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 >> OKAY.
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.
IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE
VILLAGE COMMUNITY DEVELOPMENT DIRECTOR OR REPRESENTATIVE,
AND THEN A PRESENTATION FROM THE APPLICANT.
The director may then make a presentation following that.
Afterwards, I will allow anyone in the audience who has
been sworn in to provide testimony.
And please be concise with comments not exceeding five
minutes.
The applicant has the right to cross-examine any witness
and provide rebuttal.
Witnesses may be subject to cross-examination.
The public will not be permitted to cross-examine
witnesses but the public may request the board to direct
questions on their behalf to either staff or the
applicant.
Persons who are determined by the board to be interested
parties may cross-examine witnesses.
If a person represents an organization, evidence of
their authority to speak for the organization must be
provided.
In addition, before the presentation on the application
begins, any written communications that have been
received by the quasi-judicial matter will be placed into
the public record.
I will also ask each board member to disclose any
ex parte communications regarding the particular
applications before it is heard.
Any board member that has a conflict regarding the
application must declare that conflict and will not be
allowed to participate in the discussion or vote on the
application.
Now, will all those who plan to testify in the public
hearing, please stand and raise your right hand.
>>Mary Gibbs: And that would be any public who plans to
provide comment on any of the public hearings tonight.
Please rise.
Do you swear or affirm the testimony you are about to
give will be the truth, the whole truth and nothing but
the truth?
>> We do.
>>Leonard "Scotty" Wood III: Thank you.
Are there any written communications that need to be part
of the public record?
>> No.
>>Leonard "Scotty" Wood III: Any board members, any
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.
AND THE HOURS OF OPERATION ARE DIFFERENT BECAUSE THESE ARE AT NIGHT, AND THE DAYCARE OPERATES DURING THE DAY. SO WE FELT THAT THIS WAS COMPATIBLE, AND WE ARE RECOMMENDING APPROVAL WITH THE CONDITIONS THAT WE LIMIT IT TO THE HOTEL 4 COP S LICENSE, AND THAT IT'S LIMITED TO THE OUTDOOR SEATING AREA THAT'S ON THE SITE PLAN, AND THE HOURS OF OPERATION ARE 4 TO 11 P.M. DAILY INDOORS AND OUTDOORS, AND THEY DID NOT REQUEST ANY OUTDOOR ENTERTAINMENT. SO IF THEY DID WANT SOME LATER THEY WOULD HAVE TO COME BACK AND AMEND THAT. BUT THEY TOLD ME THEY DIDN'T WANT ANY. SO IF YOU DON'T HAVE ANY QUESTIONS AT THIS TIME, I CAN ASK THE APPLICANT. THAT'S ERIC GLAZER. ERIC GLAZER FOR THE SPRINGHILL SUITES. MARY PRETTY MUCH COVERED IT PRETTY WELL. ADDITIONALLY, NOT TO SPLIT HAIRS, WE WON'T BE SERVING ANY ALCOHOL OUTDOORS. THE SPRINGHILL SUITES, THE WAY THEY ARE DESIGNED BY MARRIOTT, IS YOU HAVE A FIRE PIT. I DON'T KNOW IF ANY OF YOU HAVE BEEN OUT THERE. THERE'S A FIRE PIT AREA WHEN YOU GO OUT THE DOOR FROM WHERE THE LOBBY IS. IT'S ALL A STONE WALL, ALL AROUND IT. SO THERE IS NO ACCESS TO THE OUTSIDE, THE PARKING LOT OR ANYBODY OFF THE STREET. YOU HAVE TO COME IN THROUGH THE LOBBY IN ORDER TO GET THERE. SO THERE'S A FIRE PIT AREA. SO GUESTS, THE CONCEPT FOR THE SPRINGHILL SUITES IS GUESTS CAN GRAB A COCKTAIL OR BEER AND GO SIT BY THE FIRE PIT AREA. THERE'S A TELEVISION THERE AND A SMALL POOL AREA THERE. SO THERE WON'T BE ANY WAITRESSES OR ANY BARS OUTSIDE SERVING ANY ALCOHOL. IT'S JUST SOMEBODY DID HAVE THE ABILITY TO CARRY IT OUT THERE AND SIT DOWN AND ENJOY THEIR DRINK WHILE SITTING BY THE FIRE PIT. >>Leonard "Scotty" Wood III: THANK YOU. I WILL OPEN THE PUBLIC HEARING. ANYBODY WISH TO TESTIFY ON THIS MATTER?

ANY CARDS? >>Mary Gibbs: I HAVE NO SPEAKER CARDS. >>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 Tatooles: 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    [ LAUGHTER ]
5:38:37PM    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.
IT'S NOT WITHIN 500 FEET OF ANY RELIGIOUS FACILITIES OR DAYCARES.

THEY DO HAVE A LETTER OF APPROVAL FROM SIMON PROPERTIES.

SO WE HAVE BEEN WORKING WITH THEM.

WE ARE RECOMMENDING APPROVAL WITH THE CONDITIONS THAT IT'S A 2 COP LICENSE IN CONJUNCTION WITH A RESTAURANT, AND THEN THE HOURS OF OPERATION, 11 TO 9 MONDAY THROUGH THURSDAY, 11 TO 10 FRIDAY, SATURDAY, 12 TO 6 SUNDAY.

THAT APPLIES TO THE INDOOR AND OUTDOOR SEATING AND NO OUTDOOR ENTERTAINMENT.

THEY HAVE NOT ASKED FOR THAT.

I AM HAPPY TO ANSWER ANY QUESTIONS.

AND WE DO HAVE THE APPLICANT HERE IF YOU HAVE ANY QUESTIONS FOR MR. MASAMO LOMGARDI. I'M NOT SURE IF I PRONOUNCED THAT RIGHT.

>>Leonard "Scotty" Wood III: DOES ANYONE HAVE ANY QUESTIONS OF THE APPLICANT?

OKAY.

THANK YOU, MARY.

AND THANK YOU.

I'LL OPEN THE PUBLIC HEARING.

ANYONE WISH TO TESTIFY ON THIS MATTER?

SEEING NONE, I'LL CLOSE THE PUBLIC HEARING.

ANY FURTHER DISCUSSION ON THE BOARD?

>> I THINK IT'S REFRESHING BECAUSE TOMMY BAHAMAS BRING PEOPLE UP THAT WOULD NORMALLY BE UP AND DOWN THE STREET AND PEOPLE CAN GO OUT THERE AND GATHER, AND ADD SOME LIFE TO THE AREA RATHER THAN JUST DYING AFTER THE HOUR, SO I THINK IT'S GOOD.

>>Leonard "Scotty" Wood III: ANYONE ELSE?

>> IT'S A GREAT LOCATION.

>>Leonard "Scotty" Wood III: CAN I HAVE A MOTION, PLEASE?

>> I'LL MAKE A MOTION FOR APPROVAL WITH THE STIPULATION THAT THE MOTION IS SUBJECT TO THE CONDITIONS RECOMMENDED BY STAFF.

>> SECOND.

>> >>Leonard "Scotty" Wood III: ANY FURTHER DISCUSSION?

ROLL CALL, MARY.

Dr. Tim Allen: YES.

Anthony Gargano: YES.

Marlene Naratil: YES.

James Tatooles: YES.

John Yarbrough: YES.

Leonard "Scotty" Wood III: YES.

FOR OUR LAST PUBLIC HEARING IS THE 9863 BAY MEADOW 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
5:42:47PM    ENCLOSED 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 Tatooles: 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
EXPLAINING THAT. THE MAXIMUM IS 59 FEET INCLUDING ARCHITECTURAL.

This application has already been submitted to us and we are reviewing it, so it's in the sufficiency process right now.

So we are fairly familiar with it.

They have to submit a pattern book.

They are going to explain all of that tonight.

This is located in village center.

So in the village center land use category in our comprehensive plan, there are more stipulations with village center because we want to get that nice mix of uses, you know, that the land use category allows the highest density but with incentive offerings and a nice mix of uses so there are a lot of things that we are reviewing right now, and they have got a presentation to kind of explain some of the highlights to you.

So I will turn it over.

The attorneys always want to talk first.

>> Good evening.

Just one moment while we load the presentation.

>> My name is Noel Davies with the law firm of Quarles and Brady.

I represent Estero Five LLC, an affiliate of Royal Properties with respect to this rezoning application from AG 2 to Estero planned development.

This is proposed to be a place making, walkable, mixed use, as Mary pointed out, development just under 20 acres, across Via Coconut from Genova 1, southwest corner of Coconut Point.

It has a number of nice public benefits for Estero residents all of which meets and exceeds the incentive offers Mary mentioned in your code including a linear park with wide sidewalks, all along Via Coconut, a separate pocket park and dog park at the south end of the property, lush greater than code landscaping, as well as beautiful lakes and water features throughout, with park benches and observation pavilions, all of which will be open to the public.

This is a true mixed use project.

We are requesting just under 60,000 square feet of commercial space including a high-end waterfront restaurant, as well as 330 luxury multifamily units.

We have been working hand in hand with village staff since late 2018 to try to really thoughtfully design this site in a way that's tailored towards Estero's code and...
VISION FOR THIS VILLAGE CENTER AREA.

A LITTLE BACKGROUND ABOUT THE APPLICANT.

ESTERO FIVE LLC IS AN AFFILIATE OF A COMPANY CALLED ROYALS PROPERTIES BASED IN NAPLES AND ALSO CHAMPAGNE, ILLINOIS.

THEY HAVE A TREMENDOUS AMOUNT OF EXPERIENCE DEVELOPMENT INCLUDING SERVING ON THE BOARD OF A LARGE PUBLICLY TRADED.

THEM DEVELOPED HIGH QUALITY PROJECTS ACROSS THE U.S. TOTALING APPROXIMATELY $1.5 BILLION IN VALUE, AND THEY ARE VERY EXCITED ABOUT DOING A PROJECT HERE IN SOUTHWEST FLORIDA WHERE BOTH THE PRINCIPALS NOW LIVE.

ROYAL PROPERTIES HAS SEVERAL PENDING PROJECTS INCLUDING OTHERS THROUGHOUT THE STATE OF FLORIDA, ONE IN JACKSONVILLE, AND ANOTHER ONE NOT TOO FAR FROM HERE IN UNINCORPORATED LEE COUNTY.

MIKE TENEMAN AND RICH SMITH, THE TWO PRINCIPALS OF THE DEVELOPMENT COMPANY, ARE BOTH HERE TODAY AND THEY TRY VERY HARD TO GET INVOLVED IN EACH COMMUNITY IN WHICH THEY DO A PROJECT.

IT'S VERY IMPORTANT TO THEM THAT THEY FULLY UNDERSTAND THE NEEDS.

COMMUNITY AND HOW THEY CAN PRESENT THE PRODUCT THAT DOESN'T JUST BENEFIT THEIR OWN END USERS BUT BENEFITS THE CITIZENS AND RESIDENTS OF ESTERO AS WELL.

TO THAT END THEY HAVE BEEN VERY PARTICULAR ABOUT THE MEMBERS OF THEIR PROJECT TEAM.

IT WAS VERY IMPORTANT TO THE CLIENT THAT EACH MEMBER OF THE TEAM REALLY DOES UNDERSTAND THE ESTERO CODE, THE COMMUNITY, AS WELL AS ITS STYLE AND ARCHITECTURE.

SO TO INTRODUCE THE PROJECT TEAM, ALL OF WHOM ARE HERE TODAY, STACY HEWITT WITH BANKS ENGINEERING IS OUR CERTIFIED PLANNER.

MEMBERS OF THEIR PROJECT TEAM.

IT WAS VERY IMPORTANT TO THE CLIENT THAT EACH MEMBER OF THE TEAM REALLY DOES UNDERSTAND THE ESTERO CODE, THE COMMUNITY, AS WELL AS ITS STYLE AND ARCHITECTURE.

SO TO INTRODUCE THE PROJECT TEAM, ALL OF WHOM ARE HERE TODAY, STACY HEWITT WITH BANKS ENGINEERING IS OUR CERTIFIED PLANNER.

I WILL TURN IT OVER TO STACY IN A MOMENT.

STACY'S PRESENTATION WILL BE FOLLOWED BY ARCHITECT MATTHEW KRAGH WITH MHK ARCHITECTURAL AND PLANNING, AND OUR LANDSCAPE ARCHITECT CHRISTIAN ANDREA, WITH ARCHITECTURAL LAND DESIGN, OUR CIVIL PROFESSIONAL ENGINEER BRENT ADDISON FROM BANKS, AND OUR TRANSPORTATION ENGINEER URI PATEL WITH TR TRANSPORTATION CONSULTANTS IS ALSO HERE TODAY TO ANSWER ANY QUESTIONS.

AND WITH THAT, I WOULD LIKE TO INTRODUCE STACY HEWITT WITH BANKS ENGINEERING.

STACY.

>> STACY HEWITT: GOOD EVENING.

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 TAMAMI 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
The maximum height, the midpoint is 46-foot 4 inches, and the top of the embellishments are 59 feet. The request does include a deviation to accommodate the innovative and compact design that's proposed. We will get into that in a little bit more detail. There is a public hearing scheduled tomorrow for the Design Review Board as part of the Estero Planned Development Review Process. The Design Review Board is required to have a public hearing on the proposed pattern book to vote as to whether or not the pattern book complies with the Estero Planned Development Regulations. That will be held tomorrow evening. The table before you is actual excerpts out of the Estero Planned Development requirements for the Tier 3, and it's actually the tables for all of the tiers that demonstrate the base densities which are allowed in each tier without offering public incentives, incentive offers and public benefits, and then the right column is the allowed request, the range that can be requested for density in each tier. And also to the right is the base height aligns allowed for each tier, and then the maximum heights that can be requested, a range for incentive offers.

TIER 3, WHICH IS WHAT WE ARE PROPOSING, IS ALLOWED TO REQUEST UP TO 20 UNITS PER ACRE, AND THAT EQUATES TO 391 UNITS AND COULD REQUEST UP TO 70 FEET IN HEIGHT IF THE INCENTIVE OFFERS ARE ACCEPTED AS PROVIDING SIGNIFICANT PUBLIC BENEFIT. AND ALTHOUGH WE WILL BE GETTING INTO THE INCENTIVE OFFERS, THEY WERE PROVIDED WITH THE PACKETS THAT WERE SUBMITTED, AND ALTHOUGH WE ARE PROPOSING 42 INCENTIVE OFFERS WITH SIGNIFICANT PUBLIC BENEFIT, THE APPLICANT IS MORE INTERESTED IN MAXIMIZING THE PUBLIC BENEFIT AND IS PROPOSING A MORE REASONABLE REQUEST WITH THE CORRECT USE, MIX OF USES FOR sociaLVITAL DEVELOPMENT. THEY ARE NOT REQUESTING THE MAXIMUM. WHAT THEY ARE REQUESTING OUT OF THE RANGE BETWEEN 15.1 AND 20.

We are requesting 16.9 units per acre for a total of 330 dwelling units. That is 1.9 units above the base density that's allowed in Tier 3. And as far as height, we'll be less than the base height of 60 feet in Tier 3 so we are not asking for any incentives for any allowances for maximum height above.
THE BASE.
WE ARE ACTUALLY WELL BELOW IT AT THE FOUR STORIES AND
46-FOOT 4 INCHES TO THE MIDPOINT.
THIS SLIDE IS DEMONSTRATING THE SITE'S LOCATION WITHIN
THE VILLAGE CENTER LAND USE CATEGORY, AND ALSO TO THE
RIGHT IS THE VILLAGE CENTER'S FRAMEWORK PLAN.
JUST WANT TO POINT OUT A FEW THINGS THAT GOING ON ALONG
WITH THIS SITE, WHICH IS THE DESIRED CONNECTOR ROAD FOR
PELICAN SOUND DRIVE TO THE ESTERO -- EXCUSE ME, THE
CORKSCREW PALMS IS ACTUALLY THROUGH THE SITE.
AND WE WILL BE SHOWING YOU HOW WE ARE ACCOMMODATING THAT
CONNECTION AS FAR AS WHERE IT OVERLAPS OUR PARCEL, AND
ADDITIONALLY ALONG THE WEST PROPERTY LINE ALONG THE RAIL
CORRIDOR IS THE DESIRED NORTH-SOUTH TRAIL, WHICH WE ARE
ALSO PROPOSING A CONNECTION THROUGH.
THIS IS OUR PROPOSED MASTER CONCEPT PLAN, AND THIS IS VIA
COCONUT.
IT STARTS HERE.
AND HERE IS CORKSCREW ROAD.
NORTH IS OVER TO YOUR RIGHT.
AND WHAT WE ARE PROPOSING IS THE MAIN MIXED USE PORTION
AND THE COMMERCIAL PORTION THAT'S FOR THE CONNECTOR
STREET AND PROPOSING THE SOCIALLY VITAL CONNECTION IS
GOING TO BE LOCATED ACROSS FROM WHERE THE PARK, THE
MAINTENANCE CONNECTION TO THE PARK IS, AND WE ARE
PROPOSING ALONG THIS CONNECTION, WE ARE PROPOSING SOME
BIKE LANES, AND ALONG THERE THAT WILL CONNECT TO THE
PROPOSED BIKE LANES ALONG VIA COCONUT, AND WE ARE ALSO
PROPOSING THE FUTURE CONNECTION TO ALLOW ACCESS TO THE
RAIL NORTH-SOUTH TRAIL WHEN THAT IS AVAILABLE.
WE HAVE TWO TRUE MIX USE DEVELOPMENT BUILDINGS ALONG THE
MAIN STREET WITH ON-STREET PARKING WHICH IS ENCOURAGED IN
THE CODE, AND WE HAVE GOT THESE TWO BUILDINGS HERE WILL
BE DESCRIBED MORE BY THE ARCHITECT, BUT THEY HAVE GOT THE
STORE LINE FRONT TO THE STREET, AND WITH THE LUXURY
MULTIFAMILY ON TOP OF THAT FOR THREE STORIES.
RIGHT AT THE INTERSECTION, ALONG HERE, WE HAVE GOT TWO
PROPOSED COMMERCIAL USES.
WE HAVE GOT A HIGH END PROPOSED WATERFRONT RESTAURANT,
AND ALSO RETAIL DEVELOPMENT, AND BOTH OF THESE BUILDINGS
WILL BE SINGLE STORY AS THEY ARE FRONTING, AND ONE OF THE
OTHER PUBLIC BENEFITS THAT WE ARE PROPOSING IS THE LINEAR
PARK ALONG THE FRONTAGE OF VIA COCONUT.
AND ALONG THIS, THE LINEAR PARK WILL BE ALONG THE ENTIRE
FRONTAGE OF THE PROJECT, AND WITH LESS LANDSCAPING, AND
ALONG THE PATH, WE HAVE AN 8-FOOT WIDE MEANDERING
SIDEWALK THAT’S PROPOSED.
AND THERE’S A COUPLE OF PARK BENCHES PULLED OFF THAT PUBLIC AMENITY IN THIS LOCATION BY THE RETAIL.
AND AS YOU TRAVEL SOUTH, THERE’S THE WATERFRONT RESTAURANT.
AND THEN WE HAVE THE LAKE AND WATERFRONT AREA FOR THE
RESTAURANT THAT WILL HAVE FOUNTAINS ADDED TO REALLY ACTIVATE THE PUBLIC REALM AND GIVE IT SOME CHARACTER.
AND THEN WE ALSO HAVE A PUBLIC PAVILION THAT’S GOING OUT OVER THE LAKE IN THIS LOCATION.
AND WE’LL GET INTO A LITTLE BIT MORE DETAILS ABOUT WHAT’S BEING PROVIDED AS FAR AS THAT.
BUT AS YOU TRAVEL ALONG THE LINEAR PARK FURTHER SOUTH, YOU WILL COME TO ANOTHER POCKET PARK THAT HAS A LAWN AREA, AND ANOTHER PAVILION, AND THIS IS ALL FOR PUBLIC BENEFIT.
AND AGAIN, ACROSS THIS ENTRANCE HERE, WE HAVE A PUBLIC DOG PARK THAT’S PROPOSED AS WELL.
THE LAND DEVELOPMENT CODE PROVIDES SPECIFIC PROVISIONS AND GUIDELINES FOR INCENTIVE OFFERS AND PUBLIC BENEFIT, AND OUR SITE DESIGN PROPOSES HIGH QUALITY PUBLIC SPACES THAT FIT SQUARELY WITHIN THESE GUIDELINES WHICH ALLOW THE REQUEST FOR THE ADDITIONAL DENSITY.
THE CONNECTOR STREET AND THE BUSINESSES WILL BE PROPOSING PLACE MAKING BUSINESSES.
ONE THING THAT WASN’T IN THE PACKAGES BUT THAT I DID WANT TO ADDRESS IS THE REQUESTED SCHEDULE OF USES FOR THE PROJECT IS ACTUALLY TAKEN OUT OF THE ESTERO PLANNED DEVELOPMENT CODE, HAS SPECIFIC SCHEDULED USES THAT IS DESIGNED FOR THE ESTERO PLANNED DEVELOPMENT DISTRICT, AND WE ARE STILL WORKING WITH STAFF TO NARROW THAT DOWN EVEN FURTHER.
THE THREE BUILDINGS ALONG -- THERE'S THREE BUILDINGS THAT WILL BE INTO MORE DETAIL BY THE ARCHITECT THAT HAVE THEIR RESIDENTIAL, THE LUXURY MULTIFAMILY, AND WE ALSO HAVE SOME VERY INTERESTING CONCEPT WHICH IS SCREENED PARKING THAT'S ON THE FIRST FLOOR SURROUNDED BY THE RESIDENTIAL, AND THEN THERE WILL BE AN AMENITY DESK ON TOP OF THOSE PARKING SPACES THAT WILL BE FOR THE RESIDENTS.
AND THAT WILL BE DESCRIBED IN A LITTLE BIT MORE DETAIL.
I DID WANT TO TAKE SOME TIME TO GO THROUGH THE PROPOSED TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERS.
AND WE HAVE BROKEN THEM UP KIND OF INTO CATEGORIES.
AND THIS WAS SPECIFICALLY REGARDING THE SOCIAL VITALITY
FOR THE PROJECT.

THE MAIN STREET CONNECTOR STREET IS PROPOSED TO PROVIDE
THE PUBLIC GATHERING SPACES AND THE HIGH QUALITY AREA,
PROMOTING PLACE MAKING BUSINESSES, INCLUDING RESTAURANTS,
COFFEE SHOPS, AND FITNESS STUDIOS.

THE LINEAR PARK THAT WE DISCUSSED IS APPROXIMATELY .43
MILES, AND IT MEANDERS ALONG WITH THE VIA COCONUT
FRONTAGE.

AND IT IS PROVIDING GREATER THAN CODE LANDSCAPING, AND
INTERCONNECTS WITH THE PUBLIC AREA AS PROPOSED ALONG THE
ROADWAY.

THE PUBLIC LAKE OBSERVATION PAVILION AND FISHING PIER
THAT WAS DESCRIBED EARLIER, YOU CAN SEE IT IN THE
BACKGROUND HERE, AND IT WILL BE SHOWN IN MORE DETAIL WITH
THE ARCHITECT AND LANDSCAPE ARCHITECT.

THE PUBLIC BENCH AREA THAT WAS REFERENCED BY THE RETAIL
AREA, THE PUBLIC PAVILION AND LAWN AREA THAT WAS
DEMONSTRATED, THE PUBLIC DOG PARK, AND THE VERTICAL AND
HORIZONTAL MIXED USE DEVELOPMENT ALLOWS THE INTEGRATION
FOR THE NEIGHBORHOOD, AND THE REQUEST FOR THE HIGHER
RESIDENTIAL DENSITIES, WHICH ARE, AGAIN, ONLY 1.9 OVER
THE DWELLING UNITS OVER THE DENSITY -- BASE DENSITY
THAT'S REQUESTED.

THERE ARE STREET FRONT SHOPS PROPOSED ALONG MAIN STREET,
THE CONNECTING STREET.

AND THE UPSCALE WATERFRONT RESTAURANT THAT WAS DESCRIBED.
AND AGAIN, THIS PROJECT IS NOT AGE RESTRICTED AND IT
PROPOSES FOR HOUSING AND BRINGS -- HOUSING ALTERNATIVE
FOR VARYING NEEDS OF THE VILLAGE OF ESTERO.
IN REGARDS TO CONNECTIVITY, AGAIN WE ARE PROVIDING THE
DESIRABLE CONNECTOR STREET.
AND THIS PROVIDES A VITAL SEGMENT OF THE CONNECTION, THE
DESIRED CONNECTION FOR THE PELICAN SOUND DRIVE AND THE
FUTURE WEST ENTRANCE TO ESTERO COMMUNITY PARK THAT WAS
SHOWN ON THE FRAMEWORK PLAN.

THIS ALSO IS PROPOSED TO CONNECT TO CORKSCREW PALMS AND
EVENTUALLY WILLIAMS ROAD.
THERE'S APPROXIMATELY .45-MILE OF THE PUBLIC MEANDERING
SIDEWALK ALONG VIA COCONUT POINT THAT INTERCONNECTS THE
PUBLIC SPACES, AND WE ARE PROPOSING THE BIKE LANES ON
MAIN STREET THAT WILL CONNECT TO THE PROPOSED BIKE LANES
ON VIA COCONUT POINT.
WALKABILITY THROUGHOUT THE SITE IS PROMOTED BY THE
INTERCONNECTED INTERNAL SIDEWALKS WHICH CONNECT TO THE
PUBLIC SIDEWALKS ALONG VIA COCONUT.
AND IT'S IMPORTANT TO NOTE THAT THE MIXED USE PEDESTRIAN SHOWED ALL OF THE PROPOSED MULTIFAMILY UNITS ON THE SITE ARE WITHIN THE PEDESTRIAN SHED OVER THE PROPOSED MAIN STREET USES AND THE PROPOSED ON-SITE PUBLIC AMENITIES. AND WE ARE NOT PROPOSING THIS TO BE A GATED COMMUNITY, WHICH IS ALSO ANOTHER INCIDENT OF OFFERING.

THE ARCHITECT IS GOING TO GO INTO MORE DETAIL ABOUT THE INCENTIVE OFFERINGS REGARDING THE EXCEPTIONAL ARCHITECTURE THAT'S PROPOSED, SCREENED PARKING, VARYING BUILDING HEIGHTS, THE 360-DEGREE URBAN LOOK SUSTAINABLE DESIGN FOR THE FUTURE USE.

THERE'S ENTRY PAVERS AND LANDSCAPE SIGNAGE PROPOSED. A COUPLE OF SCULPTURED FEATURES THAT ARE PROPOSED ON THE MAIN STREET CONNECTOR STREET NEXT TO THE MIXED USE BUILDINGS.

THE ON-STREET PARKING ON MAIN STREET IS ANOTHER INCENTIVE THAT'S LISTED IN THE REQUIREMENTS IN THE CODE.

WE ARE PROPOSING STREET FURNITURE AND WILL BE MEETING THE BEST PRACTICES DESCRIBED IN THE CODE FOR COMPACT SURFACE WATER MANAGEMENT.

ONE OF THE ITEMS THAT I NEGLECTED TO POINT OUT ON THE MASTER CONCEPT PLAN IS THAT WE ARE PROPOSING -- WE HAVE GOT THE LAKE ON-SITE BUT THEN WE ALSO HAVE FILTERED MARSHES AND ALSO PROPOSING UNDERGROUND STORAGE VAULTS FOR STORMWATER, WHICH IS SPECIFICALLY CALLED OUT AS ENCOURAGED IN THE Q-3 DEVELOPMENT.

AND WE WILL BE MEETING THOSE BEST PRACTICES FOR STORMWATER MANAGEMENT.

AND ALSO BEST PRACTICES FOR THE BLOCK LANES PROPOSED HERE WHICH ARE DEMONSTRATED ON THE PLAN.

AND THERE WILL BE FOUNTAINS AS PROPOSED ON THE PLAN, AND THE LAKE AND WATER FEATURES.

THE LANDSCAPING, I AM GOING TO LET THE LANDSCAPE ARCHITECT GET INTO MORE DETAIL AS FAR AS SEVERAL ENHANCEMENTS THAT WE ARE DOING IN THE LANDSCAPING.

THERE ARE DEVIATIONS ASSOCIATED WITH THE REQUEST.

IN OUR INITIAL APPLICATION, THE NUMBERING, THERE WERE TEN, BUT DEVIATIONS ONE AND TWO HAVE BEEN WITHDRAWN, BUT FOR CONSISTENCY FOR THE RECORD WE ARE LEAVING THE NUMBERING AS WAS PREVIOUSLY SUBMITTED.

DEVIATIONS 2 THROUGH 5 ALL DEAL WITH THE CONCEPT SURFACE WATER MANAGEMENT DESIGN THAT'S PROPOSED.

EXISTING DRAINAGE EASEMENT THAT GOES THROUGH THE SITE AS PART OF THE DEVELOPMENT WE WILL BE -- ARE PROPOSING A RELOCATION OF THAT DRAINAGE EASEMENT, AND THE FIRST
DEVIATION ADDRESSES -- IT ALLOWS LANDSCAPING TO BE PLANTED JUST WHERE THERE'S A CONFLICT WITHIN THAT DRAINAGE EASEMENT ALONG VIA COCONUT SO THE BUFFER ISN'T BROKEN UP.

THERE ALSO IS RIGHT-OF-WAY MUTATION THAT'S GOING WITH CURRENTLY WITH THIS DEVELOPMENT, AND THAT'S DEMONSTRATED ON THE MASTER CONCEPT PLAN AS WELL.

DEVIATION 3 IS FOR BULKHEAD TO ALLOW 40% INSTEAD OF 20% OF THE LAKE FOR THE POOL AND AMENITY AREA OF THE LAKE.

DEVIATION 4 IS TO ALLOW INSTEAD OF HAVING A TYPICAL 20-FOOT LAKE MAINTENANCE EASEMENT ROUND THE ENTIRE LAKE, WITH THIS COMPACT DESIGN WE ARE PROPOSING SPECIFICALLY MAINTENANCE ACCESS AREAS INSTEAD OF THAT PERIMETER EASEMENT AROUND.

AND THOSE ARE CALLED OUT ON THE MASTER CONCEPT PLAN AS WELL.

DEVIATION 5 IS TO ALLOW THE 20-FOOT SETBACKS OF THE LAKE FROM VIA COCONUT POINT.

AND AGAIN, THE PROJECT INCORPORATES THE BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT AS EVIDENCED BY THE REQUESTED DEVIATIONS, AND THERE IS A UNIFIED SURFACE WATER MANAGEMENT SYSTEM FOR THE ENTIRE TRACT.

AND WE DO ANTICIPATE THE DESIGN ANTICIPATES THE WATER MANAGEMENT NEEDS FOR THE FUTURE PHASE WHICH WILL BE UP AT THE SOUTHWEST CORNER OF VIA COCONUT AND CORKSCREW.

DEVATION 6 IS FOR THE NORTH BUFFER ALONG HAPPY HOLLOW.

THERE IS -- WE ARE PROVIDING AN ENHANCED BUFFER THAT'S PROVIDING ENHANCED PLANTINGS ABOVE THE CODE REQUIRED SECTION FOR A TYPE C.

INSIDE OF HAVING THE WALL SETBACK 25 FEET WE ARE PROPOSING IT TO BE SET BACK 15 FEET BUT WE ARE ENHANCING THAT BUFFER WITH 10 TREES AND 30 SHRUBS, FIVE PALM TREES IN ADDITION TO THAT TO BE STAGGERED BEHIND THE WALL TO HELP SOFTEN THE BUILDINGS, AND SOME ADDITIONAL GROUND COVERINGS THAT WILL BE PROPOSED AS WELL.

AS PART OF THE PROCESS WITH STAFF, WE ARE AGREEING TO ALLOW THE ABILITY FOR A CONNECTION IF DESIRED IN THAT LOCATION AS WELL.

DEVIEATION 7 IS REGARDING PARKING.

WE ARE REQUESTING A PARKING REDUCTION AS PART OF THE ESTERO PLANNED DEVELOPMENT CODE, BEING PUBLIC BENEFIT AND INCENTIVE OFFERINGS.

TIER 3 RATES DEVIATIONS FOR OFF-STREET PARKING AS A MEDIAN HIGH VALUE.

AND IN ACCORDANCE WITH THAT, WE ARE REQUESTING A 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
6:14:27PM 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
MR. CHAIRMAN, MEMBERS OF THE BOARD.

MY NAME IS MATTHEW KRAGH, AN ARCHITECT WITH MHK ARCHITECTURE AND PLANNING WITH SEVERAL OFFICES. HERE TODAY TO PRESENT ARCHITECTURE FOR THE VIA COCONUT PROJECT.

WE FEEL THIS WILL BE A VERY REFRESHING ARCHITECTURAL FEEL FOR THIS COMMUNITY.

WE HAVE BEEN VERY WELL RECEIVED.

RECENTLY, WITH THE DESIGN REVIEW BOARD FOR THE SAME STYLE OF ARCHITECTURE, BRITISH WEST INDIES FOR A MEDICAL FACILITY DOWN THE STREET.

ACTUALLY JUST ADJACENT NORTH OF THIS SITE, WE ARE DOING REALLY REFRESHING BUILDING FOR JOE PAVICH, HIS OFFICE, WHICH IS IN THE OLD FLORIDA COASTAL DESIGN CRITERIA.

THESE BUILDINGS, WE THINK, IN THE BRITISH WEST INDIES GENRE, WILL BE A VERY GOOD TRANSITION PIECE BETWEEN GENOVA TO THE EAST AND THE WEST OF ESTERO WHICH HAS A VERY STRONG MEDITERRANEAN INFLUENCE, OLD FLORIDA IS POPPING UP HERE AND THERE AS WELL.

THE BRITISH WEST INDIES IS REALLY A MIXTURE BETWEEN THE TWO.

I JOKE WITH THE DESIGN REVIEW BOARD AND SAY BRITISH -- IF OLD FLORIDA AND MEDITERRANEAN STYLE GOT TOGETHER AND HAD A BABY, IT WOULD BE BRITISH WEST INDIES, WHAT WE HAVE TODAY.

WHEN THE CLIENTS SOUGHT US OUT, THEY SOUGHT US OUT BECAUSE OF A PROJECT CALLED NAPLES SQUARE IN DOWNTOWN NAPLES THAT'S BEEN VERY SUCCESSFUL.

WE ARE USING THAT AS OUR DESIGN INSPIRATION, AND THAT'S WHAT YOU SEE ON THE SLIDE BEFORE YOU.

THIS ARCHITECTURAL STYLE HAS A GREAT VARIETY OF ROOF LINES.

A LOT OF ARCHITECTURAL HUMAN SCALE DETAIL, ARCHITECTURAL BRACKETS, DIFFERENT TEXTURES, ALUMINUM RAILINGS AND
FEATURES, STONE, CLAD BEING AROUND SOME OF THE ENTRANCE FEATURES, LUSH LANDSCAPING, AMENITY DECKS AND SO FORTH. AND WE FEEL THAT THAT VISION THAT WE CREATED IN NAPLES HE WOULD BE A GOOD PALLET TO THE START WITH AND THEN SHAPE IT EVEN FURTHER WITH ALL THESE PUBLIC BENEFITS AND PRIVATE PARKS AND SO FORTH. THE AMENITY DECKS THAT WE’LL HAVE ON THIS PROJECT WILL BE SIMILAR FULLY PLANTED, LITTLE RECREATION AREAS AND SO FORTH. THE UNITS WILL LOOK OVER THESE AMENITY AREAS. BELOW IT ARE THE PRIVATE PARKING SPACES FOR UNITS. SO THERE’S 106 MARKING SPACES PER BUILDING. AND THEN THE REST OF THE SPACES SHARED WITH THE COMMERCIAL ON-STREET PARKING. WE ARE GOING TO HAVE A PLETHORA OF PATTERNS OF PAVERS, AWnings, WATER FEATURES, SO FORTH. IT IS A TOP-NOTCH QUALITY DEVELOPMENT. WE ARE GOING TO HAVE RESORT POOLS. SOME OF THE FEATURES THAT YOU HERE R SEE HERE IN NAPLES SQUARE SUCH AS FLAT CONCRETE ROOF TILES, CONTRASTING COLORS. I LIKE TO MIX THE DARK WINDOWS AND DOORS WITH THE LIGHT COLORS OF THE MASS OF THE BUILDING. BERMUDA SHUTTERS AND OTHER MORE MINUTE DETAILS IN THE BUILDINGS. AS FAR AS BEYOND THE INSPIRATION AND INTO OUR DESIGN, THE DRIVING FACTOR IN OUR DESIGN WAS TO BE GENTLE TO THE PUBLIC REALM ALONG VIA COCONUT. THE LINEAR PARK WE THINK IS GOING TO BE A VERY GREAT AMENITY FOR YOUR COMMUNITY. PEOPLE WILL WALK UP AND DOWN THEREBY, AND AS THEY ARE, THEY ARE GOING TO FEEL LUSH LANDSCAPING, SEE FILTER MARSHES, SEE LAKES. AND WE DIDN’T WANT THEM TO SEE A GIANT IMPOSING WALL OF A BUILDING. SO WE KEPT ALL THE BUILDINGS ORIENTED TOWARDS THE WESTERN PORTION OF THE SITE. AND THE FOUR-STORY ELEMENT, THERE ARE HORSE SHOW YOU SHAPED BUILDINGS. THERE ARE THREE STRICTLY RESIDENTIAL BUILDINGS THAT ARE HORSESHOE SHAPED. THE OPEN END OF THE HORSE SHOW, THE OPEN U, FACES VIA COCONUT. AND THE MIDDLE PORTION OF THAT IS AN RAISED AMENITY DECK BASE ONE LEVEL BASICALLY ABOVE PARKING AND ALL THE END UNITS ARE STEPPED DOWN TO THREE STORIES.
WE WANTED YOU TO SEE ALL THOSE ARTICULATING ROOF LINES FROM THE STREETSCAPE, AND THEN HAVE THE TALLER PORTIONS OF THE BUILDING TOWARD THE BACK. SO THREE STORIES ALONG THE PUBLIC REALM. CURRENTLY LOOKING AT THE ENDS OF FINGERTIPS FROM THE SIDE, AND THEN THREE STORIES AND THEN FOUR STORIES TOWARDS THE BACK. THIS IS AN ILLUSTRATION OF THE MAIN STREET.

THE MAIN STREET WE THOUGHT ACTUALLY ONE OF OUR FIRST MEETINGS WITH THE VILLAGE, ONE OF THE IMPORTANT COMPONENTS THAT THEY ASKED US TO CONSIDER WAS CONNECTIVITY TO YOUR PARK ADJACENT EAST. WE THOUGHT THAT WAS A GREAT IDEA. WE THOUGHT IT WAS A CHALLENGE BECAUSE OHIO DO WE DIVIDE THE SITE? BUT WE ALSO THOUGHT IT WAS A GREAT IDEA SO WE CREATED THE AMAZING MAIN STREET THAT'S GOING TO BISECT THE SITE FROM EAST TO WEST.

THE BUILDINGS THAT YOU SEE FLANKING THE EAST HERE, THIS IS A VERY SMALL ONE-STORY NEIGHBORHOOD COMMERCIAL BUILDING AND WE THINK THIS WILL ADDRESS THE SIDEWALK APPROPRIATELY. WE ALSO HAVE A RESTAURANT THAT WILL GO IN, THAT WILL BASICALLY BE AN END CAP TO THE LAKE. IT'S GOT A GREAT LAKE VIEW. WE ARE ACTUALLY ANTICIPATING WATERFRONT DINING OUT IN FRONT THERE TO THE OUTSIDE.

THEN AS YOU ENTER THE MAIN STREET, THERE ARE TWO TRUE MIXED USE VERTICALLY INTEGRATED BUILDINGS.

SO THERE'S A COMMERCIAL WRAPPED STOREFRONT THAT WRAPS THE CORNER ON BOTH SIDES.

AND THERE ARE TWO FLOORS OF RESIDENTIAL UNITS TOTAL OF 12 UNITS PER BUILDING IN EACH OF THOSE.

SO WALKING UP AND DOWN THIS LITTLE MAIN STREET, AND INTERACTING WITH COMMERCIAL, ALL THE COMMERCIAL PARKING WRAPS AROUND THESE BUILDINGS TO THE BACK OF THEM, SIMILAR TO MOST TRADITIONAL NEIGHBORHOOD DOWNTOWNS WHERE YOU HAVE FRONTAGE WITH SOME ON-STREET PARKING, PARALLEL PARKING, BUT THE BULK OF THE PARKING IS ON THE SIDES AND THE YEAR.

THEN YOU ENTER THE SITE, AND YOU CAN EITHER GO NORTH TO THE THIRD RESIDENTIAL BUILDING OR YOU CAN GO SOUTH TO THE TWO RESIDENTIAL BUILDINGS TO THE SOUTH.

THIS IS A VIEW THAT I THOUGHT YOU MIGHT BE ABLE TO APPRECIATE THE STEP DOWN IN THE DESIGN.

AGAIN OUR BUILDINGS ARE ALIGNING THE LAKES.

YOU CAN SEE THE LITTLE PUBLIC AMENITIES WE HAVE HERE.
BUT THIS AREA THAT I AM OUTLINING RIGHT HERE WITH THE MOUSE IS THE PARKING LEVEL AT GRADE. AND THEY ARE WE ARE BUILDING TRUE AMENITY DECK ABOVE THAT WITH TREES, PLANTERS, BARBECUE PAVILIONS, THINGS LIKE THAT.

THE EDGE OF WHAT YOU WILL SEE AS PARKING WILL BE VISUALLY SCREENED WITH LAYERS OF LANDSCAPING. CHRISTIAN CAN TALK MORE ABOUT THAT.

THE FOUR STORY BUILDING ROOF LINE STARTS BACK HERE. IT'S ONE UNIT IN FROM VIA COCONUT. AND THAT ALLOWS US TO FURTHER REFINE DOWN IN A THREE-STORY COMPONENT THERE.

SO EACH OF THESE BUILDINGS HAS 102 UNITS AND 106 MARKING SPACES CONCEALED BELOW. AND THE REMAINING PARKING SPACES ARE ALL ON STREET AND BASICALLY THIS TRADITIONAL NEIGHBORHOOD GRID THAT WE HAVE AROUND THE BUILDINGS.

THAT'S A VIEW LOOKING SLIGHTLY NORTHWEST OF BUILDING 3. CHRISTIAN CAN TALK MORE ABOUT THAT.

AND THE MIXED USE COMPONENT. WE THINK THIS WILL BE A REALLY COOL LIVELY LITTLE CENTER.

EVEN OUTSIDE THE ESTERO RESIDENCE, IT'S SUCH A GREAT WALKABLE COMMUNITY.

WE SEE THE VIBRANCY OF THIS COMMERCIAL BEING UTILIZED BY THE ACTUAL RESIDENTS OF THE COMMUNITY AS WELL.

THERE'S A VIEW OF THE BUILDING FROM THE SIDE OVERLOOKING THE SMALL POCKET PARK THERE.

YOU CAN SEE THE ORIENTATION OF THE LINEAR PARK THAT WE ARE CREATING A LONG VIA COCONUT.

IT'S GOING TO BE SPECTACULAR WITH THE LAKES AND THE BUILDINGS BEING VERY SUBTLE INTO THAT LANDSCAPING.

THIS IS A VIEW THAT KIND OF SHOWS THE AMENITY DECKS A LITTLE BETTER HOW THE BUILDINGS WRAP AROUND THOSE.

AND THEN ON THE BACK SIDES OF THE BUILDINGS, THEY BASICALLY FACE EACH OTHER AND CREATE A NICE LITTLE URBAN GRID ON THE INTERIORS OF THE STREETS.

THIS IS A VIEW OF THE RESTAURANT BUILDING AND HOW IT FACES THE LAKE.

A LITTLE BIT OF A FILTER MARSH HERE.

RESIDENTIAL BUILDING ADJACENT TO THAT.

THERE IS A PRETTY GOOD DEPICTION OF WHAT YOU WILL SEE WALKING ALONG THE SIDEWALK THERE, DRIVING BY VIA COCONUT.

THREE STORY TIPS BUILDING WITH FOUR STORIES BEYOND YOU CAN'T REALLY SEE.

AND THE BUILDINGS, SINCE THE MASS OF THE BUILDINGS ARE IN U-SHAPE AND YOU ONLY SEE THE FINGERS, IT'S GOING TO BE A LARGE SPOT OF OPENNESS IN THE MIDDLE OF THAT AS WELL WITH
THE UNDULATING ROOF LINE THAT SHOULD BE VERY SPECTACULAR.

ANOTHER VIEW ALONG THE LAKE.

AGAIN BUILDING MASSING REALLY TRYING TO PLAY WITH THE SITE AND BECOME PART OF THE LANDSCAPING, URBAN FABRIC.

ANOTHER GOOD CORNER SHOT.

YOU CAN SEE THE MASSING THAT WE ARE PARTICULARLY PROUD OF ON THESE BUILDINGS AND THE UNDULATING ROOF LINES.

BALCONIES.

CREATING A LOT OF LIGHT AND SHADOW AND TEXTURE.

THIS IS A BUILDING FROM THE INTERNAL SHOT.

A LITTLE MORE OF AN URBAN APPROACH.

AND THIS IS WHAT YOU WOULD SEE AS YOU COME IN THE MAIN STREET.

SO THIS IS THE MIXED USE BUILDING.

I DON'T HAVE SIGNAGE ON THIS ILLUSTRATION AS OF YET BUT RIGHT NOW YOU CAN SEE A GREAT SIGN BAND TO DELINEATE THE

COMMERCIAL FROM THE RESIDENTIAL USES ABOVE.

BUT THAT IS A TRAWL INTEGRATED MIXED USE BUILDING, THE NICE CORNER ORIENTATION, AND YOU CAN SEE THE RESIDENTIAL BUILDINGS BEHIND THAT.

THEY ALL FIT.

WE HAVE A VERY GREAT UNIFIED ARCHITECTURAL THEME ON THIS PROJECT.

YES, MA'AM?

>> I HAVE A QUESTION.

ARE THESE CONDOMINIUMS OR ARE THESE RENTAL UNITS?

>> MATTHEW KRAGH: THESE ARE MULTIFAMILY UNITS.

PLAN TO BE HIGH END RENTAL UNITS BUT WE ARE DESIGNING THEM FOR POTENTIALLY FOR MULTIFAMILY IN THE FUTURE.

THE QUALITY OF THESE WE ARE DESIGNING AS BASICALLY CONDOS.

>> NOT SINGLE APARTMENTS TO PEOPLE BUT A LARGE BUILDING THAT A PERSON WOULD RENT IT OUT?

>> ORIGINALLY STARTING OFF IT'S GOING TO HIGH-END RENTALS.

AND MUCH NICER THAN YOUR TYPICAL APARTMENT BUILDINGS FOR SURE.

BULLET WE ARE DESIGNING THESE TO THE STANDARDS OF MULTIFAMILY FOR LONG-TERM.

>> YOU MENTION ADD FOUR STORY BUILDING BEYOND WHERE THE THREE STORIES ARE.

>> YES, MA'AM.

>> ARE THEY MORE, THAT FOURTH FLOOR --

>> NO, THEY ARE VERY SIMILAR.

THEY ARE STACKED UNITS TO MAKE THE BUILDINGS SOMEWHAT ECONOMICAL.
BUT THE UNITS ARE -- THEY ARE DOUBLE LOADED SO YOU HAVE SOME FACING INTERNAL AND SOME FACING THE AMENITY VIEWS OVER THE AMENITY DECKS. BUT THERE'S NO DIFFERENCE FROM FLOOR TO FLOOR. >> WHAT DO YOU MEAN WHEN YOU SAY HIGH END RENTAL AND THEN YOU SAY DIVERSE -- ALTERNATIVE FOR USE. HOW DO THOSE TERMS FIT TOGETHER? >> THAT'S A QUESTION FOR NOEL. >> I WAS TRYING TO SEE HOW YOUR WORDS MATCH. >> I DON'T WANT TO PUT A PICTURE IN YOUR HEAD OF APARTMENT HOUSING, YOU KNOW, THAT YOU WOULD SEE TYPICALLY THROUGHOUT SOUTHWEST FLORIDA. THESE ARE RENTAL UNITS, BUT THESE ARE MORE EXPENSIVE TO BUILD. EVERY CONTRACTOR WE TALKED TO HAS SAID THIS ISN'T YOUR TYPICAL -- >>Dr. Tim Allen: IN RESPONSE TO YOUR QUESTION, I THINK THERE WAS A BULLET POINT IN STACY'S PRESENTATION, DIVERSE HOUSING TYPES AND DEED RESTRICTIONS. SO THERE'S SOME LANGUAGE IN THE ESTERO PLANNED ORDINANCE ENCOURAGING NOT HAVING DEED RESTRICTIONS. QUITE FRANKLY WITH RESPECT TO THE MARKET AND THE PRODUCT TYPE THAT MATTHEW IS DESCRIBING, OUR CLIENTS ANTICIPATE THAT THE RENTAL COMMUNITY THAT WOULD BE INTERESTED IN THIS PRODUCT IS GOING TO BE SOMEWHAT INTERESTED IN A VERY LUXURY TYPE OF UNIT. AND SO I JUST WANTED TO RECONCILE THAT COMMENT. THE CODE LANGUAGE AGAIN TALKS ABOUT NOT HAVING DEED RESTRICTIONS. WE WANTED TO MAKE SURE FOR THE RECORD THAT WAS CLEAR. BUT FROM OF A PRACTICAL PERSPECTIVE AND MARKET DEMAND PERSPECTIVE WE ANTICIPATE THESE TO BE LUXURY APARTMENT USES WITHIN THE MULTIFAMILY REALM. >> WHAT'S YOUR TARGET MARKET? >> SIR, THE TARGET MARKET IS SOMEONE WHO IS LOOKING FOR A LUXURY RENTAL PRODUCT THAT -- >> I'M TALKING ABOUT THE DEMOGRAPHICS. WHAT DO YOU SEE IN THE PEOPLE WOULD BE ABLE TO AFFORD THIS TYPE OF A UNIT? WHAT KIND OF RENTS DO YOU THINK THEY ARE GOING TO BE OFFERED FOR? >> SURE. SO IF I MAY -- AND IF I COULD JUST FINISH I SHALL THIS PRESENTATION, I DO HAVE A STAT SHEET THAT I BELIEVE WE ARE WILLING TO SHARE ABOUT THE ANTICIPATED -- WOULD YOU LIKE TO SPEAK TO THAT?
INTRODUCE YOURSELF.

Kelly Tanafit with Rural Properties.

There are two groups we feel are high demand in that market and that is your empty nesters and retirees so people who want to come, maybe this is their second home, kind of 65-plus age range.

Also we found this market also demands there's more high demand from young professionals.

So professionals that may be single, may be married or just kind of starting their family, they are not ready to settle down and purchase a home yet, but they want that high quality product.

And before you keep on going, what is your rental range going to be?

So per unit we are going to be around 2,000 a month, for square foot it's going to be around 174.

Currently in the market, average is around 165.

So we are definitely, again, pushing that rent, we are trying to find that -- we are delivering a product that's going to serve the people that want that high quality luxury feel but they don't want to purchase a place yet, they want to rent.

Question.

Will you permit vacation rentals?

What do you mean?

Someone signs a lease, advertises on social media, and says you can have my apartment for the weeks of January 1 to January 15.

Somebody else from January 16 to January 30 throughout the season.

That's not anticipated.

I have a question.

You mentioned having young families.

Would there be any provisions for playground equipment, activities for the children to do on-site?

We have seen many projects come through with those amenities provided for the children.

Yes.

So we are still working on what's going to be in our retail area.

So daycare will kind of depend on what we end up getting in our end users there.

But we are absolutely open to playground and the amenity phase.

But we have the whole amenity space, yes.

With you are indulgence we'll have Mr. Kragh finish.
AND THEN HAVE QUESTIONS.
>> THANK YOU.

GLAD SOMEBODY CAME UP WITH BETTER ANSWERS.

SO BACK TO THE MAIN STREET, YOU SEE THE MIXED USE BUILDING THERE.

DOWN THE MAIN DRIVE.

AND WITH THE STOREFRONTS FACING.

AND THOSE WILL BE MIRRORED ON BOTH SIDES.

THIS IS A VIEW.

YOU CAN SEE THE RESTAURANT TO THE LEFT SIDE OF YOUR SCREEN, WHICH ON THE BACKSIDE OF THAT LOOKS OUT OVER THE LAKE.

YOU CAN SEE RESIDENTIAL BUILDING STRAIGHT ON AND TO THE RIGHT IS A MIXED USE BUILDING.

SO WE REALLY LIKE HOW THE BUILDING HEIGHTS REALLY PLAY WITH EACH OTHER.

AGAIN THE MIXED USE IS A MIXTURE OF ONE AND THREE-STORY BUILDINGS AND THEN WE HAVE GOT A MIXTURE OF THREE AND FOUR-STOREY BUILDINGS BEYOND THAT WITH THE RESIDENTIAL COMPONENT.

THIS IS A VIEW OF THE BACKSIDE OF THE NEIGHBORHOOD COMMERCIAL COMPONENT.

IT’S GOT SIMILAR STORE FRONT ON THE SIDEWALK SIDE AS WELL BUT THIS IS WHERE PEOPLE WILL PARK.

KIND OF A STRAIGHT-ON LOOK AT THE MIXED USE COMPONENT DOWN MAIN STREET.

AS FAR AS BUILDING HEIGHTS, AS MENTIONED --

>> GOT A QUESTION BEFORE YOU LEAVE THAT LAST SLIDE.

>> YES, SIR.

>> FOR THE RESIDENCES ON MAIN STREET, WHERE WILL THEIR PARKING BE?

>> SO THE RESIDENTS, THEY HAVE PARKING BEHIND IT.

THERE IS NO BELOW-BUILDING PARKING IN THE MIXED USE COMPONENT.

ONLY ON THE RESIDENTIAL -- EXCLUSIVE RESIDENTIAL BUILDINGS TO THE BACK.

THE PARKING ON THESE MIXED USE BUILDINGS, THEY WILL COME IN.

THE BACKSIDE OF THE BUILDING AND THERE’S PARKING THAT WRAPS THIS ENTIRE BUILDING IN A U-SHAPE AROUND THE BUILDING. THE LOBBY FOR THE MAIN ENTRANCE AND GUEST ENTRIES AND ELEVATORS IS ON THE BACKSIDE OF THIS BUILDING.

SO WE ARE LEAVING THE ENTIRETY OF THE FRONTAGE OF THIS FOR SHOPS AND STOREFRONT.

WOOD WAD SHARE WITH ME YOUR THINKING, BECAUSE ONE OF THE DEVIATIONS YOU ARE GOING TO BE REQUESTING, YOU WANT TO
REDUCE PARKING, THE AVAILABLE PARKING SPACES BY, I
BELIEVE, 12.9%.
THAT’S PRETTY SIGNIFICANT.
SO YOU HAVE RESIDENTIAL AND COMMERCIAL.
YOU ARE REDUCING PARKING.
I WOULD JUST LIKE TO UNDERSTAND THE THOUGHT PROCESS.
>> THAT’S A REALLY GOOD QUESTION.
I THINK PART OF THAT IS, YOU KNOW, DIFFERENT PEAK PARKING
DEMAND HOURS BASED ON THE FACT THAT THIS IS A TRUE MIXED
USE COMMUNITY, THAT SHOPS ARE GOING TO HAVE PEAK DEMAND
HOURS AT CERTAIN TIMES DURING THE DAY.
WHEN THOSE SHOPS ARE CLOSED AT NIGHT THOSE PARKING SPACES
ARE OPEN FOR PEOPLE TO LIVE AT THESE APARTMENTS AND SO
FORTH.
ANOTHER THING TO CONSIDER IS THE BULK OF THE RESIDENTIAL
THAT HAS ONE PARKING SPACE, OVER ONE PARKING SPACE PER
UNIT COVERED IN A PRIVATE GARAGE, AND THEN THE SEPARATE
GUEST SPACES ARE OUTSIDE, OR IF THEY HAVE A SECONDARY
PARKING SPACE NEED, FOR THE MIXED USE BUILDINGS, THERE
ARE ONLY 12 UNITS PER FLOOR.
SO THE RATIO BETWEEN COMMERCIAL AND RESIDENTIAL IS PRETTY
SMALL.
SOCIETY WE ANTICIPATE THAT’S GOING TO BE PLENTY OF
PARKING FOR THOSE RESIDENTS.
>> AT THOSE TIMES OF THE DAY FOR SURE.
WE BASICALLY THOUGHT THAT THE CODE PARKING FOR MIXED USE
DEVELOPMENT, WHERE YOU HAVE THE ABILITY TO OVERLAP IN
DIFFERENT PARKING DEMAND HOURS WAS A LITTLE BIT OVERKILL
FOR THIS PROJECT.
SO WE FELT THE PARKING THAT’S PROPOSED IS VERY
APPROPRIATE.
REGARDING BUILDING HEIGHTS, I KNOW IN THE TIER 3, WE
TALKED ABOUT AN ALLOWANCE UP TO 60 FEET.
THE BULK OF OUR BUILDINGS ARE AT 46 FEET AND 4 INCHES
MEASURED FROM GRADE TO THE MEAN HATE OF THE ROOF WHICH IS
THE ZONING STANDARD.
WHEN YOU GET UP TOTAL 59 FEET, THAT’S EVERY ONCE IN A
WE HAVE A TALL ELEVATOR TOWER, SOMETHING LIKE THAT,
LIKE THESE TOWERS THAT YOU SEE HERE.
THOSE GET UP TOTAL 589-FOOT RANGE.
BUT THE BULK OF THE BUILDING IS AROUND THAT 46-FOOT
RANGE.
>> THOSE ARE ELEVATOR TOWERS?
>> YES.
SOME OF THEM ARE.
SOME OF THEM ARE ARCHITECTURAL EMBELLISHMENTS.
AND AGAIN WE WANTED TO LOOK AT ARTICULATING THOSE ROOF LINES.
SO THIS IS THE U-SHAPED BUILDING IN THE FRONT.
YOU CAN SEE THREE STORIES STEPS BACK TO THE BACK ON FOUR STORIES.
AGAIN THREE STORIES HERE, AND ALL ALONG THE MIDDLE,
AMENITIES OVER PARKING IS ALL ONE-STORY ELEMENT, COVERED LANDSCAPING.
YOU CAN SEE VERY WELL ARTICULATED ELEVATIONS, A LOT OF DETAIL.
NO BLANK WALLS IN THIS PROJECT.
VERY LUXURIOUS.
THIS IS THE SIDE ELEVATIONS.
THese ARE THE MIXED USE BUILDINGS.
YOU CAN SEE IN THE SAME FLAVOR.
FRONT AND THE BACK.
THERE'S THE ENTRANCE TO THE ELEVATOR LOBBY DESCRIBED RIGHT THERE ON THE BACK.
THIS IS THE RESTAURANT BUILDING ALONG THE LAKE.
OTHER ELEVATIONS OF THE RESTAURANT BUILDING.
THIS IS THE NEIGHBORHOOD COMMERCIAL MIXED USE BUILDING THAT'S ALONG VIA COCONUT.
THIS IS THE MAINTENANCE SHED THAT'S KIND OF TUCKED BETWEEN SOME LANDSCAPING AND THEN OUR SIGN OUT FRONT.
AND DUMPSTER DETAILS AND SO FORTH.
OUR COLOR PALETTE IS -- WE WANTED THIS TO BE A LIGHT AND TIMELESS LOOK WITH A SECONDARY COLOR.
The TRIM ALL THE ALUMINUM WORK AND THE RAILINGS WILL BE A DARK BRONZE.
WE ARE GOING TO HAVE SOME STONE CLADDING AROUND THE ENTRANCES TO GIVE THAT THE PEDESTRIAN FLAIR.
AND THEN WE ARE LOOKING AT A FLAT CONCRETE ROOF TILE FOR THIS BRITISH WEST INDIES WORK, A BERMUDA ROOF TILE.
WITH THAT, UNLESS YOU HAVE ANY IMMEDIATE QUESTIONS FOR ME, I WOULD LIKE TO BRING CHRISTIAN ANDREA TO BRING THE LANDSCAPING SURROUNDING THIS COMMUNITY.
>> CHRISTIAN ANDREA, LAND STEEP ARCHITECT.
YOU ARCHITECTURE LAND DESIGN.
THIS IS A REVIEW OF WHAT STACY MENTIONED EARLIER SO I WILL GLOSS OVER THAT.
THIS IS THE MASTER PLAN.
THIS SHOWS THE SITE IN ITS ENTIRETY.
AND I WILL GO THROUGH BULLET POINTS TO MAKE SURE I ADDRESS EVERYTHING.
WE HAVE THREE DIFFERENT ENTRANCEWAYS. THIS ONE TO THE NORTH.
ONE TO THE CENTER.
ONE TO THE SOUTH.
EACH ONE OF THEM ARE PAVER ENHANCED MAKING A VERY NICE ENTRANCE FEATURE.
WE HAVE PRIMARY POND AREA HERE WITH WATER FEATURES AND BALANCED THROUGHOUT, THEY WILL BE ILLUMINATED.
WE HAVE FILTER MARSHES AND PONDS. THIS IS THIS AREA HERE THAT WRAPS AROUND SO THIS AREA IS ENTIRELY PLANTED VERY MUCH LIKE ECOSYSTEM, PLANT MATERIALS.
WE HAVE ALSO INTRODUCED PLANTS THAT ARE APPROPRIATE FOR THAT, THAT INCLUDE RED MAPLES AND CYPRESS WHICH PROVIDE SENSE OF SEASON AS THEY BECOME A LITTLE ASSIDUOUS DURING THE WINTER MONTHS AND THAT COMPLETES THE HE CAN ECOSYSTEM.
WE HAVE A FISHING PIER OFF OF THIS POND HERE. THIS IS AN EDUCATION OPPORTUNITY AS WELL SO WE ARE LOOKING TO PUTTING SOME INFORMATIONAL SIGNAGE EXPLAINING THE FLORIDA ECOSYSTEMS, AS WELL AS TRYING TO PUT SOME SIGNAGE AND LITTLE PLACARDS ABOUT THE LANDSCAPE BUFFER TO HELP IDENTIFY PLANT MATERIAL SO AS ONE STROLLS ALONG THIS MEANDERING PATHWAY HAS AN OPPORTUNITY TO LEARN ABOUT PLANT MATERIAL.
>>Leonard "Scotty" Wood III: THE WORD MEANDERING PATHWAY THAT YOU JUST MENTIONED THERE'S AN EXISTING SIDEWALK RIGHT NOW.
IS IT THAT WHAT WE ARE TALKING ABOUT?
>> CORRECT.
BEING REROUTED AND RERUN.
IF YOU LOOK ALONG WHERE THE HOUSE IS NOW, THIS MEANDERS INTO THE SITE AND WHATNOT.
WE HAVE ALONG THE MEANDERING PATHWAY, WE HAVE BENCHES AND BIKE RACKS AROUND THE PERIMETER SITES.
The AMENITY DECK AREAS FOR THE AREAS IN THE COURTYARD SHAPE, THESE ARE NEAT SPACES, OUTDOOR SPACES, FIRE PITS, TRELLISES.
WE HAVE SOME ARTIFICIAL TURF AREAS WHICH WE THINK WILL MAKE THE GREENING OF THAT ROOF DECK FEEL A LOT MORE INTERESTING.
WE HAVE A DOG PARK TO THE SOUTH, THIS AREA HERE.
THERE'S A SMALL POCKET PARK OFF OF THIS LOCATION.
IT'S MORE OF A SERENE PARK.
IT HAS MORE OF A PAVILION AND SHADE STRUCTURE AS WELL AS A CIRCULAR PART, AN OPEN LAWN PLAY AREA.
>> WHAT'S THE ACREAGE ON THE DOG PARK?
>> I WOULD HAVE TO DO SOME QUICK MATH AND GET BACK TO YOU, IF THAT'S OKAY.
When we are done here I can go back and calculate that.

I have to do an measurement off the top of my head but I'll get back to you, if I could.

Let's come back here.

Oh, we have enhanced buffer planting throughout the perimeter of the site.

We are landscaping the median so this entire roadway is being relandscape which brought a lot of interest to complete the streetscape sense.

We have some art elements that are in the center here.

Focal point. There are some red circles here.

I will go on to the next slide. There are enlargements of this so you can see in a little more detail.

 Leonardo "Scotty" Wood III: Before you do that, the parking along the west boundary of the site shows it being planted.

The question that I have is, you also have in your plans here a fire district plan that shows the turning radiiuses are sufficient to accommodate all of Estero Fire District equipment.

My question is, when those parking lots are can the equipment make the turn?

I would have to have the engineer answer that question.

I have a question.

Are there swimming pools?

We have a large resort-style pool here in the center section here between these two structures.

So that's our major pool element and entertainment space.

Do you have a fitness area?

We do not have an active fitness area there.

These areas lend themselves to that.

This is a very large, multi-purpose space, so that's where the artificial turf and deck space, along with trellises, for people who want shade.

You don't have any pickleball?

We do not.

No.

Leonard "Scotty" Wood III: Another question.

Part B on that back parking, is there any kind of emergency alert system in that parking area?

In other words, if somebody at 2 a.m. in the morning and they get attacked by some bad guy, is there any kind of emergency warning or alarm system?
I'll speak on behalf of the team if I can. I am not aware of that being discussed yet but we can come back to that. We actually worked on another project recently where that was discussed.

>> The blue light system.

>> And our iPhones in our pockets and cell phones were quicker to respond than trying to find a blue light.

But I will discuss that with our team, if I can.

>> >> Leonard "Scotty" Wood III: Keep going.

Go on your our next slide.

This shows the enhanced paver entrance feature here.

We have a signage element, specimen palm trees delineating the entranceway. This is that large marsh area, heavily planted, basically large ecosystem with plant of plant materials and seasonal color.

Our buffering along via coconut is very nicely done with kind of a staggered meandering trees and accent palm, throughout some bench opportunities that runs across the entire strip here. This is our first view of the enlargement of one of the horseshoe courtyard.

The center areas are the fire pits.

There's some trellis areas off to the side, creating kind of different social or user spaces.

We have the artificial turf area to the side here as well that lends itself to multi-purpose use.

Very heavy buffer here along the north and the west.

So we have exceeded, I believe it's 30 percent above and beyond code so very dense planting with solid shrub and ground covers throughout.

Heavier planting than required buffer along the west boundary line here.

This is the main entranceway.

This is one story buildings on both sides of the entranceway.

The structure building, this one to the north.

Large enhanced pavement area throughout.

Art elements, the little red circles for opportunities to introduce some art as a focal point.

Again strong use of palm trees to identify the entranceway, focal point.

We have done that across the south and the north side here as well.

And you can see large view the enhanced mediums.
AND THEN THIS IS THE SOUTH QUADRANT.

THE LARGE POND.

THERE’S THE RESORT STYLE POOL.

FURNITURE AND CHAIRS OUT THERE.

FISHING PIER.

FEATURES AND ELEMENTS FOR WATER QUALITY AS WELL AS

AESTHETICS.

DENSE PLANTING.

OUR GOAL IS TO PLANT IT FROM THE WATERS EDGE ALL THE UP

TO THE SIDEWALK.

A CURVE SEGMENT THAT YOU SEE AROUND THE LAKE SO IT’S

GOING TO FEEL VERY NATURAL.

AND THE VIEW FROM THE FISHING POND I THINK IS GOING TO BE

AMAZING LOOK BACK AT THE PLANT AREAS ROUND THE DECK AND

CREATING A LOT MORE INTEREST.

AND THEN EACH OF THESE COURTYARD INTERESTS IS THE SAME ON

EACH OF THE BUILDINGS SO IT’S CONSISTENT.

>>Leonard "Scotty" Wood III: I HAVE ANOTHER QUESTION.

I WANT TO FISH AT THAT LITTLE FISHING HUT THERE.

WHERE DO I PARK?

I'M PUBLIC NOW.

>> I THINK YOU PARK AT YOUR HOUSE AND WALK DOWN THE

STREET.

>> >>Leonard "Scotty" Wood III: IN THE WEST BAY CLUB.

[ LAUGHTER ]

ACTUALLY SINCE THE CENTER OF THE COURT IS PUBLIC HERE,

THESE AREAS HERE ARE OPEN TO THE PUBLIC SO THIS WOULD BE

THE AREA WHERE YOU WOULD PARK.

WHAT’S YOUR RATIO OF COVERED AND NOT COVERED SPACE?

I CAN’T ANSWER THAT ONE.

I WOULD LET MATTHEW PERHAPS ANSWER THAT ONE BETTER THAN I

COULD.

SO I COULD ASK HIM TO COME BACK UP.

EXCUSE ME.

THERE ARE A TOTAL OF 777 PARKING SPACES PROPOSED ON THE

SITE.

4461 OF WHICH IS ON STREET.

AND THEN THERE ARE 106 SPACES PER BUILDING OF THE LARGER

BUILDINGS UNDERNEATH THE BUILDINGS THAT ARE PRIVATE

PARKING.

I WAS REFERRING TO HOW MUCH OPEN SPACE IS THERE?

OH, COMPARED TO --

>>Leonard "Scotty" Wood III: FOR THE SITE COVERED SPACES.

I THINK THAT WOULD BE AN APPROPRIATE QUESTION FOR OUR

CIVIL ENGINEER.

IF THAT’S OKAY.
BRENT ADDISON WITH BANKS ENGINEER.

CAN YOU REPEAT YOUR QUESTION?

I DON'T KNOW THAT I UNDERSTAND.

>> HOW MUCH OPEN SPACE VERSUS COVERED SPACE ON THE ENTIRE PROJECT?

WHEN YOU SAY -- OH, COVERED AS IN PAVED AREA.

PERVIOUS.

WE HAVE OPEN SPACE REQUIREMENT.

WE HAVEN'T GOT INTO THE DETAIL DESIGN ON THIS FROM MY SIDE, ON THE CIVIL SIDE.

I'M SORRY, I DIDN'T UNDERSTAND YOUR QUESTION.

Leonard "Scotty" Wood III: TO ME, COVERED GROUND, NOT MUCH OPEN SPACE.

WE DON'T HAVE THE ACTUAL PERVIOUS/IMPERVIOUS BREAKDOWN AS OF YET.

RIGHT NOW THE MASTER CONCEPT PLAN PROPOSES 30% OPEN SPACE AND THE OPEN SPACE PLAN THAT WAS SUBMITTED SHOWS SOME HATCHED AREAS THAT COULD BE COUNTED TOWARDS THAT.

BUT WE DON'T HAVE THE LIKE THE DEVELOPMENT ORDER CALCULATION YET AS FAR AS IMPERVIOUS AND PERVIOUS CALCS.

>>Leonard "Scotty" Wood III: IT SEEMS THAT IMPERVIOUS SPACE IS COVERING A PRETTY GOOD PORTION OF THE PROPERTY AND NOT MUCH OPEN SPACE PER SE.

IF YOU TAKE THE BIRD'S-EYE VIEW THAT YOU HAVE HERE AND YOU TAKE THE BUILDING AND YOU TAKE THE PARKING SPACES AND YOU TAKE THAT RATIO VERSUS THE ENTIRE SITE, YOU HAVE JUST GOT, WHAT, SOME LAKES AND SOME -- YOUR POCKET PARK, AND YOUR LINEAR PARK.

YOU PUT THOSE ALL TOGETHER, AND I WOULD SAY THAT YOU HAVE GOT A GREAT MAJORITY OF THE PROPERTY IS COVERED WITH IMPERVIOUS MATERIAL RATHER THAN OPEN SPACE.

GREAT QUESTION.

AS PART OF THE PLANS WE DID SUBMIT AN OPEN SPACE DIAGRAM THAT SHOWS THE 30% OF THE SITE IS DESIGNATED AS OPEN SPACE.

THAT'S ARTICULATED ON THAT SPECIFIC DOCUMENT WHICH IS IN THE PLANS SUBMITTED BY BANKS ENGINEERING.

WHEN YOU LOOK AT THE PARKING LOTS.

SURE, WE WOULD BE HAPPY TO DO THAT.

IF I COULD REFER TO THE ALD SITE DATA THAT SEEMS TO HAVE THE PERVIOUS AND IMPERVIOUS SPACE CALCULATED THERE, I DON'T KNOW IF YOU ARE STILL THINKING THAT'S CORRECT.

WHAT I AM READING IS TOTAL IMPERVIOUS AREA IS ABOUT 534,000 SQUARE FEET AND TOTAL PERVIOUS AREA AS 178,000 SQUARE FEET.

I GOT IT.
2.8 ACRES IS TOTAL IMPERVIOUS ACCORDING TO THIS. 

CERTAINLY WE APPRECIATE THE COMMENTS AND THE QUESTIONS, AND THAT'S ACTUALLY THE PURPOSE OF THIS PUBLIC INFORMATION MEETING. WE WILL TAKE A CLOSE LOOK AT THE PERVIOUS AND IMPERVIOUS AND WHEN WE HAVE OUR HEARING, YOU KNOW, WE'LL PROVIDE RESPONSE TO THAT AS WELL.

SO THANK YOU FOR THOSE COMMENTS.

IF I MAY, MR. ANDREA CAN WRAP UP, HE IS OUR LAST PRESENTER AND JUST MAKE BRIEF IN CONCLUSION COMMENTS AND CAN ANSWER SPECIFIC QUESTIONS OF THE PUBLIC AND THE BOARD.

THANK YOU, MR. CHAIRMAN.

THANK YOU.

THIS IS THE SOUTH QUADRANT. IT SHOWS THE POCKET PARK OFF TO THE SOUTH END HERE. THIS IS THE DOG PARK. AGAIN THE FOUNTAIN, WATER, LARGE RESORT STYLE POOL, THE COURTYARD AREAS HERE, ANOTHER FILTER MARSH AND HEAVILY LANDSCaped AREAS TO THE SOUTH.

THIS IS A LIGHT FIXTURE, THE PROFILE SHOWING A PICTURE, WE ARE KIND OF DOING A ZERO WHERE IT'S DARK SKY KIND OF CONCEPT WHERE YOU CAN'T SEE THE DISTANCE AND IT MAGICALLY ILLUMINATES THE GROUND POINT WITHOUT SEEING THE SOURCE OF THE FIXTURE. THIS IS A CROSS SECTION THROUGH THE POND WHERE THAT PIER STRUCTURE IS SO THIS IS THE WALKWAY ALONG VIA COCONUT, BUFFER PLANTING GOING DOWN TO THE WATER'S EDGE.

CROSS SECTION TO THE LAKE.

THE FOUNTAIN AMENITIES.

AND ACTUAL RESORT STYLE POOL AND SOME PLANTERS OFF TO THE SIDE OF THE POOL AREA.

WILL THE POND BE THE SOURCE OF IRRIGATION OR ARE YOU TYPICALLY OWN PROJECTS LIKE THIS WE DO HAVE A RECHARGE WELL TO FILL THE POND AND THEN PULL WATER FROM THE POND TO IRRIGATE WITH.

THE ENTIRE PROPERTY WILL BE IRRIGATED?

CORRECT.

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.
>> BRENT ADDISON AGAIN FOR THE RECORD.

CONCEPTUALLY WE LOOKED AT THE WATER MANAGEMENT DESIGN FOR THIS PROJECT.

STACY HAD MENTIONED BEFORE -- LET ME SEE IF I CAN FIND THOSE.

STACY MENTIONED BEFORE THERE'S EXISTING WATER MANAGEMENT PERMITS FOR THE COUNTY PARK, THE VILLAGE PARK, AND GENOVA THAT ACTUALLY DRAIN THROUGH THE PROPERTY AND THAT PERMIT ALSO ANTICIPATED WATER FROM THIS PIECE OF PROPERTY TO DRAIN A SET AMOUNT TO DISCHARGE WHAT ULTIMATE LIMB GOES TO THE WEST, THE SWALE ALONG THE RAILROAD.

THAT'S CONTAINED OF THE ROUTING FOR THE WALLET.

WE ARE GOING TO HAVE THE LAKE THAT WAS MENTIONED HERE IN THE FRONT.

THE FILTER MARSH WHICH IS GOING TO PROVIDE STORAGE AS WELL AS WATER QUALITY.

AND THEN IT'S HARD TO SEE IN THIS PICTURE BUT A DARK GRAY AREAS HERE ARE UNDERGROUND, UNDERPARKING UNDER THE PAVEMENT STORMWATER VAULTS THAT ARE GOING TO PROVIDE THE HALF INCH OF DRY PRETREATMENT THAT'S REQUIRED FOR COMMERCIAL PROJECTS.

AND THEN WE ALSO, AGAIN WHEN WE GET INTO THE DETAIL DESIGN, ARE ANTICIPATING MAYBE USE VAULTS UNDERNEATH THE PARKING THAT'S UNDERNEATH THESE COURTYARD AREAS IN THE BUILDINGS.

SO THERE'S POTENTIAL THAT WE COULD USE ALL THE STORMWATER UNDERNEATH EACH OF THESE BUILDINGS WITH THE FILTERED MARSH, WITH THE VAULTS IN THE PARKING, AND IN THIS LAKE.

AND THEN THAT WOULD ALL BE ROUTED AGAIN INTO A PIPE THAT GOES TO THE WEST WHICH IS WHERE THE PROJECT CURRENTLY DRAINS TODAY.

06:58:10 GOES TO THE WEST WHICH IS WHERE THE PROJECT CURRENTLY DRAINS TODAY.

06:59:14 TODAY.

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

06:59:22 >> 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 OF WATER BEFORE IT SHEDS OFF INTO ANY COLLECTING SITES SO I'M LOOKING AT SOME DEPRESSED PARKING OVER THERE.

06:59:51 SOME RETENTION WITHIN THE PARKING LOT ITSELF?
THERE IS GOING TO BE CATCH BASINS WITHIN THE PARKING LOT THAT WILL -- THE WATER WILL FLOW ACROSS THE PARKING LOT INTO THE CATCH BASINS INTO THE PIPES THAT WILL FEED INTO THE OTHER SYSTEMS.

ARE YOU GOING TO HAVE MOST OF THE PARKING LOTS OF THIS TYPE HAVE RESTRICTERS BEFORE YOU HAVE A FUNNEL FROM THEM?

HAVE YOU LOOKED AT ANYTHING LIKE THAT WITH SOME WATER RESTRICTERS IN YOUR STORM WATER DRAINAGE?

AND AN ELEVATION CHANGE SO THAT YOUR PARKING LOT IS A LITTLE LOWER BACK THERE TO PROTECT THE BUILDING ITSELF AND THE PARKING UNDERNEATH THE BUILDING SO THERE IS LOWER, AND ANY STORM WATER WILL BE RETAINED WITHIN YOUR PARKING LOT BEFORE IT WOULD COME INTO THE BUILDING AND PARKING UNDERNEATH THE BUILDING.

ABSOLUTELY.

OBVIOUSLY THE BUILDING WILL BE THE MOST IMPORTANT PART OF THE SITE THAT WE'RE GOING TO PROTECT.

IN THE GREATER STORM EVENTS THERE WILL BE WATER IN THE PARKING LOT.

THAT'S HOW IT WOULD BE DESIGNED.

IN SOMETHING OVER THE 25-YEAR EVENT, UP TO THE 100-YEAR EVENT, WE'D BE -- OUR BUILDING IS GOING TO BE HIGHER THAN THAT THROUGH THE 100-YEAR EVENT OR FEMA PLUS ONE.

THE GRADE DIFFERENTIALS HERE.

HOW ABOUT THE PRESENCE OF THE RAILROAD ON THE WEST?

IN OTHER WORDS YOU'RE NOT GOING TO HAVE A SIGNIFICANT DRAINAGE CAPABILITY BECAUSE OF THE RAILROAD DITCH TO THE WEST.

THERE IS A DITCH BUT IT'S NOT GOING TO HOLD MUCH WATER.

THAT'S PART OF THE CONVEYANCE FOR THE SITE.

THAT'S WHERE THE SITE DRAINS TODAY AND THAT'S WHERE GENOVA AND VIA COCONUT.

NOT THE EAST SIDE.

THE WEST SIDE?

YEAH.

ALONG THE RAILROAD.

THIS IS EVENTUALLY GOING TO DRAIN TO THE NORTH AND THEN INTO THE ESTERO RIVER IS THE WAY IT GOES.

PRETTY SURE.

WHAT'S THE CONVEYANCE FROM THE PARKING LOT?

FROM THE PARKING LOT INTO OUR INTERNAL WATER MANAGEMENT SYSTEM.

THAT'S GOING -- YOU'RE SAYING IT'S GOING UNDER VIA 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.
So I appreciate that question and we’re going to clarify that information so that that’s clear. In fact for the next presentation we’ll include a slide with that breakdown for your benefit and for everyone’s benefit. So I’ll take that question back, if I may. I do want to speak about the 2.3 acre to the north. So as you can see on the master concept plan, we’re talking about this 2.3 acre tract here which we designated as future development and this specific tract that I think you can see here -- I’m having a hard time seeing it myself. I believe this says the 124-room hotel where an additional approximately 30,000 square feet of commercial space. So the specifics of the site planning for that specific tract have not been done yet and will be done at a later time. The important point that I want to make is this tract and the clients are willing to condition that tract for commercial development only. So it will not be -- so the proposal would bow that as a condition of approval for the overall 19.5 acre site, that 2.3 acre tract will be designated as commercial development. The 30,000 square feet of commercial or the -- or excuse me. Retail in office or 124-room hotel. So in other words additional residential units can not be applied for later on that specific tract. But the details of that will be through later process. And just a questionary note. Again, in the calculation, that 2.3 is included? And right now it’s open? So you’re painting yourself into a corner. Sure. I don’t believe that the open space -- well, like I mentioned, let me clarify that and specifically make sure we include that the intent is not to count that as open space. The intent is that the specific site planning of that will occur with a -- with, you know, a breakdown of the commercial building area there and then the requisite 30% open space requirements for commercial. That again is something the team will look at and present a detailed slide. Thank you for the question. I have another question. What’s your mix of studio one bedroom, two bedroom and three bedroom? One moment. 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.
EVERY SINGLE UNIT PROPOSED ON THE RESIDENTIAL SIDE IS TWO SPACES PER UNIT. THE REDUCTION IS FOR THE COMMERCIAL USES WHERE IT'S REQUESTED FOR THE COMMERCIAL USES BASED ON THE CODE LANGUAGE AND THE MIX OF USES AS WELL AS THE INTERNAL CAPTURE FOR HAVING A MIXED USE DEVELOPMENT. DIFFERENT PEAK HOUR TIMES, ET CETERA, ONE THE SITE. THAT'S THE THINKING BEHIND THAT REQUEST. I WANTED TO PROVIDE THAT CODE CONTEXT AS WELL. SPEAKING OF -- I'M SORRY. JUST TO FINISH THE POINT. SPEAKING OF CONTEXT, MY CONCERN IS THAT YOUR PROPOSED MAIN STREET BECOMES A MAIN STREET BOTTLENECK. THAT'S THE ISSUE. OKAY. APPRECIATE THAT. I HAD A CONCERN ABOUT, LIKE SCOTTY MENTIONED, GOING TO GO FISHING AT THIS PLACE. YOU HAVE A PUBLIC DOG PARK. PUBLIC SEVERAL THINGS. WILL PEOPLE DRIVE THEIR CARS INTO THE MAIN STREET AND THEN TRY TO PARK THERE? I'M WORRIED THAT MANY OF THEM WILL NOT FIND A SPACE AND YOU'LL SEE PEOPLE PARKING ALONG VIA COCONUT AND THAT'S VERY BAD AS IT IS NOW. I'VE SEEN LINEUPS OF CAR. WHEN YOU GET ALL THE RESIDENTS AND TRAFFIC THAT ARE GOING TO COME THERE AS A RESULT OF YOUR DEVELOPMENT, WHAT HAPPENS? YOU HAVE TO HAVE ADEQUATE PARKING OFF STREET. ABSOLUTELY. THE CONCEPT AND THE LAYOUT ON THIS MASTER CONCEPT PLAN UP ON THE SCREEN IS, YOU KNOW, IT'S TO ACCOMMODATE EXACTLY THAT. SOMEBODY THAT WANTS TO COME FISHING WHICH IS GREAT AND THAT'S PART OF WHAT WE'RE SO EXCITED ABOUT ABOUT THIS PROJECT IS INCORPORATING THE PUBLIC BENEFITS. THERE ARE OPTIONS, ALBEIT FEW ON THE ON-STREET PARKING AND PARALLEL PARKING ON MAIN STREET. IT'S ANTICIPATED SOMEONE WOULD PARK HERE IN THE BACK AREA A HALF MILE WALK. AND THEY CAN WALK TO THAT. AGAIN I APPRECIATE THE FEEDBACK. THINK IT'S SOMETHING THAT, YOU KNOW, THE TEAM WILL LOOK CLOSELY AT AND WE'LL PREPARE AGAIN SOME SORT OF SLIDE OR DEMONSTRATION THAT CONTEMPLATES THAT SCENARIO. WE'LL THINK ABOUT THAT AND GET BACK TO YOU. 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.
I'M THINKING ABOUT -- I LIVE IN THE SINGLE FAMILY UNIT IMMEDIATELY TO THE NORTH. AM I GOING TO HEAR THAT TRASH COMPACTER ALL DAY LONG? GOOD QUESTION AND SOMETHING THAT, YOU KNOW, WE'LL PROVIDE MORE FEEDBACK ON NEXT TIME. I UNDERSTAND THE PROXIMITY THERE. OUR POSITION, I BELIEVE ON THAT, STACEY MENTIONED THE DEVIATION RELATING TO THE BUFFER THERE. WE'LL PROVIDE SOME MORE INFORMATION WITH RESPECT TO NOISE LEVELS, ET CETERA, FROM TRASH COMPACTER AND POTENTIAL EFFECTS ON THOSE IMMEDIATELY ADJACENT PROPERTIES. THANK YOU. ANYONE ELSE? OKAY. MARY, BEFORE I CALL FOR PUBLIC COMMENT. Mary Gibbs: I WAS GOING TO SAY, IT'S A PUBLIC INFORMATION MEETING SO THE POINT IS TO SEE IF THE PUBLIC HAS COMMENTS OR QUESTIONS. I DON'T HAVE ANY SPEAKER CARDS SO THEY'LL HAVE TO FILL THEM OUT. Leonard Scotty Wood III: I'LL CALL FOR PUBLIC COMMENT. INTRODUCE YOURSELF AND WHERE YOU LIVE AND HOLD YOURSELF TO FIVE MINUTES. THEN FILL OUT A CARD LATER ON. COME ON UP, JIM. MY NAME IS JIM WALLACE. I'M A RESIDENT OF GENOVA. AND I ONLY HAVE A COUPLE OF -- TWO QUESTIONS REALLY. EXCUSE MY COLD. THE FIRST IS AS THE APPLICANT HAS STATED, THE STORM WATER OUTFLOW FROM GENOVA TRAVELS INTO THE PARK UNDER U.S. 41 AND THROUGH THIS DEVELOPMENT. AND I HAVE ONLY ONE CONCERN AS THAT AS WE HAVE SEEN WITH FOUNTAIN LAKES AND MARSH LANDING, IF THE OUTFALL AREA, WHICH IS -- RUNS THROUGH THAT, BETWEEN THOSE TWO IS NOT PROPERLY MAINTAINED, THEN YOU GET THAT BACK FLOW. THE BACKUP INTO -- AS (INAUDIBLE) EXPERIENCED IN 2005. SO I -- ONE QUESTION THAT I AM CONCERNED ABOUT IS THE STORM WATER MANAGEMENT UNDERGROUND RUNNING THROUGH THE SITE? AND IT THERE IS A PERPETUAL MAINTENANCE AGREEMENT SINCE WE'RE GOING TO BE INCREASING THE AMOUNT OF WATER FLOWING DOWN THROUGH THE RAILROAD EASEMENT, IS THERE A PERPETUAL MAINTENANCE EASEMENT FOR THE RAILWAY EASEMENT IN TERMS OF, WE ALL KNOW WHAT IT IS WHEN THE LITERALS BUILD UP IN THE RETENTION AREAS IN THE FLOW AREAS. THE WATER JUST DOESN'T MAKE IT TO THE OTHER END QUICK ENOUGH TO ALLOW FOR THE DOWNFALL OF THE STORM WATER DRAINAGE COMING IN.
MY SECOND QUESTION IS IN REFERENCE TO SOMETHING MENTIONED AS FAR AS ON-STREET PARKING.
I WAS VERY INVOLVED IN THE DISCUSSIONS ON THE VILLAGE CENTER COMPREHENSIVE PLAN OR LAND USE PLAN.
THE ON-STREET PARKING, AS I UNDERSTAND IT NOW AND UNDERSTOOD IT WAS INTENDED TO MEAN THE ON-STREET PARKING PARTICULARLY MOST COMMONLY THE PARALLEL ON-STREET PARKING OR ANGLE ON-STREET PARKING ON MAIN ROADS.
MY QUESTION IS WHEN DOES A ROAD WITH PARKING ON BOTH SIDES BECOME A PARKING LOT?
AND THE INTENTION OF ON-STREET PARKING WAS NOT THAT THE DRIVEWAY BETWEEN -- IN A PARKING LOT BECOMES A ROAD AND THAT THEN DEFINES THAT AS ON-STREET PARKING.
MY UNDERSTANDING OF ON-STREET PARKING IS EXACTLY WHAT I THINK IT WAS INTENDED TO BE.
THAT'S PARKING AT THE SIDE OF A MAIN ROAD TO ACCOMMODATE RETAIL, ET CETERA.
SO IS THERE A LOST OPPORTUNITY HERE FOR THE RETAILERS?
I HAVE A BIT OF A DIFFICULTY IN MY MIND.
I HAVE THE SAME PERHAPS CONCERNS THAT YOU DO, CHAIRMAN WOOD, ABOUT PEOPLE PARKING IN A PARKING LOT WALKING AROUND TO THE RETAIL, YOU KNOW, TO THE FRONT OF THE RETAILER OR HOWEVER THEY ACCESS THE RETAIL.
THE CONCEPT IS A GREAT CONCEPT.
I REALLY LIKE THE FEEL AND EVERYTHING ELSE AND WHAT THEY'RE TRYING TO DO.
BUT I DO HAVE SOME CONCERNS WHEN WE START TAKING INCENTIVES OR DEVIATIONS THAT ARE ALLOWED FOR WHAT WAS INTENDED AS ON-STREET PARKING AND APPLIES IT TO SOMETHING -- APPLYING IT TO SOMETHING THAT IS REALLY A PARKING LOT OR VARIETY OF PARKING LOTS.
THOSE ARE MY TWO COMMENTS AND CONCERNS.
>> Leonard "Scotty" Wood III: THANK YOU.
ANYONE ELSE?
HI.
I LIVE IN GENOVA.
THANKS FOR THE OPPORTUNITY TO ADDRESS THE COUNSEL.
IN REVIEWING THE PLAN, AND I'M NOT FAMILIAR WITH THE OVERALL PLAN FOR THE VILLAGE OF ESTERO.
HOPEFULLY I'LL BE MORE FAMILIAR WITH IT ONE DAY.
I DID HAVE AN OPPORTUNITY TO LOOK AT SOME OF THE TIER DESIGNATIONS AND DEVIATIONS BEING REQUESTED.
AND I KNOW THAT THE NEIGHBORHOOD THAT WE LIVE IN HAD SEVERAL DEVIATIONS IN IT WHICH INCREASED ITS CHARM WITH NARROWER STREETS AND FEWER PARKING SPACES AND WHAT HAVE YOU.
WHILE IT'S VERY ATTRACTIVE, WHAT YOU MISS IS WHAT HAPPENS 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.
Mary Gibbs: IF I CAN ADD TO THAT. THAT QUESTION CAME UP WHEN ANOTHER HOTEL CAME TO THE COUNCIL. THEY DID ASK THEM WHAT HOTEL IS IT? THEY SAID WE CAN'T TELL YOU BECAUSE OF, YOU KNOW, CONFIDENTIALITY.

THE ZONING LOOKS AT THE USE AND NOT THE NAME OF THE HOTEL. THERE ARE STANDARDS IN VILLAGE CENTER FOR HIGH QUALITY SO, YOU KNOW, THE -- WE WOULD BE EXPECTING IT NOT TO BE LIKE A DAYS INN OR SOMETHING LIKE THAT.

MARY GIBBS: IF I CAN ADD TO THAT. THAT QUESTION CAME UP WHEN ANOTHER HOTEL CAME TO THE COUNCIL. THEY DID ASK THEM WHAT HOTEL IS IT? THEY SAID WE CAN'T TELL YOU BECAUSE OF, YOU KNOW, CONFIDENTIALITY.

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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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