



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 12, 2023, 04:30 PM



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

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING
9401 Corkscrew Palms Circle, Estero, Florida
September 12, 2023, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

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

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

a. Consent Agenda

i. Approval of August 22, 2023 meeting minutes.

Attachment: [08222023 PZDB Minutes.pdf](#)

6. PUBLIC INFORMATION MEETINGS (No votes are taken at Public Information Meetings)

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

a. Cell Phone Tower -- Bella Terra (SEZ2023-E001) (District 7) 19980 Bella Terra Boulevard, ±12.44 acres, partially cleared located on Corkscrew Road, west of Bella Terra's entrance and south of Wild Blue.

Attachment: [1. Cell Tower - Application.pdf](#)

Attachment: [2. Cell Tower - Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Wildcat Run Clubhouse -- Development Order (DOS2023-E007) (District 7) 20300 Country Club Drive located in the center of Wildcat Run Development, which is south of Corkscrew Drive and immediately west of the new development, RiverCreek.

Applicant is seeking to improve the clubhouse parking by enlarging the parking lot, adding spaces, golf cart parking, bike racks and pedestrian pathways.

- Public Information Meeting was held August 22, 2023.
- See Staff Report.
- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Wildcat Run Clubhouse Site Improvements - Staff Report.pdf](#)

Attachment: [2. Wildcat Run Clubhouse Site improvements - Site Development Plans.pdf](#)

Attachment: [3. Wildcat Run Clubhouse Site Improvements - Landscape Plans.pdf](#)

Attachment: [4. Wildcat Run Clubhouse Site Improvements - Lighting Plans.pdf](#)

Attachment: [5. Wildcat Run Clubhouse Site Improvements - Survey.pdf](#)

Attachment: [6. Wildcat Run Clubhouse Site Improvements - Presentation.pdf](#)

b. Goodwill Industries -- Development Order (DOS2023-E005) (District 5) ±2.69-acre vacant parcel located at the southeast corner of Corkscrew Road and Three Oaks Parkway in the Estero Town Center Commercial Planned Development (CPD), also known as Lowes Plaza.

Applicant seeks to construct a 21,800 square foot, one-story building with a drive-thru.

- Public Information Meeting was held February 21, 2023.
- See Staff Report.
- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Goodwill Industries - Staff Report.pdf](#)

Attachment: [2. Goodwill Industries - Civil Plans.pdf](#)

Attachment: [3. Goodwill Industries - Architectural Plans.pdf](#)

Attachment: [4. Goodwill Industries - Landscape Plans.pdf](#)

Attachment: [5. Goodwill Industries - Photometric Plans.pdf](#)

Attachment: [6. Goodwill Industries - Presentation.pdf](#)

c. Coconut Point Ford Expansion -- Development Order (DOS2023-E004) (District 1) 22600 & 22604

S. Tamiami Trail, located on the west side of US 41 and south of Galloway Ford Road. Currently the property is used for Coconut Point Pre-Owned vehicle sales.

Applicant seeks to construct an addition for 18 vehicle service bays, 14 parking spaces and related infrastructure.

- Public Information Meeting was held July 25, 2023.
- See Staff Report.
- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Coconut Point Ford Expansion - Staff Report.pdf](#)

Attachment: [2. Coconut Point Ford Expansion - Presentation.pdf](#)

d. Abbiati Dental Office Building -- Development Order (DOS2022-E015) (District 1) 22770 S. Tamiami Trail, west of US 41 and south of Fountain Lakes' entrance. The site is a 1.45-acre undeveloped parcel directly south of Fountain Lakes Boulevard.

Applicant seeks to construct a Medical Office Building comprised of 10,000 square feet for dental/medical and 1,950 square feet for general office space.

- Public Information Meeting was held January 11, 2022.
- See Staff Report.
- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Abbiati Dental Office Building - Staff Report.pdf](#)

Attachment: [2. Abbiati Dental Office Building - Site Plan.pdf](#)

Attachment: [3. Abbiati Dental Office Building - Architectural Plans.pdf](#)

Attachment: [4. Abbiati Dental Office Building - Landscape Plans.pdf](#)

Attachment: [5. Abbiati Dental Office Building - Lighting Plans.pdf](#)

Attachment: [6. Abbiati Dental Office Building - Presentation.pdf](#)

e. Estero River Park (DOS2023-E002) (District 4) Village property located on the northeast corner of US 41 and Corkscrew Road.

The Village plans to develop as a first phase ±5.8 acres providing a parking area and walking paths.

- Public Information Meeting was held February 21, 2023.
- See Staff Report
- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Estero River Park Phase 1- Staff Report.pdf](#)

Attachment: [2. Estero River Park Phase 1 - Presentation.pdf](#)

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

9. BOARD COMMUNICATIONS

a. Next meeting - October 10, 2023

10.ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, SEPTEMBER 12, 2023, 4:30 P.M.

DISCLAIMER:

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

04:33:52 >>Scotty Wood: I WOULD LIKE TO CALL THE SEPTEMBER 12th
04:33:56 MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN
04:33:59 BOARD TO ORDER.
04:34:02 OUR FIRST ITEM IS THE PLEDGE OF ALLEGIANCE.
04:34:06 I'VE ASKED VICE-CHAIRMAN ANTHONY GARGANO TO LEAD US IN THE
04:34:09 PLEDGE OF ALLEGIANCE.
04:34:11 [PLEDGE OF ALLEGIANCE]
04:34:25 THANK YOU, ANTHONY.
04:34:29 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:34:32 >>Tammy Duran: VICE-CHAIRMAN GARGANO?
04:34:34 >>Anthony Gargano: HERE.
04:34:36 >>Kristin Jeannin: HERE.
04:34:37 >> BOARD MEMBER JONES IS ABSENT TODAY.
04:34:39 BOARD MEMBER SHEELEY.
04:34:39 >>Michael Sheeley: HERE.
04:34:41 >>James Tatooles: HERE.
04:34:44 >>Jim Wallace: HERE.
04:34:46 >>Scotty Wood: HERE.

04:34:48 >>Tammy Duran: OUR ATTORNEY, NANCY STROUD IS IN ZOOM.
04:34:52 >>Scotty Wood: MAY I HAVE A MOTION TO APPROVE THE AGENDA?
04:34:56 >>James Tatooles: I'LL SO MOVE.
04:34:56 >>Michael Sheeley: SECOND.
04:34:58 >>Scotty Wood: ALL IN FAVOR SAY AYE.
04:35:03 >>Mary Gibbs: MAY I ASK IF THAT IS BOARD MEMBER TATOOLES OR
04:35:09 SHEELEY SINCE YOU BOTH TOOK THE SAME NAME?
04:35:12 JUST KIDDING.
04:35:15 >>Scotty Wood: OKAY.
04:35:15 OUR FIRST ORDER OF BUSINESS IS THE CONSENT AGENDA, WHICH
04:35:18 CONSISTS OF THE MINUTES OF OUR AUGUST 22 MEETING.
04:35:24 MAY I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?
04:35:27 >>Anthony Gargano: SO MOVED.
04:35:28 >>Michael Sheeley: SECOND.
04:35:30 >>Scotty Wood: ANY DISCUSSION?
04:35:31 ALL IN FAVOR SAY AYE.
04:35:32 ANY OPPOSED?
04:35:33 MOTION CARRIES.

04:35:35 THE NEXT ITEM ON OUR AGENDA IS A PUBLIC INFORMATION MEETING
 04:35:41 FOR THE APPLICATION FOR A CELL PHONE TOWER AT BELLA TERRA.
 04:35:45 I WANT TO EXPLAIN TO THE AUDIENCE THAT AT A PUBLIC
 04:35:48 INFORMATION MEETING WE LISTEN TO A PRESENTATION BY THE
 04:35:52 APPLICANT.
 04:35:55 THERE ARE QUESTIONS BACK AND FORTH BETWEEN THE BOARD AND THE
 04:35:58 APPLICANT, AND THEN WE OPEN IT FOR PUBLIC INPUT.

04:36:01 BUT WE DO NOT MAKE A DECISION NOR DO WE TAKE A VOTE ON THIS
 04:36:06 MATTER AT A PUBLIC INFORMATION MEETING.
 04:36:09 SO WITH THAT SAID, I WILL TURN IT OVER TO MARY TO INTRODUCE
 04:36:12 IT.
 04:36:17 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
 04:36:19 CAN EVERYBODY HEAR ME?
 04:36:20 BEFORE WE JUST GET STARTED WITH THIS CASE, LET ME SEE, I
 04:36:26 WOULD LIKE TO SEE IF I CAN GAUGE THE CROWD TO SEE WHO IS
 04:36:29 HERE FOR WHICH CASES BECAUSE WE HAVE A LENGTHY AGENDA AND I
 04:36:33 KNOW SOME PEOPLE ARE HERE FOR THE DENTIST OFFICE, WHICH IS
 04:36:36 NOT GOING TO BE UP FOR A LITTLE WHILE.
 04:36:39 CAN I SEE MAYBE HOW MANY PEOPLE ARE HERE FOR CELL TOWER?
 04:36:42 OH, A LOT.
 04:36:44 IT LOOKS LIKE WE MIGHT HAVE HALF AND HALF.
 04:36:47 WHAT ABOUT DENTIST OFFICE?
 04:36:48 MAYBE EVERYBODY IS HERE FOR BOTH CASES.
 04:36:53 OKAY.
 04:36:53 ALL RIGHT.
 04:36:54 JUST TO LET YOU KNOW, THE DENTIST OFFICE, IT COULD BE AN
 04:36:59 HOUR AND A HALF BEFORE WE GET TO IT IF WE HAVE SPEAKERS ON
 04:37:02 CELL TOWER.
 04:37:03 WE DON'T KNOW.
 04:37:04 JUST WANT TO LET EVERYBODY KNOW SO YOU DON'T WONDER WHERE
 04:37:07 YOU ARE IN THE AGENDA.
 04:37:08 LET ME START ON CELL TOWER.

04:37:13 JUST FOR THE COURT REPORTER'S INFORMATION, MY NAME IS MARY
 04:37:16 GIBBS, I'M THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE
 04:37:19 VILLAGE OF ESTERO.
 04:37:20 SO WE'RE HERE TO HAVE THE INFORMATION MEETING FOR THE
 04:37:25 PROPOSED 148-FOOT MONOPOLE CELL TOWER THAT IS PROPOSED TO BE
 04:37:31 LOCATED IN BELLA TERRA ON CORKSCREW ROAD.
 04:37:34 THERE IS A 12-ACRE PARCEL, JUST TO GIVE YOU A QUICK HISTORY
 04:37:38 OF THIS, AND BELLA TERRA THERE IS A 12-ACRE PARCEL THAT WAS
 04:37:44 REZONED AS A COMMERCIAL PLANNED DEVELOPMENT IN THE COUNTY
 04:37:48 QUITE A FEW YEARS AGO.
 04:37:49 WHEN I ACTUALLY WORKED AT THE COUNTY, I REMEMBERED THAT.
 04:37:52 IT WAS ORIGINALLY PLANNED THAT IT WAS GOING TO BE A PUBLIX
 04:37:56 SHOPPING CENTER.
 04:37:56 BUT THE BELLA TERRA PEOPLE DECIDED THAT THEY WANTED TO HAVE

04:38:00 BETTER CONTROL OF WHAT WENT ON ON THE PROPERTY IN FRONT OF
 04:38:03 THEIR RESIDENTIAL DEVELOPMENT, SO THEY APPROACHED US SEVERAL
 04:38:06 YEARS AGO AND SAID WE MIGHT BE INTERESTED IN BUYING THAT
 04:38:09 PROPERTY.
 04:38:09 I SAID, WELL, IF YOU DON'T, IT WILL PROBABLY BE A PUBLIX
 04:38:13 SHOPPING CENTER.
 04:38:13 BELLA TERRA REACHED OUT AND THEY PURCHASED THE PROPERTY.
 04:38:16 THE 12 ACRES IN THE FRONT IS THEIR PROPERTY AND THE CELL
 04:38:19 TOWER WOULD BE LOCATED IN THE NORTHEAST CORNER OF THAT SITE,
 04:38:23 WHICH IS RIGHT ALONG CORKSCREW ROAD IN THEIR MAIN ENTRYWAY,
 04:38:28 BELLA TERRA BOULEVARD.

04:38:29 SO, AGAIN, TONIGHT, FOR EVERYBODY IS A PUBLIC INFORMATION
 04:38:32 MEETING.
 04:38:32 IT'S NOT -- THERE'S NO DECISION TONIGHT.
 04:38:35 THIS IS JUST TO -- FOR THE APPLICANT TO PRESENT THEIR
 04:38:40 INFORMATION AND FOR PEOPLE TO ASK QUESTIONS AND FOR THE
 04:38:43 BOARD MEMBERS TO ASK QUESTIONS.
 04:38:44 THERE IS AN APPLICATION IN NOW THAT -- TO AMEND THE PLANNED
 04:38:48 DEVELOPMENT TO ADD THE USE OF THE CELL TOWER.
 04:38:50 STAFF IS CURRENTLY REVIEWING IT.
 04:38:52 SO THE PUBLIC HEARING WILL BE AFTER THE STAFF REVIEWS IT,
 04:38:55 DETERMINED TO BE COMPLETE AND WE GET ALL OUR QUESTIONS
 04:38:59 ANSWERED, IT WILL COME BACK TO THIS BOARD FOR THE PUBLIC
 04:39:02 HEARING.
 04:39:02 BUT THAT WON'T BE FOR PROBABLY AT LEAST A MONTH OR TWO.
 04:39:08 THE APPLICANT DID HAVE A COUPLE OF NEIGHBORHOOD MEETINGS AT
 04:39:12 BELLA TERRA, WHICH ARE NOT REQUIRED BY US, BUT WE ALWAYS
 04:39:15 SUGGEST THAT YOU REACH OUT TO THE NEIGHBORS AND GET INPUT.
 04:39:19 SO THEY ARE GOING TO EXPLAIN THAT.
 04:39:20 TONIGHT IS THE REQUIRED PUBLIC INFORMATION MEETING.
 04:39:23 THERE WERE NUMEROUS E-COMMENTS AND WE SENT THESE TO THE
 04:39:31 BOARD MEMBERS YESTERDAY.
 04:39:31 I THINK THERE WERE ABOUT A HUNDRED IN FAVOR OF THE BELLA
 04:39:34 TERRA CELL TOWER.
 04:39:39 THIS IS EARLY.
 04:39:39 THIS IS GOING TO BE A PROBLEM TONIGHT FOR ME.

04:39:41 THERE WERE I THINK ABOUT A DOZEN OR 15 THAT WERE AGAINST THE
 04:39:45 CELL TOWER AND THE ONES IN FAVOR, JUST TO SUMMARIZE QUICKLY
 04:39:50 FOR YOU, WERE BECAUSE THERE'S SPOTTY CELL SERVICE IN THE
 04:39:55 AREA.
 04:39:55 THE ONES THAT WERE AGAINST WERE KIND OF HEALTH CONCERNS,
 04:39:59 CONCERNS ABOUT THE LOCATION AND THE VIEW AND PROPERTY
 04:40:03 VALUES.
 04:40:03 SOME OF THESE E-COMMENTS THAT WE GOT WERE DUPLICATES, SO THE
 04:40:09 NUMBERS ARE NOT EXACT, BUT THAT'S THE FLAVOR OF IT.
 04:40:12 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I WILL TURN IT OVER

04:40:15 TO THE APPLICANT TO DO A PowerPoint PRESENTATION.
 04:40:19 I DO WANT TO MENTION ABOUT THE PowerPoint.
 04:40:23 WE HAD A LITTLE -- THEY UPDATED THEIR PowerPoint.
 04:40:26 THERE WERE A FEW ADDITIONAL SLIDES THEY WANTED TO ADD TO THE
 04:40:29 END OF IT.
 04:40:30 THERE ARE THREE OR FOUR SLIDES SLIGHTLY DIFFERENT FROM WHAT
 04:40:33 MIGHT BE IN YOUR PACKET.
 04:40:34 THE APPLICANT IS MATTANIAH JOHN.
 04:40:40 I PROBABLY BUTCHERED YOUR NAME.
 04:41:23 >>Mattaniah John: GOOD EVENING.
 04:41:24 I'M MATTANIAH JOHN.
 04:41:25 935 MAIN STREET, SUITE C-4, SAFETY HARBOR FLORIDA, 34695.
 04:41:32 IT IS MY PLEASURE TO COME BEFORE YOU TODAY FOR THE CODE
 04:41:34 REQUIRED PUBLIC INFORMATION MEETING TO HELP ANSWER ANY
 04:41:37 QUESTIONS THAT THE BOARD OR THE PUBLIC MAY HAVE ON A

 04:41:42 COMMUNICATION TOWER THAT IS PROPOSED AT 19980 BELLA TERRA
 04:41:47 BOULEVARD.
 04:41:47 I WILL BE BACK BEFORE YOU FOR A FULL HEARING AT A LATER
 04:41:52 DATE, AS YOU HEARD FROM YOUR STAFF.
 04:41:54 SO, THE BELLA TERRA PROJECT -- MY APOLOGIES FOR FUMBLING
 04:42:02 WITH THIS MOUSE -- I'M GOING TO RUN THROUGH THE PowerPoint
 04:42:06 PRESENTATION THAT I USED FOR THE TWO COMMUNITY MEETINGS THAT
 04:42:12 BROUGHT US AND I HELD WITH OUR NEIGHBORS PRIOR TO THIS
 04:42:17 CODE-REQUIRED PUBLIC INFORMATION SESSION.
 04:42:19 THE FIRST NIGHT WE HAD APPROXIMATELY 40 PEOPLE ATTENDING.
 04:42:23 THE SECOND NIGHT WE HAD APPROXIMATELY 30 PEOPLE ATTENDING.
 04:42:26 AND IN BOTH SITUATIONS WE HAD MAJORITY -- WE HAD VAST
 04:42:32 MAJORITY SUPPORT OF THE PEOPLE WHO WERE ATTENDING THE
 04:42:34 MEETING.
 04:42:34 JUST A QUICK PRIMER ON COMMUNICATION TOWERS OR ON WHY A
 04:42:41 TOWER IS NEEDED IN THIS AREA, AND BASICALLY IT COMES DOWN TO
 04:42:46 COVERAGE AND CAPACITY.
 04:42:47 AND YOU CAN THINK OF COVERAGE LIKE WHEN YOU PUT A NEW ROAD
 04:42:50 IN TO SERVICE AN AREA THAT WAS -- THAT DID NOT HAVE ROADS.
 04:42:55 SO WHEN YOU BUILD INTO AGRICULTURAL LAND OR WHEN YOU TAKE
 04:42:59 AND BUILD A CONNECTOR IN BETWEEN TWO ROADS FOR SERVICE WHEN
 04:43:05 BEFORE YOU MAY HAVE HAD SMALL BACK ROADS, AS WE MOVE FORWARD
 04:43:11 WITH USING COMMUNICATION TOWERS AS OUR PRIMARY MODE OF
 04:43:17 COMMUNICATION, WHETHER THAT'S VIA CELL PHONE, VIA JUST A
 04:43:21 REGULAR PHONE CALL OR ZOOM OR MANY OF THE DIGITAL

 04:43:25 CONNECTIONS THAT WE NOW MAKE, LIKE ZOOM, LIKE WITH VARIOUS
 04:43:29 DEVICES SUCH AS HEART MONITORS AND SUCH.
 04:43:33 WE FIND THAT WE NEED -- THE AREA WHERE COVERAGE IS NEEDED
 04:43:38 HAS SHIFTED SO THAT IT'S NOT JUST THE HIGHWAYS, EVEN THOUGH
 04:43:42 THE ACTUAL DENSITY OF USAGE ALONG THE HIGHWAYS IS
 04:43:45 INCREASING, BUT IT'S NOW EXPANDING INTO AREAS WHERE THE

04:43:50 SIGNAL HAS TO REACH INTO OFFICE BUILDINGS AND INTO HOUSES TO
 04:43:53 BASICALLY REPLACE WIRE LINE PHONE AND INTERNET CONNECTIONS.
 04:43:59 THE OTHER REASON -- THAT IS THE SITUATION HERE.
 04:44:04 THE OTHER REASON THAT A COMMUNICATION TOWER IS NEEDED IN THE
 04:44:07 BELLA TERRA AREA ALONG CORKSCREW ROAD IS BECAUSE OF
 04:44:12 CAPACITY, AND THAT'S JUST LIKE HOW THE STATE IS CURRENTLY
 04:44:18 WIDENING CORKSCREW ROAD TO HAVE MORE LANES TO HANDLE THE
 04:44:22 ADDITIONAL TRAFFIC.
 04:44:23 THE CARRIERS, IN THIS CASE VERIZON AND T-MOBILE, FACE THE
 04:44:27 EXACT SAME CHALLENGE AT EVERY JURISDICTION IN THE STATE OF
 04:44:30 FLORIDA AND THAT'S KEEPING UP WITH THE EVER-INCREASING
 04:44:32 NUMBER OF PEOPLE COMING INTO THE STATE.
 04:44:35 THAT'S ALSO COMPOUNDED JUST BY THE FACT THAT WE'RE FINDING
 04:44:39 NEW AND MORE WAYS TO USE THE WIRELESS NETWORK.
 04:44:43 SO WHAT HAPPENS IS THAT CELL TOWERS HAVE A LIMITED AMOUNT OF
 04:44:51 CAPACITY AND THEN THEY CANNOT HANDLE MORE TRAFFIC.
 04:44:53 AND YOU WILL SEE ON MAPS TONIGHT THAT THE SURROUNDING CELL
 04:44:56 TOWERS, THEY DON'T HAVE THE ABILITY TO REACH OUT WITH
 04:44:59 RELIABLE COVERAGE.

04:45:01 WHAT I WON'T BE ABLE TO SHOW YOU ON THE MAPS TONIGHT IS THAT
 04:45:05 THEY ARE ALSO BURDENING WITH CAPACITY TO A POINT TO WHERE
 04:45:09 THEY ARE BECOMING CONGESTED.
 04:45:11 AND THAT'S SIMILAR TO REACHING OR APPROACHING A
 04:45:16 DYSFUNCTIONAL ROADWAY CLASSIFICATION, IF THAT MAKES SENSE.
 04:45:20 ALL RIGHT.
 04:45:23 THIS PROPOSED TOWER WILL TAKE AND PROVIDE COVERAGE IN THE
 04:45:26 AREA BUT ALSO SOAK UP THE TRAFFIC.
 04:45:28 I KEEP WANTING TO PULL THIS KEYBOARD OUT AND I DO APOLOGIZE.
 04:45:33 WILL ALSO SOAK UP THE TRAFFIC IN THE AREA, SO THAT WAY THE
 04:45:38 RESIDENTS AND THE USERS IN THE AREA AROUND WILD BLUE, BELLA
 04:45:42 TERRA AND THE PRESERVE AT CORKSCREW WILL HAVE DEDICATED
 04:45:48 TRAFFIC CAPACITY FOR THEM, BUT IT WILL ALSO TAKE TRAFFIC
 04:45:51 BURDEN OFF OF THE NEIGHBORING TOWERS THAT ARE TRYING TO
 04:45:55 SERVICE THIS AREA CURRENTLY.
 04:45:56 SO THIS IS -- I GOT AHEAD OF MY PowerPoint PRESENTATION.
 04:46:07 WHEN A TOWER REACHES CAPACITY, IT CAN'T RECEIVE NEW CALLS.
 04:46:10 NEIGHBORING HANDOFF TOWERS HAVE REACHED LEVELS THAT TRIGGER
 04:46:13 THE NEED FOR ADDING A NEW TOWER.
 04:46:15 SO THINGS THAT WE THINK ABOUT WHEN PLACING A COMMUNICATION
 04:46:20 TOWER.
 04:46:23 THE FIRST ONE IS NEIGHBORING TOWERS.
 04:46:25 ALL COMMUNICATION TOWERS ARE INHERENTLY LOCAL.
 04:46:29 SO ONE OF THE STORIES I LIKE TO PROVIDE TO HELP GIVE
 04:46:34 CONTEXT, I GREW UP IN OLDIES 108 BACK WHEN IT WAS OLDIES 106

04:46:39 IN SARASOTA COUNTY.
 04:46:41 AND FROM THEIR STATION ON CITY ISLAND, THAT FM RADIO STATION

04:46:48 COULD REACH OUT ALL THE WAY UP TO ST. PETERSBURG, ABOUT 40
 04:46:51 MILES NORTH AND VENICE, ABOUT 30, 40 MILES SOUTH.
 04:46:55 IT WAS A VERY LARGE COVERAGE AREA FROM ONE TOWER.
 04:47:01 AND THAT'S BECAUSE IT WAS JUST SENDING MUSIC OUT ONE WAY.
 04:47:04 IT DIDN'T HAVE TO MAKE A TWO-WAY CONNECTION WITH A DEVICE.
 04:47:08 TYPICALLY YOUR CELL PHONES, WHICH ARE BASICALLY A
 04:47:12 COMPUTERIZED WALKIE-TALKIE.
 04:47:14 SINCE WE CAN'T DO THAT AND PLACE TOWERS VERY FAR AWAY, THEY
 04:47:19 HAVE TO BE DISTRIBUTED OUT LIKE A GRID SO THAT WAY THEY
 04:47:23 COVER THE GEOGRAPHIC AREA.
 04:47:28 AND MOVING CELL TOWERS AROUND IS MUCH LIKE MOVING THOSE
 04:47:31 RECESSED LOTS OVER TOP YOUR HEAD.
 04:47:33 IF YOU BUNCH THE LIGHTS AT ONE END OF THE ROOM, YOU'RE GOING
 04:47:37 TO HAVE A DARK CORNER.
 04:47:39 IF YOU TAKE ONE OUT, YOU'LL GET A DARK SPOT.
 04:47:42 IT'S A VERY SIMILAR SITUATION EXCEPT WITH RADIO WAVES.
 04:47:45 WHEN THE RF ENGINEERS ARE LOOKING AT THE GENERAL SITING.
 04:47:50 SO BASICALLY, IF WE WERE TO TAKE AND MOVE VERY FAR, WE WOULD
 04:47:56 NOT ACHIEVE THE COVERAGE FOOTPRINT THAT WE NEED, BECAUSE IF
 04:47:58 YOU MOVE WEST YOU LOSE COVERAGE TO THE EAST.
 04:48:01 BUT THE OTHER THING IS THAT IT ALSO HAS TO BE IN A POSITION
 04:48:06 WHERE IT CAN TALK RELATIVE TO THE OTHER TOWERS.
 04:48:09 SO IMAGINE IF THIS MICROPHONE WAS NOT HERE, IF I'M SPEAKING

 04:48:13 TO YOU FROM THE MIDDLE OF THE ROOM, YOU MIGHT BE ABLE TO
 04:48:15 HEAR MY VOICE AND MAKE OUT WHAT I'M SAYING, BUT AS I MOVE
 04:48:18 FURTHER AWAY, YOU'RE GOING TO BE ABLE TO HEAR LESS AND LESS
 04:48:21 OF MY VOICE.
 04:48:22 SINCE THE TOWERS HAVE TO WORK TOGETHER AS A NETWORK, IT'S
 04:48:28 THE SAME SCENARIO.
 04:48:29 ALL RIGHT.
 04:48:34 SO THE OTHER THING THAT WE KEEP -- THE OTHER THING THAT IS A
 04:48:42 CONSIDERATION WHEN PLACING COMMUNICATION TOWERS IS THE
 04:48:45 VILLAGE'S CODE.
 04:48:46 SO THE VILLAGE HAS 100% TOWER HEIGHT SETBACK REQUIREMENT.
 04:48:54 AND THIS FUNCTIONS AS YOUR SEPARATION REQUIREMENT.
 04:48:58 THERE IS AN OLDER STYLE COMMUNICATION TOWER THAT YOU CALL A
 04:49:01 MONOPOLE IN YOUR CODE.
 04:49:03 THE INDUSTRY CALLS IT A UNIPOLE.
 04:49:05 I MISS THEM VERY MUCH BECAUSE WE USED TO PUT AMERICAN FLAGS
 04:49:08 ON THEM AND THEY WERE A VERY NICE FORM OF CAMOUFLAGE.
 04:49:11 BUT BASICALLY ALL THE CABLING AND ANTENNAS WERE LOCATED
 04:49:14 INSIDE THAT TOWER AND YOU WOULD BE ABLE TO REDUCE UNDER YOUR
 04:49:18 CODE THE SETBACK FROM 100% TO 50%.
 04:49:21 THAT'S NOT FEASIBLE ANYMORE BECAUSE THE ANTENNAS THAT CAN
 04:49:27 HANDLE TODAY'S TRAFFIC BASICALLY NEED AIRFLOW.
 04:49:30 IF YOU PUT THEM INSIDE THE TOWER, IT'S NO DIFFERENT THAN IF
 04:49:34 YOU WERE TO PUT YOUR WIFI ROUTER IN YOUR ATTIC.

04:49:38 YOU WOULD COOK IT AND NOT ABLE TO ACHIEVE RELIABLE SERVICE.

04:49:43 THIS GOES TO SHOW THAT YOUR CODE THINKS THIS 100% TOWER
 04:49:51 HEIGHT SETBACK AS YOUR MEASUREMENT FOR ESTABLISHING
 04:49:54 COMPATIBILITY WITH SURROUNDING USES.
 04:49:56 THE HEIGHT IN THIS INSTANCE IS DICTATED BY THE NEED.
 04:50:02 THAT'S VERY SIMILAR TO SAY THE LIGHTS ABOVE YOUR HEADS.
 04:50:06 IF WE BRING THEM DOWN CLOSER TO THE FLOOR, THE LIGHT ABOVE
 04:50:08 ME, CLOSER TO THE FLOOR, IT'S GOING TO LIGHT LESS OF THE
 04:50:12 WELL OF THIS ROOM.
 04:50:13 IF WE WERE TO PUT IT UP HIGHER, IT WOULD LIGHT MORE, JUST
 04:50:19 NOT AS BRIGHTLY.
 04:50:20 VERIZON WILL BE THE ANCHOR TENANT AND THEY WILL BE AT THE
 04:50:23 TOP OF THE TOWER.
 04:50:24 AND CANDIDLY, THEY COULD USE A LITTLE MORE HEIGHT.
 04:50:26 THAT'S SOMETHING THAT CAME UP OVER THE COURSE OF DISCUSSION
 04:50:30 DURING THE FIRST TWO COMMUNITY MEETINGS, BUT YOUR CODE CAPS
 04:50:33 THE HEIGHT OF COMMUNICATION TOWERS IN THE VILLAGE AT 149
 04:50:37 FEET.
 04:50:38 WE ARE COMING IN AT 148, SO BASICALLY GIVING VERIZON AS MUCH
 04:50:43 HEIGHT AS THEY CAN HAVE UNDER YOUR CODE.
 04:50:45 T MOBILE WILL BE IMMEDIATELY BELOW THAT.
 04:50:49 AND THEN LOCATED NEAR THE TRAFFIC SOURCE, THAT GOES BACK TO
 04:50:57 THE STORY THAT I TOLD YOU ABOUT GROWING UP, AM/FM RADIO
 04:51:02 STATION, ALL COMMUNICATION TOWERS ARE INHERENTLY LOCAL.
 04:51:05 THEY HAVE TO BE IN THE AREA WHERE THEY SERVE.
 04:51:06 ALL RIGHT.

04:51:08 SO JUST TO TAKE AND HELP ORIENT, ALL MAPS I SHOW TODAY UP
 04:51:15 WILL BE NORTH.
 04:51:16 YOU CAN SEE AN AERIAL SHOWING A LINE THAT BENDS AS IT GOES
 04:51:19 OFF TO THE LEFT, THAT'S CORKSCREW ROAD.
 04:51:21 YOU CAN SEE A PARCEL HIGHLIGHTED IN A LIGHT BLUE WITH AN
 04:51:25 ORANGE ARROW POINTING TO IT, THAT IS THE 12-ACRE PARCEL THAT
 04:51:30 IS VESTED WITH COMMERCIAL PUD USES AND WAS INTENDED TO BE A
 04:51:35 SHOPPING PLAZA.
 04:51:36 THE ORANGE ARROW POINTS TO THE APPROXIMATE LOCATION OF THE
 04:51:42 PROPOSED COMMUNICATION TOWER.
 04:51:45 TO THE IMMEDIATE SOUTH AND EAST, THE CLOSEST -- SOUTH AND
 04:51:50 EAST IS BELLA TERRA.
 04:51:51 TO THE WEST IS THE PRESERVE AT CORKSCREW.
 04:51:53 TO THE NORTH ON THE OTHER SIDE OF CORKSCREW ROAD IS WILD
 04:51:58 BLUE.
 04:51:58 THIS IS JUST A CLOSER VIEW JUST ZOOMING IN.
 04:52:04 AND THEN FURTHER CLOSE IN.
 04:52:06 THE MONOPOLE WILL BE LOCATED IN THE NORTHEAST CORNER OF THE
 04:52:10 TOWER -- I MEAN OF THE PROPERTY.
 04:52:12 AND IT WILL BE LOCATED NEXT TO AN EXISTING PARKING LOT AND A

04:52:16 FIBER HUB BUILDING THAT HAS BEEN INSTALLED THAT WAS PROVIDED
 04:52:20 ON THE PROPERTY.
 04:52:21 THAT'S FOR IN-GROUND FIBER CONNECTIONS.
 04:52:24 THAT'S SEPARATE FROM THE MONOPOLE PROJECT.
 04:52:27 THE HOA HAD ACTUALLY PREFERRED OR HAD ACTUALLY PREFERRED US

 04:52:35 TO BE FURTHER NORTH, SO THAT WAY THEY COULD HAVE MORE OF THE
 04:52:39 PROPERTY AVAILABLE TO THEM AS A CAMPUS AND WE WOULD TAKE UP
 04:52:43 LESS FOOTPRINT.
 04:52:44 HOWEVER, YOUR STAFF CAME BACK AND SAID WE'D REALLY LIKE YOU
 04:52:47 TO MEET THE 100 PERCENT TOWER HEIGHT SETBACK EVEN FROM
 04:52:51 CORKSCREW ROAD.
 04:52:51 OUR ORIGINAL SITING HAD THAT DOWN TO 50 FEET.
 04:52:54 IT STILL PROVIDED -- IT STILL EXCEEDED THE 100% TOWER HEIGHT
 04:52:58 SETBACK FROM THE NEAREST HOMES IN WILD BLUE, BUT YOUR STAFF,
 04:53:02 BEING ZEALOUS IN THEIR PLANNING FOR THE CITY, ASKED US TO
 04:53:06 MOVE SOUTH.
 04:53:07 SO I BROUGHT IT MORE INTO THE PROPERTY IS A LITTLE BIT.
 04:53:11 ALL RIGHT.
 04:53:12 SO WHAT'S PROPOSED IS 148-FOOT TALL MONOPOLE STYLE
 04:53:17 COMMUNICATION TOWER THAT IS A TOWER WITH A SINGLE SLIM GRAY
 04:53:20 SUPPORT POLE, AN EXTERNAL HEAD FRAME AT THE TOP WITH
 04:53:25 ANTENNAS AND RADIO UNITS MOUNTED ON IT, AND THAT'S BECAUSE
 04:53:28 THEY NEED AIRFLOW.
 04:53:29 THE CABLING ITSELF WILL BE CONTAINED WITHIN THE MONOPOLE.
 04:53:37 YOU WON'T SEE ANY IRONWORKS OR GUY WIRES EXTENDING OUT.
 04:53:40 ONE OF THE THINGS QUESTIONED, WAS IT GOING TO BE LIKE THE
 04:53:44 TOWERS ALONG I-75.
 04:53:45 YOU MAY SEE THOSE.
 04:53:46 THEY LOOK KIND OF LIKE THE EIFFEL TOWER, THOSE ARE LATTICE
 04:53:51 STYLE COMMUNICATION TOWERS.

 04:53:52 THEY HAVE A LARGER VISUAL PROFILE THAN THIS MONOPOLE.
 04:53:56 IT WILL BE A SIMPLE SUPPORT POLE LIKE THE TOWER TO THE WEST
 04:53:58 OF VILLAGE HALL, EXCEPT THIS WILL BE SIGNIFICANTLY SHORTER
 04:54:01 THAN THAT TOWER.
 04:54:02 IT WILL BE GRAY DURING THE DAY.
 04:54:10 IT WILL COMPLETELY DARK AT NIGHT.
 04:54:12 WE HAVE OUR LEE COUNTY PORT AUTHORITY AND OUR FAA APPROVALS
 04:54:15 FOR THIS.
 04:54:15 WE ARE NOT REQUESTING ANY VARIANCES OR WAIVERS AS THEY WOULD
 04:54:20 ACTUALLY BE PROCEDURALLY SET FOR A PUD OR DEVIATIONS, MY
 04:54:23 APOLOGIES, FROM YOUR CODE.
 04:54:24 SO WE MEET OR EXCEED ALL THE REQUIREMENTS OF YOUR CODE,
 04:54:28 RANGING FROM THE SETBACK REQUIREMENTS TO MAXIMUM HEIGHT.
 04:54:32 THIS MONOPOLE WILL BE DESIGNED TO SUPPORT UP TO FOUR
 04:54:39 CARRIERS.
 04:54:40 AND VERIZON WILL BE THE ANCHOR CARRIER.

04:54:43 THAT'S WHY THE PROJECT WAS INITIATED.
 04:54:45 IT'S NOT ANY TYPE OF SPECULATIVE TOWER.
 04:54:47 IT'S BEING BUILT AT THE REQUEST OF VERIZON BY BROADUS
 04:54:52 TOWERS.
 04:54:53 THEY ARE COMPANY BASED OUT OF TEXAS THAT OWNS AND OPERATES
 04:54:57 COMMUNICATION TOWERS SO THEY ARE EQUIPPED TO OWN AND MANAGE
 04:55:00 THE TOWER.
 04:55:01 THE THREE REMAINING CO-LOCATIONS WERE MADE AVAILABLE AT
 04:55:07 MARKET RATES, AND THERE IS AN AFFIDAVIT ON FILE SAYING THAT

 04:55:11 THEY WOULD BE MADE AVAILABLE BECAUSE YOUR CODE ENCOURAGES
 04:55:14 SHARING TOWERS.
 04:55:16 AND AS OF LAST NIGHT, I RECEIVED MATERIALS FROM T-MOBILE,
 04:55:21 PROPAGATION MAPS.
 04:55:23 THOSE ARE THE SLIDES THAT HAVE BEEN ADDED TO THIS
 04:55:25 PowerPoint PRESENTATION, SHOWING THAT THEY ARE GOING TO BE
 04:55:28 CO-LOCATING ON THE TOWER, AND THEIR PROPOSED COVERAGE IN
 04:55:31 BOTH THEIR FOURTH GENERATION AND FIFTH GENERATION SIGNAL
 04:55:34 BANDS.
 04:55:35 ALL RIGHT.
 04:55:39 THIS IS SHEET Z-1 FROM THE PLANS THAT ARE ON FILE.
 04:55:42 THIS OVERLAYS THE SITE PLAN LINE WORK ON AN AERIAL.
 04:55:47 BASICALLY, AS YOU CAN SEE, IT'S LOCATED IN THE NORTHEAST
 04:55:52 CORNER, JUST LIKE I SAID.
 04:55:55 YOU CAN SEE A LARGE CIRCLE ON THE PROPERTY.
 04:55:59 THAT'S YOUR 100% TOWER HEIGHT SEPARATION REQUIREMENT UNDER
 04:56:02 YOUR CODE.
 04:56:03 THERE IS A SMALLER CIRCLE WITHIN A SQUARE, AND THAT'S A
 04:56:07 LITTLE HARDER TO SEE HERE WITH EVERYTHING THAT'S GOING ON
 04:56:10 WITH THE MAP, BUT THAT IS THE FALL ZONE RADIUS.
 04:56:13 A FALL ZONE IS AN ENGINEERING TECHNOLOGY, ESSENTIALLY, WHERE
 04:56:18 A PREDETERMINED CRIMP POINT IS ENGINEERED INTO THE TOWER.
 04:56:24 SO IN THE UNLIKELY EVENT THAT THE TOWER -- IF THE MONOPOLE
 04:56:27 WERE TO FAIL, IT WOULD FOLD OVER UPON ITSELF.
 04:56:30 WE ACTUALLY SAW THESE -- ANYONE WHO WENT THROUGH THE KINGS

 04:56:34 HIGHWAY EXIT IN 2004, THE KINGS HIGHWAY EXIT GOING UP TO
 04:56:40 ARCADIA ON I-75, WHEN CHARLEY CAME THROUGH, YOU MAY HAVE
 04:56:44 NOTICED THE LAMP POSTS WERE FOLDED OVER, THAT'S FALL ZONE
 04:56:47 TECHNOLOGY BEING EMPLOYED BY THE DEPARTMENT OF
 04:56:49 TRANSPORTATION TO KEEP THE VERY TALL LAMP POSTS FROM FALLING
 04:56:53 ON THE INTERSTATE.
 04:56:54 THIS IS JUST -- THIS IS SHEET ZD-2 FROM THE PLANS THAT YOUR
 04:57:03 STAFF IS REVIEWING CURRENTLY.
 04:57:04 AND IT SHOWS A LITTLE BIT BETTER WHAT IS GOING ON.
 04:57:08 YOU CAN SEE IN THE NORTHEAST CORNER IS THE PROPOSED
 04:57:10 MONOPOLE.
 04:57:11 IT WILL HAVE A 1600-SQUARE-FOOT, 40 BY 40 EQUIPMENT

04:57:15 COMPOUND.
 04:57:15 IT WILL BE SURROUNDED BY A 15-FOOT WIDE LANDSCAPE BUFFER
 04:57:19 WITH A DOUBLE HEDGEROW AND SABAL PALMS AS REQUIRED UNDER
 04:57:22 YOUR CODE.
 04:57:23 THE DRIVEWAY, WHICH IS THE DARK GRAY L THAT YOU CAN SEE,
 04:57:26 WILL BE TURF ZONE PAVERS THAT WILL CONNECT TO IT.
 04:57:31 IT WILL NOT CREATE ANY NEW CONNECTIONS TO ANY OF THE
 04:57:36 VILLAGE'S ROADWAYS.
 04:57:38 IT WILL WORK OFF THE EXISTING DRIVEWAY CONNECTION FOR THE
 04:57:40 PARENT PARCEL.
 04:57:41 IT WILL BE UNSTAFFED AND REQUIRE ONE TRIP PER CARRIER PER
 04:57:45 MONTH USUALLY IN A PICKUP TRUCK SIZE VEHICLE.
 04:57:48 I SAY ONE TRIP PER CARRIER PER MONTH BECAUSE I KNOW THAT IT

 04:57:53 WON'T BE MORE THAN THAT.
 04:57:54 A LOT OF TIMES THESE TOWERS HAVE SELF-DIAGNOSTICS.
 04:57:59 IF THE DIAGNOSTICS COME BACK, THEY'LL LET IT GO FOR
 04:58:03 SOMETHING LIKE 90 DAYS AS LONG AS THE SYSTEMS KEEP
 04:58:07 REPORTING.
 04:58:08 THIS IS A CLOSER VIEW OF THE EQUIPMENT COMPOUND.
 04:58:10 THIS IS SHEET ZD-3 FROM THE PLANS.
 04:58:13 YOU CAN SEE THE DARK GRAY L, TURF ZONE DRIVEWAY.
 04:58:17 THERE IS A CIRCLE IN THE MIDDLE OF THE SQUARE.
 04:58:19 THAT IS THE MONOPOLE.
 04:58:21 THE SQUARE ROUND IS THE EQUIPMENT COMPOUND AND THAT WILL BE
 04:58:23 FENCED IN AND LOCKED WITH A CHAIN-LINK FENCE.
 04:58:26 AND THEN SURROUNDING THAT WILL BE THE CODE REQUIRED
 04:58:29 LANDSCAPE BUFFER.
 04:58:29 YOU CAN SEE THE DOUBLE HEDGEROW AND THE PALMS.
 04:58:32 YOU WILL NOTICE THAT THERE ARE THREE RECTANGLES ON THE RIGHT
 04:58:37 OR EAST SIDE OF THE COMPOUND, AND THEN A FOURTH ONE THAT HAS
 04:58:41 EQUIPMENT OR HAS DRAWINGS IN IT.
 04:58:43 THOSE ARE THE EQUIPMENT SPACES FOR THE BACK HALL COMPUTERS
 04:58:47 THAT CONNECT TO COMMERCIAL FIBER.
 04:58:51 BASICALLY WHAT HAPPENS IS THE CELL PHONES CONNECT TO THE
 04:58:55 TOWER, THE RADIOS, WHICH ARE COMPUTERIZED, PROCESS THAT UP
 04:58:59 AT THE TOP OF THE TOWER, IT SENDS DATA DOWN AND CABLING
 04:59:02 INSIDE THE TOWER TO COMPUTERS AT THE BASE, WHICH THEN
 04:59:05 PROCESS THAT OVER THE GROUND, THE TERRESTRIAL FIBEROPTIC

 04:59:10 NETWORK.
 04:59:10 THERE IS PROPOSED TO BE -- THERE IS ADEQUATE SPACE FOR EACH
 04:59:16 OF THE CARRIERS TO HAVE A GENERATOR TO SUPPORT THEIR
 04:59:20 OPERATIONS.
 04:59:21 THOSE GENERATORS ONLY COME ONLINE IF THE POWER GOES OUT.
 04:59:25 AND THEY ARE EQUIPPED -- THEY WILL BE NOISE ORDINANCE
 04:59:30 COMPLIANT.
 04:59:30 BASICALLY THEY ARE A GENERATOR WITHIN A BOX.

04:59:34 SIMILAR TECHNOLOGY TO WHAT WE SEE WITH A VARIETY OF
 04:59:38 ESSENTIAL FACILITIES, WHETHER IT'S POLICE STATIONS, FIRE
 04:59:41 STATIONS, ASSISTED LIVING FACILITIES.
 04:59:43 THIS IS SHEET ZD-4 SHOWING THE MONOPOLE WITH THE VERIZON
 04:59:54 CO-LOCATION AT THE TOP, JUST TO GIVE A RENDERING OF WHAT IT
 04:59:59 WILL LOOK LIKE.
 05:00:00 YOU CAN SEE THREE LIGHTER GRAY EMBLEMS UNDERNEATH THAT.
 05:00:04 THOSE ARE THE FUTURE CO-LOCATIONS, AND WE KNOW IN A THE ONE
 05:00:08 IMMEDIATELY BELOW THERE IS GOING TO BE T MOBILE AT THIS
 05:00:10 TIME.
 05:00:10 I'M GOING TO TAKE YOU THROUGH THE PHOTO SIMULATIONS.
 05:00:17 THESE ARE THE SIMULATIONS THAT I SHOWED AT THE COMMUNITY
 05:00:19 MEETING.
 05:00:19 BASICALLY, WE'RE GOING TO WORK AROUND CLOCKWISE AROUND THE
 05:00:27 SITE STARTING WITH CORKSCREW.
 05:00:28 SO THIS IS THE AREA WHERE YOU GET THE GREATEST VISIBILITY.
 05:00:33 THIS IS CORKSCREW ROAD AT THE ENTRANCE TO BELLA TERRA.

 05:00:36 YOU CAN SEE THE BASE IS BLOCKED BY THE BUFFER OR IS BUFFERED
 05:00:42 BY THE OAKS THAT ARE AROUND THE PERIMETER OF BELLA TERRA AND
 05:00:47 THE MONOPOLE ITSELF IS VISIBLE.
 05:00:50 FROM A BULK PERSPECTIVE, IT HAS A SIMILAR BULK WIDTH-WISE
 05:00:55 WITH WHAT YOU'RE SEEING WITH OTHER UTILITY STRUCTURES, SUCH
 05:00:57 AS THE TRAFFIC LIGHT.
 05:00:59 THIS IS FROM LUCERA COURT, AND YOU CAN SEE THAT THERE IS
 05:01:05 VISIBILITY, BUT IF YOU WERE TO, EVEN FROM OUR DISTANCE, MOVE
 05:01:09 A LITTLE BIT TO THE LEFT, THAT CABBAGE PALM WOULD BE ABLE TO
 05:01:14 BLOCK IT.
 05:01:16 AT THIS DISTANCE, TREES IN FRONT YARDS AND SUCH CAN BLOCK
 05:01:20 IT, TREES IN BACKYARDS ARE ABLE TO FULLY BUFFER IT.
 05:01:23 THIS IS THE VIEW -- THIS IS ONE OF THE TWO VIEWS FROM LORINO
 05:01:31 LOOP.
 05:01:32 WE'RE 1,060 FEET AWAY FROM THE TOWER SITE.
 05:01:36 YOU CAN SEE AT THAT POINT WE HAD TO GO LOOKING FOR SPACES
 05:01:40 BECAUSE THE BUILDINGS, THE TOWNHOMES WOULD BLOCK IT, BUT
 05:01:43 WHAT IS EVEN MORE IMPORTANT IS FROM THIS PERSPECTIVE, WHERE
 05:01:45 THE TREES ARE FUNCTIONALLY SMALLER BECAUSE OF GEOMETRY FOR
 05:01:49 OUR EYES, THE TREES IN THE BACKYARD ARE BASICALLY AS TALL AS
 05:01:54 THE MONOPOLE ITSELF.
 05:01:56 IF YOU WERE CLOSER, JUST A FACTOR OF GEOMETRY, TRIANGLES AND
 05:02:00 THE LIKE, THEY WOULD FUNCTIONALLY BE BIGGER IN YOUR VIEW
 05:02:05 SHED.
 05:02:06 THIS IS THE VIEW.

 05:02:09 THIS IS ANOTHER VIEW FROM LORINO LOOP.
 05:02:12 YOU CAN SEE IT'S FURTHER DOWN THE ROAD.
 05:02:14 ONLY THE TOP OF THE MONOPOLE IS VISIBLE.
 05:02:16 BASICALLY, THE TOP TWO CO-LOCATIONS.

05:02:22 YOU CAN SEE ONE CO-LOCATION MODEL THERE AND THE NEXT ONE
 05:02:25 WOULD BE UNDERNEATH IT.
 05:02:26 EVERYTHING ELSE IS BUFFERED BY VEGETATION IN THE BACKGROUND.
 05:02:29 NOW MOVING OVER TO VILLA PRESERVE LANE, YOU CAN SEE THE
 05:02:35 PERIMETER VEGETATION ALONG THE PRESERVE, AT THE PRESERVE AT
 05:02:40 CORKSCREW, ABLE TO FULLY BUFFER THE MONOPOLE.
 05:02:43 HERE IS THE ENTRANCE TO THE PRESERVE AT CORKSCREW.
 05:02:47 SO CORKSCREW ROAD IS OFF TO THE LEFT, AND YOU CAN SEE THE
 05:02:50 CYPRESS HEADS THAT WERE PROTECTED AS PART OF THE DEVELOPMENT
 05:02:54 ARE ABLE TO FULLY BUFFER THE MONOPOLE.
 05:02:58 THE RED ARROW POINTS TO THE HEIGHT AS IT MATHEMATICALLY
 05:03:03 MODELS AT THAT DISTANCE.
 05:03:04 THIS IS FROM WILD BLUE.
 05:03:09 AND THIS IS FROM BLUE BAY CIRCLE.
 05:03:11 AS YOU CAN SEE AT THIS DISTANCE, THERE'S VISIBILITY OF THE
 05:03:16 TOP TWO-THIRDS OF THE MONOPOLE.
 05:03:18 WILD BLUE HAS A LOT LESS MATURE VEGETATION BUT EVEN THE
 05:03:22 IMMATURE VEGETATION THAT YOU SEE IN THE FRONT YARDS IS ABLE
 05:03:24 TO FULLY BUFFER IT AND AS TIME GOES ON, ADDITIONAL BUFFERING
 05:03:29 WILL DEVELOP IN THE VIEW SHED JUST AS WAY OF COURSE OF A
 05:03:33 NEIGHBORHOOD MATURING.

 05:03:34 THIS IS FROM BLUE BAY CIRCLE.
 05:03:38 AGAIN, YOU CAN SEE VISIBILITY, BUT THE BOTTOM HALF OF THE
 05:03:40 MONOPOLE IS BUFFERED, AND THEN, AGAIN, I RESPECTFULLY SUBMIT
 05:03:46 THAT AS THE VEGETATION GROWS UP, EVEN MORE WILL BE BUFFERED.
 05:03:49 AGAIN, AT THIS DISTANCE, WE ARE EXCEEDING YOUR CODE REQUIRED
 05:03:53 SEPARATION.
 05:03:53 NOW I'M GOING TO MOVE INTO VERIZON'S RF DATA.
 05:04:00 UNFORTUNATELY IN THE WORLD OF TOWERS, JUST LIKE IN THE WORLD
 05:04:06 OF RAILROADS, THERE ARE FIVE NAMES FOR EVERYTHING.
 05:04:10 THEY ARE ALWAYS DIFFERENT.
 05:04:11 VERIZON CALLS THIS SITE COMPTON.
 05:04:13 I'M GOING TO CONTINUE TO CALL IT BELLA TERRA.
 05:04:16 THIS IS JUST THE PRIMER THAT I WAS TALKING ABOUT WITH
 05:04:21 COVERAGE AND CAPACITY.
 05:04:22 IT IS IN THE RECORD AND IT'S OBVIOUSLY AVAILABLE TO YOU AS
 05:04:27 YOU PREPARE FOR YOUR HEARING AND IS AVAILABLE TO YOUR STAFF.
 05:04:30 SO THERE'S CURRENTLY APPROXIMATELY -- THERE'S CURRENTLY NINE
 05:04:35 TOWERS IN THE AREA THAT ARE TRYING TO SOAK UP THE TRAFFIC
 05:04:38 AND PROVIDE COVERAGE, AND YOU CAN SEE THOSE LISTED AROUND
 05:04:43 THE AREA.
 05:04:46 NOW I'M SHOWING A MAP SHOWING THE NINE TOWERS.
 05:04:49 AND JUST TO HELP PROVIDE CONTEXT, WE HAVE I-75 OFF TO THE
 05:04:54 LEFT.
 05:04:57 ALICO ROAD RUNS ALONG THE NORTH AND THE EAST.
 05:05:01 THE RED DOTS ARE THE EXISTING VERIZON TOWERS AND THE BLUE

05:05:05 DOT IS THE PROPOSED BELLA TERRA TOWER.
 05:05:08 OF COURSE, CORKSCREW ROAD, FGCU IS OFF TO THE WEST.
 05:05:14 ALL RIGHT.
 05:05:16 SO THIS SHOWS THE LOCATION OF THE TOWER, OF OUR TOWER.
 05:05:22 YOU CAN BASICALLY SEE THAT VERIZON HAS BUILT OR HAS
 05:05:25 CO-LOCATED ALMOST A U OR A HORSESHOE OF EXISTING TOWERS
 05:05:30 AROUND THE AREA TO TRY TO PROVIDE COVERAGE, AND THEY JUST
 05:05:33 CAN'T REACH TO THE MIDDLE.
 05:05:35 IT'S JUST A FUNCTION OF PHYSICS.
 05:05:39 THIS IS VERIZON'S SEARCH AREA, AND BASICALLY UNDER YOUR --
 05:05:44 IT IS THE RED OVAL THAT'S IN THE MIDDLE.
 05:05:46 BASICALLY THEY ARE TRYING TO GET TO THE MIDDLE OF THE AREA,
 05:05:49 AGAIN, PHYSICS.
 05:05:50 AND BASICALLY THE ONLY TWO C PUD PROPERTIES THAT WOULD BE
 05:05:55 THE PROPERTIES THAT YOUR CODE REALLY LOOKS FOR IS COMMERCIAL
 05:05:58 PROPERTIES FIRST ARE WITHIN THAT OVAL.
 05:06:02 AND THEY ARE SIDE BY SIDE.
 05:06:05 AGAIN, YOU CAN SEE I 75, ALICO ROAD, CORKSCREW ROAD, FGCU.
 05:06:14 THIS IS VERIZON'S EXISTING COVERAGE IN THE AREA.
 05:06:19 AND IN THIS COVERAGE MAP, GREEN IS RELIABLE SERVICE, RED IS
 05:06:23 UNRELIABLE SERVICE, AND THE WAY THAT THESE MAPS ARE
 05:06:26 GENERATED IS THAT UNDERSTANDING THE PHYSICS, ABLE TO MODEL,
 05:06:32 UNDERSTANDING THE TERRAIN AND UNDERSTANDING THE WAY THE
 05:06:35 TOWERS ARE CONFIGURED THEY CAN MODEL.
 05:06:38 IT'S A CLOSE REPRESENTATION, BUT IT'S A LITTLE BIT OF AN

 05:06:45 UNDER -- WHEN YOU LOOK AT PROPOSED COVERAGE, IT WILL BE A
 05:06:48 LITTLE BIT OF AN UNDERSTATEMENT.
 05:06:50 AGAIN, I-75, ALICO ROAD, CORKSCREW ROAD, FGCU.
 05:06:54 BELLA TERRA TOWER HAS THE LIGHT BLUE.
 05:07:03 THEN YOU CAN SEE THE PROPOSED COVERAGE THAT CAME ONLINE IN
 05:07:09 THE MIDDLE.
 05:07:12 BASICALLY, THE VAST MAJORITY OF BELLA TERRA RECEIVES
 05:07:16 RELIABLE SERVICE FOR VERIZON USERS.
 05:07:21 THE SOUTHERN PORTION, THE SOUTHEAST CORNER DOESN'T GET THAT
 05:07:25 FULLY RELIABLE SERVICE.
 05:07:27 ONE THING UNFORTUNATELY I CAN'T SHOW YOU WITH THE WAY
 05:07:30 VERIZON MODELS, THEY MODEL BASICALLY RELIABLE, UNRELIABLE.
 05:07:35 THEY DON'T SHOW GRADIENTS OF SERVICE.
 05:07:37 BUT THE COVERAGE IN THAT AREA WILL BECOME BETTER EVEN THOUGH
 05:07:44 IT'S SHOWING US RED HERE.
 05:07:46 ALL RIGHT.
 05:07:48 I'M GOING TO SHOW YOU T MOBILE.
 05:07:51 YOU'LL PROBABLY SEE THAT THE TOWER LOCATIONS.
 05:07:55 YOU CAN SEE THAT T MOBILE BASICALLY CO-LOCATED ALONG THE
 05:07:58 SAME TOWERS ALONG I 75 AND DOWN TO THE SOUTH.
 05:08:02 AND THEN THEY ARE UP AT THE AIRPORT.
 05:08:09 T MOBILE IS ESSENTIALLY FACING A SIMILAR SITUATION.

05:08:15 SO WITH T MOBILE, THEIR MAPS HAVE A DIFFERENT COLOR SCHEME
 05:08:18 RANGING FROM GREEN TO BLUE.
 05:08:20 GREEN IS RELIABLE AND THEN YOU HAVE MODERATE.

05:08:22 THIS IS IN THE 4G BAND WHICH HAS A LARGER COVERAGE
 05:08:28 FOOTPRINT.
 05:08:29 5G IS ABLE TO CARRY MORE TRAFFIC, BUT SINCE IT IS SMALLER
 05:08:33 WAVES THAT CAN CARRY MORE TRAFFIC, IT CAN'T GO AS FAR
 05:08:36 BECAUSE MORE THINGS JUST SCATTER IT, LIKE TREES.
 05:08:39 AGAIN, THIS MAP LOOKS SIMILAR TO THE VERIZON EXCEPT
 05:08:43 DIFFERENT COLORS.
 05:08:44 YOU CAN SEE I-75 OFF TO THE WEST.
 05:08:46 YOU CAN SEE CORKSCREW ROAD PEEKING THROUGH THE COLOR BANDS
 05:08:49 AND THERE IS A MARKER THAT I'M POINTING TO IN THE MIDDLE AND
 05:08:53 THAT IS THE BELLA TERRA SITE.
 05:08:54 AND THEN HERE IS VERIZON'S PROPOSED COVERAGE ON THE 4G BAND.
 05:09:03 YOU CAN SEE THEY ARE PROVIDING RELIABLE SERVICE TO THE NORTH
 05:09:08 INTO WILD BLUE OFF TO THE SOUTHWEST, TO THE PRESERVE AT
 05:09:13 CORKSCREW, TO THE SOUTH TO BELLA TERRA, TO THE SOUTHEAST TO
 05:09:18 CORKSCREW SHORES.
 05:09:19 AND THEN THIS IS JUST A VIEW ON THE 5G BAND.
 05:09:26 YOU WILL SEE A SMALLER COVERAGE FOOTPRINT.
 05:09:29 BUT SIMILAR CONCEPT.
 05:09:33 WHAT THEY ARE TRYING TO SHOOT FOR IS GREEN AND YELLOW BEING
 05:09:38 PRAGMATISTS.
 05:09:39 THEY WANT THE RELIABLE AND THE MODERATE, WHICH IS MORE
 05:09:42 RELIABLE THAN NOT.
 05:09:43 WHAT IS THE PROCESS?
 05:09:51 THAT IS A SLIDE THAT I USE IN MY COMMUNITY MEETINGS.

05:09:56 YOU'RE VERY FAMILIAR WITH THE PROCESS, BUT WE'RE FILING --
 05:09:59 WE FILED A PUD AMENDMENT.
 05:10:00 WE ACTUALLY STARTED OFF AS A SPECIAL EXCEPTION WORKING WITH
 05:10:03 YOUR STAFF, BECAME A PUD AMENDMENT.
 05:10:06 YOUR STAFF IS REVIEWING IT.
 05:10:08 WE'VE HELD A TWO-DAY COMMUNITY MEETING.
 05:10:11 SO TWO MEETINGS SO FAR ON AUGUST THE 10th AND 11th THAT
 05:10:18 WERE VERY WELL ATTENDED.
 05:10:21 I HAD SUPPORTERS, I HAD OBJECTORS, BUT THEY WERE GENERALLY
 05:10:24 SUPPORTERS.
 05:10:24 VILLAGE STAFF IS REVIEWING AND THEN NOTICE WILL GO OUT, AND
 05:10:29 THERE IS A BALLOON TEST REQUIREMENT UNDER YOUR CODE AND, OF
 05:10:32 COURSE, I WILL COME BACK BEFORE YOU FOR HEARING AND THEN I
 05:10:34 WILL COME BEFORE THE CITY COUNCIL.
 05:10:36 THERE'S MY CONTACT INFORMATION.
 05:10:45 THAT CONCLUDES MY PRESENTATION.
 05:10:46 I KNOW THIS ISN'T A HEARING, BUT AS AN ATTORNEY I HAVE
 05:10:52 CONDITIONING TO SAY I RESERVE TIME FOR REBUTTAL.

05:10:56 IF I MAY HAVE A CHANCE TO WRAP UP AFTER YOUR CITIZENS COME
 05:10:59 UP AND SPEAK, MAYBE I CAN ADDRESS SOME OF THOSE QUESTIONS.
 05:11:02 THANK YOU SO MUCH FOR YOUR TIME.
 05:11:03 I'M AVAILABLE FOR ANY QUESTIONS YOU MAY HAVE.
 05:11:05 AND DO YOU HAVE ANY QUESTIONS FOR ME AT THIS TIME?
 05:11:15 >>Jim Wallace: THE PARCEL IS 12.5 ACRES.
 05:11:18 >>Mattaniah John: YES, SIR.

 05:11:19 >>Jim Wallace: YOU HAVE CHOSEN TO LOCATE IT ON THE EAST SIDE
 05:11:23 OF THAT WHICH IS CLOSE TO THE MAIN ENTRANCE INTO THE
 05:11:26 COMMUNITY.
 05:11:26 IS THERE A REASON?
 05:11:29 WHAT'S INTENDED FOR THE OTHER, THE WESTERN PORTION OF THAT
 05:11:32 PARCEL?
 05:11:33 NOTHING?
 05:11:34 >>Mattaniah John: SO THE SITING -- AND THANK YOU, BOARD
 05:11:38 MEMBER WALLACE -- MATTANIAH JOHN FOR THE RECORD.
 05:11:44 THE SIDING OF THE TOWER ON THE NORTHEAST PORTION WAS DERIVED
 05:11:48 FROM DISCUSSIONS BETWEEN BROADUS TOWERS AND THE HOA.
 05:11:53 THEY ARE TRYING TO LEAVE AS MUCH OF THAT PROPERTY AVAILABLE
 05:11:56 FOR EXPANSION OF THEIR AMENITIES CAMPUS.
 05:11:58 THEY DON'T HAVE SOLID PLANS AT THIS TIME, BUT THEY KNOW THEY
 05:12:02 ARE GOING TO USE IT.
 05:12:03 DIFFERENT THINGS THROWN AROUND FROM HAVING STORAGE FOR BOATS
 05:12:07 AND RVs TO OTHER FACILITIES.
 05:12:09 I'M NOT GOING TO GO TOO DEEP INTO IT BECAUSE THAT'S ME
 05:12:12 TALKING IN TERMS OF THINKING INSTEAD OF KNOWING.
 05:12:14 IF WE MOVE DOWN THERE, WE'RE GOING INTO THERE AND TAKING UP
 05:12:19 MORE SPACE WITH DEDICATED ACCESS AND SUCH.
 05:12:24 >>Jim Wallace: IS THERE ANY REASON WHY YOU DIDN'T PUT IT ON
 05:12:27 THE WESTERN SIDE AS FAR AWAY FROM THE ENTRANCE, VISIBLE
 05:12:31 ENTRANCE INTO THE COMMUNITY AS POSSIBLE?
 05:12:33 >>Mattaniah John: SO ONE OF THE ENGINEERING REASONS IS JUST

 05:12:36 THAT THE TERRAIN DROPS OFF AND YOU'D HAVE TO DO A LOT OF
 05:12:40 FILLING OVER THERE.
 05:12:41 >>Jim Wallace: IT WAS ECONOMIC.
 05:12:43 >>Mattaniah John: WELL, THERE IS A REALITY TO IT.
 05:12:48 WHEN THEY WERE TAGGING ON TO THE ORIGINAL AMENITIES
 05:12:51 FACILITIES, WHEN THEY WERE ORIGINALLY THINKING THROUGH THE
 05:12:54 SITING WAS TO TAKE AND TAG ON TO THE FILLING PLANNED FOR THE
 05:12:58 OVERALL AMENITY CENTER.
 05:12:59 FILLING IS UNFORTUNATELY THE TYPE OF THING THAT FOR A SMALL
 05:13:05 PROJECT LIKE THIS MAKES IT UNVIABLE.
 05:13:07 I REMEMBER BEING BEFORE THE CITY OF ORLANDO, AND I WAS NEXT
 05:13:12 TO A BORROW PIT, AND THE MUNICIPAL PLANNING BOARD MEMBER
 05:13:18 ASKED ME, "WHY DON'T YOU JUST FILL THE MIDDLE OF THE BORROW
 05:13:20 PIT AND THEN YOU WOULD BE FARTHER AWAY? THAT'S WHAT WE DID

05:13:24 WITH AMWAY ARENA."
 05:13:26 IT'S LIKE, I WISH I HAD THE AMWAY ARENA BUDGET.
 05:13:28 >>Jim Wallace: IT'S VERY, VERY EXPENSIVE.
 05:13:30 I APPRECIATE THAT.
 05:13:32 RIGHT NOW IT'S ABOUT A HUNDRED FEET AWAY FROM THE ENTRANCE
 05:13:34 ROAD, AM I READING THAT RIGHT?
 05:13:37 >>Mattaniah John: 150 FEET FROM THE PROPERTY LINE.
 05:13:39 I CAN GET YOU ADDITIONAL.
 05:13:43 >>Jim Wallace: THAT'S FINE.
 05:13:44 JUST GETTING A FEEL.
 05:13:45 THANK YOU.

 05:13:45 >>Mattaniah John: THANK YOU.
 05:13:47 >>Anthony Gargano: I HAVE A QUESTION FOR YOU.
 05:13:49 I'VE BEEN HERE THROUGH SEVERAL HURRICANES.
 05:13:54 AND GOING THROUGH THE HURRICANES, CELL PHONE COVERAGE IS
 05:13:58 ABSOLUTELY CRITICAL.
 05:14:00 SO WHAT'S THE LATEST IN TECHNOLOGY WITH REGARD TO WHAT
 05:14:04 YOU'LL BE INSTALLING FROM THE STANDPOINT OF BACKUP FOR POWER
 05:14:10 AND CARRIAGE?
 05:14:11 >>Mattaniah John: SO THESE -- THANK YOU, BOARD MEMBER
 05:14:15 GARGANO.
 05:14:17 MATTANIAH JOHN AGAIN.
 05:14:18 BECAUSE THESE FACILITIES ARE REQUIRED BY FEDERAL AND STATE
 05:14:21 LAW TO FUNCTION AS PART OF THE STATE'S E-911 SYSTEM, THEY
 05:14:25 HAVE TO HAVE BACKUP POWER.
 05:14:28 WHAT YOU LOOK AT HERE IS USUALLY A 55 TO 65-KILOWATT DIESEL
 05:14:32 OR PROPANE GENERATOR THAT IS INSIDE A NOISE-PROOF, A
 05:14:37 NOISE-RESISTANT CABINET FOR SOUND DEADENING.
 05:14:40 THAT WAY THEY CAN CONTINUE TO RUN DURING THE STORMS AND THEY
 05:14:43 COME OUT A COUPLE OF TIMES A WEEK AND FILL UP THE TANK WHEN
 05:14:46 IT'S RUNNING.
 05:14:48 WHEN IT'S NOT RUNNING, THERE IS A TEST YOU WOULD SEE USUALLY
 05:14:51 ONCE A MONTH OR EVERY OTHER MONTH WHERE THEY SPIN IT UP IN
 05:14:54 THE MIDDLE OF THE DAY AND SHUT IT BACK DOWN.
 05:14:57 DOES THAT ANSWER YOUR QUESTION OR --
 05:15:04 >>Anthony Gargano: THE THING I NOTED THROUGH, AS I SAID,

 05:15:08 THROUGH A COUPLE OF HURRICANES, IS THAT I GUESS IT'S A
 05:15:13 MATTER OF CAPACITY AND, OF COURSE, DURING A HURRICANE, THE
 05:15:21 CAPACITY IS REALLY TAXED.
 05:15:22 >>Mattaniah John: IT IS.
 05:15:23 MATTANIAH JOHN AGAIN.
 05:15:26 DURING YOUR NORMAL TIMES WHERE WE'RE ALREADY EXPERIENCING
 05:15:30 CAPACITY BURDEN, YOU GO INTO EMERGENCY MODE AND IT'S NO
 05:15:35 DIFFERENT THAN WHEN WE SAW PEOPLE TRYING TO LEAVE THE STATE,
 05:15:41 WHEN I-75 HAS BEEN REVERSED IT TURNS INTO JUST COMPLETE
 05:15:45 BACKLOG.

05:15:46 SO THAT JUST UNDERSCORES THE NEED TO ADD MORE CAPACITY.
 05:15:49 BECAUSE IF YOU CAN'T HANDLE IT NOW, YOU'RE DEFINITELY --
 05:15:52 THIS NETWORK IS DEFINITELY NOT GOING TO BE ABLE TO HANDLE IT
 05:15:54 WHEN AN EMERGENCY HAPPENS, BUT THE CARE -- WHAT THE CARRIERS
 05:15:59 ARE TRYING TO DO IS HAVE SERVICE THAT'S RELIABLE IN THERE.
 05:16:02 ONE OF THE PROPOSED CO-LOCATORS, AT&T, I DIDN'T PRESENT
 05:16:07 INFORMATION BECAUSE THEY HAVEN'T SIGNED ANYTHING YET AND
 05:16:09 PROBABLY WILL NOT UNTIL IT IS CONSTRUCTED AND THEY CAN SEE
 05:16:11 IT, THEY ACTUALLY HAVE THE FIRST NET, THE NATIONAL FIRST
 05:16:15 RESPONDERS NET.
 05:16:16 SO IT'S EVEN MORE CRITICAL AT THEIR FACILITIES AND ALWAYS
 05:16:21 PUT GENERATORS ON FIRST NET SITES BECAUSE IN THOSE
 05:16:24 SITUATIONS FIRST RESPONDERS CAN OVERRIDE THE COMMERCIAL
 05:16:27 NETWORK IF BASICALLY OUR 800 MEGAHERTZ SYSTEMS ARE DOWN OR
 05:16:31 DAMAGED.

05:16:31 >>Jim Wallace: WHAT YOU'RE EFFECTIVELY SAYING IS EMERGENCY
 05:16:36 CIRCUMSTANCES REALLY CREATES EVEN MORE NEED FOR THIS POLE TO
 05:16:40 BE ERECTED.
 05:16:42 >>Mattaniah John: IT DOES.
 05:16:44 IT DOES.
 05:16:44 I APOLOGIZE FOR GIVING \$5 ANSWERS TO \$1 QUESTIONS.
 05:16:49 >>Anthony Gargano: THANK YOU.
 05:16:59 >>Scotty Wood: TAMMY, GO AHEAD AND CALL THE FIRST CARD FOR
 05:17:03 INPUT.
 05:17:04 >>Tammy Duran: THE FIRST ONE IS LARRY ROTH.
 05:17:08 YOU'LL HAVE THREE MINUTES.
 05:17:17 >> HI.
 05:17:17 MY NAME IS LARRY ROTH.
 05:17:19 I LIVE AT 21200 BELLA TERRA BOULEVARD, THE VERY SOUTHERN END
 05:17:24 OF BELLA TERRA.
 05:17:26 I USUALLY CALL IT THE COLLIER END OF BELLA TERRA.
 05:17:30 I DO NOT HAVE ANY CELL TOWER COVERAGE AT ALL WHERE I LIVE.
 05:17:34 EVERY TIME I GET A PHONE CALL ON MY CELL, I ASK THEM,
 05:17:38 PLEASE, I CAN'T TALK TO YOU NOW BECAUSE YOU HAVE TO CALL MY
 05:17:41 HOME NUMBER BECAUSE I DON'T GET ANY COVERAGE.
 05:17:46 THIS HAS BEEN THIS WAY SINCE THE STONEYBROOK -- TOOK DOWN
 05:17:52 THEIR TOWER.
 05:17:53 WE HAD LIMITED COVERAGE AT THAT POINT.
 05:17:56 WE HAD MAYBE ONE TO TWO BARS.
 05:18:00 I DON'T EVEN GET A BAR WHERE I LIVE NOW.

05:18:03 IT'S JUST VERY FRUSTRATING BECAUSE PEOPLE WANT TO CONTACT
 05:18:06 YOU ON THE CELL FOR SOME REASON OR ANOTHER, AND I CAN'T
 05:18:10 SPEAK WITH THEM.
 05:18:11 AND PEOPLE THAT COME TO THE HOUSE, WHERE IS YOUR CELL
 05:18:17 COVERAGE?
 05:18:17 WE DON'T HAVE ANY.

05:18:19 I'M JUST ASKING TO PLEASE CONSIDER THE RESIDENTS IN BELLA
 05:18:23 TERRA.
 05:18:26 WE NEED COVERAGE, PLEASE.
 05:18:28 THANK YOU.
 05:18:30 >>Tammy Duran: JAMES.
 05:18:31 AND THEN ERIC WILL BE LAST.
 05:18:46 >> HI.
 05:18:47 MY NAME IS JIM MEEK.
 05:18:48 I LIVE AT 13280 ALZARA COURT IN BELLA TERRA.
 05:18:56 THE MAPS THAT THEY ARE SHOWING FOR THE CELL PHONE COVERAGE
 05:18:59 SHOW A SMALL AREA OF BELLA TERRA THAT'S NOT COVERED.
 05:19:03 NOW, I AM WITHIN THE GREEN SHADED AREA, BUT IT LOOKS LIKE
 05:19:08 AT&T IS GOING TO BE AT THE BOTTOM OF THAT TOWER, SO I MAY
 05:19:12 NOT BE WHEN IT'S ALL DONE.
 05:19:13 BUT THERE'S APPROXIMATELY -- THERE ARE SEVERAL HUNDRED PLUS
 05:19:18 HOMES THAT ARE NOT GOING TO BE COVERED.
 05:19:21 WE HAVE 1899 HOMES IN BELLA TERRA.
 05:19:26 SO IF YOU LOOK AT THAT MAP, YOU CAN'T TELL EXACTLY WHERE IT
 05:19:30 ENDS AND WHERE IT BEGINS, BUT BECAUSE OF THE SHADING IT

 05:19:35 DOESN'T SHOW HOUSES ON THE MAP.
 05:19:37 THERE ARE A LOT OF HOUSES DOWN THERE.
 05:19:39 LARRY IS ONE OF THEM.
 05:19:41 I'M RIGHT ON THE END.
 05:19:43 BUT THE END OF TORRE DEL LAGO IS -- MY ROAD EXITS ON TO
 05:19:49 TORRE DEL LAGO.
 05:19:51 THE END OF TORRE DEL LAGO IS ANOTHER OVER A HALF MILE DOWN
 05:19:56 TO THE END OF THAT.
 05:19:57 AND THAT'S NOT -- THE WAY THE MAP IS SHOWING, THAT'S NOT
 05:20:01 GOING TO HAVE COVERAGE.
 05:20:02 THESE PEOPLE HAVE NO COVERAGE RIGHT NOW.
 05:20:04 NOTHING.
 05:20:05 YOU CAN BE WALKING BACK THERE IN THE MORNING.
 05:20:09 YOU COULD HAVE A HEART ATTACK AND DROP ON THE SIDEWALK, THEY
 05:20:13 HAVE NO COVERAGE.
 05:20:14 I WASN'T REALLY HAPPY ABOUT THIS THING GOING IN IN THE FIRST
 05:20:21 PLACE, BUT I THINK ALL MY QUESTIONS WERE ANSWERED AND I
 05:20:24 DON'T THINK IT'S GOING TO BE THE EYESORE THAT WE
 05:20:27 ANTICIPATED.
 05:20:28 ANOTHER REASON WHY IT'S NOT GOING ON THE WEST END OF BELLA
 05:20:31 TERRA, THAT'S AN ALLIGATOR HABITAT RIGHT NOW.
 05:20:36 IT WOULD TAKE A GREAT DEAL OF FILL TO FILL THAT IN AND
 05:20:41 THERE'S NO INGRESS AND EGRESS OFF OF CORKSCREW ROAD.
 05:20:44 WE'VE ALREADY TRIED TO GO THAT ROUTE.
 05:20:47 BUT I WOULD APPRECIATE IT IF THE VILLAGE COULD MAYBE FIGURE

 05:20:54 OUT SOME WAY THAT PEOPLE GET COVERED WITHOUT -- WE ALL PAID
 05:21:03 FOR THE 12 ACRES IN THE FRONT.

05:21:04 NOT EVERYBODY IS GOING TO GET COVERAGE OUT OF THAT.
 05:21:07 THAT'S MY MAIN OBJECTION.
 05:21:08 THANK YOU.
 05:21:11 >>Tammy Duran: ERIC ANDERSON.
 05:21:12 WE DO HAVE A COUPLE MORE COMMENT CARDS I JUST GOT.
 05:21:20 >> HI.
 05:21:21 MY NAME IS ERIC ANDERSON.
 05:21:22 I'M AT 20874 TORRE DEL LAGO IN BELLA TERRA.
 05:21:29 I JUST HAVE A FEW QUESTIONS.
 05:21:31 IT WOULD SEEM TO ME LISTENING TO THESE COVERAGE ISSUES THAT
 05:21:37 IT MIGHT BE THAT IT COULD CONCEIVABLY BE MORE EFFICIENT FROM
 05:21:43 A COVERAGE STANDPOINT TO PUT THIS AT THE SOUTH END OF BELLA
 05:21:47 TERRA OUT OF THE COMMUNITY.
 05:21:52 THERE'S A LOT OF EMPTY PROPERTY BACK THERE AND IT APPEARS TO
 05:21:57 ME THAT THE SOUTH END IS WHERE THE COVERAGE ISSUES ARE.
 05:22:01 THAT'S JUST A COMMENT.
 05:22:04 QUESTIONS.
 05:22:09 WHAT DOES THIS DO TO THE USABILITY OF THE 12 ACRES?
 05:22:12 GOING FORWARD FOR BELLA TERRA?
 05:22:15 IT LOOKED FROM WAY BACK THERE THAT THE ACCESS TO THE TOWER
 05:22:20 IS THE CURRENT ACCESS INTO THAT PROPERTY.
 05:22:26 AND THAT WAS INTENDED TO BE THE ACCESS INTO IT, IN ANY OF
 05:22:32 THE DEVELOPMENT PLANS THAT I HAD SEEN.

 05:22:34 SO IS THE REMAINING 12 ACRES STILL A VIABLE ECONOMIC
 05:22:42 INVESTMENT FOR BELLA TERRA?
 05:22:44 WHERE DOES THE ACCESS COME IN FOR THAT REMAINING 12 ACRES OR
 05:23:00 WHAT IS LEFT OF IT?
 05:23:01 IS THIS A VOLUNTARY THING FROM BELLA TERRA GIVING UP THIS
 05:23:09 LAND FOR THIS USE OR IS IT AN EMINENT DOMAIN CLAIM?
 05:23:20 >>Anthony Gargano: IT WOULD NOT BE EMINENT DOMAIN.
 05:23:23 IT IS A COMMERCIAL APPLICATION.
 05:23:28 >> SO IS THE PROPERTY -- DOES THE PROPERTY REMAIN USABLE?
 05:23:33 >>Mary Gibbs: SHOULD WE SAVE THE QUESTIONS AND THEN THE
 05:23:36 APPLICANT CAN RESPOND OR I'LL RESPOND WHEN WE GET
 05:23:39 EVERYBODY'S QUESTIONS.
 05:23:40 >> WELL, THAT'S MY QUESTION.
 05:23:42 THANK YOU.
 05:23:44 >>Tammy Duran: MIKE CHANDLER.
 05:23:50 >> HELLO.
 05:23:51 MIKE CHANDLER.
 05:23:52 I LIVE IN BELLA TERRA.
 05:23:54 I WAS UNABLE TO COME TO THE FIRST TWO MEETINGS BECAUSE I WAS
 05:23:58 ACTUALLY OUT OF TOWN.
 05:23:59 21172 PAIL LEAFS DRIVE.
 05:24:02 I WANT TO FURTHER THE QUESTION, BY MY CALCULATIONS THIS IS
 05:24:09 TAKING UP \$800,000 WORTH OF LAND THAT WE PURCHASED WAY BACK
 05:24:12 IN THE DAY, AND THIS IS A GOOD PORTION OF LAND.

05:24:16 WILL IT MAKE THAT LAND UNUSABLE FOR CERTAIN -- THE ENTRYWAY,

05:24:22 OF COURSE, BECAUSE THERE IS NOT AN ENTRYWAY ON 11 OTHER THAN

05:24:25 THE MAIN DRIVE WITH THIS BEING RIGHT THERE IN THE FRONT OF

05:24:28 THAT, IT LOOKS LIKE IT WILL CAUSE PROBLEMS TO THE ENTRY OF

05:24:31 THE PROPERTY, FIRST OF ALL.

05:24:32 MY SECOND QUESTION IS FOR YOU, WHEN YOU LOOK -- HAVE YOU

05:24:38 LOOKED AT ANY SMALL CELL TECHNOLOGIES THAT DOESN'T REQUIRE

05:24:41 THE TOWER TO GO UP?

05:24:43 IF NOT, THERE ARE A FEW SMALL CELL COMPANIES COMING ONLINE

05:24:48 THIS YEAR AND I'M SURE THERE ARE OTHERS ALREADY OUT THERE

05:24:50 THAT ALLOW YOU TO PUT SMALLER TOWERS THAT WILL COVER UP TO A

05:24:55 MILE RADIUS WITHOUT HAVING A LARGE TOWER AND TAKING UP A

05:25:00 PROPERTY UP THERE.

05:25:00 IF YOU CAN ANSWER THAT QUESTION LATER, IF YOU'VE CONSIDERED

05:25:04 ANY OTHER TECHNOLOGIES LIKE THAT.

05:25:06 THANK YOU.

05:25:08 >>Anthony Gargano: THANK YOU.

05:25:09 >>Tammy Duran: I'M NOT SURE WHO IS SPEAKING, DAVE OR JULIE.

05:25:20 >> DAVE STALL, 20001 LORINO LOOP.

05:25:25 I ALSO WAS OUT OF TOWN AND UNABLE TO ATTEND THE TWO MEETINGS

05:25:29 IN BELLA TERRA.

05:25:32 >> JULIE STALL.

05:25:34 >> WE'RE CONVENIENT.

05:25:36 THEY ALL HAD TREES BLOCKING THE CELL TOWER.

05:25:38 THE ONE SHE TOOK FROM LORINO LOOP.

05:25:42 I BOUGHT MY PROPERTY, MY VIEW IS STRAIGHT BACK TO WHERE THE

05:25:45 TOWER IS GOING TO BE, AND I'M GOING TO SEE THREE-QUARTERS OF

05:25:48 THE TOWER FROM MY BACKYARD OVER OUR POND AND OVER THE HOUSES

05:25:52 THAT ARE THERE.

05:25:53 SO, ONE, I UNDERSTAND HER COMMENT THAT YOU GUYS DECLINED THE

05:25:59 50% SETBACK VERSUS THE 100, WHICH WOULD PUSH IT BACK FROM

05:26:04 WHAT I UNDERSTAND CLOSER TO CORKSCREW, IS THAT CORRECT?

05:26:06 IF IT WAS APPROVED, THE 50%.

05:26:13 WHAT WAS THE REASON THAT WAS DECLINED?

05:26:19 >>Anthony Gargano: THAT WILL BE ANSWERED AT THE END OF ALL

05:26:20 THE COMMENTS.

05:26:22 >> OKAY.

05:26:22 ALL RIGHT.

05:26:23 DID YOU HAVE A QUESTION?

05:26:25 >> NO, I JUST WANTED TO COMMENT THAT OUR LANAI IS A LAKE, AS

05:26:33 ARE A BUNCH OF THE TOWNHOMES.

05:26:34 THAT LAKE HAS UNOBSTRUCTED VIEW OF THE TOWER.

05:26:38 WHEN WE'RE SITTING ON OUR LANAI AT NIGHT, WE'RE GOING TO SEE

05:26:41 A BIG TOWER BACK THERE.

05:26:43 SO THE FURTHER AWAY -- WE WANT THE TOWER, BUT THE FURTHER

05:26:46 AWAY IT IS FROM OUR VIEW THE BETTER.

05:26:50 SO IF YOU COULD RECONSIDER THAT PUSH-BACK, WE'D APPRECIATE
 05:26:54 IT.
 05:26:58 >> THANK YOU.
 05:26:58 >>Tammy Duran: DID ANYONE ELSE WISH TO SPEAK REGARDING THE
 05:27:03 CELL TOWER?

 05:27:03 THAT'S ALL I HAVE.
 05:27:08 >>Anthony Gargano: SCOTTY, THAT'S ALL THE PUBLIC, AND
 05:27:10 THERE'S NO ONE ELSE TO BE HEARD.
 05:27:13 WE CAN CLOSE THE PUBLIC PORTION.
 05:27:16 >>Mary Gibbs: CAN WE HAVE -- I THINK THE APPLICANT SAID SHE
 05:27:20 MIGHT LIKE HER PAVLOVIAN CHANCE TO REBUT OR ADD TO SOME
 05:27:25 QUESTIONS.
 05:27:26 AND I MAY JUMP IN AND ADD ON TOO.
 05:27:29 >>Scotty Wood: GO AHEAD.
 05:27:32 >>Jim Wallace: I JUST HAVE ONE QUESTION.
 05:27:34 THERE SEEMS TO BE CONCERN BY THE CITIZENS AND I'M SURE IF
 05:27:39 THERE'S FOUR OR FIVE OF THEM, PROBABLY 40 OR 50 OF THEM WHO
 05:27:42 HAVE A CONCERN ABOUT THIS BEING AN ENTRANCE OFF THE MAIN
 05:27:45 ROAD WHICH WILL AND SOMETIME IN THE FUTURE HOPEFULLY SERVICE
 05:27:48 THE AMENITIES THAT ARE FURTHER TO THE WEST.
 05:27:51 HAVE YOU CONSIDERED AND WHAT -- I'M TRYING TO SEE THE
 05:27:54 DOWNSIDE IF THE TOWER WAS MOVED EVEN 50 FEET TO THE WEST SO
 05:28:04 THAT AN ALTERNATIVE ROAD COULD BE BUILT IN THE FUTURE SO
 05:28:10 THAT THE ENTRANCE SERVED NOT ONLY PRIMARILY THE TOWER, BUT
 05:28:16 COULD EQUALLY SERVE THE AMENITIES TO THE WEST.
 05:28:19 I DOUBT THAT -- I'M NOT IN YOUR BUSINESS, SO I DON'T PRETEND
 05:28:23 TO KNOW, A SMALL DEVIATION OF 50 OR 60 FEET TO ALLOW A ROAD,
 05:28:29 SEPARATE ROAD TO GO TO THE AMENITIES WOULD GIVE THE
 05:28:33 RESIDENTS THE ABILITY TO BUILD SOMETHING IN THE FUTURE THAT
 05:28:36 WOULD NOT COMPETE WITH AND YOU WOULD NOT INHIBIT THEIR

 05:28:39 ABILITY TO DO THAT.
 05:28:40 JUST MAYBE SOMETHING THAT MAYBE YOU SHOULD CONSIDER.
 05:28:50 >>Mattaniah John: MATTANIAH JOHN AGAIN.
 05:28:52 I HAVE ALAN SCAVELLI WITH BELLA TERRA IF YOU WOULD TO HEAR
 05:28:59 THE HISTORY OF THE SITING OR KJ WITH THE HOA.
 05:29:03 SPECIFICALLY WHAT'S GOING ON HERE IS THE ORIGINAL SIDING
 05:29:06 ACTUALLY HAD IT 50 FEET FURTHER NORTH TO TRY TO HAVE LESS
 05:29:11 SPACE WITHIN THE CAMPUS AREA.
 05:29:13 THE ACCESS ITSELF IS NOT GOING TO INTERFERE WITH THE USE OF
 05:29:18 THE PROPERTY.
 05:29:19 IT'S A NONEXCLUSIVE ACCESS DRIVE.
 05:29:22 IT IS TURF STONE.
 05:29:24 IF THEY PUT A PROPER ACCESS DRIVE IN THAT'S PAVED, THEY WILL
 05:29:27 BE ABLE TO REMOVE IT AND PUT THEIR ACCESS DRIVE IN.
 05:29:32 IT WOULD BE MORE CONVENIENT FOR THE HOA FOR THEIR
 05:29:34 DEVELOPMENT PURPOSES IF WE WERE ABLE TO SHIFT 50 FEET BACK

05:29:37 NORTH AS WE HAD ORIGINALLY PROPOSED, WHICH WAS IN LINE WITH
 05:29:42 WHAT THE HOA WAS WANTING.
 05:29:45 EITHER WAY, ACCESS WILL STILL BE OBTAINED OFF OF BELLA TERRA
 05:29:48 BOULEVARD, AND IT WILL NOT -- IT WILL NOT INFRINGE ANY OF
 05:29:53 THE TRAFFIC FLOW OR FUNCTION THERE.
 05:29:56 IF YOU WOULD LIKE US TO SHIFT BACK NORTH, WE WOULD BE HAPPY
 05:30:00 TO.
 05:30:00 I CAN ASK ABOUT SHIFTING 50 FEET TO THE WEST.
 05:30:06 >>Jim Wallace: I WAS THINKING VISUALLY, YOU WANT TO DRIVE

 05:30:09 INTO THE AMENITY AREA AND THE FIRST THING YOU SEE IS --
 05:30:14 APPRECIATE A LANDSCAPED CELL TOWER.
 05:30:18 IF IT WAS 50 FEET TO THE WEST, IT WOULD ALLOW YOU AS A GOOD
 05:30:23 CITIZEN TO ENHANCE LANDSCAPING SO THE BUILDING AND
 05:30:25 EVERYTHING AROUND THE CELL TOWER KIND OF DISAPPEARS FROM THE
 05:30:28 LINE OF SIGHT.
 05:30:29 AS YOU DRIVE INTO THE AMENITY AREA, THAT'S PRIMARILY WHAT
 05:30:31 YOU'RE SEEING IS A LANDSCAPED AREA AND ENTRY INTO THE
 05:30:35 COMMUNITY AMENITIES.
 05:30:36 IT JUST SEEMS LIKE A SORT OF WIN-WIN AND I DOUBT THAT YOU'RE
 05:30:40 GOING TO HAVE SIGNIFICANT COST.
 05:30:43 ANOTHER 40, 50, 60 FEET OF PAVEMENT IS NOT A WHOLE LOT OF
 05:30:47 MONEY.
 05:30:48 >>Mattaniah John: ABSOLUTELY.
 05:30:50 WE'LL BE HAPPY TO RUN THAT TO EARTH AND SEE IF WE CAN MAKE
 05:30:52 THAT HAPPEN.
 05:30:58 >>Anthony Gargano: I HAVE A COMMENT, QUESTION.
 05:30:59 BASED ON THE QUESTION, FOR EXAMPLE, WAS THIS A MATTER OF
 05:31:06 EMINENT DOMAIN.
 05:31:07 I THINK THERE IS A LACK OF UNDERSTANDING BY THE BELLA TERRA
 05:31:11 RESIDENTS AS TO THE COMMERCIAL RELATIONSHIP BETWEEN THE
 05:31:14 TOWER COMPANY AND THE COMMUNITY OF BELLA TERRA.
 05:31:17 NORMALLY THERE IS SOME SORT OF LEASE ARRANGEMENT WITH RENTAL
 05:31:23 INCOME AND THAT RENTAL INCOME PRESUMABLY IS GOING TO BELLA
 05:31:27 TERRA.

 05:31:28 COULD YOU EXPAND ON THAT JUST A LITTLE BIT FOR THE SAKE OF
 05:31:33 CLARITY FOR THE RESIDENTS?
 05:31:35 >>Mattaniah John: YES.
 05:31:36 THIS IS MATTANIAH JOHN.
 05:31:37 AND EXACTLY WHAT YOU WERE SAYING IS TRUE.
 05:31:40 I DO NOT HAVE EMINENT DOMAIN POWERS.
 05:31:44 THERE'S BEEN MANY TIMES IN MY CAREER I WISH I HAD THEM.
 05:31:47 MAKE MY LIFE EASIER.
 05:31:49 BUT TOWER COMPANIES ARE RESTRICTED TO PARCELS THAT MEET THE
 05:31:54 REQUIREMENTS OF YOUR CODE AND CAN BE LEASED.
 05:31:57 IN THIS SITUATION, BROADUS TOWERS IS LEASING FROM THE BELLA
 05:32:02 TERRA HOMEOWNERS ASSOCIATION, AND THE GROUND RENT COME BACK

05:32:07 TO THE BELLA TERRA HOMEOWNERS ASSOCIATION.
 05:32:09 THEY ADJUST FOR INFLATION, AND THEY INCREASE AS MORE USERS
 05:32:13 COME ONTO THE TOWER.
 05:32:15 SO EVEN RIGHT NOW WITH T MOBILE COMING ONTO THE TOWER, THEIR
 05:32:20 RENT IS GOING TO BE HIGHER THAN THE BASE AMOUNT.
 05:32:22 I APOLOGIZE FOR NOT WANTING TO SAY RENT MONEY.
 05:32:26 THE DOLLAR AMOUNTS OF RENT MONEY FROM A LECTERN I'VE BEEN
 05:32:29 TRAINED FOR TEN YEARS NOT TO SAY IT BUT IT'S, YOU KNOW --
 05:32:35 >>Anthony Gargano: THE FACT IS THERE IS A REVENUE STREAM
 05:32:38 THAT WILL BE BENEFITING THE ASSOCIATION, HOMEOWNERS
 05:32:43 ASSOCIATION AT BELLA TERRA.
 05:32:45 >>Mattaniah John: CORRECT.
 05:32:47 >>Anthony Gargano: THANK YOU.

05:32:48 ALL RIGHT.
 05:32:49 LET ME RUN THROUGH THE QUESTIONS THAT I SAW HERE.
 05:32:53 SOUTH END OF THE COMMUNITY, WHEN WE WERE LOOKING AT -- WHEN
 05:33:00 YOU LOOK AT THAT, IF YOU WERE TO TAKE VERIZON'S COVERAGE
 05:33:04 MAP, PROBABLY WHEN THEY ARE ACTUALLY FIELD TUNING BE ABLE TO
 05:33:10 STRETCH FURTHER.
 05:33:10 YOU SAW FROM T MOBILE'S COVERAGE MAP, IF I MAY HAVE MY
 05:33:14 PowerPoint PRESENTATION BACK.
 05:33:18 THAT'S A THING I HAVE TO DO HERE.
 05:33:19 I APOLOGIZE.
 05:33:20 THANK YOU SO MUCH, TAMMY.
 05:33:26 >>Mary Gibbs: WHILE WE'RE PUTTING THAT BACK UP, MAY I JUST
 05:33:29 ADD, TOO, I THINK AT THE SOUTH END OF THE COMMUNITY, AT THE
 05:33:31 VERY SOUTH END, THERE'S A LOT OF WETLANDS.
 05:33:37 >>Mattaniah John: SO THAT BRINGS ANOTHER CHALLENGE IS THAT
 05:33:40 WE GENERALLY CAN'T IMPACT WETLANDS.
 05:33:42 IT'S VERY RARE THAT I'M ABLE TO.
 05:33:45 AND EVERYTHING AROUND YOU IS CYPRESS HEADS AND THE LIKE,
 05:33:50 WHAT HAS BEEN PRESERVED.
 05:33:52 ALL RIGHT.
 05:33:52 SO WHEN YOU LOOK AT VERIZON'S COVERAGE, YOU CAN SEE THAT IT
 05:33:57 IS CAPABLE TO REACH THE SOUTHERN END.
 05:33:59 DOESN'T REACH THE SOUTHEAST CORNER.
 05:34:00 FIELD TUNING SHOULD BE ABLE TO PROVIDE A LARGER COVERAGE
 05:34:06 FOOTPRINT.

05:34:06 AGAIN, THIS IS A THRESHOLD FOOTPRINT.
 05:34:09 LIKE YOU WERE HEARING EARLIER THAT THERE WAS NO SERVICE AT
 05:34:13 ALL, THERE WILL BE SOME SERVICE.
 05:34:14 IT MIGHT BE OUTDOOR SERVICE OR IN CAR SERVICE, BUT THERE
 05:34:18 WILL BE IMPROVEMENT IN SERVICE DOWN THERE THAT JUST DOESN'T
 05:34:21 SHOW UP ON THE MAP.
 05:34:22 AGAIN, FIELD TUNING, THEY ARE LITERALLY OUT MEASURING THE
 05:34:26 SIGNAL AND SEEING, OKAY, IF YOU ADJUST THIS IT WILL COVER A

05:34:30 LITTLE FURTHER.
 05:34:31 CAN PROBABLY GET IT FURTHER.
 05:34:34 THE OTHER THING THAT YOU'LL SEE IS WITH T-MOBILE, WHEN THEIR
 05:34:39 SERVICE COMES ONLINE, THEIR 4G BAND IS ABLE TO COVER ALL OF
 05:34:43 BELLA TERRA.
 05:34:44 AND THEN, OF COURSE, THEIR 5G BAND HAS A SMALLER FOOTPRINT,
 05:34:47 BUT THE 5G BAND HAS THE 4G BAND UNDERNEATH IT.
 05:34:52 SO IF THE 5G BAND CANNOT CONNECT, THE ONE THAT IS MEANT TO
 05:34:56 SOAK UP THE MAJORITY OF THE TRAFFIC, THERE IS STILL THE 4G
 05:35:01 BAND.
 05:35:02 AS TO SMALL CELLS, THAT'S A TYPE OF TECHNOLOGY THAT WHEN IT
 05:35:10 WAS FIRST DEVELOPED THE THOUGHT PROCESS WAS THAT THIS WOULD
 05:35:14 BE AN AMAZING SOLUTION TO END THE NEED FOR CELL TOWERS.
 05:35:17 THEN THEY REALIZED THAT BECAUSE THEY ARE SO SHORT, THEY ARE
 05:35:21 LIKE 40 FEET TALL.
 05:35:22 YOU MIGHT HAVE A 17-FOOT LAMP POST IN THE COMMUNITY, TAKE
 05:35:26 THAT OUT AND REPLACE IT WITH A 40-FOOT LAMP POST WITH AN

 05:35:30 ANTENNA ON TOP, BUT BASICALLY THEY COVER LIKE 500 FEET ON A
 05:35:35 GOOD DAY.
 05:35:36 THEY ARE MEANT TO REALLY SOAK UP TRAFFIC FROM A POINT
 05:35:39 SOURCE.
 05:35:40 SO YOU'LL SEE THEM OUT IN FRONT OF THE HOME DEPOT PARKING
 05:35:43 LOT OR THE WALMART PARKING LOT OR ENCIRCLING A MALL TO KEEP
 05:35:47 THAT TRAFFIC OFF OF THE CELL GRID.
 05:35:51 IT'S LIKE TRYING TO PAINT THE WALL BEHIND YOU WITH AN
 05:35:54 ARTIST'S BRUSH ESSENTIALLY.
 05:35:56 UNFORTUNATELY, SMALL CELLS JUST AREN'T VIABLE WHEN YOU HAVE
 05:36:02 -- WHEN YOU ARE SPREAD OUT LIKE THIS GEOGRAPHICALLY.
 05:36:06 THIS IS ONLY GOING TO HAVE, NOT INCLUDING THE 15-FOOT
 05:36:14 LANDSCAPE BUFFER, WHICH IS OPEN SPACE, THAT SHOULD BE ABLE
 05:36:20 TO BE USED AS PART OF THE OVERALL CAMPUS, OPEN SPACE,
 05:36:24 ENHANCING THE PLANTING REQUIREMENTS THERE, THE ACTUAL FENCED
 05:36:28 OFF EQUIPMENT AREA IS 1600 SQUARE FEET.
 05:36:30 WHEN YOU'RE LOOKING AT THAT, I THINK THAT ANYONE WHO IS
 05:36:36 RUNNING THE NUMBERS BASED ON THE RENT REVENUE SHOULD DIVIDE
 05:36:39 IT OVER 1600 SQUARE FEET INSTEAD OF THE 4900 BECAUSE THAT
 05:36:43 LANDSCAPE BUFFER SERVES A DUAL PURPOSE.
 05:36:45 IT WILL BE USED IN CONJUNCTION WITH THE CAMPUS BUILD-OUT.
 05:36:49 YOU HEARD THAT IT'S NOT GOING TO AFFECT THE USE OF THE
 05:36:54 ACCESS DRIVE.
 05:36:54 AGAIN, WE'RE ONE TRIP PER CARRIER PER MONTH.
 05:36:57 WE'RE NORTH SO WE'RE OUT OF THE WAY OF THE STRAIGHT SHOT AND

 05:37:00 WE WILL RUN TO EARTH WHETHER WE CAN SHIFT TO THE WEST TO SEE
 05:37:03 IF THERE CAN BE EXTRA ROOM FOR THE CAMPUS ITSELF TO PROVIDE
 05:37:06 SOME EXTRA LANDSCAPE BUFFERING.
 05:37:08 I BELIEVE I'VE CAUGHT ALL THE QUESTIONS.

05:37:19 I BELIEVE I HAVE COVERED ALL OF THE QUESTIONS.
 05:37:27 >>Mary Gibbs: I HAVE ONE NOTE THAT SOMEBODY ASKED ABOUT.
 05:37:30 WILL THE 12 ACRES, WILL THERE STILL BE USABILITY IF THIS
 05:37:34 GOES IN THERE?
 05:37:35 I THINK YOU KIND OF TOUCHED ON IT.
 05:37:37 TO ME, THE CELL TOWER TAKES UP A PRETTY SMALL PROPORTION OF
 05:37:40 THE WHOLE SITE.
 05:37:41 THE 12 ACRES IS REALLY A PRETTY LARGE PIECE OF PROPERTY.
 05:37:45 I HAVE TO APPLAUD BELLA TERRA FOR BEING PROACTIVE AND
 05:37:49 PURCHASING THE PROPERTY FOR THE FUTURE USES BEFORE IT BECAME
 05:37:54 SOME OTHER COMMERCIAL USE.
 05:37:55 I DO, IN MY TALKS WITH BELLA TERRA FOR SOME OF THE THINGS
 05:37:58 THEY ARE TALKING ABOUT, I THINK THERE'S QUITE A BIT OF ROOM
 05:38:00 FOR THE FUTURE NEEDS.
 05:38:02 >>Mattaniah John: ACTUALLY CIRCLING BACK TO THAT, BECAUSE
 05:38:04 THAT BRINGS TO MIND ONE MISUNDERSTANDING THAT ONE OF YOUR
 05:38:08 CITIZENS HAD.
 05:38:09 THERE WAS A THOUGHT PROCESS THAT THE TOWER IS BUILT, NOTHING
 05:38:11 CAN BE BUILT WITHIN 150 FEET OF IT.
 05:38:14 THAT 150-FOOT SETBACK IS A REQUIREMENT THAT I AS THE TOWER
 05:38:17 USE, I HAVE TO OBSERVE.

 05:38:19 I CAN'T BE WITHIN 150 FEET OF THE PROPERTY LINES, AND I
 05:38:23 CAN'T BE WITHIN 150 FEET OF A HOUSE.
 05:38:25 BUT THE AMENITIES FACILITY, IT COULD ON THE OTHER SIDE OF
 05:38:29 THAT BUFFER IF IT MEETS THE REQUIREMENTS UNDER THE CODE FOR
 05:38:33 BUILDING THE AMENITIES FACILITY, NOTHING TO DO WITH THE
 05:38:36 TOWER.
 05:38:37 AS A MATTER OF FACT, GOING BACK TO THE FALL ZONE RADIUS,
 05:38:44 THAT'S ONE OF THE REASONS THAT THE FALL ZONE RADIUS IS SO
 05:38:48 SMALL.
 05:38:49 SO IT'S COMPLETELY WITHIN BELLA TERRA'S LEASE AREA.
 05:38:52 IT IS COMPLETELY CONTAINED WITHIN THE LANDSCAPE BUFFER AREA.
 05:38:56 SO IF THIS WERE TO HAVE A FAILURE AND, AGAIN, IF THE TOWER
 05:39:02 IS FOLDING OVER, IT'S A BAD DAY FOR EVERY OTHER STRUCTURE IN
 05:39:06 THE WIND SHED.
 05:39:07 BUT ANYWAYS, IT WOULD BE COMPLETELY CONTAINED WITHIN THAT
 05:39:13 LANDSCAPE BUFFER.
 05:39:14 SO THEY CAN BUILD RIGHT UP TO WHERE THEY CAN BUILD UP.
 05:39:18 >>Jim Wallace: JUST SO IT'S CLEAR IN MY MIND, SOMETIMES I'M
 05:39:21 A VISUAL PERSON.
 05:39:22 YOU'RE SAYING 150 FEET BY 150 FEET.
 05:39:25 ESSENTIALLY 300 WIDE BY 300 DEEP.
 05:39:28 SO YOU'RE EATING UP ABOUT 90,000, WHICH IS APPROXIMATELY TWO
 05:39:32 ACRES AND ANOTHER TEN ACRES WILL STILL BE AVAILABLE TO THE
 05:39:36 BELLA TERRA COMMUNITY.
 05:39:38 >>Mattaniah John: MATTANIAH JOHN.

05:39:40 THAT IS INCORRECT.
 05:39:41 I'M TAKING UP BETWEEN MY TOWER EQUIPMENT AREA AND MY
 05:39:45 COMPOUND 4900 SQUARE FEET.
 05:39:48 >>Jim Wallace: BUT NOTHING CAN BE BUILT WITHIN 300 FEET BY
 05:39:51 300 FEET, CORRECT?
 05:39:53 >>Mattaniah John: THAT'S INCORRECT.
 05:39:54 I CAN'T BUILD WITHIN 150 FEET OF A PROPERTY LINE.
 05:39:59 I CAN'T -- I AS THE TOWER HAVE THOSE RESTRICTIONS ON ME AS
 05:40:03 THE TOWER USE.
 05:40:05 BUT THE AMENITIES FACILITY DOESN'T HAVE THAT RESTRICTION.
 05:40:07 THEY CAN BUILD RIGHT UP TO THE EDGE OF THE LANDSCAPED BUFFER
 05:40:12 IF THEY CHOOSE TO.
 05:40:14 SO THEY CAN USE ALL THAT AREA.
 05:40:16 >>Jim Wallace: WHAT ABOUT YOUR TOWER FALL?
 05:40:18 IF YOUR TOWER TAKES UP 75 FEET IF IT COLLAPSES, YOU
 05:40:23 CERTAINLY WOULD WANT ANY AMENITIES THAT THEY BUILD TO BE
 05:40:26 BEYOND THAT.
 05:40:27 >>Mattaniah John: YOU WOULD LIKELY SEE IT, BUT THE REALITY
 05:40:31 IS THAT WITH THE FALL ZONE TECHNOLOGY, IT'S CONTAINED WITHIN
 05:40:35 THE LANDSCAPE BUFFER.
 05:40:36 IT'S LITERALLY THAT 4900 SQUARE FEET.
 05:40:39 IT'S COMPLETELY CONTAINED.
 05:40:40 SO IT'S NOT -- THE SMALL CIRCLE IN THE PLANS.
 05:40:45 >>Jim Wallace: I UNDERSTAND.
 05:40:51 >>Mattaniah John: ARE THERE ANY OTHER QUESTIONS THAT I MAY

 05:40:53 ANSWER?
 05:40:57 >>Scotty Wood: IF NOT, THANK YOU VERY MUCH.
 05:40:59 THAT CONCLUDES THIS PARTICULAR AGENDA ITEM.
 05:41:05 >>Mary Gibbs: MR. CHAIR, MAY I ADD, FOR THE PEOPLE IN THE
 05:41:09 AUDIENCE, WE'RE CONCLUDED WITH THE BELLA TERRA CELL TOWER.
 05:41:12 THAT WILL COME BACK LATER FOR A PUBLIC HEARING AND PEOPLE
 05:41:15 WILL BE NOTICED WITHIN 750 FEET.
 05:41:19 WHEN THAT COMES BACK.
 05:41:20 IF ANYBODY WANTS TO LEAVE NOW, IT'S A GOOD CHANCE.
 05:41:28 LET'S TAKE A MINUTE TO GET THE NEXT GROUP IN.
 05:41:36 >>Scotty Wood: WE'LL DO THAT.
 05:41:53 >>Mary Gibbs: MR. CHAIR, I THINK WE CAN START THE PUBLIC
 05:41:54 HEARING.
 05:42:03 >>Scotty Wood: ITEM 7 IS A SERIES OF PUBLIC HEARINGS.
 05:42:05 THE FIRST ONE THE WILDCAT CLUBHOUSE.
 05:42:07 BEFORE WE GET INTO THAT, I NEED TO READ A STATEMENT
 05:42:10 REGARDING THE ROLE OF THE BOARD WHEN IT CONDUCTS PUBLIC
 05:42:13 HEARINGS.
 05:42:13 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
 05:42:17 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
 05:42:20 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL
 05:42:25 CAPACITY.

05:42:25 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
 05:42:29 QUASI-JUDICIAL PROCEEDINGS.
 05:42:32 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL

 05:42:35 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
 05:42:38 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK, AND MUST
 05:42:41 BE SWORN IN BY THE BOARD ATTORNEY WHO HAS JOINED US VIA
 05:42:45 ZOOM.
 05:42:45 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
 05:42:49 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
 05:42:52 INTO THE PUBLIC RECORD.
 05:42:53 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
 05:42:58 COMMUNICATIONS.
 05:42:58 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
 05:43:01 REGARDING THE MATTER.
 05:43:02 AND MUST DECLARE IT.
 05:43:04 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
 05:43:07 DISCUSSION OR VOTE ON THE MATTER.
 05:43:09 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
 05:43:13 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
 05:43:16 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
 05:43:20 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
 05:43:24 FOLLOWING THIS, THE DIRECTOR OR STAFF DESIGNEE WILL MAKE A
 05:43:28 PRESENTATION PROVIDING THE STAFF REPORT FINDINGS AND
 05:43:31 RECOMMENDATIONS.
 05:43:32 AFTER THIS, THE PUBLIC HEARING IS OPENED.
 05:43:35 ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
 05:43:39 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
 05:43:43 MINUTES OR LESS.

 05:43:44 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
 05:43:48 INCLUDING THE PUBLIC.
 05:43:49 AND MAY PROVIDE REBUTTAL.
 05:43:51 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
 05:43:55 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
 05:43:58 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
 05:44:01 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 05:44:04 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 05:44:08 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 05:44:12 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 05:44:16 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
 05:44:21 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
 05:44:24 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
 05:44:26 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
 05:44:30 COMPETENT, SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
 05:44:34 PROCEEDING AND THE APPLICABLE LAW.
 05:44:36 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
 05:44:40 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT

05:44:44 MET.
 05:44:44 NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY IN OUR PUBLIC
 05:44:49 HEARINGS ON THESE VARIOUS AGENDA ITEMS PLEASE STAND AND
 05:44:55 RAISE YOUR RIGHT HAND AND NANCY WILL ADMINISTER THE OATH
 05:44:58 FROM HER ZOOM POSITION.
 05:45:03 >>Nancy Stroud: THANK YOU, MR. CHAIR.
 05:45:04 DO YOU WANT EVERYONE ON ALL OF THE FIVE ITEMS TO BE SWORN

 05:45:07 NOW OR DO YOU WANT TO DO THAT FOR EACH ONE SEPARATELY?
 05:45:17 >>Scotty Wood: I WOULD DEFER THAT TO MARY AS TO WHO IS IN
 05:45:20 ATTENDANCE RIGHT NOW.
 05:45:20 >>Mary Gibbs: LET'S DO IT SEPARATELY BECAUSE WE HAVE A MIX
 05:45:23 OF CASES HERE.
 05:45:24 LET'S DO WILDCAT RUN FIRST.
 05:45:29 >>Nancy Stroud: THANK YOU, MARY.
 05:45:30 WILL EVERYONE WHO IS GOING TO TESTIFY IN THE WILDCAT RUN
 05:45:33 MATTER PLEASE STAND AND RAISE YOUR RIGHT HAND, THAT INCLUDES
 05:45:36 ANY PUBLIC WHO WANT TO MAKE COMMENTS.
 05:45:39 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
 05:45:43 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
 05:45:46 TRUTH?
 05:45:46 THANK YOU.
 05:45:50 >>Scotty Wood: THANK YOU, NANCY.
 05:45:51 I'LL NOW ASK BOARD MEMBERS, FIRST OF ALL, ANYTHING IN THE
 05:45:55 PUBLIC RECORD?
 05:45:57 >>Mary Gibbs: NO, WE HAVE NO E-COMMENTS ON THIS CASE.
 05:46:01 >>Scotty Wood: I'LL NOW ASK BOARD MEMBERS ANY EX PARTE
 05:46:04 COMMUNICATIONS?
 05:46:06 >> NONE.
 05:46:07 >> NO.
 05:46:07 >>Kristin Jeannin: YES.
 05:46:08 I KNOW ONE OF THE PROFESSIONALS PERSONALLY AND WE HAD A VERY
 05:46:17 BRIEF CONVERSATION.

 05:46:19 OUR CHILDREN ARE FRIENDS AND WE HAD A VERY BRIEF
 05:46:23 CONVERSATION.
 05:46:24 HE SAID HE WAS COMING BEFORE THE BOARD.
 05:46:26 THIS IS BRENT GUILLOT, THE LANDSCAPE ARCHITECT.
 05:46:31 HE SAID IT WAS FOR WILDCAT RUN.
 05:46:33 I SAID DON'T TELL ME ANY MORE AND I'LL SEE YOU AT THE
 05:46:37 HEARING.
 05:46:37 SO THAT'S ALL.
 05:46:38 >>Scotty Wood: THANK YOU.
 05:46:39 ANY CONFLICTS?
 05:46:42 >> NO.
 05:46:43 >> NO.
 05:46:43 >> NO.
 05:46:44 >>Scotty Wood: OKAY.

05:46:45 THEN WE CAN INTRODUCE IT.
 05:46:46 GO AHEAD, MARY.
 05:46:49 >>Mary Gibbs: THIS WILL BE JIM, AND THIS ONE SHOULD BE BRIEF
 05:46:51 FOR THE PEOPLE THAT ARE WAITING FOR OTHER CASES.
 05:46:57 >> TONIGHT THIS IS WILDCAT RUN CLUBHOUSE SITE IMPROVEMENTS.
 05:47:01 THIS CAME BEFORE THE PZDB FOR PUBLIC INFORMATION MEETING
 05:47:05 BACK IN AUGUST 22nd.
 05:47:07 IT'S FOR EXISTING CLUBHOUSE SITE.
 05:47:11 THEY ARE IMPROVING THE PARKING LOT, CHANGING EXISTING DRIVE
 05:47:17 AISLES, ADA ACCESSIBILITY, SOME SIDEWALKS, GOLF CART
 05:47:22 PARKING, BIKE RACKS AND IMPROVED PEDESTRIAN AND STAFF

 05:47:25 PATHWAYS.
 05:47:26 THIS IS LOCATED AT THE WILDCAT RUN CLUBHOUSE AT 2300 CLUB
 05:47:31 HOUSE DRIVE.
 05:47:33 IT'S ON A 7.65-ACRE PARCEL, CURRENTLY ZONED PUD.
 05:47:38 THE STAFF DOES RECOMMEND APPROVAL.
 05:47:41 ORIGINALLY IN THE STAFF REPORT, WE HAD CONDITIONS, BUT LEE
 05:47:44 COUNTY UTILITIES HAS SINCE GIVEN THEIR APPROVAL TO THE SITE.
 05:47:48 ALSO, DURING THE PUBLIC INFORMATION MEETING, THERE WAS
 05:47:56 SIGNIFICANT DISCUSSION ON THE HERITAGE TREES ON THE SITE.
 05:48:00 SINCE THE PUBLIC INFORMATION MEETING, THE APPLICANT HAS
 05:48:04 PROVIDED PHOTOGRAPHS AND TREE HEALTH ASSESSMENTS FOR THOSE
 05:48:09 TREES, AND THEY ARE REPLACING THOSE TREES ELSEWHERE ON THE
 05:48:15 SITE.
 05:48:16 IF YOU DON'T HAVE ANY QUESTIONS, I'LL HAVE DAKOTA BURNELL OF
 05:48:22 ABB COME AND GIVE HERE PRESENTATION.
 05:48:28 >>Jim Wallace: YOU SAID THEY ARE REPLACING THE TREES OUTSIDE
 05:48:30 THE SITE?
 05:48:31 >>Jim Hart: NO, WITHIN THE PROJECT SITE.
 05:48:37 >>Scotty Wood: ANY OTHER QUESTIONS?
 05:48:38 GO AHEAD.
 05:49:09 >> WE'RE WITH ABB.
 05:49:11 MY NAME IS DAKOTA BURNELL.
 05:49:14 >> BRENT GUILLOT, THE LANDSCAPE ARCHITECT.
 05:49:19 >> WE ARE BACK.
 05:49:19 THIS PROJECT IS LOCATED EAST OF I-75 AND SOUTH OF CORKSCREW

 05:49:23 ROAD.
 05:49:24 IT'S A GATED COMMUNITY WITH A PRIVATE CLUB.
 05:49:26 THE PROJECT SITE IS WITHIN THE 7.65-ACRE CLUBHOUSE TRACT,
 05:49:33 WHICH IS PART OF A 481 APPROXIMATE DEVELOPMENT OF WILDCAT
 05:49:38 RUN, AND IT IS ZONED FOR PUD.
 05:49:40 SO THIS IS A SHEET FROM OUR EXISTING CONDITION AND
 05:49:46 DEMOLITION PLAN.
 05:49:47 WE HAVE SOME BLOWUPS OF OUR PLAN TO THE RIGHT.
 05:49:50 THERE'S CURRENTLY AN EXISTING GRAVEL PARKING LOT ON THE
 05:49:55 LEFT.

05:49:57 WE'RE PROPOSING TO DEMO THAT AND PUT NEW PARKING THERE
 05:50:00 THAT'S PAVED AND LIGHTED.
 05:50:02 WE'RE ALSO PROPOSING ADJUSTMENTS TO THE EXISTING PARKING LOT
 05:50:05 TO PROVIDE ADDITIONAL PARKING, SO THAT WILL INVOLVE REMOVING
 05:50:10 SOME EXISTING ISLANDS.
 05:50:12 THEY CURRENTLY HAVE SOME PARKING SPACES THAT ARE FOUR SPACES
 05:50:15 NEXT TO TWO SPACES.
 05:50:17 THEY WANT TO ELIMINATE THAT EXTRA ISLAND AND GET AS MUCH
 05:50:20 PARKING AS THEY CAN, KEEPING WITHIN THE TEN SPACES PER
 05:50:25 ISLAND REQUIREMENT.
 05:50:25 THERE'S ALSO GOING TO BE AN IMPROVEMENT TO THE GOLF CART
 05:50:31 PARKING AND PEDESTRIAN PATHWAYS, WHICH IS THE PICTURE ON THE
 05:50:35 BOTTOM RIGHT CORNER THAT'S NEXT TO THEIR GRILL ROOM.
 05:50:38 THE EXISTING PATHWAYS ARE A LITTLE TOO NARROW FOR THE FOOT
 05:50:42 TRAFFIC THAT THEY GET IN THAT AREA.

05:50:44 A LOT MORE PEOPLE ARE USING THE BOCCIE BALL COURTS THAN
 05:50:47 ANTICIPATED.
 05:50:48 THERE'S ALSO CURRENTLY STACKED GOLF CART SPACES.
 05:50:59 THESE PARKING SPACES HERE ARE STACKED GOLF CART.
 05:51:02 WE'RE PROPOSING TO MAKE THOSE STANDARD PARKING SPACES AND
 05:51:04 PROVIDE A SEPARATE AREA FOR GOLF CART PARKING.
 05:51:06 SO THIS IS OUR SITE PLAN.
 05:51:13 AND THE MEMBERS OF WILDCAT RUN SUPPORT THIS PROJECT BECAUSE
 05:51:17 IT PROVIDES ADDITIONAL PARKING THAT'S LIGHTED, PAVED AND
 05:51:21 ACCESSIBLE.
 05:51:22 IT SEPARATES THE GOLF CART PARKING WHICH IMPROVES ON SAFETY.
 05:51:25 THE LAYOUT ALSO MATCHES UP WITH EXISTING DRIVE AISLES
 05:51:32 CURRENTLY.
 05:51:32 THIS IS THE EXPANDED PARKING LOT THAT IS GOING TO BE ON TOP
 05:51:38 OF THE CURRENT GRAVEL PARKING LOT.
 05:51:40 IT'S CURRENTLY LINING UP WITH EXISTING DRIVE AISLES HERE AND
 05:51:48 HERE.
 05:51:49 THERE IS A CENTRAL SIDEWALK THAT GOES THROUGH THE PARKING
 05:51:53 LOT UP TO THE CLUBHOUSE, SO THAT WILL BE MAINTAINED AND
 05:51:56 CARRIED OUT TO THE BACK PARKING AREA AS WELL.
 05:51:58 SO THIS IS THE AREA OF EXISTING PARKING LOT THAT WE'RE
 05:52:04 PROPOSING TO IMPROVE.
 05:52:07 JUST GETTING RID OF SOME ADDITIONAL LANDSCAPE ISLANDS AND
 05:52:10 PUTTING PARKING THERE.
 05:52:11 WE'RE ALSO PROPOSING SOME ADA IMPROVEMENTS.

05:52:18 RIGHT NOW, THEIR ADA SPACES ARE LOCATED NEXT TO STEPS THAT
 05:52:24 GO UP TO THE CLUBHOUSE.
 05:52:25 SO WE'RE PROPOSING TO RELOCATE ALL OF THEIR ADA SPACES TO
 05:52:30 THIS LOCATION, PROVIDE THE VISIBLE CROSSWALKS ACROSS THE TWO
 05:52:35 DRIVE AISLES TO A SIDEWALK THAT HAS ACCESSIBILITY UP TO THE
 05:52:40 CLUBHOUSE AND THEN ON THE OTHER SIDE TO THE GRILL ROOM.

05:52:43 AND THEN IN THIS AREA WE'RE PROPOSING THE SEPARATED GOLF
 05:52:49 CART PARKING INSTEAD OF THE GOLF CART SPACES BEING HERE,
 05:52:53 WE'RE GOING TO HAVE THEM HERE, AND THEN IMPROVING THE
 05:52:56 PEDESTRIAN PATHWAYS AS WELL.
 05:52:58 THIS AREA IS ALSO STACKED FOR I BELIEVE 36 BICYCLE PARKING
 05:53:04 SPACES AS WELL.
 05:53:04 SO THE PARKING REQUIREMENT IS 176.
 05:53:13 THERE IS A REDUCTION IN THE CODE THAT ALLOWS FOR A REDUCTION
 05:53:17 OF SPACES WITH HOW MANY GOLF CART SPACES YOU'RE PROVIDING.
 05:53:20 SO WITH THAT REDUCTION, THE REQUIREMENT IS 158 PARKING
 05:53:24 SPACES.
 05:53:27 THERE IS A LOT MORE GOLF CART PARKING SPACES THAN WE'RE
 05:53:31 TAKING CREDIT FOR, SO WE'RE KIND OF GOING AT THE MAX
 05:53:35 REDUCTION.
 05:53:36 WE'RE PROVIDING 190 SPACES TOTAL.
 05:53:38 THAT'S 32 SPACES OVER WHAT'S REQUIRED.
 05:53:42 THEY ARE LOOKING AT DOING SOME FUTURE IMPROVEMENTS,
 05:53:47 PICKLEBALL IS GETTING VERY POPULAR BUT THE PLANS HAVEN'T
 05:53:49 BEEN DEVELOPED OR DESIGNED YET.

05:53:51 THEY WANT TO MAKE SURE THEIR PARKING IS ADEQUATE FOR THE
 05:53:53 FUTURE IMPROVEMENTS.
 05:53:54 THE GOLF CART SPACES THAT ARE BEING PROPOSED HERE AS WELL,
 05:54:05 THEY ARE SHOWN AS DOUBLE STACKED, BUT WE'RE NOT TAKING
 05:54:08 CREDIT FOR DOUBLE STACKING THEM IN THE PARKING REQUIREMENT.
 05:54:10 RIGHT NOW, THERE IS AN HONOR SYSTEM THAT'S USED FOR CART
 05:54:16 SPACES THAT ARE DOUBLE STACKED.
 05:54:18 YOU'RE SUPPOSED TO LEAVE YOUR KEY IN THE CART, AND THERE ARE
 05:54:22 STAFF MEMBERS THERE THAT HANDLE GOLF CART TOURNAMENTS AND
 05:54:26 YOU CAN MOVE A CART TO GET OUT OF THE WAY.
 05:54:29 SO THAT'S HOW THAT SYSTEM WORKS.
 05:54:31 THIS IS A SHEET FROM OUR PAVING, GRADING AND DRAINAGE PLAN.
 05:54:37 SO WE'RE KIND OF FOLLOWING ALONG WITH THE EXISTING DRAINAGE
 05:54:43 SYSTEM, CATCH BASIN IS IN THE CENTER OF THE PARKING LOT THAT
 05:54:46 ARE ROUTED WITH OUR PIPE OUT WEST TO THE LAKE.
 05:54:52 AND THEN THIS IS THE SOUTHERN PART OF THE PROJECT WITH THE
 05:54:59 GOLF CART PARKING AREA.
 05:55:01 AND THOSE ARE ROUTED WITH NEW PIPES AS WELL TO THE SAME PIPE
 05:55:07 THAT DISCHARGES OUT TO THE LAKE.
 05:55:10 SO WE LOOKED AT TYING IN THESE ADDITIONAL IMPERVIOUS AREAS
 05:55:16 INTO THE EXISTING DRAINAGE SYSTEM, BUT IT WOULD HAVE HAD TO
 05:55:20 HAVE BEEN UPSIZED.
 05:55:22 UPSIZING THE EXISTING PIPES WERE NOT DESIRABLE LOCATIONS.
 05:55:25 THEY HAD JUST PUT NEW GRASS DOWN ON THEIR GOLF COURSE.
 05:55:28 DIDN'T WANT TO TEAR THAT PIPE UP.

05:55:29 SO THAT'S WHY WE PROPOSED A SEPARATE PIPE AND KEPT THE
 05:55:33 SYSTEM COMPLETELY SEPARATE BUT IT DOES DISCHARGE OUT TO THE

05:55:36 SAME LAKE AS THE REST OF THE PARKING LOT.
 05:55:38 SO THIS IS OUR BASIN EXHIBIT.
 05:55:43 THIS IS WHAT WE SUBMITTED TO SOUTH FLORIDA WATER MANAGEMENT
 05:55:45 DISTRICT.
 05:55:46 THIS PROJECT IS PART OF AN EXISTING WATER MANAGEMENT SYSTEM
 05:55:50 THAT'S BEEN PERMITTED PREVIOUSLY.
 05:55:52 THE WATER MANAGEMENT SYSTEM IS A TOTAL OF 584 ACRES.
 05:55:58 AND IT'S SEPARATED BY PHASE ONE AND PHASE TWO.
 05:56:01 PHASE ONE IS THE 481-ACRE DEVELOPMENT OF WILDCAT RUN, AND
 05:56:06 THEN THE OTHER PORTION IS THE TOP THERE, THAT'S PART FPL
 05:56:11 EASEMENT.
 05:56:11 THERE IS A MAINTENANCE AREA THERE AS WELL.
 05:56:14 THE WATER MANAGEMENT -- ALL AREAS ARE CONNECTED VIA LAKES.
 05:56:22 SO THIS IS THE CLUBHOUSE TRACT.
 05:56:28 WHICH IS 7.65 ACRES OUT OF THE TOTAL 584-ACRE BASIN.
 05:56:33 AND THE PROJECT IS ROUTED THROUGH DRAINAGE SYSTEM 3 AND ALL
 05:56:41 THE LAKES ARE INTERCONNECTED, AND FLOW OUT TO THE SOUTH, AND
 05:56:45 THERE IS A SPREADER SWALE THERE.
 05:56:48 IN THE ORIGINAL PERMIT, THE DEVELOPMENT WAS DESIGNED TO NOT
 05:56:53 DISCHARGE, TO HAVE NEGATIVE EFFECTS FROM PREDEVELOPMENT
 05:56:58 CONDITIONS.
 05:56:58 THE EXISTING LAKES AND WETLAND PRESERVES PROVIDE WATER
 05:57:05 QUALITY TREATMENT AND NUTRIENT REMOVAL.

05:57:09 WITH THIS PROJECT, WE'RE ADDING .63 ACRES OF ADDITIONAL
 05:57:13 IMPERVIOUS AREA TO THE BASIN.
 05:57:15 THAT'S A .8 PERCENT INCREASE OVERALL FOR DRAINAGE SYSTEM 3.
 05:57:22 .1 INCREASE IN THE ENTIRE BASIN AND 8.2% INCREASE IN JUST
 05:57:28 THE CLUBHOUSE TRACT.
 05:57:29 BUT THE OVERALL WATER MANAGEMENT SYSTEM PROVIDES THE
 05:57:32 ADEQUATE WATER QUALITY AND ATTENUATION PLUS AN ADDITIONAL
 05:57:35 50% REQUIREMENT THAT'S REQUIRED BY THE DISTRICT.
 05:57:38 WITH THAT, I'LL TURN IT OVER TO THE LANDSCAPE PORTION.
 05:57:47 >> SO THERE ARE A TOTAL OF 12 HERITAGE TREES WITHIN THE
 05:57:52 PROJECT BOUNDARY.
 05:57:53 THOSE ARE TREES BY THE CODE, DIAMETER OF 20 INCHES OR
 05:57:58 GREATER.
 05:57:58 FOUR OF THOSE WILL BE -- CALL FOR DEMOLITION.
 05:58:03 AND THOSE ARE THE FOUR LEAST DESIRABLE OAKS IN THE PROJECT
 05:58:08 AREA.
 05:58:09 SINCE OUR LAST MEETING, THEY WANTED US TO PROVIDE AN
 05:58:12 ASSESSMENT AND TAKE A SECOND LOOK AT THOSE OAKS, WHICH WE'VE
 05:58:15 DONE.
 05:58:15 YOU CAN SEE THE PHOTOGRAPHS.
 05:58:17 WE'LL GO THROUGH THOSE.
 05:58:18 HERE THEY ARE.
 05:58:20 THIS IS THE DEMOLITION PLAN.
 05:58:22 THE HERITAGE OAKS, THE FOUR OAKS IN QUESTION ARE SHOWN IN

05:58:26 RED.

05:58:28 YOU CAN SEE ALL THE OTHER OAKS BEING PRESERVED.
 05:58:30 WE INCLUDED DETAILS ON OUR PLANS FOR THE PROTECTION OF THE
 05:58:32 EXISTING OAKS.
 05:58:33 AS YOU CAN SEE, ONE OAK IS BY ITSELF AND THE OTHER THREE ARE
 05:58:37 IN A CLUSTER.
 05:58:38 SO HERITAGE TREE A IS THE ONE BY ITSELF.
 05:58:44 YOU CAN SEE THE BRANCH STRUCTURE HAS BEEN OVER-PRUNED.
 05:58:47 IT'S NOT VERY FULL.
 05:58:48 OF THE FOUR, THIS IS THE BEST TREE, BUT IT'S STILL NOT AS
 05:58:57 GOOD AS THE OTHER DOZEN THAT WE'RE PROTECTING.
 05:59:01 YOU CAN SEE TREE B IS MISSING THE ENTIRE TOP OF THE TREE.
 05:59:06 AGAIN, THIS IS A CLUSTER OF TREES THAT WE'RE -- THAT WERE
 05:59:10 ALL PLANTED TOO CLOSE.
 05:59:11 SO THEY BASICALLY HAVE GROWN STRAIGHT UP.
 05:59:14 THERE'S NO LATERAL BRANCHING.
 05:59:16 I WOULD RECOMMEND THAT THEY BE REMOVED.
 05:59:19 YOU CAN SEE HERITAGE TREE D MAKES A SHARP 90-DEGREE ANGLE.
 05:59:24 SO THE TREES HAVE BEEN DAMAGED, AND WE'RE PROPOSING TO
 05:59:29 REPLACE THEM WITH 20-FOOT TREES, SAME SPECIES, LIVE OAKS,
 05:59:36 BUT WE'RE PROPOSING TO PLANT THEM BETWEEN THE PROPOSED
 05:59:39 PARKING LOT AND THE CLOSEST RESIDENCE, RIGHT HERE TO THE
 05:59:43 NORTH OF THE NEW PARKING AREA.
 05:59:45 SINCE OUR LAST MEETING, WE'VE LOOKED AT REENGINEERING OR
 05:59:51 REDESIGNING THE SITE TO SEE IF WE COULD SAVE ANY MORE TREES,
 05:59:54 AND WE ACTUALLY FOUND ONE OTHER HERITAGE TREE THAT WAS IN

05:59:57 JEOPARDY.
 05:59:58 IT CALLED FOR A STORM STRUCTURE NEAR ONE OF THE TREES AND WE
 06:00:02 HAVE SINCE REROUTED THE STORM PIPES TO AVOID AND SAVE ONE
 06:00:06 MORE HERITAGE TREE.
 06:00:07 AT THE END OF THE DAY, WE WILL LOSE FOUR HERITAGE TREES BUT
 06:00:11 THEY WILL BE REPLACED.
 06:00:12 WE DID A LOT OF PRELIMINARY DESIGN WORK THAT'S NOT SHOWN
 06:00:21 HERE TO SEGREGATE PEDESTRIANS FROM CART PATHS.
 06:00:27 AND WE DID THAT BY NARROWING THE PATHWAYS AND HAVING
 06:00:32 DESIGNATED PLACES FOR GOLF CARTS VERSUS PEDESTRIAN.
 06:00:34 AND WE HAVE ALSO USED CURBS AND OTHER INCENTIVES.
 06:00:39 BUT THIS IS THE LANDSCAPE PLAN FOR THE GOLF PARKING AREA.
 06:00:47 >> WE ARE CURRENTLY IN FOR REVIEW WITH SOUTH FLORIDA WATER
 06:00:51 MANAGEMENT DISTRICT.
 06:00:52 WE RECEIVED A FIRST REVIEW FROM THEM.
 06:00:55 WE ADDRESSED THEIR COMMENTS, HAD COORDINATION VIA PHONE, AND
 06:00:58 WE'VE SINCE RESUBMITTED AND WE EXPECT REVIEW BACK ON
 06:01:02 SEPTEMBER 28th.
 06:01:05 >>Scotty Wood: ANY QUESTIONS FROM THE BOARD?
 06:01:09 >>Jim Wallace: I HAVE ONE ONLY.

06:01:10 ON THE -- IN THE CENTER PEDESTRIAN WALKWAY, WITHIN THE
 06:01:15 PARKING LOT, YOU HAVE IT RUNNING THROUGH THE MEDIANS.
 06:01:21 NOW, I DON'T KNOW THE WIDTH OF THOSE MEDIANS, BUT IF THE
 06:01:24 SIDEWALK IS FIVE FEET AND THE MEDIAN, WHAT IS THE MINIMUM
 06:01:28 AREA, 8 OR 10 FEET?

06:01:30 DOESN'T LEAVE YOU VERY, VERY MUCH ON THE SIDE OF THE MEDIAN
 06:01:35 TO PLANT ANYTHING.
 06:01:37 IT LOOKS LIKE YOU'VE GOT -- I DON'T KNOW -- NOT SURE WHAT
 06:01:42 THOSE ARE.
 06:01:43 IT LOOKS LIKE YOU HAVE PALM TREES.
 06:01:45 >> SABAL PALMS.
 06:01:45 >>Jim Wallace: DON'T THEY REQUIRE SIX FEET?
 06:01:48 ISN'T THAT CODE THEY REQUIRE SIX FEET?
 06:01:50 IF THAT IS SIX, SIX AND A FIVE FOOT WALKWAY, SOMEHOW I END
 06:01:54 UP WITH A 17-FOOT MEDIAN.
 06:01:56 WHAT AM I MISSING HERE?
 06:01:59 >> I'M NOT AWARE OF SIX FOOT.
 06:02:03 THE SABAL PALM HAS A VERY SMALL ROOT BALL.
 06:02:10 >>Jim Wallace: I THOUGHT CODE, YOU NEEDED SIX FEET TO PLANT
 06:02:13 ANY PALM.
 06:02:16 >>Mary Gibbs: THAT DOESN'T RING A BELL WITH ME.
 06:02:18 I THINK JIM IS LOOKING BECAUSE I DON'T THINK IT RINGS A BELL
 06:02:22 WITH HIM.
 06:02:23 >> FIVE FOOT SIDEWALK WITH THREE FEET ON BOTH SIDES FOR THE
 06:02:26 SABAL PALMS.
 06:02:27 >>Jim Wallace: GOING TO BE FIVE FOOT SIDEWALK WITH THREE
 06:02:29 FEET ON EACH SIDE?
 06:02:31 >> YES, SIR.
 06:02:32 >>Jim Wallace: IN THAT THREE FEET, YOU'RE GOING TO PLANT THE
 06:02:34 SABAL PALM.

06:02:35 >> YES, SIR.
 06:02:36 THREE OF THEM.
 06:02:37 >>Jim Wallace: YOU'RE GOING TO PUT A SABAL PALM IN THREE
 06:02:41 FEET.
 06:02:42 >> YES, SIR.
 06:02:44 >>Jim Wallace: I DEFER TO MY LANDSCAPE EXPERT HERE.
 06:02:47 DOESN'T SEEM TO ME RIGHT.
 06:02:52 SEEMS TO ME IT'S TOO SMALL THE MEDIAN.
 06:02:58 >> THEY ARE ADJACENT TO A DEEP -- THE PROFILE OF THE D CURB
 06:03:03 IS 18 INCHES, THE SAME PROFILE AS ROOT BARRIER.
 06:03:07 THE PROFILE OF THE SIDEWALK -- ME PERSONALLY, MAYBE IF IT
 06:03:11 WAS A ROYAL PALM, I CAN SEE IT BREAKING CONCRETE, BUT I'VE
 06:03:17 NEVER SEEN A SABAL PALM BUST A CONCRETE SIDEWALK.
 06:03:20 >>Jim Wallace: IN THIS MUCH SPACE.
 06:03:23 >> YES, SIR, THAT'S CORRECT.
 06:03:24 >>Jim Wallace: IF KRISTIN DOESN'T HAVE A PROBLEM WITH IT.

06:03:27 >>Kristin Jeannin: IT'S DEFINITELY TIGHT.
 06:03:29 I'VE SEEN IT DONE BEFORE WITHOUT PROBLEMS.
 06:03:34 >> WE KEPT IT THAT SIZE JUST TO BE CONSISTENT WITH ALL THE
 06:03:37 OTHER SIDEWALKS THAT LEAD UP TO THE CLUBHOUSE AS WELL.
 06:03:40 THE CENTRAL SIDEWALK THAT LEADS UP TO THE CLUBHOUSE, THEY
 06:03:45 ARE ALSO BUILT THAT WAY WITH THE SAME DIMENSION AND LAYOUT.
 06:03:50 SO WE MATCHED.
 06:03:54 >>Jim Wallace: I DEFER TO MARY.
 06:03:55 I THOUGHT THE CODE SPECIFICALLY SAYS SIX FEET FOR PALMS

 06:04:01 BECAUSE YOU'RE WORRIED ABOUT WHAT IT DOES TO THE ROOT
 06:04:03 SYSTEM.
 06:04:04 ALBEIT IT IS SMALL, DOES TO CONCRETE.
 06:04:07 >>Mary Gibbs: JIM JUST LOOKED IN THE LAND DEVELOPMENT CODE
 06:04:11 AND HE SAID THERE IS NOTHING FOR SABAL PALMS.
 06:04:13 CLEARANCE FROM HARDSCAPE IS FOUR FEET, BUT THERE'S NOTHING
 06:04:28 SPECIFICALLY FOR SABALS.
 06:04:29 >>Scotty Wood: ARE THERE ANY FURTHER BOARD QUESTIONS?
 06:04:33 >>Michael Sheeley: I WOULD LIKE TO MAKE A COMMENT AND I
 06:04:34 WANTED TO COMPLIMENT YOU ON WHAT I THINK IS A CONSCIENTIOUS
 06:04:38 AND CAREFUL DESIGN PROCESS THAT YOU WENT THROUGH, AND I
 06:04:40 THINK YOU HAVE DONE A NICE JOB OF TRYING TO ADD SOME EXTRA
 06:04:43 PARKING IN THERE FOR THAT CLUB.
 06:04:46 >> THANK YOU.
 06:04:50 >>Scotty Wood: ANYONE ELSE?
 06:04:51 ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
 06:04:53 ARE THERE ANY CARDS?
 06:04:57 >>Tammy Duran: NO WE DON'T HAVE ANY CARDS.
 06:05:00 >>Scotty Wood: DOES ANYONE WISH TO SPEAK?
 06:05:04 >>Mary Gibbs: NOT ON THIS ITEM.
 06:05:07 >>Scotty Wood: I'M SORRY.
 06:05:08 >>Mary Gibbs: NO ONE FOR THIS ITEM.
 06:05:13 >>Scotty Wood: HEARING THAT, I'LL CLOSE THE PUBLIC HEARING.
 06:05:15 I WOULD LIKE TO CALL FOR A MOTION FROM THE BOARD TO APPROVE
 06:05:19 THE DEVELOPMENT ORDER FOR THE WILDCAT RUN PARKING

 06:05:24 IMPROVEMENTS AS REPORTED IN THE STAFF REPORT.
 06:05:31 MAY I HAVE THAT MOTION, PLEASE?
 06:05:33 >>Anthony Gargano: SO MOVED.
 06:05:34 >>Scotty Wood: IS THERE A SECOND?
 06:05:37 >>Michael Sheeley: SECOND.
 06:05:37 >>Scotty Wood: ANY DISCUSSION?
 06:05:38 TAMMY, PLEASE CALL THE ROLL.
 06:05:42 >>Anthony Gargano: YES.
 06:05:44 >>Kristin Jeannin: YES.
 06:05:46 >>Michael Sheeley: YES.
 06:05:48 >>James Tatooles: YES.
 06:05:50 >>Jim Wallace: YES.

06:05:51 >>Scotty Wood: YES.
 06:05:52 THANK YOU.
 06:05:55 OUR NEXT ITEM, ITEM 7B, GOODWILL INDUSTRIES DEVELOPMENT
 06:06:04 ORDER.
 06:06:04 MARY, IS THERE ANYONE THAT SHOULD BE SWORN IN ON THIS ONE?
 06:06:10 >>Mary Gibbs: GOODWILL, YES, I THINK WE HAVE TO ALL SWEAR IN
 06:06:13 AGAIN.
 06:06:15 >>Nancy Stroud: GOODWILL AND WHOEVER ON VILLAGE STAFF WILL
 06:06:19 BE TESTIFYING AND ANY PUBLIC THAT WANTS TO TESTIFY.
 06:06:22 PLEASE STAND AND RAISE YOUR RIGHT HAND.
 06:06:26 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
 06:06:29 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
 06:06:31 TRUTH?

 06:06:31 THANK YOU.
 06:06:37 >>Scotty Wood: THANK YOU, NANCY.
 06:06:39 ANYTHING IN THE PUBLIC RECORD?
 06:06:41 >>Mary Gibbs: WE HAVE NO E-COMMENTS ON THIS CASE.
 06:06:44 >>Scotty Wood: OKAY.
 06:06:45 ANY EX PARTE COMMUNICATIONS ON THE PART OF BOARD MEMBERS?
 06:06:50 >>Kristin Jeannin: YES, AGAIN.
 06:06:52 SO I KNOW THE ARCHITECT ON THE PROJECT.
 06:06:56 AFTER THEY CAME IN FOR THEIR PUBLIC INFORMATION MEETING, I
 06:07:02 HAD A LOT OF COMMENTS ABOUT THE VIEW OF THE BACK OF THE
 06:07:07 BUILDING AND COMING IN FROM THE ENTRANCE.
 06:07:10 ZACH SENT ME AN EARLY DRAFT OF A REVISION.
 06:07:15 I SAID IT LOOKS LIKE IT'S HEADING IN THE RIGHT DIRECTION.
 06:07:18 THAT WAS THE EXTENT OF THE CONVERSATION.
 06:07:24 >>Scotty Wood: ANY CONFLICTS OF INTEREST?
 06:07:25 >> NO.
 06:07:26 >> NO.
 06:07:26 >> NO.
 06:07:29 >>Scotty Wood: HEARING NONE, GO AHEAD AND INTRODUCE IT,
 06:07:31 WHOEVER IS GOING TO DO IT.
 06:07:32 JIM.
 06:07:34 >>Jim Hart: OKAY.
 06:07:37 THE GOODWILL WAS HERE BACK ON FEBRUARY 21st FOR THE PUBLIC
 06:07:44 INFORMATION MEETING.
 06:07:45 IT'S A 21,800 SQUARE FOOT VARIETY STORE BEING DEVELOPED BY

 06:07:51 SEAGATE DEVELOPMENT GROUP.
 06:07:53 IT'S ON THE SOUTHEAST CORNER OF THREE OAKS PARKWAY AND
 06:07:56 CORKSCREW ROAD ON ESTERO TOWN COMMONS PLACE, 2.69-ACRE
 06:08:01 PARCEL.
 06:08:01 STAFF IS RECOMMENDING APPROVAL WITH STIPULATIONS.
 06:08:06 THE FIRST STIPULATION IS RE-PLAT IS REQUIRED OF TRACT A TO
 06:08:11 PROPERLY SPLIT AN IMPROPERLY SPLIT TRACT.
 06:08:21 THIS DEVELOPMENT ORDER WILL NOT BE ISSUED UNTIL THE VILLAGE

06:08:24 COUNCIL HAS APPROVED THE RE-PLAT.
 06:08:26 THE SECOND ONE, THE DEVELOPER OF THE PARCEL IS RESPONSIBLE
 06:08:32 FOR THEIR PROPORTIONATE SHARE OF THE COST OF SIGNALIZATION
 06:08:37 OF THE INTERSECTION AT CORKSCREW ROAD AND ESTERO TOWN
 06:08:39 COMMONS PLACE PRIOR TO ANY DEVELOPMENT ORDER.
 06:08:43 AGAIN, THIS DEVELOPMENT ORDER WILL NOT BE ISSUED UNTIL
 06:08:46 PROPORTIONATE SHARE HAS BEEN PAID.
 06:08:49 AND THEN THE THIRD STIPULATION WOULD BE IF ANY OF THE
 06:08:55 RETAINED 53 TREES WORTHY OF PRESERVATION DO NOT SURVIVE THE
 06:09:02 SITE CONSTRUCTION, THEN THE REPLACEMENT TREES MUST BE
 06:09:04 PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY
 06:09:07 THE VILLAGE.
 06:09:08 A COUPLE OF OTHER THINGS WE WANT TO ADD IN.
 06:09:16 THE TRAFFIC FOR THE SITE, TOTAL OF 1388 WEEKDAY TRIPS, BUT
 06:09:22 THERE IS NOT A TRANSPORTATION LEVEL OF SERVICE ISSUE.
 06:09:27 THERE IS NO MONUMENT SIGN PROPOSED FOR THE SITE.
 06:09:31 THERE'S SIGNAGE ON THE BUILDING ITSELF.

06:09:33 THE PROJECT IS PROVIDING BIKE RACKS IN A PLAZA AREA IN FRONT
 06:09:39 OF THE BUILDING ENTRANCE FOR PUBLIC SEATING.
 06:09:42 AND AS FAR AS THE TREES WORTHY OF PRESERVATION, THERE ARE A
 06:09:48 TOTAL OF 19 THAT ARE BEING RELOCATED AND 12 THAT ARE
 06:09:54 PROPOSED TO BE REMOVED AND REPLACED.
 06:09:56 SO IF YOU DON'T HAVE ANY QUESTIONS, WE'LL TURN IT OVER TO
 06:10:03 JACK MORRIS OF MORRIS-DEPEW.
 06:10:36 >> GOOD EVENING.
 06:10:37 JACK MORRIS, DIRECTOR OF ENGINEERING AT MORRIS-DEPEW
 06:10:40 ASSOCIATES.
 06:10:40 ENGINEER OF RECORD FOR THE PROJECT IN FRONT OF YOU, GOODWILL
 06:10:46 RETAIL AND DONATION CENTER.
 06:10:47 FIND THE CONTROLS HERE.
 06:10:54 SO THIS WAS PRESENTED AT THE PUBLIC INFORMATION MEETING BACK
 06:10:57 IN FEBRUARY.
 06:11:00 WE HAVE ALL THE SAME SLIDES STILL CONTAINED IN HERE.
 06:11:03 A LOT OF THE CONTENT YOU'VE SEEN BEFORE.
 06:11:06 I WILL PROBABLY FLIP THROUGH A FEW OF THEM RATHER QUICKLY
 06:11:10 SINCE YOU'VE SEEN THEM BEFORE.
 06:11:12 FEEL FREE TO SLOW ME DOWN OR STOP ME IF THERE ARE ANY
 06:11:15 QUESTIONS ON ANY PARTICULAR SLIDE.
 06:11:18 SO THE PROJECT LOCATION, CORKSCREW ROAD AND THREE OAKS
 06:11:24 PARKWAY WITHIN THE ESTERO TOWN COMMONS CENTER, ANCHOR STORE
 06:11:28 THERE BEING LOWE'S RIGHT BEHIND JUST FOR EVERYONE'S
 06:11:32 FAMILIARITY.

06:11:33 AS WE ZOOM IN ON THE SITE, YOU CAN SEE IT IS THE UNDEVELOPED
 06:11:37 PARCEL THERE IN THE NORTHWEST CORNER THAT DOES FRONT THREE
 06:11:41 OAKS AND CORKSCREW ROAD.
 06:11:42 PICTURES THERE ON THE RIGHT SHOW THE VIEWPOINTS AS IT EXISTS

06:11:47 TODAY.
 06:11:48 THE ZONING OF THE SITE, IT IS WITHIN THE CORKSCREW OVERLAY.
 06:11:52 IT IS ALSO WITHIN THE CPD DISTRICT, COMMERCIAL PLANNED
 06:11:58 DEVELOPMENT.
 06:11:58 FUTURE LAND USE.
 06:12:04 THIS IS THE SNAPSHOT OF THE MCP THAT'S APPROVED FOR THE
 06:12:10 DEVELOPMENT SHOWING WHAT WAS ORIGINALLY SHOWN ON THAT AREA
 06:12:13 CONCEPTUALLY.
 06:12:15 THE PROPOSED SITE PLAN DOES CONTAIN LESS IMPERVIOUS AREA
 06:12:18 THAN WHAT WAS ORIGINALLY ANTICIPATED.
 06:12:20 THIS IS THE SAME SLIDE HIGHLIGHTING A COUPLE OF THE AREAS
 06:12:24 THERE RELEVANT TO THE APPROVED PLANNED DEVELOPMENT, ONE
 06:12:29 BEING THE CORKSCREW ROAD ENHANCED BUFFER, THREE OAKS
 06:12:33 ENHANCED BUFFER, AND THE OAK PRESERVE THERE ON THE CORNER
 06:12:36 THAT IS A PUBLIC SPACE FOR THE ENTIRE DEVELOPMENT THERE.
 06:12:39 THIS IS A SLIDE OF THE EXISTING CONDITIONS SHOWN WITH THE
 06:12:47 SURVEY LEVEL DETAIL.
 06:12:49 THIS HIGHLIGHTS THE DESIGN CONSTRAINTS THAT WERE RESOLVED
 06:12:52 THROUGH THE CIVIL AND LANDSCAPE PLANS.
 06:12:57 THIS IS THE SITE PLAN.
 06:12:59 IT'S FAIRLY SIMILAR TO WHAT WAS PRESENTED BACK IN FEBRUARY.

 06:13:05 THERE ARE A FEW MORE SLIDES THAT HIGHLIGHT ELEMENTS OF THIS
 06:13:08 THAT I'M GOING TO SKIP TO.
 06:13:09 HAPPY TO COME BACK TO THIS WITH QUESTIONS.
 06:13:13 COME BACK TO THIS SLIDE AS WELL, COME BACK HERE.
 06:13:15 HERE IS THE ILLUSTRATED SITE PLAN.
 06:13:18 LITTLE BIT EASIER TO SEE WHAT IS PROPOSED THERE.
 06:13:20 THIS IS FAIRLY SIMILAR TO WHAT WAS PRESENTED BACK IN
 06:13:24 FEBRUARY.
 06:13:24 THE CHANGES ARE RELATIVELY MINOR, I'LL GO THROUGH THOSE THAT
 06:13:27 ARE HIGHLIGHTED ON THE PREVIOUS SLIDES.
 06:13:29 BUT IF THERE ARE ANY QUESTIONS ON GENERAL LAYOUT, PARKING,
 06:13:34 ET CETERA, I WANT YOU TO BE AWARE OF THIS SLIDE.
 06:13:37 HERE WE'RE HIGHLIGHTING THE COMMENTS THAT WERE RECEIVED FROM
 06:13:42 THE BOARD BACK IN FEBRUARY TO SHOW HOW WE'VE ADDRESSED THOSE
 06:13:46 FROM THE SITE PLAN PERSPECTIVE.
 06:13:48 SINCE THAT TIME, WE HAVE GOTTEN SOUTH FLORIDA WATER
 06:13:54 MANAGEMENT DISTRICT APPROVAL, SO THE DETENTION AREA SHOWN
 06:13:58 HERE ARE IN THEIR FINAL FORM AND DO PROVIDE THE REQUIRED
 06:14:01 STORMWATER TREATMENT FOR THE SITE.
 06:14:03 THE DUMPSTER ENCLOSURE AREA HIGHLIGHTED IN GREEN THERE,
 06:14:07 THERE WAS A COMMENT ABOUT THE ORIENTATION OF THAT AND THE
 06:14:11 EASE OF ACCESSIBILITY.
 06:14:12 WE DID ROTATE THAT OVER A BIT TO IMPROVE THAT.
 06:14:15 THERE IS NO DUMPSTER ENCLOSURE PROPOSED AT THIS TIME SINCE
 06:14:19 THE USE OF THE STORE DOES NOT REQUIRE A DUMPSTER FULL-TIME.

06:14:25 WE HAVE THAT APPROVAL FROM SOLID WASTE INDICATING THE
 06:14:31 ACCEPTABILITY OF THAT.
 06:14:33 BUT WE HAVE PRESERVED THAT LOCATION IN CASE IT WAS EVER
 06:14:35 NEEDED IN THE FUTURE.
 06:14:36 >>Jim Wallace: EXCUSE ME ONE SECOND.
 06:14:39 YOU'RE SAYING THERE'S NO CURRENT PLAN FOR A DUMPSTER?
 06:14:42 >>Jack Morris: THERE IS A CURRENT PLAN.
 06:14:44 SO THE GREEN SQUARE THERE SHOWN IS A DUMPSTER ENCLOSURE
 06:14:48 AREA.
 06:14:48 HOWEVER, THAT HAS BEEN WAIVED FROM SOLID WASTE SINCE WE HAVE
 06:14:53 DEMONSTRATED THAT THERE IS NO CURRENT NEED FROM THE
 06:14:55 OPERATIONS OF THE FACILITY FOR THAT.
 06:14:58 >>Jim Wallace: YOUR GARBAGE WILL GO WHERE?
 06:15:00 >> THERE IS COMPLETELY CONTAINED WITHIN THE FACILITY.
 06:15:06 >>Jim Wallace: CONTAINED WITHIN THE BUILDING ITSELF?
 06:15:09 >>Jack Morris: YES.
 06:15:09 >>Jim Wallace: HOW DO YOU GET RID OF IT?
 06:15:12 >>Jack Morris: I BELIEVE -- THE MAJORITY OF IT IS RECYCLED.
 06:15:18 WE'LL LET THE ARCHITECT ANSWER THAT WHEN HE GETS UP BECAUSE
 06:15:28 THAT IS INTERIOR OPERATIONS.
 06:15:31 YES, MAJORITY OF IT -- VAST MAJORITY IS RECYCLED, AS WITH
 06:15:35 THE OPERATIONS OF A GOODWILL STORE, THEY ARE ACTUALLY TAKING
 06:15:39 IN DONATIONS FROM FOLKS.
 06:15:42 THEIR FACILITY IS REALLY SET UP TO PROCESS MATERIAL.
 06:15:44 THE OTHER COMMENT THAT WE RECEIVED WAS THE DRIVE-THROUGH

 06:15:53 DROP-OFF HAVING THAT A LITTLE BETTER DEMARCATED.
 06:15:56 WE ADDED PAVEMENT MARKINGS INDICATING ACTUAL TEXT OF
 06:16:01 DRIVE-THROUGH THERE IN SEVERAL LOCATIONS AS WELL AS THE DO
 06:16:03 NOT ENTER SIGN COMING FROM THE OTHER DIRECTION.
 06:16:06 THERE WAS A QUESTION ABOUT THE POTENTIAL FUTURE OF THREE
 06:16:09 OAKS RIGHT-TURN LANE.
 06:16:12 WE'VE HAD CORRESPONDENCE WITH D.O.T. AND DETERMINED THAT
 06:16:16 THEY DID NOT HAVE ANY PROCESS INITIATED FOR ANY RIGHT-OF-WAY
 06:16:19 TAKINGS IN THAT AREA.
 06:16:20 AND THEN LASTLY, THE VEHICULAR MOVEMENT QUESTION, THAT'S
 06:16:27 COVERED IN THE NEXT SLIDE, WE DID PROVIDE AN EXHIBIT HERE
 06:16:31 SHOWING A WB 40 WHICH IS THE CODE REQUIRED VEHICLE TO
 06:16:36 NAVIGATE THE SITE, SHOWING ITS ABILITY TO DRIVE AROUND THE
 06:16:42 BUILDING AND EXIT ADEQUATELY.
 06:16:44 AGAIN, ILLUSTRATED SITE PLAN.
 06:16:50 I'M HAPPY TO COME BACK UP IF THERE ARE QUESTIONS AT THE END,
 06:16:53 IF THERE ARE ANY QUESTIONS AT THIS POINT RELATED TO CIVIL, I
 06:16:56 WOULD BE HAPPY TO ANSWER THEM.
 06:16:57 WITH THAT, ZACH SMITH OF GMA ARCHITECTS WILL CONTINUE THE
 06:17:05 BUILDING PORTION OF THE PRESENTATION.
 06:17:06 THANK YOU.
 06:17:14 >>Zach Smith: HELLO, EVERYBODY.

06:17:15 ZACHARY SMITH OF GMA ARCHITECTS.
 06:17:18 LET'S START WITH THE SITE.
 06:17:32 LET'S GO BACK TO THE SITE.

06:17:35 SO BRIEFLY KIND OF DO A 360 COUNTERCLOCKWISE AROUND THE
 06:17:42 SITE, REITERATE YOU'VE SEEN THIS BEFORE.
 06:17:47 I'LL GO OVER SOME OF THE CONCERNS AND QUESTIONS THAT WERE
 06:17:48 ADDRESSED TO US.
 06:17:49 ENTER THE SITE FROM THE SOUTHEAST CORNER, WHICH IS I GUESS
 06:17:54 THE LOWE'S CORNER.
 06:17:59 AND ON THAT SITE IS THE PATHWAY TO EITHER, IF YOU HEAD WEST
 06:18:05 YOU'LL GO TO THE DONATION DROP-OFF OR YOU HEAD NORTH, THEN
 06:18:11 YOU GO TO THE MAIN ENTRY.
 06:18:12 IF YOU HEAD TO THE DONATION DROP-OFF, YOU GET TO SIGNAGE ON
 06:18:18 THAT SIDE, AND WE HAVE SOME -- WE ASIDE BY THE GUIDELINES
 06:18:27 WITH TWO FOOT BUMP-OUTS AND ALL THE GLAZING AND TRELLISES,
 06:18:31 BUT WHEN YOU COME AROUND TO THE DROP-OFF, IT IS THE THREE
 06:18:34 OAKS, WHICH IS ONE OF YOUR MAIN STREETS AND THE FEATURE IS A
 06:18:39 BIG HIP ROOF WITH BARREL TILE AND SOME OTHER TILE PIECES ON
 06:18:46 THE ELEVATION WE'LL GET INTO.
 06:18:49 AS YOU ROUND THE CORNER TO YOUR MAIN ENTRY, YOU'RE GOING TO
 06:18:52 PASS THE PRESERVE THAT MORRIS WILL GET TO IN THE
 06:18:58 LANDSCAPING.
 06:18:58 THEN THE MAIN FACADE ON CORKSCREW, IT GIVES DEFINITION WITH
 06:19:03 A DIFFERENT STYLE HIP ROOF WITH AN ELONGATED COVERED ENTRY.
 06:19:09 TO GET INTO SOME OF THE CONCERNS THE VILLAGE HAD, WHEN WE
 06:19:16 ENTERED INTO THE SOUTHEAST CORNER, THIS IS WHERE YOU ENTER
 06:19:28 AND THAT PROPOSED -- JIM, TO ANSWER YOUR QUESTION, THEY
 06:19:33 RECYCLE EVERYTHING.

06:19:34 IT WOULD BE TO THE RIGHT WHERE THE GRASS IS, BUT THEY TAKE
 06:19:38 EVERYTHING BACK FROM PLASTICS, METAL, EVERYTHING.
 06:19:41 THEY HAVE A FACILITY, HEADQUARTERS THAT HANDLES ALL THAT.
 06:19:44 PRETTY COOL OPERATION.
 06:19:45 ANYWAYS, SO YOU CAN SEE THAT WE'VE GOT THE BUMP-OUTS THAT
 06:19:50 MEET THE REQUIREMENTS.
 06:19:51 AND THEN WE TOOK ANOTHER ELEMENT AND IN THE MIDDLE THERE AND
 06:19:54 BUMPED IT OUT.
 06:19:56 THE DRIVE-THROUGH WAS A CONCERN WITH THE STAFF AND SO WE
 06:19:59 ACTUALLY TOOK THE LOADING DOCK, WHICH WE HAD LIKE I THINK
 06:20:02 8-FOOT DOCK BACK THERE WITH A COVER AND GOT RID OF IT SO THE
 06:20:07 TRUCKS IN THERE CAN GET FARTHER BACK IN THERE SO YOU DON'T
 06:20:11 SEE THEM.
 06:20:12 SCREEN WALL WITH A LOT OF VEGETATION, AND THEN THERE'S SOME
 06:20:17 ART ON TOP OF THE GARAGE DOOR SO WHEN YOU DO GO NORTH -- YOU
 06:20:26 CAN KIND OF SEE THESE ARE THE GARAGE DOORS.
 06:20:28 SO THEY ARE GOING TO MIMIC THE TRELLIS.
 06:20:31 PUT ART ON TOP OF THE DOORS SO IT DOESN'T LOOK LIKE WE'RE

06:20:34 JUST A BIG ROLL-UP DOOR.
 06:20:36 THEN YOU CAN SEE THE GOODWILL SIGNAGE AND THEN THE TRELLISES
 06:20:43 AROUND THERE, TOO.
 06:20:44 COMING AROUND THE OTHER SIDE, YOU'VE GOT A NICE DONATION
 06:20:48 DROP-OFF, WHICH HEIGHTENS THE THREE OAKS SIDE BECAUSE IT IS
 06:20:54 A TWO MAIN ROADS.
 06:20:56 AND WE COVER ELEMENTS WITH ARBORS, AWNINGS, GLAZING, TILE

 06:21:03 MOSAICS, CROWN MOLDING, LANDSCAPE TRELLISES, THE BRACKETS
 06:21:11 FOR THE ROOF AND THEN YOU CAN ALSO SEE THE MAIN ENTRY IS
 06:21:14 ELONGATED WHICH GIVES DEFINITION TO THE FRONT ON YOUR MAIN
 06:21:19 ROAD, CORKSCREW, TO PROVIDE THE ESTERO ICONIC LOOK OF
 06:21:30 MEDITERRANEAN.
 06:21:32 AND THEN ALSO OFFER THE PLAZA OUT FRONT WITH SOME BOLLARDS
 06:21:37 AND I'M NOT SURE WHAT WE ENDED UP WITH THE SEATING SITUATION
 06:21:42 ON THE OTHER SIDE.
 06:21:44 I THINK MATT WILL GET INTO THAT.
 06:21:45 YOU CAN SEE THERE IS LANDSCAPING ALL AROUND.
 06:21:47 THE OTHER FEATURE I'M NOT SURE WE COVERED WAS ON THIS CORNER
 06:21:52 HERE, THERE WILL BE ACTUALLY E-CHARGING STATION.
 06:21:58 SO I THINK YOU SEE THAT HERE.
 06:22:04 SO I LEFT THESE ON HERE TO SHOW ALL THE IMPROVEMENTS DONE
 06:22:10 THROUGH THE STAFF AND US.
 06:22:11 I'VE GOT COLOR SAMPLES FOR THE COLORS WE'RE USING.
 06:22:17 I DON'T KNOW IF YOU GUYS WANT TO -- WANT THEM UP THERE.
 06:22:21 I THINK YOU HAD THE PRESENTATION.
 06:22:23 WE'RE USING THE BACKROOM BINDING AND THE NATURAL LINEN,
 06:22:28 SANDS OF TIME, AND GOODWILL BLUE, AND FOR YOUR MOLDING,
 06:22:31 EXTRA WHITE.
 06:22:32 I THINK THAT KIND OF COVERS EVERYTHING WE TALKED ABOUT.
 06:22:42 TURN IT OVER TO LANDSCAPE.
 06:22:57 >> GOOD EVENING.
 06:22:58 FOR THE RECORD, MATT LINCOLN HALL, LANDSCAPE ARCHITECT AT

 06:23:02 MORRIS-DEPEW.
 06:23:03 AS JACK MENTIONED PREVIOUSLY, SOME OF THESE ARE SIMILAR
 06:23:06 SLIDES THAT YOU SAW IN FEBRUARY, BUT WE HAVE UPDATED WITH,
 06:23:09 THROUGH THE ROUNDS OF COMMENTS WITH STAFF.
 06:23:13 THIS IS THE BUFFER EXHIBIT THAT HIGHLIGHTS PART OF THE
 06:23:19 ZONING RESOLUTIONS THAT WE HAD TO COMPLY WITH, SPECIFICALLY
 06:23:22 THE 30-FOOT ENHANCED BUFFERS ALONG CORKSCREW ON THE NORTH
 06:23:27 AND THREE OAKS ON THE WEST.
 06:23:29 ADDITIONALLY, THE GREEN DASHED LINE IS THE OAK PRESERVE THAT
 06:23:33 WAS SKETCHED IN ON THE ZONING ON THE MASTER CONCEPT PLAN.
 06:23:39 AND AS YOU CAN SEE, WE KEPT ALL OF THE DEVELOPMENT OUTSIDE
 06:23:42 OF THOSE BOUNDARIES.
 06:23:43 BETWEEN THE EAST AND SOUTH, FIVE FOOT BUFFERS FROM
 06:23:49 COMMERCIAL TO COMMERCIAL AND THEN ALONG THE SOUTHEAST SIDE

06:23:51 WAS A 20-FOOT BUFFER FROM COMMERCIAL TO INTERNAL
 06:23:55 RIGHT-OF-WAY.
 06:23:55 HERE IS THE LANDSCAPE PLAN.
 06:24:01 THIS IS A FULLY FLESHED OUT VERSION WITH ALL OF THE LAND
 06:24:06 DEVELOPMENT CODE REGULATIONS, BUILDING PERIMETER PLANTING,
 06:24:09 ENHANCED BUFFERS, REPLACEMENT TREES FOR ANY HERITAGE AND
 06:24:14 TREES WORTHY OF PRESERVATION THAT SPLIT THE LOT LINE, THOSE
 06:24:18 ARE INCORPORATED INTO THIS.
 06:24:20 FROM THE FEBRUARY MEETING, THESE WERE KIND OF THE ITEMS THAT
 06:24:28 WERE BROUGHT TO OUR ATTENTION AND INCORPORATED INTO THE
 06:24:31 LANDSCAPE PLAN.

06:24:33 FIRST OFF, ALL DRY DETENTION IS OR PRETREATMENT IS PLANTED
 06:24:37 WITH ORNAMENTAL GRASSES, SPARTINA.
 06:24:40 THE EXISTING HERITAGE TREES AND THE DRIP LINES ARE
 06:24:43 ACCURATELY SHOWN ON THE PLANS AND MINIMIZED DEVELOPMENT
 06:24:49 INSIDE OF THOSE AS MUCH AS POSSIBLE.
 06:24:51 SPECIFICALLY THE ONES IN THE NORTHWEST CORNER AND THE OAK
 06:24:56 PRESERVE.
 06:24:56 THE REQUIREMENT FOR A LANDSCAPE BERM, UNDULATING ONE WITH
 06:25:07 ORNAMENTAL GRASSES AND SHRUBS IS SHOWN IN YELLOW.
 06:25:12 THESE WERE RECOMMENDED PLANTS INSIDE THE ZONING RESOLUTION.
 06:25:18 THE ONES HIGHLIGHTED IN GREEN ARE ONES WE ARE PROPOSING.
 06:25:23 FOR REFERENCE, WE'RE USING 100% NATIVE ON TREES AND WE'RE
 06:25:27 PROBABLY ABOUT 75% NATIVE ON SHRUBS THROUGHOUT THE ENTIRE
 06:25:31 PROPERTY.
 06:25:31 THESE ARE THE SHRUBS AND GRASSES.
 06:25:37 HIGHLIGHTING IN GREEN WE'RE USING.
 06:25:40 HERE ARE ELEVATIONS FROM THREE OAKS, CORKSCREW, THE COMPLETE
 06:25:48 DENTISTRY WHICH IS TO THE EAST OF IT.
 06:25:50 AND THE TOWN COMMONS PLACE, WHICH IS TO THE SOUTH OF IT.
 06:25:54 THIS JUST SHOWS KIND OF THE VEGETATION THAT WE'RE PROPOSING.
 06:25:58 WE'RE KEEPING 58 TREES ON-SITE.
 06:26:01 WE ARE REMOVING 12, WHICH MOSTLY ARE ON AN INTERNAL LOT LINE
 06:26:06 THAT'S GOING TO BE, WHEN IT GETS RE-PLATTED, IS AND THOSE
 06:26:09 WERE REPLACED THROUGHOUT THE SITE WITH REPLACEMENT TREES PER
 06:26:15 YOUR CODE.

06:26:15 OPEN SPACE EXHIBIT, WE HIT THE 30% REQUIREMENT, WHICH IS
 06:26:23 SHOWN THERE IN GREEN THROUGHOUT THE PROPERTY.
 06:26:26 AGAIN, JUST HIGHLIGHTING THE IMPORTANT OAK PRESERVE IN THE
 06:26:29 NORTHWEST.
 06:26:30 HERE ARE AXON METRIC VIEWS OF THE BUILDING.
 06:26:38 THIS IS FROM THE SOUTHWEST CORNER, SO THE THREE OAKS KIND OF
 06:26:42 SIDE OF IT.
 06:26:42 YOU CAN SEE THE DROP-OFF LANE.
 06:26:46 THIS IS ALONG CORKSCREW.
 06:26:48 THIS IS THE PLAZA THAT IS BEING PROPOSED UP FRONT WITH BIKE

06:26:51 RACKS, BENCHES.
 06:26:52 THERE'S ACTUALLY MORE FURNISHINGS ON THE OTHER SIDE AS WELL.
 06:26:56 THEY ARE NOT SHOWN IN THIS.
 06:26:59 TRELLISES, THAT WAS ONE ITEM YOU GUYS HAD MENTIONED IN THE
 06:27:03 PREVIOUS ONE WHERE WE WANTED TO CHANGE SPECIES BASED UPON
 06:27:06 THE SUN ORIENTATION ON THE NORTH AND EAST SIDE, WHICH
 06:27:11 RECEIVES THE LEAST AMOUNT OF SUN, CONFEDERATE JASMINE WHICH
 06:27:15 DOES BETTER IN PARTIAL SUN.
 06:27:17 WEST AND SOUTH SIDE, WE DID BOUGAINVILLEA WHICH THRIVE IN
 06:27:21 FULL SUN, WHICH IS WHAT THE SOLAR ORIENTATION OF THIS
 06:27:25 BUILDING IS.
 06:27:25 HERE IS THE BACK SIDE OF IT.
 06:27:28 AS YOU CAN SEE, THE ENHANCED SCREENING WE USED SOME OF THE
 06:27:32 CODE REQUIRED PLANTINGS AND ENHANCED PLANTINGS AROUND THE
 06:27:35 BACK SIDE TO FURTHER ENHANCE -- OR FURTHER SCREEN THE TRUCK

 06:27:41 COURT BACK THERE AND I THINK THAT IS IT.
 06:27:46 IF YOU HAVE ANY QUESTIONS, I'M GLAD TO ANSWER THEM.
 06:27:51 >>Jim Wallace: ONLY QUESTION I HAD WAS ON THE ARCHITECTURAL
 06:27:54 DRAWINGS, THE TRELLISES WERE IN THE DARK BROWN ACCENT COLOR.
 06:27:59 HERE THEY WERE SHOWN IN THE BODY COLOR.
 06:28:01 ARE WE TO PRESUME THAT THEY ACTUALLY ARE THE DARK BROWN
 06:28:05 ACCENT COLOR?
 06:28:06 >> SO I PUT A LITTLE NOTE ON THIS.
 06:28:09 I WOULD REFER TO THE ARCHITECTURAL DRAWINGS INSTEAD OF OURS.
 06:28:12 WE TRIED TO MATCH IT AS BEST AS POSSIBLE, BUT THERE WAS A
 06:28:15 LITTLE --
 06:28:16 >>Jim Wallace: I WANTED TO CONFIRM THAT IT'S NOT THAT IT'S A
 06:28:20 CONTRASTING COLOR.
 06:28:21 >> I WOULD DEFER TO THE ARCHITECT ON THAT ONE.
 06:28:32 >>Scotty Wood: ANY OTHER QUESTIONS FROM THE BOARD?
 06:28:33 I HAVE A QUESTION.
 06:28:35 THIS IS FOR THE ARCHITECT.
 06:28:37 WHAT IS THE PREDOMINANT BUILDING COLOR?
 06:29:04 >>Mary Gibbs: YOU DON'T HAVE THE ROOF TILES IN YOUR POCKET,
 06:29:07 DO YOU?
 06:29:07 JUST FOR YOUR INFORMATION, THE CHAIR IS ASKING, AND HE'S ON
 06:29:18 ZOOM, SO HE CAN'T SEE WHAT YOU'RE SHOWING EVERYBODY.
 06:29:21 SO YOU MIGHT WANT TO EXPLAIN IT AND THEN YOU CAN PASS THEM
 06:29:29 AROUND.
 06:29:30 >> SURE.

 06:29:30 THE PREDOMINANT COLOR OF THE BUILDING IS A NATURAL LINEN.
 06:29:39 AND THEN THE SMALLER BANDING IS, COMBINING THE SANDS OF TIME
 06:29:47 THE TRELLISES AND THEN THE BANDING, WHITE BANDING IS EXTRA
 06:29:55 WHITE.
 06:29:55 DOES THAT HELP?
 06:29:59 >>Scotty Wood: YES, THANK YOU.

06:30:03 >>Michael Sheeley: I'LL COMMENT THAT THESE BUILDINGS ARE
 06:30:05 DIFFICULT ARCHITECTURALLY BECAUSE THEY ARE REQUIRED BY THE
 06:30:09 USER TO BE PRETTY MUCH A LARGE WINDOWLESS BOX, SO THEY ARE
 06:30:13 ALWAYS A CHALLENGE ESPECIALLY TO GET SOME AESTHETIC
 06:30:17 APPEARANCE GOING THAT IS ACCEPTABLE.
 06:30:19 I THINK OVERALL YOU'VE DONE A GOOD JOB WITH THIS BUILDING.
 06:30:22 WE'VE SEEN IT BEFORE.
 06:30:24 WE TALKED ABOUT A NUMBER OF THE ITEMS AND I THINK YOU'VE
 06:30:26 DONE A GOOD JOB OF SOLVING THIS PROBLEM FOR THIS CLIENT.
 06:30:30 >> THANK YOU.
 06:30:32 >>Jim Wallace: SCOTTY, YOU ASKED ABOUT THE BUILDING COLORS.
 06:30:36 DO YOU HAVE THE CONCERN THAT THERE ISN'T ENOUGH OF AN ACCENT
 06:30:40 COLOR HERE, THAT THE ACCENT COLOR AND BODY COLOR ARE SO
 06:30:45 SIMILAR, DOESN'T SEEM TO BE ENOUGH CONTRAST AS WE REQUIRE IN
 06:30:49 ESTERO?
 06:30:49 >>Scotty Wood: NO, I'M NOT CONCERNED ABOUT THAT, JIM.
 06:30:51 >>Jim Wallace: OKAY.
 06:30:53 >>Michael Sheeley: NOR AM I.
 06:30:58 >>Scotty Wood: ANY OTHER COMMENTS FROM THE BOARD BEFORE I

 06:31:00 OPEN THE PUBLIC HEARING?
 06:31:02 >>Kristin Jeannin: I'LL JUST SAY I THINK BOTH THE ARCHITECT
 06:31:05 AND THE LANDSCAPE ARCHITECT I THINK DID A REALLY NICE JOB TO
 06:31:08 ADDRESS SOME OF THE CONCERNS.
 06:31:11 I CAN'T SPEAK ABOUT THE CIVIL ENGINEERING, BUT THEY PROBABLY
 06:31:14 DID A GOOD JOB, TOO.
 06:31:17 >>Scotty Wood: FAIR ENOUGH.
 06:31:18 ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
 06:31:21 ARE THERE ANY CARDS?
 06:31:22 >>Tammy Duran: YES.
 06:31:23 WE HAVE ONE.
 06:31:25 ANGELO.
 06:31:27 >> THANK YOU.
 06:31:28 ANGELO CANNATARO, 21268 ESTERO VISTA COURT IN ESTERO PLACE
 06:31:34 DIRECTLY ACROSS THE STREET FROM THIS PROPOSED SITE.
 06:31:37 ESTERO PLACE ALONG WITH PALMERO AND COLONIAL OAKS LIVES THE
 06:31:44 TRAFFIC NIGHTMARE THAT IS THREE OAK AND CORKSCREW EVERY DAY.
 06:31:48 DURING SEASON, WHICH SEEMS TO GO EIGHT MONTHS NOW, TRAFFIC
 06:31:51 GOING NORTH ON THREE OAKS CAN BACK UP ROUTINELY TO WILLIAMS,
 06:31:54 AND WHEN THERE IS AN ACCIDENT ON 75, IT FORCES PEOPLE ONTO
 06:31:58 THREE OAKS, IT CAN BACK UP TO COCONUT.
 06:32:01 TRAFFIC COMING SOUTH ON THREE OAKS ROUTINELY BACKS UP WELL
 06:32:05 PAST THE LIBRARY.
 06:32:06 AGAIN, IF THERE IS AN ACCIDENT ON 75, I'VE SEEN IT BACKED UP
 06:32:10 ALL THE WAY TO ESTERO PARKWAY.

 06:32:11 TRAFFIC GOING EAST ON CORKSCREW ROUTINELY BACKS UP ALL THE
 06:32:15 WAY TO 41 AND TRAFFIC GOING WEST ON CORKSCREW BACKS UP ONTO

06:32:20 THE EXIT RAMP OF 75.
 06:32:24 THIS BOARD HAS ALREADY APPROVED MILAN VILLAS GOING IN RIGHT
 06:32:32 NEXT TO COLONIAL OAKS, 44 NEW HOUSES GOING IN THERE.
 06:32:36 A MIXED USE ENTERTAINMENT CENTER THAT'S GOING ON THE CORNER
 06:32:40 OF WILLIAMS AND THREE OAKS, THAT'S GOING TO HAVE PICKLEBALL,
 06:32:46 BOWLING, AMONG OTHER THINGS.
 06:32:48 AND 306 NEW APARTMENTS, THAT STOCK IS BUILDING, ALREADY
 06:32:55 GOING RIGHT NEXT TO THE LOWE'S AT THE CROSSING.
 06:32:58 I SERIOUSLY DON'T THINK THAT THE INTERSECTION OF CORKSCREW
 06:33:02 AND THREE OAKS CAN HANDLE 22 ADDITIONAL THOUSAND SQUARE FEET
 06:33:06 OF RETAIL.
 06:33:07 I KNOW I'M LATE.
 06:33:08 WE WEREN'T AT THE PLANNING MEETING.
 06:33:11 DIDN'T ACTUALLY KNOW ABOUT IT.
 06:33:13 SO PROBABLY MY FAULT.
 06:33:14 BUT I'D LIKE TO KNOW IF ANY CONSIDERATION WAS GIVEN TO
 06:33:19 CONVERTING THE CURRENT GOODWILL FACILITY THAT'S ON CORKSCREW
 06:33:22 ROAD ALREADY AND REPURPOSING IT INTO SOMETHING LIKE THIS.
 06:33:25 THOSE ARE MY COMMENTS.
 06:33:29 >>Mary Gibbs: IF I COULD JUST ANSWER THAT QUESTION.
 06:33:33 I ONLY KNOW FROM ONE OF THE MEETINGS WE HAD WITH GOODWILL
 06:33:36 WHEN THEY FIRST CAME IN TO TALK TO US ABOUT THE SITE IS THEY
 06:33:39 SAID THEY ARE OUTGROWING THE BUILDING ON THE NORTH SIDE SO

 06:33:43 THEY WANTED TO MOVE TO THIS BUILDING BECAUSE THEY NEEDED
 06:33:45 MORE ROOM BECAUSE IT'S A PRETTY POPULAR PLACE.
 06:33:50 JUST ONE THING ABOUT THE INTERSECTION, THREE OAKS IS A
 06:33:57 COUNTY-MAINTAINED ROAD, AND THEY AT SOME POINT WILL BE
 06:34:02 LOOKING AT ANOTHER TURN LANE ONTO, FROM THREE OAKS ONTO
 06:34:07 CORKSCREW.
 06:34:08 I DRIVE IT, TOO, SO I KNOW HOW IT BACKS UP, ESPECIALLY AT
 06:34:11 5:00, IT BACKS UP SOMETIMES FOR TWO MILES.
 06:34:14 SO THERE WILL BE AT SOME POINT LOOKING AT AN ADDITIONAL TURN
 06:34:17 LANE, BUT THE MOMENT WE JUST CHECKED RECENTLY AND GOODWILL
 06:34:20 ALSO CHECKED WITH THEM AND AT THE MOMENT THEY DON'T HAVE ANY
 06:34:23 PLANS.
 06:34:24 BUT IT IS IN THEIR FUTURE.
 06:34:27 >> THE ENTRANCE THAT THEY ARE TALKING ABOUT ON THREE OAKS, I
 06:34:30 DON'T KNOW IF YOU REALIZE IT, BUT THAT'S ALREADY BEING USED
 06:34:33 AS A FORMULA ONE RACEWAY FOR PEOPLE TRYING TO BEAT THE LIGHT
 06:34:38 ON CORKSCREW AND CUTTING THROUGH THE LOWE'S LOT TO GET TO
 06:34:40 THE NEW LIGHT THAT'S PUT UP AT THE CROSSINGS.
 06:34:43 THAT'S AN INCREDIBLY BUSY ENTRANCE WAY RIGHT NOW, AND IT
 06:34:46 WILL BE EVEN MORE SO WHEN THIS COMES UP.
 06:34:49 >>Mary Gibbs: I THINK THAT WAS JIM IN HIS FANCY SPORTS CAR
 06:34:52 THAT WAS CUTTING THROUGH THE OTHER DAY.
 06:34:53 I'M JUST KIDDING.
 06:34:54 >> I WANTED TO BE ON RECORD.

06:35:01 >>Tammy Duran: THAT'S THE ONLY COMMENT CARD WE HAVE.

06:35:04 >>Scotty Wood: ON THAT NOTE, I'LL CLOSE THE PUBLIC HEARING.
06:35:06 IS ANYBODY ELSE -- DOES ANYBODY ELSE ON THE BOARD WISH TO
06:35:12 SAY ANYTHING?
06:35:12 IF NOT, I'LL ENTERTAIN A MOTION TO APPROVE IT WITH THE
06:35:17 STIPULATIONS AND CONDITIONS CONTAINED IN THE STAFF REPORT.
06:35:22 >>James Tatooles: I'LL SO MOVE.
06:35:24 >>Scotty Wood: SECOND?
06:35:25 >>Kristin Jeannin: I'LL SECOND.
06:35:27 >>Scotty Wood: ANY DISCUSSION?
06:35:28 TAMMY, PLEASE CALL THE ROLL.
06:35:34 >>Anthony Gargano: YES.
06:35:36 >>Kristin Jeannin: YES.
06:35:38 >>Michael Sheeley: YES.
06:35:40 >>James Tatooles: YES.
06:35:41 >>Jim Wallace: YES.
06:35:43 >>Scotty Wood: YES.
06:35:44 THANK YOU AND GOOD LUCK WITH IT.
06:35:47 I'LL LET TAMMY SET UP.
06:36:00 OUR NEXT ITEM, ITEM 7C, COCONUT POINT FORD EXPANSION
06:36:06 DEVELOPMENT ORDER.
06:36:06 MARY, IS THERE ANYONE THAT NEEDS TO BE SWORN IN ON THE
06:36:19 COCONUT POINT?
06:36:20 >>Mary Gibbs: YES, BECAUSE THE APPLICANT WAS NOT SWORN IN.
06:36:26 >>Scotty Wood: NANCY, COULD YOU SWEAR IN THE APPLICANT,
06:36:29 PLEASE?

06:36:31 >>Mary Gibbs: DO YOU WANT TO SWEAR STAFF IN AGAIN?
06:36:35 >>Nancy Stroud: YES.
06:36:36 BECAUSE WE'RE ONLY SWEARING IN FOR EACH PARTICULAR ONE.
06:36:41 SO YOU'LL HAVE TO KEEP STANDING UP.
06:36:43 SORRY.
06:36:43 PLEASE RAISE YOUR RIGHT HAND.
06:36:46 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
06:36:49 TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT
06:36:51 THE TRUTH?
06:36:52 THANK YOU.
06:36:56 >>Scotty Wood: THANK YOU, NANCY.
06:36:57 ANYTHING IN THE PUBLIC RECORD?
06:37:04 >>Mary Gibbs: YES, WE DID RECEIVE TWO E-COMMENTS AND JUST
06:37:12 BOTH OF THEM WAS ABOUT TRAFFIC AND THE NOISE.
06:37:18 >>Scotty Wood: OKAY.
06:37:19 ANY EX PARTE COMMUNICATIONS?
06:37:21 >> NO.
06:37:22 >> NO.
06:37:22 >> NO.
06:37:23 >> NO.

06:37:24 >>Scotty Wood: ANY CONFLICTS?
 06:37:25 >> NO.
 06:37:27 >> NO.
 06:37:28 >> NO.
 06:37:28 >>Scotty Wood: OKAY.

 06:37:30 THEN GO AHEAD AND INTRODUCE IT.
 06:37:33 JIM?
 06:37:36 >>Jim Hart: OKAY.
 06:37:37 COCONUT POINT FORD EXPANSION.
 06:37:40 IT'S AN 18-BAY VEHICLE SERVICE BUILDING.
 06:37:44 14 ADDITIONAL PARKING SPACES AND SOME RELATED
 06:37:46 INFRASTRUCTURE.
 06:37:47 THE APPLICANT IS HALEY WARD.
 06:37:51 THIS IS AT THE EXISTING FORD SITE THERE AT 22600 AND 22604
 06:37:56 SOUTH TAMIAMI TRAIL.
 06:37:57 IT'S A FOUR-ACRE SITE CURRENTLY ZONED COMMERCIAL PLANNED
 06:38:03 DEVELOPMENT.
 06:38:03 WE HAD OUR PUBLIC INFORMATION MEETING ON JULY 25th OF THIS
 06:38:09 YEAR.
 06:38:10 STAFF IS RECOMMENDING APPROVAL OF THE DEVELOPMENT ORDER.
 06:38:13 AT THE PUBLIC INFORMATION MEETING, THE PZDB REQUESTED A
 06:38:19 SOUND STUDY.
 06:38:20 THE APPLICANT PROVIDED THAT SOUND STUDY, AND IT SHOWS THAT
 06:38:23 IT CONFORMS TO THE VILLAGE NOISE ORDINANCE.
 06:38:26 THERE ARE AVERAGE OF 428 DAILY TRIPS GENERATED BY THIS
 06:38:33 FACILITY.
 06:38:37 AND THAT'S ALL I'VE GOT ON OUR END.
 06:38:40 IF YOU DON'T HAVE ANY QUESTIONS, WE'LL HAVE AHMAD KAREH FROM
 06:38:44 HALEY WARD DO HIS PRESENTATION.
 06:38:47 >>Jim Wallace: JIM, THERE WAS A DISCUSSION ABOUT SOUND

 06:38:50 ABATEMENT OF I THINK IT WAS BARRY JONES BROUGHT THAT UP,
 06:38:55 ABOUT THE SUBSTANTIAL SOUND FROM AIR GUNS.
 06:39:00 >>Jim Hart: CORRECT.
 06:39:01 >>Jim Wallace: ARE YOU SAYING THAT WAS ADDRESSED?
 06:39:04 >>Jim Hart: THEY SUPPLIED A SOUND STUDY THAT SHOWS THAT THEY
 06:39:06 ARE BELOW THE LIMITS OF THE NOISE ORDINANCE FOR THE VILLAGE
 06:39:11 OF ESTERO.
 06:39:14 >>Jim Wallace: BUT THE QUESTION THAT BARRY BROUGHT UP, WHICH
 06:39:16 I REMEMBER VERY SPECIFICALLY, I THOUGHT IT WAS VERY BRIGHT,
 06:39:19 YOU TEST ONE GUN, IT'S ONE THING.
 06:39:21 BUT WHEN YOU'RE TESTING 16 GUNS AT THE SAME TIME, WHAT IS
 06:39:24 THE COMPOUND SOUND?
 06:39:26 IS THAT WHAT THEY TESTED OR DID THEY TEST THE SOUND OF ONE
 06:39:29 GUN?
 06:39:29 >>Jim Hart: I WOULD HAVE TO LOOK BACK AT THE SOUND STUDY,
 06:39:32 BUT AS I RECALL, IT WAS A COMBINATION.

06:39:36 >>Jim Wallace: BECAUSE THERE IS A BIG DIFFERENCE BETWEEN 16
 06:39:38 GUNS GOING OFF AND ONE GUN GOING OFF.
 06:39:41 >>Jim Hart: RIGHT.
 06:39:42 I THINK THE APPLICANT, DO YOU HAVE YOUR SOUND ENGINEER?
 06:39:44 SO HIS CONSULTANT IS HERE THAT CAN ANSWER THAT.
 06:39:54 >> GOOD AFTERNOON, EVERYBODY.
 06:39:56 FOR THE RECORD, MY NAME IS AHMAD KAREH.
 06:39:59 I'M A PROJECT ENGINEER IN HALEY WARD.
 06:40:02 AND WE ARE HERE TO DISCUSS COCONUT POINT FOR EXPANSION.

06:40:06 I AM THE PROJECT ENGINEER.
 06:40:09 MY ROLE IS VERY LIMITED, WHICH I'LL GET TO IN A MINUTE.
 06:40:12 USE THE MOUSE TO MOVE THINGS AROUND.
 06:40:17 OUR SUBJECT SITE LIES ALONG THE WEST SIDE OF U.S. 41,
 06:40:33 TAMIAAMI TRAIL.
 06:40:35 IT'S SOUTH OF WILLIAMS ROAD, NORTH OF FOUNTAIN LAKE
 06:40:39 BOULEVARD.
 06:40:40 IT'S AN EXISTING DEVELOPMENT FOR THE COCONUT POINT FORD.
 06:40:45 SALES RETAIL OPERATION WITH A PARKING LOT AROUND, AND WE ARE
 06:40:50 PLANNING -- THIS IS THE PROJECT LOCATION RELATIVE TO THE
 06:40:58 REST OF THE SITE, AND THIS PROJECT WAS ORIGINALLY DESIGNED,
 06:41:04 APPROVED, AND PERMITTED IN THE EARLY 2000s WHEN IT WAS
 06:41:08 PART OF LEE COUNTY, WHICH I KNOW DOESN'T CARRY TOO MUCH
 06:41:12 WEIGHT.
 06:41:12 AND AT THAT TIME, WE HAVE DONE ALL OF THE SITE IMPROVEMENT,
 06:41:16 ALL OF THE UTILITY IMPROVEMENT, MOST OF THE BUFFERING.
 06:41:19 AND YOU CAN SEE IT'S IN THE YELLOW BOX THAT THE ADDITION IS
 06:41:26 CURRENTLY.
 06:41:26 IT IS AN ACTUAL PARKING LOT.
 06:41:28 YOU CAN SEE THE DEMOLITION PLAN, WE ARE -- THE PAVEMENT AND
 06:41:36 ADDING THE NEW SURFACE TO IT.
 06:41:39 IT DOES HAVE A -- 17 WILL BE FUNCTIONAL BAYS.
 06:41:45 THE OTHER WILL BE STORAGE.
 06:41:46 I DO HAVE THE REST OF THE TEAM HERE.
 06:41:50 I HAVE THE ARCHITECT, ALBERT WILL BE TALKING ABOUT THE

06:41:54 BUILDING AND BUILDING RENOVATION. I THINK JOSH KELLEY, THE
 06:41:58 LANDSCAPE ARCHITECT IS HERE.
 06:41:59 HE WILL BE DISCUSSING THE LANDSCAPE ARCHITECTURE, AND WE DO
 06:42:02 HAVE OUR NOISE CONSULTANT, MR. ROBERT LILKENDEY, AND HE IS
 06:42:07 HERE AND HE CAN DISCUSS ANY QUESTION YOU HAVE.
 06:42:11 THE NEXT PICTURE IS, AGAIN, I THINK THIS IS THE LANDSCAPE
 06:42:15 ARCHITECTURE.
 06:42:17 I MAY SKIP IT AND ASK ALBERT TO COME AND DISCUSS.
 06:42:28 >> ALBERT DAMBROSE, PROJECT ARCHITECT FOR THIS PROJECT OF
 06:42:34 COCONUT POINT FORD.
 06:42:35 AS AHMAD HAS ALREADY PRESENTED, THIS IS MORE OF A DETAILED
 06:42:38 FLOOR PLAN.

06:42:39 THE BOX ON THE TOP LOOKS LIKE A LETTER C ROTATED IS THE
 06:42:43 EXISTING USED CAR SALES FACILITY.
 06:42:46 THE PROJECT IN QUESTION THAT WE'RE TALKING ABOUT TODAY IS
 06:42:49 THE MAIN PLAN WITH THE BAYS AS SHOWN.
 06:42:53 17 BAYS REPAIR, HALF FACING EAST.
 06:42:57 THE OTHER HALF FACING WEST.
 06:42:58 WE DO HAVE ONE EQUIPMENT BAY, WHICH MAJORITY OF THE
 06:43:02 EQUIPMENT WILL BE IN.
 06:43:04 THE OVERHEAD DOOR IS THERE JUST TO BE ABLE TO GET EQUIPMENT
 06:43:07 IN AND OUT EASILY IF THEY HAVE TO REPLACE THAT, BUT WE HAVE
 06:43:10 17 REPAIR BAYS.
 06:43:12 ON THE EAST SIDE, THIS WOULD PROBABLY BE THE NORTHEAST
 06:43:16 CORNER IS THE CUSTOMER DROP-OFF AREA.

06:43:18 THERE IS A WAITING ROOM AS THE REPAIRS ARE TAKING PLACE.
 06:43:22 THE MAJORITY OF THE NORTH SIDE OF THE BUILDING IS ALL THE
 06:43:25 BACK OF HOUSE BATHROOMS, BREAK ROOM FOR EMPLOYEES, THE
 06:43:30 WAITING ROOM OBVIOUSLY FOR THE CUSTOMERS.
 06:43:33 PART STORAGE IS KIND OF BROKEN INTO A LITTLE BIT ON THE
 06:43:36 GROUND FLOOR ON THE LEFT-HAND SIDE IS A BLOWUP OF SMALL
 06:43:39 MEZZANINE PARTS PLACE THAT'S ON THE MEZZANINE LEVEL FOR SAFE
 06:43:44 PURPOSES, THE SECOND FLOOR ON THE NORTH END OF THE BUILDING.
 06:43:46 THE INTENT FOR THE DESIGN AND ARCHITECTURE OF THIS BUILDING
 06:43:55 IS TO MATCH THE ARCHITECTURAL LANGUAGE THAT'S ALREADY THERE,
 06:44:00 SINCE THIS IS AN EXISTING FACILITY, THE COLORS, THE
 06:44:05 MATERIALS, THE MANSARD ROOF THAT YOU SEE THERE WITH THE
 06:44:09 BARREL TILES THESE EXIST ON THE EXISTING REPAIR FACILITY
 06:44:12 THAT'S ON THE NORTH SIDE OF THE CAMPUS.
 06:44:15 THE COLORS THERE HAVE SHOWN THE BASE BEING MORE AN ORANGE
 06:44:20 COLOR.
 06:44:21 THAT IS ACTUALLY THE COLOR, SHERWIN WILLIAMS, CLOSEST WE CAN
 06:44:24 GET IS ALTINAL.
 06:44:27 THE REASON WHY IS BECAUSE THE ORIGINAL BUILDING WAS BUILT,
 06:44:29 AND AS SHERWIN WILLIAMS EVOLVES, COLORS CHANGE.
 06:44:32 WE HAVE THE CODE FOR THE COLORS, SO THE CLOSEST WE HAVE
 06:44:35 MATCHES THAT.
 06:44:35 THE INTENT IS IT WILL MATCH EXACTLY THE COLORS ALREADY ON
 06:44:38 THEIR CAMPUS.
 06:44:39 THE MANSARD ROOF, WHICH IS THE CONCRETE BARREL TILE, AGAIN,

06:44:45 A COLOR THAT IS SPECIFIC TO THE MANUFACTURER.
 06:44:47 THE INTENT AGAIN IS TO MATCH THE EXISTING COLORS OF THE
 06:44:51 CAMPUS, OF THE OTHER REPAIR GARAGE AS WELL AS OTHERS ON
 06:44:57 CAMPUS.
 06:44:57 THE STOREFRONT GLASS AND AWNINGS ARE ALL BRONZE.
 06:45:01 THAT ALSO MATCHES THE EXISTING ELEVATIONS OF THE BUILDING.
 06:45:04 WE DO HAVE THE OVERHEAD DOORS THAT WILL BE MORE IN A BEIGE
 06:45:09 OR WHITE COLOR THAT WILL MATCH THE EXISTING OVERHEAD DOORS

06:45:14 THAT ARE THERE ON THE OTHER PART OF THE CAMPUS.
 06:45:16 THEY DO APPEAR IN THE RENDERING MORE ON THE BEIGE COLOR JUST
 06:45:19 BECAUSE IT ALIGNS AND REPRESENTS THE ACTUAL LINES OF A
 06:45:23 COILING OVERHEAD DOOR.
 06:45:25 THIS IS A PROPOSED SOUTH ELEVATION, WHICH IS PRIMARILY THE
 06:45:29 CUSTOMER ENTRANCE SIDE.
 06:45:30 THIS IS ACTUALLY THE ENTRANCE, THE DROP-OFF AREA ON THE LEFT
 06:45:38 THERE.
 06:45:38 THIS IS THE PROPOSED EAST SIDE.
 06:45:43 THE PROPOSED NORTH SIDE WITH THE AWNING AND THE CANOPY ON
 06:45:48 THE UPPER PART OF THE OVERHEAD DOOR.
 06:45:50 THE WEST SIDE OF THE BUILDING WITH THE OVERHEAD DOORS WE
 06:45:58 MENTIONED IN THE PAST.
 06:45:59 THIS IS A CONCRETE BLOCK BUILDING, STUCCO, BAR JOISTS, ROOF
 06:46:04 IS TPO BUILDING.
 06:46:05 THIS IS NOT A PREENGINEERED METAL BUILDING SYSTEM.
 06:46:08 THERE ARE NO METAL PANELINGS THAT WE'RE USING IN ANY OF THE

 06:46:11 FACADE.
 06:46:12 THE EXISTING FACILITY DOES HAVE A METAL TYPE OF BUILDING
 06:46:16 STRUCTURE.
 06:46:16 WE PROPOSE TO NOT USE THAT BECAUSE OF THE METAL PANELING AS
 06:46:20 WELL AS THE STRUCTURAL, IT ACTUALLY CAME IN A LITTLE MORE
 06:46:22 COST-EFFECTIVE THAN DOING THE PREENGINEERED METAL BUILDING.
 06:46:27 SLOPED ROOF TO THE BACK.
 06:46:28 NO EQUIPMENT ON THE ROOF AS MAJORITY OF REPAIR GARAGE IS
 06:46:31 NATURALLY VENTILATED WITH EXHAUST FANS AND LOUVRES.
 06:46:35 ANY MECHANICAL EQUIPMENT THAT DOES EXIST, WHICH IS FOR ONE
 06:46:39 SMALL AIR-CONDITIONING SYSTEM IS NORTH SIDE, JUST OUTSIDE
 06:46:42 THE CUSTOMER ENTRANCE AREA.
 06:46:43 WHAT WE WANTED TO SHOWCASE HERE IN OUR PROPOSED PHOTOSHOP
 06:46:51 RENDERING, ON THE IMAGE TO THE NORTH, IF YOU ELIMINATE ALL
 06:46:57 THE EXISTING AND PROPOSED LANDSCAPING THAT IS THE ENTRANCE
 06:47:03 TO THE SOUTH PORTION OF THE SITE FROM 41 DRIVING SOUTH, YOU
 06:47:07 WOULD SEE THE MANSARD ROOFING RIGHT ABOVE THE CUSTOMER
 06:47:11 ENTRANCE AREA.
 06:47:12 THE IMAGE TO THE RIGHT IS THE REAL VIEW THAT YOU WOULD SEE
 06:47:15 AS YOU'RE DRIVING IN, ALSO DRIVING SOUTH.
 06:47:17 THE EXISTING LANDSCAPING OR PROPOSED LANDSCAPING WILL MASK
 06:47:21 THIS BUILDING.
 06:47:22 IT ALSO SITS BEHIND A FRONT BUILDING.
 06:47:24 SO THIS BUILDING IS MAJORITY, IF NOT 75% MORE MASKED FROM
 06:47:29 U.S. 41.

 06:47:30 SO IT IS NOT VISIBLE AS YOU DRIVE BY.
 06:47:33 YOU REALLY WOULD HAVE TO BE STUCK IN TRAFFIC, LOOK OVER,
 06:47:37 LOOK BETWEEN TREES TO BE ABLE TO SEE THE ACTUAL BUILDING
 06:47:39 THAT WE'RE PROPOSING TO CONSTRUCT.

06:47:41 THIS IS MORE OF A BLOWUP OF THE CUSTOMER SERVICE ENTRANCE
 06:47:46 AREA.
 06:47:46 THAT IS DROP-OFF AND RETURN OF THE VEHICLE AS THE CUSTOMERS
 06:47:49 COME IN AND PARK.
 06:47:51 AS FAR AS GOING BACK A LITTLE BIT INTO THE SITE SIDE, THE
 06:47:56 SITE LIGHTING, THERE ARE FOUR SITE LIGHTING POLES THAT ARE
 06:48:00 ACTUALLY GOING TO BE ELIMINATED.
 06:48:03 WHERE THE YELLOW IS THE PROPOSED NEW BUILDING.
 06:48:05 THIS WAS ALL OPEN PARKING LOT FOR THE USED CAR SALES AREA
 06:48:10 BEFORE.
 06:48:10 SO THERE ARE THREE SITE LIGHTING POLES THERE.
 06:48:13 WHERE THE CUSTOMER DROP-OFF IS GOING TO BE, THERE IS A SITE
 06:48:17 LINING POLE THERE THAT WILL BE REMOVED.
 06:48:19 THE EXISTING FOUR SITE LIGHTING POLES ARE ON THE WESTERN
 06:48:22 SIDE OF THE PROPERTY, ACTUALLY REMAINING BUT BEING ADJUSTED
 06:48:26 TO NEW LOCATIONS TO FIT THE NEW LANDSCAPING.
 06:48:29 THAT'S WHERE THE 14 EXTRA PARKING SPOTS ARE COMING IN THE
 06:48:32 BACK BECAUSE THAT WAS THE WESTERN DRIVE AISLE.
 06:48:36 NOW I'M GOING TO PASS IT OVER TO OUR ACOUSTICS CONSULTANT
 06:48:42 AND ADDRESS THE EARLIER COMMENTS ABOUT THE NOISE IMPACT AND
 06:48:44 ORIGINAL P.I.M. MEETING.

06:48:56 >> GOOD EVENING.
 06:48:58 MY NAME IS ROB LILKENDEY.
 06:49:00 I AM PRINCIPAL CONSULTANT AND OWNER OF RML ACOUSTICS, A
 06:49:04 CONSULTING FIRM IN ALACHUA, FLORIDA SPECIALIZING IN
 06:49:06 ARCHITECTURAL AND ENVIRONMENTAL ACOUSTICS.
 06:49:08 WE WERE ENGAGED BY THE CLIENT TO CONDUCT A NOISE STUDY OF
 06:49:15 THE PROPOSED 18 BAY SERVICE CENTER AND TO SPECIFICALLY SEE
 06:49:20 IF ANY OF THOSE NOISE SOURCES ASSOCIATED WITH THE SERVICE
 06:49:24 CENTER WOULD EXCEED THE SOUND LEVEL LIMITS IN THE ESTERO
 06:49:27 NOISE CONTROL ORDINANCE.
 06:49:28 WE SUBMITTED A REPORT.
 06:49:33 I'M NOT SURE IF ANY OF YOU HAVE SEEN IT, BUT THIS
 06:49:36 PRESENTATION JUST KIND OF SUMMARIZES THE PROCESS AND THE
 06:49:38 RESULTS OF THE STUDY.
 06:49:39 SO HERE IS JUST A QUICK SITE PLAN THAT SHOWS THE PROPOSED
 06:49:46 SERVICE CENTER, THE 18 BAYS.
 06:49:48 IT'S ABOUT 200 FEET FROM THE PROPERTY LINE, AND THEN TO THE
 06:49:52 WEST OF THE PROPERTY LINE ARE THE MANORS AT FOUNTAIN LAKE
 06:49:58 CONDOMINIUMS.
 06:49:59 TWO-STORY BUILDINGS.
 06:50:00 A SIX-FOOT TALL FENCE THAT SITS ON A TWO-FOOT HIGH BERM.
 06:50:04 CEMENT PLANK FENCE THAT RUNS JUST TO THE EAST OF THE
 06:50:07 PROPERTY LINE.
 06:50:08 YOU CAN SEE ON THE MAP HERE.
 06:50:10 SO THE NOISE ORDINANCE THAT WE'RE CONCERNED ABOUT IS ESTERO

06:50:16 NOISE CONTROL ORDINANCE WHICH HAS A MAXIMUM PERMISSIBLE
 06:50:20 SOUND LEVEL FOR RESIDENTIAL RECEIVING LAND OF 66 DBA DURING
 06:50:25 THE DAYTIME, 7 A.M. TO 10 P.M., HOURS OF OPERATION ARE
 06:50:30 BETWEEN I THINK 7:30 AND 5:30.
 06:50:32 SO THAT WOULD FALL INTO THE DAYTIME SOUND LEVEL LIMITS.
 06:50:35 THAT'S WHEN YOU MEASURE THE SOUND ON EITHER THE PROPERTY
 06:50:38 LINE OR SOMEWHERE ON THE RECEIVING PROPERTY AND IT'S USING
 06:50:43 A-WEIGHTED SOUND LEVEL.
 06:50:45 SO THE NOISE STUDY METHOD FIRST IS PRETTY TYPICAL OF HOW WE
 06:50:50 WOULD NORMALLY DO THIS, WHENEVER YOU HAVE A PROPOSED
 06:50:54 LOCATION AND YOU HAVE AN EXISTING ONE WITH THE SAME TYPES OF
 06:50:57 ACTIVITIES, YOU GO TO THE EXISTING ONE.
 06:51:00 YOU MEASURE THE SOUND LEVELS, THERE'S ALWAYS GOING TO BE
 06:51:03 SOME FINITE NUMBER OF NOISE SOURCES, IDENTIFY THE WORST-CASE
 06:51:08 ONES.
 06:51:08 MEASURE THOSE AT DISTANCES WHERE YOU KNOW YOU CAN GET A VERY
 06:51:12 CLEAN SOUND LEVEL OF THE SOURCE.
 06:51:16 IN THIS CASE, BETWEEN 30 AND 40 FEET AWAY, WHERE THE
 06:51:18 BACKGROUND NOISE ISN'T AFFECTING YOU BECAUSE YOU'RE CLOSE
 06:51:22 ENOUGH, BUT ALSO NOT SO FAR ENOUGH AWAY THAT YOU WOULD HAVE
 06:51:26 ANY INTERVENING STRUCTURES OR CARS OR ANYTHING ELSE.
 06:51:29 WE WENT TO THE EXISTING FACILITY THAT'S THERE AND TOOK
 06:51:34 MEASUREMENTS OF A NUMBER OF NOISE SOURCES.
 06:51:37 THEN YOU TAKE THAT DATA AND YOU CALCULATE WHAT THE LEVELS
 06:51:40 WOULD BE ON THE NEW SITE AT A DIFFERENT DISTANCE WHERE THE

 06:51:45 RECEIVERS WOULD BE.
 06:51:46 WHEN YOU DO THAT, YOU TAKE INTO ACCOUNT THE EFFECTS OF THE
 06:51:50 DISTANCE, ANY CHANGES IN TOPOGRAPHY, VEGETATION, BARRIERS,
 06:51:53 AND ATMOSPHERIC EFFECTS.
 06:51:56 ULTIMATELY YOU COMPARE THOSE RESULTS TO THE 66 DBA SOUND
 06:52:00 LEVEL LIMIT.
 06:52:02 THIS IS ALL IN THE REPORT.
 06:52:05 WE IDENTIFY THE SEVEN WORST-CASE SOURCES THERE.
 06:52:10 FOUR OF THEM WERE, AS YOU WOULD EXPECT, IMPACT DRIVERS,
 06:52:14 PNEUMATIC AND CORDLESS, DIFFERENT SIZES, 18-VOLT, 16-VOLT,
 06:52:19 CORDLESS AND THEN HALF INCH PNEUMATIC WITH AND WITHOUT A
 06:52:23 SILENCER.
 06:52:24 THERE WAS A CORDLESS RATCHET AND THEN ALSO HAMMERING, HAMMER
 06:52:28 ON THE ROTORS TO GET THE BRAKES LOOSE, SO THAT WAS ONE OF
 06:52:31 THE LOUDEST EVENTS THERE.
 06:52:33 AND THEN LASTLY THERE IS A COMPRESSOR THAT RUNS THE
 06:52:36 PNEUMATICS, BUT THAT'S OUTSIDE.
 06:52:39 IN THE NEW BUILDING IT WILL BE INSIDE.
 06:52:40 YOU CAN SEE OFF TO THE RIGHT THERE IS THE DISTANCE AT WHICH
 06:52:44 THEY WERE MEASURED AND THE SOUND LEVEL THAT WE MEASURE THEM
 06:52:47 AT THOSE DISTANCES.
 06:52:48 HERE IS JUST A PICTURE OF US MEASURING THE SOUND LEVEL FROM

06:52:54 THE COMPRESSOR.
 06:52:55 AGAIN, THAT WILL BE INSIDE IN THE NEW FACILITY.
 06:52:58 SO WHAT WE DO IS MEASURE -- WE KIND OF MOCKED UP THESE

 06:53:04 SITUATIONS, SO I HAD THEM GO TO THE KIND OF REAR OF THE CAR
 06:53:09 RIGHT NEXT TO THE OPENING AND THEN I WENT IN THIS CASE 30
 06:53:13 FEET AWAY FOR SOURCE NUMBER ONE, WHICH THEY WERE USING A
 06:53:16 PNEUMATIC IMPACT DRIVER TO PUT A TIRE BACK ON A CAR.
 06:53:19 THE FIRST LITTLE BATCH OF SOUNDS YOU SEE, THIS IS BASICALLY
 06:53:22 SOUND LEVEL OVER TIME, HOW YOU READ THIS.
 06:53:26 SO THE Y AXIS IS SOUND LEVEL AND DBA AND THEN ACROSS THE X
 06:53:31 AXIS IS TIME.
 06:53:32 SO THIS IS EVERY SECOND WE'RE MEASURING.
 06:53:35 SO EACH DATA POINT DURING THAT EVENT IS LOGGED ON THIS
 06:53:39 GRAPH.
 06:53:39 SO FOR THE FIRST 30 SECONDS THEY WERE PUTTING THE INITIAL
 06:53:44 NUTS ON THE TIRE TO SET IT ONTO THE STUDS AND THEN
 06:53:51 TIGHTENING THEM UP AND THAT SECOND SET OF DATA.
 06:53:54 SO WHAT I DID WAS LOOK AT THE ENTIRE SET OF DATA, FIND THE
 06:53:59 SINGLE WORST-CASE SECOND OF ANY OF THOSE AND THAT'S THE
 06:54:03 SOUND LEVEL THAT I USED FOR MY PREDICTIONS FOR THE OTHER
 06:54:06 SITE.
 06:54:07 HERE IS ANOTHER CASE OF THE COMPRESSOR RUNNING AND THEN
 06:54:11 AFTER A FEW MINUTES, THE AIR RELEASE ON THE COMPRESSOR GOES
 06:54:15 OFF AND THAT IS THE HIGHEST POINT.
 06:54:17 AT THE VERY TOP OF THAT IT'S LIKE 83 DB OR SOMETHING, 82
 06:54:21 DBA, SO THAT IS THE DATA POINT WE USED FOR THE COMPRESSOR.
 06:54:26 IT'S NOT LIKE THE AVERAGE OVER TIME.
 06:54:27 SO WHEN EVALUATING WHAT THE SOUND LEVELS WOULD BE AT THE

 06:54:32 RECEIVER, WE PICKED THESE TWO LOCATIONS.
 06:54:34 YOU'LL SEE IN THE BOTTOM THERE KIND OF ON THE LEFT R-1 AND
 06:54:37 R-2.
 06:54:38 SO R-1 IS KIND OF THE CLOSEST YOU WOULD MEASURE THAT'S ON
 06:54:43 THE PROPERTY, BUT YOU'RE FAIRLY CLOSE TO THE FENCE AT THAT
 06:54:48 POINT.
 06:54:49 AND THE WAY THE GRADE IS THERE, THE GROUND SORT OF DROPS
 06:54:52 OFF.
 06:54:52 SO YOU ARE SORT OF SHIELDED BY THE FENCE AT THAT LOCATION,
 06:54:57 SO ALTHOUGH THAT'S GOOD, WE CHOSE SECOND POINT, R-2, BECAUSE
 06:55:02 THAT'S UP ON THE BALCONY, SO YOU WOULD BE LOOKING OVER THE
 06:55:05 FENCE SO YOU GET A DIRECT LINE OF SIGHT BECAUSE THAT IS ON
 06:55:08 THE RECEIVING PROPERTY.
 06:55:09 AND SO IF THE SOUNDS COMPLY AT THESE LOCATIONS, THEN THEY
 06:55:13 WOULD AT ANY OF THE OTHER ONES BECAUSE THEY ARE JUST FARTHER
 06:55:16 AWAY.
 06:55:16 AND THIS SUMMARIZES THE RESULTS OF THE ANALYSIS AT LOCATION
 06:55:24 R-1, WHICH AGAIN WAS NEAREST THE FENCE.

06:55:27 IT IS THE CLOSEST POINT, BUT IT'S A LITTLE BIT SHIELDED.
 06:55:30 THOSE SOUND LEVELS WERE ALL IN THE 49 TO 58 DBA RANGE.
 06:55:36 THE COMPRESSOR, KIND OF FORGET, IT'S DOWN IN THE 40s
 06:55:42 BECAUSE IT'S GOING TO BE INSIDE A BUILDING.
 06:55:43 LOCATION 2 WHERE YOU ARE ELEVATED, YOU DON'T GET THE BENEFIT
 06:55:46 OF THE FENCE THERE.
 06:55:47 THE SOUND LEVELS WERE BETWEEN 53 AND 62.

06:55:52 SO ALL BELOW THE 66 LIMIT.
 06:55:55 AND THEN THERE'S SORT OF A QUESTION OF INTERPRETATION, SO
 06:55:58 THE NOISE ORDINANCE SAYS IF IT IS AN IMPULSE SOUND, YOU
 06:56:02 RAISE THE LIMIT 10 DB.
 06:56:05 HAMMERING WOULD BE AN IMPULSE SOUND.
 06:56:08 THE WAY IT IS DEFINED IN THERE, SHORT DURATION, LESS THAN A
 06:56:11 SECOND FOR THE IMPULSE.
 06:56:12 CERTAINLY HAMMERING ON A TIRE, ON THE WHEEL WOULD BE AN
 06:56:17 IMPULSE SOUND.
 06:56:18 BUT I JUST LEFT THIS AT 66.
 06:56:20 THERE'S SOME AMBIGUITY THERE, ESPECIALLY EVEN WITH THE
 06:56:24 PNEUMATIC, IF YOU'RE PUTTING ON A BOLT, THAT IS A SHORT
 06:56:28 DURATION SOUND, LESS THAN A SECOND, CONCEIVABLY THAT IS AN
 06:56:32 IMPACT, TOO.
 06:56:33 RATHER THAN SPLIT HAIRS, JUST COMPARED IT TO THE 66 AND LEFT
 06:56:37 IT AT THAT.
 06:56:39 >>Michael Sheeley: QUESTION, PLEASE.
 06:56:40 SO THIS -- THESE NUMBERS, THE REDUCTION IN THESE NUMBERS
 06:56:44 WHAT YOU MEASURED AT 30 FEET FROM THE EXISTING BUILDING, IS
 06:56:47 THE REDUCTION STRICTLY BECAUSE OF DISTANCE?
 06:56:50 >> SO IT WAS 30 FEET FROM THE EXISTING SOURCE, WHICH IS A
 06:56:54 LITTLE DIFFERENT FROM THE BUILDING.
 06:56:55 YEAH, IT'S DISTANCE, TOPOGRAPHY.
 06:56:58 SO THERE ARE CHANGES IN ELEVATION.
 06:57:00 THERE IS THE FENCE IN SOME CASES.

06:57:03 THERE'S VEGETATION THERE.
 06:57:05 ABOUT 50 TO 100 FEET OF DENSE VEGETATION.
 06:57:09 I WOULD SAY MEDIUM DENSE VEGETATION THERE.
 06:57:11 SO -- AND THEN THERE IS JUST WITH DISTANCE, THERE IS
 06:57:15 ATMOSPHERIC EFFECTS BUT PRETTY MINOR.
 06:57:17 YEAH, IT'S MOSTLY THE FACT THAT YOU'RE GOING FROM 30 FEET TO
 06:57:20 220 OR 250 FEET.
 06:57:26 >>Jim Wallace: WHEN YOU SAY YOU MEASURE FROM THE SECOND
 06:57:29 LEVEL RESIDENTIAL BUILDING, I PRESUME IF THE LANAI IS AT 11
 06:57:35 FEET, YOU MEASURED FROM 17 FEET.
 06:57:38 >> YES, SO --
 06:57:39 >>Jim Wallace: IF I WERE STANDING THERE, IT WOULD BE
 06:57:41 APPROXIMATELY WHERE MY EARS ARE.
 06:57:48 >> I DIDN'T MEASURE FROM THE SECOND LEVEL.

06:57:50 I CALCULATED WHAT THE SOUND WOULD BE AT THE SECOND LEVEL.
 06:57:53 >>Jim Wallace: YOU DIDN'T DO A PHYSICAL MEASUREMENT FROM THE
 06:57:55 LANAI FIVE OR SIX FEET OFF THE LANAI.
 06:57:58 >> RIGHT.
 06:57:58 BECAUSE THE SOURCE ISN'T THERE YET.
 06:58:01 BECAUSE THE SOURCE IS NOT THERE YET.
 06:58:02 SO I MEASURED THE SOURCE AT THE OTHER FACILITY THAT'S ABOUT
 06:58:06 TWO BLOCKS AWAY, AND THEN I USED THAT DATA, THAT SOURCE DATA
 06:58:11 AT 30 FEET OR 40 FEET TO PREDICT.
 06:58:13 >>Jim Wallace: EXCUSE MY IGNORANCE.
 06:58:17 I'M A NEOPHYTE HERE.

 06:58:18 HOW DO YOU MEASURE WHAT THE SOUND IS GOING TO BE LIKE AT 17
 06:58:21 FEET OFF THE GROUND?
 06:58:23 IF I'M STANDING ON MY SECOND FLOOR LANAI, WHICH IS OBVIOUSLY
 06:58:27 THE CONCERN WE ALL HAVE, AND I'M STANDING THERE AND THERE'S
 06:58:30 16 GUNS GOING, HOW DO YOU CALCULATE OR HOW DO YOU AS A
 06:58:35 PROFESSIONAL CALCULATE WHAT THAT SOUND IS GOING TO BE 16
 06:58:42 FEET UP IN THE AIR?
 06:58:43 >> THAT'S WHAT I DID.
 06:58:44 I CALCULATED BASED ON THE DISTANCE AND THE FACT THAT YOU'RE
 06:58:46 GOING TO BE MORE THAN 16 FEET UP, I ASSUMED IT WAS I THINK
 06:58:51 --
 06:58:51 >>Jim Wallace: 16 FEET --
 06:58:52 >> FROM THE GROUND LEVEL.
 06:58:54 >>Jim Wallace: NO BARRIERS BETWEEN THE SOUND SOURCE AND THE
 06:58:57 EARS.
 06:58:58 >> THAT WAS THE CALCULATION.
 06:58:59 IT WAS AS THOUGH THE FENCE WAS NO LONGER THERE.
 06:59:02 THAT'S A REALLY SIMPLE CALCULATION BECAUSE IT'S JUST FROM A
 06:59:05 TO B WITH NO INTERVENING BARRIER.
 06:59:08 SO THAT'S THE RESULTS THAT YOU SEE HERE AND THE COLUMN ON
 06:59:11 THE RIGHT, THAT'S THAT LOCATION UP ON THE BALCONY LEVEL.
 06:59:15 SO THAT'S WHY THEY ARE HIGHER, THOSE NUMBERS ARE HIGHER THAN
 06:59:18 THE ONES AT THE BOTTOM BECAUSE YOU'RE NOT SHIELDED.
 06:59:20 >>Jim Wallace: THE SECOND QUESTION I HAVE, WHEN THE WIND IS
 06:59:24 BLOWING FROM THE EAST, TALKING HERE, SOMETHING WEST AND WE

 06:59:28 GET PREDOMINANTLY WEST OR EASTERN WINDS, SINCE YOU DIDN'T
 06:59:33 MEASURE IT PHYSICALLY, HOW DO YOU CALCULATE WHEN YOU HAVE AN
 06:59:37 EASTERLY, A WIND BLOWING FROM THE WEST, HOW DO YOU ADD SOUND
 06:59:42 TO THAT CALCULATION?
 06:59:43 BECAUSE IF YOU'RE A SAILOR YOU KNOW THAT HALF THE YEAR IN
 06:59:48 ESTERO THE WIND BLOWS FROM THE EAST AND THE OTHER HALF OF
 06:59:52 THE YEAR IS BLOWS FROM THE WEST.
 06:59:53 FOR SIX MONTHS A YEAR, I PRESUME THE WIND WILL BE
 06:59:57 ACCENTUATING THE SOUND COMING FROM THE FACILITY.
 07:00:02 >> AT SUCH A SHORT DISTANCE, THE WIND AND THINGS LIKE

07:00:06 TEMPERATURE INVERSIONS, THOSE THINGS DON'T HAVE ANY REAL
 07:00:09 EFFECT.
 07:00:10 >>Jim Wallace: 250 FEET.
 07:00:11 >> YOU HAVE TO USUALLY BE 500 FEET OR A THOUSAND FEET AWAY
 07:00:14 AND THEN YOU'LL START TO NOTICE THOSE THINGS SOMEWHAT.
 07:00:17 WOULDN'T HAVE AN EFFECT ON SOUND, ESPECIALLY IN THIS CASE,
 07:00:20 IF WIND IS COMING FROM THE EAST, THERE IS A 25-FOOT TALL
 07:00:24 BUILDING THAT IS SHIELDING THE WIND FROM THOSE SOURCES.
 07:00:28 AND THEN YOU HAVE ALL THE TREES THERE AS WELL.
 07:00:31 THERE'S -- IT'S JUST NOT GOING TO HAVE -- IT WOULD BE A
 07:00:34 NEGLIGIBLE EFFECT ON THE SOUND LEVELS YOU GET THIS SHORT OF
 07:00:39 A DISTANCE.
 07:00:41 >>Jim Wallace: AREN'T THE RESIDENTIAL BUILDINGS PRETTY WELL
 07:00:43 WEST OF THE FACILITY?
 07:00:46 >> THERE MAY BE OTHER BUILDINGS FARTHER AWAY, BUT AT THE

 07:00:52 CLOSEST BUILDING, THERE'S NO EFFECT.
 07:00:54 THE WIND ISN'T GOING TO AMPLIFY THE SOUND FARTHER AWAY.
 07:01:00 WHAT IT DOES, IT JUST DOESN'T DECAY AS QUICKLY AT THOSE
 07:01:04 OTHER DISTANCES.
 07:01:07 BUT -- IT'S STILL GOING TO BE QUIETER FARTHER AWAY.
 07:01:11 IT MIGHT BE NOT AS QUIET AS IT WOULD BE WITHOUT THE WIND.
 07:01:14 >>Jim Wallace: IF YOU HAVE 83 DECIBELS AT THE SOURCE, DOES
 07:01:18 IT DROP DOWN TO 58 IF YOU HAVE A WIND THAT IS BLOWING FROM
 07:01:24 -- I'M A NEOPHYTE, PLEASE PUT UP WITH ME HERE -- MY
 07:01:28 EXPERIENCE AS A SAILOR THAT THE SAIL, WHEN I'M SAILING THAT
 07:01:32 I CAN'T HEAR THE PERSON ON ONE PART OF THE VESSEL IF THE
 07:01:37 WIND IS BLOWING FROM THE OTHER DIRECTION.
 07:01:39 250 FEET, IF IT'S 83 DECIBELS AT THE SOURCE, DOES IT REALLY
 07:01:44 DROP DOWN TO 58 IF THE WIND IS BLOWING?
 07:01:47 >> YES.
 07:01:47 FROM GEOMETRIC DIVERGENCE STRICTLY FROM THE FACT THAT YOU
 07:01:52 HAVE A SOURCE OF SOUND AND SPREADING GEOMETRICALLY, SO IT'S
 07:01:57 LOSING ITS POWER AS IT RADIATES.
 07:01:59 ON TOP OF THAT, THERE ARE OTHER EFFECTS THAT WILL FURTHER
 07:02:02 DIMINISH THAT SOUND.
 07:02:04 LIKE HEAVY GRASSES, BARRIERS, THINGS LIKE THAT.
 07:02:07 >>Jim Wallace: HERE WE HAVE DISTANCE ONLY.
 07:02:09 >> WHEN YOU GET FARTHER AWAY, LET'S SAY YOU'RE A MILE AWAY,
 07:02:13 RIGHT?
 07:02:14 AND YOU HAVE WIND BLOWING IN YOUR DIRECTION.

 07:02:16 YOU HAVE TEMPERATURE INVERSIONS WHERE THERE IS WARMER AIR
 07:02:19 ABOVE, COOLER AIR BELOW.
 07:02:20 THAT WILL BEND THE SOUND BACK DOWN TOWARDS THE EARTH AT
 07:02:24 THOSE LONGER DISTANCES.
 07:02:27 SO YOU WOULD NOTICE A DIFFERENCE BETWEEN THE SOUND LEVEL
 07:02:29 FROM THE HIGHWAY AT 7 IN THE MORNING VERSUS 2:00 IN THE

07:02:32 AFTERNOON EVEN THOUGH IT COULD BE THE SAME AMOUNT OF
 07:02:34 TRAFFIC, YOU WILL HEAR 10 TO 15 DB DIFFERENCE A MILE AWAY
 07:02:40 BECAUSE OF THE TEMPERATURE INVERSIONS THAT CAN OCCUR OR
 07:02:43 BECAUSE OF HEAVY WINDS, LIKE YOU'RE DOWN WIND OR UP WIND.
 07:02:48 250 FEET, 220 FEET, THAT'S NOT SIGNIFICANT ENOUGH TO CHANGE.
 07:02:52 >>Jim Wallace: THE REASON I ASK, AGAIN, ALL THE GREATEST
 07:02:55 RESPECT, BUILT A COMMUNITY CALLED LIGHTHOUSE BAY.
 07:02:59 ALMOST ALL OF THE LANAIS I FACED TOWARDS THE WEST BECAUSE IT
 07:03:03 WAS ADJACENT TO I 75.
 07:03:05 BUT THREE OF THOSE BUILDINGS AND TWO VILLA BUILDINGS I BUILT
 07:03:10 FACING EAST.
 07:03:13 IF YOU STAND ON THOSE LANAIS, IT FEELS LIKE THE TRUCKS ARE
 07:03:16 DRIVING RIGHT BY YOUR BACK DOOR.
 07:03:19 ONE OF THEM IS ABOUT AN 8th OF A MILE AWAY.
 07:03:24 ONE OF THEM IS A QUARTER OF A MILE AWAY.
 07:03:26 THOSE TWO SOURCES.
 07:03:27 WHEN THE WIND IS BLOWING FROM THE EAST, IT'S ACCENTUATED.
 07:03:31 SO THAT'S WHY I'M ASKING THE QUESTION AND TRYING TO PURSUE
 07:03:35 THIS.

07:03:35 BECAUSE THOSE PEOPLE I HAVE TO SAY WHO BOUGHT IN THOSE THREE
 07:03:39 BUILDINGS AND THE LAST TWO VILLAS WERE DISAPPOINTED THAT
 07:03:42 THEY COULDN'T SPEND TIME ON THEIR LANAI.
 07:03:45 JUST WANT TO BE SURE THAT THESE RESIDENTS WON'T EXPERIENCE
 07:03:48 THE SAME THING.
 07:03:49 >> YEAH, YOU'RE TALKING 8th OF A MILE, QUARTER OF A MILE.
 07:03:53 500 OR A THOUSAND MORE FEET AWAY.
 07:03:55 IF YOU'RE FACING EAST, PRESUMABLY YOU'RE FACING THE HIGHWAY.
 07:04:01 THAT'S WHAT YOU'RE SAYING.
 07:04:02 THE OTHER CASE YOU'RE FACING WEST SO THE BUILDING IS BEHIND
 07:04:04 YOU BLOCKING THAT SOUND.
 07:04:07 >>Jim Wallace: UNDERSTAND THERE WAS AN 18-FOOT BERM WITH AN
 07:04:10 8-FOOT WALL BUILT ALONG THAT HIGHWAY.
 07:04:13 26-FOOT BARRIER, BUT THE SOUND STILL GOT AN 8th OF A MILE
 07:04:18 AWAY AND A QUARTER OF A MILE AWAY, PARTICULARLY WHEN IT WAS
 07:04:21 BLOWING FROM THE EAST.
 07:04:22 THAT IS THE REASON I'M BRINGING THIS UP BECAUSE I'VE
 07:04:25 EXPERIENCED IT AND I JUST WANT TO SPEAK ON BEHALF OF THE
 07:04:31 PEOPLE LIVING IN THOSE BUILDINGS.
 07:04:32 BUILD IT AND THEN DEGRADE THE LIFESTYLE.
 07:04:41 I'M SURE YOU ARE VERY SINCERE.
 07:04:43 >> AT LONG DISTANCES YOU WILL SEE THAT BARRIERS ARE LIMITED
 07:04:47 IN THEIR EFFECT.
 07:04:48 BARRIERS ARE MOST EFFECTIVE WHEN YOU ARE CLOSEST TO THEM,
 07:04:51 WHETHER IT IS CLOSEST TO THE SOURCE OR RECEIVER.

07:04:54 >>Jim Wallace: HUNDRED FEET AWAY FROM I-75 AND WALKING ON
 07:04:57 THE OTHER SIDE OF THE BERM, YOU HEARD ZERO.

07:04:59 >> RIGHT, CLOSE.
 07:05:00 >>Jim Wallace: AS SOON AS YOU STARTED TO MOVE AWAY IT, YOU
 07:05:03 HEAR IT.
 07:05:04 THAT'S THE REASON FOR MY CONCERN.
 07:05:11 >> ANY OTHER QUESTIONS?
 07:05:20 >>Scotty Wood: IS THAT IT FOR THE PRESENTATION?
 07:05:22 >>Mary Gibbs: I BELIEVE IT IS.
 07:05:24 >> THIS IS AHMAD AGAIN.
 07:05:25 IT LOOKS LIKE OUR LANDSCAPE ARCHITECT IS NOT HERE.
 07:05:29 I HOPE KRISTIN IS HAPPY WITH THE LANDSCAPE PLAN WE
 07:05:35 SUBMITTED.
 07:05:36 IF SHE HAS ANY QUESTIONS, I'LL TRY TO ANSWER IT.
 07:05:38 WITH THAT, THANK YOU SO MUCH.
 07:05:41 >>Scotty Wood: THANK YOU.
 07:05:42 ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
 07:05:48 >>Jim Wallace: AT THE LAST MEETING, I THOUGHT, MICHAEL, YOU
 07:05:51 WERE CONCERNED THAT THERE WAS NO -- I THINK WE USED TO
 07:05:55 REQUIRE 30% HIP ROOF ON ANYTHING 5,000 SQUARE FEET,
 07:06:00 ET CETERA.
 07:06:00 AND THERE'S NOTHING ON THE SIDE OF THE BUILDING THAT IS
 07:06:03 FACING THE RESIDENTS.
 07:06:06 CLEARLY FROM THE SECOND FLOOR OF THOSE RESIDENTS YOU CAN SEE
 07:06:12 THE BOX ITSELF.

 07:06:16 >>Michael Sheeley: I WAS NOT CONCERNED ABOUT THAT.
 07:06:17 >>Jim Wallace: YOU WERE NOT CONCERNED?
 07:06:19 >>Michael Sheeley: NO.
 07:06:21 >>Jim Wallace: OKAY.
 07:06:21 >>Scotty Wood: ANYTHING ELSE FROM THE BOARD BEFORE I OPEN
 07:06:23 THE PUBLIC HEARING?
 07:06:24 OKAY.
 07:06:26 I'LL OPEN THE PUBLIC HEARING.
 07:06:27 ANY CARDS?
 07:06:29 >>Tammy Duran: NO, WE DON'T HAVE ANYTHING.
 07:06:32 >>Scotty Wood: ANYBODY WANT TO SPEAK?
 07:06:34 I'LL CLOSE THE PUBLIC HEARING.
 07:06:36 ANY FURTHER BOARD DISCUSSION?
 07:06:40 I WILL ENTERTAIN A MOTION TO APPROVE THIS DEVELOPMENT ORDER
 07:06:51 IN ACCORDANCE WITH THE STAFF REPORT.
 07:06:54 >>Anthony Gargano: I'LL MAKE THAT MOTION.
 07:06:57 >>Scotty Wood: SECOND?
 07:06:58 >>Michael Sheeley: SECOND.
 07:06:59 >>Scotty Wood: ANY FURTHER DISCUSSION?
 07:07:01 TAMMY, PLEASE CALL THE ROLL.
 07:07:05 >>Anthony Gargano: YES.
 07:07:07 >>Kristin Jeannin: YES.
 07:07:09 >>Michael Sheeley: YES.
 07:07:10 >>James Tatooles: YES.

07:07:12 >>Jim Wallace: NO.

07:07:16 >>Scotty Wood: YES.

07:07:17 OKAY.

07:07:23 LET A MINUTE OR SO GO BY WHILE WE MOVE TO THE NEXT ITEM.

07:07:37 >> SOME OF US NEED FIVE MINUTES BEFORE THE NEXT ITEM.

07:07:40 >>Scotty Wood: MARY, WHAT DO YOU WANT TO DO?

07:07:44 >>Mary Gibbs: I THINK WE SHOULD TAKE A FIVE-MINUTE BREAK TO

07:07:46 LET EVERYBODY SET UP AND GET ORGANIZED AND GET OTHERS OUT.

07:07:51 >>Scotty Wood: ALL RIGHT.

07:07:51 WE ARE ADJOURNED FOR FIVE MINUTES.

07:07:54 [FIVE-MINUTE RECESS]

07:26:09 >>Mary Gibbs: WE HAVE AUDIO NOW.

07:26:10 OKAY.

07:26:11 I BELIEVE EVERYBODY IS BACK IN THE ROOM.

07:26:14 >>Scotty Wood: OKAY.

07:26:15 THANK YOU, MARY.

07:26:16 OUR NEXT ITEM IS ITEM 7D, THE ABBIATI DENTAL OFFICE BUILDING

07:26:25 DEVELOPMENT ORDER.

07:26:26 NANCY, I ASSUME WE HAVE SOME PEOPLE TO SWEAR IN.

07:26:30 SO WOULD THE RELATED STAFF AND THOSE TESTIFYING AS WELL AS

07:26:35 ANY PUBLIC WHO PLANS TO TESTIFY PLEASE STAND AND NANCY

07:26:38 ADMINISTER THE OATH.

07:26:40 THANK YOU.

07:26:42 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY

07:26:44 YOU WILL GIVE ON THIS MATTER IS THE TRUTH, THE WHOLE TRUTH

07:26:47 AND NOTHING BUT THE TRUTH?

07:26:49 >> I DO.

07:26:49 >>Nancy Stroud: THANK YOU.

07:26:53 >>Scotty Wood: OKAY.

07:26:56 MARY, WHAT DO WE HAVE IN THE PUBLIC RECORD?

07:27:00 >>Mary Gibbs: WE HAD ABOUT 47 E-COMMENTS THAT WERE SENT TO

07:27:03 YOU YESTERDAY, AND WE HAVE ACTUALLY BEEN RECEIVING MORE, BUT

07:27:08 OUR CUTOFF IS NOONTIME, SO I KNOW WE PROBABLY HAVE GOTTEN AT

07:27:12 LEAST 20 MORE SINCE THEN.

07:27:14 I HAVE TO SAY, NOBODY WAS IN FAVOR.

07:27:20 >>Scotty Wood: OKAY.

07:27:21 THANK YOU.

07:27:23 [APPLAUSE]

07:27:23 BEFORE I ASK FOR EX PARTE AND CONFLICTS, I WANT TO MAKE A

07:27:29 STATEMENT ABOUT THE ROLE OF THE BOARD ON THIS PARTICULAR

07:27:31 ITEM.

07:27:32 WE HAVE BEEN ADVISED BY THE VILLAGE ATTORNEY THAT THIS BOARD

07:27:37 MUST REVIEW THE DEVELOPMENT ORDER APPLICATION ON ITS MERITS,

07:27:43 THAT THIS BOARD HAS NO AUTHORITY WHATSOEVER, NOR, I MIGHT

07:27:47 ADD, DOES THE VILLAGE COUNCIL HAVE ANY AUTHORITY TO RESOLVE

07:27:51 WHAT WE UNDERSTAND IS WHAT AMOUNTS TO A CONTRACTUAL DISPUTE

07:27:56 BETWEEN THE APPLICANT AND FOUNTAIN LAKES.
 07:28:02 FOUNTAIN LAKES HAVING GRANTED AN EASEMENT TO THE APPLICANT
 07:28:05 SEVERAL YEARS AGO.
 07:28:07 AND THE DISPUTE IS OVER THE EASEMENT RIGHTS.
 07:28:10 AND THIS BOARD -- NEITHER THIS BOARD NOR THE VILLAGE COUNCIL

 07:28:15 HAS ANY AUTHORITY WHATSOEVER TO ADJUDICATE THAT DISPUTE.
 07:28:19 THAT DISPUTE MUST BE HANDLED AND ADJUDICATED BY A COURT OF
 07:28:24 LAW.
 07:28:25 ON THAT NOTE, I WILL AGAIN REPEAT THAT WE WILL BE REVIEWING
 07:28:28 THIS DEVELOPMENT ORDER STRICTLY ON ITS MERITS.
 07:28:32 SO, THEREFORE, I WILL CALL FIRST FOR ANY EX PARTE
 07:28:37 COMMUNICATIONS.
 07:28:37 ARE THERE ANY?
 07:28:39 >>Michael Sheeley: YES, MR. CHAIRMAN.
 07:28:40 I HAVE EX PARTE COMMUNICATIONS AND A CONFLICT OF INTEREST.
 07:28:44 I HAVE FILED MY CONFLICT OF INTEREST FORM WITH THE CLERK AND
 07:28:48 I WILL BE RECUSING MYSELF FROM THE MEETING.
 07:28:52 >>Scotty Wood: THANK YOU.
 07:28:53 ANYONE ELSE?
 07:28:54 >>Kristin Jeannin: NO.
 07:28:57 >>Scotty Wood: ANY CONFLICTS, ANYONE ELSE?
 07:28:58 >> NO.
 07:28:59 >> NO.
 07:29:00 >> NO.
 07:29:00 >>Scotty Wood: OKAY.
 07:29:01 THEN ON THAT NOTE, MARY, ARE YOU GOING TO INTRODUCE IT OR
 07:29:07 JIM?
 07:29:08 >>Mary Gibbs: JIM, HE'S DOING SO GOOD, HE'S ON A ROLL.
 07:29:15 >>Scotty Wood: WELCOME BACK, JIM.
 07:29:17 >>Nancy Stroud: I'M AFRAID I CAN'T SEE VERY WELL, BUT I

 07:29:20 THINK MR. SHEELEY IS GOING TO STEP DOWN FROM THE DAIS.
 07:29:23 >>Mary Gibbs: HE'S NOT HERE.
 07:29:24 >>Nancy Stroud: GREAT.
 07:29:26 THANK YOU.
 07:29:27 >>Jim Hart: OKAY.
 07:29:28 THE ABBIATI DENTAL OFFICE BUILDING, THIS IS A 10,000 SQUARE
 07:29:33 FOOT DENTAL MEDICAL OFFICE AND 1950 SQUARE FEET OF GENERAL
 07:29:38 OFFICE ASSOCIATED PARKING, DRAINAGE, UTILITIES, MONUMENT
 07:29:42 SIGN AND RELATED INFRASTRUCTURE.
 07:29:44 WE HAD A PUBLIC INFORMATION MEETING ON JANUARY 11 OF 2022,
 07:29:49 SO THIS HAS BEEN GOING ON QUITE A WHILE.
 07:29:52 THE APPLICANT IS ISLAND PARADISE DENTAL SQUARE LLC LOCATED
 07:29:57 AT THE ENTRANCE OF FOUNTAIN LAKES AT 22770 SOUTH TAMIAMI
 07:30:01 TRAIL.
 07:30:02 IT IS A 1.45-ACRE SITE.
 07:30:04 CURRENTLY ZONED COMMERCIAL PLANNED DEVELOPMENT.

07:30:12 THIS WAS ZONED WITH THE COUNTY, Z 09039 AS FOUNTAIN LAKES
 07:30:19 PROFESSIONAL PARK.
 07:30:20 THE ARCHITECTURE ON THE SITE IS AN ALTERNATIVE ARCHITECTURAL
 07:30:27 STYLE, IDENTIFIED AS PRAIRIE.
 07:30:32 IN THE LAND DEVELOPMENT CODE ALTERNATIVE ARCHITECTURAL STYLE
 07:30:35 IS SUBJECT TO APPROVAL BY THE DESIGN REVIEW PROCESS AS A
 07:30:40 PART OF THE DEVELOPMENT APPLICATION.
 07:30:41 IF THE PZDB AGREES THAT THIS STYLE MEETS THE FINDINGS, STAFF
 07:30:50 RECOMMENDS APPROVAL WITH THE FOLLOWING CONDITION: THE SOUTH

 07:30:54 FLORIDA WATER MANAGEMENT DISTRICT APPROVAL OF THE ERP
 07:30:57 MODIFICATION REQUIRED FOR THE DRAINAGE DUE TO THE ADDITIONAL
 07:31:01 TURN LANE PRIOR TO VEGETATION REMOVAL PERMIT OR ANY BUILDING
 07:31:06 PERMITS.
 07:31:07 ONE OTHER ITEM THAT WE WANTED TO ADDRESS WAS THE
 07:31:17 TRANSPORTATION PARKING.
 07:31:20 THE APPLICANT'S TRAFFIC ENGINEER, JMB TRANSPORTATION
 07:31:26 ENGINEERING, THEY SUBMITTED A TRAFFIC ANALYSIS DATED
 07:31:29 12/21/22.
 07:31:32 IN THAT, THEY STATED THAT THE DESIGN LOCATION OF THE SITE'S
 07:31:35 PROPOSED ACCESS SHOULD BE DONE IN A MANNER THAT MINIMIZES
 07:31:40 ANY POTENTIAL CONFLICT WITH THE FOUNTAIN LAKES
 07:31:44 INGRESS/EGRESS TRAFFIC AS WELL AS OPERATIONS OF
 07:31:46 INGRESS/EGRESS OF THE GUESTS.
 07:31:50 SO THE ENGINEER RECOMMENDED THAT THE SITE ACCESS INCLUDE A
 07:31:53 SEPARATE LEFT INGRESS/EGRESS TURN TO PROPERLY SEGREGATE THE
 07:31:59 GUEST ENTRANCE.
 07:32:00 THE VILLAGE AGREES WITH THIS DETERMINATION.
 07:32:05 THE CURRENT APPLICATION FOLLOWS THIS DETERMINATION AS IT WAS
 07:32:10 CHANGED FROM THE LAST SUBMITTAL.
 07:32:15 RICH YOVANOVICH IS GOING TO START OFF THE PRESENTATION FOR
 07:32:21 THE APPLICANT, IF THERE ARE NO QUESTIONS FOR ME.
 07:33:08 >>Rich Yovanovich: GOOD EVENING.
 07:33:09 FOR THE RECORD, RICH YOVANOVICH ON BEHALF OF THE APPLICANT.
 07:33:13 I'M ALREADY STARTING OUT NOT TOO WELL.

 07:33:25 >>Mary Gibbs: TAMMY, CAN THEY JUST PAGE DOWN?
 07:33:32 >>Rich Yovanovich: WITH ME HERE TONIGHT ARE BRENT ADDISON,
 07:33:37 WHO IS OUR CIVIL ENGINEER WHO WILL TAKE YOU THROUGH THE
 07:33:40 MAJORITY OF THE PETITION APPLICATION.
 07:33:43 GREG DISERIO IS OUR LANDSCAPE ARCHITECT WHO WILL ALSO BE
 07:33:47 SPEAKING.
 07:33:47 JIM BANKS IS ON ZOOM AND IF HE HAS ANYTHING ADDITIONAL TO
 07:33:54 SAY TO WHAT MR. HART ALREADY SAID HE WILL CHIME IN AND
 07:33:57 CARLOS CARDET WILL TAKE US THROUGH THE ARCHITECTURE.
 07:34:02 THIS IS A 1.4-ACRE -- 1.45-ACRE SITE AT THE ENTRANCE OF
 07:34:11 FOUNTAIN LAKES, I GUESS ACROSS THERE THE FORD DEALERSHIP YOU
 07:34:14 HEARD NOT TOO LONG AGO.

07:34:16 WE ARE HERE TO ASK FOR A DEVELOPMENT ORDER APPROVAL AND THIS
 07:34:22 PROJECT WAS ZONED UNDER THE LEE COUNTY ZONING, CPD, THE
 07:34:26 FOUNTAIN LAKES PROFESSIONAL PARK.
 07:34:30 IT WAS APPROVED FEBRUARY 1st, 2010.
 07:34:34 THERE WERE TWO DEVELOPMENT OPTIONS THAT WERE APPROVED UNDER
 07:34:37 THAT PD, AND WE ARE DEVELOPING UNDER THE OPTION THAT ALLOWS
 07:34:40 FOR OFFICE, 10,000 SQUARE FEET OF OFFICE AND ADDITIONAL
 07:34:45 OFFICE AS WELL, 20,000 SQUARE FEET OF OFFICE UNDER THAT
 07:34:48 OPTION.
 07:34:49 THE CHAIRMAN TOOK AWAY MOST OF WHAT I WAS GOING TO ADDRESS
 07:34:53 WHICH WAS THE DISCUSSION REGARDING ACCESS.
 07:34:57 I WAS GOING TO SAY THE SAME THING, THAT ACCESS DISCUSSION IS
 07:35:00 NOT PART OF WHAT'S BEFORE YOU TODAY.

07:35:04 THERE IS A DISPUTE OVER THE ACCESS.
 07:35:07 FOR THE RECORD, WE HAVE FILED A LAWSUIT TO ASK SOMEONE
 07:35:12 SMARTER THAN US WHO IS RIGHT, SO WE WILL FIND OUT IF WE'RE
 07:35:16 RIGHT OR IF THEY ARE RIGHT.
 07:35:18 IF THEY ARE RIGHT, THE PROJECT DIES.
 07:35:20 IF WE'RE RIGHT, THEN THE PROJECT WILL MOVE FORWARD, ASSUMING
 07:35:24 WE GET APPROVAL FROM YOU.
 07:35:26 I'M GOING TO LEAVE IT AT THAT.
 07:35:31 I'M NOT GOING TO GET INTO THE HISTORY OF OUR DISCUSSIONS
 07:35:33 BETWEEN US AND THE ASSOCIATION'S ATTORNEY, BUT IF THAT
 07:35:38 BECOMES AN ISSUE, I'LL DEAL WITH IT DURING REBUTTAL.
 07:35:41 OUR REQUEST IS FOR 10,000-SQUARE-FOOT DENTAL MEDICAL OFFICE
 07:35:46 AND 1950 SQUARE FEET OF GENERAL OFFICE.
 07:35:50 PARKING, PAVING, GRADING AND DRAINAGE AND UTILITY
 07:35:52 CONNECTIONS ALL OF WHICH WILL BE DEALT WITH BY OUR EXPERTS.
 07:35:56 AS I MENTIONED, THERE ARE TWO DEVELOPMENT SCENARIOS WHICH
 07:36:00 ARE AUTHORIZED UNDER THE PD.
 07:36:03 ONE IS A BANK OPTION.
 07:36:05 THE SECOND IS THE OFFICE OPTION.
 07:36:07 SO WE ARE GOING FORWARD UNDER THE OFFICE OPTION.
 07:36:10 WE HAVE MET ALL YOUR CRITERIA AND OUR EXPERTS WILL TAKE YOU
 07:36:16 THROUGH THAT AS WELL AS WHAT'S ALREADY IN THE RECORD.
 07:36:19 WE DON'T OBJECT TO EITHER OF THE STAFF CONDITIONS OF
 07:36:22 APPROVAL, AND WITH THAT, I'LL TURN IT OVER TO MR. ADDISON TO
 07:36:27 TAKE YOU THROUGH THE ENGINEERING ASPECTS OF OUR PETITION,

07:36:30 UNLESS YOU HAVE QUESTIONS OF ME REGARDING ANY PART OF THIS.
 07:36:39 >>Brent Addison: THANK YOU, RICH.
 07:36:40 FOR THE RECORD, BRENT ADDISON WITH BANKS ENGINEERING,
 07:36:43 PROJECT ENGINEER FOR THIS PROJECT.
 07:36:45 >>Mary Gibbs: BRENT, CAN I ASK -- I HEARD SOME PEOPLE IN THE
 07:36:48 AUDIENCE SAY THEY COULDN'T HEAR.
 07:36:50 CAN EVERYBODY HEAR OKAY?
 07:36:54 >> TALK CLOSER TO THE MICROPHONE OR TALK LOUDER.

07:36:56 >>Mary Gibbs: I DON'T THINK THEY HEARD THE ATTORNEY, BUT
 07:36:59 THAT'S OKAY.
 07:37:01 [LAUGHTER]
 07:37:05 >>Brent Addison: OKAY.
 07:37:06 SO BEFORE YOU WE HAVE SOME PICTURES, AS YOU CAN SEE FROM
 07:37:09 GOOGLE EARTH, BUT THESE ARE SHOWING THE EXISTING CONDITIONS
 07:37:13 OF THE SITE.
 07:37:15 IF YOU CAN SEE THE CURSOR, THIS IS KIND OF LOOKING FROM EAST
 07:37:18 TO WEST, AND THIS IS WHERE THE TREES ARE TO THE LEFT AND
 07:37:24 SOUTH OF THE ENTRANCE.
 07:37:25 THIS IS LOOKING KIND OF SOUTH.
 07:37:27 THERE IS AN EXISTING PARKING LOT THAT WAS IN FRONT OF THE
 07:37:31 PROJECT.
 07:37:32 I BELIEVE IT IS FROM THE ORIGINAL SALES TRAILER WHEN
 07:37:35 FOUNTAIN LAKES WAS BEING SOLD OR PEOPLE WERE BUYING HOMES
 07:37:39 THERE.
 07:37:40 THIS IS THE AREA OF ACCESS COMING THROUGH INTO THE SITE.

 07:37:49 THIS IS OUR SITE PLAN.
 07:37:53 CONSISTENT WITH THE ZONING, WE HAVE POSITIONED THE BUILDING
 07:37:57 TOWARDS 41 TO THE FRONT OF THE PROJECT WITH THE PARKING IN
 07:38:01 THE BACK, DUMPSTER ENCLOSURE, AND THEN DRY DETENTION WATER
 07:38:06 MANAGEMENT AREA IN THE BACK.
 07:38:09 AS DISCUSSED, PER THE TRAFFIC CONDITIONS, OUR ACCESS WOULD
 07:38:14 BE OFF OF 41 THROUGH THE EXISTING FOUNTAIN LAKES ENTRANCE,
 07:38:20 AND IN ORDER TO ADDRESS POTENTIAL CONFLICTS THAT WERE
 07:38:24 BROUGHT UP DURING THE TRANSPORTATION STUDY, WE ARE PROPOSING
 07:38:30 A LEFT-TURN LANE IN ADDITION TO THE TWO-LANES THAT CURRENTLY
 07:38:35 EXIST, WHICH WOULD ALSO INVOLVE RELOCATION OF SOME OF THE
 07:38:39 GATE COMPONENTS, THE KEYPAD, AND CAMERAS AND SUCH TO
 07:38:46 ACCOMMODATE THAT.
 07:38:48 THERE ARE SOME EXISTING CONDITIONS THAT ARE OF CONCERN IN
 07:38:51 THE ISLAND.
 07:38:56 THERE'S A FOUNTAIN WHICH WE'RE NOT PROPOSING TO IMPACT.
 07:39:00 THERE'S EXISTING IRRIGATION WELL, AND WE'RE NOT PROPOSING TO
 07:39:02 IMPACT THAT EITHER.
 07:39:04 THIS IS THE DRAINAGE PLAN.
 07:39:10 ALL THE DRAINAGE IS CAPTURED FROM THE EAST SIDE OF THE
 07:39:14 PROJECT AND THEN DRAINED INTO THE DRY DETENTION AREA IN THE
 07:39:18 BACK AND THEN CONNECTS TO THE INTERNAL DRAINAGE SYSTEM FOR
 07:39:23 FOUNTAIN LAKES.
 07:39:24 THIS PROPERTY WAS ORIGINALLY PART OF THE -- IS A PART OF THE
 07:39:29 BOUNDARIES FOR THE WATER USE -- EXCUSE ME, THE ENVIRONMENTAL

 07:39:32 RESOURCE PERMIT FOR THE WATER MANAGEMENT DISTRICT.
 07:39:35 IT WAS A PART OF THE BASIN AREA, AND WE'RE STILL PART OF
 07:39:40 THAT.
 07:39:40 SO WE DO HAVE AN APPROVED ENVIRONMENTAL RESOURCE PERMIT FOR

07:39:44 THE ON-SITE WORK.
 07:39:45 THIS IS THE SITE LIGHTING, THE PHOTOMETRICS SUBMITTED AS
 07:39:54 PART OF THE DEVELOPMENT ORDER.
 07:39:55 THIS IS LIGHT POLES, HEADS FOR THE LIGHTS.
 07:39:59 THE LIGHTING WAS FOUND SUFFICIENT TO MEET ALL THE
 07:40:02 REQUIREMENTS FOR BLEED OVER INTO OTHER PROPERTIES TO MAKE
 07:40:07 SURE THAT IT DIDN'T BLEED OVER INTO OTHER PROPERTIES AS PART
 07:40:10 OF THE REVIEW.
 07:40:11 I'LL TURN IT OVER TO GREG DISERIO FOR LANDSCAPE.
 07:40:19 >>Mary Gibbs: BEFORE GREG DISERIO STARTS, CAN I ASK TO YOU
 07:40:23 SPEAK UP?
 07:40:24 I KNOW YOU ARE SOFT SPOKEN AND SOME OF US, LIKE ME, ARE OLD
 07:40:28 AND CAN'T HEAR WELL.
 07:40:30 >>Greg Diserio: I'M RIGHT THERE WITH YOU, MARY.
 07:40:32 GREG DISERIO WITH DAVE JONES AND ASSOCIATES LANDSCAPE
 07:40:36 ARCHITECT.
 07:40:38 PRETTY SIMPLE LANDSCAPE.
 07:40:42 WE DO COMPLY WITH ALL OF THE VILLAGE'S STANDARDS AND
 07:40:46 REQUIREMENTS, BUFFERS ON ALL THE SIDES.
 07:40:50 WE HAVE -- WE ARE UTILIZING THE DRY DETENTION AREA.
 07:40:57 WE'RE PLANNING THAT -- PLANTING THAT HEAVILY WITH BOTH

 07:41:00 BUFFER PLANTINGS.
 07:41:01 THERE IS A WALL ALONG THE BACK SIDE OF THE PARKING AREA.
 07:41:06 GENERAL TREES IN THAT BACK AREA TO HELP BUFFER, I GUESS,
 07:41:11 FOUNTAIN LAKES.
 07:41:13 MEETING ALL THE SETBACKS, ALL THE LANDSCAPE REQUIREMENTS.
 07:41:17 THE SITE IS FULLY LANDSCAPED.
 07:41:19 WE TRIED TO PROVIDE LANDSCAPING TO BLEND IN AND MATCH WITH
 07:41:23 THE ARCHITECTURE SO THAT THE SIGNAGE TO THE BUILDING IS
 07:41:30 AVAILABLE.
 07:41:30 IT'S HARD TO SEE THERE, BUT WE'RE USING A MIXTURE OF NATIVE
 07:41:35 AND NON-NATIVE DURABLE PLANT MATERIAL TO GIVE SOME DIVERSITY
 07:41:39 IN COLOR TO THE SITE.
 07:41:41 >>Scotty Wood: QUESTION.
 07:41:43 ON THE EXISTING SITE, WHICH WILL BE CLEARED, ARE THERE ANY
 07:41:48 HERITAGE TREES IN EXISTENCE RIGHT NOW?
 07:41:51 >>Greg Diserio: NO, SIR, THERE IS NOT.
 07:41:53 >>Scotty Wood: THANK YOU.
 07:41:57 >>Greg Diserio: THE SITE WILL BE FULLY IRRIGATED AS WELL.
 07:42:02 I APOLOGIZE.
 07:42:03 I DON'T HAVE ANY PHOTOS OF THE ACTUAL PLANT MATERIAL, BUT
 07:42:06 IT'S PRETTY NATIVE IN MATERIAL THAT YOU SEE THROUGHOUT THE
 07:42:12 VILLAGE.
 07:42:13 WITHOUT ANY QUESTIONS, I'LL TURN IT OVER TO JIM IF HE'S ON
 07:42:21 ZOOM.
 07:42:22 >>Mary Gibbs: MAY I ASK A QUESTION THAT I DON'T KNOW IF THE

07:42:25 NEIGHBORS WANT TO KNOW.
 07:42:26 DID YOU SAY THERE WAS A WALL ON THE WEST END OF THE
 07:42:28 PROPERTY?
 07:42:28 I KNOW THAT HAD COME UP AT THE INFORMATION MEETING.
 07:42:34 >>Greg Diserio: THERE IS A WALL.
 07:42:36 IF YOU CAN SEE MY CURSOR, IT'S NOT AT THE PROPERTY LINE.
 07:42:40 IT'S BACK BY THE PARKING ALONG THE BACK OF THE DUMPSTER, AND
 07:42:46 THEN IT CONTINUES ALL ALONG THERE.
 07:42:50 AND AGAIN, HEAVILY VEGETATED BETWEEN THE WALL AND FOUNTAIN
 07:42:54 LAKES PROPERTY.
 07:42:57 >>Mary Gibbs: HOW TALL IS THE WALL?
 07:42:58 >>Greg Diserio: I BELIEVE SIX FOOT, CORRECT?
 07:43:01 SIX FOOT.
 07:43:07 >>Jim Wallace: YOU SAID THAT'S WALL AND NOT UNDERPLANTING.
 07:43:09 >>Greg Diserio: A WALL WITH PLANTINGS.
 07:43:11 I'M SORRY.
 07:43:16 8-FOOT.
 07:43:17 >>Mary Gibbs: THANK YOU.
 07:43:18 I KNEW THAT CAME UP BEFORE.
 07:43:19 I JUST WANTED TO CLARIFY.
 07:43:23 >>Greg Diserio: IF NO OTHER QUESTIONS, I'LL TURN IT OVER TO
 07:43:25 JIM, IF HE'S THERE.
 07:43:29 >>Jim Banks: GOOD EVENING, JIM BANKS, FOR THE RECORD.
 07:43:30 ATTENDING ON BEHALF OF THE APPLICANT.
 07:43:34 JIM HART PRETTY MUCH ADDRESSED THAT THE REPORT IS PURSUANT

 07:43:40 TO THE VILLAGE OF ESTERO CRITERIA FOR TRAFFIC IMPACTS.
 07:43:43 AND DID MENTION THE FACT THAT THE STUDY DID RECOMMEND THAT A
 07:43:50 TURN LANE BE CONSTRUCTED IN ORDER TO MINIMIZE CONFLICTS WITH
 07:43:53 THE EXISTING GUEST ENTRY SYSTEM WHERE THERE IS A KIOSK.
 07:43:59 AND THIS WOULD ALLOW FOR TRAFFIC ENTERING THE PROPOSED
 07:44:05 MEDICAL OFFICE TO BE IN A SEGREGATED LANE TO AVOID ANY
 07:44:10 CONFLICTS WITH THOSE GUESTS ENTERING.
 07:44:12 I'M HERE MOSTLY TO ANSWER ANY QUESTIONS THAT THE PANEL MAY
 07:44:15 HAVE OF ME.
 07:44:19 WITH THAT, I'LL SEE IF YOU HAVE ANY QUESTIONS.
 07:44:25 >>Mary Gibbs: I HAVE A QUESTION.
 07:44:26 SORRY.
 07:44:27 I'M NOT A BOARD MEMBER.
 07:44:29 BUT I THINK THE RESIDENTS LOOKING AT SOME OF THE COMMENTS
 07:44:33 THAT THEY HAVE SENT IN HAD SOME QUESTIONS ABOUT WHETHER
 07:44:38 THERE COULD BE ACCESS FROM A SEPARATE ACCESS FROM 41 OR
 07:44:42 SEPARATE ACCESS THROUGH LOCKUP STORAGE INSTEAD OF FOUNTAIN
 07:44:46 LAKES.
 07:44:46 I'M WONDERING IF SOMEBODY COULD CLARIFY THAT.
 07:44:52 >>Rich Yovanovich: JIM, ARE YOU GOING TO HANDLE THAT
 07:44:54 QUESTION OR DO YOU WANT ME TO?
 07:44:56 >>Jim Banks: I THOUGHT YOU WOULD BECAUSE IT IS MORE OF A

07:44:58 LEGAL ISSUE THAT WE DON'T HAVE ACCESS TO U.S. 41 THROUGH THE
 07:45:02 LOCKUP.
 07:45:04 >>Rich Yovanovich: RIGHT.

07:45:05 WE DON'T HAVE ACCESS TO 41.
 07:45:08 WE'RE NOT GOING TO GET AN ADDITIONAL ACCESS POINT ON 41.
 07:45:12 AND, JIM, IT'S MY UNDERSTANDING THAT FDOT WOULD ACTUALLY
 07:45:17 PREFER THAT THE ACCESS POINT FOR LOCKUP GO AWAY AND HAVE
 07:45:22 THEM COME THROUGH OUR PROJECT TO GET TO THE FOUNTAIN LAKE
 07:45:25 ENTRANCE, ISN'T THAT CORRECT?
 07:45:27 >>Jim Banks: THAT IS CORRECT.
 07:45:28 FDOT HAD PLANNED FOR THE INGRESS/EGRESS EASEMENT TO BE
 07:45:33 ACROSS THE PROPOSED MEDICAL OFFICE SITE IN ORDER FOR THE
 07:45:37 LOCKUP TO ACCESS THE FOUNTAIN LAKES BOULEVARD ENTRANCE.
 07:45:43 OBVIOUSLY WE TOLD THEM WE DON'T HAVE LEGAL AUTHORITY TO
 07:45:46 PROVIDE THAT INGRESS/EGRESS ACROSS OUR PROPERTY FOR THEM TO
 07:45:51 USE --
 07:45:52 >>Rich Yovanovich: UNDER OUR CONFIGURATION, LOCKUP DOES NOT
 07:45:54 HAVE THE ABILITY TO COME THROUGH OUR PROPERTY TO GET TO
 07:45:57 FOUNTAIN LAKES BOULEVARD, CORRECT?
 07:45:59 >>Jim Banks: THAT IS CORRECT.
 07:46:03 >>Mary Gibbs: THE REASON I BROUGHT THIS UP IS I NOTICED
 07:46:05 THERE WERE A LOT OF COMMENTS THAT SAID THE MAJORITY OF THE
 07:46:09 COMMENTS THAT I THINK WE GOT IN THE E-COMMENTS SAID WHY
 07:46:12 DON'T YOU JUST PROVIDE A SEPARATE ACCESS TO 41, WHICH WE
 07:46:15 KNOW FROM THE VILLAGE, FROM OUR CONTACT WITH F.D.O.T., THAT
 07:46:19 IT'S TOO CLOSE TO THE EXISTING INTERSECTION AND THEY ARE NOT
 07:46:22 GOING TO ALLOW IT.
 07:46:23 THEN WE LOOKED BACK AT THE LOCKUP STORAGE PLANS, BECAUSE

07:46:26 LOCKUP STORAGE SHOWED WHAT LOOKED LIKE A STUBOUT BUT THERE
 07:46:30 IS NO EASEMENT TO CONNECT SO WE CAN'T FORCE THAT CONNECTION
 07:46:32 BECAUSE WE HAD TALKED ABOUT THAT WHEN THIS APPLICATION FIRST
 07:46:36 CAME IN.
 07:46:37 I JUST KNOW THAT A LOT OF PEOPLE THAT ARE HERE HAVE THIS IN
 07:46:41 THEIR MIND THAT THEY PROBABLY WANTED CLARITY TO THOSE
 07:46:43 QUESTIONS.
 07:46:45 >>Jim Wallace: MARY, JUST TO JUMP IN HERE, MY MEMORY NOT AS
 07:46:49 CLEAR AS YOURS, BUT I WAS SITTING ON THE BOARD REVIEW OF
 07:46:54 LOCKUP, AND I THOUGHT THAT NORTH CONNECTION TO THE FOUNTAIN
 07:47:00 LAKES ENTRANCE WAS QUITE A CONTENTIOUS ISSUE.
 07:47:06 AT THE TIME, PEOPLE I THOUGHT THE VILLAGE OF ESTERO WAS
 07:47:09 REQUIRING IT AND THAT THE RESIDENTS OF FOUNTAIN LAKES DID
 07:47:15 NOT WANT IT.
 07:47:15 AND NOW I SEE IT ON THE PLAN, IT JUST DIVES INTO THE SIDE OF
 07:47:22 THE BUILDING.
 07:47:23 WAS IT SOMETHING THAT LOCK UP WAS REQUIRED TO DO?
 07:47:25 I THOUGHT THEY WERE REQUIRED TO PUT THAT CONNECTION TO --

07:47:30 THROUGH THIS PROPERTY OR TO THIS PROPERTY AS PART OF THE
 07:47:33 INTERCONNECTIVITY.
 07:47:35 THE VILLAGE HAS THE WHOLE PLAN OR IT ENCOURAGES
 07:47:39 INTERCONNECTIVITY.
 07:47:40 I THOUGHT THAT WAS REQUIRED AND THE CITIZENS OF FOUNTAIN
 07:47:44 LAKES WERE SAYING WE DON'T WANT IT.
 07:47:47 AM I REMEMBERING THAT CORRECTLY?

07:47:48 >>Mary Gibbs: I THINK SO.
 07:47:50 FROM MY MEMORY OF IT, LOCK UP STORAGE DIDN'T REALLY WANT TO
 07:47:55 DO IT, AND I THINK WE TOLD THEM, WE'RE ALL INTO
 07:47:59 INTERCONNECTIVITY.
 07:48:00 WE WANT TO SEE THE STUBOUT THERE, NOT KNOWING WHETHER
 07:48:03 LEGALLY IT WOULD HAPPEN OR NOT.
 07:48:04 BUT I THINK WE DID MAKE THEM PUT THE STUBOUT THERE.
 07:48:07 I DON'T THINK THEY WANTED IT.
 07:48:08 AND I DON'T THINK FOUNTAIN LAKES WANTED IT EITHER AT THE
 07:48:11 TIME BECAUSE THEY JUST DIDN'T WANT THAT ADDITIONAL TRAFFIC.
 07:48:16 IN THE INTERIM TIME, F.D.O.T., WE HAVE TALKED TO F.D.O.T. A
 07:48:20 COUPLE OF TIMES, AND THEY REALLY DO NOT WANT A SEPARATE
 07:48:25 ACCESS FOR THIS PROJECT ONTO 41.
 07:48:28 F.D.O.T. IS NOT IN FAVOR OF THE LOCK UP STORAGE CONNECTION
 07:48:32 BECAUSE THEY DO -- THEY DO THINK IT'S TOO CLOSE.
 07:48:36 IT'S A PROBLEM WE ARE TRYING TO SOLVE, BUT THAT'S WHY THEY
 07:48:43 ENDED UP KIND OF LOOKING AT THIS TURN LANE.
 07:48:48 >> IT'S ALSO INCONSISTENT WITH THE EXISTING PD MASTER PLAN,
 07:48:51 SO WE COULDN'T DO IT EVEN IF WE WANTED TO UNDER THE EXISTING
 07:48:55 DEVELOPMENT SCHEME.
 07:48:56 >>Jim Wallace: I REMEMBER IT BEING VERY CONTENTIOUS AT THE
 07:49:00 TIME.
 07:49:00 DON'T WANT IT, HAVE TO HAVE IT ALL THOSE THINGS WENT ON.
 07:49:03 IT WAS LEFT AT, OH, DON'T WORRY, THE CONNECTIVITY IS GOING
 07:49:06 TO BE TO THE NORTH AND EVERYBODY WENT, OH, OKAY, AND THEN IT

07:49:09 WENT AWAY.
 07:49:10 NOW YOU'RE SAYING -- I DON'T KNOW IF EVERYBODY AGREES OR
 07:49:16 NOT, IT WON'T GO TO THE NORTH, IT WILL GO AWAY.
 07:49:20 IS THAT WHAT WE'RE SAYING, MARY?
 07:49:21 >>Mary Gibbs: YEAH.
 07:49:22 I THINK WHAT WE'RE SAYING IS THAT IT'S EITHER GOT TO BE
 07:49:25 THROUGH FOUNTAIN LAKES OR THERE'S NO OTHER WAY TO GET THE
 07:49:30 ACCESS.
 07:49:33 >>Jim Wallace: LOCK UP WILL ONLY HAVE ONE ENTRANCE AND EXIT.
 07:49:37 >>Mary Gibbs: YEAH, I HAVE ALSO HEARD F.D.O.T. DOESN'T LIKE
 07:49:40 THEIR EXISTING ACCESS.
 07:49:53 >> GOOD EVENING.
 07:49:54 CAN EVERYBODY HEAR ME?
 07:49:57 >> NO.

07:49:58 >> ALL RIGHT THEN.
 07:49:59 CAN EVERYBODY HEAR ME NOW.
 07:50:01 MY NAME IS CARLOS CARDET, WITH MK ARCHITECTURE.
 07:50:04 I'M HERE TO GO OVER THE ACTUAL BUILDING COMPONENT OF THE
 07:50:10 PROJECT.
 07:50:11 ONE OF THE ASPECTS OF THE PROJECT IS OUR INTENT TO USE GREEN
 07:50:24 AND SUSTAINABLE BUILDING FEATURES.
 07:50:26 AS YOU SEE ON THE LIST THERE, WE ARE GOING TO BE USING SOLAR
 07:50:31 ROOF PANELS WITH A POWERWALL STORAGE SYSTEM.
 07:50:36 THERE WILL BE RAINWATER HARVESTING AND A CISTERN FOR
 07:50:40 LANDSCAPE WATERING.

 07:50:41 BUILDING INCORPORATES HEAT SINKS AND AUTOMATED VENTILATION.
 07:50:49 WE'RE USING VRF AIR-CONDITIONING, WHICH IS VARIABLE
 07:50:53 REFRIGERANT FLOW.
 07:50:55 IT'S A VERY EFFICIENT SYSTEM OF COOLING A BUILDING.
 07:50:58 THERE ARE PARTS OF THE BUILDING THAT HAVE GREEN WALLS.
 07:51:06 THE ENTIRE BUILDING ENERGY INTEGRATION SYSTEM.
 07:51:09 WE WILL BE USING LOCALLY SOURCED BUILDING MATERIALS WHEREVER
 07:51:12 POSSIBLE.
 07:51:13 MAXIMIZING LIGHTING THROUGH THE USE OF EXPANSIVE WINDOWS.
 07:51:19 THERE WILL BE VEHICLE CHARGING STATIONS FOR ELECTRIC
 07:51:24 VEHICLES.
 07:51:25 THE INTERIOR FRAMING IS GOING TO BE METAL STUDS.
 07:51:29 AND WE WILL BE USING FSC WOOD FINISHES.
 07:51:41 THE WINDOWS AND THE GLASS THAT'S GOING TO BE USED IS GOING
 07:51:46 TO BE INSULATED, LOW-E IMPACT RESISTANT WINDOWS AND DOORS.
 07:51:52 LARGE OVERHANGS AND SOLAR SHADES.
 07:51:57 AND WHEREVER POSSIBLE OR AVAILABLE RECYCLABLE MATERIALS.
 07:52:01 THE STYLE OF THE ARCHITECTURE IS GOING TO BE PRAIRIE STYLE,
 07:52:08 WHICH IS AN ALTERNATIVE ALLOWED BY THE ESTERO LAND
 07:52:12 DEVELOPMENT CODE, WHICH FEATURES STRONG GEOMETRY AND
 07:52:16 MASSING, THE USE OF STONE AND STUCCO EXTERIORS, CONNECTED
 07:52:22 INDOOR AND OUTDOOR SPACES AND A RESTRAINED USE OF
 07:52:26 ORNAMENTATION.
 07:52:27 WE'RE DOING THIS TO PROVIDE AN ALTERNATIVE TO MOST OF WHAT
 07:52:35 WE SEE IN THE AREA, WHICH I THINK YOU'LL FIND TO BE AN ASSET

 07:52:39 AND AN ENHANCEMENT TO THE COMMUNITY.
 07:52:42 THIS IS SOME OF THE EXAMPLES OF WHAT PRAIRIE STYLE
 07:52:49 ARCHITECTURE LOOKS LIKE.
 07:52:51 MOSTLY AS CHAMPIONED BY FRANK LLOYD WRIGHT.
 07:52:58 AND THIS IS OUR BUILDING AND OUR INTERPRETATION OF THAT
 07:53:02 STYLE.
 07:53:03 YOU CAN SEE THERE THE HORIZONTAL MASSINGS, THE USE OF
 07:53:10 DIFFERENT TYPES OF MATERIALS.
 07:53:16 THIS IS A VIEW FROM FOUNTAIN LAKES BOULEVARD.
 07:53:23 YOU SEE THERE THE USE OF STONE, STUCCO, DIFFERENT COLORS.

07:53:29 THE HORIZONTAL ACCENT.
 07:53:48 >>Mary Gibbs: PEOPLE IN THE AUDIENCE CAN TALK IN PUBLIC
 07:53:51 INPUT BUT YOU CAN'T YELL OUT FROM THE AUDIENCE.
 07:53:56 >>Carlos Cardet: THERE IS A LANDSCAPE PLAN WHICH
 07:53:57 INCORPORATES IN SOME OF THESE RENDERINGS, WE TOOK THE
 07:54:01 LANDSCAPE PLAN TO THE RENDERER SO THEY COULD REFLECT BETTER
 07:54:05 THE KIND OF LANDSCAPING THAT'S GOING TO BE USED.
 07:54:08 HERE'S A VIEW FROM THE NORTHWEST LOOKING WEST AT THE ENTRY.
 07:54:20 AN AERIAL VIEW.
 07:54:23 YOU SEE BEHIND THERE THAT BIG WHITE MASS IS THE STORAGE
 07:54:27 FACILITY.
 07:54:28 AND THIS IS A NIGHT VIEW OR AN EVENING VIEW SHOWING THAT WE
 07:54:37 HAVE LIKE VERY MUTED LIGHTED FEATURE AT THE TOP, WHICH IS
 07:54:46 GOING TO BE ILLUMINATED.
 07:54:49 AND THIS IS THE COLOR PALETTE OF THE KIND OF MATERIALS AND

 07:54:53 COLORS WE'RE GOING TO BE USING, INCLUDING STONE VENEERS,
 07:54:57 WOOD SIDINGS, DIFFERENT COLORS OF STUCCO, USING MEDIUM BROWN
 07:55:03 WINDOW FRAMES AND SUN SHADES.
 07:55:06 THE SIGN FOR THE PROJECT IS GOING TO REFLECT SOME OF THE
 07:55:15 COLORS AND MATERIALS THAT WE'RE GOING TO BE USING FOR THE
 07:55:20 BUILDING.
 07:55:20 THERE IS ANOTHER PERSPECTIVE OF THE SIGN.
 07:55:29 AND THIS IS A CONSTRUCTION DRAWING OF THE TRASH DUMPSTER.
 07:55:32 IT IS A VERY SIMPLE CONTAINMENT WALL IN STUCCO.
 07:55:37 THE COLORS ARE TO MATCH THE BUILDING WITH STEEL GATES.
 07:55:43 ONE OF THE LAST THINGS I WANT TO POINT OUT IS THIS BUILDING,
 07:55:47 I'M VERY PROUD OF THIS LITTLE PIECE OF GLASS HERE.
 07:55:50 THE BUILDING WON THE 2022 BEST DESIGN IN ITS CLASS BY THE
 07:55:59 LEAD BUILDING ASSOCIATION SUMMIT AWARDS.
 07:56:04 IF YOU HAVE ANY OTHER QUESTIONS, I WOULD BE HAPPY TO ANSWER
 07:56:07 THEM OR IF I DON'T KNOW THE ANSWER I'LL MAKE SOMETHING UP.
 07:56:14 >>Scotty Wood: I HAVE A QUESTION.
 07:56:15 >>Jim Wallace: THE ONLY QUESTION I HAVE IS REALLY ON THE
 07:56:17 ARCHITECTURE.
 07:56:18 I DON'T KNOW WHAT THE LATTICE WALL OR WHATEVER IT IS THAT
 07:56:23 YOU HAVE HERE SEEMS TO BE THE ONLY ELEMENT THAT SEEMS TO ME
 07:56:28 TO BE OUT OF PLACE.
 07:56:30 CAN YOU TALK TO THAT?
 07:56:32 >>Carlos Cardet: I'M SORRY.
 07:56:33 COULD YOU REPEAT THAT?

 07:56:34 I DIDN'T HEAR YOU.
 07:56:36 >>Jim Wallace: LATTICE WALL, IT IS THE ONLY ELEMENT THAT
 07:56:40 SEEMS TO BE OUT OF PLACE.
 07:56:42 >>Carlos Cardet: WELL, IT CONTAINS THE EXTERIOR TRAFFIC
 07:56:48 PATTERN.
 07:56:48 YOU CAN SEE HERE JUST OFF THE BUILDING --

07:56:53 >>Jim Wallace: I UNDERSTAND WHERE IT IS AND I UNDERSTAND ITS
 07:56:55 HEIGHT AND DIMENSION AND EVERYTHING ELSE.
 07:56:57 I'M TALKING ABOUT THE DESIGN OF THE ELEMENT.
 07:57:01 >>Carlos Cardet: YOU FIND THAT IT'S OUT OF PLACE?
 07:57:05 >>Jim Wallace: I GUESS I DO.
 07:57:06 AND I ADMIRE PRAIRIE DESIGN.
 07:57:12 >>Carlos Cardet: RIGHT.
 07:57:13 I UNDERSTAND.
 07:57:14 I'M NOT CHALLENGING YOU.
 07:57:15 IT'S PART OF THE DESIGN CONCEPT TO ENCLOSE THE PROJECT TO
 07:57:22 GIVE IT SOME DEFINITION AND DIMENSION AWAY FROM THE
 07:57:26 ROADWAYS.
 07:57:33 >>Jim Wallace: JUST A COMMENT.
 07:57:36 >>Carlos Cardet: ANYTHING ELSE?
 07:57:42 >>Anthony Gargano: SCOTTY, DID YOU HAVE A QUESTION?
 07:57:44 >>Scotty Wood: NO, THANK YOU.
 07:57:47 >>Carlos Cardet: WELL, THANK YOU.
 07:57:49 >>Kristin Jeannin: I DO HAVE A QUICK QUESTION.
 07:57:50 DOES THIS RENDERING THAT'S ON THE SCREEN NOW REFLECT OR NOT

 07:57:54 REFLECT WHAT'S GOING ACTUALLY ON IN THE LANDSCAPING?
 07:57:59 >>Carlos Cardet: NO, AS I SAID, WE GAVE THE LANDSCAPE PLANS
 07:58:02 TO THE RENDERER, AND HE TRIED AS BEST AS THEY COULD TO
 07:58:08 REPLICATE THE ACTUAL SPECIES AND MATERIALS THAT ARE GOING TO
 07:58:11 BE USED.
 07:58:12 >>Kristin Jeannin: THE LANDSCAPE ARCHITECT IS BEHIND YOU.
 07:58:14 LET'S LET HIM WEIGH IN.
 07:58:16 THANK YOU.
 07:58:16 >> WHILE THE RENDERER DID TRY TO REPLICATE SOME OF THE
 07:58:20 SPECIES OR FORMS, THE TREES THAT WE USED, UP THERE ON THE
 07:58:26 SCREEN DOES NOT REFLECT ALL THE BUFFER AND THE SHRUB
 07:58:29 PLANTINGS AND UNDERSTORY PLANTINGS.
 07:58:31 >>Kristin Jeannin: THERE IS LIKE A DOUBLE LAYER OF SHRUBS
 07:58:33 GOING IN AS WELL.
 07:58:36 >> ABSOLUTELY, YES.
 07:58:37 SHRUBS AND GROUND COVER.
 07:58:46 >>Kristin Jeannin: YOU DON'T HAVE THAT GRAPHIC IN THE
 07:58:49 PRESENTATION?
 07:58:55 >>Jim Wallace: THE UNDERPLANTING IS MISSING IN THESE
 07:58:59 RENDERINGS.
 07:59:00 >> WHAT TYPICALLY HAPPENS, AS YOU KNOW, PART OF THE
 07:59:03 ARCHITECT'S ENDEAVOR HERE IS TO SHOW THE MATERIALS SO THAT
 07:59:08 ONCE YOU PUT THE LANDSCAPING IN, IT DOES HIDE ALL THAT.
 07:59:12 BUT THERE ARE NUMEROUS SHRUBS, DOUBLE HEDGEROW AND GROUND
 07:59:18 COVER THROUGHOUT.

 07:59:21 >>Jim Wallace: THESE ARE BOTH PART OF THE ARCHITECTURAL
 07:59:24 RENDERINGS, BUT THEY ARE DIFFERENT.

07:59:27 THE WHOLE UNDERPLANTING STORY IS GONE.
 07:59:32 >>Kristin Jeannin: IT LOOKS GREAT WITH THE LANDSCAPING
 07:59:36 ADDITION.
 07:59:36 OBVIOUSLY A LITTLE BIAS.
 07:59:38 THE BUILDING IS NICE.
 07:59:42 LANDSCAPING ADDS A LOT.
 07:59:46 >> THERE'S A LOT MORE CANOPY TREE AND OTHER THINGS BESIDES
 07:59:49 THE SHRUBS.
 07:59:49 HE PICKED UP --
 07:59:51 >>Jim Wallace: COLOR ACCENTS AND EVERYTHING ELSE THAT YOU
 07:59:54 HAVE HERE THAT YOU DON'T HAVE ON THE REST, HOW IT SOFTENS
 07:59:59 THE BUILDING.
 08:00:06 >> [INAUDIBLE]
 08:00:12 >>James Tatooles: THERE IS A DRASTIC DIFFERENCE BETWEEN THE
 08:00:15 NAKED BUILDING SHOWING WHAT THE BUILDING LOOKS LIKE AND THEN
 08:00:20 CAMOUFLAGING IT, IF YOU WILL, WITH THE LANDSCAPING.
 08:00:27 BECAUSE IT IS A STARK DEPARTURE FROM WHAT WE'VE SEEN IN THE
 08:00:34 AREA, ALTHOUGH IT DOES MEET BEAUTIFUL DESIGN AND GOING INTO
 08:00:40 -- TYING INTO THE PRAIRIE SCHOOL OF WHAT I WOULD SAY THE
 08:00:45 MIDWEST TO FLORIDA PRAIRIE SCHOOL.
 08:00:52 SO THERE IS A LITTLE BIT OF A BLENDING OF THE TWO RATHER
 08:00:56 THAN IT JUST BEING PURE FLORIDA.
 08:01:00 >> RIGHT, YEAH.

 08:01:02 >>James Tatooles: IT MAY BE HARD TO TRY TO RATIONALIZE HOW
 08:01:08 THIS IS A MIDWEST FLORIDA PRAIRIE SCHOOL PROJECT, ALTHOUGH
 08:01:13 IT LOOKS VERY NICE.
 08:01:15 BUT I THINK THE LANDSCAPING IS A VERY INTEGRAL PART OF THIS
 08:01:19 THING TO PUT IT TOGETHER, TO BLEND IT TOGETHER.
 08:01:22 >>Carlos Cardet: AND I AGREE, YES.
 08:01:24 >>Jim Wallace: THE NATURAL MATERIALS, REALLY HAVE TO APPLAUD
 08:01:27 YOU, THEY ARE VERY, VERY NICE.
 08:01:28 THE USE OF THE MATCHING MATERIALS.
 08:01:37 >>Rich Yovanovich: UNLESS YOU HAVE ANY FURTHER QUESTIONS OF
 08:01:38 US, THAT IS THE COMPLETION OF OUR PRESENTATION.
 08:01:42 >>Jim Wallace: UNFORTUNATELY OUR ARCHITECT IS NOT HERE TO
 08:01:45 COMMENT.
 08:01:46 >>Scotty Wood: I HAVE A QUESTION.
 08:01:48 THE SIGNAGE THAT WAS SHOWN INDICATED THE ABBIATI EMERGENCY
 08:01:55 DENTAL AND MEDICAL.
 08:01:57 TALK ABOUT THE MEDICAL.
 08:02:00 I'M NOT QUITE SURE I UNDERSTAND THAT.
 08:02:01 I THOUGHT THIS WAS A DENTAL OFFICE.
 08:02:05 >>Rich Yovanovich: IT PERMITS BOTH.
 08:02:06 WE DON'T HAVE A MEDICAL PROVIDER AT THIS TIME.
 08:02:08 BUT WE ARE ANTICIPATING HAVING OTHER MEDICAL USERS IN THE
 08:02:13 BUILDING, IN THE SQUARE FOOTAGE THAT DR. ABBIATI WILL NOT BE
 08:02:16 UTILIZING.

08:02:17 >>Scotty Wood: BUT THERE WOULD BE NO EXPECTATION FOR ANY
08:02:19 KIND OF A REGULAR E.M.S. TRANSFER STATION ON THE SITE.
08:02:25 >>Rich Yovanovich: NO, SIR.
08:02:27 >>Scotty Wood: OKAY.
08:02:27 THANK YOU.
08:02:28 >>Jim Wallace: JUST SO I UNDERSTAND THE CLARIFICATION
08:02:31 BECAUSE I THINK IT IS A VALID POINT, IS IT GOING TO SAY "AND
08:02:35 MEDICAL" OR NOT?
08:02:35 ON THE SIGNAGE.
08:02:38 IS IT JUST ABBIATI DENTAL OR IS IT GOING TO BE AND MEDICAL
08:02:42 GOING TO BE THERE?
08:02:44 I THINK THAT'S CONFUSING, ACTUALLY.
08:02:50 >>Rich Yovanovich: LET'S BE CLEAR.
08:02:52 WE'RE NOT PROVIDING -- DR. ABBIATI IS A DENTIST.
08:02:55 I'M SURE IF YOU NEEDED SOMETHING DONE ON AN EMERGENCY BASIS,
08:02:58 HE WILL BE ABLE TO PROVIDE THAT.
08:03:00 WE'RE NOT ANTICIPATING NON-DENTAL EMERGENCY SERVICES.
08:03:06 LET ME GET YOU THE AMOUNT OF SQUARE FOOTAGE.
08:03:09 I THINK IT'S ROUGHLY 1900 SQUARE FEET OF GENERAL OFFICE AND
08:03:16 10,000 DENTAL AND MEDICAL OFFICE IS WHAT WE'RE REQUESTING,
08:03:20 WHICH IS CONSISTENT WITH THE PD THAT WAS APPROVED FOR THE
08:03:24 PROJECT.
08:03:24 >>Jim Wallace: THERE WILL BE MEDICAL OFFICES THERE OR THERE
08:03:26 WILL NOT?
08:03:27 >>Rich Yovanovich: YES, WE ARE PROVIDING THE ABILITY TO HAVE
08:03:29 MEDICAL OFFICE.

08:03:29 HE'S NOT LEASED UP THE BUILDING YET.
08:03:32 >>Jim Wallace: JUST SO I UNDERSTAND AND EVERYBODY, THERE
08:03:35 WILL BE ABBIATI DENTAL AND THEN THERE WILL IN ADDITION BE
08:03:40 MEDICAL OFFICES.
08:03:41 >>Rich Yovanovich: YES, WE ARE PROVIDING FOR THAT ABILITY TO
08:03:43 HAVE MEDICAL OFFICES.
08:03:44 >>Kristin Jeannin: WHERE IS THIS SIGN ON THE SITE PLAN?
08:03:46 I THINK I JUST SAW IT ON THE LANDSCAPE PLAN.
08:04:11 >> YEAH, SO IT'S THAT RECTANGLE AND IT'S RIGHT THERE.
08:04:15 >>Mary Gibbs: CAN YOU EXPLAIN WHERE IT IS?
08:04:18 BECAUSE IT'S REALLY HARD FOR ANYBODY TO SEE IN THE AUDIENCE.
08:04:20 >> LITERALLY THE NORTHEAST CORNER OF THE PROPERTY.
08:04:23 LET ME CHECK THE SITE PLAN.
08:04:25 >>Mary Gibbs: RIGHT NEXT TO U.S. 41?
08:04:27 >> IT IS, YES.
08:04:28 WHERE PEOPLE CAN SEE WHERE THEY NEED TO TURN IN.
08:04:38 >>James Tatooles: GO BACK TO THE ENTRANCE PICTURES.
08:04:47 >>Mary Gibbs: IT'S NOT GOING TO BE ON FOUNTAIN LAKES
08:04:49 BOULEVARD.
08:04:50 >> NO, IT HAS TO BE ON OUR PROPERTY.

08:04:52 >>Mary Gibbs: ON YOUR PROPERTY, SET BACK FROM U.S. 41, 15
 08:04:59 FEET.
 08:05:00 >> CORRECT.
 08:05:00 >>Jim Wallace: YOU'RE PROPOSING A TURNING LANE.
 08:05:03 >> YES.

 08:05:03 AND THE TURN LANE WOULD BE IN THIS AREA RIGHT HERE, WHICH I
 08:05:07 MENTIONED WE WOULD HAVE TO RELOCATE SOME OF THE GATE
 08:05:10 COMPONENTS.
 08:05:11 >>Jim Wallace: ONE LAST COMMENT BEING AN EX-AD AGENCY
 08:05:15 CREATIVE DIRECTOR, AS SOON AS YOU SAY ABBIATI EMERGENCY,
 08:05:20 WHICH YOU DO ON YOUR TOWER SIGN, ABBIATI EMERGENCY DENTAL.
 08:05:28 MY PRESUMPTION WOULD BE IT'S ONLY FOR EMERGENCY DENTAL.
 08:05:31 CLARITY IS -- JUST A COMMENT.
 08:05:39 >> NOTED.
 08:05:41 >>Anthony Gargano: I HAVE A QUESTION FOR JIM BANKS.
 08:05:44 WHAT IS THE TRIP GENERATION?
 08:05:50 >>Jim Banks: TRIP GENERATION FOR THE ENTIRETY OF THE
 08:05:57 BUILDING, WHICH IS 10,000 SQUARE FEET, GIVE ME JUST A
 08:06:02 MOMENT, IS 430 DAILY TRIPS AND 47 P.M. PEAK HOUR TWO-WAY
 08:06:16 TRIPS.
 08:06:21 >>Anthony Gargano: IS THAT BASED ON SOLELY THE DENTAL
 08:06:23 PRACTICE OR THE EXPANDED USE?
 08:06:29 >>Jim Banks: WE ACTUALLY OVERSTATED IN THE ITE, WHEN WE RAN
 08:06:33 THE ENTIRE BUILDING 10,000 SQUARE FEET OF MEDICAL, WHICH
 08:06:37 IT'S NOT GOING TO BE BECAUSE MEDICAL GENERATES MORE TRIPS
 08:06:40 THAN GENERAL OFFICE.
 08:06:41 WE JUST ERRED ON THE SIDE OF BEING CONSERVATIVE, SO WE BASED
 08:06:46 THE TRIPS AS IF IT WAS GOING TO BE ALL MEDICAL USE.
 08:06:49 AND, AGAIN, IT'S NOT GOING TO BE, BUT THAT'S THE WAY WE RAN
 08:06:52 THE TRIPS.

 08:06:53 >>Anthony Gargano: YOU HAVE INCLUDED THE EXPANDED USE?
 08:06:57 >>Jim Banks: YES.
 08:06:59 >>Anthony Gargano: THANK YOU.
 08:07:05 >>Scotty Wood: ANY OTHER QUESTIONS FROM THE BOARD?
 08:07:07 >>Kristin Jeannin: I HAVE ONE.
 08:07:08 SO THE ORIGINAL ZONING I GUESS IT WAS THAT HAD THE TWO
 08:07:16 OPTIONS, WHETHER IT COULD BE -- ONE WAS MEDICAL USE AND THE
 08:07:20 OTHER WAS A BANK, I SUPPOSE.
 08:07:23 THAT GRAPHIC HAD A MUCH SMALLER BUILDING ON IT.
 08:07:31 HOW DID THAT COME ABOUT?
 08:07:33 IS THAT ANYTHING -- IS THAT ANYTHING THAT'S IN THE ZONING,
 08:07:36 THE ALLOWABLE AREA OF BUILDING?
 08:07:42 >>Rich Yovanovich: 20,000 SQUARE FEET WAS THE APPROVED
 08:07:44 SQUARE FOOTAGE FOR THE BUILDING.
 08:07:46 >>Kristin Jeannin: WHAT IS THIS AGAIN?
 08:07:48 >>Rich Yovanovich: THIS IS 11,950.

08:07:51 BUT LET ME GO BACK.
 08:07:53 >>Kristin Jeannin: LITTLE MORE THAN HALF OF WHAT IS ALLOWED.
 08:07:56 >>Rich Yovanovich: IT IS SMALLER THAN WHAT IS AUTHORIZED.
 08:08:01 >>Kristin Jeannin: THANK YOU.
 08:08:02 COULD YOU ANSWER HOW MUCH OF THIS IS ACTUALLY GOING TO BE
 08:08:07 TAKEN OUT BY ABBIATI DENTAL AND HOW MUCH IS GOING TO BE --
 08:08:13 DO YOU ALREADY KNOW KIND OF HOW MANY LEASE FACILITIES ARE
 08:08:18 WITHIN THE STRUCTURE?
 08:08:19 >>Rich Yovanovich: I DON'T.

 08:08:20 WE HAVE NOT BROKEN IT INTO THAT FINITE AT THIS TIME.
 08:08:23 >>Kristin Jeannin: OKAY.
 08:08:24 THANK YOU.
 08:08:28 >>Rich Yovanovich: ANY OTHER QUESTIONS FOR US?
 08:08:32 >>James Tatooles: I HAVE A QUESTION.
 08:08:33 SINCE FOUNTAIN LAKES HAS A DIFFERENT AMBIENCE TO IT AND
 08:08:37 YOU'RE COMING THROUGH AN ENTRANCE GOING INTO SOME DIFFERENT
 08:08:43 TYPE OF A FEELING, WHEN YOU'RE COMING OUT, I'M JUST THINKING
 08:08:52 ABOUT THIS LANDSCAPING AND I'M THINKING ABOUT WHAT'S IN
 08:08:55 FRONT OF THE PARKING LOT AS YOU'RE EXITING, WHAT KIND OF A
 08:09:00 TRANSITION IS THERE IN A RELATIONSHIP BETWEEN THE
 08:09:03 ARCHITECTURE, THE LANDSCAPING THAT'S THERE TO THIS
 08:09:06 LANDSCAPING AND IS THERE A DRASTIC DIFFERENCE BETWEEN THE
 08:09:10 TWO?
 08:09:10 IS THERE A FLOW BETWEEN THEM SO THAT THERE IS A TRANSITION
 08:09:13 FROM ONE LANDSCAPING FEELING TO THE LANDSCAPING AS WE'RE
 08:09:19 EXITING HERE?
 08:09:28 >> I DON'T KNOW THE DISTANCE.
 08:09:30 I DIDN'T LOOK AT WHAT WAS ON AT THE GATEHOUSE OF FOUNTAIN
 08:09:37 LAKES.
 08:09:37 THE PLANT MATERIAL WE'RE USING, I'M 90% SURE THERE IS A LOT
 08:09:42 OF IT AROUND AND WITHIN FOUNTAIN LAKES AND THE PLANT
 08:09:47 MATERIAL TREES AND PALM-WISE, I DO BELIEVE WILL BLEND
 08:09:51 NICELY.
 08:09:52 IT MAY NOT MATCH EXACTLY WITH WHAT'S OUT THERE, WHICH I

 08:09:55 THINK IS FINE.
 08:09:57 I LIKE SOME DIVERSITY.
 08:10:01 IT'S NOT GOING TO CONFLICT WITH WHAT'S OUT THERE.
 08:10:06 >>James Tatooles: I'M JUST SAYING YOU DON'T WANT TO HAVE
 08:10:08 SOMETHING THAT'S BLACK AND ALL OF A SUDDEN YOU'RE GOING INTO
 08:10:12 SOMETHING THAT'S WHITE.
 08:10:13 IT SHOULD BE A BLENDING OF WHAT'S THERE AS TO WHAT YOU'RE
 08:10:17 PROPOSING HERE RATHER THAN IT BE A DIVISION BETWEEN THE TWO.
 08:10:22 AND I THINK THAT'S AN IMPORTANT FACTOR TO MAKE IT FEEL
 08:10:25 SMOOTH AS YOU'RE GOING OUT.
 08:10:35 >>Carlos Cardet: ONE OF THE QUESTIONS I JUST ASKED GREG WAS
 08:10:41 HOW MUCH DISTANCE THERE IS BETWEEN THE ENTRANCE TO THIS

08:10:45 PROJECT AND THE ENTRANCE TO FOUNTAIN LAKES, AND JUST LOOKING
 08:10:49 AT THE GRAPHICS, IT SEEMS LIKE THERE IS SUFFICIENT ROADWAY
 08:10:54 BETWEEN THE TWO WHERE THAT KIND OF TRANSITION CAN BE DONE
 08:10:58 SMOOTHLY GOING FROM ONE TO THE OTHER.
 08:11:02 AND IF IT'S A MATTER OF JUST LANDSCAPING, I'M SURE THAT CAN
 08:11:05 BE ACHIEVED.
 08:11:08 >>James Tatooles: I THINK YOU CAN'T FEEL -- THERE IS A
 08:11:11 DIVISION WALL.
 08:11:15 I THINK IT HAS TO BE A TRANSITION WALL, NOT A DIVISION WALL.
 08:11:20 >>Jim Wallace: I DON'T SEE A BIG DIFFERENCE IN WHAT I SEE IN
 08:11:24 THE PICTURES AND WHAT THEY ARE PROPOSING.
 08:11:25 IT'S NOT LIKE THEY ARE PROPOSING CACTUS AND SPRUCE.
 08:11:31 >>Greg Diserio: THE CODE REQUIRES CERTAIN PERCENTAGE NATIVE

 08:11:34 AND WE UTILIZE PLANT MATERIAL THAT GIVES YOU THE COLOR,
 08:11:38 GIVES YOU THE ACCENT BUT IS ALSO DURABLE AND SURVIVES AND
 08:11:41 DOES WELL.
 08:11:42 THESE PHOTOS DON'T REALLY SHOW, THERE'S NOT A LOT OF
 08:11:49 LANDSCAPING.
 08:11:49 SOME ROYAL PALMS I BELIEVE ARE ON THE SOUTH, ON THE EXIT
 08:11:54 LANE.
 08:11:56 SO I THINK WHAT WE'RE PROPOSING WILL BLEND.
 08:12:00 >>Jim Wallace: AND ANY TREES I'M JUST PRESUMING HERE, I'M
 08:12:04 SURE, ANY TREES THAT NEED TO BE REPLACED WHEN YOU ADD THAT
 08:12:08 TURNING LANE, I'M SURE YOU'RE NOT GOING TO BE PUTTING IN TEN
 08:12:11 FOOTERS OR 12 FOOTERS.
 08:12:14 IT'S IN YOUR BEST INTEREST THAT THEY BE 18 AND 20 FOOTERS,
 08:12:17 THE REPLACEMENT TREES.
 08:12:18 I'M SURE -- I MEAN, IT LOOKS LIKE A TREE OR TWO HERE THAT
 08:12:23 WOULD HAVE TO GO.
 08:12:27 >>Greg Diserio: IT LOOKS LIKE THAT MIGHT BE A BOTTLE BRUSH
 08:12:30 EVEN.
 08:12:31 >>Jim Wallace: YOU DON'T WANT FOUNTAIN LAKES TO HAVE ANY
 08:12:34 LESS THAN WHAT THEY HAVE RIGHT NOW, RIGHT?
 08:12:36 >> CORRECT.
 08:12:39 >>Kristin Jeannin: IT LOOKS LIKE THE SIZE ON THE PLANT
 08:12:46 PALETTE ARE BEEFED UP A BIT FROM WHAT IS REQUIRED.
 08:12:49 ESPECIALLY LIKE THE ROYAL PALMS LOOK LARGE.
 08:12:55 >>Greg Diserio: IT IS ESTERO, SO --

 08:13:00 >>Anthony Gargano: IS THAT IT?
 08:13:01 SCOTTY, YOU MIGHT WANT TO OPEN THE PUBLIC SECTION.
 08:13:04 >>Scotty Wood: I THINK SO.
 08:13:05 IF THERE ARE NO FURTHER COMMENTS FROM THE BOARD, THEN I'M
 08:13:07 GOING TO OPEN THE PUBLIC HEARING.
 08:13:11 >>Tammy Duran: JANET IS THE FIRST SPEAKER AND THEN IT WILL
 08:13:13 BE JOYCE.
 08:13:21 >> HI.

08:13:21 MY NAME IS JANET HILDEBRAND.
 08:13:23 I'M THE PRESIDENT OF THE FOUNTAIN LAKES COMMUNITY
 08:13:26 ASSOCIATION.
 08:13:26 MY ADDRESS IS 22806 NAP TAIL COURT.
 08:13:32 WE ARE A COMMUNITY OF OVER 900 FAMILIES, AND WE HAVE A LARGE
 08:13:36 VOTING BLOC FOR OVER 30 YEARS.
 08:13:41 AND WE'RE HERE TO SPEAK ABOUT OUR CONCERNS WITH THE PROJECT,
 08:13:46 AND WE DON'T HAVE A CONCERN WITH THE PROJECT, WITH THE
 08:13:49 BUILDING OR THE ACTUAL EASEMENT TO GET IN THERE.
 08:13:55 WE DO HAVE A PROBLEM WITH SOME OF THE MAJOR CHANGES THAT
 08:14:01 THEY WANT TO MAKE TO THE ROADWAY.
 08:14:05 THEY ARE PROPOSING THAT A THIRD LANE, WHICH IS CAUSING THAT
 08:14:12 GROUND TO BE TAKEN AWAY, AND FOUNTAIN LAKES BOULEVARD DOES
 08:14:17 BELONG TO FOUNTAIN LAKES.
 08:14:20 AND WE CURRENTLY, AS HE INDICATED, THEY HAVE A LAWSUIT
 08:14:24 AGAINST US, AND WE ARE FILING AN EMERGENCY LAWSUIT AGAINST
 08:14:31 THEM BECAUSE IT IS FOUNTAIN LAKES PROPERTY, AND THEY ARE

 08:14:36 MAKING MAJOR CHANGES TO IT WITHOUT OUR PERMISSION.
 08:14:39 WE RECOMMEND THAT THE VILLAGE -- OUR LAWYER HAS TALKED TO
 08:14:47 THE VILLAGE ATTORNEY, AND SHE WAS THE ONE THAT RECOMMENDED
 08:14:50 PROCESSING EMERGENCY LAWSUIT.
 08:14:56 WE'D LIKE THE BOARD TO EITHER DENY THE APPLICATION OR TO
 08:15:03 CONTINUE TODAY'S PUBLIC HEARING AT A LATER DATE UNTIL A
 08:15:07 JUDGE CAN MAKE A RULING ON THE PROPERTY OWNERSHIP AND THE
 08:15:12 ISSUES THAT ARE BEFORE YOU TODAY.
 08:15:17 YOU ALREADY MENTIONED THAT SOUTH FLORIDA WATER MANAGEMENT
 08:15:20 WAS ASKING FOR A MODIFICATION TO THE PERMIT.
 08:15:26 THAT MODIFICATION HAS TO BE SIGNED BY A FOUNTAIN LAKES
 08:15:32 COMMUNITY ASSOCIATION.
 08:15:35 ABBIATI DOES NOT OWN THAT PROPERTY AND IN ORDER TO GET THAT
 08:15:42 MODIFICATION, FOUNTAIN LAKES HAS TO SIGN IT.
 08:15:45 I DO HAVE A LETTER FROM SERGIO GUZMAN FROM SOUTH FLORIDA
 08:15:52 WATER MANAGEMENT THAT STATES THAT.
 08:15:54 SO IT SEEMS TO ME THAT IF YOU VOTE TO SAY YES, IT IS AND NOW
 08:16:01 THERE ISN'T GOING TO BE A SOUTH FLORIDA WATER MANAGEMENT
 08:16:05 PERMIT, THEN WHAT?
 08:16:06 SO BY DENYING AND TABLING THE ABBIATI DEVELOPMENT ORDER
 08:16:13 TODAY, YOU WILL ALLOW LEE COUNTY COURTS TO RESOLVE THE
 08:16:17 PROPERTY ISSUE AND ENSURE THAT THE RESOLUTION OF THESE
 08:16:21 ISSUES BEFORE YOU VOTE.
 08:16:24 I HAVE MORE TIME, SO I DID WANT TO SAY, I THINK ONE OF THE
 08:16:28 GENTLEMEN THAT WAS GOING TO SPEAK, I THINK HE HAD TO LEAVE,

 08:16:32 BUT SUN GATE VILLAS, THAT IS AT THE WEST PROPERTY LINE, THEY
 08:16:39 HAVE AN ISSUE WITH THE FENCE BEING BETWEEN THE PARKING LOT
 08:16:44 AND THE RETENTION AREA.
 08:16:45 THEY WOULD PREFER, THEY WANT THE WALL TO BE ON THEIR LOT

08:16:52 LINE SO THAT THEY DON'T HAVE TO LOOK AT THE RETENTION AREA.
 08:16:54 A COUPLE OF THINGS THAT YOU'RE TALKING ABOUT, THE ENTRANCE
 08:17:02 THERE, WE HAVE 30-FOOT ROYAL PALMS ON BOTH SIDES, AND I
 08:17:07 BELIEVE ONE OF THEM HAS TO BE REMOVED FOR THE ENTRANCE LANE
 08:17:12 TO GO IN THERE.
 08:17:13 BUT WE ARE BASICALLY OBJECTING TO THEM PUTTING IN A THIRD
 08:17:20 LANE WITHOUT PROPER AUTHORITY.
 08:17:27 >>Jim Wallace: YOU'RE OBJECTING TO THEM PUTTING A THIRD LANE
 08:17:30 WITHOUT --
 08:17:31 >> PROPER AUTHORITY FROM THE FOUNTAIN LAKES COMMUNITY
 08:17:33 ASSOCIATION.
 08:17:36 >>Scotty Wood: I'D LIKE TO MAKE A COMMENT.
 08:17:40 YOU INDICATED THAT YOU WOULD PREFER THAT THIS BOARD EITHER
 08:17:44 DENY OR CONTINUE THIS APPLICATION.
 08:17:50 REGARDING THE POSSIBILITY OF A VOTE TO CONTINUE THE
 08:17:52 APPLICATION, WE ARE REQUIRED AS A BOARD WHEN WE CONTINUE AN
 08:17:57 APPLICATION, WE HAVE TO CONTINUE IT TO A DATE CERTAIN.
 08:18:02 UNFORTUNATELY, BECAUSE OF THE COURT SYSTEM, WE HAVE NO IDEA
 08:18:07 WHAT THAT DATE CERTAIN SHOULD BE.
 08:18:08 SO IT WOULD BE VERY DIFFICULT FOR THIS BOARD TO CONTINUE
 08:18:13 THIS PARTICULAR APPLICATION BECAUSE OF THAT CIRCUMSTANCE.

 08:18:18 I HOPE YOU UNDERSTAND THAT.
 08:18:19 WE HAVE NO CONTROL OVER THAT WHATSOEVER.
 08:18:21 BUT I WANTED TO MAKE IT CLEAR TO EVERYONE AS TO WHAT
 08:18:27 CONDITIONS EXIST OUT THERE AND WHAT THIS BOARD CAN DO AND
 08:18:30 WHAT THIS BOARD CANNOT DO.
 08:18:32 BUT THANK YOU FOR YOUR INPUT.
 08:18:35 >> OKAY.
 08:18:35 ANYTHING ELSE?
 08:18:37 >>Tammy Duran: JOYCE IS NEXT AND THEN WILLIAM.
 08:18:48 >> BEFORE I EVEN START, I WANT TO ENCOURAGE TO YOU VOTE NO.
 08:18:52 MY NAME IS JOYCE SISKI.
 08:18:56 I'M A BOARD MEMBER OF FOREST RIDGE SHORES IN FOUNTAIN LAKES
 08:19:00 WHERE I HAVE LIVED FOR 11 YEARS.
 08:19:02 I HAVE LOTS OF QUESTIONS, BUT I'LL LIMIT MYSELF.
 08:19:08 ONE OF THEM IS, HAS THE VILLAGE SOUGHT A RESPONSE FROM THE
 08:19:16 FIRE DEPARTMENT AND SOUTHWEST FLORIDA WATER MANAGEMENT, BOTH
 08:19:22 SAFETY INSTITUTIONS, SINCE THIS CHANGE WAS PROPOSED BY
 08:19:26 ABBIATI DENTAL?
 08:19:27 ALSO, I UNDERSTAND THAT OUR DRIVEWAY ENTRANCE MUST HAVE A
 08:19:34 FIVE-CAR LIMIT BEFORE IT REACHES U.S. 41.
 08:19:37 YOU CAN CORRECT ME IF I'M WRONG ABOUT THAT.
 08:19:40 DOES THIS TAKE INTO CONSIDERATION THE FIRE DEPARTMENT
 08:19:44 TRUCKS, LAWN TRUCKS WITH TRAILERS, DELIVERY TRUCKS, WASTE
 08:19:50 MANAGEMENT TRUCKS, WHICH THERE WAS ONE SITTING OUTSIDE MY
 08:19:54 HOUSE THE OTHER DAY BECAUSE IT BROKE DOWN, AND IT NEEDED THE

08:19:59 SUPER HUGE TOW TRUCK TO GET IT OUT.
 08:20:04 THAT IS A FEW THINGS.
 08:20:06 LAWN WASTE, RECYCLING, NOT TO MENTION THE CONSTRUCTION
 08:20:09 TRUCKS THEY ARE GOING TO NEED, PLUS CONSTRUCTION FOR ROOF
 08:20:12 REPLACEMENT OR ANY HOME IMPROVEMENT VEHICLES ALONG WITH
 08:20:19 ANYTHING ELSE.
 08:20:20 OOPS, DID I FORGET THE RESIDENTS AND THEIR GUESTS?
 08:20:22 WE HAVE A GATE SYSTEM NOW THAT'S NEW AND ISN'T SHOWN ON
 08:20:32 THOSE PICTURES.
 08:20:33 WE ALSO HAVE A BARRIER SO THAT GUESTS KNOW THEY STAY ON THE
 08:20:38 LEFT AND RESIDENTS KNOW THEY STAY ON THE RIGHT.
 08:20:41 WE HAVE A TWO GATE SYSTEM.
 08:20:44 ONE WITH LIGHTS AND THEN THE BIG BARRIER, THE WIRE GATE.
 08:20:48 PEOPLE ARE STILL CONFUSED.
 08:20:53 SO THEY COME UP TO THAT AND THEY ARE STILL NOT SURE OF WHAT
 08:20:58 THEY ARE SUPPOSED TO DO.
 08:20:59 SO THAT'S GOING TO CREATE A BACKUP ALONG WITH ALL THIS OTHER
 08:21:04 TRAFFIC NOW THAT WE'RE GOING TO HEAR ABOUT, ALONG WITH MAYBE
 08:21:07 EVEN THE LOCKUP.
 08:21:10 I CAN'T EVEN IMAGINE HOW THAT'S GOING TO BE.
 08:21:12 HOW WILL WILLIAMS ROAD CONSTRUCTION IMPACT FOUNTAIN LAKES?
 08:21:16 I UNDERSTAND THAT THAT'S GOING TO BE WORKED ON SOON.
 08:21:20 WAS THIS TAKEN INTO CONSIDERATION?
 08:21:22 DO WE NEED TO REVISIT A NEW TRAFFIC STUDY SINCE COCONUT
 08:21:27 ROAD, THE DEVELOPMENT ON COCONUT ROAD IS THERE PLUS ALL THE

 08:21:33 NEW FAST FOOT PROJECTS THAT ARE GOING TO BE DIRECTLY ACROSS
 08:21:36 FROM US, NOT TO MENTION THE FIRE DEPARTMENT THAT'S DIRECTLY
 08:21:39 ACROSS FROM US.
 08:21:40 HOW ARE THEY GOING TO GET IN WHEN THEY NEED TO IN AN
 08:21:43 EMERGENCY WITH ALL OF THIS TRAFFIC?
 08:21:45 I SPOKE ONCE BEFORE AND I ASKED YOU, PLEASE, TAKE A FIELD
 08:21:51 TRIP.
 08:21:51 GO AND SEE WHAT THEY ARE TALKING ABOUT.
 08:21:54 THIS IS NOT GOING TO BE POSSIBLE WHAT THEY WANT TO DO.
 08:21:57 IT'S GOING TO CREATE A LOT OF SAFETY PROBLEMS.
 08:22:01 WE HAVE SCHOOL BUSES THAT COME THROUGH THERE.
 08:22:04 WE HAVE AN ELDERLY POPULATION.
 08:22:08 THERE'S A LOT OF THINGS THAT IMPACT FOUNTAIN LAKES THAT YOU
 08:22:14 WILL NOT SEE.
 08:22:15 I DON'T THINK ANY OF THESE GUYS WENT THERE.
 08:22:17 THEY DON'T KNOW WHAT THEY ARE TALKING ABOUT.
 08:22:19 WE DON'T HAVE GATEHOUSE.
 08:22:20 WE DON'T HAVE A MANNED GATE.
 08:22:22 WE HAVE AN AUTOMATIC SYSTEM WHERE YOU PUT IN YOUR
 08:22:28 INFORMATION AND THE RESIDENT IS CALLED UNLESS THEY HAVE A
 08:22:33 CODE.
 08:22:34 SO THEY DON'T EVEN KNOW WHAT THEY ARE TALKING ABOUT.

08:22:36 THEY HAVEN'T EVEN BEEN THERE.
08:22:38 HOW CAN YOU OKAY SOMETHING THAT THESE PEOPLE, THE BUILDING
08:22:42 LOOKS BEAUTIFUL, BUT THEY CANNOT USE OUR DRIVEWAY.

08:22:47 I'M SORRY.
08:22:47 IT'S JUST NOT GOING TO BE POSSIBLE.
08:22:50 THERE ARE SO MANY ISSUES WITH THIS, AND I SHUDDER TO THINK,
08:22:56 I HEARD THROUGH THE GRAPEVINE THERE MIGHT BE A CONFLICT OF
08:22:59 INTEREST WITH SOMEONE ON YOUR BOARD, AND I'M HOPING THAT'S
08:23:02 NOT TRUE BECAUSE IF YOU VOTE YES FOR THIS, EVERYBODY HERE IS
08:23:07 GOING TO WONDER.
08:23:08 AND THERE'S 900 UNITS IN THIS DEVELOPMENT.
08:23:13 THESE PEOPLE ARE NOT HAPPY ABOUT THIS.
08:23:17 IT'S AN OLDER DEVELOPMENT.
08:23:18 IT'S BEEN LIKE THAT FOR YEARS.
08:23:20 YES, THERE IS AN EASEMENT.
08:23:22 WE'RE SORRY THAT THE EASEMENT WAS OKAYED, BUT THEY CANNOT
08:23:26 USE.
08:23:27 WE WOULD HAVE TO APPEAL TO F.D.O.T. AND SAY, COME BACK AND
08:23:31 CHECK THIS OUT AGAIN BECAUSE THIS IS NOT GOING TO WORK.
08:23:35 IT'S NOT GOING TO BE SAFE FOR ANYONE.
08:23:38 I BEG YOU, PLEASE VOTE NO.
08:23:42 [APPLAUSE]
08:23:45 >> MA'AM, MA'AM, THIS EMPTY CHAIR IS ONE OF THE BOARD
08:23:51 MEMBERS WHO HAD A POTENTIAL CONFLICT OF INTEREST AND RECUSED
08:23:55 HIMSELF FROM PARTICIPATING.
08:23:56 >> I UNDERSTAND.
08:23:57 I'M JUST HOPING THAT THERE'S NO OTHER BECAUSE THERE IS A
08:24:01 RESIDENT IN FOUNTAIN LAKES THAT I UNDERSTAND THAT HAS

08:24:04 CONNECTIONS HERE, AND HE'S NOT FINDING ANY PROBLEM WITH
08:24:08 THIS, WHICH BLOWS MY MIND.
08:24:12 >>Anthony Gargano: THANK YOU.
08:24:13 I HOPE THAT'S IT.
08:24:15 >>Jim Wallace: WITH THE GREATEST RESPECT, MA'AM, VAGUE
08:24:19 ACCUSATIONS ARE NOT GOOD.
08:24:21 VAGUE ACCUSATIONS ARE NOT GOOD.
08:24:22 IF THERE IS A BOARD MEMBER HERE THAT YOU SUSPECT, THEN YOU
08:24:26 NEED TO NAME HIM.
08:24:29 >> [NOT SPEAKING INTO A MICROPHONE]
08:24:34 >>Jim Wallace: HEARSAY IS DANGEROUS AS WE ALL KNOW.
08:24:38 >>Tammy Duran: WILLIAM AND THEN ASHLEY WILL BE NEXT.
08:24:44 >> MY NAME IS BILL COVITZ.
08:24:46 I LIVE AT 22581 ISLAND LAKES DRIVE.
08:24:50 LIVED IN FOUNTAIN LAKES FOR 23 YEARS.
08:24:53 I AM THE PRESIDENT OF THE IRRIGATION CO-OP.
08:24:56 WE HAVE A MAJOR CONCERN WITH THE DENTAL OFFICE USING THAT
08:25:02 TURNAROUND.

08:25:04 SEE THAT LITTLE WHITE SHED THAT'S BACK THERE IS A WELL.
 08:25:09 IT'S 200 FEET DEEP.
 08:25:11 IF WE HAVE TO PULL THAT WELL, WE HAVE TO SHUT THAT
 08:25:18 TURNAROUND DOWN TO PUT APPARATUS IN TO PULL THAT WELL OUT.
 08:25:24 WHEN WE PULL THE WELL OUT, EVERYBODY KNOWS, NOBODY STOCKS
 08:25:28 PARTS ANYMORE.
 08:25:31 THAT TURNAROUND COULD BE SHUT DOWN FOR WEEKS UNTIL WE GET

 08:25:34 PARTS TO PUT THAT WELL BACK IN THE GROUND.
 08:25:37 THAT WELL SUPPLIES WATER TO THE VILLAS AND TO US THE
 08:25:44 ASSOCIATION.
 08:25:46 SO WE'VE GOT A MAJOR CONCERN RIGHT THERE THAT THAT
 08:25:51 TURNAROUND IS BEING USED FOR THEIR ONLY ENTRANCE.
 08:25:54 AND IF THAT WELL GOES DOWN, WE'RE GOING TO PULL THAT WELL.
 08:26:00 WE'RE GOING TO SHUT THAT TURNAROUND DOWN.
 08:26:03 EVEN IF YOU PUT A THIRD LANE IN, IT'S GOING TO MAKE IT
 08:26:06 WORSE, IF YOU LOOK AT IT.
 08:26:08 THINK ABOUT THAT MOVEMENT, IF YOU LOOK AT THAT PICTURE, I'M
 08:26:12 LOOKING AT THE PICTURE, IF YOU MOVE IT OVER ENOUGH FOR A
 08:26:15 LANE, WHAT'S A LANE, 12 FEET?
 08:26:17 AND THEN YOU'RE -- THAT TURNAROUND IS GOING TO GET WORSE.
 08:26:23 SO THAT WELL IS GOING TO GET CLOSER TO EVERYTHING.
 08:26:27 NOBODY IS CONSIDERING ANY OF THIS STUFF, AND WE GOT TO HAVE
 08:26:34 SOME HELP TO THINK RIGHT ON THIS STUFF.
 08:26:38 YOU JUST GAVE A VARIANCE TO COCONUT FORD TO PUT THEIR
 08:26:42 BUILDING IN THE BACK, PARKING IN THE FRONT.
 08:26:45 YOU DIDN'T GIVE THEM A VARIANCE, BUT YOU ALLOWED THEM.
 08:26:49 TO SOLVE ALL THIS PROBLEM, ALL WE'D HAVE TO DO IS PUT THE
 08:26:52 PARKING FOR THIS DENTAL OFFICE IN THE FRONT AND ALL THE
 08:26:56 PROBLEMS WOULD GO AWAY.
 08:26:57 THAT'S THE WAY OF HOW ALL OF 41 IS.
 08:27:01 I LIVED IN ESTERO 23 YEARS.
 08:27:03 PARKING IS ALWAYS IN THE FRONT, BUILDING IN THE BACK.

 08:27:05 BUT SOMEBODY GOT A NEW IDEA TO CHANGE IT.
 08:27:10 AND THAT WOULD SOLVE ALL THE PROBLEMS FOR THE WHOLE THING.
 08:27:13 WOULDN'T HAVE TO PUT A THIRD LANE IN.
 08:27:15 THERE'S ALREADY A STUBOUT AS YOU FIRST COME OFF 41 RIGHT
 08:27:19 INTO THEIR SALES PARKING LOT, YOU WANT TO SAY, THAT'S
 08:27:24 EXISTING.
 08:27:25 PUT THE BUILDING IN THE BACK AND PUT THE PARKING UP FRONT.
 08:27:29 IT SOLVES ALL THE PROBLEMS.
 08:27:31 IT'S NOT GOING TO LOOK PRETTY.
 08:27:33 CARS ARE SHINY AND PRETTY.
 08:27:36 I WORKED FOR A CAR COMPANY FOR 30 YEARS.
 08:27:38 THEY ARE SHINY AND PRETTY.
 08:27:40 LET THE PEOPLE LOOK AT THE CARS, NOT, MY PERSONAL OPINION,
 08:27:44 THE PRAIRIE ARCHITECT, DOESN'T FIT IN ESTERO.

08:27:47 I DON'T SEE ANYTHING LIKE THAT.
 08:27:49 AND I'VE BEEN ALL AROUND, BUT THAT'S MY OPINION.
 08:27:53 ANY QUESTIONS ABOUT THE WELL OR ANYTHING?
 08:28:00 >>Kristin Jeannin: YOU SAID IT SERVES -- IS IT AN IRRIGATION
 08:28:03 WELL?
 08:28:04 >> YES, IRRIGATION.
 08:28:05 I'M THE PRESIDENT OF THE IRRIGATION CO-OP.
 08:28:07 IT'S MY RESPONSIBILITY.
 08:28:08 THAT WELL GOES DOWN, IT'S GOT TO BE PULLED.
 08:28:12 IT'S 200 FEET DEEP.
 08:28:13 IT CAN'T JUST PULL -- A MAN CAN'T JUST PULL IT.

 08:28:18 IT'S GOT TO HAVE LIKE A DERRICK SET UP SO YOU CAN PULL IT
 08:28:22 UP.
 08:28:24 >>Scotty Wood: I WOULD LIKE TO MAKE A COMMENT.
 08:28:25 WE WILL ASK THE APPLICANT TO RESPOND TO YOUR CONCERN ABOUT
 08:28:29 THE WELL.
 08:28:30 THE SECOND THING THAT I DO WANT TO SAY, I DON'T KNOW IF YOU
 08:28:35 HEARD, BUT THE FLORIDA DEPARTMENT OF TRANSPORTATION WILL NOT
 08:28:39 ALLOW A U.S. 41 ENTRANCE INTO THAT SITE.
 08:28:43 YOUR IDEA OF PUTTING PARKING IN THE FRONT AGAINST 41, THERE
 08:28:51 IS NO WAY FOR THE ENTRANCE TO THE SITE TO BE DONE FROM U.S.
 08:28:58 41.
 08:28:58 F.D.O.T. WILL NOT ALLOW IT.
 08:29:00 >> YOU DON'T NEED.
 08:29:01 YOU STILL ENTER INTO FOUNTAIN LAKES BOULEVARD, BUT THERE'S
 08:29:06 TEN FEET OFF THE ROAD, THERE IS A STUBOUT THAT GOES ACROSS
 08:29:11 IN THE WHOLE FRONT OF THE THING.
 08:29:13 I DON'T THINK -- YOU CAN SEE IT IN THIS ONE PICTURE UP HERE.
 08:29:19 IT'S RIGHT UP IN FRONT OF OUR FOUNTAIN AREA, THERE IS A
 08:29:22 STUBOUT.
 08:29:23 THERE IS A STUB CROSSING JUST LIKE THERE IS WHERE THIS IS.
 08:29:29 IT'S ALREADY EXISTING.
 08:29:32 BREAK IN FOUNTAIN LAKES SO YOU CAN CROSS FOUNTAIN LAKES.
 08:29:37 A LOT OF PEOPLE MAKE U-TURNS AND GO THROUGH IT, BUT YOU CAN
 08:29:40 GO RIGHT INTO A PARKING LOT, STRAIGHT INTO A PARKING LOT.
 08:29:45 >>Jim Wallace: OUR ATTORNEY HAS INSTRUCTED US THAT WE CAN'T

 08:29:47 GET INVOLVED IN THE DISPUTE.
 08:29:49 SO NONE OF US ARE -- BUT LET ME JUST ASK YOU A QUESTION.
 08:29:54 HAVE YOU AND YOUR OTHER ASSOCIATIONS PRESENTED A LIST TO THE
 08:30:00 APPLICANT OF CONDITIONS UNDER WHICH IT WOULD BE ACCEPTABLE
 08:30:05 FOR THEM TO DO THE DEVELOPMENT?
 08:30:08 >> DEVELOPMENT, WHAT DO YOU MEAN?
 08:30:10 >>Jim Wallace: FOR THEM TO DO WHAT THEY WANT TO DO.
 08:30:14 HAS ANYBODY PRESENTED THEM WITH A LIST SAYING WE COULD
 08:30:16 SUPPORT THIS IF YOU DID THESE THINGS?
 08:30:18 >> I THINK, YES, WE HAVE.

08:30:19 I USED TO BE ON THE MASTER BOARD AND WE GAVE ITEMIZED LIST A
 08:30:24 COUPLE OF TIMES.
 08:30:29 >>Jim Wallace: JUST ASKING, SO THEY UNDERSTAND THE
 08:30:30 CONDITIONS UNDER WHICH IT WOULD BE ACCEPTABLE TO YOU.
 08:30:34 >> NO, WE DON'T.
 08:30:35 OKAY, SORRY, JANET.
 08:30:39 JANET WOULD HAVE TO ANSWER THAT, NOT ME.
 08:30:43 >>Tammy Duran: ASHLEY AND THEN LORI.
 08:30:52 >> I'M ASHLEY WAMBLE, THE PROPERTY MANAGER OF FOUNTAIN LAKES
 08:30:56 AND ALL OF THE SUBASSOCIATIONS.
 08:30:59 MY MAIN CONCERN IS THE GATE AREA AND THE BACKUP.
 08:31:03 WE ALREADY HAVE A BACKUP DURING HIGH PEAK TIMES.
 08:31:08 SO THE CONCERN IS ADDING AN ADDITIONAL 430 VEHICLES THROUGH
 08:31:12 THAT GATE AREA IS A LOT OF CARS THROUGHOUT THE DAY.
 08:31:16 THE STUBOUT THAT HE'S SPEAKING OF IS ONE WAY TO AVOID THAT,

 08:31:22 SO IF THE DENTAL OFFICE WOULD LOOK INTO THAT, THAT WOULD BE
 08:31:25 VERY HELPFUL.
 08:31:26 I DON'T KNOW IF IT'S BEEN DONE OR NOT.
 08:31:28 THE ATTORNEYS HAVE BEEN DEALING WITH THEIR ATTORNEYS, AND WE
 08:31:31 WERE ASKED NOT TO GET INVOLVED IN THE COMMUNICATION.
 08:31:35 BUT THAT'S ALL.
 08:31:36 THANK YOU.
 08:31:39 >>Tammy Duran: LORI AND THEN ADAM.
 08:31:46 >> HI.
 08:31:48 I'M LORI SMITH.
 08:31:50 I ALSO LIVE IN FOUNTAIN LAKES ON SPRING GARDEN LANE.
 08:31:54 MOST OF THE TOPICS THAT I WAS GOING TO MENTION HAVE BEEN
 08:31:57 BROUGHT UP.
 08:31:57 WE ARE CONCERNED ABOUT THE SAFETY.
 08:32:01 THE SAFETY OF ADDING THAT THIRD LANE THROUGH OUR GATES JUST
 08:32:06 DOESN'T EVEN SEEM FEASIBLE.
 08:32:08 THE SAFETY IS A BIG CONCERN.
 08:32:10 AND THERE ARE THE OTHER OPTIONS.
 08:32:13 THAT FIRST TURNAROUND LANE WOULD BE A REALLY EASIER SWING
 08:32:18 THAN COMING THROUGH THE SECOND TURNAROUND LANE AND TRYING TO
 08:32:21 MIX THEIR TRAFFIC IN WITH OUR TRAFFIC GOING IN AND OUT OF
 08:32:25 THE COMMUNITY.
 08:32:26 THANK YOU.
 08:32:30 >>Tammy Duran: ADAM AND THEN CAROL.
 08:32:43 >> HELLO, EVERYBODY.

 08:32:44 IS THAT TOO LOUD?
 08:32:49 >> YOU'RE GOOD.
 08:32:50 >> I HAVE A LOUD PERSONALITY.
 08:32:52 MY NAME IS ADAM GRANT.
 08:32:55 I LIVE IN FOUNTAIN LAKES.
 08:32:57 BEEN THERE SINCE '95.

08:33:00 THAT COMMUNITY IS I BELIEVE THE SECOND OLDEST COMMUNITY IN
 08:33:04 THIS TOWN.
 08:33:05 BIG CONCERNS FOR THE PEOPLE THAT LIVE THERE ARE EXITING,
 08:33:16 GOING TO WORK, GOING TO THE DOCTOR.
 08:33:19 IT'S TOO CROWDED.
 08:33:21 IT'S WAY TOO CROWDED.
 08:33:24 THAT SLAB OF CONCRETE, WHAT DID YOU CALL IT?
 08:33:29 THE SLAB OF CONCRETE, THAT'S ON THE FAR RIGHT SIDE AS YOU GO
 08:33:38 OUT, STUBOUT.
 08:33:39 THAT STUBOUT IS PERFECT.
 08:33:42 IT WOULD PROBABLY FIX ALL THE GRIPING.
 08:33:48 EVERYBODY WANTS PROGRESS.
 08:33:50 EVERYBODY KNOWS PROGRESS IS A GOOD THING, BUT FOR THE PEOPLE
 08:33:55 THAT LIVED THERE FOREVER, WE DON'T WANT IT TO CHANGE THAT
 08:33:58 MUCH.
 08:33:59 AND A LOT OF US FEEL LIKE OUR VOICE IS NOT BEING HEARD, AM I
 08:34:04 WRONG?
 08:34:04 THANK YOU.
 08:34:07 THIS PROJECT IS WAY TOO DEEP.

 08:34:17 I DON'T WANT TO SAY WE'RE GOING TO LOSE, BUT I DON'T WANT TO
 08:34:21 LOSE.
 08:34:21 A FIELD TRIP FOR YOU GUYS TO GO LOOK AT IT IS AN A-PLUS
 08:34:29 IDEA.
 08:34:30 GO DO IT, PLEASE.
 08:34:32 THIS TOWN HAS GROWN A LOT.
 08:34:38 I REMEMBER HOW MANY PEOPLE LIVED HERE IN '95 AND THERE'S A
 08:34:43 LOT MORE NOW.
 08:34:44 GROWING AND GROWING EVERY DAY.
 08:34:45 300 PEOPLE MOVING TO FLORIDA EVERY DAY.
 08:34:47 WE DON'T WANT STRIP MALLS.
 08:34:52 WE DON'T WANT JUNK, BUT WE DON'T WANT A DENTIST OFFICE
 08:34:57 EITHER.
 08:34:58 I THINK I'M DONE.
 08:35:00 >>Tammy Duran: CAROL AND THEN BARBARA.
 08:35:05 >> HI.
 08:35:07 MY NAME -- CAN YOU HEAR ME?
 08:35:10 MY NAME IS CAROL PARTLOW.
 08:35:13 MY HUSBAND, BOB PARTLOW, WE LIVE IN FOUNTAIN LAKES, FOREST
 08:35:17 WOOD SHORES.
 08:35:18 ADDRESS 3771 SPRINGSIDE DRIVE.
 08:35:22 WE HAVE LIVED IN THE COMMUNITY FOR 23 YEARS.
 08:35:26 OUR HOUSE -- BEHIND OUR HOUSE IS HALFWAY CREEK.
 08:35:30 I DON'T WANT TO REITERATE WHAT EVERYBODY ELSE HAS SAID
 08:35:34 BECAUSE I AGREE WITH EVERYBODY THAT HAS SPOKEN.

 08:35:36 THE ONLY THING THAT HAS NOT BEEN BROUGHT UP IS THE POTENTIAL
 08:35:39 OF FLOODING.

08:35:41 IN THE 23 YEARS WE HAVE LIVED IN OUR HOUSE, WE HAVE NEVER
 08:35:46 HAD -- KNOCK ON WOOD -- WE HAVE NEVER HAD A FLOODING ISSUE
 08:35:50 WITH ALL THE HURRICANES THAT HAVE OCCURRED.
 08:35:53 MY CONCERN IS ALL THESE CHANGES THAT THEY ARE GOING TO BE
 08:35:57 MAKING WITH THE DEVELOPMENT IS FLOODING AND THE OTHER
 08:36:02 CONCERN, OF COURSE, I WILL PIGGY BACK ON TO THE TRAFFIC AND
 08:36:07 ALL OF THAT.
 08:36:08 WE HAVE TO BE CONCERNED ABOUT SAFETY OF EVERYBODY, WHETHER
 08:36:12 IT'S THEIR PATIENTS, OUR RESIDENTS, OUR GUESTS, OUR
 08:36:17 CHILDREN, WE JUST HAVE TO BE VERY VIGILANT AND REALLY,
 08:36:21 REALLY CHECK OUT AND MAKE A FIELD TRIP.
 08:36:27 THANK YOU.
 08:36:29 >>Tammy Duran: BARBARA AND THEN RON.
 08:36:38 >> HI.
 08:36:38 I'M BARBARA DIRE.
 08:36:40 I GET REAL NERVOUS SPEAKING IN PUBLIC.
 08:36:43 I'M NEW TO THE COMMUNITY.
 08:36:44 WE BOUGHT OUR HOUSE IN MAY.
 08:36:47 I AM OKAY WITH THE DENTIST OFFICE BEING THERE, BUT I'M VERY
 08:36:51 CONCERNED ABOUT WHEN YOU GO TO PULL OUT, THE GATE COMES UP,
 08:36:55 PEOPLE GO.
 08:36:56 AND IF SOMEONE IS TRYING TO TURN AROUND, IT'S CROWDED, AND
 08:37:02 IT JUST TEAMS LIKE IT'S GOING TO BE AN ISSUE WITH THAT MANY

 08:37:05 MORE PEOPLE COMING ACROSS TO GO TO THE DENTIST OR MEDICAL
 08:37:08 OFFICE, WHATEVER IT IS.
 08:37:10 CUTTING IN FRONT OF PEOPLE, IT JUST FEELS LIKE THERE HAS TO
 08:37:13 BE A BETTER SOLUTION FOR IT.
 08:37:15 I AGREE WITH THE FIRST PART, BUT PERSONALLY, I WOULD TAKE IT
 08:37:19 THROUGH THE STORAGE SITE.
 08:37:21 I DON'T KNOW WHY THEY CAN'T FIGURE THAT PART OUT, BUT THAT'S
 08:37:24 MY MAIN CONCERN.
 08:37:27 I'M NEW AND I'VE SEEN HOW PEOPLE ARE DRIVING AROUND HERE AND
 08:37:30 IT'S REALLY BAD.
 08:37:31 I KNOW I WAS TOLD ONE TIME THAT THE GATE GETS HIT SEVERAL
 08:37:36 TIMES A MONTH FROM PEOPLE JUST PUSHING THROUGH IT.
 08:37:41 SO I'M REALLY CONCERNED ABOUT THAT ISSUE.
 08:37:47 I GUESS THAT'S REALLY IT.
 08:37:48 I LOVE THE BUILDING DESIGN.
 08:37:51 IT'S PRETTY.
 08:37:53 JUST WANTED TO SAY THAT PART.
 08:37:56 >>Tammy Duran: RON AND THEN HECTOR.
 08:38:02 >> GOOD EVENING.
 08:38:04 REALLY DON'T HAVE A WHOLE LOT TO ADD --
 08:38:07 >>Tammy Duran: CAN YOU SAY YOUR NAME FOR THE RECORD?
 08:38:08 >> RON MIZNER, 22638 FOUNTAIN LAKES BOULEVARD.
 08:38:12 I'VE BEEN A RESIDENT THERE FOR A LITTLE OVER A YEAR NOW.
 08:38:15 THE IDEA OF A FIELD TRIP FOR THE BOARD IS -- CAN'T BE

08:38:19 EXPRESSED ENOUGH.

08:38:20 THESE PICTURES DO NOT DO THE SITUATION THERE JUSTICE.

08:38:24 THAT TURNAROUND AREA THERE IS LESS THAN A HUNDRED YARDS FROM

08:38:27 41.

08:38:28 WITHOUT HAVING EYES ON THAT, THERE'S NO WAY TO ADD A THIRD

08:38:33 LANE WITHOUT CREATING THE HAVOC THAT WILL BE UNBELIEVABLE.

08:38:36 THANK YOU VERY MUCH.

08:38:37 >>Tammy Duran: AND THEN HECTOR.

08:38:44 >> GOOD EVENING.

08:38:44 THANK YOU.

08:38:45 THIS SEEMS LIKE A GOOD VOLUME.

08:38:48 FIRST, I BEG THE FORGIVENESS OF YOUR -- HECTOR PERSEPHONE.

08:38:58 I AM OF THE VILLAS OF FOUNTAIN LAKES.

08:39:00 AGAIN, PLEASE, YOUR FORGIVENESS.

08:39:06 TO MANY OF US IN THE COMMUNITY, THIS FEELS LIKE LOSING A

08:39:09 LIMB.

08:39:10 SO YOU CAN SEE THE PASSIONS ARE ALL STIRRED UP.

08:39:13 JUST SPEAKING FROM MOST OF OUR HEARTS, WE WANT WHAT'S BEST

08:39:19 FOR EVERYBODY, INCLUDING THE ABBIATI DENTAL GROUP.

08:39:23 NOT AGAINST THE DENTAL.

08:39:24 I NEED DENTISTS.

08:39:25 THEY ARE ESSENTIAL.

08:39:26 MAYBE THE FOOTPRINT COULD CHANGE?

08:39:29 THERE IS A VERY SIGNIFICANT IMPACT TO THE CHANGE IN THE

08:39:35 FLORA THAT IS THERE.

08:39:38 THE FLOODING IS A REAL CONCERN, AND I HAPPEN TO HAVE

08:39:40 FIRSTHAND KNOWLEDGE AND EXPERIENCE OF EXACTLY HOW MANY FEET

08:39:44 OF WATER IN THE SURGE CAME THROUGH LAST YEAR, AND THAT WAS

08:39:47 JUST A MILE AND A HALF TO THE SOUTH.

08:39:49 IT WAS NINE FEET.

08:39:51 THEN NOT EVEN A MILE AND A HALF TO THE NORTH, IT WAS THE

08:39:54 SAME.

08:39:56 SOMEONE LOST EVERYTHING ON THE FIRST FLOOR.

08:39:58 IT'S SOMETHING THAT THE EXAMPLE THAT WAS GIVEN, THE FOUNTAIN

08:40:04 LAKES COMMUNITY HAS BEEN PROTECTED.

08:40:07 ANY FLORA THAT IS REMOVED, WE'RE NOW PUTTING ALL THOSE

08:40:10 COMMUNITY HOMES AT RISK.

08:40:12 THAT'S NOT JUST THE INCONVENIENCE OF DEALING WITH A

08:40:15 HURRICANE, WHICH IS SCARY ENOUGH, THAT ULTIMATELY COMES TO

08:40:19 MILLIONS OF DOLLARS WHICH THE INSURANCE COMPANIES CAN'T EVEN

08:40:22 COVER, AND THAT'S THE LARGEST CHALLENGE TO WHAT ASHLEY HAS

08:40:25 TO DEAL WITH, WITH OUR HOA FEES, IT'S REALLY, REALLY TOUGH

08:40:30 TO GET INSURANCE.

08:40:32 LIKE THEY INCREASE BY HUNDREDS OF DOLLARS.

08:40:34 THE SECOND CONCERN IS THAT LIKE IT WAS SAID, THAT THERE ARE

08:40:39 SCHOOL BUSES.

08:40:40 THERE ARE KIDS, I DON'T HAVE KIDS, BUT I GET ANXIOUS
 08:40:45 WHENEVER I'M COMING OR GOING OUT, EVEN IN THE AFTERNOON, AND
 08:40:48 THEY ARE THERE.
 08:40:49 THEY ARE NOT AWARE.
 08:40:52 THEY DON'T KNOW THAT SOMEONE IS COMING AROUND THE CORNER.

 08:40:55 THEY CAN HAVE THEIR HEAD IN THEIR PHONE.
 08:40:57 THEY CAN HAVE EARPHONES ON.
 08:40:59 WE ARE TOTALLY DEPENDENT ON ANYONE THAT IS IN THE COMMERCIAL
 08:41:03 INDUSTRY COMING OUT OF A DENTIST OFFICE OR A MEDICAL
 08:41:06 PROCEDURE.
 08:41:06 IT IS TOTALLY DEPENDENT ON THEM TO THINK OF THE CHILD'S
 08:41:09 SAFETY.
 08:41:09 YOU HEARD MANY EXAMPLES OF HOW INCREASED TRAFFIC IS GOING TO
 08:41:14 INCREASE THE RISK THERE.
 08:41:16 SO PLEASE TAKE THESE THINGS INTO CONSIDERATION.
 08:41:19 I DO THINK THERE WOULD BE VIRTUE.
 08:41:22 JUST LOOK AT THE STUBOUT OR GET SOMEONE TO MAKE A VIDEO.
 08:41:25 I'LL MAKE A VIDEO FOR YOU IF YOU WANT TO SEE THE STUBOUT
 08:41:27 THAT'S BEEN TALKED ABOUT SO MANY TIMES.
 08:41:29 HAPPY TO.
 08:41:32 MORE FLORA, SMALLER FOOTPRINT AND I THINK WE COULD ALL GET
 08:41:36 ALONG HAPPILY.
 08:41:37 THANK YOU SO MUCH.
 08:41:38 >>Tammy Duran: THAT WAS THE LAST COMMENT CARD.
 08:41:41 THAT'S ALL I HAVE.
 08:41:44 >>Scotty Wood: THANK YOU, TAMMY.
 08:41:45 IS THERE ANYONE ELSE WHO WISHES TO SPEAK?
 08:41:58 >>Tammy Duran: WE HAVE SOMEBODY COMING.
 08:41:59 >>Mary Gibbs: THERE IS, AND HE WILL NEED TO FILL OUT A
 08:42:02 SPEAKER CARD WHEN HE FINISHES.

 08:42:06 >> HI.
 08:42:06 MY NAME IS MIKE DURNFIELD, I LIVE ON STONEWAY.
 08:42:13 MY BIGGEST CONCERN IS THE SAFETY PART OF IT.
 08:42:16 WE TALKED ABOUT I DOT AND WHAT THEY CAN AND CAN'T DO.
 08:42:20 EVERYTHING I HEARD ABOUT I DOT TONIGHT HAS BEEN CONSISTENTLY
 08:42:23 INCONSISTENT.
 08:42:23 THE ENTRANCE TO THE STORAGE FACILITY RIGHT NOW MAYBE WASN'T
 08:42:28 SUPPOSED TO HAPPEN.
 08:42:30 SPEED LIMIT 20 YEARS AGO, WHAT WAS IT ON 41?
 08:42:33 RIGHT NOW IT'S 50.
 08:42:34 IT DOESN'T MEAN THEY CAN'T CHANGE THEIR SPECIFICATIONS.
 08:42:39 THEY SAID YOU CAN'T PUT A SEPARATE ENTRANCE TO THE DENTAL
 08:42:42 OFFICE.
 08:42:42 WELL, HAS ANYBODY ASKED THEM TO REVISIT THEIR DIMENSION?
 08:42:48 WHO DECIDED THAT?
 08:42:50 HOW DO THEY MAKE THEIR DECISION AS TO WE CAN AND CAN'T DO

08:42:52 THAT?
 08:42:52 THEY RAISE SPEED LIMITS.
 08:42:53 THEY CHANGE BLOOD ALCOHOL LEGALITIES.
 08:42:57 THEY DO A LOT OF THINGS LIKE THAT.
 08:42:59 HAS ANYBODY EVEN TALKED TO THEM, ASKED THEM?
 08:43:02 CAN WE REVISIT THIS?
 08:43:03 MY BIGGEST CONCERN IS SAFETY HERE.
 08:43:05 THE FIRST THING I HEARD TODAY WAS THEY DID A TRAFFIC STUDY.
 08:43:10 DECEMBER 21st OF '22.

 08:43:13 OUR PEAK SEASON IS JANUARY THROUGH MARCH.
 08:43:16 AND IN DECEMBER, HALF THE PEOPLE ARE GONE.
 08:43:20 THEY ARE HOME FOR THE HOLIDAYS.
 08:43:21 TOTALLY, TOTALLY INACCURATE.
 08:43:24 DO A TRAFFIC STUDY IN THE MIDDLE OF JANUARY.
 08:43:28 IT'S GOING TO BE DOUBLE WHAT IT WAS, NOT TO MENTION, DID
 08:43:31 ANYBODY TAKE INTO CONSIDERATION THE ENHANCED PEDESTRIAN
 08:43:35 TRAFFIC, CHILDREN, BICYCLE TRAFFIC DURING PEAK SEASON?
 08:43:39 THERE'S NOT A DOUBT IN MY MIND, I'VE WORKED IN SAFETY MY
 08:43:44 ENTIRE LIFE WITH SAFETY THINGS, AND SAFETY TRUMPS
 08:43:49 EVERYTHING.
 08:43:50 CONVENIENCE FOR THIS DENTAL OFFICE, CONVENIENCE FOR FOUNTAIN
 08:43:53 LAKES, IT'S NOT ABOUT CONVENIENCE.
 08:43:55 IT'S ABOUT WHAT'S RIGHT AND WHAT'S WRONG.
 08:43:58 THE SAFETY, WE'RE GOING TO PUT, AND THEY DIDN'T TAKE INTO
 08:44:01 CONSIDERATION ALL THE ADDITIONAL TRAFFIC INTO THE DENTAL
 08:44:05 OFFICE AND GUESS WHAT, PROBABLY THE STORAGE FACILITY IS
 08:44:09 GOING TO COME THROUGH THERE, TOO.
 08:44:12 IT'S NOT SAFE ANYMORE.
 08:44:14 SO HOW DO WE GET TO F.D.O.T. TO AT LEAST REVISIT?
 08:44:20 CAN WE APPEAL TO THEM TO SAY, WELL, THEY SAID YOU CAN'T PUT
 08:44:24 ANOTHER ENTRANCE TO THE DENTAL OFFICE.
 08:44:27 WELL, WHAT ARE THE SPECS?
 08:44:28 HOW MANY FEET DO YOU NEED?
 08:44:30 WHO DECIDED THAT?

 08:44:31 CAN IT BE CHANGED?
 08:44:33 EVERYTHING CHANGES OVER TIME.
 08:44:34 LIKE I SAID, THE SPEED LIMIT 20 YEARS AGO WAS 30 MILES AN
 08:44:38 HOUR.
 08:44:39 IT'S 50 NOW.
 08:44:40 THEY HAVE THE ABILITY TO MAKE CHANGES ALL THE TIME.
 08:44:44 I DON'T BELIEVE ANYBODY HAS ASKED THEM TO DO THAT OR EVEN TO
 08:44:48 LOOK AT IT.
 08:44:48 RIGHT NOW, IT LOOKS LIKE WE HAVE A TRADE-OFF BETWEEN
 08:44:55 BUSINESS, CONVENIENCE AND SAFETY.
 08:44:56 SAFETY SHOULD TRUMP EVERYTHING.
 08:44:57 WITH THE ENHANCED TRAFFIC, DO A TRAFFIC STUDY IN THE MIDDLE

08:45:02 OF JANUARY AND YOU'LL FIND THE REAL NUMBERS.
 08:45:05 I DON'T WANT TO GO OVER AND OVER AGAIN WHAT PEOPLE HAVE
 08:45:09 ALREADY TALKED ABOUT, BUT THESE ARE REAL THINGS.
 08:45:15 I JUST CAN'T OVEREMPHASIZE THE FACT THAT SAFETY IS A PRIMARY
 08:45:20 THING.
 08:45:20 NOBODY HAS ALSO TALKED ABOUT WHO OWNS FOUNTAIN LAKES
 08:45:24 BOULEVARD?
 08:45:24 I'M ASKING THESE QUESTIONS.
 08:45:27 WHO IS GOING TO BE RESPONSIBLE FOR MAY NOT OF FOUNTAIN LAKES
 08:45:31 BOULEVARD, LIABILITIES, LEGALITIES, INJURIES, GOD FORBID,
 08:45:36 DEATHS.
 08:45:36 WHO IS RESPONSIBLE FOR THAT?
 08:45:38 IF WE OWN IT AND WE'RE RESPONSIBLE FOR IT, FOUNTAIN LAKES,

 08:45:41 THEN WE SHOULD HAVE THE RIGHT TO SAY WHO USES OUR ENTRANCE
 08:45:44 AND WHO DOESN'T.
 08:45:45 BASED ON THAT, I THINK I SAID EVERYTHING I NEED TO SAY.
 08:45:51 I HAVE A BUNCH OF NOTES.
 08:45:52 I'M NOT GOING TO GO THROUGH EACH ONE, BUT I THINK I SAID
 08:45:55 WHAT I NEED TO SAY.
 08:45:57 I WOULD APPEAL TO THE BOARD OR SOMEBODY TO AT LEAST APPEAL
 08:46:00 TO F.D.O.T. AND SAY, YOU KNOW WHAT, CAN WE AT LEAST REVISIT
 08:46:06 THIS?
 08:46:06 WE HAVE A TURN LANE, WHEN YOU COME OFF OF 41 GOING
 08:46:09 SOUTHBOUND, YOU JOG OVER AND YOU'RE OFF OF 41.
 08:46:13 YOU'RE IN YOUR OWN LANE AND TURN INTO FOUNTAIN LAKES.
 08:46:15 WHY COULDN'T WE JUST EXTEND THAT AND HAVE THAT LANE OFF OF
 08:46:19 41, GO INTO THE DENTAL OFFICE AND INTO THE STORAGE UNIT?
 08:46:22 F.D.O.T. SAYS NO BUT HAS ANYBODY ASKED THEM, CAN WE DO THAT?
 08:46:26 CAN WE REVISIT?
 08:46:28 MAKE A MODIFICATION, A REVISION?
 08:46:32 THERE'S MERIT TO ASKING.
 08:46:36 IF WE DON'T ASK, WE'LL NEVER KNOW.
 08:46:46 >>Tammy Duran: CAN YOU PLEASE FILL OUT A CARD?
 08:46:48 >> I DID IT ONLINE.
 08:46:49 >>Tammy Duran: YOU STILL HAVE TO FILL IT OUT BECAUSE YOU
 08:46:51 SPOKE AS WELL.
 08:46:52 THANK YOU.
 08:46:53 >>Scotty Wood: IS THERE ANY OTHER PUBLIC INPUT?

 08:46:55 IF NOT, I WILL CLOSE THE PUBLIC HEARING.
 08:46:59 I WOULD ASK THE APPLICANT TO PROVIDE ANY REBUTTAL.
 08:47:05 >>Rich Yovanovich: THANK YOU, MR. CHAIRMAN.
 08:47:07 IS THAT BETTER?
 08:47:22 >> YES.
 08:47:23 >>Rich Yovanovich: WHAT I'M GOING TO DO IS I'M GOING TO MAKE
 08:47:27 SOME PRELIMINARY COMMENTS AND THEN ASK JIM BANKS, OUR
 08:47:30 TRAFFIC CONSULTANT TO ANSWER MANY OF THE COMMENTS THAT WERE

08:47:33 MADE REGARDING USING THAT INITIAL CUT-THRU, WHY THAT CAN'T
 08:47:40 OCCUR, THE DATE ON THE TRAFFIC STUDY DOESN'T REFLECT THE
 08:47:47 TRAFFIC COUNTS THAT ARE ACTUALLY CONSIDERED.
 08:47:49 IT IS CONSIDERED PEAK SEASON TRAFFIC, NOT OFF-SEASON, EVEN
 08:47:53 THOUGH THE DATE MIGHT BE OFF-SEASON.
 08:47:55 I'M ALSO, INTERESTINGLY, THE CHAIRMAN SAID AT THE BEGINNING
 08:48:01 WE'RE NOT HERE TO TALK ABOUT THE USE OF FOUNTAIN LAKES
 08:48:05 BOULEVARD BECAUSE THAT IS SOMETHING THAT THIS BOARD HAS NO
 08:48:09 AUTHORITY TO DECIDE WHO IS RIGHT ON WHO CAN USE THE EASEMENT
 08:48:14 AND WHAT WE CAN OR CANNOT DO WITHIN THAT EASEMENT AREA.
 08:48:17 WE'RE GOING TO HAVE A JUDGE DECIDE WHO IS RIGHT AND WHO IS
 08:48:23 WRONG.
 08:48:23 SOMEONE ASKED THE QUESTION, WERE WE EVER TOLD WHAT THEY
 08:48:29 WANTED REGARDING ACCESS BECAUSE I HAD SEVERAL CONVERSATIONS
 08:48:34 WITH THEIR ATTORNEY.
 08:48:35 AND WHAT I RECEIVED BACK FROM THEIR ATTORNEY ON MAY 6th
 08:48:39 WAS WE WILL CONSIDER MOVING THE GATE FURTHER, WHICH WOULD

 08:48:46 RESOLVE THE ISSUE.
 08:48:47 WOULD NEED A TURN LANE.
 08:48:48 MR. BANKS WOULD CONFIRM THAT, IF YOU ALL ARE WILLING TO PAY
 08:48:52 FOR IT 100% OUT OF YOUR OWN DOLLARS, WHICH WE SAID, YES, WE
 08:48:56 ARE WILLING TO DO THAT.
 08:48:57 AND THEY SAID YOU'RE GOING TO BE USING THE ROAD AND MAKING
 08:49:01 IMPROVEMENTS TO THE ROAD, ARE YOU WILLING TO SHARE IN THE
 08:49:05 COST OF THAT MAINTENANCE?
 08:49:06 BECAUSE RIGHT NOW, WE GET TO USE THE ROAD FOR FREE.
 08:49:10 THAT'S WHAT THE EASEMENT SAYS.
 08:49:12 WE SAID YES.
 08:49:15 I COMMUNICATED THAT TO THE ATTORNEY.
 08:49:19 THEN WE WERE TOLD IT'S GOT TO GO TO A VOTE FOR THE ENTIRE
 08:49:23 COMMUNITY.
 08:49:23 AND THE BOARD IS NOT WILLING TO SUPPORT OR DENY WHAT HE TOLD
 08:49:30 ME THEY WERE WILLING TO ACCEPT.
 08:49:32 BEEN AROUND THE BLOCK A LITTLE BIT.
 08:49:35 I KNOW IF YOU GO OUT TO THE VOTE OF THE RESIDENTS, THEY ARE
 08:49:38 GOING TO SAY NO.
 08:49:39 THEY DON'T WANT CHANGE.
 08:49:42 SO I SAID, WE'RE NOT GOING TO SPEND THE MONEY TO GO OUT FOR
 08:49:45 A VOTE WHEN I KNOW THE ANSWER.
 08:49:47 IF THE BOARD WILL SUPPORT IT, WE'LL GO FOR A VOTE.
 08:49:51 SO WE'RE GOING TO LITIGATE THIS ISSUE, UNFORTUNATELY.
 08:49:55 WE DON'T WANT TO.

 08:49:56 WE TRIED TO WORK IT OUT.
 08:49:57 BUT THEY DID NOT PROVIDE A SINGLE EXPERT TO COME UP HERE AND
 08:50:02 TALK ABOUT TRAFFIC, WHETHER IT'S SAFE OR UNSAFE.
 08:50:07 THEY HAVE AN EXPERT.

08:50:08 THEY HAVE AN ENGINEER WHO ANALYZED THIS.
 08:50:10 AND THAT ENGINEER DIDN'T SAY MR. BANKS WAS WRONG.
 08:50:15 HE MADE SUGGESTIONS ABOUT GOING THROUGH LOCK UP.
 08:50:18 WE ALREADY TOLD YOU WE CAN'T GO THROUGH LOCK UP.
 08:50:21 MADE SUGGESTIONS ABOUT A CONNECTION DIRECTLY TO 41.
 08:50:24 WE CAN'T GET A DIRECTION.
 08:50:25 YOU CAN ASK F.D.O.T. UNTIL YOU ARE BLUE IN THE FACE.
 08:50:29 THEY ARE NOT GOING TO CHANGE THEIR MIND.
 08:50:31 THEY HAVE THEIR STANDARDS.
 08:50:32 WITH THAT, I'LL HAVE MR. BANKS GO THROUGH A LITTLE BIT MORE
 08:50:35 OF THE SPECIFICS AND THEN I'LL ASK BRENT TO COME BACK UP AND
 08:50:38 ADDRESS SOME OF THE OTHER ENGINEERING RELATED CONCERNS, AND
 08:50:41 I THINK MR. BANKS WANTED ME TO PULL UP THE AERIAL WHILE HE'S
 08:50:47 ADDRESSING THIS.
 08:50:47 JIM, GIVE ME A SECOND TO GET THERE.
 08:50:49 IS THAT THE ONE YOU WANTED?
 08:50:54 >>Jim Banks: YEAH, THAT WILL BE FINE, RICH.
 08:50:56 AGAIN, FOR THE RECORD, JIM BANKS ON BEHALF OF THE APPLICANT.
 08:51:02 I'M GOING TO ADDRESS SOME OF THE COMMENTS THAT WERE MADE,
 08:51:06 NOT IN THE SPECIFIC ORDER THAT THEY WERE MADE.
 08:51:08 THERE WAS A GENTLEMAN THAT QUESTIONED THE VALIDITY OF THE

 08:51:12 TRAFFIC IMPACT STUDY BECAUSE HE WAS CONCERNED THAT THE
 08:51:15 REPORT WAS DONE IN DECEMBER OF 2022.
 08:51:18 THAT'S TRUE, THE REPORT DOES CARRY A DATE OF DECEMBER 22,
 08:51:22 2022.
 08:51:23 HOWEVER, THE ANALYSIS IS BASED UPON TRAFFIC DATA THAT WAS
 08:51:27 COLLECTED DURING THE MONTH OF MARCH IN 2022.
 08:51:31 AND THE MONTH OF MARCH IS THE HIGHEST PEAK TRAFFIC DEMAND
 08:51:38 MONTH OF EVERY YEAR IN LEE COUNTY.
 08:51:41 SO WE COLLECTED THE DATA DURING THE HIGHEST DEMAND MONTH IN
 08:51:46 LEE COUNTY, WHICH WAS IN MARCH OF 2022.
 08:51:51 SO I SUBMIT TO THE PANEL AND MR. HART CAN CONFIRM THIS, THAT
 08:51:57 THE REPORT WAS BASED UPON PEAK SEASON CONDITIONS.
 08:52:02 ALSO PERFORMED SEVERAL SITE VISITS AND OBSERVATIONS DURING
 08:52:06 THE MONTH OF FEBRUARY, THE MONTH OF JANUARY, AND THE MONTH
 08:52:09 OF MARCH JUST TO OBSERVE HOW THE KIOSK, THE GUEST LANE
 08:52:17 FUNCTIONED DURING THOSE HIGH-DEMAND MONTHS.
 08:52:19 ALSO, I DIDN'T HEAR ANYONE FROM OUR TEAM MENTION ANYTHING
 08:52:24 ABOUT A GUARDHOUSE OR A MANNED GATEHOUSE.
 08:52:28 WE'VE KNOWN FROM THE GET-GO ON THE START OF THIS PROJECT
 08:52:31 THAT THIS WAS A -- THE RESIDENTS ENTER VIA BY WAY OF
 08:52:37 ELECTRONIC DEVICE THAT OPENS UP THE GATE AUTOMATICALLY FOR
 08:52:40 RESIDENTS AND GUESTS AND SERVICE TRUCKS AND DELIVERY TRUCKS,
 08:52:45 SUCH AS AMAZON, MUST ENTER THE FOUNTAIN LAKES COMMUNITY IN
 08:52:51 THAT LEFT LANE AND THEY ARE REQUIRED TO STOP AT A KIOSK AND
 08:52:55 ENTER EITHER A CODE OR CALL A RESIDENT IN ORDER TO ENTER THE

08:53:01 FOUNTAIN LAKES.
 08:53:01 WE WERE FULLY AWARE OF THAT SITUATION AND THAT'S WHY WE
 08:53:05 PERFORMED THE OBSERVATIONS.
 08:53:06 I WOULD SUGGEST THAT ONE OF THE CONSIDERATIONS THE RESIDENTS
 08:53:13 OF FOUNTAIN LAKES MAY WANT TO DO IS USE A BETTER KIOSK
 08:53:18 SYSTEM, IF IT IS GOING TO BE RELOCATED, THERE IS A KIOSK
 08:53:21 THAT HAS VEHICLE RECOGNITION FOR GUESTS THAT FREQUENTLY
 08:53:27 VISIT FOUNTAIN LAKES AND/OR AMAZON TRUCKS OR LAWN SERVICE
 08:53:31 PEOPLE THAT ARE IN THERE ONCE A WEEK, OR WHATEVER THE
 08:53:35 FREQUENCY IS, IT AUTOMATICALLY RECOGNIZES THE VEHICLE AND
 08:53:39 THE DRIVER AS THEY ARE COMING IN AND THE GATE WILL
 08:53:42 AUTOMATICALLY OPEN UP FOR THOSE REPEAT GUESTS AND SERVICE
 08:53:47 VEHICLES.
 08:53:47 SO I WOULD MAKE THAT AS A SUGGESTION AS SOMETHING THAT MIGHT
 08:53:52 BE CONSIDERED.
 08:53:53 THAT WOULD FURTHER REMEDY OR MINIMIZE ANY CONFLICTS THAT MAY
 08:53:58 OCCUR.
 08:53:59 I'VE BEEN A TRAFFIC ENGINEER.
 08:54:02 I THINK MS. GIBBS CAN ATTEST TO THIS, FOR 36 YEARS IN THE
 08:54:08 STATE OF FLORIDA.
 08:54:08 I MEET WITH F.D.O.T. ON A REGULAR BASIS AND DISCUSS ACCESS
 08:54:14 ALONG U.S. 41 AT VARIOUS LOCATIONS.
 08:54:17 I CAN ASSURE YOU I DEFINITELY WILL SAY THAT F.D.O.T. WILL
 08:54:22 NOT ALLOW FOR ANOTHER ACCESS TO THIS SITE ON U.S. 41 BECAUSE
 08:54:28 IT DOES NOT MEET AND IT DOESN'T EVEN COME CLOSE TO MEETING

 08:54:33 ANY OF THE INTERSECTION SEPARATION STANDARDS.
 08:54:34 IT WILL BE DENIED.
 08:54:36 IT WOULD NEVER BE APPROVED.
 08:54:38 AND, IN FACT, THE ACCESS FOR THE STORAGE FACILITY WAS TO BE
 08:54:44 CONSIDERED -- IT IS LABELED NONCONFORMING AND WAS SUPPOSED
 08:54:48 TO GO AWAY, BUT THE FACT OF THE MATTER IS THAT THERE IS NOT
 08:54:52 AN ALTERNATIVE ACCESS FOR THE STORAGE FACILITY, SO THAT
 08:54:55 ACCESS WILL REMAIN INTACT.
 08:54:58 AND OUR PLAN DOES NOT ALLOW FOR THE STORAGE UNIT TO HAVE
 08:55:03 ACCESS OVER TO FOUNTAIN LAKES.
 08:55:04 IT WAS ALSO ANOTHER COMMENT THAT WAS MENTIONED BY ONE OF THE
 08:55:07 RESIDENTS.
 08:55:08 AND THEN AS FAR AS THE SUGGESTION THAT THE MEDICAL DENTAL
 08:55:19 OFFICE HAVE ITS ACCESS FURTHER TO THE EAST AND ALIGN WITH
 08:55:23 THAT ASPHALT AREA THAT WAS PUT IN WHEN THE SALES TRAILER WAS
 08:55:31 THERE, THAT DOES NOT MEET ACCESS STANDARDS.
 08:55:35 THERE IS A REQUIRED MINIMUM THROAT DEPTH THAT IS REQUIRED
 08:55:38 WHEN YOU COME OFF OF U.S. 41 AND THEN CREATE ANOTHER
 08:55:43 INTERSECTION.
 08:55:43 IS THAT OUTBOUND FROM THE FOUNTAIN LAKES COMMUNITY, THEY
 08:55:50 QUEUE UP AT THE U.S. 41 INTERSECTION AND THEY WOULD PROHIBIT
 08:55:54 VEHICLES FROM BEING ABLE TO TURN AT THAT FIRST MEDIAN

08:55:59 OPENING, AND THEN ACCESS THE DENTAL OFFICE, WHICH WOULD
08:56:03 CAUSE A BACKUP OUT ONTO FOUNTAIN LAKES AND POSSIBLY OUT ONTO
08:56:09 U.S. 41, AND THAT WOULD ALSO CREATE A CONFLICT WITH THE

08:56:14 GUESTS AND THE SERVICE TRUCKS THAT WOULD BE ENTERING
08:56:16 FOUNTAIN LAKES.
08:56:17 THE SUGGESTION THAT THE ACCESS COULD BE ALIGNED WITH THAT
08:56:23 EASTERN-MOST MEDIAN BREAK WOULD NOT BE APPROVED.
08:56:28 IT WOULD CREATE A SAFETY ISSUE AND WOULD NOT BE ALLOWED BY
08:56:33 F.D.O.T.
08:56:34 AND I SUSPECT THAT THE VILLAGE OF ESTERO, THEIR ENGINEERING
08:56:38 DEPARTMENT, WOULD NOT ALLOW THAT TO OCCUR EITHER.
08:56:41 AND I WOULD CERTAINLY RECOMMEND THAT THAT NOT BE DONE SIMPLY
08:56:47 KNOWING THAT IT WOULD CREATE THE SAFETY CONFLICT.
08:56:50 AS MR. YOVANOVICH MENTIONED, ANOTHER OPTION THAT WE
08:56:55 CONSIDERED TO MINIMIZE THE CONFLICT WITH THE GUEST ENTRANCE
08:57:02 LANE WOULD BE TO RELOCATE THE ENTRANCE GATES FURTHER TO THE
08:57:06 WEST TO ALLOW FOR WHAT DOES OCCUR TODAY IS OCCASIONALLY
08:57:12 SOMEBODY HAS DIFFICULTY GETTING INTO THE FOUNTAIN LAKES
08:57:15 COMMUNITY, AND THEY WILL HOLD UP TRAFFIC.
08:57:20 WE SAW A MAXIMUM QUEUE THAT WE OBSERVED WAS FOUR VEHICLES.
08:57:25 WE SUGGEST IF THE GATE WAS MOVED TO THE WEST AND ALLOW FOR
08:57:27 AT LEAST THE STORAGE OF FOUR VEHICLES, THEN THAT WOULD
08:57:33 RESOLVE THAT CONFLICT AND THAT WOULD FOREGO THE NEED TO
08:57:39 CONSTRUCT THAT LEFT-TURN LANE.
08:57:40 SO THAT WAS AN OPTION THAT MY TRAFFIC STUDY ACTUALLY
08:57:45 MENTIONED AND REFERRED TO, AND FOR WHATEVER REASON, THAT'S
08:57:51 NOT THE OPTION THAT IS CURRENTLY ON THE TABLE.
08:57:54 IT WOULD BE UP TO THE FOUNTAIN LAKES PEOPLE I GUESS TO ALLOW

08:57:58 THAT TO HAPPEN.
08:57:59 THAT CONCLUDES MY RESPONSE TO ANY OF THE COMMENTS THAT THE
08:58:03 RESIDENTS MADE.
08:58:04 AND IF YOU HAVE ANY QUESTIONS, I'M HAPPY TO ANSWER THEM.
08:58:12 >>James Tatoes: MR. BANKS, I WOULD LIKE TO INTERJECT HERE
08:58:16 ANOTHER THOUGHT.
08:58:18 I DON'T KNOW, ARE YOU FAMILIAR WITH THE TOWN OF CARMEL,
08:58:22 INDIANA?
08:58:25 >>Jim Banks: NO, I'M NOT.
08:58:27 >>James Tatoes: I WOULD THINK IT SHOULD BE SOMETHING YOU
08:58:29 SHOULD STUDY.
08:58:30 CARMEL, INDIANA, A SUBURB OUTSIDE OF INDIANAPOLIS DOES NOT
08:58:34 HAVE AN INTERSECTION IN THE WHOLE TOWN.
08:58:36 THEY HAVE ROUNDABOUTS EVERYWHERE.
08:58:38 AND THE ROUNDABOUTS DOESN'T MEAN THEY ARE A CIRCLE.
08:58:44 OBLONG ROUNDABOUT.
08:58:45 LONG, THIN ROUNDABOUT.
08:58:47 .ECCENTRIC CIRCLE ROUNDABOUT.

08:58:51 ALL KINDS OF ROUNDABOUTS.
 08:58:52 BUT THE WHOLE TOWN IS -- THE ROUNDABOUT CENTER IN AMERICA.
 08:58:59 LOOKING AT THIS SITE PLAN, AND IF YOU WOULD INCORPORATE A
 08:59:03 COUPLE OF CHANGES, IF YOU TOOK THE BUILDING AND YOU TOOK THE
 08:59:07 LAST TWO WESTERLY UNITS, WHICH ARE PROTRUDING NORTH AND
 08:59:14 SOUTH AND YOU TURNED THEM EAST AND WEST SO THAT THEY
 08:59:18 PARALLEL THE BUILDING INSTEAD OF PERPENDICULAR TO IT, WHICH

 08:59:22 WOULD GIVE YOU MORE ROOM WHERE YOU GOT THE DRIVEWAY THERE TO
 08:59:25 BE ABLE TO COME IN FURTHER INTO THE PROPERTY.
 08:59:28 AND IF YOU WOULD TAKE THE BOULEVARD THERE AND INSTEAD OF
 08:59:32 WORKING ABOUT ANOTHER LANE, IF YOU WOULD STUDY SOME OF THE
 08:59:36 THINGS THAT THEY HAVE IN CARMEL, INDIANA, AND CREATE A
 08:59:40 ROUNDABOUT HERE, WHICH WOULD HAVE A BEAUTIFUL CENTER FOR IT,
 08:59:43 BE VERY ORNAMENTAL, IT WOULD GIVE YOU THE ACCESS TO COME
 08:59:47 INTO THE PROJECT, ACCESS TO LEAVE THE PROJECT AND ENTRANCE
 08:59:51 AND ACCESS TO CENTER OFF THE ROUNDABOUT TO COME INTO THIS
 08:59:54 PROPERTY WITHOUT HAVING ANY INTERFERENCE, WITHOUT HAVING TO
 08:59:58 WORRY ABOUT BACKUP AND WOULDN'T WORRY ABOUT WHETHER THE
 09:00:01 BIGGEST PROBLEM THAT I SEE HERE IS NOT -- WHICH THE BUILDING
 09:00:05 IS BEAUTIFUL, HOW YOU INTEGRATE IT INTO THE SITE IS ANOTHER
 09:00:11 THING.
 09:00:11 YOU'RE NOT GOING TO TURN THE PARKING LOT IN FRONT AND PUT
 09:00:16 THE BUILDING IN THE BACK.
 09:00:17 BUT IF YOU JUST CHANGE THE CONFIGURATION OF THE BACK END OF
 09:00:20 THE BUILDING AND IF YOU JUST STUDY A LITTLE BIT ABOUT SOME
 09:00:23 OF THE UNIQUE ROUNDABOUTS THAT THEY HAVE CREATED IN CARMEL,
 09:00:27 I COULD JUST SEE THIS THING BE A BEAUTIFUL ENTRANCE INTO A
 09:00:35 ROUNDABOUT WITH THE SPIN-OFF COMING RIGHT BACK INTO THE
 09:00:38 PROPERTY.
 09:00:39 YOU HAVE THE WHOLE ENTRANCE SOLVED.
 09:00:41 THE TRAFFIC PATTERN IS SOLVED AND YOU'VE GOT NO CONFLICT
 09:00:46 THAT EVERYBODY HAS BEEN TALKING ABOUT NOW.

 09:00:48 I URGE YOU TO STUDY THAT.
 09:00:52 >>Rich Yovanovich: IF I CAN BRIEFLY, THAT ALL REQUIRES THE
 09:00:55 CONSENT OF THE ASSOCIATION.
 09:00:58 AND WE HAVE YET TO GET THE CONSENT TO DO ANYTHING --
 09:01:02 >>Scotty Wood: HOLD IT, HOLD IT.
 09:01:03 I HAVE CHAIRMAN'S PRIVILEGE.
 09:01:05 IT IS NOW 9:00.
 09:01:08 OUR RULES OF PROCEDURE HAVE A 9:00 CURFEW.
 09:01:12 A BOARD VOTE IS REQUIRED TO EITHER ADJOURN THIS MEETING OR
 09:01:16 CONTINUE IT.
 09:01:17 I WILL CALL FOR A MOTION TO ADJOURN OR CONTINUE RIGHT NOW.
 09:01:23 >>Jim Wallace: COULD WE CONTINUE UNTIL 9:15 OR 9:30?
 09:01:29 >>Scotty Wood: WE HAVE TO CONTINUE UNTIL WE CONCLUDE.
 09:01:36 >>Nancy Stroud: MR. CHAIR, YOU CAN TO A TIME CERTAIN, IF YOU

09:01:43 THINK 9:15 OR 9:30 IS ENOUGH TIME.
 09:01:46 >>Scotty Wood: WE HAVE ONE MORE AGENDA ITEM AFTER THIS ONE.
 09:01:48 I WOULD ASSUME THAT WE WOULD WANT TO CONTINUE IT FOR ANOTHER
 09:01:52 HOUR.
 09:01:54 >>Mary Gibbs: DO WE HAVE TO SAY THE EXACT TIME?
 09:01:56 BECAUSE WE'RE CLOSE TO BEING DONE HERE.
 09:01:59 THE LAST AGENDA ITEM IS GOING TO BE THE QUICKEST ONE WE'VE
 09:02:03 HAD ALL NIGHT.
 09:02:04 >>Scotty Wood: MARY, THEN WHAT DO YOU RECOMMEND?
 09:02:08 >>Mary Gibbs: I THINK WE CONTINUE THE MEETING AND FINISH
 09:02:11 THIS CASE AND THEN START THE NEXT CASE.

 09:02:14 IF IT GOES TOO LONG, WE'LL KICK THE CONSULTANTS.
 09:02:18 >>Anthony Gargano: I'M GOING TO MAKE A MOTION THAT WE
 09:02:20 CONTINUE UNTIL 9:30.
 09:02:21 I HAVE A PROBLEM BEYOND 9:30.
 09:02:24 >>Jim Wallace: I SECOND THAT.
 09:02:25 >>Scotty Wood: WE HAVE A MOTION AND A SECOND.
 09:02:27 ANY DISCUSSION?
 09:02:27 ALL IN FAVOR?
 09:02:31 >>Kristin Jeannin: I'D LIKE A POINT OF DISCUSSION.
 09:02:35 >>Scotty Wood: YES, GO AHEAD.
 09:02:36 >>Kristin Jeannin: I FEEL LIKE THERE IS A LOT -- I HAVE A
 09:02:39 FEW MORE QUESTIONS ABOUT THIS PROJECT AND I THINK IT COULD
 09:02:42 GO ON FOR QUITE A WHILE. I WOULD SUGGEST WE CONTINUE IT TO
 09:02:47 ANOTHER DATE.
 09:02:48 FOR THIS DECISION.
 09:02:51 >>Jim Wallace: IF WE HAVE MORE QUESTIONS, THEN AT LEAST
 09:02:54 CONTINUE IT SO WE CAN GET THEM OUT ON THE TABLE.
 09:02:58 >>Kristin Jeannin: IT'S 9:00.
 09:03:00 I DON'T WANT TO CONTINUE THE MEETING.
 09:03:03 I'M GOING TO VOTE AGAINST CONTINUING THE MEETING TODAY, BUT
 09:03:06 IF WE WANT TO PUT THAT TO A VOTE.
 09:03:10 >>Scotty Wood: WE HAVE TO HAVE A VOTE.
 09:03:12 WE HAVE A MOTION AND A SECOND ON THE FLOOR.
 09:03:18 >>Kristin Jeannin: GO AHEAD AND VOTE ON THE MOTION.
 09:03:21 >>James Tatooles: CAN WE CONSIDER -- THIS WOULD SOLVE A LOT

 09:03:25 OF PROBLEMS IF WE JUST STOPPED THIS SESSION RIGHT NOW,
 09:03:28 CONTINUE IT TO THE NEXT MEETING, IT GIVES PEOPLE ENOUGH TIME
 09:03:32 TO BE ABLE TO SEE WHERE THEY WANT TO GO WITH IT AND IT GIVES
 09:03:37 US MORE TIME TO BE ABLE TO TALK ADEQUATELY TO THE NEXT
 09:03:40 PROJECT WHICH REQUIRES A LOT OF GOOD DISCUSSION.
 09:03:42 I'M JUST SAYING, IF YOU WOULD CONSIDER AMENDING HIS MOTION.
 09:03:50 >>Kristin Jeannin: WE CAN VOTE ON THE FIRST MOTION AND THEN
 09:03:53 MAKE A SECOND IF THE MOTION DOESN'T PASS.
 09:03:55 >>Scotty Wood: WE HAVE TO VOTE ON THE MOTION THAT'S ON THE
 09:03:57 TABLE RIGHT NOW.

09:03:59 >>Mary Gibbs: WHICH IS WHAT?
 09:04:00 IS THE MOTION TO CONTINUE THE MEETING TILL 9:30?
 09:04:05 >>Scotty Wood: THAT IS THE MOTION.
 09:04:06 AND WE HAVE A SECOND.
 09:04:09 >>Mary Gibbs: WE'LL CALL THE QUESTION.
 09:04:10 >>Scotty Wood: TAMMY, I THINK WE OUGHT TO DO A ROLL CALL ON
 09:04:13 THIS.
 09:04:13 >>Tammy Duran: OKAY.
 09:04:14 VICE-CHAIRMAN GARGANO?
 09:04:16 >>Anthony Gargano: YES.
 09:04:18 >>Kristin Jeannin: NO.
 09:04:22 >>James Tatoes: NO.
 09:04:25 >>Jim Wallace: YES.
 09:04:27 >>Scotty Wood: YES.
 09:04:35 >>Tammy Duran: IT'S 3-2 TO CONTINUE UNTIL 9:30.

 09:04:42 >>Scotty Wood: NOW WE CAN RESUME WHEREVER WE WERE.
 09:04:44 >>Jim Wallace: CAN I ASK ONE QUESTION?
 09:04:47 EVERYONE ELSE -- YOU'RE IN THE WEEDS AND I'M NOT, BUT JIM
 09:04:55 BANKS, YOU HAD SAID THAT THERE WAS A DISCUSSION ABOUT MOVING
 09:04:59 THE GATEHOUSE FURTHER BACK, FURTHER WEST INTO THE COMMUNITY.
 09:05:07 AND I KNOW WE HAVE STACKING STANDARDS IN TERMS OF FOUR OR
 09:05:09 FIVE CARS DEPENDING ON WHERE YOU ARE, IF YOU ARE OFF AN
 09:05:12 ARTERIAL ROAD OR NOT, I THINK FIVE OFF AN ARTERIAL ROAD.
 09:05:15 HOW FAR BACK COULD YOU PUSH AT THE APPLICANT'S COST, HOW FAR
 09:05:21 BACK COULD YOU PUSH THE GATEHOUSE OR DID YOU DISCUSS HOW FAR
 09:05:27 BACK --
 09:05:28 >>Kristin Jeannin: GATE.
 09:05:29 NO HOUSE.
 09:05:30 JUST A GATE.
 09:05:32 >>Jim Wallace: YOU HAVE SOMETHING, A MONUMENT.
 09:05:34 >>Kristin Jeannin: CONTENTIOUS POINT.
 09:05:37 >>Jim Wallace: I CALL IT A GATEHOUSE EVEN IF THERE ISN'T A
 09:05:40 GUARD THERE.
 09:05:41 HOW FAR BACK DID YOU LOOK AT MOVING THAT?
 09:05:42 EVERYBODY TALKS ABOUT STACKING ISSUES, BUT IF YOU MOVED IT
 09:05:46 BACK ENOUGH, I KNOW A HUNDRED FEET GIVES YOU FIVE OR SIX
 09:05:50 STACK.
 09:05:51 DID YOU PLAN ON MOVING IT BACK 20 FEET OR 40 FEET OR 60
 09:05:55 FEET, 80 FEET?
 09:05:56 HOW FAR BACK BECAUSE MOVING IT BACK MAY RESOLVE SOME OF THE

 09:06:01 EXISTING ISSUES THAT FOUNTAIN LAKES ALREADY HAS ABOUT
 09:06:04 STACKING AND SCHOOL BUS SAFETY AND OTHER ISSUES.
 09:06:10 WHAT WAS DISCUSSED?
 09:06:11 >>Rich Yovanovich: MR. BANKS CAN CORRECT ME, WE ACTUALLY
 09:06:14 SHOWED THEM A PLAN.
 09:06:15 IT WOULD MOVE BACK ABOUT A HUNDRED FEET.

09:06:17 ABOUT A HUNDRED FEET.
 09:06:18 AND IT WOULD SOLVE EVERY ONE OF THE CONCERNS THEY RAISED.
 09:06:21 >>Jim Wallace: AND SOME OF THE EXISTING PROBLEMS.
 09:06:25 >>Tammy Duran: EXCUSE ME.
 09:06:26 WE'RE GETTING TEXTS, THEY ARE HEARING ALL THE BACK TALK
 09:06:29 THROUGH YOU GUYS WHEN WE'RE STREAMING.
 09:06:31 IF EVERYONE IN THE AUDIENCE CANNOT SPEAK OUT WHILE THEY ARE
 09:06:34 TALKING, WE CAN PROBABLY GET THROUGH THIS A LOT FASTER.
 09:06:39 >>Jim Wallace: DO YOU KNOW THE ANSWER I WAS ASKING TO JIM
 09:06:41 BANKS?
 09:06:43 >>Rich Yovanovich: JIM, DID I SAY THE RIGHT NUMBER?
 09:06:45 >>Jim Banks: YEAH.
 09:06:46 BRENT LAID THAT OUT.
 09:06:48 IT'S RIGHT AROUND A HUNDRED FEET.
 09:06:49 >>Jim Wallace: HUNDRED FEET.
 09:06:51 >>Rich Yovanovich: WE PROVIDED THE ASSOCIATION A PLAN FULLY
 09:06:56 DIMENSIONED SHOWING HOW THIS WOULD RESOLVE THE STACKING
 09:07:00 ISSUES AND THEIR ACCESS ISSUES, BUT THEY DID NOT ACCEPT.
 09:07:05 >>Jim Wallace: I KNOW FROM GENOVA THAT TWO LANES OFF AN

 09:07:09 ARTERIAL ROAD IS A HUNDRED FOOT, CODE STACKING.
 09:07:13 SO THAT WOULD GIVE THEM CODE STACKING AFTER THE CUT IN THE
 09:07:19 MEDIAN.
 09:07:19 >>Rich Yovanovich: CORRECT.
 09:07:21 >>Jim Wallace: OKAY.
 09:07:22 I UNDERSTAND.
 09:07:26 >>Rich Yovanovich: BEFORE I BRING BRENT UP, ANY MORE
 09:07:28 QUESTIONS FOR MR. BANKS?
 09:07:37 >>Brent Addison: BRENT ADDISON FOR THE RECORD.
 09:07:40 I THINK I HAVE FIVE POINTS BROUGHT UP.
 09:07:43 THE FIRST ONE BEING THE WATER MANAGEMENT MODIFICATION TO
 09:07:45 ALLOW FOR THE TURN LANE CONSTRUCTION.
 09:07:47 WE ACKNOWLEDGE THAT.
 09:07:48 THAT'S ACTUALLY A CONDITION OF APPROVAL BEFORE WE WOULD BE
 09:07:52 ABLE TO START CONSTRUCTION.
 09:07:54 WE'LL ABIDE BY THAT.
 09:07:56 IT WAS BROUGHT UP ABOUT THE FIRE DEPARTMENT REVIEWING THAT.
 09:07:59 I HAD A CONVERSATION THIS MORNING DUE TO AVAILABILITY, IT
 09:08:02 LOOK A LITTLE LONGER THAN I HOPED, BUT I TALKED TO PHILIP
 09:08:07 GREEN WITH ESTERO FIRE THIS MORNING.
 09:08:08 I HAVE AN E-MAIL FROM HIM SAYING THAT IT'S GOOD AS BEING
 09:08:12 RECOMMENDED FOR APPROVAL.
 09:08:13 >>Jim Wallace: ACTUALLY PREFER THAT, WOULDN'T --
 09:08:16 >>Brent Addison: NOT TO THE GATE RELOCATION.
 09:08:18 JUST WITH WHAT WE'RE SHOWING ON OUR PLAN.

 09:08:20 WELL MAINTENANCE, WE'RE NOT ENCROACHING INTO THE WELL AREA.
 09:08:27 THERE'S MAINTENANCE ON ALL KINDS OF THINGS.

09:08:30 WE CAN'T REALLY ADDRESS EVERY SITUATION.
 09:08:32 FLOODING, THAT WAS LOOKED AT AS A PART OF OUR REVIEW FOR THE
 09:08:36 WATER MANAGEMENT DISTRICT.
 09:08:37 I ACTUALLY, BECAUSE WE ARE A PART OF THEIR SYSTEM AND WE ARE
 09:08:41 PART OF THEIR PERMIT AND INTENDED TO ORIGINALLY DRAIN IN
 09:08:44 THAT LOCATION, I ACTUALLY WENT KIND OF ABOVE AND BEYOND ON
 09:08:48 OUR WATER MANAGEMENT SYSTEM, INSTEAD OF TYPICALLY IN A
 09:08:53 CONDITION LIKE THIS YOU WOULD PROVIDE HALF INCH OF DRY
 09:08:56 PRETREATMENT AND THEN LET THE WATER GO.
 09:08:58 IN THIS INSTANCE, I USE BASICALLY WHAT IS THE MINIMUM SIZE,
 09:09:02 THREE INCH BLEEDER THAT WOULD ALLOW WATER.
 09:09:05 WE'RE BASICALLY HOLDING WATER BACK AS LONG AS WE POSSIBLY
 09:09:08 CAN TO ALLOW THE WATER THAT IS IN FOUNTAIN LAKES TO DRAIN
 09:09:11 AHEAD OF US.
 09:09:13 >>Jim Wallace: I THINK THE FLOODING IN 2005 WAS A RESULT OF
 09:09:17 THE FPL EASEMENT WEIR SILTING IN AND NOBODY MAINTAINING IT.
 09:09:25 ONCE SOMEBODY WENT IN AND OPENED IT UP THE WATER DROPPED
 09:09:28 EIGHT INCHES AND HASN'T BEEN A PROBLEM SINCE.
 09:09:31 >> I HEARD THAT.WITH RESPECT TO SURGE, DOESN'T MATTER WHAT
 09:09:34 WE BUILD ON THE SITE OR DON'T BUILD ON THE SIDE.
 09:09:39 WE CAN'T AFFECT THE GULF OF MEXICO BACKING UP INTO
 09:09:42 PROPERTIES.
 09:09:42 THE LAST POINT WAS A DISCUSSION ABOUT PEDESTRIAN SAFETY AND

 09:09:46 CHILDREN AT THE SCHOOL BUSES.
 09:09:47 I WOULD LIKE TO POINT OUT THAT WE'RE ACTUALLY PROPOSING TO
 09:09:51 CONSTRUCT A SIDEWALK FROM OUR ENTRANCE TO 41 WHERE THERE IS
 09:09:58 NO SIDEWALK TODAY.
 09:09:59 SO WE WOULD ACTUALLY BE IMPROVING THE PEDESTRIAN SAFETY FOR
 09:10:03 THIS DEVELOPMENT.
 09:10:04 ARE THERE ANY QUESTIONS FOR ME?
 09:10:07 >>Kristin Jeannin: WHERE IS THE SIDEWALK?
 09:10:08 JUST ON 41?
 09:10:09 >>Brent Addison: NO, THERE IS AN EXISTING SIDEWALK ON 41.
 09:10:12 WE'RE PROPOSING A SIDEWALK FROM OUR ENTRANCE TO 41.
 09:10:14 BASICALLY FROM WHERE THE GATE IS CURRENTLY --
 09:10:19 >>Kristin Jeannin: CAN I SEE IT ON THE SCREEN?
 09:10:21 >>Brent Addison: SURE.
 09:10:22 IT IS RIGHT -- IT'S JUST OUTSIDE, RIGHT ALONG HERE AND IT
 09:10:36 CONNECTS TO THE SIDEWALK ON 41.
 09:10:38 SO WE ARE TRYING TO IMPROVE THAT CONDITION.
 09:10:40 ANY OTHER QUESTIONS?
 09:10:47 >>Kristin Jeannin: THIS IS SORT OF A SIDEBAR, BUT WHAT WOULD
 09:10:52 THE PROCESS BE TO EXTEND THAT SIDEWALK ALL THE WAY DOWN
 09:10:55 THROUGH TO FOUNTAIN LAKES?
 09:10:57 >>Brent Addison: THAT WOULD BE PUTTING IT PAST THE GATE.
 09:11:01 I BELIEVE WE WOULD -- I MEAN, I'LL LET MR. RICH YOVANOVICH
 09:11:07 SPEAK TO THAT.

09:11:08 >>Kristin Jeannin: I UNDERSTAND THAT THEY ARE NOT REALLY

09:11:10 AGREEING TO ANYTHING.

09:11:13 IT'S JUST LIKE, THEY DON'T WANT THE PROJECT FOR MANY VARIOUS

09:11:20 REASONS.

09:11:21 SO THEY ARE NOT WILLING TO TALK ABOUT MOVING THE GATES.

09:11:24 LIKE THAT'S WHY NONE OF THESE THINGS ARE ON THE TABLE

09:11:27 BECAUSE THERE ISN'T GOOD COMMUNICATION BETWEEN YOU AND

09:11:29 FOUNTAIN LAKES.

09:11:31 >>Jim Wallace: BIG CONCERN ABOUT SAFETY.

09:11:34 SO THAT SIDEWALK WOULD --

09:11:36 >>Kristin Jeannin: SIDEWALK AND MOVING THE GATE WOULD

09:11:40 POTENTIALLY ADDRESS THE ISSUES.

09:11:42 >>Rich Yovanovich: ALL OF THAT REQUIRES THE OTHER SIDE TO BE

09:11:44 WILLING TO DISCUSS AND AUTHORIZE THAT WORK.

09:11:46 THAT HASN'T HAPPENED.

09:11:50 THAT SIDEWALK IS NEW BUT I CAN'T IMAGINE THAT IS GOING TO BE

09:11:53 A DEAL BREAKER FOR THE PROJECT.

09:11:55 WHERE WE KIND OF ARE AND JUST TO SUM UP, WE MEET ALL THE

09:12:00 CRITERIA.

09:12:01 THERE'S NO TESTIMONY THAT WE DON'T MEET THE CRITERIA.

09:12:03 SO WE'RE ASKING YOU TO APPROVE WHAT'S BEFORE YOU TODAY.

09:12:09 WE'RE IN LITIGATION.

09:12:10 THERE WILL BE OPPORTUNITIES FOR THE ASSOCIATION, IF THEY ARE

09:12:13 WILLING, TO TALK ABOUT OTHER SCENARIOS OR WE CAN ROLL THE

09:12:18 DICE AND LET THE JUDGE DECIDE.

09:12:23 MY THOUGHT IS, THE JUDGE IS GOING TO TELL THEM TO MOVE THE

09:12:27 GATE AT THEIR EXPENSE BECAUSE THEY ARE INTERFERING WITH OUR

09:12:30 ACCESS TO OUR SITE AND WE HAVE A RIGHT, WE HAVE AN ACCESS

09:12:33 EASEMENT TO GET TO OUR PROPERTY.

09:12:35 AND BECAUSE OF EVERYTHING YOU HEARD FROM THEM IS WHERE THEIR

09:12:39 GATE IS TODAY, THEY ARE SAYING IT'S UNSAFE.

09:12:43 >>Scotty Wood: HOLD IT, YOU ARE ARGUING EASEMENT RIGHTS AND

09:12:45 THIS BOARD HAS NO AUTHORITY TO CONSIDER THAT.

09:12:48 >>Rich Yovanovich: THAT'S WHY I SAID WE'LL TALK ABOUT THAT.

09:12:50 I'M ASKING TO YOU APPROVE WHAT IS BEFORE YOU TODAY.

09:12:54 THERE WILL BE OPPORTUNITIES OUTSIDE OF THIS PROCEEDING TO

09:12:57 DISCUSS OTHER SOLUTIONS.

09:13:00 >>Jim Wallace: WE UNDERSTAND.

09:13:02 >>Rich Yovanovich: WITH THAT, I RESPECT YOUR TIME.

09:13:05 >>Kristin Jeannin: RESPECTFULLY, THOSE QUESTIONS COME UP

09:13:07 BECAUSE IT IS OUR RESPONSIBILITY TO ADDRESS COMMUNITY

09:13:11 SAFETY.

09:13:11 >>Rich Yovanovich: ABSOLUTELY.

09:13:13 AND WE THINK -- WELL, WE KNOW WE HAVE.

09:13:15 MR. BANKS AND EVERYBODY, YOUR OWN STAFF HAS SAID IT'S SAFE.

09:13:20 >>Jim Wallace: ANYTHING WE APPROVE TODAY WILL STILL BE

09:13:23 SUBJECT TO THE LITIGATION.
 09:13:24 >>Rich Yovanovich: CORRECT.
 09:13:30 >>Scotty Wood: ARE THERE ANY OTHER QUESTIONS FROM THE BOARD
 09:13:32 FOR REBUTTAL?
 09:13:33 ANY OTHER PUBLIC INPUT?

 09:13:42 >>Mary Gibbs: DID WE CLOSE PUBLIC INPUT?
 09:13:44 >>Scotty Wood: NO, WE HAVE NOT CLOSED IT YET, BUT I'M
 09:13:48 WILLING TO CLOSE IT.
 09:13:51 >>Anthony Gargano: SCOTTY, THERE ARE TWO PEOPLE IN THE
 09:13:53 PUBLIC THAT WANT TO SPEAK.
 09:13:56 MA'AM, IF YOU WOULD APPROACH THE MICROPHONE AND STATE YOUR
 09:13:58 NAME AGAIN, PLEASE.
 09:14:01 >> JANET HILDEBRAND.
 09:14:05 FOUNTAIN LAKES COMMUNITY ASSOCIATION.
 09:14:06 I'VE BEEN INVOLVED IN ALL OF THE MEETINGS WITH THE LAWYERS
 09:14:12 AND ABBIATI AND WE FEEL THAT THEY DROPPED THE BALL WHEN WE
 09:14:21 TOLD THEM OUR DOCUMENTS REQUIRE A VOTE OF THE COMMUNITY AND
 09:14:27 THEY ASKED US IF WE WOULD SANCTION IT AND AGREE WITH IT.
 09:14:33 AND WE SAID, WELL, WITH MY FAMILY, MY HUSBAND DOES THE
 09:14:39 VOTING, AND HE THINKS DIFFERENTLY THAN I DO.
 09:14:42 I'M SURE IT'S THAT WAY WITH A LOT OF PEOPLE.
 09:14:45 BUT WE SAID WE WOULD NOT TAKE A POSITION.
 09:14:49 WE WOULD JUST, YOU KNOW, PRESENT THE VOTE.
 09:14:52 BUT THEY NEVER CAME BACK TO US TO INITIATE THIS VOTE.
 09:14:58 AND THAT WAS BASICALLY ONE OTHER TIME WE HEARD FROM THEM AND
 09:15:05 IT HAD TO DO WITH THE FACT THAT WE HAD MADE SOME ALTERATIONS
 09:15:09 TO OUR GATE.
 09:15:10 WE HAVE SWING GATES IN THE FRONT.
 09:15:13 THEY SWING VERY SLOWLY.
 09:15:15 SO WE IN NOVEMBER OF 2021, THEY BOUGHT IN DECEMBER OF 2021,

 09:15:29 AND NOVEMBER, WE HAD BEEN RESEARCHING WHAT TO DO ABOUT THE
 09:15:33 GATES SO THAT WE HAD FASTER ENTRANCE INTO OUR COMMUNITY.
 09:15:37 SO AT THAT POINT IN TIME, WE VOTED TO PUT IN ARMS, AND
 09:15:42 DURING THE DAY WE LEAVE THE SWING GATES OPEN AND WE USE THE
 09:15:46 ARMS, WHICH HAS MADE THE ENTRANCE QUITE, YOU KNOW, A LOT
 09:15:54 EASIER.
 09:15:54 BUT THOSE ARE THE ONLY CONVERSATIONS THAT WE'VE HAD WITH
 09:16:01 ABBIATI.
 09:16:02 THEY HAVE NOT REACHED OUT TO US.
 09:16:05 THERE WAS TWO COMMENTS FROM DEVELOPMENT ORDERS THAT SAID
 09:16:10 CONTACT FOUNTAIN LAKES COMMUNITY ASSOCIATION TO RESOLVE
 09:16:14 THIS.
 09:16:15 THEY NEVER DID.
 09:16:16 THERE WAS ONE FROM SOUTH FLORIDA WATER MANAGEMENT WHEN THEY
 09:16:19 SAID THAT THEY NEEDED OUR PERMISSION TO PUT THE THIRD LANE
 09:16:27 IN, THEY DIDN'T CONTACT US THEN EITHER.

09:16:30 INSTEAD, THEY PUT TWO LANES BACK, AND THEY GOT THEIR PERMIT.
 09:16:34 AND NOW THEY ARE BACK TO THREE LANES, I THINK THAT GOING,
 09:16:39 THE LAWSUITS WE HAVE AND THE COUNTERSUIT, WE'LL SIT DOWN AT
 09:16:44 THE TABLE AND WE'LL TALK ABOUT THESE THINGS.
 09:16:47 MOVING THE GATE FORWARD A HUNDRED FEET CAUSES US ANOTHER
 09:16:53 SAFETY ISSUE FOR FOUNTAIN LAKES BECAUSE WE HAVE THE Y.
 09:16:57 THE BOULEVARD IS A BIG CIRCLE AND YOU GO THROUGH THE GATES
 09:17:01 AND YOU GO UP THERE A COUPLE HUNDRED FEET AND YOU GOT A
 09:17:07 SPLIT ONE WAY OR THE OTHER.

 09:17:08 WELL, I'M A RESIDENT.
 09:17:09 I COME IN THE RIGHT LANE, BUT I LIVE TO THE LEFT.
 09:17:14 AND WHEN THERE ARE LANDSCAPE TRUCKS AND TRAFFIC LIKE THAT,
 09:17:21 WHERE THE GATES ARE NOW I HAVE A HARD TIME SWITCHING LANES.
 09:17:24 SO MOVING IT EVEN CLOSER TO THE Y IS JUST GOING TO CAUSE
 09:17:28 THAT MANY PROBLEMS.
 09:17:30 A LOT OF PEOPLE DOWN HERE DON'T KNOW HOW TO DRIVE.
 09:17:35 >>Nancy Stroud: THERE ARE TIME LIMITS INVOLVED, AND WE ARE
 09:17:39 IN A CURFEW SITUATION.
 09:17:42 I WOULD RECOMMEND THAT, AGAIN, THE BOARD NOT GET INVOLVED IN
 09:17:45 A PRIVATE CONTRACTUAL DISPUTE, BUT LOOK AT THE EVIDENCE
 09:17:50 THAT'S IN THE RECORD NOW AS PART OF THE HEARING AND LOOK AT
 09:17:56 THE ZONING REQUIREMENTS THAT NEED TO BE MET AND DECIDE IF
 09:18:01 YOU CAN MAKE A DECISION.
 09:18:04 WE CANNOT -- THE BOARD CANNOT GET INVOLVED IN RESOLVING A
 09:18:07 PRIVATE CONTRACTUAL DISPUTE.
 09:18:10 THEY ARE IN LITIGATION NOW, AND THAT WILL BE RESOLVED BY THE
 09:18:13 COURTS.
 09:18:17 >>Scotty Wood: THANK YOU, NANCY.
 09:18:18 AT THIS POINT, ABSENT ANY OTHER PUBLIC INPUT, I'M GOING TO
 09:18:27 CLOSE THE PUBLIC HEARING.
 09:18:33 >> MY NAME IS BILL COVITZ.
 09:18:35 I LIVE AT FOUNTAIN LAKES, 22581 ISLAND LAKES DRIVE.
 09:18:42 JANET IS CORRECT.
 09:18:44 IF YOU LOOK AT THAT, MOVING THE GATES A HUNDRED FEET INWARD

 09:18:50 CAUSES A SAFETY ISSUE.
 09:18:52 CURRENTLY, WE DO NOT HAVE A SAFETY ISSUE AT OUR GATES.
 09:18:56 THE SAFETY ISSUE IS GOING TO BE WHEN ALL THIS TRAFFIC COMES
 09:19:00 IN OUR GATES.
 09:19:01 WE ARE GOING TO HAVE A SAFETY ISSUE COMING IN.
 09:19:06 THE SCHOOL BUS ACTUALLY PICKS UP IN THAT TURNABOUT AREA.
 09:19:10 SO A SIDEWALK IS NOT GOING TO HELP ANYTHING.
 09:19:12 WHAT ARE WE, GOING TO WALK OUR KIDS TO 41 AND LET THEM GET
 09:19:16 KILLED?
 09:19:16 THE SCHOOL BUS PICKS UP THERE.
 09:19:19 WE DON'T WANT THE KIDS OUT ON 41.
 09:19:22 I'M PRETTY SURE IF YOU LOOK, THAT SIDEWALK IS ON FOUNTAIN

09:19:25 LAKES PROPERTY AGAIN, BECAUSE THEY WANT TO TAKE OUR ROYAL
 09:19:29 PALMS DOWN AND PUT THAT SIDEWALK ON OUR PROPERTY.
 09:19:31 SO THERE'S SO MUCH HERE, I DON'T KNOW HOW YOU GUYS CAN VOTE
 09:19:36 ON IT.
 09:19:37 YOU KNOW, THANK YOU.
 09:19:42 >>Scotty Wood: OKAY.
 09:19:43 AT THIS POINT, I'M GOING TO CLOSE THE PUBLIC HEARING.
 09:19:45 ANY FURTHER REBUTTAL?
 09:19:53 I WANT TO TAKE IT BACK TO THE BOARD.
 09:19:55 >>Rich Yovanovich: NO, SIR.
 09:19:56 >>Scotty Wood: PLEASE MAKE IT CONCISE.
 09:19:58 >>Rich Yovanovich: WE HAVE NOTHING TO ADD.
 09:20:01 I DON'T WANT TO GET IN A TIT FOR TAT ON THE ACCESS ISSUE.

09:20:05 AGAIN, WE MEET ALL YOUR CRITERIA.
 09:20:07 YOUR STAFF IS RECOMMENDING APPROVAL, WE CONSENT TO THEIR
 09:20:11 CONDITIONS AND WE'RE REQUESTING THAT YOU APPROVE THE
 09:20:13 DEVELOPMENT ORDER.
 09:20:16 >>Scotty Wood: OKAY.
 09:20:17 I'LL BRING IT BACK TO THE BOARD.
 09:20:18 ANY BOARD COMMENTS?
 09:20:20 >>Kristin Jeannin: I DO HAVE A QUESTION.
 09:20:22 ALTHOUGH MAYBE NANCY WOULD NOT WANT ME TO ASK IT.
 09:20:28 IT'S IMPORTANT TO ME IN MY DECISION TO KNOW IT IS RESOLVABLE
 09:20:31 IN SOME WAY.
 09:20:33 SO HAS EITHER THE TRAFFIC ENGINEER OR THE CIVIL ENGINEER
 09:20:37 LOOKED AT THIS ISSUE OF THE Y THAT HAPPENS BEYOND IF THEY
 09:20:41 MOVE THEIR GATE.
 09:20:48 >>Brent Addison: YES, I DON'T THINK -- THIS OPTION IS NOT ON
 09:20:51 THE TABLE TONIGHT AND NOT WHAT WE'RE SHOWING WITH OUR PLANS.
 09:20:53 WHEN WE LOOKED AT IT, DIDN'T SEEM TO BE A CONFLICT.
 09:20:56 I DIDN'T SEE A CONFLICT WITH MOVING THAT.
 09:20:58 WE DON'T HAVE THAT PLAN WITH US TONIGHT.
 09:21:00 >>Kristin Jeannin: CAN YOU LOOK BEYOND --
 09:21:02 >>Brent Addison: YES.
 09:21:05 >>Scotty Wood: ANY FURTHER BOARD COMMENTARY?
 09:21:10 >>Anthony Gargano: I WANT TO MAKE A COMMENT, I THINK WE
 09:21:12 STARTED OUT WITH THIS WITH HAVING TO LOOK AT THE APPLICATION
 09:21:19 ON THE MERITS OF THE APPLICATION, AND WE'VE GONE PRETTY FAR

09:21:26 AFIELD.
 09:21:27 I JUST THINK, I WANT TO REMIND EVERYONE THAT WE REALLY NEED
 09:21:31 TO VOTE ON THE APPLICATION.
 09:21:34 >>Scotty Wood: THANK YOU.
 09:21:35 IN FACT, I WAS GO TO SAY SOMETHING LIKE THAT, ANTHONY.
 09:21:38 BECAUSE I WANTED TO REPEAT WHAT I SAID IN MY STATEMENT ABOUT
 09:21:42 QUASI-JUDICIAL PROCEEDINGS.
 09:21:46 IN MAKING THE DECISION, THE BOARD SHALL CONSIDER THE

09:21:48 EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND ANY
 09:21:52 RECOMMENDATIONS OF THE VILLAGE STAFF.
 09:21:54 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
 09:21:59 COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
 09:22:02 PROCEEDING AND THE APPLICABLE LAW.
 09:22:06 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
 09:22:09 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
 09:22:14 MET.
 09:22:15 ON THAT NOTE, I WOULD LIKE TO CALL FOR A MOTION TO TAKE
 09:22:19 ACTION ON THE PART OF THE BOARD.
 09:22:21 STATE YOUR MOTION.
 09:22:33 >>Jim Wallace: TO APPROVE.
 09:22:35 >>Scotty Wood: IS THERE A SECOND?
 09:22:37 >>Anthony Gargano: I'LL SECOND.
 09:22:40 >>Mary Gibbs: IS THAT APPROVE WITH THE STAFF CONDITIONS PER
 09:22:42 THE STAFF REPORT?
 09:22:44 >>Anthony Gargano: YEAH, WOULD YOU ACCEPT THE MODIFICATION

 09:22:47 TO THE MOTION THAT IT INCLUDES THE CONDITIONS REQUIRED BY
 09:22:49 THE STAFF REPORT?
 09:22:51 >>Jim Wallace: WHICH?
 09:22:53 >>Mary Gibbs: THE CONDITION IN THE STAFF REPORT AND THE
 09:22:55 FINDINGS, JUST IN THE STAFF REPORT.
 09:22:57 >>Jim Wallace: OH, YES, OF COURSE.
 09:23:00 >>Scotty Wood: WE HAVE A MOTION AND A SECOND ON THE FLOOR TO
 09:23:03 APPROVE THE DEVELOPMENT ORDER WITH THE CONDITIONS CONTAINED
 09:23:08 IN THE STAFF REPORT.
 09:23:11 IS THERE ANY FURTHER DISCUSSION?
 09:23:13 >>Jim Wallace: IT OBVIOUSLY IS SUBJECT TO THE RESULTS OF THE
 09:23:16 LITIGATION.
 09:23:17 >>Scotty Wood: YEAH, OUR DECISION IS NOT BASED UPON THE
 09:23:20 LITIGATION.
 09:23:21 THE LITIGATION IS A SEPARATE MATTER, BUT CERTAINLY THE
 09:23:26 LITIGATION DOES BASICALLY CONTROL WHAT WILL HAPPEN.
 09:23:29 >>Jim Wallace: YEP, YEP.
 09:23:33 >>Scotty Wood: OKAY, ON THAT NOTE, WITHOUT ANY FURTHER
 09:23:35 DISCUSSION, TAMMY, CALL THE ROLL.
 09:23:38 >>Anthony Gargano: YES.
 09:23:40 >>Kristin Jeannin: YES.
 09:23:43 >> BOARD MEMBER SHEELEY -- OH, SORRY.
 09:23:45 BOARD MEMBER TATOOLE'S?
 09:23:46 >>James Tatooles: YES.
 09:23:48 >>Jim Wallace: YES.

 09:23:48 >>Scotty Wood: YES.
 09:23:58 THAT CONCLUDES THAT AGENDA ITEM.
 09:24:00 I WILL ALLOW A MINUTE OR SO FOR PEOPLE TO -- THOSE WHO WISH
 09:24:12 TO EXIT CAN EXIT AND THEN SET UP FOR THE FINAL ITEM, WHICH

09:24:17 IS THE ESTERO RIVER PARK.
 09:25:03 >>Scotty Wood: JIM, I'M CALLING FOR A MOTION TO EXTEND THIS
 09:25:12 MEETING FOR 15 MORE MINUTES SO WE CAN CONCLUDE OUR LAST
 09:25:16 ITEM.
 09:25:16 CAN SOMEONE MAKE THAT MOTION?
 09:25:22 >>Kristin Jeannin: I'LL MAKE THE MOTION.
 09:25:24 >>Tammy Duran: YES, WE HAVE A SECOND.
 09:25:28 >>Scotty Wood: ALL IN FAVOR OF A 15-MINUTE EXTENSION.
 09:25:34 >> AYE.
 09:25:34 >> AYE.
 09:25:35 >> AYE.
 09:25:36 >>Scotty Wood: ANY OPPOSED?
 09:25:37 OKAY.
 09:25:38 WE GO TO 9:45 NOW.
 09:25:40 ON THAT NOTE, MARY, I WILL TURN IT OVER TO YOU FOR THE
 09:25:45 ESTERO RIVER PARK, BUT BEFORE WE DO THAT, HE NEEDS TO BE
 09:25:50 SWORN IN.
 09:26:00 >>Nancy Stroud: ANYONE WHO IS GOING TO BE SWORN, PLEASE
 09:26:04 RAISE YOUR RIGHT HAND AND STAND.
 09:26:06 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
 09:26:09 IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE THROUGH

 09:26:11 TO?
 09:26:12 >>Mary Gibbs: I DO.
 09:26:13 SO LET ME INTRODUCE THIS ITEM, THE ESTERO RIVER --
 09:26:17 >>Scotty Wood: HOLD IT.
 09:26:17 I NEED TO GET EX PARTE COMMUNICATIONS.
 09:26:20 ARE THERE ANY?
 09:26:22 >> NO.
 09:26:23 >>Scotty Wood: HOW ABOUT CONFLICTS OF INTEREST?
 09:26:27 >>Kristin Jeannin: I REALLY WANT A NICE PARK.
 09:26:32 >>Scotty Wood: I HEAR CROSS-TALK THERE.
 09:26:37 >>Mary Gibbs: MR. TATOOLES IS NOT PAYING ATTENTION.
 09:26:40 HELLO?
 09:26:41 NO CONFLICTS OF INTEREST OR EX PARTE.
 09:26:49 >>Michael Sheeley: NO.
 09:26:50 BUT I DO WANT TO MAKE A MOTION TO APPROVE THIS ITEM.
 09:26:53 >>Mary Gibbs: THANK YOU.
 09:26:53 ARE WE ADJOURNED.
 09:26:58 >>Michael Sheeley: JUST JOKING.
 09:27:00 >>Kristin Jeannin: THESE PEOPLE WAITED SO LONG.
 09:27:02 >>Mary Gibbs: CAN I START, SCOTTY?
 09:27:03 BECAUSE THE TIME IS TICKING.
 09:27:05 MY TIME CLOCK IS KICKING.
 09:27:07 ESTERO RIVER PARK.
 09:27:08 WE'RE ALL HERE TO TALK ABOUT THIS.
 09:27:10 THIS IS LOCATED ON THE CORNER OF CORKSCREW ROAD AND U.S. 41.

09:27:13 YOU MIGHT REMEMBER, I KNOW BOARD MEMBER WALLACE LOVES IT
 09:27:16 EVERY TIME WE TALK ABOUT THIS PROJECT, BUT MAYBE HE LEFT.
 09:27:19 SO WE ARE HERE FOR THE DEVELOPMENT ORDER FOR PHASE ONE OF
 09:27:23 THE PROJECT, WHICH IS PARKING ON THE NORTH SIDE OF THE RIVER
 09:27:27 AND THE WALKING PATHS ON THE SOUTH SIDE OF THE RIVER.
 09:27:30 AND OUR CONSULTANT, BRIAN SMITH, FROM ENSITE WILL DO A
 09:27:36 QUICK PowerPoint, WHICH IS SO FAST, YOU WON'T BELIEVE IT.
 09:27:40 >>Brian Smith: GOOD EVENING.
 09:27:41 IT IS DEFINITELY EVENING.
 09:27:43 I WILL TRY TO GO REALLY QUICK.
 09:27:46 MY NAME IS BRIAN SMITH.
 09:27:47 ENSITE, BASED OUT OF DOWNTOWN FORT MYERS FLORIDA.
 09:27:52 AS YOU CAN SEE ON THE FIRST SLIDE, AGAIN, I'LL TALK FAST
 09:27:56 BECAUSE I KNOW EVERYBODY WANTS TO GO HOME AND I DON'T THINK
 09:27:58 ANYBODY HAD DINNER.
 09:28:00 WE'VE BEEN WORKING ON THE ESTERO RIVER PARK NOW OUR FIRST
 09:28:04 PRESENTATION WITH YOU GUYS WAS FEBRUARY 21st, 2023, AND
 09:28:07 WE'RE BACK HERE FOR FINAL APPROVAL.
 09:28:09 AS YOU CAN SEE, THE APPLICANT IS THE VILLAGE OF ESTERO.
 09:28:13 WE'RE JUST HAPPY TO BE WORKING WITH THEM AND THEY HAVE HIRED
 09:28:16 HARVARD JOLLY ARCHITECTS.
 09:28:18 THEY ARE NOT HERE TONIGHT, SO I'LL DO MY BEST TO GO THROUGH
 09:28:22 THEIR BRIEF SMALL BATHROOM FACILITY THAT THEY ARE PROPOSING.
 09:28:31 >>Mary Gibbs: I BELIEVE IT IS THE NICEST BATHROOM YOU'VE
 09:28:34 EVER SEEN.

 09:28:36 >>Brian Smith: AS MARY SAID, BASICALLY THIS PIECE OF
 09:28:39 PROPERTY IS -- CONSISTS OF A WHOLE BUNCH OF SEPARATE PARCELS
 09:28:44 THAT IS ROUGHLY ABOUT 64 ACRES.
 09:28:48 THE ACTUAL LOCATION WE'LL BE LOOKING AT IS ONLY 5.66 ACRES
 09:28:54 OF PROJECT DEVELOPMENT AREA.
 09:28:56 THAT'S KIND OF WHAT WE'RE LOOKING AT IN TERMS OF IMPACT.
 09:28:59 IT IS BOUNDED BY ROADWAYS ON THE WEST YOU HAVE SOUTH TAMiami
 09:29:03 TRAIL.
 09:29:04 ON THE WEST YOU HAVE CORKSCREW ROAD.
 09:29:06 ON THE SOUTH, ON THE EAST IS THE SEMINOLE GULF RAILROAD AND
 09:29:10 THEN ON KIND OF THE NORTH AND NORTHWEST WE HAVE COUNTY ROAD
 09:29:14 AND HIGHLANDS AVENUE.
 09:29:16 THE PROPERTY CURRENTLY IS ZONED MIXED USE PLANNED
 09:29:21 DEVELOPMENT AND AGRICULTURE AND THE FUTURE LAND USE IS
 09:29:24 VILLAGE CENTER.
 09:29:25 AGAIN, THE REQUEST IS FOR THE DEVELOPMENT ORDER APPROVAL FOR
 09:29:28 THIS PROJECT.
 09:29:29 >>Kristin Jeannin: QUICK QUESTION.
 09:29:32 DO WE STILL HAVE A QUORUM WITHOUT JIM?
 09:29:36 >>Mary Gibbs: WE ONLY NEED FOUR.
 09:29:37 >>Kristin Jeannin: THANK YOU.
 09:29:38 I THINK HE THOUGHT WE ADJOURNED.

09:29:47 >>Brian Smith: I'M NOT SURE WHAT HAPPENED TO THIS SLIDE.
 09:29:50 DOESN'T LOOK ANYTHING LIKE MINE.
 09:29:52 THIS IS THE OVERALL SITE PLAN.

 09:29:54 WE COLOR CODED IT SO YOU COULD GET THE OVERALL GIST OF THE
 09:29:58 PROJECT.
 09:29:58 THE ENTRY IN GREEN IS LOCATED AT KIND OF THE NORTHEAST
 09:30:03 CORNER OF COUNTY ROAD AND HIGHLANDS.
 09:30:05 THAT'S THE ENTRY.
 09:30:06 CURRENTLY, THERE IS AN EXISTING DIRT ROAD.
 09:30:09 WE'RE GOING TO IMPROVE THAT AND MAKE THAT THE ACTUAL ENTRY
 09:30:13 TO THE PARK.
 09:30:13 >>Kristin Jeannin: WHERE IS IT?
 09:30:19 >>Brian Smith: CAN YOU SEE THIS RIGHT HERE?
 09:30:20 CAN YOU SEE THE CURSOR.
 09:30:24 THIS IS COUNTY ROAD, U.S. 41 AND THEN HIGHLANDS AND THEN
 09:30:28 THAT IS THE ENTRY.
 09:30:29 RIGHT NOW THERE IS A DIRT ROAD THAT LEADS BACK DOWN TO THE
 09:30:32 EXISTING STRUCTURE THAT'S RIGHT ALONG ESTERO RIVER.
 09:30:35 SO WHAT WE'RE GOING TO DO IS WE'RE GOING TO IMPROVE THAT
 09:30:38 AREA.
 09:30:39 WITH THAT, WHAT WE HAVE IS WE HAVE BASICALLY A PAVED ROAD
 09:30:44 THAT'S GOING TO COME DOWN INTO A PARKING AREA THAT WE HAVE
 09:30:46 72 SPACES WITH THREE HANDICAP.
 09:30:49 WE DID RUN A TRIP GEN STUDY.
 09:30:52 THERE'S REALLY NOTHING IN TERMS OF PARK AND LOOKING AT 23
 09:30:56 PEAK HOUR TRIPS BECAUSE OF A PASSIVE RECREATION PARK THAT'S
 09:30:59 ONLY OPEN DURING DAYLIGHT HOURS.
 09:31:02 THE BATHROOM FACILITIES ARE LOCATED ON THE SOUTH SIDE OF THE

 09:31:07 PARKING AREA HERE, AND THAT KIND OF IS A PEDESTRIAN PLAZA.
 09:31:11 YOU'LL SEE IN THE NEXT SLIDE A LITTLE BIT MORE OF A DETAILED
 09:31:14 SITE PLAN WHERE THAT IS KIND OF THE TRAILHEAD.
 09:31:17 THAT'S WHERE YOU KIND OF START YOUR EXPERIENCE IN THIS
 09:31:19 PASSIVE RECREATION PARK.
 09:31:23 MOVING FURTHER SOUTH, THE PROPOSAL IS TO REMOVE THE EXISTING
 09:31:26 SWING BRIDGE THAT'S THERE RIGHT NOW AND TO REPLACE IT WITH A
 09:31:29 MORE STRUCTURALLY SOUND AND REDESIGNED BRIDGE.
 09:31:33 HIGH SPANS IS WORKING WITH MR. WILLEMS IN TERMS OF THE
 09:31:38 DESIGN OF THAT.
 09:31:38 IT WILL BE TEN FEET IN WIDTH.
 09:31:40 WHAT THAT WILL ALLOW IS MAINTENANCE CARTS TO GO THROUGH BUT
 09:31:43 BOLLARDS ON BOTH SIDES SO SOMEBODY COULD NOT JUST COME INTO
 09:31:46 THE PARK AND TAKE ANY KIND OF A VEHICLE OVER THAT BRIDGE.
 09:31:51 TRAILS, THE TRAIL SYSTEM ON THIS PIECE OF PROPERTY IS,
 09:31:55 AGAIN, WE'RE HAVING THE TRAILHEAD START AT THE PARKING LOT
 09:31:58 AND THE BATHROOMS.
 09:31:59 THERE WILL BE SIGNAGE THERE.

09:32:01 JUST LITTLE LIKE MORE OF A WAYFINDING SIGNAGE THERE.
 09:32:06 AND WHAT YOU HAVE IS WE'RE GOING TO HAVE A TRAIL THAT'S
 09:32:08 GOING TO LEAD TO THE WEST THAT'S ACTUALLY GOING TO TIE INTO
 09:32:11 THE OUTFITTERS THAT'S FARTHEST TO THE WEST.
 09:32:14 THAT'S JUST GOING TO BE ON-GRADE MULCH TRAILS.
 09:32:18 THAT'S ALL THAT IS PROPOSED THERE.
 09:32:20 HOWEVER, WHEN YOU LEAD FURTHER SOUTH AND GO OVER THE BRIDGE,

 09:32:23 WE NOW HAVE A FULL SIZE, EIGHT-FOOT PATH, FLEXI-PAVE PATH.
 09:32:29 WE TALKED ABOUT THAT THE LAST TIME WHEN WE WERE HERE.
 09:32:32 IT'S A KIND OF RECYCLED RUBBER MATERIAL THAT ALLOWS POROUS,
 09:32:36 ALLOWS THE WATER TO KIND OF DRAIN THROUGH.
 09:32:39 AND THEN WITHIN THIS PATH, AND IT IS A LONG LOOP, WE HAVE
 09:32:43 TWO AREAS OF BOARDWALK, RAISED BOARDWALK.
 09:32:46 ONE IS TO THE SOUTH SIDE WHICH IS GOING OVER THE EXISTING
 09:32:52 WETLANDS AT THE SHORTEST POINT POSSIBLE OF THE WETLANDS AND
 09:32:55 ANOTHER SITE IS TO THE NORTH, RIGHT ALONG ESTERO RIVER WHERE
 09:32:59 THERE'S AN EXISTING KIND OF WALL WHERE THERE WAS AN EXISTING
 09:33:03 STRUCTURE.
 09:33:03 KIND OF NEAT THING TO SEE THE HISTORY OF THE ESTERO PARK IN
 09:33:07 THIS AREA WITH THE KORESHANS, ET CETERA.
 09:33:11 THESE CONCENTRIC CIRCLES HERE JUST QUICKLY, THOSE ARE A BALD
 09:33:17 EAGLE MANAGEMENT PLAN WE HAVE ON THE PROPERTY BECAUSE THERE
 09:33:19 IS AN EAGLE'S NEST THERE.
 09:33:21 THIS IS A PERFECT SITUATION FOR AN EAGLE AND ACTUALLY
 09:33:25 PASSIVE RECREATION.
 09:33:27 >>Jim Wallace: IS AN EAGLE THERE NOW?
 09:33:29 >>Brian Smith: THERE IS.
 09:33:30 WE DO HAVE AN ACTIVE BALD EAGLE MANAGEMENT PLAN THAT HAS
 09:33:34 BEEN SUBMITTED TO THE SOUTHWEST FLORIDA MANAGEMENT DISTRICT.
 09:33:37 AGAIN, THIS IS JUST MORE OF A JUST KIND OF CLOSE-UP WHERE
 09:33:41 YOU CAN KIND OF SEE THE NORTHERN PROPERTY AND HOW THIS WOULD
 09:33:44 FUNCTION.

 09:33:45 AGAIN, THE ACCESS POINT IS GOING TO BE ALONG COUNTY ROAD AND
 09:33:49 HIGHLANDS WHERE IT EXISTS NOW, WE'RE JUST GOING TO IMPROVE
 09:33:52 THAT INTERSECTION, WITH A PAVED 24-FOOT DRIVE AISLE.
 09:33:56 THERE'S GOING TO BE SOME GATES THAT WILL MEET THE STACKING
 09:33:59 COMING IN, BUT THERE ARE GATES JUST FOR SECURITY PURPOSES
 09:34:02 THAT WILL BE LOCKED AT NIGHT AND IN THE MORNING THAT WOULD
 09:34:04 BE UNLOCKED.
 09:34:06 WE DO HAVE OUR PARKING AREAS.
 09:34:09 I WAS TELLING YOU BEFORE, 72 PARKING SPACES WITH THREE
 09:34:13 HANDICAP STALLS RIGHT BY THE START OF THE TRAILHEAD, WHICH
 09:34:18 IS TO THE SOUTH.
 09:34:19 THE BATHROOM IS, DAVE, CORRECT ME IF I'M WRONG, I THINK IT'S
 09:34:23 ONLY 300 SQUARE FEET, MAYBE 250.
 09:34:27 EXTREMELY SMALL.

09:34:28 ONLY TWO BATHROOMS.
 09:34:29 >>Kristin Jeannin: WHAT IS THE PARKING SURFACE?
 09:34:32 >>Brian Smith: IT'S ASPHALT.
 09:34:33 AND WHAT -- AND OUR DRAINAGE SYSTEM IS RIGHT ALONG IN THE
 09:34:37 MIDDLE OF THE PARKING LOT.
 09:34:39 THE REASON WHY WE MADE THE PARKING LOT LIKE THAT IS BECAUSE
 09:34:42 WE ARE SAVING EXISTING TREES ON THE SITE AND WE HAVE
 09:34:45 EXISTING FEATURES THAT WE'RE SAVING.
 09:34:47 WE DON'T NECESSARILY WANT THIS TO BE A RIGID PASSIVE
 09:34:50 RECREATION PARK.
 09:34:53 >> WHERE ARE ALL THE BIKE RACKS?

 09:34:57 >>Brian Smith: RIGHT NOW, WHERE WE HAVE THEM, WE HAVE A
 09:34:59 TOTAL OF FIVE REQUIRED, I BELIEVE.
 09:35:01 THEY ARE SITTING RIGHT OVER HERE.
 09:35:03 THAT'S RIGHT HERE IN THE PEDESTRIAN PLAZA.
 09:35:06 I THINK THERE'S FIVE.
 09:35:08 >>Jim Wallace: BUT YOU HAVE 72 --
 09:35:10 >>Brian Smith: WE DID THE BIKE RACKS BASED ON --
 09:35:21 >>Kristin Jeannin: WHILE YOU'RE LOOKING THAT UP, THIS IS --
 09:35:27 THE PATH IS FOR WALKING, IS JOGGING ALLOWED?
 09:35:30 WALKING AND JOGGING ABOUT YOU NO WHEELS OF ANY KIND.
 09:35:33 >>Brian Smith: CORRECT.
 09:35:33 PASSIVE RECREATION PARK.
 09:35:35 WE BASE THE BICYCLE PARKING ON WHAT WE'RE ACTUALLY
 09:35:38 PROVIDING, NOT WHAT IS PROPOSED.
 09:35:40 SO WHAT IS ACTUALLY PROVIDING IS 7 AND ONLY 4 IS REQUIRED.
 09:35:46 WE'RE REQUIRED 4 FOR BICYCLE RACKS BUT WE'RE ACTUALLY
 09:35:53 PROVIDING ENOUGH SPACE FOR 7.
 09:35:55 >>Jim Wallace: BUT YOU THINK YOU WOULD KNEELED 72 PARKING
 09:35:58 SPACES.
 09:35:59 >>Brian Smith: WE DON'T NECESSARILY NEED 72 PARKING SPACES.
 09:36:02 WE PROVIDED 72 PARKING SPACES FOR THIS PIECE OF PROPERTY
 09:36:05 BECAUSE THERE IS NO PARKING REQUIREMENT FOR A RECREATIONAL
 09:36:08 FACILITY.
 09:36:09 >>Jim Wallace: HOW DID YOU GET TO THE NUMBER OF 72?
 09:36:11 >>Brian Smith: BECAUSE OF THE WAY IT IS DESIGNED AND WE

 09:36:14 WORKED WITH DAVE.
 09:36:15 THERE IS ADDITIONAL DESIGN WORK THAT IS BEING THOUGHT RIGHT
 09:36:18 NOW TO THE WEST, AND IT JUST MAKES SENSE IN HOW IT FILLS IN
 09:36:22 SO IT WILL BE ADDITIONAL PARKING.
 09:36:24 >>Jim Wallace: I LOVE WATER AND GREENSPACE.
 09:36:26 I DON'T THINK YOU'RE GOING TO GET 72 PEOPLE WALKING THOSE
 09:36:29 TRAILS EVERY MONTH, NEVER MIND -- 72 SOUNDS LIKE A HUGE
 09:36:35 AMOUNT OF CARS.
 09:36:36 >>Brian Smith: WHAT WE'RE HOPING IS IT'S AS SUCCESSFUL AS
 09:36:41 SIX-MILE CYPRESS SLOUGH.

09:36:46 THERE ARE NOT A LOT OF PARKING AVAILABLE AND THEY ARE
 09:36:48 PARKING ON THE STREET.
 09:36:50 THEY HAVE OVER A HUNDRED THERE.
 09:36:51 SIX-MILE CYPRESS SLOUGH IN FORT MYERS.
 09:36:54 IT IS NOT JUST DESIGNED FOR THIS.
 09:36:59 >>Michael Sheeley: IS ASPHALT THE ONLY OPTION -- [INAUDIBLE]
 09:37:05 >>Brian Smith: IT COULD BE, BUT FOR LONG-TERM MAINTENANCE
 09:37:07 BUT WE ALSO HAVE TO UNDERSTAND THAT WHEN WE WERE ASKED BY
 09:37:10 THE FIRE DEPARTMENT, WE HAVE TO PROVIDE A FIRE DEPARTMENT
 09:37:13 TURNAROUND.
 09:37:13 THEY HAVE TO GET TO THE BATHROOM FACILITY AND BE ABLE TO
 09:37:15 TURN AROUND AND THEY ARE NOT GOING TO BE ABLE TO DO THAT ON
 09:37:19 THAT CRUSHED SHELL.
 09:37:24 >>Michael Sheeley: [INAUDIBLE]
 09:37:26 >>Brian Smith: THEY HAVE TO COMPLY WITH 32 TONS.

 09:37:28 IF THERE IS A SHARP TURN, THEY WILL DIG INTO THAT.
 09:37:31 >>Kristin Jeannin: THE PARKING SPOTS THEMSELVES DON'T NEED
 09:37:34 TO ACCOMMODATE A FIRE TRUCK.
 09:37:36 >>Brian Smith: CORRECT.
 09:37:37 YOU'RE CORRECT.
 09:37:38 BUT EVERYTHING SHEET FLOWS INTO THE DRY DETENTION AREAS THAT
 09:37:43 YOU SEE ON THE WEST SIDE AND IN BETWEEN.
 09:37:46 AS YOU CAN SEE, IT IS CURVILINEAR.
 09:37:49 IT'S NOT YOUR PROTOTYPICAL DRAINAGE SYSTEM.
 09:37:52 WE'RE PROVIDING IN THE NEXT PLAN, THE LANDSCAPE PLAN, WE'RE
 09:37:56 PROVIDING 100% PLANTINGS WITHIN THE DRY DETENTION AREA WITH
 09:38:00 NATIVE GRASSES.
 09:38:01 NOTHING IN THE PLANT PALETTE THAT'S NOT NATIVE.
 09:38:04 IT'S STAYING WITHIN THE CHARACTER OF THIS AREA AS WELL AS
 09:38:07 KORESHAN.
 09:38:08 WE'RE PROVIDING SABAL PALMS FOR YOUR PALM TREES.
 09:38:11 WE'RE PROVIDING CATHEDRAL LIVE OAKS OR LIVE OAK VARIETY LIKE
 09:38:15 THAT THAT HAVE A NICE SHAPE TO THEM AND THEN ALL OF THE
 09:38:19 UNDERPLANTINGS WITHIN THE PARKING LOT ARE NATIVE GRASSES,
 09:38:23 SAW PALMETTO, THINGS THAT FIT IN WITH THE CHARACTER, BECAUSE
 09:38:32 WHAT IS AROUND THIS, EXISTING OAKS, PINE TREES, PALM TREES,
 09:38:35 ET CETERA.
 09:38:36 I WILL ATTEMPT TO GO THROUGH THE ARCHITECTURE.
 09:38:42 AGAIN, THIS WAS HARVARD JOLLY, TOM MAYO.
 09:38:46 AGAIN, THE PROJECT IS JUST A SIMPLE BATHROOM FACILITY,

 09:38:50 HOWEVER IT DOESN'T LOOK VERY SIMPLE THERE.
 09:38:52 IT IS FLORIDA VERNACULAR.
 09:38:54 YOU'LL HAVE HORIZONTAL AS WELL AS DIFFERENT STYLES AND
 09:38:59 TEXTURES.
 09:38:59 THE HORIZONTAL IS LIKE A HARDIE BOARD SIDING, THAT KIND OF
 09:39:03 VINYL SIDING.

09:39:04 PROBABLY MORE OF A HARDIE BOARD SIDING.
 09:39:06 YOU'LL HAVE THAT STONE VENEER, STACK STONE VENEER ON THE
 09:39:10 BOTTOM OF THE STRUCTURE ITSELF.
 09:39:12 YOU HAVE SOME SCROLL WORK THAT COULD BE ALONG JUST THE FRONT
 09:39:17 AS WELL AS DECORATIVE COLUMNS AND THEN THE ROOF ITSELF WOULD
 09:39:20 BE A RAISED STANDING SEAM ROOF.
 09:39:23 SO THOSE ARE -- AND THIS IS THE COLOR PALETTE.
 09:39:26 BASICALLY THE TRIM IS THE ACTUAL WHITE, WHICH IS MORE OF A
 09:39:30 KIND OF DIVINE WHITE AS WELL AND THE PNEUMATIC -- NOMADIC
 09:39:35 DESERT WOULD BE THE FIELD COLOR.
 09:39:37 WITH THAT, I CAN OPEN UP FOR ANY QUESTIONS.
 09:39:42 WE HAVE SIX MINUTES FOR.
 09:39:44 >>Kristin Jeannin: I'D LIKE TO MAKE A MOTION TO APPROVE WITH
 09:39:47 THE ADDED CONDITION OF CONVERTING THE PARKING LOT SPACES TO
 09:39:52 EITHER GRASS PAVE OR CRUSHED SHELL OR GRAVEL.
 09:39:59 >>Scotty Wood: IS THERE A SECOND TO THE MOTION?
 09:40:07 I COULDN'T HEAR.
 09:40:10 >>David Willems: FOR THE RECORD, DAVID WILLEMS, PUBLIC WORKS
 09:40:14 DIRECTOR.

 09:40:15 I DON'T KNOW ABOUT PUTTING SHELL OR GRASS ESPECIALLY UNDER
 09:40:19 CARS.
 09:40:22 GRASS ISN'T GOING TO DO VERY WELL.
 09:40:26 >>Kristin Jeannin: HAVE YOU HEARD OF GRASS PAVED.
 09:40:28 A PLASTIC MEMBRANE THAT GOES UNDERNEATH TURF.
 09:40:32 THEY USE IT IN CHURCHES.
 09:40:33 >>David Willems: HOPEFULLY THIS IS GOING TO BE A SHADED AREA
 09:40:36 SO THERE'S NOT GOING TO BE A WHOLE LOT OF SOD.
 09:40:38 THE IDEA IS THAT THERE'S GOING TO BE A LOT OF TREES.
 09:40:40 IT'S GOING TO BE MORE OF A WOODED AREA.
 09:40:43 >>Kristin Jeannin: I JUST SAW THAT LANDSCAPE PLAN.
 09:40:45 SHOW IT AGAIN.
 09:40:46 IT'S NOT THAT SHADY.
 09:40:48 >>David Willems: WE CAN LOOK INTO IT.
 09:40:50 IT'S GOING TO MAKE THE COST HIGHER.
 09:40:52 AND WE WOULD PROBABLY NOT DO SHELL OR GRASS.
 09:40:57 WE MIGHT DO THE PAVERS OR SOMETHING LIKE THAT, BUT LIKELY
 09:41:01 NOT THE SHELL.
 09:41:03 >>Brian Smith: BRIAN SMITH AGAIN FOR THE RECORD.
 09:41:05 IN TERMS OF SHELL, THE WAY WE HAVE OUR DRAINAGE SYSTEM,
 09:41:08 RIGHT NOW IT IS A SHEET FLOW SYSTEM.
 09:41:10 WE'RE NOT PROVIDING ANY PIPES OR STRUCTURES.
 09:41:12 IT'S JUST GOING TO TOTALLY BE, IT WILL BE WHITE IN THE
 09:41:16 DRAINAGE AREA AND IT GETS CLOUDY.
 09:41:19 IT BECOMES A SITUATION.

 09:41:22 >>Michael Sheeley: IF I'M NOT INCORRECT, YOU WOULD AMEND THE
 09:41:26 MOTION TO SAY THEY EXAMINE ALTERNATE PAVING FOR THE PARKING

09:41:32 SPACES THAT ARE A LITTLE MORE NATURAL.
 09:41:37 >>Kristin Jeannin: GREAT.
 09:41:39 >>Michael Sheeley: I SECOND THAT.
 09:41:41 >>Kristin Jeannin: OPTIONS.
 09:41:42 SOMETHING.
 09:41:43 >>Scotty Wood: WE HAVE A MOTION AND A SECOND TO ACCEPT THE
 09:41:46 APPLICANT'S APPLICATION WITH THE STIPULATION THAT THEY LOOK
 09:41:51 INTO ALTERNATE MATERIALS FOR THE AREA WHERE CARS PARK.
 09:41:56 >>Nancy Stroud: BEFORE A VOTE, IS THERE ANY PUBLIC HERE TO
 09:42:00 HAVE A PUBLIC COMMENT?
 09:42:01 >>Tammy Duran: NO PUBLIC.
 09:42:04 >>Mary Gibbs: THEY JUST LEFT.
 09:42:06 >>Jim Wallace: I WANT TO GO ON THE RECORD TO SAY, AS I'VE
 09:42:08 SAID BEFORE, I THINK THIS IS TOTAL WRONG USE FOR THIS
 09:42:11 PROPERTY.
 09:42:12 IT IS A \$30 MILLION BUST.
 09:42:15 THAT'S \$1300 FOR EVERY HOUSEHOLD IN ESTERO THAT IS BEING
 09:42:19 THROWN AWAY.
 09:42:20 IT WON'T BE USED.
 09:42:21 IT WILL BE EMPTY AND I JUST HAVE TO SAY I WOULD BE DISHONEST
 09:42:26 WITH MYSELF AND WITH EVERYONE HERE IF I DIDN'T SAY IT WAS A
 09:42:29 TOTAL WASTE OF EFFORT AND MONEY.
 09:42:32 I THINK IT COULD HAVE BEEN BEAUTIFUL.

 09:42:34 I THINK ESTERO THREW AWAY AN INCREDIBLE OPPORTUNITY.
 09:42:37 >>Mary Gibbs: MAY I MENTION AS PART OF THE MOTION THERE ARE
 09:42:41 THREE STIPULATIONS IN THE STAFF REPORT AS WELL.
 09:42:45 WHICH WE AGREE.
 09:42:46 SO THAT WOULD BE INCLUDED IN THE MOTION.
 09:42:48 >>Scotty Wood: I WANT TO MAKE SURE THAT MARY, YOU SAID
 09:42:51 THERE'S NO PUBLIC --
 09:42:53 >>Mary Gibbs: HOLD ON.
 09:42:54 WE HAVE A SIDEBAR CONVERSATION WITH BOARD MEMBER TATOOLLES
 09:42:57 GOING ROGUE AGAIN.
 09:42:59 >>Scotty Wood: I WANT TO KNOW WHETHER WE HAVE PUBLIC -- IS
 09:43:02 THERE ANY PUBLIC INPUT?
 09:43:04 >>Mary Gibbs: NO.
 09:43:04 THE PUBLIC LEFT.
 09:43:05 >>Scotty Wood: OKAY, FAIR ENOUGH.
 09:43:07 >>Mary Gibbs: THEY GAVE UP.
 09:43:08 >>Scotty Wood: I WILL OPEN AND CLOSE THE PUBLIC HEARING
 09:43:10 THEN, FOR THE RECORD.
 09:43:16 >>Nancy Stroud: ARE WE READY FOR A VOTE?
 09:43:19 >>Scotty Wood: WE HAVE A MOTION AND A SECOND.
 09:43:20 TAMMY, PLEASE CALL THE ROLL.
 09:43:25 >>Anthony Gargano: YES.
 09:43:27 >>Kristin Jeannin: YES.
 09:43:29 >>Michael Sheeley: YES.

09:43:30 >>James Tatooles: YES.

09:43:31 >>Jim Wallace: NO.

09:43:34 >>Scotty Wood: YES.

09:43:36 OKAY.

09:43:38 THAT'S IT.

09:43:39 SINCE THERE ARE NO MEMBERS OF THE PUBLIC --

09:43:44 >> MOTION TO ADJOURN.

09:43:45 >>Scotty Wood: SINCE THERE ARE NO MEMBERS OF THE PUBLIC FOR
09:43:47 ANY OTHER COMMENTARY, I WILL ENTERTAIN A MOTION TO ADJOURN.

09:43:51 >>Michael Sheeley: SO MOVED.

09:43:52 >> SO MOVED.

09:43:53 >>Kristin Jeannin: SECOND.

09:43:54

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.

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
August 22, 2023 4:30 p.m.**

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

Present: Chairman Scotty Wood, Vice Chairman Anthony Gargano, Board Members James Tatooles, Barry Jones (Arrived 4:43 p.m.), Jim Wallace (via Zoom, Arrived 4:47 p.m.), Kristin Jeannin, and Michael Sheeley.

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

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

(1) Approval of July 25, 2023, meeting minutes.

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

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

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

- (a) RiverCreek Phase III - Development Order (DOS2023-E006) (District 7)
12840 Corkscrew Road. Located south of Corkscrew, across from Wildblue (Lee County) and east of Wildcat Run.

Applicant requests the approval to construct 200 single family homes on 56.25 acres of Phase III of RiverCreek Development.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

John Asher, PE, GL Homes

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve the Development Order for RiverCreek Phase III.

Motion by: Vice Chairman Gargano

Seconded by: Board Member Sheeley

Action: Approved the Development Order for RiverCreek Phase III.

Vote:

Aye: Board Members Tatooles, Sheeley, Wallace, Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

- (b) Coconut Point Marketplace Signs – Administrative Zoning Amendment
(ADD2023-E003) (District 6)

A 10 acre-site located east of US 41, north of Sweetwater Ranch Boulevard and south of Via Rapallo Drive. This site is part of the Coconut Point DRI/MPD.

Development Order was recently approved for restaurant and retail uses. The applicant is requesting two Monument Signs and a Project Identification Sign along US-41.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Jeff Williams, Konover South LLC

Public Comment

None.

Board Questions or Comments

Board Member Tatooles.

Motion: Motion to approve Administrative Zoning Amendment with staff conditions.

Motion by: Board Member Sheeley

Seconded by: Vice Chairman Gargano

Action: Approved Administrative Zoning Amendment with staff conditions.

Vote:

Aye: Board Members Tatooles, Jones, Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

- (c) Wawa Convenience Food & Beverage Store with Gas Development Order (DOS2022-E016) (District 4)
10081 Estero Town Commons Place, south of Corkscrew Road. The site was previously developed and operated as a Ruby Tuesday Restaurant.

Applicant is seeking to remove the existing structure and construct a 5,537 square feet convenience store and gas station. Site will be reconfigured to provide for vehicular & pedestrian traffic, parking and landscaping.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Nancy Stroud, Land Use Attorney

Presentation/Information by

Maleia Storum, Bowman Consulting

Wright Barrs, Brightwork

Nathan Griffis, Cuhaci & Peterson

Public Comment

eComment

Mohammed Aminul Hoque, Estero
Michael Meyer, Osprey Cove
Mizan Patwary, Town Common

Board Questions or Comments

Board Members Jones, Jeanin, Sheeley, and Wallace.

Motion: Motion to approve the application with staff conditions, a minor amendment for the height of lighting features under the gas canopy to 21.53 feet, a minor amendment for the sign setback to be 10 feet instead of 15 feet with the preference of the taller sign if Lowes's approves the sign and replacing Cypress trees on Corkscrew Road with oaks or another species approved by staff.

Motion by: Board Member Tatooles

Seconded by: Vice Chairman Gargano

Action: Approved the application with staff conditions, a minor amendment for the height of lighting features under the gas canopy to 21.53 feet, a minor amendment for the sign setback to be 10 feet instead of 15 feet with the preference of the taller sign if Lowes's approves the sign and replacing Cypress trees on Corkscrew Road with oaks or another species approved by staff.

Vote:

Aye: Board Members Tatooles, Jones, Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

- (a) Wildcat Run Clubhouse – Development Order (DOS2023-E007) (District 7)
20300 Country Club Drive

Staff Presentation/Comments

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

Presentation/Information by

Dakota Bernal, Agnoli, Barber & Brundage Inc.
Brent Guillot, RLA, Agnoli, Barber & Brundage Inc.

Public Comment

None.

Board Questions or Comments

Board Members Jones, Sheeley, Jeannin, Wallace, and Vice Chairman Gargano.

- (b) 9000 Williams Road – Village Property (Development Order-Pending) (District 5)
Approximately 19 acres located north of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Comparato, Vieste
Chris Wright, RWA

Public Comment

In-Person

Darrell Smith, Rapallo

eComments

Brian O'Boyle, Grandezza
Nancy Wood, Belle Lago
Peter Cooley, Shadow Wood at the Brooks
Mary Tousignant, Spring Run

Board Questions or Comments

Board Members Jones, Wallace, Sheeley, Jeannin, Vice Chair Gargano, and Chairman Wood

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

- (a) Next meeting – September 12, 2023

11. ADJOURNMENT: 6:22 pm.

Tammy Duran
Deputy Village Clerk



APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

REQUEST IS FOR: Public Informational Meeting pursuant to Land Development Code.

1. Applicant/Project Name: Broadus Towers, LLC c/o Mattanah S. Jehn, P.A. / FL101
2. Address: 19980 Bella Terra Blvd Estero FL 33928
3. Strap Number: 20-46-26-E3-010C1.00CE
4. Application Number: SE22023-2001

5. Type of Application (check appropriate type(s)):

- | | |
|--|--|
| ☐ Comprehensive Plan Amendment | ☒ Planned Development Zoning |
| ☐ Planned Development –Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Plat | ☐ Vacation |
| ☐ Other _____ | |

(Specify)

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

Construction of 149' monopole style communications
tower and related support facility.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

A. A.
Signature

7/18/23
Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
Phone (239) 221-5036

Broadus Towers Bella Terra Project

19980 Bella Terra Blvd, Estero, FL 33928

Reasons a new tower is needed:

- ▶ Coverage:
 - ▶ Existing holes in the area need to be filled
- ▶ Capacity:
 - ▶ Just like roads, towers have a limited amount of capacity before they can't handle any more "traffic"
 - ▶ When a tower reaches capacity, it can't receive new calls
 - ▶ The neighboring "handoff" towers have reached a capacity level that triggers the need for a new tower

Considerations when placing a tower:

- ▶ Neighboring towers
 - ▶ Too Close, and the new tower will interfere with the next tower over
 - ▶ Too Far away, and there will be a hole in coverage + it won't offload traffic
- ▶ Neighboring Properties
 - ▶ The Village's code requires 100% tower height setback from other properties
 - ▶ Height dictated by need - shorter = insufficient coverage/offload
- ▶ Located near the traffic source
 - ▶ Towers must be near the cellular users to serve them
 - ▶ Not like old AM/FM radio stations... far side of the county

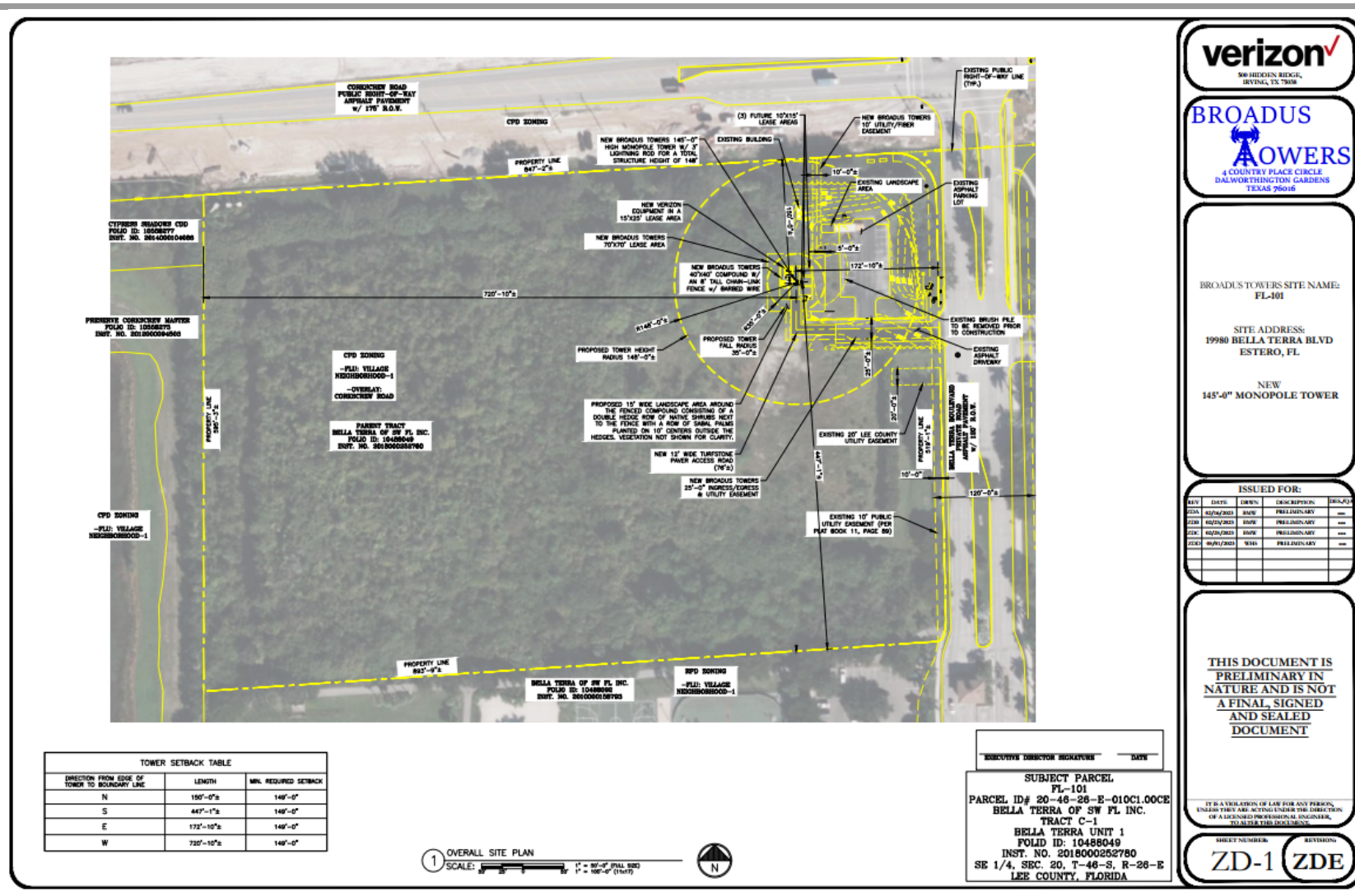


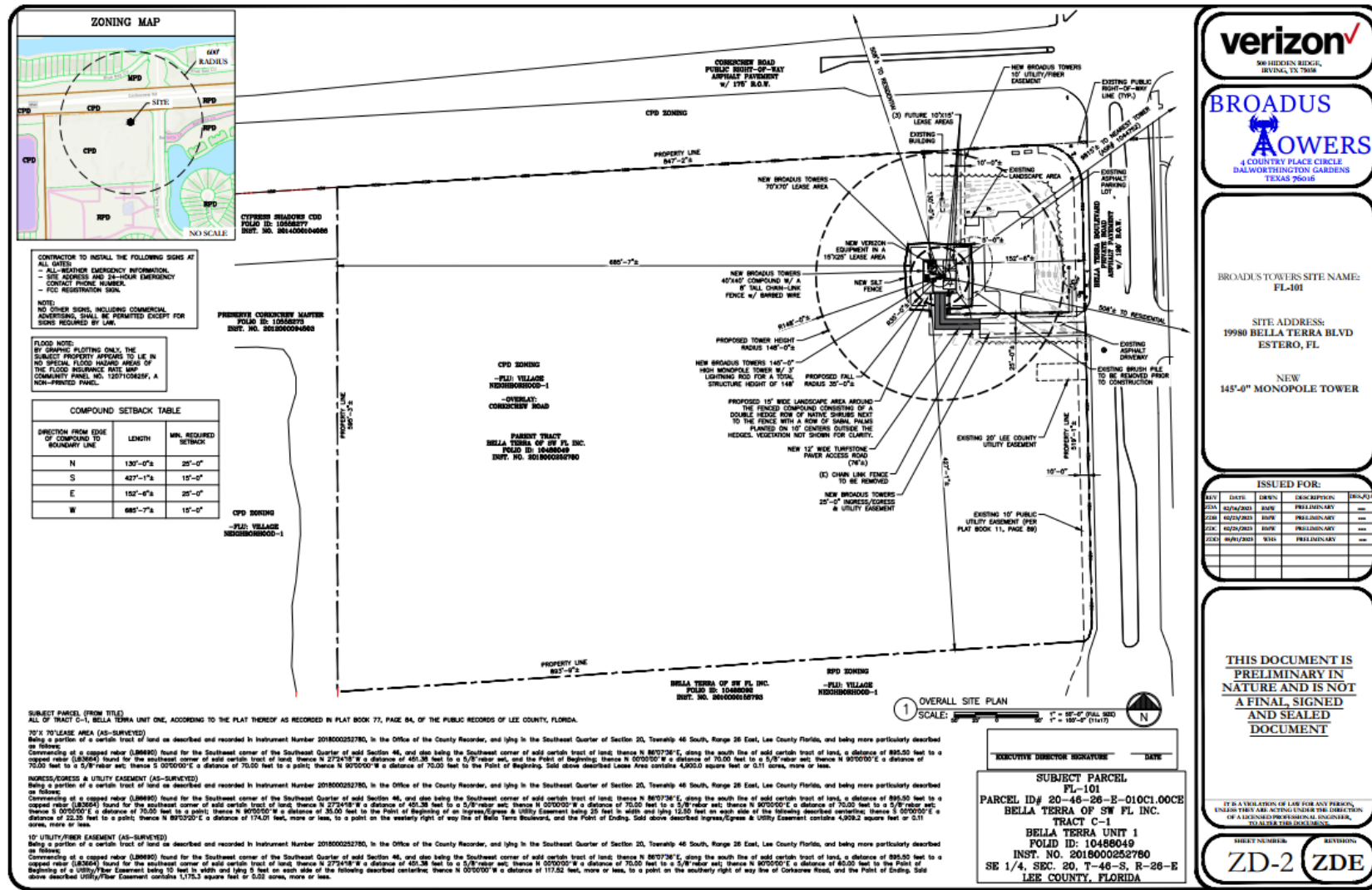




What's proposed?

- ▶ 148' Tall Monopole
 - ▶ Monopole = 1 support pole, no ironworks or guy wires
 - ▶ Antennas mounted on headframe at top
 - ▶ Dull gray tones to help minimize visibility
- ▶ The Monopole will meet all aspects of the Village Tower Code (No Variances)
- ▶ This Monopole will be completely dark at night
- ▶ This Monopole will be designed to hold antennas for up to 4 carriers
 - ▶ Verizon will be the first carrier
 - ▶ The remaining 3 will be made available for colocation





**BROADUS
TOWERS**
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

**NEW
145'-0" MONOPOLE TOWER**

ISSUED FOR:

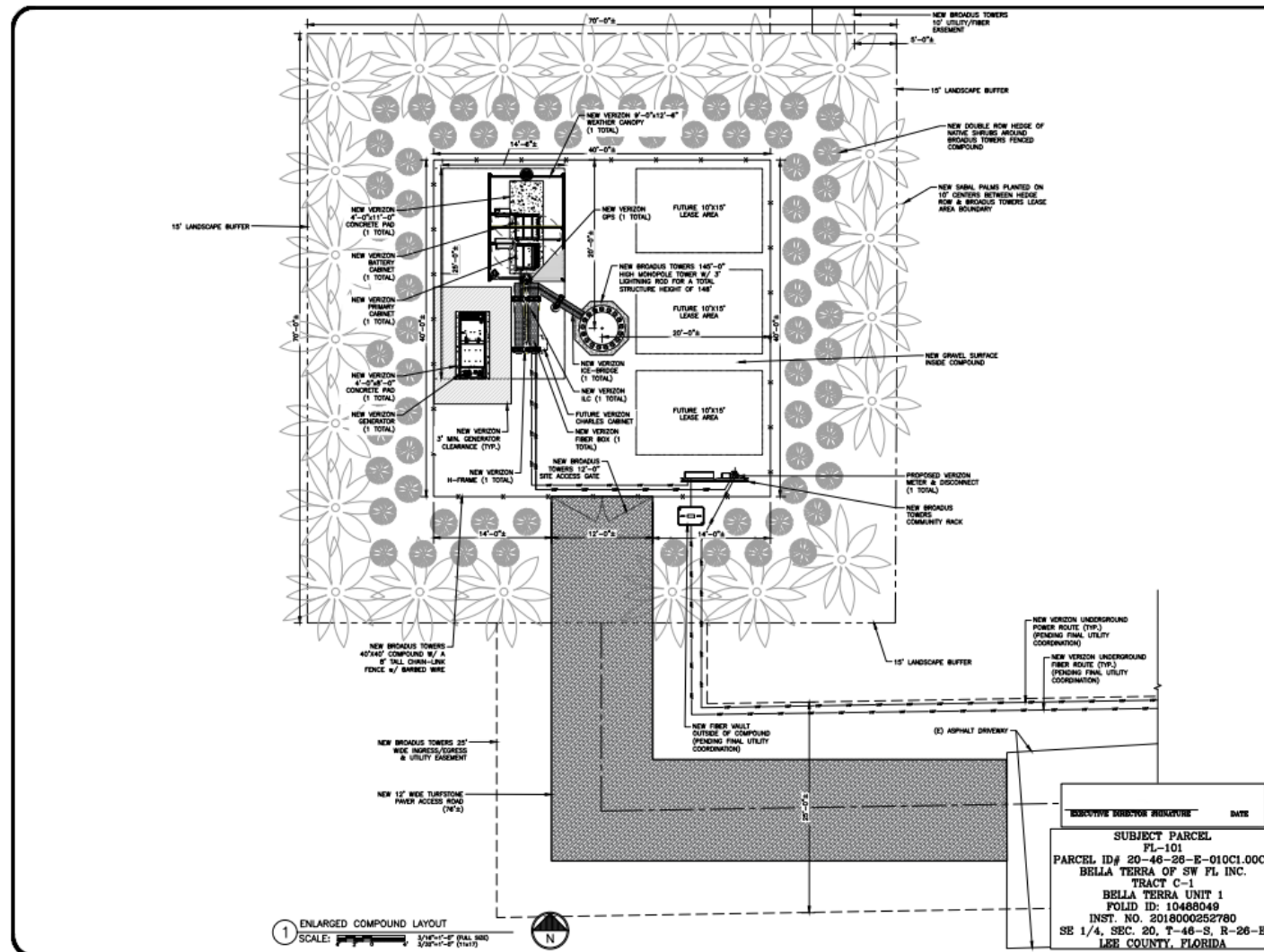
REV	DATE	DRAWN	DESCRIPTION	DRG. NO.
123A	02/04/2023	DMW	PRELIMINARY	000
123B	02/15/2023	DMW	PRELIMINARY	000
123C	02/20/2023	DMW	PRELIMINARY	000
123D	09/01/2023	WYS	PRELIMINARY	000

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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: REVISION:

ZD-3 (ZDE



NOTE:**LIGHTING:**

- EXCEPT FOR SECURITY LIGHTING AND SITE LIGHTING, OTHER TYPES OF LIGHTS, SIGNALS OR ILLUMINATION WILL ONLY BE PERMITTED ON AN ANTENNA-SUPPORTING STRUCTURE OR AUXILIARY APPURTENANCES WHERE LIGHTING IS REQUIRED BY THE FAA, FCC, THE VILLAGE, OR THE LEE COUNTY MOSQUITO CONTROL DISTRICT.
- SECURITY LIGHTING, SECURITY LIGHTING AND SITE LIGHTING MAY BE PLACED IN ASSOCIATION WITH AN APPROVED EQUIPMENT ENCLOSURE. SITE LIGHTING MUST REMAIN UNLIT EXCEPT WHEN AUTHORIZED PERSONNEL ARE PRESENT AT THE FACILITY. SECURITY LIGHTING AND SITE LIGHTING MUST BE SHIELDED TO PREVENT LIGHT TRESPASS.
- ALL ANTENNA-SUPPORTING STRUCTURES 150 FEET OR GREATER IN HEIGHT ABOVE GROUND LEVEL MUST BE ARTIFICIALLY LIGHTED AND MAINTAINED PURSUANT TO THE TECHNICAL REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION'S CURRENT ADVISORY CIRCULAR 70/7460-14, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED, OR OTHER APPROPRIATE AVIATION AUTHORITY. UNLESS PRE-EMPTED BY FAA OR FCC REGULATIONS, ALL LIGHTING MUST BE APPROVED IN CONSULTATION WITH THE DEVELOPMENT ORDER FOR THE FACILITY.
- THE HEIGHT OF A STRUCTURE UNDER CONSTRUCTION EQUALS OR EXCEEDS THE HEIGHT AT WHICH PERMANENT OBSTRUCTION LIGHTS ARE REQUIRED BY THE FAA, FCC, OR THE DIVISION OF DEVELOPMENT SERVICES, TEMPORARY HIGH OR MEDIUM INTENSITY FLASHING LIGHTS MUST BE INSTALLED AT THAT LEVEL IN ACCORDANCE WITH ADVISORY CIRCULAR 70/7460-14, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED.

SIGNAGE:

- NOISE OR ANTENNA-SUPPORTING STRUCTURES, AUXILIARY APPURTENANCES, EQUIPMENT ENCLOSURES, OR ON ANY FENCE OR WALL ARE PROHIBITED UNLESS PERMITTED IN ACCORDANCE WITH THIS SUBSECTION.
- IF HIGH VOLTAGE IS NECESSARY FOR THE OPERATION OF PROPOSED WIRELESS COMMUNICATIONS FACILITIES, HIGH VOLTAGE-DANGEROUS AND NO TRESPASSING WARNING SIGNS NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE PERMANENTLY ATTACHED TO THE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, OR AS OTHERWISE REQUIRED BY THE FAA OR FCC.
- A SIGN NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE ATTACHED TO THE ACCESS GATE THAT INCLUDES THE FOLLOWING INFORMATION:
 - TELEPH. REGISTRATION NUMBER, IF APPLICABLE;
 - NAME OF PROPERTY OWNER, FACILITY OWNER, PROVIDER, AND CONTACT PERSON; AND
 - AN EMERGENCY CONTACT NUMBER FOR THE CONTACT PERSON.

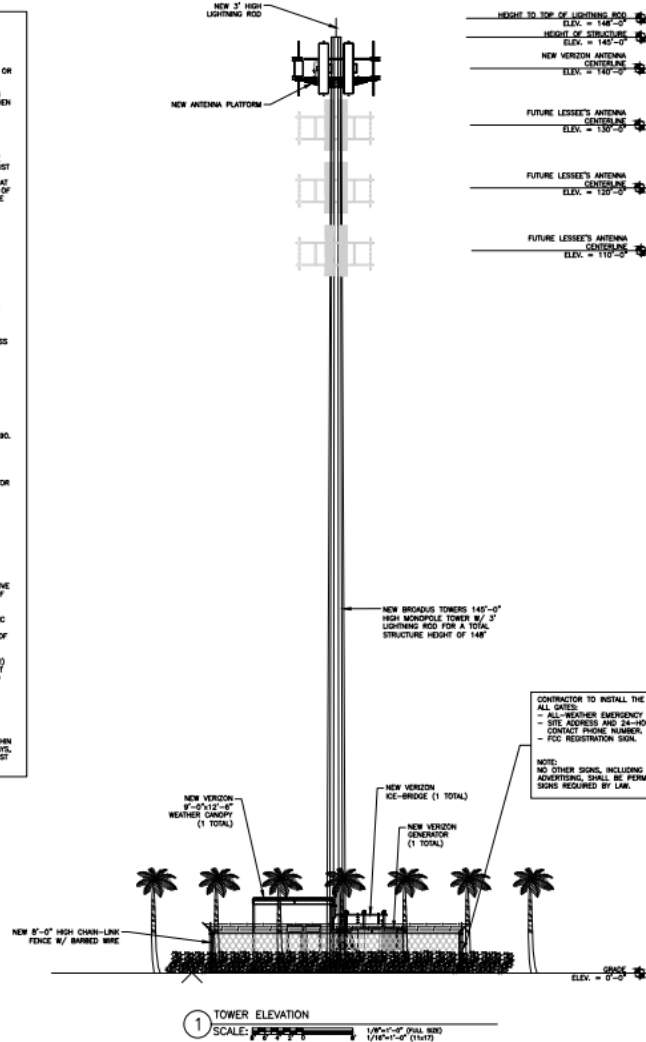
TAPING:

THE DEVELOPER OF A WIRELESS COMMUNICATIONS FACILITY SHALL INSTALL TAPING AROUND THE ANTENNA SUPPORTING STRUCTURE IN CONFORMANCE WITH THE FOLLOWING:

- THE TAPE SHALL BE SIX-INCH 3M DIAMOND GRADE™ VP REFLECTIVE SHEETING, SERIES 3980.
- THE TAPING SHALL START AT 20 FEET ABOVE SURFACE.
- THE TAPING SHALL BE AT TEN-FOOT INTERVALS.
- THE TAPE SHALL BE WRAPPED AROUND THE SUPPORT POLE AND OVERLAP BY ONE INCH FOR A GOOD SEAL.

ABANDONMENT OF COMMUNICATIONS FACILITY:

- UPON ABANDONMENT OF A REGISTRANT'S COMMUNICATIONS FACILITY IN THE PUBLIC RIGHT-OF-WAY, THE REGISTRANT SHALL NOTIFY THE VILLAGE, IN WRITING, WITHIN 90 DAYS. ADDITIONALLY, REGISTRANTS SHALL COMPLY WITH THE PROVISIONS OF SECTION 4-2A3J.2, REGISTRATION FOR PLACING OR MAINTAINING SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, RELATING TO BI-ANNUAL REGISTRATION AND UPDATING OF FACILITIES.
- THE VILLAGE MAY, AT ITS DISCRETION, DIRECT THE REGISTRANT BY WRITTEN NOTICE TO REMOVE ALL OR ANY PORTION OF SUCH ABANDONED FACILITY AT THE REGISTRANT'S SOLE EXPENSE IF THE VILLAGE DETERMINES THAT THE ABANDONED FACILITY'S PRESENCE INTERFERES WITH THE PUBLIC HEALTH, SAFETY OR WELFARE, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, A DETERMINATION THAT SUCH FACILITY: (1) COMPROMISES SAFETY AT ANY TIME FOR ANY PUBLIC RIGHTS-OF-WAY USER OR DURING CONSTRUCTION OR MAINTENANCE ACTIVITIES IN PUBLIC RIGHTS-OF-WAY; (2) PREVENTS ANOTHER PERSON FROM LOCATING FACILITIES IN THE AREA OF PUBLIC RIGHTS-OF-WAY WHERE THE ABANDONED FACILITY IS LOCATED WHEN OTHER ALTERNATIVE LOCATIONS ARE NOT REASONABLY AVAILABLE; OR (3) CREATES A MAINTENANCE CONDITION THAT IS DANGEROUS TO THE PUBLIC OR USE IN THE EVENT OF (2) ABOVE. THE VILLAGE MAY REQUIRE THE THIRD PERSON TO COORDINATE WITH THE REGISTRANT TO OBTAIN THE BESTING FACILITY FOR JOINT REMOVAL AND PLACEMENT, WHERE AGREED TO BY THE REGISTRANT.
- IN THE EVENT THAT THE VILLAGE DOES NOT DIRECT THE REMOVAL OF THE ABANDONED FACILITY, THE REGISTRANT, BY ITS NOTICE OF ABANDONMENT TO THE VILLAGE, SHALL BE DEEMED TO CONSENT TO THE ALTERATION OR REMOVAL OF ALL OR ANY PORTION OF THE FACILITY BY THE VILLAGE OR ANOTHER PERSON AT SUCH THIRD PARTY'S COST.
- IF THE REGISTRANT FAILS TO REMOVE ALL OR ANY PORTION OF AN ABANDONED FACILITY WITHIN A REASONABLE PERIOD OF TIME, AS DIRECTED BY THE VILLAGE, BUT NOT TO EXCEED 90 DAYS, THE VILLAGE MAY PERFORM SUCH REMOVAL AND CHARGE THE COST OF THE REMOVAL AGAINST THE REGISTRANT.



verizon
300 HIDDEN RIDGE,
IRVING, TX 75038

**BROADUS
TOWERS**
A COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
145'-0" MONOPOLE TOWER

ISSUED FOR:

REV	DATE	BY	DESCRIPTION	STATUS
001	02/04/2013	BMF	PRELIMINARY	---
002	02/04/2013	BMF	PRELIMINARY	---
003	02/04/2013	BMF	PRELIMINARY	---
004	02/04/2013	WHS	PRELIMINARY	---
005	02/04/2013	WHS	PRELIMINARY	---

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SHEET NUMBER: 001 OF 001
REVISION:

ZD-4 ZDE

EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OP SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLIO ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA







verizon✓
FL-101
19980 Bella Terra Blvd, Estero, FL
149ft. MONOPOLE
SIMULATION
View #2 from Lucera Court
approximately 830ft. southeast of site













COMPTON

Lee County, FL

Prepared by Verizon Wireless RF Engineering

Darwin Feliz

December 13, 2022

verizon✓

Introduction:

This Verizon proposed tower, Compton is needed to improve wireless service coverage to the near by communities and roads.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

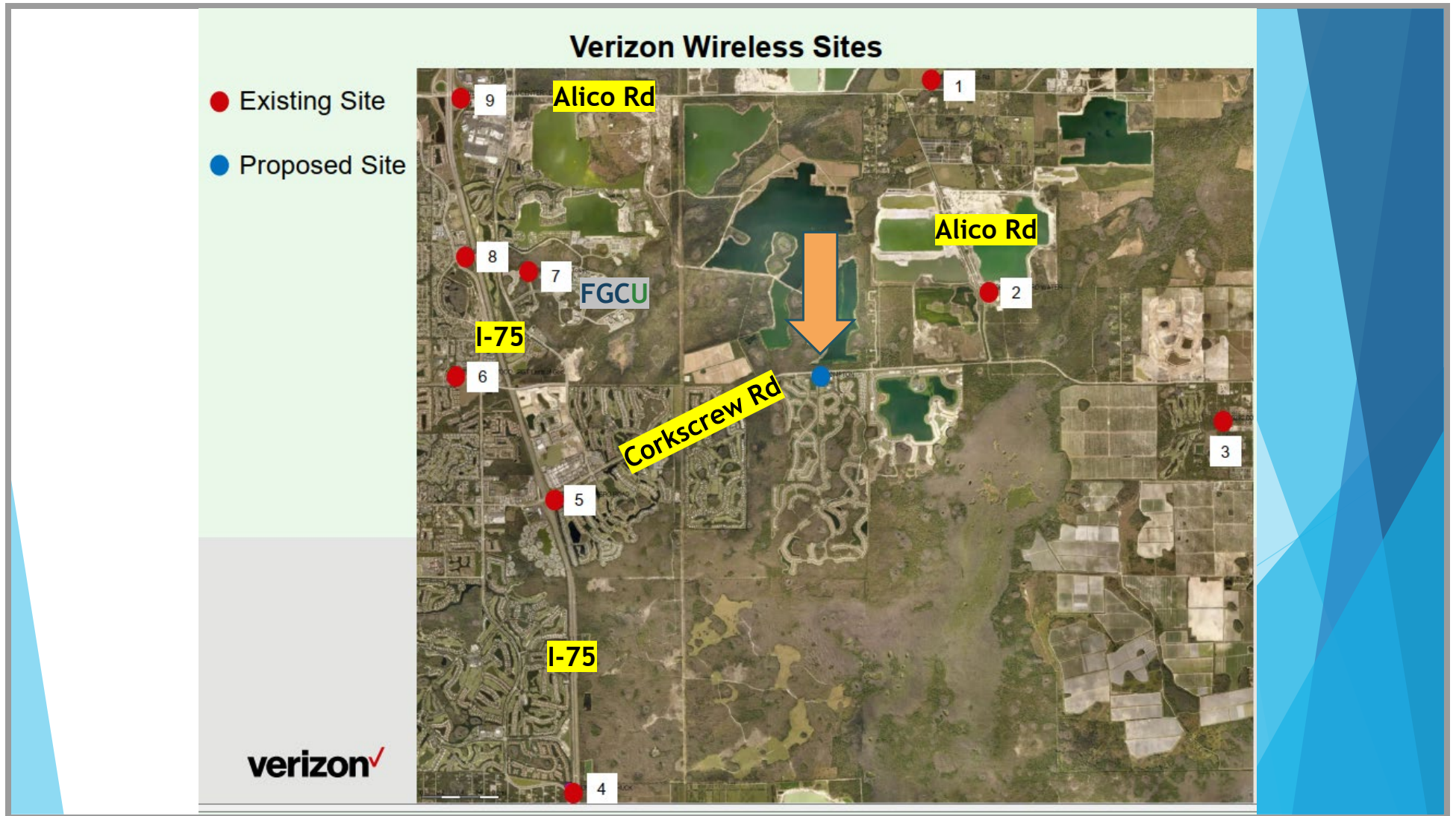
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.



Verizon Wireless Existing Sites

Map Site Number	VzW Site Name	Tower Height (ft)	Structure Type	Structure Owner	Latitude	Longitude
1	STI Alico Road	150	Flag/Uni pole	SBA Towers	26.495483	-81.713747
2	Alico Road Water	300	Guyed	Lee County BOCC	26.463961	-81.703894
3	Corkscrew	285	Lattice	Crown Castle	26.444489	-81.664818
4	Woodchuck	110	Flag/Uni pole	SBA Towers	26.388371	-81.773288
5	Int Estero Road	234	Lattice	State of Florida	26.432442	-81.77642
6	RGT Lamb of God	149	Monopole	American Towers Corp.	26.450753	-81.793254
7	FGCU Tower	285	Lattice	Lee County BOCC	26.466139	-81.781
8	FGCU	140	Flag/Uni pole		26.468883	-81.79105
9	Gulf Coast Town	108	Monopole	RowStar, LLC	26.492596	-81.792209
Proposed	Compton	149	Monopole	TBD	26.450666	-81.731589

verizon✓



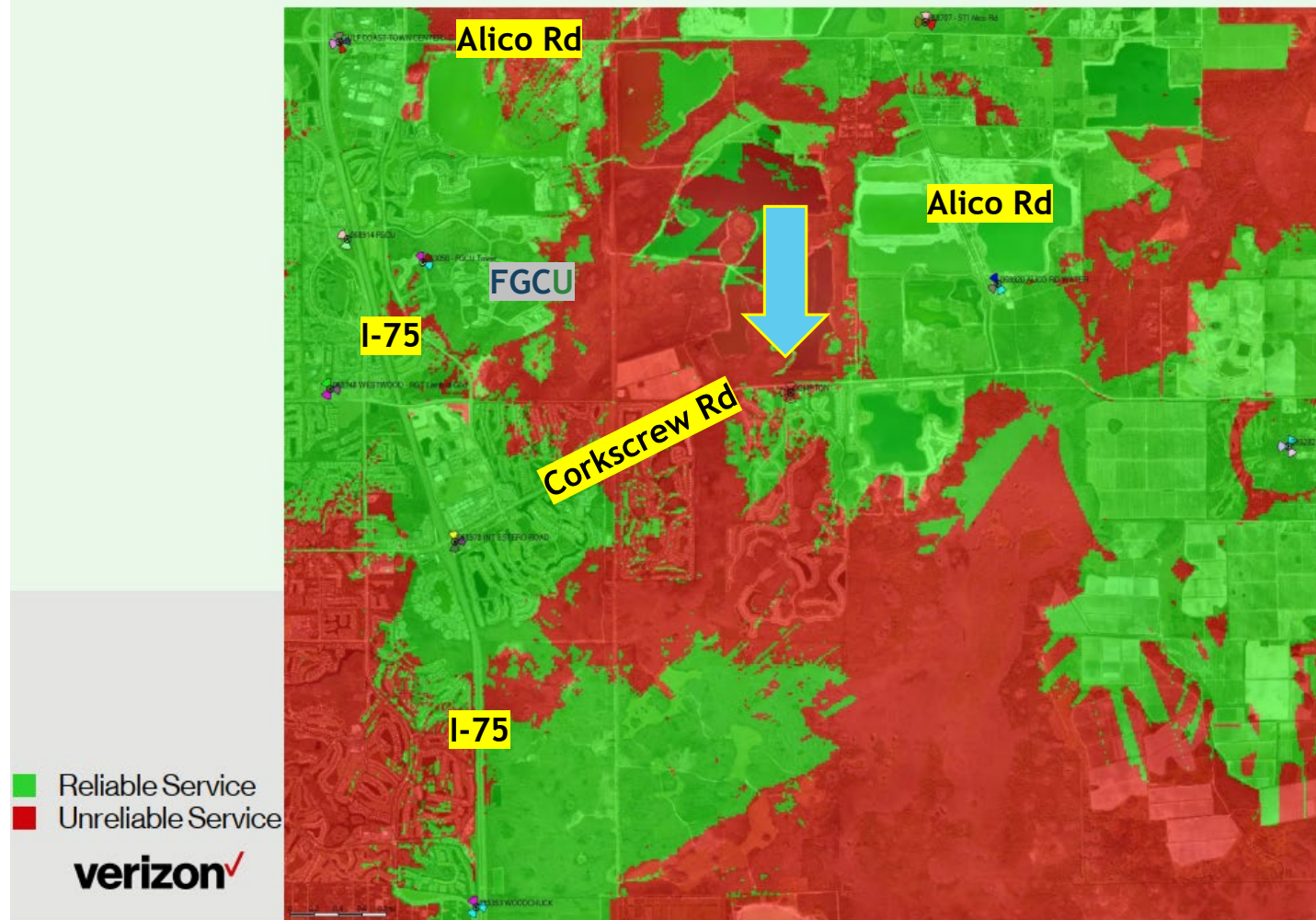
Verizon Wireless Sites Plus Search Area

- Existing Site
- Proposed Site
- Search Area

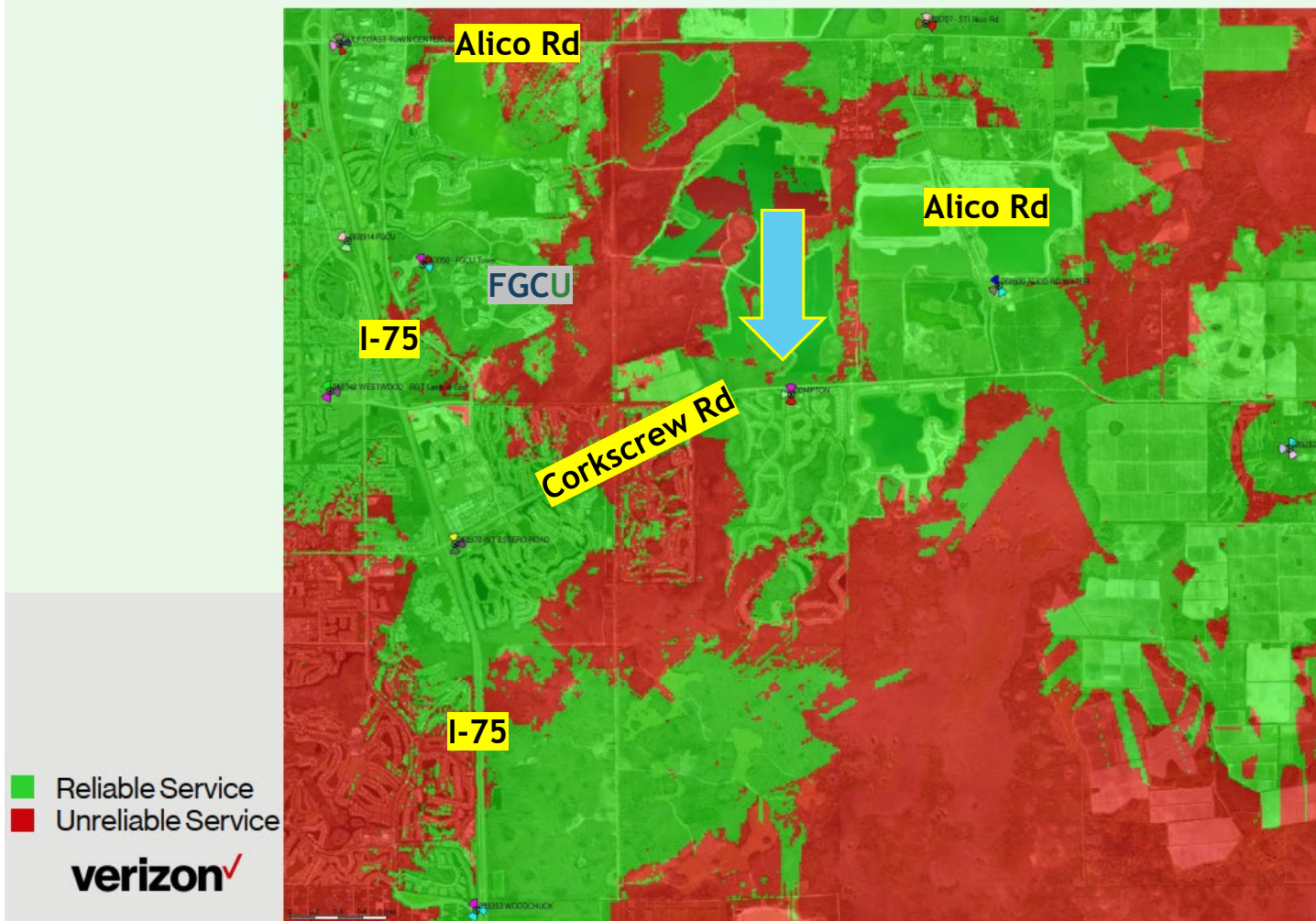


verizon✓

Current AWS Band Coverage



Proposed AWS Band Coverage



What's the Process?

- ▶ **Broadus held a two-day community meeting on 8/10 and 8/11.**
- ▶ Broadus Towers has filed for a Planned Development Amendment application with the Village of Estero and staff is currently reviewing
- ▶ Village Staff is reviewing the application for compliance with the Village code
- ▶ Another notice will be sent out and a test balloon will be flown
- ▶ The Planning and Zoning Design Board will hold a public hearing on the Monopole, members of the public will be welcome to speak.'
- ▶ The Village Council will then hold a public hearing on the Monopole for final decision, members of the public will be welcome to speak.'

Contact Information:

- ▶ **Village Staff:** (Please email Village Staff with your thoughts on this project)
 - ▶ Matt Noble, AICP
 - ▶ P: 239.221.5036
 - ▶ E: noble@estero-fl.gov

- ▶ **Applicant:** (I'm happy to answer any questions that come up as we proceed)
 - ▶ Mattaniah S. Jahn
 - ▶ P: 727.773.2221
 - ▶ E: mjahn@thelawmpowered.com



Thank You For Your Time





Importance of Wireless coverage to Homeowners and Buyers

A dozen years ago, a mere 3 percent of U.S. households used only cellphones. Given the trend, officials believe more than half of the U.S. homes will be wireless within the next year".
(Centers for Disease Control, December 1, 2015)

The number of wireless only American households has grown from roughly 16% in 2007.
(CTIA, Super Mobility Week Conference, 2015)

More than 47 percent of American homes use only cellphones.
(Centers for Disease Control, December 1, 2015)

A recent survey found that cellular service is of major importance to homebuyers. (76%) was more important than schools (60%) when looking for a home. Cellular coverage trailed only crime rates (96%), local taxes (90%), and amenities like parks and shops (84%).
(RootMetrics/Money, June 2, 2015)

90% of US households use wireless service. With this increase demand from users at home and those who work from home comes the need for more facilities to meet the customer needs. Citizens need access to 911 and reverse 911 and wireless may be their only connection.
(CTIA, June 2015)

In a recent survey, 83% of millennials (Those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.
(Money, June 2, 2015)

Younger people rely more on wireless, too: About 71 percent of people in their late 20s live in households with only cellphones. Only 19 percent of people 65 and older use only cellphones".
(Centers for Disease Control, December 1, 2015)

"...the fastest type of high speed Internet available, can add \$5,437 to the price of a \$175,000 home—about as much as a fireplace, or half the value of a bathroom."
(WSJ, "How Fast Internet Affects Home Prices", June 30, 2015)



Safety E911

- Verizon Wireless has battery backup at a majority of its facilities. This is a critical element to keeping a site operating during a natural disaster or other emergency.
- 76% of 911 calls originate from a cell phone (National Highway Traffic Administration, February, 2016)
- 240 million 911 calls are made annually from wireless phones. (Answers, March 2015)
- It is common that emergency services can have a 3:1 usages of wireless devices. They can utilize phones (as they are more reliable than some radio services), aircards for their incar computers, and feeds to cameras in snow plows.
- Verizon Wireless is the primary communication source for numerous federal, state, and local emergency service organizations. It is critical that these groups have the coverage and capacity in their wireless networks to meet their E911 and other needs.

RF Safety

- ▶ FCC:
 - ▶ <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>
 - ▶ <http://www.fcc.gov/guides/wireless-devices-and-health-concerns>
- ▶ FDA:
 - ▶ <http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116335.htm>
- ▶ World Health Organization:
 - ▶ <http://www.who.int/mediacentre/factsheets/fs193/en/>
- ▶ The National Cancer Institute:
 - ▶ <http://www.cancer.gov/cancertopics/causes-prevention/risk-factors/radiation/cell-phones-fact-sheet>



Planning, Zoning and Design Board
Staff Report

Project Name
Wildcat Run Clubhouse Site Improvements
CASE NUMBER
DOS2023-E007
MEETING DATE
September 12, 2023
REQUEST
Development order for improvements to existing clubhouse site, including new parking lot and realignment of existing parking spaces and drive aisles, ADA access from the parking lot to the existing clubhouse sidewalk, proposed golf cart parking spaces and associated bike rack areas and improved pedestrian and staff pathways.
APPLICANT
Wildcat Run Country Club Association, Inc.
LOCATION
20300 Country Club Drive, Estero, FL 33928
PROPERTY SIZE
7.65 acres
ZONING
Parcel is zoned PUD (94-030 as amended)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on August 22, 2023

Staff Recommendation

Staff recommends approval with conditions of the Development Order for the Wildcat Run Country clubhouse site improvements. Staff believes that the request meets the technical requirements of the Land Development Code with the following condition:

1. Lee County Utilities approval prior to DO approval.

Background

The project site is a part of the Wildcat Run Country Club clubhouse site and is zoned Planned Use Development (PUD). The PUD was approved by Lee County in Resolution 94-030 as amended.

The applicant is requesting approval of a Development Order for improvements to existing clubhouse site, including new parking lot and realignment of existing parking spaces and drive aisles, ADA access from the parking lot to the existing clubhouse sidewalk, proposed golf cart parking spaces

September 12, 2023

Page 1 of 2

and associated bike rack areas and improved pedestrian and staff pathways. The total project area is 7.65 acres. The project was reviewed by the Planning Zoning and Design Board at a Public Information Meeting on August 22, 2023. Staff has also reviewed the plans in detail. Staff includes Village staff as well as Estero Fire District, LeeTran, and Lee County Solid Waste Division.

Project Summary

This project is proposed improvements to existing clubhouse site, including new parking lot and realignment of existing parking spaces and drive aisles, ADA access from the parking lot to the existing clubhouse sidewalk, proposed golf cart parking spaces and associated bike rack areas and improved pedestrian and staff pathways. The project is wholly within the Wildcat Run Country Club site.

Transportation

This project does not generate any additional trips.

Stormwater

The applicant provided stormwater modeling for this site.

The surface water management system for the property consists of catch basins, pipes, and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall via a series of control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit #36-00252-S) is in review.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 25-foot poles with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the light poles and fixtures are provided with the applicant's documents.

Landscaping and Buffers

Landscaping with trees and a hedge are required on the north and west sides of the project, and the landscaping plans address the requirements.

The applicant proposes to remove several heritage trees. As discussed at the Public Information meeting, the applicant has provided photographs and an assessment of the trees. Any trees removed will be required to be replaced elsewhere on the site.

SITE DEVELOPMENT PLANS FOR:

WILDCAT RUN GOLF & COUNTRY CLUB

SITE IMPROVEMENTS

LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

REVIEWING AGENCIES

LEE COUNTY
VILLAGE OF ESTERO COMMUNITY DEVELOPMENT SERVICES
8401 CONSCIENCE FAUCS CIRCLE
ESTERO, FLA. 33928
TEL (239) 221-5036

TELEPHONE:
CENTURY LINK
P.O. BOX 2477
NAHVEL, FLA. 34104
TEL (239) 263-6319

ENVIRONMENTAL:
DEPARTMENT OF ENVIRONMENTAL PROTECTION
2325 VICTORIA AVENUE, SUITE 304
FT. MYERS, FLA. 34113
TEL (239) 333-4973

SEWER:
LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FT. MYERS, FLA. 33907
TEL (239) 533-8845

WATER MANAGEMENT:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
2301 MCGREGOR BOULEVARD
FORT MYERS, FLA. 33901
TEL (239) 338-2929

POWER:
FLORIDA POWER AND LIGHT COMPANY
15824 WINKLER ROAD
FT. MYERS, FLA. 33908
(239) 334-7734

TRANSPORTATION:
CONCAST
23145 VILLAGE SHOPS WAY, SUITE 107
ESTERO, FLA. 33928
TEL (888) 934-6489

FIRE DISTRICT:
ESTERO FIRE RESCUE
31300 FIRE HOUSE LANE
ESTERO, FLA. 33928
TEL (239) 348-7540

WATER:
LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FT. MYERS, FLA. 33907
TEL (239) 533-8845

PREPARED FOR:

**WILDCAT RUN COUNTRY CLUB
ASSOCIATION, INC.
20300 COUNTRY CLUB DRIVE
ESTERO, FL 33928**

PROPERTY ZONING: GOLF COURSE, DRIVING RANGE (PUD: 94-030)
PROPERTY STRAP NUMBER: 30-46-26-E4-0100A.20CE
LEGAL DESCRIPTION: AS PROVIDED BY SURVEYOR

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	LEGENDS, ABBREVIATIONS, GENERAL & SPECIAL NOTES
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	SITE PLAN
05	PAVING, GRADING & DRAINAGE PLAN
06	PAVING, GRADING & DRAINAGE PLAN (2)
07	SEDIMENT & EROSION CONTROL PLAN
08	GENERAL & CONSTRUCTION DETAILS AND SECTIONS
09	2023 AERIAL OVERLAY

VICINITY MAP

LOCATION MAP & ZONING

CLIENT NAME:
**WILDCAT RUN COUNTRY CLUB
ASSOCIATION, INC.
20300 COUNTRY CLUB DRIVE
ESTERO, FL 33928**

PROJECT NAME:
**WILDCAT RUN GOLF
& COUNTRY CLUB
COVER SHEET**

DRAWING TITLE:
COVER SHEET

DESIGNED BY: JAB
CHECKED BY: JAB
REVIEWED BY: JAC
DATE: August 2023
SCALE: HAYES 88

13435-CVR
JOB PROJECT #
23-0027
PLAT VIEW LAYOUT
01-CVR
SHEET
OF
01
09
13435
AUG 23 2023

LEGEND:

□ = ELECTRIC BOX
□ = FIRE HYDRANT
□ = GAS TANK
□ = IRRIGATION VALVE
□ = LIGHT POLE
□ = MAILBOX
□ = SIGN
□ = SEWER MANHOLE
□ = YARD DRAIN

— STRM — = STORM
— SS — = SANITARY SEWER
— IRR — = IRRIGATION
— WM — = WATERMAIN
— FIRE — = FIREMAIN
— (G) — = GAS

ABBREVIATIONS

N.E. MATCH EXISTING

GENERAL NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS UNLESS AND UNLESS THEY ARE IN COMPLIANCE WITH THE CITY OF TAMPA.
2. ALL LANDSCAPING, OPEN SPACE, AND BUFFERING TO BE IN COMPLIANCE WITH L.D.C. REQUIREMENTS.
3. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.
4. ALL EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED IN ACCORDANCE WITH THE CITY OF TAMPA. ALL UTILITIES SHALL BE MAINTAINED OR RELOCATED IN ACCORDANCE WITH THE CITY OF TAMPA. ALL UTILITIES SHALL BE MAINTAINED OR RELOCATED IN ACCORDANCE WITH THE CITY OF TAMPA.
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UTILITIES NOTES:

1. THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT GUARANTEED. THEREFORE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS BEFORE PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES LOCATED, WATER, GAS, SANITARY SEWER AND FIBER OPTIC, LOCATED AND MARKED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING UTILITIES, INCLUDING SANITARY SEWER, WATER, GAS, AND FIBER OPTIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING UTILITIES, INCLUDING SANITARY SEWER, WATER, GAS, AND FIBER OPTIC.
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FIRE PROTECTION NOTES:

1. THE FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING. THE FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING.
2. ALL FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING. THE FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING.
3. FIRE HYDRANTS SHALL BE INSTALLED WITHIN THREE FEET OF THE CURB LINE OF A FIRE LANE, STREET, OR PRIVATE DRIVEWAY. FIRE HYDRANTS SHALL BE INSTALLED WITHIN THREE FEET OF THE CURB LINE OF A FIRE LANE, STREET, OR PRIVATE DRIVEWAY.
4. FIRE HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY VEGETATION. CLEARANCE OF 3 FEET TO BUILDING AND 10 FEET TO STREET SHALL BE MAINTAINED.
5. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.
6. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE CURRENT EDITION OF NFPA 24.
7. UNDERGROUND FIRE LINES SHALL BE INSTALLED IN AN APPROPRIATELY CERTIFIED FIRE PROTECTION CONTRACTOR OR A TOP A UNDERGROUND CONTRACTOR. ALL UNDERGROUND FIRE LINES SHALL BE INSTALLED IN AN APPROPRIATELY CERTIFIED FIRE PROTECTION CONTRACTOR OR A TOP A UNDERGROUND CONTRACTOR.
8. PER NFPA 24 10.4.4, PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FT (91 CM).

DRAINAGE NOTES:

1. ALL GRADES AND RETENTION AREAS TO BE COMPLETED WITHIN SEVEN DAYS OF FINAL GRADING.
2. ALL FINAL DRAINAGE SWATHS LOCATIONS TO BE APPROVED IN THE FIELD BY THE ENGINEER.
3. ALL EXISTING DRAINAGE SWATHS LOCATIONS TO BE APPROVED IN THE FIELD BY THE ENGINEER.
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SEDIMENT CONTROL NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO ADJACENT AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE REVEGETATED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED:
a. BMP 1.01 - TEMPORARY CONSTRUCTION ENTRANCE
b. BMP 1.02 - STORM SEED BARRIERS
c. BMP 1.03 - Silt Fence
d. BMP 1.04 - Storm Water Drain Protection
3. THE BEST MANAGEMENT PRACTICES (BMPs) AND TYPICAL OF THE REQUIREMENTS FOR SOIL EROSION CONTROL AND SEDIMENT TRANSPORT TO ADJACENT AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE REVEGETATED.

TREE AND VEGETATION PROTECTION NOTES:

1. AREAS TO BE PRESERVED SHALL BE PROTECTED DURING LAND ACQUISITION AND CONSTRUCTION ACTIVITIES BY PLACING A CONSPICUOUS BARRIER AROUND THE PERIMETER OF THE AREA OF VEGETATION TO BE PRESERVED. THIS BARRIER SHALL BE WHITE PLYWOOD OR CONCRETE AND SHALL BE AT LEAST 4 FEET HIGH. ALL PRESERVED AREAS SHALL BE PROTECTED DURING LAND ACQUISITION AND CONSTRUCTION ACTIVITIES BY PLACING A CONSPICUOUS BARRIER AROUND THE PERIMETER OF THE AREA OF VEGETATION TO BE PRESERVED. THIS BARRIER SHALL BE WHITE PLYWOOD OR CONCRETE AND SHALL BE AT LEAST 4 FEET HIGH.
2. WHEN THE REMOVAL OF SINGLE TREES IS REQUIRED BY THE VILLAGE OF ESTERO, A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE OF 10 FEET FROM THE TREE. THE BARRIER SHALL BE WHITE PLYWOOD OR CONCRETE AND SHALL BE AT LEAST 4 FEET HIGH. THE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE OF 10 FEET FROM THE TREE. THE BARRIER SHALL BE WHITE PLYWOOD OR CONCRETE AND SHALL BE AT LEAST 4 FEET HIGH.
3. PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF THE BEGINNING OF THE COMMENCEMENT OF ANY PHASE OF LAND CLEARING OR BUILDING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE PROJECT. THE BARRIER SHALL BE WHITE PLYWOOD OR CONCRETE AND SHALL BE AT LEAST 4 FEET HIGH. THE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE OF 10 FEET FROM THE TREE. THE BARRIER SHALL BE WHITE PLYWOOD OR CONCRETE AND SHALL BE AT LEAST 4 FEET HIGH.

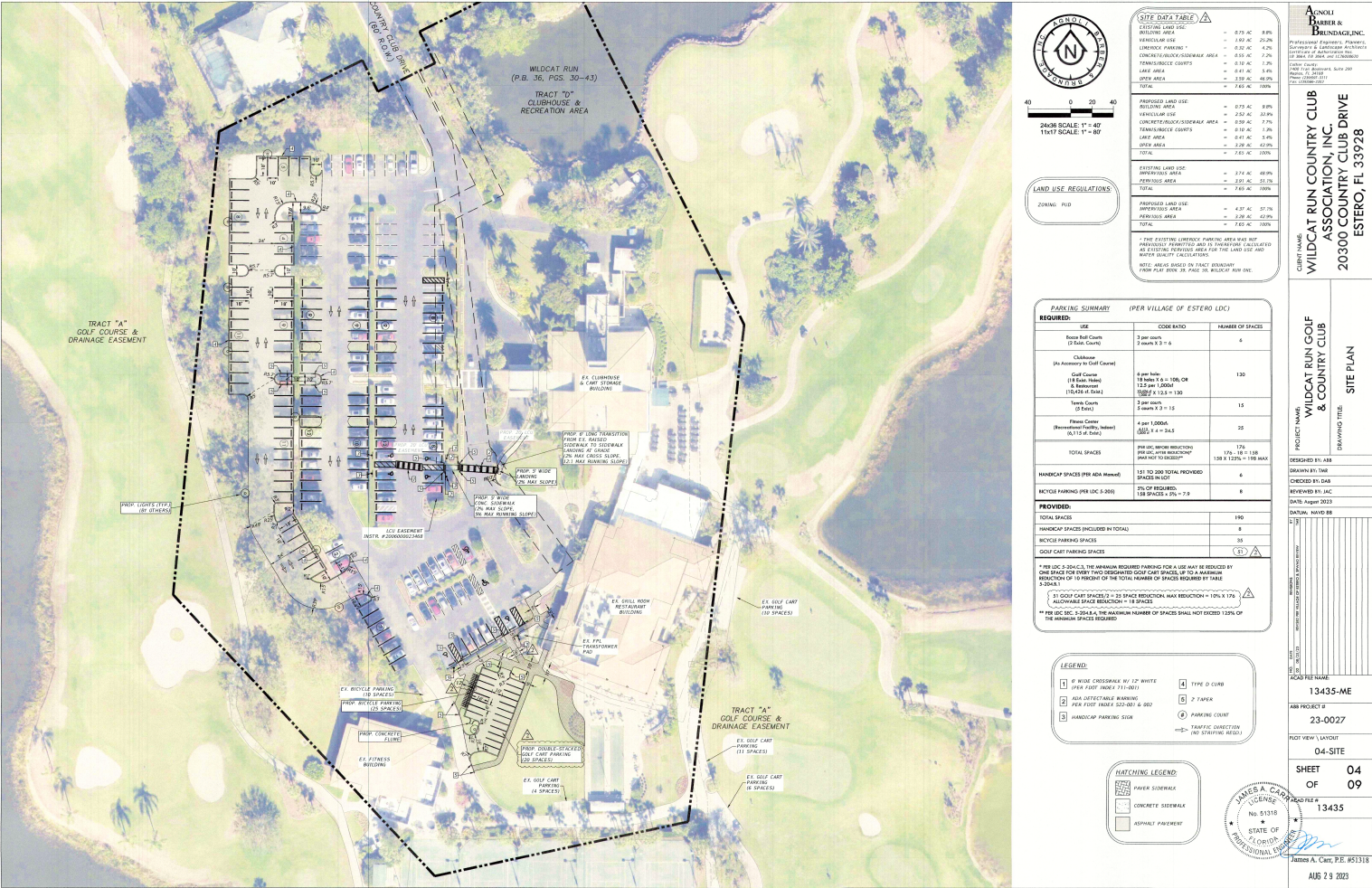
CLEANING NOTES:

1. EARTH VEGETATION AS DETERMINED BY THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR RELOCATION OF ALL ROAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REVEGETATED EROSION CONTROL DEVICES.
3. SEE LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING WATER TREATMENT AND REVEGETATION OF NATIVE SPECIES.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT SHALL INSTALL TEMPORARY CONSTRUCTION FENCE ALL AROUND THE PERIMETER OF THE SITE. THIS FENCE SHALL BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

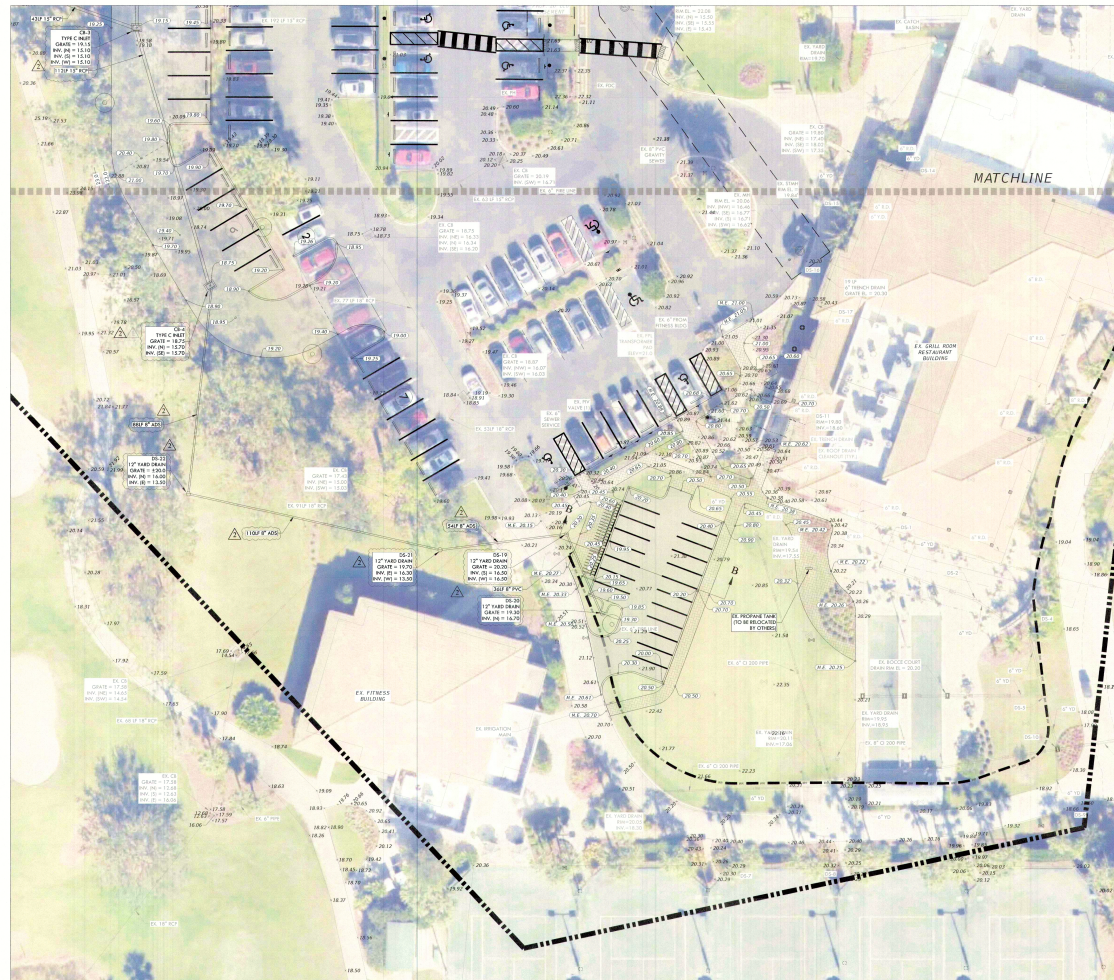
GENERAL NOTES:

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS UNLESS AND UNLESS THEY ARE IN COMPLIANCE WITH THE CITY OF TAMPA.
2. ALL LANDSCAPING, OPEN SPACE, AND BUFFERING TO BE IN COMPLIANCE WITH L.D.C. REQUIREMENTS.
3. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.
4. ALL EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED IN ACCORDANCE WITH THE CITY OF TAMPA. ALL UTILITIES SHALL BE MAINTAINED OR RELOCATED IN ACCORDANCE WITH THE CITY OF TAMPA.
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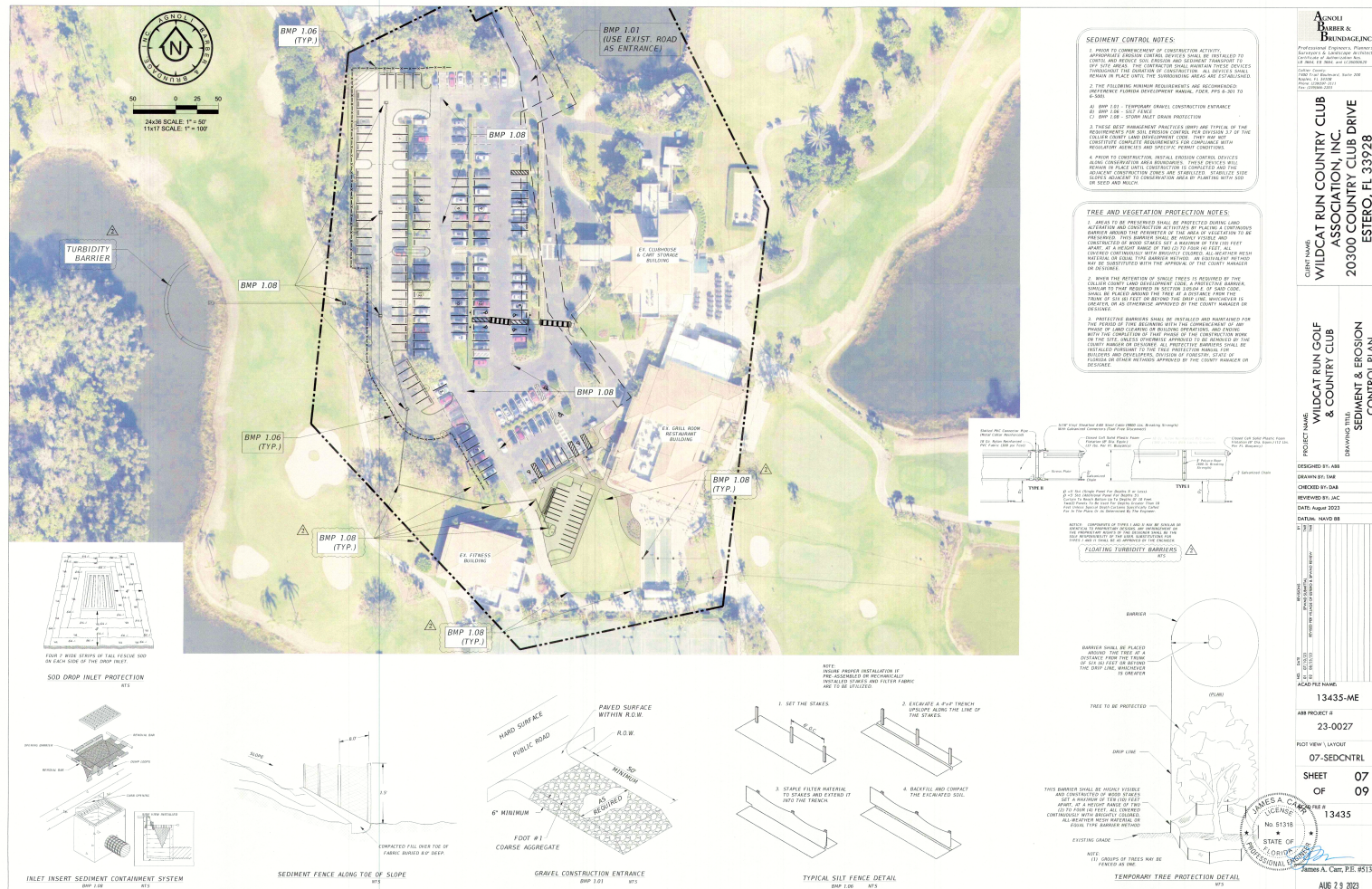


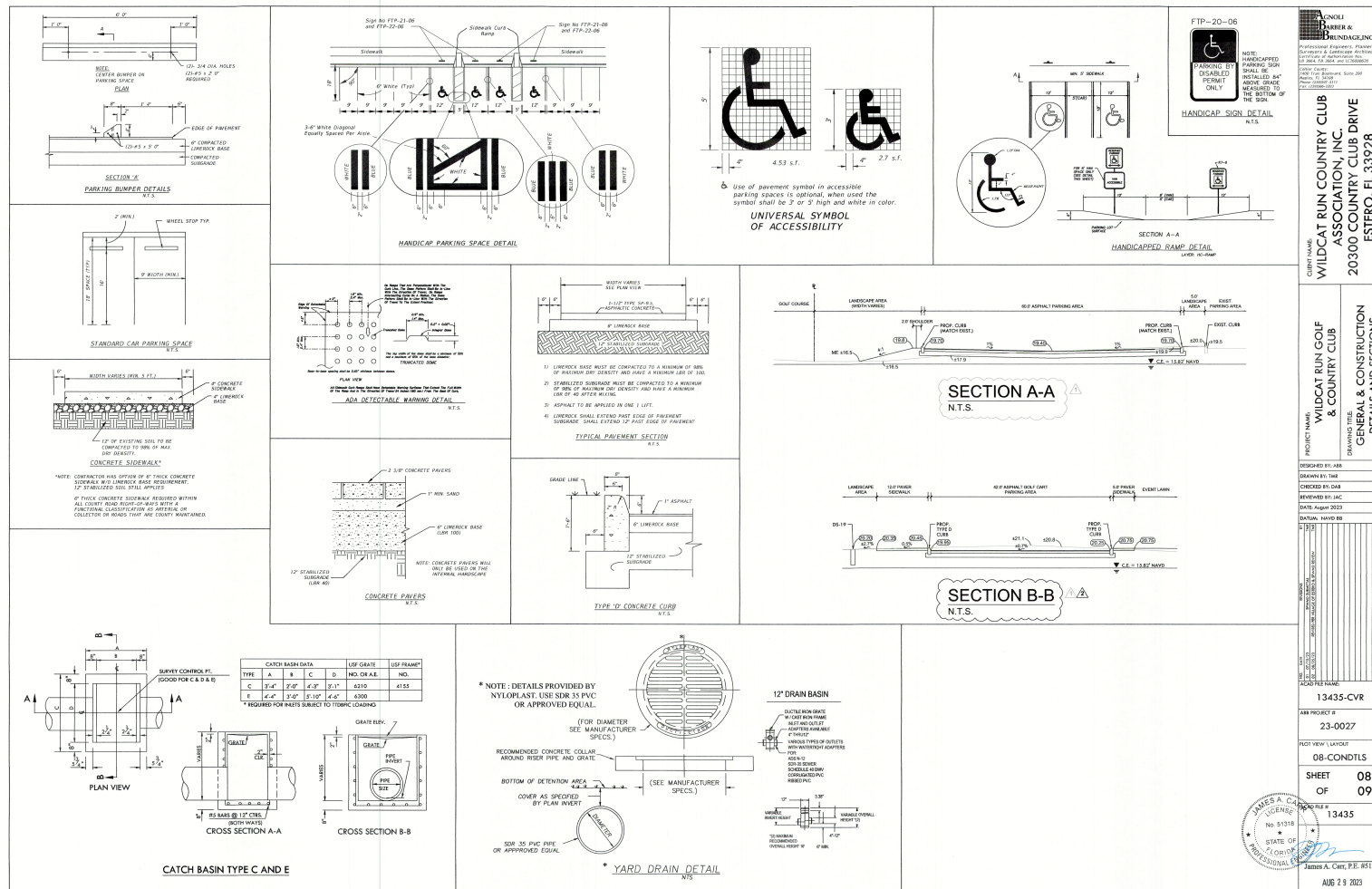


GRAPH SCALE: 1" = 20'
TEXT SCALE: 1" = 40'

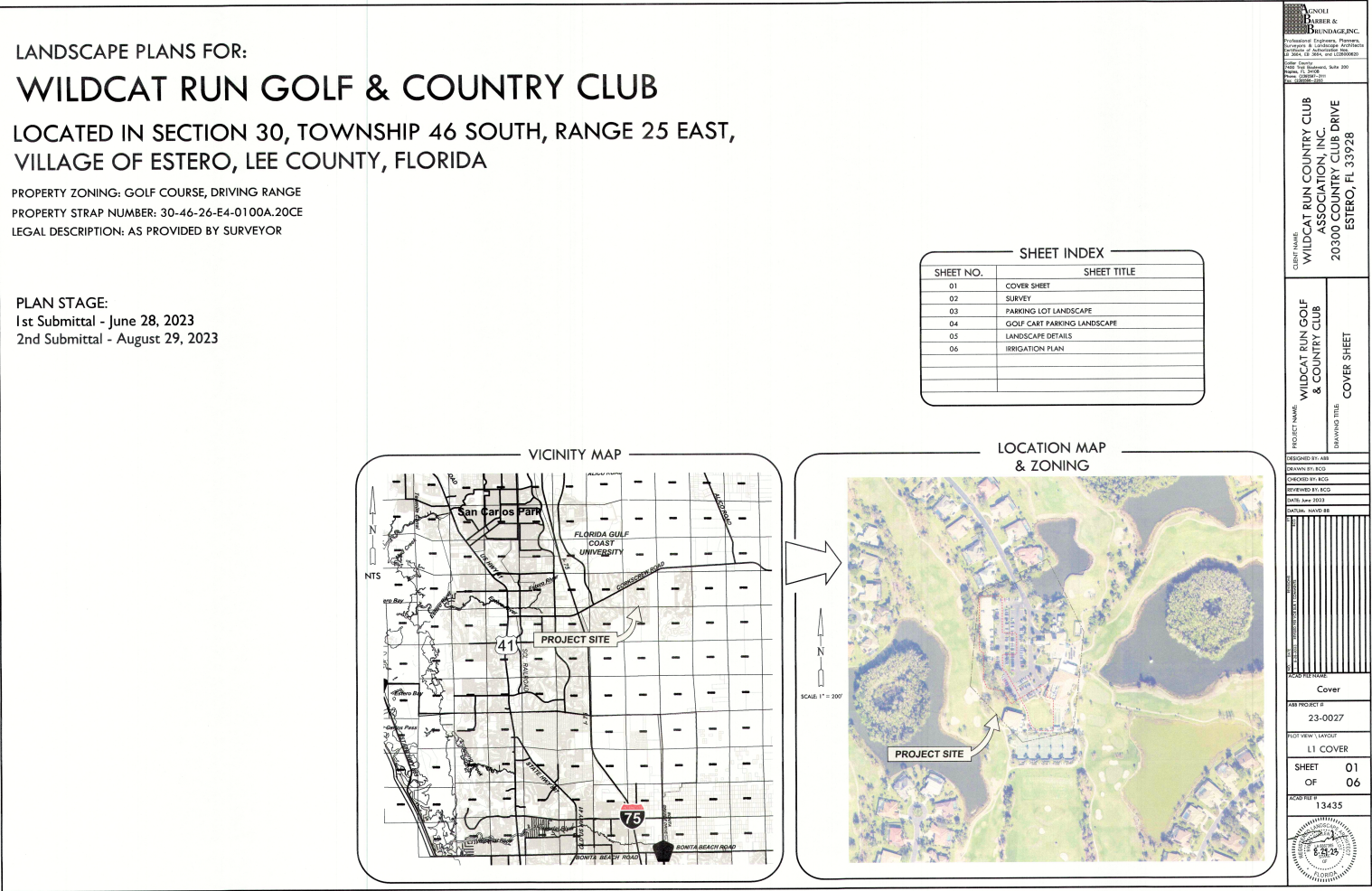
ASNOLO BARRER & BARRER, INC. Professional Engineers, Planners, Surveyors & Landscape Architects 10000 N. US Highway 1, Suite 200 Miami, Florida 33157 (305) 555-1234	
CLIENT NAME	WILDCAT RUN COUNTRY CLUB ASSOCIATION, INC. 20300 COUNTRY CLUB DRIVE ESTERO, FL 33928
PROJECT NAME	WILDCAT RUN GOLF & COUNTRY CLUB DRAWING TITLE: PAVING, GRADING & DRAINAGE PLAN (2)
DESIGNED BY: ABB	
DRAWN BY: TMB	
CHECKED BY: DAB	
REVIEWED BY: JAC	
DATE: August 2023	
DISTRICT: HAVEN 08	
ACAD FILE NAME:	13435-ME
ABB PROJECT #	23-0027
PLOT VIEW / LAYOUT	06-PGD (2)
SHEET	06
OF	09
ACAD FILE #	13435
James A. Carr, P.E. #51318 AUG 29 2023	

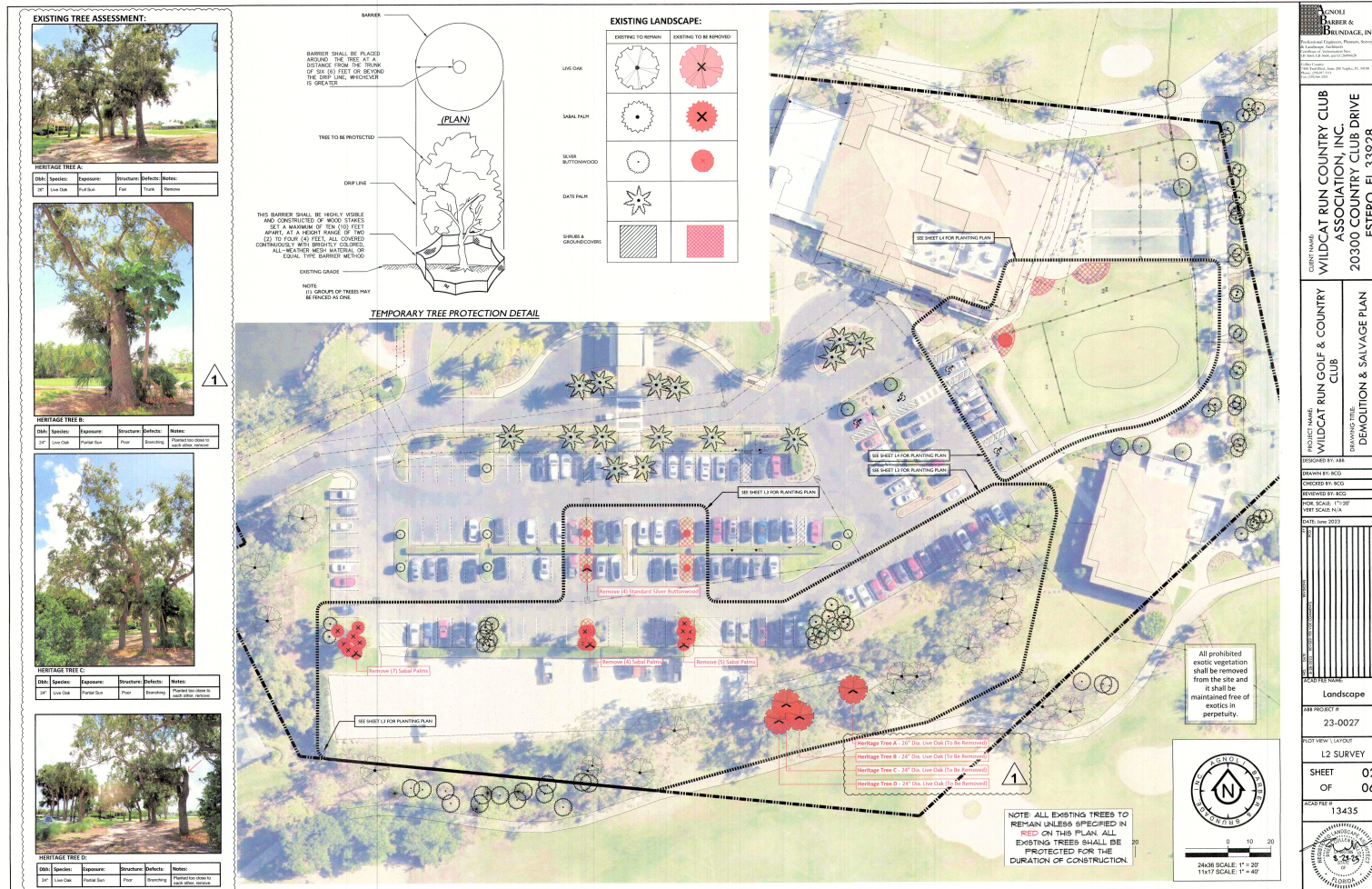


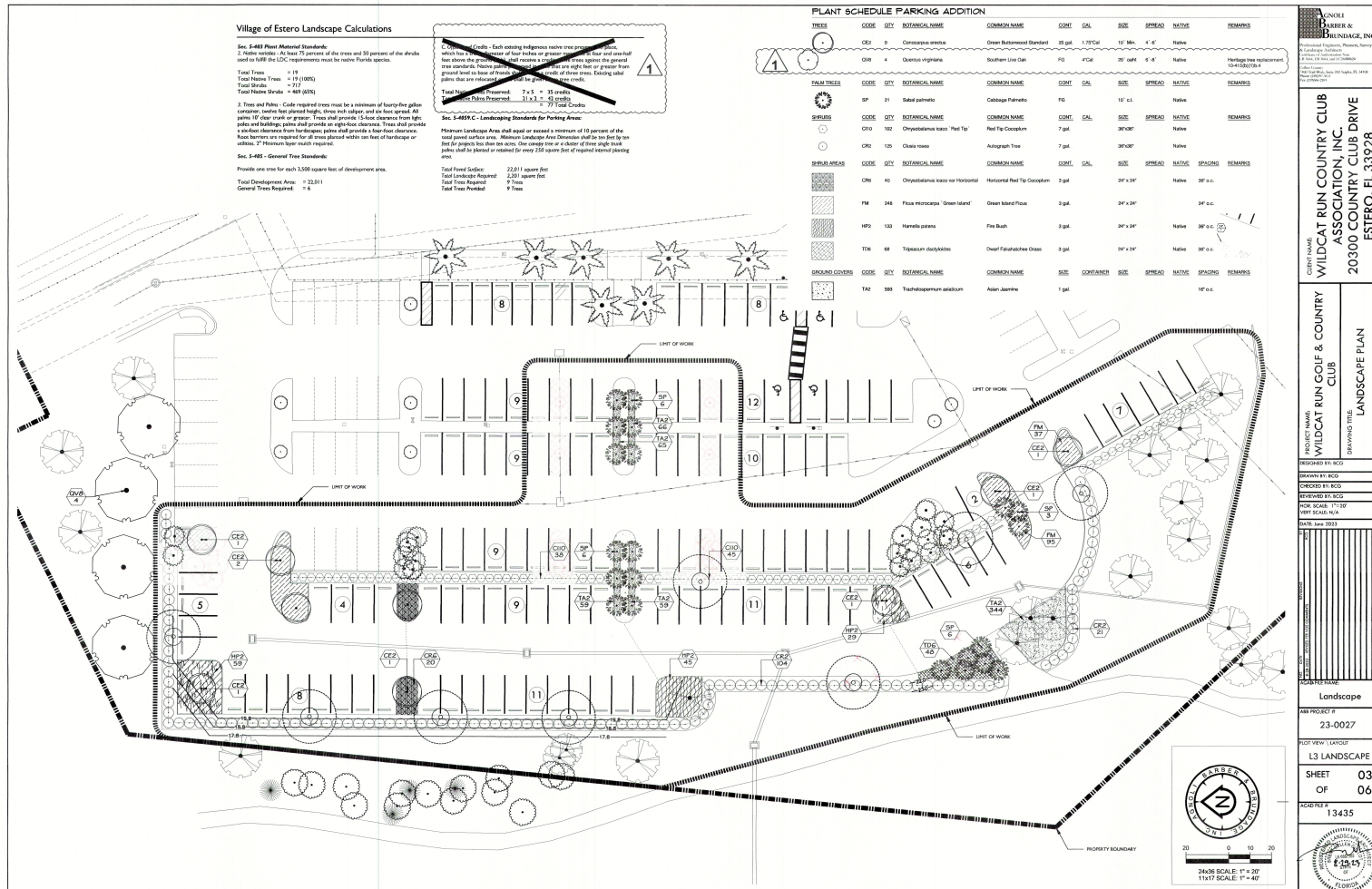


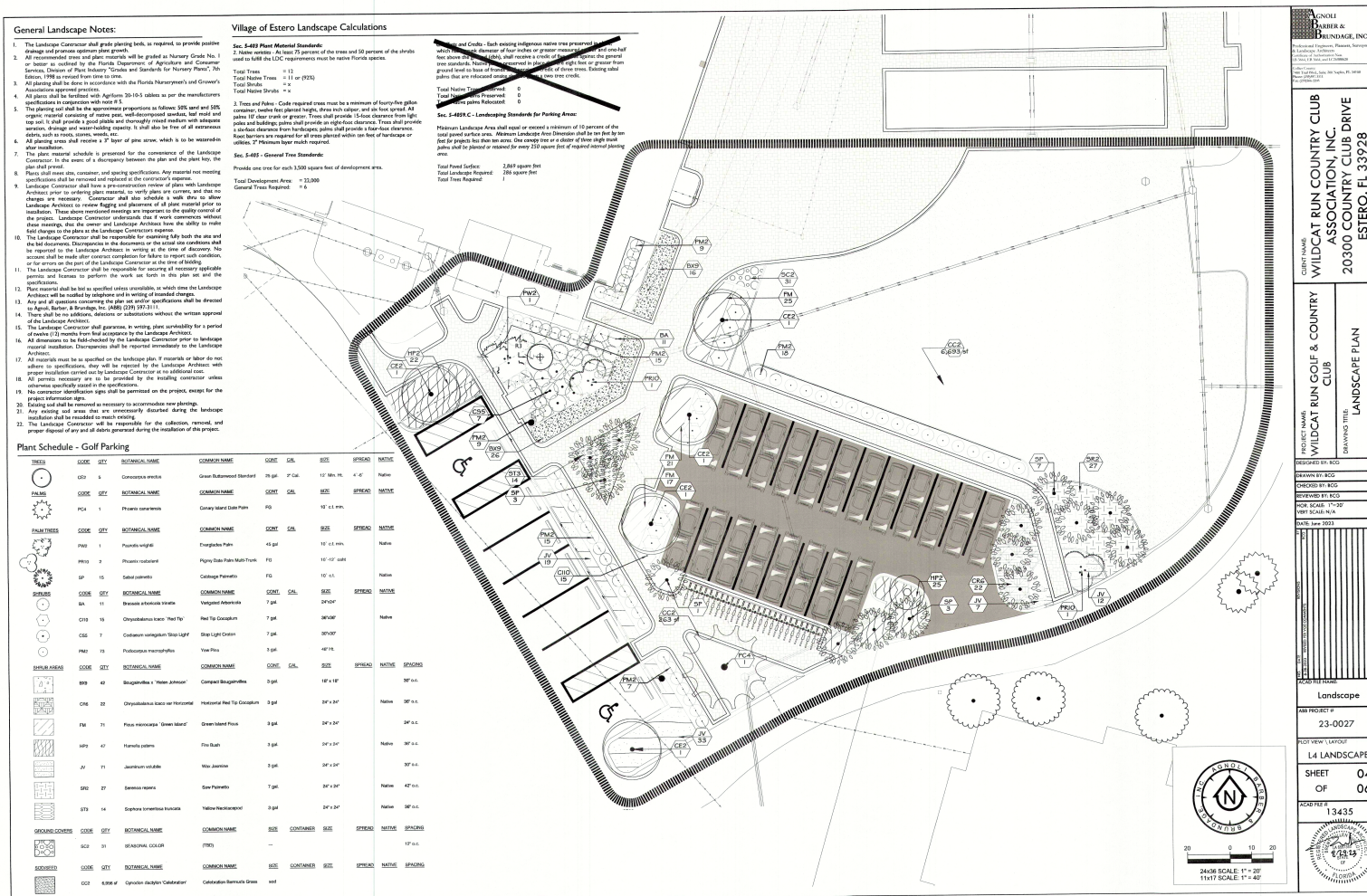


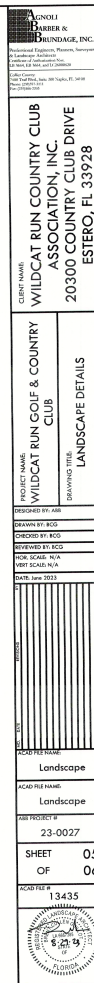














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VILLAGE OF ESTERO

WILDCAT RUN PARKING LOT
SITE LIGHTING

INDEX OF LIGHTING PLANS
SHEET NO. SHEET DESCRIPTION

L-1	KEY SHEET
L-2	FIXTURE SCHEDULE AND NOTES
L-3	MANUFACTURER SPECIFICATION SHEET
L-4	PLAN LAYOUT
L-5 TO L-6	LIGHTING PLAN
L-7 TO L-8	PHOTOMETRIC PLAN

PLANS PREPARED FOR:
WILDCAT RUN COUNTRY CLUB ASSOC, INC
20300 COUNTRY CLUB DRIVE
ESTERO, FL 33928
PH: 239 947 6066 X114

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

APPLICABLE IRs: IR (NONE)

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction at the following website:
<http://www.fdot.gov/programmanagement/Implemented/SpecBooks>

LIGHTING SHOP DRAWINGS
TO BE SUBMITTED TO:
TREBILCOCK CONSULTING SOLUTIONS, PA
2800 DAVIS BLVD, SUITE 200, NAPLES FL 34104

PLANS PREPARED BY:

TREBILCOCK CONSULTING SOLUTIONS, PA
2800 DAVIS BLVD, SUITE 200, NAPLES FL 34104
CERTIFICATE OF AUTHORIZATION No. 27796
PHONE: 239 566 9551
FAX: 239 566 9553

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

PLANS ISSUED FOR 100% SUBMITTAL: 06.30.23

LIGHTING PLANS ENGINEER OF RECORD:
NORMAN J. TREBILCOCK A/E/C, P.T.D.E., P.E.
PE No. 47116

KEY SHEET REVISIONS	
DATE	DESCRIPTION
08.22.23	ADJUST POLES TO AVOID CONFLICT WITH LANDSCAPE
08.23.23	NEW BASE, RELocate POLE AT GOLF CART PARKING LOT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FISCAL YEAR	SHEET NO.
23	L-1

SOLID STATE AREA LIGHTING

MOZART SERIES-LED

SPECIFICATIONS

FIXTURE HOUSING

One piece unitized precise heavy wall cast aluminum construction comprised of low copper (< 0.2% Cu) aluminum. Hood is fastened to the Housing with a stainless steel hinge and secured with a tool-less stainless steel latch 180° opposite the hinge. Housing and Hood is sealed with an extruded closed cell silicone gasket. Driver/wiring access through top of Mounting Hub. Hub accommodates a 2" x 3" tenon. All exposed hardware is stainless steel.

VLED OPTICAL MODULE

Low copper A356 alloy (< 0.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Reflector-Prism injection molded from H12 acrylic. Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates a Reflector-Prism over each emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS

High output LED's are utilized with drive currents ranging from 350mA to 700mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized High Power Factor. Constant Current LED drivers operate on input voltages from 120-277, 50/60Hz, or 347-480V 50/60Hz and utilizes 0-10V dimming. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Surge protector supplied for field installation at the most conveniently serviceable location.

AMBER LED'S

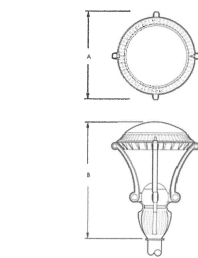
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: WILDCAT RUN PARKING LOT

FIXTURE TYPE: MOZ20 LED VLED IV 48LED 350MA 30K WS



Filter supplied to fit over 2 7/8" x 3" (73mm x 76mm) tenon.

FIXTURE	A	B
MOZ26	26"	34.5"
	660mm	875mm
MOZ20	20"	26.5"
	508mm	675mm



2018164

Sun Valley Lighting

600 West Avenue D, Rancho, CA 92051
Phone (619) 733-0050 Fax (619) 733-0051
www.svalley.com

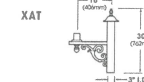
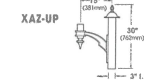
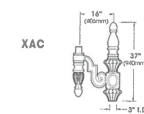


SUN VALLEY
LIGHTING

MOZART SERIES - LED

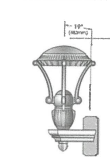
SPECIFICATIONS

ARM STYLES



ARMS ARE HEAVY WALL EXTRUDED AND CAST ALUMINUM CONSTRUCTION FOR ADDITIONAL ARM AND/OR WALL MOUNT OPTIONS SEE ARM SECTION.

WALL MOUNT



ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION. (XSW-WM SHOWN)



WALL PLATE

VLED MODULES



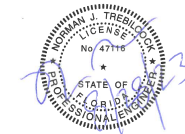
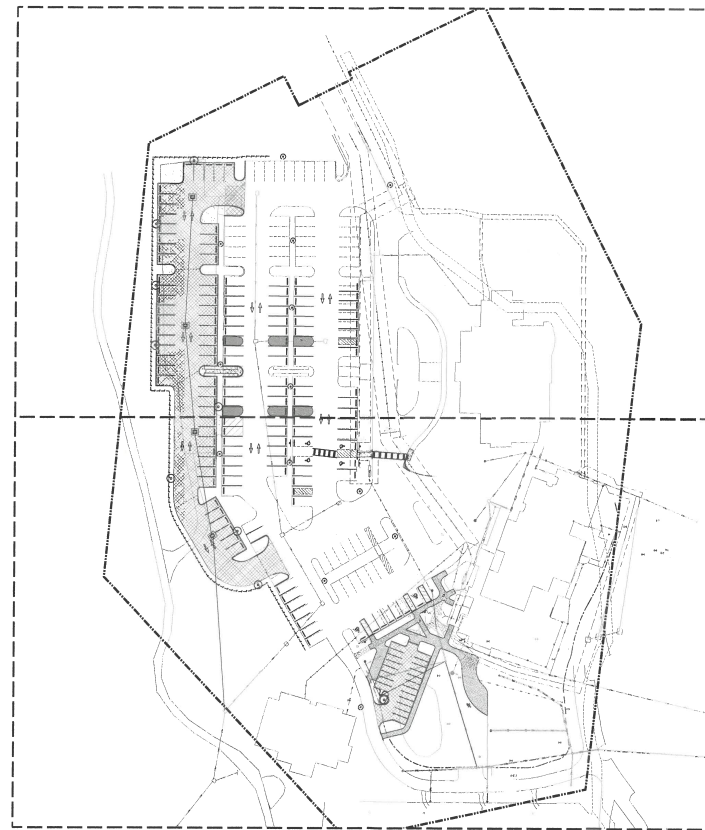
MAX INPUT WATTS / HD EQUIVALENTS

# OF LED'S	DRIVE CURRENT	SYSTEM WATTS	HD EQUIV	APPROX. LUMENS
48	350mA	16.8W	75	4,500
84	350mA	29.4W	135	8,214
90	350mA	31.5W	150	8,925
120	350mA	42.0W	200	11,800
120	350mA	42.0W	200	11,800

Spec/Order Example: MOZ26-LED/VLED-III/64LED-700mA/NW/277V/PT/RAL-9003-S/HS-VLED

SPECIFICATION ORDERING INFORMATION						
MODEL	OPTICS	LED MODE	VOLTAGE	MOUNTING	FINISH	OPTIONS
MODEL	OPTICS	LED MODE	VOLTAGE	MOUNTING	FINISH	OPTIONS
☐ MOD26-LED	V-LED® IES DISTRIBUTION TYPE	# of LED's DRIVE CURRENT COLOR TEMPERATURE		ARM MOUNT	STANDARD TEXTURED FINISH	
	☐ TYPE I VLED-II	☐ MOZ26 350mA	☐ 120	☐ BLACK RAL-9005-1	☐ 7 PIN TWIST LOCK RECEPTACLE ONLY (NEMA C136-1)	9997
	☐ TYPE II VLED-III	☐ 150LED 350mA	☐ 208	☐ XXX/100-180	☐ WHITE RAL-9001-1	
	☐ TYPE I VLED-IV	☐ 180LED 700mA	☐ 240	☐ XXX/90-180	☐ GRAY RAL-7067-1	☐ INTERNAL HOUSING SHIELD SEELED -180-IV
	☒ TYPE II VLED-IV	☒ 240LED 700mA	☐ 277	☐ XXX/90-180	☐ GRAY RAL-7067-1	☐ HIGHWAY DISTRIBUTION TYPE I-V LED'S REQUIRED FOR NON-REGULATED MOTORIZED BRIDGES
	☐ TYPE I VLED-V	☐ 300LED 700mA	☐ 347	☐ XXX/90-180	☐ WHITE RAL-9001-1	☐ PHOTO CELL VOLTAGE ELECTRONIC PC2000 -180-PCV
	☐ TYPE II VLED-V	☐ 360LED 700mA	☐ 480	☐ XXX/90-180	☐ WHITE RAL-9001-1	☐ TWIST LOCK RECEPTACLE ONLY -180-PCV
						☐ TWIST LOCK RECEPTACLE ONLY -180-PCV
						☐ TWIST LOCK RECEPTACLE ONLY -180-PCV
						☐ TWIST LOCK RECEPTACLE ONLY -180-PCV
☒ MOD26-LED		AMBER®		POST TOP MOUNT	FOR SMOOTH FINISH REMOVE "T" FROM FINISH CODE (RAL-9005-0)	
		MO220				
		60LED				
		180LED				
		480LED				
	</					

6/20/2023 4:45:17 PM Right Z:\Operations\Projects\City - Village of Escondido\Wildcat Run\2 Wildcat Run Parking Lot Lighting_06-14-23\5 Lighting\Lighting\CAD\Micro Site\LA Plan Layout.dgn



NORMAN TREBILCOCK, AICP, PTOE, PE No. 47116
 TCS CERTIFICATE OF AUTHORIZATION No. 27796
 ISSUED FOR 100% SUBMITTAL: 06.30.23

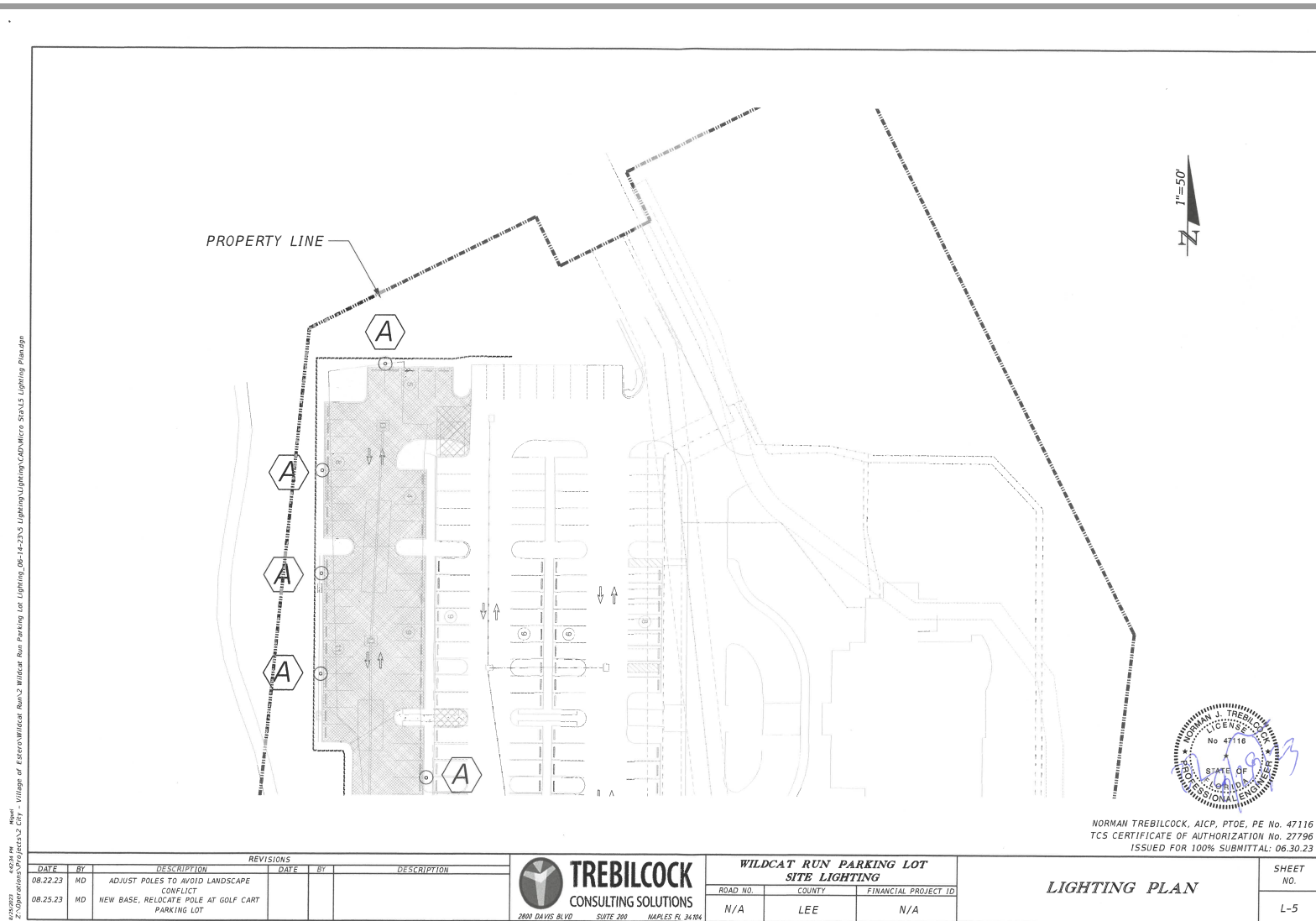
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08.22.23	MD	ADJUST POLES TO AVOID LANDSCAPE CONFLICT			
08.25.23	MD	NEW BASE, RELOCATE POLE AT GOLF CART PARKING LOT			

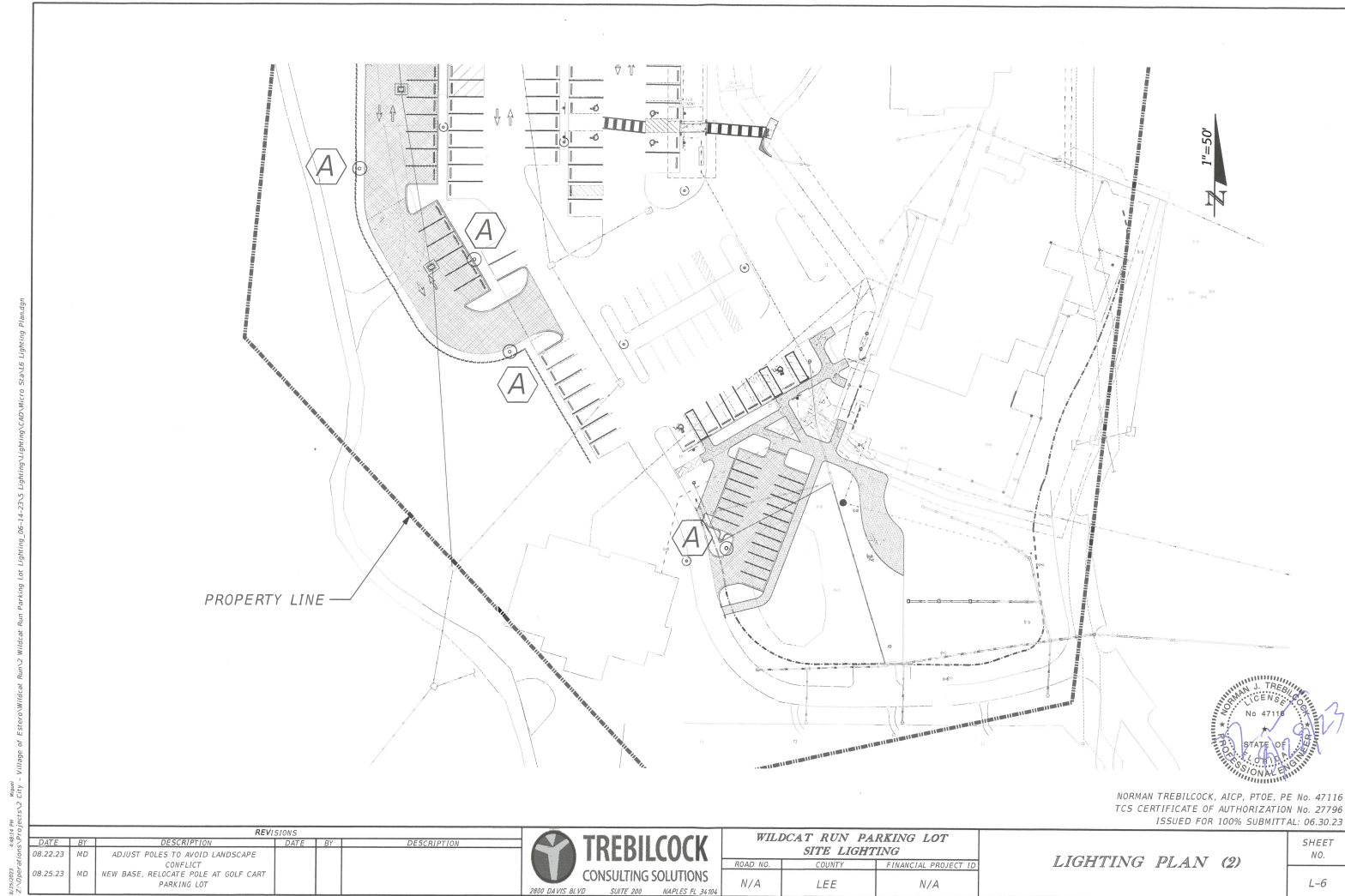


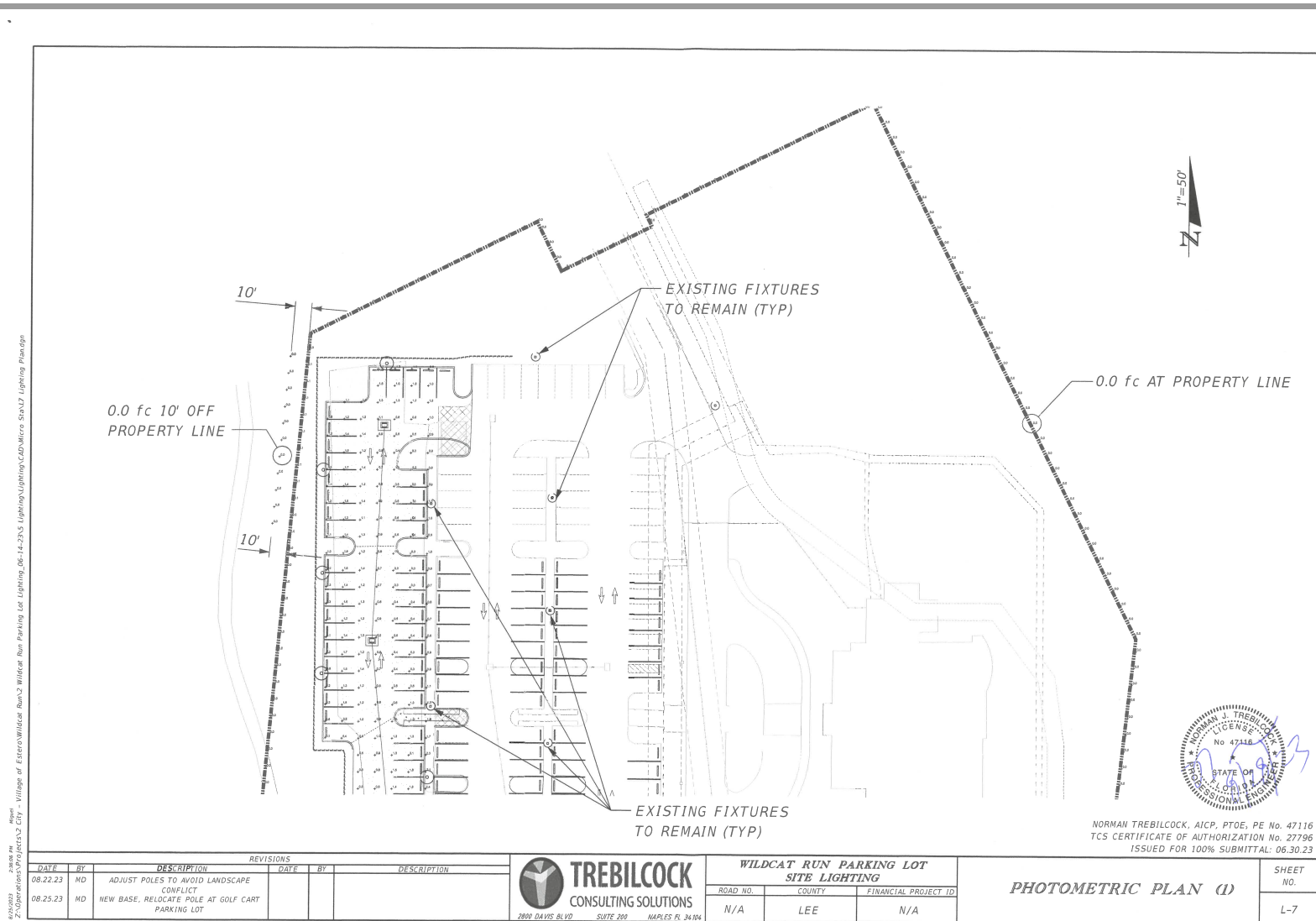
WILDCAT RUN PARKING LOT SITE LIGHTING		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	LEE	N/A

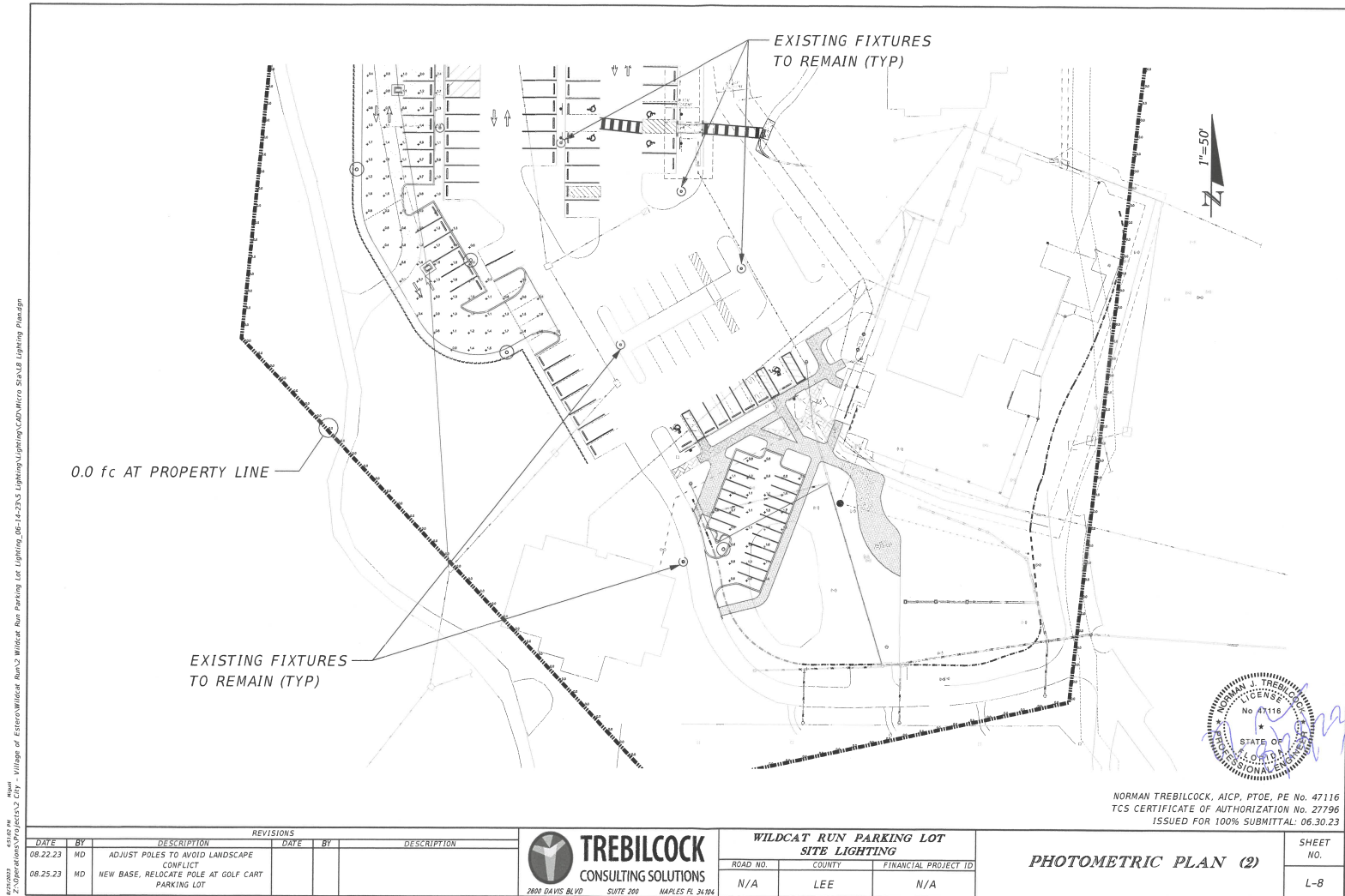
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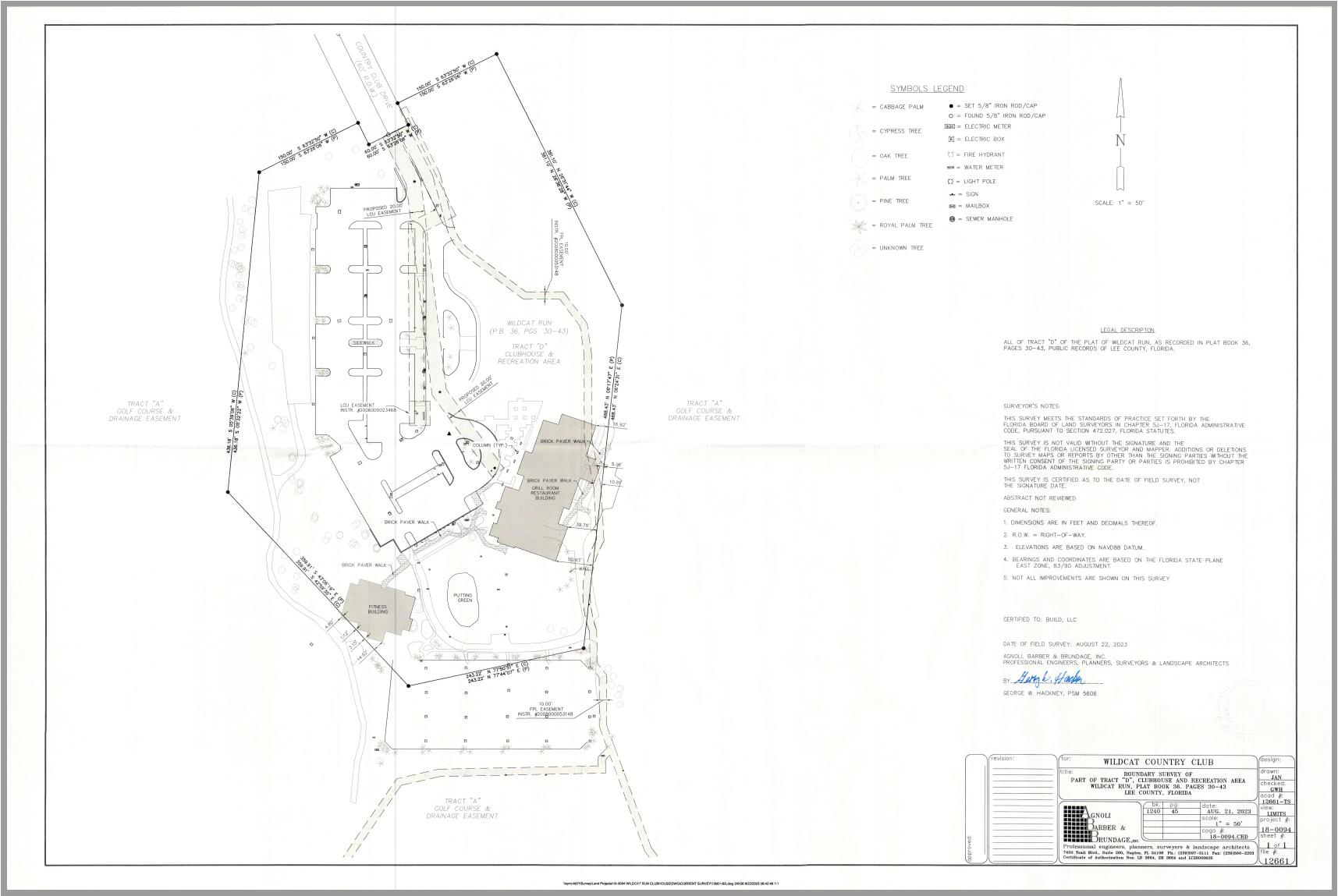
SHEET NO.
L-4













**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional Engineers, Planners, Surveyors & Landscape Architects

PROJECT SITE

Wildcat Run Golf & Country Club

PLANNING, ZONING & DESIGN BOARD PUBLIC HEARING
9/12/23

SITE DEVELOPMENT PLANS FOR:
WILDCAT RUN GOLF & COUNTRY CLUB
 SITE IMPROVEMENTS
 LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

REVIEWING AGENCIES

LEE COUNTY
 VILLAGE OF ESTERO COMMUNITY DEVELOPMENT SERVICES
 9401 CONSIDERED PALMS CIRCLE
 ESTERO, FLA. 33928
 TEL: (239) 331-3536

TELEPHONE:
 COUNTY LINE
 P.O. BOX 2477
 NAPLES, FLA. 34104
 TEL: (239) 263-8319

ENVIRONMENTAL:
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 2204 VICTORIA AVENUE, N.W. 364
 FT. MYERS, FLA. 34113
 TEL: (239) 333-4973

SEWER:
 LEE COUNTY UTILITIES
 7391 COLLEGE PARKWAY
 FT. MYERS, FLA. 33907
 TEL: (239) 333-8845

WATER MANAGEMENT:
 SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 2301 MCCORD ROAD
 FORT MYERS, FLA. 33901
 TEL: (239) 338-2029

POWER:
 FLORIDA POWER AND LIGHT COMPANY
 13824 MINNIE ROAD
 FT. MYERS, FLA. 33908
 TEL: (239) 334-7734

TELEVISION:
 COMCAST
 27181 VILLAGE SHOPS WAY, SUITE 107
 ESTERO, FLA. 33928
 TEL: (239) 334-4889

FIRE DISTRICT:
 ESTERO FIRE RESCUE
 21300 FIRE HOUSE LANE
 ESTERO, FLA. 33928
 TEL: (239) 348-7540

WATER:
 LEE COUNTY UTILITIES
 7391 COLLEGE PARKWAY
 FT. MYERS, FLA. 33907
 TEL: (239) 333-8845

PREPARED FOR:
**WILDCAT RUN COUNTRY CLUB
 ASSOCIATION, INC.**
 20300 COUNTRY CLUB DRIVE
 ESTERO, FL 33928

PROPERTY ZONING: GOLF COURSE, DRIVING RANGE (PUD: 94-030)

PROPERTY STRAP NUMBER: 30-46-26-E4-0100A.20CE

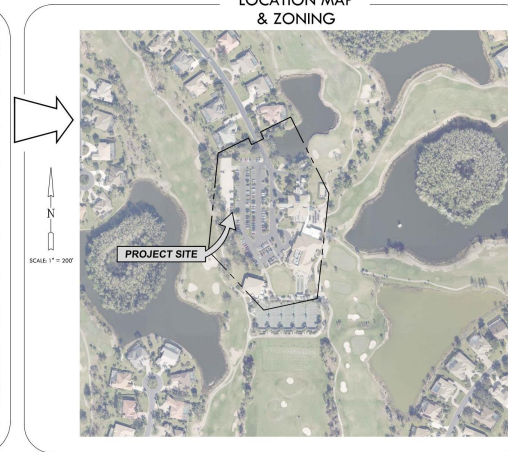
LEGAL DESCRIPTION: AS PROVIDED BY SURVEYOR

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	LEGENDS, ABBREVIATIONS, GENERAL & SPECIAL NOTES
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	SITE PLAN
05	PAVING, GRADING & DRAINAGE PLAN
06	PAVING, GRADING & DRAINAGE PLAN (2)
07	SEDIMENT & EROSION CONTROL PLAN
08	GENERAL & CONSTRUCTION DETAILS AND SECTIONS
09	2023 AERIAL OVERLAY

VICINITY MAP



**LOCATION MAP
& ZONING**



CLIENT NAME:
 WILDCAT RUN COUNTRY CLUB
 ASSOCIATION, INC.
 20300 COUNTRY CLUB DRIVE
 ESTERO, FL 33928

PROJECT NAME:
 WILDCAT RUN GOLF
 & COUNTRY CLUB

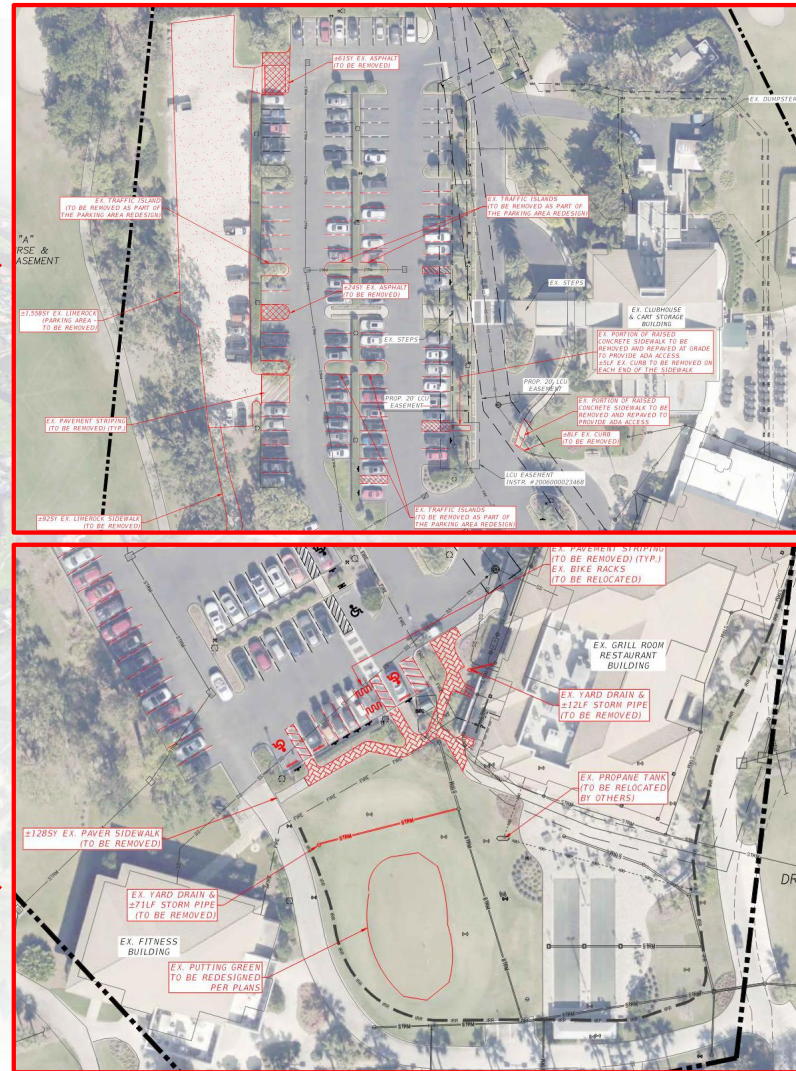
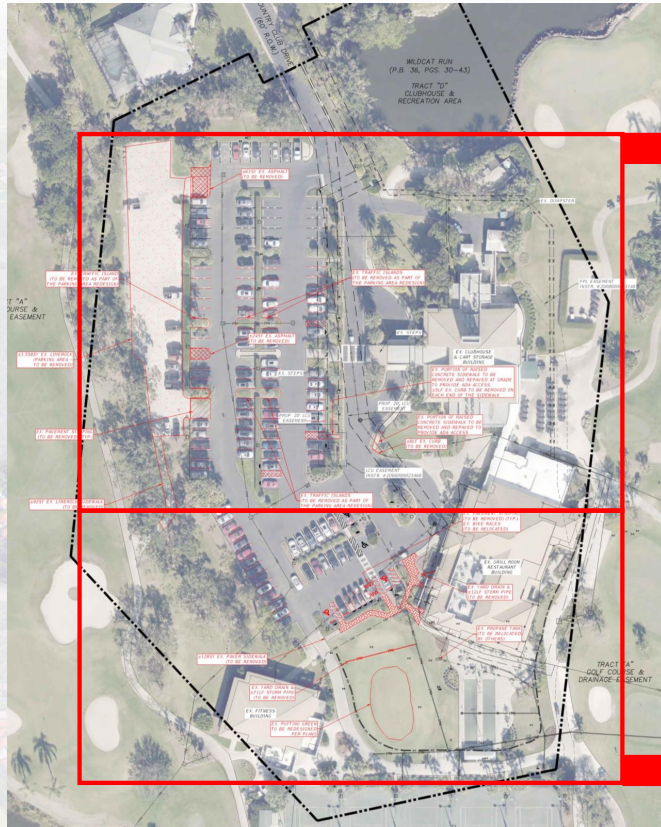
DRAWING TITLE:
 COVER SHEET

DESIGNED BY: AAB
DRAWN BY: AAB
CHECKED BY: AAB
REVIEWED BY: AAB
DATE: August 2023
SCALE: NAD 83

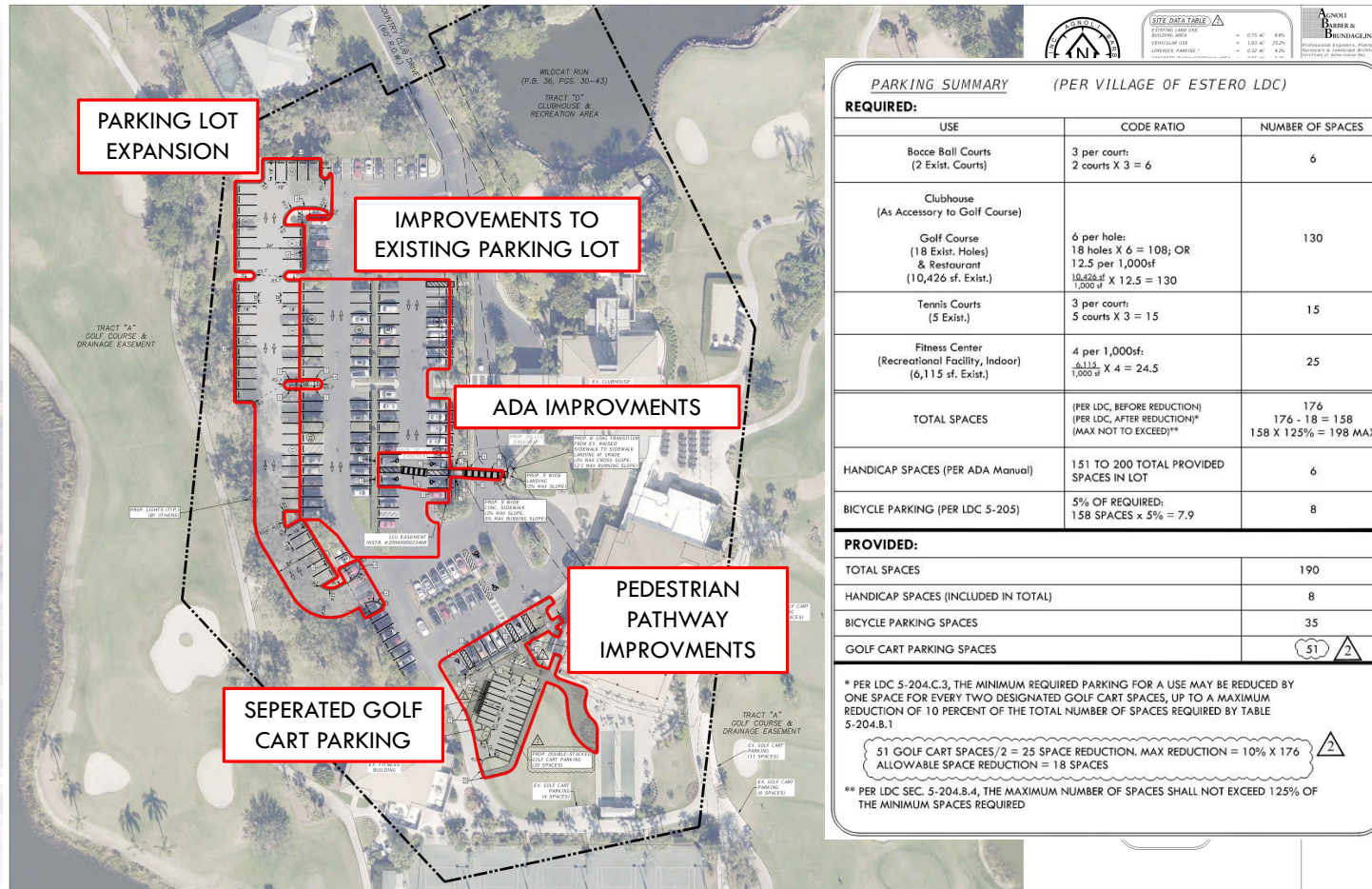
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23-0027
01-CVR
SHEET 01
OF 09
ACAD FILE # 13435



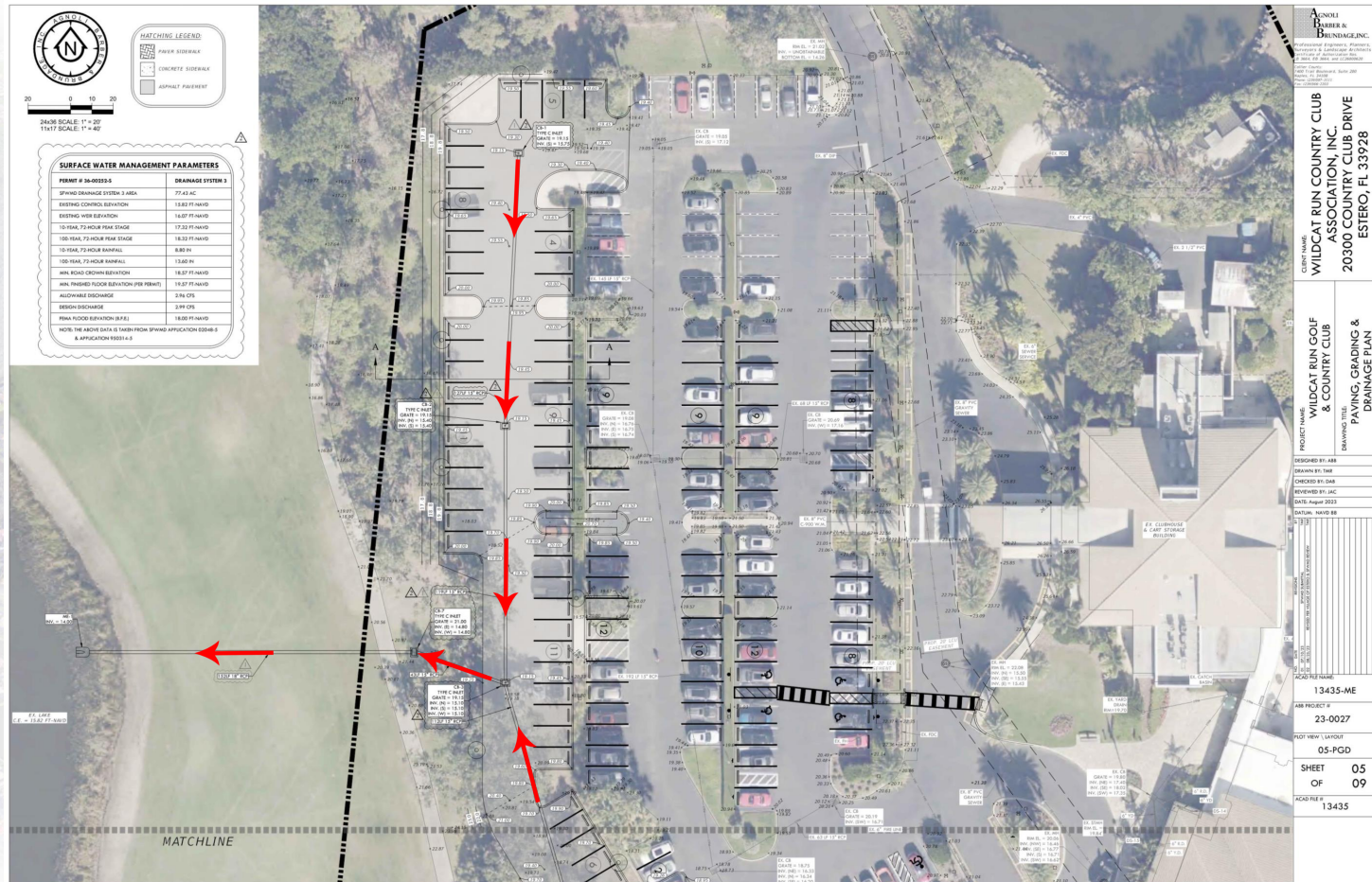
EXISTING CONDITIONS & DEMOLITION PLAN



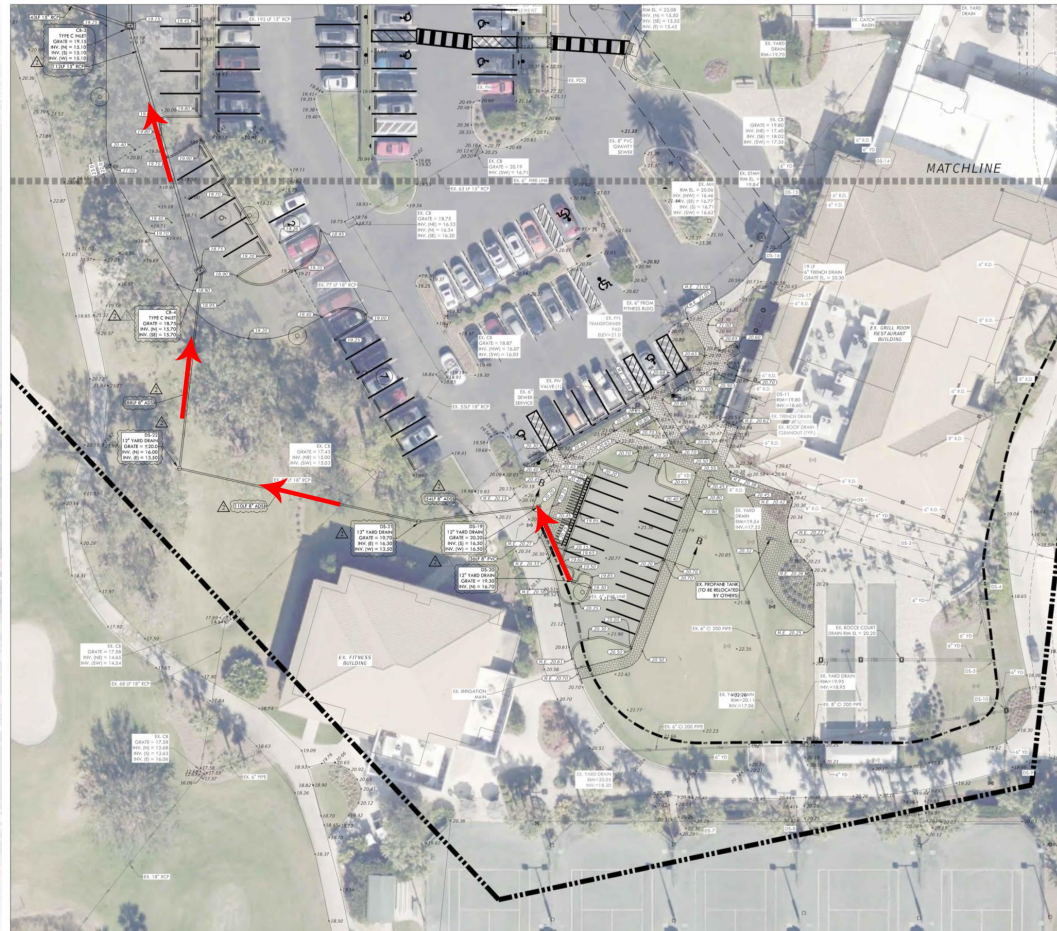
SITE PLAN



PAVING, GRADING & DRAINAGE PLAN 1



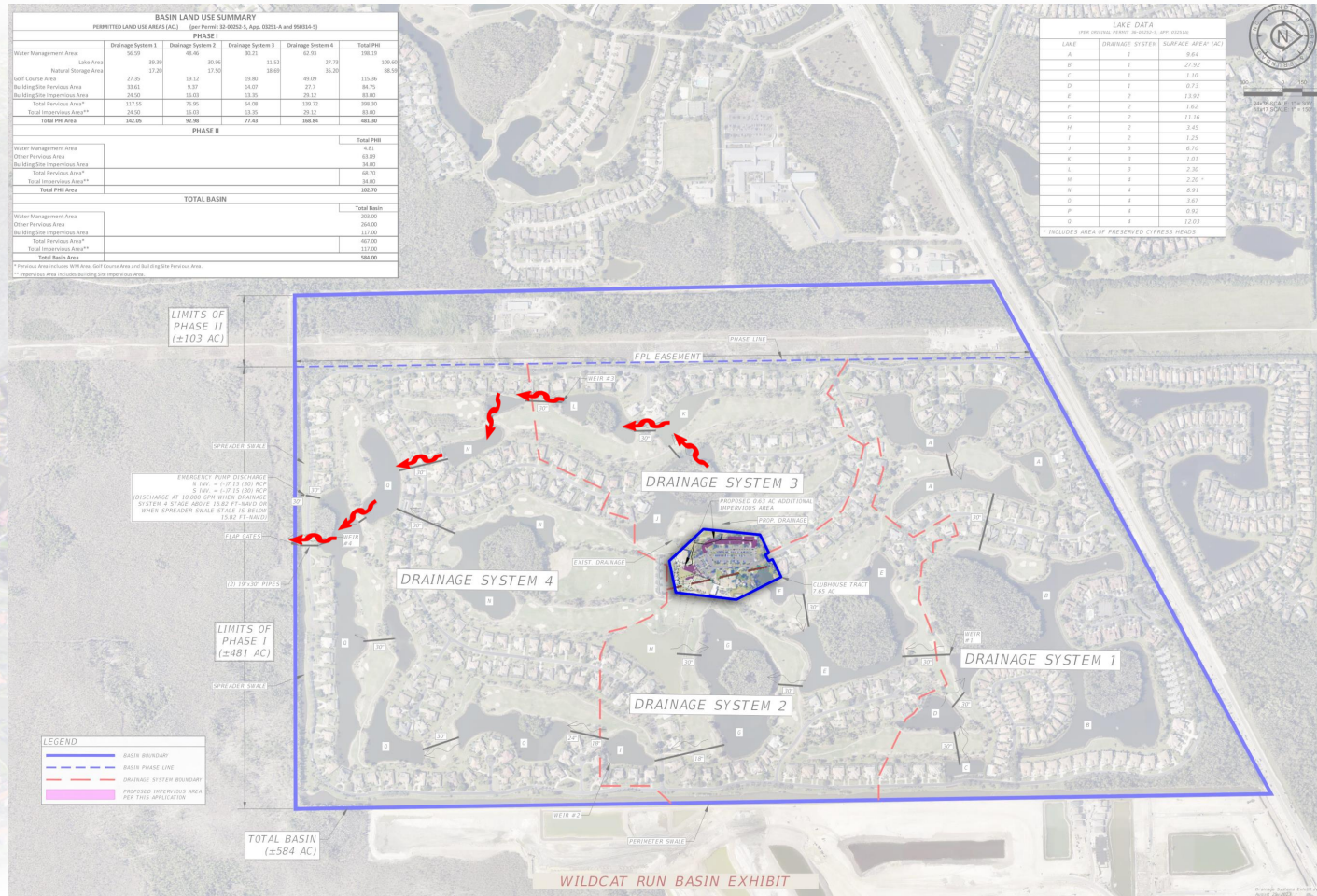
PAVING, GRADING & DRAINAGE PLAN 2



ARCHITECT & ENGINEER BRUNING & ASSOCIATES, INC. 20300 COUNTRY CLUB DRIVE ESTERO, FL 33928 PHONE: (888) 888-8888 FAX: (888) 888-8888 WWW.BRUNING.COM	
CLIENT NAME: WILDCAT RUN COUNTRY CLUB & COUNTRY CLUB ASSOCIATION, INC. 20300 COUNTRY CLUB DRIVE ESTERO, FL 33928	
PROJECT NAME: WILDCAT RUN GOLF & COUNTRY CLUB & COUNTRY CLUB ASSOCIATION, INC. PAVING, GRADING & DRAINAGE PLAN (2)	
DESIGNED BY: ABB DRAWN BY: ABB CHECKED BY: ABB REVIEWED BY: JAC DATE: August 2023 SHEET: 06 OF 09	
13435-ME 23-0027 06-PGD (2) SHEET 06 OF 09 13435	



BASIN EXHIBIT



LANDSCAPE OPTIONS



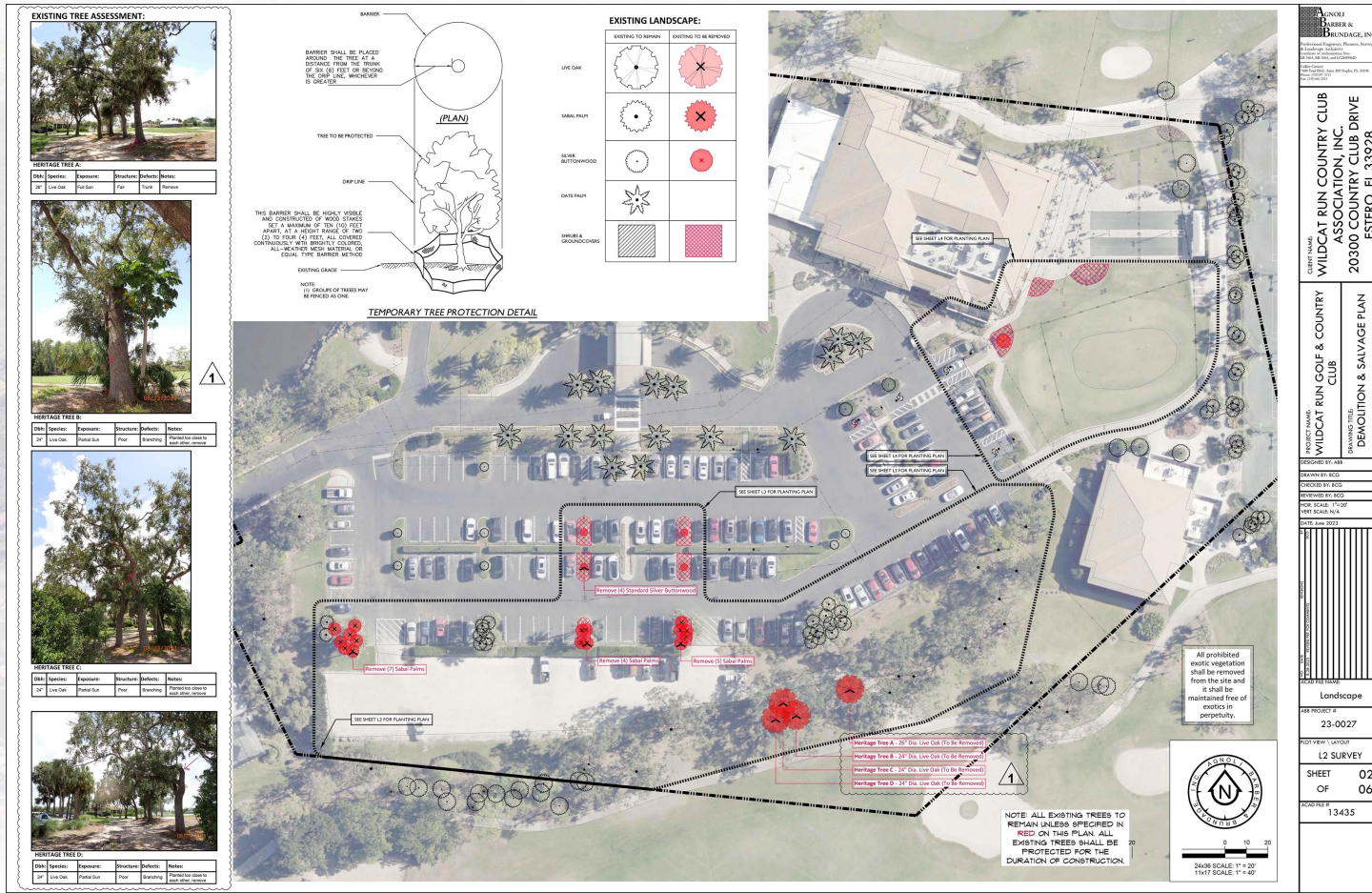
OPTION D



OPTION F



LANDSCAPE DEMOLITION & SALVAGE PLAN



TREE DEMO



TREE DEMO



HERITAGE TREE A:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
26"	Live Oak	Full Sun	Fair	Trunk	Remove



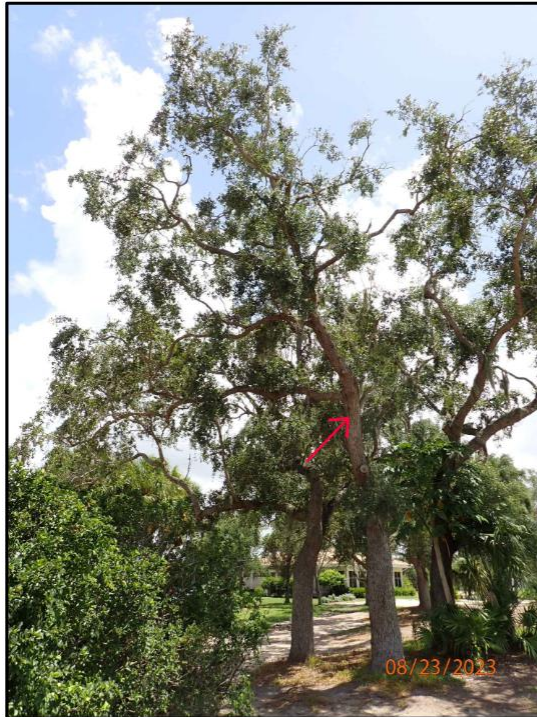
HERITAGE TREE B:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove

1



TREE DEMO



HERITAGE TREE C:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove

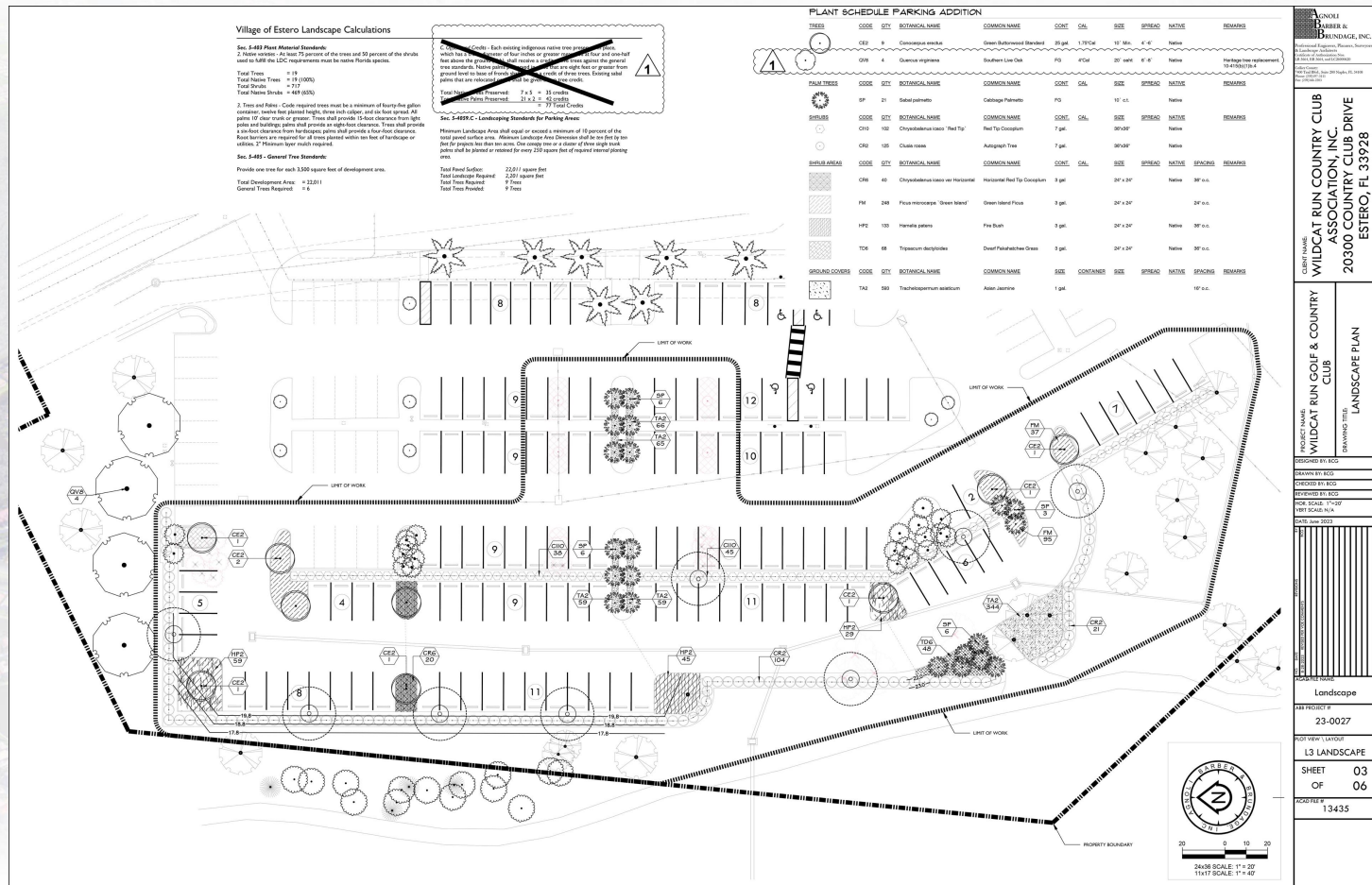


HERITAGE TREE D:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove



LANDSCAPE PLAN 1







QUESTIONS?





Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Goodwill
CASE NUMBER
DOS2023-E005
MEETING DATE
September 12, 2023
REQUEST
Development Order for the construction of a 21,800 sq-ft variety store and improvements including paving, grading, drainage, and utilities
APPLICANT
Seagate Development Group
LOCATION
Southeast corner of Three Oaks Parkway and Corkscrew Road on Estero Town Commons Place
PROPERTY SIZE
2.69 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on February 21, 2023

Staff Recommendation

Staff recommends approval of the Development Order with the following Stipulations:

1. Prior to issuance of a development order a re-plat of Tract A must be submitted, reviewed, and approved by the Village Council. The proposed project lies on the western portion of the platted Estero Town Commons Tract A which was improperly split. The project site must be replatted to split Tract A into two lots before the DO application is approved.

NOTE: The Development Order will not be issued until the Village Council has approved the replat.

September 12, 2023
PZDB

Page 1 of 3

2. The developer, successor or assigns (owner) of the northeast parcel in Village Area 2 is responsible for their proportionate share of the cost of signalization at the intersection of Corkscrew Road and Estero Town Commons Place, prior to issuance of any development order.

NOTE: The development order will not be issued until the proportionate share has been paid.

3. If any of the retained 58 trees worthy of preservation do not survive the site construction, then replacement trees must be planted in accordance with a landscape plan approved by the Village.

Project Summary

This project is a Development Order for the construction of a 21,800 sq-ft variety store. The total project area is 2.69 acres. The project is bounded by Corkscrew Road on the north and Estero Town Commons Place on the east and Three Oaks Parkway on the west. The property is in the commercial project commonly known as Lowe's Plaza. The Goodwill store will be relocated from its current location on the north side of Corkscrew Road, off Arcos Avenue.

Architecture

The proposed architecture blends with the existing architecture in the development, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation/Parking

The project has access from Estero Town Commons Place off Corkscrew Road, and also off Three Oaks Parkway. The proposed development is shown to generate 1,388 Weekday Trips, 66 AM Peak Hour Trips and 146 PM Peak Hour Trips. There is no transportation Level of Service issue for this project. The project will be responsible for a proportionate share of the cost of the traffic signal that has been installed at Corkscrew Road and Puente Lane.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # #36-04799-P-02, Application #050829-23) is in review. The lowest proposed elevation of the finished floor is 18.30 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the fixtures are provided with the applicant's documents.

Monument Sign

No Monument sign is proposed for this site.

Public Seating Area

The project is providing bike racks and a plaza area with seating in front of the building entrance area.

Landscaping/ Environmental

Buffers and landscaping comply with the Zoning Resolution which requires enhanced landscaping on Corkscrew Road and Three Oaks Parkway. Existing landscaping along Corkscrew Road and Three Oaks Parkway will be augmented as needed to add hedges in double staggered rows to comply with LDC table 5-406b.3 for Type D buffers adjacent to the parking.

The site is maintaining the Oak Preserve area at the northwest corner of the site as required by the Zoning Resolution.

The site will retain 58 trees worthy of preservation. Nineteen trees worthy of preservation will be relocated and 12 are proposed to be removed.

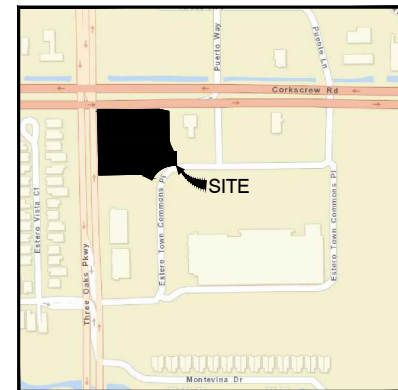
DEVELOPMENT ORDER PLANS FOR
GOODWILL ESTERO
ESTERO TOWN COMMONS CPD
SECTION 35, TOWNSHIP 46S, RANGE 25E
VILLAGE OF ESTERO, FLORIDA



SITE VICINITY MAP

N.T.S.

CONSTRUCTION SEQUENCE		SHEET INDEX		DESCRIPTION	SHEET
GENERAL					
✓	✓	✓	✓	COVER SHEET	C-001
✓	✓	✓	✓	GENERAL SYMBOLS & LEGENDS	C-002
✓	✓	✓	✓	GENERAL NOTES	C-003
✓	✓	✓	✓	EXISTING CONDITIONS AND AERIAL EXHIBIT	C-004
CIVIL ENGINEERING					
✓	✓	✓	✓	STORMWATER POLLUTION PREVENTION PLAN	CW-001
✓	✓	✓	✓	STORMWATER POLLUTION PREVENTION DETAILS & NOTES	CW-001
✓	✓	✓	✓	STORMWATER POLLUTION PREVENTION DETAILS & NOTES	CW-002
✓	✓	✓	✓	BITE PLAN	CIS-101
✓	✓	✓	✓	SITE PLAN	CIS-101
✓	✓	✓	✓	PAVING, GRADING & DRAINAGE PLAN	CIS-101
✓	✓	✓	✓	CROSS SECTIONS	CIS-101
✓	✓	✓	✓	PAVING, GRADING & DRAINAGE DETAILS	CIS-101
✓	✓	✓	✓	CITY PLAN	CIS-101
✓	✓	✓	✓	UTILITY DETAILS	CIS-101
✓	✓	✓	✓	UTILITY DETAILS	CIS-101
LANDSCAPE ARCHITECTURE					
✓	✓	✓	✓	CODE MINIMUM LANDSCAPE PLAN	LA-101
✓	✓	✓	✓	OPEN SPACE PLAN	LA-102
✓	✓	✓	✓	TREE LOCATION PLAN	LA-103
✓	✓	✓	✓	LANDSCAPE TREE DETAILS	LA-101
✓	✓	✓	✓	LANDSCAPE PALM DETAILS	LA-102
✓	✓	✓	✓	LANDSCAPE SHRUB DETAILS	LA-103
✓	✓	✓	✓	PLANTING NOTES & SPECIFICATIONS	LA-101
✓	✓	✓	✓	PLANT SCHEDULE	LA-102
✓	✓	✓	✓	LANDSCAPE PALM & DETAILS	LA-102
✓	✓	✓	✓	IRRIGATION PLAN	LA-101
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✓	✓	✓	✓	PHOTOMETRIC SCHEDULE & DETAILS	LA-101
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SURVEY					
✓	✓	✓	✓	BOUNDARY & TOPOGRAPHIC SURVEY	S-101

 SITE LOCATION MAP

NL

PROJECT:

GOODWILL
ESTERO

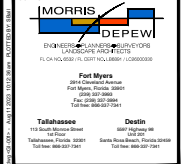
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TERO TOWN COMMONS CPD
ESTERO FL.

CLIENT:



CONSULTANT



PREPARED

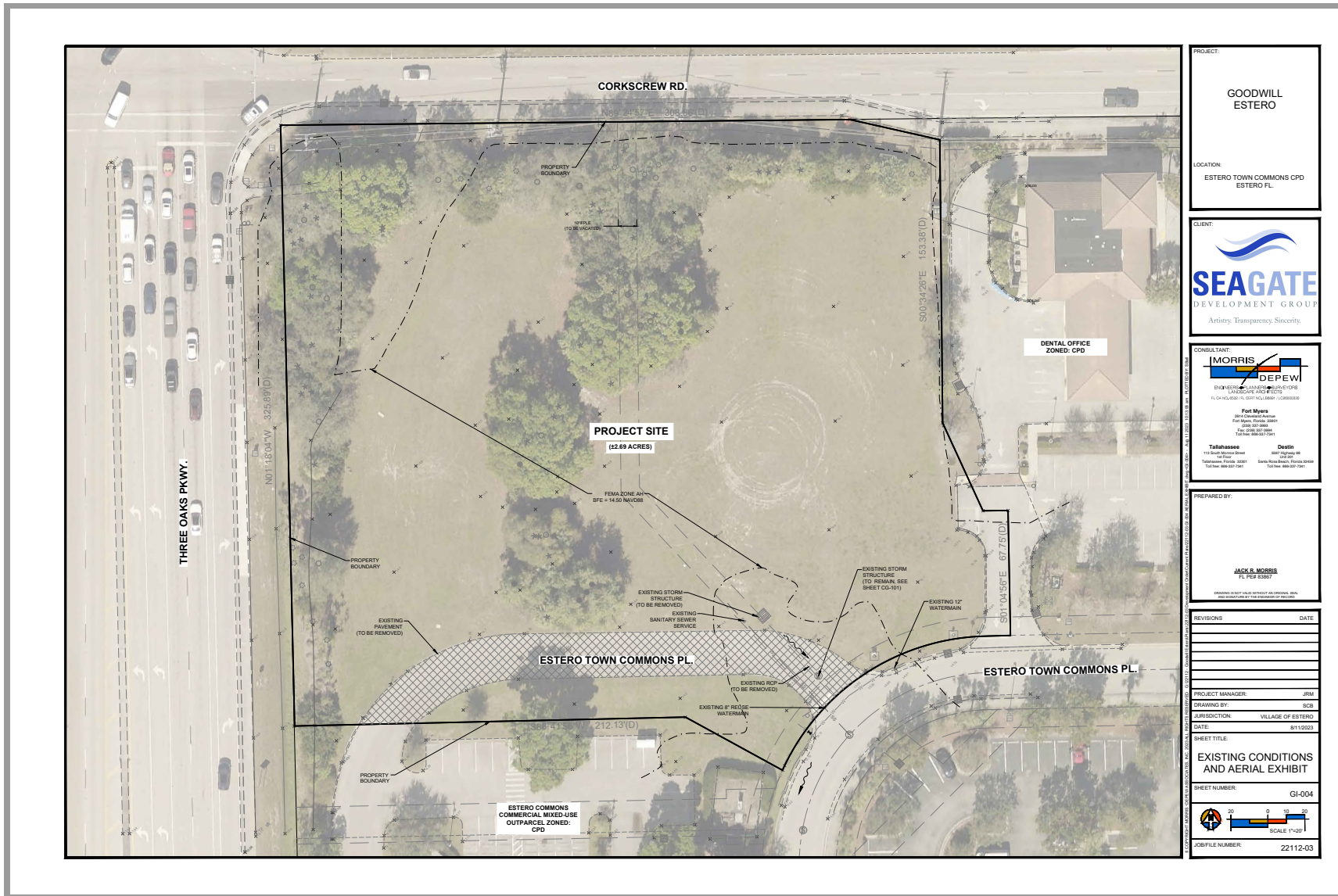
JACK R. MORRIS
FL PE# 83867

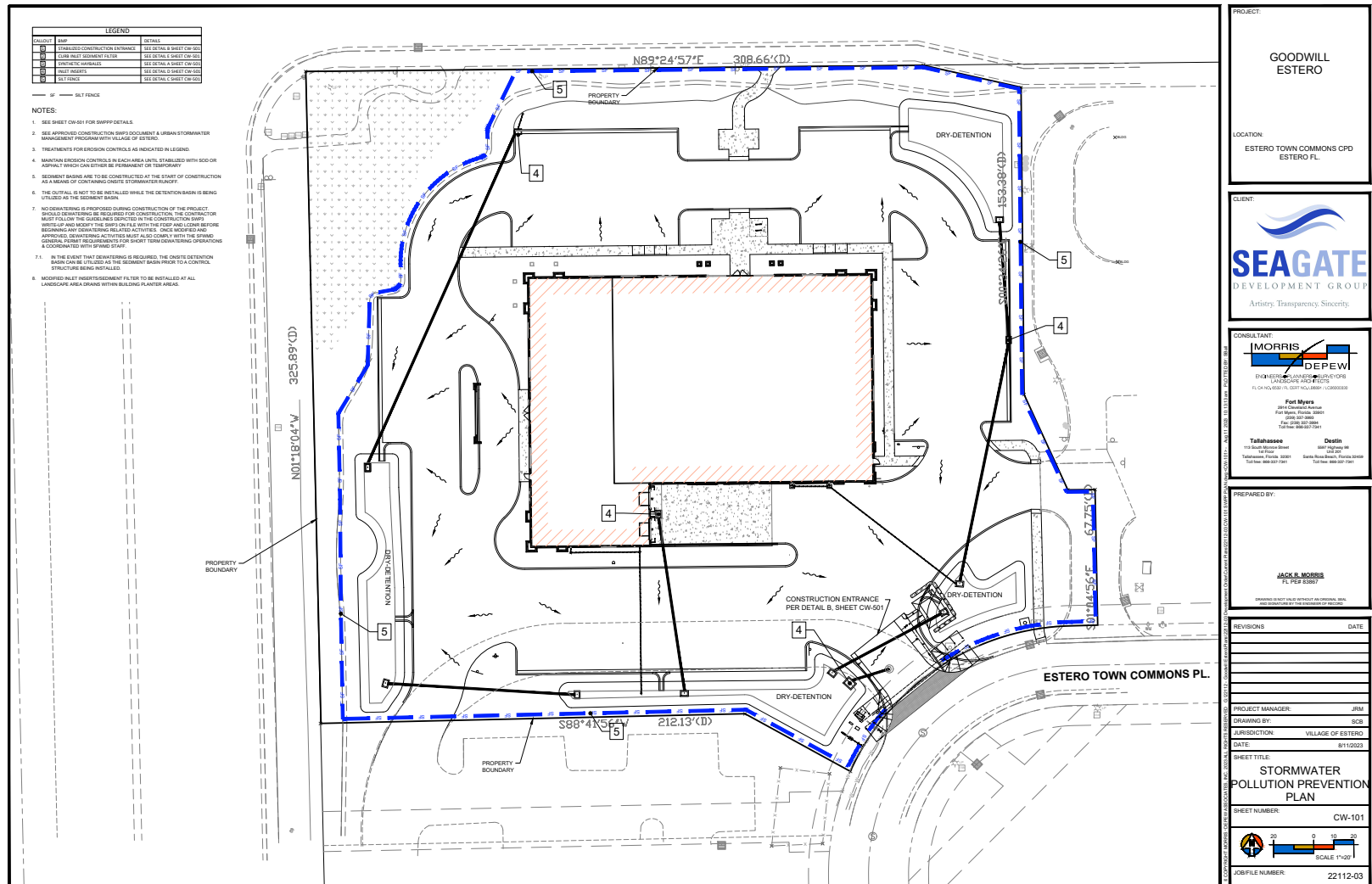
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REVISIONS	DATE
PROJECT MANAGER:	JRM
DRAWING BY:	SCB
JURISDICTION:	VILLAGE OF ESTERO
DATE:	8/15/2025
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COVER SHEET	
SHEET NUMBER:	GI-001
JOB/FILE NUMBER: 22112-03	

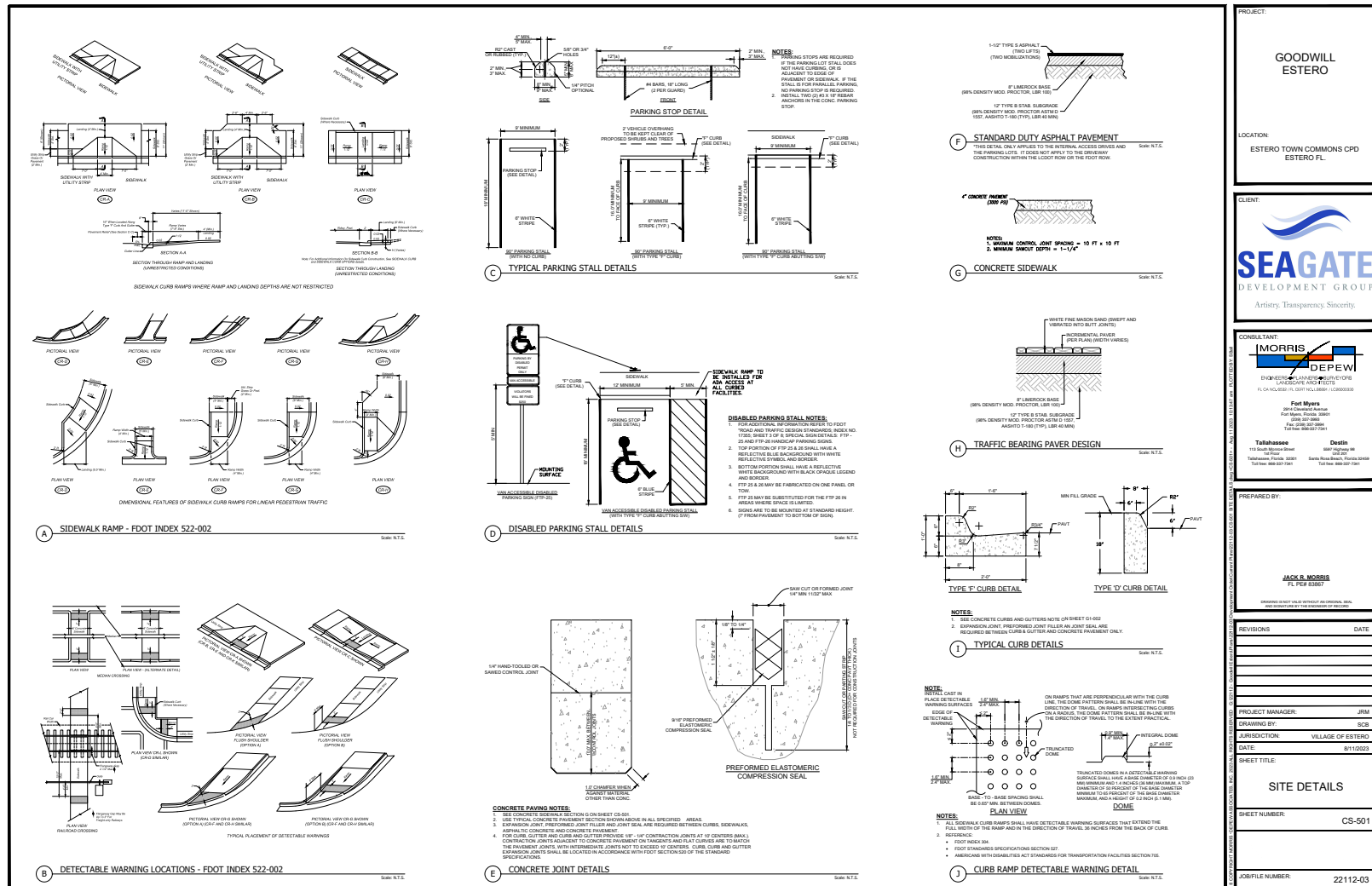
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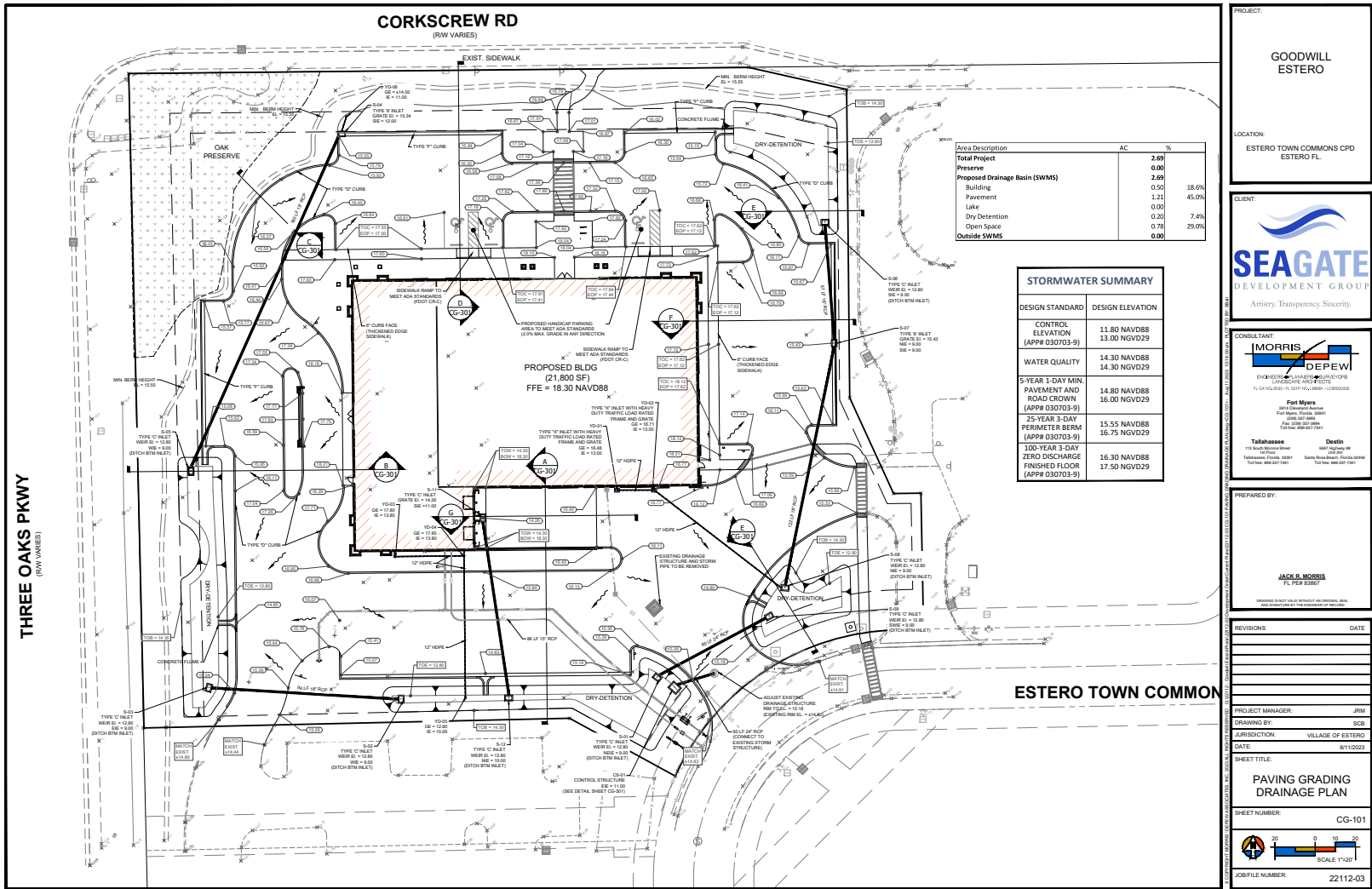


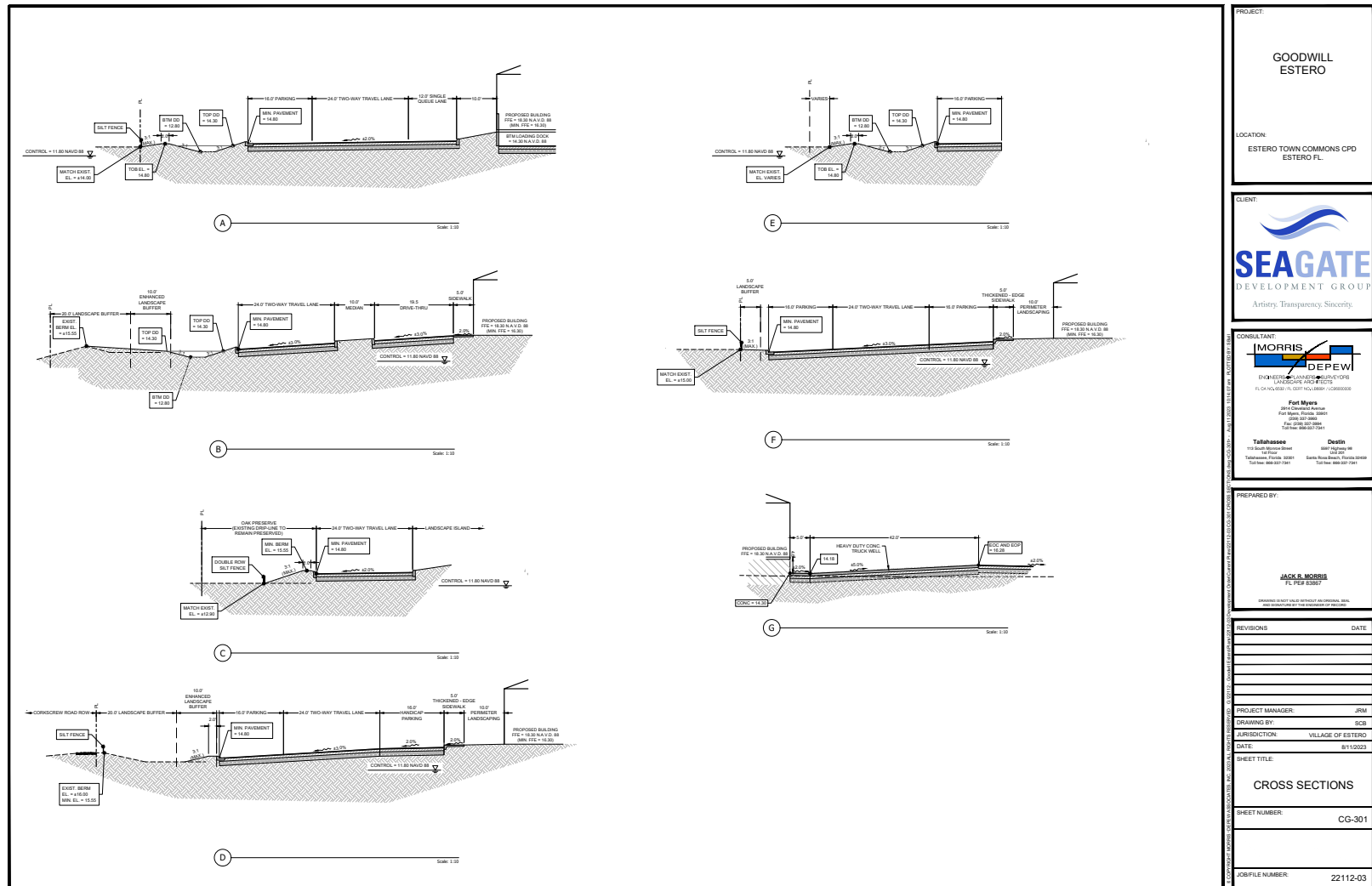


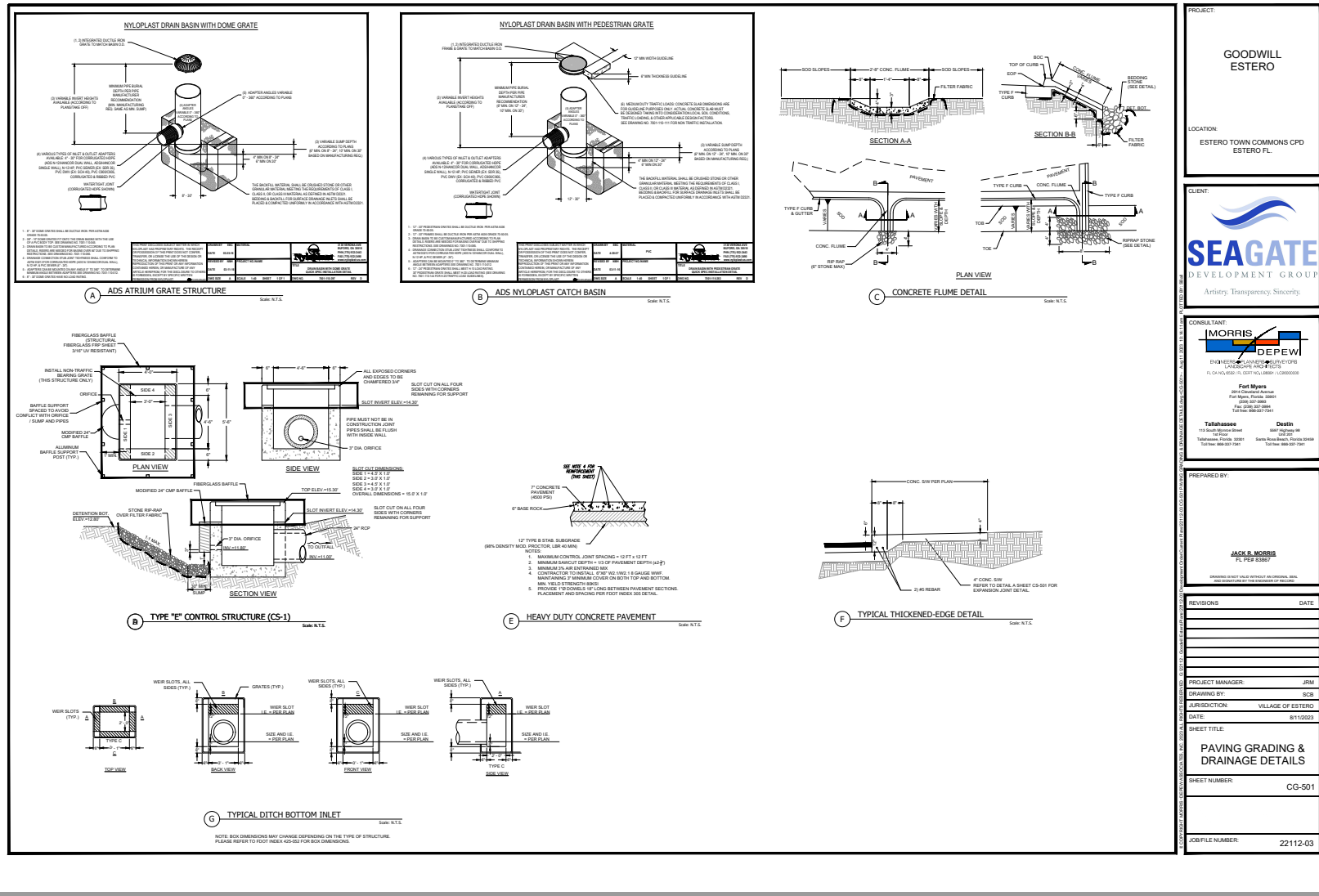
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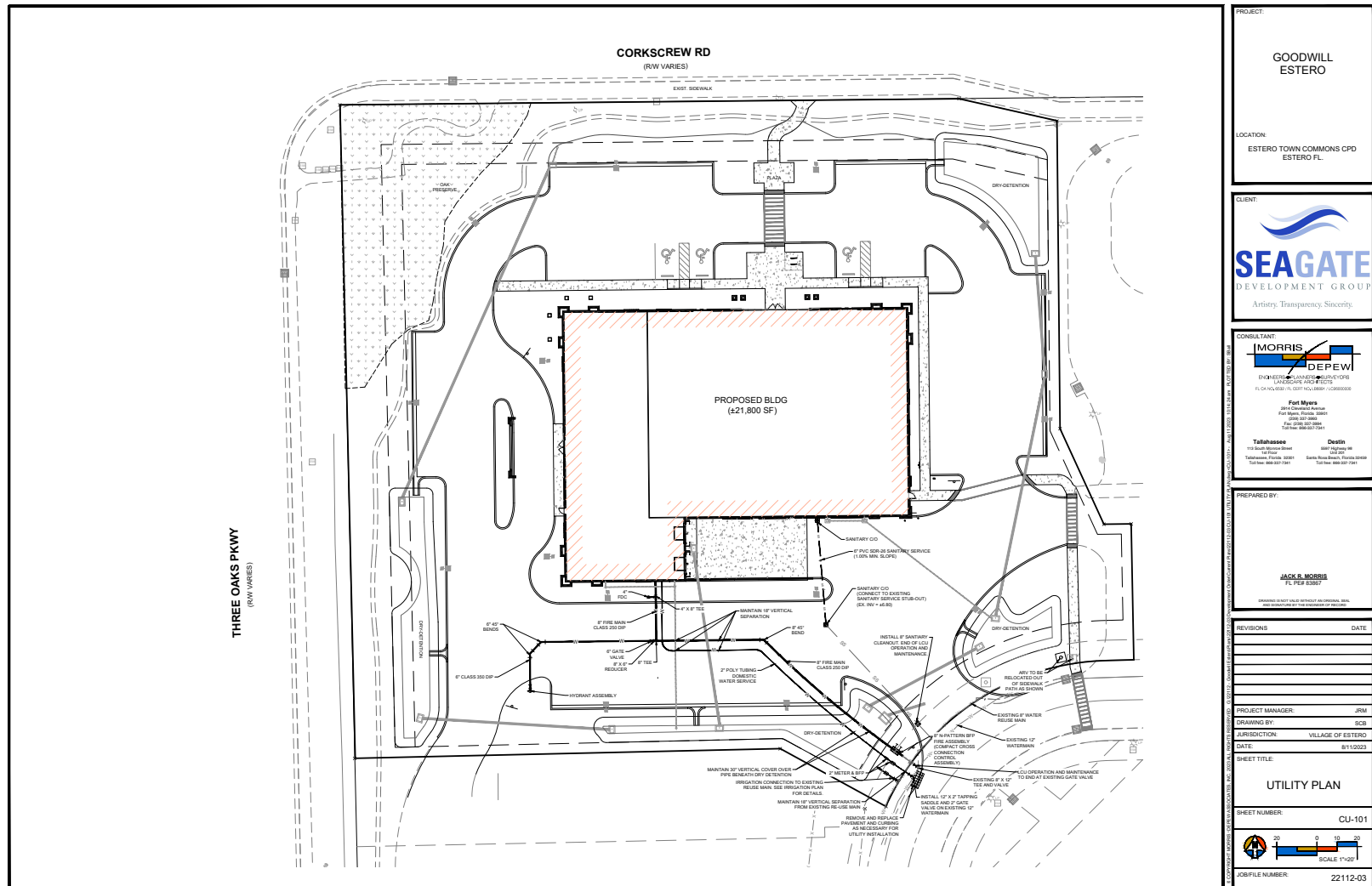


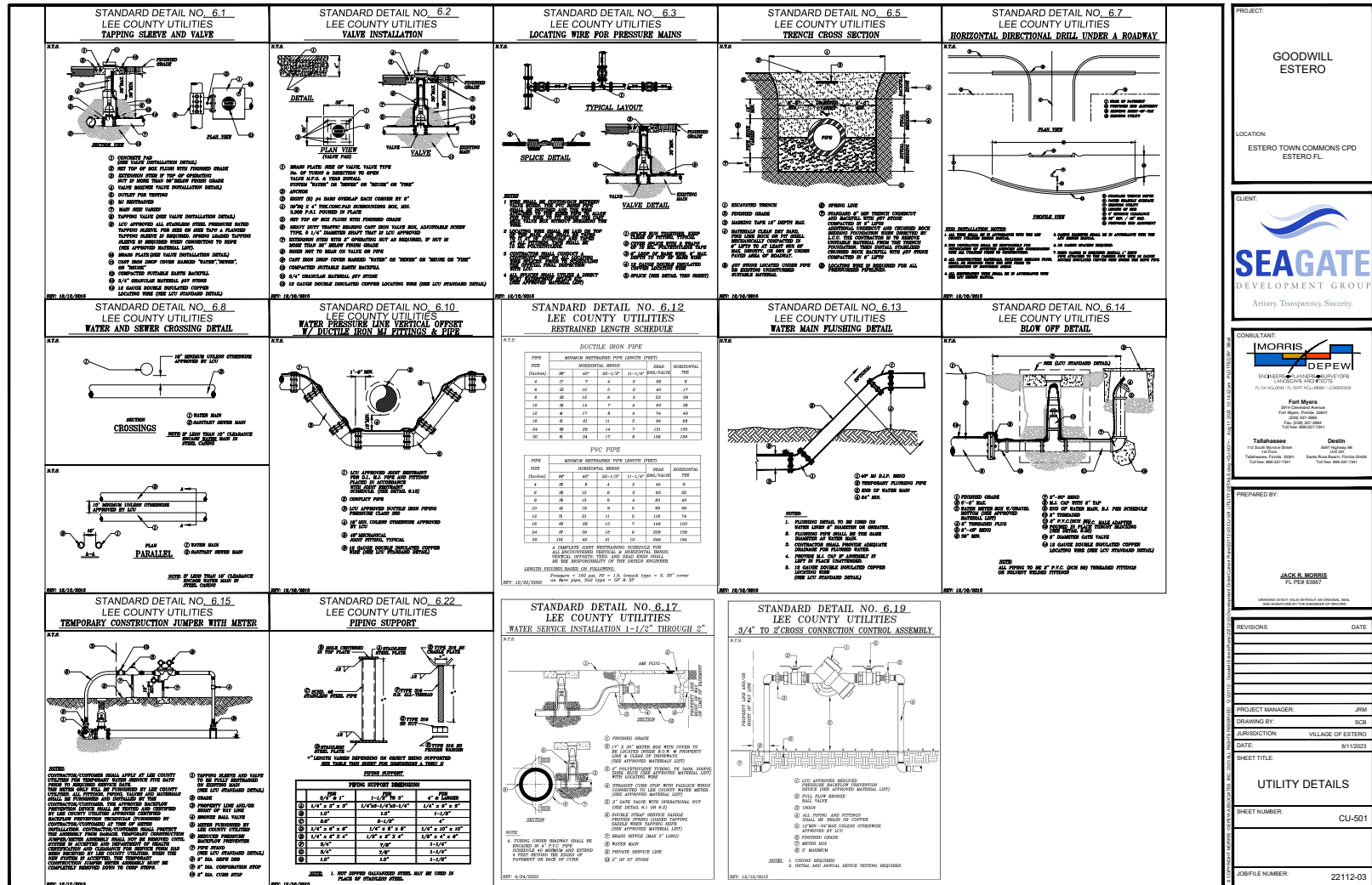
PROJECT GOODWILL ESTERO	
LOCATION ESTERO TOWN COMMONS CPD ESTERO FL.	
CLIENT  SEAGATE DEVELOPMENT GROUP Artistry. Transparency. Sincerity.	
CONSULTANT  [MORRIS] [DEWITT] ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS FL. CH. 00017670-0001 FL. CH. 00017680-00000000 Flt. Myers 2000 East Main Avenue Suite 100 Fort Myers, FL 33901 Tel. 888-337-7801 Destin 1800 Highway 90 Suite 200 Destin, FL 32541 Tel. 850-397-7440	
PREPARED BY: JACK & MORRIS FL PER 63887 DRAWINGS IN EXACT FILED WITHOUT ALL INFORMATION, SHALL BE CONSIDERED AS THE RESPONSIBILITY OF THE CLIENT	
REVISIONS	DATE
PROJECT MANAGER JRM DRAWING BY DCB SUBSCRIPTION VILLAGE OF ESTERO DATE 8/15/2022	
SHEET TITLE: SITE DETAILS	
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JOB/FILE NUMBER: 22112-03	

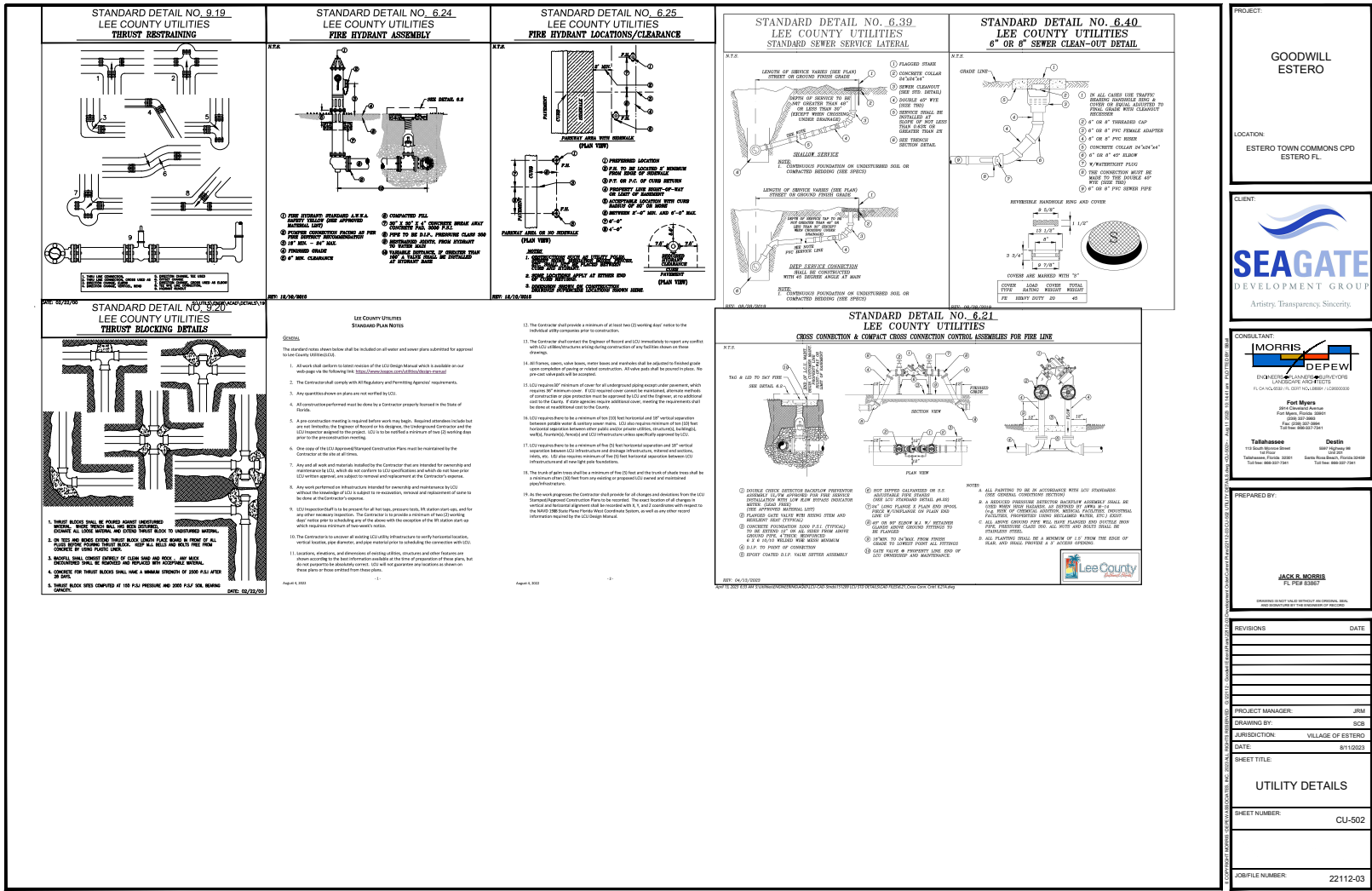


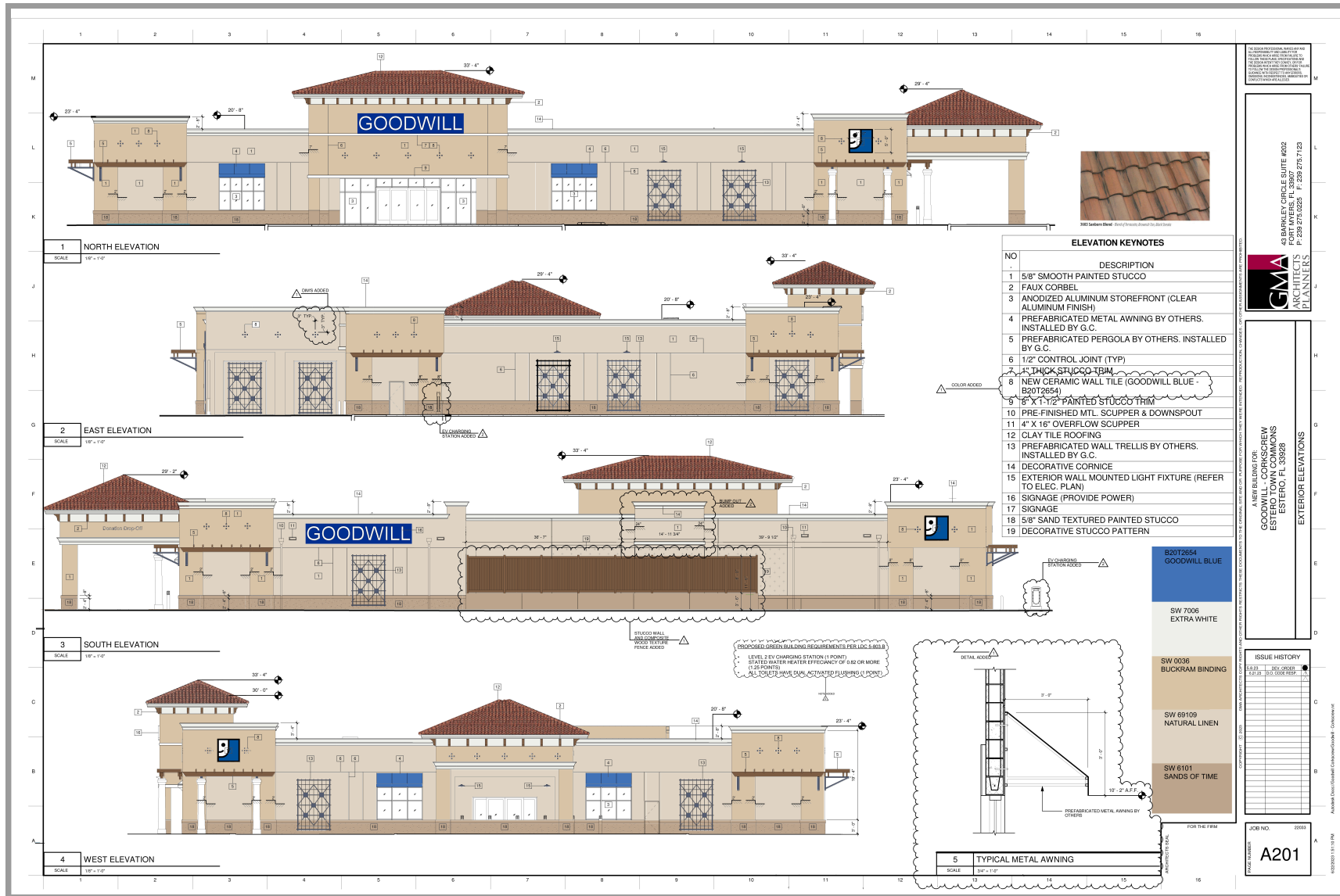


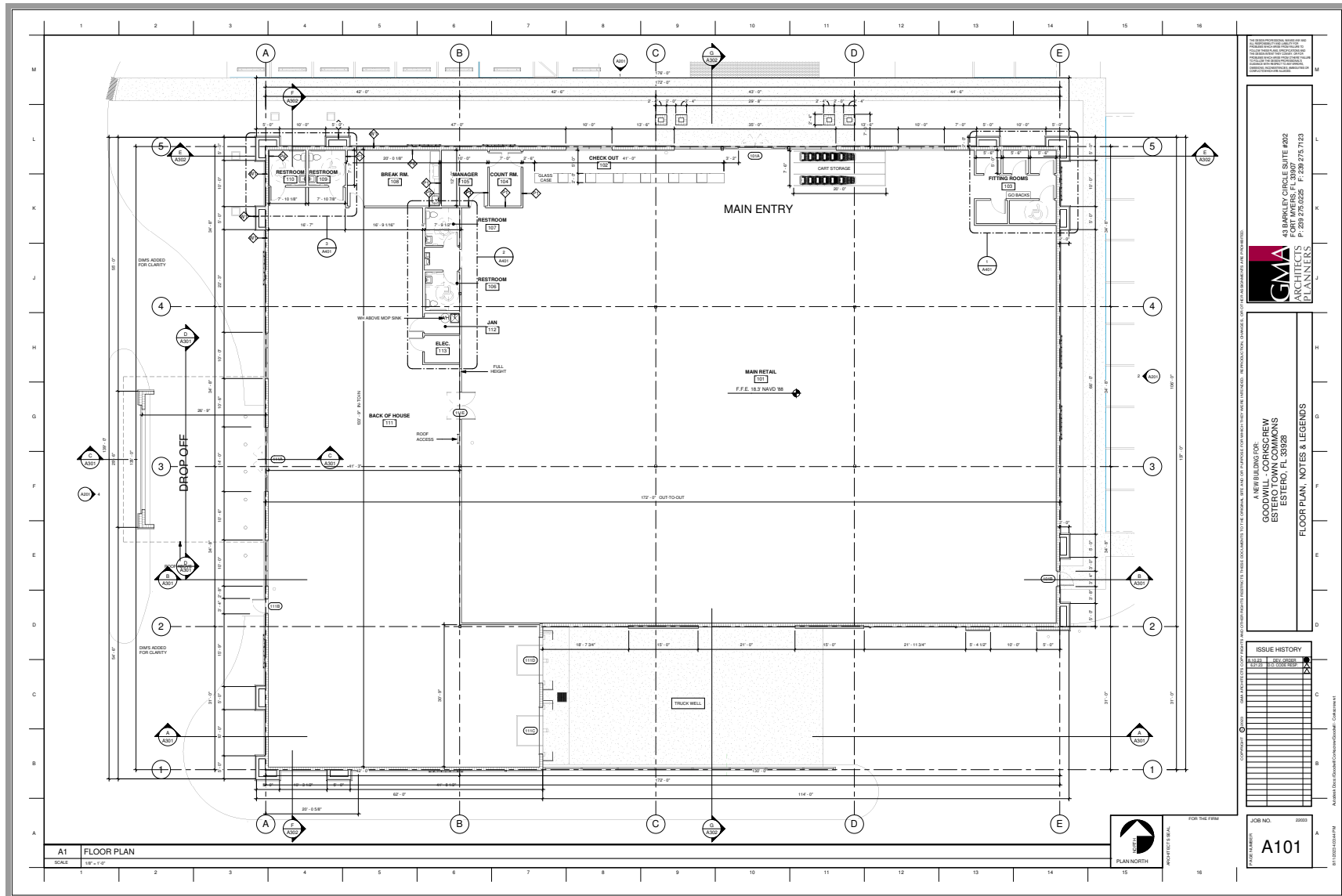


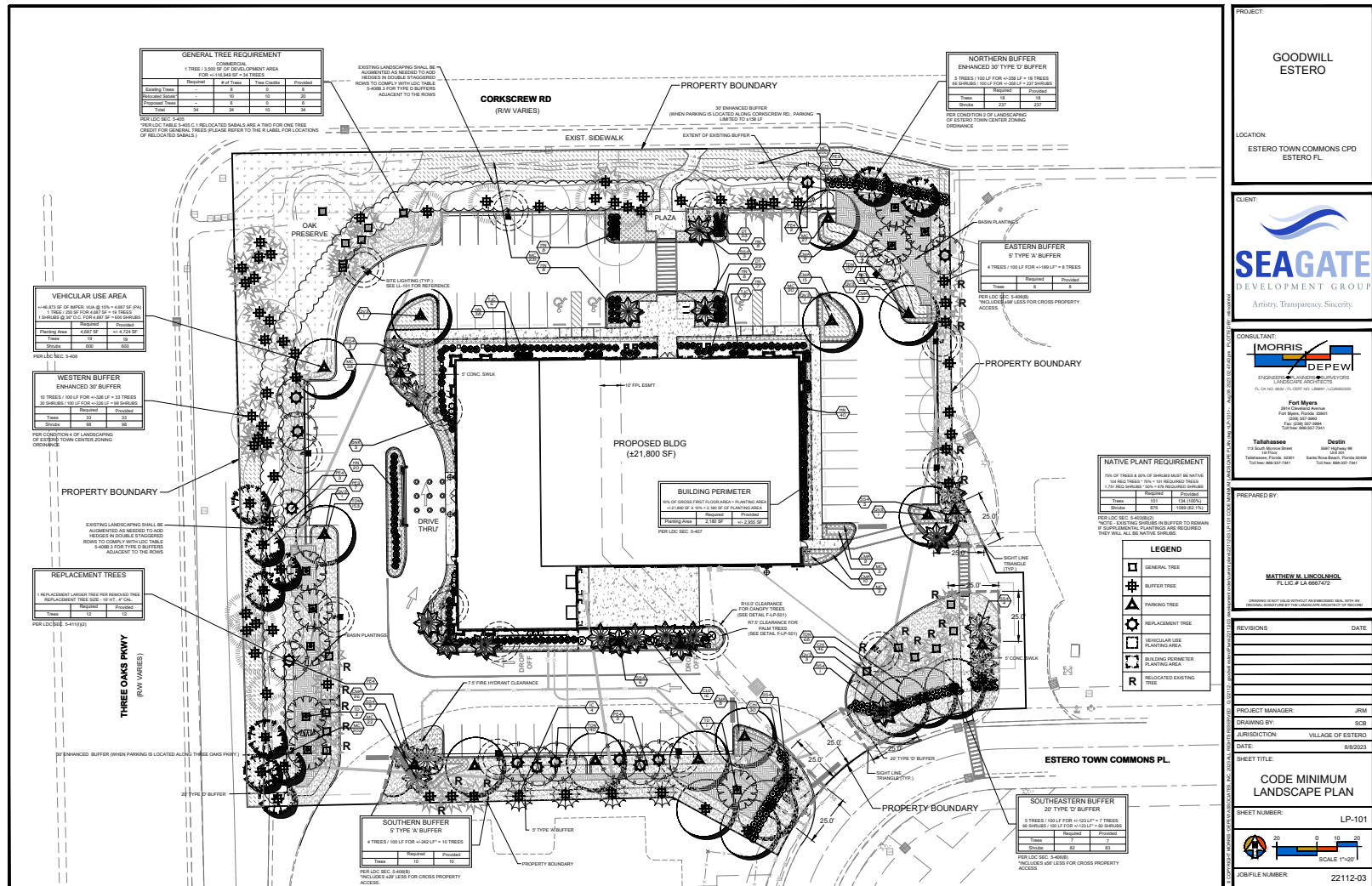


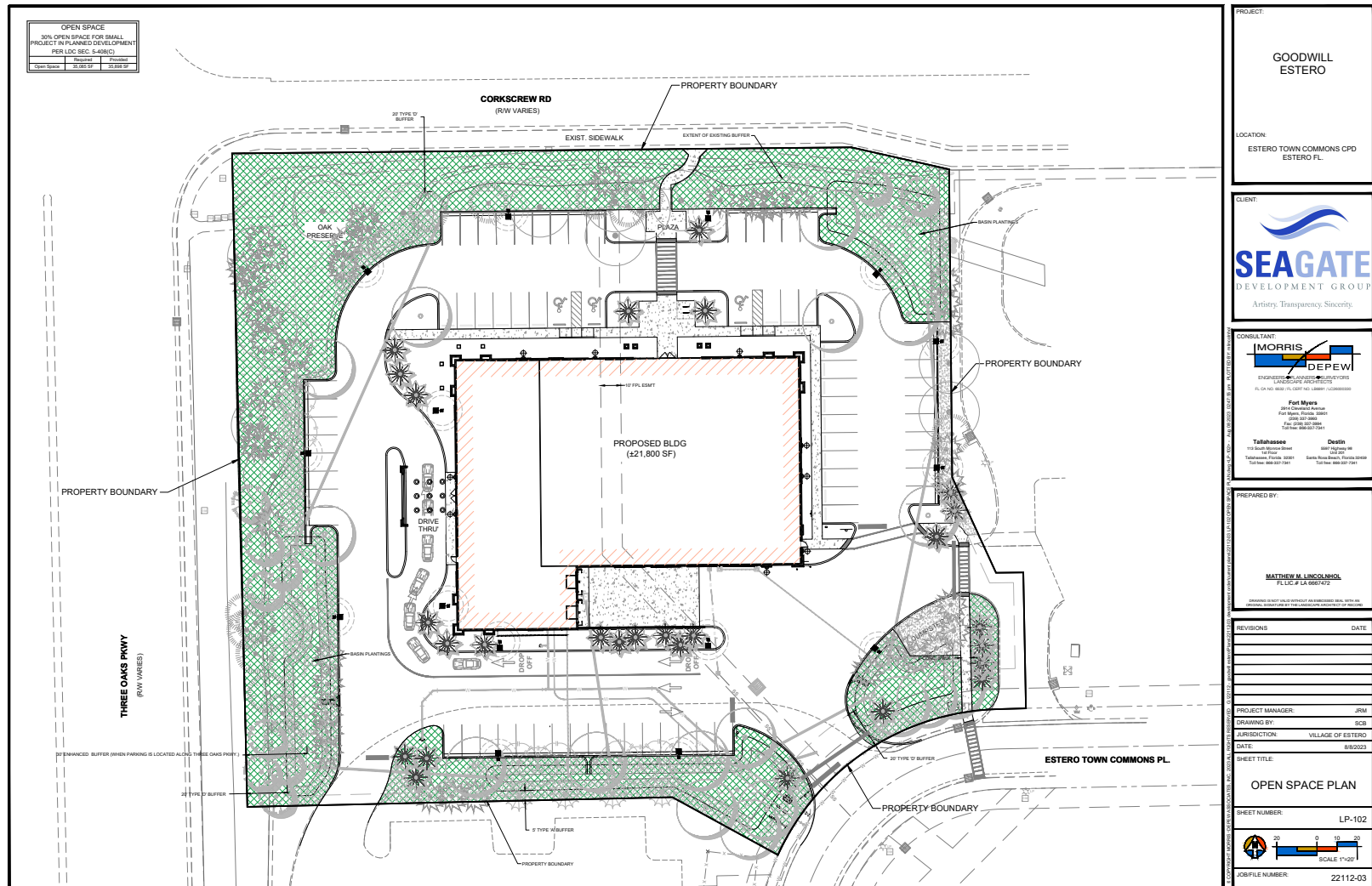


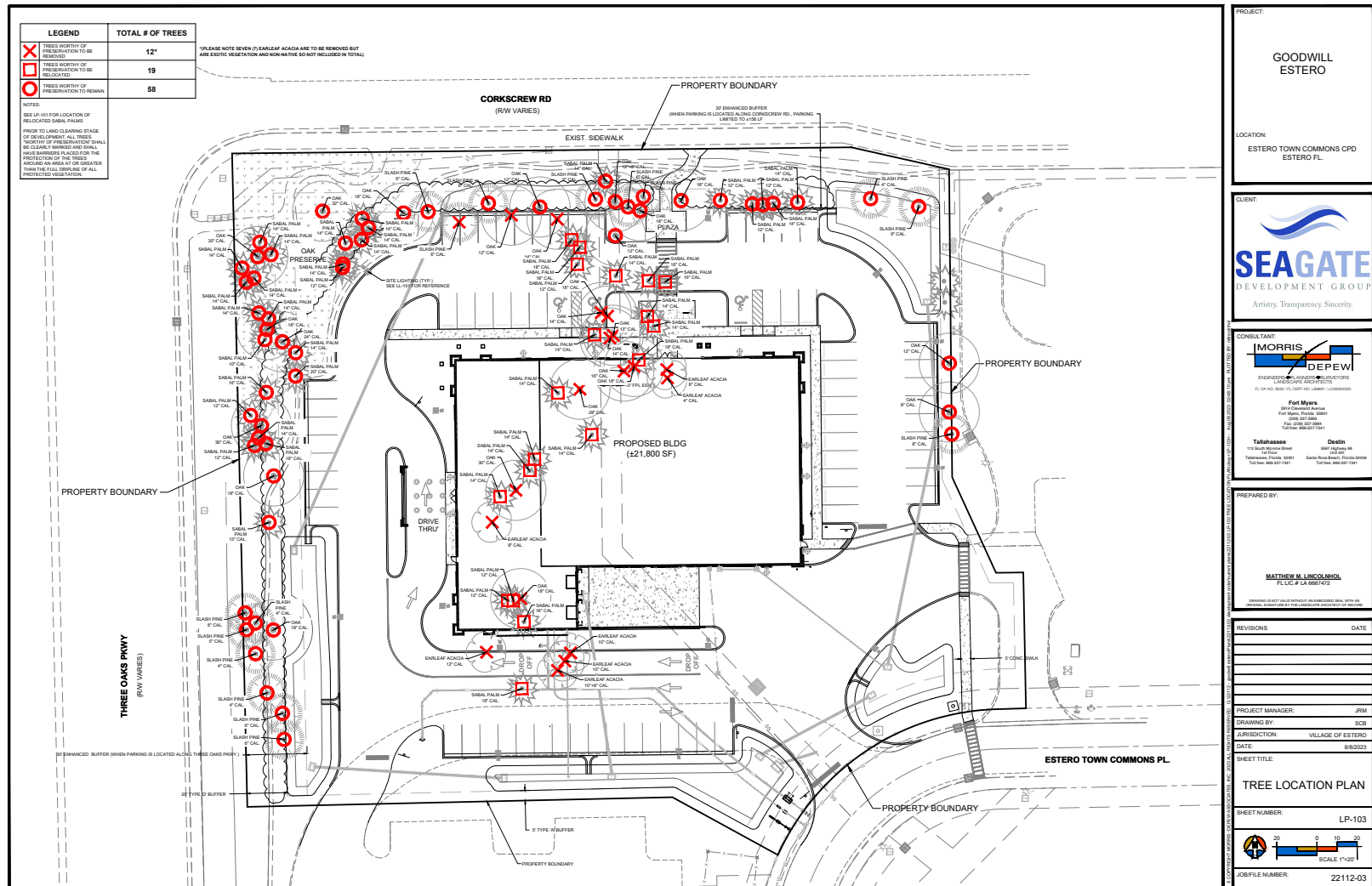


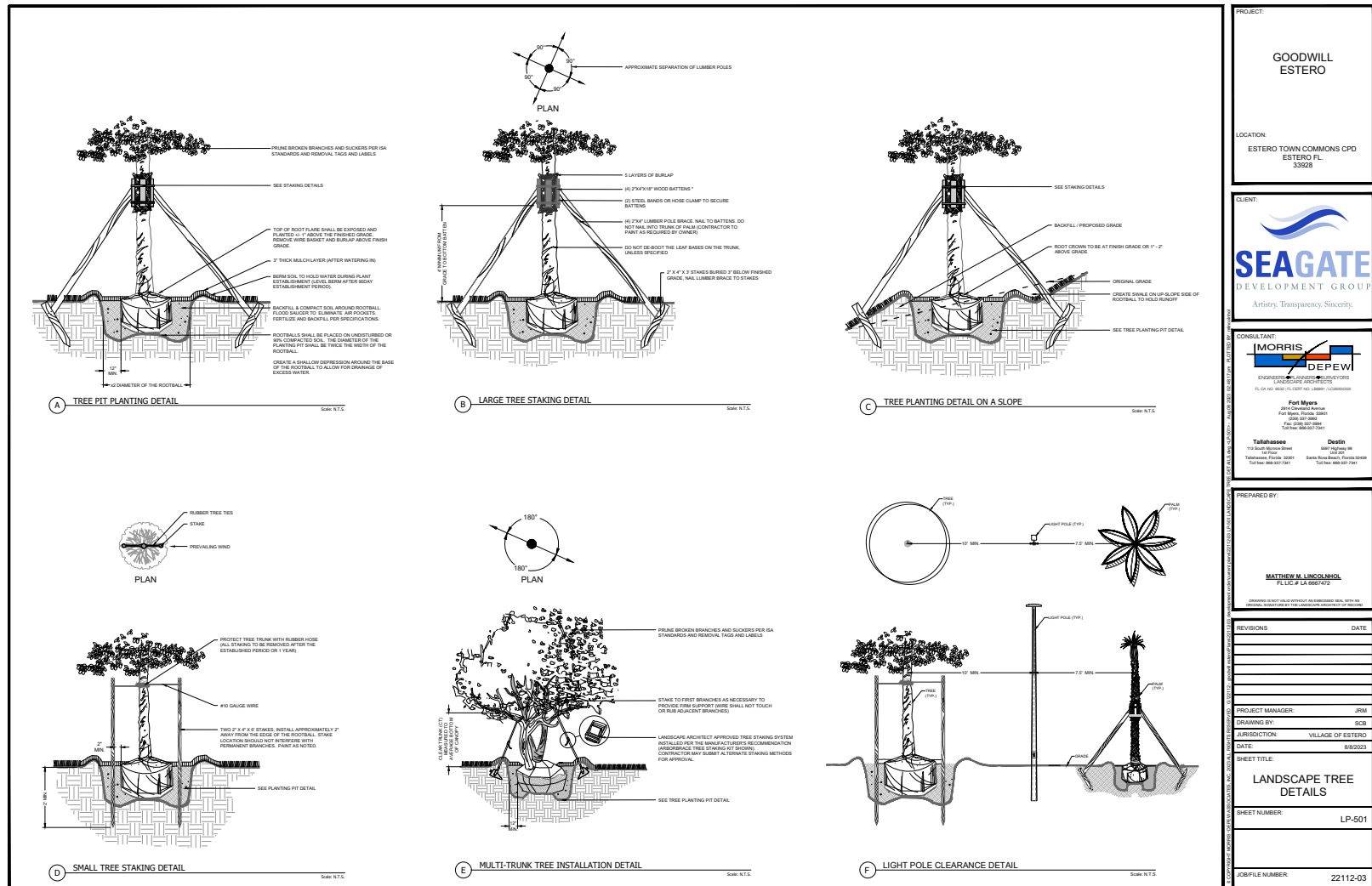


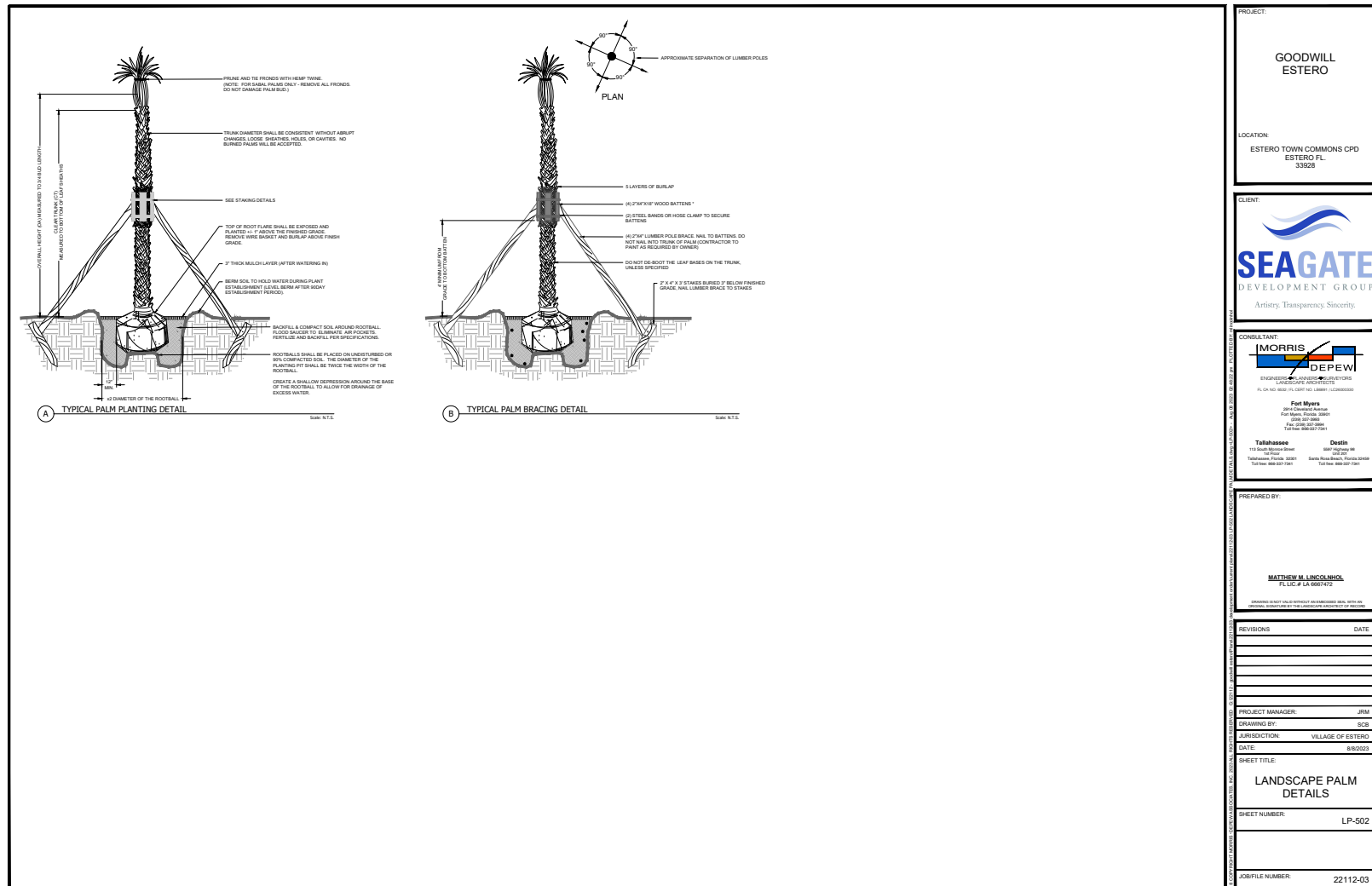


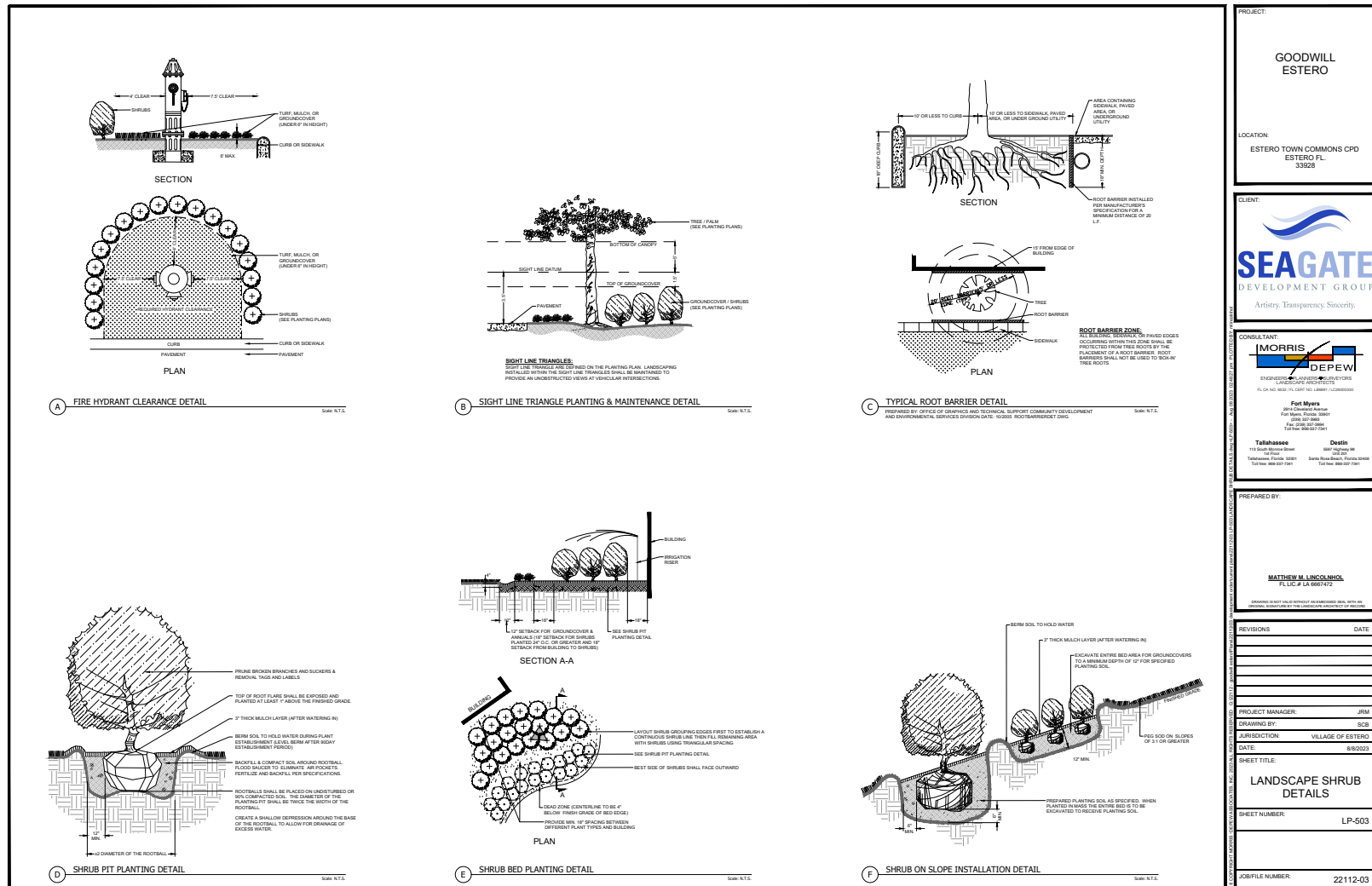












PROJECT:	
GOODWILL ESTERO	
LOCATION:	
ESTERO TOWN COMMONS CPD ESTERO FL. 33928	
CLIENT:	
 SEAGATE DEVELOPMENT GROUP <i>Artery. Transparency. Sincerity.</i>	
CONSULTANT:	
 MORRIS DEPEWI ENGINEERING AND PLANNING LANDSCAPE ARCHITECTURE P.O. BOX 160226 • PALM BEACH, FL 33416 • (561) 855-0000 Fort Myers 2900 Commercial Avenue Fort Myers, Florida 33901 (941) 335-0000 Fax: (941) 335-0001 Toll Free: (800) 571-1241 Tallahassee 113 South College Avenue Tallahassee, Florida 32301 Toll Free: (800) 571-1241 Orlando 880 College Ave Orlando, Florida 32801 Toll Free: (800) 571-1241	
PREPARED BY:	
 MATTHEW W. LINCOLN FLUIC P. LA16607472 DESIGNED BY MATTHEW LINCOLN, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. LA16607472	
REVISIONS	DATE
PROJECT MANAGER:	JRM
DRAWING BY:	SCB
JURISDICTION:	VEILLAGE OF ESTERO
DATE:	6/8/2023
SHEET TITLE	
PLANTING NOTES & SPECIFICATIONS	
SHEET NUMBER	LP-601
PROFILE NUMBER	
22112-03	

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	IC	4	Ilex cassine / Dalmatian Holly	12" Ht., 5' Spd., 2-1/2" Cal.	Native	
	PE3	10	Pinus elliotii / Slash Pine	12" Ht., 5' Spd., 2-1/2" Cal.	Native	
	QV3	17	Quercus virginiana / Southern Live Oak	12" Ht., 5' Spd., 2-1/2" Cal.	Native	
	TD	9	Taxodium distichum / Bald Cypress	12" Ht., 6' Spd.	Native	
EXISTING TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	PE	15	Pinus elliotii / Slash Pine	Existing	Native	
	QV	15	Quercus virginiana / Southern Live Oak	Existing	Native	
	SS	28	Sabal palmetto / Cabbage Palmetto	Existing	Native	
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	SS4	27	Sabal palmetto / Cabbage Palmetto	Min. 10' C.T.	Native	
RELOCATED TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	SS3	19	Sabal palmetto / Cabbage Palmetto	Existing	Native	
REPLACEMENT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	PE4	12	Pinus elliotii / Slash Pine	16" Ht., 6' Spd., 4" Cal.	Native	
TREES TO BE REMOVED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	AA	7	Acacia auriculiformis / Earleaf Acacia	See Tree Removal Table for Size	Non-Native	
	PE2	1	Pinus elliotii / Slash Pine	See Tree Removal Table for Size	Native	
	QV2	11	Quercus virginiana / Southern Live Oak	See Tree Removal Table for Size	Native	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	CL3	16	Clusia guttata / Small Leaf Clusia	15 Gal., 5' Ht., Full to Ground	Non-Native	
	HN	175	Hamelia rubra / Dwarf Firebush	24" Ht.	Non-Native	
BUFFER SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	CH1	118	Chrysobalanus icaco / Coco Plum	24" Ht.	Native	
VINE/SPALIER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	
	BNR	9	Bougainvillea x New River / New River Bougainvillea	7 Gal., Trellis, 6' Ht., Full	Non-Native	
	TJC	15	Tacholapserum jasminoides 'Confederate' / Confederate Jasmine	7 Gal., Trellis, 6' Ht., Full	Non-Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	SPACING
	OMA	169	Carissa macrocarpa Emerald Blanket / Emerald Blanket Natal Plum	18" Ht.	Non-Native	36" o.c.
	DT	270	Clivia tamnaria / Pink Lily	24" Ht.	Non-Native	36" o.c.
	MC	798	Muhlenbergia capillaris / Pink Mundy Grass	24" Ht.	Native	36" o.c.
	TDN	318	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	1 GAL.	Native	36" o.c.
SOIL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE STATUS	SPACING
	PN	11,789 sf	Paspalum notatum / Bahiagrass	soil	N/A	

PROJECT:

**GOODWILL
ESTERO**

LOCATION:

ESTERO TOWN COMMONS CPD
ESTERO FL
33929

CLIENT:

SEAGATE
DEVELOPMENT GROUP
Artistry. Transparency. Sincerity.

CONSULTANT:

**MORRIS
DEPEW**
ENGINEERS, PLANNERS, ARCHITECTS
LANDSCAPE ARCHITECTS
FL CA NO. 6020 FL CDP# NO. 18891 FL CDP# NO. 1222000000

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Orlando, Florida 32817
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PREPARED BY:

MATTHEW M. LINCOLN/HOL
FL LIC # LA 0867492

DESIGNED BY: NOT TO SCALE. NOT FOR CONSTRUCTION. SEE ALL SHEETS FOR COMPLETE INFORMATION. CONSULT WITH ARCHITECT FOR ANY CHANGES TO THE PLAN.

REVISIONS	DATE

PROJECT MANAGER: JRM

DRAWING BY: SCB

JURISDICTION: VILLAGE OF ESTERO

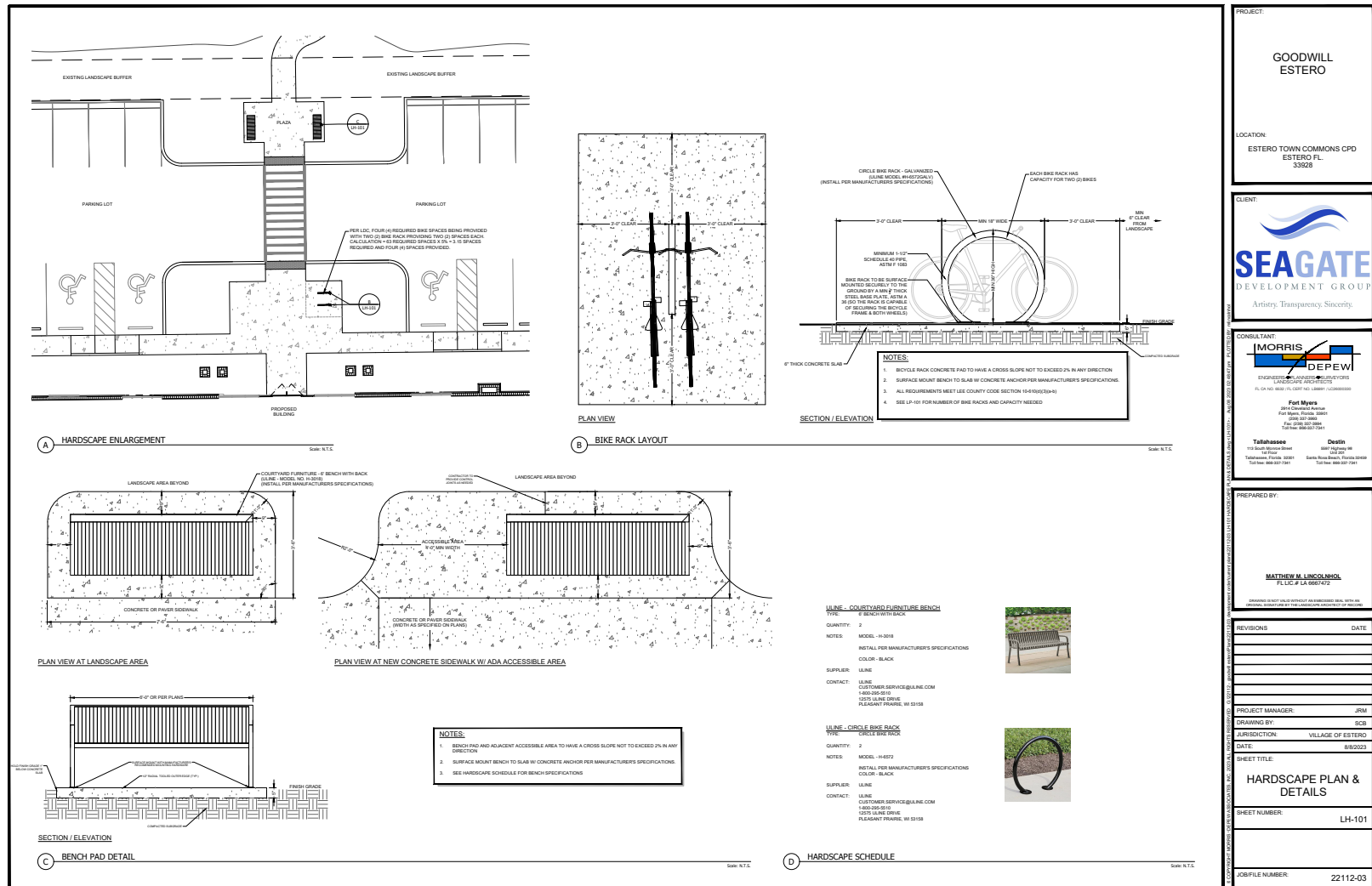
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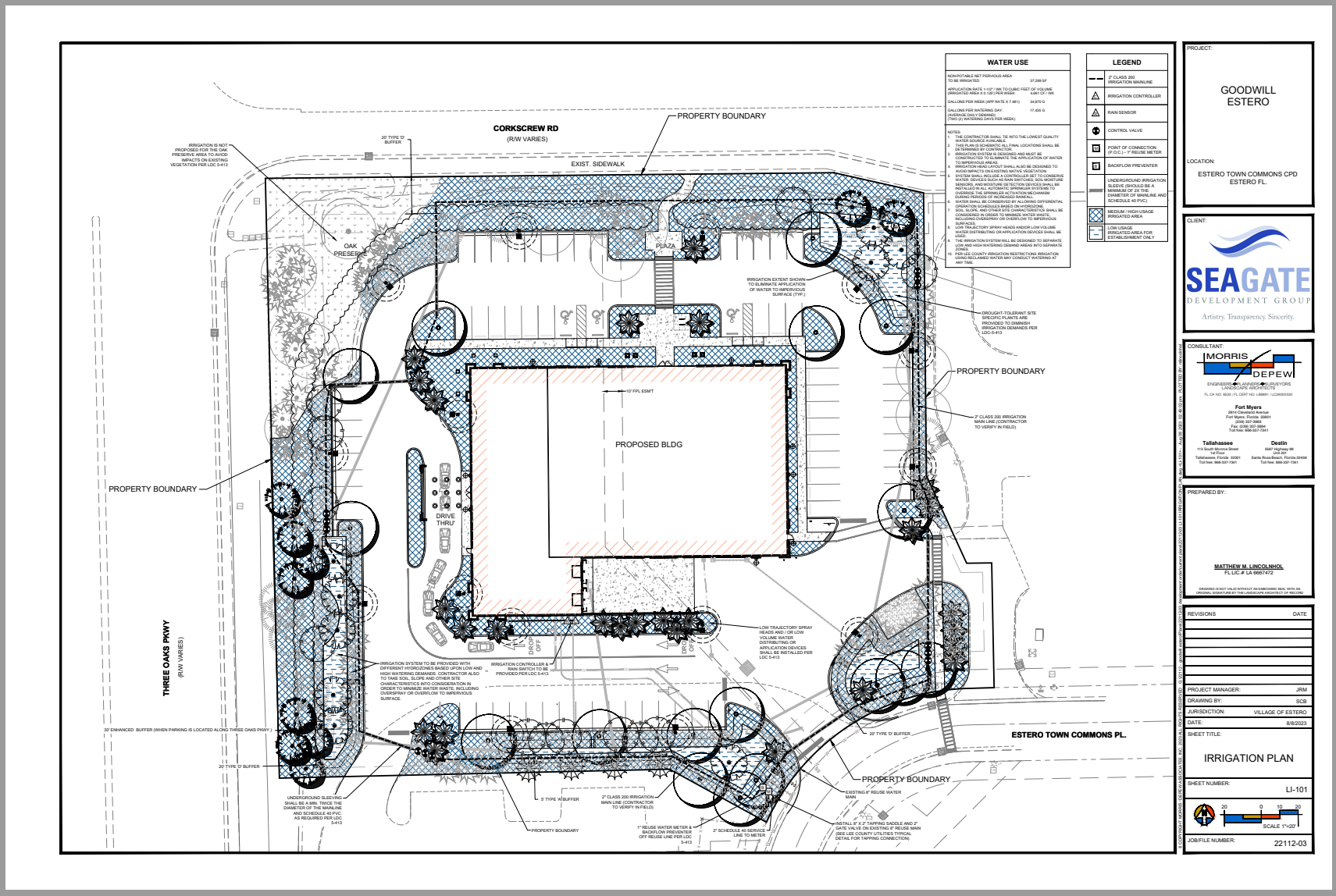
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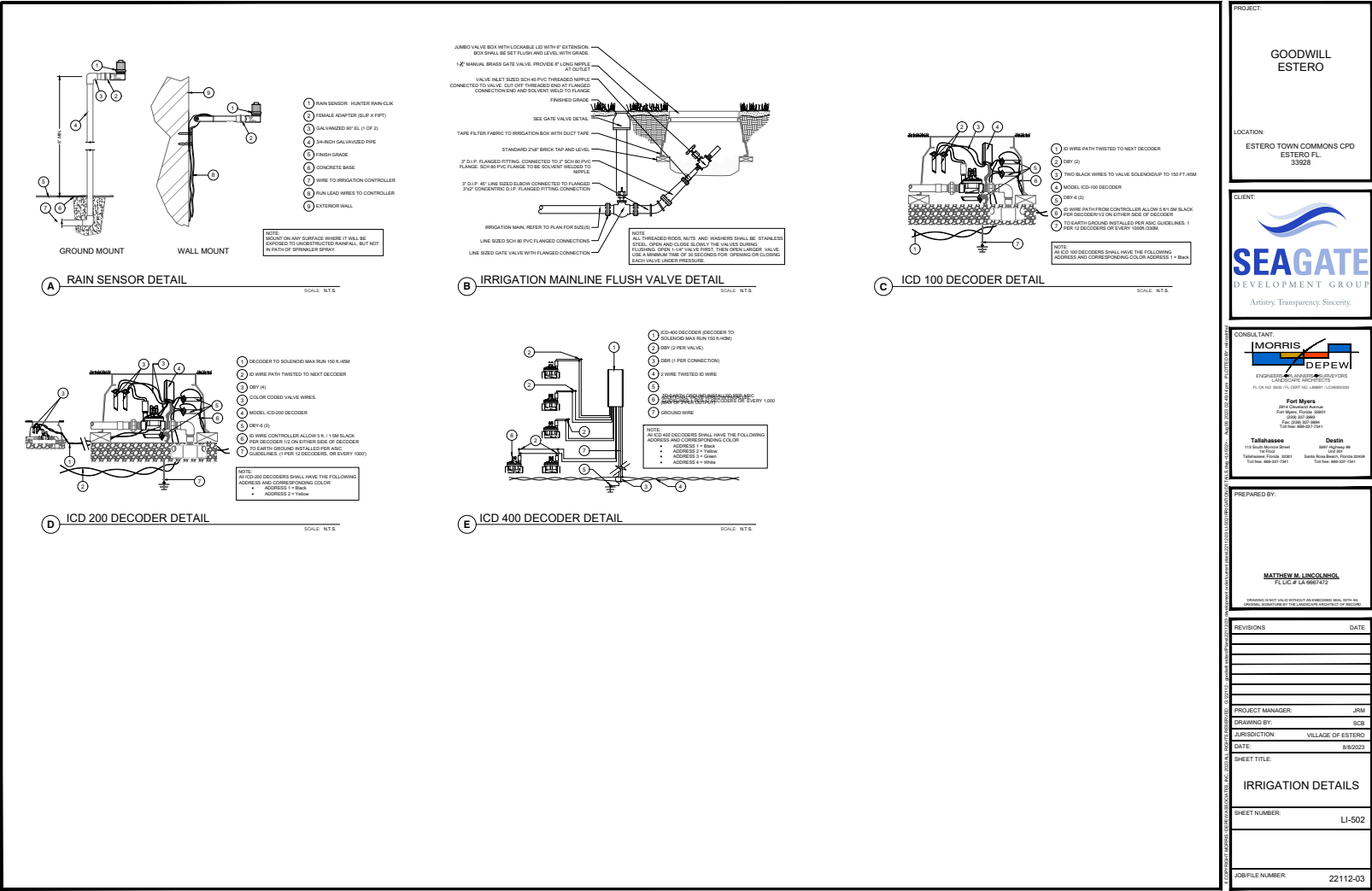
PLANT SCHEDULE

SHEET NUMBER: LP-602

PROJECT NUMBER: 22112-03







PROJECT GOODWILL ESTERO LOCATION ESTERO TOWN COMMONS CPD ESTERO FL 33929 CLIENT SEAGATE DEVELOPMENT GROUP Artistry. Transparency. Security.																					
CONSULTANT MORRIS DEPEW LANDSCAPE ARCHITECTS PLA SC AND FLA SC LICENSED CONSULTANTS Fort Myers 2011 Commercial Avenue Fort Myers, Florida 33908 (813) 335-3333 Fax: (813) 335-3344 Tallahassee 111 South Monroe Street Tallahassee, Florida 32301 Phone: (904) 277-7341 Ocala 8001 Highway 66 Ocala, Florida 34676 Phone: (352) 349-1234																					
PREPARED BY MATTHEW M. LINCOLN P.L.L.C. / LA 0050742 (REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF FLORIDA)																					
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NO.	DESCRIPTION																				
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PROJECT MANAGER: JPM DRAWING BY: EJC APPROVED BY: VILLAGE OF ESTERO DATE: 8/6/2023 SHEET TITLE: IRRIGATION NOTES & SPECIFICATIONS SHEET NUMBER: LI-001 JOB/FILE NUMBER: 22112-03																					

Specification Sheet

Project Name: _____ City: _____

Type: Canopy / Horizontal

Distribution Type

1 Type 1 Type 2 Type 3

Color Temperature (K)

3000 4000 5000 6000 7000 8000 9000 10000

7 Year Warranty

IP Rating

CE Marking

Features

Technical and Control

Accessories

Notes

Specification Sheet

Project Name: _____ City: _____

Type: Canopy / Horizontal

Physical

Electrical

Notes

Specification Sheet

Project Name: _____ City: _____

Type: Canopy / Horizontal

Physical

Electrical

Notes

Specification Sheet

Project Name: _____ City: _____

Type: Canopy / Horizontal

Physical

Electrical

Notes

PROJECT:

GOODWILL ESTERO

LOCATION:

ESTERO TOWN COMMONS CPD
ESTERO FL

CLIENT:

SEAGATE DEVELOPMENT GROUP

Artistry. Transparency. Security.

CONSULTANT:

MORRIS DEPEW

ENGINEERS ARCHITECTS INTERIORS
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2nd Floor
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PREPARED BY:

MATTHEW M. LINCOLN/HOL
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CREATING A BETTER WORLD THROUGH ARCHITECTURE, DESIGN, AND CONSTRUCTION

REVISIONS

DATE

PROJECT MANAGER: JRM

DRAWING BY: SCB

JURISDICTION: VILLAGE OF ESTERO

DATE: 8/8/2023

SHEET TITLE:

PHOTOMETRIC SCHEDULE & DETAILS

SHEET NUMBER: LL-501

PROFILE NUMBER: 22112-03

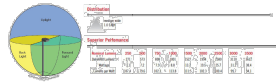
Acuity Brands
LIGHTING

Acuity Brands Lighting, Inc.
One E. Main Street
Greenville, SC 29615
803.792.2222
www.acuitybrands.com

January 20, 2021
RE: GOTHAM EVOSIQ BUG RATING (Backlight, Uplight, Glow)

To whom it may concern,

The Gotham EVOSIQ cylinder series may be used in an outdoor application with a covered ceiling. We do not publish a BUG rating for fixtures in the Architectural Downlighting product series because of the nature of their intended use. The fixture provides a symmetrical cone of light output. There is no difference between the Front and Backlight lumen values. There would also be no Uplight because of the covered ceiling.



Please refer to EVOSIQ current spec sheets and Photometric reports for Lumens-Per-Zone percentages and data.

Leo Duffner
Sr. Technical Support & Training Specialist
Architectural Downlighting Technical & Warranty
Acuity Brands Lighting, Inc.
1000 E. Main Street | One Main, 1000

ACULUX gotham ldy juno 

PROJECT:
**GOODWILL
ESTERO**

LOCATION:
ESTERO TOWN COMMONS CPD
ESTERO FL

CLIENT:

SEAGATE
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Artistry. Transparency. Sincerity.

CONSULTANT:

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PREPARED BY:

MATTHEW M. LINCOLNHOL
FL LIC # LA 0867472

REVISIONS DATE

PROJECT MANAGER: JRM
DRAWING BY: SOB
JURISDICTION: VILLAGE OF ESTERO
DATE: 08/20/21
SHEET TITLE:
**PHOTOMETRIC
SCHEDULE & DETAILS**
SHEET NUMBER: LL-502
JOB FILE NUMBER: 22112-03

Prepared For:



.....

Planning Zoning & Design Board

Presentation:

GOODWILL

RETAIL & DONATION CENTER

09/12/2023
Estero, FL

.....

Developed By:



SEAGATE

DEVELOPMENT GROUP

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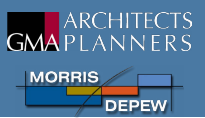
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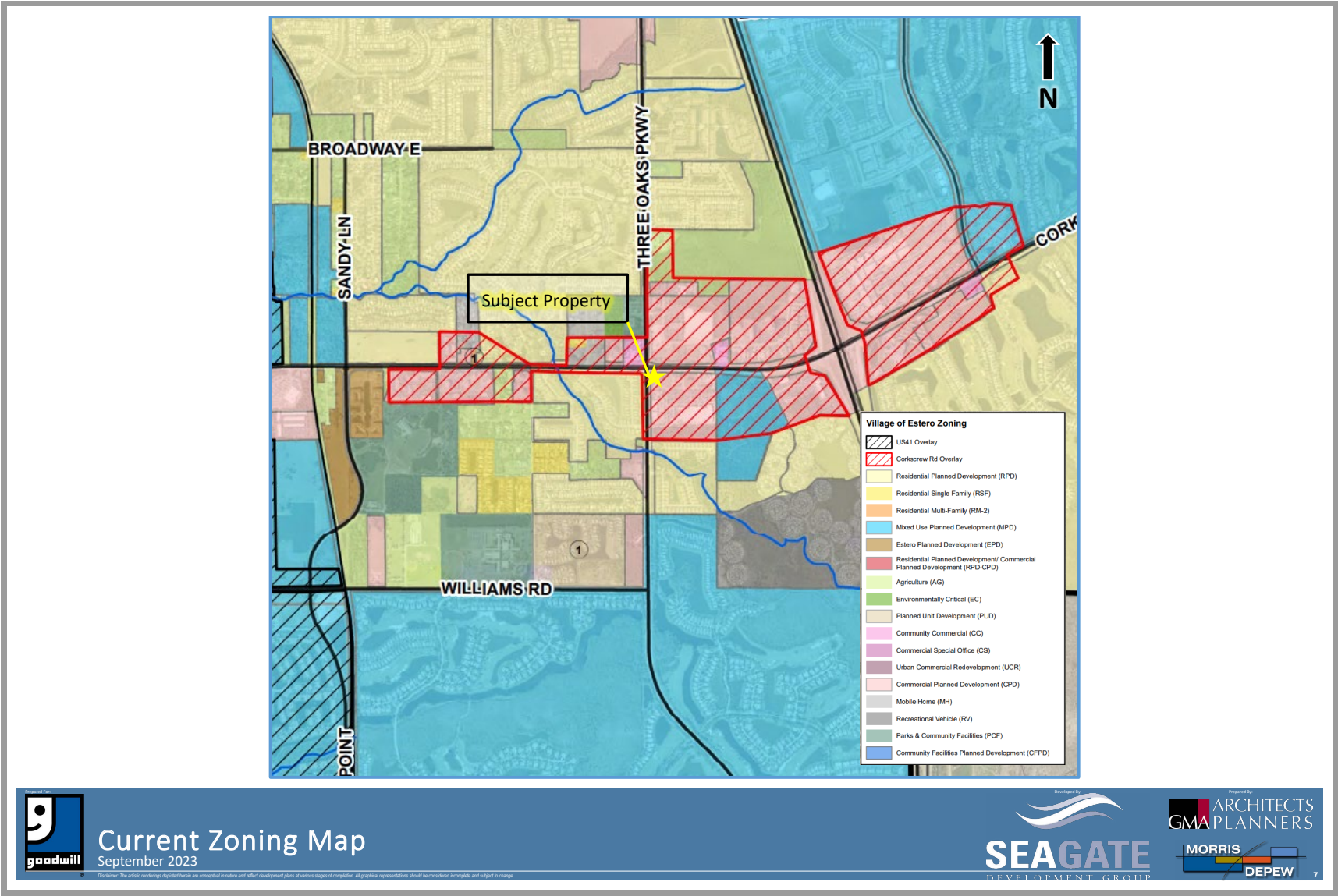
Community Context

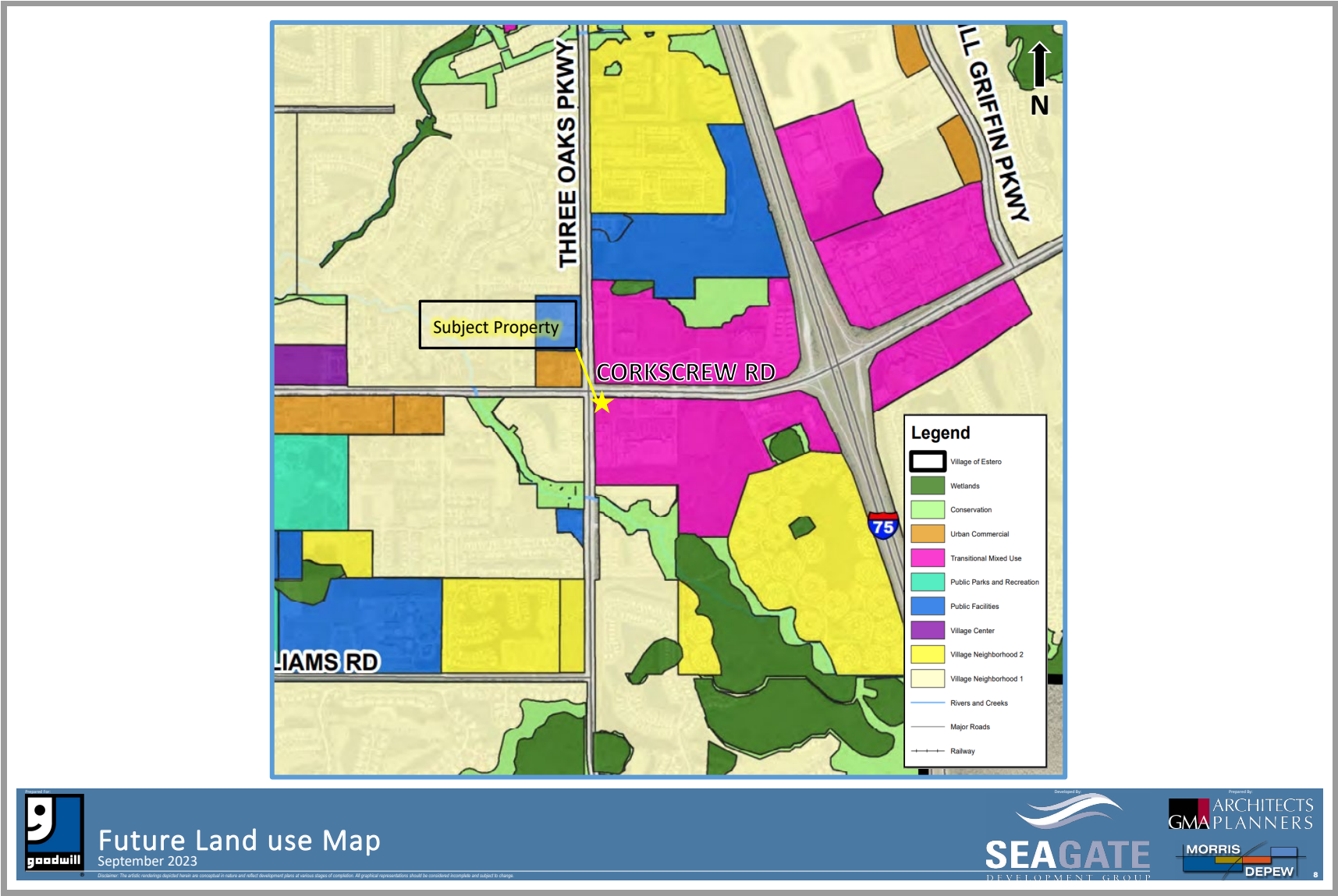






Zoning







Live oak trees at the corner of Corkscrew and Three Oaks Parkway will be preserved and incorporated into a pedestrian/open space area (per Common/Public Areas Condition C.3 of Design Guidelines). Additionally, a "reasonable effort and creative design is being utilized to preserve the large existing native trees/masses of native trees (per Condition 7 of the Site Development Regulations)

Corkscrew Road Enhanced Buffer

Original Zoning Resolution required a Type 'D' Buffer. Estero Town Center Design Guidelines require an Enhanced 30' wide buffer with Type 'D' plantings when parking is located within 75' of the right of way line per Landscape Condition B.2 of Design Guidelines).

All requirements are being incorporated into the proposed site plan.

Three Oaks Parkway Enhanced Buffer

Original Zoning Resolution required a Type 'D' Buffer. Estero Town Center Design Guidelines require an Enhanced 30' wide buffer with 10 trees and 20 shrubs per 100 linear feet with 2' undulating berm when parking is located between Three Oaks & proposed building (per Landscape Condition B.4 of Design Guidelines).

All requirements are being incorporated into the proposed site plan.

Schedule of Uses

Proposed use of a Variety Store is an allowable use per the approved Schedule of Uses for Village Areas #1 & #2.

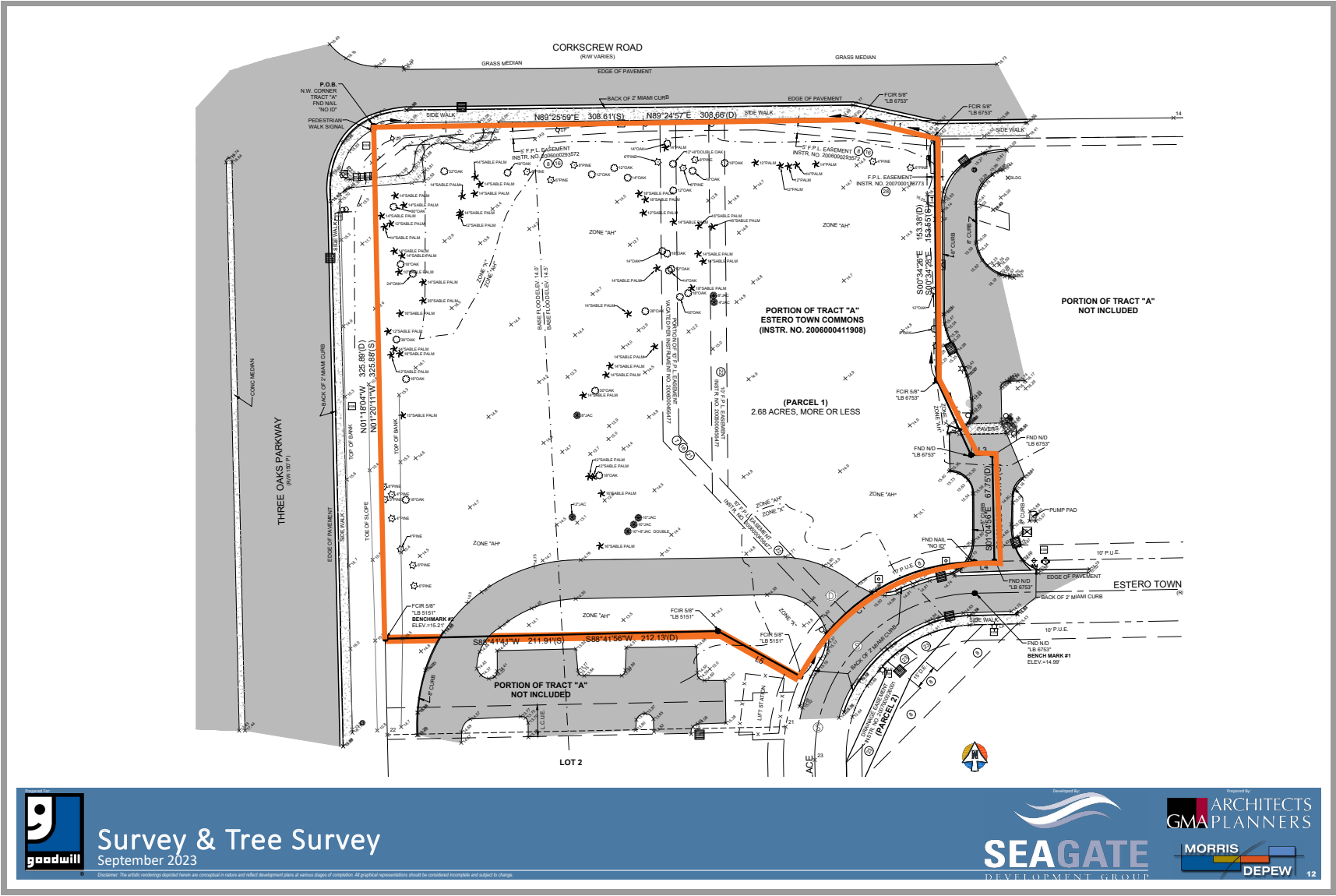
Landscaping

Proposed Landscaping will be consistent with Estero Town Center Design Guidelines and native plant selections will come from the recommended native plant lists included in the Design Guidelines (per Site Development Regulations Condition 6 & Estero Town Center Design Guidelines Landscape Condition 4).





Survey

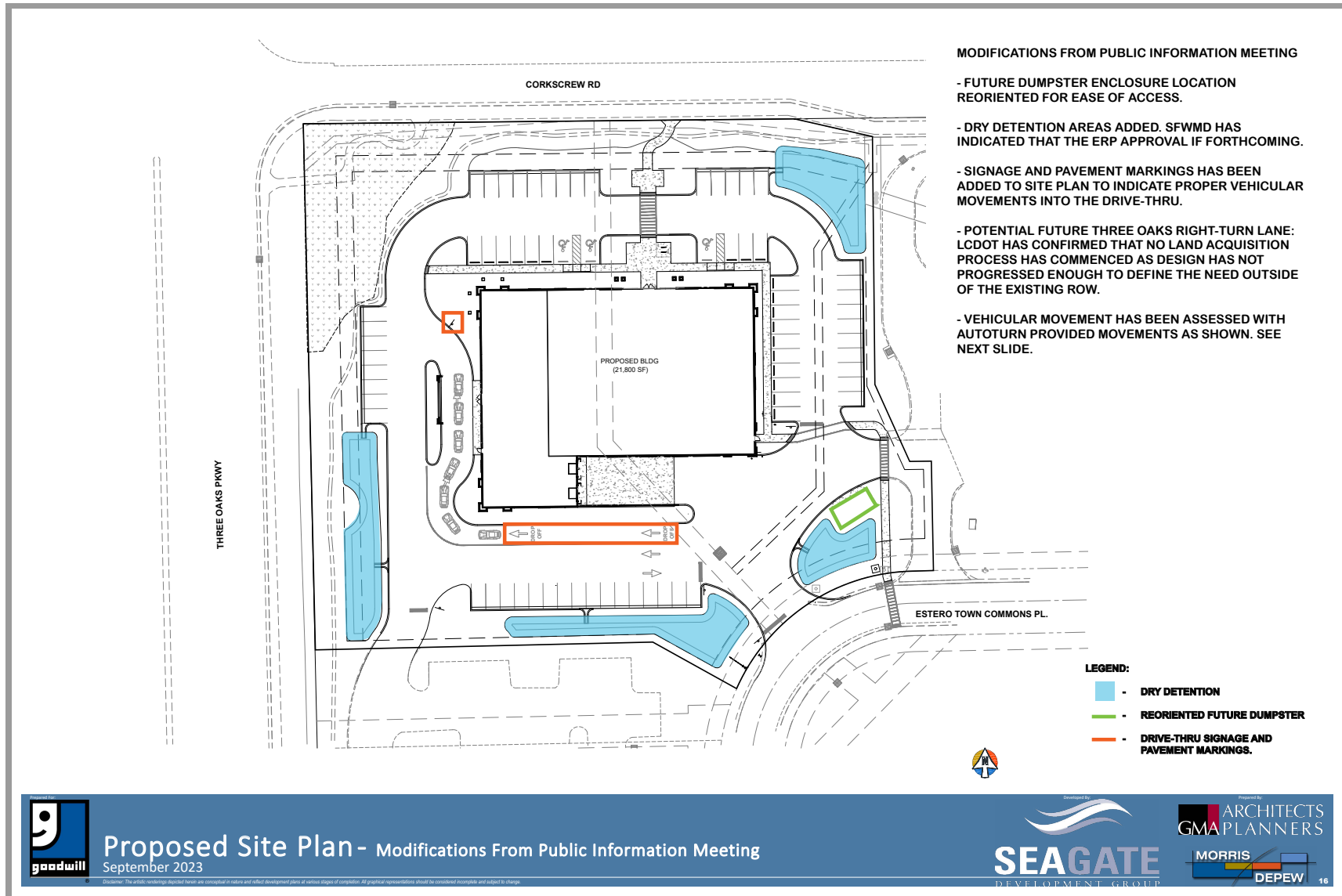


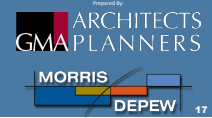




Site Plan



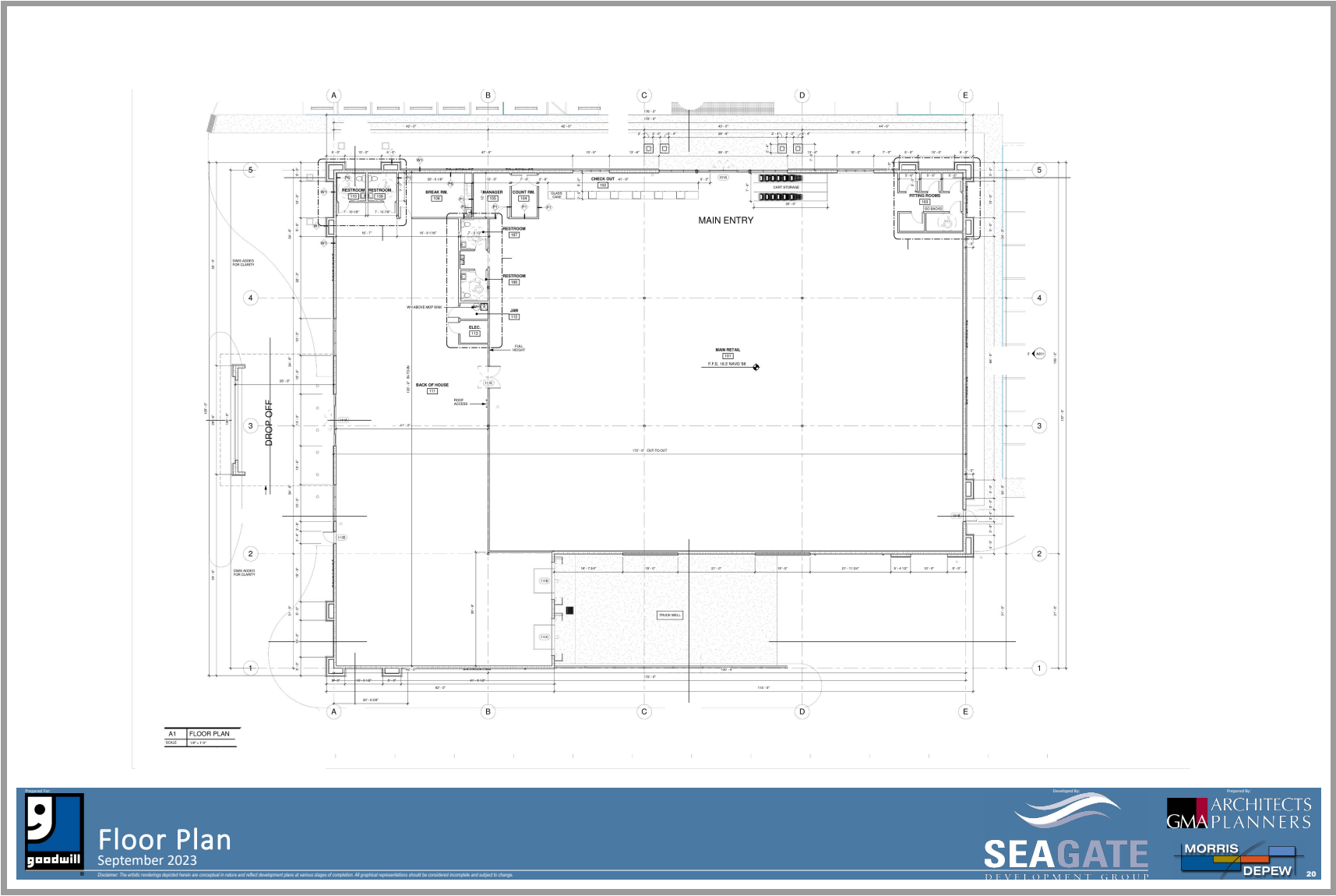


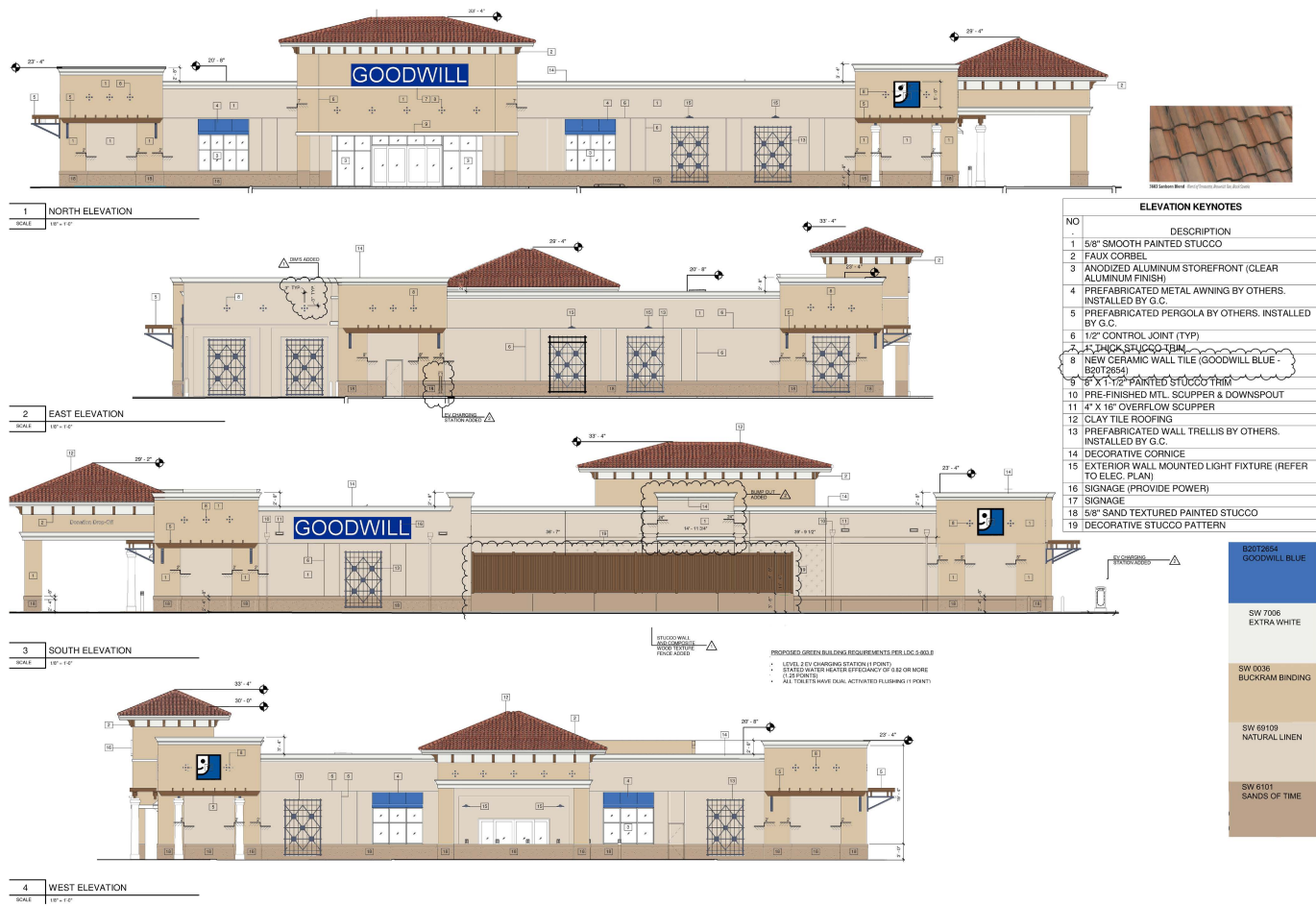




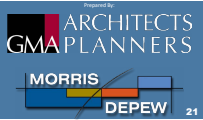


Architecture





Architectural Elevations
September 2023







Architectural Rendering 1
September 2023

Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered illustrative and subject to change.

Developed By



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**ARCHITECTS
GMA PLANNERS**

MORRIS
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Architectural Rendering 2
September 2023

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Architectural Rendering 3
September 2023

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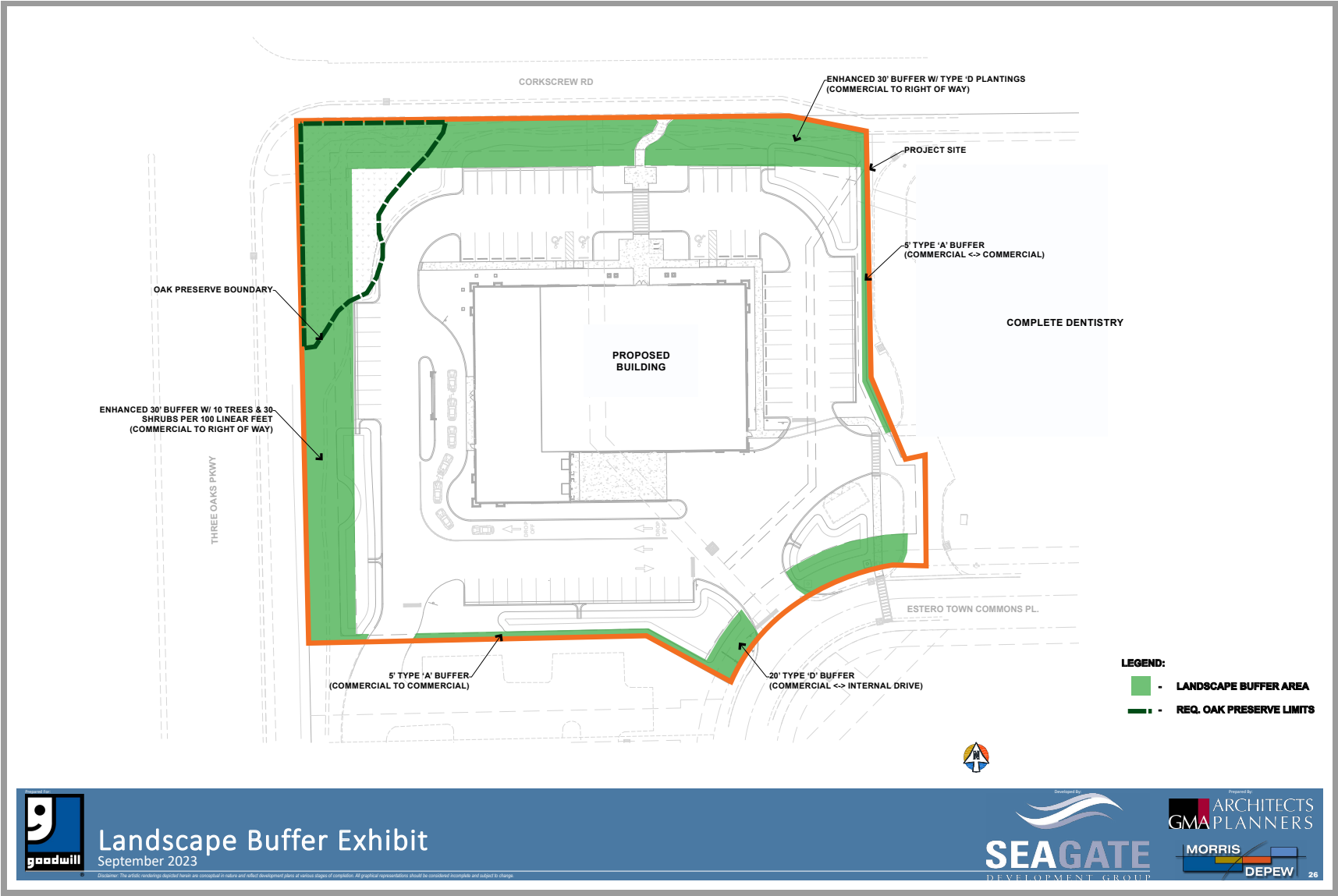
**ARCHITECTS
GMA PLANNERS**



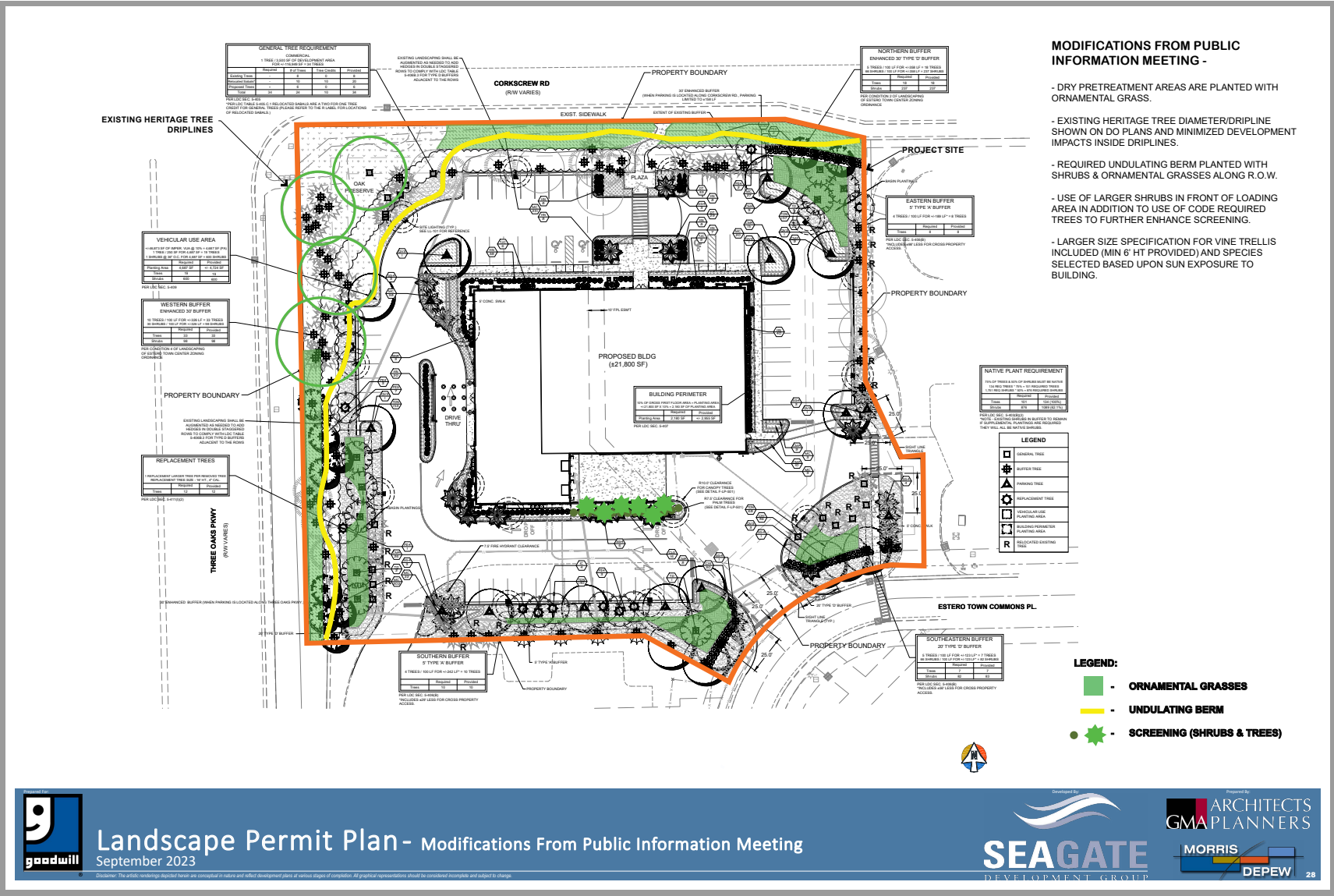
**MORRIS
DEPEU**



Landscape







RECOMMENDED PLANTS - Native Trees (Med. & Large)

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acacia chlorophylla	Cinereed	Juniperus silicicola	Southern Red Cedar
Acacia farnesiana	Sweet Acacia	Juniperus virginiana	Red Cedar
Acer rubrum	Red Maple	Leguncularia racemosa	White Mangrove
Acer saccharum subs. Floridanum	Florida Maple	Liriodendron tulipifera	Tulip Poplar
Annona glabra	Pond Apple	Magnolia grandiflora	Southern Magnolia
Betula nigra	River Birch	Magnolia virginiana	Sweet Magnolia
Bourreria succulenta	Strongbark	Morus rubra	Red Mulberry
Bursera simaruba	Gumbo Limbo	Myrcanthes fragrans	Simpson Stopper
Celtis laevigata	Sugarberry	Nyssa sylvatica	Black Gum
Cercis canadensis	Red Bud	Persea palustris	Florida Red Bay
Chionanthus virginicus	White Fringetree	Pinus elliotii	Slash Pine
Chrysobalanus icaco	Coccolum	Pinus elliotii 'densa'	South Florida Slash Pine
Chrysophyllum oliviforme	Satin Leaf	Pinus palustris	Longleaf Pine
Citharexylum spinosum	Fiddlewood	Pinus taeda	Loblolly Pine
Clusia rosea	Pitch Apple	Piscidia piscipula	Jamaica Dogwood
Coccoloba diversifolia	Pigeon Plum	Plantanus occidentalis	Sycamore
Coccoloba uvifera	Seagrape	Prunus angustifolia	Chickasaw Plum
Conocarpus erectus	Buttonwood	Prunus caroliniana	Cherry Laurel
Cordia sebestena	Geiger Tree	Prunus myrtifolia	West Indian Cherry
Cornus florida	Dogwood	Quercus alba	White Oak
Diospyros virginiana	Persimmon	Quercus falcata	Southern Red Oak
Eugenia axillaris	White Stopper	Quercus laurifolia	Laurel Oak
Eugenia confusa	Redberry Stopper	Quercus michauxii	Swamp Chestnut Oak
Eugenia foetida	Spanish Stopper	Quercus nigra	Water Oak
Eugenia thombea	Red Stopper	Quercus shumardii	Shumard Oak
Gordonia lasianthus	Loblolly Bay	Quercus virginiana	Live Oak
Gualacum sanctum	Lignum Vitae	Rhizophora mangle	Red Mangrove
Gymnanthes lucida	Crabwood	Salix caroliniana	Coastal Plain Willow
Hibiscus tiliaceus	Mahoe	Sapindus saponaria	Wingleaf Soapberry
Ilex cassine	Dahoon Holly	Schaefferia frutescens	Florida Boxwood
Ilex opaca	American Holly	Sideroxylon foetidissimum	Mastic
Ilex vomitoria	Yaupon Holly	Sideroxylon salicifolium	Willow Bastic
Ilex x attenuata	East Palatka Holly	Swietenia mahagoni	Mahogany
Jacquinia keyensis	Joewood	Taxodium distichum	Bald Cypress
		Ulmus alata	Winged Elm
		Ulmus americana var. floridana	Florida Elm
		Viburnum obovatum	Walter's Viburnum

RECOMMENDED PLANTS - Native Palms

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acroelorrhaphe wrightii	Paurotis Palm		
Coccothrinax argentata	Silver Palm		
Pseudophoenix sargentii	Duncaneer Palm		
Rhapidophyllum hystrix	Needle Palm		
Roystonea elata	Royal Palm		
Sabal minor	Dwarf Palmetto		
Sabal palmetto	Cabbage Palm		
Serenoa repens	Saw Palmetto		
Thrinax radiata	Florida Thatch Palm		
Thrinax morrisii	Key Thatch Palm		



Recommended Plant List- Trees & Palms

September 2023

Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered illustrative and subject to change.



RECOMMENDED PLANTS - Native Shrubs

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Ardisia escallonioides</i>	Marlberry		
<i>Baccharis halimifolia</i>	Saltbush		
<i>Callicarpa americana</i>	Beautyberry		
<i>Capparis cynophallophora</i>	Jamaican Caper		
<i>Cassia ligustrina</i>	Privet Cassia		
<i>Cephalanthus occidentalis</i>	Buttonbush		
<i>Clethera alnifolia</i>	'Ruby Spice' Sweet Pepperbush		
<i>Cordia globosa</i>	Bloodberry		
<i>Cyrilla racemiflora</i>	Titi		
<i>Dodonaea viscosa</i>	Varnishleaf		
<i>Erithalis fruticosa</i>	Black Torch		
<i>Ernodia littoralis</i>	Beach Creeper		
<i>Erythrina herbacea</i>	Coral Bean		
<i>Foresteria segregata</i>	Florida Privet		
<i>Genipa clusilifolia</i>	Seven-Year-Apple		
<i>Hamelia patens</i>	Firebush		
<i>Hypericum</i> spp.	St. John's Wort		
<i>Illicium floridanum</i>	Florida Anise		
<i>Itea virginica</i>	Virginia Sweetspire		
<i>Iva frutescens</i>	Marsh Elder		
<i>Lantana involucrata</i>	Native White Lantana		
<i>Licania michauxii</i>	Gopher Apple		
<i>Lyonia lucida</i>	Fetterbush		
<i>Myrica cerifera</i>	Wax Myrtle		
<i>Opuntia</i> spp.	Prickly Pear		
<i>Psychotria nervosa</i>	Wild Coffee		
<i>Randia aculeata</i>	White Indigo Berry		
<i>Rapanea punctata</i>	Myrsine		
<i>Rivina humilis</i>	Rouge Plant		
<i>Sambucus simpsonii</i>	Elderberry		
<i>Scaevola plumieri</i>	Scaevola		
<i>Sophora tomentosa</i>	Necklace Pod		
<i>Stachytarpheta jamaicensis</i>	Blue Porterweed		
<i>Styrax americanus</i>	Snowbell		
<i>Suriana maritima</i>	Bay Cedar		
<i>Yucca aloifolia</i>	Spanish Bayonet		

RECOMMENDED PLANTS - Native Grasses

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Andropogon brachystachys</i>	Shortspike Bluestem		
<i>Eragrostis elliotii</i>	Elliot Love Grass		
<i>Eragrostis spectabilis</i>	Purple Love Grass		
<i>Muhlenbergia capillaris</i>	Muhly Grass		
<i>Sorghastrum secundum</i>	Lopsided Indiangrass		
<i>Spartina bakeri</i>	Sand Cordgrass		
<i>Tripsacum dactyloides</i>	Fakahatchee Grass		
<i>Tripsacum floridanum</i>	Florida Gamma Grass		
<i>Uniola paniculata</i>	Sea Oats		

RECOMMENDED PLANTS - Native Ferns

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Acrostichum danaeifolium</i>	Leather Fern		
<i>Blechnum serrulatum</i>	Swamp Fern		
<i>Ctenitis sloanei</i>	Florida Tree Fern		
<i>Nepherolepis</i> spp.	Swordfern/Boston Fern		
<i>Osmunda regalis</i>	Royal Fern		
<i>Pteridium aquilinum</i>	Bracken		

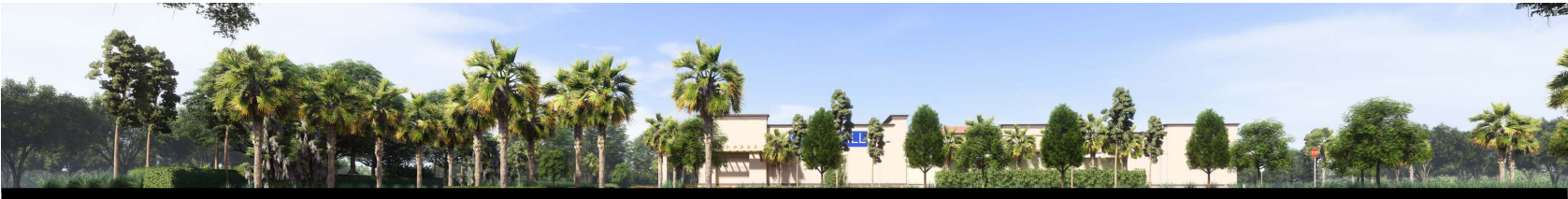
**Recommended Plant List- Shrub, Grasses & Ferns**

September 2023

Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered illustrative and subject to change.




E. PROPOSED WEST BUFFER - THREE OAKS PARKWAY



F. PROPOSED SOUTH BUFFER - TOWN COMMONS PLACE



G. PROPOSED EAST BUFFER - COMPLETE DENTISTRY



H. PROPOSED NORTH BUFFER - CORKSCREW ROAD



Landscape Buffer Elevations
September 2023

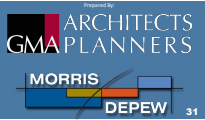
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered illustrative and subject to change.

Developed By



SEAGATE
DEVELOPMENT GROUP

Prepared By



ARCHITECTS
GMA PLANNERS

MORRIS
DEPEW

31













Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Coconut Point Ford Expansion
CASE NUMBER
DOS2023-E004
MEETING DATE
September 12, 2023
REQUEST
Development Order for the construction of a vehicles service building with 18 Bays, 14 parking spaces, and related infrastructure
APPLICANT
Haley Ward, Inc.
LOCATION
22600 & 22604 South Tamiami Trail Estero, FL
PROPERTY SIZE
4.0 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) as amended
PUBLIC INFORMATION MEETING DATES
The Planning Zoning and Design Board conducted a Public Information Meeting on July 25, 2023

Staff Recommendation

Staff recommends approval of the Development Order.

Background

Applicant is requesting a development order for construction of a Vehicles Service Building (with 18 Bays), 14 Parking Spaces, and related infrastructure behind the existing used vehicle sales center in an existing parking lot.

Sound Study

The applicant provided a sound study subsequent to the PZDB information meeting. Staff has reviewed the study and it conforms to the Village Noise Ordinance.

Architecture

The proposed architecture blends with the existing architecture in the development, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation**Trip Generation Summary**

	Trip Ends	Entering Trips	Existing Trips
Average weekday trip ends	428	214	214
Weekend peak hour, AM	34	26	8
Weekend peak hour, PM	59	28	31

There is no transportation Level of Service issue for this project.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-108879-P, Application # 230427-38445) is in review. The lowest proposed elevation of the finished floor is 16.20 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the fixtures are provided with the applicant's documents.

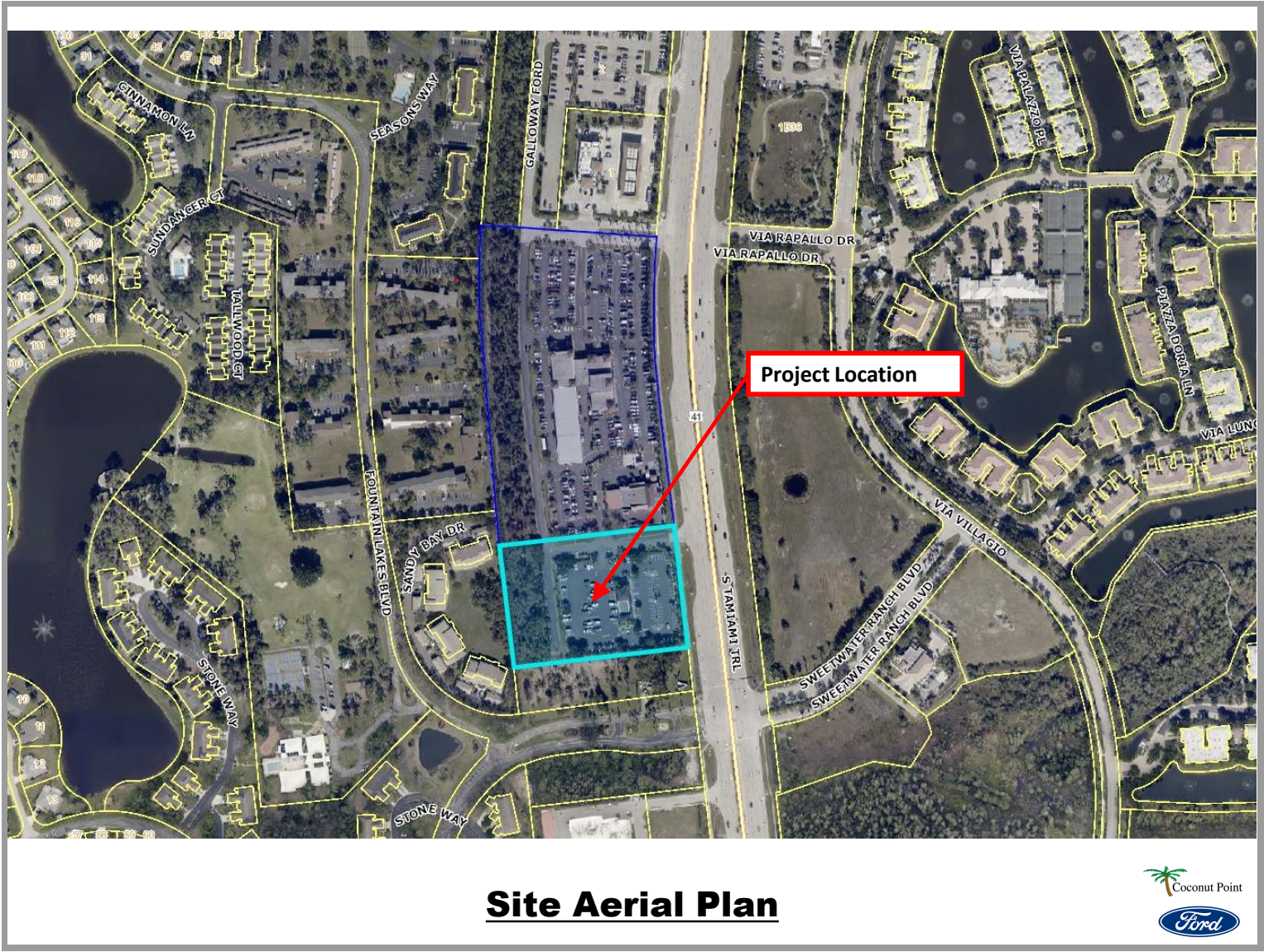
Landscaping

Buffers and landscaping comply with the Zoning Resolutions and the LDC.



Coconut Point Ford New Vehicle Service Building





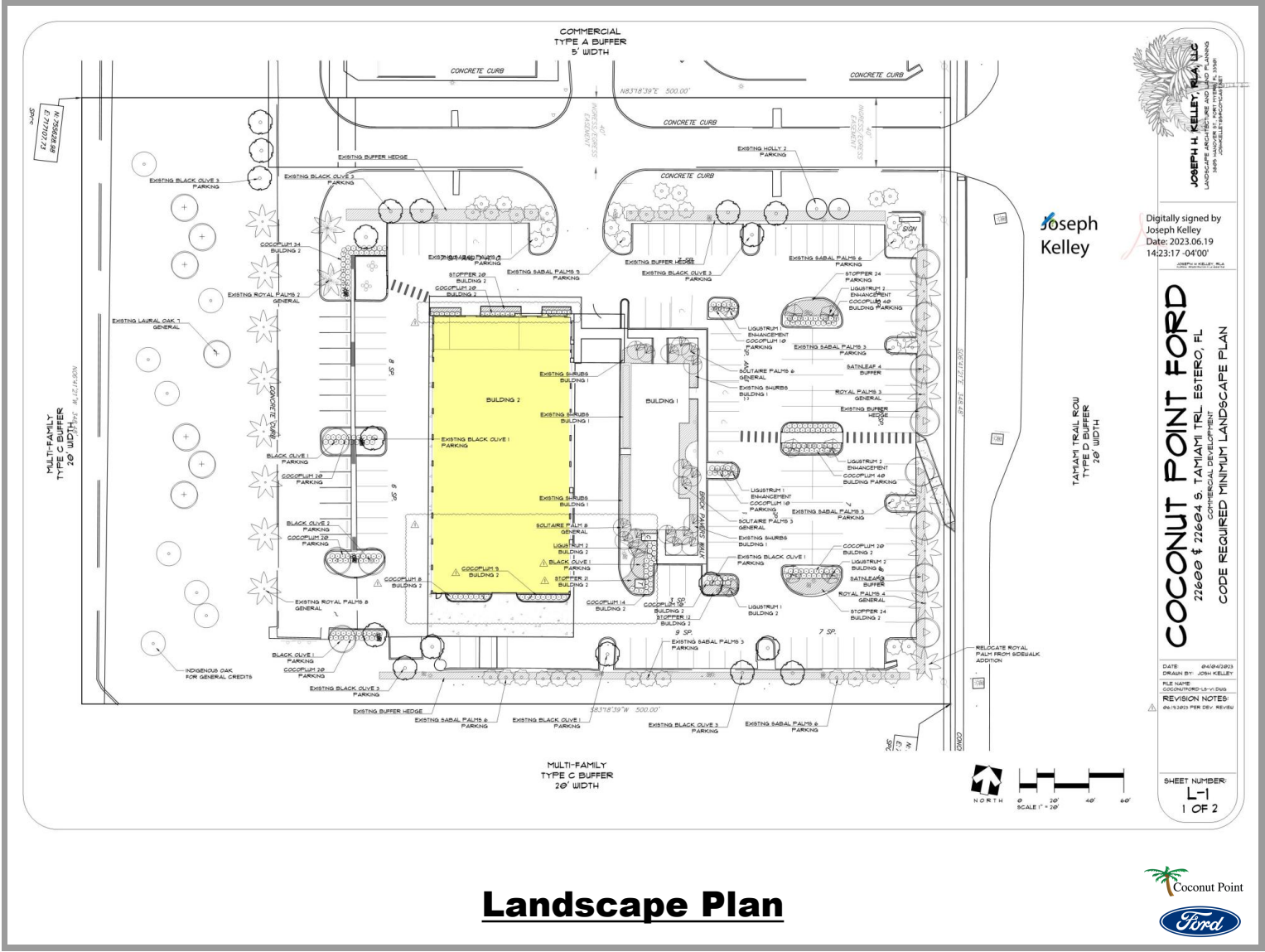


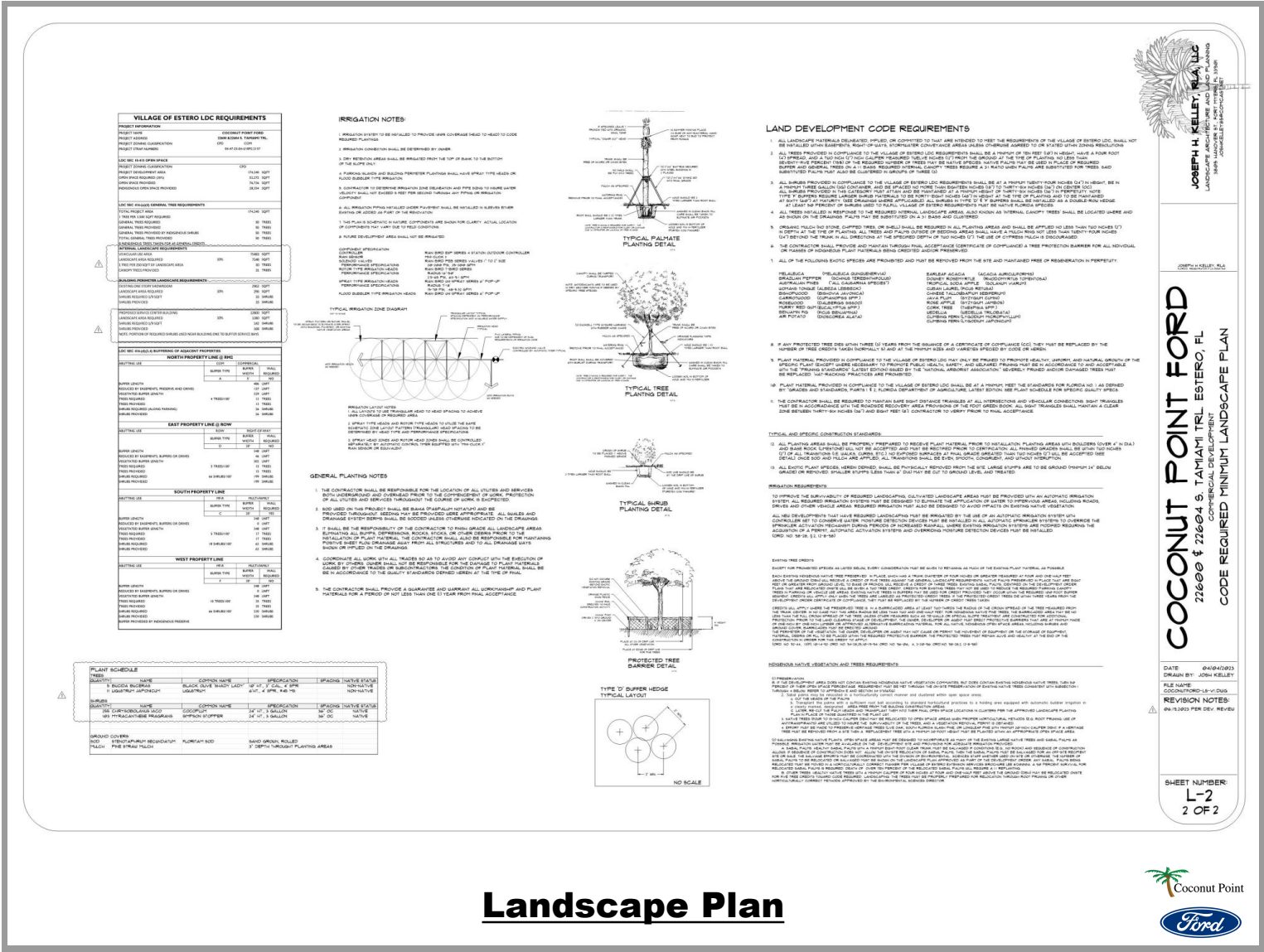


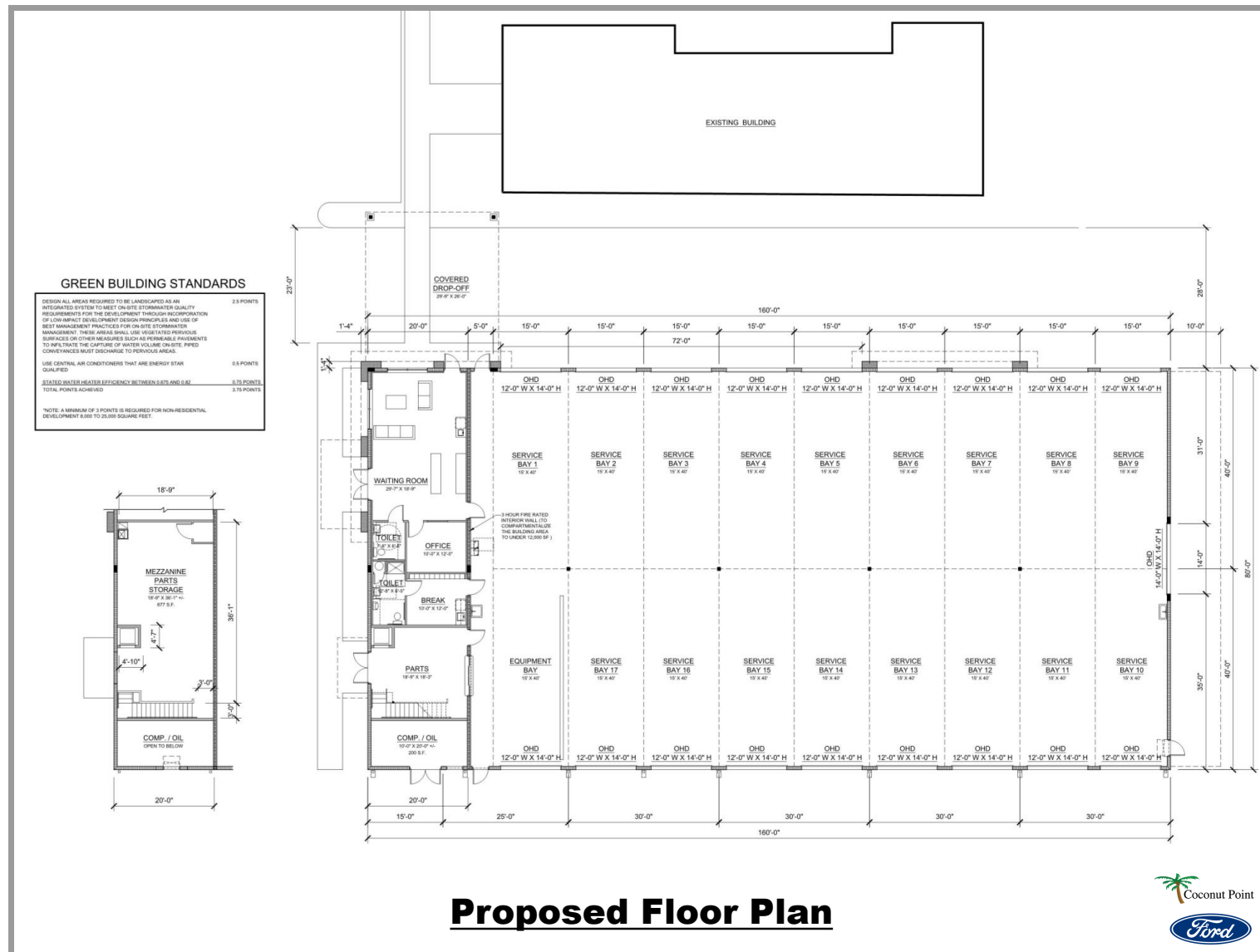


Coconut Point
Ford











Proposed Elevations

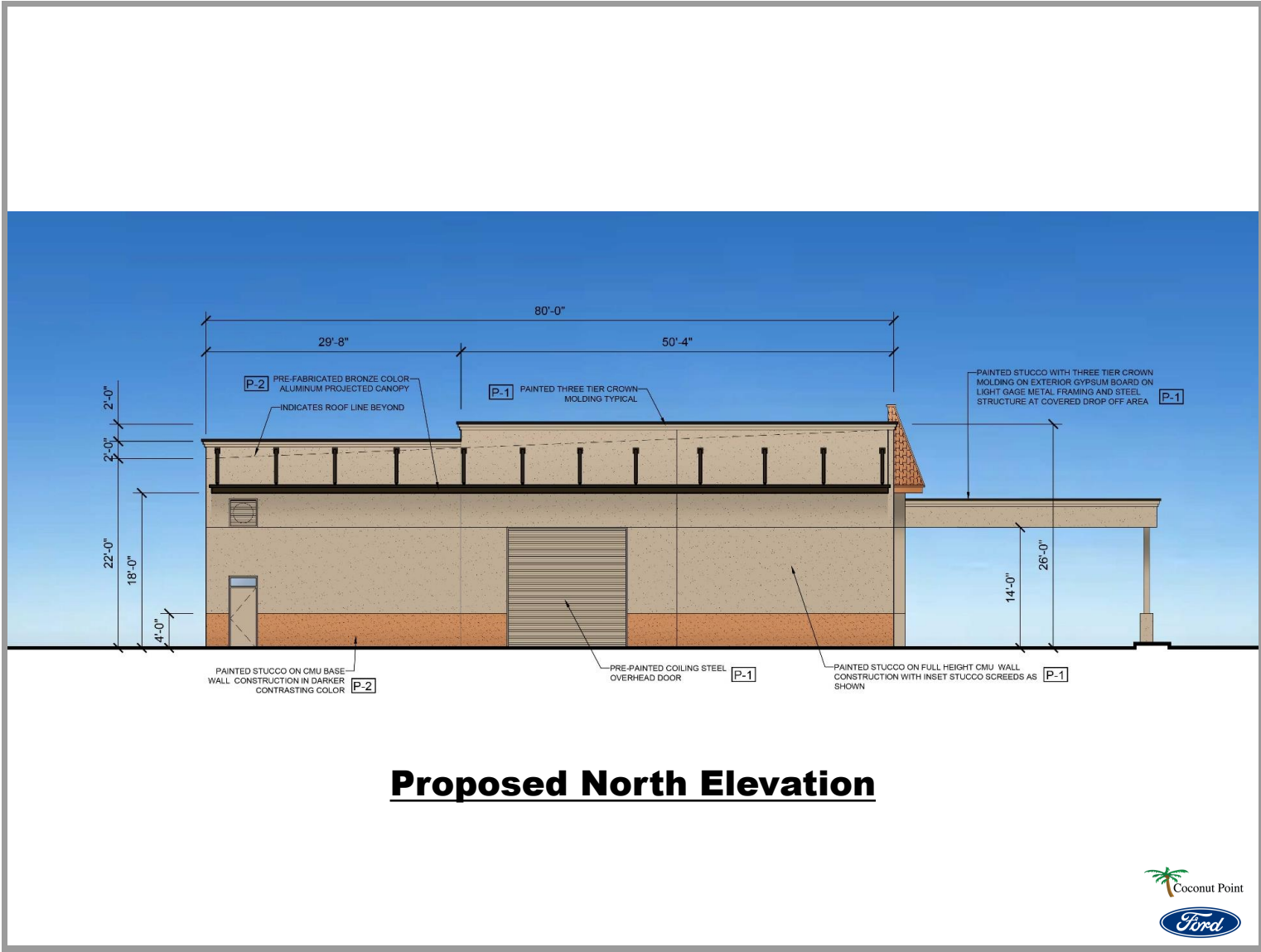




Proposed South Elevation







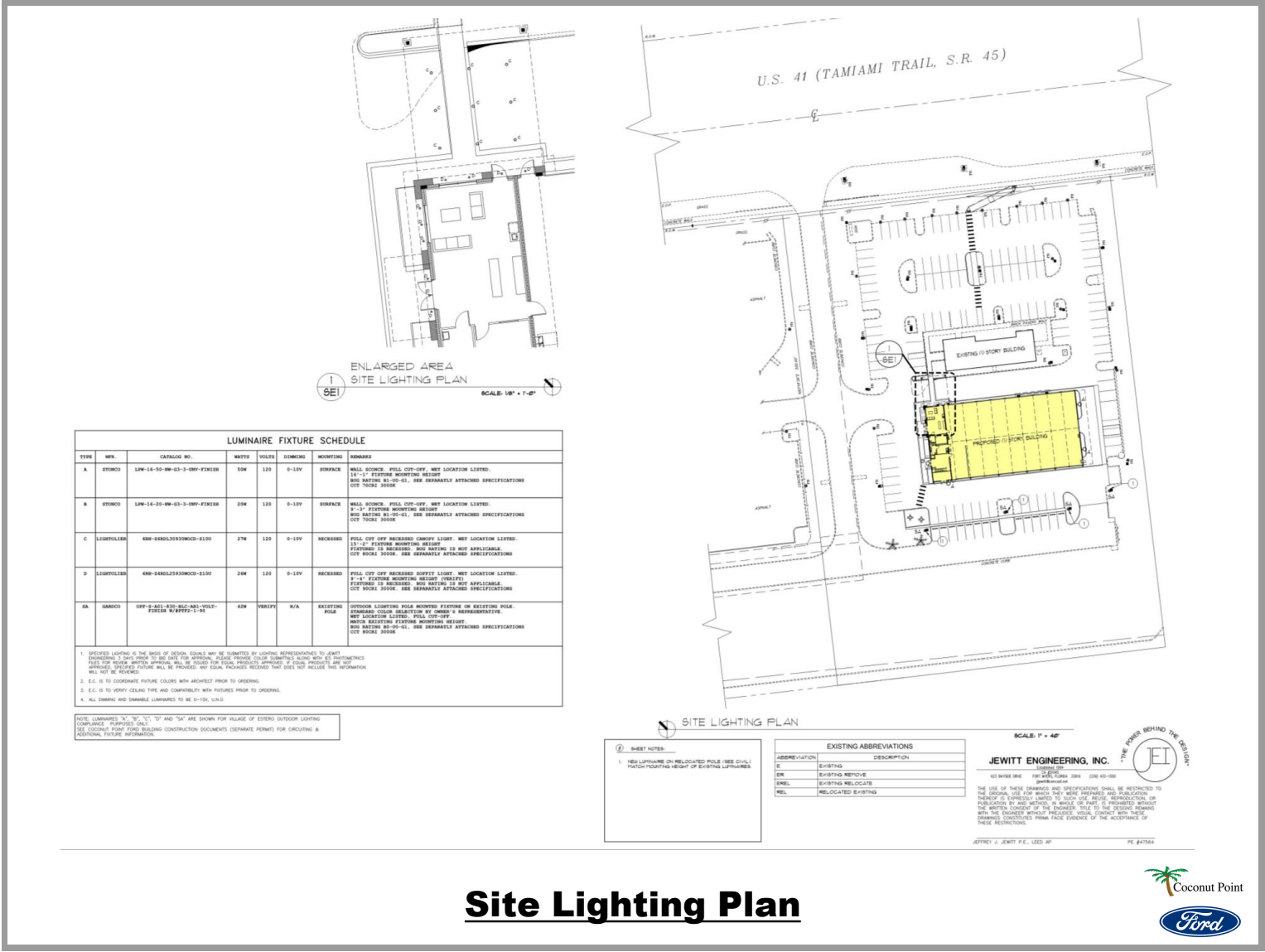




Proposed 3D View with and without landscaping







COCONUT POINT FORD NEW SERVICE CENTER NOISE STUDY

presented to:

***Village of Estero Planning, Zoning
and Design Board***

presented by:

RML Acoustics

Alachua, Florida

www.rmlacoustics.com

Rob Lilkendey

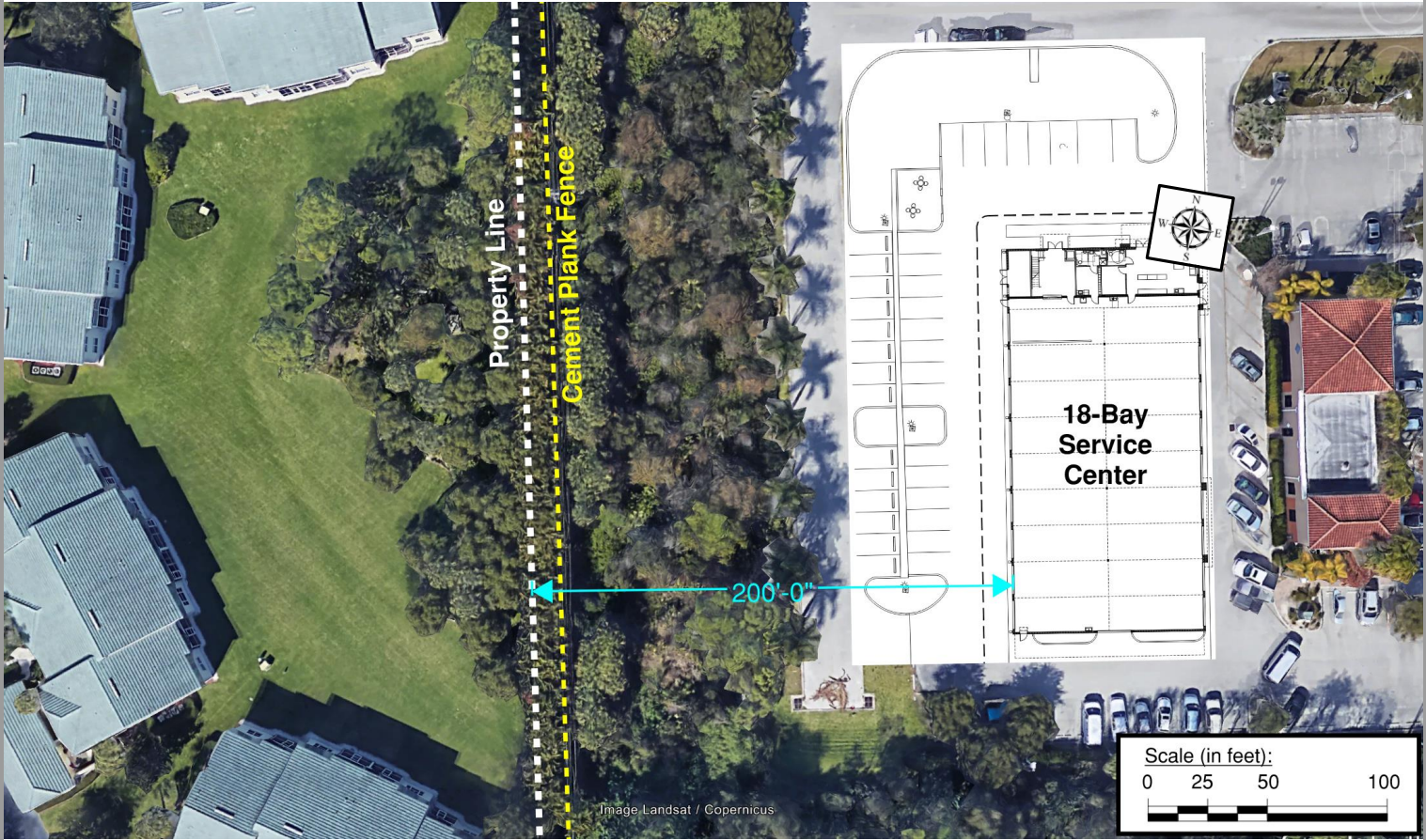
Principal Consultant

rob@rmlacoustics.com

September 12, 2023



Proposed Site Plan



Estero Noise Control Ordinance

Maximum permissible sound levels for residential receiving land, per Section 12-95, *Prohibited acts*, of the Estero Noise Control Ordinance:

- 66 dBA from 7 am to 10 pm
- Measured on real property line of receiver or on the receiving land
- Measured using A-weighting and slow response time on sound level meter



Noise Study Method

- Measure sound levels of specific, worst-case noise sources/activities at existing facility at known distances near the source (30 to 40 ft)
- Calculate the sound levels from these noise sources that would occur at two worst-case receiver locations at residences to the west, taking into account the effects of:
 - Distance
 - Topography
 - Vegetation
 - Barriers
 - Atmospheric effects
- Compare the results to the 66 dBA sound level limit

Source Sound Levels

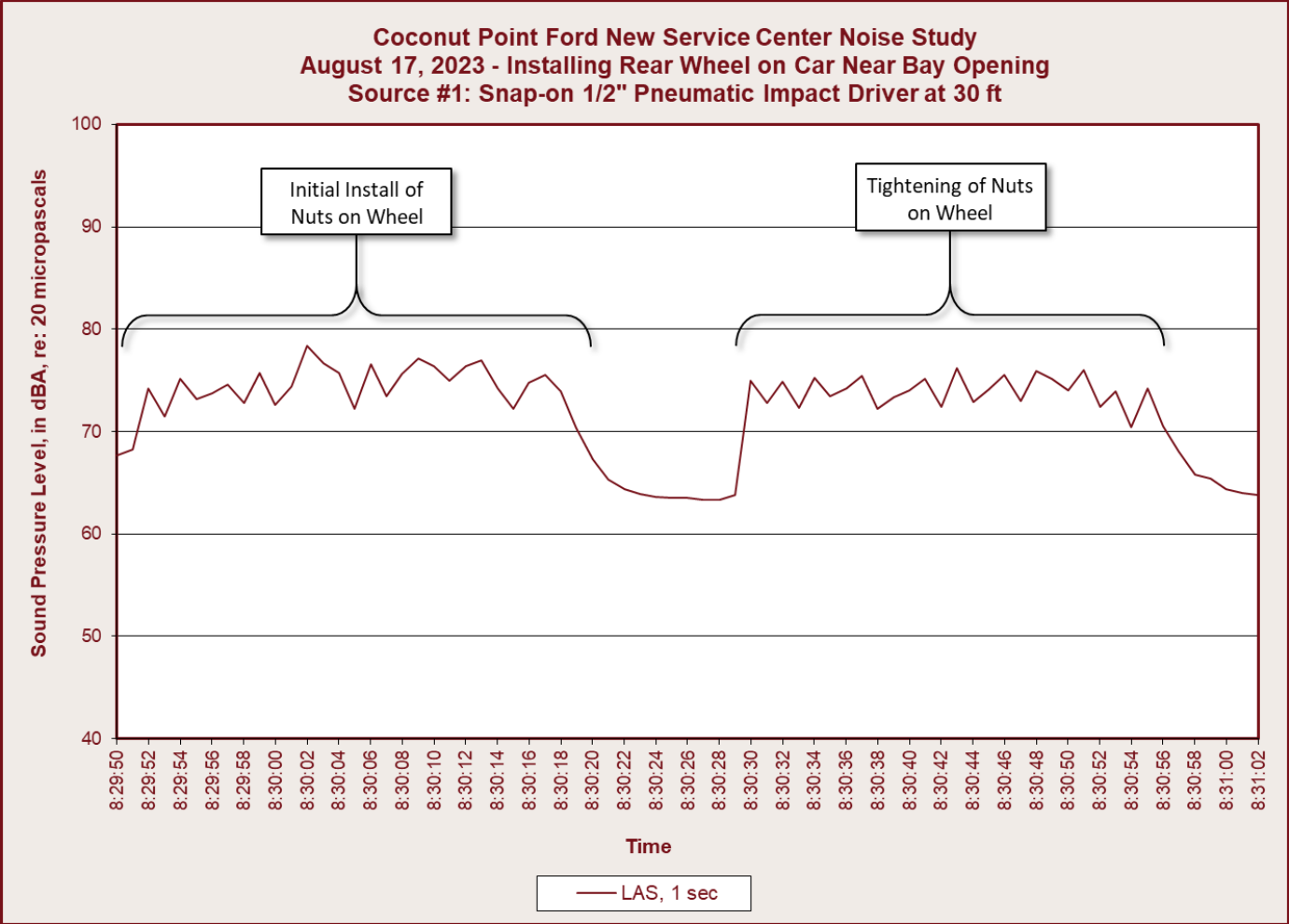
Noise Source #	Noise Source/Activity Description	Measurement Distance from Source	Maximum 1-second LAS Sound Level during Activity
1	Snap-on ½" pneumatic impact driver – installing tire lug nuts, pause, tightening of lug nuts of vehicle on lift	30 ft	78 dBA
2	Matco tools 3/8" 16V cordless impact driver – removing bold from metal bash plate under vehicle on lift	40 ft	78 dBA
3	Snap-on ½" pneumatic impact driver with silencer – removing lug nuts from rear tire of vehicle on lift	35 ft	72 dBA
4	Cordless ratchet – removing bolt from hanger on back of pick-up truck on lift	35 ft	71 dBA
5	Snap-on ½" 18V cordless impact driver – removing lug nuts from tire of vehicle on lift then putting back on	35 ft	81 dBA
6	Hammering on rotor to free brake pads	35 ft	79 dBA
7	FS Curtis NC B11 Rotary Screw Compressor – idling then air pressure release	20 ft	83 dBA



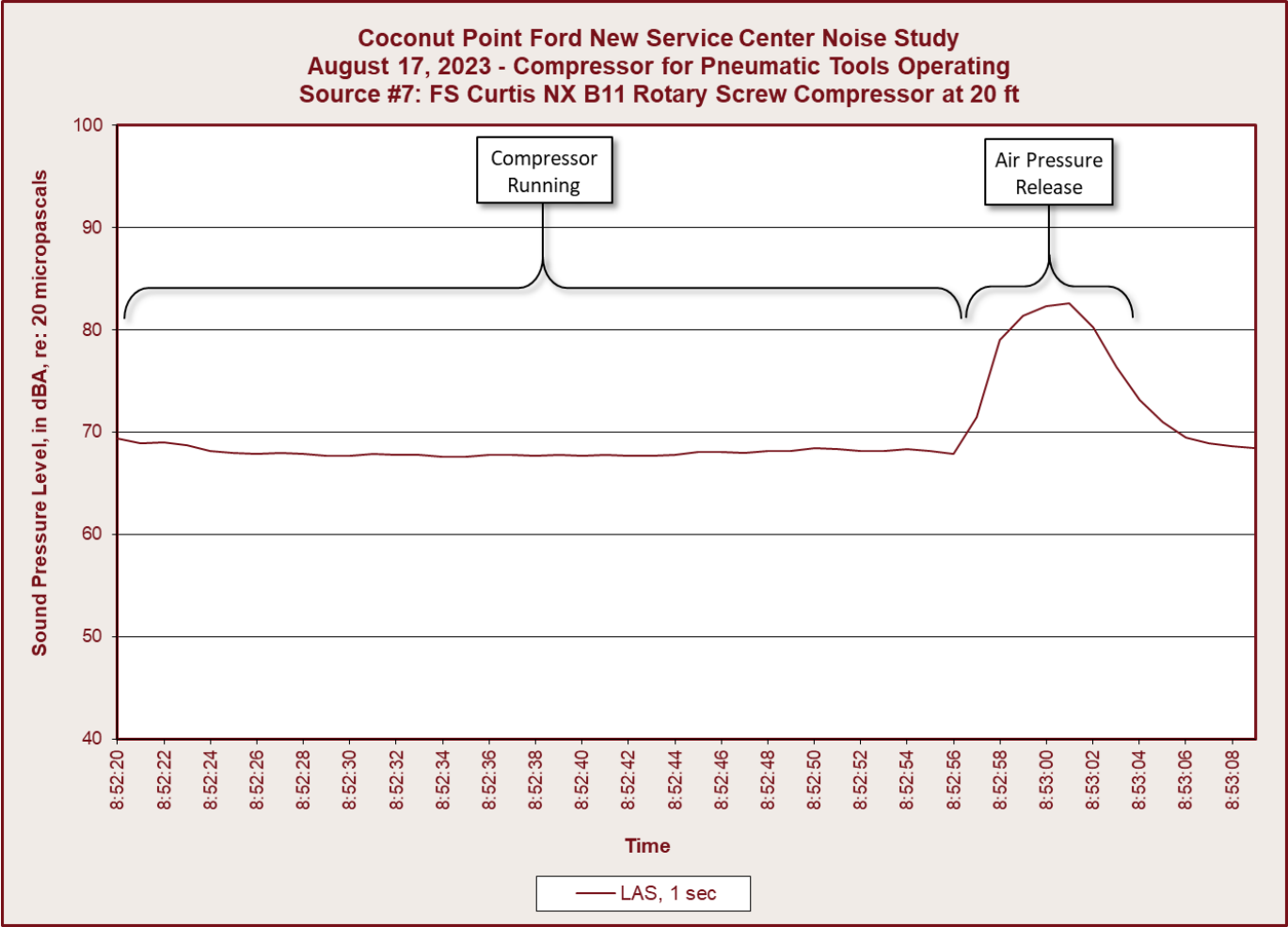
Source Sound Levels



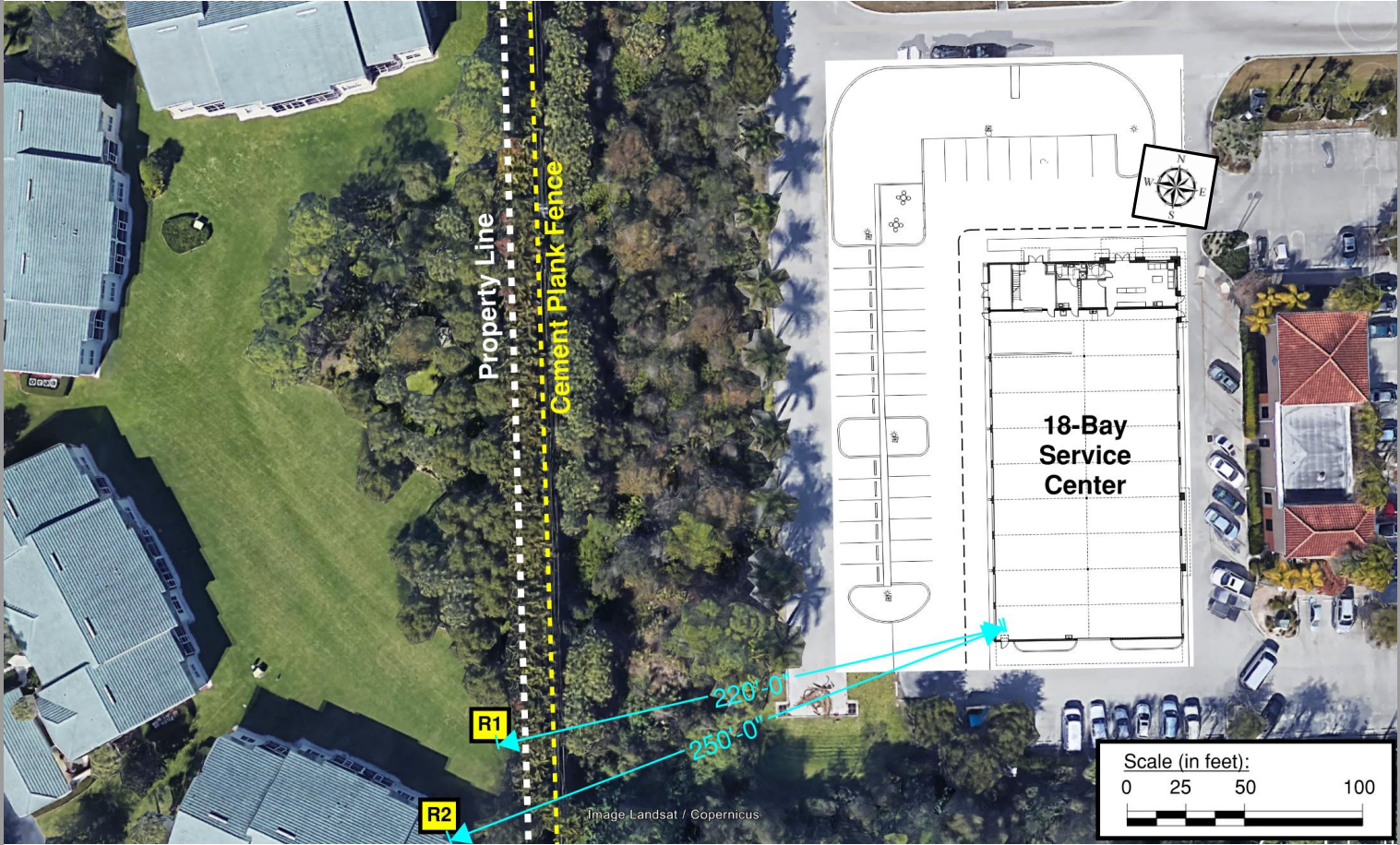
Source Sound Levels



Source Sound Levels



Receiver Locations



Results/Findings

Noise Source #	Noise Source/Activity Description	Estimated Sound Level at Location R1	Estimated Sound Level at Location R2
1	Snap-on ½" pneumatic impact driver: Installing tire lug nuts, pause, tightening of lug nuts of vehicle on lift	53 dBA	57 dBA
2	Matco tools 3/8" 16V cordless impact driver: Removing bolt from metal bash plate under vehicle on lift	57 dBA	61 dBA
3	Snap-on ½" pneumatic impact driver with silencer: Removing lug nuts from rear tire of vehicle on lift	49 dBA	53 dBA
4	Cordless ratchet: Removing bolt from hanger on back of pick-up truck on lift	49 dBA	53 dBA
5	Snap-on ½" 18V cordless impact driver: Removing lug nuts from tire of vehicle on lift then putting back on	58 dBA	62 dBA
6	Hammering on rotor to free brake pads	54 dBA	58 dBA
7	FS Curtis NC B11 Rotary Screw Compressor Idling then air pressure release	<40 dBA	< 45 dBA

Findings:

Based on the results of the noise study, sounds from noise sources/activities associated with the proposed 18-Bay Service Center are not expected to exceed the 66 dBA sound level limit described in the Estero Noise Control Ordinance.



Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Abbiati Dental Office Building
CASE NUMBER
DOS2022-E015
MEETING DATE
September 12, 2023
REQUEST
Development Order for the construction of an office building (10,000 SF dental/medical office and 1,950 SF of general office) parking, drainage, utilities, monument sign, and related infrastructure
APPLICANT
Island Paradise Dental Squared, LLC
LOCATION
22770 S. Tamiami Trail, Estero, FL adjacent to Fountain Lakes
PROPERTY SIZE
1.45 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD), Resolution Z-09-039, named "Fountain Lakes Professional Park"
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on January 11, 2022

Staff Recommendation

The applicant is proposing an alternative architectural style (Prairie). Under the Land Development Code, alternative styles are allowed to provide flexibility and stimulate creative designs while fostering compatibility with surrounding developments.

An applicant may propose Prairie or Iconic architecture as an alternative architectural style, subject to approval through the design review process as part of the review of the development application. Approval of a proposed alternative architectural style shall be based upon the following findings:

- A. The plan and architectural style for the proposed development is in conformity with good taste, good design, and in general contributes to the image of the Village as a place of beauty, spaciousness, harmony, taste, fitness, and high quality.
- B. The plan and architectural style for the proposed development is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the existing and evolving Village environment to materially depreciate in appearance and value.
- C. The plan and architectural style for the proposed development conforms with the standards of this LDC and other applicable ordinances, particularly with respect to the location and appearance of the buildings and structures proposed in the development.
- D. The plan and architectural style for the proposed development is compatible with the existing and any proposed surrounding development, and is consistent with the comprehensive plan.
- E. The building is constructed with material that is sufficient and of such high technical quality to allow for continuing renovation and adaptive reuse well beyond the expiration of initial planned use or cost recovery.
- F. The building is designed to share some of the design characteristics of neighboring buildings or public spaces where applicable.

If the Planning Zoning and Design Board agrees that this style meets the findings, staff recommends approval with the following condition:

- 1. SFWMD approval of ERP modification required for the drainage due to the additional turn lane prior to Vegetation Removal Permit or any building permits.

Background

Applicant is requesting a development order for construction of a one-story office building (10,000 SF dental/medical office and 1,950 SF of general office) parking, drainage, utilities, monument sign, and related infrastructure. The 1.45-acre site is located on US-41 adjacent to Fountain Lakes on the south side of Fount Lakes Boulevard. The building will be constructed on the eastern portion of the site, with the parking west of the building.

Architecture

The applicant proposes an alternative architectural style called "Prairie". According to the Village Land Development Code, the Prairie style includes low-pitched hipped or flat roof; broad overhanging eaves, strong horizontal lines, clerestory windows arranged in horizontal bands; wide use of natural materials, especially stone and wood or wood-look alternative with strong horizontal lines; and restrained ornamentation such as friezes around windows and doors, or as bands under the eaves.

The applicant states that the “most defining characteristic is their emphasis on the horizontal rather than the vertical”. The building complies with this description and is architecturally interesting, with a mix of different materials such as stone, glass and wood to break up the building. While the primary color is Alabaster, the other materials provide a mix of elements. Additionally, the applicant has proposed an innovative list of green and sustainable features including solar roof panels.

An exterior building paint color schematic and materials are provided in the applicant’s plans along with elevations and perspectives.

Transportation/Parking

The access to this project is provided from US-41 through the Fountain Lakes property via an access easement. No separate access on US-41 is proposed due to the proximity to the existing intersection.

The applicant’s traffic engineer, JMB Transportation Engineering, Inc., submitted a traffic analysis. In the revised analysis dated 12/21/2022, the engineer specifically stated; “the design/location of the site's proposed access should be done in a manner that minimizes any potential conflicts with the Fountain Lakes' ingress/egress traffic as well as and the operation of the ingress/egress gates”. The engineer “recommends that the site access include a separate left-ingress lane that is properly segregated from the guest entrance lane and also consider relocating the entrance gates to the west in order to maximum the separation between the site's access and the ingress/egress gates”.

The Village agrees that the separate left turn lane as described in the traffic study is needed for multiple reasons. First of all, the vehicle stacking for the current “guest” entrance lane in the traffic study was observed to be five (5) cars which equates to 100’ of stacking per the Land Development Code. Although there is enough stacking for eight (8) vehicles before the State right-of-way (US-41) and the fact the existing stacking has already been observed to be five (5) cars, three (3) additional stacking spaces does not appear to be adequate for the additional 29 vehicles per hour entering a combined “guest” entrance and left turn lane. In addition, based on the traffic study data, without the segregated left turn lane, the number of trips for the combined “guest” entrance and left turn lane would more than double in the Peak AM period from 26 to 55 trips peak AM hour. To compound the issue, there are an existing 64 trips peak AM exiting Fountain Lakes which will restrict (and further delay) the left turn traffic into Abbiati Dental.

Staff agrees that the segregated left turn lane provides a safe and efficient solution to the additional traffic to/from the Abbiati Dental facility.

A combined “guest” entrance and left turn lane would create increased and unnecessary delays for the Fountain Lakes guests and adds potential safety issues including cars potentially stacking onto US-41 or restricting incoming traffic to Fountain Lakes from US-41. In addition, the traffic study observed vehicles which entered the “resident” gate lane that could not get in and had to back up to the “guest” lane which, with the added traffic, could be dangerous to the vehicles and their occupants.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-107779-P, Application # 220919-36002) is approved, however this permit does not include the left turn lane improvements located at the Fountain Lakes entrance. A separate ERP Modification will be required for these improvements. The lowest proposed elevation of the finished floor is 16.20 feet NAVD88.

Lighting

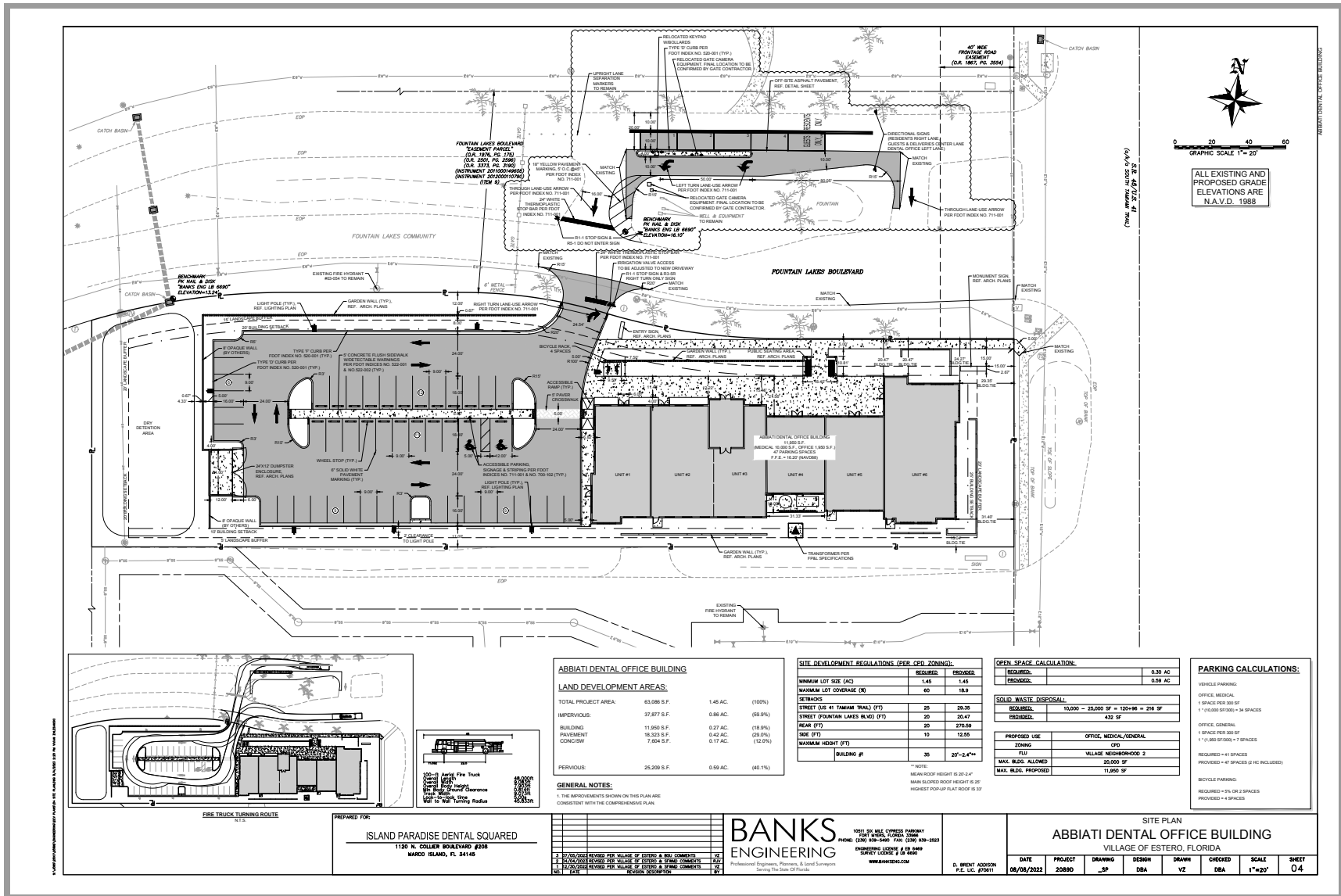
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Landscaping

Buffers and landscaping comply with the Zoning Resolutions and the LDC. A 20-foot wide buffer will be provided on US-41 and the west side of the site, a 20-foot buffer along Fountain Lakes Boulevard and a 5-foot buffer to the south. An 8-foot wall is provided on the west side of the property.

Monument Sign

The monument sign is somewhat modern-looking but is of similar design and colors to the building.





EAST ELEVATION

**ABBIATI EMERGENCY DENTAL
ESTERO, FLORIDA**





NORTH ELEVATION

**ABBIATI EMERGENCY DENTAL
ESTERO, FLORIDA**

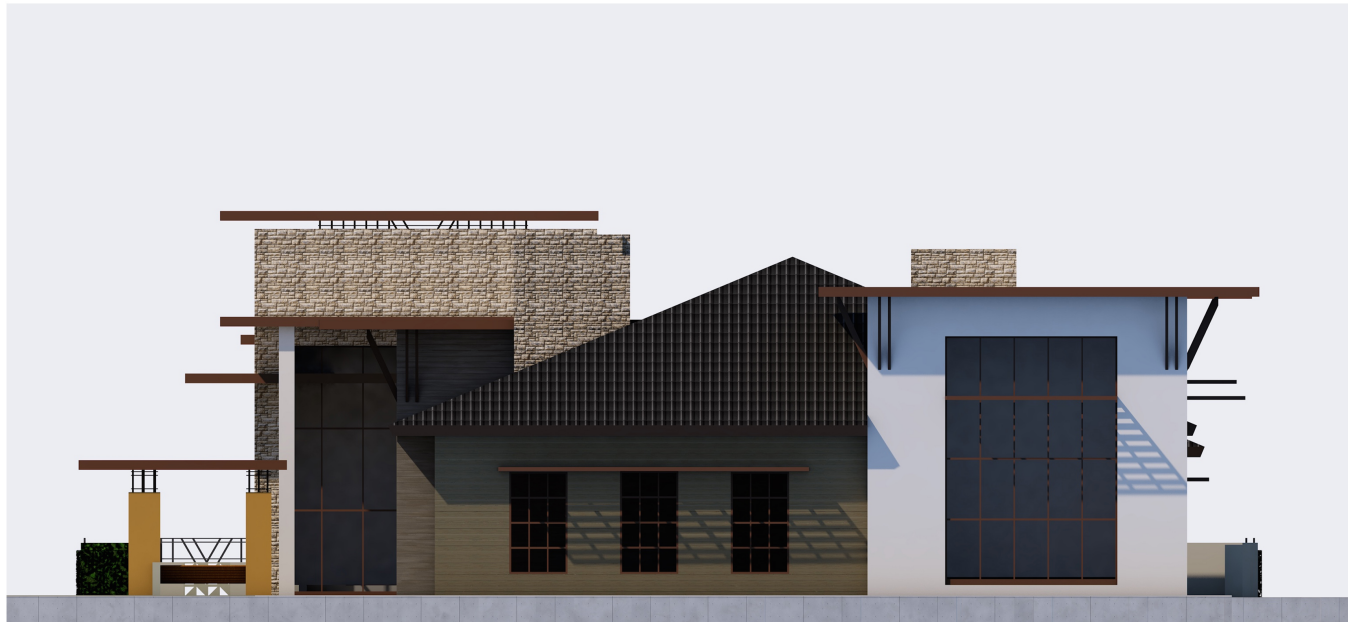




SOUTH ELEVATION

**ABBIATI EMERGENCY DENTAL
ESTERO, FLORIDA**





WEST ELEVATION

**ABBIATI EMERGENCY DENTAL
ESTERO, FLORIDA**











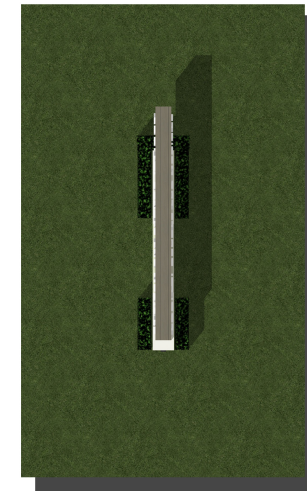




SOUTH SIDE VIEW



EAST SIDE VIEW



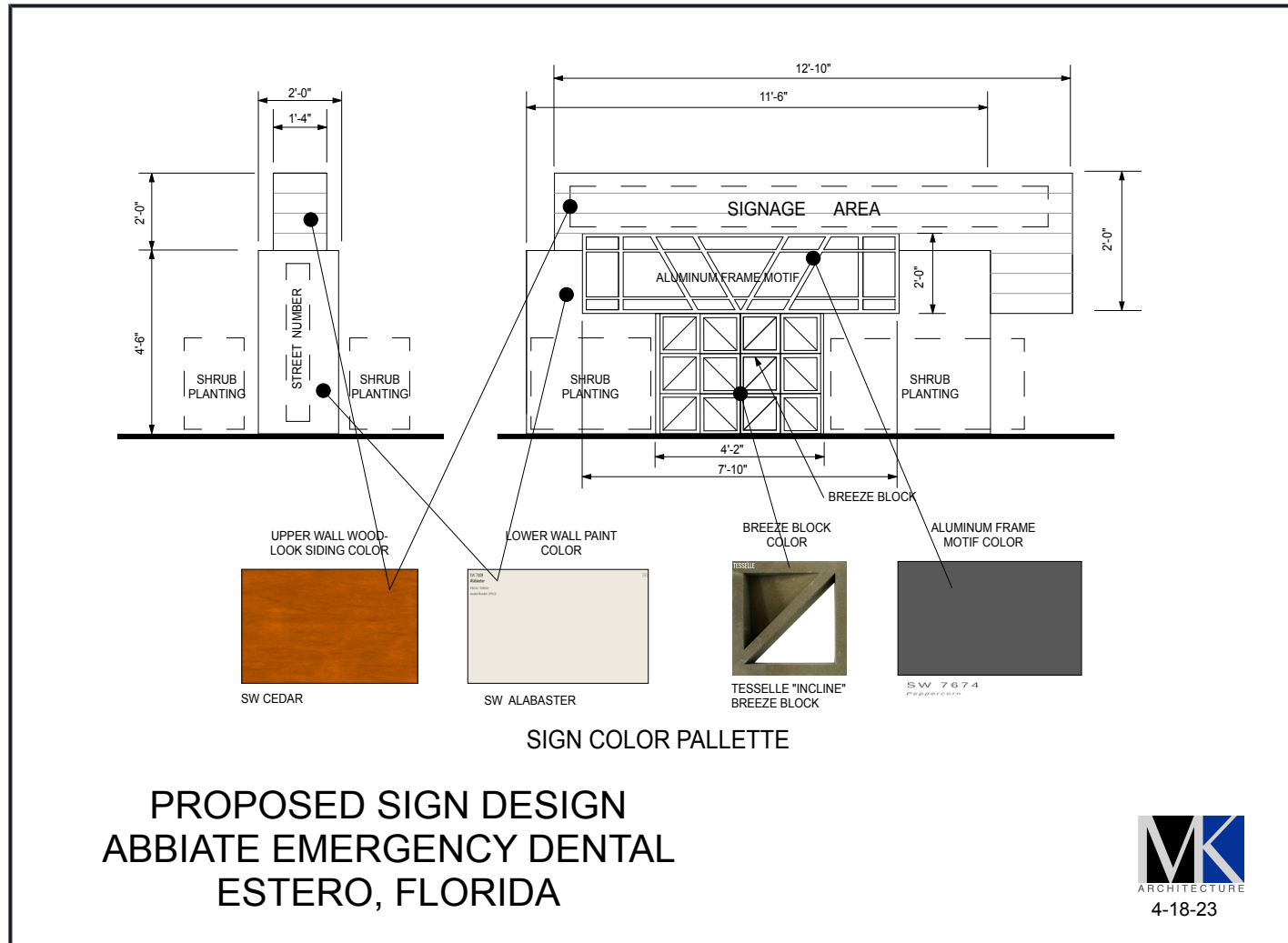
TOP VIEW



PERSPECTIVE VIEW

PROPOSED SIGN DESIGN
ABBIATI EMERGENCY DENTAL
ESTERO, FLORIDA

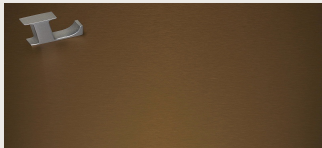




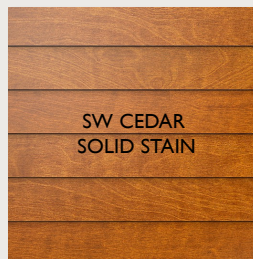
THE COLOR PALLETTE



STONE VENEER- ELDORADO
MOUNTAIN LEDGE



MED. BRONZE WINDOW
FRAMES AND SUNSHADES



SW CEDAR
SOLID STAIN

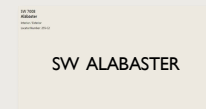


SW BUTTERNUT
SOLID STAIN

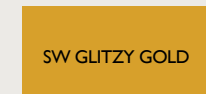
WOOD SIDING COLORS-



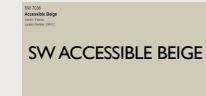
TESLA SOLAR ROOF



SW ALABASTER
MAIN BODY COLOR



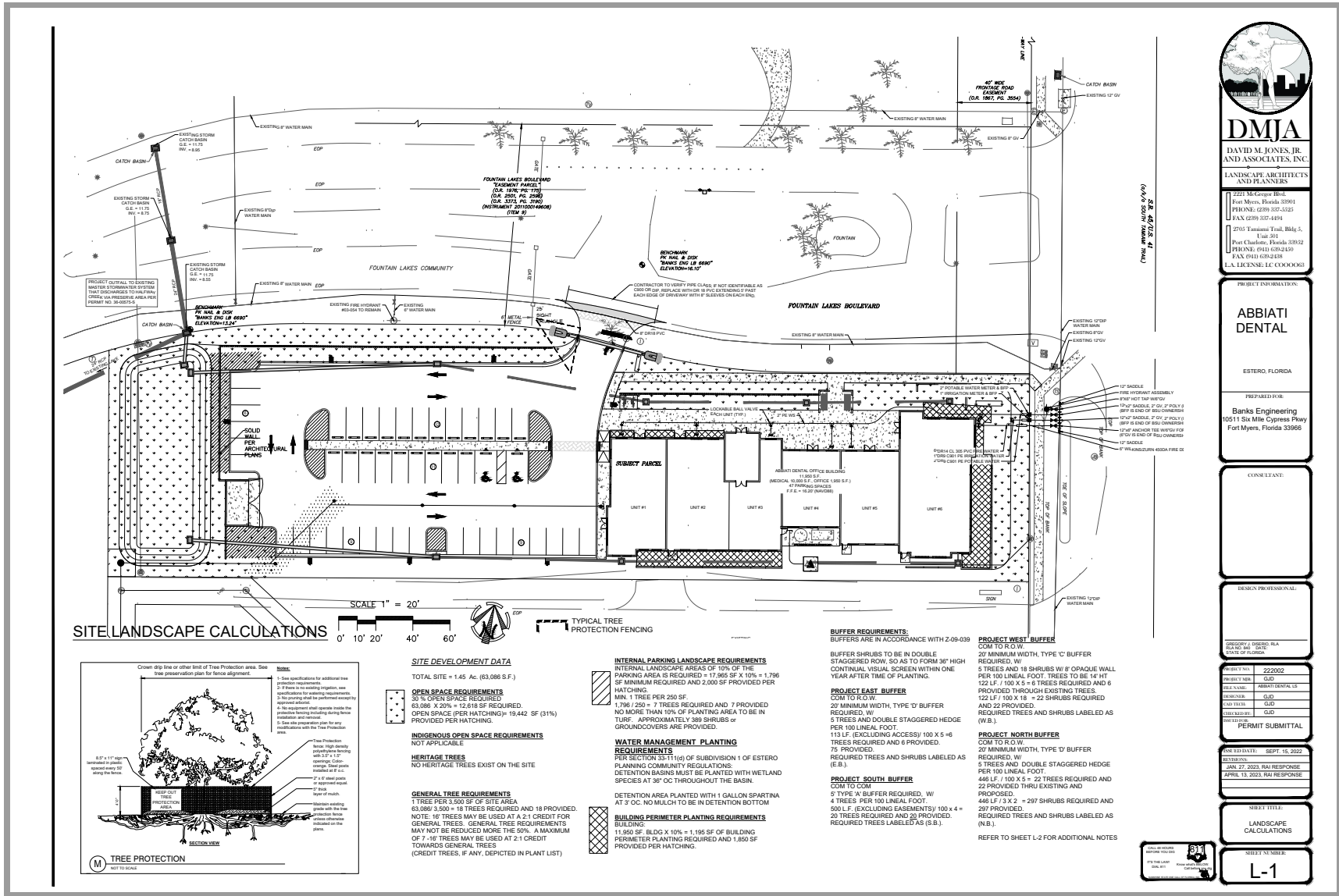
SW GLITZY GOLD
PEDESTRIAN SHELTER COLOR



SW ACCESSIBLE BEIGE
GARDEN WALL COLOR

TESSELLE "INCLINE"
GARDENWALL
BREEZE BLOCK







- [illegible]

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SOODING AREAS PRIOR TO PLANT OR SOG INSTALLATION. CONTRACTOR SHALL OBTAIN OED APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT MATERIALS SHALL BE ORDERED PRIOR TO START OF WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYVS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOODIED IN ACCORDANCE WITH LOCAL ORDINANCES. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.

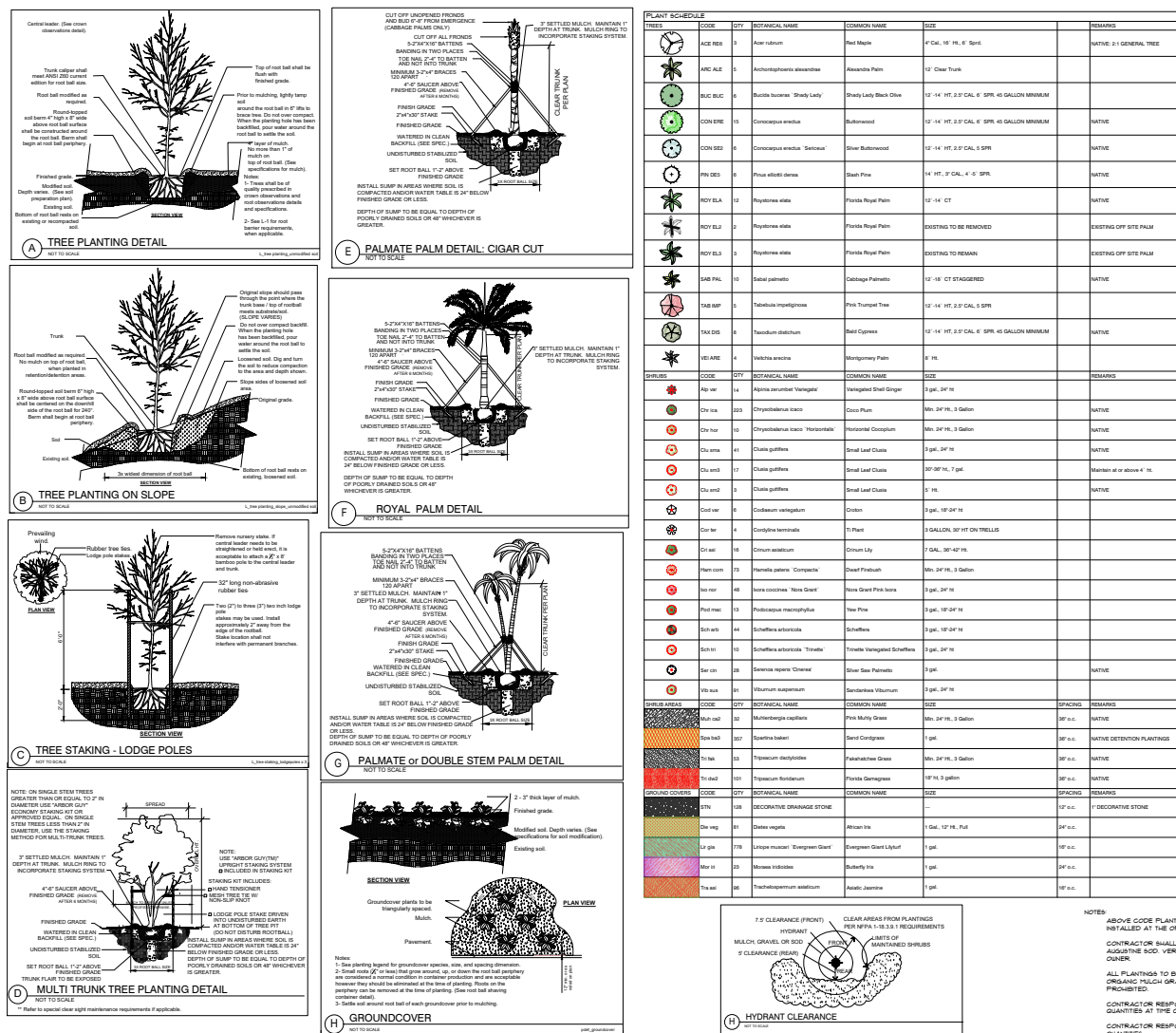
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SLOPS OR WHERE THEY WILL REQUIRE EXCESSIVE PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED BY THE APPLICANT, U.S.A.S.
 19. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING SCREENS AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ON STREETS, WALKWAYS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
 21. LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LOT EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 1' TO THE TRUNK OF ANY OTHER TREES ARE TO BE PLANTED NO CLOSER THAN 8' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
 22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.
- STIPULATION:** PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES NOT TO BE REPLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.
- STIPULATION:** PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT A VEGETATION REMOVAL PERMIT MUST BE OBTAINED AND THE START DATE FOR REMOVAL OF TREES MUST BE 90 DAYS FROM THE MEASURES MUST BE IN PLACE. (LDC-505)

SCALE 1" = 20'



A graphic scale bar showing distances from 0' to 60' in increments of 10'. To the right of the scale bar is a north arrow pointing towards the upper right corner of the page.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)



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Port Charlotte, Florida 33952
PHONE: (941) 628-2430
FAX: (941) 628-2438
L.A. LICENSE: LC 0000003

PROJECT INFORMATION
ABBIATI DENTAL

ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONTRACT NO.

DESIGN PROFESSIONAL

PROJECT NO. 220002
PROJECT NAME: ABBIATI DENTAL
SHEET NO. 1
DATE: 10/1/2023
BY: [Signature]
CHECKED BY: [Signature]
PERMIT SUBMITTAL

DATE: 10/1/2023
BY: [Signature]
CHECKED BY: [Signature]
PERMIT SUBMITTAL

DATE: 10/1/2023
BY: [Signature]
CHECKED BY: [Signature]
PERMIT SUBMITTAL

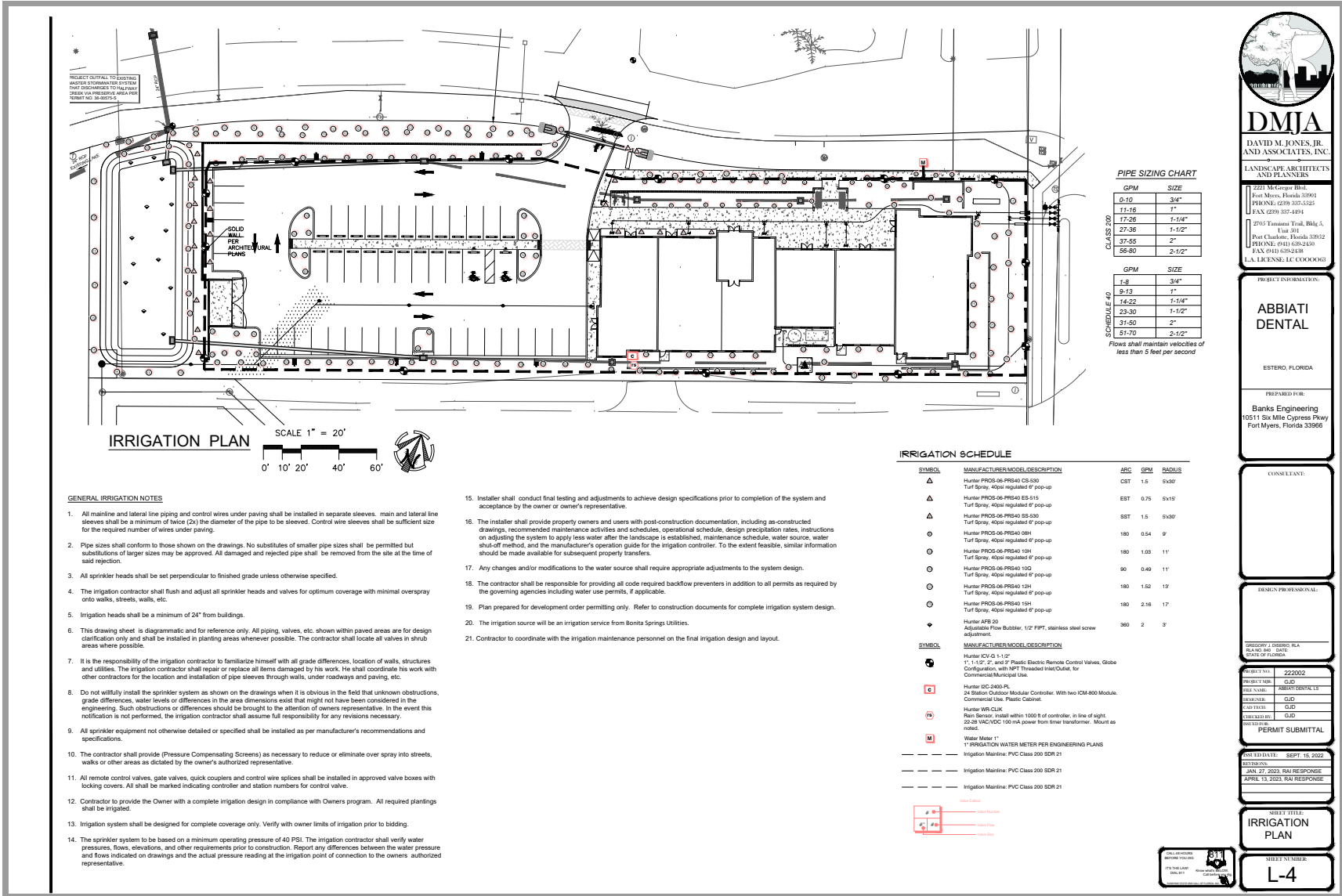
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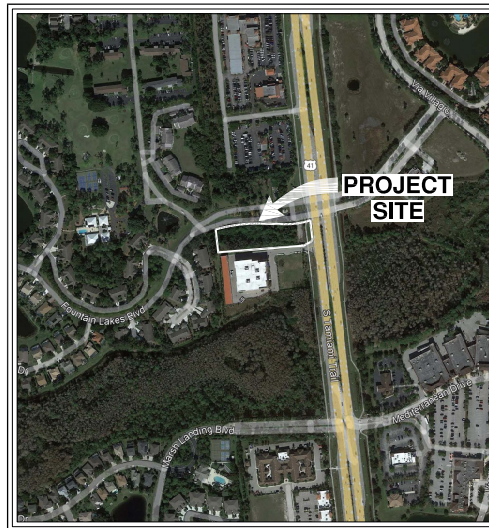
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BY: [Signature]
CHECKED BY: [Signature]
PERMIT SUBMITTAL



PHOTOMETRICS FOR ABBIATI DENTAL ESTERO

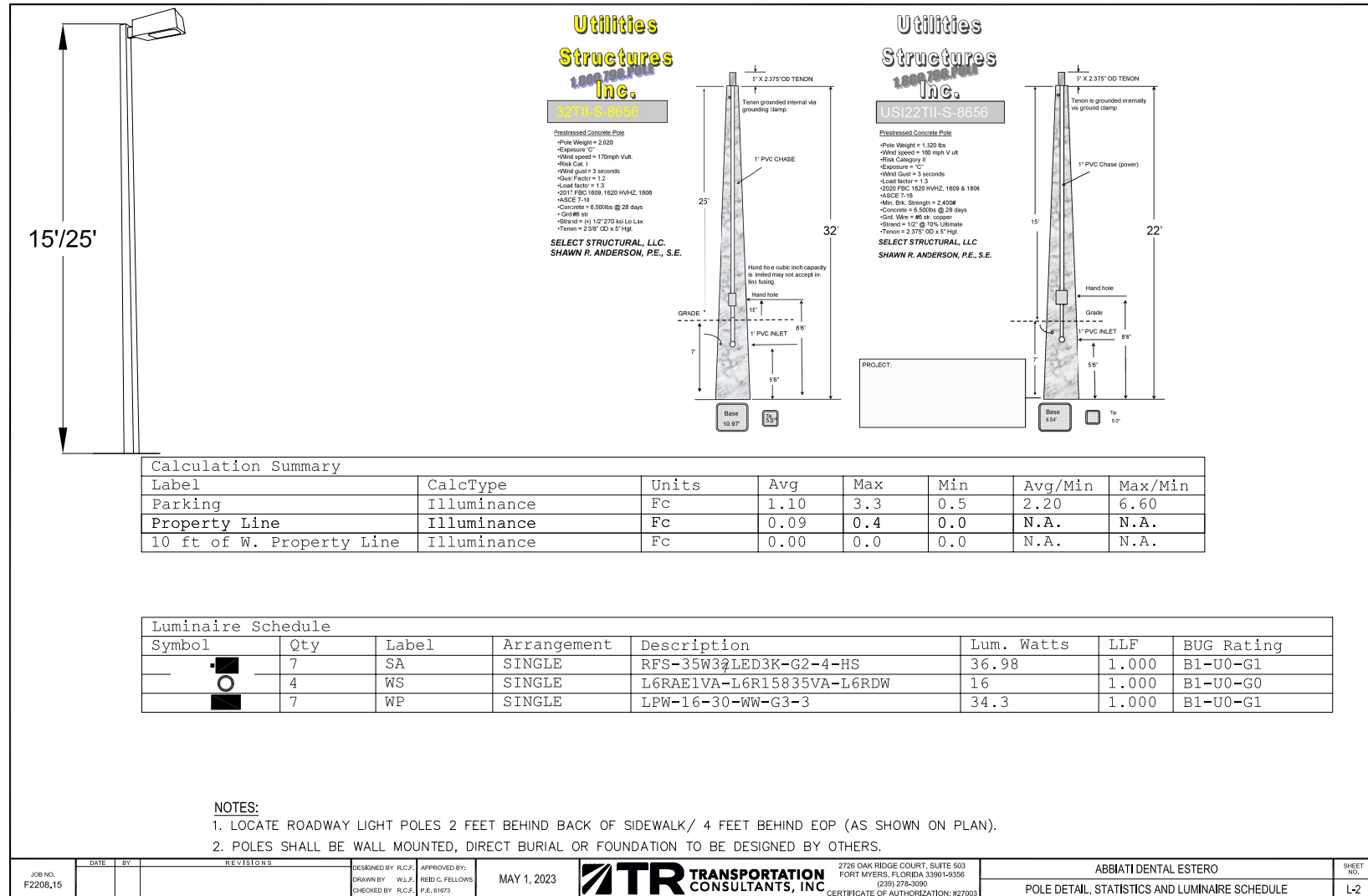


INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	COVER
L-2	POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE
L-3 THRU L-5	LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES
L-6	PLAN

ATTENTION IS DIRECTED TO THE FACT THAT
THESE PLANS MAY HAVE BEEN ALTERED IN
SIZE BY REPRODUCTION. THIS MAY BE
CONSIDERED WHEN OBTAINING SCALED DATA.

JOB NO. F2208.15	DATE	BY	REVISIONS	DESIGNED BY: R.C.F. DRAWN BY: W.L.F. CHECKED BY: R.C.F.	APPROVED BY: REB C. FELLOWS P.E. 61673	MAY 1, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-6356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	ABBIATI DENTAL ESTERO COVER	SHEET NO. L-1
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[illegible]



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wallighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide Example: LPW16-20-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Photocontrol	Location	Finish
LPW16	15W	NW-G3	Hourly White 2	Type 2	120V	None	Textured
W LED	30W	4000K TO 5000K	Type 3	240V	PCB	Meets the requirements of the Bay Area Air Quality Act of 1933 (BAAQAA)	Black
medium wall sconce	80W	WW-G3	Warm White 3	Type 4	240V	None	White
			4000K TO 5000K				Brass
							Dark Gray
							Medium Gray
							Customer specified
							Specify optional color or RAL
							or CC-LGP or CC-RAL7040
							Custom color
							Must specify color chip for required factory match

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-B-BZ	LPW16, 30W, 6500K, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252819872
LPW16-G3-B-BZ	LPW16, 30W, 6500K, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252819865

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16V15-BZ	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	900951448860

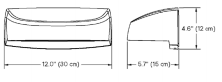
- 1 Must specify voltage. Not available in 347V or 480V.
2 Other colors available upon request as master-to-order.
3 Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. The BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
4 Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW16_LytePro_sconce 34/01 page 1 of 3



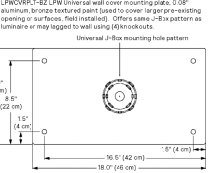
LPW16 LytePro LED medium wall sconce

Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)



LED Wattage and Lumen Values

Ordering Code	Total Current LEDs (mA)	Color Temp. (°K)	Average System Watts	Lumen Output	BIG Rating (lm/W)	Efficiency (lm/W)	Lumen Output	BIG Rating (lm/W)	Efficiency (lm/W)	Lumen Output	BIG Rating (lm/W)	Efficiency (lm/W)
LPW16-30-NW-G3	15	4000	22	2,375	81-100-G1	132	2,668	81-100-G1	130	2,652	81-100-G1	118
LPW16-30-NW-G3	15	4000	24	2,400	81-100-G1	119	2,400	81-100-G1	117	2,360	81-100-G1	116
LPW16-30-NW-G3	15	5000	48	5,448	81-100-G1	114	5,334	81-100-G1	111	5,263	81-100-G1	110
LPW16-30-NW-G3	15	4000	22	2,610	81-100-G1	113	2,457	81-100-G1	110	2,425	81-100-G1	109
LPW16-30-NW-G3	15	6500	24	3,765	81-100-G1	110	3,687	81-100-G1	107	3,638	81-100-G1	106
LPW16-30-NW-G3	15	5000	48	5,037	81-100-G1	106	4,912	81-100-G1	103	4,846	81-100-G1	102

Values from photometric tests performed in accordance with ENBA-LP-78 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometer in layout.

NOTE: Some data may be based on field of center (but not overall) luminaires. Contact factory for configurations not shown.

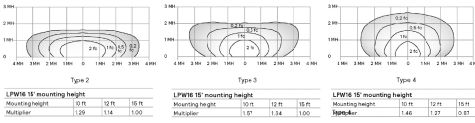
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on ENBA-LM-80 methodology. Actual performance may vary due to field application conditions. Lx is the predicted one-year Lx performance deprecates to 70% of initial lumen output. Calculated per ENBA-100-11. Published by the manufacturer in 8 times actual, 35 test hours.

Ambient Temperature (°C)	Calculated Lx Hours	Lx per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>84,000 hours	>90%

Optical distributions

Based on LPW16-30-NW-G3 at 10' mounting height

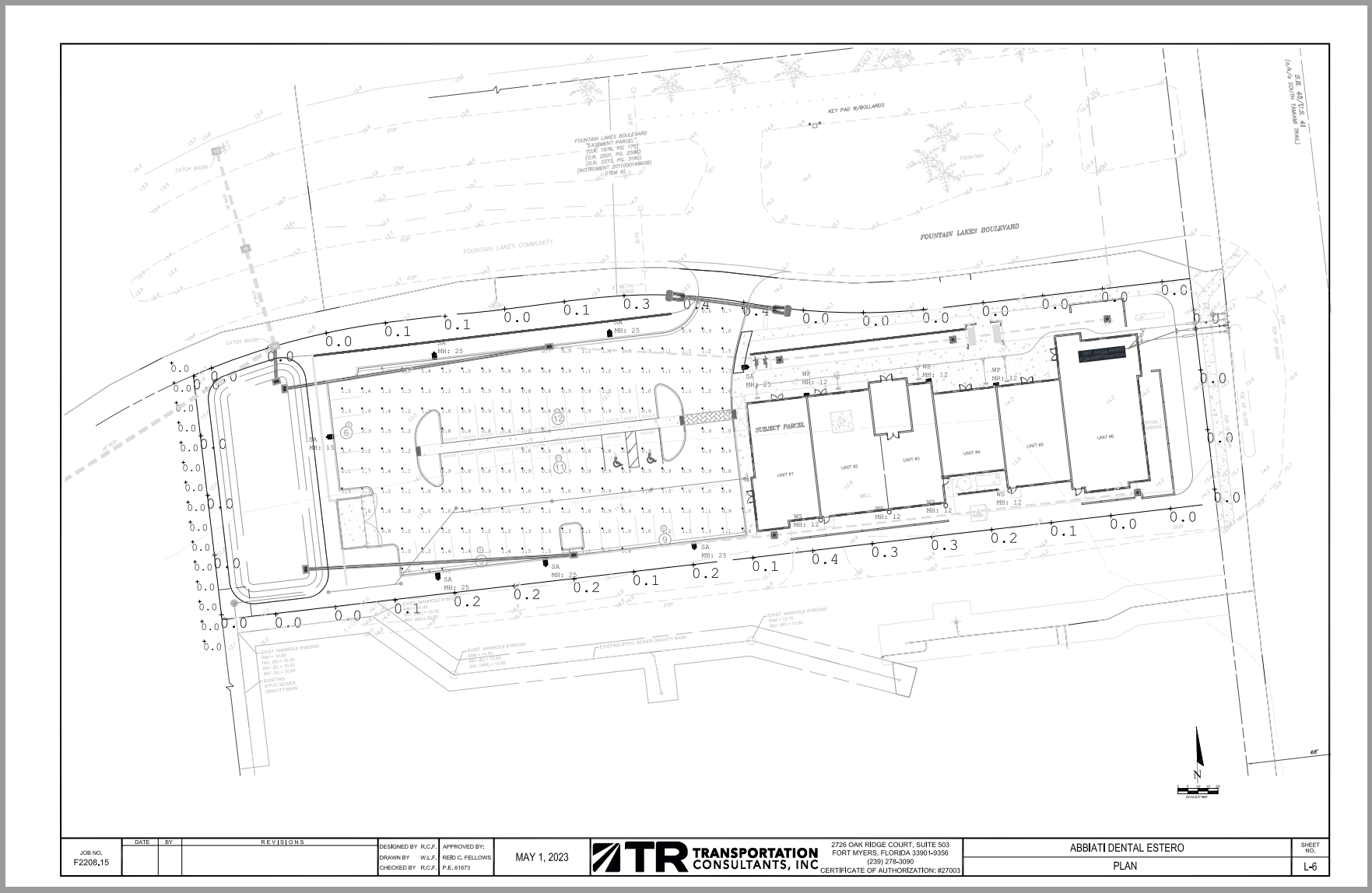


LPW16_LytePro_sconce 34/01 page 2 of 3

NOTES:

1. FIXTURES ARE TO BE STONCO LYTEPRO 16 LED SERIES, MOUNTED AT 12 FEET AS SHOWN ON PLAN.
2. FIXTURES SHALL BE WALL MOUNTED.

JOB NO. F2208.15	DATE BY	REVISIONS	DESIGNED BY: R.C.F. DRAWN BY: W.J.F. CHECKED BY: R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61873	MAY 1, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	ABBIATI DENTAL ESTERO LUMINAIRE SPECIFICATIONS AND LUMINAIRE PROPERTIES	SHEET NO. L-5
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Abbiati Dental/Medical Office Building

VILLAGE OF ESTERO, FLORIDA



FINAL PUBLIC HEARING - SEPTEMBER 12, 2023

PROJECT TEAM

Richard Yovanovich, Esq.



Brent Addison, P.E.



Greg Diserio, RLA



Jim Banks, P.E.



Carlos Cardet, AIA



AWARD WINNER

SITE LOCATION



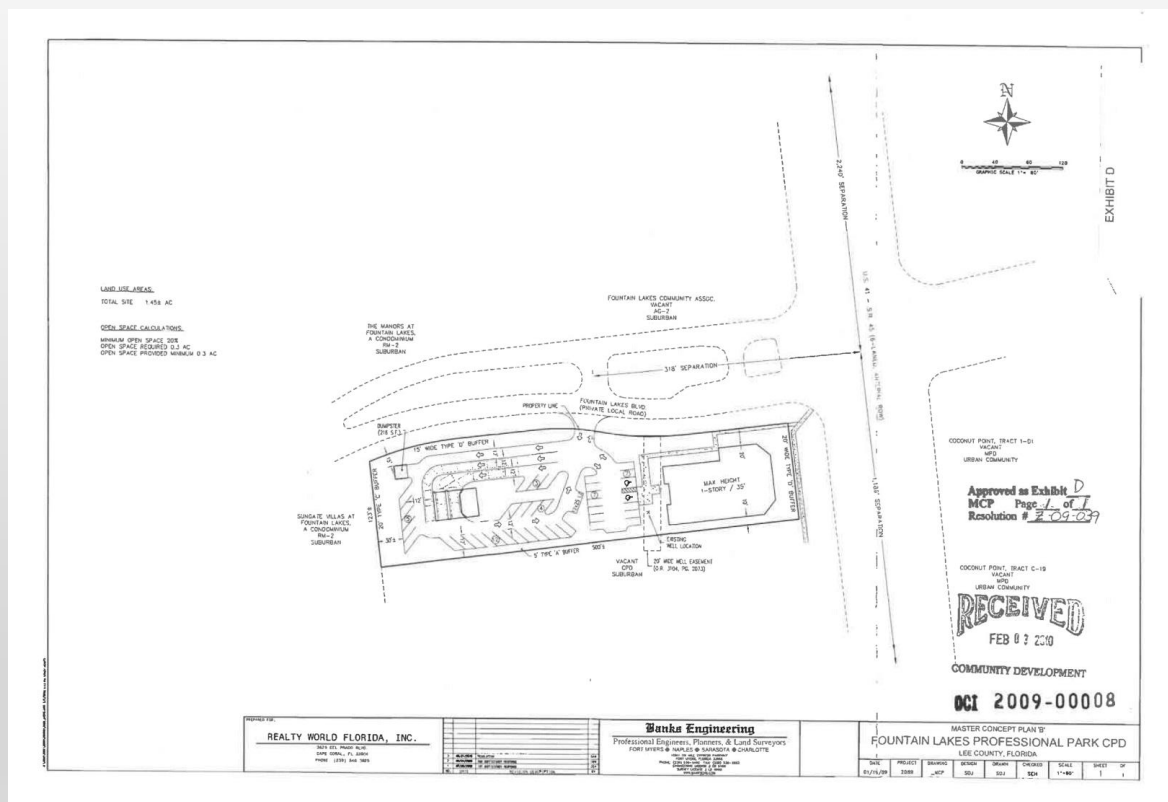
**22770 S Tamiami Trail, Estero, FL 33928
(SW corner of U.S. 41 and Fountain Lakes Boulevard)**

REQUEST FOR APPROVAL

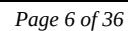
Requesting approval for the construction of:

- 10,000 S.F. dental/medical office
 - 1,950 S.F. general office space
 - Parking
 - Paving, Grading, and Drainage
 - Utility Connections to Bonita Springs Utilities
-

EXISTING ZONING (BANK OPTION)



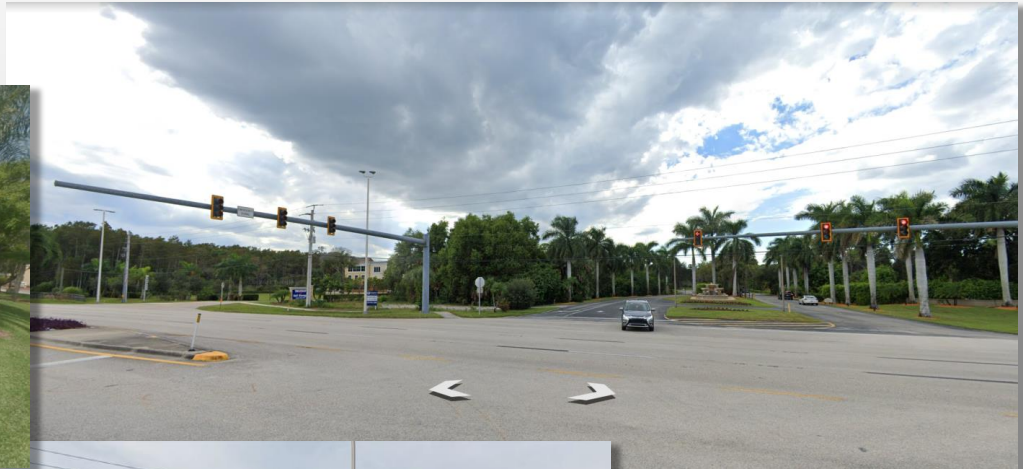
ing and Design Board Meeting - PACKET - (Page 332 of 371)





BRENT ADDISON, P.E.

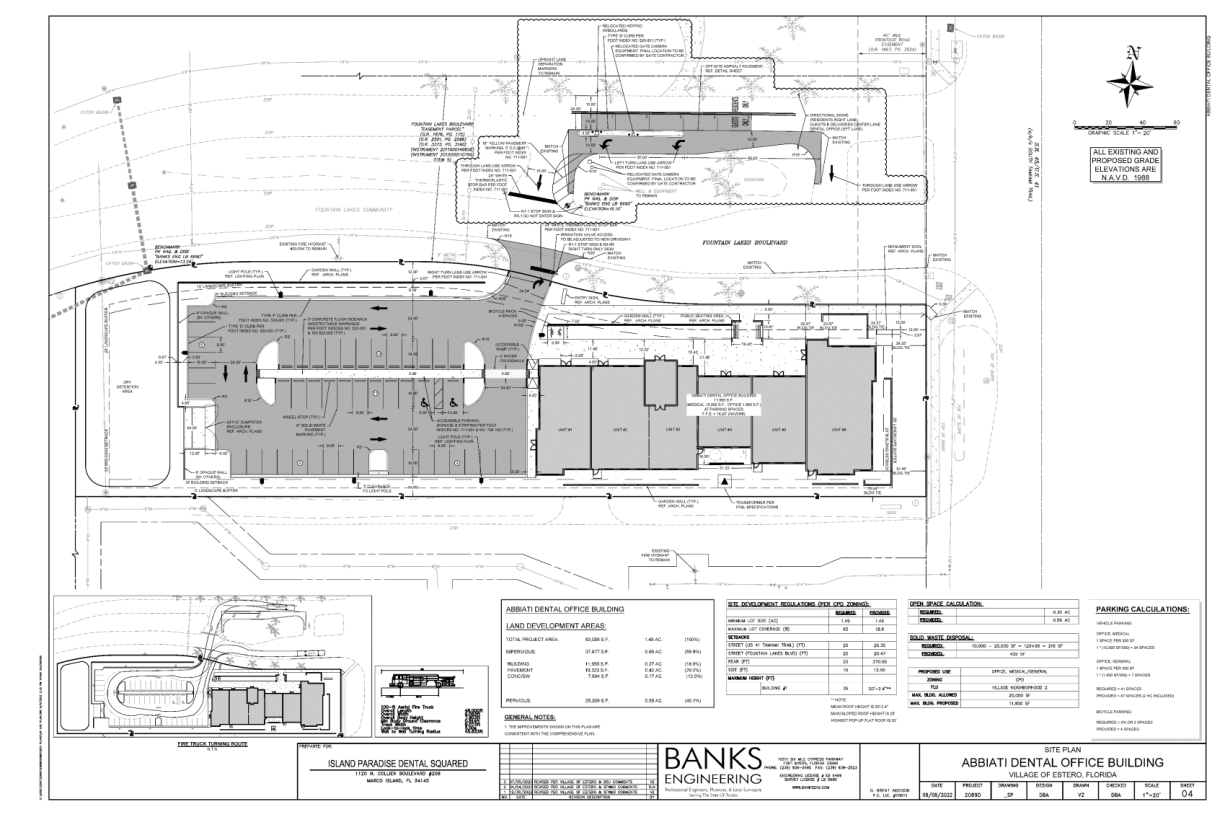
EXISTING CONDITIONS



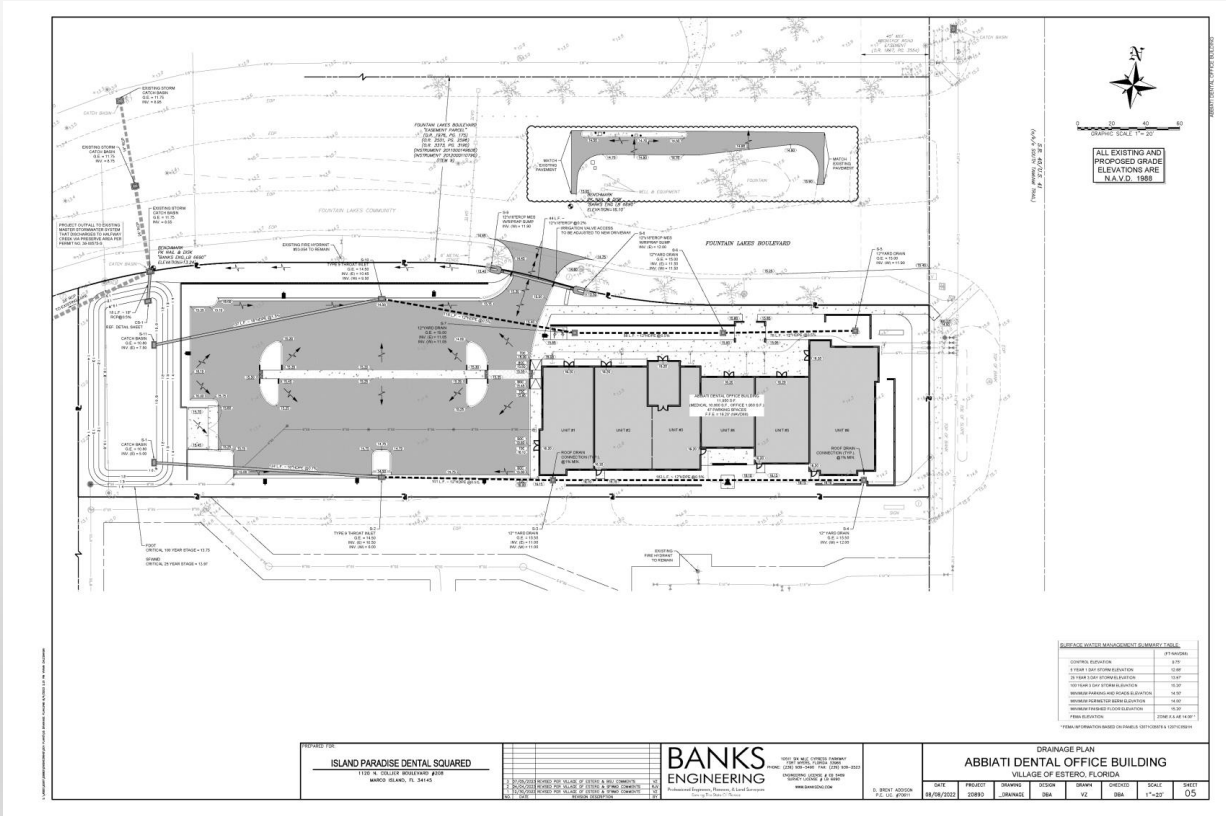
EXISTING CONDITIONS (CONTINUED)



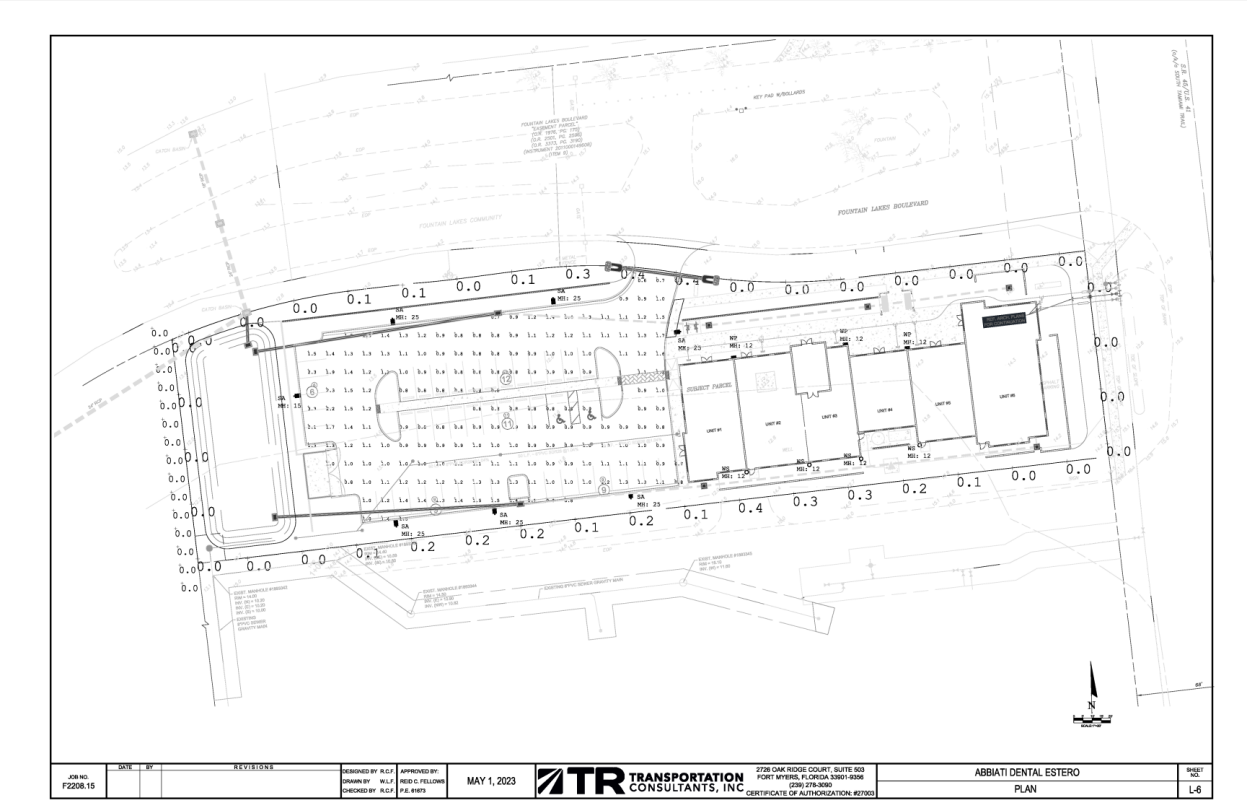
SITE PLAN



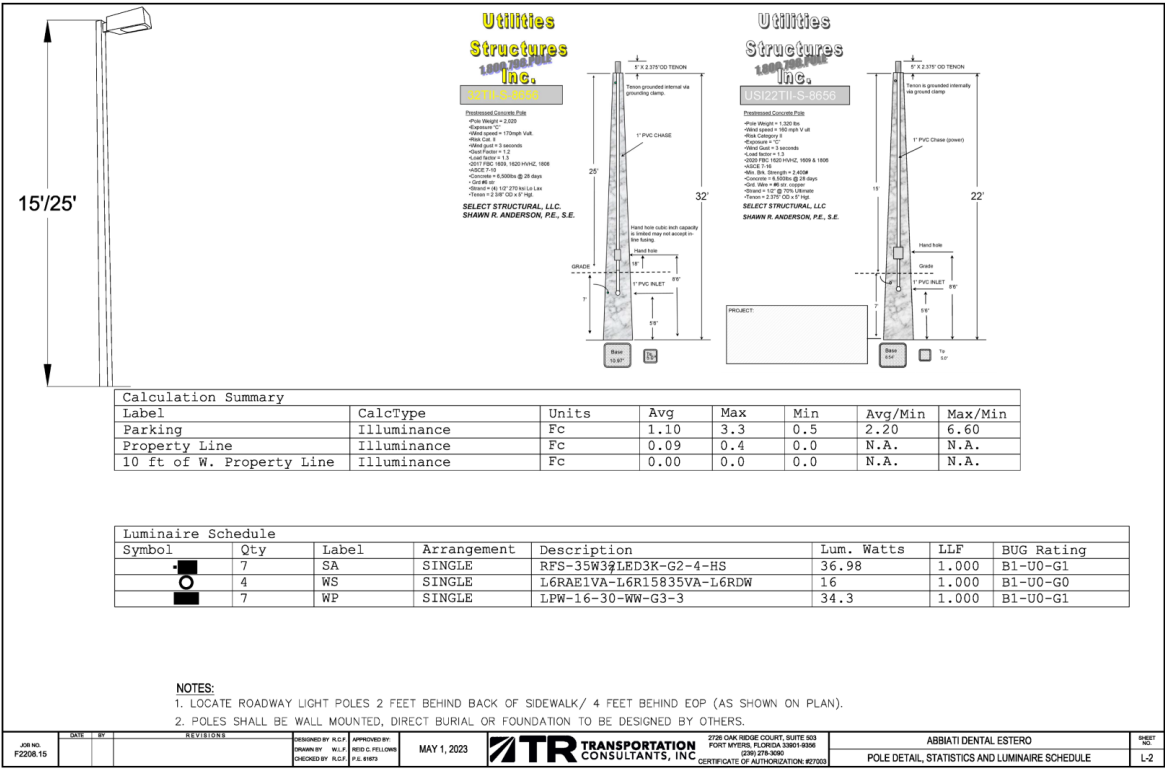
DRAINAGE PLAN



SITE LIGHTING



POLE DETAIL, STATISTICS & LUMINAIRE SCHEDULE



LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES

[illegible]

LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES

[illegible]



GREG DISERIO, RLA

Planning Zoning and Design Board Meeting - PACKET - (Page 344 of 371)



[illegible]

LANDSCAPE DETAILS & PLANT LIST

A. TREE PLANTING DETAIL

B. TREE PLANTING ON SLOPE

C. TREE STAKING - LOOSE POLES

D. MULTI TRUNK TREE PLANTING DETAIL

E. PALMATE PALM DETAIL: CIGAR CUT

F. ROYAL PALM DETAIL

G. PALMATE or DOUBLE STEM PALM DETAIL

H. GROUND COVER

PLANT SCHEDULE

SYMBOL	ITEM	QUANTITY	REMARKS
1	1.00	1	1.00
2	2.00	2	2.00
3	3.00	3	3.00
4	4.00	4	4.00
5	5.00	5	5.00
6	6.00	6	6.00
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DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS

1001 N. W. 10th Ave.
Fort Myers, Florida 33901
(941) 336-1111
FAX (941) 336-1112

1001 N. W. 10th Ave.
Fort Myers, Florida 33901
(941) 336-1111
FAX (941) 336-1112

ABBIATI DENTAL

ESTERO, FLORIDA

DESIGNED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33905

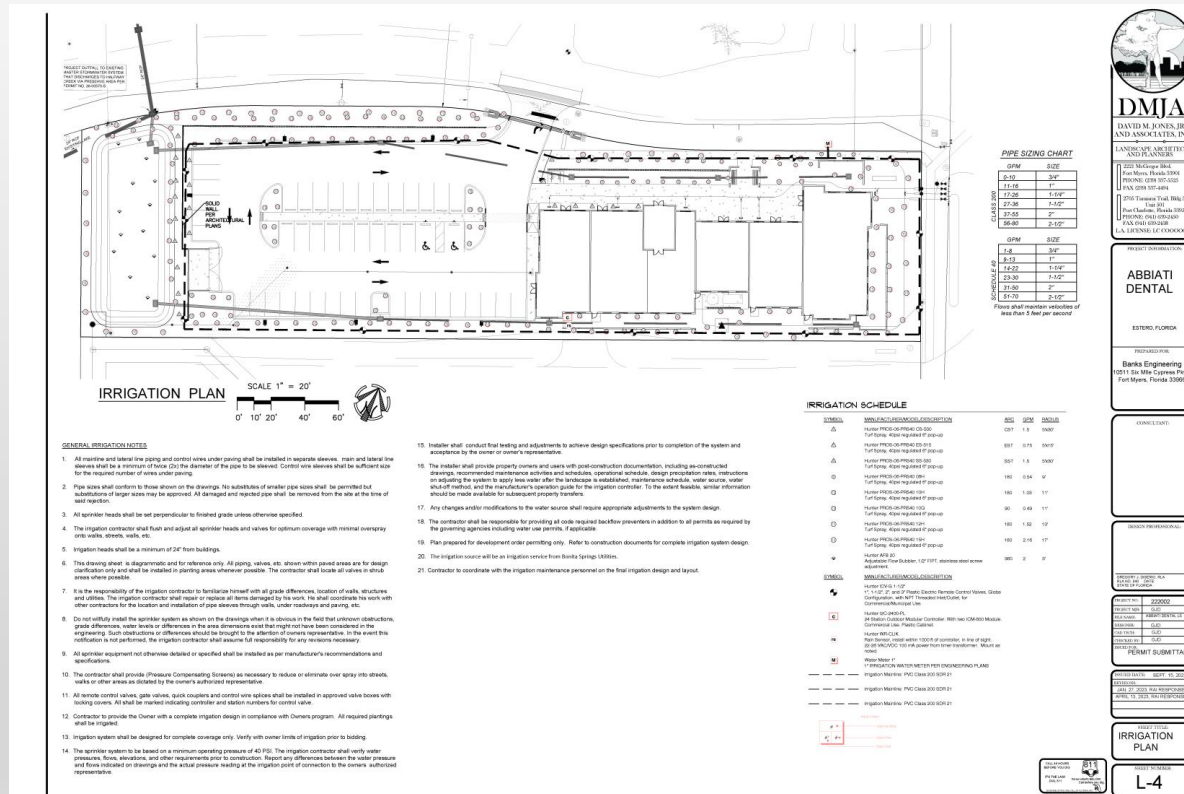
PERMIT SUBMITTAL

DATE: 08/15/2011
PROJECT: 1001 N. W. 10th Ave.
SHEET: 1 OF 1

LANDSCAPE DETAILS & PLANT LIST

L-3

IRRIGATION PLAN





JIM BANKS, P.E.



CARLOS CARDET, AIA

THE ARCHITECTURE

PROPOSED LIST OF GREEN AND SUSTAINABLE BUILDING FEATURES:

1. TESLA SOLAR ROOF AND/SOLAR PANEL WITH POWERWALL STORAGE SYSTEM
2. RAINWATER HARVESTING AND CISTERN FOR LANDSCAPING WATERING
3. BUILDING HEAT SINKS WITH AUTOMATED VENTILATION SYSTEM
4. USE OF VRV A/C SYSTEM
5. GREEN-WALL PASSIVE INSULATION WHERE POSSIBLE
6. WHOLE BUILDING ENERGY INTEGRATION SYSTEM
7. LOCALLY SOURCED BUILDING MATERIALS
8. MAXIMIZED DAYLIGHTING
9. ELECTRIC VEHICLE CHARGING STATION(S)
10. USE OF METAL INTERIOR WALL FRAMING
11. USE OF FSC WOOD FOR FINISHES
12. INSULTATED, LOW-E IMPACT RESISTEN WINDOWS AND DOORS
13. LARGE OVERHANGS AND SOLAR SHADES
14. RECYCLED MATERIALS WHERE POSSIBLE



THE ARCHITECTURE

Prairie Style:

Prairie: The Prairie style includes low-pitched hipped or flat roofs; broad overhanging eaves; strong horizontal lines; clerestory windows arranged in horizontal bands; wide use of natural materials, especially stone and wood or wood-look alternative with strong horizontal lines; and restrained ornamentation such as friezes around windows and doors, or as bands under the eaves.

Estero Land Development Code

Prairie buildings are, as Frank Lloyd Wright said, "married to the ground." They celebrate the long, low landscape of the Midwest. Their most defining characteristic is their emphasis on the horizontal rather than the vertical. They spread out over their lots, featuring flat or shallow hipped roof lines, rows of windows, overhanging eaves and bands of stone, wood or brick across the surface. Prairie buildings often include:

- *Strong geometry and massing, including large central "chimneys"*
- *Stone or stucco exteriors*
- *Connected indoor and outdoor spaces*
- *Restrained use of applied ornamentation*



THE ARCHITECTURE

Prairie Style Examples



THE ARCHITECTURE



THE ARCHITECTURE



THE ARCHITECTURE



THE ARCHITECTURE



Aerial View from the Northeast



THE ARCHITECTURE



THE COLOR PALLETTE



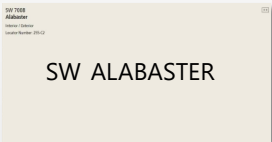
STONE VENEER- ELDORADO MOUNTAIN LEDGE



SW CEDAR
SOLID STAIN

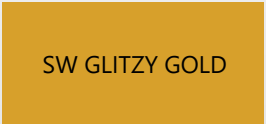


SW BUTTERNUT
SOLID STAIN



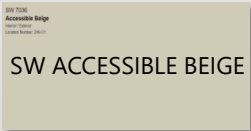
SW ALABASTER

MAIN BODY COLOR



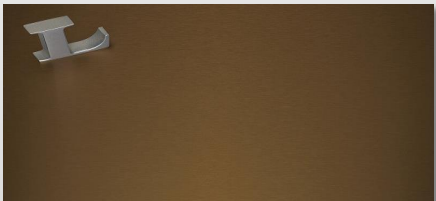
SW GLITZY GOLD

PEDESTRIAN SHELTER COLOR



SW ACCESSIBLE BEIGE

GARDEN WALL COLOR



MED. BRONZE WINDOW
FRAMES AND SUNSHADES

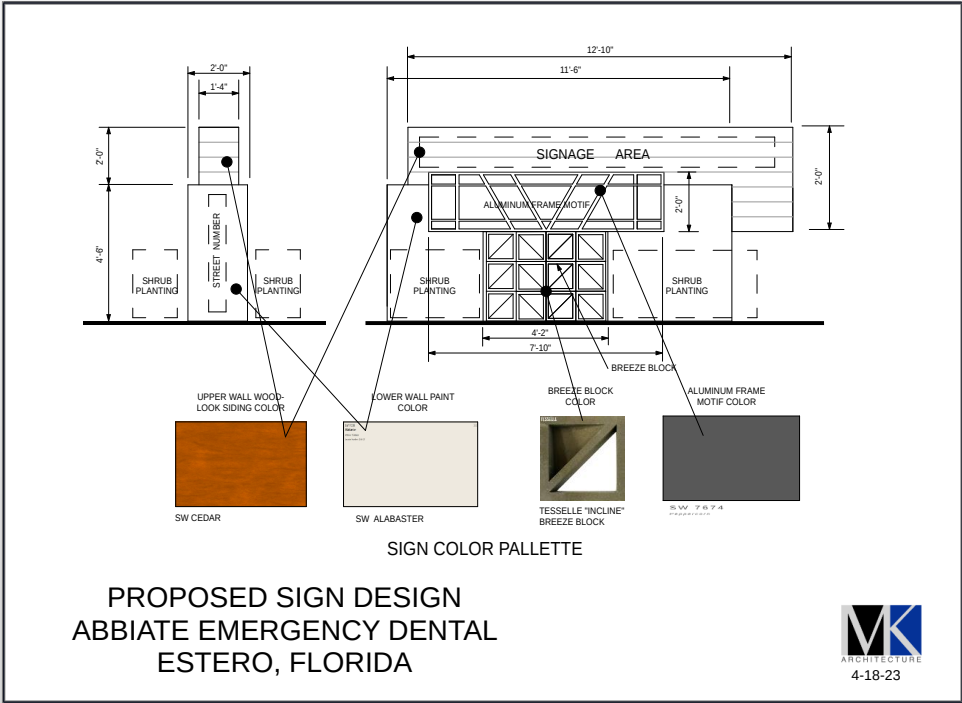
TESLA SOLAR ROOF



TESSELLE "INCLINE"
GARDENWALL
BREEZE BLOCK



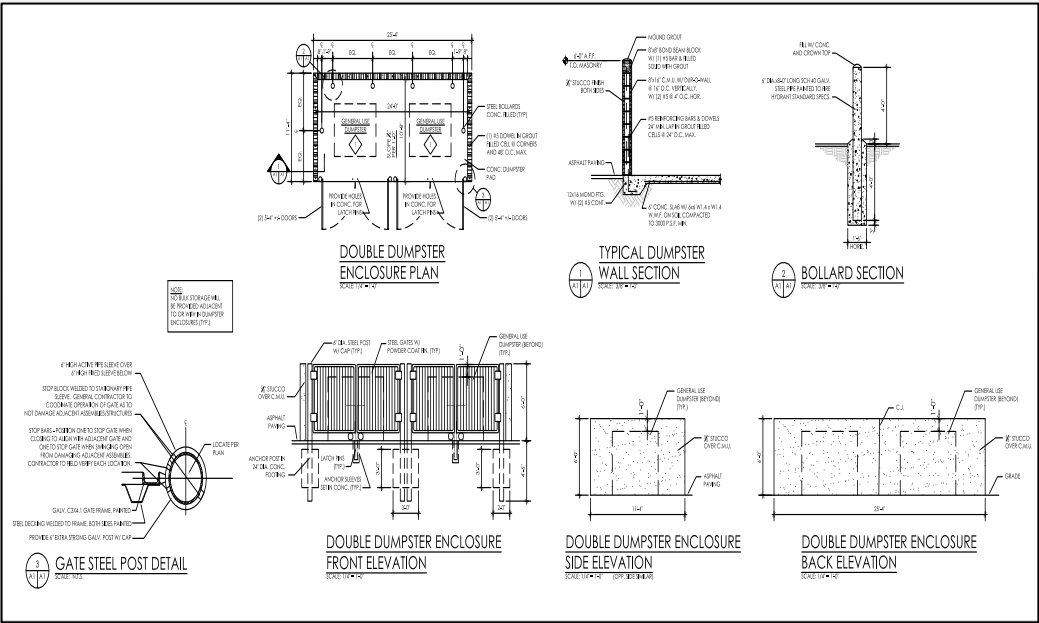
MONUMENT SIGN



MONUMENT SIGN



DUMPSTER ENCLOSURE



QUESTIONS?



Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Estero River Park Phase 1
CASE NUMBER
DOS2023-E002
MEETING DATE
September 12, 2023
REQUEST
Development Order for the construction of a passive recreational park including parking, bathroom, utilities, bridge, perimeter fence, drainage, utilities, and related infrastructure
APPLICANT
Village of Estero
LOCATION
20911 Highlands Ave, Estero, FL
PROPERTY SIZE
64 acres (Phase 1 is 5.66 acres)
ZONING
Village property south of the Estero River is Zoned Parks & Community Facilities (Ordinance 2022-08). North of the River is zoned Mixed Use Planned Development
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on February 21, 2023

Staff Recommendation

Staff recommends approval of the Development Order with the following conditions:

1. SFWMD approval of ERP modification required for the drainage prior to Vegetation Removal Permit or any building permits.
2. Entrance Gates must have EVAC installed for Emergency Vehicle Access.
3. A “No-Rise” certification for the bridge must be approved by Village Staff prior to Vegetation Removal Permit or any building permits.

Background

Applicant is requesting a development order for construction of a passive recreational park including parking, bathroom, utilities, bridge, perimeter fence, drainage, utilities, and related infrastructure.

Project Summary

This project is a Development Order for the construction of a passive recreational park (Phase 1) on Village-owned property at US-41 and Corkscrew Road. The area of this development order is less than 6 acres of the total 64 acres.

Architecture

The proposed architecture is Florida Vernacular and blends with the existing architecture in the area, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation

Access to this site is from US-41 off Highlands Avenue.

Estero on the River Trip Generation Report**Trip Generation Estero Park**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Park (5.66 Acres)	0	0	0	13	10	23	92

*Trip generation based on ITE LUC 411 (Public Park).

There is no transportation Level of Service issue for this project.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP is required. The lowest proposed elevation of the finished floor is 14.0 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES “BUG” rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the fixtures are provided with the applicant’s documents.

Landscaping

Buffers and landscaping comply with the zoning Resolutions and the LDC.



Estero on the River

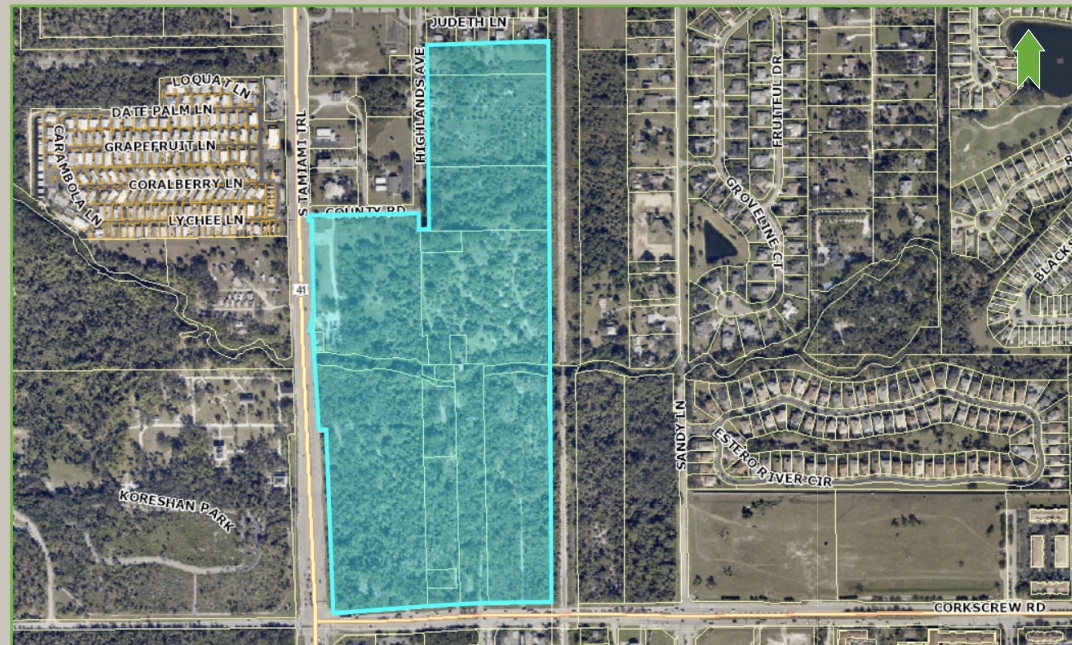
Planning, Zoning and Design Board

September 12, 2023



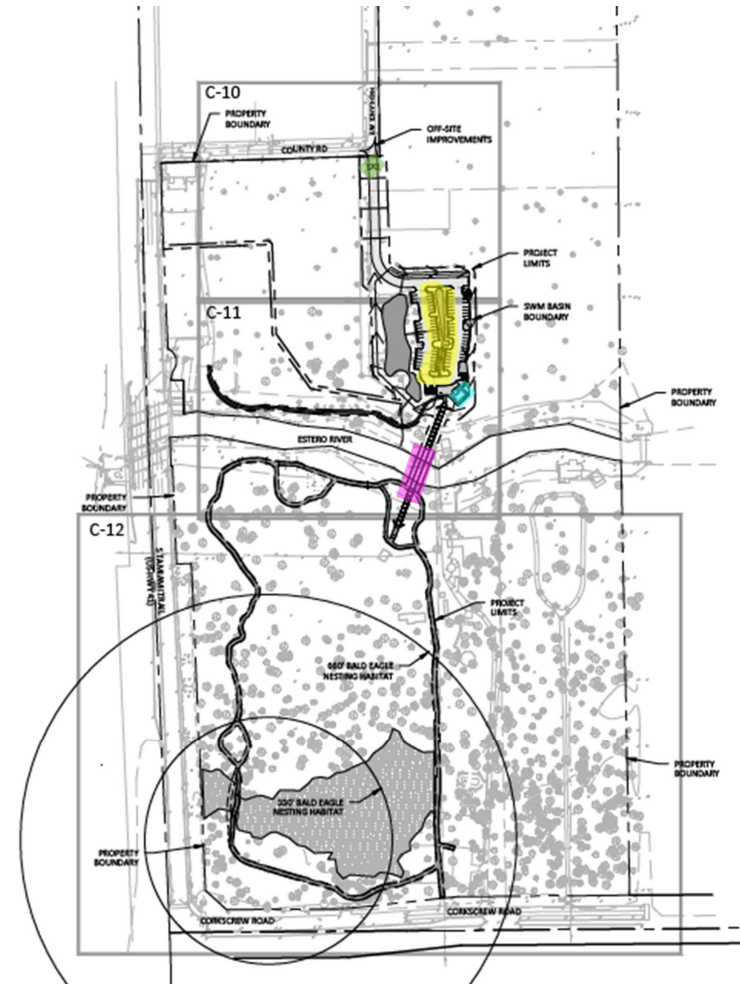
Subject Property

- ▶ Village of Estero
- ▶ +/- 64 AC
 - ▶ +/- 5.66 acres project area
- ▶ Surrounding Streets:
 - ▶ S Tamiami Trail
 - ▶ Corkscrew Road
 - ▶ County Road
 - ▶ Highlands Ave
- ▶ Current Zoning: Mixed Use Planned Development & AG
- ▶ Current FLU: Village Center
- ▶ Request: Development Order

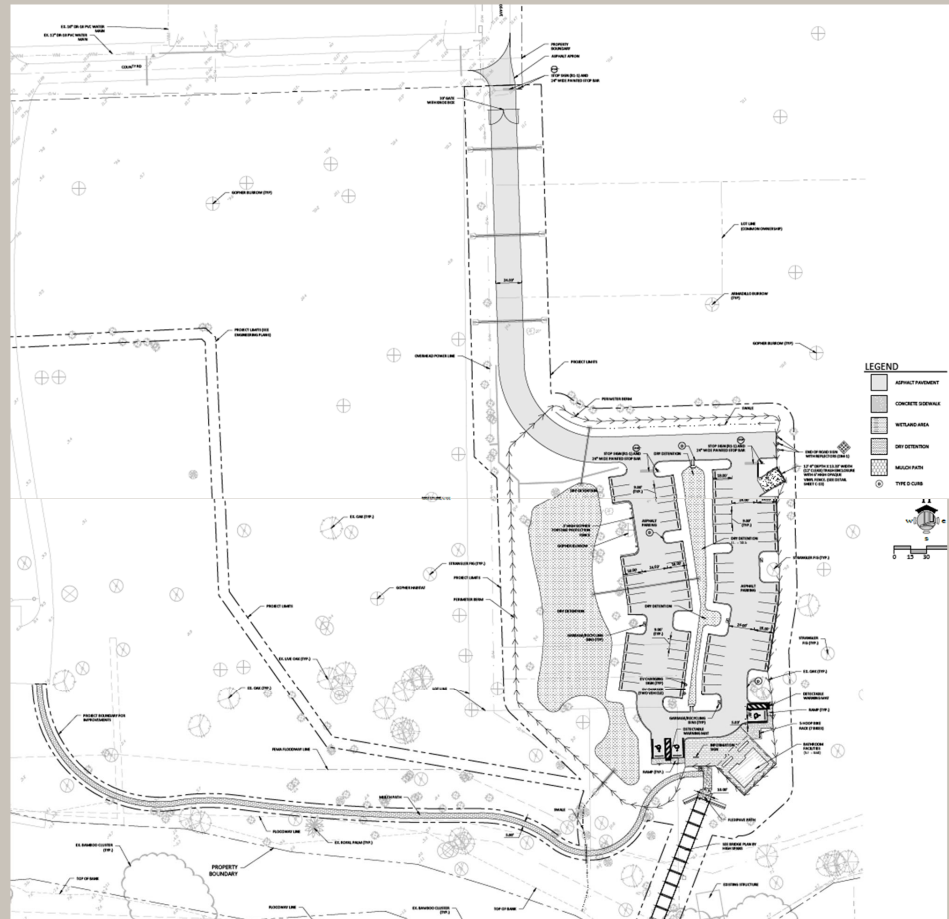


Overall Site Plan

- ▶ Entry via Country Rd/Highlands Ave
- ▶ Parking area with 72 spaces (3 handicap)
- ▶ Bathroom facilities
- ▶ Re-designed Bridge over the Estero River
- ▶ Trails
 - ▶ Pedestrian access onto Corkscrew Road
 - ▶ Pedestrian access to the Ex. Outfitters
 - ▶ Trailhead at Parking Area

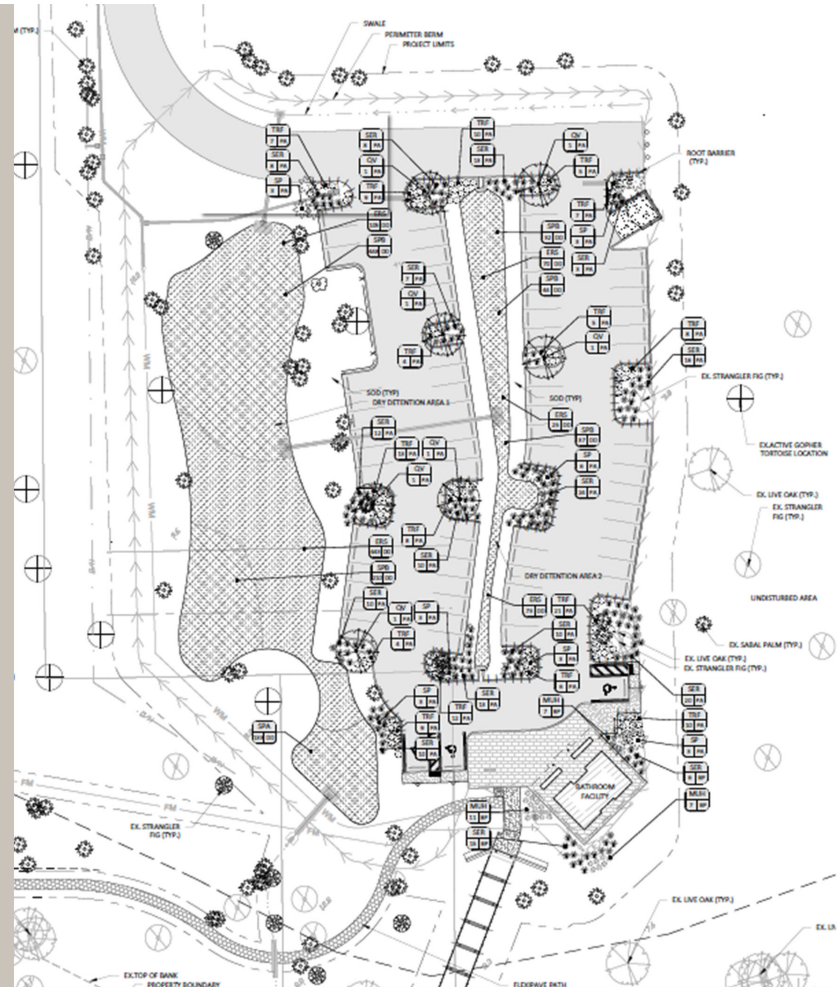


Northern Site Plan



- ▶ Variety of plant material
- ▶ 100% native

MASTER PLANT SCHEDULE						
	SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES & PALMS & SHRUBS	SP	24	Y	SABAL PALMETTO	SABAL PALM	MIN. 10' CT., STG HTS.
	QV	7	Y	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	MIN. 12' HT, 5" DBH., 2 1/2" CAL. 45 GAL.
	ERS	691	Y	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	MIN. 10" HT., 1 GAL., FULL
	MUH	25	Y	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	MIN. 15"-18" HT., 3 GAL., FULL
	SER	189	Y	SERENOA REPENS	SAW PALMETTO	MIN. 12" HT., MIN. 3 GAL., FULL
	SPB	860	Y	SPARTINA BAKERII	SAND CORDGRASS	MIN. 12" HT., 1 GAL., FULL
	TRF	154	Y	TRIPSACUM FLORIDANA	DWARF FAXAHACHEE GRASS	MIN. 15"-18" HT., 3 GAL., FULL
	MULCH	T.B.D.		FLORA MULCH "NO COLOR" @ MIN. 2" THICK		BAGS
	SOD	T.B.D.		BAHIA SOD (APPLY IN DISTURBED AREAS ONLY FOR STABILIZATION)		S.F. / FREE OF WEEDS
	ROOT BARRIER	704		LF. ROOT BARRIER (MIN. DPTH 16" & MIN. THICKNESS .024")		



Architectural Elevations & Standards

- ▶ Neutral color palette
 - ▶ Field Color: Nomadic Desert
 - ▶ Trim Color: Divine White
- ▶ Florida Vernacular Architecture
 - ▶ Raised Standing Seam Roof

