



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
DECEMBER 13, 2022, 05:30 PM



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

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING
9401 Corkscrew Palms Circle, Estero, Florida
December 13, 2022, 05:30 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. Election of Planning Zoning and Design Board Vice-Chairperson

7. Consent Agenda

a. Approval of October 25 and November 8, 2022 meeting minutes.

Attachment: [10252022 PZDB Minutes.pdf](#)

Attachment: [11082022 PZDB Minutes.pdf](#)

8. PUBLIC HEARING (Quasi-Judicial)

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

a. Milan Villas Development Order (DO2022-E005) (District 5) 21750 Three Oaks Parkway located at the northwest corner of Williams Road and Three Oaks Parkway

Applicant seeks to develop a residential single-family subdivision on ±10 acres.

- Ordinance 2022-11 adopted November 16, 2022 rezoned the property from CPD to RPD
- See Staff Report and Zoning Conditions of approval
- The Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Milan Villas Staff Report.pdf](#)

Attachment: [2. Milan Villas DO Presentation.pdf](#)

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

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

a. Miromar International Design Center -- Zoning Amendment (DCI2022-E004) (District 5) 10800 Corkscrew Road, located East of I-75, south of Corkscrew Road

Applicant seeks to amend the International Design Center CPD and the DRI to allow for the use of office space as well as design center retail uses in the existing building.

Attachment: [1. Miromar Design Center Application for PIM.pdf](#)

Attachment: [2. Miromar Design Center Request Statement.pdf](#)

Attachment: [3. Miromar Design Center Development Order Plans.pdf](#)

Attachment: [4. Miromar Design Center Presentation.pdf](#)

b. Copperleaf at the Brooks - Clubhouse Expansion Development Order (DOS2022-E005) (District 5) located at 23101 Copperleaf Boulevard. The Clubhouse is off Copperleaf Boulevard southeast of the Three Oaks Parkway entry gate.

Applicant is seeking to expand the Clubhouse which includes the café and pool deck, increase the number of parking spaces, adds a Bocce Ball Court, and modify golf cart parking, golf cart paths, lakes and landscape.

Attachment: [1. Copperleaf Application for PIM.pdf](#)

Attachment: [2. Copperleaf Clubhouse PIM Presentation.pdf](#)

c. Village Initiated Rezoning -- Williams Road Property (District 5) 9000 Williams Road, located east of the railroad and north of Williams Road

Village proposes to rezone ± 20 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel formerly owned by a church.

Attachment: [1. Williams Road Property Rezoning Presentation.pdf](#)

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

11.BOARD COMMUNICATIONS

a. Confirm 2023 Meeting Schedule

Attachment: [2023 PZDB Meeting Schedule.pdf](#)

b. Next meeting - January 10, 2023

12.ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, DECEMBER 13, 2022, 5:30 P.M. ET

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.

05:35:47 >> THE DECEMBER 13th PLANNING ZONING AND DESIGN BOARD.
05:35:50 THE FIRST ITEM ON OUR AGENDA IS THE PLEDGE OF ALLEGIANCE, IF
05:35:54 YOU WOULD PLEASE STAND AND JOIN ME WITH THE PLEDGE.
05:35:56 [PLEDGE OF ALLEGIANCE]
05:36:14 >>Scotty Wood: THANK YOU.
05:36:16 MARY, WOULD YOU PLEASE CALL THE ROLL.
05:36:22 >>Anthony Gargano: HERE.
05:36:26 >>Kristin Jeannin: HERE.
05:36:29 >> BOARD MEMBER JONES IS NOT HERE YET.
05:36:31 COULD BE STUCK IN TRAFFIC.
05:36:33 >>Michael Sheeley: HERE.
05:36:35 >>James Tatoes: HERE.
05:36:37 >>Jim Wallace: HERE.
05:36:39 >>Scotty Wood: HERE.
05:36:42 >>Mary Gibbs: OUR ATTORNEY, NANCY STROUD, IS HERE TONIGHT
05:36:45 ALSO.
05:36:45 >>Scotty Wood: HI, NANCY.
05:36:47 >>Nancy Stroud: HI, SCOTTY.

05:36:50 >>Scotty Wood: I WOULD LIKE A MOTION TO APPROVE THE AGENDA.
05:36:54 >>Michael Sheeley: SO MOVED.
05:36:55 >>James Tatoes: I'LL SECOND IT.
05:36:58 >>Scotty Wood: ALL IN FAVOR?
05:36:59 ANY OPPOSED?
05:37:01 OUR FIRST ITEM OF BUSINESS IS THE ELECTION OF A PLANNING,
05:37:08 ZONING, AND DESIGN BOARD VICE-CHAIRPERSON, AND I WOULD LIKE
05:37:12 TO NOMINATE BOARD MEMBER GARGANO.
05:37:16 AND HERE'S WHY I HAVE THAT IN MIND.
05:37:22 IN OUR ANNUAL REPORT TO THE COUNCIL, EACH YEAR WE SAY THAT
05:37:29 THE PLANNING, ZONING AND DESIGN BOARD SEEKS TO EFFECTIVELY
05:37:32 SERVE THREE CONSTITUENCIES.
05:37:34 FIRST, THE RESIDENTS.
05:37:35 SECOND, THE VILLAGE.
05:37:36 THIRD -- CORRECTION, THE VILLAGE COUNCIL.
05:37:40 AND, THIRD, LANDOWNERS WHO WISH TO DEVELOP OR REDEVELOP
05:37:45 THEIR PROPERTIES WITHIN THE VILLAGE.
05:37:47 BOARD MEMBER GARGANO HAS BEEN SCRUPULOUS IN HIS

05:37:53 REPRESENTATION OF RESIDENTS FIRST, AND FOR THAT REASON I
 05:37:58 WOULD LIKE TO PLACE HIS NAME IN NOMINATION.
 05:38:01 >>Michael Sheeley: I SECOND.
 05:38:02 >>Scotty Wood: IS THERE ANY OTHER NOMINATIONS?
 05:38:05 THEN I WOULD ASK, MARY, FOR A ROLL CALL VOTE.
 05:38:12 >>Mary Gibbs: DID I HEAR THAT SECONDED BY MIKE SHEELEY?
 05:38:15 >>Michael Sheeley: YES.

 05:38:16 >>Mary Gibbs: OKAY.
 05:38:17 BOARD MEMBER GARGANO.
 05:38:18 WELL, CAN YOU VOTE FOR YOURSELF?
 05:38:22 >>Nancy Stroud: YES.
 05:38:23 >>Anthony Gargano: YES.
 05:38:26 >>Mary Gibbs: BOARD MEMBER JEANNIN?
 05:38:29 >>Kristin Jeannin: YES.
 05:38:32 >> BOARD MEMBER JONES NOT HERE YET.
 05:38:34 BOARD MEMBER SHEELEY.
 05:38:35 >>Michael Sheeley: YES.
 05:38:36 >>James Tatoes: YES.
 05:38:37 >>Jim Wallace: YES.
 05:38:39 >>Scotty Wood: YES.
 05:38:44 >>James Tatoes: CONGRATULATIONS, TONY.
 05:38:47 >>Scotty Wood: CONGRATULATIONS.
 05:38:50 >>Anthony Gargano: THANK YOU.
 05:38:51 >>Scotty Wood: OKAY.
 05:38:51 OUR NEXT ITEM IS THE CONSENT AGENDA, WHICH CONSISTS OF THE
 05:38:55 MINUTES OF OUR PREVIOUS TWO MEETINGS.
 05:38:58 I'M GOING TO ASK FOR A MOTION TO APPROVE THE CONSENT AGENDA.
 05:39:02 >>James Tatoes: I'LL MAKE THE MOTION.
 05:39:03 >>Michael Sheeley: SECOND.
 05:39:08 >>Scotty Wood: ALL IN FAVOR?
 05:39:10 >> AYE.
 05:39:11 >>Scotty Wood: ANY OPPOSED?

 05:39:12 CARRIES.
 05:39:14 WE NOW MOVE INTO THE ACTUAL BUSINESS OF THE MEETING, AND WE
 05:39:22 HAVE A PUBLIC HEARING, WHICH IS QUASI-JUDICIAL FOR THE MILAN
 05:39:26 VILLAS DEVELOPMENT ORDER.
 05:39:27 SO BEFORE GETTING INTO THAT PARTICULAR MATTER, I NEED TO
 05:39:32 READ A STATEMENT.
 05:39:34 LADIES AND GENTLEMEN, WHEN THIS BOARD IS SCHEDULED TO
 05:39:38 CONSIDER AND VOTE ON A ZONING APPLICATION, DEVELOPMENT
 05:39:41 ORDER, OR OTHER SITE-SPECIFIC APPLICATION, IT SITS IN A
 05:39:47 QUASI-JUDICIAL CAPACITY.
 05:39:48 THIS MEETING'S AGENDA INCLUDES SUCH AN ITEM.
 05:39:52 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
 05:39:55 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
 05:40:00 PUBLIC SPEAKER'S CARD, GIVE IT TO MARY GIBBS, AND MUST BE

05:40:05 SWORN IN BY NANCY, THE BOARD ATTORNEY.
 05:40:08 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
 05:40:11 HAVE BEEN PLACED BEFORE THE CUTOFF DATE WILL BE PLACED INTO
 05:40:15 THE PUBLIC RECORD.
 05:40:17 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
 05:40:21 COMMUNICATIONS.
 05:40:22 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
 05:40:25 REGARDING THE MATTER AND MUST DECLARE IT.
 05:40:28 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
 05:40:31 DISCUSSION OR VOTE ON THE MATTER.
 05:40:33 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF

 05:40:37 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
 05:40:40 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
 05:40:45 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
 05:40:49 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR
 05:40:53 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
 05:40:57 REPORT FINDINGS AND RECOMMENDATIONS.
 05:40:59 AFTER THIS, THE PUBLIC HEARING IS OPENED, AND ANYONE WHO HAS
 05:41:04 BEEN SWORN IN MAY PROVIDE TESTIMONY.
 05:41:06 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
 05:41:10 MINUTES OR LESS.
 05:41:11 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
 05:41:16 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
 05:41:19 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
 05:41:22 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
 05:41:27 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
 05:41:31 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 05:41:33 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 05:41:37 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 05:41:41 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 05:41:45 IN MAKING ITS RECOMMENDATION OR DECISION, IN THIS CASE, A
 05:41:53 DECISION, THE BOARD SHALL CONSIDER EVIDENCE IN THE RECORD,
 05:41:55 THE PUBLIC'S INPUT, AND ANY RECOMMENDATIONS OF THE VILLAGE
 05:41:59 STAFF.
 05:42:00 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
 05:42:05 COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE

 05:42:08 PROCEEDING AND THE APPLICABLE LAW.
 05:42:13 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
 05:42:16 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
 05:42:20 MET.
 05:42:21 NOW, WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS MATTER
 05:42:24 PLEASE STAND AND RAISE YOUR RIGHT HAND?
 05:42:28 NANCY, WOULD YOU PLEASE ADMINISTER THE OATH.
 05:42:31 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
 05:42:33 YOU WILL GIVE TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND
 05:42:36 NOTHING BUT THE TRUTH?

05:42:37 THANK YOU.
 05:42:38 >>Scotty Wood: THANK YOU.
 05:42:39 MARY, ARE THERE ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS
 05:42:45 ON THE MATTER?
 05:42:47 >>Mary Gibbs: WE DID RECEIVE ONE E-COMMENT FROM SOMEBODY IN
 05:42:51 AN ADJOINING DEVELOPMENT ASKING ABOUT THE WATER RUNOFF.
 05:42:59 >>Scotty Wood: OKAY.
 05:43:01 BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?
 05:43:04 >> NO.
 05:43:04 >> NO.
 05:43:05 >> NO.
 05:43:07 >>Scotty Wood: NO, NONE FOR ME.
 05:43:08 BOARD MEMBERS, ANY CONFLICT OF INTEREST?
 05:43:11 >> NO.
 05:43:11 >> NO.

 05:43:12 >> NO.
 05:43:13 >> NO.
 05:43:13 >>Scotty Wood: NONE FOR ME.
 05:43:14 OKAY.
 05:43:19 MARY, DO YOU WANT TO INTRODUCE THIS?
 05:43:20 THANK YOU.
 05:43:28 >>Mary Gibbs: THIS IS MILAN VILLAS PROJECT, WHICH YOU MAY
 05:43:32 RECALL, WE HAD AN INFORMATION MEETING ON THE ZONING SEVERAL
 05:43:35 MONTHS AGO.
 05:43:36 THIS PROJECT IS 10 ACRES.
 05:43:38 IT'S LOCATED AT THE NORTHWEST CORNER OF THREE OAKS PARKWAY
 05:43:42 AND WILLIAMS ROAD.
 05:43:44 AND THE APPLICANT WANTS TO DO A 44-UNIT, SINGLE-FAMILY
 05:43:49 ATTACHED SUBDIVISION.
 05:43:52 THE PROPERTY HAD TO BE REZONED BECAUSE IT WAS REZONED FOR
 05:43:55 COMMERCIAL USE, SO IT WENT TO THE COUNCIL AND THE REZONING
 05:43:59 WAS APPROVED VERY RECENTLY, NOVEMBER 16th WITH CONDITIONS.
 05:44:04 YOU ALL HAD YOUR PUBLIC INFORMATION MEETING ON APRIL 12th.
 05:44:08 THAT WAS WITH REGARDS TO THE ZONING BUT THE SITE PLAN WAS
 05:44:12 REVIEWED AT THAT TIME, SO WE DIDN'T MAKE THEM COME BACK FOR
 05:44:16 ANOTHER PUBLIC INFORMATION MEETING SINCE THE PROJECT IS
 05:44:18 SMALL AND ESSENTIALLY THE SAME DEVELOPMENT THAT YOU'VE SEEN
 05:44:21 BEFORE.
 05:44:22 THEY ARE ASKING FOR APPROVAL OF THE DEVELOPMENT ORDER AND
 05:44:25 THE MONUMENT SIGN, AND WE'RE RECOMMENDING APPROVAL.

 05:44:28 THERE WERE SOME REVISIONS MADE BY THE COUNCIL FROM WHAT
 05:44:31 YOU'VE SEEN, AND PRIMARILY THE LANDSCAPING WAS ENHANCED ON
 05:44:37 THREE OAKS PARKWAY AND WILLIAMS ROAD.
 05:44:40 THE COUNCIL WAS CONCERNED ABOUT NOISE, WITH NOISE FROM THE
 05:44:45 STREET, AND THERE'S A BIG DISCUSSION ABOUT WHETHER THE
 05:44:48 PROJECT SHOULD HAVE A WALL OR A WALL OR JUST LANDSCAPING OR

05:44:51 SOME COMBINATION OF A WALL AND LANDSCAPING.
 05:44:54 SO THAT WAS TALKED ABOUT IN QUITE A BIT OF DETAIL.
 05:44:59 THE APPLICANT OFFERED THIS ENHANCED LANDSCAPING THAT
 05:45:01 ACTUALLY WILL COST MORE THAN A WALL BUT HAS KIND OF THREE
 05:45:05 TIERS OF DIFFERENT HEIGHTS OF LANDSCAPING.
 05:45:06 AND THE COUNCIL APPROVED IT ON THE 16th WITH THAT ENHANCED
 05:45:09 LANDSCAPING.
 05:45:10 THAT WAS THE MAJOR CHANGE I THINK FROM WHAT YOU SAW
 05:45:13 PREVIOUSLY.
 05:45:19 THE ONE THING THAT WAS A LITTLE BIT HANGING OUT THERE,
 05:45:21 COUNCIL APPROVED IT WITH CONDITIONS.
 05:45:24 THERE WAS A QUESTION ABOUT THE ACCESS.
 05:45:26 YOU MIGHT RECALL, ON THREE OAKS PARKWAY.
 05:45:29 THAT'S DETERMINED BY THE COUNTY SINCE IT IS THEIR ROAD
 05:45:31 THROUGH A LIMITED DEVELOPMENT ORDER AND THAT HAS BEEN WORKED
 05:45:34 OUT, I BELIEVE, WITH THE COUNTY.
 05:45:35 THE ENGINEER WILL SPEAK TO THAT.
 05:45:37 THERE WAS A CONDITION THAT THEY HAD TO PROVIDE MORE DETAIL
 05:45:42 ON.

 05:45:42 THERE IS AN AMENITY AREA THAT'S KIND OF AT THE FRONT OF THE
 05:45:45 PROJECT, BUT DIDN'T REALLY HAVE ANY DETAIL OF WHAT IT WAS.
 05:45:48 SO WE PUT A CONDITION IN THAT THEY HAD TO PROVIDE SOME
 05:45:51 DETAIL AS TO WHAT IT WAS, WHETHER THERE WAS GOING TO BE A
 05:45:54 GAZEBO, WHETHER THERE WOULD BE ANY STRUCTURES, WAS IT GOING
 05:45:57 TO BE A DOG PARK.
 05:45:58 WE DIDN'T REALLY KNOW.
 05:45:59 I THINK THE APPLICANT HAS NOW DECIDED IT'S GOING TO BE A DOG
 05:46:01 PARK, BUT IT'S STILL NOT LABELED OR DETAILED.
 05:46:05 SO WE MAY PUT A STIPULATION.
 05:46:08 WE MAY SUGGEST YOU DO A STIPULATION.
 05:46:09 THE APPLICANT SAYS THEY CAN PROVIDE MORE DETAIL THROUGH A
 05:46:12 LIMITED DEVELOPMENT ORDER SINCE IT'S GOING TO BE A DOG PARK,
 05:46:15 BUT THEY ARE GOING TO SPEAK TO THAT.
 05:46:17 THAT WAS THE ONE CONDITION THAT KIND OF LEFT HANGING.
 05:46:20 EVERYTHING ELSE THEY HAVE COMPLIED WITH WHAT THE COUNCIL HAD
 05:46:23 REQUESTED.
 05:46:24 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO THE
 05:46:28 APPLICANT.
 05:46:29 THEY WANT TO RUN THROUGH THE SITE PLAN AND THE LANDSCAPING.
 05:46:33 CHRIS MITCHELL, THE ENGINEER, WILL BE THE FIRST SPEAKER.
 05:47:18 >>Chris Mitchell: GOOD EVENING, BOARD MEMBERS AND VILLAGE
 05:47:21 STAFF.
 05:47:22 APPARENTLY, I NEED TO HIRE MARY BECAUSE SHE DOES SUCH A
 05:47:28 WONDERFUL JOB.

 05:47:29 IT SHOULD BE REALLY FAMILIAR.
 05:47:30 WE'VE BEEN BEFORE YOU A COUPLE OF TIMES.

05:47:32 THANK YOU FOR THE OPPORTUNITY TO PRESENT TONIGHT.
 05:47:35 I'M CHRIS MITCHELL, AND I'LL BE PRESENTING FOR MILAN VILLAS
 05:47:40 ON BEHALF OF OUR TEAM.
 05:47:41 OUR TEAM INCLUDES DR HORTON, THEY ARE THE DEVELOPER.
 05:47:46 THEY ARE REPRESENTED BY WAYNE EVERETT AND MARK BRUMFIELD.
 05:47:50 PERGOLA, INCORPORATED IS THE LANDSCAPE ARCHITECT.
 05:47:53 THEY ARE REPRESENTED BY KRISTEN PETRY.
 05:47:56 AND MYSELF, I AM CHRIS MITCHELL, AND I AM WITH JR EVANS
 05:48:00 ENGINEERING.
 05:48:00 MILAN VILLAS IS LOCATED AT THE NORTHWEST INTERSECTION OF
 05:48:05 WILLIAMS ROAD AND THREE OAKS PARKWAY, AS ILLUSTRATED IN THE
 05:48:11 SCREEN.
 05:48:11 AND THE ZONING FOR THE PROJECT, AS MARY MENTIONED, WAS JUST
 05:48:14 APPROVED LAST MONTH, AND THE PROPOSED IMPROVEMENTS IN THE
 05:48:18 DEVELOPMENT ORDER ARE PER THE APPROVED ZONING.
 05:48:22 THIS IS THE OVERALL SITE PLAN FOR THE PROJECT.
 05:48:29 IT ILLUSTRATES THE ENTRANCE OFF OF THREE OAKS.
 05:48:33 THERE IS A SECONDARY EMERGENCY ONLY ACCESS TO THE NORTH
 05:48:36 WHICH IS PAGE RIGHT, AND IT SHOWS THE 44 SINGLE-FAMILY
 05:48:42 ATTACHED LOTS THAT WILL HAVE THE PRODUCT.
 05:48:44 THE DEVELOPMENT ORDER FOR THIS PROJECT INCLUDES, AS I
 05:48:50 MENTIONED, THE 44 SINGLE-FAMILY UNITS.
 05:48:53 THEY ARE FEE SIMPLE.

 05:48:54 A PASSIVE PARK, SIDEWALK THROUGHOUT THE COMMUNITY AND
 05:48:59 SECONDARY EMERGENCY ACCESS.
 05:49:00 AS MARY MENTIONED, THE DEVELOPMENT ORDER WAS REVIEWED
 05:49:04 CONCURRENTLY WITH THE ZONING AND AS SUCH, THE DETAILS FOR
 05:49:08 THE PASSIVE PARK WEREN'T REALLY FULLY KNOWN BECAUSE WE
 05:49:12 WANTED THE ZONING TO PASS.
 05:49:13 THE DISCUSSION I HAD WITH MARY WAS THAT WE COULD PERHAPS DO
 05:49:17 A STIPULATION FOR A LIMITED DEVELOPMENT ORDER SHOWING THE
 05:49:19 DETAIL OF THAT.
 05:49:22 THE DEVELOPER IS PREPARED TO HAVE A DOG PARK WITH SOME
 05:49:26 BENCHES.
 05:49:27 SO WATER STATION, WASTE BINS AND APPROPRIATE ENTRY GATES.
 05:49:32 ONE OF THE THINGS THAT WE DON'T NEED IS A SHADE STRUCTURE
 05:49:35 BECAUSE WE HAVE A HERITAGE OAK TREE THAT WE'RE SAVING IN
 05:49:39 THAT AREA IN THE PASSIVE PARK.
 05:49:41 THAT WILL PROVIDE SHADE IN THE AREA.
 05:49:43 NEXT, KRISTEN PETRY WILL COME UP.
 05:49:49 SHE WILL SPEAK ABOUT THE PROJECT LANDSCAPE AND THE PROJECT
 05:49:52 SIGNAGE THAT MARY REFERENCED THAT WAS DETERMINED FROM THE
 05:49:56 ZONING.
 05:49:56 KRISTEN?
 05:50:02 >> GOOD EVENING, EVERYBODY.
 05:50:03 I'M KRISTEN PETRY.
 05:50:07 MY COMPANY IS CALLED PERGOLA.

05:50:08 WE'VE BEEN AROUND FOR 22 YEARS, AND I'VE BEEN WORKING IN

05:50:13 COLLIER AND LEE COUNTY SINCE 1993.

05:50:16 SO TALKING ABOUT MILAN VILLAS TONIGHT, I THINK YOU GUYS ARE

05:50:21 ALL PRETTY FAMILIAR WITH WHAT WE HAVE HERE.

05:50:24 WE MET WITH COUNCIL A COUPLE OF WEEKS AGO AND REALLY WENT

05:50:28 OVER THIS THOROUGHLY, BUT WE HAVE, AS MARY SAID, A TIERED

05:50:32 SYSTEM OF DESIGN FOR THE BUFFERS ON WILLIAMS ROAD AND THREE

05:50:39 OAKS BOULEVARD, AND IT MAKES USE OF TWO DIFFERENT SIZES OF

05:50:44 TREES AND AN EXTRA FOUR FOOT OVERALL CLUSIA HEDGE IN

05:50:51 ADDITION TO THE STANDARD DOUBLE STACKER HEDGEROW.

05:50:58 IF WE MOVE DOWN, WE TAKE A LOOK AT THE FIRST SLIDE THAT

05:51:04 SHOWS THE CONDITION WITH THIS BUFFER ON THREE OAKS

05:51:09 BOULEVARD, UTILIZING THE YELLOW TABEBUIA AND BLACK OLIVE

05:51:15 TREES AND THEN SHOWING THE TWO-TIERED BUFFER AND ALSO

05:51:20 LOOKING AT THE VIEW THAT WOULD BE UP TOP, HOW IT WOULD BE AT

05:51:27 THE VERY BEGINNING, AND THEN SIX YEARS LATER HOW -- AND EVEN

05:51:33 IN THE BEGINNING, YOU CAN SEE THAT THERE'S SOME FAIRLY GOOD

05:51:39 ATTENUATION OF VIEWS.

05:51:41 AS THE PROJECT MATURES, THAT JUST MATURES AND GETS EVEN

05:51:46 BETTER.

05:51:46 SO IT MAKES A REALLY GOOD PRESENTATION BOTH INSIDE THE

05:51:49 PROJECT AND OUTSIDE THE PROJECT.

05:51:51 THIS IS WHAT WE HAVE SIMILAR APPROACH ON WILLIAMS ROAD, AND

05:51:59 USING MAPLE TREES FOR COLOR, WHICH IS SORT OF THAT REDDISH

05:52:04 PINK COLOR IN THE LEAVES INSTEAD OF RELYING ON FLOWERS,

05:52:08 LOOKING AT WHAT HAPPENS WHEN WE'RE LOOKING FROM INSIDE THE

05:52:13 PROJECT TO OUT, UP TOP IS AT INCEPTION AND SHOWING WE'RE

05:52:18 DOING A PRETTY GOOD JOB OF BUFFERING EVEN AT THAT POINT.

05:52:21 AND THEN AS THE JOB MATURES, THAT GETS JUST EVEN BETTER OVER

05:52:27 TIME, AND I THINK IT'S JUST A NICE SOFT APPROACH BOTH INSIDE

05:52:33 AND OUTSIDE.

05:52:35 AND THIS BRINGS US TO THE SIGN.

05:52:39 I LIKE THE SIGN A LOT.

05:52:41 I THINK IT'S PRETTY SIMPLE AND IT'S MODERN YET TRADITIONAL

05:52:47 AT THE SAME TIME.

05:52:47 I THINK THE MATERIALS THAT WE'VE CHOSEN ARE REALLY LUXE

05:52:55 LOOKING.

05:52:56 IT'S A NICE CREAMY SHERWIN WILLIAMS WHITE CALLED SNOWBOUND

05:53:01 AND THEN WE WOULD BE USING JUST FOR THE CAPS AND THE COPING

05:53:06 ON THE TOP OF THE PLANTER, WE WOULD BE USING THIS NICE SORT

05:53:11 OF A FOLKY STONE LOOK, CORAL STONE LOOK THAT KERCKHOFF

05:53:20 MAKES.

05:53:21 A NICE TILE THAT RUNS AROUND THE EDGE.

05:53:24 SOME GRAY AND BEIGE AND CREAMY TONES.

05:53:27 THE THING THAT I REALLY LIKED ABOUT IT IS THE USE OF THE

05:53:31 SUGAR KETTLE AS THE ACCENT ON TOP OF THE COLUMNS.

05:53:36 I THINK THAT'S SORT OF A CREATIVE APPROACH THAT MAKES IT A
 05:53:43 LITTLE BIT MORE SPECIAL THAN WHAT YOU MIGHT SEE ANYWHERE
 05:53:46 ELSE.
 05:53:48 THIS IS WHAT YOU MIGHT SEE IF YOU LOOKED AT IT WHEN IT'S
 05:53:51 PLANTED UP AND IT'S PART OF THE WHOLE ENTRY STATEMENT AND

 05:53:58 IT'S JUST A NICE COMBINATION OF LANDSCAPE AROUND IT AND THE
 05:54:07 LITTLE LOW WING WALLS ON THE SIDES WITH THE COLUMNS, AND
 05:54:11 IT'S JUST MAKING A NICE PRESENTATION TO THE STREET AND
 05:54:15 GIVING THE JOB SITE A SENSE OF PLACE AND IDENTITY, COMMUNITY
 05:54:19 IDENTITY.
 05:54:20 AND SO THAT'S WHERE WE ARE IF ANYBODY HAS ANY QUESTIONS.
 05:54:28 >> YOU HAVE FIGURED OUT HOW YOU'RE GOING TO MAKE THOSE SUGAR
 05:54:31 KETTLES HURRICANE RESISTANT?
 05:54:34 >> WELL, THAT WILL BE UP TO THE STRUCTURAL ENGINEER, BUT I'M
 05:54:38 SURE IT WILL HAVE LOTS OF --
 05:54:41 >> TRICKY.
 05:54:43 >> -- FASTENERS.
 05:54:44 GOOD FASTENERS.
 05:54:50 >>Michael Sheeley: I THINK THE DESIGN LOOKS GOOD.
 05:54:52 I LIKE THE DESIGN.
 05:54:53 >> GREAT.
 05:54:54 THANK YOU.
 05:54:57 >>Scotty Wood: ANY OTHER PRESENTATIONS?
 05:54:59 GO AHEAD.
 05:55:02 >>Chris Mitchell: THERE WAS A QUESTION, THE E-QUESTION WAS
 05:55:06 CONCERNING THE DRAINAGE AND HOW THE WATER RUNOFF WOULD
 05:55:12 AFFECT THE SURROUNDING AREAS.
 05:55:15 I BELIEVE YOU ALL KNOW THAT THERE'S SOUTH FLORIDA WATER
 05:55:18 MANAGEMENT DISTRICT CRITERIA.
 05:55:19 WE NEED TO GET A SOUTH FLORIDA PERMIT.

 05:55:21 WE'RE IN THE FINAL STAGES OF THAT, AND YOU HAVE YOUR OWN
 05:55:26 ORDINANCE AND RULES.
 05:55:27 SO OUR DISCHARGE IS VERY LIMITED AND WILL BE PER THE
 05:55:30 REGULATIONS.
 05:55:31 OUR DISCHARGE LOCATION IS AT THE SOUTH END OF THE PROJECT
 05:55:37 INTO A ROADSIDE DITCH ON WILLIAMS ROAD.
 05:55:39 IT GOES ACROSS THREE OAKS AND GOES UP TOWARDS THE ESTERO
 05:55:43 RIVER.
 05:55:44 WE'LL BE COMPLIANT.
 05:55:45 WE KNOW WE CAN'T DISCHARGE.
 05:55:47 WE HAVE TO MEET THE CRITERIA THAT THE DISTRICT HAS, AND
 05:55:50 THAT'S WHAT WE'VE DONE.
 05:55:55 >>Jim Wallace: I THINK IT WAS THE LAST MEETING, WE HAD A
 05:55:57 QUESTION ABOUT THE NORTH ENTRANCE.
 05:55:59 IT APPEARS TO BE RIGHT-IN, RIGHT-OUT, BUT THAT'S NOT A
 05:56:03 PUBLIC ENTRANCE, IS IT?

05:56:05 >>Chris Mitchell: NO, SIR.
 05:56:06 >>Jim Wallace: SO I UNDERSTAND THAT.
 05:56:08 HOW IS IT RESTRICTED?
 05:56:10 BECAUSE IT IS CLOSE TO THE CORNER, OBVIOUSLY.
 05:56:13 >>Chris Mitchell: IT'S GRASS.
 05:56:16 IT'S NOT PAVEMENT.
 05:56:16 IT'S NOT UTILIZED FOR THAT, AND IT'S SOLELY FOR THE
 05:56:23 EMERGENCY AND A LITTLE CONFLICTING THE SEPARATION I HAVE TO
 05:56:26 GET AN ADMINISTRATIVE DEVIATION FROM LEE COUNTY BECAUSE IT

 05:56:30 IS TOO CLOSE TO THE NORTH.
 05:56:32 BUT BECAUSE OF THE LOCATION, IT'S THE RIGHT LOCATION, BUT
 05:56:34 BECAUSE IT'S A TEN-ACRE PROJECT, FOR THE VILLAGE I HAVE TO
 05:56:38 HAVE THAT SECONDARY ACCESS.
 05:56:39 SO THAT WAS WORKED WITH THE FIRE DEPARTMENT.
 05:56:45 >> WHAT'S THE WIDTH OF THE MAIN STREET AT ITS NARROWEST
 05:56:48 POINT?
 05:56:49 >>Chris Mitchell: IT'S 20 FEET FROM EDGE OF PAVEMENT TO EDGE
 05:56:53 OF PAYMENT.
 05:56:53 AND THEN YOU'VE GOT TWO FOOT OF ALLEY GUTTER ON EITHER SIDE.
 05:56:56 IT IS A CONTINUOUS WIDTH, AND THEN THE ENTRY, EACH SIDE IS
 05:57:00 20 FEET OF PAVEMENT ON THE ENTRY AND THE EXIT AND THEN IT'S
 05:57:04 GOT CURBING ON EITHER SIDE.
 05:57:08 >> 20 OR 16?
 05:57:09 >>Chris Mitchell: IT'S 20 FEET OF PAVEMENT.
 05:57:11 >>Jim Wallace: ON THE ENTRANCE -- BOTH SIDES ARE 20?
 05:57:16 >>Chris Mitchell: I THINK SO.
 05:57:17 I HAVE NOT REVIEWED THAT, BUT I'M PRETTY SURE.
 05:57:20 IF NOT, I WOULD SAY 18 BECAUSE THE FIRE DEPARTMENTS ARE
 05:57:23 USUALLY, THEY WANT AS MUCH AS THEY CAN GET.
 05:57:26 BUT I BELIEVE IT'S 20.
 05:57:30 >>Michael Sheeley: YOUR PLAN SHOWS 20 FEET TO THE CENTER
 05:57:32 LINE OF THAT ISLAND.
 05:57:36 >>Chris Mitchell: OKAY, IT'S GOING TO BE A LITTLE LESS.
 05:57:40 >>Michael Sheeley: FOUR, FIVE FEET WIDE.

 05:57:41 I'M NOT SURE WHAT IT IS.
 05:57:42 YOU'RE SOMEWHAT LESS, BUT STILL GENEROUS, I WOULD SAY.
 05:57:53 >>Anthony Gargano: THE MAIN STREET ITSELF IS 20 FEET.
 05:57:57 >>Chris Mitchell: THAT'S CORRECT.
 05:58:00 >>Scotty Wood: I HAVE A QUESTION ABOUT THE DOG PARK.
 05:58:04 WHO WILL MAINTAIN THE DOG PARK?
 05:58:06 >>Chris Mitchell: THAT'S A COMMON AREA, AND IT'S PART OF THE
 05:58:08 HOA.
 05:58:09 THEY ARE REQUIRED TO TAKE CARE OF THE COMMON AREA.
 05:58:13 >>Scotty Wood: OKAY.
 05:58:16 >>Jim Wallace: TO TONY'S QUESTION ON THE 20-FOOT WIDTH,
 05:58:18 NORMALLY ON A 20-FOOT RESIDENTIAL STREET, THERE IS A

05:58:21 RESTRICTION OF NO PARKING ON THE STREET.
 05:58:24 WILL THAT BE THE CASE HERE?
 05:58:26 >>Chris Mitchell: I CAN'T SPEAK TO WHAT THE HOA DOCUMENTS
 05:58:30 SAY.
 05:58:30 I KNOW THAT 20 IS TYPICAL, AND WHAT PEOPLE DO IS KIND OF
 05:58:36 SOMETIMES UNCONTROLLABLE.
 05:58:38 BUT IT'S NOT PROMOTED.
 05:58:39 THERE IS NO PARKING ON THE STREET.
 05:58:42 FOR SINGLE-FAMILY RESIDENTIAL, PARKING IS WITHIN THE GARAGES
 05:58:47 OR IN THE DRIVEWAYS.
 05:58:48 AND THAT'S HOW IT'S CALCULATED.
 05:58:51 >>Jim Wallace: BUT THERE'S NO STAFF RESTRICTION ON REQUIRING
 05:58:55 YOU TO HAVE NO PARKING POSTED ON THE STREET, MARY?

 05:58:59 >>Mary Gibbs: NO, WE DON'T HAVE ANY RESTRICTION TO THAT
 05:59:01 EFFECT.
 05:59:02 DID YOU WANT TO HEAR FROM WAYNE EVERETT?
 05:59:06 WAYNE, DID YOU WANT TO ADD SOMETHING, THE DEVELOPER?
 05:59:09 >> WAYNE EVERETT FOR THE RECORD.
 05:59:11 YES, OUR HOA DOCUMENTS DO NOT ALLOW ANY OVERNIGHT PARKING ON
 05:59:17 THE STREET.
 05:59:17 THERE IS SOME LIMITED PARKING LIKE IF YOU'RE GOING FOR THE
 05:59:20 DAY.
 05:59:20 ALSO DO WANT TO POINT OUT THAT IT'S A TWO-CAR GARAGE, AND
 05:59:24 THEN THERE'S ROOM FOR TWO CARS BEHIND THE GARAGE.
 05:59:28 SO YOU CAN IN THEORY GET FOUR PEOPLE.
 05:59:30 >>Jim Wallace: I'M ONLY SPEAKING TO THE 20-FOOT WIDTH.
 05:59:33 IT'S QUITE TYPICAL THAT THERE'S NO PARKING.
 05:59:36 >> THAT'S CORRECT.
 05:59:36 THANK YOU.
 05:59:41 >>Scotty Wood: ANYONE ELSE?
 05:59:43 >>Anthony Gargano: IS THERE GUEST OVERFLOW PARKING?
 05:59:45 I DIDN'T SEE THAT ON THE PLAN.
 05:59:47 >>Chris Mitchell: TYPICAL WITH SINGLE-FAMILY RESIDENTIAL,
 05:59:50 YOU DON'T HAVE OVERFLOW PARKING.
 05:59:52 AS WAYNE STATED, YOU'VE GOT THE TWO PARKING SPOTS IN THE
 05:59:56 GARAGE AND THEN YOU'VE GOT TWO SPOTS BEHIND IN THE DRIVEWAY.
 05:59:59 SO THAT EXCEEDS WHAT THE REQUIREMENT IS FOR SINGLE-FAMILY
 06:00:02 PARKING.

 06:00:15 >>Scotty Wood: ANYONE ELSE?
 06:00:16 MARY, ANY COMMENTS BEFORE I OPEN THE PUBLIC HEARING?
 06:00:21 >>Mary Gibbs: NO, I THINK YOU HAVE GOOD QUESTIONS BECAUSE
 06:00:23 THE QUESTIONS YOU ASKED AT THE PRIOR MEETING AND THIS
 06:00:25 MEETING VERY SIMILAR TO THE QUESTIONS THAT THE COUNCIL
 06:00:30 ASKED.
 06:00:30 I KNOW DR HORTON WAS TRYING TO GET THROUGH THE PROCESS AND
 06:00:33 THEY ENDED UP GETTING CONTINUED BY THE COUNCIL, HAVING TO

06:00:37 COME BACK WITH MORE INFORMATION.
 06:00:38 I THINK THEY HAVE MADE SOME NICE CHANGES BASED ON WHAT THE
 06:00:42 COUNCIL HAD ASKED FOR AND SOME OF YOUR SUGGESTIONS.
 06:00:49 >>Scotty Wood: OKAY.
 06:00:49 ON THAT NOTE, I'LL OPEN THE PUBLIC HEARING.
 06:00:53 >>Mary Gibbs: I HAVE NO CARDS ON THIS MATTER.
 06:00:55 >>Scotty Wood: NO CARDS AT ALL.
 06:00:56 OKAY.
 06:00:57 ANYONE IN THE AUDIENCE WHO WISHES TO SPEAK?
 06:01:01 IF YOU DO, PLEASE FILL OUT A CARD.
 06:01:03 IF NOT, I WILL CLOSE THE PUBLIC HEARING.
 06:01:04 >>Mary Gibbs: I SEE NOBODY WAVING THEIR HANDS.
 06:01:07 >>Scotty Wood: OKAY.
 06:01:08 THE PUBLIC HEARING IS CLOSED.
 06:01:09 I WOULD LIKE TO JUST ASK ANY BOARD MEMBER IF THEY HAVE ANY
 06:01:17 COMMENTS BEFORE I CALL FOR A MOTION.
 06:01:19 HEARING NONE, I WILL CALL FOR A MOTION TO APPROVE THE

 06:01:28 DEVELOPMENT ORDER WITH THE CHANGES THAT HAVE BEEN DISCUSSED.
 06:01:36 >>Michael Sheeley: I'LL MAKE THAT MOTION ALONG WITH THE
 06:01:38 MONUMENT SIGN.
 06:01:39 >>Scotty Wood: IS THERE A SECOND?
 06:01:42 >>Kristin Jeannin: I'LL SECOND.
 06:01:44 >>Scotty Wood: OKAY.
 06:01:45 ANY FURTHER DISCUSSION?
 06:01:46 MARY, PLEASE CALL THE ROLL.
 06:01:51 >>Anthony Gargano: YES.
 06:01:53 >>Kristin Jeannin: YES.
 06:01:57 >>Mary Gibbs: BOARD MEMBER JONES IS ABSENT.
 06:01:59 >>Michael Sheeley: YES.
 06:01:59 >>James Tatoes: YES.
 06:02:01 >>Jim Wallace: YES.
 06:02:04 >>Scotty Wood: YES.
 06:02:04 THANK YOU.
 06:02:07 GOOD LUCK WITH THE PROJECT.
 06:02:11 >>Mary Gibbs: I FORGOT TO SAY VICE-CHAIR GARGANO.
 06:02:14 OOPS.
 06:02:15 SORRY.
 06:02:19 >>Scotty Wood: OKAY.
 06:02:20 OUR NEXT ITEM, WE ARE NO LONGER IN QUASI-JUDICIAL MODE.
 06:02:26 WE ARE NOW GOING TO HAVE THREE PUBLIC INFORMATION MEETINGS.
 06:02:30 THE FIRST ONE REGARDS THE MIROMAR INTERNATIONAL DESIGN
 06:02:36 CENTER, ZONING AMENDMENT.

 06:02:37 OKAY, MARY.
 06:02:39 >>Mary Gibbs: ALL RIGHT.
 06:02:42 I THINK YOU ALL KNOW WHERE MIROMAR DESIGN CENTER IS.
 06:02:48 IT'S EITHER THE MIROMAR DESIGN CENTER OR THE MIROMAR

06:02:50 INTERNATIONAL DESIGN CENTER.
 06:02:51 I'VE SEEN IT CALLED BOTH.
 06:02:53 MAYBE DAN DELISI CAN HELP EXPLAIN TO US.
 06:03:01 THEY ARE ACTUALLY IN FOR A ZONING AMENDMENT NOW.
 06:03:03 YOU ALL MAY NOT RECALL BUT WHEN THEY WERE APPROVED BY THE
 06:03:06 COUNTY SOME YEARS AGO, THEY WERE GOING TO BE KIND OF THE
 06:03:09 UPSCALE DESIGN CENTER WHERE PEOPLE WOULD GO AND MAKE
 06:03:12 APPOINTMENTS AND LOOK AT DIFFERENT HOUSEHOLD FURNISHINGS.
 06:03:17 AND IT WAS A VERY SPECIALIZED KIND OF A USE.
 06:03:19 THERE'S ONLY ONE OTHER ONE, I THINK, IN THE STATE OF
 06:03:21 FLORIDA, OPERATING ON THE EAST COAST AT THAT TIME.
 06:03:25 THEY KIND OF MODELED THEMSELVES AFTER THAT.
 06:03:28 IT'S VERY KIND OF INTERESTING.
 06:03:29 IT'S AN ICONIC BUILDING, BUT IT HASN'T BEEN QUITE AS
 06:03:33 SUCCESSFUL, I THINK, AS THEY WERE HOPING IT WOULD BE.
 06:03:35 SO OVER TIME THEY ARE LOOKING TO EXPAND IT AND INSTEAD OF
 06:03:39 JUST KEEPING THE RESTRICTED USES FOR THE DESIGN CENTER,
 06:03:43 HOUSEHOLD FURNISHINGS TYPE THING, TO ALLOW SOME OFFICE USE.
 06:03:47 THAT'S REALLY THE GIST OF THE AMENDMENT.
 06:03:50 IT'S AN EXISTING BUILDING.
 06:03:51 I'M PROBABLY JUMPING INTO DAN DELISI'S LENGTHY PRESENTATION.

 06:03:59 IT'S A VERY SIMPLE CONCEPT, BUT IT'S A LITTLE BIT
 06:04:02 COMPLICATED BECAUSE OF THE ZONING CONDITIONS AND PART OF THE
 06:04:04 STONEYBROOK DRI.
 06:04:06 SO THAT DRI DEVELOPMENT ORDER IS A LITTLE COMPLICATED.
 06:04:09 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER --
 06:04:13 >> YOU'RE SAYING THE ZONING CURRENTLY DOES NOT PROVIDE FOR
 06:04:16 ANY OFFICE.
 06:04:17 >>Mary Gibbs: NO, IT DOES NOT.
 06:04:19 IT WAS JUST DESIGN CENTER USE AND SOME ANCILLARY TYPE USES.
 06:04:54 >>Daniel DeLisi: SO WITH MARY'S PRESENTATION, THAT'S ALL
 06:04:57 I'VE GOT.
 06:04:58 NO, I'LL GIVE A LITTLE BIT MORE DETAIL ABOUT THE HISTORY OF
 06:05:03 IT.
 06:05:04 DAN DELISI, FOR THE RECORD.
 06:05:05 I'M HERE WITH MARK GESCHWENDT FROM MIROMAR AS WELL AS
 06:05:11 RAYMOND HADDAD FROM MIROMAR.
 06:05:15 JUST A LITTLE BIT OF HISTORY, BACK WHEN BEFORE THE ECCL
 06:05:25 BECAME AN ORGANIZATION, THERE WAS A GROUP CALLED ECHO, WHICH
 06:05:30 NEIL -- WAS THE CHAIR OF AND DON ESLICK WAS THE VICE-CHAIR
 06:05:33 OF.
 06:05:35 WHEN I FIRST MOVED DOWN HERE, I REMEMBER A MEETING WITH
 06:05:39 JERRY SCHMOYER DOING A PRESENTATION ON THIS PROJECT TO A
 06:05:43 GROUP OF PEOPLE IN NEIL'S HOUSE, IN HIS LIVING ROOM, JUST TO
 06:05:49 GET A FEEL FROM THE COMMUNITY.
 06:05:51 THIS WAS BACK IN LATE 2000, EARLY 2001.

06:05:55 I THINK IT WAS ESSENTIALLY THE FIRST TIME A DEVELOPER
 06:06:00 APPROACHED THE ESTERO COMMUNITY TO GET FEEDBACK REALLY EARLY
 06:06:03 ON IN THE ZONING PROCESS.
 06:06:06 THROUGH THE ESTABLISHMENT AND THE WRITING OF THE ESTERO
 06:06:08 COMMUNITY PLAN, WE USED THIS PROJECT AS A MODEL IN THAT
 06:06:14 PROCESS.
 06:06:15 LATER, WHEN WE CREATED ON THE PLANNING PANEL AN AWARD FOR
 06:06:20 DESIGN EXCELLENCE, JIM, YOU WON THE FIRST ONE FOR RAPALLO.
 06:06:28 THAT WAS REALLY A TREMENDOUS SUCCESS AND DESIGN SUCCESS.
 06:06:32 AND THEN I THINK THE SECOND AWARD WAS GIVEN TO THE MIROMAR
 06:06:36 DESIGN CENTER, BOTH BECAUSE OF THE BUILDING, THE LINE OF
 06:06:41 ROYAL PALMS WHEN YOU COME IN, THE LANDSCAPING, JUST THE
 06:06:44 GRANDIOSE NATURE OF IT ALL WAS TRULY IMPRESSIVE.
 06:06:48 BUT THIS IS A PROJECT THAT AS MARY SAID, IT WAS DESIGNED TO
 06:06:52 BE AND REALLY IS AN ICONIC BUILDING IN THE AREA.
 06:06:58 SO YOU ALL KNOW WHERE IT IS.
 06:07:01 IT'S ON THE SOUTHEAST QUADRANT OF THE I-75 CORKSCREW
 06:07:07 INTERCHANGE.
 06:07:08 I'LL JUST DIVE INTO THE ZONING A LITTLE BIT.
 06:07:13 THE DESIGN CENTER PROPERTY IS THIS ONE IN YELLOW.
 06:07:16 WE'RE AMENDING AN OVERALL ZONING, WHICH IS THE MIROMAR
 06:07:19 SQUARE CPD.
 06:07:23 THIS WAS A CPD THAT WAS ESTABLISHED IN 2007 I BELIEVE, BUT
 06:07:32 THE INITIAL DESIGN CENTER CPD CAME BEFORE THAT.
 06:07:40 ORIGINALLY, AS MARY SAID, THE WHOLE PROPERTY WAS ZONED AS

 06:07:44 PART OF IN 1985 THE STONEYBROOK DRI, WHICH I BELIEVE WAS
 06:07:49 CALLED CORKSCREW PINES AT THE TIME.
 06:07:51 THE MIROMAR DESIGN CENTER SITE, YOU COULD SEE IT WAS IN THE
 06:07:56 CT, COMMERCIAL TOURIST, ZONING DISTRICT, AND THEN THE REST
 06:08:00 OF THE AREA ON THE WEST SIDE OF STONEYBROOK GOLF DRIVE IS IN
 06:08:08 THE CG DISTRICT.
 06:08:09 BOTH PARCELS, EXCEPT FOR THE CORNER DRUGSTORE, CVS, ARE
 06:08:16 OWNED BY MIROMAR.
 06:08:19 SO WHEN THE DESIGN CENTER WAS ORIGINALLY ZONED BACK IN -- IT
 06:08:23 WAS 2002, IT WAS ZONED ONLY FOR DESIGN CENTER RETAIL.
 06:08:27 IT WAS THEN IN 2007 COMBINED WITH THE PARCEL ON THE EAST TO
 06:08:36 BE PART OF ONE OVERALL CPD.
 06:08:40 BUT THEY ARE TWO VERY DIFFERENT USES AND LIST OF USES THAT
 06:08:43 ARE ALLOWED ON EACH PARCEL.
 06:08:45 THE DESIGN CENTER THEN OPENED IN 2006.
 06:08:52 THE ZONING REQUEST IS VERY STRAIGHTFORWARD.
 06:08:55 AS MARY SAID, THE ONLY USE REALLY ALLOWED FOR THE DESIGN
 06:08:59 CENTER IS, QUOTE, DESIGN CENTER RETAIL, AND IT'S A VERY
 06:09:04 SPECIFIC TYPE OF RETAIL THAT WAS DEFINED AS PART OF THE
 06:09:07 ZONING PROCESS.
 06:09:08 WE WOULD LIKE TO USE THE BUILDING FOR OFFICE SPACE AS WELL.
 06:09:12 SO THERE'S APPROXIMATELY, I THINK WE SAY IN THE ZONING

06:09:17 APPLICATION WE JUST ROUND IT UP TO 200,000 SQUARE FEET.
 06:09:20 I BELIEVE THE BUILDING IS ABOUT 198,000 SQUARE FEET.
 06:09:24 SO UP TO THE 200,000 SQUARE FEET OF THE BUILDING TO BE USED

 06:09:28 FOR OFFICE.
 06:09:30 WE ANTICIPATE IT'S GOING TO CONTINUE TO BE A MIX OF DESIGN
 06:09:34 CENTER RETAIL AND OFFICE USES.
 06:09:36 SO THERE ARE LITTLE THINGS WITHIN THE ZONING AND THE DRI
 06:09:40 THAT WE NEED TO UPDATE.
 06:09:43 CALCULATIONS WE NEED TO WORK OUT, BUT BY AND LARGE, IT'S
 06:09:46 REALLY THAT STRAIGHTFORWARD.
 06:09:48 WE'RE NOT CHANGING ANYTHING ON THE EXTERIOR OF THE BUILDING.
 06:09:51 WE'RE NOT CHANGING ANYTHING WITH THE DESIGN OF THE SITE.
 06:09:54 IT'S JUST THE TYPE OF OCCUPANCY WITHIN THE BUILDING ITSELF.
 06:09:57 AND THAT'S IT.
 06:10:03 >> IS THERE ADEQUATE PARKING FOR THE OFFICE USE?
 06:10:05 >>Daniel DeLisi: YES.
 06:10:06 AND THAT'S A GREAT QUESTION, AND THAT'S ONE OF THOSE TWO
 06:10:10 THINGS WE'VE BEEN WORKING CLOSELY WITH MARY ON.
 06:10:12 FIRST OF ALL, THE EXISTING SITE IS OVER-PARKED.
 06:10:18 SO THERE'S MORE PARKING THAN REQUIRED FOR FULL OCCUPANCY OF
 06:10:22 THE DESIGN CENTER RETAIL.
 06:10:24 AND THAT'S HELPFUL BECAUSE THE DESIGN CENTER RETAIL
 06:10:27 GENERATES LESS PARKING THAN OFFICE.
 06:10:31 AT FULL CAPACITY OF OFFICE, I THINK WE'RE RIGHT AT THE
 06:10:36 PARKING REQUIRED -- PARKING REQUIREMENT PLUS OR MINUS A FEW
 06:10:40 SPACES.
 06:10:41 SO IN THIS PROCESS, WE'LL HAVE TO LOOK AT EXACTLY THAT
 06:10:47 NUMBER AND MAYBE IT COMES OUT TO 195,000 SQUARE FEET OF

 06:10:52 COMMERCIAL AND WE'RE MISSING TWO SPACES.
 06:10:55 SO IF WE GET UP TO THE FULL CAPACITY, THEN WE'RE GOING TO
 06:11:00 NEED TO PROVIDE THOSE EXTRA TWO SPACES BUT WE'RE RIGHT AT
 06:11:04 THE PARKING REQUIREMENT AS IT'S BUILT TODAY.
 06:11:08 >>Anthony Gargano: DO YOU HAVE AN EXPECTATION THAT THIS WILL
 06:11:11 TRANSITION OVER TIME INTO COMPLETELY AN OFFICE BUILDING?
 06:11:14 IT KIND OF SOUNDS THAT WAY FROM THE WAY YOU'RE TALKING.
 06:11:17 >>Daniel DeLisi: WE'RE ALLOWING FOR THE POSSIBILITY OF THAT.
 06:11:19 I DON'T KNOW -- I DON'T HAVE A CRYSTAL BALL TO BE ABLE TO
 06:11:25 TELL YOU THAT, BUT WE'RE ALLOWING FOR THE POSSIBILITY OF
 06:11:30 THAT.
 06:11:32 >>Michael Sheeley: IS THERE AN INTENT TO KEEP THE OFFICE
 06:11:34 RENTALS IN A DESIGN-ORIENTED FIELD OR IS IT OPEN FOR GENERAL
 06:11:39 OFFICE?
 06:11:40 >>Daniel DeLisi: IT'S OPEN FOR GENERAL.
 06:11:42 THERE IS ALLOWANCE FOR A LITTLE BIT OF MEDICAL OFFICE IN
 06:11:44 THAT AS WELL.
 06:11:47 >>Michael Sheeley: WHICH WOULD UP YOUR PARKING COUNT

06:11:49 FURTHER.
 06:11:49 >>Daniel DeLisi: THAT'S TRUE, YES.
 06:11:50 >>Jim Wallace: THE INTERIOR DESIGN OF THE BUILDING, I
 06:11:53 HAVEN'T BEEN THERE IN A COUPLE OF YEARS, BUT IF I REMEMBER
 06:11:56 IT, DAN, IS VERY MUCH AN ALMOST SMALL RETAIL MALL SPACE.
 06:12:04 IT'S VERY OPEN.
 06:12:05 IT'S VERY ELEGANT.

 06:12:07 IT LENDS ITSELF TO THAT MIXED USE OF RETAIL AND OFFICE.
 06:12:13 I DON'T SEE HOW IT COULD EVER SUBDIVIDE IT WITHOUT
 06:12:16 DESTROYING THE INSIDE WHICH I'M SURE YOU WOULDN'T WANT TO
 06:12:19 DO.
 06:12:19 >>Daniel DeLisi: I DON'T THINK THEIR DESIRE IS TO DO THAT.
 06:12:25 IT REALLY IS A BEAUTIFUL BUILDING.
 06:12:27 BIG ATRIUM.
 06:12:28 >>Jim Wallace: VERY BEAUTIFUL.
 06:12:29 >>Daniel DeLisi: NOW, THERE ARE SOME OFFICE BUILDINGS THAT
 06:12:34 HAVE BEEN IN THAT ALSO HAVE BIG ATRIUMS, BUT THEY DON'T LOOK
 06:12:37 LIKE THAT.
 06:12:38 THEY DON'T LOOK LIKE THE DESIGN CENTER.
 06:12:42 I DON'T KNOW HOW THEY WOULD PLAN TO DIVIDE IT IF THEY WOULD.
 06:12:51 >>Jim Wallace: IT'S NOT THE OWNER'S INTENT TO SUBDIVIDE IT
 06:12:53 AND TOTALLY CHANGE THE CONCEPT OF WHAT IT IS NOW.
 06:12:55 I THINK IT'S A VERY SPECIAL BUILDING RIGHT NOW.
 06:12:57 >>Daniel DeLisi: I DON'T BELIEVE SO.
 06:12:59 RIGHT NOW, IT'S REALLY JUST TO GET THE OCCUPANCY UP.
 06:13:03 BECAUSE AS MARY SAID, THE OCCUPANCY JUST REALLY HAS NOT BEEN
 06:13:07 WHAT THEY HAD HOPED.
 06:13:10 >>Michael Sheeley: IS IT INTENDED TO REMAIN THE DESIGN
 06:13:12 CENTER OR IS MARGARET LOOKING TO REBRAND THE BUILDING INTO
 06:13:16 SOME KIND OF OFFICE BUILDING?
 06:13:18 DO WE KNOW?
 06:13:18 >>Daniel DeLisi: I DON'T KNOW WHAT THEIR BRANDING FUTURE IS,

 06:13:21 BUT I DO KNOW THAT THE INTENT IS TO KEEP THE DESIGN CENTER
 06:13:24 USES AS LONG AS THEY CAN REMAIN VIABLE.
 06:13:30 >> AND THE DEVELOPER HAS A REPUTATION FOR DOING THINGS
 06:13:34 PROPERLY.
 06:13:35 >>Daniel DeLisi: YES.
 06:13:39 >>Kristin Jeannin: YOU MENTIONED THAT SOME OF THE OFFICE
 06:13:41 COULD BE USED FOR MEDICAL USE.
 06:13:43 WHAT PERCENTAGE?
 06:13:44 OF MEDICAL.
 06:13:49 >>Daniel DeLisi: I THINK WE HAD UP TO 50,000 SQUARE FEET OF
 06:13:52 THE 200.
 06:13:54 THAT'S THE NUMBER THAT I'M THINKING OF OFF HAND THAT I
 06:13:58 REMEMBER.
 06:14:02 >>Mary Gibbs: SORRY FOR INTERRUPTING, BUT THERE WAS NO

06:14:04 PERCENTAGE.
 06:14:05 THERE'S REALLY NO PERCENTAGE LIMIT.
 06:14:07 SO IT COULD BE WHATEVER -- I MEAN, IF YOU WANTED MORE OR
 06:14:12 LESS, IT COULD BE.
 06:14:13 THAT WAS JUST THE NUMBER YOU PUT IN.
 06:14:16 THE PARKING I THINK IS THE SAME NOW FOR OFFICE AND MEDICAL
 06:14:19 OFFICE SO THAT REALLY DOESN'T MATTER.
 06:14:23 DAN AND I ARE LOOKING AT THE NUMBERS AND TRYING TO FIGURE
 06:14:26 OUT IF WE SHOULD HAVE ANY LIMITS TO SOME OF THOSE NUMBERS.
 06:14:35 >>Kristin Jeannin: I WOULD JUST MENTION THAT MEDICAL OFFICES
 06:14:37 LOOK A LOT DIFFERENT THAN THE WAY THAT BUILDING IS LAID OUT,

 06:14:44 IN MY LIMITED EXPERIENCE OF THE BUILDING AS WELL.
 06:14:46 FROM MY LIMITED MEMORY, I WOULD JUST MENTION THAT.
 06:14:56 >>Michael Sheeley: MARY, DOES THE STAFF HAVE A
 06:14:58 RECOMMENDATION ON THIS?
 06:14:59 >>Mary Gibbs: THIS IS JUST AN INFORMATION MEETING TONIGHT.
 06:15:02 WE'RE ACTUALLY WORKING THROUGH WITH DAN ON THE STAFF REPORT
 06:15:05 NOW BECAUSE WE'VE GOT TO CHANGE -- WE'VE GOT TO AMEND THE
 06:15:08 DRI DEVELOPMENT ORDER AND ZONING CONDITIONS.
 06:15:10 SO WE HAVEN'T COME UP WITH THAT.
 06:15:13 BUT WHEN WE COME BACK, I DON'T KNOW, FEBRUARY, MAYBE
 06:15:16 FEBRUARY, WE'LL BE BACK FOR PUBLIC HEARING.
 06:15:25 >>Daniel DeLisi: WELL, THANK YOU.
 06:15:31 >>Scotty Wood: OKAY.
 06:15:33 >>Mary Gibbs: I WAS GOING TO ASK A QUESTION, THOUGH.
 06:15:34 NOBODY ASKED WHAT HAPPENED BEFORE MARK AND DAN LEAVE, NOBODY
 06:15:39 ASKED WHAT HAPPENED TO THAT BEAUTIFUL ART PIECE THAT WAS OUT
 06:15:42 IN FRONT OF THE DESIGN CENTER.
 06:15:46 >> [NOT SPEAKING AT A MICROPHONE]
 06:15:49 >>Mary Gibbs: I THINK IT MOVED UP THE STREET, BUT IT WAS
 06:15:52 VERY NICE.
 06:15:55 >>Scotty Wood: OKAY.
 06:15:57 MOVING RIGHT ALONG, THE NEXT PUBLIC INFORMATION MEETING
 06:16:03 CONCERNS COPPERLEAF AT THE BROOKS, A CLUBHOUSE EXPANSION
 06:16:08 DEVELOPMENT ORDER LOCATED AT 23101 COPPERLEAF BOULEVARD.
 06:16:14 THE CLUBHOUSE IS OFF OF COPPERLEAF BOULEVARD SOUTHEAST OF

 06:16:19 THREE OAKS PARKWAY ENTRY GATE.
 06:16:22 >>Nancy Stroud: BEFORE WE GO THERE, MR. CHAIRMAN, DO WANT TO
 06:16:24 OPEN UP THE PUBLIC HEARING --
 06:16:26 >>Scotty Wood: I'M SORRY.
 06:16:27 I FORGOT.
 06:16:28 THANK YOU, NANCY.
 06:16:28 FORGIVE ME.
 06:16:29 REGARDING THE MIROMAR INTERNATIONAL DESIGN CENTER, I WILL
 06:16:40 ASK FOR ANY PUBLIC INPUT.
 06:16:42 IS THERE ANY?

06:16:43 >>Mary Gibbs: NO.
 06:16:44 >>Scotty Wood: OKAY.
 06:16:45 NOW WE CAN MOVE TO COPPERLEAF AT THE BROOKS.
 06:16:48 MARY, GO AHEAD, OR WHOEVER --
 06:16:50 >>Mary Gibbs: I THINK JIM HART IS GOING TO GIVE A QUICK
 06:16:54 EXPLANATION.
 06:16:55 >>Jim Hart: THIS WILL BE REALLY QUICK.
 06:16:57 SO BASICALLY THEY'VE GOT A POOL CAFE THEY ARE ADDING.
 06:17:01 IT'S ABOUT 1300 SQUARE FEET.
 06:17:03 CLUBHOUSE ADDITION ABOUT 10,000 SQUARE FEET.
 06:17:07 ONE ADDITIONAL BOCCIE BALL COURT AND ABOUT 21 PARKING SPACES.
 06:17:13 I THINK FRANK FEENEY IS GOING TO DO THE PRESENTATION FOR
 06:17:18 GRADY MINOR.
 06:17:30 >> FRANK FEENEY: FOR THE RECORD, MY NAME IS FRANK FEENEY.
 06:17:38 I'M THE ENGINEER OF RECORD FOR THE PROJECT.

 06:17:40 AS PART OF THIS PROJECT, I'M ALSO GOING TO GIVE DAVE
 06:17:44 HUMPHREY WHO IS THE PROJECT ARCHITECT, TO COME UP AND
 06:17:48 DESCRIBE THE ARCHITECTURE THAT WE HAVE.
 06:17:49 AS MARY AND JIM DESCRIBED, THIS PROJECT IS LOCATED INSIDE
 06:17:54 COPPERLEAF AT THE BROOKS.
 06:17:56 I'LL DO A VERY BRIEF OVERVIEW OF WHAT WE HAVE HERE.
 06:17:59 AS I MENTIONED BEFORE, WE'RE WORKING WITH COPPERLEAF CLUB TO
 06:18:02 DO SOME IMPROVEMENTS FOR THEIR AMENITIES.
 06:18:06 AND IT IS LOCATED AT THE NORTHEAST CORNER OF COCONUT POINT
 06:18:11 AS WELL AS COPPERLEAF BOULEVARD.
 06:18:13 SO IT'S UP IN THE NORTHEAST CORNER OF COCONUT AND THREE OAKS
 06:18:16 PARKWAY.
 06:18:16 THE PROJECT ITSELF IS ZONED A MIXED MPD, A PLANNED
 06:18:25 DEVELOPMENT.
 06:18:25 5.7 ACRES, GIVE OR TAKE.
 06:18:28 AND WE ARE LOOKING TO DO SOME IMPROVEMENT TO NOT ONLY THE
 06:18:31 CLUBHOUSE BUT ALSO THE POOL CAFE TO AGAIN IMPROVE FOR THE
 06:18:35 MEMBERS AND DO SOME EXPANSIONS.
 06:18:37 AS PART OF THE EXPANSIONS WE'RE LOOKING AT THE PARKING IN
 06:18:40 PARTICULAR TO MAKE SURE THAT WE ACTUALLY HAVE SUFFICIENT
 06:18:43 PARKING SPACES AND WE'RE GOING TO BE ADDING ABOUT 21 TO THE
 06:18:46 SITE.
 06:18:46 THIS IS THE OVERALL SITE PLAN THAT WE CURRENTLY HAVE
 06:18:52 SUBMITTED INTO THE VILLAGE OF ESTERO FOR REVIEW.
 06:18:54 WE ARE WORKING WITH STAFF.

 06:18:56 WE DO NOT CURRENTLY HAVE AN APPROVED DO OR ANYTHING LIKE
 06:18:59 THAT, AS WE'RE GOING THROUGH THE PUBLIC INFORMATION MEETING
 06:19:02 PROCESS.
 06:19:02 WE HAVE SUBMITTED TO THE DISTRICT, AND WE ARE ANTICIPATING
 06:19:05 HAVING THAT PERMIT RECEIVED.
 06:19:07 IT HAS BEEN WRITTEN UP BY THE ENGINEERING ENVIRONMENTAL FOR

06:19:10 APPROVAL, SO IT IS BEING OUT PROCESSED RIGHT NOW.
 06:19:14 THE IMPROVEMENTS THAT WE'RE TALKING ABOUT ACTUALLY HAVE A
 06:19:18 COUPLE OF DIFFERENT PARTS.
 06:19:19 THE FIRST PART IS ON THE NORTH SIDE WHERE WE'RE ADDING IN A
 06:19:22 20 BAY PARKING LOT.
 06:19:23 THAT PARKING LOT IS INTENDED REALLY TO BE USED BY THE
 06:19:29 SERVERS AND THE COOKS AND THE STAFF AS WELL AS EXPANSIONS IN
 06:19:34 THE REAR ALONG THE EAST SIDE FOR THE OVERVIEW THAT USED TO
 06:19:39 BE THERE.
 06:19:40 THEY ARE GOING TO ENCLOSE THAT AND MAKE IT AIR CONDITION
 06:19:45 SPACE AND EXPANSION OF THE PRO SHOP.
 06:19:47 AS PART OF THE EXPANSIONS WE'RE ALSO GOING TO BUMPING OUT A
 06:19:50 LITTLE FURTHER FOR THE POOL CAFE.
 06:19:52 WE ACCOUNTED FOR A THIRD BOCCIE BALL COURT AS WELL.
 06:19:56 AND THESE IMPROVEMENTS ARE ALSO GOING TO BE ENCROACHING INTO
 06:19:59 THESE AREAS OFF TO THE EAST AS WELL AS TO THE NORTH.
 06:20:03 BOTH OF THESE AREAS THAT I'M KIND OF HIGHLIGHTING WITH THE
 06:20:05 MOUSE ARE ACTUALLY PART OF THE EXISTING LAKE SYSTEM.
 06:20:08 AS PART OF THE BROOKS OVERALL STORMWATER MANAGEMENT PLAN

 06:20:12 SEVERAL YEARS AGO PREVIOUS DISTRICT APPLICATION, THEY HAD
 06:20:15 OVER-DUG THE LAKES.
 06:20:17 SO THERE IS AN EXCESS OF LAKE AND VOLUMETRICS THAT ARE
 06:20:22 AVAILABLE FOR US TO TAKE ADVANTAGE OF.
 06:20:24 THERE IS ABOUT .64 ACRES OF ADDITIONAL LAKE FOR THE OVERALL
 06:20:28 SYSTEM, AND WE'RE ONLY GOING TO BE EXPANDING INTO THOSE
 06:20:30 LAKES ABOUT .34.
 06:20:32 THERE IS STILL AN OVERAGE OR EXTRA VOLUMETRICS THAT ARE
 06:20:36 AVAILABLE FOR STORMWATER MANAGEMENT BEYOND WHAT IS REQUIRED.
 06:20:40 AS THE NEXT PART OF THIS, WE'RE ALSO LOOKING AT THE
 06:20:44 LANDSCAPING VERY CAREFULLY.
 06:20:47 AS PART OF THE EXPANSION AREAS THAT WE'RE LOOKING AT, THE
 06:20:50 GOLF COURSE IS DIRECTLY TO THE EAST OF THE CLUBHOUSE ITSELF.
 06:20:53 THERE ARE NO BUFFER REQUIREMENTS BETWEEN THE CLUBHOUSE AND
 06:20:56 THE GOLF COURSE.
 06:20:58 HOWEVER, AS PART OF OUR REVIEW WE'RE WORKING WITH STAFF IN
 06:21:01 ORDER TO MAYBE THAT THE REQUIRED TREES ARE GOING TO BE
 06:21:04 ACCOUNTED FOR NOT ONLY ON THE BACK SIDE OF THE CLUB BUT AS
 06:21:08 WELL AS ANY CULTIVATED TREES WILL BE TAKEN CARE OF AS WELL
 06:21:11 AND ADDRESSED.
 06:21:11 AS PART OF OUR EXPANSION OVER BY THE BOCCIE COURTS, WE'RE
 06:21:15 LOOKING TO MAYBE ADD IN SOME NICE SHRUBS AND SOME LIKE LOW
 06:21:21 TREES ADJACENT TO A PROPOSED FENCE TO PROVIDE SOME PRIVACY
 06:21:27 ALONG THE POOL.
 06:21:32 WITH THAT, I WOULD LIKE TO TURN IT OVER TO DAVE HUMPHREY AND

 06:21:35 LET HIM EXPLAIN A LITTLE MORE ABOUT SOME OF THE COLOR
 06:21:38 RENDERINGS SHOWING THE ACTUAL ARCHITECTURAL FOR THE PROPOSED

06:21:40 IMPROVEMENTS.
 06:21:41 >>Dave Humphrey: THANK YOU, FRANK.
 06:21:43 GOOD EVENING.
 06:21:43 MY NAME IS DAVE HUMPHREY, THE ARCHITECT FOR THE PROJECT.
 06:21:46 SO FRANK WAS EXPLAINING THE EXPANSION.
 06:21:50 AS YOU WOULD EXPECT, COPPERLEAF WAS EXPERIENCING INTENSE
 06:21:56 COMPETITION FROM OTHER DEVELOPMENTS AROUND THE COMMUNITY
 06:22:00 WITH RESPECT TO PRIVATE CLUBS AND AMENITIES AND SO FORTH.
 06:22:03 THE ORIGIN OF THIS EXPANSION INVOLVES ENHANCING THE INTERNAL
 06:22:12 PARTS OF THE CLUB AS WELL AS ENGAGING.
 06:22:15 THERE'S NO OUTSIDE DINING WHATSOEVER OTHER THAN OPEN PATIO.
 06:22:20 SO THIS CREATES KIND OF RECONFIGURATION OF THE INSIDE AND
 06:22:27 CREATING KIND OF A MIGRATION TO THE OUTSIDE AREA AS WELL.
 06:22:31 SO WHAT YOU'RE SEEING IS THE ULTIMATE RESULT OF THE
 06:22:37 SOLUTIONS DECIDED UPON, INTEGRATING THAT DESIGN INTO THE
 06:22:40 EXISTING STRUCTURE.
 06:22:42 SO WHAT WE TRY TO DO IS A LOT OF ARCHITECTURE IN ITS
 06:22:47 ORIGINAL FORM DEVELOPED BY THE ENTIRE COMMUNITY DEVELOPER IS
 06:22:56 MORE FOR A SALES TOOL TO SELL PROPERTY.
 06:23:00 SO THE AMOUNT OF DETAIL IS NOT QUITE AS MUCH AS THE
 06:23:06 HOMEOWNERS THEMSELVES.
 06:23:07 AS WE DO THESE TYPES OF RENOVATIONS, WE TRY TO CAPITALIZE ON
 06:23:11 THE ORIGINAL ARCHITECTURAL CONCEPT, IF NOT ELEVATE THAT TO A

 06:23:15 HIGHER LEVEL.
 06:23:16 SO WHAT WE'VE DONE IS WE'VE INTRODUCED KIND OF THINGS THAT
 06:23:20 CREATE INTEREST TO THE INSIDE WITH WINDOW FENESTRATION.
 06:23:25 YOU'LL SEE THE GLASS GABLE END ON THE END OF THE BAR OUTSIDE
 06:23:30 TERRACE EXTENSION AND CAPITALIZE ON THE COLUMN DETAILS AND
 06:23:35 BRACKETRY AND ROOF PLANS AND SO FORTH.
 06:23:38 LIKE I SAID, RATHER THAN SEEING -- BEING ABLE TO IDENTIFY A
 06:23:43 SET OF BELL-BOTTOMS DONE AT A CERTAIN PERIOD OF TIME, WHAT
 06:23:47 WE'VE DONE IS ADDRESS THE EXPANSION SUCH THAT IT WOULD LOOK
 06:23:52 PRETTY MUCH PART OF THE ORIGINAL CONCEPT.
 06:23:55 THIS SHOWS THE EXPANSION OF THE TERRACE OUT BACK, KIND OF
 06:24:00 FLIPPING THE SITE PLAN AROUND, THIS IS WHAT YOU WOULD SEE
 06:24:04 FROM THE GOLF COURSE, NOT REALLY MUCH BEING DONE IN THE
 06:24:06 FRONT OF THE BUILDING OTHER THAN A SMALL KITCHEN ADDITION.
 06:24:12 AND THEN HEADING OVER TO THE POOL CAFE, IF YOU CAN SEE MY
 06:24:18 POINTER THERE, THAT BUILDING -- THAT SECTION OF THE BUILDING
 06:24:22 IS EXISTING, AND WHAT WE'RE DOING IS ADDING AN EXPANSION,
 06:24:26 TAKING THE SPACE THAT WAS AN ASSORTED MIXED USE TYPE OF
 06:24:34 STRUCTURE, SMALL EXISTING KITCHEN, SOME OUTSIDE DINING AND
 06:24:38 RESTROOM.
 06:24:39 THAT'S ALL KITCHEN NOW.
 06:24:40 AND THEN WE HAVE A NICE BIG OPEN PAVILION HERE THAT KIND OF
 06:24:48 ANCHORS THIS KIND OF AMENITY AREA.
 06:24:50 AGAIN, WHAT WE'RE DOING IS REINFORCING THE COLUMN DESIGN AND

06:24:54 ENHANCING A LOT OF THE ROOF DETAIL AND DORMERS AND SO FORTH

06:24:58 AND EXPANDING THE POOL DECK A LITTLE BIT AS WELL.

06:25:02 PRETTY STRAIGHTFORWARD, EXPANDING, CONTINUING THE EXISTING

06:25:06 VOCABULARY AND KIND OF PUNCTUATING SOME OF THOSE ELEMENTS TO

06:25:09 CREATE KIND OF A HIGHER QUALITY LEVEL FOR THE MEMBERS.

06:25:13 I THINK THAT'S -- I COULD GO ON AND ON.

06:25:17 THIS IS JUST A PALETTE OF WHAT THE COLORS ARE.

06:25:20 VERY CLOSE TO THE ORIGINAL BODY COLORS AND ACCENT COLORS,

06:25:26 THE TRIM.

06:25:27 BORAL ROOF TILES, THE PINTO BLEND.

06:25:30 WE HAVE SOME AWNING FABRIC, ALUMINUM DOOR AND WINDOW SYSTEM.

06:25:37 KIND OF A TERRA-COTTA, A LIGHT TERRA-COTTA BLEND WITH TAUPE

06:25:42 AND CREAM PAVERS AND THEN BRACKETS AND LOUVERS IN THE BROWN

06:25:51 COLOR.

06:25:52 THAT'S PRETTY MUCH THE CONCLUSION OF MY WORDS.

06:25:57 FRANK, ANY CLOSING MESSAGES?

06:25:59 >>Frank Feeney: THANK YOU AGAIN FOR LETTING US COME BACK AND

06:26:02 TALK TO YOU ABOUT THE COPPERLEAF PROJECT.

06:26:04 IF YOU HAVE ANY QUESTIONS.

06:26:08 >>Anthony Gargano: WHAT'S BEHIND IN THE SECOND RENDITION,

06:26:10 WHAT'S BEHIND THE EXPANSE OF YELLOW WALLS?

06:26:14 ON THE LEFT.

06:26:20 >>Frank Feeney: OVER HERE?

06:26:23 >>Anthony Gargano: YES.

06:26:23 >>Frank Feeney: IN THE BACK AREA, THAT IS A CART STORAGE

06:26:27 AREA, THEN A CART BARN TUCKED BACK IN THERE BEHIND THAT

06:26:31 AREA.

06:26:31 THAT IS EXISTING.

06:26:33 LET ME SHOW YOU ON THE SITE PLAN.

06:26:41 LOOKING AT THE SITE PLAN, THIS AGAIN IS THE LANDSCAPE PLAN,

06:26:56 WE HAVE AN EXISTING CART BARN, WHICH IS THAT BIG SQUARE.

06:26:59 THAT YELLOW WALL IS ACTUALLY WHAT YOU'RE SEEING IS THIS LONG

06:27:02 EXTENSION EXPANSION OF THE POOL CAFE.

06:27:05 SO WE HAVE A CART STORAGE AREA AS WELL AS LIKE AN ENTRANCE

06:27:09 OR EXISTING ENTRANCE TO THE EXISTING TWO BOCCIE COURTS THAT

06:27:12 ARE THERE.

06:27:18 >>Jim Wallace: I HAVE ONE QUESTION.

06:27:20 THE RETENTION AREAS THAT YOU ARE ELIMINATING, WERE THOSE

06:27:25 PRETREATMENT OR A DRY RETENTION?

06:27:27 >>Frank Feeney: NO, ACTUALLY, THE PRETREATMENT IS EXISTING.

06:27:30 WE'RE NOT PROPOSING TO CHANGE THAT AT ALL.

06:27:31 IT'S WET DETENTION THAT IS PART OF THE MASTER SYSTEM.

06:27:34 >>Jim Wallace: ALL THE PRETREATMENT HAS BEEN LEFT AS IS.

06:27:37 >>Frank Feeney: THAT'S CORRECT.

06:27:38 >>Jim Wallace: AND THOSE DRY RETENTION AREAS, OBVIOUSLY,

06:27:43 YOU'RE STORMWATER MANAGEMENT, WHATEVER YOU'RE DOING,

06:27:46 UNDERGROUND IS GOING TO TAKE CARE OF WHATEVER STORMWATER YOU
 06:27:51 HAD FROM THOSE AREAS.
 06:27:55 >>Frank Feeney: THERE IS AN EXISTING --
 06:27:56 >>Jim Wallace: I DON'T SEE THE ORIGINAL, I DON'T SEE THE
 06:27:58 EXISTING, SO IT'S HARD FOR ME TO IMAGINE.

 06:28:00 >>Frank Feeney: NO WORRIES.
 06:28:01 WE HAVE AN EXISTING DETENTION AREA RIGHT HERE ON THE NORTH
 06:28:05 SIDE OF THE CLUBHOUSE.
 06:28:07 EVERYTHING THAT'S BEING COLLECTED IN THAT GENERAL AREA IS
 06:28:10 BEING SHIPPED OVER TO THAT DETENTION AREA AND THEN GOES INTO
 06:28:13 THE OVERALL WET SYSTEM.
 06:28:14 IT WILL BE COLLECTED BEFORE IT'S DROPPED INTO THE LAKES.
 06:28:20 >>Jim Wallace: THANK YOU.
 06:28:22 >>Scotty Wood: ANYONE ELSE?
 06:28:24 MARY, ANY COMMENTS?
 06:28:29 QUESTIONS?
 06:28:30 >>Mary Gibbs: NO.
 06:28:32 >>Scotty Wood: THEN I'LL OPEN UP FOR REQUEST FOR PUBLIC
 06:28:37 INPUT.
 06:28:38 ANY CARDS?
 06:28:38 ANYONE?
 06:28:42 >>Mary Gibbs: IT LOOKS LIKE NOT FOR THIS ITEM.
 06:28:44 >>Scotty Wood: OKAY.
 06:28:45 PUBLIC INPUT IS CLOSED.
 06:28:47 THANK YOU VERY MUCH.
 06:28:48 WE LOOK FORWARD TO YOUR PRESENTATION WHEN YOU BRING IT BACK
 06:28:53 TO US FOR THE PUBLIC HEARING.
 06:28:56 THE NEXT ITEM HAS TO DO WITH THE VILLAGE INITIATED REZONING
 06:29:11 OF THE WILLIAMS ROAD PROPERTY, DISTRICT 5, 9000 WILLIAMS
 06:29:18 ROAD LOCATED EAST OF THE RAILROAD AND NORTH OF WILLIAMS

 06:29:22 ROAD.
 06:29:22 MARY, IT'S ALL YOURS.
 06:29:36 >>Mary Gibbs: I'M FIRED BECAUSE I HAVE THE WRONG
 06:29:38 PowerPoint UP HERE.
 06:29:39 HELP.
 06:29:43 IN CASE YOU HAVEN'T NOTICED, TAMMY IS NOT HERE TONIGHT.
 06:30:25 I'M DOING A POOR JOB.
 06:30:27 WE WANT TO TALK ABOUT ANOTHER REZONING THAT THE VILLAGE IS
 06:30:31 WORKING ON RIGHT NOW, AND IT'S WILLIAMS ROAD PROPERTY.
 06:30:35 AND THIS PROPERTY IS LOCATED ACTUALLY EAST OF THE RAILROAD
 06:30:44 RIGHT-OF-WAY AND NORTH OF WILLIAMS ROAD.
 06:30:48 IT'S NORTH OF THE BROOKS AND THAT EDERA DEVELOPMENT.
 06:30:52 IT'S WEST OF AND SOUTH OF THE COUNTY PARK AND THE SCHOOL
 06:30:55 DISTRICT PROPERTY.
 06:30:55 THE EAST HALF OF THE PROPERTY IS THE GULF COAST DRIVING
 06:30:59 RANGE, WHICH IS STILL OPERATING, AND THE WEST HALF OF THE

06:31:02 PROPERTY IS ZONED AGRICULTURE.
 06:31:04 IT'S VACANT.
 06:31:06 IT WAS OWNED BY A CHURCH.
 06:31:10 EAST HALF OF THE PROPERTY IS ZONED VERY RESTRICTIVE ZONING.
 06:31:15 ZONED COMMERCIAL PLANNED DEVELOPMENT, BUT THE USES THAT ARE
 06:31:17 ALLOWED ARE ALMOST ONLY LIMITED TO GOLF DRIVING RANGE AND
 06:31:23 PLACE OF WORSHIP.
 06:31:25 SO IT'S VERY RESTRICTIVE ZONING.
 06:31:27 THE WEST HALF OF THE PROPERTY IS ZONED AGRICULTURE.

 06:31:29 THAT WAS OWNED BY A CHURCH AND THEN THE VILLAGE OBTAINED
 06:31:33 THAT PROPERTY THROUGH A LAND SWAP AND PURCHASED WITH SOME
 06:31:36 OTHER PROPERTY UP AT THE VILLAGE CENTER A FEW YEARS AGO AND
 06:31:40 THE DRIVING RANGE WE ACQUIRED, THE VILLAGE ACQUIRED IT
 06:31:43 EARLIER THIS YEAR.
 06:31:45 IT'S BEING OPERATED NOW UNDER THE AUSPICES OF ESTERO FOREVER
 06:31:50 FOUNDATION AND KIND OF UNDER THE AUSPICES OF THE VILLAGE.
 06:31:54 THE COMPREHENSIVE PLAN LAND USE DESIGNATION FOR THIS
 06:31:59 PARTICULAR PROPERTY IS VILLAGE CENTER.
 06:32:00 SO THE PROPOSED USES ARE -- WE DON'T HAVE REAL SPECIFICS AT
 06:32:09 THIS TIME.
 06:32:09 BUT WE'RE LOOKING AT RECREATIONAL TYPE USES, SPORTS RELATED
 06:32:14 USES, POSSIBLY A LITTLE BIT OF COMMERCIAL SPORTS OR
 06:32:18 ENTERTAINMENT, MAYBE A RESTAURANT.
 06:32:22 VERY KIND OF VAGUE AT THIS TIME.
 06:32:25 WE'VE JUST STARTED LOOKING AT THOSE USES.
 06:32:29 WHAT WE WANT TO DO IS MAKE IT COMPLEMENTARY TO THE USES
 06:32:32 AROUND IT, WHICH IS THE COUNTY PARK, AND THEN THERE'S SPORTS
 06:32:37 FIELDS THAT THE SCHOOL HAS OVER OFF OF BODE BOULEVARD TO THE
 06:32:42 EAST.
 06:32:42 WE'RE THINKING MAYBE PICKLEBALL OR PICKLEBALL COURTS BECAUSE
 06:32:45 OUR PARKS AND RECREATION STUDY SHOWED US THERE IS A SHORTAGE
 06:32:49 OF PICKLEBALL, BUT WE DON'T WANT TO LIMIT IT JUST TO
 06:32:53 PICKLEBALL.
 06:32:54 MIX IN SOME INDOOR AND OUTDOOR TYPE OF RECREATION USES.

 06:32:59 SO WE'LL HAVE TO REZONE IT BECAUSE IT'S IN VILLAGE CENTER,
 06:33:02 WE HAVE A REQUIREMENT THAT ANY REZONING OR AN AMENDMENT IN
 06:33:05 THE VILLAGE CENTER HAS TO BE TO ESTERO PLANNED DEVELOPMENT.
 06:33:08 SO THAT'S THE PROPOSED CATEGORY THAT WE WILL REZONE IT TO.
 06:33:12 WE'LL HAVE TO HAVE A SITE PLAN AND WE'LL HAVE TO COME
 06:33:15 FORWARD WITH THAT LATER.
 06:33:16 AND THEN THE VILLAGE INITIATED REZONING, WE JUST TALKED TO
 06:33:21 COUNCIL ABOUT THIS LAST WEEK.
 06:33:23 THEY VOTED TO BEGIN THE REZONING PROCESS.
 06:33:27 YOU HAVE TO OWN THE PROPERTY.
 06:33:29 THE VILLAGE VOTES TO REZONE IT, THE STAFF PREPARES THE
 06:33:33 APPLICATION, WE HAVE THE PUBLIC INFORMATION MEETING, WHICH

06:33:35 IS THE MEETING WE'RE HAVING TONIGHT.
 06:33:38 WE WILL WORK ON A STAFF REPORT AND RECOMMENDATION, COME BACK
 06:33:42 TO PLANNING, ZONING, AND DESIGN BOARD FOR A PUBLIC HEARING,
 06:33:45 AND THEN YOU ALL MAKE A RECOMMENDATION TO COUNCIL.
 06:33:48 THE COUNCIL HAS TO REVIEW IN TWO PUBLIC HEARINGS BECAUSE OF
 06:33:52 THE REZONING, AND THEN ONCE THAT IS DONE, IF THE COUNCIL
 06:33:57 APPROVES IT, THEN WE CHANGE THE MAP.
 06:33:59 SO THAT'S THE BASIC STEPS.
 06:34:01 YOU MIGHT REMEMBER WHEN WE DID THE VILLAGE CENTER, IT WAS
 06:34:04 KIND OF THE SIMILAR PROCESS.
 06:34:05 AND THEN THIS IS THE TENTATIVE SCHEDULE.
 06:34:08 THIS IS A LITTLE BIT AGGRESSIVE.
 06:34:10 THE COUNCIL JUST VOTED TO REZONE IT.

06:34:13 WE HAVE THE PUBLIC INFORMATION MEETING TONIGHT.
 06:34:15 WE MAY COME BACK TO THE JANUARY HEARING, IF WE'RE READY.
 06:34:19 WE'VE BEEN WORKING ON THE APPLICATION IN THE BACKGROUND FOR
 06:34:22 THE PAST COUPLE OF MONTHS.
 06:34:23 SO IT'S NOT LIKE WE JUST STARTED.
 06:34:25 WE'RE LOOKING AT COUNCIL MEETINGS IN JANUARY AND FEBRUARY.
 06:34:30 BUT, AGAIN, THAT'S A LITTLE BIT TENTATIVE BECAUSE WE DON'T
 06:34:32 HAVE ALL THE DETAILS WORKED OUT YET.
 06:34:35 THAT'S BASICALLY KIND OF THE OVERVIEW OF WHAT WE ARE LOOKING
 06:34:41 AT.
 06:34:45 >>Anthony Gargano: THAT AREA WHERE THESE TRACTS ARE,
 06:34:47 INITIALLY, GOING BACK TO THAT PLAN, THE SCHOOL FOR THE LOT
 06:34:54 NEXT TO THE POST OFFICE, THAT WAS ULTIMATELY ABANDONED.
 06:34:57 THE PLAN WAS ULTIMATELY ABANDONED.
 06:34:58 BUT EARLY ON, THE AREA THAT WE'RE LOOKING AT HERE WAS ONE OF
 06:35:02 THE AREAS UNDER CONSIDERATION FOR THE SCHOOL.
 06:35:06 IS THAT ALL GONE NOW?
 06:35:08 >>Mary Gibbs: NO.
 06:35:08 THE SCHOOL PROPERTY WAS A LITTLE BIT -- LET ME GO BACK.
 06:35:11 THE SCHOOL PROPERTY WAS -- CAN YOU SEE THE CURSOR IN THIS
 06:35:19 VERY KIND OF TOP CORNER.
 06:35:21 I THINK THE SCHOOL PROPERTY WAS LIKE TEN ACRES AND IT WAS IN
 06:35:25 THIS GENERAL VICINITY RIGHT UP HERE.
 06:35:27 IT WAS AT THE END OF BODE BOULEVARD, AS I RECALL.
 06:35:30 THE SCHOOL STILL OWNS THAT PROPERTY, AND THEY STILL OWN THE

06:35:34 PROPERTY, THE 72 ACRES THAT WAS GOING TO BE THE SCHOOL ON
 06:35:37 THREE OAKS, BUT THEY DECIDED TO FOCUS ON LEHIGH.
 06:35:40 SO THEY STILL OWN THAT.
 06:35:42 I THINK WE HAVE BEEN TALKING TO THEM A LITTLE BIT ABOUT
 06:35:45 POTENTIAL USES.
 06:35:47 WHAT WE REALLY WOULD LIKE TO SEE IN THIS WHOLE AREA, BECAUSE
 06:35:50 YOU'VE GOT THE COUNTY PARK.
 06:35:52 YOU'VE GOT THE SCHOOL PROPERTY.

06:35:54 IT WOULD BE REALLY NICE TO MAKE THIS INTO A RECREATIONAL
 06:35:57 AREA JUST WITH ALL KINDS OF PUBLIC DIFFERENT TYPES OF USES.
 06:36:02 SO THAT'S WHAT WE ARE TALKING TO THEM.
 06:36:06 I KNOW THERE'S A NEED FOR MORE FIELDS, BUT HERE WE FEEL A
 06:36:09 LOT OF PEOPLE ARE ASKING ABOUT PICKLEBALL.
 06:36:12 MAYBE EVEN SOME INDOOR TYPES OF RECREATION USES AND THEN WE
 06:36:16 WOULD LIKE TO INTEGRATE THIS PROPERTY WITH THE PROPERTIES ON
 06:36:19 BOTH SIDES AND MAYBE DO SOME JOINT PARKING.
 06:36:23 WE KIND OF HAVE BIGGER DREAMS, BIG PICTURES BECAUSE JIM
 06:36:26 WALLACE ALWAYS TELLS YOU, DREAM BIG.
 06:36:30 SCOWLING AT ME RIGHT NOW.
 06:36:31 BUT I THINK WE'RE TRYING TO DREAM BIGGER THAN JUST HAVING IT
 06:36:34 BE BALL FIELDS OR SOMETHING.
 06:36:36 WE WANT TO REALLY GET A MIX OF USES AND HAVE IT WORK WELL
 06:36:39 AND BE COMPLEMENTARY WITH THE OTHER AREAS.
 06:36:45 >>Anthony Gargano: THANK YOU.
 06:36:45 >>Jim Wallace: MARY, I HAVE SOME SERIOUS CONCERNS.

 06:36:50 I LOOKED AT THIS AT ONE TIME BUYING BOTH THE PIECES BEFORE
 06:36:58 WE DID GENOVA.
 06:37:02 ONE OF THE THINGS OUR ENVIRONMENTAL ENGINEERS LOOKED AT IS
 06:37:05 THE CHURCH PIECE HAS SUCH A BEAUTIFUL COLLECTION OF MAJESTIC
 06:37:11 OAKS THAT I BELIEVE MUST BE PRESERVED OR SHOULD BE
 06:37:15 PRESERVED.
 06:37:16 AND IT BECAME VERY DIFFICULT, THE AMOUNT OF AREA, THE AMOUNT
 06:37:20 OF PHYSICAL SPACE THAT YOU COULD DEVELOP IN AGGREGATE
 06:37:24 SOUNDED REASONABLE.
 06:37:25 IT WAS MAYBE 40%, BUT IT WAS A LITTLE BIT HERE, A LITTLE BIT
 06:37:29 THERE, ET CETERA.
 06:37:30 SO WE CAME TO THE CONCLUSION THAT THAT TEN ACRES WAS
 06:37:34 VIRTUALLY UNDEVELOPABLE.
 06:37:35 YOU COULDN'T DO ANYTHING UNLESS YOU TOOK DOWN THE MAJESTIC
 06:37:39 OAKS.
 06:37:40 AND GIVEN THE VERY STRICT COMMITMENT THAT THE VILLAGE HAS
 06:37:46 MADE TO THE PIECE AT THE CORNER OF U.S. 41 AND CORKSCREW
 06:37:53 ROAD AND THE PRESERVATION OF THE TREES THERE, WHICH ARE OF
 06:37:58 SIMILAR QUALITY TO THIS.
 06:38:00 CERTAINLY, THESE ARE A SIMILAR QUALITY TO THE ONES THAT ARE
 06:38:03 THERE, AND, AGAIN, THAT PIECE IS ONLY ABOUT 60% OF THAT
 06:38:09 PARCEL THAT IS QUALITY CONSERVATION, HERITAGE AND THE REST
 06:38:15 IS UPLANDS.
 06:38:16 WE HAVE EVEN A GREATER PERCENTAGE HERE THAT IS MAJESTIC OAK.
 06:38:20 IS THE VILLAGE WILLING TO COMMIT TO RETAIN AND KEEP ALL OF

 06:38:26 THOSE MAJESTIC OAKS AND NOT -- BECAUSE WE TALK ABOUT MIXED
 06:38:30 USE.
 06:38:31 AS SOON AS WE TALK ABOUT MIXED USE, TO ME, IT OPENS IT UP TO
 06:38:34 A WHOLE LOT OF THINGS AND ONE OF THE -- THE REASON MY

06:38:40 ENGINEERING FIRM AND MYSELF DID NOT GO AHEAD WITH THIS IS
 06:38:44 BECAUSE THE JURISDICTIONAL RESTRICTIONS ARE SO GREAT ON
 06:38:50 THOSE TREES THAT THE ONLY AREA THAT YOU COULD REALLY DEVELOP
 06:38:53 WAS THE DRIVING RANGE.
 06:38:54 SO IS THE VILLAGE COMMITTING ITSELF, IS THE VILLAGE COUNCIL
 06:38:58 COMMITTING ITSELF TO PRESERVING ALL THOSE TREES?
 06:39:01 >>Mary Gibbs: WE HAVE NOT DONE THE ENVIRONMENTAL ANALYSIS
 06:39:04 YET, SO WE HAVE TO LOOK AT THAT BECAUSE THE HERITAGE
 06:39:08 TREES --
 06:39:09 >>Jim Wallace: I COULD SHARE OURS WITH YOU.
 06:39:09 WILSONMILLER STILL HAS THEM, I THINK.
 06:39:13 THAT WAS THE CONCLUSION.
 06:39:14 AND SO THAT'S THE CONCERN IF IT'S JUST BLATANT MIXED USE AND
 06:39:18 NOW WE START CUTTING DOWN ALL THE TREES THAT IN OTHER AREAS
 06:39:22 OF THE COMMUNITY WE'RE GOING OUT OF OUR WAY TO BEND OVER
 06:39:25 BACKWARDS TO PRESERVE THEM.
 06:39:27 IF WE'RE DOING IT THERE, THEN WHY AREN'T WE DOING IT HERE?
 06:39:31 >>Mary Gibbs: THAT'S A GOOD POINT.
 06:39:33 LIKE I SAID, WE HAVEN'T DONE THE ENVIRONMENTAL ANALYSIS YET.
 06:39:36 BUT WE WILL.
 06:39:42 >>Jim Wallace: SO I CAN HOLD YOUR FEET TO THE FIRE LATER, IS

 06:39:42 THAT IT?
 06:39:46 >>Mary Gibbs: NO, NOT TONIGHT BUT SOON.
 06:39:47 IF YOU HAVE ANYTHING TO SHARE, THAT WOULD BE HELPFUL.
 06:39:50 >>Jim Wallace: OKAY, I'LL TRY TO PULL UP THAT WilsonMiller
 06:39:55 REPORT.
 06:39:55 IT WAS REALLY THE DECIDING FACTOR IN US NOT ACQUIRING THE
 06:39:59 PROPERTY AND WE MOVED UP THE ROAD.
 06:40:02 >>Mary Gibbs: WE TEND TO BUY TREE FARMS BECAUSE THE VILLAGE
 06:40:05 CENTER PROPERTY, THE MANAGER SAID ONE NIGHT, I THINK WE
 06:40:10 BOUGHT A TREE FARM, MARY.
 06:40:12 >>Jim Wallace: VERY EXPENSIVE TREE FARM.
 06:40:17 >>Scotty Wood: ANYONE ELSE?
 06:40:18 OKAY.
 06:40:22 ANY PUBLIC INPUT?
 06:40:28 >>Mary Gibbs: NOT ON THIS, BUT WE DO HAVE TWO MEMBERS FROM
 06:40:30 THE PUBLIC THAT WANT TO TALK ABOUT THE GENERAL, WHEN IT
 06:40:32 COMES TO GENERAL PUBLIC INPUT.
 06:40:35 >>Scotty Wood: OKAY.
 06:40:36 IF WE HAVE NOTHING FURTHER ON THE VILLAGE-INITIATED
 06:40:39 REZONING, WE CAN MOVE RIGHT TO PUBLIC INPUT OF A GENERAL
 06:40:44 NATURE.
 06:40:47 >>Mary Gibbs: I HAVE TWO SPEAKER CARDS FROM JANET HILDEBRAND
 06:40:51 FROM FOUNTAIN LAKES AND LORI SMITH FROM FOUNTAIN LAKES.
 06:40:56 WHEN I TOLD THEM THEY WOULD HAVE TO WAIT UNTIL THE END OF
 06:40:59 THE MEETING TO SEE IF YOU ALL WANTED TO LET THEM SPEAK UNDER

06:41:02 THE PUBLIC INPUT.
 06:41:05 I GUESS JANET IS COMING UP FIRST.
 06:41:08 >> THANK YOU.
 06:41:10 MY NAME IS JANET HILDEBRAND.
 06:41:12 AND I'M A HOMEOWNER IN THE FOUNTAIN LAKES COMMUNITY
 06:41:17 ASSOCIATION.
 06:41:19 I RECENTLY RECEIVED A COPY OF THE ABBIATI DENTAL PROJECT
 06:41:27 DEVELOPMENT ORDER.
 06:41:28 IN LOOKING THROUGH THAT, IT'S MY UNDERSTANDING THAT ABBIATI,
 06:41:40 THE DEVELOPMENT ORDER APPLICATION, CURRENTLY SHOWS THE PLANS
 06:41:41 THAT WOULD INVOLVE CONSTRUCTION AND MODIFICATION OF THE
 06:41:44 FOUNTAIN LAKES COMMUNITY ASSOCIATION PRIVATE PROPERTY.
 06:41:46 CAN YOU HELP ME TO UNDERSTAND HOW ABBIATI WOULD HAVE THE
 06:41:55 AUTHORITY TO MAKE MODIFICATIONS TO PRIVATE PROPERTY WITHOUT
 06:41:58 THE PERMISSION OF THE FOUNTAIN LAKES COMMUNITY ASSOCIATION?
 06:42:01 SPECIFICALLY, HOW THE VILLAGE OF ESTERO WOULD HAVE THE
 06:42:06 AUTHORITY TO APPROVE SUCH A DEVELOPMENT ORDER APPLICATION
 06:42:10 WITHOUT THE CONSENT OF FOUNTAIN LAKES COMMUNITY ASSOCIATION.
 06:42:16 MY SPECIFIC INTEREST IS REGARDING TO THE PROPOSED
 06:42:19 MODIFICATION OF THE FOUNTAIN LAKES ASSOCIATION ISLAND.
 06:42:23 THE ADDITION OF STOP SIGNS ON THE ASSOCIATION'S PRIVATE
 06:42:27 PROPERTY, AND THE PROPOSED SIDEWALK TO BE INSTALLED ON THE
 06:42:31 ASSOCIATION'S RIGHT-OF-WAY AND THE REMOVAL OF THE
 06:42:34 ASSOCIATION'S ROYAL PALMS ON ITS PRIVATE PROPERTY.
 06:42:38 I ALSO HAD A CHANCE TO REVIEW THE TRAFFIC STUDY AND THEY

 06:42:46 KIND OF INSINUATE THAT MAYBE FOUNTAIN LAKES CAN USE THE
 06:42:51 WILLIAMS ROAD ENTRANCE MORE THAN THE FRONT ENTRANCE OFF OF
 06:43:00 U.S. 41.
 06:43:01 I'M CONCERNED BECAUSE I UNDERSTAND THAT WILLIAMS ROAD IS
 06:43:05 CURRENTLY CATEGORIZED AS FAILING.
 06:43:10 SO I THINK THAT THAT NEEDS TO BE ADDRESSED ON HOW THE
 06:43:14 PROPOSED DEVELOPMENT WILL BE ABLE TO ACCOMMODATE THE
 06:43:17 INCREASED TRAFFIC AND THE EFFECTS OF THE PROPOSED
 06:43:20 DEVELOPMENT WILL HAVE ON THE NEARBY COMMUNITY AND AREA.
 06:43:24 THANK YOU.
 06:43:27 ANY QUESTIONS?
 06:43:30 >>Jim Wallace: WE'RE TALKING SPECIFICALLY A CONFLICT AT THE
 06:43:33 ENTRANCE?
 06:43:34 ARE YOU SPECIFICALLY REFERENCING A CONFLICT AT THE ENTRANCE
 06:43:39 TO FOUNTAIN LAKES?
 06:43:41 >> YES.
 06:43:43 THE ENTRANCE OF FOUNTAIN LAKES IS PRIVATE PROPERTY.
 06:43:48 THE ABBIATI GROUP DOES HAVE AN EASEMENT FOR INGRESS AND
 06:43:55 EGRESS OF THEIR PROPERTY, BUT THEY DON'T REALLY HAVE
 06:44:01 ANYTHING WITH FOUNTAIN LAKES ENTRANCE PROPERTY.
 06:44:05 >>Jim Wallace: SO THEIR EGRESS DOES NOT RUN ACROSS YOUR
 06:44:08 PROPERTY?

06:44:09 >> NOT TO MY KNOWLEDGE.
 06:44:12 FROM WHAT I HAVE HEARD AND I'M SURE THAT THERE'S GOING TO BE
 06:44:14 SOMEONE ELSE THAT'S GOING TO ADDRESS THIS --

06:44:18 >>Jim Wallace: ARE YOU AWARE OF IT, MARY?
 06:44:20 >>Mary Gibbs: WELL, LET ME JUST PROVIDE A LITTLE BACKGROUND.
 06:44:23 THIS CAME UP -- I THINK WE HAD THE PUBLIC INFORMATION
 06:44:26 MEETING ON THIS, AND THESE QUESTIONS CAME UP FROM FOUNTAIN
 06:44:31 LAKES.
 06:44:35 SO WE SUGGESTED THESE ARE THINGS THAT NEED TO BE WORKED
 06:44:38 THROUGH.
 06:44:38 THEY HAD A LETTER FROM AN ATTORNEY.
 06:44:40 THEY SENT US THE LETTER, AND WE LOOKED AT IT.
 06:44:42 IN THE MEANTIME WE GOT THE APPLICATION FOR THE DEVELOPMENT
 06:44:44 ORDER.
 06:44:44 WE'RE REVIEWING IT NOW, AND WE'VE GOT TO GO THROUGH THESE
 06:44:48 THINGS.
 06:44:49 WE'VE GOT TO LOOK AT THE LEGAL TO SEE WHO'S GOT THE LEGAL
 06:44:54 ACCESS AND THERE ARE EASEMENTS AND THINGS.
 06:44:56 WE'RE LOOKING AT THAT RIGHT NOW.
 06:44:57 I DID TELL JANET YOU'RE ALLOWED TO COME TALK, BUT THIS WON'T
 06:45:01 BE COMING BACK TO THE BOARD RIGHT AWAY BECAUSE WE'RE JUST
 06:45:07 STARTING THE DEVELOPMENT ORDER REVIEW.
 06:45:09 SO WE'VE GOT TO LOOK --
 06:45:11 >>Jim Wallace: WHEN IT COMES BACK, THE STAFF WILL BE MAKING
 06:45:14 A DETERMINATION THAT THEY HAVE A LEGAL RIGHT TO EASEMENT OR
 06:45:19 NOT?
 06:45:19 >>Mary Gibbs: THERE HAVE BEEN LEGAL ARGUMENTS ON BOTH SIDES.
 06:45:23 WE WON'T BRING IT BACK TO THIS BOARD UNTIL WE HAVE ALL THOSE

06:45:26 THINGS WORKED OUT.
 06:45:27 WE ALSO SUGGESTED IN OUR LETTER, WE DID A LETTER OR REQUEST
 06:45:32 FOR ADDITIONAL INFORMATION THAT THEY HAVE, THE APPLICANT
 06:45:35 HAVE A MEETING WITH FOUNTAIN LAKES BECAUSE WE KNOW FOUNTAIN
 06:45:38 LAKES IS CONCERNED, AND THE REASON I THINK THEY CAME TONIGHT
 06:45:40 IS THEY DON'T WANT TO WAIT UNTIL WE'RE HERE FOR THE FINAL
 06:45:44 PUBLIC HEARING TO BE ABLE TO STATE THAT THEY HAVE CONCERNS.
 06:45:50 >>Jim Wallace: WHAT HAPPENS WHEN THERE IS A LEGAL OPINION ON
 06:45:52 TWO SIDES ON AN ISSUE LIKE THAT?
 06:45:55 WHAT DOES THE ZONING BOARD DO?
 06:45:58 >>Mary Gibbs: WELL, WE GET OUR ATTORNEY TO BE THE
 06:46:01 TIEBREAKER.
 06:46:01 >>Nancy Stroud: THEN YOU'LL HAVE THREE OPINIONS PROBABLY.
 06:46:05 NO.
 06:46:05 WE'LL HAVE TO LOOK AT IT WHEN IT COMES UP, SEE WHO HAS THE
 06:46:10 BETTER ARGUMENT.
 06:46:13 >>Mary Gibbs: WE DO LOOK AT THE TRAFFIC AS WELL.
 06:46:15 I DON'T THINK WILLIAMS ROAD IS LEVEL OF SERVICE F, BUT WE'LL

06:46:18 BE LOOKING AT THE TRAFFIC STUDY AND ALL THOSE DOCUMENTS,
06:46:21 TOO.
06:46:22 >> WELL, FOUNTAIN LAKES DID DO THEIR OWN TRAFFIC STUDY AND
06:46:27 IT WAS DRASTICALLY DIFFERENT THAN THE OTHER TRAFFIC STUDY.
06:46:31 FOUNTAIN LAKES HASN'T HAD A BOARD MEETING YET TO PULL ALL OF
06:46:39 THIS TOGETHER, BUT I JUST WANTED TO GET MY FEELINGS OUT SO
06:46:44 THAT YOU KNOW WHERE I'M THINKING AND COMING FROM.

06:46:50 >>Anthony Gargano: IS THAT A STUDY THAT'S BEEN SHARED WITH
06:46:52 THE STAFF?
06:46:53 >> I DON'T KNOW IF IT HAS OR NOT.
06:46:56 THAT WOULD HAVE TO COME FROM THE BOARD.
06:47:00 >>Mary Gibbs: I DON'T KNOW IF IT'S A STUDY OR TRAFFIC
06:47:02 COUNTS, BUT WHATEVER YOU HAVE, FEEL FREE TO SHARE IF YOU
06:47:06 WANT TO.
06:47:06 WE CAN LOOK AT THAT.
06:47:13 >> ANY OTHER QUESTIONS?
06:47:15 THANK YOU VERY MUCH.
06:47:15 >>Scotty Wood: THANK YOU.
06:47:16 >>Mary Gibbs: WE ALSO HAVE LORI SMITH.
06:47:22 >> I'M ALSO A RESIDENT, A PROPERTY OWNER IN FOUNTAIN LAKES.
06:47:25 I HAD SOME OF THE SAME CONCERNS AS JANET.
06:47:28 I WOULD JUST LIKE TO POINT OUT THAT THAT APPLICATION
06:47:31 DEVELOPMENT WAS PROPOSING MODIFICATIONS AND REMOVING OUR
06:47:36 ISLAND THAT'S IN OUR ENTRANCE WAY, AND IT WAS ADDING STOP
06:47:41 SIGNS TO THE PRIVATE PROPERTY AND IT WAS PROPOSING A
06:47:44 SIDEWALK TO BE INSTALLED, AND IT WAS REMOVING OUR ROYAL
06:47:48 PALMS ON THE PRIVATE PROPERTY.
06:47:50 SO THAT WAS A RED FLAG AND A CONCERN BECAUSE THIS IS PRIVATE
06:47:56 PROPERTY AND HOW CAN THEY DO THAT?
06:48:00 THEY DO HAVE AN EASEMENT TO FOUNTAIN LAKES BOULEVARD, BUT
06:48:04 THIS IS OUR PROPERTY AND THEY ARE CHANGING THE WHOLE
06:48:07 ENTRANCE WAY.

06:48:07 I JUST WANTED TO MAKE SURE, TOO, THAT WILLIAMS ROAD, THERE
06:48:12 IS AN ENTRANCE GOING IN AND OUT OF OUR COMMUNITY ON WILLIAMS
06:48:15 ROAD, BUT IT DOESN'T HAVE A CALL BOX.
06:48:17 IT'S ONLY FOR RESIDENTS ONLY.
06:48:19 AND ALL OUR GUESTS AND ALL OUR SERVICE PEOPLE DO USE THE
06:48:23 FRONT GATE.
06:48:25 WE ARE JUST VERY CONCERNED ABOUT WHERE WE'RE AT.
06:48:30 THANK YOU FOR HEARING US.
06:48:32 >>Scotty Wood: THANK YOU.
06:48:32 THAT CONCLUDES THE BUSINESS OTHER THAN BOARD COMMUNICATIONS,
06:48:42 ONE OF WHICH IS THE 2023 MEETING SCHEDULE.
06:48:47 >>Mary Gibbs: I JUST WANTED TO CONFIRM THAT BECAUSE I KNOW
06:48:50 THAT, YOU KNOW, VALENTINE'S DAY IS ONE OF THOSE MEETINGS
06:48:54 THAT EVERYBODY SAID AT THE LAST MEETING THAT WAS OKAY.

06:48:58 I JUST WANT TO KNOW FOR SURE.
 06:49:00 I'LL BE HAPPY TO BRING CHOCOLATES FOR EVERYONE THAT NIGHT.
 06:49:11 >>Anthony Gargano: I'D LIKE TO MAKE A COMMENT.
 06:49:12 I WOULD LIKE TO THANK THE BOARD FOR THEIR TRUST AND
 06:49:15 CONFIDENCE AND ASSURE THE BOARD THAT I WILL CONTINUE TO DO
 06:49:18 THE BEST I CAN.
 06:49:21 >>Scotty Wood: SO NOTED.
 06:49:22 THANK YOU.
 06:49:23 >>Michael Sheeley: I DIDN'T HEAR LAST TIME THAT EVERYBODY
 06:49:25 THOUGHT VALENTINE'S DAY WAS A GOOD DAY.
 06:49:29 I THOUGHT THAT MOST PEOPLE WERE AGAINST VALENTINE'S DAY AS A

 06:49:33 MEETING WHICH I PERSONALLY AM AS WELL.
 06:49:35 >>Mary Gibbs: THAT'S WHY I WANTED TO CONFIRM TONIGHT.
 06:49:37 I ONLY REMEMBER KRISTIN SAYING IT WAS OKAY WITH HER.
 06:49:41 >>Kristin Jeannin: YES.
 06:49:42 STILL OKAY WITH ME.
 06:49:43 DOESN'T MATTER.
 06:49:47 >>Mary Gibbs: WE CAN MOVE IT TO A DIFFERENT WEEK.
 06:49:56 >>Michael Sheeley: I CAN TELL YOU I WON'T BE IN ATTENDANCE
 06:49:58 AT THAT MEETING.
 06:49:59 SECONDLY, I WON'T BE IN ATTENDANCE AT THE JANUARY MEETING AS
 06:50:03 I'M GETTING MARRIED ON THE 7th.
 06:50:05 THAT WEEK --
 06:50:07 >>Mary Gibbs: WHAT DID I HEAR?
 06:50:08 WHOA, MIKE, CONGRATULATIONS.
 06:50:13 >>Michael Sheeley: SECOND TIME AROUND.
 06:50:15 THIS HAPPENS THE RIGHT ONE.
 06:50:18 >>Mary Gibbs: A WEDDING IS AN EXCUSE TO NOT COME TO THIS
 06:50:23 MEETING?
 06:50:23 I'M NOT UNDERSTANDING IT.
 06:50:24 [LAUGHTER]
 06:50:28 >>Jim Wallace: AM I TO UNDERSTAND, I WAS TOLD UNOFFICIALLY
 06:50:32 THE REASON WE DELAYED THE SETTING OF THE MEETING IS BECAUSE
 06:50:37 YOU WANTED TO HAVE A LONG LUNCH.
 06:50:41 WAS I PROPERLY INFORMED?
 06:50:44 >>Mary Gibbs: I HAVE TO SAY I HAD NO LUNCH TODAY BECAUSE WE

 06:50:46 WERE IN AN ARBITRATION, NANCY AND I, ALL DAY.
 06:50:51 AND THE ARBITRATOR DECIDED HE WASN'T HUNGRY.
 06:50:56 WE ALSO HAVE FEMA.
 06:50:58 AND FEMA SET UP THEIR DISASTER RECOVERY CENTER IN HERE, SO
 06:51:01 WE HAD TO KICK THEM OUT TEMPORARILY.
 06:51:04 IT WAS A LITTLE BIT TRICKY.
 06:51:06 BUT, YES.
 06:51:08 >>Kristin Jeannin: SOUNDS LIKE A CRAZY DAY.
 06:51:12 >>Mary Gibbs: IT WAS A CRAZY DAY.
 06:51:13 DO YOU ALL WANT ME TO MOVE THE FEBRUARY MEETING TO THE

06:51:16 21st A WEEK LATER SO MIKE CAN HAVE A HONEYMOON OR
 06:51:22 SOMETHING.
 06:51:22 >>Scotty Wood: IS THAT OKAY WITH THE REST OF THE BOARD.
 06:51:24 >>Mary Gibbs: THE 21st INSTEAD OF THE 14th.
 06:51:27 JUST MOVE IT BACK ONE WEEK.
 06:51:32 >>Kristin Jeannin: FINE.
 06:51:36 >>Mary Gibbs: FEBRUARY.
 06:51:38 HE'S GETTING MARRIED IN JANUARY.
 06:51:41 HE'S ON HIS OWN.
 06:51:43 >>Michael Sheeley: IT WILL BE A VERY IMPORTANT VALENTINE'S
 06:51:45 DAY.
 06:51:47 >>Mary Gibbs: WELL, YES.
 06:51:48 IS THE 21st OKAY WITH EVERYBODY ELSE?
 06:51:52 >> NOT A PROBLEM.
 06:51:53 >>Scotty Wood: OKAY WITH ME.

 06:51:55 >>Mary Gibbs: DO ANYTHING FOR LOVE?
 06:51:57 ANYTHING FOR LOVE?
 06:52:01 >> ANYTHING FOR MIKE.
 06:52:06 >>Scotty Wood: OKAY.
 06:52:07 CONSIDER IT DONE.
 06:52:08 >>Mary Gibbs: WE ALSO TRIED TO KEEP THIS MEETING LIGHT
 06:52:11 BECAUSE IT'S THE HOLIDAYS, SO WE'RE HOPING WE COULD CANCEL
 06:52:15 IT, BUT IT DIDN'T WORK OUT THAT WAY.
 06:52:17 WE TRIED TO KEEP IT LIGHT SO YOU ALL COULD HAVE A NICE
 06:52:20 HOLIDAY.
 06:52:21 >>Michael Sheeley: THANK YOU FOR THE TREATS.
 06:52:23 >>Mary Gibbs: THAT WAS MARYANN.
 06:52:24 THIS IS NANCY AND MY DINNER AND LUNCH.
 06:52:31 >>Scotty Wood: OKAY, EVERYONE.
 06:52:32 OUR NEXT MEETING IS JANUARY 10.
 06:52:37 I WILL BE HERE OR THERE IN PERSON.
 06:52:40 I'M COMING DOWN RIGHT AFTER CHRISTMAS.
 06:52:46 >>Anthony Gargano: WE LOOK FORWARD TO SEEING YOU IN PERSON.
 06:52:48 >>Scotty Wood: THANK YOU.
 06:52:49 YEAH, THERE YOU GO.
 06:52:50 ON THAT NOTE, I'D ENTERTAIN A MOTION TO ADJOURN.
 06:52:54 >>Anthony Gargano: SO MOVED.
 06:52:56 >>Scotty Wood: SECOND?
 06:52:58 >>James Tatoes: SECOND.
 06:52:58 >>Kristin Jeannin: SECOND.

 06:53:00 >>Scotty Wood: ALL IN FAVOR SAY AYE.
 06:53:01 ANY OPPOSED?
 06:53:04 OKAY.
 06:53:07

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 25, 2022 4:30 p.m.**

- 1. CALL TO ORDER:** 4:34 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Acting Chair Anthony Gargano, Board Members James Tatoes, Barry Jones, Michael Sheeley, and Kristin Jeannin. Absent: Chairman Scotty Wood, Board Members Jim Wallace, and Marlene Naratil.

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

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of September 13, 2022 meeting minutes.

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

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

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

- (a) Zoning Amendment - Pelican Sound River Club - Continued from September 13, 2022 meeting
(DCI2021-E003) (District 2) 4561 Pelican Sound Boulevard, located west of US 41 and north of Williams Road.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Ken Gallander, RWA Consultants

Public Comment

None.

Board Questions or Comments

Board Member Jones.

Motion: Motion to recommend to the Council to approve the request with conditions.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Recommended to the Council to approve the request with conditions.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

- (1) Development Order - Corkscrew Pines, Convenience Store/Gas Station
(DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive.

Applicant is proposing a 4,667 s.f. convenience store, with ±1,000 s.f. carwash.

- (2) Development Order - Corkscrew Self Storage
(DOS2022-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and directly west of Firehouse Lane.

Applicant is proposing a 3-building 150,000± s.f. self-storage facility.

These two items were presented together.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Neale Montgomery, Pavese Law Firm

Al Quattrone, P.E., Quattrone & Associates, Inc.

Ted Treesh, TR Transportation

Brandon Kline, LEED-AP, AIA, The Geis Companies

Gregory J. Diserio, R.L.A., David M. Jones, Jr. and Associates, Inc.

Nicole Weir, Interplan, LLC

Samuel Shroyer, Edward Dugger & Associates

Public Comment:

In Person

Bill Reynolds, Stoneybrook

Eileen Hoff, Stoneybrook

Gary Israel, Stoneybrook

Marsha Maryfield, Stoneybrook

Dave Costello, Villages of Country Creek

eComments

Chesley "Chuck" Adams, Stoneybrook Community Development District

Mary Hogan, Estero, FL

Scott Stryker, Bella Terra

Keith Mitsch, Stoneybrook

Dawn and Kevin Gorski, Stoneybrook

Christopher Seink, Stoneybrook

Nancy Austin, Estero, FL

Marcia Merryfield, Estero, FL

Michael and Susan Schroeder, Stoneybrook

Tim Hogan, Estero, FL

Robert Streeter, Stoneybrook

Eileen Huff, Stoneybrook

Michael Flanagan, Stoneybrook

Lesley De Sanctis, Stoneybrook

Robert Streeter, Stoneybrook

Cassady Lozzi, Stoneybrook

Tyler Patnode, Stoneybrook

James and Marlene Drach, Stoneybrook

Phil Simonsen, Stoneybrook

Drew and Kara Ebersole, Stoneybrook

Bonnie and Mike Stevens, Stoneybrook

Susan Cunningham, Stoneybrook

Lisa Brown, Estero, FL

Darrell Grigg, Stoneybrook

David Mattucci, Stoneybrook
Jane Clark, Stoneybrook
Michael Martucci, Stoneybrook
EJ Lozzi, Stoneybrook
Don and Pam Weaver, Stoneybrook
Davis Weston, Stoneybrook
Pamela Bluhm, Stoneybrook
Bonnie and Jerry Bollin, Stoneybrook
Christine Chu, Stoneybrook
Randy and Diane Dunne, Stoneybrook
Janice Jannetty, Stoneybrook
Paul Warner, Stoneybrook
Maureen Listro, Stoneybrook
Stanley Dryszczk, Stoneybrook
John Pierce, Stoneybrook
Pat Arnet, Stoneybrook
Stephanie, Stoneybrook
PG Latt, Stoneybrook
Diane Deison, Stoneybrook
Steven Whitlow, Stoneybrook
Karen and Kurt Brinkman, Stoneybrook
Kathy Barnes, Stoneybrook
Christine Vierra, Stoneybrook
Barbara Hackett, Stoneybrook
William Lawrence, Stoneybrook
Candice Roseberry, Stoneybrook
Ron Twedt, Stoneybrook
Elaine and Jeff, Stoneybrook
Kathleen Robinson, Stoneybrook
Henry and Virginia Stenger, Stoneybrook
Tom Wendt, Stoneybrook
Ryan and Nicole Myhre, Stoneybrook
Joanna Pistor, Stoneybrook
Connie Corbin, Stoneybrook
Bob Schowalter, Stoneybrook
Jennifer Bennett, Stoneybrook
Troy and Daina Carlson, Stoneybrook
Drew and Kara Ebersole, Stoneybrook
Joseph and Donna Drozda, Stoneybrook
Marsha Shepley, Stoneybrook
Mark Ruset, Stoneybrook
Marsha Shepley and Donald Peterson, Stoneybrook
Jerry and Kathie Worley, Stoneybrook
Thomas and Patricia Austin, Stoneybrook
Santo Listro, Stoneybrook
Tom and Rita Leslie, Stoneybrook
Cathy Horne and Rosemary McBride, Stoneybrook

Bonnie Becker, Stoneybrook
Norbert and Cheryl Vonderau, Stoneybrook
Ju Chou, Stoneybrook
Rich & Cheryl Willett, Stoneybrook
Steve Brooks, Stoneybrook
Lloyd Seby, Stoneybrook
Laura and Dave Duke, Stoneybrook
David Manning, Stoneybrook
Howard & Diane Hein, Stoneybrook
Richard and Debra Kazmierczak, Stoneybrook
Stan Sharkey, Stoneybrook
H. Simich, Stoneybrook
Sheree Marlow, Stoneybrook
Bob & Diane Seruga, Stoneybrook
M. Spal, Stoneybrook
Diane Comeau Fregeau, Stoneybrook
Maria and John Ciufo, Stoneybrook
Linda Kelley, Stoneybrook
Kristen, Stoneybrook
Scott Stryker, Bella Terra

Board Questions or Comments:

Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

- (3) Limited Development Order – Villages of Country Creek (District 4)
Pickleball Court - Court located at the Clubhouse, 21180 Country Creek Drive, North of Corkscrew Road and west of Three Oaks Parkway.

Request to use one existing tennis court for pickleball.

Staff Presentation/Comments

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

Presentation/Information by

Dennis Fahey, Villages of Country Creek General Manager

Public Comment

In Person

Lisa Keller, Villages of Country Creek
Sharon Buze, Villages of Country Creek
Don Lewis, Villages of Country Creek
Ron Ruggiere, Villages of Country Creek
George Molnar, Villages of Country Creek
David Castello, Villages of Country Creek
Carol DeFrank, Villages of Country Creek
Betty Sayid, Villages of Country Creek

eComments

Darlene Damstrom, Villages of Country Creek
Kimberly Riley, Villages of Country Creek
Allen Damstrom, Villages of Country Creek

Board Questions or Comments:

Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

8. PUBLIC HEARINGS (Quasi-Judicial)

- (1) Development Order - Dunkin Donuts Estero Crossing Commercial Building #1
(DOS2022-E004) (District 5) 10500 Corkscrew Road, east of Puente Lane.

Applicant is proposing a ±4,700 square foot building consisting of 2 retail spaces with 1 drive thru.

All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, DeLisi Fitzgerald, Inc

Public Comments

None.

Board Questions or Comments

Board Members Sheeley and Jones.

Motion: Motion to approve the Development Order

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Approved the Development Order

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting
Chair Gargano.

Nay:

Abstentions:

- (2) Consumption on Premises - Oak & Stone, Commercial Building #4
(ADD2022-E006) (District 5) 10500 Corkscrew Road, east of Puente Lane.

Applicant is requesting outdoor COP approval in conjunction with full-service restaurant.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, DeLisi Fitzgerald, Inc

Public Comments

None.

Board Questions or Comments

Board Member Jones and Acting Chair Gargano.

Motion: Motion to approve the request with staff conditions.

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Approved request with staff conditions.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatoes, and
Acting Chair Gargano.

Nay:

Abstentions:

- (3) Land Development Code Amendment – Lot Coverage (Ordinance 2022-12)

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comments

None.

Board Questions or Comments

Board Member Jones, Sheeley, Jeannin, and Acting Chair Gargano.

Motion: Motion to recommend approval of Ordinance 2022-12 to Council.

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Recommended approval of Ordinance 2022-12 to Council.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and
Acting Chair Gargano.

Nay:

Abstentions:

- (4) Land Development Code Amendment – (Ordinance 2022-13) related to flood hazard reduction standards.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comments

None.

Board Questions or Comments

Board Member Jones and Jeannin.

Motion: Motion to recommend approval of Ordinance 2022-13 to Council.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Recommended approval of Ordinance 2022-13 to Council.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and
Acting Chair Gargano.

Nay:

Abstentions:

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

- (a) Next meeting – November 8, 2022

10. ADJOURNMENT: 6:46 pm.

Tammy Duran
Deputy Village Clerk

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
November 8, 2022 4:30 p.m.**

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

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Board Members Anthony Gargano, James Tatooles, Barry Jones, Michael Sheeley, Kristin Jeannin (arrived 4:48 pm), and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Senior Planner Matt Noble, Development Review Manager Jim Hart, and Deputy Village Clerk, Tammy Duran.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

6. PUBLIC HEARING (Quasi-Judicial)

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

- (a) AT&T Cell Tower (District 1) (SEZ2020-E0101)
3231 Coconut Road, located on the property of Bonita Springs #2753 Benevolent and Protective Order of Elks, west of US 41 and south of Coconut Road.

Special Exception request in CS - Commercial Special Office Zoning District to allow the construction of a 99-foot monopole (and 1 foot lightning arrester) supporting a wireless communication tower.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Andy Rotenstreich, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

Public Comment

In Person

Dianne Wilhelm, Trails Edge Blvd
Jack Lienesch, Pelican Landing
Ben Mazzocchi, Corkscrew Shores
Frank Tower, Country Creek
Wayne Godsey, Elks Lodge
Darlene Seachrist, Lismore Lane
Dale Sayset, Ballylee Court
Dick Gladding, Estero

eComments

Wallace Wade, Pelican Landing
Jack Lienesch, Pelican Landing
Robert John Lawless, Estero
Scott Kreiger, Estero

Board Questions or Comments

Board Members Wallace, Sheeley, Gargano, Jones, and Chairman Wood.

Motion: Motion to approve the 100-foot AT&T Cell Tower with conditions.

Motion by: Board Member Gargano

Seconded by: Board Member Sheeley

Action: Approved the 100-foot AT&T Cell Tower with conditions.

Vote:

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

Nay:

Abstentions:

(b) Marketplace Development Order (District 6) (DOS2022-E001)

8001 Via Rapallo Drive, located east of US 41, north of Sweetwater Ranch Blvd. and
south of Via Rapallo Dr.

Development Order for the construction of a mixed-use commercial development, consisting of five buildings with parking, landscaping, and stormwater management.

No ex parte communications or conflicts of interest were noted. Board Member Tatooles received a phone call from a resident living in Rapallo in regard to the amount of time they may speak at the meeting.

Staff Presentation/Comments

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

Presentation/Information by

Neale Montgomery, Pavese Law Firm
Jeff Williams, Konover South
Jacob Gerb, Konover South
Darren Eyre, Thomas Engineering

Public Comment

In Person

Frank Moser, Rapallo
Alfred Sauld, Rapallo
Micheal Earp, Rapallo
Barb Rieken, Rapallo
Tom Holbrook, Rapallo
Jim McHugh, Rapallo
Peter Roessler, Rapallo
Julie Healy, Rapallo
Basil Russia, Rapallo
Richard Burrock, Rapallo
David Yellen, Rapallo

eComments

Antonio Carangelo, Rapallo
Scott Stryker, Bella Terra

David Yellen handed to the clerk a petition with 798 signatures against the approval of the Development Order.

Board Questions or Comments

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

Motion: Motion for a continuance.

Motion by: Board Member Tatooles

Seconded by:

Action: MOTION FAILED WAS TO LACK OF MOTION BEING SECONDED.

Motion: Motion to approve the Development Order with staff conditions.

Motion by: Board Member Gargano

Seconded by: Board Member Jeannin

Action: Approved the Development Order with staff conditions.

Vote:

Aye: Board Members Jones, Jeannin, Gargano, and Chairman Wood

Nay: Board Members Sheeley, Tatoes, and Wallace

Abstentions:

Adjourn at 8:46 p.m. and reconvene at 8:49 p.m.

- (c) Rivercreek Phase 2 Corkscrew Crossing Development Order (District 7) (DOS2022-E011)

12840 Corkscrew Road located east of Wildcat Run and west of The Preserve

Phase Two consists of 213 single family lots on approximately 48.3 acres.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Asher, PE, GL Homes

Public Comment

None.

Board Questions or Comments

Board Members Wallace and Jones.

Motion: Motion to approve the Development Order.

Motion by: Board Member Jones

Seconded by: Board Member Sheeley

Action: Approved the Development Order.

Motion: Motion to continue the meeting until 9:15 pm.

Motion by: Board Member Jones
Seconded by: Board Member Sheeley

Action: Approved to continue the meeting until 9:15 pm.

7. WORKSHOP

- (1) Culver's Coconut Point Development Order (District 6)
8400 Murano Del Lago Dr, east of US 41 and south of Pelican Colony Blvd.

Applicant is proposing to construct a 4,000± s.f. Culver's Fast-Food Restaurant

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
D. Brent Addison, PE, Banks Engineering
Wendy Martin, Ollmann, Ernest, Martin Architects

Public Comment
None.

Board Questions or Comments
Board Members Wallace, Sheeley, and Chairman Wood.

8. PUBLIC INPUT
None.

9. BOARD COMMUNICATIONS
(a) Next meeting – December 13, 2022

There was a brief discussion on the 2023 proposed meeting schedule.

10. ADJOURNMENT: 9:08 pm.

Tammy Duran
Deputy Village Clerk



Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Milan Villas Development Order
CASE NUMBER
DOS2022-E005
MEETING DATE
December 13, 2022
REQUEST
Development Order for a single-phase residential community with a total of 44 single family homes, and a common recreation area
APPLICANT
D.R. Horton
LOCATION
Located at 21750 Three Oaks Parkway on the northwest corner of Three Oaks Parkway and Williams Road
PROPERTY SIZE
10 acres
ZONING
Parcel was rezoned from Commercial Planned Development (CPD) to Residential Planned Development by Village Council on November 16, 2022 (Ordinance 2022-11)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a zoning Public Information Meeting on April 12, 2022 (DCI2021-E005) when the site plan was also reviewed

Staff Recommendation

Staff recommends approval of the Development Order and the monument sign for Milan Villas with conditions (known as development order stipulations), except as noted below:

It should be noted that the applicant has not provided the details of the project amenity as required by the zoning condition. Applicant has been notified and staff will update PZDB at the meeting.

Background

This 10-acre site was recently rezoned by Village Council to Residential Planned Development for a 44-lot subdivision. The property is located at the northwest corner of Three Oaks Parkway and Williams Road. The total project area is 10 acres. The project is bounded by Colonial Oaks to the north, Lakes of Estero to the west, Shadow Wood at the Brooks to the east and to the south.

The applicant is requesting approval of a Development Order for a single-phase residential community with a total of 44 single family homes, and a common recreation area. The project was reviewed by the PZDB at a Public Information Meeting on April 12, 2022 for the zoning. Site plan issues were also discussed at that time. Staff has 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.

Pattern Book

As part of the zoning, a Pattern Book was approved by the Village Council. The Pattern Book shows connectivity, landscaping, sidewalks and other details, including a monument sign and entry gate.

Transportation

The project has a main access from Three Oaks Parkway, as well as an emergency access to the north. The project will generate 285 average daily trips, with 17 peak hour morning trips and 22 peak hour evening trips. Three Oaks Pkwy is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS B and a Peak Season Peak Hour background Traffic plus the Peak Project Traffic volume capacity of 1,514 vehicles per hour. It has been determined that a right-ingress turn lane will be added at the site's access on Three Oaks Parkway through a Limited Development Order to be approved by Lee County, who maintains the road. A copy of the Limited Development Order must be provided to the Village prior to the start of construction.

No access is proposed to Williams Road due to the close proximity of the intersection.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles within the residential streets, with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. 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 per an agreement with the developer since the project is to be reviewed under the Lee County code. Details of the light poles and fixtures are provided with the applicant's documents.

Landscaping

Buffers and landscaping are as follows as depicted in the Zoning Ordinance:

South & East – Williams Road and Three Oaks Parkway – Type D enhanced. The areas adjacent to the ROW shall have 4-foot Clusia at the time of planting between the taller 16' trees and the 12' trees as well as a double staggered hedgerow. Fencing will be black aluminum decorative fencing.

North & West – Type A with black-coated chain link fence.

Monument Sign

The applicant has requested a 26' wide (partial wall) and 7'-6" high entry monument sign with a 7'-9" wide by 4'-6" sign copy area in the center. The proposed sign includes decorative elements.

Compliance with Zoning Conditions

Several conditions were included in the Council's approval of the rezoning. The landscaping was modified and enhanced to obscure the noise and view from Three Oaks Parkway. Enhanced landscaping is provided on Three Oaks Parkway and Williams Road. A decorative fence is also required on the east and south with a black-coated chain link fence on the west and north.

The Pattern Book showed an amenity area with no details. The zoning condition states that the amenity area will be refined at time of development order to provide details, to include items such as a gazebo, building or dog park. The applicant has shown a blank area surrounded by a chain link fence with no labels or description as to the specific amenity.



MILAN VILLAS – PLANNING, ZONING, AND DESIGN BOARD MEETING

ESTERO, FL
DECEMBER 13, 2022
DOS2022-E005

CONSULTANT TEAM

DR HORTON, *Developer*



PERGOLA, INC., *Landscape Architecture*



Pergola, Inc.
Landscape Architecture, Construction, Maintenance

J.R. EVANS ENGINEERING, P.A., *Civil Engineering*



MILAN VILLAS

VICINITY MAP



MILAN VILLAS

MILAN VILLAS



PROJECT OVERVIEW

DEVELOPMENT ORDER DOS2022-E005

44 SINGLE FAMILY UNITS

PASSIVE PARK AMENITY

SIDEWALK THROUGHOUT THE COMMUNITY

SECONDARY EMERGENCY ACCESS

MILAN VILLAS

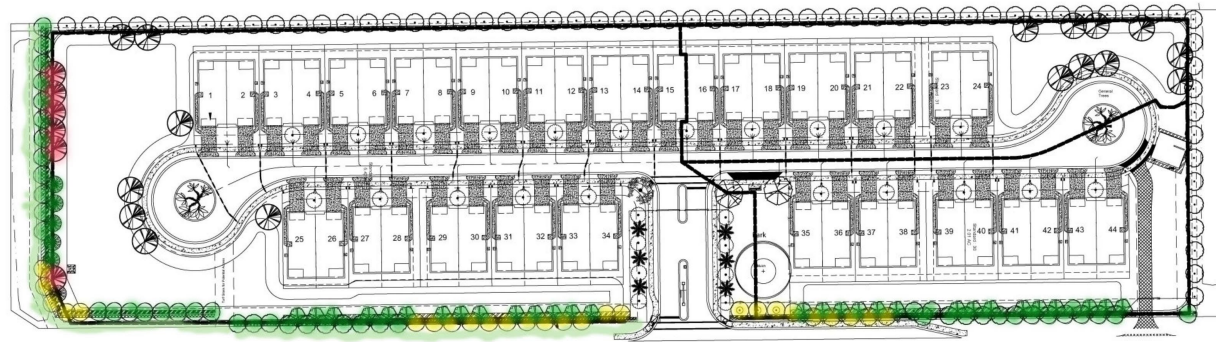
LANDSCAPE – PERGOLA, INC.



Pergola, Inc.
Landscape Architecture, Construction, Maintenance

MILAN VILLAS

LANDSCAPE – PERIMETER BUFFER



Yellow Tabebuia



Green Buttonwood



Red Maple



Dahoon Holly

BUFFERS PLANTING KEY			
	Yellow Tabebuia - 12' DA		Black Olive - 10' DA
	Green Buttonwood - 12' DA		Red Maple - 24' Height, 7' DC
	Dahoon Holly - 12' DA		Panama Rose - 24' Height, 7' DC
	Black Olive - 10' DA		Cocoplum - 4' DA, 4' Height, 7' DC



Black Olive
'Shady Lady'



Panama Rose



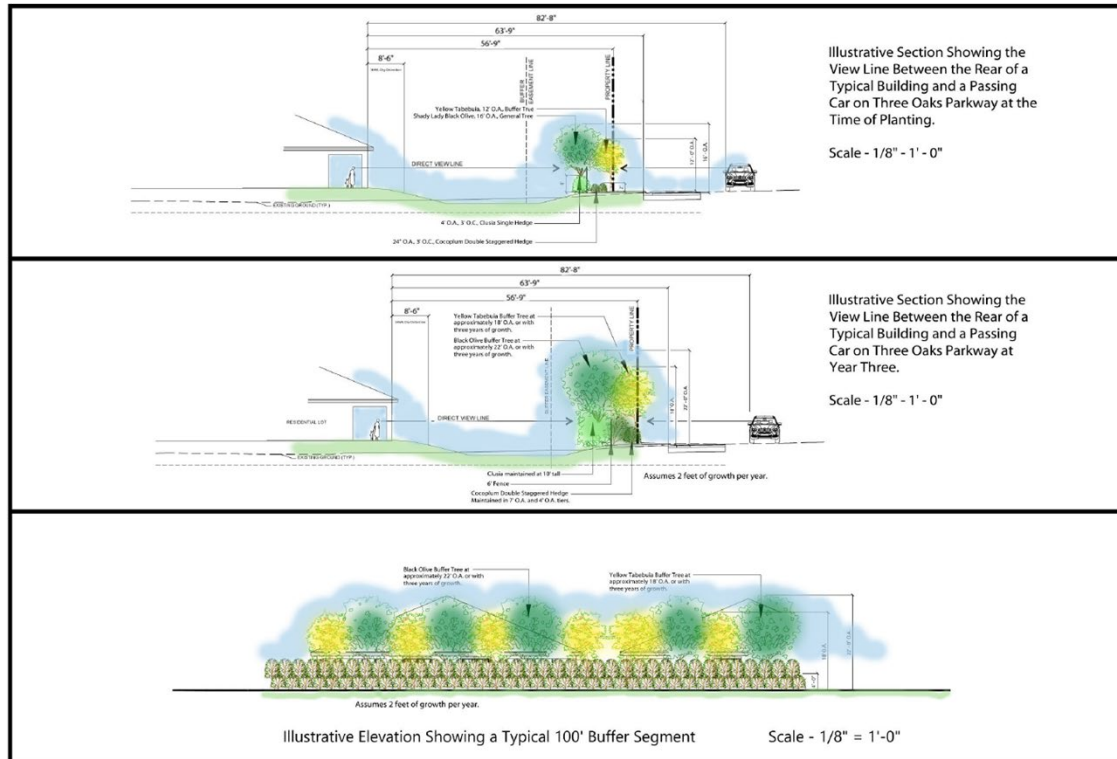
Cocoplum



Clusia

MILAN VILLAS

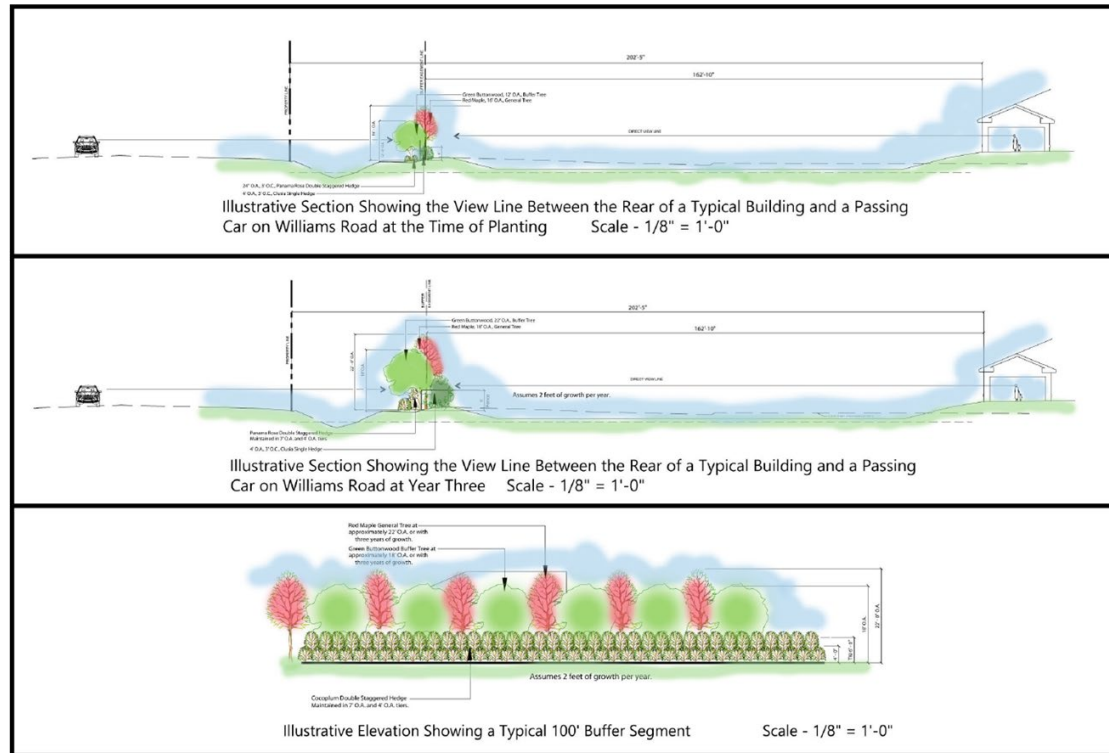
LANDSCAPE – PERIMETER BUFFER



PER APPROVED ZONING, ENHANCED BUFFER LANDSCAPING TO INCLUDE DENSE VEGETATION TO BLOCK VIEWS OF BACKYARDS AND CREATE OPAQUE PRIVACY SCREENING

MILAN VILLAS

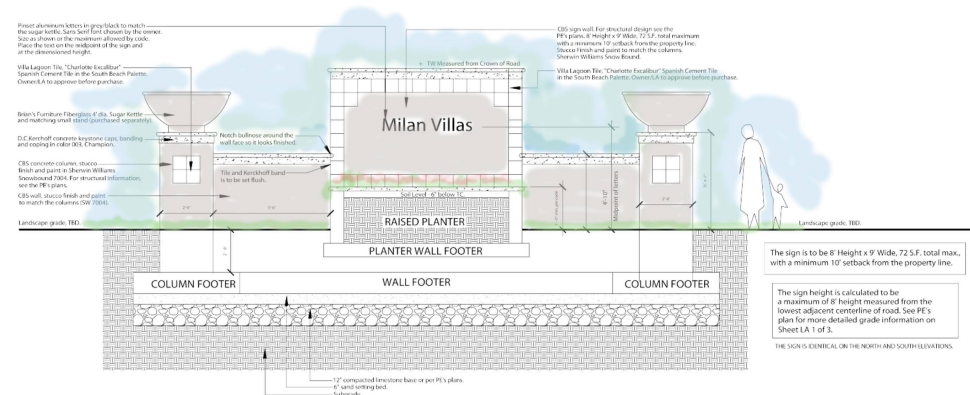
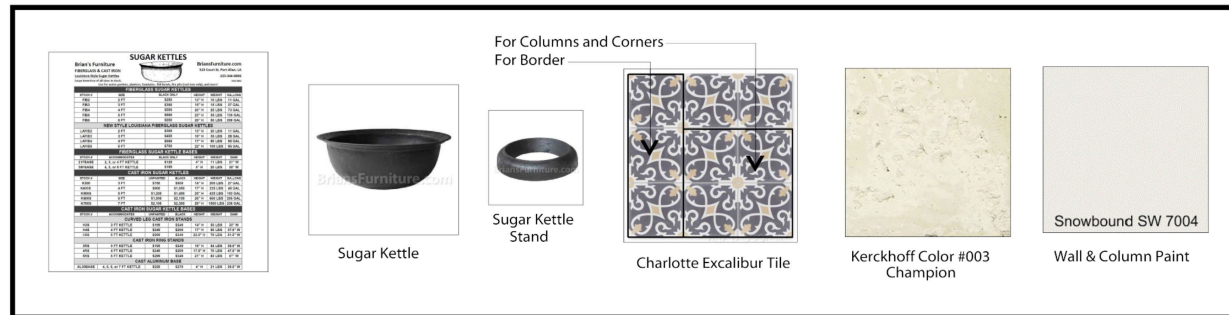
LANDSCAPE – PERIMETER BUFFER



PER APPROVED ZONING, ENHANCED BUFFER LANDSCAPING TO INCLUDE DENSE VEGETATION TO BLOCK VIEWS OF BACKYARDS AND CREATE OPAQUE PRIVACY SCREENING

MILAN VILLAS

SIGNAGE – MONUMENT SIGN

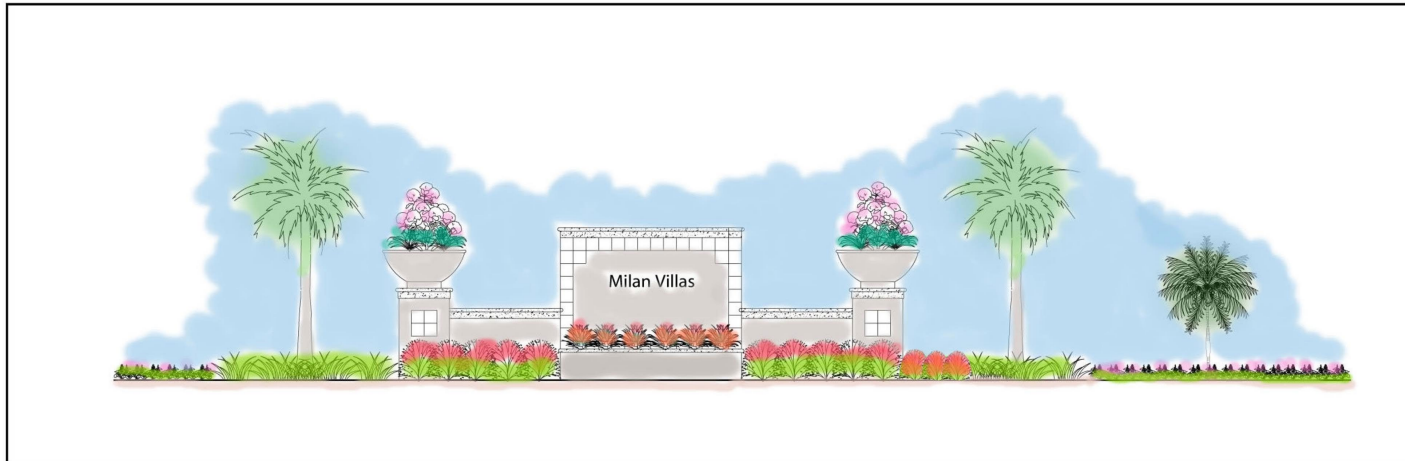


A. and B. North and South Sign Wall Section/Elevation

Scale: 1/2" = 1'-0"

MILAN VILLAS

SIGNAGE – MONUMENT SIGN



MILAN VILLAS

MILAN VILLAS

QUESTIONS

MILAN VILLAS



**APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

5. Type of Application (check appropriate type(s)):
- | | |
|---|----------------------------|
| Comprehensive Plan Amendment | Planned Development Zoning |
| 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.)

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

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**



INTERNATIONAL DESIGN CENTER CPD AMENDMENT REQUEST STATEMENT

Introduction/ Entitlement History

The attached application is to amend the International Design Center CPD and the Stoney Brook (Corkscrew Pines) DRI to allow for the use of the existing site and building for office space, as well as design center retail uses. The existing site was approved for an International Design Center, a type of specialty retail for home furnishings that markets to contractors and design professionals for high end homes. The zoning for the use was approved as part of Z-02-043 in 2002 and amended in 2007 as part of Z-07-012 to be included in the Miromar Square CPD to the east. The project was constructed in 2005. The iconic building at the southeast quadrant of the Corkscrew Road/I-75 interchange was the recipient of an award for development excellence by the Estero Community Planning Panel after construction was complete.

Since construction, the Design Center has operated with limited success. As the market has changed for specialty retail, the Design Center has been faced with less demand than originally anticipated and greater vacancy rates. On the other hand, the demand for office uses, at this specific location at the southeast quadrant of I-75 and Corkscrew Road remains high as is the need for local residents to find office locations within the community where they live.

The International Design Center and the remainder of the Soneybrook DRI have already mitigated for existing and future transportation impacts through the Corkscrew Road Service Area and the widening of Corkscrew Road.

Adjacent Uses:

The subject property is in an area of existing development and infrastructure that supports the proposed use. The International Design Center is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. To the south of the property is Stoneybrook, to the north is the Miromar Outlet Mall, and to the east is a mix of vacant commercial property and residential development that is also part of the Stoneybrook DRI.

Access:

The subject property is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. Access is provided via Miromar Square Boulevard, a road that connects directly to Corkscrew Road and to Stoney Brook Golf Boulevard.

Zoning Justification:

The subject property was originally zoned CPD (Commercial Planned Development) in 2002 for 400,000 gross leasable square feet of retail floor area, specifically design center uses. In 2005 the International Design Center was built with approximately 200,000 square feet of gross leasable floor area and 250,000 square feet of total overall gross floor area. The proposed zoning amendment simply seeks to use all or portions of the existing building for general office use.

The proposed development of the subject property complies with the Village of Estero Land Development Code. A brief description of how the proposed development satisfies these criteria is presented below.

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable Village-adopted plans;

Below is a description of how the proposed amendment is consistent with the Comprehensive Plan.

FLU-1.2.1 FUTURE LAND USE CATEGORIES. The Village shall designate on the Future Land Use Map (see Map FLU-1) use categories of varying densities and intensities to provide for a full range of land use activities appropriate to the character of the Village's neighborhoods. These designations are based upon environmental conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. Village future land use categories are summarized as follow:

The subject property is entirely located within the Transitional Mixed Use land use category. The table in Policy FLU 1.2.1 allows for "Regional, community, neighborhood and minor commercial uses" consistent with FLU 1.5 and the adopted zoning resolution. The proposed amendment to the zoning resolution does not request any change that would make the existing development inconsistent with this policy.

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to:

public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

A. Uses: A broad mix of uses, subject to compatibility standards of the Community Design Sub-Element, is allowed in the Transitional Mixed Use areas to foster the conveniences and efficiencies of live/work/play environments, including regional, community and neighborhood scale commercial including shopping, restaurant, entertainment and office, low to moderate density residential, parks and recreation. Assisted living facilities, and public and quasi-public uses are allowed in the Transitional Mixed Use future land use category.

B. Development type, Density and Intensity: Development types and corresponding maximum densities and intensities allowed in the Transitional Mixed Use areas are outlined in the following table:

The transitional mixed-use areas allow for commercial development consistent with the approved Planned Development and proposed amendment for use of the building for general office. The proposed change does not request any increase to the total approved intensity within the Planned Development, but just a change in use. The existing planned development is classified as a single use development and is allowed for an intensity of up to a floor area ratio of 1.0. The existing approved square footage is well within that intensity standard.

FLU-1.5 COMMERCIAL SITE LOCATION STANDARDS. The siting of commercial developments shall be controlled by location standards. These standards are intended to avoid proliferation of commercial strip development by identifying appropriate locations for commercial uses to meet the needs of residents and visitors and to be compatible with existing residential neighborhoods or residential uses.

FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.

The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional

offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.

C. Community Commercial

1. Provides for the sale of retail goods such as clothing, variety items, appliances, and furniture as well as goods that may be found in a neighborhood commercial development and has a gross floor area range of 100,000 to 400,000 square feet.

2. Must be located at the intersection of two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided by an internal access road to either intersecting road.

The International Design Center CPD has been determined to meet site location standards through the approval of the existing zoning which allows 400,000 square feet of commercial floor area. The overall Planned Development is located along Corkscrew Road, at the southeast quadrant of I-75. Traditional retail uses are not proposed for the site, only office and the existing design center use. The proposed amendment to the CPD is to replace some of the design center uses with office uses, which are not subject to site location standards.

FLU-1.10 DESIGN OF COMMERCIAL USES. Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land Use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. (Note: Lee Plan Objective 19.2)

The proposed amendment is to change a use internal to a building that is already constructed. The existing building and development have won several awards for quality in architecture and design. The proposed amendment will not alter the existing building or the site layout.

FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders);

The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 400,000 square feet of commercial floor area. The proposed amendments do not change the allowable development on the site, simply the use inside the existing building. A Traffic impact statement has been provided comparing the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center use to office use. Based on the TIS, the proposed amendment will not be the cause of any road segment deficiency.

B. Architectural and landscape architectural design (rezoning and development orders);

The proposed amendment does not request any new buildings, changes to the existing building or changes to the existing site. The proposed amendment is simply to allow for a change in use internal to the existing building.

C. Site planning, interconnectivity, and public space (rezoning and development orders)

The Commercial Planned Development site plan contains a reverse frontage road providing access directly to Corkscrew Road and to Stoney Brook Golf Boulevard. The existing development connects to this road providing access to two major streets. The intersection of Corkscrew Road and Stoney Brook Gold Boulevard is signalized providing access to east and westbound traffic.

D. Screening, landscaping and buffering (rezoning and development orders);

The CPD complies with the Village of Estero's buffer requirements, providing attractive landscaping along Corkscrew Road as well as adequate buffering to the residential units to the south. The proposed amendment does not alter anything already built on the subject property and does not alter the buffer requirement which is already in place.

E. Availability and adequacy of services and facilities (rezoning and development orders);

The subject property is the reuse of an existing developed property and in an area with development on all sides. Urban services are available and sufficient to meet the development that is already approved and built in the Commercial Planned Development.

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes the required buffer (condition 4) to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial

development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.

A. Proximity to other similar centers (rezoning); and

There are no other Design Centers in Lee County. There is additional office space on the west side of I-75 along the south and north sides of Corkscrew Road. The closest office building is on the southwest quadrant of Corkscrew Road and I-75. The location of office along Corkscrew Road signifies its ideal location, with quick access to both I-75 and US 41.

B. Environmental considerations (rezoning and development orders).

There are no impacts to environmentally sensitive areas. The area designated for development has already been cleared for development.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

A. provide visual harmony and screening;

The existing development has provided required buffers on all sides. In addition however, the on-site landscaping and use of Royal Palm trees to line the entrance into the Design Center has created an iconic entrance into the Community at the Corkscrew Road interchange that is well above code requirements.

B. reduce dependence on the automobile;

The subject property is located at an I-75 interchange. The design center use, by its nature is auto centric. The proposed amendment to allow for office uses is ideal because of the automobile access at the Interchange to other part of Lee County.

C. promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;

Given the location of the building, there are no adjacent uses to connect to other than Stoney Brook.

D. utilize joint parking, access and loading facilities;

Not applicable. The proposed project is the redevelopment of a commercial property. The proposed project is not adjacent to residential uses or other uses that could utilize joint parking.

E. avoid negative impacts on surrounding land uses and traffic circulation;

The existing site traffic circulation allows for easy movement of cars through the property along Miromar Square Boulevard, connecting to Corkscrew Road and Stoney Brook Golf Boulevard. There are no negative impacts on traffic circulation anticipated from the proposed amendment.

F. protect natural resources; and

The proposed plan of development will have no impacts to any environmentally sensitive land. The subject property is an existing retail site and therefore has already been cleared for development.

G. provide necessary services and facilities where they are inadequate to serve the proposed use.

The subject property is located in an area where all public services are available with adequate capacity to serve the proposed development.

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.

- 1. limited number and size of signs.**
- 2. landscaping and use of pocket parks and courtyards adequate to soften large building masses.**

The subject property includes a single existing building, which has received high praise from its iconic architectural style and enhanced landscaping. The landscaping softens the building design and adds character to the entire site.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways.

Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The existing development connects to the commercial property to the east through Miromar Square Boulevard, which also provides a connection to Corkscrew Road and Stoney Brook Golf Boulevard. This connection allows residents from Stoney Brook to access the subject property without driving on Corkscrew Road.

2. Is not in conflict with any portion of the LDC;

The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with any portion of the Land Development Code.

3. Addresses a demonstrated community need;

The proposed development addresses a specific need – creating a live, work and play community in the Village of Estero. Providing additional office space within the community will allow for more people to work in the same community that they live in.

4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. As noted above, the surrounding uses are entirely commercial on three sides and compatible with the existing and proposed use. The allowance for office within the existing build will have no impact at all on the residential land to the south and be entirely imperceptible outside of the building.

5. Would result in a logical and orderly development pattern;

The proposed amendment is for the reuse or partial reuse of an existing building. The property has development on all sides. Reuse of the existing building represents an orderly development pattern.

6. Would not adversely affect the property values in the area;

The proposed amendments would have no impact on property values in the area. Any impact on surrounding property values would have already occurred with the existing building.

7. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);

The project has direct access to Corkscrew Road and a lighted intersection Stoney Brook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities as evidenced by existing uses within the existing building. The property is within the Estero Fire District and fire/EMS service are available. All other services are adequate to accommodate the proposed changes.

8. Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;

The proposed amendment to the existing approved commercial planned development does not request any change to the already permitted development footprint. There are no preserve areas on site and the entire property has been cleared and developed.

9. Is compatible with existing or planned uses in the surrounding area.

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.

Summary:

As detailed in the Village of Estero Land Development Code, the attached application demonstrates the following:

1. The applicant is compliant with the Land Development Code and other applicable codes or regulations;
2. The request will meet or exceed all performance and location standards;
3. The requested plan is consistent with the intensities and general uses set forth in the Estero Comprehensive Plan;
4. The request is compatible with the existing uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the

subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

International Design Center Amendment - 10 -



D.O. PLANS FOR

CASE #: DOS 2003-00067

MIROMAR DESIGN CENTER

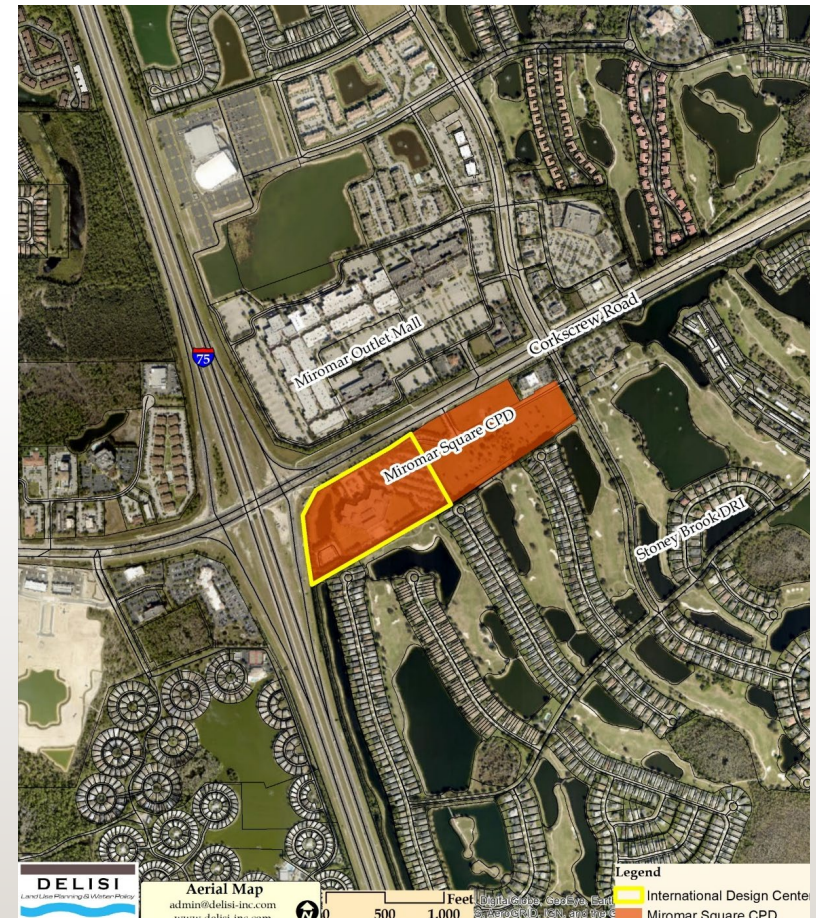
PUBLIC INFORMATION MEETING

12/13/2022

Page 1

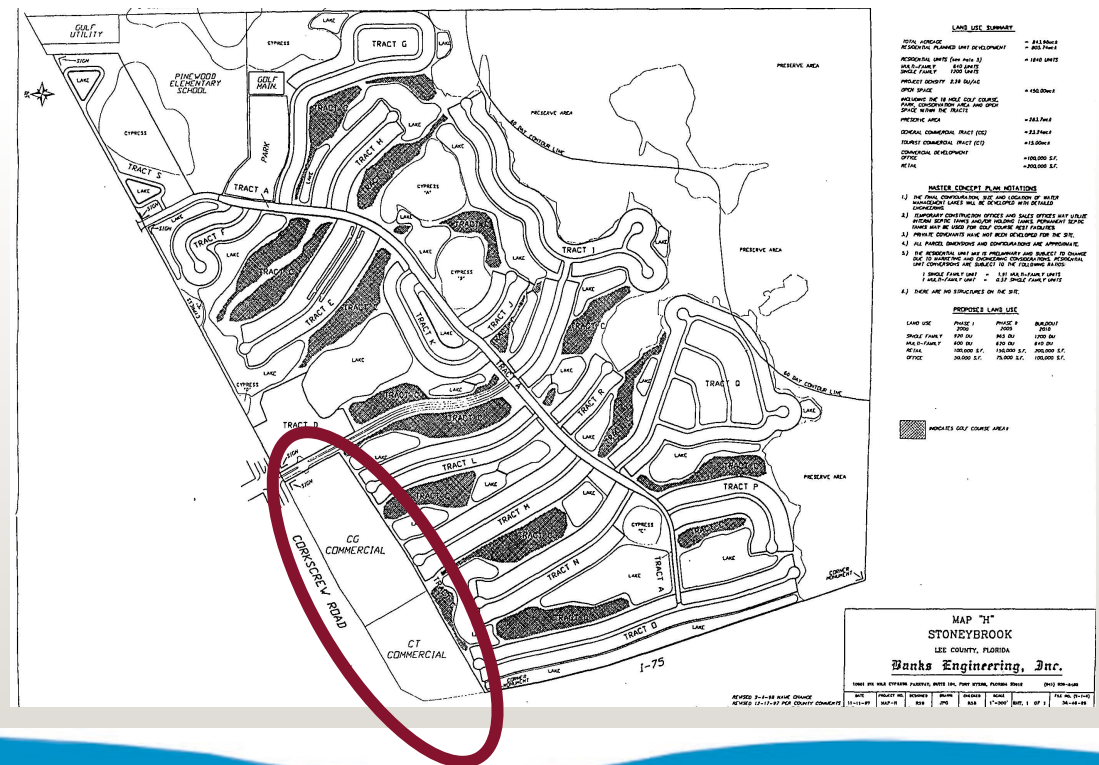
PROPERTY LOCATION

- ❑ Southeast quadrant of I-75 and Corkscrew Road
- ❑ The Miromar Design Center is part of the Miromar Square CPD
 - ❑ Miromar Development Corporation is the sole owner of the Miromar Design Center and the adjacent vacant land.



ZONING HISTORY

- ❑ Part of the Stoney Brook DRI, originally entitled in 1985
- ❑ 2 Commercial Parcels, now owned by Miromar, zoned for C-T and CG as part of original approval



EXISTING ZONING

- ❑ Design Center Zoned CPD in 2002 for “Design Center” Retail
- ❑ CG Parcel combined with Design Center CPD (Miromar Square CPD) in 2007
 - ❑ Done because both properties are under common ownership
 - ❑ CVS not part of the CPD because that was under different ownership and retains the CG zoning
- ❑ Design Center opened in 2006

RESOLUTION NUMBER Z-02-043A

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

WHEREAS, Jerry Schmoyer filed an application on behalf of the property owner, Miromar Square, LLC to amend the Stoneybrook DRI Development Order #3-8384-40; and

WHEREAS, the initial public hearing was advertised and held on July 17, 2002 and continued to August 20, 2002 and October 2, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DRI2001-00003 and DCI2002-00007; and

WHEREAS, a second public hearing was advertised and held on January 6, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to:

- (1) amend the Stoneybrook DRI Development Order and Map H, to increase retail floor area from 236,200 square feet to 450,345 square feet for development of a 400,000-square-foot Design Center and a 14,145-square-foot drug store, to decrease office floor area from 140,000 square feet to 90,000 square feet; and to add 125 hotel units; and
- (2) determine whether the proposed change constitutes a substantial deviation from the original development approvals thereby warranting further Development of Regional Impact review; and
- (3) rezone 19.1+/- acres from CT (Tourist Commercial) and CG (General Commercial) to CPD (Commercial Planned Development) to permit the development of 400,000 square feet of retail floor area as a Design Center.

The property is located in the General Interchange Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

CASE NO: DRI2001-00003 & DCI2002-00007

Z-02-043A
Page 1 of 8

COPY

ZONING REQUEST

- ☐ Utilize the existing building for Office uses
- ☐ Proposed changes to the Zoning Conditions and the DRI Development Order are limited to:
 1. Use of the existing building for office space
 2. Update the DRI DO to be consistent with current State Statutes



QUESTIONS?



**APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____
5. Type of Application (check appropriate type(s)):

Comprehensive Plan Amendment	Planned Development Zoning
Planned Development –Amendment or Final Plan Approved	Variance
Conventional Rezoning	Special Exception
Plat	Vacation
Other X - Design Review Board	
(Specify) Development Order	

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

deck, modifications to the golf cart paths and parking areas, the addition of 21 parking spaces and 1 bocce ball court, the infilling of wet detention lakes, and alterations to the clubhouse area landscaping. This application is for the public information meeting for the Design Review Board.

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

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**

CASE #: DOS2022-E012
COPPERLEAF AT THE BROOKS
CLUBHOUSE EXPANSION DEVELOPMENT ORDER

December 13, 2022, Village of Estero Public Information Meeting

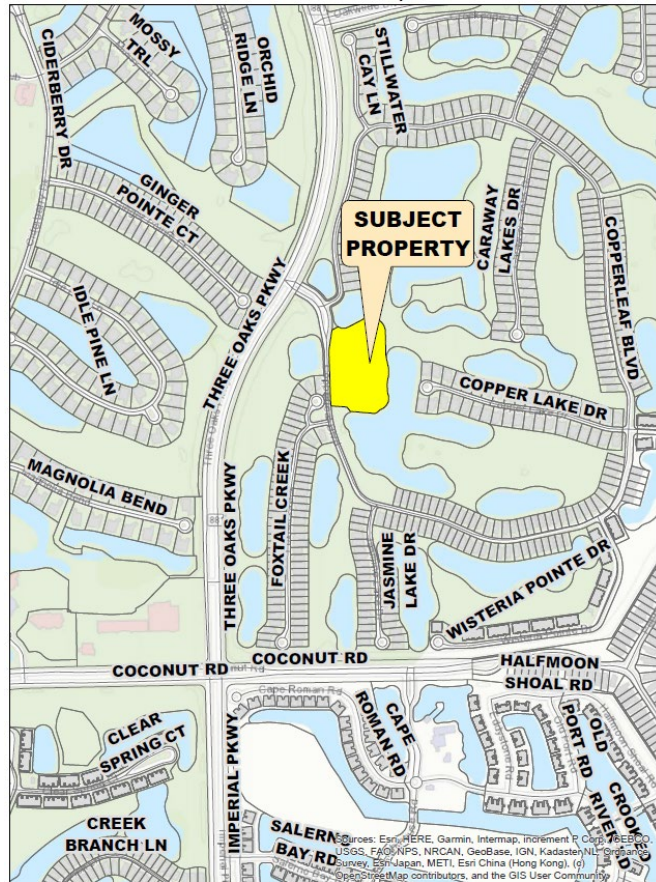


INTRODUCTION

PROJECT TEAM:

- **Copperleaf Golf Club Community Association** – Applicant
- **Frank J. Feeney, P.E., Professional Engineer** – Q. Grady Minor & Associates, P.A.
- **David Humphrey, Architect of Record** – Humphrey Rosal Architects

LOCATION MAP



PROJECT INFORMATION

STRAP Numbers:

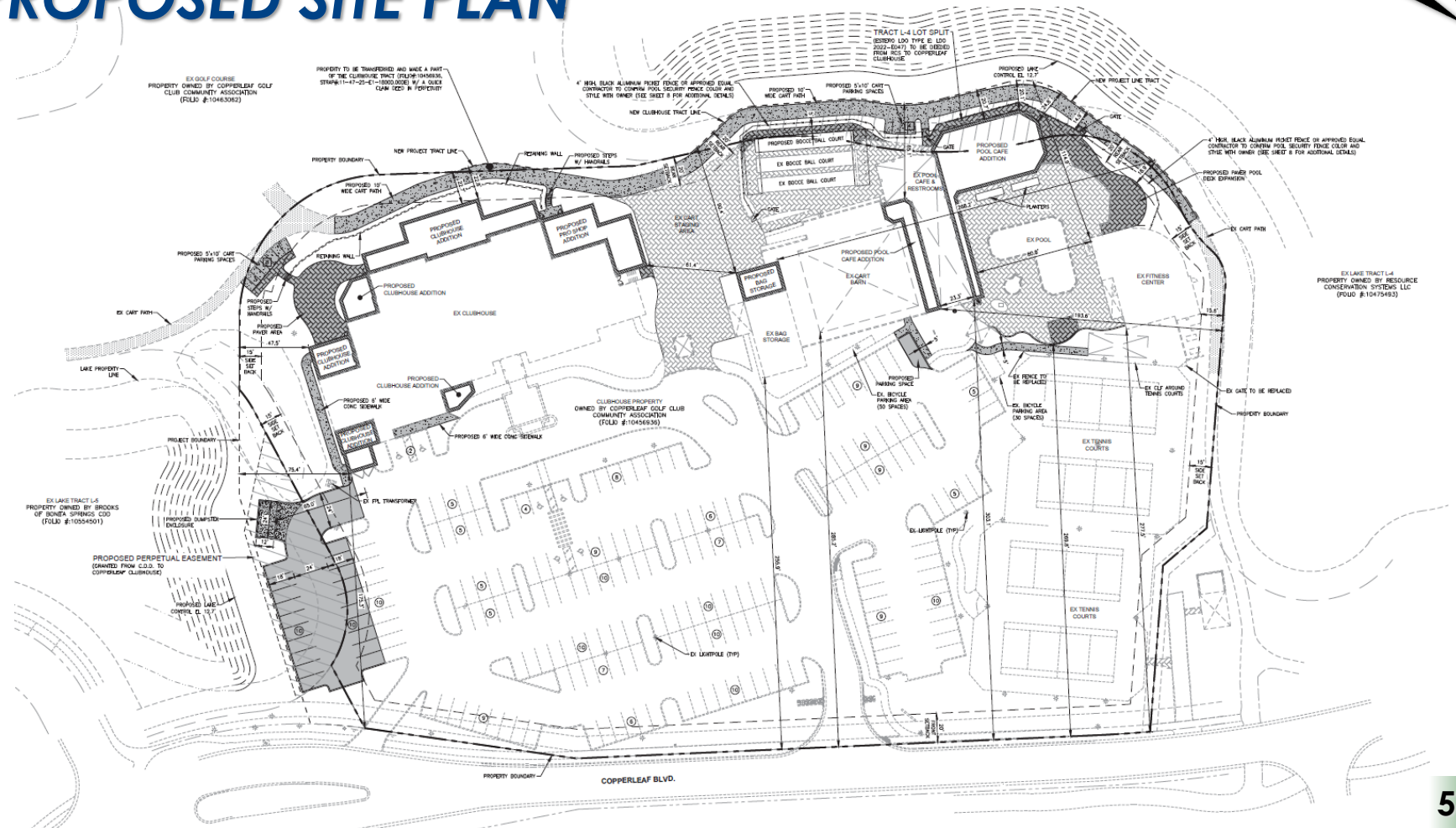
11-47-25-E1-1800D.00CE, 11-47-25-E1-180L5.0000, 11-47-25-E2-230G1.00CE
and 11-47-25-E1-180L4.0000

Current Zoning: Mixed-Use Planned Development

Site Area: 5.72 +/- acres

Project Description: Expansion of the Copperleaf Golf Course Clubhouse, the pool cafe and pool deck, modifications to the golf cart paths and parking areas, the addition of 21 parking spaces and 1 bocce ball court, the infilling of wet detention lakes, and alterations to the clubhouse area landscaping.

PROPOSED SITE PLAN



CONCEPTUAL RENDERING CLUBHOUSE (REAR)



CONCEPTUAL RENDERING POOL CAFÉ & BAR



PROPOSED COLOR PALETTE AND MATERIALS

Body Color Sherwin Williams

SW 9174
Moth Wing
Interior / Exterior
Location Number: 249-C4

SW 7757
High Reflective White
Interior
Location Number: 256-C1

Trim Color

Tremron: Ultra Combo Sand Dune



SAND DUNE

Boral Roof Tile: Pinto Blend



Awnings: Capriccio Mediterranean



Awning Frames: Tiger Dylac RAL 8028

Brackets and Louvers: Sherwin Williams

SW 6041
Otter
Interior / Exterior
Location Number: 232-C7



YKK Aluminum Windows Bone White



CONCLUSION



Thank you for your consideration



Village Initiated Rezoning **Williams Road Property**

**Planning Zoning and Design Board Meeting
December 13, 2022**



Property Location

Approximately 20 acres

- East half is Golf Coast Driving Range
- West half is vacant

Slide 2



Zoning:

**East half is CPD (Commercial
Planned Development)**

West half is AG (Agricultural)

**Comprehensive Land Use
Map Designation:
Village Center**



Proposed Use:

- * Recreational
- * Mixed Use
- * Sports Related Uses
- * Entertainment
- * Restaurant

Proposed Zoning: Estero Planned Development

This category is required for any rezoning or amendment in “Village Center” area.

Slide 4



Village-Initiated Rezoning Steps

1. Village owns property
2. Village Council votes to begin rezoning process
3. Staff prepares application
4. Public Information Meeting held at Planning, Zoning & Design Board
5. Staff prepares staff report & recommendation
6. Public Hearing at Planning, Zoning and Design Board
(PZDB makes recommendation to Council)
7. Village Council reviews in two advertised public hearings
8. If approved, zoning map is changed

Slide 5



Tentative Schedule

Dec. 7, 2022	Council Vote to initiate rezoning
Dec. 13, 2022	Public Info. Meeting at PZDB
Jan. 10, 2023	Public Hearing at PZDB
Jan. 18, 2023	1st Council Meeting
Feb. 1, 2023	2nd Council Meeting

Expected Timeframe: 2 Months



Slide 6



Questions?



PLANNING ZONING & DESIGN BOARD

2023 MEETING SCHEDULE

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

January	1/10/2023
February	2/14/2023
March	3/14/2023
April	4/11/2023
May	5/9/2023
June	6/13/2023
July	7/11/2023
August	8/8/2023
September	9/12/2023
October	10/10/2023
November	11/14/2023
December	12/12/2023