

VILLAGE OF ESTERO
PLANNING AND ZONING BOARD MEETING
TUESDAY, SEPTEMBER 15, 2020
5:30 P.M.

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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

05:30:06 >>Marlene Naratil: WE START ALL OUR MEETINGS WITH THE PLEDGE
05:30:09 OF ALLEGIANCE.
05:30:10 I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF
05:30:14 AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION
05:30:18 UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.
05:30:31 >>Marlene Naratil: ROLL CALL?
05:30:33 >>Tammy Duran: BOARD MEMBER ALLEN?
05:30:35 >>Dr. Tim Allen: HERE.
05:30:38 >>Anthony Gargano: HERE.
05:30:44 >>Marlene Naratil: HERE.
05:30:44 >>James Tatoes: HERE.
05:30:46 >>John Yarbrough: HERE.
05:30:49 >>Tammy Duran: CHAIRMAN WOOD?
05:30:50 CHAIRMAN WOOD?
05:31:05 >>Marlene Naratil: WE'LL GO AHEAD.
05:31:07 OKAY.
05:31:08 I'D LIKE A MOTION TO APPROVE THE AGENDA FOR TODAY.

05:31:14 >> SO MOVED.
05:31:16 >>Marlene Naratil: SECOND?
05:31:17 >> SECOND.
05:31:18 >>Marlene Naratil: ALL IN FAVOR?
05:31:21 AYE.
05:31:21 >>Dr. Tim Allen: AYE.
05:31:25 >>Tammy Duran: CHAIRMAN WOOD?
05:31:27 >>Scotty Wood: YEAH, I'M HERE NOW.
05:31:29 OH, A LITTLE TOO LOUD?
05:31:43 >>Marlene Naratil: WE HAD APPROVAL OF THE AGENDA.
05:31:46 ANYBODY TO MAKE A MOTION TO APPROVE THE MINUTES OF AUGUST
05:31:50 18th, 2020?
05:31:52 >> SO MOVED.
05:31:53 >>Marlene Naratil: SECOND?
05:31:54 >> SECOND.
05:31:56 >>Marlene Naratil: ALL IN FAVOR?
05:31:57 TONIGHT'S EVENT IS A PUBLIC HEARING ON THE PAVICH ESTERO PD.

05:32:13 ARE YOU GOING TO START WITH THE PRESENTATION?
05:32:17 >>Mary Gibbs: I THINK OUR ATTORNEY WILL GIVE US SOME
05:32:19 INTRODUCTORY COMMENTS.
05:32:20 BUT ONE THING I WAS GOING TO SAY IS SPEAKING OF LOUD, AND
05:32:24 CHAIRMAN WOOD WAS PRETTY LOUD, BUT THE PEOPLE THAT ARE HERE,
05:32:28 AT THE LAST MEETING, WE HAD TROUBLE HEARING.
05:32:31 SO IT WAS BROUGHT TO MY ATTENTION THAT THERE WAS SOME
05:32:34 DIFFICULTY WITH PEOPLE HEARING THAT AREN'T HERE.

05:32:35 SO CAN WE BE VERY CAREFUL TO SPEAK INTO OUR MICROPHONES.
05:32:39 YOU MIGHT HAVE TO LEAN FORWARD.
05:32:40 BECAUSE WE HAVE THE MASKS ON, SO WE SOUND A LITTLE GARBLED
05:32:44 AND SPEAK INTO THE MICROPHONE SO EVERYBODY WILL BE ABLE TO
05:32:46 HEAR, AND WE'LL BE ABLE TO PICK THAT UP ON THE RECORDINGS.
05:32:56 >>Nancy Stroud: BEFORE WE GET STARTED, BECAUSE THIS IS A
05:32:57 QUASI-JUDICIAL HEARING, WE HAVE TO OBSERVE SOME FORMALITIES.
05:33:00 ONE OF WHICH IS TO ASK THE BOARD MEMBERS IF THEY'VE HAD ANY
05:33:05 EX PARTE DISCUSSIONS ON THIS APPLICATION.
05:33:11 >> NO.
05:33:12 >>Dr. Tim Allen: THIS IS BOARD MEMBER ALLEN.
05:33:15 I RECEIVED AN E-MAIL FROM SOME PARTY REGARDING THE
05:33:18 APPLICATION.
05:33:19 >>Marlene Naratil: -- SOME INDIVIDUAL.
05:33:21 >> IT WAS AN E-MAIL SENT THAT I DISREGARDED.
05:33:26 >>Nancy Stroud: I THINK BOARD MEMBER ALLEN AND TATOOLES HAVE
05:33:30 RECEIVED AN E-MAIL.
05:33:32 >> WE ALL DID.
05:33:33 >> YEAH, I THINK WE ALL RECEIVED THAT E-MAIL, NANCY.
05:33:35 >>Scotty Wood: WOOD RECEIVED IT AS WELL, AND I JUST
05:33:39 ACKNOWLEDGED IT.
05:33:41 >>Mary Gibbs: MAY I SAY SOMETHING, I DIDN'T RECEIVE ANY
05:33:43 E-MAIL, SO I'M NOT SURE WHAT E-MAIL WE'RE TALKING ABOUT.
05:33:47 >> IT IS THE E-MAIL I'M GOING TO READ INTO THE RECORD FROM
05:33:50 STEPHANIE MILLER.

05:33:51 SHE SENT IT TO THE BOARD AS WELL AS KATHY AND MYSELF.
05:33:54 >>Mary Gibbs: SO YOU'RE GOING TO READ IT.
05:33:56 >>Tammy Duran: SHE WANTS IT READ IN AS PUBLIC COMMENT.
05:33:59 >>Mary Gibbs: THEN IF THE APPLICANT NEEDS A COPY, WE CAN
05:34:02 PROVIDE THAT.
05:34:03 >>Tammy Duran: I HAVE ONE.
05:34:04 >>Mary Gibbs: SO I'M THE ONLY ONE THAT DOESN'T HAVE IT.
05:34:07 OKAY.
05:34:07 THANK YOU.
05:34:09 >>Nancy Stroud: THE OTHER THING IS TO ASK THE BOARD MEMBERS
05:34:11 IF THERE ARE ANY CONFLICTS.
05:34:12 >>Marlene Naratil: ANY CONFLICTS OF INTEREST OF ANYONE?
05:34:16 >> NO.

05:34:17 >> NO.
05:34:18 >>Nancy Stroud: AND THEN FINALLY, ANYONE WHO IS GOING TO
05:34:20 GIVE TESTIMONY AT TODAY'S HEARING, PLEASE STAND AND RAISE
05:34:24 YOUR RIGHT HANDS, AND I WILL SWEAR YOU IN.
05:34:27 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO
05:34:32 GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
05:34:34 TRUTH?
05:34:35 THANK YOU.
05:34:36 SO NOW WE'RE READY FOR STAFF.
05:34:45 >> [INAUDIBLE]
05:34:50 >>Mary Gibbs: WHAT'S THAT?
05:34:51 IF I CAN SAY FOR ONE MINUTE, KATHY EASTLEY FROM OUR STAFF IS

05:34:55 GOING TO DO A QUICK INTRODUCTION.
05:34:57 AND THEN WE'LL TURN IT OVER TO THE APPLICANT.
05:35:00 JOE PAVICH WILL LEAD OFF.
05:35:05 THEY HAVE A PowerPoint.
05:35:06 IT WILL PROBABLY TAKE ABOUT AN HOUR TO GO THROUGH ALL THEIR
05:35:08 TESTIMONY.
05:35:11 >>Kathy Eastley: HELLO.
05:35:12 I'M KATHY EASTLEY, SENIOR PLANNER WITH THE VILLAGE OF
05:35:15 ESTERO.
05:35:16 FOR PURPOSES OF THIS HEARING, I'D LIKE TO REQUEST THAT THIS
05:35:19 BOARD DEEM ME AN EXPERT WITNESS IN THE AREA OF PLANNING.
05:35:23 MY CREDENTIALS ARE ON FILE WITH THE VILLAGE, AND I HAVE
05:35:27 PREVIOUSLY BEEN DEEMED AN EXPERT WITNESS AT THESE HEARINGS.
05:35:30 WITH THAT, I CAN START.
05:35:32 >>Mary Gibbs: MAY I MAKE A COMMENT?
05:35:37 I THINK SHE WAS ALREADY ACCEPTED AS AN EXPERT.
05:35:39 IT'S ON FILE.
05:35:40 SO I DON'T KNOW THAT YOU HAVE TO DO THAT EVERY TIME.
05:35:44 >>Nancy Stroud: I THINK FOR PURPOSES OF THE STAFF, AND
05:35:47 ESPECIALLY THOSE THAT WE KNOW, THE RECORD SHOULD REFLECT
05:35:51 THAT THE BOARD ACCEPTS THEM AS EXPERT WITNESSES IN PLANNING.
05:36:02 INCLUDE MARY AS WELL AS KATHY.
05:36:03 THANK YOU.
05:36:07 >>Kathy Eastley: I JUST HAVE A BRIEF PRESENTATION.
05:36:10 THE REQUEST HERE THIS EVENING BEFORE YOU IS TO REZONE TWO

05:36:13 LOTS ON CORKSCREW ROAD FROM AGRICULTURE, AG-2, TO ESTERO
05:36:18 PLAN DEVELOPMENT TO ALLOW FOR A VARIETY OF COMMERCIAL USES.
05:36:21 THE TWO PARCELS TOTAL ABOUT THREE-QUARTERS OF AN ACRE, ONE
05:36:27 OF WHICH HAS AN EXISTING HOME ON IT AND ONE PARCEL IS
05:36:30 VACANT.
05:36:31 THIS IS WITHIN THE VILLAGE CENTER FUTURE LAND USE
05:36:34 DESIGNATION OF THE VILLAGE OF ESTERO COMPREHENSIVE PLAN, AND
05:36:38 THE TRAFFIC IMPACT STUDY DID DETERMINE OR ESTIMATE THAT
05:36:43 1,385 TRIPS PER DAY WOULD RESULT FROM THIS DEVELOPMENT.

05:36:48 SO THE VILLAGE CENTER REQUIRES THE PLAN DEVELOPMENT REZONE,
05:36:59 AND FUTURE LAND USE POLICY 1.2.10 STATES THAT PUBLIC
05:37:06 BENEFITS MUST BE MET OR THEY MUST EXCEED THE GOALS OF BOTH
05:37:11 THE COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT CODE
05:37:14 CRITERIA.
05:37:15 AND CREATE SIGNIFICANT PUBLIC BENEFIT APPROPRIATE TO THE
05:37:20 TIER OF THE DEVELOPMENT PLAN.
05:37:21 SO THE VILLAGE CENTER BASICALLY REQUIRES MORE THAN STANDARD
05:37:25 COMMERCIAL DEVELOPMENT, PARTICULARLY WITH REGARD TO THE
05:37:28 PUBLIC BENEFIT ASPECT OF THAT.
05:37:30 SO AS YOU CAN SEE HERE, THE FACADE, ARCHITECTURE OF THE
05:37:43 SITE, BOTH THE SOUTH AND THE NORTH ELEVATION, SO THAT IS THE
05:37:47 CORKSCREW ROAD ELEVATION ON THE NORTH.
05:37:50 AND ACCORDING TO SECTION 33.227 AND 33-517 OF THE LAND
05:37:57 DEVELOPMENT CODE, THERE IS A REQUIREMENT FOR MEDITERRANEAN
05:37:59 OR OLD FLORIDA ARCHITECTURE, AND STAFF DOES DETERMINE THAT

05:38:05 THIS ARCHITECTURE IS MORE MODERN IN APPEARANCE THAN WHAT IS
05:38:08 REQUIRED BY THE LAND DEVELOPMENT CODE.
05:38:10 AS WELL, SECTION 33-334 REQUIRES THAT COLORS FOR COMMERCIAL
05:38:20 STRUCTURES MUST BE NEUTRAL, WARM EARTH TONES OR SUBDUED
05:38:23 PASTELS.
05:38:24 AND THE PROPOSED MONOCHROMATIC GRAY IS NEITHER A NEUTRAL
05:38:28 WARM EARTH TONE OR A PASTEL.
05:38:30 SO THE REVIEW CRITERIA THAT WE'RE LOOKING AT HERE PERTAIN TO
05:38:37 THE COMPREHENSIVE PLAN FOR THE VILLAGE CENTER, AND PUBLIC
05:38:41 BENEFIT IS NOT CLEARLY DEMONSTRATED.
05:38:43 AND THEN WE HAVE THE REQUIREMENTS FROM THE LAND DEVELOPMENT
05:38:46 CODE THAT THE ARCHITECTURE DOES NOT MEET THE REQUIRED
05:38:50 SECTIONS WITH REGARD TO ARCHITECTURE AND COLOR.
05:38:53 AND THEN WE DO HAVE CONCERNS WITH TWO OF THE EIGHT
05:39:02 DEVIATIONS REQUESTED, DEVIATIONS 3 AND 6 WITH REGARD TO
05:39:05 SETBACKS AND BUFFERS.
05:39:06 AND THEN SOME CONCERNS WITH THE LANDSCAPING IN THOSE BUFFER
05:39:08 AREAS.
05:39:09 THE STAFF RECOMMENDATION IS THAT AS IT'S CURRENTLY SUBMITTED
05:39:14 WE CAN'T SUPPORT IT BECAUSE OF THE LACK OF DEMONSTRATED
05:39:19 COMPLIANCE WITH THE VILLAGE CENTER CRITERIA AS WELL AS THE
05:39:23 CRITERIA OF THE LAND DEVELOPMENT CODE WITH REGARD TO THE
05:39:28 ARCHITECTURE.
05:39:30 SO IT IS THE APPLICANT'S BURDEN TO DEMONSTRATE COMPLIANCE,
05:39:35 AND WE WOULD HOPE THAT WE WOULD BE ABLE TO MOVE THIS FORWARD

05:39:40 AT SOME POINT IF WE WOULD GET THE MODIFICATIONS TO DO SO.
05:39:44 SO WITH THAT, THAT IS MY PRESENTATION FOR THIS EVENING, BUT
05:39:49 I CAN ANSWER ANY QUESTIONS YOU MAY HAVE.
05:39:57 >>Mary Gibbs: I WOULD LIKE TO ADD ONE THING WHILE KATHY IS
05:40:00 GETTING THE APPLICANT'S PRESENTATION READY, WE HAD A MEETING

05:40:03 WITH THE APPLICANT RECENTLY BECAUSE WE'VE BEEN TRYING TO
05:40:06 WORK THROUGH THIS AND WE FEEL LIKE WE WERE GETTING CLOSER,
05:40:09 SO WE MET WITH THEM TO TRY TO NARROW DOWN THE ISSUES AND
05:40:11 RESOLVE AS MUCH AS WE CAN.
05:40:14 AND I THINK WE'RE MAKING GOOD PROGRESS, BUT I DON'T THINK
05:40:17 WE'RE QUITE THERE YET.
05:40:18 SO THAT WAS OUR MAIN POINT.
05:40:21 IT HAS GOTTEN BETTER.
05:40:23 THEY'VE MADE A LOT OF THINGS.
05:40:24 WE THOUGHT THEY WOULD DO A LITTLE BIT MORE TWEAKING OF THE
05:40:27 ARCHITECTURE AND A LITTLE BIT MORE IN THE LANDSCAPING, BUT I
05:40:29 THINK WE HAVE MADE GOOD PROGRESS.
05:40:31 I JUST WANTED TO ADD THAT.
05:40:34 I THINK OUR FIRST SPEAKER THEN IS FRED DROVDLIC.
05:40:40 >> MARY, HAS THE APPLICATION CHANGED FROM WHAT WE HAVE IN
05:40:43 FRONT OF US BASED ON THE ONGOING DISCUSSIONS?
05:40:45 >>Mary Gibbs: NO, I'M JUST TALKING ABOUT SOME BUILDING
05:40:49 DESIGN AND THE COLOR AND THEN THE LANDSCAPING AND THE PUBLIC
05:40:53 SPACE.
05:40:53 WHAT YOU'VE GOT NOW IS WHAT THEY'VE DONE.

05:40:56 >> THANK YOU.
05:40:59 >>Fred Drovdlc: ALL RIGHT.
05:41:00 GOOD EVENING, EVERYBODY.
05:41:01 MEMBERS OF THE BOARD AND STAFF AND PUBLIC LISTENING IN OR
05:41:06 WATCHING, I APPRECIATE YOUR TIME AND EFFORT TONIGHT.
05:41:10 WE WANT TO BE COMPLETE, BUT WE WILL TRY TO SCOOT THROUGH IT
05:41:14 AS WELL AS WE CAN, BUT WE WILL WANT TO HIT ON THE POINTS
05:41:17 PRETTY WELL.
05:41:17 SO I HOPE YOU'RE PATIENT WITH US.
05:41:19 MY NAME IS FRED DROVDLIC, AND I AM A PLANNER WITH WALDROP
05:41:23 ENGINEERING.
05:41:24 I'VE BEEN CERTIFIED PLANNER SINCE 1999, AND BEEN PLANNING IN
05:41:30 FLORIDA SINCE 2004.
05:41:34 I APPEARED HERE ABOUT A LITTLE LESS THAN A YEAR AGO FOR THE
05:41:41 NEIGHBORHOOD INFORMATION MEETING REQUIREMENT.
05:41:43 AND AT THAT TIME, I WAS OFFERED AS AN EXPERT WITNESS IN
05:41:47 PLANNING AT THAT POINT.
05:41:49 SO I'D LIKE TO BE ACCEPTED AS AN EXPERT IN PLANNING TODAY.
05:41:57 >>Marlene Naratil: WE'LL ACCEPT YOU AS AN EXPERT WITNESS
05:41:59 BECAUSE OF YOUR PRIOR APPROVAL.
05:42:02 >>Fred Drovdlc: THANK YOU VERY MUCH.
05:42:02 TODAY, I'M HERE WITH OUR TEAM TO PRESENT THE PAVICH ESTERO
05:42:07 PLAN DEVELOPMENT, WHICH IS A COMMERCIAL REZONING.
05:42:11 NOW, ALLOW ME TO INTRODUCE THE TEAM.
05:42:13 THE ARCHITECT WITH US TODAY IS MATTHEW KRAGH WITH MHK

05:42:19 ARCHITECTURE.

05:42:19 OUR CIVIL ENGINEER IS JAMES INK.
05:42:23 HE'S IN THE BACK THERE.
05:42:25 HE'S ALSO WITH WALDROP ENGINEERING.
05:42:26 SABRINA McCABE IS OUR LANDSCAPE ARCHITECT WHO IS ALSO WITH
05:42:30 WALDROP.
05:42:30 THERE SHE IS.
05:42:31 YOU'LL SEE HER LATER.
05:42:33 AND REID FELLOWS IS HERE AS OUR TRANSPORTATION ENGINEER FROM
05:42:36 TR TRANSPORTATION.
05:42:37 THE PRESENTATION TONIGHT WILL BE MADE BY MYSELF, AND THEN
05:42:42 WE'LL HAVE MATTHEW COME UP AND TALK ABOUT ARCHITECTURE AND
05:42:45 BUILDING DESIGN, AND THEN WHEN WE'RE TALKING ABOUT THE
05:42:48 DEVIATIONS, PARTICULARLY THE LANDSCAPE BUFFER ALONG
05:42:51 CORKSCREW ROAD, SABRINA McCABE WILL COME UP AND BE ABLE TO
05:42:55 TALK IN DETAIL ABOUT THE CORKSCREW ROAD BUFFER AND THE
05:42:58 DEVIATION REQUEST FOR THAT.
05:43:03 ALSO, WITH THIS, AND LAST BUT NOT LEAST, IS JOE PAVICH
05:43:11 JUNIOR.
05:43:11 HE IS HERE, AND HE IS THE OWNER AND DEVELOPER OF THE PIECE
05:43:15 OF PROPERTY.
05:43:16 AS YOU GUYS ARE PRETTY FAMILIAR WITH HIM, BUT HE'S A REAL
05:43:19 ESTATE AGENT HERE.
05:43:20 HIS DAD STARTED THE FIRM IN 1977.
05:43:25 HE'S CONTINUING THE REAL ESTATE LEGACY OF HIS FAMILY.

05:43:27 HE'S LIVED HERE IN ESTERO AS A RESIDENT SINCE 1989.
05:43:30 AND NOW HE WANTS TO BUILD AN OFFICE BUILDING THAT HAS A FEW
05:43:33 EXTRA USES BUT WILL ALSO BE A HOME TO HIS REAL ESTATE AGENCY
05:43:39 AND HAVE SOME GOOD OFFICE SPACE THAT'S CENTRAL TO ESTERO.
05:43:43 REALLY WANTS TO DIG IN HERE AND BECOME PART OF THE FABRIC OF
05:43:47 ESTERO.
05:43:49 >>Mary Gibbs: FRED, IF I MAY SAY SOMETHING, I THINK AT THE
05:43:52 PUBLIC INFORMATION MEETING ALMOST A YEAR AGO, HE WAS
05:43:54 ACCEPTED AS A LOCAL CELEBRITY.
05:43:58 [LAUGHTER]
05:44:05 >>Fred Drovdlc: ALL RIGHT.
05:44:06 THE PIECE OF PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF
05:44:10 HAPPY HOLLOW AND CORKSCREW ROAD.
05:44:14 HAPPY HOLLOW LANE IS A LOCAL ROAD, A PRIVATE STREET, AND ON
05:44:23 THE OTHER SIDE TO THE WEST OF IT IS THE GULF SEMINOLE
05:44:27 RAILWAY RIGHT-OF-WAY.
05:44:29 IT IS APPROXIMATELY A QUARTER MILE FROM U.S. 41 AND ABOUT
05:44:34 500 FEET WEST OF VIA COCONUT POINT INTERSECTION AND SANDY
05:44:39 LANE.
05:44:40 THE EXISTING CONDITIONS OF THE SITE ARE AS FOLLOWS: YOU
05:44:45 GUYS ARE PROBABLY PRETTY FAMILIAR WITH THIS, BUT THERE'S THE
05:44:49 BLUE ROBIN EGG BRANCH HOUSE THAT'S SITTING ON THE FRONT
05:44:53 PARCEL THAT'S ON CORKSCREW ROAD.

05:44:55 THESE ARE FROM ALL THE DIFFERENT DIRECTIONS OF IT AS IT WAS,
05:44:57 YOU KNOW, PROBABLY IN JANUARY OR SO.

05:45:00 AND, OF COURSE, ACROSS THE STREET OF HAPPY HOLLOW IS THE
05:45:05 GREEN HOUSE THAT'S THERE ON CORKSCREW ROAD.
05:45:09 SO THAT IS THE EXISTING CONDITIONS AS THEY ARE TODAY.
05:45:15 THE OVERVIEW OF THE REQUEST IS AS FOLLOWS: WE'RE HERE TO
05:45:20 REZONE TWO LOTS.
05:45:22 ONE ON CORKSCREW, ONE BEHIND IT.
05:45:24 IT TOTALS .73 ACRES.
05:45:26 IT'S ZONED AGRICULTURAL, SO IT WOULD BE ZONED THEN TO AS
05:45:30 REQUIRED TO AN ESTERO PLANNED DEVELOPMENT.
05:45:34 AS KATHY SAID, IT'S IN THE VILLAGE CENTER FUTURE LAND USE
05:45:37 CATEGORY.
05:45:38 AND THE REQUEST IS TO BUILD A TWO-STORY OFFICE BUILDING THAT
05:45:42 WOULD BE SOME MIXED USES OF DIFFERENT RETAIL AND COMMERCIAL
05:45:46 USES.
05:45:47 APPROXIMATELY 8,000 SQUARE FEET OF COMMERCIAL USES AND
05:45:52 ANOTHER 1,050 SQUARE FEET OF CAFE OR RETAIL, WHICH WOULD BE
05:45:58 IN THE BOTTOM -- ON THE BOTTOM CORNER, AND YOU'LL SEE THE
05:46:01 SIGN IN THE DESIGN WHEN WE COME UP AND LOOK AT SOME OF THE
05:46:05 ARCHITECTURE.
05:46:06 IT ALSO INCLUDES 950 SQUARE FOOT IN A COURTYARD OR OUTDOOR
05:46:11 SEATING AREA IN BETWEEN THE TWO BUILDINGS THAT WOULD BE
05:46:14 PREFERABLY FOR A CAFE, HAVE SOME OUTDOOR SEATING.
05:46:18 THE LITTLE RUNDOWN OF THE SITE OVERVIEW, OBVIOUSLY, IT'S
05:46:25 CURRENTLY A RESIDENTIAL USE.
05:46:27 THE TOTAL BUILDING, THEN, THAT'S INTENDED IS A TWO-STORY

05:46:31 BUILDING, AND THE BUILDING IS 9,050 SQUARE FEET, WITH THE
05:46:35 950 SQUARE FEET THAT'S IN THE CENTER AREA, THAT'S IN THE
05:46:41 CENTER THERE, BRINGS THE TOTAL COMMERCIAL USAGE AREA TO
05:46:47 10,000 SQUARE FEET.
05:46:48 THE BUILDING AS DESIGNED RIGHT NOW IS SET BACK 20 FEET FROM
05:46:52 CORKSCREW ROAD WITH FIVE-YARD SETBACKS ON THE SIDES.
05:46:57 THERE IS A GREEN WALL DESIGN ON HAPPY HOLLOW, WHICH WE'LL
05:47:01 GET A PICTURE OF IN A LITTLE WHILE TO HELP SOFT THAN FACADE.
05:47:04 A TYPE C TYPICAL BUFFER TO THE SOUTH TO BUFFER THE
05:47:09 RESIDENTIAL HOUSE THAT IS BEHIND THIS PIECE OF PROPERTY, AND
05:47:13 THEN TYPE D LANDSCAPING BUFFER ON CORKSCREW ROAD WHICH WE'LL
05:47:17 DIG INTO TOWARDS THE END OF THE PRESENTATION.
05:47:20 THERE IS A PUBLIC AMENITY SEATING AREA THAT WE DESIGNED UP
05:47:27 FRONT, AND THAT IS -- WELL, WE'LL GET A GOOD LOOK AT IT
05:47:31 EITHER IN CASE YOU'RE NOT SEEING MY MOUSE.
05:47:33 BUT IT'S RIGHT THERE IN THE FRONT ON CORKSCREW ROAD, AND IT
05:47:36 HAS SOME SEATS AND SOME LANDSCAPING AROUND IT THAT IS
05:47:40 DESIGNED SPECIFICALLY FOR THE PUBLIC THAT IS OUTSIDE OF THE
05:47:42 950 SQUARE FEET THAT WOULD BE PURPOSED FOR THE CAFE.

05:47:48 AND THEN LASTLY, THERE'S A TOTAL OF EIGHT DEVIATIONS
05:47:50 REQUESTED FOR THIS SITE, AND WE'LL RUN THROUGH THOSE BECAUSE
05:47:54 THOSE ARE PRETTY IMPORTANT.
05:47:55 LIKE KATHY SAID, SIX OF THE EIGHT ARE SUPPORTED.
05:47:58 I BELIEVE ONE OF THEM, WHICH WE'LL GET INTO, WAS SUPPORTED,
05:48:02 AND THEN IT WASN'T.

05:48:03 I THINK WE CAN CLARIFY ONE OF THEM AND THEN WE'RE DOWN TO I
05:48:06 THINK REALLY ONE DEVIATION THAT IS A POINT OF CONTENTION A
05:48:10 LITTLE BIT.

05:48:10 BUT AGAIN, I THINK WE'LL BE ABLE TO WORK THINGS OUT.
05:48:14 THE NEXT TWO SLIDES ARE NOT SO MUCH FOR ME TO SPEND TIME
05:48:18 PRESENTING, BUT THEY MIGHT BE A GOOD REFERENCE FOR US IF WE
05:48:21 GET INTO SOME TECHNICAL QUESTIONS.

05:48:23 THIS IS THE TIERED DEVELOPMENT PLAN AS SUBMITTED, WHICH IS
05:48:28 REALLY THE ENGINEERING SITE DESIGN AT A ZONING LEVEL FOR THE
05:48:34 SITE THAT CONTAINS ALL THE DETAILS.

05:48:37 ON THERE, YOU'LL SEE THE GRAY AREAS ARE ALL THE PAVED OR
05:48:40 PARKING AREAS.

05:48:43 THE LARGE CROSS-HATCH AREA IN THE BLOCK IN THE MIDDLE
05:48:48 TOWARDS CORKSCREW IS THE BUILDING.

05:48:50 AND THEN THERE'S OBVIOUSLY LOTS OF REFERENCES TO WHERE THE
05:48:56 DEVIATIONS ARE LOCATED, THE SETBACKS, THE BUFFERS, AND ALL
05:48:59 THE OTHER DETAILS THAT ARE REQUIRED TO BE ON A TIERED
05:49:01 DEVELOPMENT PLAN.

05:49:02 AND THEN THE ACCESS, AS YOU CAN SEE THERE, IS FROM HAPPY
05:49:09 HOLLOW ROAD, WHICH MORE OR LESS ALIGNS WITH THE SMALL
05:49:12 ENTRYWAY THAT GOES INTO THE GREENHOUSE.

05:49:15 THE NEXT SLIDE WOULD BE A CLOSE-UP FOR YOU GUYS, IF IT WAS
05:49:20 TOUGH TO SEE THAT OTHER ONE, AND THIS ALSO HIGHLIGHTS THE
05:49:23 TABLE THAT WAS ON THE TIERED DEVELOPMENT PLAN, WHICH
05:49:25 INCLUDES ALL THE OPEN SPACE CALCULATIONS, PARKING SPACE

05:49:29 CALCULATIONS, SO HOW WE ARRIVED AT THE NUMBER OF PARKING
05:49:32 SPACES WE HAVE SHOWN.

05:49:34 AND DEVELOPMENT SUMMARY AND DEVELOPMENT REGULATIONS AS
05:49:37 PROPOSED.

05:49:39 SO NOW I WANT TO MOVE ON TO -- AS YOU REMEMBER, I WAS HERE,
05:49:46 I THINK IT WAS NOVEMBER OF LAST YEAR, AND AT THAT TIME, IT
05:49:51 WAS BROUGHT UP HERE BY THE BOARD TO HELP YOU SEE THE
05:49:55 CIRCULATION IN THE TRAFFIC OF HOW DO YOU GET TO THE SITE,
05:49:58 HOW DO YOU GET BACK TO 41, HOW DO YOU GET BACK TO THE
05:50:01 INTERSTATE.

05:50:01 SO I MADE THIS LITTLE DIAGRAM HERE THAT MIGHT BE HELPFUL.
05:50:05 OBVIOUSLY, THE SITE IS A RIGHT-IN, RIGHT-OUT, BECAUSE
05:50:08 THERE'S NO MEDIAN RIGHT THERE.

05:50:10 SO IF SOMEBODY WAS COMING DOWN FROM THE INTERSTATE DOWN
05:50:15 CORKSCREW TOWARDS 41 AND NEEDED TO GET TO THE SITE, THEY

05:50:18 WOULD MAKE A U-TURN AT THE PUBLIX SHOPPING CENTER ENTRANCE
05:50:24 AND MEDIAN CUT.
05:50:25 IF THEY WERE LEAVING AND WANTED TO GO BACK TO 41, THEY WOULD
05:50:31 HAVE TO MAKE A U-TURN AT SANDY LANE.
05:50:34 OBVIOUSLY, IF THEY ARE COMING FROM 41, THEY COME AND GO
05:50:36 STRAIGHT TO THE RIGHT-IN.
05:50:37 SPEAKING OF RIGHT-INS, SO I WANTED TO GO BACK ONE SLIDE REAL
05:50:44 QUICK.
05:50:44 YOU SEE IN FRONT OF THE BUILDING ON CORKSCREW ROAD, THERE IS
05:50:47 A PAVED AREA THAT WE SHOW.

05:50:50 AND THAT'S A RIGHT-HAND TURN LANE.
05:50:53 SO RIGHT-HAND TURN LANES ARE DETERMINED BY NUMBER OF TRIPS
05:50:58 AND A REQUIREMENT AT SOME NUMBER OF TRIPS THERE WILL BE A
05:51:02 RIGHT-HAND TURN LANE REQUIRED.
05:51:04 AND THAT IS USUALLY DETERMINED AT THE DEVELOPMENT ORDER
05:51:07 STAGE.
05:51:08 BUT STAFF ASKED US DURING THE ZONING STAGE TO SHOW WHAT A
05:51:14 DESIGN WOULD LOOK LIKE MOSTLY SO THEY COULD FIGURE OUT,
05:51:17 WELL, IF IN THE FUTURE, IF A TURN LANE IS REQUIRED, IS THAT
05:51:22 GOING TO ALTER THE SITE PLAN?
05:51:23 IS IT GOING TO FIT?
05:51:26 SO THERE WERE JUST ENOUGH UNANSWERED QUESTIONS THAT WE WENT
05:51:28 AHEAD AND DID THE ENGINEERING LEVEL DESIGN FOR THE POTENTIAL
05:51:31 TURN LANE, BUT WE DO WANT TO SAY AT THIS POINT THAT WILL BE
05:51:34 DETERMINED AT DEVELOPMENT ORDER BASED ON USES AND WHAT TYPE
05:51:39 OF DEVELOPMENT IT WILL BE AND ARE THE TRIP COUNTS GOING TO
05:51:44 MAKE IT NECESSARY OR NOT?
05:51:45 AND IF WE HAVE TYPES OF THOSE QUESTIONS, MAKE SURE TO HOLD
05:51:49 ON TO THEM.
05:51:50 REID FELLOWS IS HERE, AND HE DID THE TIS STUDY.
05:51:54 AND SO HE CAN SPEAK TO NUMBER OF TRIPS AND WHAT THAT WOULD
05:51:58 MEAN.
05:51:59 BUT I DID WANT TO POINT THAT OUT THAT THIS PLAN IS SHOWING
05:52:02 THAT AS A CONCEPTUAL SO THAT WE COULD ANSWER THE QUESTIONS
05:52:05 ABOUT SITE DESIGN, AND IT DID SHOW THAT IT FITS WITHOUT

05:52:10 MOVING THE SIDEWALK AND WITHOUT ALTERING THE SITE PLAN, BUT
05:52:13 IT'S NOT -- BUT IT WILL BE DETERMINED AT DEVELOPMENT ORDER
05:52:17 STAGE WHETHER WE NEED IT OR NOT.
05:52:19 THE TRAFFIC CIRCULATION.
05:52:25 NOW, WHAT I WANT TO GET TO SO YOU HAVE A GOOD LAY OF THE
05:52:28 LAND, I WANT TO GET TO THE ARCHITECTURAL DESIGN AND HAVE
05:52:31 MATTHEW COME UP AND WALK YOU THROUGH HIS THOUGHTS AND HIS
05:52:35 VISION FOR THIS BUILDING, THAT HIM AND JOE CAME UP WITH.
05:52:40 AND THEN WE'LL GET BACK TO SOME TECHNICAL STUFF.
05:52:43 ALL RIGHT, MATTHEW.
05:52:44 COME ON UP.

05:52:58 >>Matthew Kragh: GOOD EVENING.
05:53:00 FOR THE RECORD, MY NAME IS MATTHEW KRAGH WITH MHK
05:53:03 ARCHITECTURE AND PLANNING.
05:53:04 I RESIDE IN NAPLES, FLORIDA, AND I'M A LICENSED ARCHITECT IN
05:53:09 THE STATE OF FLORIDA AS WELL AS SIX OTHER STATES, BUT MY
05:53:14 PRIMARY PRACTICE IS LOCATED HERE IN NAPLES, FLORIDA.
05:53:19 I HAVE TESTIFIED BEFORE THE ESTERO COMMUNITY SEVERAL TIMES.
05:53:25 I'M NOT SURE IF I NEED ANYTHING FURTHER FOR BEING AN EXPERT
05:53:32 IN ARCHITECTURE TODAY.
05:53:33 I WANTED TO START OFF BY SAYING I HAVE COMPLETED OVER 700
05:53:41 HOUSES AND CLIMBING IN THE STATE OF FLORIDA, ALL WITHIN THE
05:53:45 OLD FLORIDA ARCHITECTURAL STYLE ALL THE WAY DOWN FROM KEY
05:53:49 WEST TO JACKSONVILLE, PRIMARILY IN SOUTHWEST FLORIDA.
05:53:56 THOUGH I HIGHLY RESPECT YOUR PLANNING STAFF, I THINK THEY

05:53:59 ARE AMAZING TO WORK WITH, AND I'VE BEEN WORKING WITH THEM ON
05:54:02 SEVERAL PROJECTS, I DO RESPECTFULLY DISAGREE WITH THEIR
05:54:05 ASSESSMENT THAT THIS BUILDING IS NOT OLD FLORIDA.
05:54:08 I THINK THE VILLAGE OF ESTERO HAS NOT SEEN OLD FLORIDA COME
05:54:12 ACROSS THEIR FRONT DOOR AS OF YET, AND IT IS ALLOWED IN THE
05:54:19 CODE.
05:54:20 IT IS WHAT OUR CLIENT, MR. PAVICH DESIRES FOR HIS PERSONAL
05:54:24 BUILDING HERE.
05:54:25 WE HAVE WORKED ON THIS, OBVIOUSLY, WHEN YOU TAKE AN
05:54:28 ARCHITECTURAL STYLE, AND IF YOU GOOGLE OLD FLORIDA
05:54:31 ARCHITECTURE, YOU'RE GOING TO SEE SOME EXAMPLES, BUT THERE
05:54:33 IS NO CLEAR DEFINITION.
05:54:34 SO WE'VE TAKEN SOME NODS FROM THE PAST, SOME MATERIAL
05:54:40 ASPECTS AND SO FORTH, BUT WE'RE ALSO BRINGING THOSE INTO A
05:54:45 COMMERCIAL ASPECT ON A COMMERCIAL BUILDING DESIGN SO WE'RE
05:54:48 HOPING THAT YOU UNDERSTAND WHAT WE'RE TRYING TO ACCOMPLISH
05:54:54 WITH THE DESIGN.
05:54:55 ONE OF THE THINGS I WANTED TO MENTION IS OUR FIRST STEP IN
05:54:58 THIS PROCESS WORKING ALONG WITH THE PLANNING STAFF WHO HAD
05:55:02 BEEN WONDERFUL, WE ALSO VISITED I THINK THROUGH -- ALMOST
05:55:06 LIKE AN INFORMATION PUBLIC INFORMATION MEETING WITH THE
05:55:09 DESIGN REVIEW BOARD, AND THE DESIGN REVIEW BOARD CHAIRMAN
05:55:12 AND THE BOARD ITSELF SAID THAT THE BUILDING WAS EXTREMELY
05:55:15 REFRESHING FOR THE VILLAGE OF ESTERO, AND WE HOPE YOU FEEL
05:55:20 THE SAME WAY.

05:55:22 THE BUILDING, AS YOU SEE BEFORE YOU, HAS A LOT OF GREAT
05:55:28 FLORIDA ELEMENTS, STARTING WITH THE DESIGN OF HIPPED
05:55:36 STANDING SEAM METAL ROOF THAT ISN'T ONE OF THE FAKE HIP
05:55:41 ROOFS THAT HAS A PARAPET BEHIND IT AND CUT OFF THAT YOU SEE
05:55:44 FROM THE SIDES.
05:55:45 THESE ARE FULL ROOF ELEMENTS FROM FRONT TO BACK.
05:55:48 THE BUILDING HAS SOME COMPONENTS OF HORIZONTAL LAP SIDING

05:55:53 THAT YOU CAN SEE ALONG THE SIGN BAND AREA BETWEEN THE FIRST
05:55:57 AND THE SECOND FLOOR, WHICH, AGAIN, IS VERY OLD-FLORIDA
05:56:01 MATERIAL ASPECT.
05:56:02 AS YOU CAN SEE, WE HAVE KIND OF A COLONNADE LOOK WITH SOME
05:56:09 DECORATIVE LATTICEWORK ON THE FIRST AND THE SECOND FLOOR.
05:56:13 WE WANTED THAT TO KIND OF FEEL, EVEN THOUGH IT IS A
05:56:15 COMMERCIAL BUILDING, ONE THAT ALMOST KIND OF FEELS LIKE A
05:56:17 STEPPED-BACK FRONT PORCH ELEMENT THAT YOU WOULD FIND IN A
05:56:20 LOT OF OLD FLORIDA HOUSES.
05:56:22 THERE IS A BREEZEWAY RIGHT THROUGH THE MIDDLE OF THE
05:56:24 BUILDING.
05:56:25 WE THINK THIS IS VERY DYNAMIC.
05:56:26 IT'S GOING TO CREATE A SENSE OF PLACE FOR THIS BUILDING.
05:56:29 IT'S GOING TO PROVIDE SPOTS FOR OUTDOOR DINING, IF THERE'S A
05:56:34 CAFE, SPOT TO GRAB A CUP OF COFFEE, A SPOT TO SIT THERE AND
05:56:38 PONDER ALL THE LISTINGS THAT JOE HAS FROM HIS OFFICE.
05:56:43 BUT MOST IMPORTANT, IT COMMUNICATES THE FRONT OF THE
05:56:47 BUILDING TO THE BACK OF THE BUILDING.

05:56:48 WE'VE PLACED THE PARKING IN THE BACK OF THIS BUILDING.
05:56:51 WE WANT THE VILLAGE TO SEE THIS BEAUTIFUL BUILDING.
05:56:54 WE WANT PEDESTRIAN ACTIVITY ALONG THE FRONT.
05:56:57 AGAIN, WE WANTED TO CREATE THIS SENSE OF PLACE.
05:56:59 WE ALSO HAVE VERY SUBTLE AWNINGS OVER THE STOREFRONTS.
05:57:04 CLEARLY DEFINED SIGNAGE LOCATIONS.
05:57:06 THE OFFICE SPACE UPSTAIRS HAS A VARIETY OF ARCHITECTURAL
05:57:11 FEATURES.
05:57:11 YOU CAN SEE THE ARCHITECTURAL BRACKETS THAT ARE EMPHASIZING
05:57:15 THE VERY LARGE OVERHANGS, WHICH, AGAIN, ARE PART OF THE
05:57:18 OLD-FLORIDA STYLISTIC APPROACH.
05:57:22 WE HAVE CORNICE ELEMENTS.
05:57:23 IN REGARDS TO THE COLOR, WE DID WORK WITH PLANNING STAFF ON
05:57:26 THAT, AND WE DO -- WE DID AGREE -- I MEAN, WHEN I THINK OF
05:57:31 OLD FLORIDA AND MOST OF THE HOUSES THAT WE'VE DONE, THEY ARE
05:57:33 ALL KIND OF TWO TONES OF WHITE.
05:57:35 YOU HAVE KIND OF AN OFF-WHITE AND THEN YOU'VE GOT A TRIM
05:57:39 THAT'S MORE OF A BRIGHT WHITE.
05:57:42 THAT WAS OUR FIRST APPROACH ON THIS, AND IT DOES CONTRADICT
05:57:48 YOUR CODE, WHICH DOES SAY NEUTRALS AND SO FORTH.
05:57:51 SO WE PICKED THIS KIND OF WARM GRAY AND, IN FACT, THIS WARM
05:57:54 GRAY WITH THE WHITE TRIM IS THE EXACT COLOR, WE TOOK THAT
05:57:59 FROM THE EDISON HOUSE IN DOWNTOWN FORT MYERS WE THINK IS
05:58:03 ABOUT AS OLD FLORIDA AS YOU CAN GET AS AN EXAMPLE.
05:58:06 THE SIDES OF THE BUILDING, OF THE BUILDING IS ACTUALLY KIND

05:58:13 OF SMALL IN DIMENSION FROM NORTH TO SOUTH.
05:58:16 THERE'S PLENTY OF GLAZING.
05:58:18 IT HAS GREAT MASSING ELEMENTS WITH THE THREE DIFFERENT

05:58:21 ROOFLINES IN THE FRONT.
05:58:23 IT'S WELL INTEGRATED WITH THE LANDSCAPING.
05:58:25 IT HAS A GOOD MIXTURE OF LIGHT, TEXTURE, AND SHADOW THROUGH
05:58:28 THE DESIGN.
05:58:31 IT HAS CLEAN LINES, ELONGATED COASTAL BRACKETS, CARIBBEAN
05:58:36 INFLUENCE, METAL WORK, WITH THE COLOR PALETTE.
05:58:40 A SIMPLE TWO-TONE COLOR PALETTE WITH WHITES AND OFF-WHITES.
05:58:44 THE ROOFLINES ARE SIMPLIFIED BY CLEAN PARAPETS AND THE HIP
05:58:48 ROOF CONFIGURATION.
05:58:49 THAT CREATES A GOOD AMOUNT OF MASSING.
05:58:51 THE ARCHITECTURAL ARTICULATION ON THE BACK OF THE BUILDING
05:58:56 AS WELL, WHERE WE TRIED TO KIND OF HIDE THE CATWALK AND HAVE
05:59:00 IT AGAIN KIND OF GO INTO AN ARCHITECTURAL LATTICE COMPONENT,
05:59:04 MIXED WITH THE BRACKETS SURROUNDING THE ELEVATOR.
05:59:08 WE FELT THAT REALLY EMPHASIZED VERY CLEAN, WELL ORGANIZED
05:59:12 OLD-FLORIDA BUILDING.
05:59:18 >>Marlene Naratil: THOSE HIGH POINTS OF YOUR BUILDING,
05:59:21 THAT'S WHAT YOU'RE REFERRING TO, TO THE 45 FEET?
05:59:25 BECAUSE, BASICALLY, IN ONE TEXT, IT SAID 40 FEET.
05:59:32 >> YES, MA'AM.
05:59:33 I'M SORRY.
05:59:34 THE HIGHEST POINT OF OUR BUILDING, AND THIS IS A FLOOD ZONE,

05:59:37 SO WE'RE MEASURING THAT FROM GRADE.
05:59:39 BUT IF YOU CAN SEE ON THE DIAGRAM BEFORE YOU, THE HIGHEST
05:59:42 POINT OF THE PEAK OF OUR ROOF IS ACTUALLY 40 FEET.
05:59:46 I THINK THE 45 FEET HAS TO DO WITH THE ACTUAL ZONING
05:59:48 REGULATIONS.
05:59:49 SO WE'RE FIVE FEET SHORTER THAN WHAT IS POSSIBLE.
05:59:52 >>Marlene Naratil: -- TO GO TO 45.
05:59:56 >>Matthew Kragh: NO, MA'AM.
05:59:57 WE'RE AT 40 FEET TO THE ABSOLUTE PEAK OF THE ROOF.
06:00:02 WITH THAT, THAT ENDS MY TALK ABOUT THE ARCHITECTURAL
06:00:08 ARTICULATION AND SO FORTH.
06:00:09 I'M HAPPY TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE FOR ME
06:00:12 OR HAVE FRED COME BACK UP AND FINISH THE PRESENTATION FIRST.
06:00:19 >>Marlene Naratil: ANY QUESTIONS?
06:00:24 >> THANK YOU.
06:00:49 >> ALL RIGHT.
06:00:50 I WANT TO HIT ON NOW SOME THINGS THAT YOU'LL STILL HAVE SOME
06:00:53 PICTURES TO ENTERTAIN, BUT I'M -- I WANT TO HIT ON SOME CODE
06:00:58 ISSUES.
06:00:59 WELL, NOT ISSUES BUT SOME CONSISTENCIES.
06:01:01 SO WHAT I WANT TO HIT ON IS SOME OF THE LDC AND SOME OF THE
06:01:05 REQUIREMENTS.
06:01:05 NOT THAT YOU GUYS DON'T KNOW A LOT OF THIS STUFF, THERE ARE
06:01:08 A LOT OF CASES AND THERE'S A LOT OF CODE.
06:01:11 I FIGURE IT'S WORTHWHILE LOOKING AT WHAT DOES THE

06:01:14 ARCHITECTURAL STANDARDS OF CHAPTER 33 AS THEY PERTAIN REALLY
06:01:19 TO LIKE THE VILLAGE CENTER AREA, WHAT DOES IT SAY ABOUT
06:01:23 ARCHITECTURE AND BUILDING DESIGN?
06:01:25 LAND DEVELOPMENT CODE SECTION 33-517 IS TITLED
06:01:31 ARCHITECTURAL.
06:01:33 AND SECTION B IN THAT AREA TALKS ABOUT ARCHITECTURAL VARIETY
06:01:37 OF BUILDINGS.
06:01:38 THE REASON I BRING THIS UP IS BECAUSE IT QUOTES -- ALLOWS
06:01:44 UNIQUE APPROACHES TO DESIGN AND STRUCTURE, AND IT SAYS
06:01:47 THAT'S VALUED.
06:01:48 IT MENTIONS MEDITERRANEAN OLD-FLORIDA DESIGN, AND ALLOWS FOR
06:01:54 A BROAD PALETTE OF HISTORICAL CHOICES ACHIEVING UNIQUE
06:01:58 SOLUTIONS TO DEVELOPMENT PLANS.
06:01:59 AND WE DID -- AND THESE THINGS, THERE WAS A PARTICULAR LOOK
06:02:02 THAT WE WANTED, BUT WE KEPT THESE THINGS IN MIND THAT HOW
06:02:05 DOES THIS FIT INTO CODE?
06:02:08 WE KNOW THAT'S VERY IMPORTANT FOR THE VILLAGE, THAT THE LOOK
06:02:10 AND FEEL OF WHAT YOU HAVE AS A BUILT ENVIRONMENT REALLY
06:02:14 HELPS DEFINE THAT YOU'RE IN ESTERO.
06:02:16 AND EVEN THOUGH A LOT OF THESE TYPES OF BUILDINGS HAVEN'T
06:02:19 BEEN BUILT, YOUR CODE CERTAINLY DOES ALLOW FOR THOSE.
06:02:22 AND I THINK OVER TIME, IT WILL ADDRESS C, WHICH SPEAKS TO
06:02:28 THE COHESIVE NETWORK.
06:02:30 I THINK YOU COULD ASK THE QUESTION, WELL, WHY WOULD I BRING
06:02:33 THAT UP?

06:02:34 COMPARED TO GENOVA AND OTHER PROPERTIES THAT HAVE BEEN
06:02:37 CONSTRUCTED DOWN CORKSCREW ROAD, THIS WOULD STAND OUT TO BE
06:02:41 A LITTLE BIT DIFFERENT.
06:02:42 BUT I THINK AS FAR AS COHESIVE ISN'T JUST IN THE COLOR AND
06:02:46 THE TYPE OF ROOF, WHETHER IT'S BARREL TILE OR METAL, I THINK
06:02:50 IT HAS TO DO WITH MORE THAN THAT.
06:02:52 I THINK IT HAS TO DO WITH THE HIGH-QUALITY TYPE DEVELOPMENT
06:02:55 AND I THINK THIS IS CERTAINLY A HIGH-QUALITY DEVELOPMENT
06:02:57 THAT WILL BE A LONG-TERM USE AND PROVIDE FOR VERY GOOD
06:03:02 ADAPTIVE REUSE.
06:03:05 AND I THINK THAT OVER TIME, AS THE TRENDS IN DESIGN MOVE
06:03:12 TOWARDS SOME OF THE COOLER COLORS AND SOME OF THE MORE
06:03:15 NEUTRAL, EVEN GRAYS AND WHITES AND SOFTER COLORS LIKE THAT,
06:03:19 THAT THIS TYPE OF BUILDING WILL BE MORE AND MORE DESIRED AND
06:03:24 GET INTO ESTERO A LITTLE BIT MORE WHERE IT'S GOING TO CREATE
06:03:28 SOME DIVERSITY OF STOCK IN THE COMMERCIAL BUILDS.
06:03:33 AND I THINK THAT WILL ENRICH THE AREA AND HELP.
06:03:37 AND THEN THE COHESIVE FRAMEWORK I THINK WILL BE THERE.
06:03:41 SO THEN 33-502, TALKS ABOUT THE QUALITY OF BUILDINGS.
06:03:47 AND, AGAIN, THAT SPEAKS TO -- IT ALLOWS FOR THE CONTINUING
06:03:50 RENOVATION AND ADAPTIVE REUSE.

06:03:52 AND THAT'S ALL ABOUT WHAT WE OBVIOUSLY KNOW HERE, THAT WE
06:03:55 KNOW ARCHITECTURE AND THE DESIRE OF THE BUILDING IS TO BUILD
06:03:59 SOMETHING THAT'S VERY HIGH QUALITY CLASS A OFFICE SPACE.
06:04:02 THE NEXT THING WE WANT TO SPEAK TO, IT TALKS ABOUT THE

06:04:08 VISIBLE EDGE CRITERIA.

06:04:11 AND THIS IS AN ESTERO PLANNED DEVELOPMENT, AND KATHY
06:04:15 MENTIONED TIERS EARLIER, THERE'S TIERS ONE THROUGH FOUR IN
06:04:19 THE CODE.

06:04:20 THIS IS A TIER ONE, WHICH IS THE -- I DON'T KNOW HOW YOU
06:04:22 WANT TO SAY IT, IF IT IS THE LEAST REQUIREMENTS LEVEL, BUT
06:04:26 IT'S THE ONE THAT'S MOST APPROPRIATE FOR A SITE OF THIS SIZE
06:04:30 AND IT HAS REALLY KIND OF THE LEAST REQUIREMENTS, BUT THEY
06:04:34 ARE STILL SUBSTANTIAL.

06:04:35 AND THOSE INCLUDE THE ONES THAT WE'RE MEETING, WHICH THE
06:04:39 PRINCIPAL FACADE ON CORKSCREW ROAD, WANT TO BE WELL
06:04:42 ARTICULATED, VISUALLY ATTRACTIVE AND OBVIOUSLY A LOT OF TIME
06:04:46 AND EFFORT HAS BEEN PUT IN TRYING TO DO THAT BEST.

06:04:50 THAT IS ALSO SUBJECTIVE MATTER SO WE'RE HERE TO HEAR WHAT
06:04:53 YOU THINK AND FEEL ABOUT THAT.

06:04:54 ANOTHER REQUIREMENT IS PARKING BEHIND THE BUILDING.

06:04:57 THAT'S AN OBVIOUS THAT WE MET THAT.

06:04:59 AND IT WAS, AS WE'LL GET INTO, IT'S A SIGNIFICANT PIECE OF
06:05:04 WHAT YOU'RE TRYING TO ACCOMPLISH IN THE CORRIDOR THAT WE
06:05:07 THINK WE MEET.

06:05:08 BUILDING ENTRANCES ARE CLEAR, VISIBLE AND ACCESSIBLE FROM
06:05:13 CONNECTING STREETS.

06:05:14 SO THE BUILDING ENTRANCES ARE CLEAR AND VISIBLE.

06:05:16 THAT'S AN IMPORTANT PART THAT WE'LL TALK ABOUT WHEN WE GET
06:05:19 INTO THE LANDSCAPING.

06:05:20 BUT WHAT I DO WANT TO POINT OUT IS WITH THE BREEZEWAY
06:05:24 THROUGH THE CENTER WITH THE MAIN DOORS AND THE SIGNAGE ON
06:05:27 THE FRONT OF THE BUILDING, THE ACTIVITY WILL NOT BE IN THE
06:05:31 PARKING LOT AND PEOPLE SNEAKING INTO THE BACK DOORS AND
06:05:35 NEVER BEING SEEN FROM CORKSCREW ROAD.

06:05:37 THIS BUILDING, I BELIEVE, WILL BE DESIGNED TO THE HIGHEST
06:05:41 EXTENT OF ANYTHING THAT'S BEEN ON CORKSCREW ROAD YET TO
06:05:45 PRODUCE ACTIVITY ON CORKSCREW ROAD TO GIVE THIS PLACE A
06:05:48 SENSE OF FEEL AND TO GIVE REALLY SOME LIVELIHOOD AND WHAT
06:05:53 YOUR CODE DESCRIBES AS SOCIAL VITALITY.

06:05:56 THIS IS PURPOSELY DESIGNED IN SUCH A WAY TO REALLY DRAW THAT
06:05:59 FORWARD.

06:06:00 THE CLEAR AND VISIBLE PART WE'LL TALK ABOUT BECAUSE WE'RE
06:06:03 ASKING FOR A FEW LITTLE CHANGES AND SOME MODIFICATIONS TO
06:06:06 WHAT A CORKSCREW ROAD BUFFER WOULD LOOK LIKE, BECAUSE IF WE
06:06:11 TRULY BUFFER THIS SO THAT NOTHING IS SEEN, WHICH IS KIND OF
06:06:14 THE DEFINITION OF A BUFFER, THEN WE'LL LOSE SOME OF THAT

06:06:17 VITALITY THAT WE'RE TRYING TO CREATE.
06:06:19 SO WE'RE NOT TRYING TO GET AWAY WITH SKIMPING ON THE
06:06:23 LANDSCAPING QUALITY OR MATERIALS OR EVEN REALLY THE NUMBER
06:06:26 OF MATERIALS TO MUCH OF AN EXTENT AT ALL.
06:06:28 WE'RE JUST TRYING TO BE A LITTLE MORE FLEXIBLE ABOUT SOME OF
06:06:32 THE HEIGHTS AND VARY SOME THINGS SO YOU CAN STILL SEE THE
06:06:34 WINDOWS AND ACTIVITY THAT'S ON THE STREET LEVEL, BUT,
06:06:37 OBVIOUSLY, WE WANT IT TO BE BEAUTIFUL, AND THAT'S PART OF

06:06:40 WHAT SABRINA CAN ADDRESS AND PART OF WHAT OUR SKILL IS AS A
06:06:44 FIRM FOR WALDROP ENGINEERING IS WE HAVE A TEAM OF 15
06:06:48 LANDSCAPE ARCHITECTS JUST HERE IN BONITA, SOUTH HERE IN OUR
06:06:53 OFFICE IN BONITA, AND THEY ARE EXCELLENT, EXCELLENT AT THEIR
06:06:57 JOB.
06:06:57 SO THEY WILL GET YOU SOMETHING THAT IS BEAUTIFUL, ATTRACTIVE
06:07:01 AND MAKE THIS BUILDING REALLY FIT INTO ESTERO WELL, EVEN IF
06:07:06 IT DOESN'T QUITE FIT SOME OF THE CODE.
06:07:09 WE'LL GET TO THAT, THOUGH.
06:07:10 THE EDGE AND SETBACKS, THIS IS THE -- SO JUST BEAR WITH ME A
06:07:18 SECOND BECAUSE I'LL DELVE INTO AN AREA.
06:07:22 I DON'T WANT TO OFFEND ANYBODY BUT I WANT TO ADDRESS STUFF
06:07:25 THAT I SEE ALONG CORKSCREW ROAD.
06:07:26 WHAT I NOTICE IS THAT SOME OF THE BUILDINGS HAVE BEEN SET UP
06:07:29 ON CORKSCREW ROAD, THE BUFFERS LOOK GREAT.
06:07:31 THE BUILDING DESIGNS LOOK WONDERFUL, BUT WHAT I DID NOTICE
06:07:35 IS THAT THE USE OF THE BUILDINGS AND THE ENTRANCE AND THE
06:07:39 ACTIVITY OF THE BUILDINGS IS STILL ON THE PARKING SIDE,
06:07:43 WHICH IS BEHIND THOSE BUILDINGS, WHICH IS WHAT YOU WANT.
06:07:46 PARKING ON CORKSCREW ROAD IS NOT GREAT SO THAT PART OF YOUR
06:07:50 DESIGN JUST AN EXCELLENT IDEA AND GREAT PLANNING.
06:07:53 BUT A LOT OF THE ACTIVITY, A LOT OF THE FACADES ARE NOT
06:07:56 ENTRANCES, THEY ARE VERY NICE LOOKING BACKS OF THE BUILDING
06:08:02 WHERE THE PRIMARY ENTRANCES ARE STILL FROM THE SIDEWALKS.
06:08:04 I GET IT, I MEAN, THAT'S WHERE PEOPLE WANT TO WALK.

06:08:06 THEY WANT IT TO BE CONVENIENT.
06:08:08 SO WE DID TRY TO DO SOMETHING A LITTLE BIT DIFFERENT HERE,
06:08:10 WHICH IS REALLY MAKE THE PRIMARY ENTRANCES AND EVERYTHING ON
06:08:13 CORKSCREW TO TRY TO REALLY DRIVE HOME THAT SOCIAL VITALITY.
06:08:18 SO I HOPE THAT DOESN'T BOTHER ANYBODY.
06:08:25 IT'S JUST WHAT I OBSERVE ALONG CORKSCREW.
06:08:27 LIKE I SAID, IT LOOKS BEAUTIFUL.
06:08:30 THE DESIGN IS GREAT, BUT WE'RE TRYING TO DO SOMETHING JUST A
06:08:32 LITTLE BIT DIFFERENT HERE THAT BRINGS THINGS FORWARD.
06:08:35 AND THAT BRINGS US TO THE PUBLIC SPACES PIECES, THE PIECE OF
06:08:39 THIS.
06:08:39 SO IN THE CHAPTER 33-404 AND 405, IT TALKS ABOUT AREAS OF
06:08:49 PUBLIC INTEREST AND STREETFRONT ACTIVITY.

06:08:51 SO THE AREAS OF PUBLIC INTEREST, PEOPLE-ORIENTED SPACES
06:08:56 ALONG THE STREET, VISUALLY ATTRACTIVE.
06:08:58 TAKE INTO CONSIDERATION HUMAN SCALE AND PROPORTION AND
06:09:01 PROVIDE FOR PEDESTRIAN CONNECTIONS, AND STREET FRONT
06:09:04 ACTIVITY IS TO CREATE THE SPACES TO ALLOW THE ACTIVITY TO
06:09:07 TAKE PLACE ALONG THE STREETFRONT, SUCH AS SIDEWALKS AND OPEN
06:09:12 AREAS.
06:09:13 I KNOW THE STAFF IS SAYING THAT THE PUBLIC BENEFIT PART IS A
06:09:18 LITTLE BIT LACKING ON THIS DESIGN.
06:09:22 SOME OF IT I REALLY -- I DON'T AGREE, WHICH YOU MAY NOT BE
06:09:26 SURPRISED ABOUT, BUT HERE'S WHY I DON'T AGREE.
06:09:29 WE TRY TO SET ASIDE A PLACE UP FRONT ON CORKSCREW ROAD THAT

06:09:36 I DON'T KNOW -- I THINK IT'S FOUR OR FIVE HUNDRED SQUARE
06:09:39 FEET, AND WE'LL SHOW YOU A LITTLE BIT OF A CLOSE-UP ON THIS
06:09:41 HERE IN A LITTLE BIT ALSO, THAT WAS A LITTLE BIT OF A WIDER
06:09:46 PLAZA.
06:09:47 IT'S GOING TO BE PAVERS AND LOOK REALLY GOOD AND INVITING.
06:09:50 THERE WILL BE SOME STREET FURNITURE, SOME BENCHES, AND THEN
06:09:55 LANDSCAPING AROUND IT, INCLUDING SHADE TREES TO TRYING TO
06:09:59 BRING SHADE OVER THE BENCHES.
06:10:01 AND THIS IS GOING TO BE OUTSIDE OF THE AREA THAT WILL BE
06:10:06 DEDICATED FOR A CAFE.
06:10:07 SO IT'S JUST STRICTLY THERE FOR ANY PUBLIC TO USE TO SIT
06:10:11 THERE AND ENJOY AS THEY WANT.
06:10:13 KEEP IN MIND, YOU COULD LOOK AT THIS AND GO, WELL, THAT'S
06:10:15 NOT MUCH.
06:10:16 BUT KEEP IN MIND WE'RE DEALING WITH .73 ACRES HERE.
06:10:19 AND SO WE TRIED TO DO WHATEVER WE COULD TO ACCOMPLISH THAT
06:10:24 WITH STILL HAVING NORMAL USE OF A VERY, VERY SMALL AND TIGHT
06:10:31 SITE.
06:10:32 BUT I THINK IT'S GOING TO BE BEAUTIFUL.
06:10:33 I THINK IT'S GOING TO BE ONE OF THE FIRST KIND OF AREAS
06:10:36 ALONG CORKSCREW ROAD THAT REALLY TRIES TO DO THAT, TO ATTACH
06:10:42 THAT RIGHT TO THE SIDEWALK.
06:10:44 I HOPE SOME DAY THERE'S A LOT MORE PEDESTRIAN TRAFFIC IN THE
06:10:47 AREA THAT WOULD ACTUALLY GET TO USE IT.
06:10:49 MAYBE, ONCE ESTERO ON THE RIVER IS BUILT OR PEOPLE CROSSING

06:10:52 THE ROADS AND THERE'S MAYBE A BIKE TRAIL WHERE THE GULF
06:10:54 RAILWAY IS.
06:10:55 I DON'T KNOW.
06:10:56 BUT THOSE WOULD BE GREAT THINGS THAT COULD DRIVE GREAT
06:10:59 PEDESTRIAN TRAFFIC THROUGH HERE.
06:11:00 AND IF -- I COULD SEE A NICE CAFE.
06:11:03 PEOPLE STOPPING THERE, SITTING FOR A FEW MINUTES, MAYBE
06:11:06 GRABBING SOMETHING FROM THE CAFE AND THEN MOVING ON, AND IT
06:11:09 WOULD BE A VERY PLEASANT AREA TO EXPERIENCE.

06:11:11 WITH THAT, THERE ARE A FEW TECHNICAL SIDES OF THINGS, WHICH
06:11:19 IS FUTURE LAND USE CONSISTENCY.
06:11:22 WHAT I DID WAS PICK THE PARTS THAT WE DID REALLY WELL AT.
06:11:30 SO THAT MAKES SENSE, RIGHT?
06:11:33 HERE'S MY POINT, THOUGH.
06:11:34 THERE ARE SOME THINGS IN THE VILLAGE FUTURE LAND USE
06:11:37 CATEGORY THAT ARE VERY VISIONARY AND APPLY TO REALLY
06:11:43 REDESIGNING THE ENTIRE VILLAGE CENTER FOR ESTERO, WHICH IS
06:11:46 GREAT.
06:11:47 THE TOUGH PART IS, WITHIN A .73-ACRE SITE TO APPLY
06:11:52 EVERYTHING AS A BLANKET OVER THIS SITE WOULD BE PROHIBITIVE
06:11:57 TO EVEN BE -- THERE'S JUST NOT EVEN SPACE TO ACCOMPLISH IT.
06:12:01 A FEW EXAMPLES ARE INTERCONNECTING -- INTERCONNECTIONS TO
06:12:05 NEIGHBORHOODS OR AN INTERCONNECTED ROADWAY.
06:12:07 THIS SITE REALLY CAN'T GO ANYWHERE BECAUSE IT IS WHERE IT
06:12:10 IS, AND THERE ARE HOUSES BEHIND IT.

06:12:13 MAYBE HAPPY HOLLOW WILL BE DEVELOPED SOMEDAY, BUT IT'S A
06:12:16 WAYS AWAY.
06:12:17 BUT I THINK EVERYBODY WOULD STILL AGREE, THIS IS AN
06:12:19 APPROPRIATE PLACE FOR A REALLY WELL DESIGNED COMMERCIAL
06:12:22 BUILDING.
06:12:22 SO WITH THAT, I THINK WE DID A LOT OF THINGS WELL.
06:12:26 I THINK THERE'S PROBABLY SOME THINGS THAT STAFF IS PROBABLY
06:12:29 RIGHT ABOUT THAT WE DIDN'T QUITE HIT, BUT I THINK IT ISN'T
06:12:33 BECAUSE OF A LACK OF TRYING.
06:12:35 IT'S ABOUT THE PROPERTY THAT WE WERE DESIGNING AND WORKING
06:12:38 WITH, BUT I THINK WE TRIED TO FOR THE FULL EXTENT THAT WE
06:12:42 WERE ABLE.
06:12:43 I'LL RUN THROUGH A FEW OF THOSE.
06:12:44 THE OVERALL GOAL OF THE FUTURE LAND USE CENTER IS INTENDED
06:12:48 TO PROVIDE A VARIETY OF NEIGHBORHOOD AND HOUSING TYPES AND
06:12:51 MORE DIVERSE ECONOMIC ACTIVITY IN THE HEART OF ESTERO.
06:12:55 SOME OF THE APPLICABLE GOALS FOR THE VILLAGE CENTER THAT WE
06:12:59 MEET IN THIS PROJECT ARE TRYING TO DESIGN A SOCIALLY VITAL
06:13:04 CENTER THAT'S SUPPORTIVE OF BOTH BUSINESS, BIG AND SMALL,
06:13:08 AND NEIGHBORHOOD AND STREETS THAT ARE SAFE AND ATTRACTIVE
06:13:10 FOR WALKING AND BICYCLING.
06:13:12 I'LL SHOW YOU THE INTERCONNECTION TO THE WALKING AND
06:13:16 BICYCLING IN JUST A FEW SLIDES.
06:13:19 THE POLICY 1.2.10, I THINK KATHY MENTIONED THIS ONE.
06:13:29 THERE'S A COUPLE OF THINGS IN THERE THAT I BELIEVE WE'RE

06:13:32 HIGHLY CONSISTENT WITH.
06:13:33 ONE, THERE IS URBAN SERVICES IN PLACE TO SERVE THIS
06:13:35 PROPERTY.
06:13:36 ALSO, THE USES THAT WE CHOSE IN HERE, THERE'S A LIST OF USES
06:13:41 INCLUDING HOUSING AND EMPLOYMENT CENTERS, SHOPPING AND

06:13:45 OFFICE WOULD BE THE MAIN DESIGN OF THIS SITE.
06:13:49 CAFE, MAYBE SOME RETAIL AND THEN OFFICE SPACE.
06:13:53 THE DEVELOPMENT TYPE, SO THIS PIECE IS INTERESTING.
06:13:59 I THINK WE ABSOLUTELY NEED IT, THE LAST PART OF THE SENTENCE
06:14:03 UNDERLINE, COMMERCIAL MIXED-USE BUILDING TYPES IN AN URBAN
06:14:06 FORM.
06:14:07 THE PART BEFORE THAT -- AND THIS IS WHAT I WAS SPEAKING TO
06:14:09 ABOUT THE SIZE OF THE SITE -- IS IT'S ENCOURAGED TO BE
06:14:14 INTERCONNECTED TO NEIGHBORHOODS AND MIXED-USE OF LOW TO
06:14:17 MID-RISE RESIDENTIAL.
06:14:19 AND I AGREE.
06:14:20 THAT IS A GREAT GOAL.
06:14:22 AS A PLANNER, THAT IS A GOAL I TRY TO SEEK ALL THE TIME IS
06:14:25 MIXED-USE IS VERY DESIRABLE FOR MANY, MANY, MANY REASONS.
06:14:28 TO APPLY IT TO A .73-ACRE SITE I THINK WOULD BE TOUGH.
06:14:34 I DON'T KNOW IF THE MARKET WOULD SUPPORT ONE OR TWO
06:14:36 APARTMENTS ABOVE THESE IN THIS KIND OF -- IN THIS LOCATION.
06:14:41 SO JUST TO SAY THAT, IT WASN'T SOMETHING THAT WE LOOKED AT
06:14:46 FOR THIS TYPE OF SITE, BUT I SEE AND I UNDERSTAND WHY IT'S
06:14:50 IN THE VILLAGE CENTER AS FAR AS THE FUTURE LAND USE

06:14:53 CATEGORY.
06:14:54 BUT I THINK THAT THE LAND USE CATEGORY ALSO PROVIDES FOR THE
06:14:57 FLEXIBILITY FOR A SMALLER SITE THAT MAYBE DOESN'T HAVE ALL
06:15:00 THE BOXES CHECKED BUT STILL MEETS THE INTENT OF THE DESIGN
06:15:06 OF THE LAND USE CATEGORY AS A WHOLE.
06:15:10 A COUPLE MORE.
06:15:15 SKIP OVER THAT ONE FOR A SECOND.
06:15:17 SO THERE IS A MIXED-USE DEVELOPMENT CONSISTENCY.
06:15:22 I THOUGHT THIS PROJECT DOES VERY WELL WITH POLICY 1.9.2.
06:15:26 SO IT TRIES TO HIT THE MIXED-USE DEVELOPMENT SHALL
06:15:31 ACCOMPLISH THESE FOLLOWING DESIRED ATTRIBUTES.
06:15:33 SO I MADE A CHECKLIST OF THE THINGS THAT THIS HITS AND
06:15:37 HIGHLIGHT AND UNDERLINE THE ONES THAT IT DID REALLY WELL.
06:15:41 BIKE FACILITIES, PUBLIC PLAZAS AND SEATING.
06:15:44 I DO THINK STAFF FEELS THAT PLAZA, THE SEATING DOESN'T
06:15:48 REALLY FIT THAT, BUT I THINK WE'VE -- I HOPE THAT WE
06:15:52 DEMONSTRATE THAT WE'VE TRIED TO MAKE AN EFFORT OF PROVIDING
06:15:55 SOMETHING BACK FOR THE PUBLIC IN A VERY BEAUTIFUL SITTING
06:15:59 AREA.
06:16:00 AND THE PLANNED AREAS, STREET FURNITURE.
06:16:04 SO IT WASN'T ANYTHING -- IT WASN'T A GOOD OPTION TO DO
06:16:07 STREET TREES THERE, ALTHOUGH THAT WOULD BE REALLY PRETTY.
06:16:09 I DON'T KNOW IF LEE COUNTY WOULD LOVE THAT UNDER FPL LINES
06:16:13 IN THEIR RIGHT-OF-WAY FOR CORKSCREW ROAD.
06:16:16 BUT OTHER THAN THAT, ADD THE STREET FURNITURE AND SOME GOOD

06:16:21 LANDSCAPING AND SHADE TREES OVER THE STREET FURNITURE.

06:16:23 PARKING LOT LOCATIONS, NOT SEPARATED FROM THE PEDESTRIAN
06:16:27 AREAS.
06:16:29 AND FROM THE FRONT OF THE BUILDING AND PRIMARY ENTRANCE WILL
06:16:32 SHOW THE CIRCULATION, BUT I THINK YOU UNDERSTAND THAT PRETTY
06:16:34 WELL FROM THE PARKING AREA, THERE IS A GREAT CONNECTION TO
06:16:37 THE FRONT OF THE BUILDING.
06:16:38 PARKING LOT SCREENED FROM ALL STREETS, SIDEWALKS AND OPEN
06:16:42 SPACES.
06:16:43 WE'LL SHOW YOU THAT IN A LITTLE BIT.
06:16:44 THE LANDSCAPED AREAS ARE ALL UP TO CODE TO THE GREATEST
06:16:48 EXTENT POSSIBLE.
06:16:48 AND SAFE PEDESTRIAN INTERCONNECTIONS TO BUSINESSES,
06:16:53 ENTRANCES AND PUBLIC SPACE.
06:16:54 AGAIN, THAT HAS TO DO WITH THE PARKING LOTS AND WE'LL SHOW
06:16:58 YOU THE INTERMODAL CONNECTION OF HOW WE CIRCULATE ON THIS
06:17:01 SITE.
06:17:01 THE OVERALL FUTURE LAND USE POLICY CONSISTENCY, POLICY
06:17:08 1.1.1, WE BELIEVE IS MET, AND THAT HAS TO DO WITH FOUR
06:17:14 THINGS.
06:17:15 HIGH-QUALITY DEVELOPMENT STANDARDS, COMPACT MIXED-USE
06:17:19 DEVELOPMENT AND DESIGNATED LOCATIONS.
06:17:22 CLASS A OFFICE FACILITIES, IS AND DEVELOPMENT OF
06:17:25 UNDERUTILIZED COMMERCIAL AND RESIDENTIAL LANDS.
06:17:28 SO WE TAKE NOW JUST A SMALL RANCH HOUSE ON A LARGE ARTERIAL

06:17:35 ROAD AND TURN IT INTO A SOCIALLY VITAL COMMERCIAL OFFICE
06:17:40 SPACE.
06:17:40 I THINK THIS IS A GREAT USE OF MEETING THIS LAND USE POLICY
06:17:44 CONSISTENCY.
06:17:44 AND THEN A FEW CORRIDOR CONSIDERATIONS.
06:17:48 SO THERE'S CORRIDOR PLANNING AS PART OF YOUR FUTURE LAND USE
06:17:54 OR PART OF YOUR COMPREHENSIVE PLAN POLICIES.
06:17:56 IT'S 1.12.1.
06:17:59 AND WHAT THAT TRIES TO DO, PARTICULARLY FOR THE CORKSCREW
06:18:02 CORRIDOR, IS ONCE BUILDING IS ORIENTED TOWARDS THE STREET,
06:18:05 WHICH WE PUT IT ON THE STREET, ADD BICYCLE RACKS WHICH, OF
06:18:08 COURSE, ARE REQUIRED, AND PLAZAS CONNECTING FROM THE
06:18:12 RIGHT-OF-WAY TO THE BUILDING AND BUFFERING.
06:18:14 SO WE THINK WE'RE CONSISTENT WITH THE COMPREHENSIVE PLAN
06:18:18 OUTSIDE OF THE LARGER INTERCONNECTIONS AND THINGS THAT CAN'T
06:18:22 BE APPLIED TO THIS SMALL PIECE OF PROPERTY.
06:18:24 SO OVERALL, WE FEEL LIKE WE'RE CONSISTENT WITH THE
06:18:27 COMPREHENSIVE PLAN AND THE FUTURE LAND USE CATEGORY OF
06:18:30 VILLAGE CENTER.
06:18:31 THE ZONING, I DON'T HAVE TO REALLY HIT.
06:18:36 WE KNOW THE ZONING IS AGRICULTURAL NOW, AND IT'S GOING TO BE
06:18:40 PLANNED DEVELOPMENT AFTERWARDS, BUT I DID WANT THIS TO BE
06:18:44 PART OF THE PACKET BECAUSE IT IS A STANDARD PLANNING MAP TO

06:18:48 SHOW YOU THE SURROUNDING LAND USES AND THE ZONING THAT IS ON
06:18:50 THE LAND USES SHOWING MOSTLY TO THE SOUTH AND BEHIND US IS

06:18:53 THE HOUSES, ALL ZONED AGRICULTURAL, AND THEN, OF COURSE,
06:18:59 CPDs WHERE THE SHOPPING CENTER AND THE PUBLIX SHOPPING
06:19:05 CENTER AND BANK AND GAS STATION ARE AND THEN ESTERO ON THE
06:19:07 RIVER ACROSS THE STREET.
06:19:08 SO THE ZONING I THINK IS PRETTY CLEAR, BUT THERE IS, WHERE I
06:19:16 WANT TO SHOW YOU THE MULTIMODAL, WHERE IT CONNECTS AND SHOWS
06:19:19 YOU HOW WE'RE CIRCULATING ON-SITE, WHICH IS PART OF THE
06:19:24 SOCIAL VITAL CENTERS THAT WE WANT TO TRY TO CREATE HERE.
06:19:28 SO THIS IS A MAP THAT'S ALSO IN YOUR PATTERN BOOK.
06:19:33 IT'S ONE OF THE REQUIRED PIECES IN THE PATTERN BOOK.
06:19:36 AND IT SHOWS WHERE YOU PARK.
06:19:38 IT SHOWS WHERE YOU COME THROUGH THE CENTER OF THE BUILDING.
06:19:42 OBVIOUSLY, THE CONNECTION TO CORKSCREW ROAD AND THE
06:19:44 CONNECTION TO HAPPY HOLLOW ROAD AND THE SIDEWALK THAT WILL
06:19:47 NEED TO BE CONSTRUCTED ON THAT ROAD.
06:19:51 ALL RIGHT.
06:19:52 SO NOW WE GET TO THE LAST PART OF THE PRESENTATION, BUT IT'S
06:19:56 AN IMPORTANT PIECE, BECAUSE THIS IS WHERE WE START TO TALK
06:19:59 ABOUT AND TALK THROUGH THE DEVIATIONS FROM CODE, BECAUSE FOR
06:20:02 THE MOST PART, OTHER THAN THESE DEVIATIONS, WE INTEND TO
06:20:06 FULLY COMPLY WITH CODE.
06:20:07 THIS WAS A GREAT POINT OF DISCUSSION.
06:20:10 I APPRECIATE STAFF'S WORK ON THIS PIECE, BECAUSE IT'S ALWAYS
06:20:13 A BIT -- YOU KNOW, IT'S ALWAYS A BACK AND FORTH.
06:20:18 DID WE NEED THESE DEVIATIONS OR NOT?

06:20:20 AND THEN WHAT ARE WE GOING TO DO TO REALLY MAKE THEM FIT
06:20:23 WITH THE CODE AND IMPROVE THIS DEVELOPMENT?
06:20:26 I THINK WE DEMONSTRATED THAT TO ENOUGH OF A DEGREE, BUT
06:20:28 THERE ARE STILL A FEW THINGS WE NEED TO TALK ABOUT.
06:20:31 SO I'LL GO OVER THE OVERVIEW OF IT SO YOU CAN GET A LAY OF
06:20:34 THE LAND FOR THE DEVIATIONS.
06:20:36 SO THIS IS ALSO A PART OF THE PATTERN BOOK.
06:20:40 SO THE NUMBERS ON THE SITE PLAN THERE ARE CORRELATED TO THE
06:20:48 NUMBER DEVIATION.
06:20:49 SO THERE'S EIGHT OF THEM.
06:20:51 THE FIRST ONE IS A PARKING SPACE REDUCTION, WHICH IS THE
06:20:54 NUMBER ONE.
06:20:55 IT'S IN THE CENTER OF THE PARKING LOT.
06:20:57 YOU CAN SEE THAT THERE.
06:20:59 THERE'S A NUMBER TWO, WHICH IS ON HAPPY HOLLOW ROAD.
06:21:05 IT'S A TYPE D BUFFER DEVIATION, AND WE'LL DISCUSS THAT ONE
06:21:09 BECAUSE THAT'S ONE OF THE ONES -- THAT ONE IS OKAY, BUT THEN
06:21:16 -- ANYWAY.
06:21:17 SORRY.

06:21:18 TYPE D, THE NUMBER THREE IS UP ON CORKSCREW ROAD.
06:21:22 THAT TALKS ABOUT THE BUFFER ON CORKSCREW.
06:21:24 NUMBER FOUR IS THE SIGN LOCATION.
06:21:26 AND NUMBER FIVE ALSO HAS TO DO WITH THE SIGN SETBACKS.
06:21:29 SO THERE IS A SIGN I LOCATION AND A SIGN SETBACK DEVIATION.
06:21:33 NUMBER SIX HAS TO DO WITH THE BUILDING SETBACK.

06:21:36 THE REQUIREMENT HERE IS 25 FEET, AND WE'RE ASKING TO BE AT
06:21:39 20 FEET.
06:21:41 AND THEN SEVEN AND EIGHT ARE THE FIVE-FOOT SETBACKS ON THE
06:21:46 SIDE YARDS, SO ON HAPPY HOLLOW AND AGAINST GULF COAST.
06:21:51 INSTEAD OF BEING 15 AND 20 FEET, THEY ARE 5 FEET.
06:21:53 SO THIS WILL GIVE YOU A LITTLE BIT CLEARER UNDERSTANDING OF
06:21:59 THESE.
06:22:00 SO THE RED CIRCLED AREAS ARE THE HIGHLIGHTED AREAS THAT HAVE
06:22:04 TO DO WITH THE DEVIATION ITSELF.
06:22:09 SO PARKING, IF -- THE CODE ACTUALLY ALLOWS FOR A 5%
06:22:13 REDUCTION IN PARKING, AND SO WE ASKED FOR THAT DEVIATION TO
06:22:17 BE APPROVED, AND IT'S BASED ON INTERCONNECTIONS TO BICYCLE
06:22:21 AND PEDESTRIAN WAYS, AND WE MEET THAT REQUIREMENT.
06:22:26 AND SO STAFF WILL RECOMMEND THE APPROVAL OF THAT ONE.
06:22:29 IT REALLY MADE A DIFFERENCE OF ONE SPACE FOR THIS SITE.
06:22:32 BUT THE ONE SPACE DID MAKE A DIFFERENCE IN THE TOTAL DESIGN
06:22:35 OF THE SITE.
06:22:36 LIKE WE SAID, IT'S A TIGHT SITE AND THAT ONE OTHER SPACE,
06:22:38 YOU KNOW, IT'S ALWAYS A BALANCE OF DO WE HAVE ENOUGH
06:22:41 DETENTION AREA?
06:22:43 DO WE HAVE ENOUGH OPEN SPACE?
06:22:44 AND THAT ONE SPACE MADE A DIFFERENCE.
06:22:46 IT REALLY HELPED.
06:22:46 SO WE APPRECIATE THAT RECOMMENDATION OF APPROVAL.
06:22:49 I'M NOT GOING IN EXACT ORDER HERE, AND YOU'LL SEE WHY.

06:22:55 I WANT TO SAVE THE TWO BUFFER DISCUSSIONS FOR THE END.
06:22:57 BUT DEVIATION FOUR AND FIVE HAVE TO DO WITH THE SIGN.
06:23:02 ONE OF YOUR CODES SAY THAT THE SIGN SHOULD BE NEAR THE
06:23:04 LOCATION OF THE ENTRANCE.
06:23:05 HERE THE ENTRANCE, MAIN ENTRANCE FOR THE BUILDING IS NOT ON
06:23:08 CORKSCREW ROAD BECAUSE THERE'S NO ROOM FOR THAT.
06:23:12 THE ENTRANCE IS ON HAPPY HOLLOW, WHICH IS THE TWO-LANE
06:23:15 PRIVATE ROAD SO WE ASKED FOR A DEVIATION TO BE ABLE TO PUT A
06:23:18 SMALL MONUMENT SIGN UP ON CORKSCREW ROAD RATHER THAN ON THE
06:23:22 ROAD THAT IT HAS THE PRIMARY ENTRANCE.
06:23:25 AND STAFF DID RECOMMEND APPROVAL OF THAT.
06:23:29 IN FACT, THEY WERE THE ONE THAT POINTED THAT ONE OUT TO US.
06:23:32 NOW, BUT THEN, AS IT STOOD, ONCE WE PUT IT ON CORKSCREW
06:23:36 ROAD, AND THERE IS ON THE NEXT ONE, THERE IS A SIGN LOCATION
06:23:44 ONE.

06:23:44 NOW THE SIGN SETBACK.
06:23:46 SO HERE I PUT THE TIER ONE DEVELOPMENT PLAN IN THE
06:23:49 BACKGROUND THERE AND CIRCLED THAT BECAUSE I WANTED YOU TO
06:23:52 SEE THAT THAT TRIANGLE AREA, THAT'S DARK AND HAS SOME
06:23:58 HORIZONTAL HASHMARKS IN IT THERE IS A SITE TRIANGLE, SO WE
06:24:03 WOULDN'T BE COMPETING WITH WHAT YOU NEED TO SEE TO PULL OUT
06:24:06 OF THE SITE.
06:24:06 SO BECAUSE OF THAT, THE SIGN CAN'T GO NEAR HAPPY HOLLOW ROAD
06:24:12 WHERE WE MIGHT HAVE A LITTLE BIT MORE ROOM.
06:24:15 IT HAS TO GO OUTSIDE OF THAT SITE TRIANGLE, AND BECAUSE OF

06:24:19 THE BUILDING BEING AT 20 FEET AND THE DISTANCE THAT WE HAVE
06:24:22 LEFT TO GET A 15-FOOT SETBACK ON THE SIGN WAS NOT POSSIBLE.
06:24:26 SO WE REDUCED THE SIGN AS MUCH AS WE COULD, SO IT WOULD
06:24:30 STILL BE A USEFUL SIGN, AND THEN WE'RE ASKING FOR A SETBACK
06:24:34 OF EIGHT FEET WHERE THE REQUIREMENT IS 15 FEET.
06:24:38 AND THAT PLAYS INTO THE ONE, THE BUILDING SETBACK, SO THE
06:24:46 REQUIREMENT HERE, ALONG A LOT OF THE CORKSCREW ROAD, THERE
06:24:49 IS A CORKSCREW ROAD OVERLAY, AND SO ACTUALLY THE MAXIMUM
06:24:52 SETBACK ALONG THERE IS 25 FEET AND IT ALLOWS EVEN A
06:24:55 ZERO-FOOT SETBACK.
06:24:58 THIS PROPERTY IS NOT IN THE CORKSCREW ROAD OVERLAY, SO 25
06:25:01 FEET IS THE REQUIREMENT.
06:25:02 WE ARE ASKING FOR 20 FEET.
06:25:05 AND I DID NOT WANT TO ASK FOR THIS DEVIATION AT ALL BECAUSE
06:25:09 I LIKE TO HAVE LESS DEVIATIONS THAN MORE.
06:25:13 BUT WHAT HAPPENED IS ONCE WE LAID OUT THIS SITE, WE HAD TO
06:25:18 PRIORITIZE A FEW THINGS.
06:25:19 ONE WAS, WE NEED TO BUFFER AGAINST THAT HOUSE THAT'S BEHIND
06:25:23 US.
06:25:25 AND WE DON'T WANT TO ASK FOR A DEVIATION THERE.
06:25:28 WE WANT TO MEET THE REQUIREMENT FOR WHAT A TYPE C BUFFER IS
06:25:32 WITH THE WALL AND THE 20 FEET OF PLANTINGS SO THAT HOUSE TO
06:25:36 THE SOUTH OF THIS PROJECT IS WELL BUFFERED.
06:25:40 AND THEN JUST BASED ON THE PARKING REQUIREMENTS FOR OFFICE
06:25:44 AND CAFE AND A FEW OTHER GOOD USES, WE HAD A CERTAIN NUMBER

06:25:48 OF PARKING SPACES THAT WE NEEDED TO HAVE.
06:25:51 ONCE YOU LAY THAT OUT AND YOU LEAVE ROOM FOR DRY DETENTION
06:25:54 AND SOME OPEN SPACE IN THE BACK, WE CAN'T -- WE JUST
06:25:57 COULDN'T FIND THE ROOM AT AN ENGINEERING LEVEL TO GET LESS
06:26:02 THAN 20 FEET OF A SETBACK FOR THE BUILDING.
06:26:07 WE STILL THINK IT WORKS.
06:26:08 WE'RE STILL NOT TRYING TO MINIMIZE THE BUFFER UP FRONT.
06:26:12 WE STILL WANT TO MAKE THE BUFFER AS GOOD AS YOU GUYS WANT TO
06:26:15 SEE IT BE.
06:26:16 BUT WE DID NEED A LITTLE BIT OF RELIEF FROM THE SETBACK TO
06:26:19 FIVE FEET.

06:26:21 THE SIGN SETBACK AND THE BUILDING SETBACK KIND OF TIE
06:26:25 TOGETHER AS TWO BECAUSE OF THE DESIGN OF THE SITE.
06:26:28 IF WE HAD A LITTLE MORE SPACE, WE PROBABLY WOULDN'T NEED IT,
06:26:31 BUT WE JUST DON'T.
06:26:32 IT IS A BIT OF A TIGHT SITE.
06:26:34 THE LAST TWO, BEFORE WE HIT ON THE CORKSCREW ROAD BUFFER AND
06:26:40 THE HAPPY HOLLOW ROAD BUFFER DISCUSSION IS SEVEN AND EIGHT.
06:26:48 SO THESE ARE THE SIDE YARDS.
06:26:51 THE REQUIREMENT ON HAPPY HOLLOW ROAD IS 20 FEET.
06:26:58 YEAH, 20 FEET TO THE EAST AND 15 FEET ON THE OTHER SIDE.
06:27:01 SO LOOKING AT THAT GOING, WELL, TRYING TO FIT MORE BUILDING
06:27:07 IN, RIGHT?
06:27:09 AND THAT'S ALWAYS A GREAT THING FOR AN OFFICE THAT'S BEING
06:27:11 BUILT, BUT THAT REALLY WASN'T THE COMPLETE THOUGHT BEHIND

06:27:14 THAT.
06:27:14 PART OF IT WAS WE WANTED TO MAKE SOME SOCIALLY VITAL SPACES
06:27:18 IN THE CENTER OF THIS BUILDING.
06:27:19 SO IN ADDITION TO THE PUBLIC SEATING AREA THAT'S UP FRONT ON
06:27:23 CORKSCREW, WE WANTED THAT OPEN-AIR SEATING AREA IN BETWEEN,
06:27:26 AND THAT CAUSEWAY AND BREEZEWAY FROM THE PARKING LOT THROUGH
06:27:30 TO MAKE IT AN ATTRACTIVE WALK, TO MAKE IT FROM THE PARKING
06:27:34 LOT TO THE FRONT OF THE BUILDING TO MAKE THOSE THE PRIMARY
06:27:37 ENTRANCES.
06:27:38 SO WE TOOK THAT 15 OR 20 FEET THAT WE'RE GAINING FROM THE
06:27:46 SETBACKS ON THE SIGNS AND USED IT FOR THE CENTER OF THE
06:27:48 BUILDING TRYING TO MAKE SOMETHING THAT WAS A LITTLE MORE
06:27:51 ACTIVE THERE INSTEAD OF MAKING THAT A SOLID BUILDING.
06:27:54 AND PART OF IT WAS THAT SINCE IT WAS A PRIVATE ROAD AND
06:28:01 THERE'S ACTUALLY A FAIR AMOUNT OF DISTANCE FROM THERE TO THE
06:28:03 ROAD, I DON'T THINK IT WILL FEEL LIKE IT'S RIGHT ON TOP OF
06:28:08 HAPPY HOLLOW AT ALL.
06:28:09 AND THEN THE OTHER SIDE, THE GULF RAILWAY RIGHT-OF-WAY IS
06:28:13 ACTUALLY PRETTY WIDE.
06:28:15 AND IT HAS A LOT OF SPACE THERE.
06:28:17 SO WE'RE WILLING TO LANDSCAPE IT HOWEVER WE NEED TO AND DO A
06:28:21 REALLY GOOD JOB AND PROVIDE GOOD SHADE TREES ON THE SIDE OF
06:28:24 THE BUILDING.
06:28:25 AND A LOT OF THAT IS AS WE'VE SHOWN ON HERE.
06:28:28 BUT THE DISTANCE WAS -- WE THOUGHT MORE VALUABLE IN THE

06:28:31 CENTER OF THE BUILDING AND AS A PUBLIC SEATING AREA THAN IT
06:28:35 WAS TO HAVE A LITTLE BIT MORE LANDSCAPING AGAINST A VERY
06:28:37 LARGE RIGHT-OF-WAY.
06:28:38 SO WITH THAT, I WANT TO DISCUSS OR HAVE SABRINA COME AND
06:28:46 DISCUSS THE CORKSCREW ROAD BUFFER.
06:28:48 LET ME SHOW YOU THIS -- SO MAYBE KATHY CAN -- WE CAN JUST
06:29:08 STRAIGHTEN THIS OUT RIGHT NOW.

06:29:09 SO I KNOW OBJECTING TO THE DEVIATION FOR THE TYPE OF
06:29:15 PLANTINGS AND THE BUILDING SETBACK.
06:29:17 BUT THIS ONE, THE INITIAL STAFF REPORT, WHICH IS WHY I HAD
06:29:22 THIS SAY STAFF RECOMMENDS APPROVAL, WAS RECOMMENDED AS
06:29:25 APPROVAL.
06:29:27 AND THE DEVIATION IS THAT THERE'S A 20-FOOT -- OH, I KNOW
06:29:30 WHY.
06:29:31 MAYBE SHE CAN -- I THINK WE CAN CLEAR THIS UP.
06:29:34 SO THE BUFFER ON HAPPY HOLLOW ROAD IS REQUIRED TO BE A TYPE
06:29:39 D BUFFER.
06:29:40 THAT IS A 20-FOOT BUFFER.
06:29:42 BECAUSE WE ALIGNED THE BUILDING AND THE SITE WITH CORKSCREW
06:29:45 ROAD, IT'S A LITTLE BIT OF AN ANGLE.
06:29:48 SO THE PARKING SPACE THAT'S NEAREST TO THE ENTRANCE IN THAT
06:29:52 ANGLE, IT CREEPS INTO THE BUFFER, SO I THINK WE'RE SET BACK
06:29:55 ABOUT 15 FEET FOR THOSE PARKING SPACES WHERE THE CIRCLE ARE,
06:29:59 FROM 15 TO 18 FEET.
06:30:01 SO WE'RE NOT TRYING TO REDUCE THE PLANTINGS.

06:30:03 WE'RE NOT TRYING TO REDUCE ANY OF THE LANDSCAPING
06:30:06 REQUIREMENTS.
06:30:06 WE JUST NEED TO CREEP INTO THE BUFFER SPOT AND BUFFER SPACE
06:30:10 JUST A LITTLE BIT.
06:30:11 BUT I DO THINK I KNOW WHAT SHE BROUGHT UP IN THE STAFF
06:30:15 REPORT.
06:30:15 AND SHE WAS SAYING THAT SHE CAN'T SUPPORT THIS BECAUSE THIS
06:30:20 AREA, I DID SAY RIGHT HERE ON THE TIERED DEVELOPMENT PLAN,
06:30:25 ALONG THE BUILDING, NO BUFFER REQUIRED.
06:30:31 YEAH, AND THIS AREA, I WAS SAYING -- WE ARE EXTENDING THE
06:30:40 TYPE D BUFFER UP TO THIS CORNER ON THE NORTH SIDE OF THE
06:30:43 ACCESS.
06:30:45 BUT SHE'S CORRECT THAT THE BUFFER IS REQUIRED THERE, SO THAT
06:30:48 IS PART OF -- SINCE IT'S FIVE-FOOT SETBACK.
06:30:52 BUT WE'RE WILLING TO TRY TO FIT ALL THE TREES IN THAT'S
06:30:55 REQUIRED IN THE BUFFER ALONG THE OTHER PIECES OF IT.
06:30:57 SO I UNDERSTAND WHAT THE REQUIREMENT, OR WHAT THE PIECE WAS,
06:31:03 BUT WE ARE NOT TRYING TO NOT HAVE A BUFFER THERE.
06:31:05 WE ARE AGREEING THAT IS A TYPE D BUFFER UP TO THAT PLACE
06:31:09 ALSO.
06:31:11 SO WE CAN --
06:31:18 >> [INAUDIBLE]
06:31:19 >> YEAH, WAIT TILL THE END.
06:31:20 OKAY.
06:31:21 SO NOW WE'RE DOWN TO REALLY THE CORKSCREW ROAD BUFFER.

06:31:26 AND PRETTY PROUD OF SOME OF THIS STUFF THAT WE DID.
06:31:29 I WANT SABRINA TO COME UP AND EXPLAIN IT TO YOU.
06:31:33 SO I WILL HAVE HER COME UP AND REALLY TRY TO DESCRIBE, AND

06:31:37 THEN HAVE SOME PICTURES THERE TO SHOW YOU AND WALK YOU
06:31:40 THROUGH WHAT WE'RE PLANNING TO DO ON CORKSCREW ROAD.
06:31:43 COME ON UP, SABRINA.
06:31:59 >>Sabrina McCabe: GOOD EVENING.
06:32:00 THANK YOU, FRED, FOR A VERY THOROUGH PRESENTATION.
06:32:03 SO HE HIT ON A LOT OF THE POINTS FOR ME, SO I'LL FOCUS ON
06:32:06 THE CORKSCREW BUFFER.
06:32:08 SO ORIGINALLY, WE WERE ASKING FOR A DEVIATION ALSO FOR THE
06:32:11 TYPE C IN THE BACK, AND WE'VE CONFORMED, AND ON THE REST OF
06:32:15 THE BUILDING FOUNDATION GENERAL PLANTINGS AS WELL,
06:32:18 EVERYTHING WILL BE IN LINE WITH CODE.
06:32:20 SO WE'RE REALLY FOCUSED ON THE FRONT.
06:32:22 SO SINCE THEN, I THINK YOU'VE SEEN SOME OF THE PREVIOUS
06:32:25 EXHIBITS WHERE WE'VE SHOWN ALL OF THE PALMS.
06:32:28 I THINK WE'VE REALLY FOCUSED A LOT OF OUR RECOMMENDATIONS ON
06:32:34 CREATING, LIKE FRED SAID, MORE OF A STREETScape FEEL THAN A
06:32:37 BUFFER AGAINST THE BUILDING, BUT ALSO TO KEEP THE PLAZA
06:32:41 AREA, AS HE MENTIONED, A PART OF THIS INTERFACE AND THE
06:32:45 ACTIVITY LEVEL, THE VIEWS ARE ALL IMPORTANT.
06:32:48 SO WE'VE REALLY LOOKED AT IT, AND PART OF THE COMMENTS WERE
06:32:51 THAT WE WERE ALL PALMS AND WE DIDN'T HAVE CANOPY SPECIES.
06:32:54 SO WE'VE GONE BACK AND WE'VE LOOKED AT RIGHT AT THE PLAZA

06:32:58 AREA ON EITHER SIDE OF WHERE WE WOULD HAVE THIS BEAUTIFUL
06:33:01 PLAZA THAT WOULD HAVE BENCHES AND SEATING, USING CANOPY
06:33:05 TREES ON EITHER SIDE OF THAT, WHICH WOULD HELP PROVIDE SHADE
06:33:08 AND WOULD ALSO HELP US WITH OUR PALM TO TREE RATIO.
06:33:13 SO ULTIMATELY, WHEN WE DO THE COUNT, WE WOULD LIKE TO KEEP
06:33:16 THE QUANTITIES VERY SIMILAR TO WHAT IS OR AT THE MARK THAT
06:33:20 WE NEED TO BE.
06:33:21 SO WE'RE ASKING MORE OF A DEVIATION TO ALLOW MORE PALMS TO
06:33:25 TREES, WHICH IS TYPICALLY 50%.
06:33:27 SO IF WE HAVE SEVEN TREES REQUIRED, RIGHT NOW WE WOULD HAVE,
06:33:31 WE'RE SHOWING TWO CANOPY TREES WITH FOUR PALMS, AND THEN WE
06:33:35 WOULD GO AND I THINK ULTIMATELY WE COULD ADD ANOTHER CANOPY
06:33:39 TO THE SOUTH SIDE ALONG WHERE THE RAILROAD TRACK PARCEL
06:33:42 WOULD BE, AND MEET THE FULL QUANTITY REQUIREMENTS.
06:33:45 SO WE MEET THE QUANTITY OF TREES AND PALMS AS WELL AS THE
06:33:49 SHRUBS, AND THE OTHER ASPECT OF THIS WITH USING THE PALMS
06:33:55 WITH ROYAL AND BISMARCK PALMS, YOU'RE ALLOWED TO USE THOSE
06:34:00 IN BUFFERS ON A ONE-TO-ONE BASIS, LIKE A CANOPY TREE, SO WE
06:34:03 RECOMMEND USING SPECIES LIKE THAT WHICH WOULD ALSO BE
06:34:05 FITTING IN WELL WITH THE STREETScape LOOK THAT WE STARTED TO
06:34:08 WORK ON THROUGHOUT SOME OF THE OTHER PROPERTIES ALONG THIS
06:34:11 ROAD.
06:34:11 AND ALSO, THOSE TYPES OF SPECIES HELP KEEP THE VISIBILITY
06:34:17 OPEN AND A NICE AND CLEAN LOOK.
06:34:20 AND AS WELL AS, AS HE MENTIONED, THE OVERHEAD POWER LINES.

06:34:24 FPL TYPICALLY RECOMMENDS A 30-FOOT SETBACK FOR LARGE CANOPY.
06:34:29 SO WE'RE LOOKING AT USING SOMETHING LIKE A SILVER BUTTON
06:34:32 WOOD SPECIES, NOT TO GET INTO DETAILS OF TREES, BECAUSE I'LL
06:34:36 TALK ABOUT THAT ALL NIGHT, BUT SOMETHING LIKE THAT THAT
06:34:38 WOULD BE WORKING WELL AND MAINTAINED AGAINST THE OVERHEAD
06:34:41 POWER LINE CONDITION AND ALSO TO PROVIDE SHADE BUT NOT BE
06:34:45 OVERWHELMING TO BLOCK VIEWS TO THE BUILDING.
06:34:49 VIEWS TO THE SIGN, VIEWS TO THE SIGNS THAT ARE ON THE
06:34:53 BUILDING AS WELL AS THE SIGN THAT'S OUT IN FRONT.
06:34:55 AND I ALSO, WHEN I HAVE HIGH ACTIVITY AREAS LIKE THIS PLAZA,
06:35:00 LIKE TO KEEP VIEWS OPEN THERE FOR SAFETY.
06:35:03 AND I THINK THAT HAVING THE SHADED SEATING AREA WITH THE
06:35:08 BENCHES IN THE PLAZA WOULD BE A GREAT TYPE OF INTERFACE IN
06:35:14 THE FRONT THAT WE CAN ACHIEVE WITHOUT HAVING TO DO A TYPICAL
06:35:20 TREES EVERY -- IT'S TYPICALLY FIVE TREES PER HUNDRED LINEAL
06:35:25 FOOT AND A DOUBLE STAGGERED HEDGE ROW.
06:35:28 SO WITHOUT CREATING THAT VERY RIDGED BUFFER LOOK, I THINK WE
06:35:30 CAN STILL INCORPORATE THESE QUANTITIES AND KEEP VIEWS OPEN
06:35:33 AND ACHIEVE WHAT WE'RE ATTEMPTING TO ACHIEVE ON THIS BUFFER.
06:35:37 THE ONLY OTHER DEVIATION THEN BETWEEN THE PALM TO CANOPY
06:35:40 TREE RATIO WOULD REALLY BE, WE'RE ASKING TO ALLOW A LITTLE
06:35:44 BIT MORE OF A VARIED HEIGHT IN THE SHRUBS AND GROUND COVERS,
06:35:47 SO THAT MAYBE INSTEAD OF HAVING A DOUBLE STAGGERED
06:35:50 THREE-FOOT HEDGEROW, THAT PORTIONS OF IT WOULD BE THREE
06:35:54 FEET, AND THEN WE COULD USE SOME VARYING HEIGHTS OF GROUND

06:35:57 COVERS.
06:35:58 SO I THINK WE MENTIONED ABOUT 18- TO 36-INCH PLANTINGS.
06:36:01 SO IN SOME AREAS, WE WOULD HAVE A LAYERED EFFECT IN FRONT OF
06:36:05 THE SIGNS, IN FRONT OF THE PLAZA WHERE WE WOULD BE ABLE TO
06:36:08 CREATE A VERY NICE LAYERED LANDSCAPE FEEL WITH COLORS AND
06:36:13 TEXTURES AND PALETTES THAT THE VILLAGE OF ESTERO WOULD LIKE
06:36:17 TO SEE.
06:36:18 THE OTHER THING THAT WAS BROUGHT UP BY KATHY WAS THE
06:36:24 IMPERVIOUS TO PERVIOUS.
06:36:26 SO I DID SOME CALCULATIONS ON THAT, AND WITH THE WALKWAY
06:36:30 BEING PART OF THE BUFFER, WE'RE MEETING THAT ALLOWABLE 20%
06:36:35 WITHIN THE BUFFER, LANDSCAPE BUFFER IS ALLOWED.
06:36:38 WHAT REALLY PUTS US OVER THE THRESHOLD IS THE PLAZA.
06:36:41 SO I THINK WE'RE ASKING FOR SOME FLEXIBILITY SO THAT I WOULD
06:36:46 HATE TO SEE US HAVE TO REDUCE THE SIZE OF THE PLAZA IN THE
06:36:49 LANDSCAPE BUFFER JUST TO ALLOW MORE IMPERVIOUS AREA.
06:36:54 I THINK WE COULD WORK WITH YOU AND DO SOME COMPENSATING IN
06:36:59 AREAS THROUGHOUT THE SITE TO MAYBE GIVE SOME OF THE PERVIOUS
06:37:02 AREA BACK WITHOUT HAVING TO AFFECT THE PLAZA THAT I THINK IS
06:37:04 SET UP SO NICELY RIGHT NOW.
06:37:06 AND THEN ALSO GOING BACK TO THE CANOPY TREE, I THINK, AS YOU

06:37:11 SEE, IN SOME OF THE AREAS LIKE ON THE SIDE WHERE WE DON'T
06:37:14 HAVE ANY BUFFER REQUIRED, WE'D BE USING SOME OF OUR GENERAL
06:37:18 TREES AND REALLY LEANING MORE TOWARDS USING CANOPY SPECIES
06:37:21 IN THOSE AREAS WHERE WE CAN FIT THEM, AND THAT THEY ARE ABLE

06:37:25 TO USE THOSE SHADE WHERE THEY ARE NOT HAVING ISSUES WITH
06:37:29 MAINTAINING THEM AGAINST POWER LINES OR ACTIVITY AREAS.
06:37:32 SO REALLY, I THINK WE TRY TO APPROACH THIS FRONT BUFFER AND
06:37:38 START CREATING THE STREETScape AND ACTIVITY FEEL THAT I
06:37:40 THINK WE ALL WOULD BE PROUD TO SEE THERE, BUT NOT TRYING TO
06:37:43 TAKE AWAY FROM THE QUANTITIES OF PLANTS THAT WE KNOW NEED TO
06:37:47 BE PROVIDED IN A TYPE D BUFFER.

06:37:50 SO I JUST WANT TO MAKE SURE I TOUCHED ON ALL OF IT.
06:37:57 I KNOW I WORKED WITH MARY AND THE STAFF BEFORE ABOUT THE
06:38:00 PALETTE OF ESTERO.

06:38:01 SO AS WE GET INTO FURTHER DETAIL ABOUT THAT, I'M ALWAYS
06:38:04 HAPPY TO WORK WITH THOSE STYLES OF PLANTS CAN BE, BUT THIS
06:38:08 TYPE OF LOOK I THINK IS JUST A NICE -- IT ACCENTS THE
06:38:14 BUILDING VERY WELL, AND I THINK IT WOULD BE EASILY
06:38:16 MAINTAINED AND SOMETHING THAT CAN BE CARRIED THROUGH.
06:38:19 WE DID LOOK AT, YOU KNOW, THE FRONT AREA WITH STREET TREES
06:38:24 AND YOU HAVE VERY LIMITED SPACE, IF YOU GO BACK AND LOOK AT
06:38:27 EXISTING CONDITIONS OR IF WE DRIVE DOWN THERE TO SEE THAT IT
06:38:30 REALLY WOULD BE DIFFICULT TO GET STREET TREES IN THE
06:38:33 RIGHT-OF-WAY IN FRONT OF THAT.

06:38:34 IT'S ONLY PROBABLY FIVE FEET, AND IT'S A SWALE AREA.
06:38:39 SO I THINK THIS WOULD -- THE LAYOUT THAT WE'VE PROVIDED HAS
06:38:44 REALLY ADDRESSED TO OUR BEST ABILITY MEETING THOSE
06:38:47 REQUIREMENTS.
06:38:48 I THINK THAT IS IT.

06:38:53 THE FOCUS ON THE FRONT BUFFER, I CAN GO FORWARD ONTO
06:38:58 CLOSE-UP OF THE PLAZA.

06:39:00 SO THERE I SHOULD HAVE HAD THAT UP.
06:39:04 BUT THAT SHOWS YOU KIND OF THE PLACEMENT OF THE PALMS, WHICH
06:39:07 WE'RE IMPLYING ARE MORE LIKE A ROYAL PALM SPECIES WITH A
06:39:11 SMALLER MEDIUM-SIZED CANOPY TREE THAT WOULD HELP SHADE THE
06:39:15 PLAZA AREAS AND POTENTIALLY COULD ADD ANOTHER ONE TO MEET
06:39:17 THE FULL QUANTITY.

06:39:18 WE SHOW A KIND OF CLIPPED HEDGE THAT'S ABOUT THREE FEET WITH
06:39:21 LAYERING IN FRONT.

06:39:22 SO REALLY, YOU KNOW, THIS WAS KIND OF SOME OF THE
06:39:25 ADJUSTMENTS WE HAVE MADE SINCE PREVIOUS TO TRY TO ADDRESS
06:39:29 SOME OF THE CONCERNS.

06:39:32 QUESTIONS?

06:39:38 FRED, YOU CAN COME BACK UP.

06:39:54 >>Fred Drovdic: THAT ENDS OUR PART OF THE PRESENTATION.

06:39:57 SO NOW WE WANT TO GET TO HEAR WHAT YOU GUYS THINK AND WHAT

06:40:01 WE ASK TODAY IS THAT YOU RECOMMEND APPROVAL TO CITY COUNCIL
06:40:05 AND TO -- AS PRESENTED, BUT, OF COURSE, WE'RE WILLING TO
06:40:11 LISTEN TO YOUR THOUGHTS AND NEEDS FOR WHAT ADJUSTMENTS YOU
06:40:14 THINK MAY BE NEEDED TO THE SITE.
06:40:16 LIKE I SAID, MATTHEW CAN ANSWER QUESTIONS ON ARCHITECTURE.
06:40:22 REID FELLOWS, WHO IS HERE FOR TRANSPORTATION, IF WE HAVE
06:40:25 SOME TRANSPORTATION CIRCULATION QUESTIONS.
06:40:27 JIM INK FOR CIVIL ENGINEERING AND SITE DESIGN, IF THERE ARE

06:40:31 SOME SPECIFICS YOU WANT TO GET INTO.
06:40:32 HE TOLD ME, WELL, WATER RUNS DOWNHILL, BUT I THINK HE CAN
06:40:36 ANSWER MORE THAN JUST THAT, IF HE HAD TO.
06:40:40 AND IF THERE ARE ANY OWNERSHIP QUESTIONS, THAT'S JOE.
06:40:45 WE'LL HEAR FROM YOU.

06:40:48 >>Marlene Naratil: ANY OF HAVE YOU QUESTIONS?

06:40:53 >>John Yarbrough: I THINK ONE OF MY MAJOR CONCERNS IS THE
06:40:57 TRAFFIC CIRCULATION OF 1300, I THINK 1380 TRIPS A DAY.
06:41:09 I UNDERSTAND THE CONSTRAINT YOU'RE UNDER.

06:41:12 YOU'RE DOING RIGHT IN, RIGHT OUT, WHICH YOU DON'T REALLY
06:41:20 HAVE A CHOICE, BUT YOU'RE ALSO ASKING PEOPLE TO GO TO THE
06:41:23 PUBLIX, MAKE A U-TURN THERE, WHICH I THINK IS ONE OF THE
06:41:30 WORST TRAFFIC AREAS THAT WE HAVE IN ESTERO RIGHT NOW.
06:41:37 RIGHT TODAY.

06:41:39 AND SO I DON'T SEE THAT AS -- MAYBE YOU HAVE NO OTHER
06:41:47 CHOICE.

06:41:47 I DON'T KNOW.

06:41:48 BUT THAT'S NOT A GOOD ALTERNATIVE.

06:41:57 >> JOHN, I AGREE WITH YOUR COMMENT.

06:41:59 ONE OF THE COMMENTS I WAS GOING TO MAKE AS WELL, BECAUSE
06:42:01 I'VE MADE THAT LEFT TURN INTO PUBLIX IN SEASON, AND IT'S
06:42:05 QUITE A BACKUP.

06:42:07 SO I'D LIKE TO HEAR FROM THE TRANSPORTATION EXPERT ABOUT
06:42:10 THAT.

06:42:14 >>James Tatoes: THAT BECOMES AN ECONOMIC DECISION ALSO,

06:42:18 BECAUSE IT MAKES IT A HARDSHIP FOR PEOPLE TO GET INTO THE
06:42:22 BUILDING UNLESS THEY SPECIFICALLY WANT TO GO THERE.
06:42:24 SO THE BUILDING BECOMES A DESTINATION BUILDING RATHER THAN
06:42:28 AN IMPULSE BUILDING.

06:42:31 FROM THAT POINT OF VIEW, IT BECOMES AN ECONOMIC HARDSHIP ON
06:42:34 THE OWNER TO DECIDE WHETHER OR NOT HE WANTS TO PREVENT THAT
06:42:39 IMPULSE AUDIENCE GOING TO THE BUILDING.

06:42:43 IT HAS TO BE DESTINATION FOR SURE.

06:42:48 THE SECOND PART ABOUT THAT IS THE CAFE ASPECT OF IT.

06:42:56 THE CAFE TENDS TO BE AN IMPULSE SITUATION.

06:42:59 [INAUDIBLE] -- ON THE CAFE TO MAKE SURE THAT PEOPLE REALLY
06:43:05 WANT TO GO THERE.

06:43:07 THE IMPULSE IS GOING TO BE DELAYED A BIT.

06:43:12 THE IMPULSE IS GOING TO BE SOMETHING THAT YOU'RE REALLY NOT
06:43:15 GOING TO HAVE AS A FACTOR FOR YOU.
06:43:18 SO YOU REALLY -- THIS WHOLE BUILDING IS COMPLETELY A
06:43:21 DESTINATION BUILDING FROM THAT POINT OF VIEW.
06:43:24 THAT'S WHAT HAPPENS WITH RIGHT-IN, RIGHT-OUT AND MAKING
06:43:29 U-TURNS BACK AND FORTH.
06:43:30 I AGREE THAT THAT'S A HARDSHIP.
06:43:34 BUT I BELIEVE IT'S AN ECONOMIC HARDSHIP YOU'RE TAKING ON, AN
06:43:39 ECONOMIC CONSIDERATION.
06:43:40 >>Marlene Naratil: I THINK JOHN IS RIGHT ABOUT THE
06:43:43 INTERSECTIONS THERE REGARDING PUBLIX.
06:43:47 EVERY YEAR, THEY HAVE A SURVEY AT PUBLIX, AND YOU CAN PUT

06:43:53 YOUR NAME IN TO WIN A PRIZE.
06:43:54 AND THEY ASK YOU ABOUT YOUR COMPLAINTS.
06:43:57 EVERY YEAR, I PUT THE SAME ONE IN, AND THEY DO NOTHING TO
06:43:59 CHANGE IT, BECAUSE THAT IS THE WORST EGRESS AND INGRESS OF
06:44:04 ANY BUILDING I'VE SEEN.
06:44:06 SO I THINK THAT IS A MAJOR PROBLEM THAT WE'RE CONCERNED
06:44:09 ABOUT.
06:44:12 >>Reid Fellows: GOOD EVENING.
06:44:13 FOR THE RECORD, REID FELLOWS, TR TRANSPORTATION CONSULTANTS.
06:44:16 ONE THING THAT'S IMPORTANT TO NOTE, EVERYBODY ALWAYS LOOKS
06:44:19 AT THE DAILY TRIPS AND 1300 AND SOUNDS LIKE A LOT.
06:44:21 THIS IS A 10,000-SQUARE-FOOT BUILDING.
06:44:24 WE DID AS A WORST-CASE ANALYSIS LOOK AT DETAIL AND WHEN WE
06:44:30 KNOW ALREADY THIS IS GOING TO BE MORE OF AN OFFICE
06:44:32 COMPONENT.
06:44:32 SO WE DID DO A WORST-CASE ANALYSIS.
06:44:34 AND IN OUR PEAK HOUR, WE'RE GOING TO ONLY HAVE 40 TRIPS
06:44:38 ATTRACTED TO THIS SITE, BUT YOU'RE CORRECT, THEY WILL ALL BE
06:44:44 FROM THE WEST BECAUSE THERE NO LEFT TURN INTO THE SITE.
06:44:47 IT IS CLOSE ENOUGH TO VIA COCONUT THAT INDEED YOU PROBABLY
06:44:54 WOULDN'T -- A DIRECTION PROBABLY WOULDN'T INHIBIT TRAFFIC
06:44:57 BUT GOOD FUNDAMENTALLY ENGINEERING FOR TRAFFIC IS TO TRY AND
06:45:00 COORDINATE YOUR ACCESS POINTS AND TRY AND CONSOLIDATE THEM
06:45:04 AT A LOCATION.
06:45:05 AND IN THIS CASE, IT WOULD BE THE PUBLIX PLAZA.

06:45:08 NOW, AGAIN, NOT ALL OF THE 40 TRIPS ARE COMING AND MAKING
06:45:11 THAT U-TURN BECAUSE SOME PEOPLE ARE COMING FROM 41 TO THE
06:45:15 NORTH AND THE SOUTH AS WELL.
06:45:16 SO THERE WILL BE A COMPONENT OF A U-TURN THERE, OBVIOUSLY,
06:45:18 TO GET TO THE SITE.
06:45:20 BUT IT'S NOT GOING TO BE AS MANY AS PREDICTED IN THE STUDY,
06:45:23 BECAUSE INDEED, WHEN WE GET TO THE DEVELOPMENT ORDER STAGE
06:45:26 OF OUR STUDY, WE'RE GOING TO SHOW THAT THERE'S GOING TO BE
06:45:28 ACTUALLY LESS TRIPS.

06:45:29 AND THERE SHOULD BE NO PROBLEM BECAUSE THERE IS TWO
06:45:33 EASTBOUND AND A RIGHT-TURN LANE FOR SINGLE UNIT KIND OF
06:45:37 VEHICLES THAT WILL BE ATTENDING TO THAT SITE MAKING THE
06:45:40 U-TURN.
06:45:41 THERE'S ENOUGH ROOM TO MAKE THAT.
06:45:42 AND YOU WOULDN'T HAVE TO DO A TWO-POINT TURN.
06:45:45 YOU COULD COMPLETE THE U TURN.
06:45:46 IF PEOPLE AREN'T COMFORTABLE AND KNOW THEY WANT TO VISIT MR.
06:45:49 PAVICH, THEY MIGHT TURN LEFT INTO THE SHOPPING CENTER
06:45:52 ITSELF, MAKE THEIR WAY AROUND AND COME OUT AGAIN, IF THEY
06:45:55 DON'T FEEL COMFORTABLE MAKING A U-TURN.
06:46:03 >>Marlene Naratil: QUESTIONS?
06:46:07 HOW ABOUT OUR LONG DISTANCE PEOPLE?
06:46:08 OUR BOARD MEMBERS?
06:46:14 >>Mary Gibbs: COULD I ASK REID HIS LAST NAME.
06:46:16 I DON'T THINK WE HAVE YOU ON OUR LIST.

06:46:17 >>Reid Fellows: I'M SORRY.
06:46:19 REID FELLOWS, TR TRANSPORTATION.
06:46:21 ACTUALLY, I'VE BEEN IN FRONT OF THE BOARD, I GUESS NOT
06:46:24 PRESENTED TO THE BOARD BEFORE, SO I WOULD LIKE TO BE
06:46:26 ADMITTED AS AN EXPERT IN TRAFFIC.
06:46:28 I'VE BEEN DOING WORK HERE IN FLORIDA SINCE 2001.
06:46:31 I'M A REGISTERED PROFESSIONAL ENGINEER.
06:46:33 I'VE COMPLETED NUMEROUS, NUMEROUS STUDIES, AND I'VE ALSO
06:46:37 APPEARED BEFORE QUASI-JUDICIAL COMMITTEES SUCH AS THIS IN
06:46:42 LEE COUNTY, CHARLOTTE COUNTY, CITY OF FORT MYERS, BONITA
06:46:45 SPRINGS, ET CETERA.
06:46:49 >>Marlene Naratil: ACCEPT YOU AS AN EXPERT?
06:46:52 >>Mary Gibbs: I WOULD LIKE FOR REID TO GIVE ME HIS RESUMÉ
06:46:56 BECAUSE I DON'T THINK WE -- I KNOW OF REID, BUT I DON'T
06:46:59 THINK REID HAS TESTIFIED HERE BEFORE.
06:47:01 >>Reid Fellows: I'VE BEEN HERE TO ANSWER QUESTIONS BUT I
06:47:03 HAVE NOT FORMALLY TALKED --
06:47:04 >>Mary Gibbs: YES, I WOULD LIKE TO SEE THE RESUMÉ.
06:47:06 >>Reid Fellows: CERTAINLY.
06:47:08 THANK YOU.
06:47:09 >>Anthony Gargano: DON'T GO AWAY.
06:47:10 MY QUESTION STILL HASN'T BEEN ANSWERED.
06:47:15 IN YOUR STUDY, HAVE YOU TRACKED OR ESTIMATED THE NUMBER OF
06:47:24 EASTBOUND -- I'M SORRY, WESTBOUND LEFT TURNS AT THE PUBLIX
06:47:29 TO COME BACK INTO THIS PROPOSED BUILDING?

06:48:23 >>Reid Fellows: IN OUR WORST-CASE ANALYSIS CONSIDERING THIS
06:48:25 IS ALL RETAIL, WE HAD 24 PEAK-HOUR U-TURNS THAT WOULD END UP
06:48:31 USING THE PUBLIX DRIVE.
06:48:32 >>Anthony Gargano: 24.
06:48:33 >>Reid Fellows: 24, YES, SIR.

06:48:35 >>Anthony Gargano: THANK YOU.
06:48:48 >>Marlene Naratil: DO YOU HAVE ANYONE ELSE TO PRESENT?
06:48:55 >>Fred Drovdlc: FRED DROVDLIC FOR THE RECORD, NO, OUR
06:48:58 PRESENTATION IS COMPLETE.
06:49:00 >>Marlene Naratil: ANY OTHER QUESTIONS?
06:49:04 >>Mary Gibbs: WE DO HAVE THE PUBLIC COMMENT CARDS, TOO, THAT
06:49:07 I THINK TAMMY MENTIONED.
06:49:08 DO YOU HAVE TWO CARDS?
06:49:10 >>Tammy Duran: YES, WE HAVE JACK MEEKER HERE.
06:49:13 HE'LL SPEAK, AND THEN I'LL DO THE E-COMMENTS.
06:49:28 >> MADAM CHAIR, MEMBERS, I'M JACK MEEKER.
06:49:33 I LIVE IN THE BROOKS IN COPPERLEAF.
06:49:36 I HAVE CONCERNS ABOUT THIS PROJECT.
06:49:43 IN FACT, I'M READY TO STAND HERE AND OPPOSE IT.
06:49:47 WHAT THEY ARE LOOKING FOR IS NOT REALLY WHAT THIS BUILDING
06:49:52 IS.
06:49:53 THIS IS AN OFFICE BUILDING, PURE AND SIMPLE.
06:50:00 THE APPLICANT I THINK REALIZES THAT WHEN HE TALKS ABOUT THE
06:50:08 SIZE OF IT, AND HE TALKS ABOUT THE SIZE OF THE PROPERTY IT'S
06:50:13 GOING TO SIT ON.

06:50:17 IT IS A BIG FOOT TRYING TO GO INTO A SMALL SHOE.
06:50:23 THERE JUST ISN'T ENOUGH ROOM FOR WHAT THEY WANT TO DO WITH
06:50:26 THIS BUILDING.
06:50:27 I THINK IN ESTERO, WE HAVE A VISION, AND I DON'T THINK THIS
06:50:34 BUILDING FITS THAT VISION.
06:50:37 WE PHASED OUT OF COVERED MALLS.
06:50:41 I THINK WE'RE ON THE VERGE OF REJECTING STRIP-TYPE MALLS,
06:50:47 AND I DON'T THINK WE'RE GOING TO HAVE ANYMORE BIG MALLS IN
06:50:51 ESTERO.
06:50:53 PEOPLE WANT SMALLER, WALKABLE ENVIRONMENTS.
06:50:59 THEY LIKE THE BICYCLES.
06:51:01 THEY LIKE THE WALKING, AND WITH THESE BUILDINGS, BECAUSE OF
06:51:06 THE WALKING, YOU NEED SOME AREA TO SIT AND REST, ESPECIALLY
06:51:13 YOU GUYS LIKE ME WHO GET DRAGGED ALONG TO DO SOME SHOPPING.
06:51:21 AND THE OLD SPEED ISN'T THERE ANYMORE.
06:51:24 AND THIS PROPERTY DOESN'T SHOW.
06:51:25 WE HAVE A COUPLE OF BENCHES IN A WALK THROUGH FROM THE FRONT
06:51:30 OF ESTERO TO THE BACK PARKING LOT.
06:51:35 A SMALL PARK WOULD WORK, WHAT I WOULD CALL A VEST POCKET
06:51:41 PARK.
06:51:42 SOMETHING MAYBE WOULD TAKE ONE OR TWO PARKING PLACES TO
06:51:45 ACHIEVE.
06:51:46 I MEAN, THEY TALK ABOUT FOUR TO FIVE HUNDRED FEET IN THE
06:51:51 FRONT OF THIS BUILDING, THAT'S BIG ENOUGH TO TURN AROUND IN.
06:51:56 20 BY 20 IS 400 FEET.

06:51:58 THAT'S NOT VERY BIG.

06:52:00 I THINK WE NEED A LITTLE MORE REST AREA FOR THAT.
06:52:06 ESTERO IS DESIRABLE, AND BECAUSE WE'VE HAD GOOD PLANNING
06:52:12 SINCE WE'VE BROKEN AWAY FROM THE COUNTY, WE HAVE TO LIVE
06:52:15 WITH WHAT'S THERE.
06:52:17 BUT THAT DOESN'T MEAN WE HAVE TO COMPOUND COUNTY MISTAKES.
06:52:22 WE'VE GROWN AWAY FROM THAT, AND THAT'S WHY YOU'RE HERE, AND
06:52:25 YOU'RE DOING A GOOD JOB.
06:52:27 YOU SHOULD BE PROUD OF IT.
06:52:29 SO I'M CONCERNED ABOUT ANY DEVIATION AT ALL, AT ALL FROM
06:52:34 ESTERO PLAN.
06:52:37 I THINK IT WOULD HAVE TO BE VERY, VERY NECESSARY, VERY
06:52:40 NECESSARY AND EXTRAORDINARY PURPOSE FOR THE DEVIATIONS.
06:52:48 SO I WOULD SUGGEST THE APPLICANT RETHINK THE SIZE OF THE
06:52:55 BUILDING, THE PURPOSE THAT HE IS LOOKING FOR AS FAR AS ANY
06:53:02 ZONING IS CONCERNED AND REALIZE WHAT HE PROPOSES HERE IS A
06:53:06 NICE OFFICE BUILDING.
06:53:07 AND WE CAN ARGUE ABOUT COLORS, AND WE CAN ARGUE ABOUT A LOT
06:53:11 OF THINGS, BUT THAT'S WHAT IT IS.
06:53:13 IT'S TOO BIG FOR THIS SIZE PROPERTY.
06:53:17 SO I THANK YOU, AND KEEP UP THE GOOD WORK.
06:53:28 >>Tammy Duran: BARRY FREEDMAN.
06:53:32 HE'S HERE.
06:53:33 HE'LL SPEAK FIRST.
06:53:33 >> THANK YOU.

06:53:42 BARRY FREEDMAN.
06:53:43 I'M HERE ON BEHALF OF THE ESTERO COUNCIL OF COMMUNITY
06:53:45 LEADERS.
06:53:46 I WAS ASSIGNED THE OPPORTUNITY TO STUDY TODAY'S AGENDA, ALL
06:53:49 OF THE PRESENTATION MATERIAL AHEAD OF TIME.
06:53:52 FRANKLY, IT'S THE MOST SLIDES I'VE LOOKED AT IN A LONG TIME.
06:53:55 THE ECCL IN GENERAL IS IN MUCH IN FAVOR OF SUPPORTING THIS
06:54:04 APPLICANT AND THIS PROPERTY.
06:54:07 I NEVER THOUGHT IT WAS ANYTHING BUT AN OFFICE BUILDING, SO I
06:54:09 DON'T KNOW WHERE THE THINKING IS ABOUT IT'S NOT WHAT IT'S
06:54:13 SUPPOSED TO BE.
06:54:13 IT IS AN OFFICE BUILDING.
06:54:14 I MEAN, IT'S ALWAYS BEEN AN OFFICE BUILDING AND IT WILL BE
06:54:17 AN OFFICE BUILDING.
06:54:18 WHAT WE ARE NOT CONCERNED ABOUT, HAVING STUDIED THE TURNING
06:54:22 AND THE TRAFFIC SITUATION, IS THAT AN OFFICE BUILDING
06:54:26 DOESN'T ATTRACT THE TYPE OF IN AND OUT THAT A RETAIL
06:54:30 SHOPPING BUILDING WOULD ATTRACT.
06:54:34 WHAT WE PROBABLY DON'T NEED ON THAT LOCATION IS ANOTHER
06:54:37 BUNCH OF -- IS A STRIP MALL WITH A BUNCH OF RETAIL STORES
06:54:40 WHICH PEOPLE ARE GOING TO BE PILING IN AND OUT ALL DAY LONG.
06:54:43 THE ESTIMATE THAT WE SEE IS VERY MINIMAL OF TRAFFIC.
06:54:47 THE PUBLIX TURNAROUND HAS BEEN A PROBLEM, AND I DON'T KNOW

06:54:50 HOW WE'RE GOING TO SOLVE THAT.
06:54:52 BUT WE CAN'T NOT DO DEVELOPMENT JUST BECAUSE THERE'S A

06:54:55 PROBLEM EXISTING.
06:54:56 MAYBE WE ASK THE PUBLIX PEOPLE TO DEAL WITH IT, BUT IT
06:55:00 SHOULD HAVE NO EFFECT.
06:55:00 UNFORTUNATELY, I DON'T THINK IT HAS ANY EFFECT ON THIS
06:55:03 PARTICULAR PROPERTY.
06:55:03 I CAN LOOK AT IT EVEN FURTHER.
06:55:05 WE ALSO KNOW THAT COMING ON THE NORTHEAST CORNER OF SANDY
06:55:11 LANE AND CORKSCREW ROAD, THERE'S AN ASSISTED LIVING FACILITY
06:55:16 YOU DID DEVELOPMENT THERE, I THINK NOW THEY HAVE SOLD 40% OF
06:55:20 THEIR PROPERTIES THERE NOW, READY TO PRESENT TO YOU AND TO
06:55:25 THE DESIGN REVIEW BOARD.
06:55:26 HUGE NUMBERS OF TRAFFIC.
06:55:27 ARE YOU GOING TO TURN IT DOWN NOW BECAUSE OF A TRAFFIC
06:55:32 PROBLEM?
06:55:33 I DON'T SEE HOW YOU'RE GOING TO DO THAT.
06:55:36 THAT'S GOING TO CREATE EVEN MORE TRAFFIC.
06:55:37 WE CAN'T AVOID THE PROBLEM OF THE TRAFFIC.
06:55:39 ALL WE CAN DO IS CONTROL IT.
06:55:40 WE CAN'T WIDEN THE ROAD ANYMORE.
06:55:42 THAT'S ALREADY BEEN DONE.
06:55:44 SO I DON'T SEE THAT -- I DON'T SEE THAT AS AN ISSUE ON THIS
06:55:48 PROPERTY BECAUSE I DON'T SEE THIS PARTICULAR BUILDING
06:55:50 CREATING THAT KIND OF A TRAFFIC PROBLEM.
06:55:52 SO, THEREFORE, ECCL IS IN STRONG SUPPORT AND URGE YOU TO
06:55:55 APPROVE IT AS SOON AS POSSIBLE.

06:55:56 THANK YOU.
06:56:02 >>Tammy Duran: THOMAS PARSEY FROM FOUNTAIN LAKES.
06:56:07 JOE PAVICH JUNIOR AND THE ENTIRE PAVICH FAMILY HAVE
06:56:09 DEDICATED TO THE IMPROVEMENT AND ENHANCEMENT OF THE VILLAGE
06:56:12 OF ESTERO.
06:56:12 AS RESIDENTS AND NEIGHBORS, THEY HAVE BEEN ADVOCATES FOR THE
06:56:15 BETTERMENT OF ESTERO, AND I AM CONFIDENT THAT THIS FACILITY
06:56:19 THAT THEY WILL CONSTRUCT WILL BE THE CHARACTER WITHIN THE
06:56:22 COMMUNITY AND AN ENHANCEMENT TO THE AREA.
06:56:26 IT IS A SIGN OF DEDICATION THAT AS THE FAMILY BUSINESS
06:56:30 PROSPERS, THEY ARE INVESTING IN THE COMMUNITY RATHER THAN
06:56:35 MOVING TO ANOTHER AREA.
06:56:36 AS A RESIDENT OF ESTERO, I FULLY SUPPORT THE ZONING CHANGE
06:56:38 AND LOOK FORWARD TO THIS NEW FACILITY IN OUR COMMUNITY.
06:56:41 DEAR VILLAGE OF ESTERO COUNCIL AND PLANNING AND ZONING
06:56:46 MEMBERS, MY NAME IS STEPHANIE MILLER.
06:56:49 AND I AM BOTH A HOMEOWNER OF HAPPY HOLLOW LANE BEHIND THE
06:56:52 GREEN HOUSE AND THE MANAGER OF THE VACANT 20 ACRES ALONG THE
06:56:55 WESTERLY SIDE OF VIA COCONUT POINT AND CORKSCREW ROAD SOUTH

06:57:00 TO THE RAILROAD TRACKS NEAR WILLIAMS ROAD.
06:57:03 THE PARTNERSHIPS I MANAGE THAT OWN THESE PROPERTIES ARE
06:57:06 CALLED CORKSCREW PALMS AND SNG RESPECTIVELY.
06:57:12 THE ONLY PROPERTY BETWEEN THE PROPERTY BEING ZONED BY
06:57:16 MR. PAVICH AND OURS IS THE GREEN HOUSE ALONG CORKSCREW ROAD.
06:57:20 I AND MY PARTNERSHIPS FULLY SUPPORT THE REZONING AND

06:57:23 REDEVELOPMENT EFFORTS.
06:57:25 WE SEE THIS PROJECT AS A WONDERFUL COMPLEMENT TO THE AREA
06:57:28 AND BELIEVE IT IS FORWARD THINKING IN ITS DESIGN.
06:57:32 AS A COMMERCIAL BROKER AND INVESTOR IN THE AREA FOR OVER 40
06:57:35 YEARS, IT IS GREAT TO SEE A FRESH CONCEPT AND DESIGN FOR OUR
06:57:38 AREA.
06:57:39 THE PROPOSED AGRICULTURAL RENDERINGS WERE SHARED WITH ME AND
06:57:43 THE COMBINATIONS THAT MHK HAS DESIGNED IS BEAUTIFUL.
06:57:46 THE DESIGN IS WONDERFUL EXAMPLE OF COASTAL OLD FLORIDA STYLE
06:57:51 AND IS MARRYING THE NEW TRENDS REPRESENTING THE FUTURE OF
06:57:54 OUR NEW FLORIDA DESIGN.
06:57:57 AS OWNERS, WE ARE PLEASED WITH THE CARE ESTERO HAS TAKEN IN
06:58:00 PLANNING AND FEEL THIS PROJECT JUST AS IT IS WILL CONTINUE
06:58:03 TO ENHANCE OUR VILLAGE.
06:58:04 WE LOOK FORWARD TO THE REDEVELOPMENT AND BELIEVE IT WILL BE
06:58:07 POSITIVE IMPACT ON OUR SURROUNDING AREAS.
06:58:10 SINCERELY, STEPHANIE MILLER.
06:58:12 AND THAT'S ALL.
06:58:19 >>Marlene Naratil: ANY OTHER QUESTIONS FROM THE BOARD?
06:58:22 NANCY, DID YOU HAVE --
06:58:27 >>Nancy Stroud: DOES STAFF WANT TO RESPOND TO SOME OF THE
06:58:30 SUGGESTIONS MADE BY THE APPLICANT?
06:58:36 >>Mary Gibbs: DID THEY MAKE A SUGGESTION?
06:58:39 >>Nancy Stroud: I'M JUST ASKING IF YOU HAVE A RESPONSE.
06:58:42 >>Mary Gibbs: I THINK WE WANTED TO HEAR BOARD DISCUSSION

06:58:45 BECAUSE WE COULD GET INTO THE WEEDS, AND I'M NOT SURE YOU
06:58:48 REALLY WANT TO GET INTO A LOT OF WEEDS TONIGHT.
06:58:52 I THINK WE'RE TRYING TO SEE WHERE THE BOARD WANTS TO GO AND
06:58:55 THEN WE CAN RESPOND.
06:59:05 >> FOR THE STAFF, I'M PREPARED FOR US TO ALL HAVE DISCUSSION
06:59:09 TIME, BUT I'M NOT CLEAR AT THIS POINT BECAUSE AT THE
06:59:16 BEGINNING OF THE MEETING, THE STAFF HAS INDICATED THERE HAVE
06:59:20 BEEN MEETINGS WITH SIGNIFICANT PROGRESS, WITH THE APPLICANT,
06:59:26 AND THE APPLICANT HAS MADE THEIR PRESENTATION.
06:59:30 AND I'M NOT 100% CLEAR ON WHERE THE STAFF IS BASED ON WHAT I
06:59:37 SPENT TWO DAYS READING.
06:59:41 >>Mary Gibbs: LET ME TRY TO SUMMARIZE IT.
06:59:43 WE HAD MEETINGS WITH THE APPLICANT.
06:59:45 WE THOUGHT WE WERE GETTING CLOSE.
06:59:46 THE LAST MEETING WE HAD, THEY SAID THEY WERE GOING TO MAKE A

06:59:49 LOT OF REVISIONS AND IT SOUNDED VERY PROMISING.
06:59:52 AND THEN THEY MADE WHAT I WOULD CONSIDER SOME MINOR
06:59:55 REVISIONS, CHANGED THE BUILDING TO GRAY COLOR, ADDED A
06:59:58 COUPLE OF TREES.
06:59:59 WE WANTED TO SEE MORE DETAIL ON THE PUBLIC SPACE AND HOW
07:00:04 THAT WAS GOING TO INTERACT BECAUSE YOU SEE A LOT OF THE
07:00:07 PRETTY PICTURES AND IT LOOKS GREAT, BUT HOW DO YOU ACTUALLY
07:00:10 GET THAT ACTIVITY?
07:00:13 SO WE DID HAVE SOME GOOD MEETINGS WITH THEM, BUT THEN THEY
07:00:15 SAID, NO, WE'RE GOING TO PROCEED.

07:00:18 WE WANT TO GO TO HEARING.
07:00:19 SO THEN THAT'S HOW WE ENDED UP HERE.
07:00:22 I LIKE TO HAVE THESE THINGS TIGHTENED UP BEFORE WE GET HERE
07:00:26 BECAUSE WE DON'T LIKE TO DO THESE THINGS WHERE WE'RE
07:00:29 BASICALLY SAYING IT'S NOT REALLY READY, IN OUR OPINION, FOR
07:00:32 A VOTE TONIGHT, IF YOU WANTED TO RECOMMEND APPROVAL, BECAUSE
07:00:35 WE WOULD NEED TO DRAFT UP SOME CONDITIONS.
07:00:38 AND WE FEEL LIKE THEY NEED TO GET -- TWEAK THE ARCHITECTURE
07:00:42 A LITTLE BIT AND MAYBE GET THE DETAILS OF THAT BUFFER, WHAT
07:00:46 THE PLANTINGS ARE AND THE OPEN SPACE AND WHATEVER ELSE YOU
07:00:49 MAY HAVE BEFORE WE ACTUALLY GO TO COUNCIL.
07:00:51 I HEARD THE APPLICANT SAY THEY WOULD LIKE A RECOMMENDATION
07:00:54 OF APPROVAL FROM YOU ALL TONIGHT, JUST GO STRAIGHT TO
07:00:57 COUNCIL AND WE DON'T FEEL LIKE WE'RE QUITE AT THAT POINT.
07:01:01 >> OKAY.
07:01:02 THANK YOU FOR THE CLARIFICATION.
07:01:05 >>Marlene Naratil: I HAD SOME CONCERNS ABOUT THE COLORS OF
07:01:08 THE BUILDING.
07:01:10 I KNOW THE PLANNER SPOKE IN TERMS OF THE OLD FLORIDA STYLE.
07:01:18 SOME OF THE COLORS IN THIS WERE A LITTLE BIT TOO MUTED.
07:01:24 YOU DON'T NEED TO HAVE THE GARISH MEDITERRANEAN COLORS, BUT
07:01:30 YOU COULD USE PASTELS IN IT TO BREAK UP THE WHITE OR THE
07:01:33 GRAY.
07:01:36 I THINK THAT IS VERY NICE IN FLORIDA.
07:01:38 I'VE SEEN THAT.

07:01:39 >>Mary Gibbs: I COULD ADD A COMMENT ON THAT.
07:01:41 NOT EVERYBODY THINKS SOME OF THE MEDITERRANEAN COLORS ARE
07:01:44 GARISH, BUT THEY MIGHT --
07:01:50 WHEN THIS WENT TO DESIGN REVIEW BOARD FOR THE MEETING, WHICH
07:01:53 WAS ABOUT A YEAR AGO, AND IT WAS A HOYT BUILDING AT THE
07:01:57 TIME.
07:01:58 PRETTY SIMILAR ARCHITECTURE.
07:01:59 I THINK THEY HAVE TWEAKED IT SINCE THEN.
07:02:01 THE DESIGN REVIEW BOARD AND MATTHEW SAID THEY DID SAY THEY
07:02:05 REALLY LIKED IT.
07:02:07 THEY LIKE KIND OF A MORE MODERN-TYPE OF ARCHITECTURE.

07:02:10 THEY'VE MADE IT QUITE CLEAR THEY DON'T LIKE MEDITERRANEAN.
07:02:14 HOWEVER, THE COUNCIL STILL SAYS MEDITERRANEAN AND OLD
07:02:18 FLORIDA ARE THE TWO TYPES OF ARCHITECTURE.
07:02:22 SO WE HAVE A LITTLE DISPARITY WITH DRB LIKING THE MORE
07:02:27 MODERN.
07:02:27 THEY KIND OF MADE SOME COMMENTS.
07:02:30 THEY DID LIKE THE ARCHITECTURE BUT THEY SAID, YOU KNOW, IT'S
07:02:33 WHITE.
07:02:34 IT'S A LITTLE PLAIN.
07:02:35 IT NEEDS -- THE ELEVATION WAS A LITTLE HORIZONTAL.
07:02:39 IT NEEDED SOME BREAKING UP, AND I THINK IT LOOKED -- THEY
07:02:42 MADE A COMMENT THAT IT LOOKED LIKE A MEDICAL BUILDING A
07:02:45 LITTLE BIT.
07:02:45 I KNOW THEY CHANGED IT -- YEAH, THEY DID SAY THAT.

07:02:49 INSTITUTIONAL, I THINK.
07:02:50 AND SO THEY CHANGED IT TO GRAY.
07:02:53 GRAY IS NOT IN THE COLOR PALETTE.
07:02:56 SO WHEN WE DO GET TO COUNCIL, I THINK THAT BECOMES AN ISSUE.
07:03:03 PERSONALLY, I THINK IT'S JUST -- IT LOOKS LIKE IT'S JUST ALL
07:03:06 GRAY.
07:03:07 SO I THINK THERE COULD BE SOME TWEAKS THAT COULD BE MADE
07:03:10 WHERE YOU MIX UP SOME COLORS A LITTLE BIT BECAUSE YOU'VE GOT
07:03:14 A PRETTY LONG BUILDING CLOSE TO THE ROAD AND THERE'S NOT A
07:03:18 LOT OF LANDSCAPING.
07:03:20 THERE'S SOME GROUND COVERS AND SOME PALMS.
07:03:23 SO YOU'RE -- IT'S GOING TO BE VERY NOTICEABLE.
07:03:26 IT IS A PRETTY LARGE BUILDING ON THAT LOT.
07:03:30 SO IT COULD BE IMPOSING AND WE WANT TO MAKE SURE.
07:03:35 WE'VE HAD SOME PROBLEMS WITH OTHER BUILDINGS BEING CLOSE TO
07:03:37 THE ROAD WITH THE SETBACKS, AND WE WANT TO MAKE SURE THAT
07:03:40 IT'S NOT KIND OF MASSIVE AND LOOMING BUILDING.
07:03:44 SO THOSE ARE -- THOSE ARE, I THINK, THE CONCERNS THAT WE
07:03:48 HAVE HAD AND THE COLOR -- WE KNOW GRAY IS A POPULAR COLOR
07:03:54 THESE DAYS, BUT IT'S NOT REALLY IN THE LAND DEVELOPMENT CODE
07:03:58 COLOR PALETTE.
07:04:08 >> THE COMMENT I WOULD MAKE IS THAT THE APPLICANT HAS
07:04:12 CONTENDED THAT IT'S PRETTY HARD TO DEFINE WHAT'S REALLY OLD
07:04:16 FLORIDA.
07:04:17 I DID A LITTLE RESEARCH, AND I LOOKED -- IN FACT, I SAW A

07:04:20 BUILDING THAT WAS VERY SIMILAR TO THIS BUILDING.
07:04:23 AND IT WAS DEFINED AS CONTEMPORARY OLD FLORIDA.
07:04:28 AND INDEED IT WAS THE SAME COLOR SCHEME.
07:04:31 I MEAN, I WOULD THINK THAT IF YOU LOOK AT THE HISTORY OF THE
07:04:38 VILLAGE, WE'VE AT LEAST TRIED TO BE CONSISTENT IN THE
07:04:44 DEFINITION -- THE VILLAGE DEFINITION OF OLD FLORIDA AND
07:04:51 COLOR SCHEMES.

07:04:55 AND I THINK THIS PROPOSAL FAILS ON BOTH.
07:05:02 IF THE WALL COLORS WERE A PASTEL YELLOW, WHICH LOOKS GOOD
07:05:05 WITH THE GRAY, BECAUSE I SAW THAT IN CONTEMPORARY OLD
07:05:08 FLORIDA.
07:05:08 THAT LOOKED REALLY GOOD, YOU KNOW, MAYBE THERE'S SOME ROOM
07:05:12 THERE.
07:05:13 BUT BASED ON WHAT WE HAVE DONE TRADITIONALLY, BASED ON THE
07:05:20 VILLAGE'S TRADITIONAL DEFINITION AGAIN, THIS FAILS IN BOTH
07:05:28 CASES.
07:05:28 PERHAPS THERE'S SOMETHING THAT THE APPLICANT CAN RECONSIDER
07:05:33 COLOR-WISE WITH THIS ARCHITECTURE.
07:05:37 OTHERWISE, I THINK IF WE APPROVE SOMETHING LIKE THIS, WE'RE
07:05:44 DOING SPOT ARCHITECTURAL DESIGN AND WE'LL WIND UP WITH A
07:05:48 PATCHWORK QUILT.
07:05:49 AND I DON'T THINK ANYBODY WANTS THAT.
07:05:53 THOSE ARE MY COMMENTS.
07:05:56 >>Scotty Wood: THIS IS CHAIRMAN WOOD.
07:05:59 I'VE GOT SOME COMMENTS.

07:06:00 FIRST OFF, CAN YOU HEAR ME?
07:06:03 >> YES.
07:06:03 >>Scotty Wood: OKAY.
07:06:05 WHEN I LOOK AT THE VARIOUS REQUESTS AND THE OTHER ASPECTS OF
07:06:14 THIS APPLICATION, IT REMINDS ME OF A COMMENT THAT I MADE
07:06:18 SEVERAL MONTHS AGO WITH ANOTHER APPLICATION.
07:06:21 NAMELY, THAT WE'RE TRYING TO PUT 12 SARDINES INTO AN
07:06:26 8-SARDINE CAN.
07:06:28 I'M VERY CONCERNED THAT THE BUILDING MASSING, THAT THIS
07:06:33 BUILDING REPRESENTS, WHEN YOU CONSIDER THE REDUCTION IN THE
07:06:38 SETBACKS AND THE REDUCTION IN THE BUFFERING, WHICH THEN
07:06:41 SERVES TO MAKE THE MASSING EVEN MORE PROMINENT IS A MISTAKE.
07:06:46 AND I AGREE WITH THE REPRESENTATIVE FROM THE BROOKS WHO GAVE
07:06:54 PUBLIC TESTIMONY IN THIS REGARD.
07:06:57 I THINK IT'S REALLY IMPORTANT THAT THE ARCHITECT GO BACK TO
07:07:02 THE DRAWING BOARDS AND LOOK AT SOMETHING LESS MASSIVE THAN
07:07:08 THIS PLAN THAT'S BEFORE US.
07:07:12 THE FACT THAT THEY HAVE TO REQUEST SO MANY DEVIATIONS AND
07:07:16 REDUCTIONS IN SETBACKS, REDUCE LANDSCAPING, ALL OF THOSE
07:07:21 THINGS ARE EVIDENCE OF WAY TOO MUCH MASSING GOING ON.
07:07:27 AND SO I'M OPPOSED TO THIS PROJECT AS IT STANDS RIGHT NOW,
07:07:31 BUT I WANT TO VOICE MY SUPPORT FOR WHAT MR. PAVICH WISHES TO
07:07:37 DO TO DEVELOP THAT PROPERTY.
07:07:38 AND I SUPPORT THAT.
07:07:40 BUT I DON'T SUPPORT IT IN ITS CURRENT VERSION.

07:07:46 >>Marlene Naratil: JIM?
07:07:49 >>James Tatoes: I AGREE WITH SCOTTY.
07:07:50 I AM FOR THE PROJECT.

07:07:53 I THINK MORE THAN THE PROJECT.
07:07:55 IT'S VERY, VERY IMPORTANT PROJECT.
07:07:58 A NUMBER OF REASONS.
07:08:00 FIRST OF ALL, IT'S GOING TO GET RID OF AN EYESIGHT WITH THE
07:08:05 OLD HOUSE THAT'S THERE.
07:08:07 SECOND OF ALL, IT'S GOING TO ESTABLISH A COMMERCIAL LINE
07:08:11 BETWEEN THE RESIDENTS BEHIND IT AND CORKSCREW COMMERCIAL IN
07:08:15 FRONT.
07:08:15 IT'S GOING TO ESTABLISH A DEMARCATION.
07:08:18 SOMETHING THAT HAS NOT BEEN MENTIONED YET IS THE FACT THAT
07:08:24 IT SIDES THE RAILROAD.
07:08:27 THAT RAILROAD IS GOING TO BECOME EVENTUALLY A WALKWAY AND A
07:08:30 COMMUNICATIONS ROUTE, AND ONE OF THE THINGS THAT'S HAPPENED
07:08:34 IN CITIES THAT THIS HAS TAKEN PLACE, THERE'S ALWAYS AN
07:08:38 INTERCOMMUNICATION BETWEEN THE PATH AND THE BUILDINGS THAT
07:08:44 ARE LOCATED NEXT TO IT.
07:08:47 THIS IS A PERFECT OPPORTUNITY TO BE ABLE TO TIE THE PATH IN
07:08:50 TO A BUILDING AND A RESTING POINT.
07:08:52 IT'S ALSO AN ENTRANCE.
07:08:55 BUT MORE THAN THAT, ACROSS THE STREET, WE JUST BOUGHT 62.5
07:09:01 ACRES, AND WE'VE GOT A STRONG PLAN TO USE THAT PROPERTY TO
07:09:10 DO IT WELL.

07:09:14 THE VILLAGE DESIRES TO HAVE HARMONIOUS ARCHITECTURE, WHETHER
07:09:16 IT BE OLD FLORIDA OR MEDITERRANEAN, THIS BUILDING IS GOING
07:09:21 TO SET A PRECEDENCE, VERY STRONG PRECEDENCE, ESPECIALLY
07:09:24 ACROSS THE STREET FROM WHERE WE'RE GOING TO HAVE A TOWN
07:09:30 CENTER.
07:09:30 I THINK IN ALL FAIRNESS TO THE PROJECT, TO THE DEVELOPER, TO
07:09:38 THE VILLAGE, AND FOR WHAT MARY IS TALKING ABOUT THE STAFF
07:09:42 HAVING SOME CONVERSATIONS, I THINK IN ALL FAIRNESS, I DON'T
07:09:45 THINK THAT WE SHOULD BRING THIS UP FOR A YEA OR A NAY AT
07:09:49 THIS TIME, BUT I RECOMMEND THAT WE BRING IT BACK FOR A
07:09:52 CONTINUATION FOR A PERIOD OF TIME SO THEY CAN HAVE SOME
07:09:56 FURTHER TALKS AND SEE IF THEY CAN TWEAK THIS A LITTLE
07:09:59 BETTER.
07:10:00 GET TO ARCHITECTURE, I THINK OF OLD FLORIDA, I THINK OF THE
07:10:06 MOVIE "KEY LARGO," AND WHAT AN OLD FLORIDA STRUCTURE IS
07:10:11 SUPPOSED TO DO.
07:10:13 IT HAS -- TO PROTECT THE BUILDING FROM THE SHADE FOR
07:10:20 ARCHITECTURE USING AIR-CONDITIONING WHEN THEY DIDN'T HAVE
07:10:22 AIR-CONDITIONING.
07:10:23 WE HAD SHUTTERS TO PROTECT THE WINDOWS WHEN A STORM CAME
07:10:27 THROUGH.
07:10:28 WE HAD A FLAT METAL ROOF THERE SO YOU DIDN'T HAVE TILES
07:10:32 FLOWING OFF WHEN THERE WAS A STRONG HURRICANE-TYPE WIND.
07:10:35 THIS BUILDING DOESN'T DO ANY OF THAT.
07:10:38 THIS BUILDING REALLY IS -- IT'S TRYING TO JUSTIFY AN OLD

07:10:44 FLORIDA DESIGN, BUT IT'S STRETCHING IT WAY TOO FAR TO THE
07:10:48 MODERN END OF IT.
07:10:49 AND EVEN JUST FIGHTING FOR THE COLOR ITSELF.
07:10:53 I THINK IT'S GOT TO BE SOME GIVE.
07:10:55 AND THEN THERE'S SOME QUESTION FURTHER ABOUT THE MASS OF IT.
07:10:59 I AGREE WITH THE FELLOW FROM THE BROOKS THAT SAID THERE
07:11:02 SHOULD BE SOME MORE OPEN SPACE.
07:11:04 AND ESPECIALLY SINCE IT'S GOING TO BE A PRECEDENT-SETTING
07:11:09 BUILDING.
07:11:09 I THINK IT HAS TO BE DONE REALLY RIGHT.
07:11:11 I THINK IT TAKES A LITTLE BIT MORE THOUGHT, A LITTLE BIT
07:11:14 MORE TWEAKING BEFORE IT SHOULD COME UP FOR PROPOSAL -- OF
07:11:18 APPROVAL OR YEA OR NAY.
07:11:21 >>Marlene Naratil: DO YOU HAVE ANYTHING YOU WANT TO SAY?
07:11:27 >>John Yarbrough: I TEND TO AGREE WITH THE FELLOW BOARD
07:11:29 MEMBERS.
07:11:29 I SUPPORT THE BUILDING.
07:11:30 I DON'T SUPPORT IT THE WAY IT LOOK, FITS, AND I THINK JIM
07:11:36 HAS GOT A WONDERFUL POINT.
07:11:38 IT'S GOING TO BE RIGHT ACROSS THE STREET FROM WHO KNOWS
07:11:45 WHAT'S GOING TO BE DEVELOPED BY THE VILLAGE.
07:11:49 MAYBE WE'LL HAVE INPUT ON THAT.
07:11:50 MAYBE WE WON'T.
07:11:51 I DON'T KNOW.
07:11:54 BUT I HAVE NO PROBLEM WITH THE IDEA THAT THEY ARE DOING.

07:12:02 MY FIRST THOUGHT IS THIS JUST NEEDS TO BE CONTINUED.
07:12:05 YOU ALL NEED TO KEEP WORKING WITH THE VILLAGE STAFF.
07:12:12 I THINK THIS IS DOABLE BUT NOT THE WAY IT'S SET UP NOW.
07:12:16 I DON'T KNOW IF THAT'S A CONTINUANCE OR WHAT YOU WOULD WANT.
07:12:23 >>Anthony Gargano: I AGREE, JOHN, WITH YOU AND, JIM, WITH
07:12:26 YOU, WITH REGARD TO I THINK THERE'S MORE WORK THAT NEEDS TO
07:12:28 BE DONE.
07:12:30 AND IT'S REALLY TROUBLING BECAUSE IT'S SUCH A SMALL PARCEL
07:12:37 OF GROUND.
07:12:39 IT'S IN THE VILLAGE CENTER, AND THE VILLAGE HAS COMMITTED TO
07:12:46 ITS RESIDENTS A CERTAIN KIND OF STYLE AND LIFESTYLE THAT WAS
07:12:53 GOING TO BE IN THE VILLAGE CENTER.
07:12:59 IN ALL HONESTY, I DON'T KNOW HOW YOU DO THAT IN SUCH A SMALL
07:13:03 PARCEL OF GROUND.
07:13:06 SO THAT'S A TROUBLING PROBLEM.
07:13:09 AND PERHAPS WITH A LITTLE MORE DISCUSSION, SOME OTHER IDEAS
07:13:19 CAN BE GENERATED AND SOMETHING THAT COULD BE SUCCESSFUL
07:13:24 COULD COME UP.
07:13:25 >>Mary Gibbs: DID ANYBODY HEAR FROM BOARD MEMBER ALLEN?
07:13:29 >>Marlene Naratil: I WAS WAITING FOR HIM TO COME ON.
07:13:31 >>Mary Gibbs: I DIDN'T KNOW IF I HEARD A BEEP.

07:13:34 I WASN'T SURE -- IS HE STILL ON --
07:13:36 >>Tammy Duran: BOARD MEMBER ALLEN, ARE YOU STILL ON?
07:13:38 >>Dr. Tim Allen: YES, I'M STILL HERE.
07:13:41 >>Tammy Duran: WOULD YOU LIKE TO MAKE ANY COMMENTS?

07:13:42 >>Dr. Tim Allen: NO, I HAVE NO COMMENTS AT THIS TIME.
07:13:52 >>Marlene Naratil: NO COMMENT.
07:13:56 OKAY.
07:13:56 WELL, MY FEELINGS ECHO WHAT MY FELLOW BOARD MEMBERS HAVE
07:14:02 SAID.
07:14:02 I LIKE THE IDEA OF THE BUILDING IS ATTRACTIVE, BUT I DON'T
07:14:06 THINK IT FITS INTO THAT SPACE.
07:14:09 AND I WONDERED WOULD IT HAVE BEEN POSSIBLE TO BUY MORE LAND
07:14:14 IF ANY LAND IS AVAILABLE?
07:14:16 IF NOT, THEN YOU HAVE TO CUT BACK ON THE SCALE OF THE
07:14:20 BUILDING.
07:14:21 AS SEVERAL OF US HAVE SAID, THE MASSIVENESS OF IT IS JUST
07:14:26 TOO OVERPOWERING.
07:14:27 IT'S A VERY IMPORTANT, TO ME, A VERY IMPORTANT POINT IN
07:14:32 ESTERO, AND IT'S LIKE A LANDMARK BUILDING, IT WILL BECOME.
07:14:38 AND -- ACROSS THE STREET THAT PROJECT.
07:14:43 SO I DO THINK WE HAVE TO GIVE THIS MORE CONSIDERATION.
07:14:47 I'M NOT AGAINST THE IDEA.
07:14:49 I LOVE IT, AND I LIKE SOME OF THE INNOVATIONS, BUT I THINK
07:14:53 WE NEED SOME OTHER PROPOSALS.
07:14:56 NANCY, COULD YOU HELP US WITH THAT?
07:15:03 >>Nancy Stroud: WHAT I'M HEARING THE BOARD SAY, THAT THEY
07:15:05 ARE READY TO PROPOSE THAT THERE BE A CONTINUANCE.
07:15:09 YOU MIGHT WANT TO PUT A TIME LIMIT ON IT, BUT IT SOUNDS LIKE
07:15:14 YOU'RE READY FOR A MOTION IN THAT REGARD.

07:15:18 >> MARY, HOW LONG OF A TIME WOULD YOU TAKE TO BE ABLE TO GET
07:15:21 THIS PROJECT TO A POINT WHERE IT WOULD BE BACK FOR APPROVAL?
07:15:30 >>Mary Gibbs: I DON'T KNOW THAT WE HAVE TO SPECIFY A DATE.
07:15:34 >> WE HAVE TO COME BACK WITH SOME CONTINUATION PERIOD.
07:15:37 >>Nancy Stroud: A CONTINUANCE OF THIS HEARING.
07:15:40 >>Mary Gibbs: I'M NOT SURE WE HAVE TO SPECIFY A DATE
07:15:43 TONIGHT, DO YOU?
07:15:46 >>Nancy Stroud: WHAT I WOULD SUGGEST IS THAT YOU GIVE ENOUGH
07:15:51 TIME FOR A GOOD DISCUSSION.
07:15:54 SO NOT NEXT MONTH, FOR EXAMPLE.
07:15:56 I DO THINK THAT YOU DON'T WANT TO LEAVE IT COMPLETELY OPEN.
07:16:04 >>Marlene Naratil: I DON'T THINK IT'S FAIR TO THE APPLICANT
07:16:11 TO PUSH THEM TO A DATE.
07:16:13 IT SHOULD BE ONE THAT'S SUITABLE FOR THEM.
07:16:15 >>Scotty Wood: WHY DON'T WE SUGGEST 60 DAYS?
07:16:21 >> I'M WITH YOU, SCOTTY.
07:16:27 >>Nancy Stroud: IS THAT A MOTION?

07:16:30 >> I MAKE A MOTION THAT WE CONTINUE THIS PROJECT FOR 60 DAYS
07:16:35 FOR A CHANCE TO BE ABLE TO HAVE STAFF AND THE PROJECT
07:16:39 DEVELOPERS WORK OUT SOME OF THE TWEAKING THAT WE THINK NEEDS
07:16:43 TO BE DONE.
07:16:46 >> I'LL SECOND THAT MOTION.
07:16:50 >>Marlene Naratil: DO WE NEED A ROLL CALL?
07:16:53 >>Tammy Duran: BOARD MEMBER ALLEN?
07:16:56 >>Dr. Tim Allen: YES.

07:16:59 >>Anthony Gargano: YES.
07:17:01 >>Marlene Naratil: YES.
07:17:03 >>James Tatoes: YES.
07:17:06 >>John Yarbrough: YES.
07:17:08 >>Scotty Wood: YES.
07:17:13 >>Mary Gibbs: THE NEXT DATE THAT WOULD BE CLOSE TO 60 DAYS
07:17:16 IS THE NOVEMBER 17th MEETING.
07:17:18 MAY I SAY SOMETHING?
07:17:30 I THINK THE APPLICANT IS LURKING AT THE PODIUM WANTING TO
07:17:34 SAY SOMETHING.
07:17:35 IS THAT IN ORDER?
07:17:38 >>Marlene Naratil: BOARD WANTS TO HEAR FROM THE APPLICANT.
07:17:40 SURE.
07:17:41 DEFINITELY.
07:17:41 >>Fred Drovdlc: FRED DROVDLIC, FOR THE RECORD.
07:17:44 WE WOULD LOVE SOME CLARITY ON -- SO, FOR EXAMPLE, IF WE CAME
07:17:51 IN WITH A PURE MEDITERRANEAN BUILDING, WOULD THE MASSING
07:17:55 STILL BE WRONG?
07:17:56 SO IF YOU GUYS COULD CLARIFY THE DIRECTION THAT YOU FEEL
07:18:02 LIKE IT NEEDS TO GO TO A LITTLE BIT MORE OF AN EXTENT,
07:18:07 THAT'S A PROBABLY BETTER CHANCE OF SUCCESS FOR THE 60 DAYS.
07:18:11 >>James Tatoes: I'LL SPEAK TO THAT.
07:18:11 I APPLAUD YOU FOR MOVING THE BALL FORWARD, BECAUSE TOO MUCH
07:18:17 OF ANYTHING IS OVERDONE.
07:18:21 THE VILLAGE BEING COMPLETELY MEDITERRANEAN, IT COULD BE

07:18:25 TIRING.
07:18:26 BUT THAT'S WHERE INNOVATION COMES IN WITH THE ARCHITECT.
07:18:29 AS PEOPLE SITTING ON THE BOARD, OUR JOB IS TO REVIEW AND TO
07:18:36 EXPRESS OUR OPINION, BUT WE CANNOT BE CONSULTANTS AND NOT
07:18:41 DESIGNERS, EVEN THOUGH WE MAY BE DESIGNERS IN A DIFFERENT
07:18:44 WORLD.
07:18:44 THAT'S YOUR JOB, DESIGN.
07:18:45 I THINK IF YOU LOOK AT WHAT WE'VE SAID, THINK ABOUT THE SIZE
07:18:54 OF THE BUILDING.
07:18:57 THINK ABOUT THE OPEN SPACE OF THE BUILDING, AND THINK ABOUT
07:18:59 THE FACT THAT -- GO LOOK AT THE MOVIE KEY LARGO.
07:19:04 WHAT OLD FLORIDA WAS, WAS REALLY ONE STEP ABOVE A SHACK TO
07:19:09 BE ABLE TO EXIST IN A HURRICANE.

07:19:11 SO WE'RE NOT LOOKING AT THAT BUT WE ARE LOOKING AT SOMETHING
07:19:14 THAT'S GOING TO BE SETTING A PRECEDENCE FOR A MAJOR PORTION
07:19:18 OF THE VILLAGE ACROSS THE STREET.
07:19:20 THERE IS AN OLD FLORIDA BUILDING IN THAT DEVELOPMENT RIGHT
07:19:26 NOW, IN HAPPEHATCHEE DEVELOPMENT.
07:19:28 SO THERE ALREADY IS SOMETHING THAT'S THERE.
07:19:31 BUT I THINK THAT GETTING INTO WHAT THE OLD FLORIDA ASPECT OF
07:19:38 IT IS, NOT PUTTING IN A METAL ROOF JUST FOR DECORATION, BUT
07:19:43 MAKING IT SO THAT THE METAL ROOF IS REALLY WORKING.
07:19:46 SHUTTERING BECAUSE OLD FLORIDA WAS PROTECTING THE BUILDINGS
07:19:51 FROM THE HURRICANE WINDS.
07:19:53 SOME KIND OF PORTICOS OR SOMETHING WHERE YOU'RE PROTECTING

07:19:58 THE BUILDING FROM AIR-CONDITIONING.
07:20:00 THIS IS WHAT OLD FLORIDA WAS.
07:20:02 HOW DO YOU TAKE THAT AND MAKE IT INTO SOMETHING MORE MODERN
07:20:05 AND SOMETHING THAT DOESN'T LOOK LIKE AN OLD FLORIDA SHACK?
07:20:08 THAT'S YOUR ARCHITECT RESPONSIBILITY.
07:20:10 BUT I THINK THOSE ARE THE THINGS THAT HAVE TO BE TAKEN INTO
07:20:13 CONSIDERATION.
07:20:18 >>Scotty Wood: ANOTHER THING I'D LIKE TO ADD, I THINK IT'S
07:20:20 REALLY IMPORTANT TO NOTE THAT A PUBLIC BENEFIT IS SOMETHING
07:20:25 MORE THAN TWO BENCHES ON EITHER SIDE OF A WALKWAY.
07:20:28 PUBLIC BENEFIT IS AT A MINIMUM, A POCKET PARK THAT HAS SOME
07:20:34 KIND OF A GATHERING PLACE, AND THIS APPLICATION DOES NOT
07:20:39 HAVE, IN MY OPINION, ANYTHING CLOSE TO PUBLIC BENEFIT, WHICH
07:20:43 IS A REQUIREMENT FOR A TIER ONE COMMUNITY IN THE VILLAGE
07:20:48 CENTER.
07:20:49 SO I WANT TO JUST RELAY THAT TO THE PLANNER AND TO THE
07:20:54 ARCHITECT THAT THEY NEED TO SERIOUSLY RETHINK WHAT A REAL
07:20:59 PUBLIC BENEFIT IS LIKE.
07:21:02 >>Mary Gibbs: MAY I ADD A COMMENT, TOO, TO HELP CLARIFY FOR
07:21:07 THE APPLICANT.
07:21:08 I'M NOT HEARING THE PLANNING AND ZONING BOARD SAYING YOU
07:21:11 HAVE TO GO TO MEDITERRANEAN.
07:21:12 I'M NOT HEARING THAT COMMENT.
07:21:14 I THINK I'M HEARING THEM SAY LET'S TWEAK THE ARCHITECTURE
07:21:17 SOME MORE, BUT THE OLD FLORIDA IS ACCEPTABLE.

07:21:21 SO I DIDN'T HEAR ANYBODY SAY NO, IT HAS TO BE MEDITERRANEAN.
07:21:26 I KNOW THAT WAS A CONCERN THAT THE APPLICANT HAD.
07:21:30 >> WE'RE NOT TALKING TURNING IT INTO A MEDITERRANEAN
07:21:33 BUILDING.
07:21:33 >>Mary Gibbs: I JUST WANT TO CLARIFY THAT.
07:21:35 BECAUSE I DO THINK THAT WAS ONE OF MR. PAVICH'S CONCERNS.
07:21:44 >>Scotty Wood: THE APPLICANT MAY NOT KNOW THAT THE BUILDING,
07:21:49 THE CONTINUING CARE CENTER THAT'S GOING TO BE BUILT AT THE
07:21:52 NORTHEAST CORNER OF SANDY LANE AND CORKSCREW, THAT'S AN OLD

07:21:55 FLORIDA BUILDING.
07:21:56 AND I WOULD URGE THE APPLICANT TO TAKE A LOOK AT THE PLANS
07:22:02 OF THAT, WHICH ARE AVAILABLE AT THE VILLAGE, AND GET SOME
07:22:05 IDEA OF WHAT WE'RE TALKING ABOUT WHEN WE SAY OLD FLORIDA.
07:22:08 >>Mary Gibbs: WELL, IF I MAY ADD SOMETHING ONTO THAT
07:22:11 COMMENT, I WOULD NOT USE THAT THE -- AS AN EXAMPLE.
07:22:15 THAT'S SORT OF A BOHEMIAN AND THERE'S AN ISSUE THAT MAY GO
07:22:20 TO -- THAT MAY COME UP AT DESIGN REVIEW BOARD AND COUNCIL
07:22:24 WITH SOME OF THE COLORS OF THAT AS WELL.
07:22:28 SO I'M NOT SURE I WOULD SAY THAT WOULD BE A SHINING EXAMPLE.
07:22:33 >>Scotty Wood: OKAY.
07:22:34 I WASN'T REFERRING TO COLOR.
07:22:36 I'LL BACK OFF, CERTAINLY ON THE COLOR MATTER.
07:22:44 >>Marlene Naratil: IS THERE ANYTHING ELSE?
07:22:49 >> JUST AS WE REGROUP, I KNOW THERE WERE SEVERAL DEVIATIONS
07:22:53 ON THE BOARDS AND SO FORTH.

07:22:55 BUT REALLY, YOU KNOW, FROM THE STANDPOINT OF OUR CLIENT, MR.
07:22:59 PAVICH, AND THAT, YOU KNOW, WE SPOKE ABOUT, THAT WE'VE BEEN
07:23:03 TO THE DESIGN REVIEW BOARD OVER A YEAR AGO.
07:23:06 THIS IS SUCH A LONG PROCESS.
07:23:08 IN ORDER FOR US TO GET TO THE FINISH LINE HERE, WE
07:23:12 UNDERSTAND WE'LL GO BACK TO THE DRAWING BOARD ON SEVERAL
07:23:14 ISSUES.
07:23:15 WOULD WE OFFEND THE BOARD IN ANY WAY IF WE WENT TO MORE OF A
07:23:18 MEDITERRANEAN LOOK?
07:23:21 JUST BECAUSE SETTING A PRECEDENT IN THIS VILLAGE WITH OLD
07:23:25 FLORIDA IS GOING TO BE A CHALLENGE.
07:23:29 AND I DON'T KNOW THAT -- YOU KNOW, THERE'S A LOT OF
07:23:32 SUBJECTIVITY TO WHAT OLD FLORIDA IS.
07:23:37 AND I JUST DON'T KNOW THAT THAT'S FAIR TO MY CLIENT TO COME
07:23:40 BACK AND SAY, HEY, WE'RE ALMOST THERE.
07:23:42 ADD PORCHES TO SOMETHING THAT WE'RE ALREADY ASKING FOR
07:23:45 DEVIATIONS BECAUSE OF SETBACKS.
07:23:48 THAT'S JUST GOING TO START CHIPPING AWAY ON SQUARE FOOTAGE
07:23:53 IN A BIG WAY AND SO FORTH.
07:23:55 I KNOW I COULD MAKE THIS A BEAUTIFUL MEDITERRANEAN BUILDING.
07:23:59 I JUST DID ONE FOR DR. HOUCK DOWN THE ROAD, IF OUR CLIENT IS
07:24:04 OKAY WITH THAT, I JUST WANT TO MAKE SURE IT WOULDN'T OFFEND
07:24:07 ANYBODY.
07:24:08 >> I THINK THE PROBLEM YOU'RE GOING TO HAVE IS THAT'S NOT
07:24:10 WHAT'S GOING TO BE ACROSS THE STREET.

07:24:13 I DON'T THINK THE VILLAGE CENTER IS GOING TO BE
07:24:14 MEDITERRANEAN.
07:24:16 IT'S A SHAME YOU CAN'T GET A HINT FROM WHAT THAT'S GOING TO
07:24:26 BE BUT THEY ARE NOT THERE YET WITH THAT.
07:24:28 >>Mary Gibbs: WELL, I HAVE AN INKLING, BUT, AGAIN, COULD IT

07:24:32 BE A MIX.
07:24:33 SO YOU'VE GOT -- HAPPEHATCHEE IS REALLY OLD FLORIDA, AS WE
07:24:37 ALL KNOW, FALLING APART KIND OF OLD FLORIDA.
07:24:40 AND THEN VILLAGE CENTER, WE'RE JUST TRYING TO GET INPUT FROM
07:24:46 EVERYBODY RIGHT NOW.
07:24:46 SO WE DON'T REALLY KNOW.
07:24:49 INITIAL THOUGHT WAS MAYBE THE SOUTH END BEING SOME OLD
07:24:52 FLORIDA AND THE NORTHERN END MAYBE HAVING SOME
07:24:56 MEDITERRANEAN.
07:24:57 AGAIN, THAT'S A VERY PRELIMINARY THOUGHT.
07:24:59 YOU HAVE DIRECTLY ACROSS THE STREET FROM THIS IS NOT PART OF
07:25:04 THE VILLAGE'S PROPERTY.
07:25:06 THERE WAS LIKE AN OUTPARCEL PIECE THAT WAS LEFT FOR THE
07:25:10 DEVELOPER OF ESTERO ON THE RIVER.
07:25:12 WE DON'T KNOW WHAT THAT'S GOING TO BE.
07:25:14 BUT THEN ACROSS THE STREET, THE ALF THAT BOARD MEMBER WOOD
07:25:18 REFERRED TO, THE COLONNADE IS KIND OF AN OLD-FLORIDA DESIGN
07:25:23 WITH A LITTLE BIT OF BOHEMIAN COLOR TO IT.
07:25:29 THEN YOU HAVE GENOVA ACROSS THE STREET.
07:25:31 AND THEN WE HAVE NEXT DOOR -- WELL, SKIPPING THE GREEN

07:25:35 HOUSE, WE HAVE THE PROPOSAL THAT YOU HEARD THE COMMENT CARD
07:25:37 FROM STEPHANIE MILLER SUPPORTING THIS BECAUSE SHE'S GOT
07:25:41 SIMILAR PROPOSED ARCHITECTURE.
07:25:42 SO WE'VE GOT A LITTLE BIT OF MISHMASH OF ARCHITECTURAL
07:25:49 THEMES GOING ON.
07:25:52 >> THAT MAY CHANGE TO MEDITERRANEAN AS WELL.
07:25:55 I JUST WANT TO MAKE SURE IF I PUT MY BEST FOOT FORWARD AND
07:25:58 WE MAKE A BEAUTIFUL BUILDING AND IT IS MORE IN THE
07:26:01 MEDITERRANEAN STYLE, THAT I WOULDN'T INSULT THE BOARD AT
07:26:03 THIS POINT.
07:26:05 >> IT WOULD, BUT I WOULD THINK YOU WOULD BE GOING AWAY FROM
07:26:08 WHAT WE'RE SAYING.
07:26:11 >>Scotty Wood: I WOULD URGE THE APPLICANT --
07:26:17 >> I DON'T THINK IT SHOULD BE MEDITERRANEAN.
07:26:18 BUT I THINK IT SHOULD BE A LITTLE TONED DOWN FROM MODERN TO
07:26:24 A LITTLE MORE FLORIDA.
07:26:27 >>Marlene Naratil: WITH THE COLORS.
07:26:29 THEY SAY WITH THE OLD FLORIDA, YOU CAN USE --
07:26:33 >>Mary Gibbs: WAIT A MINUTE.
07:26:35 HELLO.
07:26:35 EVERYBODY.
07:26:36 EXCUSE ME.
07:26:38 THERE'S LIKE FIVE CONVERSATIONS GOING ON, AND I CAN'T HEAR
07:26:42 ANYTHING.
07:26:42 I THINK MARLENE HAD A QUESTION.

07:26:45 I THINK SCOTTY SAID SOMETHING.

07:26:50 I WANT TO MAKE SURE THE ARCHITECT CAN GET HIS NOTES.
07:26:52 >>Marlene Naratil: I'LL SAY WHAT I WAS SAYING, YOU KNOW, YOU
07:26:55 COULD CONTINUE IN THE OLD FLORIDA GENRE.
07:26:59 THERE'S NO PROBLEM WITH THAT.
07:27:01 BUT INSTEAD OF JUST STICKING WITH GRAY ON GRAY OR WHITE ON
07:27:05 WHITE, IT'S NOT GOING TO SOLVE IT. BUT PERHAPS BRINGING IN
07:27:09 SOME OF THE PASTELS, NOT LOUD, LOUD, BUT SOME NICE TONES,
07:27:15 LIKE SHELL TONES OR WHATEVER.
07:27:18 AND I THINK THAT WOULD SOFTEN THE BUILDING QUITE A BIT.
07:27:22 AND I THINK THAT WE HAD A LOT OF GOOD IDEAS TONIGHT, AND I
07:27:26 KNOW YOU'RE A GOOD ARCHITECT, JOE.
07:27:29 YOU'LL FIGURE IT OUT.
07:27:30 >> THANK YOU.
07:27:30 APPRECIATE YOUR INPUT.
07:27:33 >>Mary Gibbs: CHAIRMAN WOOD, I THINK HE HAD A COMMENT, BUT
07:27:35 WE DIDN'T HEAR IT.
07:27:36 >>Scotty Wood: THANK YOU, MARY.
07:27:38 I JUST WANT TO URGE THE APPLICANT TO CONSIDER OUR CONCERNS
07:27:43 ABOUT MASSING.
07:27:45 THE FACT THAT THE BUILDING IS A VERY LARGE, ALMOST BOX-LIKE
07:27:50 STRUCTURE THAT IS ONLY 20 FEET FROM THE RIGHT-OF-WAY, AND WE
07:27:54 HAVE DEVIATIONS PROPOSED FOR BUFFERING AND LANDSCAPING AND
07:27:59 SETBACKS, AND I THINK THAT NEEDS TO BE RETHOUGHT IN THIS
07:28:05 NEXT GO-AROUND.

07:28:18 >>Mary Gibbs: YOU CAN'T MAKE A MOTION TO ADJOURN YET.
07:28:21 WANTED TO ASK THE APPLICANT, DO YOU HAVE ENOUGH CLARITY, OR
07:28:25 STILL A LITTLE CONFUSION IN THE STYLE?
07:28:31 >>Fred Drovdlc: NO, I DON'T THINK CONFUSED.
07:28:32 THIS IS FRED DROVDLIC FOR THE RECORD.
07:28:35 THE PART THAT I'M NOT EXACTLY CLEAR ON BECAUSE, AGAIN, WE'RE
07:28:39 BLANKETLY APPLYING, SAY, THE PUBLIC BENEFIT PIECE TO A
07:28:44 PARCEL THAT IS NOT VERY BIG.
07:28:47 SO WE'RE TALKING ABOUT POCKET PARKS AND EVERYTHING ON A
07:28:50 .7-ACRE SITE.
07:28:54 WHAT WE'RE TRYING TO DO IS PROVIDE SOME PUBLIC BENEFIT UP
07:28:57 FRONT THAT WAS AN ACCURATE PERCENTAGE OF THE ENTIRE
07:29:05 PROPERTY, IF WE HAD A BIGGER PROPERTY THERE, WHICH IT'S
07:29:08 NEVER GOING TO BE BIGGER.
07:29:09 IT IS WHAT IT IS, WE WOULD PROBABLY PROVIDE MORE PUBLIC
07:29:13 BENEFIT OR MORE OF A LARGER SPACE.
07:29:15 I AM CONCERNED THAT NO MATTER WHAT WE COME BACK WITH, IT'S
07:29:18 NOT GOING TO BE ENOUGH AS FAR AS A PUBLIC BENEFIT AND TO DO
07:29:21 MUCH MORE THAN THAT, IS GOING TO MAKE THE SITE
07:29:24 UNDEVELOPABLE.
07:29:25 SO THAT'S A BIG CONCERN OF US COMING BACK.
07:29:30 >>Mary Gibbs: I JUST WANT TO SAY I HAVE A COUPLE OF IDEAS,
07:29:33 SO I THINK BEFORE WE -- WE HAD THE ONE MEETING WHERE IT

07:29:37 SEEMED LIKE WE WERE MAKING PROGRESS, I THINK MAYBE WE NEED
07:29:40 ANOTHER MEETING.

07:29:43 YOU ALL THINK ABOUT IT.
07:29:46 I'M THINKING IT'S POSSIBLE TO WORK THIS OUT.
07:29:51 >> I THINK AS A BOARD WE'VE ACKNOWLEDGED THE FACT THAT GIVEN
07:29:55 THE SIZE OF THE PARCEL, YOU CAN'T REALLY DELIVER FULLY ALL
07:30:03 OF THE ELEMENTS OF THE VILLAGE CENTER.
07:30:07 JUST NOT POSSIBLE.
07:30:09 YOU SHOULDN'T BE DISCOURAGED, I GUESS IS MY POINT.
07:30:17 >>Nancy Stroud: I WOULD LIKE AT THIS POINT, I THINK IT'S
07:30:20 INAPPROPRIATE TO NEGOTIATE IN THIS MEETING.
07:30:24 I THINK NOW WE HAVE INDICATED WHAT NEEDS TO BE DONE, AND
07:30:30 THAT IS MEETINGS WITH THE STAFF AND FURTHER DEVELOPMENT.
07:30:35 I DIDN'T MEAN TO BE RUDE, BUT I'M FEELING UNCOMFORTABLE THAT
07:30:39 IT'S STARTING TO SOUND LIKE A NEGOTIATION AND THAT'S NOT THE
07:30:43 PURPOSE.
07:30:43 >>Marlene Naratil: SHALL WE GO AHEAD THEN -- ARE YOU HAPPY
07:30:46 WITH THE NOVEMBER 17 MEETING?
07:30:49 DO YOU THINK YOU COULD BE READY TO PRESENT THAT NIGHT.
07:30:56 >> YES, YES.
07:30:57 >>Marlene Naratil: MARY, YOU SUGGESTED 60 DAYS.
07:31:00 SO NOVEMBER 17 SEEMS TO BE THE GOOD DATE.
07:31:03 >>Mary Gibbs: AND I'M TRYING TO, WHICH WE'RE GOING TO TALK
07:31:07 ABOUT BEFORE YOU ADJOURN, WORK IN SOME LAND DEVELOPMENT CODE
07:31:10 MEETINGS, SO I MAY HAVE TO SQUEEZE IN AN EXTRA DATE OR
07:31:14 SOMETHING.
07:31:15 SO I WOULD SAY NOVEMBER 17th APPROXIMATELY, BUT I MAY HAVE

07:31:18 TO ADJUST THAT DATE A LITTLE BIT.
07:31:29 >>Marlene Naratil: MARY, DID YOU WANT TO ANNOUNCE THAT --
07:31:33 >>Mary Gibbs: WELL, AFTERWARDS, BUT DID WE VOTE?
07:31:35 I CAN'T REMEMBER.
07:31:35 WAS THERE A VOTE?
07:31:36 >> YES, VOTED UNANIMOUS.
07:31:38 >>Mary Gibbs: SO THE ITEM I WANTED TO TALK --
07:31:39 >>Marlene Naratil: WE NEED A MOTION TO SAY WE'RE CONTINUING
07:31:42 THIS UNTIL 60 DAYS.
07:31:44 >> WE ALREADY DID.
07:31:49 >> AND THEN THE APPLICANT CAME BACK FOR MORE DISCUSSION.
07:31:51 WE'RE ACTUALLY DONE WITH THE CASE.
07:31:53 >>Marlene Naratil: I'LL ENTERTAIN A MOTION TO ADJOURN.
07:31:56 >>Mary Gibbs: NO, WAIT.
07:31:59 >>Nancy Stroud: WE HAVE SOME ANNOUNCEMENTS.
07:32:00 >>Mary Gibbs: SO I WANTED TO JUST CHANGE THE SUBJECT.
07:32:03 I THINK THAT MARYANN OF OUR OFFICE CALLED YOU ALL EARLIER TO
07:32:07 SEE ABOUT SQUEEZING IN AN EXTRA DATE IN OCTOBER BECAUSE WE
07:32:11 ARE WORKING ON THE LAND DEVELOPMENT CODE, WHICH I KNOW

07:32:15 YOU'VE BEEN HEARING ABOUT AND HEARING ABOUT, BUT I THINK
07:32:17 WE'RE GOING TO BE READY TO BRING BACK SOME PARTS OF IT FOR
07:32:22 REVIEW.
07:32:22 SO WE'RE TRYING TO PUT TOGETHER A SCHEDULE AND TRYING TO
07:32:25 FIGURE OUT SOME DATES TO COME TO PLANNING AND ZONING BOARD
07:32:29 AND DESIGN REVIEW BOARD AND HAVE SOME WORKSHOPS WITH THE

07:32:32 COUNCIL.
07:32:33 AND LOOKING AT THE DATE, THE DATES IN OCTOBER, BUT WE ALSO
07:32:38 HAVE SOME CASES SCHEDULED.
07:32:41 SO AS OF THIS MORNING, IT LOOKS LIKE WE MIGHT HAVE FOUR
07:32:45 CASES, MAYBE ONE BIG INFORMATIONAL MEETING AND THREE SMALLER
07:32:49 CASES.
07:32:49 BUT -- AND THEN WE ALSO THIS MORNING FOUND OUT THAT IF THE
07:32:54 SCHOOL DISTRICT SITE ON THREE OAKS THAT YOU'VE BEEN HEARING
07:32:57 ABOUT, THAT THEY WANT TO COME IN FOR THEIR INFORMATIONAL
07:33:00 MEETING ALSO IN OCTOBER.
07:33:01 SO I HAD THE EXTRA DATE.
07:33:05 I THINK YOU ARE ALL AVAILABLE FOR THE EXTRA DATE IN OCTOBER.
07:33:09 BUT I'M WONDERING IF ON ONE OF THESE TWO DATES I MAY WANT TO
07:33:13 START THE MEETING EARLIER IN THE AFTERNOON, IF POSSIBLE,
07:33:17 AROUND 4, BECAUSE I THINK IN ORDER TO SQUEEZE ALL THESE
07:33:20 THINGS IN IN OCTOBER, I'M GOING TO NEED THOSE TWO FULL
07:33:24 MEETINGS.
07:33:25 BUT ONE I THINK I NEED TO START EARLIER.
07:33:28 I MIGHT BREAK UP AN INFORMATIONAL MEETING WITH THE SCHOOL
07:33:30 DISTRICT ON THAT SITE AND A WORKSHOP ON THE LAND DEVELOPMENT
07:33:34 CODE, AND THEN MAYBE SCHEDULE THOSE OTHER CASES FOR THE
07:33:37 OTHER DAY.
07:33:39 BUT I'M STILL TRYING TO GET A HANDLE, STILL MORPHING AS OF
07:33:42 THIS AFTERNOON.
07:33:43 AS I KNOW YOU'RE ALL AVAILABLE, WOULD YOU BE ABLE TO COME IN

07:33:48 EARLIER FOR ONE OF THOSE DATES OR IS THERE ONE DATE THAT'S
07:33:51 NOT PARTICULARLY GOOD?
07:33:52 I THINK IT WAS -- WHAT WERE THE DATES?
07:33:57 >> MARYANN SAID THE 27th.
07:34:00 >>Mary Gibbs: YEAH, THE 27th.
07:34:02 >>Marlene Naratil: WOULD YOU WANT TO START THAT MEETING
07:34:03 EARLY THEN?
07:34:05 >>Mary Gibbs: I THINK THAT MEETING I MIGHT WANT TO START
07:34:08 EARLY.
07:34:08 AROUND 4:00, IF THAT WILL WORK FOR EVERYBODY.
07:34:12 >> NOT A PROBLEM FOR ME.
07:34:15 >>Scotty Wood: WORKS FOR ME.
07:34:16 >>Dr. Tim Allen: FINE FOR ME.
07:34:17 >>Mary Gibbs: IT WILL BE BUSY AGENDAS.
07:34:21 >>Marlene Naratil: IS THERE ANYTHING ELSE?

07:34:23 OKAY.
07:34:25 I'D LIKE TO HEAR A MOTION TO ADJOURN.
07:34:29 >> SO MOVED.
07:34:32 >>Marlene Naratil: SECOND?
07:34:33 OKAY.
07:34:34 ALL IN FAVOR?
07:34:35 >> AYE.
07:34:35 >> AYE.
07:34:36 >> AYE.
07:34:36 >> AYE.
07:34:37 >>Marlene Naratil: THANK YOU.

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