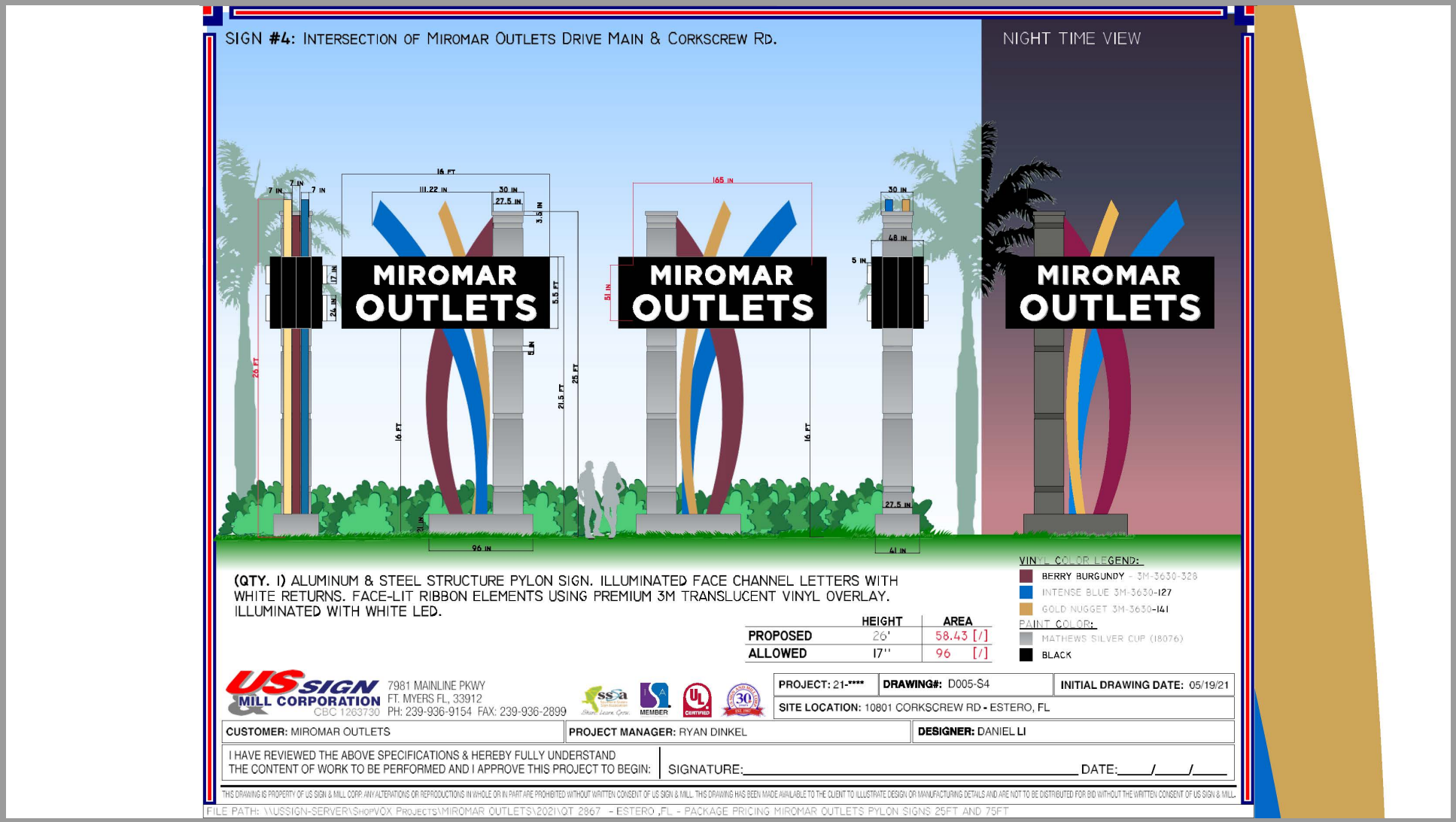
SIGN #4 MIROMAR OUTLET BLVD (MAIN)

EXISTING SIGN



PROPOSED SIGN DESIGN





Design & Installation Description:

Sign #4:

26' OVERALL HEIGHT, 16' OVERALL WIDTH, 58.43 SQUARE FOOT MEASURED COPY AREA. STEEL AND ALUMINUM STRUCTURE, PAINTED WITH AUTOMOTIVE GRADE MATHEWS POLYURETHANE SATIN SILVER CUP M18076 PAINT. WHITE ILLUMINATED, FACE LIT CHANNEL LETTERS TO READ "MIROMAR OUTLETS" WITH WHITE ACRYLIC FACES, WHITE TRIM CAP AND WHITE RETURNS, FLUSH MOUNTED TO MATHEWS POLYURETHANE SATIN BLACK CABINET. ARCHITECTURAL "RIBBONS" FACE LIT WITH 3M PREMIUM TRANSLUCENT VINYL. RETURNS PAINTED TO MATCH 3M BERRY BURGUNDY, 3M INTENSE BLUE & 3M GOLD NUGGET. CHANNEL LETTERS AND ARCHITECTURAL ELEMENTS ILLUMINATED WITH SLOAN PRISM 6500K WHITE LEDS. STEEL AND ALUMINUM STRUCTURE, CABINETS AND ARCHITECTURAL RIBBONS TO BE RIGIDLY ATTACHED VIA ALUMINUM SQUARE TUBE AND ALUMINUM ANGLE TO INTERIOR SUPPORT STRUCTURE.

INSTALLATION SCOPE: REMOVE EXISTING SIGN AT GRADE, DISPOSE OF OFFSITE. NEW SIGN WILL BE POSITIONED FORWARD OF EXISTING FOUNDATION, NOT TO ENCROACH VISIBILITY SITE TRIANGLE PER APPROVED SITE PLAN. DEFINE PERIMETER AND SECURE WORKING SIGN AREA, EXCAVATE NEW SIGN AREA FOR FOOTER PER ENGINEER DESIGN SPECIFICATIONS. REMOVE AND DISPOSE OF EXCAVATED SOIL OFF SITE. SET STEEL BASE SUPPORT, REBAR AND CONCRETE PER ENGINEER SPECIFICATION, ACCORDING TO FLORIDA BUILDING CODE 2020 7TH EDITION. ERECT SIGN, ILLUMINATE VIA PRIMARY POWER PROVIDED TO SIGN AREA BY OTHERS.

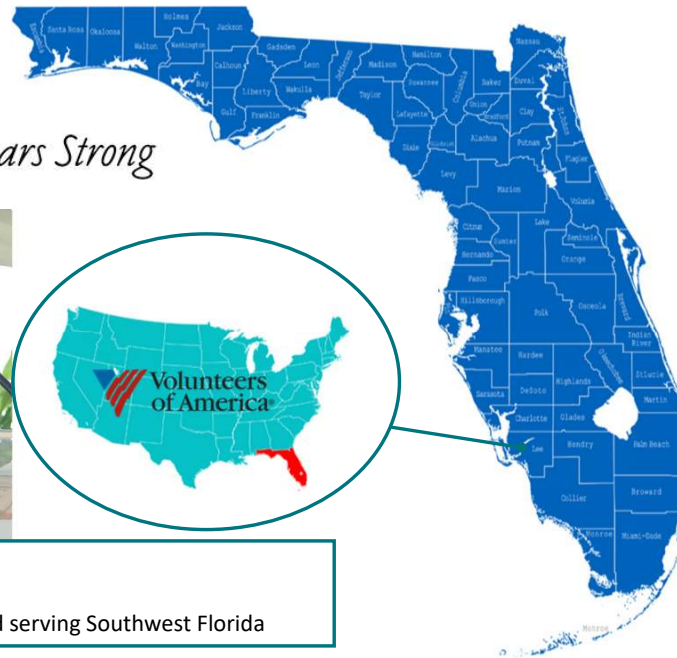
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 7TH EDITION 170 MPH WIND LOAD, NEC 2017 SECTION 600, UNDERWRITERS LABORATORIES UL 48 EDITION 15, AND CURRENT VILLAGE OF ESTERO BUILDING DEPARTMENT REGULATIONS.



VOA Southwest Florida



Kevin Ahmadi
Regional Vice President
17-Year VOA Executive and serving Southwest Florida



DESIGN REVIEW

- Goals and Objectives
- Current Site Plan and Level Plans
- Revised Site Plan and Level Plans



GOALS AND OBJECTIVES

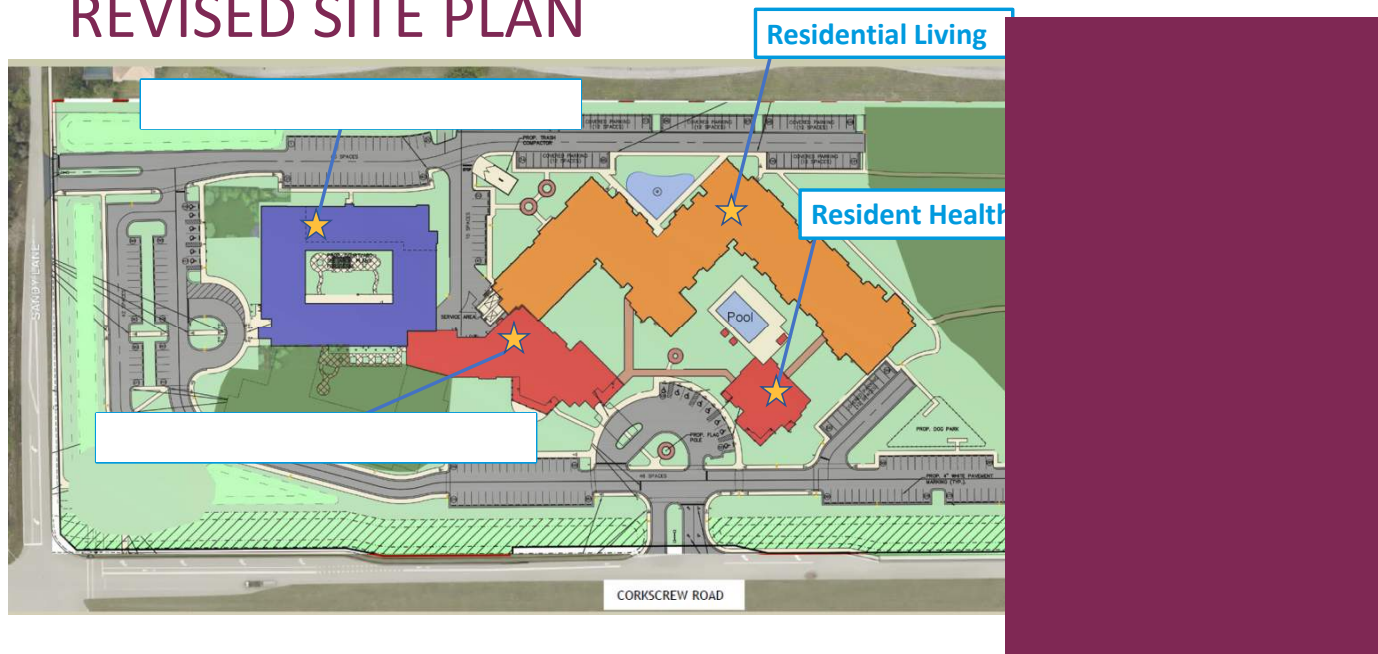
- Begin construction in early 2022
- Enhance residential and community-like ambience
- Adjust The Colonnade's campus to create more neighborhoods and improved greenspaces
- Provide customized options for future care
- Enhance guest and resident parking
- Elevate security for residents, guests and staff by securing the borders of the campus from thoroughfare traffic



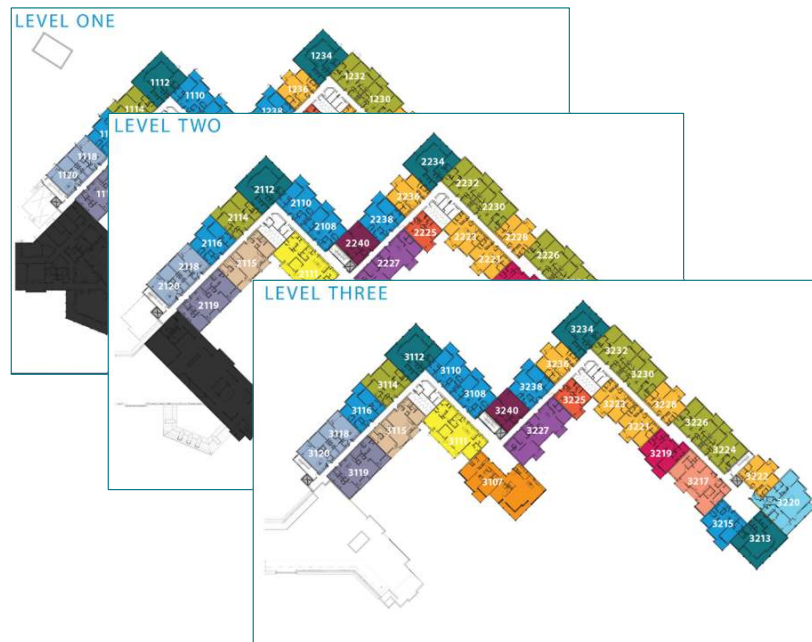
CURRENT SITE PLAN



REVISED SITE PLAN



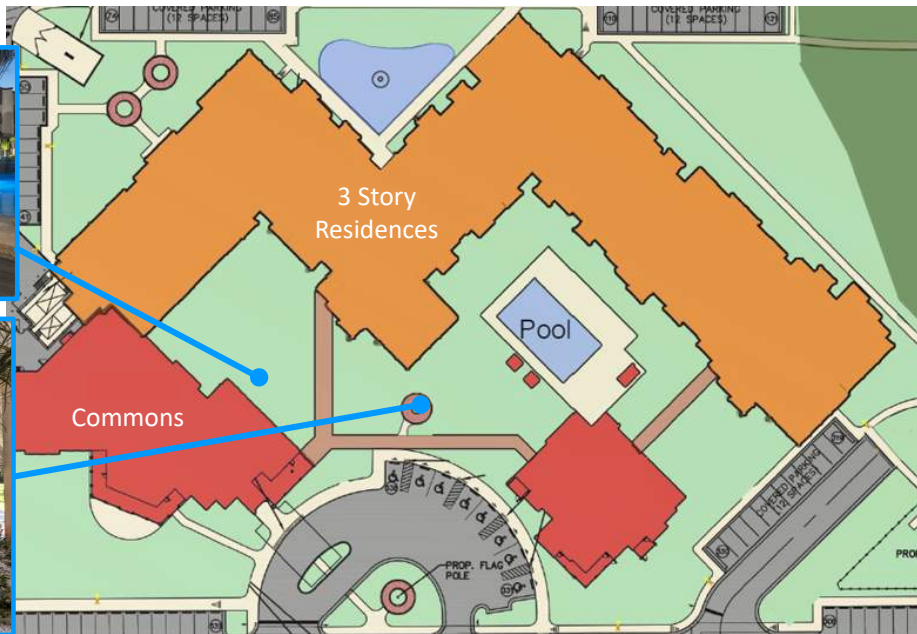
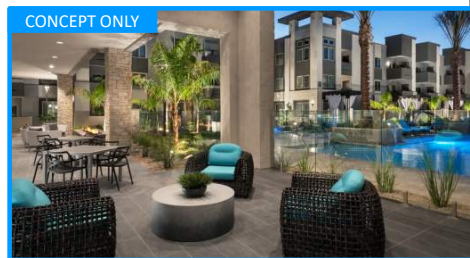
REVISED LEVELS AND FLOOR PLANS



REVISED – ACTIVE COURTYARDS



REVISED – ACTIVE COURTYARDS

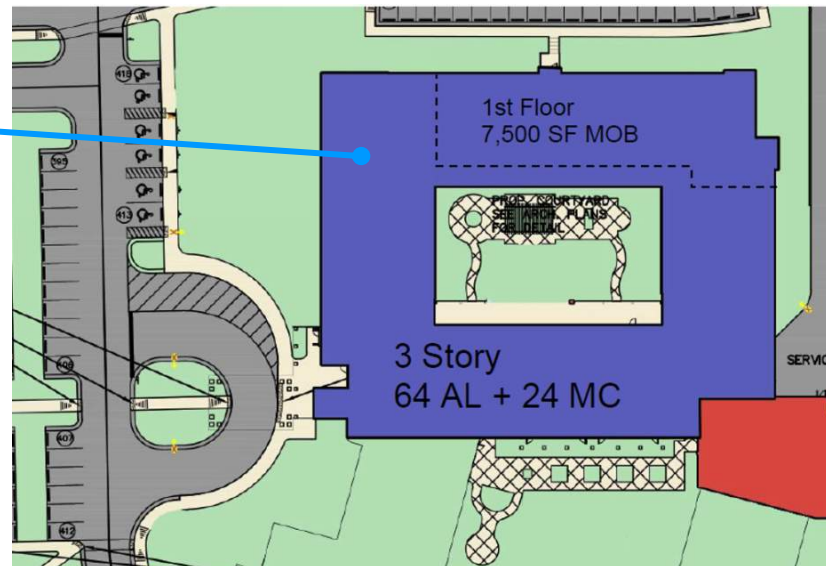


REVISED - ASSISTED LIVING & MEMORY SUPPORT



Household Model includes:

- 16 Residences per Household
- Appealing Residential Design
- Person-Centered Care Model
- Better Social Experiences & Health Outcomes



REVISED – SKILLED NURSING





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

PROJECT NAME
Lee Health Medical Office
CASE NUMBER
DOS2021-E003
MEETING DATE
June 8, 2021
REQUEST
Development Order for a two-story medical office building with 20,826 square feet of total floor area
APPLICANT
John Conroy, SREG University Highlands, LLC
LOCATION
Located on the southwest corner of Ben Hill Griffin Parkway and Everblades Parkway South
PROPERTY SIZE
0.75 acres±
ZONING
Parcel is zoned MPD under Resolution Z-10-031
PUBLIC INFORMATION MEETING DATES
The DRB conducted a Public Information Meeting on January 27, 2021

Staff Recommendation

Staff recommends that the architecture be further revised with some additional detail to be consistent with the Shoppes at University Highlands prior to approval of the development order. When the Shoppes at University Highlands was reviewed by the Design Review Board, it was revised to be consistent with the University Highlands Limited Partnership Image Book approved with the zoning.

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

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

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

Staff Report June 8, 2021
Planning Zoning and Design Board

Page 1 of 3

Project Summary

Lee Health Medical office is a proposed 2-story medical office building with 20,826 square feet of total floor area. The project is located on a vacant parcel within the Shoppes at University Highlands on the west side of Ben Hill Griffin Parkway about 2,000 feet north of Corkscrew Road. The project is bounded by the Longitude apartments to the north, Shoppes at University Highlands to the south; Grandezza residential on the east side of Ben Hill Griffin Parkway; and the Springs apartments to the west.

Request

The applicant is requesting approval of a development order for a proposed medical office building. The project was reviewed by the Design Review Board at a Public Information Meeting on January 27, 2021. Staff has also reviewed the plans including Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Architecture and Height

The architecture has been revised from the elevations presented at the Public Information Meeting on January 27, 2021. The new elevations are much improved; however, staff believes that some additional revisions are needed to meet the requirements of the "Image Book" approved as part of the rezoning of the property, and to be consistent with the Shoppes at University Highlands architecture (See attached.)

The maximum height in the zoning district is 45 feet. The 2-story structure and tower comply with the height. The peak of the front roof is 40'8".

Transportation

The project will generate 791 new net average weekday trips. According to the 2020 Lee County Concurrency Report, Ben Hill Griffin Parkway at this location operates at LOS E now, and will continue to operate at LOS E with this project.

Twenty-eight (28) parking spaces are provided (70 are required per Land Development Code Section 34-2020). The balance of the required parking is provided as a part of the condo association shared parking for the plaza.

A new 5-foot-wide concrete sidewalk is proposed to be constructed along the northeast side of the building connect to the Everblades Parkway South sidewalk. The Proposed Site Plan showing the connectivity is provided in the applicant's presentation.

Stormwater

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

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

Lighting

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

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

Public Gathering Place

The applicant is proposing two benches at the south entry to the building and an outdoor patio area on the west end of the Building.

Landscaping

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

Exhibits

- A. Image Book Excerpt from Zoning Resolution Z-10-031
- B. Photos of Existing Buildings to the South



Shoppes at University Highlands - Planning, Zoning & Design Board Lee Health



July 13, 2021



Project Team

➤ South Real Estate Group

➤ John Conroy

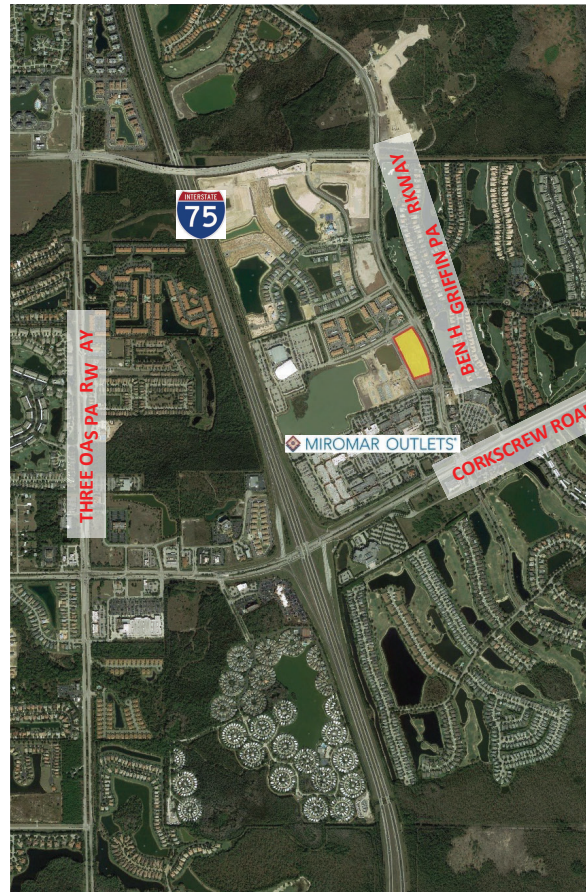
➤ Burt Hill/Pollock Krieg Architects

➤ Jim H n l y

➤ Peninsula Engineering

➤ Dan W t r s

➤ St v S mmons





Project Site Information and Existing Conditions

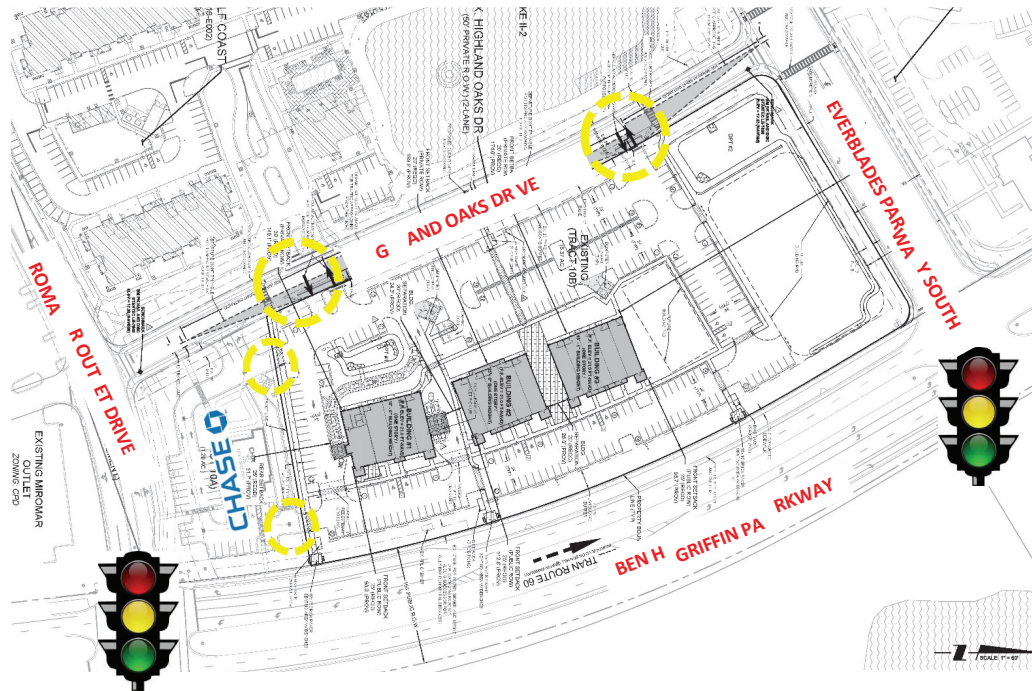
- **Parcel Area - 6.37 acres**
- **Part of Timberland and Tiburon MPD and DRI (Resolution No. Z-10-031)**
- **Development Order issued October 8, 2018**
- **Building 1 Completed January 2020**
- **Buildings 2 & 3 Completed April 2020**

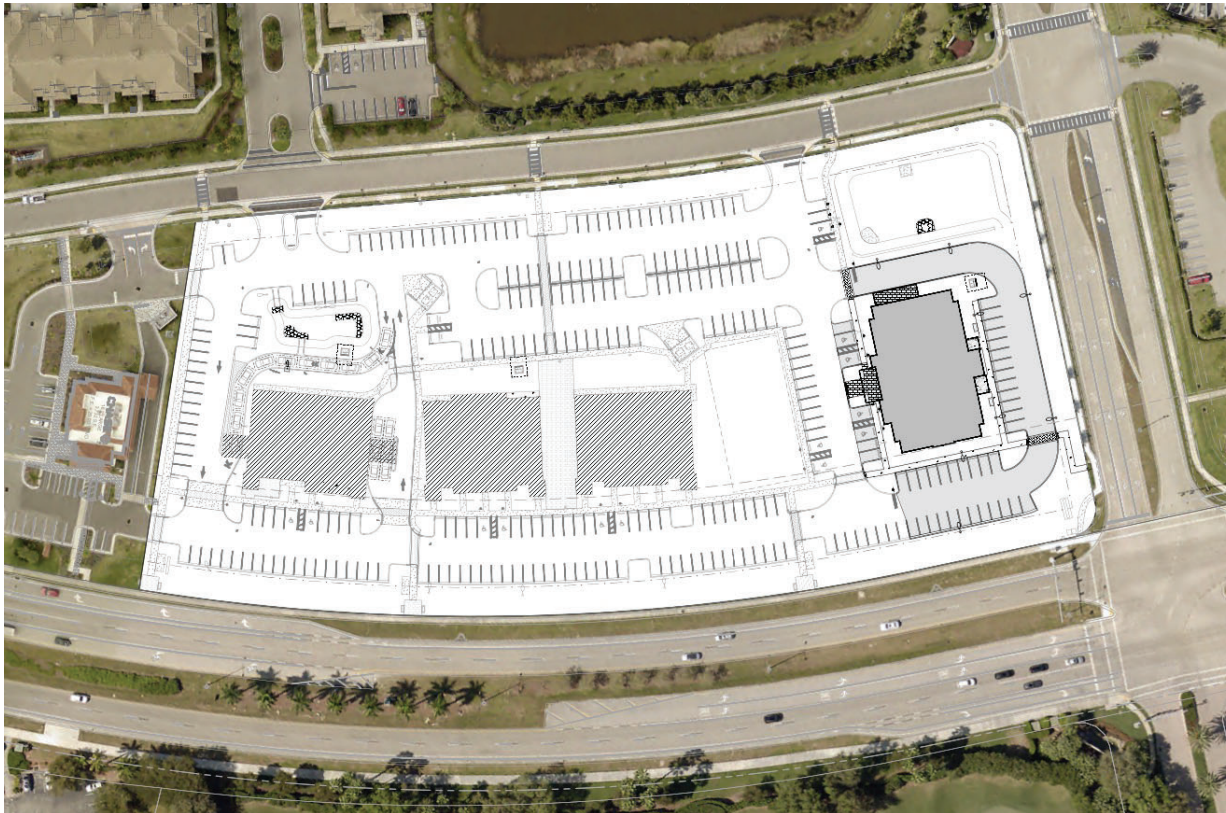




Vehicular Access and Connectivity

- parking Areas Interconnected with Chase site
- two Accesses to site from Highland Oaks Drive
- traffic Signals at both Ben Hill Griffin Accesses





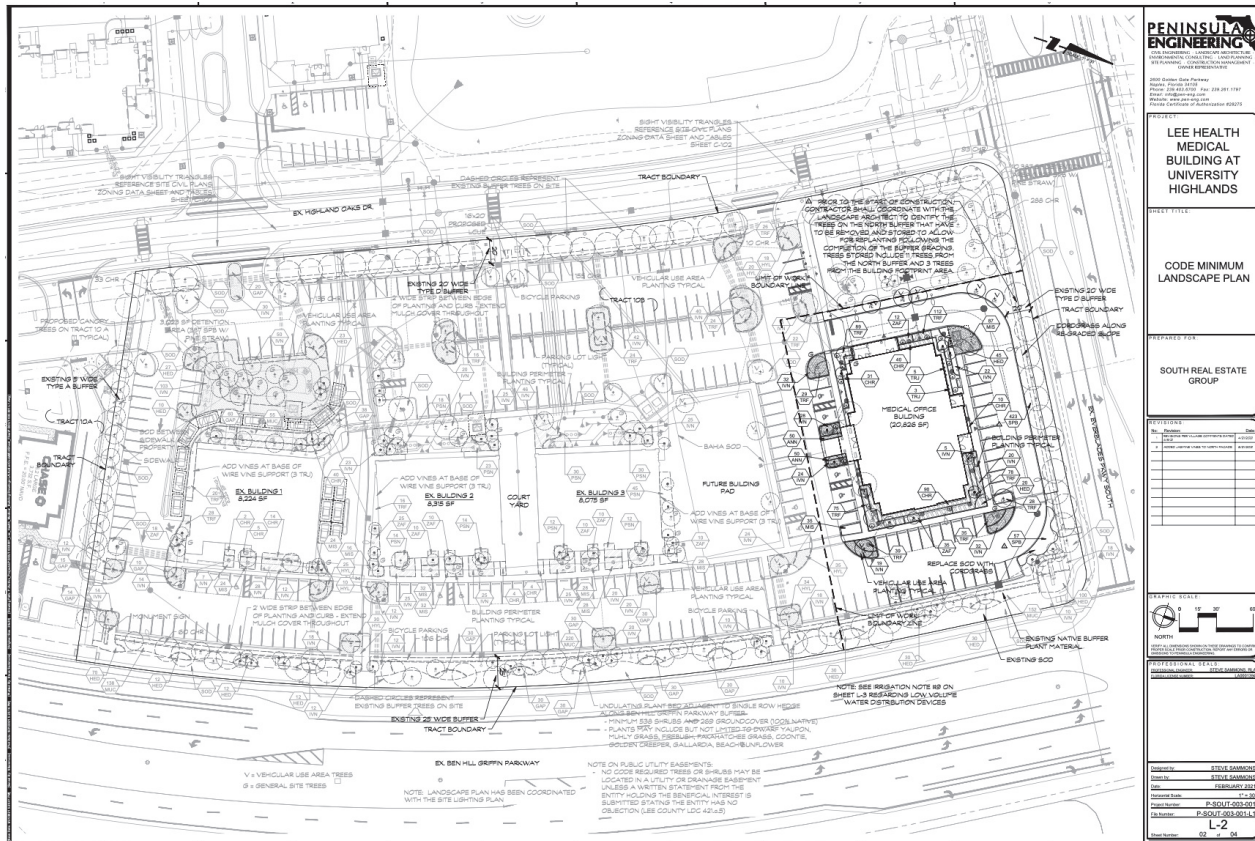


Parking Table

PARKING SUMMARY 			
Existing Mixed Use Building #1			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Restaurant w/ Drive Thru	2,239	13 spaces / 1000 sf	30 spaces
Medical Office	2,250	1 space / 300 sf	8 spaces
Retail	3,775	1 space / 350 sf	11 spaces
Total Floor Area =	8,264	Total Required =	49 spaces
Existing Mixed Use Building #2			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	5,315	1 space / 350 sf	16 spaces
Medical Office	3,000	1 space / 300 sf	10 spaces
Total Floor Area =	8,315	Total Required =	26 spaces
Existing Mixed Use Building #3			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	3,575	1 space / 350 sf	11 spaces
Medical Office	3,000	1 space / 300 sf	10 spaces
Restaurant	1,500	12.5 spaces / 1000 sf	19 spaces
Total Floor Area =	8,075	Total Required =	40 spaces
Proposed Use Building #4			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Medical Office	20,826	1 space / 300 sf	70 spaces
Total Floor Area =	20,826	Total Required =	70 spaces
		Total Required =	185 spaces
		Total Provided =	 286 spaces



Project Landscape Plan





Complementary Architectural Characteristics **between Medical Building and Retail Buildings**

- **Colors: building and trim**
- **Windows: style, framing and glazing**
- **Roof: tiles and slopes**
- **Awnings same as Starbucks building**
- **Decorative medallions same as other buildings**
- **Wall trellises same as Starbucks building**
- **Decorative block and scored stucco**



June DRB Meeting Notes:

- **Corbels same separation as other buildings**
 - **Matched corbel separation with Buildings 1, 2 & 3**
- **Additional architectural detail on building**
 - **Added kick backs to awnings and medallions used on other buildings**
- **Get rid of the trellis window coverings**
 - **Added same awnings above the windows as Building 1**
- **Recommended Confederate Jasmine for the trellis**
 - **Architectural elements to first floor**



VIEW FROM SOUTHWEST





VIEW FROM SOUTHEAST





VIEW FROM NORTHWEST





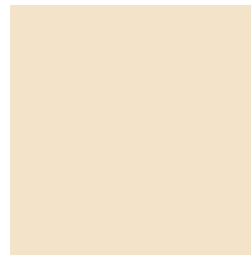
VIEW FROM NORTHEAST





Color Palette:

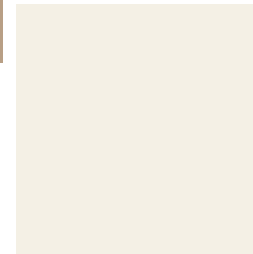
➤ **SW 6371 Vanillin**



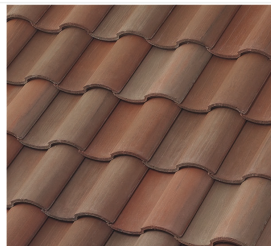
➤ **SW 6108 Latte**



➤ **SW 7102 White Flour**



➤ **Naples Blend**



*same colors as other buildings





Questions / Comments





PZDB
Staff Report

PROJECT NAME
5/3 Bank at Miromar
CASE NUMBER
DOS2020-E009
MEETING DATE
July 13, 2021
REQUEST
Development Order for a single story bank branch building comprised of 1,900 square feet of floor area with VTM drive-through lane at the building and a remote ATM drive-through lane.
APPLICANT
Chris Haines, Infinity Engineering Group LLC
LOCATION
Located 400' north of Corkscrew Road on the west side of Ben Hill Griffin Parkway in Miromar Outlet
PROPERTY SIZE
0.829 acres
ZONING
Parcel is zoned CPD and the proposed bank use is allowed with a maximum height of 45 feet
PUBLIC INFORMATION MEETING DATES
The DRB conducted a Public Information Meeting on December 9, 2020

Staff Recommendation

Staff recommends approval of the Development Order. Staff believes the request does meet the technical requirements of the Land Development Code. The staff has recently met with the architect and the architectural plans have been revised to address the staff and DRB comments from the Public Information Meeting. There are color inconsistencies with the elevations and the perspective drawings (See Page 2).

The PZDB should review the project for compliance with general criteria of Ordinance 15-01 and, in particular, the following facets:

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

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

Project Summary

Staff Report July 13, 2021

Page 1 of 3

PZDB

This project is a single story bank branch building with 1,900 square feet of total floor area located in the parking lot of Miromar Outlet Mall. (10801 Corkscrew Rd., Estero FL 33928, STRAP # 25-46-25-E4-270M5.0000). The project consists of the proposed construction of the building, parking and drive aisles, as well as associated potable water, sanitary sewer, and drainage infrastructure. The project is bounded by the parking for Miromar Factory Outlet to the north and west; Wells Fargo Bank to the south; and McDonalds on the east side of Ben Hill Griffin.

The subject parcel is part of the Miromar Factory Outlet CPD zoning. Resolution Z-10-031 governs the allowed land uses for this site. The zoning allows a bank branch use on this site. The maximum allowable height is 45 feet. The height of the highest architectural element (the south entry tower) of the proposed building is a mean roof height of 19'-2" feet above grade and the peak roof height 21' which is well below the maximum allowable height of 45 feet.

Request

The project was reviewed by the DRB at a Public Information Meeting on December 9, 2020. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division. The Development Order plans meet the technical requirements of the Land Development Code.

Architecture

As stated previously, the staff has recently met with the architect and the plans have been revised to address the staff and DRB comments from the Public Information Meeting. After the meeting with the DRB and staff the architect has added a canopy over the drive thru lanes, added a diamond shaped pattern in the EFIS, and significantly modified the entrance with cornice, stucco and square columns. Staff finds that the building architecture is consistent with the nearby commercial buildings within the development. As noted previously, the project has been before the DRB for a public information meeting on December 9, 2020 at which the architecture was reviewed and discussed. It should be noted the building elevation colors differ significantly from the perspective views and the perspective views are closer to the Sherman Williams colors identified in the plans.

An exterior building paint color schedule and materials for the solid waste dumpster enclosure and the building are provided in the applicant's plans along with elevations and perspectives.

Transportation

The project will generate 190 new net average weekday trips. According to the 2020 Lee County Concurrency Report, Ben Hill Griffin is operating at LOS = "E" for the link from Everblades Pkwy South going north to Estero Pkwy and Miromar Outlet Dr. going south to Corkscrew Rd. This link will continue to operate at LOS = "E" with the proposed traffic.

Eighteen (18) parking spaces are provided, including one ADA accessible space (6 are required per Land Development Code Section 34-2020).

A new 5-foot-wide concrete sidewalk is proposed to be constructed along the south side of the building connecting to the Ben Hill Griffin Parkway sidewalk and extend west to Miromar Outlet Drive. The Proposed Site Plan showing the connectivity is provided in the applicant's presentation.

Stormwater

The proposed project features development of the 0.829-acre parcel by constructing a single story bank building with 1,900 square feet of total floor area with supporting site infrastructure. The surface water management system consists of catch basins, pipes and swales to capture stormwater runoff and convey to the master SWM system for water quality treatment and attenuation prior to outfall into the system via an existing control structure.

The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP modification (Permit # 36-104580-P) has been approved. The proposed elevation of the finished floor is 22.0 feet NAVD88.

Lighting

Consistent with Land Development Code, site lighting is provided by LED luminaire full cut-off fixtures mounted at 20 feet on poles, Dark Bronze color, which produce an average of 3.2 footcandles (fc) illumination in the main parking lot with a maximum 0.0 fc measured at the sidewalk adjacent to Ben Hill Griffin Parkway. All LED luminaires meet the Village requirements. The existing poles adjacent to the Wells Fargo ATM to the south of the 5/3 Bank site are concrete with dark fixtures. Details of the light poles and fixtures are provided with the applicant's documents.

Landscaping

A 40-foot-wide Type D buffer is existing along Ben Hill Griffin Parkway to screen the parking and building. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation.

Gathering Place

There is one proposed bench west of the building.



FIFTH THIRD BANK

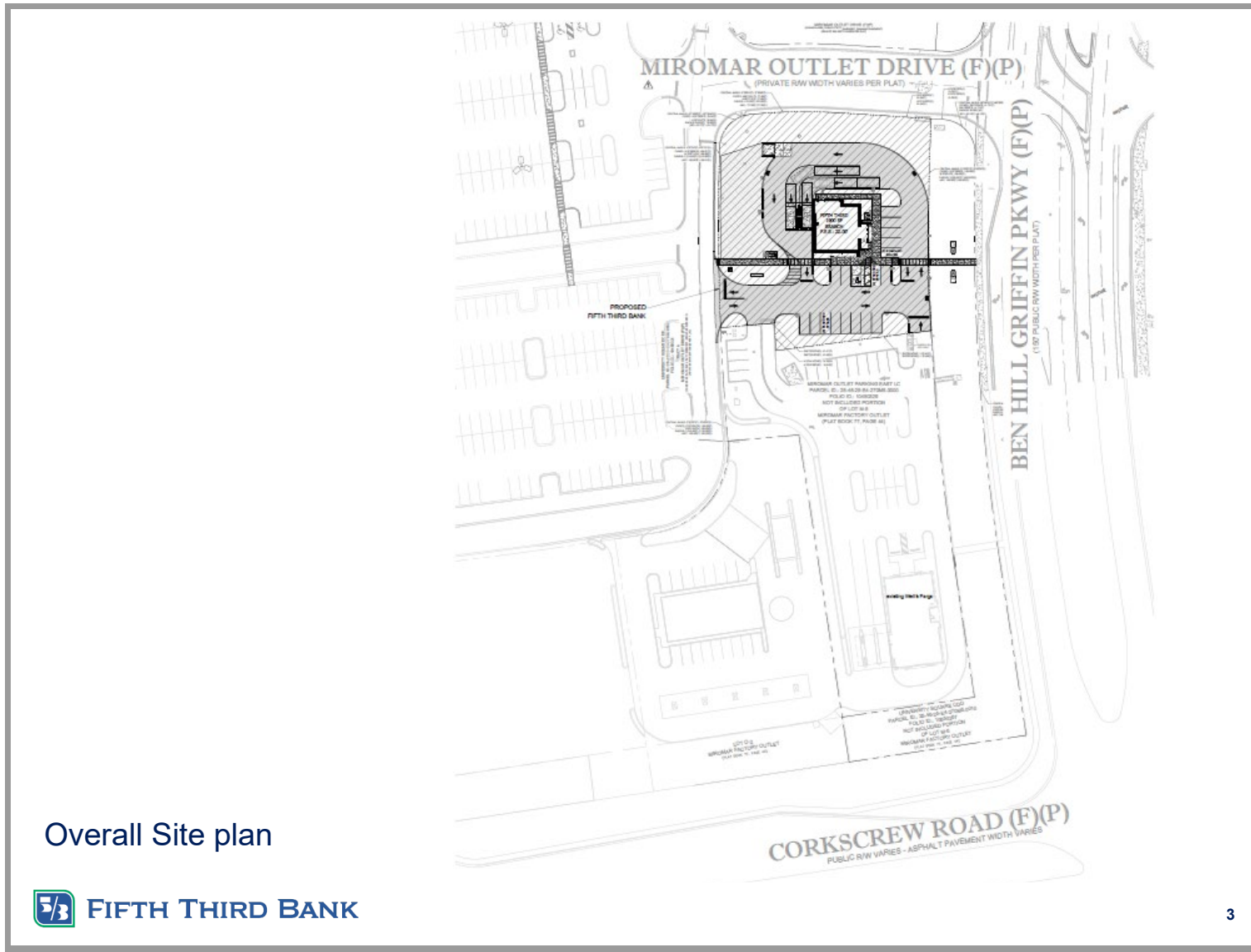


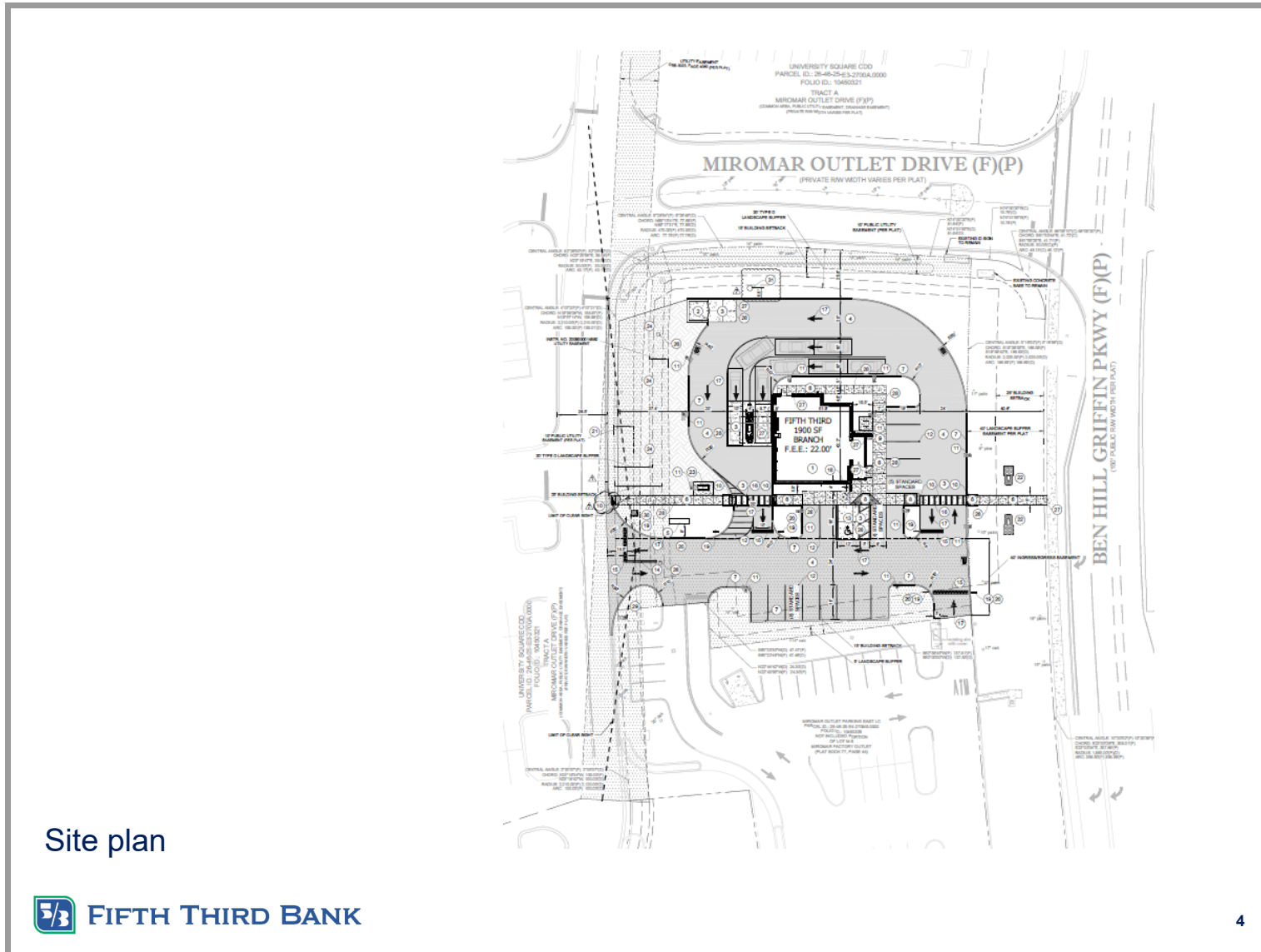
**Fifth Third Bank – Miromar Outlets
10870 Miromar Outlet Drive
Estero, Florida**

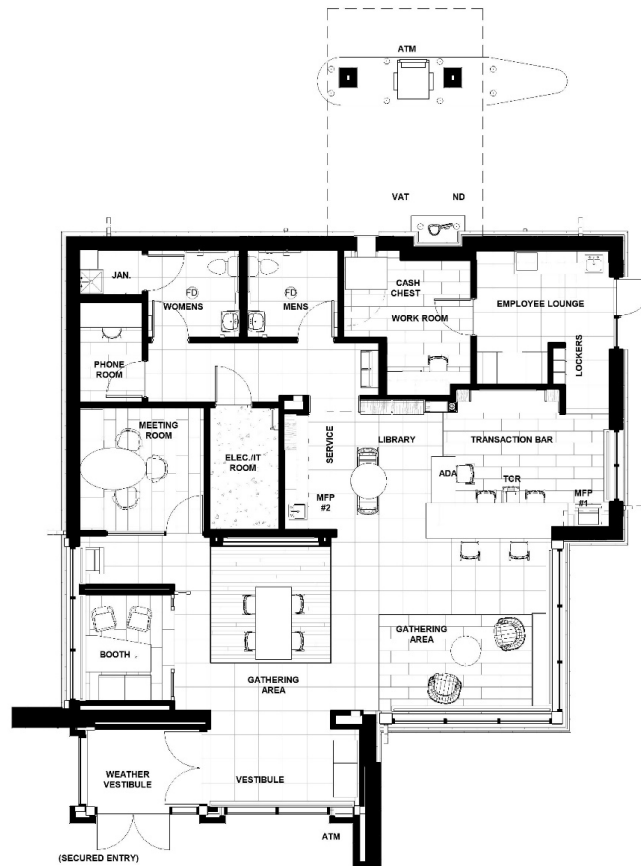
Narrative

The proposed site consists of a new 1,900 square foot bank branch with a VTM drive thru lane and an ATM drive thru at the building.









Floor Plan

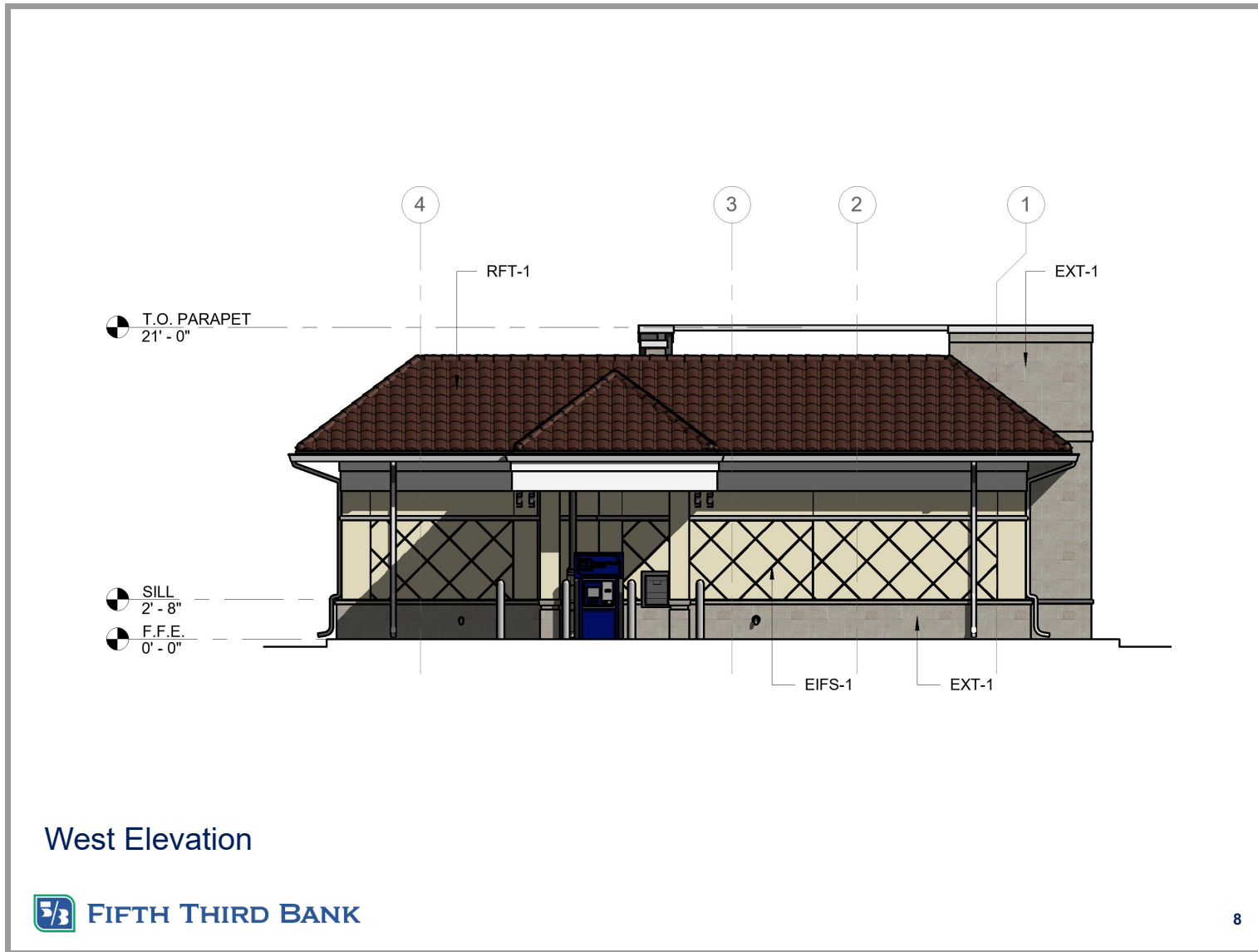




East Elevation











3D View 1





3D View 2





3D View 3





3D View 4





3D View 5





3D View 6





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

Commercial Structure Paint Permit

All exterior painting of any commercial structure must meet Section 5-706. D. of the Land Development Code as follows: **Exterior Building Color**

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

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

Owner's Information: Name: THE TIDES AT PELICAN LANDING CONDO
Address: 23480 WALDEN CENTER DRIVE BONITA SPRINGS FL 34134
Phone: (239) 689-9503 Email: LSWART@ASSOCIAGULFCOAST.COM

Applicant's Information: Name: MARIOS PAINTING OF SOUTH FLORIDA
Address: 17250 JEAN ST. FORT MYERS FL. 33967
Phone: 561-968-6834 Email: MARLINE@60MARIOS.COM

Property Information: WALDEN CENTER DR.
Address: 23680, 23660, 23710, 23640, 23600, 23580, 23560, 23500, 23520, 23540
Parcel Number(s): 09-47-25-E4-33000.00 CE
Subdivision/Complex Name: THE TIDES AT PELICAN LANDING CONDO
Contractor and License Number (if applicable): C6C151094

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

Base Color Name and Number: ELDER WHITE SW 7014, GRAY CLOUDS SW 7658
Trim Color Name and Number: GRIZZLE GRAY SW 7068
Trim Color Name and Number: EXTRA WHITE SW 7006

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

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

There is no fee for the permit.

Signature: _____

Date: 6-22-21

Print Name: MARIO PENA

6/22/21

Attn:



9401 Corkscrew palms Circle
Estero FL 33928

To: The Village of Estero Community Development Department,

As owner of The Tides at Pelican Landing Condos, located at 23480 Walden Center Drive. Bonita Springs FL 34134, we give authorization to Mario's Painting of South Florida LIC # CGC1515094, to apply for a Commercial Structure Paint Permit on our behalf.

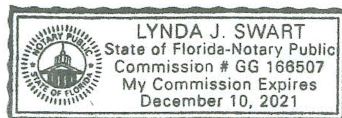
Signature: Maureen KatzOwners Name: Maureen Katz, Vice PresidentOwners Address: 23580 Walden Center Dr. #101

STATE OF FLORIDA

COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me this 22 day of June, 2021, By
Maureen Katz (Name of Person making Statement).

(Seal)

Signature of Notary Lynda J. SwartPersonally Known YesType of Identification Drivers License

SHERWIN-WILLIAMS.
PHOTO IMAGING

The Tides At Pelican Landing - ORIGINAL IMAGE



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SHERWIN-WILLIAMS.
PHOTO IMAGING

The Tides At Pelican Landing - ORIGINAL IMAGE



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SHERWIN-WILLIAMS.
PHOTO IMAGING

The Tides At Pelican Landing

Scheme 4 B



SW 7014
Eider White
Main Body

SW 7658
Gray Clouds
Secondary Body

SW 7068
Grizzle Gray
Accent Body & Garage Doors

SW 7006
Extra White
Accent Bands & Trim

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SHERWIN-WILLIAMS.
PHOTO IMAGING

The Tides At Pelican Landing

Scheme 4 B



SW 7014
Eider White

Main Body

SW 7658
Gray Clouds

Secondary Body

SW 7068
Grizzle Gray

Accent Body

SW 7006
Extra White

Accent Bands & Trim

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Planning Zoning and Design Board - PACKET - (Page 250 of 258)

Page 6 of 13

General Attachment: 1. Tides ... Paint Permit Application.pdf (Page 6 of 13)















Re-Painted Building

