

THE VILLAGE OF ESTERO
PLANNING AND ZONING BOARD
TUESDAY, JANUARY 21, 2020

DISCLAIMER:

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

5:29:17PM >>CHAIRMAN WOOD: WELCOME, EVERYBODY, TO THE JANUARY
5:29:20PM 21st MEETING OF THE VILLAGE OF ESTERO PLANNING AND
5:29:23PM ZONING BOARD.
5:29:24PM PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
5:29:27PM [PLEDGE OF ALLEGIANCE]
5:29:43PM >> THANK YOU.
5:29:49PM MARY, WOULD YOU PLEASE CALL THE ROLL?
5:29:52PM >>Mary Gibbs: YES.
5:29:55PM BOARD MEMBER ALLEN.
5:29:57PM BOARD MEMBER GARGANO.
5:30:00PM BOARD MEMBER TATOOLES.
5:30:03PM BOARD MEMBER NARATIL.
5:30:03PM BOARD MEMBER YARBROUGH.
5:30:04PM CHAIRMAN WOOD.
5:30:07PM >> CAN I HAVE A MOTION TO APPROVE THE AGENDA?
5:30:09PM >> SO MOVED.
5:30:09PM >> SECOND.
5:30:10PM >> ALL IN FAVOR? ANY OPPOSED?
5:30:12PM MOTION CARRIES.
5:30:13PM CONSENT AGENDA.

5:30:17PM WE HAVE ONE YEAR'S WORTH OF MINUTES TO APPROVE TONIGHT.
5:30:19PM >> A MOTION TO APPROVE.
5:30:30PM >> AND I SECOND.
5:30:33PM >>Leonard "Scotty" Wood III: ANY DISCUSSION?
5:30:33PM ALL IN FAVOR? ANY OPPOSED?
5:30:35PM OKAY.
5:30:44PM THIS INCLUDES THREE PUBLIC HEARINGS AND A PUBLIC
5:30:47PM INFORMATION MEETING.
5:30:47PM REGARDING THE PUBLIC HEARINGS, THEY INCLUDE A ZONING
5:30:51PM APPLICATION, AND IN THIS MATTER THE BOARD SITS IN A
5:30:56PM QUASI-JUDICIAL CAPACITY.
5:30:57PM IF YOU INTEND TO PROVIDE TESTIMONY ON THE ZONING
5:31:00PM APPLICATION, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY
5:31:05PM IN A MOMENT AND ALSO FILL OUT A PUBLIC SPEAKER'S CARD
5:31:07PM WHICH HERE WAS GIVEN TO YOU BEFORE THE ITEM IS CALLED.

5:31:13PM IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE
5:31:16PM VILLAGE COMMUNITY DEVELOPMENT DIRECTOR OR REPRESENTATIVE,
5:31:20PM AND THEN A PRESENTATION FROM THE APPLICANT.
5:31:22PM THE DIRECTOR MAY THEN MAKE A PRESENTATION FOLLOWING THAT.
5:31:26PM AFTERWARDS, I WILL ALLOW ANYONE IN THE AUDIENCE WHO HAS
5:31:29PM BEEN SWORN IN TO PROVIDE TESTIMONY.
5:31:32PM AND PLEASE BE CONCISE WITH COMMENTS NOT EXCEEDING FIVE
5:31:35PM MINUTES.
5:31:36PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS
5:31:40PM AND PROVIDE REBUTTAL.

5:31:44PM WITNESSES MAY BE SUBJECT TO CROSS-EXAMINATION.
5:31:48PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE
5:31:50PM WITNESSES BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT
5:31:53PM QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE
5:31:56PM APPLICANT.
5:31:57PM PERSONS WHO ARE DETERMINED BY THE BOARD TO BE INTERESTED
5:32:00PM PARTIES MAY CROSS-EXAMINE WITNESSES.
5:32:03PM IF A PERSON REPRESENTS AND ORGANIZATION, EVIDENCE OF
5:32:06PM THEIR AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE
5:32:09PM PROVIDED.
5:32:10PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
5:32:13PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN
5:32:17PM RECEIVED BY THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO
5:32:20PM THE PUBLIC RECORD.
5:32:21PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY
5:32:24PM EX PARTE COMMUNICATIONS REGARDING THE PARTICULAR
5:32:27PM APPLICATIONS BEFORE IT IS HEARD.
5:32:30PM ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THE
5:32:32PM APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE
5:32:36PM ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE
5:32:38PM APPLICATION.
5:32:44PM NOW, WILL ALL THOSE WHO PLAN TO TESTIFY IN THE PUBLIC
5:32:46PM HEARING, PLEASE STAND AND RAISE YOUR RIGHT HAND.
5:32:51PM >>Mary Gibbs: AND THAT WOULD BE ANY PUBLIC WHO PLANS TO
5:32:53PM PROVIDE COMMENT ON ANY OF THE PUBLIC HEARINGS TONIGHT.

5:33:01PM PLEASE RISE.
5:33:08PM DO YOU SWEAR OR AFFIRM THE TESTIMONY YOU ARE ABOUT TO
5:33:10PM GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
5:33:12PM THE TRUTH?
5:33:13PM >> WE DO.
5:33:17PM >>Leonard "Scotty" Wood III: THANK YOU.
5:33:18PM ARE THERE ANY WRITTEN COMMUNICATIONS THAT NEED TO BE PART
5:33:20PM OF THE PUBLIC RECORD?
5:33:21PM >> NO.
5:33:26PM >>Leonard "Scotty" Wood III: ANY BOARD MEMBERS, ANY
5:33:27PM EX PARTE COMMUNICATION ON THE FIRST ITEM WHICH IS THE

5:33:29PM SPRINGHILL SUITES BY MARRIOTT?
5:33:32PM >> NO.
5:33:33PM >>Leonard "Scotty" Wood III: ANYONE AT ALL?
5:33:35PM ANY CONFLICT?
5:33:36PM >> NO.
5:33:38PM >>Leonard "Scotty" Wood III: OKAY.
5:33:39PM THEN ON THAT NOTE I WILL TURN IT OVER TO BE -- ARE YOU
5:33:42PM GOING TO DO THIS ONE, MATT?
5:33:47PM MARY, OKAY.
5:33:49PM >>Mary Gibbs: IT WILL BE THE CLERK AND THE PLANNER
5:33:51PM TONIGHT.
5:33:53PM THE FIRST CASE IS CONSUMPTION ON PREMISES APPROVAL FOR
5:33:56PM SPRINGHILL SUITES BY MARRIOTT.
5:34:00PM THEY ARE ASKING FOR A HOTEL LIQUOR LICENSE FOR THE

5:34:04PM OUTDOOR SEATING AT THE PATIO AREA BEHIND THE HOTEL AND
5:34:07PM THE HOTEL IS LOCATED OFF OF ARCOS AVE.
5:34:13PM CORKSCREW AND THREE OAKS, THOSE NEW DEVELOPMENTS ARE
5:34:16PM HAPPENING.
5:34:17PM THEY HAVE AN ADMINISTRATIVE AMENDMENT ALREADY FOR THE
5:34:19PM INSIDE BAR AT THE HOTEL WHICH IS SMALL, WHICH WE HAVE
5:34:22PM DONE AS STAFF ADMINISTRATIVELY.
5:34:25PM BUT THEY ARE ASKING FOR THE OUTDOOR SERVICE OF ALCOHOL.
5:34:28PM SO THAT'S WHY THEY ARE IN TONIGHT.
5:34:30PM STAFF RECOMMENDED APPROVAL WITH CONDITIONS.
5:34:35PM IT'S A SMALL OUTDOOR AREA.
5:34:37PM IT'S ABOUT 2700 SQUARE FEET.
5:34:40PM 32 SEATS.
5:34:41PM AND THE LIQUOR LICENSE ASSOCIATED WITH THE HOTEL IS A 4
5:34:44PM COP S.
5:34:46PM THAT'S SPECIFICALLY FOR HOTELS.
5:34:47PM YOU HAVE TO MEET CERTAIN CRITERIA TO HAVE THAT LIQUOR
5:34:51PM LICENSE.
5:34:51PM YOU HAVE TO HAVE AT LEAST 100 ROOMS AND THERE ARE
5:34:54PM RESTRICTIONS THAT YOU CAN'T HAVE LIKE A SEPARATE ENTRANCE
5:34:56PM LIKE A BAR, SO THEY LIMIT THAT QUITE STRICTLY.
5:35:02PM SO THEY ARE ASKING FOR SERVICE OUTSIDE, BUT THERE'S NO
5:35:06PM OUTSIDE BAR.
5:35:06PM THE BAR IS INSIDE.
5:35:08PM IT'S AROUND THE POOL AND FIRE PIT AREA.

5:35:10PM AND THEY ARE ASKING FOR HOURS OF OPERATION FROM 4 P.M. TO
5:35:14PM 11 P.M. DAILY.
5:35:17PM THEY DO NOT PROPOSE ANY OUTDOOR ENTERTAINMENT.
5:35:21PM I DID WANT TO MENTION THERE IS NEARBY THE PRIMROSE
5:35:24PM DAYCARE WITHIN 500 FEET BUT THE ONLY RESTRICTION ON THE
5:35:28PM 500 FEET IS FOR BARS, NOT HOTELS, SO THEY DO NEED A
5:35:32PM VARIANCE FOR THAT.

5:35:33PM AND THE HOURS OF OPERATION ARE DIFFERENT BECAUSE THESE
5:35:35PM ARE AT NIGHT, AND THE DAYCARE OPERATES DURING THE DAY.
5:35:38PM SO WE FELT THAT THIS WAS COMPATIBLE, AND WE ARE
5:35:42PM RECOMMENDING APPROVAL WITH THE CONDITIONS THAT WE LIMIT
5:35:44PM IT TO THE HOTEL 4 COP S LICENSE, AND THAT IT'S LIMITED TO
5:35:50PM THE OUTDOOR SEATING AREA THAT'S ON THE SITE PLAN, AND THE
5:35:53PM HOURS OF OPERATION ARE 4 TO 11 P.M. DAILY INDOORS AND
5:35:58PM OUTDOORS, AND THEY DID NOT REQUEST ANY OUTDOOR
5:36:01PM ENTERTAINMENT.
5:36:01PM SO IF THEY DID WANT SOME LATER THEY WOULD HAVE TO COME
5:36:05PM BACK AND AMEND THAT.
5:36:06PM BUT THEY TOLD ME THEY DIDN'T WANT ANY.
5:36:10PM SO IF YOU DON'T HAVE ANY QUESTIONS AT THIS TIME, I CAN
5:36:15PM ASK THE APPLICANT.
5:36:17PM THAT'S ERIC GLAZER.
5:36:22PM >> ERIC GLAZER FOR THE SPRINGHILL SUITES.
5:36:28PM MARY PRETTY MUCH COVERED IT PRETTY WELL.
5:36:31PM ADDITIONALLY, NOT TO SPLIT HAIRS, WE WON'T BE SERVING ANY

5:36:37PM ALCOHOL OUTDOORS.
5:36:39PM THE BAR IS A SMALL DOOR INDOORS.
5:36:42PM THE SPRINGHILL SUITES, THE WAY THEY ARE DESIGNED BY
5:36:45PM MARRIOTT, IS YOU HAVE A FIRE PIT.
5:36:46PM I DON'T KNOW IF ANY OF YOU HAVE BEEN OUT THERE.
5:36:48PM THERE'S A FIRE PIT AREA WHEN YOU GO OUT THE DOOR FROM
5:36:51PM WHERE THE LOBBY IS.
5:36:53PM IT'S ALL A STONE WALL, ALL AROUND IT.
5:36:55PM SO THERE IS NO ACCESS TO THE OUTSIDE, THE PARKING LOT OR
5:36:58PM ANYBODY OFF THE STREET.
5:36:59PM YOU HAVE TO COME IN THROUGH THE LOBBY IN ORDER TO GET
5:37:02PM THERE.
5:37:02PM SO THERE'S A FIRE PIT AREA.
5:37:04PM SO GUESTS, THE CONCEPT FOR THE SPRINGHILL SUITES IS
5:37:08PM GUESTS CAN GRAB A COCKTAIL OR BEER AND GO SIT BY THE FIRE
5:37:12PM PIT AREA.
5:37:12PM THERE'S A TELEVISION THERE AND A SMALL POOL AREA THERE.
5:37:14PM SO THERE WON'T BE ANY WAITRESSES OR ANY BARS OUTSIDE
5:37:19PM SERVING ANY ALCOHOL.
5:37:19PM IT'S JUST SOMEBODY DID HAVE THE ABILITY TO CARRY IT OUT
5:37:22PM THERE AND SIT DOWN AND ENJOY THEIR DRINK WHILE SITTING BY
5:37:25PM THE FIRE PIT.
5:37:30PM >>Leonard "Scotty" Wood III: THANK YOU.
5:37:31PM I WILL OPEN THE PUBLIC HEARING.
5:37:32PM ANYBODY WISH TO TESTIFY ON THIS MATTER?

5:37:34PM ANY CARDS?
5:37:36PM >>Mary Gibbs: I HAVE NO SPEAKER CARDS.
5:37:40PM >>Leonard "Scotty" Wood III: LAST CHANCE.

5:37:40PM I'LL CLOSE THE PUBLIC HEARING.
5:37:42PM OKAY.
5:37:43PM ANY COMMENTS ON THE BOARD?
5:37:52PM DO WE HAVE A MOTION TO APPROVE?
5:37:55PM >> I MAKE THE MOTION.
5:37:56PM >> SECOND.
5:37:58PM >>Leonard "Scotty" Wood III: ANY FURTHER DISCUSSION?
5:37:59PM ROLL CALL, MARY.
5:38:03PM >>Dr. Tim Allen: YES.
5:38:05PM >>Anthony Gargano: YES.
5:38:07PM >>Marlene Naratil: YES.
5:38:08PM >>James Tatoes: YES.
5:38:10PM >>John Yarbrough: YES.
5:38:12PM >>Leonard "Scotty" Wood III: YES.
5:38:12PM THANK YOU.
5:38:19PM THE NEXT ONE IS THE MAMMA ANNA RESTAURANT, A 2 COP
5:38:29PM LICENSE REQUEST.
5:38:32PM >>Mary Gibbs: I HAVE ALL THE ALCOHOL CASES TONIGHT.
5:38:35PM I DON'T KNOW IF THAT MEANS SOMETHING SIGNIFICANT.
5:38:37PM [LAUGHTER]
5:38:42PM I DON'T HAVE THE CASES WITH ME.
5:38:44PM IT'S IN THE CAR.

5:38:44PM [LAUGHTER]
5:38:47PM >>Leonard "Scotty" Wood III: ACCESS TO HARD LIQUOR?
5:38:49PM >>Mary Gibbs: OH, THERE WE GO.
5:38:51PM THIS IS MAMMA ANNA'S RESTAURANT AND THEY ARE IN FOR
5:38:54PM CONSUMPTION ON PREMISES, INDOOR AND OUTDOOR.
5:38:58PM AND THIS IS A SMALL SUITE LOCATED AT COCONUT POINT MALL
5:39:03PM NEXT TO THE THEATER.
5:39:05PM RIGHT NOW IT'S GOT A SIGN THAT WAS FORMERLY AMORE
5:39:10PM RESTAURANT SO YOU MAY HAVE SEEN THAT SIGN.
5:39:12PM AND THEY ARE ASKING TO SERVE BEER AND WINE, 2 COP
5:39:16PM LICENSE, IN THE OUTDOOR PATIO AREA.
5:39:19PM IN CONJUNCTION WITH A RESTAURANT.
5:39:21PM IT'S A TYPICAL SIT-DOWN RESTAURANT.
5:39:23PM WE ALSO ARE ASKING TO APPROVE IT FOR INDOOR AND OUTDOOR
5:39:27PM BECAUSE THE FORMER LICENSE WAS UNDER AMORE.
5:39:30PM SO JUST TO MAKE IT CLEAR.
5:39:33PM THIS AGAIN IS A PRETTY SMALL REQUEST.
5:39:37PM IT'S A SMALL SPACE.
5:39:39PM IT'S JUST ABOUT 400 SQUARE FEET OF AREA.
5:39:42PM AND THE HOURS OF OPERATION THEY ARE ASKING FOR MONDAY
5:39:44PM THROUGH THURSDAY 11 TO 9.
5:39:47PM FRIDAY AND SATURDAY 11 TO 10 AND SUNDAY FROM 12 TO 6.
5:39:51PM INSIDE THEY HAVE GOT 46 SEATS.
5:39:53PM SO IT'S A SMALL AREA.
5:39:55PM WE HAVE A SITE PLAN ATTACHED.

5:39:57PM IT'S NOT WITHIN 500 FEET OF ANY RELIGIOUS FACILITIES OR
5:40:02PM DAYCARES.
5:40:02PM THEY DO HAVE A LETTER OF APPROVAL FROM SIMON PROPERTIES.
5:40:07PM SO WE HAVE BEEN WORKING WITH THEM.
5:40:09PM WE ARE RECOMMENDING APPROVAL WITH THE CONDITIONS THAT
5:40:13PM IT'S A 2 COP LICENSE IN CONJUNCTION WITH A RESTAURANT,
5:40:17PM AND THEN THE HOURS OF OPERATION, 11 TO 9 MONDAY THROUGH
5:40:21PM THURSDAY, 11 TO 10 FRIDAY, SATURDAY, 12 TO 6 SUNDAY.
5:40:26PM THAT APPLIES TO THE INDOOR AND OUTDOOR SEATING AND NO
5:40:30PM OUTDOOR ENTERTAINMENT.
5:40:31PM THEY HAVE NOT ASKED FOR THAT.
5:40:32PM I AM HAPPY TO ANSWER ANY QUESTIONS.
5:40:34PM AND WE DO HAVE THE APPLICANT HERE IF YOU HAVE ANY
5:40:37PM QUESTIONS FOR MR. MASAMO LOMGARDI. I'M NOT SURE IF I
5:40:51PM PRONOUNCED THAT RIGHT.
5:40:52PM >>Leonard "Scotty" Wood III: DOES ANYONE HAVE ANY
5:40:53PM QUESTIONS OF THE APPLICANT?
5:40:54PM OKAY.
5:40:55PM THANK YOU, MARY.
5:40:56PM AND THANK YOU.
5:40:58PM I'LL OPEN THE PUBLIC HEARING.
5:40:59PM ANYONE WISH TO TESTIFY ON THIS MATTER?
5:41:04PM SEEING NONE, I'LL CLOSE THE PUBLIC HEARING.
5:41:07PM ANY FURTHER DISCUSSION ON THE BOARD?
5:41:13PM >> I THINK IT'S REFRESHING BECAUSE TOMMY BAHAMAS BRING

5:41:19PM PEOPLE UP THAT WOULD NORMALLY BE UP AND DOWN THE STREET
5:41:22PM AND PEOPLE CAN GO OUT THERE AND GATHER, AND ADD SOME LIFE
5:41:26PM TO THE AREA RATHER THAN JUST DYING AFTER THE HOUR, SO I
5:41:30PM THINK IT'S GOOD.
5:41:32PM >>Leonard "Scotty" Wood III: ANYONE ELSE?
5:41:33PM >> IT'S A GREAT LOCATION.
5:41:42PM >>Leonard "Scotty" Wood III: CAN I HAVE A MOTION, PLEASE?
5:41:44PM >> I'LL MAKE A MOTION FOR APPROVAL WITH THE STIPULATION
5:41:50PM THAT THE MOTION IS SUBJECT TO THE CONDITIONS RECOMMENDED
5:41:53PM BY STAFF.
5:41:53PM >> SECOND.
5:41:59PM >> >>Leonard "Scotty" Wood III: ANY FURTHER DISCUSSION?
5:42:00PM ROLL CALL, MARY.
5:42:02PM >>Dr. Tim Allen: YES.
5:42:04PM >>Anthony Gargano: YES.
5:42:05PM >>Marlene Naratil: YES.
5:42:07PM >>James Tatoes: YES.
5:42:08PM >>John Yarbrough: YES.
5:42:10PM >>Leonard "Scotty" Wood III: YES.
5:42:13PM FOR OUR LAST PUBLIC HEARING IS THE 9863 BAY MEADOW
5:42:23PM ADMINISTRATIVE VARIANCE.

5:42:24PM >>Mary Gibbs: WE ARE DONE WITH THE ALCOHOL CASES, SO WE
5:42:26PM ARE ONTO SIDE SETBACK VARIANCE AT BAY MEADOWS WHICH IS IN
5:42:32PM SHADOW WOOD.
5:42:33PM AND THIS HOUSE HAS RECENTLY SOLD, AND THEN DURING THE

5:42:37PM CLOSING THEY FOUND THAT THE SURVEY SHOWED THAT THE POOL
5:42:41PM AREA, THE POOL AND THE PAVER BRICK AND POOL ENCLOSURE
5:42:47PM ENCROACHED INTO THE SETBACK BY TWO AND A HALF FEET.
5:42:49PM SO THESE HOUSES ARE ALL SUPPOSED TO HAVE A FIVE FOOT
5:42:53PM SETBACK, AND WE THINK THIS WAS A BUILDER'S ERROR BECAUSE
5:42:58PM WE DID FIND THE PERMIT FROM THE COUNTY THAT WAS APPROVED
5:43:00PM WITH A FIVE FOOT SETBACK, BUT WE DON'T REALLY NO FOR
5:43:04PM SURE.
5:43:05PM IT WAS DISCOVERED DURING CLOSING.
5:43:06PM SO THERE IS A PROVISION THAT IF THIS IS PROPERLY
5:43:09PM PERMITTED, THEN IT CAN BE CONSIDERED FOR ADMINISTRATIVE
5:43:12PM VARIANCE.
5:43:13PM AND WE FELT THAT THIS DID MEET THE CRITERIA BECAUSE THE
5:43:17PM STRUCTURE, THE DECKING HAS BEEN CONSTRUCTED FOR I THINK
5:43:22PM IN 2001 WHEN THE POOL PERMIT WAS ISSUED.
5:43:28PM AND THERE'S A 2.3-FOOT SETBACK ON ONE SIDE AND 2.5 FEET
5:43:34PM ON THE OTHER SIDE, SO WE ARE RECOMMENDING APPROVAL WITH
5:43:37PM CONDITIONS THAT THE VARIANCE BE LIMITED TO THE EXISTING
5:43:39PM STRUCTURES AS SHOWN ON THE BOUNDARY SURVEY.
5:43:43PM AND THEN THIS WOULD BE -- THEY STILL HAVE TO COMPLY WITH
5:43:46PM ALL OF THE REST OF THE BROOKS ZONING CONDITIONS.
5:43:50PM WE DID GET A LETTER FROM THE SHADOW WOOD COMMUNITY
5:43:53PM ASSOCIATION.
5:43:56PM SO I THINK WE HAVE -- WE DO HAVE AMBER -- IS IT MONDOCK?
5:44:06PM IF YOU HAVE ANY QUESTIONS.

5:44:08PM >> >>Leonard "Scotty" Wood III: ANY QUESTIONS?
5:44:09PM NO?
5:44:10PM THANK YOU.
5:44:15PM THAT'S IT FOR YOU, RIGHT?
5:44:18PM >>Mary Gibbs: THAT'S IT.
5:44:19PM >>Leonard "Scotty" Wood III: I WILL OPEN THE PUBLIC
5:44:20PM HEARING.
5:44:20PM ANYONE WISH TO SPEAK ON THIS MATTER?
5:44:23PM THEN I'LL CLOSE THE PUBLIC HEARING, SEEING NONE.
5:44:27PM ANY COMMENTS ON THE BOARD?
5:44:36PM >> A SURVEYOR ERROR, AND IT'S TOO BAD FOR THE APPLICANT
5:44:42PM THAT THEY HAVE TO GO THROUGH THE PROCESS.
5:44:44PM WE TRIED TO MAKE IT AS EASY FOR YOU AS POSSIBLE.
5:44:51PM >>Leonard "Scotty" Wood III: ANYONE ELSE?
5:44:52PM CAN I HAVE A MOTION?
5:44:53PM >> I'LL MOVE.
5:44:56PM >> SECOND.

5:44:57PM >>Leonard "Scotty" Wood III: ANY FURTHER DISCUSSION?
5:44:59PM ROLL CALL, PLEASE, MARY.
5:45:01PM >>Dr. Tim Allen: YES.
5:45:03PM >>Anthony Gargano: YES.
5:45:05PM >>Marlene Naratil: YES.
5:45:06PM >>James Tatoes: YES.
5:45:08PM >>John Yarbrough: YES.
5:45:09PM >>Leonard "Scotty" Wood III: YES.

5:45:12PM THAT CONCLUDES OUR PUBLIC HEARINGS.
5:45:14PM AND WE NOW MOVE TO A PUBLIC INFORMATION MEETING.
5:45:17PM >>Mary Gibbs: CAN I JUST ASK THAT WAS APPROVED WITH THE
5:45:19PM STAFF CONDITIONS, CORRECT?
5:45:21PM >> WITH THE CONDITIONS, CORRECT.
5:45:25PM >> >>Leonard "Scotty" Wood III: WE NOW MOVE TO A PUBLIC
5:45:26PM INFORMATION MEETING.
5:45:27PM FOR THE BENEFIT OF THOSE OF YOU WHO MAY NOT HAVE ATTENDED
5:45:30PM ONE OF THESE MEETINGS, THE PURPOSE OF A PUBLIC
5:45:33PM INFORMATION MEETING IS FOR AN APPLICANT TO PRESENT TO
5:45:36PM THIS BOARD AND, FOR THAT MATTER, TO THE PUBLIC A
5:45:42PM PARTICULAR, IN THIS CASE, A PARTICULAR DEVELOPMENT THAT
5:45:45PM THEY PROPOSE TO BUILD, AND THE PUBLIC INFORMATION MEETING
5:45:52PM IS JUST THAT, FOR INFORMATION.
5:45:54PM WE DO NOT MAKE A DECISION IN THIS FORUM.
5:45:56PM BUT IT IS AN EXCHANGE THAT WILL OCCUR.
5:46:00PM WE WILL ASK -- I WILL ASK THE STAFF TO INTRODUCE THE
5:46:04PM ITEM, AND THEN WE WILL HAVE THE APPLICANT MAKE A
5:46:07PM PRESENTATION WHICH MAY LAST FOR SOME TIME, AND THEN WE
5:46:12PM MAY BE ASKING QUESTIONS AS A BOARD ALONG THE WAY DURING
5:46:17PM THAT PRESENTATION.
5:46:19PM BUT AT THE END OF THAT PRESENTATION, I WILL CALL FOR
5:46:21PM PUBLIC INPUT.
5:46:22PM SO EVERYBODY WILL HAVE AN OPPORTUNITY TO MAKE ANY
5:46:25PM COMMENTS THAT THEY WISH, AND AGAIN, AS I READ EARLIER

5:46:29PM WITH REGARD TO THE QUASI-JUDICIAL HEARINGS, PLEASE HOLD
5:46:32PM YOUR COMMENTS TO NO MORE THAN FIVE MINUTES.
5:46:35PM ON THAT NOTE, MARY, I'LL TURN IT OVER TO YOU.
5:46:44PM >>Mary Gibbs: I'M ON A ROLL TONIGHT SO WE'LL JUST
5:46:46PM INTRODUCE THE LAST ITEM, TOO.
5:46:47PM THIS IS VIA COCONUT MIXED USE DEVELOPMENT AND IT'S VIA
5:46:55PM COCONUT DIRECTLY ACROSS FROM GENOVA, ALMOST 20 ACRES.
5:47:01PM WHAT THEY ARE PROPOSING IS 330 MULTIPLE FAMILY UNITS, AND
5:47:04PM UP TO 60,000 SQUARE FEET OF COMMERCIAL, BUT THERE'S ALSO
5:47:09PM AN OPTION TO TAKE HALF OF THAT COMMERCIAL AND CONVERT IT
5:47:11PM TO 124 HOTEL ROOMS.
5:47:14PM SO IT'S LIKE A MULTIPLE CHOICE.
5:47:17PM AND THE BUILDING HEIGHTS VARY, AND THEY WILL BE

5:47:19PM EXPLAINING THAT. THE MAXIMUM IS 59 FEET INCLUDING
5:47:22PM ARCHITECTURAL.
5:47:26PM THIS APPLICATION HAS ALREADY BEEN SUBMITTED TO US AND WE
5:47:28PM ARE REVIEWING IT, SO IT'S IN THE SUFFICIENCY PROCESS
5:47:31PM RIGHT NOW.
5:47:32PM SO WE ARE FAIRLY FAMILIAR WITH IT.
5:47:35PM THEY HAVE TO SUBMIT A PATTERN BOOK.
5:47:37PM THEY ARE GOING TO EXPLAIN ALL OF THAT TONIGHT.
5:47:38PM THIS IS LOCATED IN VILLAGE CENTER.
5:47:40PM SO IN THE VILLAGE CENTER LAND USE CATEGORY IN OUR
5:47:44PM COMPREHENSIVE PLAN, THERE ARE MORE STIPULATIONS WITH
5:47:50PM VILLAGE CENTER BECAUSE WE WANT TO GET THAT NICE MIX OF

5:47:53PM USES, YOU KNOW, THAT THE LAND USE CATEGORY ALLOWS THE
5:47:56PM HIGHEST DENSITY BUT WITH INCENTIVE OFFERINGS AND A NICE
5:48:01PM MIX OF USES SO THERE ARE A LOT OF THINGS THAT WE ARE
5:48:03PM REVIEWING RIGHT NOW, AND THEY HAVE GOT A PRESENTATION TO
5:48:07PM KIND OF EXPLAIN SOME OF THE HIGHLIGHTS TO YOU.
5:48:09PM SO I WILL TURN IT OVER.
5:48:17PM THE ATTORNEYS ALWAYS WANT TO TALK FIRST.
5:48:19PM >> GOOD EVENING.
5:48:26PM JUST ONE MOMENT WHILE WE LOAD THE PRESENTATION.
5:48:44PM >> MY NAME IS NOEL DAVIES WITH THE LAW FIRM OF QUARELS
5:48:46PM AND BRADY.
5:48:49PM I REPRESENT ESTERO FIVE LLC, AN AFFILIATE OF ROYAL
5:48:54PM PROPERTIES WITH RESPECT TO THIS REZONING APPLICATION FROM
5:48:56PM AG 2 TO ESTERO PLANNED DEVELOPMENT.
5:48:59PM THIS IS PROPOSED TO BE A PLACE MAKING, WALKABLE, MIXED
5:49:04PM USE, AS MARY POINTED OUT, DEVELOPMENT, JUST UNDER 20
5:49:08PM ACRES, ACROSS VIA COCONUT FROM GENOVA 1, SOUTHWEST CORNER
5:49:16PM OF COCONUT POINT.
5:49:20PM IT HAS A NUMBER OF NICE PUBLIC BENEFITS FOR ESTERO
5:49:22PM RESIDENTS ALL OF WHICH MEETS AND EXCEEDS THE INCENTIVE
5:49:26PM OFFERS MARY MENTIONED IN YOUR CODE INCLUDING A LINEAR
5:49:29PM PARK WITH WIDE SIDEWALKS, ALL ALONG VIA COCONUT, A
5:49:33PM SEPARATE POCKET PARK AND DOG PARK AT THE SOUTH END OF THE
5:49:38PM PROPERTY, LUSH GREATER THAN CODE LANDSCAPING, AS WELL AS
5:49:42PM BEAUTIFUL LAKES AND WATER FEATURES THROUGHOUT, WITH PARK

5:49:45PM BENCHES AND OBSERVATION PAVILIONS, ALL OF WHICH WILL BE
5:49:49PM OPEN TO THE PUBLIC.
5:49:50PM THIS IS A TRUE MIXED USE PROJECT.
5:49:54PM WE ARE REQUESTING JUST UNDER 60,000 SQUARE FEET OF
5:49:57PM COMMERCIAL SPACE INCLUDING A HIGH-END WATERFRONT
5:50:00PM RESTAURANT, AS WELL AS 330 LUXURY MULTIFAMILY UNITS.
5:50:07PM WE HAVE BEEN WORKING HAND IN HAND WITH VILLAGE STAFF
5:50:09PM SINCE LATE 2018 TO TRY TO REALLY THOUGHTFULLY DESIGN THIS
5:50:14PM SITE IN A WAY THAT'S TAILORED TOWARDS ESTERO'S CODE AND

5:50:19PM VISION FOR THIS VILLAGE CENTER AREA.
5:50:21PM A LITTLE BACKGROUND ABOUT THE APPLICANT.
5:50:24PM ESTERO FIVE LLC IS AN AFFILIATE OF A COMPANY CALLED
5:50:28PM ROYALS PROPERTIES BASED IN NAPLES AND ALSO CHAMPAGNE,
5:50:33PM ILLINOIS.
5:50:33PM THEY HAVE A TREMENDOUS AMOUNT OF EXPERIENCE DEVELOPMENT
5:50:34PM INCLUDING SERVING ON THE BOARD OF A LARGE PUBLICLY
5:50:37PM TRADED.
5:50:40PM THEY DEVELOPED HIGH QUALITY PROJECTS ACROSS THE U.S.
5:50:43PM TOTALING APPROXIMATELY \$1.5 BILLION IN VALUE, AND THEY
5:50:49PM ARE VERY EXCITED ABOUT DOING A PROJECT HERE IN SOUTHWEST
5:50:51PM FLORIDA WHERE BOTH THE PRINCIPALS NOW LIVE.
5:50:54PM ROYAL PROPERTIES HAS SEVERAL PENDING PROJECTS INCLUDING
5:50:57PM OTHERS THROUGHOUT THE STATE OF FLORIDA, ONE IN
5:50:59PM JACKSONVILLE, AND ANOTHER ONE NOT TOO FAR FROM HERE IN
5:51:03PM UNINCORPORATED LEE COUNTY.

5:51:05PM MIKE TENEMAN AND RICH SMITH, THE TWO PRINCIPALS OF THE
5:51:11PM DEVELOPMENT COMPANY, ARE BOTH HERE TODAY AND THEY TRY
5:51:13PM VERY HARD TO GET INVOLVED IN EACH COMMUNITY IN WHICH THEY
5:51:15PM DO A PROJECT.
5:51:16PM IT'S VERY IMPORTANT TO THEM THAT THEY FULLY UNDERSTAND
5:51:18PM THE NEEDS.
5:51:19PM COMMUNITY AND HOW THEY CAN PRESENT THE PRODUCT THAT
5:51:22PM DOESN'T JUST BENEFIT THEIR OWN END USERS BUT BENEFITS THE
5:51:26PM CITIZENS AND RESIDENTS OF ESTERO AS WELL.
5:51:28PM TO THAT END THEY HAVE BEEN VERY PARTICULAR ABOUT THE
5:51:31PM MEMBERS OF THEIR PROJECT TEAM.
5:51:32PM IT WAS VERY IMPORTANT TO THE CLIENT THAT EACH MEMBER OF
5:51:34PM THE TEAM REALLY DOES UNDERSTAND THE ESTERO CODE, THE
5:51:39PM COMMUNITY, AS WELL AS ITS STYLE AND ARCHITECTURE.
5:51:43PM SO TO INTRODUCE THE PROJECT TEAM, ALL OF WHOM ARE HERE
5:51:46PM TODAY, STACY HEWITT WITH BANKS ENGINEERING IS OUR
5:51:50PM CERTIFIED PLANNER.
5:51:51PM I WILL TURN IT OVER TO STACY IN A MOMENT.
5:51:54PM STACY'S PRESENTATION WILL BE FOLLOWED BY ARCHITECT
5:51:57PM MATTHEW KRAGH WITH MHK ARCHITECTURAL AND PLANNING, AND
5:52:02PM OUR LANDSCAPE ARCHITECT CHRISTIAN ANDREA, WITH
5:52:07PM ARCHITECTURAL LAND DESIGN, OUR CIVIL PROFESSIONAL
5:52:07PM ENGINEER BRENT ADDISON FROM BANKS, AND OUR TRANSPORTATION
5:52:09PM ENGINEER URI PATEL WITH TR TRANSPORTATION CONSULTANTS IS
5:52:15PM ALSO HERE TODAY TO ANSWER ANY QUESTIONS.

5:52:18PM AND WITH THAT, I WOULD LIKE TO INTRODUCE STACY HEWITT
5:52:21PM WITH BANKS ENGINEERING.
5:52:23PM STACY.
5:52:24PM >> STACY HEWITT: GOOD EVENING.
5:52:33PM THIS IS AN AREA LOCATION MAP THAT'S TO KIND OF ORIENT THE

5:52:37PM PROJECT SITE.
5:52:40PM >>Mary Gibbs: STACY, CAN YOU SPEAK INTO THE MICROPHONE?
5:52:42PM WE DON'T HAVE A CLERK SO THE RECORDING IS A LITTLE FUNKY
5:52:45PM TONIGHT.
5:52:46PM >> SURE.
5:52:47PM THANK YOU.
5:52:48PM THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF VIA
5:52:51PM COCONUT POINT AND CORKSCREW ROAD.
5:52:55PM IT'S OUTLINED IN RED ON THE AREA MAP HERE.
5:52:58PM IT'S BORDERED ON THE WEST BY THE RAILROAD TRAIL AND ALSO
5:53:04PM ON THE EAST VIA COCONUT, AND THE AREA WE HAVE GOT OVER
5:53:09PM HERE, THE ESTERO ADMINISTRATION, YOU HAVE THE GENOVA TO
5:53:17PM THE EAST, ESTERO MARK, AND ALSO THE PUBLIC SHOPPING
5:53:20PM CENTER HERE.
5:53:21PM I ALSO WANT TO POINT OUT FOR FUTURE REFERENCE THE PELICAN
5:53:25PM SOUND DRIVE OVER OFF OF SOUTH TAMIAMI TRAIL.
5:53:32PM THIS IS AN AERIAL OF THE SITE WHICH DEMONSTRATES THE
5:53:35PM ONGOING DEVELOPMENT AT GENOVA, AND ONE OF THE THINGS THAT
5:53:39PM I WANTED TO POINT OUT HERE THAT WE'LL REFERENCE FURTHER
5:53:42PM IN THE PRESENTATION IS SOME OF THE ITEMS THAT WERE ON THE

5:53:47PM VILLAGE'S PRESENTATION FOR THE WALKWAYS AND BIKEWAYS
5:53:54PM PLAN.
5:53:54PM WE HAVE REFERENCED SOME OF THAT IN OUR PRESENTATION, AND
5:53:57PM THIS PATH HERE IS REFERENCED ON THAT PLAN, AND IT'S
5:54:01PM CURRENTLY FOR MAINTENANCE BUT IT'S JUST THE PATH THAT
5:54:03PM GOES FROM THE ESTERO PARK AND MAKES ITS WAY DOWN TO
5:54:08PM WILLIAMS ROAD, WE WILL BE REFERENCING THAT FURTHER ON IN
5:54:10PM THE PRESENTATION.
5:54:17PM THE REQUEST IS WITHIN THE VILLAGE CENTER FUTURE LAND USE
5:54:22PM DESIGNATION WHICH IS ENCOURAGES THE ESTERO PLANNED
5:54:26PM DEVELOPMENT ZONING CATEGORY OARS WITH GREATER MIX OF
5:54:29PM USES, HIGHER DENSITIES AND THE WALKABLE MIXED USE
5:54:32PM PROJECT.
5:54:35PM WE ARE PROPOSING THE REZONING FROM AG-2 TO ESTERO PLANNED
5:54:38PM DEVELOPMENT FOR A FIRST-CLASS TRUE PLACE MAKING MIXED USE
5:54:43PM DEVELOPMENT WITH DESIGNATED AS A VILLAGE CENTER TIER 3,
5:54:48PM AND WE ARE PROPOSING SIGNIFICANT PUBLIC BENEFITS AND
5:54:51PM AMENITIES THAT WE'LL GET INTO IN MORE DETAIL.
5:54:54PM WE ARE PROPOSING 330 LUXURY MULTIFAMILY DWELLING UNITS,
5:54:59PM JUST UNDER 60,000 SQUARE FEET OF RETAIL OFFICE OR MEDICAL
5:55:03PM OFFICE USES, WITH AN OPTION TO CONVERT 30,000 SQUARE FEET
5:55:07PM TO 124 HOTEL ROOMS.
5:55:11PM THERE ARE VARYING HEIGHTS THROUGHOUT THE DEVELOPMENT THAT
5:55:15PM THE ARCHITECTS WILL GET INTO MORE DETAIL ON, BUT THE
5:55:20PM MAXIMUM HEIGHT THAT THE PROJECT GOES TO IS FOUR STORIES,

5:55:24PM AND THAT PORTION OF THE DEVELOPMENT, BY LAND DEVELOPMENT

5:55:29PM CODE DEFINITION, THE MAXIMUM HEIGHT, THE MIDPOINT IS
5:55:33PM 46-FOOT 4 INCHES, AND THE TOP OF THE EMBELLISHMENTS ARE
5:55:38PM 59 FEET.
5:55:41PM THE REQUEST DOES INCLUDE A DEVIATION TO ACCOMMODATE THE
5:55:45PM INNOVATIVE AND COMPACT DESIGN THAT'S PROPOSED.
5:55:48PM AND WE'LL GET INTO THAT IN A LITTLE BIT MORE DETAIL.
5:55:54PM THERE IS A PUBLIC HEARING SCHEDULED TOMORROW FOR THE
5:55:56PM DESIGN REVIEW BOARD AS PART OF THE ESTERO PLANNED
5:55:59PM DEVELOPMENT REVIEW PROCESS.
5:56:02PM THE DESIGN REVIEW BOARD IS REQUIRED TO HAVE A PUBLIC
5:56:05PM HEARING ON THE PROPOSED PATTERN BOOK TO VOTE AS TO
5:56:10PM WHETHER OR NOT THE PATTERN BOOK COMPLIES WITH THE ESTERO
5:56:13PM PLANNED DEVELOPMENT REGULATIONS.
5:56:15PM AND THAT WILL BE HELD TOMORROW EVENING.
5:56:18PM THE TABLE BEFORE YOU IS ACTUAL EXCERPTS OUT OF THE ESTERO
5:56:25PM PLANNED DEVELOPMENT REQUIREMENTS FOR THE TIER 3, AND IT'S
5:56:30PM ACTUALLY THE TABLES FOR ALL OF THE TIERS THAT DEMONSTRATE
5:56:35PM THE BASE DENSITIES WHICH ARE ALLOWED IN EACH TIER WITHOUT
5:56:41PM OFFERING PUBLIC INCENTIVES, INCENTIVE OFFERS AND PUBLIC
5:56:46PM BENEFITS, AND THEN THE RIGHT COLUMN IS THE ALLOWED
5:56:51PM REQUEST, THE RANGE THAT CAN BE REQUESTED FOR DENSITY IN
5:56:53PM EACH TIER.
5:56:55PM AND ALSO TO THE RIGHT IS THE BASE HEIGHT ALIGNS ALLOWED
5:57:00PM FOR EACH TIER, AND THEN THE MAXIMUM HEIGHTS THAT CAN BE

5:57:03PM REQUESTED, A RANGE FOR INCENTIVE OFFERS.
5:57:08PM TIER 3, WHICH IS WHAT WE ARE PROPOSING, IS ALLOWED TO
5:57:12PM REQUEST UP TO 20 UNITS PER ACRE, AND THAT EQUATES TO 391
5:57:18PM UNITS AND COULD REQUEST UP TO 70 FEET IN HEIGHT IF THE
5:57:22PM INCENTIVE OFFERS ARE ACCEPTED AS PROVIDING SIGNIFICANT
5:57:25PM PUBLIC BENEFIT.
5:57:28PM AND ALTHOUGH WE WILL BE GETTING INTO THE INCENTIVE
5:57:31PM OFFERS, THEY WERE PROVIDED WITH THE PACKETS THAT WERE
5:57:34PM SUBMITTED, AND ALTHOUGH WE ARE PROPOSING 42 INCENTIVE
5:57:37PM OFFERS WITH SIGNIFICANT PUBLIC BENEFIT, THE APPLICANT IS
5:57:42PM MORE INTERESTED IN MAXIMIZING THE PUBLIC BENEFIT AND IS
5:57:47PM PROPOSING A MORE REASONABLE REQUEST WITH THE CORRECT USE,
5:57:51PM MIX OF USES FOR SOCIALLY VITAL DEVELOPMENT.
5:57:55PM THEY ARE NOT REQUESTING THE MAXIMUM.
5:57:57PM WHAT THEY ARE REQUESTING OUT OF THE RANGE BETWEEN 15.1
5:58:00PM AND 20.
5:58:01PM WE ARE REQUESTING 16.9 UNITS PER ACRE FOR A TOTAL OF 330
5:58:06PM DWELLING UNITS.
5:58:08PM THAT IS 1.9 UNITS ABOVE THE BASE DENSITY THAT'S ALLOWED
5:58:12PM IN TIER 3.
5:58:14PM AND AS FAR AS HEIGHT, WE'LL BE LESS THAN THE BASE HEIGHT
5:58:19PM OF 60 FEET IN TIER 3 SO WE ARE NOT ASKING FOR ANY
5:58:23PM INCENTIVES FOR ANY ALLOWANCES FOR MAXIMUM HEIGHT ABOVE

5:58:26PM THE BASE.
5:58:26PM WE ARE ACTUALLY WELL BELOW IT AT THE FOUR STORIES AND

5:58:30PM 46-FOOT 4 INCHES TO THE MIDPOINT.
5:58:34PM THIS SLIDE IS DEMONSTRATING THE SITE'S LOCATION WITHIN
5:58:40PM THE VILLAGE CENTER LAND USE CATEGORY, AND ALSO TO THE
5:58:44PM RIGHT IS THE VILLAGE CENTER'S FRAMEWORK PLAN.
5:58:49PM JUST WANT TO POINT OUT A FEW THINGS THAT GOING ON ALONG
5:58:52PM WITH THIS SITE, WHICH IS THE DESIRED CONNECTOR ROAD FOR
5:58:59PM PELICAN SOUND DRIVE TO THE ESTERO -- EXCUSE ME, THE
5:59:02PM CORKSCREW PALMS IS ACTUALLY THROUGH THE SITE.
5:59:06PM AND WE WILL BE SHOWING YOU HOW WE ARE ACCOMMODATING THAT
5:59:08PM CONNECTION AS FAR AS WHERE IT OVERLAPS OUR PARCEL, AND
5:59:13PM ADDITIONALLY ALONG THE WEST PROPERTY LINE ALONG THE RAIL
5:59:17PM CORRIDOR IS THE DESIRED NORTH-SOUTH TRAIL, WHICH WE ARE
5:59:23PM ALSO PROPOSING A CONNECTION THROUGH.
5:59:31PM THIS IS OUR PROPOSED MASTER CONCEPT PLAN, AND THIS IS VIA
5:59:38PM COCONUT.
5:59:39PM IT STARTS HERE.
5:59:40PM AND HERE IS CORKSCREW ROAD.
5:59:41PM NORTH IS OVER TO YOUR RIGHT.
5:59:43PM AND WHAT WE ARE PROPOSING IS THE MAIN MIXED USE PORTION
5:59:50PM AND THE COMMERCIAL PORTION THAT'S FOR THE CONNECTOR
5:59:53PM STREET AND PROPOSING THE SOCIALLY VITAL CONNECTION IS
5:59:56PM GOING TO BE LOCATED ACROSS FROM WHERE THE PARK, THE
6:00:01PM MAINTENANCE CONNECTION TO THE PARK IS, AND WE ARE
6:00:05PM PROPOSING ALONG THIS CONNECTION, WE ARE PROPOSING SOME
6:00:11PM BIKE LANES, AND ALONG THERE THAT WILL CONNECT TO THE

6:00:14PM PROPOSED BIKE LANES ALONG VIA COCONUT, AND WE ARE ALSO
6:00:18PM PROPOSING THE FUTURE CONNECTION TO ALLOW ACCESS TO THE
6:00:23PM RAIL NORTH-SOUTH TRAIL WHEN THAT IS AVAILABLE.
6:00:28PM WE HAVE TWO TRUE MIX USE DEVELOPMENT BUILDINGS ALONG THE
6:00:35PM MAIN STREET WITH ON-STREET PARKING WHICH IS ENCOURAGED IN
6:00:38PM THE CODE, AND WE HAVE GOT THESE TWO BUILDINGS HERE WILL
6:00:42PM BE DESCRIBED MORE BY THE ARCHITECT, BUT THEY HAVE GOT THE
6:00:45PM STORE LINE FRONT TO THE STREET, AND WITH THE LUXURY
6:00:51PM MULTIFAMILY ON TOP OF THAT FOR THREE STORIES.
6:00:55PM RIGHT AT THE INTERSECTION, ALONG HERE, WE HAVE GOT TWO
6:00:59PM PROPOSED COMMERCIAL USES.
6:01:01PM WE HAVE GOT A HIGH END PROPOSED WATERFRONT RESTAURANT,
6:01:05PM AND ALSO RETAIL DEVELOPMENT, AND BOTH OF THESE BUILDINGS
6:01:09PM WILL BE SINGLE STORY AS THEY ARE FRONTING, AND ONE OF THE
6:01:14PM OTHER PUBLIC BENEFITS THAT WE ARE PROPOSING IS THE LINEAR
6:01:17PM PARK ALL ALONG THE FRONTAGE OF VIA COCONUT.
6:01:20PM AND ALONG THIS, THE LINEAR PARK WILL BE ALONG THE ENTIRE
6:01:24PM FRONTAGE OF THE PROJECT, AND WITH LESS LANDSCAPING, AND
6:01:28PM ALONG THE PATH, WE HAVE AN 8-FOOT WIDE MEANDERING

6:01:33PM SIDEWALK THAT'S PROPOSED.
6:01:35PM AND THERE'S A COUPLE OF PARK BENCHES PULLED OFF THAT
6:01:41PM PUBLIC AMENITY IN THIS LOCATION BY THE RETAIL.
6:01:44PM AND AS YOU TRAVEL SOUTH, THERE'S THE WATERFRONT
6:01:47PM RESTAURANT.
6:01:48PM AND THEN WE HAVE THE LAKE AND WATERFRONT AREA FOR THE

6:01:53PM RESTAURANT THAT WILL HAVE FOUNTAINS ADDED TO REALLY
6:01:57PM ACTIVATE THE PUBLIC REALM AND GIVE IT SOME CHARACTER.
6:02:00PM AND THEN WE ALSO HAVE A PUBLIC PAVILION THAT'S GOING OUT
6:02:04PM OVER THE LAKE IN THIS LOCATION.
6:02:08PM AND WE'LL GET INTO A LITTLE BIT MORE DETAILS ABOUT WHAT'S
6:02:11PM BEING PROVIDED AS FAR AS THAT.
6:02:13PM BUT AS YOU TRAVEL ALONG THE LINEAR PARK FURTHER SOUTH,
6:02:17PM YOU WILL COME TO ANOTHER POCKET PARK THAT HAS A LAWN
6:02:21PM AREA, AND ANOTHER PAVILION, AND THIS IS ALL FOR PUBLIC
6:02:26PM BENEFIT.
6:02:28PM AND AGAIN, ACROSS THIS ENTRANCE HERE, WE HAVE A PUBLIC
6:02:32PM DOG PARK THAT'S PROPOSED AS WELL.
6:02:43PM THE LAND DEVELOPMENT CODE PROVIDES SPECIFIC PROVISIONS
6:02:48PM AND GUIDELINES FOR INCENTIVE OFFERS AND PUBLIC BENEFIT,
6:02:53PM AND OUR SITE DESIGN PROPOSES HIGH QUALITY PUBLIC SPACES
6:02:57PM THAT FIT SQUARELY WITHIN THESE GUIDELINES WHICH ALLOW THE
6:03:01PM REQUEST FOR THE ADDITIONAL DENSITY.
6:03:06PM THE CONNECTOR STREET AND THE BUSINESSES WILL BE PROPOSING
6:03:10PM PLACE MAKING BUSINESSES.
6:03:12PM ONE THING THAT WASN'T IN THE PACKAGES BUT THAT I DID WANT
6:03:15PM TO ADDRESS IS THE REQUESTED SCHEDULE OF USES FOR THE
6:03:18PM PROJECT IS ACTUALLY TAKEN OUT OF THE ESTERO PLANNED
6:03:22PM DEVELOPMENT CODE, HAS SPECIFIC SCHEDULED USES THAT IS
6:03:27PM DESIGNED FOR THE ESTERO PLANNED DEVELOPMENT DISTRICT, AND
6:03:31PM WE ARE STILL WORKING WITH STAFF TO NARROW THAT DOWN EVEN

6:03:34PM FURTHER FROM SOME USES SUCH AS VEHICLE EQUIPMENT DEALERS
6:03:37PM AND OUTDOOR RUNS FOR ANY KIND OF ANIMALS OR SOMETHING.
6:03:44PM WE ARE TAKING THOSE OUT TO FURTHER REFINE USES TO MAKE
6:03:48PM SURE THAT THEY ARE PROPOSED FOR THE PROPOSED DEVELOPMENT.
6:03:51PM THE THREE BUILDINGS ALONG -- THERE'S THREE BUILDINGS THAT
6:04:00PM WILL BE INTO MORE DETAIL BY THE ARCHITECT THAT HAVE THEIR
6:04:05PM RESIDENTIAL, THE LUXURY MULTIFAMILY, AND WE ALSO HAVE
6:04:08PM SOME VERY INTERESTING CONCEPT WHICH IS SCREENED PARKING
6:04:13PM THAT'S ON THE FIRST FLOOR SURROUNDED BY THE RESIDENTIAL,
6:04:17PM AND THEN THERE WILL BE AN AMENITY DESK ON TOP OF THOSE
6:04:21PM PARKING SPACES THAT WILL BE FOR THE RESIDENTS.
6:04:24PM AND THAT WILL BE DESCRIBED IN A LITTLE BIT MORE DETAIL.
6:04:30PM I DID WANT TO TAKE SOME TIME TO GO THROUGH THE PROPOSED
6:04:34PM TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERS.
6:04:38PM AND WE HAVE BROKEN THEM UP KIND OF INTO CATEGORIES.

6:04:42PM AND THIS WAS SPECIFICALLY REGARDING THE SOCIAL VITALITY
6:04:45PM FOR THE PROJECT.
6:04:46PM THE MAIN STREET CONNECTOR STREET IS PROPOSED TO PROVIDE
6:04:50PM THE PUBLIC GATHERING SPACES AND THE HIGH QUALITY AREA,
6:04:55PM PROMOTING PLACE MAKING BUSINESSES, INCLUDING RESTAURANTS,
6:04:58PM COFFEE SHOPS, AND FITNESS STUDIOS.
6:05:02PM THE LINEAR PARK THAT WE DISCUSSED IS APPROXIMATELY .43
6:05:06PM MILES, AND IT MEANDERS ALONG WITH THE VIA COCONUT
6:05:10PM FRONTAGE.
6:05:10PM AND IT IS PROVIDING GREATER THAN CODE LANDSCAPING, AND

6:05:15PM INTERCONNECTS WITH THE PUBLIC AREA AS PROPOSED ALONG THE
6:05:19PM ROADWAY.
6:05:21PM THE PUBLIC LAKE OBSERVATION PAVILION AND FISHING PIER
6:05:24PM THAT WAS DESCRIBED EARLIER, YOU CAN SEE IT IN THE
6:05:27PM BACKGROUND HERE, AND IT WILL BE SHOWN IN MORE DETAIL WITH
6:05:30PM THE ARCHITECT AND LANDSCAPE ARCHITECT.
6:05:33PM THE PUBLIC BENCH AREA THAT WAS REFERENCED BY THE RETAIL
6:05:36PM AREA, THE PUBLIC PAVILION AND LAWN AREA THAT WAS
6:05:41PM DEMONSTRATED, THE PUBLIC DOG PARK, AND THE VERTICAL AND
6:05:46PM HORIZONTAL MIXED USE DEVELOPMENT ALLOWS THE INTEGRATION
6:05:50PM FOR THE NEIGHBORHOOD, AND THE REQUEST FOR THE HIGHER
6:05:53PM RESIDENTIAL DENSITIES, WHICH ARE, AGAIN, ONLY 1.9 OVER
6:05:58PM THE DWELLING UNITS OVER THE DENSITY -- BASE DENSITY
6:06:03PM THAT'S REQUESTED.
6:06:05PM THERE ARE STREET FRONT SHOPS PROPOSED ALONG MAIN STREET,
6:06:08PM THE CONNECTING STREET.
6:06:09PM AND THE UPSCALE WATERFRONT RESTAURANT THAT WAS DESCRIBED.
6:06:13PM AND AGAIN, THIS PROJECT IS NOT AGE RESTRICTED AND IT
6:06:18PM PROPOSES FOR HOUSING AND BRINGS -- HOUSING ALTERNATIVE
6:06:23PM FOR VARYING NEEDS OF THE VILLAGE OF ESTERO.
6:06:31PM IN REGARDS TO CONNECTIVITY, AGAIN WE ARE PROVIDING THE
6:06:35PM DESIRABLE CONNECTOR STREET.
6:06:37PM AND THIS PROVIDES A VITAL SEGMENT OF THE CONNECTION, THE
6:06:42PM DESIRED CONNECTION FOR THE PELICAN SOUND DRIVE AND THE
6:06:45PM FUTURE WEST ENTRANCE TO ESTERO COMMUNITY PARK THAT WAS

6:06:50PM SHOWN ON THE FRAMEWORK PLAN.
6:06:52PM THIS ALSO IS PROPOSED TO CONNECT TO CORKSCREW PALMS AND
6:06:56PM EVENTUALLY WILLIAMS ROAD.
6:07:00PM THERE'S APPROXIMATELY .45-MILE OF THE PUBLIC MEANDERING
6:07:05PM SIDEWALK ALONG VIA COCONUT POINT THAT INTERCONNECTS THE
6:07:08PM PUBLIC SPACES, AND WE ARE PROPOSING THE BIKE LANES ON
6:07:13PM MAIN STREET THAT WILL CONNECT TO THE PROPOSED BIKE LANES
6:07:16PM ON VIA COCONUT POINT.
6:07:20PM WALKABILITY THROUGHOUT THE SITE IS PROMOTED BY THE
6:07:24PM INTERCONNECTED INTERNAL SIDEWALKS WHICH CONNECT TO THE
6:07:27PM PUBLIC SIDEWALKS ALONG VIA COCONUT.

6:07:31PM AND IT'S IMPORTANT TO NOTE THAT THE MIXED USE PEDESTRIAN
6:07:37PM SHOWED ALL OF THE PROPOSED MULTIFAMILY UNITS ON THE SITE
6:07:40PM ARE WITHIN THE PEDESTRIAN SHED OVER THE PROPOSED MAIN
6:07:43PM STREET USES AND THE PROPOSED ON-SITE PUBLIC AMENITIES.
6:07:48PM AND WE ARE NOT PROPOSING THIS TO BE A GATED COMMUNITY,
6:07:51PM WHICH IS ALSO ANOTHER INCIDENT OF OFFERING.
6:07:57PM THE ARCHITECT IS GOING TO GO INTO MORE DETAIL ABOUT THE
6:08:02PM INCENTIVE OFFERINGS REGARDING THE EXCEPTIONAL
6:08:04PM ARCHITECTURE THAT'S PROPOSED, SCREENED PARKING, VARYING
6:08:08PM BUILDING HEIGHTS, THE 360-DEGREE URBAN LOOK SUSTAINABLE
6:08:14PM DESIGN FOR THE FUTURE USE.
6:08:18PM THERE'S ENTRY PAVERS AND LANDSCAPE SIGNAGE PROPOSED.
6:08:22PM A COUPLE OF SCULPTURED FEATURES THAT ARE PROPOSED ON THE
6:08:24PM MAIN STREET CONNECTOR STREET NEXT TO THE MIXED USE

6:08:27PM BUILDINGS.
6:08:28PM THE ON-STREET PARKING ON MAIN STREET IS ANOTHER INCENTIVE
6:08:33PM THAT'S LISTED IN THE REQUIREMENTS IN THE CODE.
6:08:37PM WE ARE PROPOSING STREET FURNITURE AND WILL BE MEETING THE
6:08:41PM BEST PRACTICES DESCRIBED IN THE CODE FOR COMPACT SURFACE
6:08:44PM WATER MANAGEMENT.
6:08:46PM ONE OF THE ITEMS THAT I NEGLECTED TO POINT OUT ON THE
6:08:49PM MASTER CONCEPT PLAN IS THAT WE ARE PROPOSING -- WE HAVE
6:08:52PM GOT THE LAKE ON-SITE BUT THEN WE ALSO HAVE FILTERED
6:08:56PM MARSHES AND ALSO PROPOSING UNDERGROUND STORAGE VAULTS FOR
6:09:00PM STORMWATER, WHICH IS SPECIFICALLY CALLED OUT AS
6:09:03PM ENCOURAGED IN THE Q-3 DEVELOPMENT.
6:09:05PM AND WE WILL BE MEETING THOSE BEST PRACTICES FOR
6:09:08PM STORMWATER MANAGEMENT.
6:09:10PM AND ALSO BEST PRACTICES FOR THE BLOCK LANES PROPOSED HERE
6:09:15PM WHICH ARE DEMONSTRATED ON THE PLAN.
6:09:18PM AND THERE WILL BE FOUNTAINS AS PROPOSED ON THE PLAN, AND
6:09:22PM THE LAKE AND WATER FEATURES.
6:09:24PM THE LANDSCAPING, I AM GOING TO LET THE LANDSCAPE
6:09:29PM ARCHITECT GET INTO MORE DETAIL AS FAR AS SEVERAL
6:09:32PM ENHANCEMENTS THAT WE ARE DOING IN THE LANDSCAPING.
6:09:36PM THERE ARE DEVIATIONS ASSOCIATED WITH THE REQUEST.
6:09:40PM IN OUR INITIAL APPLICATION, THE NUMBERING, THERE WERE
6:09:45PM TEN, BUT DEVIATIONS ONE AND TWO HAVE BEEN WITHDRAWN, BUT
6:09:49PM FOR CONSISTENCY FOR THE RECORD WE ARE LEAVING THE

6:09:51PM NUMBERING AS WAS PREVIOUSLY SUBMITTED.
6:09:53PM DEVIATIONS 2 THROUGH 5 ALL DEAL WITH THE CONCEPT SURFACE
6:09:57PM WATER MANAGEMENT DESIGN THAT'S PROPOSED.
6:10:00PM DEVIATION 2, BACK TO THE MASTER CONCEPT PLAN, THERE IS AN
6:10:07PM EXISTING DRAINAGE EASEMENT THAT GOES THROUGH THE SITE AS
6:10:11PM PART OF THE DEVELOPMENT WE WILL BE -- ARE PROPOSING A
6:10:14PM RELOCATION OF THAT DRAINAGE EASEMENT, AND THE FIRST

6:10:18PM DEVIATION ADDRESSES -- IT ALLOWS LANDSCAPING TO BE
6:10:23PM PLANTED JUST WHERE THERE'S A CONFLICT WITHIN THAT
6:10:28PM DRAINAGE EASEMENT ALONG VIA COCONUT SO THE BUFFER ISN'T
6:10:31PM BROKEN UP.
6:10:34PM THERE ALSO IS RIGHT-OF-WAY MUTATION THAT'S GOING WITH
6:10:38PM CURRENTLY WITH THIS DEVELOPMENT, AND THAT'S DEMONSTRATED
6:10:40PM ON THE MASTER CONCEPT PLAN AS WELL.
6:10:46PM DEVIATION 3 IS FOR BULKHEAD TO ALLOW 40% INSTEAD OF 20%
6:10:54PM OF THE LAKE FOR THE POOL AND AMENITY AREA OF THE LAKE.
6:10:59PM DEVIATION 4 IS TO ALLOW INSTEAD OF HAVING A TYPICAL
6:11:05PM 20-FOOT LAKE MAINTENANCE EASEMENT ROUND THE ENTIRE LAKE,
6:11:09PM WITH THIS COMPACT DESIGN WE ARE PROPOSING SPECIFICALLY
6:11:12PM MAINTENANCE ACCESS AREAS INSTEAD OF THAT PERIMETER
6:11:17PM EASEMENT AROUND.
6:11:17PM AND THOSE ARE CALLED OUT ON THE MASTER CONCEPT PLAN AS
6:11:20PM WELL.
6:11:22PM DEVIATION 5 IS TO ALLOW THE 20-FOOT SETBACKS OF THE LAKE
6:11:27PM FROM VIA COCONUT POINT.

6:11:29PM AND AGAIN, THE PROJECT INCORPORATES THE BEST PRACTICES
6:11:34PM FOR COMPACT SURFACE WATER MANAGEMENT AS EVIDENCED BY THE
6:11:37PM REQUESTED DEVIATIONS, AND THERE IS A UNIFIED SURFACE
6:11:43PM WATER MANAGEMENT SYSTEM FOR THE ENTIRE TRACT.
6:11:46PM AND WE DO ANTICIPATE THE DESIGN ANTICIPATES THE WATER
6:11:51PM MANAGEMENT NEEDS FOR THE FUTURE PHASE WHICH WILL BE UP AT
6:11:54PM THE SOUTHWEST CORNER OF VIA COCONUT AND CORKSCREW.
6:12:01PM DEVIATION 6 IS FOR THE NORTH BUFFER ALONG HAPPY HOLLOW.
6:12:08PM THERE IS -- WE ARE PROVIDING AN ENHANCED BUFFER THAT'S
6:12:14PM PROVIDING ENHANCED PLANTINGS ABOVE THE CODE REQUIRED
6:12:17PM SECTION FOR A TYPE C.
6:12:20PM INSTEAD OF HAVING THE WALL SETBACK 25 FEET WE ARE
6:12:24PM PROPOSING IT TO BE SET BACK 15 FEET BUT WE ARE ENHANCING
6:12:28PM THAT BUFFER WITH 10 TREES AND 30 SHRUBS, FIVE PALM TREES
6:12:34PM IN ADDITION TO THAT TO BE STAGGERED BEHIND THE WALL TO
6:12:37PM HELP SOFTEN THE BUILDINGS, AND SOME ADDITIONAL GROUND
6:12:42PM COVERINGS THAT WILL BE PROPOSED AS WELL.
6:12:44PM AS PART OF THE PROCESS WITH STAFF, WE ARE AGREEING TO
6:12:47PM ALLOW THE ABILITY FOR A CONNECTION IF DESIRED IN THAT
6:12:52PM LOCATION AS WELL.
6:12:56PM DEVIATION 7 IS REGARDING PARKING.
6:12:59PM WE ARE REQUESTING A PARKING REDUCTION AS PART OF THE
6:13:02PM ESTERO PLANNED DEVELOPMENT CODE, BEING PUBLIC BENEFIT AND
6:13:08PM INCENTIVE OFFERINGS.
6:13:10PM TIER 3 RATES DEVIATIONS FOR OFF-STREET PARKING AS A

6:13:15PM MEDIAN HIGH VALUE.
6:13:16PM AND IN ACCORDANCE WITH THAT, WE ARE REQUESTING A
6:13:18PM REDUCTION FOR THE COMMERCIAL PARKING SPACES TO ALLOW THE

6:13:22PM 29,600 SQUARE FEET ON THE MAIN STREET CONNECTOR TO
6:13:26PM PROVIDE ONE SPACE PER 690 SQUARE FEET AND TO ALLOW A
6:13:32PM TOTAL OF 8 AMENITY PARKING SPACES.
6:13:35PM THE PARKING AREA IS UNDER UNIFIED CONTROL.
6:13:40PM IT'S GOT VARYING PEAK USE TIMES AND ALSO IN WORKING WITH
6:13:46PM STAFF ARE PROPOSING A COURTESY GOLF CART FOR THE PARKING
6:13:49PM AREAS, AND IT'S IMPORTANT TO NOTE THAT THE PARKING SPACES
6:13:55PM THAT ARE OUTSIDE OF THE RESIDENTIAL BUILDINGS ARE COMMON
6:13:59PM PARKING SPACES, AND THEY ARE ALL WITHIN THE PEDESTRIAN
6:14:02PM SHED OF THE PROPOSED COMMERCIAL, AND THERE'S 461 COMMON
6:14:06PM PARKING SPACES AVAILABLE, WHICH WELL EXCEEDS THE 167
6:14:11PM SPACES THAT WOULD BE REQUIRED FOR THE COMMERCIAL USES.
6:14:16PM CUSTOMERS FROM THE RESIDENTIAL USES ON THE SITE WOULD
6:14:18PM ALSO BE UTILIZING, WHICH WOULD REDUCE THE PARKING
6:14:22PM REQUIREMENTS, AND THE RESIDENTIAL REQUIREMENTS OF THE
6:14:27PM PARKING CODE WHICH WE ARE MEETING THE RESIDENTIAL
6:14:29PM REQUIREMENT, IT DOES NOT CONSIDER DIFFERENCES FOR NUMBER
6:14:33PM OF BEDROOMS.
6:14:34PM SO WE ARE PARKING IT AT THE FULL CODE REQUIREMENT OF TWO
6:14:38PM PER UNIT, AND THE 10 PERCENT GUEST.
6:14:44PM AND WITH THAT, WE HAVE TWO OTHER DEVIATIONS, 8 AND 9
6:14:49PM REGARDING MAIN STREET.

6:14:50PM AND BECAUSE OF THE ESTERO PLANNED DEVELOPMENT CODE,
6:14:55PM DEVIATION 8 IS ACTUALLY JUST COVERING BASES, BECAUSE THE
6:14:59PM ESTERO PLANNED DEVELOPMENT CODE SECTIONS DON'T REQUIRE
6:15:04PM THE WIDTH THAT IS REQUIRED IN THE SECTION, BUT WE
6:15:06PM INCLUDED IT JUST TO COVER, THAT CODE REQUIRES 24-FOOT
6:15:12PM PAVEMENT, AND WE ARE PROPOSING 11-FOOT TRAVEL LANES OR
6:15:15PM 22-FOOT PAVEMENT.
6:15:18PM AND DEVIATION 9 IS ACTUALLY FOR THE ACTUAL CROSS SECTION
6:15:24PM FOR CONNECTING STREETS TO ALLOW THE MAIN STREET
6:15:26PM CONNECTING STREETS, TO ALLOW SOME MINOR ADJUSTMENTS WHICH
6:15:30PM IS ENCOURAGED IN THE ESTERO PLANNED DEVELOPMENT CODE 2.
6:15:35PM THEIR CROSS SECTIONS ARE PROVIDED AS EXAMPLES AND IT'S
6:15:38PM UNDERSTOOD THAT THEY MAY BE TWEAKED WITH EACH
6:15:41PM DEVELOPMENT, WHERE SOME OF THE TWEAKS THAT WE ARE DOING
6:15:45PM IS JUST ADDING A HALF FOOT MORE TO THE TRAVEL LANES.
6:15:47PM WE ARE ADDING THE BIKE LANES.
6:15:50PM AND INSTEAD OF 7.5-FOOT PARKING WE ARE HAVING 8-FOOT
6:15:55PM PARKING DIMENSIONS SO THEY ARE REALLY MINOR TWEAKS.
6:15:58PM AND THESE ARE ENCOURAGED BY THE COMPREHENSIVE PLAN POLICY
6:16:02PM FOR NARROW LANE WIDTHS AND IT DOES MEET THE GENERAL
6:16:06PM CRITERIA.
6:16:08PM WITH THAT I WOULD LIKE TO TURN IT OVER TO THE ARCHITECT.
6:16:12PM >> I WOULD LIKE TO MAKE A COMMENT FOR THE PUBLIC.
6:16:16PM WE HAVE BEEN SPENDING A LOCALITY OF TIME TALK BEING
6:16:17PM DEVIATIONS, AND JUST FOR SAKE OF CLARITY, THERE WILL BE

6:16:22PM NO DECISIONS MADE.
6:16:24PM THIS IS STRICTLY PUBLIC INFORMATION.
6:16:26PM THESE ARE DEVIATIONS THAT WE REQUESTED.
6:16:30PM AND WHAT WE DISCUSSED AT THE FORMAL ZONING HEARING, AND
6:16:35PM THOSE DEVIATION REQUESTS COULD CHANGE BETWEEN NOW AND
6:16:37PM THEN.
6:16:38PM SO JUST FOR THE SAKE OF CLARITY.
6:16:42PM >>Mary Gibbs: CAN I ASK HOW LONG?
6:16:44PM BECAUSE I KNOW YOU HAVE A LOT OF POWER POINT SLIDES.
6:16:47PM >> THEY WILL GO QUICKLY.
6:16:54PM MARY.
6:16:57PM I CAN GET IT DONE IN A COUPLE SLIDES.
6:16:58PM MR. CHAIRMAN, MEMBERS OF THE BOARD.
6:17:00PM MY NAME IS MATTHEW KRAGH, AN ARCHITECT WITH MHK
6:17:07PM ARCHITECTURE AND PLANNING WITH SEVERAL OFFICES.
6:17:09PM HERE TODAY TO PRESENT ARCHITECTURE FOR THE VIA COCONUT
6:17:15PM PROJECT.
6:17:15PM WE FEEL THIS WILL BE A VERY REFRESHING ARCHITECTURAL FEEL
6:17:19PM FOR THIS COMMUNITY.
6:17:20PM WE HAVE BEEN VERY WELL RECEIVED.
6:17:23PM RECENTLY, WITH THE DESIGN REVIEW BOARD FOR THE SAME STYLE
6:17:26PM OF ARCHITECTURE, BRITISH WEST INDIES FOR A MEDICAL
6:17:31PM FACILITY DOWN THE STREET.
6:17:32PM ACTUALLY JUST ADJACENT NORTH OF THIS SITE, WE ARE DOING
6:17:36PM REALLY REFRESHING BUILDING FOR JOE PAVICH, HIS OFFICE,

6:17:43PM WHICH IS IN THE OLD FLORIDA COASTAL DESIGN CRITERIA.
6:17:46PM THESE BUILDINGS, WE THINK, IN THE BRITISH WEST INDIES
6:17:51PM GENRE, WILL BE A VERY GOOD TRANSITION PIECE BETWEEN
6:17:55PM GENOVA TO THE EAST AND THE WEST OF ESTERO WHICH HAS A
6:17:59PM VERY STRONG MEDITERRANEAN INFLUENCE, OLD FLORIDA IS
6:18:03PM POPPING UP HERE AND THERE AS WELL.
6:18:05PM THE BRITISH WEST INDIES IS REALLY A MIXTURE BETWEEN THE
6:18:08PM TWO.
6:18:08PM I JOKE WITH THE DESIGN REVIEW BOARD AND SAY BRITISH -- IF
6:18:13PM OLD FLORIDA AND MEDITERRANEAN STYLE GOT TOGETHER AND HAD
6:18:16PM A BABY, IT WOULD BE BRITISH WEST INDIES, WHAT WE HAVE
6:18:19PM TODAY.
6:18:20PM WHEN THE CLIENTS SOUGHT US OUT, THEY SOUGHT US OUT
6:18:23PM BECAUSE OF A PROJECT CALLED NAPLES SQUARE IN DOWNTOWN
6:18:26PM NAPLES THAT'S BEEN VERY SUCCESSFUL.
6:18:28PM WE ARE USING THAT AS OUR DESIGN INSPIRATION, AND THAT'S
6:18:31PM WHAT YOU SEE ON THE SLIDE BEFORE YOU.
6:18:34PM THIS ARCHITECTURAL STYLE HAS A GREAT VARIETY OF ROOF
6:18:38PM LINES.
6:18:39PM A LOT OF ARCHITECTURAL HUMAN SCALE DETAIL, ARCHITECTURAL
6:18:43PM BRACKETS, DIFFERENT TEXTURES, ALUMINUM RAILINGS AND

6:18:47PM FEATURES, STONE, CLAD BEING AROUND SOME OF THE ENTRANCE
6:18:51PM FEATURES, LUSH LANDSCAPING, AMENITY DECKS AND SO FORTH.
6:18:55PM AND WE FEEL THAT THAT VISION THAT WE CREATED IN NAPLES HE
6:18:59PM WOULD BE A GOOD PALLET TO THE START WITH AND THEN SHAPE

6:19:02PM IT EVEN FURTHER WITH ALL THESE PUBLIC BENEFITS AND
6:19:05PM PRIVATE PARKS AND SO FORTH.
6:19:07PM THE AMENITY DECKS THAT WE'LL HAVE ON THIS PROJECT WILL BE
6:19:10PM SIMILAR FULLY PLANTED, LITTLE RECREATION AREAS AND SO
6:19:16PM FORTH.

6:19:17PM THE UNITS WILL LOOK OVER THESE AMENITY AREAS.
6:19:20PM BELOW IT ARE THE PRIVATE PARKING SPACES FOR UNITS.
6:19:23PM SO THERE'S 106 MARKING SPACES PER BUILDING.
6:19:28PM AND THEN THE REST OF THE SPACES SHARED WITH THE
6:19:31PM COMMERCIAL ON-STREET PARKING.

6:19:33PM WE ARE GOING TO HAVE A PLETHORA OF PATTERNS OF PAVERS,
6:19:41PM AWNINGS, WATER FEATURES, SO FORTH.
6:19:44PM IT IS A TOP-NOTCH QUALITY DEVELOPMENT.

6:19:48PM WE ARE GOING TO HAVE RESORT POOLS.
6:19:52PM SOME OF THE FEATURES THAT YOU HERE R SEE HERE IN NAPLES
6:19:55PM SQUARE SUCH AS FLAT CONCRETE ROOF TILES, CONTRASTING
6:19:59PM COLORS.

6:19:59PM I LIKE TO MIX THE DARK WINDOWS AND DOORS WITH THE LIGHT
6:20:03PM COLORS OF THE MASS OF THE BUILDING.

6:20:06PM BERMUDA SHUTTERS AND OTHER MORE MINUTE DETAILS IN THE
6:20:12PM BUILDINGS.

6:20:14PM AS FAR AS BEYOND THE INSPIRATION AND INTO OUR DESIGN, THE
6:20:19PM DRIVING FACTOR IN OUR DESIGN WAS TO BE GENTLE TO THE
6:20:22PM PUBLIC REALM ALONG VIA COCONUT.

6:20:26PM THE LINEAR PARK WE THINK IS GOING TO BE A VERY GREAT

6:20:29PM AMENITY FOR YOUR COMMUNITY.

6:20:31PM PEOPLE WILL WALK UP AND DOWN THEREBY, AND AS THEY ARE,
6:20:34PM THEY ARE GOING TO FEEL LUSH LANDSCAPING, SEE FILTER
6:20:37PM MARSHES, SEE LAKES.

6:20:39PM AND WE DIDN'T WANT THEM TO SEE A GIANT IMPOSING WALL OF A
6:20:42PM BUILDING.

6:20:42PM SO WE KEPT ALL THE BUILDINGS ORIENTED TOWARDS THE WESTERN
6:20:46PM PORTION OF THE SITE.

6:20:48PM AND THE FOUR-STORY ELEMENT, THERE ARE HORSE SHOW YOU
6:20:52PM SHAPED BUILDINGS.

6:20:53PM THERE ARE THREE STRICTLY RESIDENTIAL BUILDINGS THAT ARE
6:20:57PM HORSESHOE SHAPED.

6:20:59PM THE OPEN END OF THE HORSE SHOW, THE OPEN U, FACES VIA
6:21:03PM COCONUT.

6:21:05PM AND THE MIDDLE PORTION OF THAT IS AN RAISED AMENITY DECK

6:21:10PM BASE ONE LEVEL BASICALLY ABOVE PARKING AND ALL THE END

6:21:15PM UNITS ARE STEPPED DOWN TO THREE STORIES.

6:21:16PM WE WANTED YOU TO SEE ALL THOSE ARTICULATING ROOF LINES
6:21:21PM FROM THE STREETScape, AND THEN HAVE THE TALLER PORTIONS
6:21:24PM OF THE BUILDING TOWARD THE BACK.
6:21:26PM SO THREE STORIES ALONG THE PUBLIC REALM.
6:21:28PM CURRENTLY LOOKING AT THE ENDS OF FINGERTIPS FROM THE
6:21:31PM SIDE, AND THEN THREE STORIES AND THEN FOUR STORIES
6:21:35PM TOWARDS THE BACK.
6:21:38PM THIS IS AN ILLUSTRATION OF THE MAIN STREET.

6:21:40PM THE MAIN STREET WE THOUGHT ACTUALLY ONE OF OUR FIRST
6:21:43PM MEETINGS WITH THE VILLAGE, ONE OF THE IMPORTANT
6:21:46PM COMPONENTS THAT THEY ASKED US TO CONSIDER WAS
6:21:48PM CONNECTIVITY TO YOUR PARK ADJACENT EAST.
6:21:53PM WE THOUGHT THAT WAS A GREAT IDEA.
6:21:54PM WE THOUGHT IT WAS A CHALLENGE BECAUSE OHIO DO WE DIVIDE
6:21:57PM THE SITE?

6:21:57PM BUT WE ALSO THOUGHT IT WAS A GREAT IDEA SO WE CREATED
6:22:01PM THIS AMAZING MAIN STREET THAT'S GOING TO BISECT THE SITE
6:22:04PM FROM EAST TO WEST.

6:22:05PM THE BUILDINGS THAT YOU SEE FLANKING THE EAST HERE, THIS
6:22:08PM IS A VERY SMALL ONE-STORY NEIGHBORHOOD COMMERCIAL
6:22:12PM BUILDING AND WE THINK THIS WILL ADDRESS THE SIDEWALK
6:22:18PM APPROPRIATELY.

6:22:19PM WE ALSO HAVE A RESTAURANT THAT WILL GO IN, THAT WILL
6:22:21PM BASICALLY BE AN END CAP TO THE LAKE.

6:22:23PM IT'S GOT A GREAT LAKE VIEW.

6:22:25PM WE ARE ACTUALLY ANTICIPATING WATERFRONT DINING OUT IN
6:22:29PM FRONT THERE TO THE OUTSIDE.

6:22:31PM THEN AS YOU ENTER THE MAIN STREET, THERE ARE TWO TRUE
6:22:34PM MIXED USE VERTICALLY INTEGRATED BUILDINGS.

6:22:38PM SO THERE'S A COMMERCIAL WRAPPED STOREFRONT THAT WRAPS THE
6:22:43PM CORNER ON BOTH SIDES.

6:22:45PM AND THERE ARE TWO FLOORS OF RESIDENTIAL UNITS TOTAL OF 12
6:22:48PM UNITS PER BUILDING IN EACH OF THOSE.

6:22:50PM SO WALKING UP AND DOWN THIS LITTLE MAIN STREET, AND
6:22:54PM INTERACTING WITH COMMERCIAL, ALL THE COMMERCIAL PARKING
6:22:57PM WRAPS AROUND THESE BUILDINGS TO THE BACK OF THEM, SIMILAR
6:23:00PM TO MOST TRADITIONAL NEIGHBORHOOD DOWNTOWNS WHERE YOU HAVE
6:23:04PM FRONTAGE WITH SOME ON-STREET PARKING, PARALLEL PARKING,
6:23:08PM BUT THE BULK OF THE PARKING IS ON THE SIDES AND THE YEAR.

6:23:12PM THEN YOU ENTER THE SITE, AND YOU CAN EITHER GO NORTH TO
6:23:17PM THE THIRD RESIDENTIAL BUILDING OR YOU CAN GO SOUTH TO THE
6:23:22PM TWO RESIDENTIAL BUILDINGS TO THE SOUTH.

6:23:25PM THIS IS A VIEW THAT I THOUGHT YOU MIGHT BE ABLE TO
6:23:29PM APPRECIATE THE STEP DOWN IN THE DESIGN.

6:23:32PM AGAIN OUR BUILDINGS ARE ALIGNING THE LAKES.

6:23:35PM YOU CAN SEE THE LITTLE PUBLIC AMENITIES WE HAVE HERE.

6:23:37PM BUT THIS AREA THAT I AM OUTLINING RIGHT HERE WITH THE
6:23:42PM MOUSE IS THE PARKING LEVEL AT GRADE.
6:23:44PM AND THEY ARE WE ARE BUILDING TRUE AMENITY DECK ABOVE THAT
6:23:47PM WITH TREES, PLANTERS, BARBECUE PAVILIONS, THINGS LIKE
6:23:53PM THAT.
6:23:53PM THE EDGE OF WHAT YOU WILL SEE AS PARKING WILL BE VISUALLY
6:23:56PM SCREENED WITH LAYERS OF LANDSCAPING.
6:23:59PM CHRISTIAN CAN TALK MORE ABOUT THAT.
6:24:00PM THE FOUR STORY BUILDING ROOF LINE STARTS BACK HERE.
6:24:03PM IT'S ONE UNIT IN FROM VIA COCONUT.
6:24:06PM AND THAT ALLOWS US TO FURTHER REFINE DOWN IN A
6:24:10PM THREE-STORY COMPONENT THERE.

6:24:11PM SO EACH OF THESE BUILDINGS HAS 102 UNITS AND 106 MARKING
6:24:17PM SPACES CONCEALED BELOW.
6:24:20PM AND THE REMAINING PARKING SPACES ARE ALL ON STREET AND
6:24:23PM BASICALLY THIS TRADITIONAL NEIGHBORHOOD GRID THAT WE HAVE
6:24:25PM AROUND THE BUILDINGS.
6:24:30PM THAT'S A VIEW LOOKING SLIGHTLY NORTHWEST OF BUILDING 3.
6:24:34PM AND THE MIXED USE COMPONENT.
6:24:36PM WE THINK THIS WILL BE A REALLY COOL LIVELY LITTLE CENTER.
6:24:40PM EVEN OUTSIDE THE ESTERO RESIDENCE, IT'S SUCH A GREAT
6:24:46PM WALKABLE COMMUNITY.
6:24:47PM WE SEE THE VIBRANCY OF THIS COMMERCIAL BEING UTILIZED BY
6:24:52PM THE ACTUAL RESIDENTS OF THE COMMUNITY AS WELL.
6:24:57PM THERE'S A VIEW OF THE BUILDING FROM THE SIDE OVERLOOKING
6:25:00PM THE SMALL POCKET PARK THERE.
6:25:02PM YOU CAN SEE THE ORIENTATION OF THE LINEAR PARK THAT WE
6:25:05PM ARE CREATING A LONG VIA COCONUT.
6:25:07PM IT'S GOING TO BE SPECTACULAR WITH THE LAKES AND THE
6:25:10PM BUILDINGS BEING VERY SUBTLE INTO THAT LANDSCAPING.
6:25:13PM THIS IS A VIEW THAT KIND OF SHOWS THE AMENITY DECKS A
6:25:16PM LITTLE BETTER HOW THE BUILDINGS WRAP AROUND THOSE.
6:25:20PM AND THEN ON THE BACK SIDES OF THE BUILDINGS, THEY
6:25:22PM BASICALLY FACE EACH OTHER AND CREATE A NICE LITTLE URBAN
6:25:25PM GRID ON THE INTERIORS OF THE STREETS.
6:25:28PM THIS IS A VIEW OF THE RESTAURANT BUILDING AND HOW IT
6:25:32PM FACES THE LAKE.

6:25:33PM A LITTLE BIT OF A FILTER MARSH HERE.
6:25:36PM RESIDENTIAL BUILDING ADJACENT TO THAT.
6:25:39PM THIS IS A PRETTY GOOD DEPICTION OF WHAT YOU WILL SEE
6:25:42PM WALKING ALONG THE SIDEWALK THERE, DRIVING BY VIA COCONUT.
6:25:46PM THREE STORY TIPS BUILDING WITH FOUR STORIES BEYOND YOU
6:25:51PM CAN'T REALLY SEE.
6:25:52PM AND THE BUILDINGS, SINCE THE MASS OF THE BUILDINGS ARE IN
6:25:56PM U-SHAPE AND YOU ONLY SEE THE FINGERS, IT'S GOING TO BE A
6:25:59PM LARGE SPOT OF OPENNESS IN THE MIDDLE OF THAT AS WELL WITH

6:26:03PM THE UNDULATING ROOF LINE THAT SHOULD BE VERY SPECTACULAR.
6:26:07PM ANOTHER VIEW ALONG THE LAKE.
6:26:09PM AGAIN BUILDING MASSING REALLY TRYING TO PLAY WITH THE
6:26:12PM SITE AND BECOME PART OF THE LANDSCAPING, URBAN FABRIC.
6:26:17PM ANOTHER GOOD CORNER SHOT.
6:26:19PM YOU CAN SEE THE MASSING THAT WE ARE PARTICULARLY PROUD OF
6:26:22PM ON THESE BUILDINGS AND THE UNDULATING ROOF LINES.
6:26:26PM BALCONIES.
6:26:27PM CREATING A LOT OF LIGHT AND SHADOW AND TEXTURE.
6:26:30PM THIS IS A BUILDING FROM THE INTERNAL SHOT.
6:26:33PM A LITTLE MORE OF AN URBAN APPROACH.
6:26:36PM AND THIS IS WHAT YOU WOULD SEE AS YOU COME IN THE MAIN
6:26:38PM STREET.
6:26:38PM SO THIS IS THE MIXED USE BUILDING.
6:26:40PM I DON'T HAVE SIGNAGE ON THIS ILLUSTRATION AS OF YET BUT
6:26:44PM RIGHT NOW YOU CAN SEE A GREAT SIGN BAND TO DELINEATE THE

6:26:49PM COMMERCIAL FROM THE RESIDENTIAL USES ABOVE.
6:26:51PM BUT THAT IS A TRAWL INTEGRATED MIXED USE BUILDING, THE
6:26:55PM NICE CORNER ORIENTATION, AND YOU CAN SEE THE RESIDENTIAL
6:26:59PM BUILDINGS BEHIND THAT.
6:27:01PM THEY ALL FIT.
6:27:02PM WE HAVE A VERY GREAT UNIFIED ARCHITECTURAL THEME ON THIS
6:27:06PM PROJECT.
6:27:08PM YES, MA'AM?
6:27:09PM >> I HAVE A QUESTION.
6:27:10PM ARE THESE CONDOMINIUMS OR ARE THESE RENTAL UNITS?
6:27:15PM >> MATTHEW KRAGH: THESE ARE MULTIFAMILY UNITS.
6:27:20PM PLAN TO BE HIGH END RENTAL UNITS BUT WE ARE DESIGNING
6:27:22PM THEM FOR POTENTIALLY FOR MULTIFAMILY IN THE FUTURE.
6:27:27PM THE QUALITY OF THESE WE ARE DESIGNING AS BASICALLY
6:27:29PM CONDOS.
6:27:30PM >> NOT SINGLE APARTMENTS TO PEOPLE BUT A LARGE BUILDING
6:27:38PM THAT A PERSON WOULD RENT IT OUT?
6:27:40PM >> ORIGINALLY STARTING OFF IT'S GOING TO HIGH-END
6:27:43PM RENTALS.
6:27:44PM AND MUCH NICER THAN YOUR TYPICAL APARTMENT BUILDINGS FOR
6:27:50PM SURE.
6:27:50PM BULLET WE ARE DESIGNING THESE TO THE STANDARDS OF
6:27:53PM MULTIFAMILY FOR LONG-TERM.
6:27:54PM >> YOU MENTION ADD FOUR STORY BUILDING BEYOND WHERE THE
6:27:57PM THREE STORIES ARE.

6:27:58PM >> YES, MA'AM.
6:27:58PM >> ARE THEY MORE, THAT FOURTH FLOOR --
6:28:04PM >> NO, THEY ARE VERY SIMILAR.
6:28:06PM THEY ARE STACKED UNITS TO MAKE THE BUILDINGS SOMEWHAT
6:28:08PM ECONOMICAL.

6:28:09PM BUT THE UNITS ARE -- THEY ARE DOUBLE LOADED SO YOU HAVE
6:28:13PM SOME FACING INTERNAL AND SOME FACING THE AMENITY VIEWS
6:28:17PM OVER THE AMENITY DECKS.
6:28:19PM BUT THERE'S NO DIFFERENCE FROM FLOOR TO FLOOR.
6:28:23PM >> WHAT DO YOU MEAN WHEN YOU SAY HIGH END RENTAL AND THEN
6:28:30PM YOU SAY DIVERSE -- ALTERNATIVE FOR USE.
6:28:35PM HOW DO THOSE TERMS FIT TOGETHER?
6:28:37PM >> THAT'S A QUESTION FOR NOEL.
6:28:40PM >> I WAS TRYING TO SEE HOW YOUR WORDS MATCH.
6:28:46PM >> I DON'T WANT TO PUT A PICTURE IN YOUR HEAD OF
6:28:48PM APARTMENT HOUSING, YOU KNOW, THAT YOU WOULD SEE TYPICALLY
6:28:51PM THROUGHOUT SOUTHWEST FLORIDA.
6:28:53PM THESE ARE RENTAL UNITS, BUT THESE ARE MORE EXPENSIVE TO
6:29:01PM BUILD.
6:29:02PM EVERY CONTRACTOR WE TALKED TO HAS SAID THIS ISN'T YOUR
6:29:06PM TYPICAL --
6:29:10PM >>Dr. Tim Allen: IN RESPONSE TO YOUR QUESTION, I THINK
6:29:12PM THERE WAS A BULLET POINT IN STACY'S PRESENTATION, DIVERSE
6:29:16PM HOUSING TYPES AND DEED RESTRICTIONS. SO THERE'S SOME
6:29:19PM LANGUAGE IN THE ESTERO PLANNED ORDINANCE ENCOURAGING NOT

6:29:23PM HAVING DEED RESTRICTIONS.
6:29:26PM QUITE FRANKLY WITH RESPECT TO THE MARKET AND THE PRODUCT
6:29:29PM TYPE THAT MATTHEW IS DESCRIBING, OUR CLIENTS ANTICIPATE
6:29:34PM THAT THE RENTAL COMMUNITY THAT WOULD BE INTERESTED IN
6:29:38PM THIS PRODUCT IS GOING TO BE SOMEWHAT INTERESTED IN A VERY
6:29:42PM LUXURY TYPE OF UNIT.
6:29:44PM AND SO I JUST WANTED TO RECONCILE THAT COMMENT.
6:29:48PM THE CODE LANGUAGE AGAIN TALKS ABOUT NOT HAVING DEED
6:29:52PM RESTRICTIONS.
6:29:53PM WE WANTED TO MAKE SURE FOR THE RECORD THAT WAS CLEAR.
6:29:58PM BUT FROM OF A PRACTICAL PERSPECTIVE AND MARKET DEMAND
6:30:02PM PERSPECTIVE WE ANTICIPATE THESE TO BE LUXURY APARTMENT
6:30:05PM USES WITHIN THE MULTIFAMILY REALM.
6:30:07PM >> WHAT'S YOUR TARGET MARKET?
6:30:09PM >> SIR, THE TARGET MARKET IS SOMEONE WHO IS LOOKING FOR A
6:30:16PM LUXURY RENTAL PRODUCT THAT --
6:30:19PM >> I'M TALKING ABOUT THE DEMOGRAPHICS.
6:30:21PM WHAT DO YOU SEE IN THE PEOPLE WOULD BE ABLE TO AFFORD
6:30:25PM THIS TYPE OF A UNIT?
6:30:26PM WHAT KIND OF RENTS DO YOU THINK THEY ARE GOING TO BE
6:30:31PM OFFERED FOR?
6:30:32PM >> SURE.
6:30:33PM SO IF I MAY -- AND IF I COULD JUST FINISH I SHALL THIS
6:30:37PM PRESENTATION, I DO HAVE A STAT SHEET THAT I BELIEVE WE
6:30:40PM ARE WILLING TO SHARE ABOUT THE ANTICIPATED -- WOULD YOU

6:30:43PM LIKE TO SPEAK TO THAT?

6:30:45PM >> INTRODUCE YOURSELF.
6:30:46PM >> KELLY TANAFIT WITH RURAL PROPERTIES.
6:30:57PM THERE ARE TWO GROUPS WE FEEL ARE HIGH DEMAND IN THAT
6:31:00PM MARKET AND THAT IS YOUR EMPTY NESTERS AND RETIREES SO
6:31:07PM PEOPLE WHO WANT TO COME, MAYBE THIS IS THEIR SECOND HOME,
6:31:10PM KIND OF 65-PLUS AGE RANGE.
6:31:14PM ALSO WE FOUND THIS MARKET ALSO DEMANDS THERE'S MORE HIGH
6:31:18PM DEMAND FROM YOUNG PROFESSIONALS.
6:31:20PM SO PROFESSIONALS THAT MAY BE SINGLE, MAY BE MARRIED OR
6:31:25PM JUST KIND OF STARTING THEIR FAMILY, THEY ARE NOT READY TO
6:31:27PM SETTLE DOWN AND PURCHASE A HOME YET, BUT THEY WANT THAT
6:31:32PM HIGH QUALITY PRODUCT.
6:31:33PM >> AND BEFORE YOU KEEP ON GOING, WHAT IS YOUR RENTAL
6:31:41PM RANGE GOING TO BE?
6:31:42PM >> SO PER UNIT WE ARE GOING TO BE AROUND 2,000 A MONTH,
6:31:46PM FOR SQUARE FOOT IT'S GOING TO BE AROUND 174.
6:31:50PM CURRENTLY IN THE MARKET, AVERAGE IS AROUND 165.
6:31:54PM SO WE ARE DEFINITELY, AGAIN, PUSHING THAT RENT, WE ARE
6:31:59PM TRYING TO FIND THAT -- WE ARE DELIVERING A PRODUCT THAT'S
6:32:02PM GOING TO SERVE THE PEOPLE THAT WANT THAT HIGH QUALITY
6:32:07PM LUXURY FEEL BUT THEY DON'T WANT TO PURCHASE A PLACE YET,
6:32:10PM THEY WANT TO RENT.
6:32:11PM >> QUESTION.
6:32:13PM WILL YOU PERMIT VACATION RENTALS?

6:32:16PM >> WHAT DO YOU MEAN?
6:32:20PM >> SOMEONE SIGNS A LEASE, ADVERTISES ON SOCIAL MEDIA, AND
6:32:24PM SAYS YOU CAN HAVE MY APARTMENT FOR THE WEEKS OF JANUARY 1
6:32:28PM TO JANUARY 15.
6:32:30PM SOMEBODY ELSE FROM JANUARY 16 TO JANUARY 30.
6:32:33PM THROUGHOUT THE SEASON.
6:32:34PM >> THAT'S NOT ANTICIPATED.
6:32:37PM IT WOULD BE A LONGER TERM TYPE OF LEASE.
6:32:39PM >> I HAVE A QUESTION.
6:32:41PM YOU MENTIONED HAVING YOUNG FAMILIES.
6:32:43PM WOULD THERE BE ANY PROVISIONS FOR PLAYGROUND EQUIPMENT,
6:32:48PM ACTIVITIES FOR THE CHILDREN TO DO ON-SITE?
6:32:51PM WE HAVE SEEN MANY PROJECTS COME THROUGH WITH THOSE
6:32:54PM AMENITIES PROVIDED FOR THE CHILDREN.
6:32:56PM >> YES.
6:32:58PM SO WE ARE STILL WORKING ON WHAT'S GOING TO BE IN OUR
6:33:03PM RETAIL AREA.
6:33:04PM SO DAYCARE WILL KIND OF DEPEND ON WHAT WE END UP GETTING
6:33:08PM IN OUR END USERS THERE.
6:33:09PM BUT WE ARE ABSOLUTELY OPEN TO PLAYGROUND AND THE AMENITY
6:33:15PM PHASE.
6:33:16PM BUT WE HAVE THE WHOLE AMENITY SPACE, YES.
6:33:20PM >> WITH YOU ARE INDULGENCE WE'LL HAVE MR. KRAGH FINISH

6:33:32PM AND THEN HAVE QUESTIONS.
6:33:34PM >> THANK YOU.

6:33:38PM GLAD SOMEBODY CAME UP WITH BETTER ANSWERS.
6:33:41PM SO BACK TO THE MAIN STREET, YOU SEE THE MIXED USE
6:33:43PM BUILDING THERE.
6:33:45PM DOWN THE MAIN DRIVE.
6:33:47PM AND WITH THE STOREFRONTS FACING.
6:33:48PM AND THOSE WILL BE MIRRORED ON BOTH SIDES.
6:33:50PM THIS IS A VIEW.
6:33:52PM YOU CAN SEE THE RESTAURANT TO THE LEFT SIDE OF YOUR
6:33:56PM SCREEN, WHICH ON THE BACKSIDE OF THAT LOOKS OUT OVER THE
6:33:59PM LAKE.
6:33:59PM YOU CAN SEE RESIDENTIAL BUILDING STRAIGHT ON AND TO THE
6:34:03PM RIGHT IS A MIXED USE BUILDING.
6:34:04PM SO WE REALLY LIKE HOW THE BUILDING HEIGHTS REALLY PLAY
6:34:07PM WITH EACH OTHER.
6:34:08PM AGAIN THE MIXED USE IS A MIXTURE OF ONE AND THREE-STORY
6:34:11PM BUILDINGS AND THEN WE HAVE GOT A MIXTURE OF THREE AND
6:34:14PM FOUR-STORY BUILDINGS BEYOND THAT WITH THE RESIDENTIAL
6:34:18PM COMPONENT.
6:34:19PM THIS IS A LOOK AT THE BACKSIDE OF THE NEIGHBORHOOD
6:34:21PM COMMERCIAL COMPONENT.
6:34:23PM IT'S GOT SIMILAR STORE FRONT ON THE SIDEWALK SIDE AS WELL
6:34:26PM BUT THIS IS WHERE PEOPLE WILL PARK.
6:34:29PM KIND OF A STRAIGHT-ON LOOK AT THE MIXED USE COMPONENT
6:34:32PM DOWN MAIN STREET.
6:34:34PM AS FAR AS BUILDING HEIGHTS, AS MENTIONED --

6:34:38PM >> GOT A QUESTION BEFORE YOU LEAVE THAT LAST SLIDE.
6:34:42PM >> YES, SIR.
6:34:42PM >> FOR THE RESIDENCES ON MAIN STREET, WHERE WILL THEIR
6:34:48PM PARKING BE?
6:34:49PM >> SO THE RESIDENTS, THEY HAVE PARKING BEHIND IT.
6:34:52PM THERE IS NO BELOW-BUILDING PARKING IN THE MIXED USE
6:34:56PM COMPONENT.
6:34:57PM ONLY ON THE RESIDENTIAL -- EXCLUSIVE RESIDENTIAL
6:35:00PM BUILDINGS TO THE BACK.
6:35:03PM THE PARKING ON THESE MIXED USE BUILDINGS, THEY WILL COME
6:35:07PM IN.
6:35:08PM THE BACKSIDE OF THE BUILDING AND THERE'S PARKING THAT
6:35:11PM WRAPS THIS ENTIRE BUILDING IN A U-SHAPE AROUND THE
6:35:14PM BUILDING. THE LOBBY FOR THE MAIN ENTRANCE AND GUEST
6:35:17PM ENTRIES AND ELEVATORS IS ON THE BACKSIDE OF THIS BUILDING
6:35:20PM SO WE ARE LEAVING THE ENTIRETY OF THE FRONTAGE OF THIS
6:35:24PM FOR SHOPS AND STOREFRONT.
6:35:27PM WOOD WAD SHARE WITH ME YOUR THINKING, BECAUSE ONE OF THE
6:35:31PM DEVIATIONS YOU ARE GOING TO BE REQUESTING, YOU WANT TO

6:35:33PM REDUCE PARKING, THE AVAILABLE PARKING SPACES BY, I
6:35:38PM BELIEVE, 12.9%.
6:35:40PM THAT'S PRETTY SIGNIFICANT.
6:35:41PM SO YOU HAVE RESIDENTIAL AND COMMERCIAL.
6:35:45PM YOU ARE REDUCING PARKING.
6:35:48PM I WOULD JUST LIKE TO UNDERSTAND THE THOUGHT PROCESS.

6:35:50PM >> THAT'S A REALLY GOOD QUESTION.
6:35:52PM I THINK PART OF THAT IS, YOU KNOW, DIFFERENT PEAK PARKING
6:35:58PM DEMAND HOURS BASED ON THE FACT THAT THIS IS A TRUE MIXED
6:36:00PM USE COMMUNITY, THAT SHOPS ARE GOING TO HAVE PEAK DEMAND
6:36:03PM HOURS AT CERTAIN TIMES DURING THE DAY.
6:36:06PM WHEN THOSE SHOPS ARE CLOSED AT NIGHT THOSE PARKING SPACES
6:36:08PM ARE OPEN FOR PEOPLE TO LIVE AT THESE APARTMENTS AND SO
6:36:11PM FORTH.
6:36:12PM ANOTHER THING TO CONSIDER IS THE BULK OF THE RESIDENTIAL
6:36:15PM THAT HAS ONE PARKING SPACE, OVER ONE PARKING SPACE PER
6:36:18PM UNIT COVERED IN A PRIVATE GARAGE, AND THEN THE SEPARATE
6:36:22PM GUEST SPACES ARE OUTSIDE, OR IF THEY HAVE A SECONDARY
6:36:26PM PARKING SPACE NEED, FOR THE MIXED USE BUILDINGS, THERE
6:36:30PM ARE ONLY 12 UNITS PER FLOOR.
6:36:32PM SO THE RATIO BETWEEN COMMERCIAL AND RESIDENTIAL IS PRETTY
6:36:36PM SMALL.
6:36:36PM SOCIETY WE ANTICIPATE THAT'S GOING TO BE PLENTY OF
6:36:39PM PARKING FOR THOSE RESIDENTS.
6:36:40PM >> AT THOSE TIMES OF THE DAY FOR SURE.
6:36:45PM WE BASICALLY THOUGHT THAT THE CODE PARKING FOR MIXED USE
6:36:49PM DEVELOPMENT, WHERE YOU HAVE THE ABILITY TO OVERLAP IN
6:36:54PM DIFFERENT PARKING DEMAND HOURS WAS A LITTLE BIT OVERKILL
6:36:58PM FOR THIS PROJECT.
6:36:58PM SO WE FELT THE PARKING THAT'S PROPOSED IS VERY
6:37:01PM APPROPRIATE.

6:37:06PM REGARDING BUILDING HEIGHTS, I KNOW IN THE TIER 3, WE
6:37:09PM TALKED ABOUT AN ALLOWANCE UP TO 60 FEET.
6:37:13PM THE BULK OF OUR BUILDINGS ARE AT 46 FEET AND 4 INCHES
6:37:22PM MEASURED FROM GRADE TO THE MEAN HATE OF THE ROOF WHICH IS
6:37:25PM THE ZONING STANDARD.
6:37:26PM WHEN YOU GET UP TOTAL 59 FEET, THAT'S EVERY ONCE IN A
6:37:30PM WHILE WE HAVE A TALL ELEVATOR TOWER, SOMETHING LIKE THAT,
6:37:34PM LIKE THESE TOWERS THAT YOU SEE HERE.
6:37:36PM THOSE GET UP TOTAL 589-FOOT RANGE.
6:37:38PM BUT THE BULK OF THE BUILDING IS AROUND THAT 46-FOOT
6:37:40PM RANGE.
6:37:43PM >> THOSE ARE ELEVATOR TOWERS?
6:37:45PM >> YES.
6:37:46PM SOME OF THEM ARE.
6:37:46PM SOME OF THEM ARE ARCHITECTURAL EMBELLISHMENTS.

6:37:50PM AND AGAIN WE WANTED TO LOOK AT ARTICULATING THOSE ROOF
6:37:53PM LINES.
6:37:54PM SO THIS IS THE U-SHAPED BUILDING IN THE FRONT.
6:37:58PM YOU CAN SEE THREE STORIES STEPS BACK TO THE BACK ON FOUR
6:38:02PM STORIES.
6:38:02PM AGAIN THREE STORIES HERE, AND ALL ALONG THE MIDDLE,
6:38:06PM AMENITIES OVER PARKING IS ALL ONE-STORY ELEMENT, COVERED
6:38:09PM LANDSCAPING.
6:38:10PM YOU CAN SEE VERY WELL ARTICULATED ELEVATIONS, A LOT OF
6:38:15PM DETAIL.

6:38:16PM NO BLANK WALLS IN THIS PROJECT.
6:38:18PM VERY LUXURIOUS.
6:38:21PM THIS IS THE SIDE ELEVATIONS.
6:38:24PM THESE ARE THE MIXED USE BUILDINGS.
6:38:26PM YOU CAN SEE IN THE SAME FLAVOR.
6:38:28PM FRONT AND THE BACK.
6:38:30PM THERE'S THE ENTRANCE TO THE ELEVATOR LOBBY DESCRIBED
6:38:34PM RIGHT THERE ON THE BACK.
6:38:36PM THIS IS THE RESTAURANT BUILDING ALONG THE LAKE.
6:38:43PM OTHER ELEVATIONS OF THE RESTAURANT BUILDING.
6:38:46PM THIS IS THE NEIGHBORHOOD COMMERCIAL MIXED USE BUILDING
6:38:48PM THAT'S ALONG VIA COCONUT.
6:38:52PM THIS IS THE MAINTENANCE SHED THAT'S KIND OF TUCKED
6:38:55PM BETWEEN SOME LANDSCAPING AND THEN OUR SIGN OUT FRONT.
6:38:58PM AND DUMPSTER DETAILS AND SO FORTH.
6:39:02PM OUR COLOR PALETTE IS -- WE WANTED THIS TO BE A LIGHT AND
6:39:10PM TIMELESS LOOK WITH A SECONDARY COLOR.
6:39:13PM THE TRIM ALL THE ALUMINUM WORK AND THE RAILINGS WILL BE A
6:39:17PM DARK BRONZE.
6:39:19PM WE ARE GOING TO HAVE SOME STONE CLADDING AROUND THE
6:39:21PM ENTRANCES TO GIVE THAT THE PEDESTRIAN FLAIR.
6:39:23PM AND THEN WE ARE LOOKING AT A FLAT CONCRETE ROOF TILE FOR
6:39:26PM THIS BRITISH WEST INDIES WORK, A BERMUDA ROOF TILE.
6:39:31PM WITH THAT, UNLESS YOU HAVE ANY IMMEDIATE QUESTIONS FOR
6:39:34PM ME, I WOULD LIKE TO BRING CHRISTIAN ANDREA TO BRING THE

6:39:39PM LANDSCAPING SURROUNDING THIS COMMUNITY.
6:39:42PM >> CHRISTIAN ANDREA, LAND STEEP ARCHITECT.
6:39:49PM YOU ARCHITECTURE LAND DESIGN.
6:39:53PM THIS IS A REVIEW OF WHAT STACY MENTIONED EARLIER SO I
6:39:57PM WILL GLOSS OVER THAT.
6:39:58PM THIS IS THE MASTER PLAN.
6:39:59PM THIS SHOWS THE SITE IN ITS ENTIRETY.
6:40:02PM AND I WILL GO THROUGH BULLET POINTS TO MAKE SURE I
6:40:06PM ADDRESS EVERYTHING.
6:40:06PM WE HAVE THREE DIFFERENT ENTRANCEWAYS. THIS ONE TO THE
6:40:09PM NORTH.

6:40:09PM ONE TO THE CENTER.
6:40:10PM ONE TO THE SOUTH.
6:40:11PM EACH ONE OF THEM ARE PAVER ENHANCED MAKING A VERY NICE
6:40:14PM ENTRANCE FEATURE.
6:40:15PM WE HAVE PRIMARY POND AREA HERE WITH WATER FEATURES AND
6:40:20PM BALANCED THROUGHOUT, THEY WILL BE ILLUMINATED.
6:40:22PM WE HAVE FILTER MARSHES AND PONDS. THIS IS THIS AREA HERE
6:40:26PM THAT WRAPS AROUND SO THIS AREA IS ENTIRELY PLANTED VERY
6:40:30PM MUCH LIKE ECOSYSTEM, PLANT MATERIALS.
6:40:33PM WE HAVE ALSO INTRODUCED PLANTS THAT ARE APPROPRIATE FOR
6:40:35PM THAT, THAT INCLUDE RED MAPLES AND CYPRESS WHICH PROVIDE
6:40:40PM SENSE OF SEASON AS THEY BECOME A LITTLE ASSIDUOUS DURING
6:40:43PM THE WINTER MONTHS AND THAT COMPLETES THE HE CAN
6:40:46PM ECOSYSTEM.

6:40:47PM WE HAVE A FISHING PIER OFF OF THIS POND HERE. THIS IS AN
6:40:50PM EDUCATION OPPORTUNITY AS WELL SO WE ARE LOOKING TO
6:40:52PM PUTTING SOME INFORMATIONAL SIGNAGE EXPLAINING THE FLORIDA
6:40:55PM ECOSYSTEMS, AS WELL AS TRYING TO PUT SOME SIGNAGE AND
6:40:58PM LITTLE PLACARDS ABOUT THE LANDSCAPE BUFFER TO HELP
6:41:00PM IDENTIFY PLANT MATERIAL SO AS ONE STROLLS ALONG THIS
6:41:03PM MEANDERING PATHWAY HAS AN OPPORTUNITY TO LEARN ABOUT
6:41:06PM PLANT MATERIAL.
6:41:10PM >>Leonard "Scotty" Wood III: THE WORD MEANDERING PATHWAY
6:41:12PM THAT YOU JUST MENTIONED THERE'S AN EXISTING SIDEWALK
6:41:15PM RIGHT NOW.
6:41:16PM IS IT THAT WHAT WE ARE TALKING ABOUT?
6:41:17PM >> CORRECT.
6:41:18PM BEING REROUTED AND RERUN.
6:41:20PM IF YOU LOOK ALONG WHERE THE HOUSE IS NOW, THIS MEANDERS
6:41:23PM INTO THE SITE AND WHATNOT.
6:41:28PM WE HAVE ALONG THE MEANDERING PATHWAY, WE HAVE BENCHES AND
6:41:32PM BIKE RACKS AROUND THE PERIMETER SITES.
6:41:36PM THE AMENITY DECK AREAS FOR THE AREAS IN THE COURTYARD
6:41:39PM SHAPE, THESE ARE NEAT SPACES, OUTDOOR SPACES, FIRE PITS,
6:41:47PM TRELLISES.
6:41:49PM WE HAVE SOME ARTIFICIAL TURF AREAS WHICH WE THINK WILL
6:41:52PM MAKE THE GREENING OF THAT ROOF DECK FEEL A LOT MORE
6:41:54PM INTERESTING.
6:41:55PM WE HAVE A DOG PARK TO THE SOUTH, THIS AREA HERE.

6:41:58PM THERE'S A SMALL POCKET PARK OFF OF THIS LOCATION.
6:42:07PM IT'S MORE OF A SERENE PARK.
6:42:09PM IT HAS MORE OF A PAVILION AND SHADE STRUCTURE AS WELL AS
6:42:13PM A CIRCULAR PART, AN OPEN LAWN PLAY AREA.
6:42:17PM >> WHAT'S THE ACREAGE ON THE DOG PARK?
6:42:24PM >> I WOULD HAVE TO DO SOME QUICK MATH AND GET BACK TO
6:42:28PM YOU, IF THAT'S OKAY.

6:42:29PM WHEN WE ARE DONE HERE I CAN GO BACK AND CALCULATE THAT
6:42:31PM FOR YOU.
6:42:32PM I HAVE TO DO AN MEASUREMENT OFF THE TOP OF MY HEAD BUT
6:42:36PM I'LL GET BACK TO YOU, IF I COULD.
6:42:38PM LET'S COME BACK HERE.
6:42:39PM OH, WE HAVE ENHANCED BUFFER PLANTING THROUGHOUT THE
6:42:42PM PERIMETER OF THE SITE.
6:42:44PM WE ARE LANDSCAPING THE MEDIAN SO THIS ENTIRE ROADWAY IS
6:42:47PM BEING RELANDSCAPED WHICH BROUGHT A LOT OF INTEREST TO
6:42:51PM COMPLETE THE STREETScape SENSE.
6:42:53PM WE HAVE SOME ART ELEMENTS THAT ARE IN THE CENTER HERE.
6:42:57PM FOCAL POINT. THERE ARE SOME RED CIRCLES HERE.
6:42:59PM I WILL GO ON TO THE NEXT SLIDE. THERE ARE ENLARGEMENTS
6:43:00PM OF THIS SO YOU CAN SEE IN A LITTLE MORE DETAIL.
6:43:06PM >>Leonard "Scotty" Wood III: BEFORE YOU DO THAT, THE
6:43:07PM PARKING ALONG THE WEST BOUNDARY OF THE SITE SHOWS IT
6:43:12PM BEING PLANTED.
6:43:14PM THE QUESTION THAT I HAVE IS, YOU ALSO HAVE IN YOUR PLANS

6:43:19PM HERE A FIRE DISTRICT PLAN THAT SHOWS THE TURNING RADIUSSES
6:43:24PM ARE SUFFICIENT TO ACCOMMODATE ALL OF ESTERO FIRE DISTRICT
6:43:28PM EQUIPMENT.
6:43:29PM MY QUESTION IS, WHEN THOSE PARKING LOTS ARE CAN THE
6:43:33PM EQUIPMENT MAKE THE TURN?
6:43:35PM >> I WOULD HAVE TO HAVE IF ENGINEER ANSWER THAT QUESTION
6:43:37PM FOR YOU.
6:43:39PM YES, MA'AM?
6:43:40PM >> I HAVE A QUESTION.
6:43:41PM ARE THERE SWIMMING POOLS?
6:43:44PM >> WE HAVE A LARGE RESORT-STYLE POOL HERE IN THE CENTER
6:43:47PM SECTION HERE BETWEEN THESE TWO STRUCTURES.
6:43:50PM SO THAT'S OUR MAJOR POOL ELEMENT AND ENTERTAINMENT SPACE.
6:43:55PM >> DO YOU HAVE A FITNESS AREA?
6:43:59PM >> WE DO NOT HAVE AN ACTIVE FITNESS AREA THERE.
6:44:02PM THESE AREAS LEND THEMSELVES TO THAT.
6:44:04PM THIS IS A VERY LARGE, MULTI-PURPOSE SPACE, SO THAT'S
6:44:10PM WHERE THE ARTIFICIAL TURF AND DECK SPACE, ALONG WITH
6:44:13PM TRELLISES, FOR PEOPLE WHO WANT SHADE.
6:44:16PM >> YOU DON'T HAVE ANY PICKLEBALL?
6:44:19PM >> WE DO NOT.
6:44:21PM NO.
6:44:23PM >> >>Leonard "Scotty" Wood III: ANOTHER QUESTION.
6:44:24PM PART B ON THAT BACK PARKING, IS THERE ANY KIND OF
6:44:28PM EMERGENCY ALERT SYSTEM IN THAT PARKING AREA?

6:44:30PM IN OTHER WORDS, IF SOMEBODY AT 2 A.M. IN THE MORNING AND
6:44:34PM THEY GET ATTACKED BY SOME BAD GUY, IS THERE ANY KIND OF
6:44:37PM EMERGENCY WARNING OR ALARM SYSTEM?

6:44:41PM >> I'LL SPEAK ON BEHALF OF THE TEAM IF I CAN.
6:44:43PM I AM NOT AWARE OF THAT BEING DISCUSSED YET BUT WE CAN
6:44:46PM COME BACK TO THAT. WE ACTUALLY WORKED ON ANOTHER PROJECT
6:44:48PM RECENTLY WHERE THAT WAS DISCUSSED.
6:44:51PM >> THE BLUE LIGHT SYSTEM.
6:44:53PM >> AND OUR IPHONES IN OUR POCKETS AND CELL PHONES WERE
6:44:57PM QUICKER TO RESPOND THAN TRYING TO FIND A BLUE LIGHT.
6:45:00PM BUT I WILL DISCUSS THAT WITH OUR TEAM, IF I CAN.
6:45:05PM >> >>Leonard "Scotty" Wood III: KEEP GOING.
6:45:05PM >> GO ON YOUR OUR NEXT SLIDE.
6:45:08PM THIS SHOWS THE ENHANCED PAVER ENTRANCE FEATURE HERE.
6:45:12PM WE HAVE A SIGNAGE ELEMENT, SPECIMEN PALM TREES
6:45:15PM DELINEATING THE ENTRANCEWAY. THIS IS THAT LARGE MARSH
6:45:18PM AREA, HEAVILY PLANTED, BASICALLY LARGE ECOSYSTEM WITH
6:45:21PM PLANT OF PLANT MATERIALS AND SEASONAL COLOR.
6:45:24PM AND THE WETLAND APPROPRIATE SO THE SPECIES ARE A LITTLE
6:45:26PM DIFFERENT THAN WHAT TYPICAL BUFFER MIGHT BE.
6:45:28PM BUT I THINK THAT'S A REALLY GOOD SPACE.
6:45:32PM OUR BUFFERING ALONG VIA COCONUT IS VERY NICELY DONE WITH
6:45:35PM KIND OF A STAGGERED MEANDERING TREES AND ACCENT PALM,
6:45:41PM THROUGHOUT SOME BENCH OPPORTUNITIES THAT RUNS ACROSS THE
6:45:44PM ENTIRE STRIP HERE. THIS IS OUR FIRST VIEW OF THE

6:45:46PM ENLARGEMENT OF ONE OF THE HORSESHOE COURTYARD.
6:45:50PM THE CENTER AREAS ARE THE FIRE PITS.
6:45:51PM THERE'S SOME TRELIS AREAS OFF TO THE SIDE, CREATING KIND
6:45:58PM OF DIFFERENT SOCIAL OR USER SPACES.
6:46:00PM WE HAVE THE ARTIFICIAL TURF AREA TO THE SIDE HERE AS WELL
6:46:04PM THAT LENDS ITSELF TO MULTI-PURPOSE USE.
6:46:07PM VERY HEAVY BUFFER HERE ALONG THE NORTH AND THE WEST.
6:46:09PM SO WE HAVE EXCEEDED, I BELIEVE IT'S 30 PERCENT ABOVE AND
6:46:13PM BEYOND CODE SO VERY DENSE PLANTING WITH SOLID SHRUB AND
6:46:17PM GROUND COVERS THROUGHOUT.
6:46:18PM HEAVIER PLANTING THAN REQUIRED BUFFER ALONG THE WEST
6:46:21PM BOUNDARY LINE HERE.
6:46:27PM CENTRAL CORE.
6:46:28PM THIS IS THE MAIN ENTRANCEWAY.
6:46:30PM THIS IS ONE STORY BUILDINGS ON BOTH SIDES OF THE
6:46:32PM ENTRANCEWAY.
6:46:32PM THE STRUCTURE BUILDING, THIS ONE TO THE NORTH.
6:46:37PM LARGE ENHANCED PAVEMENT AREA THROUGHOUT.
6:46:41PM ART ELEMENTS, THE LITTLE RED CIRCLES FOR OPPORTUNITIES TO
6:46:44PM INTRODUCE SOME ART AS A FOCAL POINT.
6:46:46PM AGAIN STRONG USE OF PALM TREES TO IDENTIFY THE
6:46:49PM ENTRANCEWAY, FOCAL POINT.
6:46:50PM WE HAVE DONE THAT ACROSS THE SOUTH AND THE NORTH SIDE
6:46:54PM HERE AS WELL.
6:46:55PM AND YOU CAN SEE LARGE VIEW THE ENHANCED MEDIUMS.

6:47:00PM AND THEN THIS IS THE SOUTH QUADRANT.
6:47:02PM THIS IS THE LARGE POND.
6:47:03PM THERE'S THE RESORT STYLE POOL.
6:47:06PM FURNITURE AND CHAIRS OUT THERE.
6:47:09PM FISHING PIER.
6:47:10PM FEATURES AND ELEMENTS FOR WATER QUALITY AS WELL AS
6:47:14PM AESTHETICS.
6:47:15PM DENSE PLANTING.
6:47:16PM OUR GOAL IS TO PLANT IT FROM THE WATERS EDGE ALL THE UP
6:47:20PM TO THE SIDEWALK.
6:47:21PM A CURVE SEGMENT THAT YOU SEE AROUND THE LAKE SO IT'S
6:47:24PM GOING TO FEEL VERY NATURAL.
6:47:25PM AND THE VIEW FROM THE FISHING POND I THINK IS GOING TO BE
6:47:28PM AMAZING LOOK BACK AT THE PLANT AREAS ROUND THE DECK AND
6:47:32PM CREATING A LOT MORE INTEREST.
6:47:33PM AND THEN EACH OF THESE COURTYARD INTERESTS IS THE SAME ON
6:47:36PM EACH OF THE BUILDINGS SO IT'S CONSISTENT.
6:47:39PM >>Leonard "Scotty" Wood III: I HAVE ANOTHER QUESTION.
6:47:40PM I WANT TO FISH AT THAT LITTLE FISHING HUT THERE.
6:47:44PM WHERE DO I PARK?
6:47:46PM I'M PUBLIC NOW.
6:47:46PM >> I THINK YOU PARK AT YOUR HOUSE AND WALK DOWN THE
6:47:54PM STREET.
6:47:57PM >> >>Leonard "Scotty" Wood III: IN THE WEST BAY CLUB.
6:47:58PM [LAUGHTER]

6:47:59PM >> ACTUALLY SINCE THE CENTER OF THE COURT IS PUBLIC HERE,
6:48:06PM THESE AREAS HERE ARE OPEN TO THE PUBLIC SO THIS WOULD BE
6:48:08PM THE AREA WHERE YOU WOULD PARK.
6:48:10PM >> WHAT'S YOUR RATIO OF COVERED AND NOT COVERED SPACE?
6:48:14PM >> I CAN'T ANSWER THAT ONE.
6:48:16PM I WOULD LET MATTHEW PERHAPS ANSWER THAT ONE BETTER THAN I
6:48:19PM COULD.
6:48:19PM SO I COULD ASK HIM TO COME BACK UP.
6:48:21PM >> EXCUSE ME.
6:48:24PM THERE ARE A TOTAL OF 777 PARKING SPACES PROPOSED ON THE
6:48:28PM SITE.
6:48:30PM 4461 OF WHICH IS ON STREET.
6:48:34PM AND THEN THERE ARE 106 SPACES PER BUILDING OF THE LARGER
6:48:41PM BUILDINGS UNDERNEATH THE BUILDINGS THAT ARE PRIVATE
6:48:43PM PARKING.
6:48:43PM >> I WAS REFERRING TO HOW MUCH OPEN SPACE IS THERE?
6:48:51PM >> OH, COMPARED TO --
6:48:54PM >>Leonard "Scotty" Wood III: FOR THE SITE COVERED SPACES.
6:48:56PM >> I THINK THAT WOULD BE AN APPROPRIATE QUESTION FOR OUR
6:48:58PM CIVIL ENGINEER.
6:49:05PM IF THAT'S OKAY.

6:49:06PM >> BRENT ADDISON WITH BANKS ENGINEER.
6:49:13PM CAN YOU REPEAT YOUR QUESTION?
6:49:14PM I DON'T KNOW THAT I UNDERSTAND.
6:49:16PM >> HOW MUCH OPEN SPACE VERSUS COVERED SPACE ON THE ENTIRE

6:49:19PM PROJECT?
6:49:20PM >> WHEN YOU SAY -- OH, COVERED AS IN PAVED AREA.
6:49:24PM >> PERVIOUS.
6:49:28PM >> WE HAVE OPEN SPACE REQUIREMENT.
6:49:30PM WE HAVEN'T GOT INTO THE DETAIL DESIGN ON THIS FROM MY
6:49:34PM SIDE, ON THE CIVIL SIDE.
6:49:36PM I'M SORRY, I DIDN'T UNDERSTAND YOUR QUESTION.
6:49:39PM >>Leonard "Scotty" Wood III: TO ME, COVERED GROUND, NOT
6:49:46PM MUCH OPEN SPACE.
6:49:46PM >> WE DON'T HAVE THE ACTUAL PERVIOUS/IMPERVIOUS BREAKDOWN
6:49:53PM AS OF YET.
6:49:54PM RIGHT NOW THE MASTER CONCEPT PLAN PROPOSES 30% OPEN SPACE
6:49:57PM AND THE OPEN SPACE PLAN THAT WAS SUBMITTED SHOWS SOME
6:50:00PM HATCHED AREAS THAT COULD BE COUNTED TOWARDS THAT.
6:50:06PM BUT WE DON'T HAVE THE LIKE THE DEVELOPMENT ORDER
6:50:09PM CALCULATION YET AS FAR AS IMPERVIOUS AND PERVIOUS CALCS.
6:50:15PM >> >>Leonard "Scotty" Wood III: IT SEEMS THAT IMPERVIOUS
6:50:18PM SPACE IS COVERING A PRETTY GOOD PORTION OF THE PROPERTY
6:50:21PM AND NOT MUCH OPEN SPACE PER SE.
6:50:28PM IF YOU TAKE THE BIRD'S-EYE VIEW THAT YOU HAVE HERE AND
6:50:30PM YOU TAKE THE BUILDING AND YOU TAKE THE PARKING SPACES AND
6:50:33PM YOU TAKE THAT RATIO VERSUS THE ENTIRE SITE, YOU HAVE JUST
6:50:38PM GOT, WHAT, SOME LAKES AND SOME -- YOUR POCKET PARK, AND
6:50:44PM YOUR LINEAR PARK.
6:50:45PM YOU PUT THOSE ALL TOGETHER, AND I WOULD SAY THAT YOU HAVE

6:50:49PM GOT A GREAT MAJORITY OF THE PROPERTY IS COVERED WITH
6:50:54PM IMPERVIOUS MATERIAL RATHER THAN OPEN SPACE.
6:50:58PM >> GREAT QUESTION.
6:51:02PM AS PART OF THE PLANS WE DID SUBMIT AN OPEN SPACE DIAGRAM
6:51:05PM THAT SHOWS THE 30% OF THE SITE IS DESIGNATED AS OPEN
6:51:09PM SPACE.
6:51:09PM THAT'S ARTICULATED ON THAT SPECIFIC DOCUMENT WHICH IS IN
6:51:12PM THE PLANS SUBMITTED BY BANKS ENGINEERING.
6:51:14PM >> WHEN YOU LOOK AT THE PARKING LOTS.
6:51:35PM >> SURE, WE WOULD BE HAPPY TO DO THAT.
6:51:36PM >> IF I COULD REFER TO THE ALD SITE DATA THAT SEEMS TO
6:51:45PM HAVE THE PERVIOUS AND IMPERVIOUS SPACE CALCULATED THERE,
6:51:50PM I DON'T KNOW IF YOU ARE STILL THINKING THAT'S CORRECT.
6:51:59PM WHAT I AM READING IS TOTAL IMPERVIOUS AREA IS ABOUT
6:52:03PM 534,000 SQUARE FEET AND TOTAL PERVIOUS AREA AS 178,000
6:52:08PM SQUARE FEET.
6:52:08PM >> I GOT IT.

6:52:12PM >> 2.8 ACRES IS TOTAL IMPERVIOUS ACCORDING TO THIS.
6:52:22PM >> IF I MAY, MR. CHAIRMAN.
6:52:29PM CERTAINLY WE APPRECIATE THE COMMENTS AND THE QUESTIONS,
6:52:31PM AND THAT'S ACTUALLY THE PURPOSE OF THIS PUBLIC
6:52:34PM INFORMATION MEETING.
6:52:35PM WE WILL TAKE A CLOSE LOOK AT THE PERVIOUS AND IMPERVIOUS
6:52:38PM AND WHEN WE HAVE OUR HEARING, YOU KNOW, WE'LL PROVIDE
6:52:41PM RESPONSE TO THAT AS WELL.

6:52:42PM SO THANK YOU FOR THOSE COMMENTS.
6:52:45PM IF I MAY, MR. ANDREA CAN WRAP UP, HE IS OUR LAST
6:52:51PM PRESENTER AND JUST MAKE BRIEF IN CONCLUSION COMMENTS AND
6:52:54PM CAN ANSWER SPECIFIC QUESTIONS OF THE PUBLIC AND THE
6:52:56PM BOARD.
6:52:57PM THANK YOU, MR. CHAIRMAN.
6:52:57PM >> THANK YOU.
6:53:05PM THIS IS THE SOUTH QUADRANT.
6:53:07PM IT SHOWS THE POCKET PARK OFF TO THE SOUTH END HERE. THIS
6:53:10PM IS THE DOG PARK.
6:53:11PM AGAIN THE FOUNTAIN, WATER, LARGE RESORT STYLE POOL, THE
6:53:18PM COURTYARD AREAS HERE, ANOTHER FILTER MARSH AND HEAVILY
6:53:22PM LANDSCAPED AREAS TO THE SOUTH.
6:53:26PM THIS IS A LIGHT FIXTURE, THE PROFILE SHOWING A PICTURE,
6:53:31PM WE ARE KIND OF DOING A ZERO WHERE IT'S DARK SKY KIND OF
6:53:35PM CONCEPT WHERE YOU CAN'T SEE THE DISTANCE AND IT MAGICALLY
6:53:38PM ILLUMINATES THE GROUND POINT WITHOUT SEEING THE SOURCE OF
6:53:41PM THE FIXTURE. THIS IS A CROSS SECTION THROUGH THE POND
6:53:44PM WHERE THAT PIER STRUCTURE IS SO THIS IS THE WALKWAY ALONG
6:53:48PM VIA COCONUT, BUFFER PLANTING GOING DOWN TO THE WATER'S
6:53:53PM EDGE.
6:53:53PM CROSS SECTION TO THE LAKE.
6:53:55PM THE FOUNTAIN AMENITIES.
6:53:56PM AND ACTUAL RESORT STYLE POOL AND SOME PLANTERS OFF TO THE
6:54:00PM SIDE OF THE POOL AREA.

6:54:02PM >>Leonard "Scotty" Wood III: QUESTION.
6:54:03PM IRRIGATION.
6:54:03PM WILL THE POND BE THE SOURCE OF IRRIGATION OR ARE YOU
6:54:06PM DIGGING WELLS?
6:54:07PM >> I BELIEVE SO.
6:54:08PM WE HAVEN'T FINALIZED IT.
6:54:10PM TYPICALLY OWN PROJECTS LIKE THIS WE DO HAVE A RECHARGE
6:54:13PM WELL TO FILL THE POND AND THEN PULL WATER FROM THE POND
6:54:16PM TO IRRIGATE WITH.
6:54:17PM >>Leonard "Scotty" Wood III: THE ENTIRE PROPERTY WILL BE
6:54:19PM IRRIGATED?
6:54:19PM >> CORRECT.
6:54:21PM >>Leonard "Scotty" Wood III: EVEN THE WEST BOUNDARY?

6:54:22PM >> ALL THE LANDSCAPE NEEDS TO BE IRRIGATED, YES, SIR.
6:54:26PM THIS IS A PLANT PALETTE THAT SHOWS WHAT WE ARE TALKING
6:54:31PM ABOUT.
6:54:31PM MOST OF THESE PLANT MATERIALS ARE NATURALIZED TO SOUTH
6:54:34PM FLORIDA, PERFORM WELL, AND ARE LOW MAINTENANCE CONCEPT.
6:54:38PM AND THEN SOME OF THESE PLANTS ALONG THE BOTTOM, THESE ARE
6:54:42PM MORE OF THE NATIVE SPECIES IN THE WETLAND, SO THE RED
6:54:45PM MAPLE, CYPRESS, GRASSES, THINGS LIKE THAT, THAT WOULD BE
6:54:50PM IN THE WATER.
6:54:51PM THAT CONCLUDES MY PRESENTATION.
6:54:53PM IF YOU HAVE ANY QUESTIONS.
6:54:54PM >> DO YOU HAVE THE LANDSCAPE PLAN ALONG VIA COCONUT?

6:54:59PM >> WE HAVE BEEN IN CONCEPT.
6:55:00PM WE HAVE NOT FULLY VETTED OUT EVERY SHRUB AND TREE AND
6:55:04PM WHATNOT BUT WE DEVELOPED A PLAN THAT EMULATES WHAT'S BEEN
6:55:08PM DONE TO THE NORTH SORRY SO WE ARE TRYING TO HAVE EMULATE
6:55:12PM THAT SAME PALLET FOR THE DESIGN.
6:55:15PM WE LIKE THE IDEA OF BREAKING IT UP AS HAS BEEN DONE WITH
6:55:19PM GROUPS OF SMALL TREES, PALMS, SMALL TREES AGAIN, SO
6:55:23PM CREATE SOME INTEREST.
6:55:23PM WE FOUND IT TO BE TRAFFIC CALMING AND MORE INTERESTING
6:55:27PM WHEN YOU DRIVE THROUGH A VARIETY OF LANDSCAPE SCENES THAN
6:55:29PM JUST ONE CONSTANT LANDSCAPE SCENE WHICH TO THE NORTH AND
6:55:34PM I THINK HAS WORKED OUT WELL.
6:55:36PM THANK YOU.
6:55:36PM >> MEMBERS OF THE BOARD, THAT DOES CONCLUDE OUR FORMAL
6:55:46PM PRESENTATION.
6:55:47PM OF COURSE WE ARE HERE TO ANSWER ADDITIONAL QUESTIONS.
6:55:49PM IF I MAY, MR. CHAIRMAN.
6:55:50PM IF I CAN FIELD A QUESTION I WILL.
6:55:53PM BUT THE WHOLE TEAM IS HERE THIS EVENING TO ANSWER CERTAIN
6:55:56PM SPECIFIC ENGINEERING QUESTIONS, LANDSCAPING, ET CETERA.
6:55:59PM SO WITH THAT, THAT CONCLUDES OUR PRESENTATION.
6:56:03PM AND WE ARE READY FOR QUESTIONS.
6:56:06PM >>Leonard "Scotty" Wood III: I HAVE THE FIRST ONE.
6:56:07PM LET'S TALK ABOUT STORMWATER RETENTION.
6:56:12PM WE HAVE THE STORMWATER VAULTS.

6:56:14PM AND OF COURSE THE LAKE ITSELF.
6:56:17PM I WOULD LIKE TO KNOW HOW 12.28 ACRES OF IMPERVIOUS
6:56:22PM STRUCTURE AND THE STORMWATER, THAT THAT ACREAGE WOULD
6:56:28PM PROVIDE, IS GOING TO BE ACCOMMODATED FOR BY THOSE VAULTS
6:56:31PM AND BY THE LAKE.
6:56:32PM AND I'M THINKING NOW OF A 100-YEAR RAIN EVENT, NOT A
6:56:36PM 25-YEAR RAIN EVENT.
6:56:39PM AS WE BUILD OUR LAND DEVELOPMENT CODE WE ARE LOOKING AT A
6:56:43PM 100 YEAR RAIN EVENT.

6:56:44PM >> BRENT ADDISON AGAIN FOR THE RECORD.
6:56:48PM CONCEPTUALLY WE LOOKED AT THE WATER MANAGEMENT DESIGN FOR
6:56:53PM THIS PROJECT.
6:56:55PM STACY HAD MENTIONED BEFORE -- LET ME SEE IF I CAN FIND
6:56:58PM THOSE.
6:57:18PM STACY MENTIONED BEFORE THERE'S EXISTING WATER MANAGEMENT
6:57:24PM PERMITS FOR THE COUNTY PARK, THE VILLAGE PARK, AND GENOVA
6:57:32PM THAT ACTUALLY DRAIN THROUGH THE PROPERTY AND THAT PERMIT
6:57:34PM ALSO ANTICIPATED WATER FROM THIS PIECE OF PROPERTY TO
6:57:38PM DRAIN A SET AMOUNT TO DISCHARGE WHAT ULTIMATE LIMB GOES
6:57:46PM TO THE WEST, THE SWALE ALONG THE RAILROAD.
6:57:50PM THAT'S CONTAINED OF THE ROUTING FOR THE WALLET.
6:57:52PM WE ARE GOING TO HAVE THE LAKE THAT WAS MENTIONED HERE IN
6:57:55PM THE FRONT.
6:57:56PM THE FILTER MARSH WHICH IS GOING TO PROVIDE STORAGE AS
6:57:58PM WELL AS WATER QUALITY.

6:58:00PM AND THEN IT'S HARD TO SEE IN THIS PICTURE BUT A DARK GRAY
6:58:07PM AREAS HERE ARE UNDERGROUND, UNDERPARKING UNDER THE
6:58:10PM PAVEMENT STORMWATER VAULTS THAT ARE GOING TO PROVIDE THE
6:58:13PM HALF INCH OF DRY PRETREATMENT THAT'S REQUIRED FOR
6:58:16PM COMMERCIAL PROJECTS.
6:58:18PM AND THEN WE ALSO, AGAIN WHEN WE GET INTO THE DETAIL
6:58:24PM DESIGN, ARE ANTICIPATING MAYBE USE VAULTS UNDERNEATH THE
6:58:28PM PARKING THAT'S UNDERNEATH THESE COURTYARD AREAS IN THE
6:58:32PM BUILDINGS.
6:58:34PM SO THERE'S POTENTIAL THAT WE COULD USE ALL THE STORMWATER
6:58:38PM UNDERNEATH EACH OF THESE BUILDINGS WITH THE FILTERED
6:58:45PM MARSH, WITH THE VAULTS IN THE PARKING, AND IN THIS LAKE.
6:58:53PM AND THEN THAT WOULD ALL BE ROUTED AGAIN INTO A PIPE THAT
6:58:57PM GOES TO THE WEST WHICH IS WHERE THE PROJECT CURRENTLY
6:59:01PM DRAINS TODAY.

06:58:58 AND THEN THAT WOULD ALL BE ROUTED AGAIN INTO A PIPE THAT
06:59:10 GOES TO THE WEST WHICH IS WHERE THE PROJECT CURRENTLY DRAINS
06:59:14 TODAY.

06:59:15 >> WHEN I LOOK AT THIS SITE, I SEE STORM WATER RETENTION
06:59:22 ACROSS THE ENTIRE BACK SIDE OF THE PROPERTY IN THE PARKING
06:59:24 LOT.

06:59:26 >> YOU DO?

06:59:27 >> I DO.

06:59:27 WHAT KIND OF GRADING ARE YOU GOING TO HAVE?

06:59:31 >> I MEAN --

06:59:32 >> 100 YEAR, JUST LIKE THE CHAIRMAN SAID.

06:59:35 WITH THE 100-YEAR FLOOD RAIN, YOU'RE GOING TO RETAIN A LOT

06:59:39 OF WATER BEFORE IT SHEDS OFF INTO ANY COLLECTING SITES SO

06:59:46 I'M LOOKING AT SOME DEPRESSED PARKING OVER THERE.

06:59:51 SOME RETENTION WITHIN THE PARKING LOT ITSELF?

06:59:54 >> THERE IS GOING TO BE CATCH BASINS WITHIN THE PARKING LOT
06:59:57 THAT WILL -- THE WATER WILL FLOW ACROSS THE PARKING LOT INTO
06:59:59 THE CATCH BASINS INTO THE PIPES THAT WILL FEED INTO THE
07:00:02 OTHER SYSTEMS.
07:00:04 >> ARE YOU GOING TO HAVE MOST OF THE PARKING LOTS OF THIS
07:00:08 TYPE HAVE RESTRICTERS BEFORE YOU HAVE A FUNNEL FROM THEM?
07:00:13 HAVE YOU LOOKED AT ANYTHING LIKE THAT WITH SOME WATER
07:00:17 RESTRICTERS IN YOUR STORM WATER DRAINAGE?
07:00:22 AND AN ELEVATION CHANGE SO THAT YOUR PARKING LOT IS A LITTLE
07:00:25 LOWER BACK THERE TO PROTECT THE BUILDING ITSELF AND THE
07:00:31 PARKING UNDERNEATH THE BUILDING SO THERE IS LOWER, AND ANY
07:00:35 STORM WATER WILL BE RETAINED WITHIN YOUR PARKING LOT BEFORE
07:00:38 IT WOULD COME INTO THE BUILDING AND PARKING UNDERNEATH THE
07:00:43 BUILDING.
07:00:44 >> ABSOLUTELY.
07:00:45 OBVIOUSLY THE BUILDING WILL BE THE MOST IMPORTANT PART OF
07:00:47 THE SITE THAT WE'RE GOING TO PROTECT.
07:00:49 AND THEN YES.
07:00:50 IN THE GREATER STORM EVENTS THERE WILL BE WATER IN THE
07:00:53 PARKING LOT.
07:00:54 THAT'S HOW IT WOULD BE DESIGNED.
07:00:57 IN SOMETHING OVER THE 25-YEAR EVENT, UP TO THE 100-YEAR
07:01:00 EVENT, WE'D BE -- OUR BUILDING IS GOING TO BE HIGHER THAN
07:01:03 THAT THROUGH THE 100-YEAR EVENT OR FEMA PLUS ONE.
07:01:09 >> Leonard "Scotty" Wood III: JUST LOOKING AT THE
07:01:10 DIFFERENCE.
07:01:11 THE GRADE DIFFERENTIALS HERE.
07:01:13 >> HOW ABOUT THE PRESENCE OF THE RAILROAD ON THE WEST?
07:01:19 IN OTHER WORDS YOU'RE NOT GOING TO HAVE A SIGNIFICANT
07:01:21 DRAINAGE CAPABILITY BECAUSE OF THE RAILROAD DITCH TO THE
07:01:24 WEST.
07:01:24 THERE IS A DITCH BUT IT'S NOT GOING TO HOLD MUCH WATER.
07:01:28 >> THAT'S PART OF THE CONVEYANCE FOR THE SITE.
07:01:31 THAT'S WHERE THE SITE DRAINS TODAY AND THAT'S WHERE GENOVA
07:01:33 AND VIA COCONUT.
07:01:35 >> THE WEST SIDE.
07:01:36 NOT THE EAST SIDE.
07:01:36 >> THE WEST SIDE?
07:01:38 >> YEAH.
07:01:39 ALONG THE RAILROAD.
07:01:40 >> THIS IS EVENTUALLY GOING TO DRAIN TO THE NORTH AND THEN
07:01:45 INTO THE ESTERO RIVER IS THE WAY IT GOES.
07:01:49 PRETTY SURE.
07:01:50 >> WHAT'S THE CONVEYANCE FROM THE PARKING LOT?
07:01:54 >> FROM THE PARKING LOT INTO OUR INTERNAL WATER MANAGEMENT
07:01:57 SYSTEM.
07:01:58 >> THAT'S GOING -- YOU'RE SAYING IT'S GOING UNDER VIA
07:02:00 COCONUT ROAD TO THE OTHER LAKES.

07:02:03 >> NO, SIR.
07:02:03 IN FACT THE OPPOSITE.
07:02:06 GENOVA AND THE COUNTY PARK ARE DRAINING UNDER VIA COCONUT
07:02:10 THROUGH OUR SITE TODAY.
07:02:11 >> OKAY.
07:02:12 >> THERE IS A PIPE RUNNING THROUGH THERE.
07:02:14 AND THEN ANYTHING ON THIS SITE RIGHT NOW IS DRAINING ALSO TO
07:02:19 THE WEST TO THE SWELL ON -- ADJACENT TO THE RAILROAD.
07:02:26 WE'LL CONTINUE THE PATTERN.
07:02:27 WE'RE NOT CHANGING THAT AND THAT'S BEEN PERMITTED ALREADY
07:02:31 FOR THAT FLOW DIRECTION.
07:02:34 IT'S BEEN SET BY THE WATER MANAGEMENT DISTRICT.
07:02:37 OR PERMITTED.
07:02:38 >> THEY DON'T KNOW ABOUT THIS DEVELOPMENT, DO THEY?
07:02:41 AT THIS POINT?
07:02:42 >> WELL, IT WAS ANTICIPATED.
07:02:46 IT WAS ANTICIPATED WHATEVER WAS DEVELOPED ON THIS SITE WOULD
07:02:49 DRAIN INTO THAT SAME PIPE THAT'S ALREADY CONSTRUCTED.
07:02:54 THERE WAS A SET AMOUNT OF RATE, OF FLOW RATE THAT WOULD
07:02:59 HAPPEN.
07:02:59 THEY'LL KNOW ABOUT IT WHEN WE SUBMIT FOR PERMIT.
07:03:02 >> I HAVE A BIG CONCERN ABOUT STORM WATER MANAGEMENT HERE.
07:03:04 >> I THINK WE ALL DO.
07:03:07 WE ALL LIVED HERE AND WE'VE BEEN THROUGH THIS.
07:03:13 YOUR ENGINEERS AT THE VILLAGE ARE ASKING QUESTIONS TOO, AND
07:03:15 THROUGH THIS PART AND THEN THROUGH THE DEVELOPMENT ORDER
07:03:19 PROCESS.
07:03:22 JUST BEFORE I FORGET TO ANSWER THE QUESTION ABOUT YOUR FIRE
07:03:24 TRUCKS, WE WILL -- WE HAVE TO DESIGN THE SITE TO ALLOW FIRE
07:03:29 TRUCKS TO DRIVE THROUGH THE PARKING LOT EVEN IF THE PARKING
07:03:31 LOT IS FULL.
07:03:32 >> THAT'S MY -- YOU HAVE TO ASSUME IT'S FULL.
07:03:35 >> YES, SIR.
07:03:36 >> I NEED SOME CLARITY.
07:03:39 THIS IS A 19.5 ACRE SITE AND WE HAVE BEEN FOCUSED ON 17
07:03:44 ACRES OF IT.
07:03:46 THE NORTHERN SECTION, THE NORTHERN 2.3 ACRES, IT'S NOTED
07:03:51 THAT THAT'S FOR FUTURE COMMERCIAL DEVELOPMENT OR FOR A
07:03:55 HOTEL.
07:03:56 WE HEARD NOTHING IN ANY OF THE PRESENTATIONS ABOUT THAT.
07:03:59 THAT'S POINT NUMBER ONE.
07:04:01 AND POINT NUMBER TWO, IN YOUR OPEN SPACE CALCULATION, YOUR
07:04:06 INCLUDING THAT 2.3 ACRES.
07:04:11 >> SURE.
07:04:11 THANK YOU, MR. GARGANO.
07:04:13 ON THE OPEN SPACE CALCULATION, I THINK THE TEAM WILL GET
07:04:17 TOGETHER CERTAINLY AND REFINE THE CALCULATIONS AND PRESENT
07:04:21 THAT INCLUDING THE PERVIOUS AND IMPERVIOUS RATIO.

07:04:24 SO I APPRECIATE THAT QUESTION AND WE'RE GOING TO CLARIFY
07:04:27 THAT INFORMATION SO THAT THAT'S CLEAR.
07:04:29 IN FACT FOR THE NEXT PRESENTATION WE'LL INCLUDE A SLIDE WITH
07:04:33 THAT BREAK DOWN FOR YOUR BENEFIT AND FOR EVERYONE'S BENEFIT.
07:04:36 SO I'LL TAKE THAT QUESTION BACK, IF I MAY.
07:04:40 I DO WANT TO SPEAK ABOUT THE 2.3 ACRE TO THE NORTH.
07:04:45 SO AS YOU CAN SEE ON THE MASTER CONCEPT PLAN, WE'RE TALKING
07:04:50 ABOUT THIS 2.3 ACRE TRACT HERE WHICH WE DESIGNATED AS FUTURE
07:04:56 DEVELOPMENT AND THIS SPECIFIC TRACT THAT I THINK YOU CAN SEE
07:05:03 HERE -- I'M HAVING A HARD TIME SEEING IT MYSELF.
07:05:05 I BELIEVE THIS SAYS THE 124-ROOM HOTEL WHERE AN ADDITIONAL
07:05:10 APPROXIMATELY 30,000 SQUARE FEET OF COMMERCIAL SPACE.
07:05:13 SO THE SPECIFICS OF THE SITE PLANNING FOR THAT SPECIFIC
07:05:17 TRACT HAVE NOT BEEN DONE YET AND WILL BE DONE AT A LATER
07:05:20 TIME.
07:05:21 THE IMPORTANT POINT THAT I WANT TO MAKE IS THIS TRACT AND
07:05:25 THE CLIENTS ARE WILLING TO CONDITION THAT TRACT FOR
07:05:29 COMMERCIAL DEVELOPMENT ONLY.
07:05:30 SO IT WILL NOT BE -- SO THE PROPOSAL WOULD BOW THAT AS
07:05:36 A -- BE THAT AS A CONDITION OF APPROVAL FOR THE OVERALL 19.5
07:05:40 ACRE SITE, THAT 2.3 ACRE TRACT WILL BE DESIGNATED AS
07:05:45 COMMERCIAL DEVELOPMENT.
07:05:46 THE 30,000 SQUARE FEET OF COMMERCIAL OR THE -- OR EXCUSE ME.
07:05:51 RETAIL IN OFFICE OR 124-ROOM HOTEL.
07:05:54 SO IN OTHER WORDS ADDITIONAL RESIDENTIAL UNITS CAN NOT BE
07:05:58 APPLIED FOR LATER ON THAT SPECIFIC TRACT.
07:06:01 BUT THE DETAILS OF THAT WILL BE THROUGH LATER PROCESS.
07:06:08 >> Anthony Gargano: AND JUST A QUESTIONARY NOTE.
07:06:09 AGAIN, IN THE CALCULATION, THAT 2.3 IS INCLUDED?
07:06:14 AND RIGHT NOW IT'S OPEN?
07:06:18 SO YOU'RE PAINTING YOURSELF INTO A CORNER.
07:06:21 >> SURE.
07:06:22 I DON'T BELIEVE THAT THE OPEN SPACE -- WELL, LIKE I
07:06:25 MENTIONED, LET ME CLARIFY THAT AND SPECIFICALLY MAKE SURE WE
07:06:29 INCLUDE THAT THE INTENT IS NOT TO COUNT THAT AS OPEN SPACE.
07:06:33 THE INTENT IS THAT THE SPECIFIC SITE PLANNING OF THAT WILL
07:06:36 OCCUR WITH A -- WITH, YOU KNOW, A BREAKDOWN OF THE
07:06:41 COMMERCIAL BUILDING AREA THERE AND THEN THE REQUISITE 30%
07:06:45 OPEN SPACE REQUIREMENTS FOR COMMERCIAL.
07:06:48 THAT AGAIN IS SOMETHING THE TEAM WILL LOOK AT AND PRESENT A
07:06:51 DETAILED SLIDE.
07:06:51 THANK YOU FOR THE QUESTION.
07:06:54 >> I HAVE ANOTHER QUESTION.
07:06:55 WHAT'S YOUR MIX OF STUDIO ONE BEDROOM, TWO BEDROOM AND THREE
07:07:01 BEDROOM.
07:07:02 >> I HAVE A CHART FOR THAT.
07:07:03 ONE MOMENT.
07:07:23 SO THE MIX IS ONE BEDROOM UNITS.

07:07:26 THE PROPOSAL IS 73 ONE-BEDROOM UNITS.
07:07:35 206 TWO-BEDROOM UNITS AND 103 THREE-BEDROOM UNITS.
07:07:42 >> I'D MAKE ANOTHER COMMENT.
07:07:44 >> YES, SIR.
07:07:44 >> I'M HUNG UP ON MY EARLIER QUESTION ABOUT THE PARKING AND
07:07:49 I THINK THE PARKING SITUATION IS BEING UNDERESTIMATED.
07:07:55 >> APPRECIATE THE COMMENT.
07:07:56 IF I MAY, AND AGAIN -- EXCUSE ME.
07:08:03 I'LL GRAB THE FULL FILE HERE.
07:08:05 THERE IS A COUPLE POINTS I DID WANT TO MAKE ABOUT THE
07:08:08 PARKING REQUESTED DEVIATION WHICH AGAIN WE APPRECIATE THE
07:08:14 FEEDBACK WITH RESPECT TO THAT DEVIATION.
07:08:16 SO A COUPLE COMMENTS.
07:08:18 FIRST OF ALL, THE REQUESTED DEVIATION DOES INCLUDE
07:08:24 APPROXIMATELY 12% TO 15% OF A REDUCTION FOR THE ON-SITE
07:08:28 PARKING.
07:08:29 POINTS OF CLARIFICATION, FIRST OF ALL, WITH RESPECT TO THE
07:08:33 RESIDENTIAL PROPOSED USES ON THE PROPERTY, THAT'S FULLY
07:08:37 PARKING.
07:08:37 SO THE CODE REQUIRES TWO PARKING SPACES PER UNIT AND I JUST
07:08:43 MENTIONED THE MIX OF THE UNITS.
07:08:44 THE CODE DOES NOT DISTINGUISH LESS OR EXTRA SPACES PER UNIT.
07:08:51 SO EACH OF THOSE ARE PARKED AT CODE WHICH IS TWO SPACES PER
07:08:54 UNIT.
07:08:55 INTERESTINGLY ENOUGH, SO IT WAS MENTIONED THAT THE PROPOSALS
07:09:00 FOR THE ESTERO PLANNED DEVELOPMENT ZONING DISTRICT.
07:09:03 I DID WANT TO POINT OUT SOME LANGUAGE FROM THE TIER 3
07:09:09 STANDARD SO THE PROPOSAL IS FOR THIS TO BE A TIER 3 PROJECT
07:09:12 AND SPECIFICALLY THERE ARE TIER 3 INCENTIVE OFFERS LISTED IN
07:09:17 THAT.
07:09:17 ONE THAT SPECIFICALLY ADDRESSED AND IN FACT ENCOURAGES
07:09:22 REQUESTS FOR DEVIATIONS FOR ON-SITE PARKING.
07:09:25 AND IT ALLOCATES A MEDIUM TO HIGH VALUE SO THERE IS LOW
07:09:30 VALUE, MEDIUM VALUE, HIGH VALUE IN THE INCENTIVE OFFERS AND
07:09:34 THIS IS SUBSECTION 2 I'M READING FROM, SECTION 33-518 OF THE
07:09:40 ESTERO PLANNING AND DEVELOPMENT ORDINANCE AND IT READS
07:09:43 DEVELOPMENT PLANS WITH DEVIATION REQUESTS -- EXCUSE ME.
07:09:48 DIFFERENT CRITERIA AND DIFFERENT GUIDELINES, THINGS THAT IN
07:09:54 THIS DISTRICT, IT'S DESIRED TO BE SEEN SO THAT INCLUDES
07:09:59 DEVELOPMENT PLANS WITH DEVIATION REQUESTS FOR REDUCE ON-SITE
07:10:02 PARKING LEVELS ACCOMPANIED BY PLAN S FOR CENTRALIZED
07:10:07 STRUCTURED PARKING FACILITIES ESPECIALLY IN NON-RESIDENTIAL
07:10:10 AREAS WILL BE VIEWED AS HIGH VALUE OFFERS.
07:10:12 SOME PLANS MAY INCLUDE REQUEST FOR DEVIATION TO REQUEST THE
07:10:16 NUMBER OF ON-SITE PARKING REQUIREMENTS.
07:10:19 SO THE PURPOSE OF CLARIFYING AND THIS IS SOMETHING THAT WE
07:10:21 WORKED CAREFULLY ON WITH RESPECT TO THE MATH AND MIX OF THE
07:10:28 RESIDENTIAL VERSUS THE COMMERCIAL.

07:10:29 EVERY SINGLE UNIT PROPOSED ON THE RESIDENTIAL SIDE IS TWO
07:10:34 SPACES PER UNIT.
07:10:35 THE REDUCTION IS FOR THE COMMERCIAL USES WHERE IT'S
07:10:41 REQUESTED FOR THE COMMERCIAL USES BASED ON THE CODE LANGUAGE
07:10:44 AND THE MIX OF USES AS WELL AS THE INTERNAL CAPTURE FOR
07:10:48 HAVING A MIXED USE DEVELOPMENT.
07:10:50 DIFFERENT PEAK HOUR TIMES, ET CETERA, ONE THE SITE.
07:10:53 THAT'S THE THINKING BEHIND THAT REQUEST.
07:10:55 I WANTED TO PROVIDE THAT CODE CONTEXT AS WELL.
07:10:59 >> SPEAKING OF -- I'M SORRY.
07:11:00 JUST TO FINISH THE POINT.
07:11:01 SPEAKING OF CONTEXT, MY CONCERN IS THAT YOUR PROPOSED MAIN
07:11:08 STREET BECOMES A MAIN STREET BOTTLENECK.
07:11:12 THAT'S THE ISSUE.
07:11:13 >> OKAY.
07:11:13 APPRECIATE THAT.
07:11:15 >> I HAD A CONCERN ABOUT, LIKE SCOTTY MENTIONED, GOING TO GO
07:11:20 FISHING AT THIS PLACE.
07:11:22 YOU HAVE A PUBLIC DOG PARK.
07:11:25 PUBLIC SEVERAL THINGS.
07:11:26 WILL PEOPLE DRIVE THEIR CARS INTO THE MAIN STREET AND THEN
07:11:31 TRY TO PARK THERE?
07:11:33 I'M WORRIED THAT MANY OF THEM WILL NOT FIND A SPACE AND
07:11:37 YOU'LL SEE PEOPLE PARKING ALONG VIA COCONUT AND THAT'S VERY
07:11:41 BAD AS IT IS NOW.
07:11:43 I'VE SEEN LINEUPS OF CAR.
07:11:47 WHEN YOU GET ALL THE RESIDENTS AND TRAFFIC THAT ARE GOING TO
07:11:50 COME THERE AS A RESULT OF YOUR DEVELOPMENT, WHAT HAPPENS?
07:11:53 YOU HAVE TO HAVE ADEQUATE PARKING OFF STREET.
07:11:57 >> ABSOLUTELY.
07:11:58 AND THE CONCEPT AND THE LAYOUT ON THIS MASTER CONCEPT PLAN
07:12:02 UP ON THE SCREEN IS, YOU KNOW, IT'S TO ACCOMMODATE EXACTLY
07:12:07 THAT.
07:12:08 SOMEBODY THAT WANTS TO COME FISHING WHICH IS GREAT AND
07:12:10 THAT'S PART OF WHAT WE'RE SO EXCITED ABOUT ABOUT THIS
07:12:13 PROJECT IS INCORPORATING THE PUBLIC BENEFITS.
07:12:15 THERE ARE OPTIONS, ALBEIT FEW ON THE ON-STREET PARKING AND
07:12:22 PARALLEL PARKING ON MAIN STREET.
07:12:24 IT'S ANTICIPATED SOMEONE WOULD PARK HERE IN THE BACK AREA
07:12:29 AND --
07:12:30 >> A HALF MILE WALK.
07:12:32 >> AND THEY CAN WALK TO THAT.
07:12:33 AGAIN I APPRECIATE THE FEEDBACK.
07:12:36 I THINK IT'S SOMETHING THAT, YOU KNOW, THE TEAM WILL LOOK
07:12:39 CLOSELY AT AND WE'LL PREPARE AGAIN SOME SORT OF SLIDE OR
07:12:43 DEMONSTRATION THAT CONTEMPLATES THAT SCENARIO.
07:12:50 WE'LL THINK ABOUT THAT AND GET BACK TO YOU.
07:12:52 >> I HAVE A QUESTION.

07:12:53 I WANT TO TALK A LITTLE BIT ABOUT THE NEIGHBORS TO THE NORTH
07:12:56 AND THE NEIGHBORS TO THE EAST.

07:12:58 >> YES, SIR.

07:12:58 >> THIS DEVELOPMENT IS ESSENTIALLY A TRANSITION BETWEEN
07:13:03 RESIDENTIAL AREA, WHICH IS SIX, SEVEN SINGLE FAMILY HOMES TO
07:13:10 THE NORTH AND THE GENOVA DEVELOPMENT TO THE EAST.

07:13:16 YET IT IS PART OF THE SO-CALLED TOWN CENTER THAT HAS BEEN
07:13:18 CREATED, BUT IT'S BEEN MY EXPERIENCE IN PLANNING, CITY
07:13:24 PLANNING THAT TRANSITION PROPERTIES SUCH AS THIS GENERALLY
07:13:27 DON'T TRY TO ACHIEVE THE SAME OVERALL MASSING AND DENSITIES
07:13:34 AND CROWDING THAT YOU SEE IN THE CENTER OF THE TOWN CENTER.
07:13:39 AND THAT YOU TRY AND MAKE A BRIDGE BETWEEN THE RESIDENTIAL
07:13:42 AREA AND THE CENTER OF TOWN, IF YOU WILL.

07:13:45 SO THAT'S REALLY KIND OF THE INTENT OF THAT TOWN CENTER.
07:13:50 CONCEPT.

07:13:51 IT'S HARD TO ENUMERATE IT, I THINK, ON THE PRINTED PAGE.

07:13:55 IT'S BETTER TO JUST TRY AND DESCRIBE IT, THAT A TRANSITIONAL
07:14:00 PROPERTY IS NOT QUITE AS BUSY OR DENSE AS SOMETHING IN THE
07:14:05 CENTER OF TOWN.

07:14:08 SO I THINK YOU REALLY NEED TO THINK ABOUT THAT IN YOUR NEXT
07:14:12 ITERATION OF THIS.

07:14:14 I THINK IT'S IMPORTANT.

07:14:16 >> THANK YOU.

07:14:17 WE CERTAINLY WILL THINK ABOUT THAT.

07:14:18 AND AGAIN IN THIS TIER 3 PROPOSAL, THE REQUEST IS FOR THE
07:14:23 16.9 UNITS AN ACRE ON THE 15 TO 20 SCALE.

07:14:27 WITH RESPECT TO THE RESIDENTIAL TO THE NORTH AND JUST TO
07:14:29 FURTHER CLARIFY THE COMMENTS I MADE ABOUT THE FUTURE
07:14:32 DEVELOPMENT TRACT, THE 2.3 ACRES, PART OF THE -- I THINK YOU
07:14:36 MAKE A VERY NICE POINT, MR. CHAIRMAN, WITH RESPECT TO THIS
07:14:41 BEING TRANSITIONAL.

07:14:42 PART OF THE LACK OF DETAIL SO TO SPEAK WITH RESPECT TO THAT
07:14:45 NORTHERN TRACT IS JUST A MARKET TIMING ISSUE WITH THE
07:14:48 POTENTIAL FOR REDEVELOPMENT ON THAT CORNER.

07:14:51 AND CERTAINLY IT'S RIGHT FOR SOME SORT OF COMMERCIAL USES ON
07:14:57 THE CORNER AT CORKSCREW AND VIA COCONUT BUT TIME WILL TELL
07:15:03 WITH HOW THAT POTENTIALLY REDEVELOPS.

07:15:06 >> ANOTHER THING ABOUT THAT IS WHERE HAPPY HOLLOW LANE WHERE
07:15:09 THE HOUSES ARE, AS IT COMES INTO YOUR STREET, I THINK THERE
07:15:14 SHOULD BE AN EMERGENCY ACCESS OF STREET SO THAT FIRE TRUCKS
07:15:17 CAN GO THROUGH AND HAVE ACCESS TO BOTH PROJECTS RATHER THAN
07:15:21 JUST HAVE IT BLOCKED OFF THERE.

07:15:26 >> THANK YOU.

07:15:26 APPRECIATE THE COMMENT AND I'LL SPEAK WITH THE ENGINEER
07:15:29 ABOUT THAT.

07:15:30 >> ONE OTHER ONE WHILE WE'RE THERE.

07:15:32 THERE IS A TRASH COMPACTER LOCATED THERE.

07:15:35 >> YES.

07:15:36 >> I'M THINKING ABOUT -- I LIVE IN THE SINGLE FAMILY UNIT
07:15:39 IMMEDIATELY TO THE NORTH.
07:15:40 AM I GOING TO HEAR THAT TRASH COMPACTER ALL DAY LONG?
07:15:46 >> GOOD QUESTION AND SOMETHING THAT, YOU KNOW, WE'LL PROVIDE
07:15:50 MORE FEEDBACK ON NEXT TIME.
07:15:51 I UNDERSTAND THE PROXIMITY THERE.
07:15:55 OUR POSITION, I BELIEVE ON THAT, STACEY MENTIONED THE
07:16:01 DEVIATION RELATING TO THE BUFFER THERE.
07:16:03 WE'LL PROVIDE SOME MORE INFORMATION WITH RESPECT TO NOISE
07:16:07 LEVELS, ET CETERA, FROM TRASH COMPACTER AND POTENTIAL
07:16:12 EFFECTS ON THOSE IMMEDIATELY ADJACENT PROPERTIES.
07:16:15 >> THANK YOU.
07:16:17 ANYONE ELSE?
07:16:21 OKAY.
07:16:21 MARY, BEFORE I CALL FOR PUBLIC COMMENT.
07:16:25 >> Mary Gibbs: I WAS GOING TO SAY, IT'S A PUBLIC INFORMATION
07:16:28 MEETING SO THE POINT IS TO SEE IF THE PUBLIC HAS COMMENTS OR
07:16:32 QUESTIONS.
07:16:32 I DON'T HAVE ANY SPEAKER CARDS SO THEY'LL HAVE TO FILL THEM
07:16:35 OUT.
07:16:40 >> Leonard Scotty Wood III: I'LL CALL FOR PUBLIC COMMENT.
07:16:41 INTRODUCE YOURSELF AND WHERE YOU LIVE AND HOLD YOURSELF TO
07:16:43 FIVE MINUTES.
07:16:45 THEN FILL OUT A CARD LATER ON.
07:16:49 COME ON UP, JIM.
07:16:54 >> MY NAME IS JIM WALLACE.
07:16:56 I'M A RESIDENT OF GENOVA.
07:16:58 AND I ONLY HAVE A COUPLE OF -- TWO QUESTIONS REALLY.
07:17:04 EXCUSE MY COLD.
07:17:07 THE FIRST IS AS THE APPLICANT HAS STATED, THE STORM WATER
07:17:14 OUTFLOW FROM GENOVA TRAVELS INTO THE PARK UNDER U.S. 41 AND
07:17:19 THROUGH THIS DEVELOPMENT. AND I HAVE ONLY ONE CONCERN AS
07:17:26 THAT AS WE HAVE SEEN WITH FOUNTAIN LAKES AND MARSH LANDING,
07:17:31 IF THE OUTFALL AREA, WHICH IS -- RUNS THROUGH THAT, BETWEEN
07:17:41 THOSE TWO IS NOT PROPERLY MAINTAINED, THEN YOU GET THAT BACK
07:17:45 FLOW.
07:17:45 THE BACKUP INTO -- AS (INAUDIBLE) EXPERIENCED IN 2005.
07:17:53 SO I -- ONE QUESTION THAT I AM CONCERNED ABOUT IS THE STORM
07:18:00 WATER MANAGEMENT UNDERGROUND RUNNING THROUGH THE SITE?
07:18:09 AND IT THERE IS A PERPETUAL MAINTENANCE AGREEMENT SINCE
07:18:12 WE'RE GOING TO BE INCREASING THE AMOUNT OF WATER FLOWING
07:18:15 DOWN THROUGH THE RAILROAD EASEMENT, IS THERE A PERPETUAL
07:18:19 MAINTENANCE EASEMENT FOR THE RAILWAY EASEMENT IN TERMS OF,
07:18:25 WE ALL KNOW WHAT IT IS WHEN THE LITERALS BUILD UP IN THE
07:18:30 RETENTION AREAS IN THE FLOW AREAS.
07:18:33 THE WATER JUST DOESN'T MAKE IT TO THE OTHER END QUICK ENOUGH
07:18:38 TO ALLOW FOR THE DOWNFALL OF THE STORM WATER DRAINAGE COMING
07:18:43 IN.

07:18:48 MY SECOND QUESTION IS IN REFERENCE TO SOMETHING MENTIONED AS
07:18:53 FAR AS ON-STREET PARKING.

07:18:54 I WAS VERY INVOLVED IN THE DISCUSSIONS ON THE VILLAGE CENTER
07:19:01 COMPREHENSIVE PLAN OR LAND USE PLAN.

07:19:04 THE ON-STREET PARKING, AS I UNDERSTAND IT NOW AND UNDERSTOOD
07:19:08 IT WAS INTENDED TO MEAN THE ON-STREET PARKING PARTICULARLY
07:19:13 MOST COMMONLY THE PARALLEL ON-STREET PARKING OR ANGLE
07:19:18 ON-STREET PARKING ON MAIN ROADS.

07:19:23 MY QUESTION IS WHEN DOES A ROAD WITH PARKING ON BOTH SIDES
07:19:28 BECOME A PARKING LOT?

07:19:32 AND THE INTENTION OF ON-STREET PARKING WAS NOT THAT THE
07:19:36 DRIVEWAY BETWEEN -- IN A PARKING LOT BECOMES A ROAD AND THAT
07:19:40 THEN DEFINES THAT AS ON-STREET PARKING.

07:19:43 MY UNDERSTANDING OF ON-STREET PARKING IS EXACTLY WHAT I
07:19:46 THINK IT WAS INTENDED TO BE.

07:19:47 THAT'S PARKING AT THE SIDE OF A MAIN ROAD TO ACCOMMODATE
07:19:52 RETAIL, ET CETERA.

07:19:53 SO IS THERE A LOST OPPORTUNITY HERE FOR THE RETAILERS?

07:19:57 I HAVE A BIT OF A DIFFICULTY IN MY MIND.

07:20:00 I HAVE THE SAME PERHAPS CONCERNS THAT YOU DO, CHAIRMAN WOOD,
07:20:05 ABOUT PEOPLE PARKING IN A PARKING LOT WALKING AROUND TO THE
07:20:08 RETAIL, YOU KNOW, TO THE FRONT OF THE RETAILER OR HOWEVER
07:20:11 THEY ACCESS THE RETAIL.

07:20:14 THE CONCEPT IS A GREAT CONCEPT.

07:20:15 I REALLY LIKE THE FEEL AND EVERYTHING ELSE AND WHAT THEY'RE
07:20:19 TRYING TO DO.

07:20:20 BUT I DO HAVE SOME CONCERNS WHEN WE START TAKING INCENTIVES
07:20:26 OR DEVIATIONS THAT ARE ALLOWED FOR WHAT WAS INTENDED AS
07:20:29 ON-STREET PARKING AND APPLIES IT TO SOMETHING -- APPLYING IT
07:20:32 TO SOMETHING THAT IS REALLY A PARKING LOT OR VARIETY OF
07:20:34 PARKING LOTS.

07:20:35 THOSE ARE MY TWO COMMENTS AND CONCERNS.

07:20:38 >> Leonard "Scotty" Wood III: THANK YOU.

07:20:40 ANYONE ELSE?

07:20:53 >> HI.

07:20:53 I'M BILL.

07:20:54 I LIVE IN GENOVA.

07:20:56 THANKS FOR THE OPPORTUNITY TO ADDRESS THE COUNSEL.

07:20:59 IN REVIEWING THE PLAN, AND I'M NOT FAMILIAR WITH THE OVERALL
07:21:04 PLAN FOR THE VILLAGE OF ESTERO.

07:21:06 HOPEFULLY I'LL BE MORE FAMILIAR WITH IT ONE DAY.

07:21:09 I DID HAVE AN OPPORTUNITY TO LOOK AT SOME OF THE TIER
07:21:13 DESIGNATIONS AND DEVIATIONS BEING REQUESTED.

07:21:16 AND I KNOW THAT THE NEIGHBORHOOD THAT WE LIVE IN HAD SEVERAL
07:21:20 DEVIATIONS IN IT WHICH INCREASED ITS CHARM WITH NARROWER
07:21:28 STREETS AND FEWER PARKING SPACES AND WHAT HAVE YOU.

07:21:30 WHILE IT'S VERY ATTRACTIVE, WHAT YOU MISS IS WHAT HAPPENS
07:21:34 ONCE IT'S POPULATED.

07:21:36 THE FACT THAT WE HAVE FEWER PARKING SPOTS IS A PROBLEM.
07:21:39 THE FACT THAT THINGS ARE MORE COMPRESSED AND CONDENSED
07:21:43 WITHIN THE NEIGHBORHOOD ALSO CREATES PROBLEMS.
07:21:47 NOT TO MENTION WHAT HAPPENS ON THE STREETS.
07:21:48 WE DON'T HAVE THAT MUCH TRAFFIC AND WE'RE NOT DEALING WITH
07:21:52 660 CARS PLUS RETAIL IN OUR NEIGHBORHOOD.
07:21:56 SO TO GIVE YOU ONE EXAMPLE, WHEN YOU COMPRESS SPACES IN A
07:22:03 NEIGHBORHOOD, FUNCTIONALITY OF CERTAIN ITEMS GO OUT THE
07:22:08 WINDOW.
07:22:10 FOR EXAMPLE, WE HAVE TRASH DUMPSTERS YOU CAN'T USE BECAUSE
07:22:14 THE TRASH TRUCKS CAN'T GET INTO THEM TO LIFT THE GARBAGE
07:22:18 DUMPSTERS.
07:22:18 SO THEY HAVE TO BE ROLLED IN AND OUT INTO THE STREET SO THE
07:22:21 TRASH TRUCKS CAN PICK THEM UP AND TAKE THEM OUT.
07:22:24 WELL, WHILE IT'S VERY CHARMING TO HAVE A NEIGHBORHOOD THAT'S
07:22:27 COMPRESSED LIKE THAT, UNLESS YOU SEE WHAT THE LIVEABILITY
07:22:30 ASPECTS ARE AND YOU VISUALIZE IT MUCH LIKE MR. GARGANO WAS
07:22:35 TALKING ABOUT RATHER THAN TRYING TO LOOK AT IT ON A BLUE
07:22:39 PRINT, HOW IS IT GOING TO BE LIVED?
07:22:40 HOW ARE PEOPLE GOING TO COMMUTE IN AND OUT?
07:22:44 I MEAN, THIS NEIGHBORHOOD I WOULD ANTICIPATE BEING PROBABLY
07:22:48 NOT FAMILIES.
07:22:50 THERE IS NO AMENITIES FOR FAMILIES.
07:22:52 THE UNITS PROBABLY ARE NOT DESIGNED FOR THEM.
07:22:56 MAYBE EMPTY NESTERS OR, YOU KNOW, MAYBE YOUNG WORKING
07:23:00 INDIVIDUALS.
07:23:02 THEY ALL GO TO WORK AND I CAN'T IMAGINE 660 CARS DUMPING OUT
07:23:07 ON TO VIA COCONUT AT 7:30 IN THE MORNING.
07:23:12 THAT IS A CONCERN FOR ME.
07:23:15 I KNOW THAT YOU'VE GOT STANDARDS FOR TIER 3 WHICH, AGAIN, I
07:23:20 DON'T UNDERSTAND EXACTLY WHAT THAT MEANS BUT THEY'RE ASKING
07:23:22 FOR DEVIATIONS OF 12, 13, 15% TO INCREASE THE DENSITY AND
07:23:30 WHILE I DON'T KNOW THESE FOLKS.
07:23:32 THEY SEEM LIKE GREAT PEOPLE.
07:23:33 THEIR JOB REALLY IS TO SQUEEZE EVERY NICKEL OUT OF EVERY
07:23:38 INCH OF DIRT THEY CAN AND MOVE ON.
07:23:39 THEY'RE DOING THAT FOR THEIR INVESTORS AND THAT'S WHAT THEY
07:23:42 DO.
07:23:43 I KIND OF APPLAUD THEM FOR DOING THAT.
07:23:46 BUT WHEN THEY LEAVE, WE LIVE WITH IT AND THAT'S WHERE WE
07:23:51 HOPE THAT AND COUNT ON YOU LOOKING AT THE AFTERMATH OR THE
07:23:57 MEANS OF THE CONSTRUCTION.
07:24:01 I FOLLOWED SOME OF THE COMMENTS MADE.
07:24:03 I THINK YOU GUYS ARE RIGHT ON TRACK.
07:24:05 I THINK THERE IS NOT ENOUGH PARKING SPOTS OR TOO MANY UNITS.
07:24:09 THERE IS AN IMBALANCE THERE THAT CONCERNS ME BASED ON WHAT
07:24:13 WE HAVE GONE THROUGH PERSONALLY ACROSS THE STREET.
07:24:16 SO I APPRECIATE YOU ALLOWING ME TO MAKE A COMMENT.

07:24:20 THANK YOU.
07:24:22 >> Leonard "Scotty" Wood III: THANK YOU.
07:24:23 >> Mary Gibbs: IF WE CAN GET YOU TO FILL OUT A SPEAKER CARD.
07:24:25 [APPLAUSE]
07:24:32 >> Leonard "Scotty" Wood III: ANYONE ELSE?
07:24:34 YES.
07:24:35 GO AHEAD.
07:24:35 PLEASE.
07:24:36 COME ON UP.
07:24:46 >> GOOD EVENING.
07:24:48 MY NAME IS PAUL BENNETT.
07:24:49 I ALSO LIVE IN GENOVA.
07:24:52 MY QUESTION IS A PROCEDURAL ONE ABOUT WHEN THEY SAY MAYBE A
07:24:55 HOTEL, MAY NOT BE A HOTEL.
07:24:59 IF YOUR COUNCIL APPROVES IT, WILL YOU HAVE THAT QUESTION
07:25:04 ANSWERED AHEAD OF TIME OR CAN YOU MAKE THEM COME BACK TO YOU
07:25:07 BEFORE THEY MAKE A DECISION TO MAKE IT A HOTEL?
07:25:10 >> Leonard Scotty Wood III: IT WOULD PROBABLY COME BACK TO
07:25:11 US.
07:25:13 >> Mary Gibbs: WE DON'T REALLY KNOW, BUT I THINK WHEN IT
07:25:16 GETS TO COUNCIL, JUST -- IF I CAN JUST MENTION WHAT HAPPENS
07:25:20 ON ANOTHER CASE, THE STOCK PROJECT, IT HAD A MULTIPLE CHOICE
07:25:27 MINI-WAREHOUSE OR A HOTEL AND THE COUNCIL SAID WE DON'T WANT
07:25:32 AN EITHER OR.
07:25:33 WE WANT ONE USE.
07:25:34 SO WHEN THEY'RE COMING BACK NEXT WEEK TO THE COUNCIL, THEY
07:25:37 CHANGE THAT TO JUST HAVE ONE USE.
07:25:40 WE DON'T REALLY KNOW, YOU KNOW, AT THIS POINT WE JUST
07:25:44 STARTED THE STAFF REVIEW.
07:25:45 IT'S NOT SUFFICIENT.
07:25:46 SO WE'LL HAVE TO LOOK AT THAT IN MORE DETAIL AND WHEN IT
07:25:50 GETS TO -- COMES BACK TO PLANNING AND ZONING BOARD FOR A
07:25:53 PUBLIC HEARING AND RECOMMENDATION OF COUNCIL, THEY MAY WANT
07:25:57 TO TALK ABOUT THE -- WHAT WOULD BE THE APPROPRIATE USES FOR
07:26:00 THOSE PARCELS.
07:26:01 IT'S JUST HARD TO SAY AT THIS POINT I THINK.
07:26:04 >> THANK YOU.
07:26:04 DOES THE COUNCIL, IF THEY DO GO THE HOTEL ROUTE, DO YOU FIND
07:26:09 OUT FROM THEM WHAT CHAIN OR WHAT IT IS?
07:26:13 IS IT A DAYS INN OR MARRIOTT.
07:26:20 DO YOU KNOW THAT?
07:26:21 >> NOT NECESSARILY.
07:26:22 TYPICALLY WE LOOKED AT SEVERAL HOTELS IN THE LAST FEW YEARS.
07:26:26 WE USUALLY USE THE TERM FLAG HOTEL TO REPRESENT A HOTEL THAT
07:26:29 IS WELL ESTABLISHED AND TYPICALLY HAS MULTIPLE OTHER HOTELS.
07:26:36 WE GENERALLY ARE NOT CONCERNED WHETHER IT'S A MARRIOTT OR
07:26:41 HILTON OR WHATEVER BUT WE ARE CONCERNED THAT WE WANT TO MAKE
07:26:44 SURE THAT IT IS A RESPONSIBLE DEVELOPMENT.

07:26:46 >> Mary Gibbs: IF I CAN ADD TO THAT.
07:26:49 THAT QUESTION CAME UP WHEN ANOTHER HOTEL CAME TO THE
07:26:52 COUNCIL.
07:26:52 THEY DID ASK THEM WHAT HOTEL IS IT?
07:26:54 THEY SAID WE CAN'T TELL YOU BECAUSE OF, YOU KNOW,
07:27:01 CONFIDENTIALITY.
07:27:02 THE ZONING LOOKS AT THE USE AND NOT THE NAME OF THE HOTEL.
07:27:05 THERE ARE STANDARDS IN VILLAGE CENTER FOR HIGH QUALITY SO,
07:27:09 YOU KNOW, THE -- WE WOULD BE EXPECTING IT NOT TO BE LIKE A
07:27:13 DAYS INN OR SOMETHING LIKE THAT.
07:27:16 >> OKAY.
07:27:16 THANK YOU.
07:27:19 >> Leonard "Scotty" Wood III: ANYONE ELSE?
07:27:22 LAST CHANCE BEFORE WE CLOSE PUBLIC INPUT.
07:27:26 YES?
07:27:26 PLEASE COME UP.
07:27:35 >> I'M JULIE GERSH.
07:27:38 I'M A GENOVA WANNABE.
07:27:43 WE'RE GOING INTO BUILDING D ONE OF THESE DAYS.
07:27:45 [LAUGHS]
07:27:45 I'M VERY CONCERNED.
07:27:48 I THINK THE REST OF THE GROUP -- I SEE NODDING HEADS, WOULD
07:27:53 BE VERY OPPOSED TO A HOTEL.
07:27:57 WHEN WE PURCHASED THERE, NOW WE'RE ON CORKSCREW WHICH IS A
07:28:01 MAIN COMMERCIAL OR, YOU KNOW, BUT AT THE SAME TIME WE KNEW
07:28:08 THERE WAS GOING TO BE HOUSING ACROSS THE STREET.
07:28:12 THERE IS HOUSING GOING UP NORTH OF US ON CORKSCREW AND IT
07:28:16 JUST DOES NOT SEEM TO BE APPROPRIATE TO HAVE A -- I DON'T
07:28:22 KNOW HOW MANY STORY HOTEL SITTING FACING ON VIA COCONUT FROM
07:28:28 WHAT I'M SEEING THERE.
07:28:30 IT JUST SEEMS LIKE IT'S A MORE RESIDENTIAL AREA AT THIS
07:28:40 POINT AND I THINK COMMERCIAL, WE ALL KNOW THAT WAS A
07:28:42 PROBABLE.
07:28:43 I WAS RATHER TAKEN ABACK TO HEAR THERE WAS THE POSSIBILITY
07:28:45 OF A HOTEL.
07:28:49 [APPLAUSE]
07:28:50 I'M VERY OPPOSED TO IT.
07:28:56 >> Leonard Scotty Wood III: ANYONE ELSE?
07:29:04 >> I'M LOVEY FROM GENOVA ALSO.
07:29:08 I BELIEVE OUR ACREAGE WAS BUILT ON ABOUT 17 ACRES.
07:29:14 THIS ONE WOULD BE 19 WHICH INCLUDED THE HOTEL.
07:29:18 IT SEEMS LIKE THEY'RE BUILDING FOR THE COMMUNITY IS KIND OF
07:29:23 ALL JAMMED UP.
07:29:24 THERE IS TOO MUCH THERE.
07:29:26 SO IF THEY DIDN'T HAVE THE HOTEL, THEY COULD EXPAND IT A
07:29:30 BIT.
07:29:32 YES, THERE IS NOT ENOUGH PARKING.
07:29:34 THE ROADS NEED TO BE BIGGER.

07:29:38 I'M NOT SURE WHY WE HAVE -- WHY THEY DESIGNED THE CITY
07:29:43 STREET OR THE COMMERCIAL THING IN THE MIDDLE.
07:29:45 TO ME THAT SEEMS LIKE IT WOULD BE MORE APPROPRIATE CLOSER TO
07:29:49 CORKSCREW RATHER THAN CUTTING UP THEIR WHOLE COMMUNITY.
07:29:53 I CAN'T IMAGINE MYSELF LIVING WHERE MY COMMUNITY IS SPLIT IN
07:29:58 THE MIDDLE WITH COMMERCIAL AMENITIES.
07:30:02 THEY CAN PUT THE RESTAURANT AND THEIR LITTLE SHOPS ON
07:30:07 CORKSCREW.
07:30:08 I THINK THERE IS A LOT MORE DESIGN THAT THE -- THEY HAVE
07:30:13 DONE A GOOD JOB.
07:30:13 THEY HAD A GOOD IDEA BUT I THINK THEY SHOULD -- TO THINKING
07:30:19 MORE ABOUT THE RESIDENTS THAT WOULD BE MOVING IN THERE, HOW
07:30:23 THEY'RE GOING TO MANIPULATE THEIR TIME AND MOVEMENT INSIDE
07:30:30 AND THE WATER IS VERY IMPORTANT.
07:30:34 WE HAD A LOT OF FLOODING OFF IMPERIAL NEARBY BONITA BEACH
07:30:38 ROAD WHERE HOUSES WERE UNDER WATER.
07:30:40 I HAD FRIENDS THERE AND THEIR HOMES WERE JUST A MESS.
07:30:45 THEY HAD TO USE A ROW BOAT TO GET TO THEIR HOME. NOT ONLY TO
07:30:49 GET THE WATER OFF THE PROPERTY BUT ALSO WHERE IT'S GOING
07:30:52 AFTER THEY LEAVE THEIR PROPERTY.
07:30:56 WHO IN BONITA SPRINGS AND THE REST OF ESTERO WOULD THAT
07:31:00 AFFECT WITH THE WATER RUNOFF?
07:31:04 AS FAR AS GOING TO THE RIVER TO THE NORTH OF US, WHAT ABOUT
07:31:09 ALL THE PEOPLE IN COUNTRY CREEK?
07:31:10 DON'T THEY HAVE THE WATER RUNOFF INTO THEIR -- THE RIVER
07:31:14 THERE?
07:31:15 CAN IT HOLD ANY MORE WATER RUNOFF?
07:31:18 SO I JUST FOUND THIS A VERY INTERESTING MEETING TO COME TO.
07:31:24 I'M THRILLED IT WAS OPEN FOR ANYBODY TO COME.
07:31:27 I LOOK FORWARD TO SEEING A NICE COMMUNITY BUILT ACROSS FROM
07:31:31 US.
07:31:31 THANK YOU.
07:31:33 >> Leonard "Scotty" Wood III: THANK YOU.
07:31:36 ANYONE ELSE?
07:31:41 GO AHEAD IF YOU'D LIKE TO MAKE ANOTHER COMMENT.
07:31:48 >> JUST WANTED TO SAY THANK YOU AGAIN.
07:31:49 WE APPRECIATE THE COMMENTS FROM THE MEMBERS OF THE PUBLIC
07:31:53 AND WE'LL CERTAINLY INCLUDE THAT AS WELL AS THE MEMBERS OF
07:31:56 THE BOARD FOR THE NEXT TIME WE SEE YOU.
07:31:59 WE THANK YOU FOR THE TIME AND OPPORTUNITY TO HAVE THIS
07:32:01 PUBLIC MEETING.
07:32:03 >> Leonard "Scotty" Wood III: ANYBODY ELSE?
07:32:03 THANK YOU.
07:32:04 ANYBODY FROM THE BOARD?
07:32:06 >> Tim Allen: MR. DAVIES, WHEN YOU SUBMIT TO THIS PUBLIC
07:32:11 HEARING AND GO FOR THE ACTUAL APPLICATION, DO YOU ANTICIPATE
07:32:14 HAVING THE DETAIL ON THE 2.3 ACRE PARCEL PIECE TO THE NORTH
07:32:21 THAT YOU HAVE FOR THE REST OF THE DRAWING?

07:32:25 THIS NEEDS TO BE DRAWN OUT LIKE THIS WHEN YOU GO FORWARD?
07:32:29 >> NO.
07:32:29 AT THIS TIME NO.
07:32:30 JUST BECAUSE, YOU KNOW, OF THE COMMENTS THAT I MADE ABOUT
07:32:34 POTENTIAL FOR REDEVELOPMENT OF THAT WHOLE CORNER AND JUST
07:32:39 THE POTENTIAL -- JUST THE MARKET DEMAND FOR THAT SPECIFIC
07:32:42 AREA.
07:32:43 SO WE WILL CERTAINLY TAKE THE FEEDBACK BACK TO THE PROJECT
07:32:48 TEAM WITH RESPECT TO COMMENTS ON THIS MULTIPLE CHOICE
07:32:53 CONCEPT THAT MARY MENTIONED VERSUS MAKING A DECISION.
07:32:57 IT'S CERTAINLY SOMETHING THAT I'LL SPEAK TO THE PRINCIPALS
07:33:00 OF THE CLIENT ABOUT.
07:33:01 WITH RESPECT TO THE FINE TUNED SITE PLANNING DETAILS, WE
07:33:07 ANTICIPATE TO SIMPLY DESIGNATE THAT AS COMMERCIAL YAWS OR
07:33:11 USES -- USE OR USES WITHOUT THE LEVEL OF DETAIL TO COME BACK
07:33:16 THROUGH THE PROCESS AT A LATER DATE WITH THE SPECIFICS ON
07:33:18 THAT.
07:33:20 >> OKAY.
07:33:23 THAT UNCERTAINTY IS PROBABLY WHAT BLOCKED THE STOP PROJECT.
07:33:30 THE MORE UNCERTAINTY YOU CAN GET RID OF, ESPECIALLY IF YOU
07:33:32 TAKE AWAY THE HOTEL THAT SEEMS TO BE THE OBJECTION POINT FOR
07:33:35 THE GENOVA FOLKS, YOU MIGHT HAVE AN EASIER CHANCE OF GETTING
07:33:39 THE DEAL DONE.
07:33:40 IF YOU CAN MAKE YOUR DECISION, IT MIGHT BE TO YOUR BENEFIT.
07:33:43 >> WE APPRECIATE THAT COMMENT AND FEEDBACK AND IT WILL BE
07:33:46 PRIMARY IN OUR DISCUSSIONS.
07:33:49 THANK YOU, MR. ALLEN.
07:33:51 >> Leonard "Scotty" Wood III: I HAVE TWO COMMENTS TO MAKE.
07:33:55 FIRST OF ALL, THE FACT THAT SO MANY GENOVA RESIDENTS ARE
07:33:58 HERE THIS EVENING IS A CLEAR SIGNAL TO YOU THAT THEY HAVE
07:34:03 CONCERNS.
07:34:04 WHAT WE HEARD IS THEY SUPPORT THE CONCEPT OF WHAT YOU'RE
07:34:07 TRYING TO DO, BUT THEY HAVE CONCERNS ABOUT CERTAIN ISSUES
07:34:10 WHICH WE ALSO EXPRESSED AT THE BOARD.
07:34:12 I STRONGLY URGE YOU TO CONSIDER THEIR CONCERNS AND MEET WITH
07:34:15 THEM BEFORE YOU TRY AND BRING A FINAL PROPOSAL BACK TO THE
07:34:21 VILLAGE.
07:34:22 MEET WITH THE LOCAL COMMUNITY.
07:34:24 EACH DEVELOPMENT WE LOOKED AT BEFORE, WE ENCOURAGED
07:34:30 DEVELOPERS TO MEET WITH THE PEOPLE WHO ARE THEIR NEIGHBORS.
07:34:32 I ENCOURAGE YOU TO DO THAT.
07:34:34 THE OTHER THING I'D JUST MAKE A GENERAL OVERALL COMMENT, I
07:34:40 THINK IT'S A CREATIVE DESIGN.
07:34:42 IT'S INNOVATIVE.
07:34:44 WE LOOKED AT THE SITE A COUPLE YEARS AGO.
07:34:47 A DEVELOPER PROPOSED A DEVELOPMENT THAT WASN'T REALLY MIXED
07:34:52 USE, AND WE DIDN'T APPROVE IT.
07:34:54 THIS IS MIXED USE.

07:34:56 THAT'S GOOD.
07:34:57 BUT I'M REMINDED OF THE CANNING BUSINESS WHEN I GOT OUT OF
07:35:02 SCHOOL, I WAS IN THE FOOD BUSINESS.
07:35:04 I NEVER TRIED TO PUT 12 SARDINES INTO AN 8-SARDINE CAN.
07:35:08 >> APPRECIATE THAT.
07:35:10 >> Leonard "Scotty" Wood III: SO I URGE YOU TO THINK ABOUT
07:35:11 DENSITY --
07:35:18 >> CHAIRMAN, NUMBER ONE, I MEND THE GROUP FOR TAKING INTO
07:35:23 CONSIDERATION PUBLIC FACILITIES.
07:35:28 ONE OF THEM, A BIG ONE TO ME, I THINK MARY WAS INVOLVED,
07:35:33 PROBABLY MATT, IS GETTING CONNECTION TO THE ESTERO COMMUNITY
07:35:39 PARK IN THE WEST.
07:35:41 WE WORKED ON THAT PROJECT 20 YEARS AGO.
07:35:44 THAT'S A BIG DEAL.
07:35:47 WHAT THAT DOES IS GIVE PEOPLE THE OPPORTUNITY NOT
07:35:52 NECESSARILY TO GET INTO THEIR CAR AND TO DRIVE TO THE PARK
07:35:55 BUT GET IN EITHER -- RIDE YOUR BIKE OR WHATEVER.
07:36:03 THE OTHER THING, YOU KNOW, I SHARE THE CONCERN WITH PARKING,
07:36:11 ET CETERA.
07:36:12 BUT, YOU KNOW, I DON'T SEE THIS AS BEING, LIKE, COCONUT
07:36:19 MALL.
07:36:22 THIS MAY BE A LITTLE TOWN CENTER BUT I DON'T KNOW HOW MANY
07:36:26 COMMERCIAL UNITS YOU'VE GOT PLANNED IN HERE.
07:36:30 I JUST DON'T SEE PEOPLE REALLY CROWDING IN THERE.
07:36:36 I DON'T THINK YOU'LL HAVE AN APPLE STORE OR, YOU KNOW, I
07:36:40 THINK DEPENDING ON WHAT IS IN THERE WILL REFLECT HOW MUCH
07:36:47 TRAFFIC YOU'RE GOING TO HAVE.
07:36:50 THE SAME THINGS -- SIMILAR THING HAPPENED AT ESTERO PARKWAY
07:36:56 AND 41.
07:36:59 THEY HAVE APARTMENTS.
07:37:01 NOW THEY HAVE RESTAURANTS.
07:37:02 THEY GOT --
07:37:06 >> Marlene Naratil: MARKET.
07:37:07 >> YEAH.
07:37:08 IT WILL BE INTERESTING TO SEE HOW IT WORKS.
07:37:09 IT'S NOT ALL BAD WHAT YOU'RE DOING.
07:37:21 I AGREE WITH THE CHAIRMAN.
07:37:22 YOU SHOULD WORK WITH THE NEIGHBORS AND I THINK YOU'RE
07:37:25 RESPECTFULLY DOING THAT AND LISTENING TO THEM.
07:37:27 THERE IS A HAPPY MEDIUM SOMEWHERE AND EVERYBODY HAS TO GIVE
07:37:31 A LITTLE BIT, BUT IT NEEDS TO BE FOR THE GREATER BENEFIT OF
07:37:37 EVERYBODY.
07:37:40 PUBLIC AMENITIES, I'VE NOT SEEN ANOTHER PROJECT DO THIS.
07:37:44 HAVE YOU?
07:37:46 >> IT'S OUR FIRST ONE.
07:37:48 >> YEAH.
07:37:49 SO I SAY BRAVO.
07:37:52 >> THANK YOU, MR. YARBROUGH AND CHAIRMAN AND MEMBERS OF THE

07:37:56 BOARD.
07:37:56 CERTAINLY -- I WAS JUST SPEAKING WITH MY COLLEAGUE ABOUT
07:37:59 SETTING UP A MEETING WITH THE RESIDENTS OF GENOVA.
07:38:04 WE DO APPRECIATE YOUR COMMENTS.
07:38:06 AS I THINK EVERYONE KNOWS, THIS IS THE FIRST STEP IN A
07:38:10 SERIES OF HEARINGS AND WE WANTED TO HAVE THIS PUBLIC MEETING
07:38:15 TO INTRODUCE THE PROJECT.
07:38:17 MY CLIENTS AND THE TEAM HAVE BEEN WORKING WITH MARY AND MATT
07:38:20 AND THE VILLAGE STAFF FOR A YEAR AND A HALF NOW TRYING TO
07:38:26 WORK THROUGH THE DESIGN AND INTERCONNECT.
07:38:29 THERE HAS BEEN A NUMBER OF DIFFERENT CHANGES.
07:38:31 IT'S TAKEN QUITE A LONG TIME TO REALLY JUST INCORPORATE
07:38:35 THOSE PUBLIC BENEFITS PER THE CODE AND IN A WAY THAT REALLY
07:38:40 TRIES TO REFLECT THAT.
07:38:41 SO WE APPRECIATE ALL OF THE COMMENTS.
07:38:43 WE DO WANT THEM AND WANT THE FEEDBACK AND IT'S VERY
07:38:45 IMPORTANT TO MY CLIENTS TO HAVE THAT AND TO TRY TO
07:38:48 INCORPORATE THAT AS BEST AS POSSIBLE.
07:38:52 MY NEXT TASK IS TO TRY TO SET UP A MEETING WITH YOU ALL AND
07:38:55 LEARN MORE ABOUT THE FEEDBACK ON THAT.
07:38:59 >> I HAVE ANOTHER QUESTION.
07:39:00 HAVE YOU MET WITH THE FIRE DISTRICT?
07:39:03 >> I DON'T BELIEVE WE HAVE YET.
07:39:05 NO.
07:39:06 >> THERE MAY BE SOME CONCERNS THEY'D RAISE TO HAVE
07:39:09 ACCESSIBILITY TO THE FRONT OF THE BUILDING.
07:39:13 >> I'D GUESS YOU'D HAVE TO DO THAT.
07:39:16 >> YEAH.
07:39:17 YOU'VE GOT TO MEET WITH THEM AND GET THEIR COMMENTS TOO
07:39:20 BEFORE YOU COME BACK TO ANYBODY.
07:39:22 I'M LOOKING AT THE FRONT.
07:39:24 IF YOU'RE TRYING TO COME INTO THE COURTYARD, GOD FORBID
07:39:28 THERE WAS A FIRE OR AN ACCIDENT THAT HAD TO BE ACCESSIBLE
07:39:32 INTO THE COURTYARD, THEY'RE NOT GOING TO BE ABLE TO GET
07:39:35 THERE.
07:39:37 >> IF I CAN ADD ONE THING.
07:39:39 IF WE GET THE PLANS IN, WE AUTOMATICALLY SEND THEM TO THE
07:39:43 FIRE DEPARTMENT.
07:39:43 ALL THE PLANS AND ZONINGS AND DEVELOPMENT ORDERS GO TO THEM
07:39:46 FOR REVIEW AND COMMENT.
07:39:49 >> I ASSUME THE BUILDINGS WILL BE SPRINKLER.
07:39:53 >> YES.
07:39:54 I BELIEVE SO.
07:39:55 >> Leonard "Scotty" Wood III: WILL THAT RECOLLECT PARKING
07:40:01 ALSO BE SPRINKLER?
07:40:03 OKAY.
07:40:03 THAT'S A STEP IN THE RIGHT DIRECTION.
07:40:07 >> NOTHING FURTHER FROM ME, MR. CHAIRMAN.

07:40:10 >> Leonard "Scotty" Wood III: ANYBODY ELSE?
07:40:11 >> I'D LIKE TO COMMEND YOUR GROUP AGAIN.
07:40:12 I LIKE THE PLAN AS FAR AS THE ARCHITECTURE.
07:40:16 SEVERAL THINGS OF COURSE YOU'LL GO BACK AND LOOK AT AND I
07:40:23 THINK THERE ARE ISSUES THAT NEED TO BE RESOLVED.
07:40:27 I LIKE THE ATTITUDE OF THE GROUP THAT YOU'RE WILLING TO DO
07:40:29 THAT AND RESPOND TO THE NEIGHBORS.
07:40:31 THAT'S VERY IMPORTANT TO GET SUPPORT.
07:40:33 >> 100%.
07:40:34 THANK YOU.
07:40:38 >> Leonard "Scotty" Wood III: ANYONE ELSE?
07:40:38 OKAY.
07:40:39 WE'RE DONE WITH THAT.
07:40:42 >> Mary Gibbs: CAN I JUST SAY SOMETHING FOR THE BENEFIT OF
07:40:44 THE AUDIENCE WHO MIGHT WONDER WHAT IS THE NEXT STEP OR IS
07:40:49 ANYTHING COMING BACK RIGHT AWAY.
07:40:51 THE APPLICANT HAS TO GO BACK AND TAKE ALL THE INPUT INTO
07:40:55 CONSIDERATION AND THEY'LL HAVE SOME KIND OF MEETING WITH
07:40:56 YOU.
07:40:57 THERE IS NOTHING SCHEDULED EXCEPT TOMORROW NIGHT, THERE WILL
07:41:01 BE A PRESENTATION AT THE DESIGN REVIEW BOARD WHICH WILL BE
07:41:04 MORE BASED ON THE PATTERN BOOKS.
07:41:06 IT'S MORE ABOUT THE LANDSCAPING AND ARCHITECTURE.
07:41:09 SO ANYBODY THAT DIDN'T HAVE ENOUGH FUN TONIGHT IS WELCOME TO
07:41:13 COME BACK TOMORROW NIGHT.
07:41:16 >> Leonard "Scotty" Wood III: YOU COULD SAVE YOUR SEAT.
07:41:19 [LAUGHS]
07:41:21 >> YES, YOU CAN.
07:41:26 >> Leonard "Scotty" Wood III: OKAY.
07:41:26 IS THERE ANY OTHER GENERAL PUBLIC INPUT OF ANY TYPE?
07:41:32 OKAY.
07:41:33 THEN WE GO TO BOARD COMMUNICATIONS AND BEFORE YOU IS THE
07:41:36 2019 PLANNING AND ZONING BOARD ANNUAL REPORT WHICH I WILL BE
07:41:41 PRESENTING TO THE VILLAGE COUNSEL TOMORROW AT THE COUNCIL
07:41:47 MEETING AND THAT'S YOUR OWN COPY TO KEEP AND IT'S PUBLIC
07:41:51 INFORMATION.
07:41:52 IT'S ON THE WEBSITE.
07:41:54 SO FEEL FREE TO REVIEW IT.
07:41:58 >> EXCUSE ME, SCOTTY.
07:41:59 AS YOU FOLKS DRIFT AWAY, THANK YOU FOR COMING AND
07:42:02 PARTICIPATING.
07:42:04 >> Leonard "Scotty" Wood III: THANK YOU FOR COMING.
07:42:04 CAN I HAVE A MOTION TO ADJOURN?
07:42:06 >> OH, ARE WE THERE?
07:42:09 MOTION.
07:42:10 >> SECOND.
07:42:10 >> Leonard "Scotty" Wood III: ALL IN FAVOR?
07:42:11 AYE.

07:42:12 ANY OPPOSED?

07:42:13 WE'RE ADJOURNED.

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