



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MAY 13, 2025, 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
May 13, 2025, 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 April 8, 2025 meeting minutes.

Attachment: [04082005 PZDB Minutes.pdf](#)

6. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Piccolo Buco -- DOS2022-E001 Minor Change -- Marketplace at Coconut Point Exterior Building Color Change (District 6) Located at the southern portion of Marketplace at Coconut Point between US 41 and Via Villagio and identified as Building III on the Development Order plans.

Planning Zoning and Design Board will make a decision on this revision.

Attachment: [1. Marketplace at Coconut Point - Piccolo Buco Color Change - Application - Minor Change.pdf](#)

Attachment: [2. Marketplace at Coconut Point - Presentation.pdf](#)

**b. Pelican Sound -- Residential Planned Development -- Zoning Amendment (District 2)
(DCI2025-E001) 4561-4798 Pelican Sound Boulevard - located north of Williams Road and west of
Koreshan State Park and US 41.**

Applicant is proposing a minor change to the Master Concept Plan and Zoning conditions for the permanent mooring of 2 shuttle boats at the River Club.

See Staff Report.

Planning Zoning and Design Board will make a recommendation to Village Council.

Attachment: [1. Pelican Sound Boat Mooring - Staff Report.pdf](#)

Attachment: [2. Staff Report Attachment A - Zoning and FLU Maps.pdf](#)

Attachment: [3. Staff Report Attachment B - Legal Description Sketch.pdf](#)

Attachment: [4. Staff Report Attachment C - Revisions to Zoning Conditions.pdf](#)

Attachment: [5. Staff Report Attachment E.1 - Mooring Exhibit.pdf](#)

Attachment: [6. Staff Report Attachment E.2 - Revised Master Concept Plan Sheet 3.pdf](#)

Attachment: [7. Staff Report Attachment E.3 - Letters of No Objection.pdf](#)

Attachment: [8. Staff Report Attachment E.4 - Boat Shuttle Services Schedule.pdf](#)

Attachment: [9. Staff Report Attachment E.5 Dock Shoreline Completion Permit - 010512 - BoatRamp Completion.pdf](#)

Attachment: [10. Pelican Sound Boat Mooring - Presentation.pdf](#)

**c. Mayfield Village -- Residential Planned Development Rezoning (District 4) (DCI2024-E008)) 8790
Broadway E, located south on Broadway E. and west of Sandy Lane and east of the Seminole Gulf
Railroad right of way.**

Applicant is proposing a rezoning from AG-Agriculture and RPD-Residential Planned Development to RPD for a proposed residential development on 7.5 acres.

Public Information Meeting was held October 29, 2024.

See Staff Report.

Planning Zoning and Design Board will make a recommendation to Village Council.

Attachment: [1. Mayfield Village - Staff Report.pdf](#)

Attachment: [2. Staff Report Attachment A - Future Land Use Map.pdf](#)

Attachment: [3. Staff Report Attachment B - Zoning Map.pdf](#)

Attachment: [4. Staff Report Attachment C - Zoning Conditions and Deviations.pdf](#)

Attachment: [5. Staff Report Attachment D - Master Concept Plan.pdf](#)

Attachment: [6. Staff Report Attachment E - Cross-Sections.pdf](#)

Attachment: [7. Staff Report Attachment F - Pattern Book 2025-04-04.pdf](#)

Attachment: [8. Staff Report Attachment G - Applicant information Request Statement.pdf](#)

Attachment: [9. Mayfair Village - Presentation.pdf](#)

7. PUBLIC INFORMATION MEETING / WORKSHOP

No votes are taken at Public Information Meetings

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

- a. Discount Tire - Development Order (DOS2025-E002) (District 4) 10411 Corkscrew Commons Drive, a vacant 1-acre site located in Estero Interstate Commerce Park, fronting Corkscrew Road and situated between Rib City and Mr. Tequila.**

Public Information Meeting was held March 11, 2025, for a 7,020 square foot tire facility with associated site improvements was presented.

Review of the revised building architecture is requested.

Attachment: [1. Discount Tire Estero - Concept Elevations and Renderings.pdf](#)

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

9. BOARD COMMUNICATIONS

- a. Next meeting - June 10 , 2025**

10.ADJOURN

General Attachments

[- Transcript.pdf](#)

ESTERO PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MAY 13, 2025, 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.

04:32:07PM [GAVEL SOUNDING]
04:32:12PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MONTHLY
04:32:14PM MEETING OF THE PLANNING ZONING DESIGN BOARD.
04:32:18PM WOULD YOU PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE.
04:32:23PM [PLEDGE OF ALLEGIANCE]
04:32:47PM >>Anthony Gargano: CAN WE HAVE A ROLL CALL PLEASE,
04:32:50PM TAMMY.
04:32:52PM >>Kristin Jeannin: HERE.
04:32:53PM >>Barry Jones: HERE.
04:32:54PM >>Al Paivandy: HERE.
04:32:57PM >>Michael Sheeley: HERE.
04:33:00PM >>James Tatooles: HERE.
04:33:01PM >>Anthony Gargano: HERE.
04:33:05PM >>Tammy Duran: OUR ATTORNEY NANCY STROUD IS IN TEAMS
04:33:09PM TONIGHT.
04:33:09PM >>Anthony Gargano: IS NANCY WITH US?
04:33:17PM I HEARD A WEAK YES.
04:33:26PM >>Tammy Duran: SHE IS HERE.
04:33:26PM >>Mary Gibbs: DOES THE VOLUME NEED TO BE ADJUSTED THOUGH?
04:33:31PM >>Anthony Gargano: ARE WE OKAY, TAMMY?
04:33:38PM >>Tammy Duran: YES.
04:33:39PM >>Anthony Gargano: WE WILL HAVE A MOTION ON APPROVAL OF THE
04:33:42PM AGENDA TONIGHT.
04:33:43PM >> SO MOVED.
04:33:44PM >> I WILL SECOND IT.
04:33:45PM >>Anthony Gargano: OKAY.
04:33:47PM WE HAVE A MOTION THAT HAS BEEN MOVED AND SECONDED.
04:33:53PM DO WE HAVE ANY COMMENTS ON THE MOTION?
04:34:00PM ALL IN FAVOR, SAY AYE.
04:34:01PM ANY OPPOSED?
04:34:03PM MOTION CARRIES.
04:34:04PM I WOULD LIKE A MOTION FOR THE APPROVAL OF THE APRIL 8
04:34:12PM MEETING MINUTES, PLEASE.

04:34:13PM >> SO MOVED.
 04:34:14PM >>Anthony Gargano: DO WE HAVE A SECOND?
 04:34:17PM >> SECOND.
 04:34:17PM >>Anthony Gargano: ANY COMMENTS ON THE MOTION?
 04:34:22PM ALL IN FAVOR.
 04:34:22PM ANY OPPOSED?
 04:34:26PM MOTION CARRIES.
 04:34:27PM LADIES AND GENTLEMEN, TONIGHT WE HAVE SEVERAL QUASI-JUDICIAL
 04:34:37PM HEARINGS.
 04:34:37PM AND IN THESE MATTERS, THIS BOARD SITS IN A QUASI-JUDICIAL
 04:34:46PM CAPACITY.
 04:34:48PM SO IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THESE
 04:34:51PM APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN
 04:34:55PM A MOMENT.
 04:34:56PM AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER CARD AND GIVE
 04:35:01PM IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
 04:35:04PM IN GENERAL ON EACH APPLICATION, WE WILL FIRST HEAR
 04:35:09PM INTRODUCTIONS FROM THE VILLAGE COMMUNITY DEVELOPMENT
 DIRECTOR
 04:35:13PM AND THEN A PRESENTATION FROM THE APPLICANT.
 04:35:14PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 04:35:19PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 04:35:21PM BEEN SWORN TO PROVIDE TESTIMONY.
 04:35:23PM PLEASE BE CONCISE IN YOUR COMMENTS, NOT EXCEEDING FIVE
 04:35:28PM MINUTES.
 04:35:28PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 04:35:33PM PROVIDE REBUTTAL.
 04:35:35PM ABOUT CROSS EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
 04:35:40PM MAY BE SUBJECT TO CROSS EXAMINATION.
 04:35:42PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 04:35:48PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 04:35:51PM THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
 04:35:54PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 04:35:58PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 04:36:01PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 04:36:05PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 04:36:08PM IN ADDITION, BEFORE A PRESENTATION ON THE APPLICATION
 04:36:14PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 04:36:16PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
 04:36:20PM RECORD.
 04:36:20PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX-PARTE
 04:36:26PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
 04:36:29PM IT IS HEARD.
 04:36:30PM AND ANY BOARD MEMBER THAT HAS CONFLICT REGARDING THE

04:36:35PM APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE
 04:36:38PM ALLOWED TO PARTICIPATE IN THE DISCUSSION OR A VOTE ON THE
 04:36:42PM APPLICATION.
 04:36:42PM SO ALL THOSE WHO INTEND TO TESTIFY IN THE HEARINGS THIS
 04:36:49PM EVENING, PLEASE STAND, RAISE YOUR RIGHT HAND, AND OUR BOARD
 04:36:55PM ATTORNEY WILL ADMINISTER THE OATH.
 04:36:57PM >>Mary Gibbs: MR. CHAIR, CAN I SAY ONE THING.
 04:37:00PM FOR ANYONE WHO IS NOT SURE WHAT THE HEARINGS ARE.
 04:37:03PM ANYBODY HERE FOR PICCOLO BUCO.
 04:37:05PM EVERYTHING HERE FOR PELICAN SOUND.
 04:37:08PM AND ANYTHING FOR MAY MAYFIELD VILLAGE ARE THE PUBLIC
 04:37:14PM HEARINGS.
 04:37:14PM IF YOU THINK YOU WILL TALK, YOU WILL BE SWORN IN.
 04:37:19PM JUST FOR CLARIFICATION, NANCY, WE HAVE QUITE A FEW PEOPLE
 04:37:24PM HERE TONIGHT.
 04:37:24PM SO I WILL STAND UP.
 04:37:26PM >>Anthony Gargano: OKAY, NANCY?
 04:37:32PM >>Mary Gibbs: WE CAN'T HEAR HER.
 04:37:35PM >>Tammy Duran: NANCY, THEY CAN'T HEAR YOU.
 04:37:36PM CAN YOU TURN THE VOLUME UP?
 04:37:45PM >>Tammy Duran: SHE IS THERE, BUT NOT LOUD.
 04:37:46PM >>Anthony Gargano: OKAY.
 04:37:52PM WE NEED TO BE ABLE TO HEAR OUR ATTORNEY.
 04:37:54PM SO DO WE NEED A TECHNICAL ADJUSTMENT?
 04:38:10PM >>Kristin Jeannin: CAN SHE CALL IN AND WE DO IT OVER
 04:38:14PM THE MIC?
 04:38:15PM >>Tammy Duran: SHE CAN CALL IN.
 04:38:16PM SHE IS CALLING IN.
 04:38:17PM WE CAN HEAR HER.
 04:38:18PM >>Anthony Gargano: THANK YOU FOR YOUR PATIENCE, LADIES AND
 04:38:21PM GENTLEMEN.
 04:38:21PM >>Mary Gibbs: WOULDN'T BE ANY FUN IF WE DIDN'T HAVE SOME
 04:38:26PM TECHNICAL ISSUE AT OUR MEETING, RIGHT?
 04:38:29PM >> IT PROVES HOW HUMAN WE ARE.
 04:38:31PM >>Anthony Gargano: THE WONDERS OF MODERN TECHNOLOGY.
 04:38:34PM COULD SHE CALL IN?
 04:38:48PM >>Anthony Gargano: THAT'S WHAT SHE IS DOING.
 04:38:51PM >> WHO IS SHE CALLING THOUGH?
 04:38:57PM HAVE HER CALL A CELL PHONE.
 04:39:00PM OH, THERE SHE IS.
 04:39:19PM >>Nancy Stroud: CALLING MARY.
 04:39:40PM >>Tammy Duran: YOU ARE FINE.
 04:39:41PM YOU DON'T NEED TO CALL.
 04:39:42PM WE CAN HEAR YOU NOW.

04:39:43PM >>Nancy Stroud: OKAY.
 04:39:50PM >> THEY ARE STILL STANDING, NANCY.
 04:39:52PM >>Nancy Stroud: SORRY ABOUT THAT.
 04:39:53PM SWEAR AND AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
 04:39:56PM TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
 04:39:59PM THE TRUTH?
 04:40:00PM >> I DO.
 04:40:00PM >>Anthony Gargano: THANK YOU, LADIES AND GENTLEMEN.
 04:40:02PM APPRECIATE THE PATIENCE.
 04:40:03PM WE ARE GOING TO CALL THE FIRST MATTER ON THE AGENDA, PICCOLO
 04:40:14PM BUCO.
 04:40:14PM MARY, DO YOU WANT TO KICK IT OFF.
 04:40:16PM >>Mary Gibbs: DO WE ALSO NEED TO CHECK WITH THE BOARD
 04:40:21PM MEMBERS TO SEE IF THERE HAS BEEN ANY EX-PARTE CONVERSATION
 04:40:24PM OR CONFLICTS OF INTEREST?
 04:40:27PM >>Anthony Gargano: FUNNY WHEN YOU ARE NOT HERE FOR A MONTH,
 04:40:30PM WHAT YOU FORGET.
 04:40:31PM ANY EX-PARTE COMMUNICATIONS?
 04:40:34PM BOARD MEMBERS?
 04:40:35PM >> NO.
 04:40:36PM >>Anthony Gargano: OKAY.
 04:40:37PM ANY CONFLICTS OF INTEREST?
 04:40:39PM >> NO.
 04:40:40PM >>Anthony Gargano: OKAY.
 04:40:41PM THANK YOU.
 04:40:42PM >>Mary Gibbs: ALL RIGHT.
 04:40:49PM SO WE ARE READY TO GET GOING WITH OUR FIRST CASE WHICH IS
 04:40:53PM PICCOLO BUCO.
 04:40:53PM AND PICCOLO BUCO IS A RESTAURANT.
 04:40:56PM THEY ARE IN -- LOCATED IN THE MARKETPLACE.
 04:40:59PM IF YOU RECALL, THERE IS A TEN-ACRE PARCEL OF PROPERTY IN
 04:41:02PM FRONT OF APOLLO OFF OF U.S 41 AND PART OF COCONUT POINT.
 04:41:08PM YOU PROBABLY RECALL BECAUSE WE APPROVED THE DEVELOPMENT
 04:41:11PM ORDER FOR McDONALD'S AT THE NORTH END, MILLER'S ALE HOUSE AT
 04:41:16PM THE SOUTH END AND SOME RETAIL AND A MIXTURE OF BUILDINGS IN
 04:41:20PM BETWEEN.
 04:41:20PM PICCOLO BUCO IS GOING INTO BUILDING THREE.
 04:41:23PM AND WE ACTUALLY HAVE THIS ON THE AGENDA, I THINK, TWO MONTHS
 04:41:26PM AGO, BUT WE PUT IT ON THE AGENDA A LITTLE PREMATURELY,
 04:41:30PM BECAUSE THERE WERE QUESTIONS ABOUT THE COLORS MATCHING THE
 04:41:33PM APPROVED DEVELOPMENT ORDER AND THE REST OF THE PROJECT.
 04:41:36PM AND THEN THE NORTH VILLAGE ASSOCIATION OR OAK BROOK
 04:41:41PM PROPERTIES WHICH BECAME NORTH VILLAGE ASSOCIATION HAD NOT
 04:41:43PM REVIEWED IT.

04:41:45PM WE PULLED IT OFF THE AGENDA.
 04:41:46PM IN THE MEAN TIME, WE HAVE HAD A LOT OF PEOPLE WORKING ON
 04:41:50PM THIS TO GET THE COLORS REVISED SO IT WOULD MEET THE APPROVED
 04:41:57PM COLORS IN THE PALETTE SO THE BUILDING ITSELF WILL COMPLIMENT
 04:42:02PM THE OTHER BUILDINGS IN THE SHOP -- IN THE LITTLE CENTER.
 04:42:06PM SO WE HAVE -- I HAVE JEFF WILLIAMS FROM CONOVER TO COME AND
 04:42:13PM EXPLAIN THIS.
 04:42:13PM EVERYBODY WAS IN AGREEMENT.
 04:42:15PM NORTH VILLAGE REPRESENTATIVE IS HERE TONIGHT.
 04:42:17PM WORKING WITH NORTH VILLAGE WORKING WITH THE ARCHITECTURE OF
 04:42:24PM PICCOLO BUCO THAT ARE AMENABLE TO THE CHANGES.
 04:42:30PM IN MY OPINION, I BELIEVE THAT EVERYBODY IS IN AGREEMENT AND
 04:42:36PM JEFF WILLIAMS FROM KONOVER TO GO THROUGH THE POWERPOINT AND
 04:42:40PM SHOW YOU THE BEFORE AND AFTERS.
 04:42:43PM AND I THINK THE REPRESENTATIVES FROM PICCOLO BUCO ARE GOING
 04:42:45PM TO EXPLAIN A LITTLE BIT ABOUT WHAT THE RESTAURANT IS.
 04:42:48PM BUT I DON'T SEE ANY SAMPLES HERE, SO I AM A LITTLE
 04:42:51PM DISAPPOINTED.
 04:42:52PM [LAUGHTER]
 04:42:56PM WILL DROP IT AT YOUR HOUSE.
 04:43:02PM >>Mary Gibbs: DID NOT REQUEST THAT.
 04:43:02PM >>Anthony Gargano: CONFLICT OF INTEREST?
 04:43:11PM >>Mary Gibbs: I DID NOT REQUEST IT, BUT IT SOUNDS YUMMY.
 04:43:14PM >> I BROUGHT COPIES OF THE PRESENTATION.
 04:43:21PM >>Kristin Jeannin: WE GOT THEM IN ALREADY.
 04:43:25PM >> THANK YOU VERY MUCH, EVERYBODY, MY NAME IS JEFF WILLIAMS,
 04:43:29PM EXECUTIVE VICE PRESIDENT OF KONOVER SOUTH.
 04:43:31PM WHAT I WILL TRY TO DO TONIGHT IS BE AS BRIEF AS I CAN.
 04:43:36PM GIVE YOU A LITTLE HISTORY OF THE PROJECT.
 04:43:38PM TELL YOU WHAT WE ARE ASKING FOR AND DIFFICULT THE PICCOLO
 04:43:41PM BUCO TEAM TO COME UP AND TELL YOU A LITTLE BIT ABOUT THEIR
 04:43:43PM BRAND.
 04:43:43PM AND I WILL WALK YOU THROUGH THE SPECIFICS ON THE COLOR
 04:43:47PM CHANGE THAT WE ARE REQUESTING.
 04:43:48PM I DO WANT TO POINT OUT AS EVERYBODY PROBABLY REMEMBERS,
 04:43:53PM THERE WERE PORTIONS OF THIS DEVELOPMENT ORDER THAT WAS VERY
 04:43:56PM DIFFICULT AND TOOK A LONG TIME.
 04:43:57PM WE ARE ALMOST DONE WITH CONSTRUCTION.
 04:43:59PM THIS IS THE FIRST AND ONLY DESIGN CHANGE I REQUESTED.
 04:44:02PM SO WE THINK IT IS MINOR.
 04:44:04PM NO STRUCTURAL CHANGES.
 04:44:05PM JUST COLOR.
 04:44:06PM SO I WILL WALK YOU GUYS ALL THROUGH IT HERE.
 04:44:08PM OKAY.

04:44:14PM SO WITH ME TONIGHT -- I AM REPRESENT DKC MARKETPLACE THE
 04:44:20PM ENTITY BY KONOVER SOUTH.
 04:44:22PM THE TEAM FROM PICCOLO BUCO WHO WILL INTRODUCE THEMSELVES
 04:44:25PM WHEN THEY GROW UP.
 04:44:25PM JOE McHARRIS FROM PLANNING AND DESIGN IS HERE OR ON HIS WAY.
 04:44:32PM I AM NOT SURE IF JOE IS HERE.
 04:44:34PM EVERYBODY IS FAMILIAR WITH JOE AND KNOWS HIS HISTORY AND
 04:44:36PM EXPERTISE NOT ONLY IN THE MARKET BUT IN COCONUT POINT.
 04:44:40PM >>Mary Gibbs: AND HE IS ALWAYS LATE, BY THE WAY.
 04:44:42PM >> YEAH, HE IS.
 04:44:45PM AND THEN THE PRESIDENT OF THE NORTH VILLAGE ASSOCIATION HERE
 04:44:49PM AS WELL.
 04:44:49PM SO PICCOLO BUCO BY COOPER'S HAWK.
 04:44:56PM ONE UP IN FORT MYERS AND DOWN THE ROAD IN NAPLE.
 04:45:00PM NOT ONE IN FLORIDA YET.
 04:45:02PM PICCOLO BUCO IS A NEWER CONCEPT BY COOPER'S HAWK.
 04:45:06PM THEY ARE EXPANDING NATIONALLY AND BASED OUT OF CHICAGO.
 04:45:09PM BUT THE CONCEPT CAME FROM PICCOLO BUCO IN ROME.
 04:45:13PM ITALIAN PIZZERIA.
 04:45:17PM THE FIRST LOCATION IF NOT THE FIRST ONE TO OPEN IN FLORIDA
 04:45:21PM BETWEEN THE NAPLES AND FORT MEYER COOPER'S HAWK LOCATION
 04:45:25PM WHERE IS THEY TELL ME THEY LIKE TO STAGE THEIR PICCOLO BUCO
 04:45:28PM IN BETWEEN COOPER'S HAWK TO SHARE THE BENEFITS OF THE WINE
 04:45:32PM CLUB.
 04:45:32PM A HIGHER-END ITALIAN AND PIZZA CONCEPT AND COMES WITH THE
 04:45:36PM COOPER'S HAWK WINE MEMBERSHIP OPPORTUNITIES.
 04:45:39PM SO JUST TO GIVE YOU A LITTLE BIT OF -- LITTLE BIT OF
 04:45:45PM BACKGROUND WHY WE ARE HERE.
 04:45:47PM I MET WITH THE COOPER'S HAWK FOLKS A COUPLE OF YEARS AGO IN
 04:45:52PM LAS VEGAS AT REAL ESTATE CONVENTION AND WERE TALKING OF
 04:45:56PM ANOTHER PROJECT.
 04:45:57PM THEY WERE TELLING ME OF THEIR NEW PICCOLO BUCO CONCEPT AND
 04:46:00PM THE KIND OF PLACES THAT THEY LOOK FOR.
 04:46:02PM SO I TOOK THAT OPPORTUNITY TO BRING UP THE COCONUT POINT
 04:46:06PM DEVELOPMENT HERE.
 04:46:07PM MARKETPLACE AT COCONUT POINT.
 04:46:09PM THEY LOVED IT.
 04:46:10PM TOOK SOME TIME ON THEIR OWN TO VET THE PROPERTY OUT, AND GOT
 04:46:14PM BACK VERY IMMEDIATELY THAT THEY HAD A HIGH LEVEL OF
 04:46:17PM INTEREST.
 04:46:17PM WE WORKED THROUGH A DEAL, AND WE HAVE THEM TAKING ONE OF THE
 04:46:20PM FULL RETAIL BUILDINGS.
 04:46:21PM SO WE HAVE McDONALD'S, THREE RETAIL BUILDINGS AND THEN ALE
 04:46:25PM HOUSE.

04:46:25PM THEY ARE TAKING THE ENTIRELY OF THE RETAIL BUILDING THAT IS
 04:46:29PM DIRECTLY NEXT TO ALE HOUSE.
 04:46:31PM ONE OF THE THINGS THAT WAS VERY IMPORTANT TO PICCOLO BUCO AS
 04:46:34PM AN EXPANDING AND UP-AND-COMING BRAND IS THEIR BRAND
 04:46:37PM IDENTITY.
 04:46:38PM ONE OF THOSE THINGS THAT IS VERY IMPORTANT IS THIS OLIVE
 04:46:41PM BRANCH GREEN COLOR.
 04:46:43PM SO WHEN WE GET INTO THE DETAILS, I JUST WANT EVERYBODY TO
 04:46:46PM KNOW THIS IS THE 12th -- WHAT WE ARE ASKING FOR APPROVAL
 04:46:49PM TODAY IS THE 12th ITERATION THAT WE HAD TO GO THROUGH.
 04:46:55PM THE SECOND THING THAT IS IMPORTANT US TO AND EVERYBODY ELSE
 04:46:58PM INVOLVED IS THAT ANY CHANGES THAT WE MADE THEY HAVE TO MEET
 04:47:03PM THE INTENT OF THE COCONUT POINT DESIGN REGULATIONS.
 04:47:06PM THAT IS THE VESTED CONTROLLING DOCUMENT FOR ALL THE
 04:47:09PM ARCHITECTURE WITHIN COCONUT POINT.
 04:47:11PM WE HAD TO ACCOMPLISH TWO THINGS.
 04:47:12PM WE HAD TO MAKE SURE IT WAS IN LINE WITH THE COCONUT POINT
 04:47:16PM DESIGN REGULATIONS AND FURTHER IN LINE WITH WHAT WE ALREADY
 04:47:19PM HAD ON THE PROPERTY APPROVED.
 04:47:21PM AND ALSO HAD TO INCORPORATE THAT VERY IMPORTANT GREEN COLOR,
 04:47:24PM THE OLIVE BRANCH GREEN, THAT IS PART OF THEIR BRANDING.
 04:47:28PM THAT'S WHY WE ARE HERE TO GET THIS BUILDING TO HAVE A SLIGHT
 04:47:31PM COLOR CHANGE THAT STILL ACCOMMODATES THE COCONUT POINT
 04:47:35PM DESIGN REGULATIONS.
 04:47:36PM FITS IN WITH THE REST OF THE BUILDINGS.
 04:47:38PM AND I WILL TELL THAT YOU JOE McHARRIS HAS IF YOU HAVE
 04:47:42PM APPROVED THIS IN WHATEVER CAPACITY APPROVAL IS REQUIRED.
 04:47:45PM THAT IS THE FIRST STEP.
 04:47:47PM JOE IS THE INTERPRETER, IF YOU WILL, OF THE COCONUT POINT
 04:47:52PM DESIGN REGULATIONS.
 04:47:53PM HE HAS DONE A LOT OF WORK.
 04:47:55PM HE SIGNED OFF ON THIS DEVELOPMENT.
 04:47:56PM NORTH VILLAGE ASSOCIATION, WHICH IS TYPICALLY THE HIGHEST,
 04:47:59PM YOU KNOW, KIND OF ARCHITECTURAL REVIEW IN COCONUT POINT, AND
 04:48:02PM THEIR APPROVAL IS REQUIRED.
 04:48:04PM THEIR APPROVAL IS THE ONE THAT SAYS WE ARE THE BOARD THAT
 04:48:07PM REPRESENTS TO THE VILLAGE OF ESTERO THAT THIS DESIGN MEETS
 04:48:09PM THE REQUIREMENTS OF THE COCONUT POINT DESIGN REGULATIONS.
 04:48:14PM TONY IS HERE AND HE APPROVED IT IN HIS CAPACITY.
 04:48:17PM AND PART OF THE NORTH VILLAGE ASSOCIATION'S REVIEW BOARD
 04:48:20PM THEY HAVE AN ARCHITECTURAL DESIGN REVIEW BOARD.
 04:48:23PM NED DEWHURST IS A MEMBER OF THE DESIGN REVIEW BOARD AND ALSO
 04:48:28PM REPRESENTED THE SELLER HAS SIGNED OFF ON THIS AS WELL AND
 04:48:31PM HERE WE ARE AT THE VILLAGE OF ESTERO ASKING FOR YOUR SIGN

04:48:34PM OFF.
 04:48:34PM IT TOOK A LOT OF STEPS TO GET WHAT ORIGINALLY THOUGHT WOULD
 04:48:39PM BE A LITTLE BIT MORE OF AN EASY COLOR CHANGE, BUT THE END
 04:48:43PM RESULT IS THE RIGHT RESULT, SO THE PROCESS WORKS.
 04:48:45PM SO FOR NOW, I WILL TURN IT OVER TO THE PICCOLO BUCO TEAM AND
 04:48:48PM LET THEM TELL YOU A LITTLE BIT ABOUT THE STORY, THE
 04:48:51PM RESTAURANT AND WHY THEY ARE EXCITED TO BE HERE AND I WILL
 04:48:54PM PICK IT BACK UP AND WALK THROUGH THE CHANGES WITH YOU.
 04:48:57PM >> HI, EVERYBODY.
 04:49:02PM I WAS TRYING -- MARY, IS OUR PRESENTATION ATTACHED TO THIS?
 04:49:09PM >>Mary Gibbs: YOU JUST SCROLL.
 04:49:10PM PAGE DOWN.
 04:49:10PM >>Anthony Gargano: STAND CLOSE TO THE MICROPHONE, PLEASE.
 04:49:16PM >> THANK YOU.
 04:49:17PM I HAVE TO TAKE MY GLASSES OFF.
 04:49:23PM I DID NOT BRING MY BIFOCALS.
 04:49:27PM THANK YOU FOR YOUR TIME.
 04:49:28PM I AM JENNIFER MESSINA AND REPRESENT PICCOLO BUCO BY
 04:49:33PM COOPER'S HAWK.
 04:49:33PM WE ARE VERY EXCITED TO BE HERE TODAY TO INTRODUCE ATE DIGS
 04:49:37PM OF PICCOLO BUCO INTO YOUR THRIVING COMMUNITY.
 04:49:39PM I PREPARED A PRESENTATION TO FAMILIARIZE YOU WITH THIS NEW
 04:49:43PM CONCEPT AND THE GREATY BEHIND IT AND THE GREAT THINGS THAT
 04:49:50PM ARE STORE FOR NEW ESTERO.
 04:49:52PM SO WE HAVE -- YOU IN ESTERO.
 04:49:57PM THIS IS THE SITE REMEMBER TIM McHENRY OUR FOUNDER AND CEO
 04:50:02PM ALONG WITH LUCA AND THE FOUNDER OF THE ORIGINAL PICCOLO
 04:50:06PM BUCO IN ROME.
 04:50:07PM WHILE TRAVEL THROUGH ITALY, OUR FOUNDER TIM McHENRY
 04:50:11PM VISITED A MYRIAD OF RESTAURANTS AND SAW SOMETHING
 04:50:17PM INTERESTING IN THE CHARMING LITTLE RESTAURANT PICCOLO BUCO
 04:50:21PM STEPS AWAY FROM THE TREVI FOUNTAIN.
 04:50:24PM PICCOLO BUCO IS HOLE IN THE WALL.
 04:50:28PM A VERY SMALL-OWNED PIZZA RESTAURANT IN ROME WHERE PEOPLE ARE
 04:50:33PM LINED UP AROUND THE CORNER TO GET IN.
 04:50:35PM EXTREMELY NOTABLE AND SOME PLACE -- A DESTINATION PIZZA
 04:50:41PM PLACE IN ROME, IF YOU WILL.
 04:50:42PM DURING HIS VISIT PICCOLO BUCO, HE DROPPED OFF HIS BUSINESS
 04:50:49PM CARD AND SAYING HE WOULD LIKE TO PARTNER WITH HIM AND BRING
 04:50:53PM PICCOLO BUCO TO AMERICA.
 04:50:54PM AND SO IT BEGAN IN DOWNER'S GROVE.
 04:51:01PM WE OPENED PICCOLO BUCO TWO YEARS AGO.
 04:51:03PM AND IT HAS BEEN PRETTY BIG SENSATION EVER SINCE.
 04:51:06PM SO SORRY.

04:51:12PM VERY TOUCHY.
 04:51:13PM SO THIS SLIDE SHOWS OUR FOOD.
 04:51:21PM I HOPE YOU ARE FAMILIAR WITH OUR PARENT COMPANY COOPER'S
 04:51:24PM HAWK.
 04:51:24PM WE ARE PASSIONATE OF OUR BOOED AND OUR WINE.
 04:51:27PM WE ARE CONSTANTLY THINKING OF NEW WAYS TO BRING DELECTABLE
 04:51:31PM MEALS TO OUR WINE CLUB MEMBERS AND EXPERIENCES.
 04:51:33PM I AM SO SORRY.
 04:51:39PM I LOST MY TRAIN OF THOUGHT.
 04:51:41PM AN UNIQUE STYLE OF PIZZA IN ROME.
 04:51:47PM AN ORIGINAL RECIPE FROM LUCA'S FATHER THAT HE BROUGHT A NEW
 04:51:52PM TWIST TO IT.
 04:51:52PM I AM SO SORRY.
 04:52:02PM LUCA -- LOST THE SLIDE.
 04:52:05PM I AM OFF BECAUSE THIS IS NOT.
 04:52:10PM THIS ORDER.
 04:52:11PM I AM SO SORRY.
 04:52:12PM PICCOLO BUCO'S OWNER IS A RESTAURANTEUR.
 04:52:16PM TOOK HIS FATHER'S RECIPE AND EVOLVED IT INTO A PIZZA PACKED
 04:52:22PM WITH QUALITY AND FLAVOR AND THE RESULTS ARE CONFIRMED BY THE
 04:52:26PM LINES OF TOURISTS AND LOCATION ALIKE TO DINE IN PICCOLO BUCO
 04:52:29PM IN ROME.
 04:52:29PM IN ADDITION TO THE DELICIOUS PIZZAS THAT PICCOLO BUCO HAS A
 04:52:35PM WINE OFFERINGS, ANTIPASTOS AND MAIN COURSE DISHES AND
 04:52:41PM LET'S NOT FORGET THE DESSERT.
 04:52:43PM THE ONLY THING TO DISCUSS IS THE WINE.
 04:52:45PM COOPER'S HAWK VARIETIES AS WELL AS A SELECTION OF WINE FROM
 04:52:48PM ITALY.
 04:52:49PM IT IS A GREAT WAY FOR GUESTS TO SAMPLE AND CONSIDER THEIR
 04:52:52PM WINE DISCOVERY.
 04:52:53PM WE ARE EXCITED TO BRING PICCOLO BUCO TO ESTERO AND INTEND TO
 04:52:57PM IMPACT -- THERE IS THE SLIDE THAT IS MISSING -- TEND TO
 04:53:00PM IMPACT THE COMMUNITY POSITIVELY.
 04:53:01PM AS YOU CAN SEE, WE WILL EMPLOY UP TO 90 NEW TEAM MEMBERS AND
 04:53:06PM PARTNER WITH 12 DIFFERENT MECHANICS GENERATING JOBS AND
 04:53:10PM REVENUES FOR LOCAL BUSINESSES ALIKE.
 04:53:12PM AVERAGE BUILDING COST IS \$4 MILLION ABOUT IN UNIT SALES
 04:53:16PM VOLUME ESTIMATED AT \$7 MILLION.
 04:53:18PM CURRENTLY, THE ONLY PICCOLO BUCO IS IN DOWNER'S GROVE,
 04:53:23PM ILLINOIS.
 04:53:23PM WE HAVE A PICCOLO BUCO UNDER CONSTRUCTION IN NAPERVILLE,
 04:53:26PM ILLINOIS AND TAMPA, FLORIDA.
 04:53:28PM AND WE CAN NOT WAIT TO GET STARTED IN ESTERO AND WE HOPE YOU
 04:53:31PM GUYS ARE EXCITED TO HAVE US.

04:53:32PM THANK YOU FOR YOUR TIME.
 04:53:33PM I WOULD LIKE TO INTRODUCE AMERA, AND SHE WILL TAKE YOU
 04:53:38PM THROUGH THE DESIGN OF THE OUTSIDE OF THE EXTERIOR OF THE
 04:53:41PM BUILDING.
 04:53:41PM THANKS SO MUCH.
 04:53:42PM >>Anthony Gargano: THANK YOU.
 04:53:43PM >> HI, EVERYONE.
 04:53:44PM MY NAME IS AMERA, I AM THE DESIGN MANAGER FOR COOPER'S HAWK
 04:53:50PM AND PICCOLO BUCO.
 04:53:50PM WE ARE SUPER EXCITED TO BE HERE.
 04:53:52PM WE LOVE A GOOD FLOOR PLAN THAT TELL AS STORY OF HOW WE ARE
 04:54:01PM GETTING THERE.
 04:54:01PM YOU START OFF -- YOU ARE WELCOMED IN OUR SPACE AND TO THE
 04:54:04PM VESTIBULE.
 04:54:05PM YOU ARE GREETED BY OUR HOST STAND AND RIGHT AS SOON AS YOU
 04:54:08PM ENTER YOU HAVE THE BEAUTIFUL ACTIVATED SPACE WHICH IS OUR
 04:54:11PM TASTING BAR, WHICH IS WHAT SHE WAS SHOWING EARLIER WHERE YOU
 04:54:16PM ARE SAMPLING ALL THE COOPER'S HAWKS.
 04:54:19PM ENJOYING THAT TIME.
 04:54:20PM BEING INCLUDED.
 04:54:21PM IT IS VERY.
 04:54:26PM IT IS VERY OPEN.
 04:54:26PM IT IS VERY INVITING.
 04:54:27PM AS YOU DO THAT, IN THE BACK IS OUR CARRYOUT.
 04:54:31PM AND YOU ARE INVITED INTO OUR DINING SPACE WHERE YOU CAN SIT
 04:54:34PM DOWN AND HAVE DELICIOUS FOOD.
 04:54:35PM HAVE GREAT DRINKS.
 04:54:37PM YOUR PIZZA.
 04:54:37PM YOUR PASTA.
 04:54:38PM RIGHT IN FROND OF YOU IS ALSO YOUR BAR AND A MORE SMALLER
 04:54:46PM SECLUDED AREA FOR A DINING EXPERIENCE WELL.
 04:54:49PM ALL THAT TO INVITE PEOPLE IN AND JEFF, IF YOU WANT TO TALK
 04:54:56PM OF THE SITE DEVELOPMENT AND TAG TEAM.
 04:55:07PM >> THREW UP THE SITE PLAN.
 04:55:10PM FROM THE LEFT TO THE RIGHT, McDONALD'S AND RETAIL BUILDING
 04:55:13PM AND THEN ANOTHER RETAIL BUILDING WHERE THE STARBUCKS WITH
 04:55:15PM THE DRIVE THROUGH, THE FOURTH BUILDING LEFT TO RIGHT IS
 04:55:19PM PICCOLO BUCO.
 04:55:19PM THAT WAS GOING TO BE MULTITENANT RETAIL UNKNOWN, DENTIST.
 04:55:27PM SUB SHOTS.
 04:55:27PM ALONG THOSE LINES.
 04:55:28PM AND THEN WE HAVE THE ALE HOUSE ON THE RIGHT.
 04:55:33PM SOMETHING TO ADD IN ON THE CONCEPT.
 04:55:35PM WE ARE LONG-TERM HOLDERS.

04:55:37PM WE DON'T SELL ANY OF OUR DEVELOPMENTS.
 04:55:39PM WE HAVE BEEN IN FLORIDA SINCE 1957.
 04:55:41PM WE TYPICALLY GO INTO MIDDLE TO HIGHER INCOME NEIGHBORHOODS.
 04:55:44PM WE DON'T DO A LOT OF DOWNTOWN WORK.
 04:55:46PM WE DON'T DO A LOT OF SUPER RURAL WORK EITHER.
 04:55:50PM SO YOU KNOW THIS IS THE TYPE OF COMMUNITY THAT WE TYPICALLY
 04:55:53PM DO OUR DEVELOPMENTS.
 04:55:53PM RESTAURANTS ARE TRICKY BUSINESS.
 04:55:55PM YOU KNOW, AS EVERYBODY -- EVERYBODY -- OBVIOUSLY IN FLORIDA,
 04:55:58PM WE HAVE SEEN SO MANY RESTAURANTS COME AND GO.
 04:56:01PM AND ESPECIALLY IN THE LAST 25 YEARS IN ESTERO.
 04:56:07PM SOME THAT STAYED AROUND.
 04:56:10PM SOME THAT LEFT.
 04:56:10PM WE DON'T SELL PROPERTIES.
 04:56:12PM MOST DEVELOPERS BUILD THEM.
 04:56:14PM GET THEM STABILIZE AND SELL THEM TO INVESTORS.
 04:56:18PM WE DO ALL THE MANAGEMENT IN-HOUSE, THE LEASING IN-HOUSE, AND
 04:56:23PM THE PROPERTY DEVELOPMENT IN-HOUSE.
 04:56:24PM THE REASON I BROUGHT THAT UP, EVEN THOUGH COOPER'S HAWK IS
 04:56:27PM ONE OF THE MOST SUCCESSFUL RESTAURANT IN NORTH AMERICA, A
 04:56:30PM NEWER CONCEPT.
 04:56:31PM WE HAVEN'T SEEN IT.
 04:56:38PM WE SENT REPRESENTATIVES TO VISIT THE SITES IN ROME.
 04:56:42PM TO MEET THE TEAM.
 04:56:43PM VET OUT THEIR EXPANSION PLAN.
 04:56:46PM AND WE FELL IN LOVE WITH IT.
 04:56:48PM ABSOLUTELY SOLUTE FANTASTIC BRAND.
 04:56:51PM WE ARE SUPER EXCITED TO HAVE IT HERE.
 04:56:53PM ESSENTIALLY WHAT WE ARE DOING IS A COLOR CHANGE REQUEST.
 04:56:55PM WE WANT TO REALIGN THE COLOR PALETTE TO INCLUDE PICCOLO BUCO
 04:57:00PM BRAND CENTERED COLOR OF BRANCH AT LIVE GREEN.
 04:57:05PM THIS IS GREEN MADE BY SEVERAL DIFFERENT COMPANIES WHILE
 04:57:08PM MAINTAINING CONSISTENCIES OF THE DESIGN OF THE OTHER
 04:57:12PM BUILDINGS.
 04:57:12PM I MENTIONED WE STARTED WITH -- THAT WE WENT THROUGH 12
 04:57:15PM DIFFERENT ITERATIONS.
 04:57:16PM THE ITERATION THAT YOU SEE ON THE LEFT.
 04:57:18PM THAT WAS THE FIRST CONCEPT FROM PICCOLO BUCO IN A VACUUM.
 04:57:26PM NOT NECESSARILY -- DESIGNING THAT COLOR AS AN INDEPENDENT
 04:57:30PM BUILDING AND GUESSING AWAY WOULD BE -- WHAT WOULD BE
 04:57:34PM ACCEPTABLE WITH DESIGNING IT IN CONCEPT WITH THE OTHER FOUR
 04:57:39PM BUILDINGS.
 04:57:39PM THIS IS WHERE WE STARTED AND WHAT WE HAVE ON THE RIGHT IS
 04:57:42PM WHERE WE ENDED.

04:57:42PM ON THE LEFT, WHAT I WOULD POINT OUT IS THE MASSIVE USE OF
 04:57:46PM GREEN IN THAT MIDDLE WALL WE GOT SIGNIFICANT FEEDBACK.
 04:57:55PM AND THE WHITE IS TOO WHITE.
 04:57:57PM TO THEIR CREDIT IN THE COCONUT POINT DESIGN REGULATION IT IS
 04:58:01PM HAS SOME SPECIFIC LANGUAGE OF THE TYPES OF WHITES THAT CAN
 04:58:04PM BE USED AND THE LINES ON THE WHITE WITH THE FEEDBACK FROM
 04:58:15PM THE DIFFERENT PARTIES, WE THOUGHT IT WOULD BE A GOOD IDEA
 04:58:18PM NOT TO STICK OUT AS MUCH AND GET RID OF THE WHITE SO WE
 04:58:21PM MOVED OVER TO THE WHITE.
 04:58:22PM OUTSIDE OF THE ADDITION OF THE OLIVE BRANCH GREEN AS AN
 04:58:26PM ACCENT COLOR, EVERY OTHER COLOR IN THE BUILDING ARE THE MAIN
 04:58:29PM COLORS IN THE REST OF THE BUILDING.
 04:58:30PM SO WE JUST ADDED ONE COLOR.
 04:58:32PM AND WE ADDED THAT COLOR AS AN ACCENT ONLY.
 04:58:35PM HERE ARE JUST DIFFERENT VIEWS.
 04:58:40PM AND THAT REPRESENTS THE CORNER IN THE MAIN ENTRANCE.
 04:58:44PM WHERE THE GENTLEMAN IS STANDING NEXT TO THE GRAY CAR, HE IS
 04:58:48PM FACING THE ENTRANCE AND FACING U.S 41.
 04:58:50PM IF YOU SEE THE TWO CANOPIES TO THE RIGHT.
 04:58:53PM THAT IS WHERE THERE ARE GOING TO BE SOME OF THE OUTDOOR
 04:58:56PM SEATING AND THE SECOND TOWER FEATURE ALL THE WAY TO THE
 04:58:58PM RIGHT.
 04:58:58PM SO THE BUILDING DESIGN HAS NOT CHANGED, THE SAME AS WAS
 04:59:02PM APPROVED JUST ANOTHER ANGLE MOVING ON THE OTHER SIDE.
 04:59:07PM FACING U.S 41.
 04:59:23PM SCREENED-IN DUMPSTER ENCLOSURES.
 04:59:25PM HERE IS WHERE I START.
 04:59:27PM I WANT TO GIVE YOU GUYS SOME COLOR SAMPLES BECAUSE THE
 04:59:33PM COMPUTER DESIGNS DOESN'T REFLECT THE COLORS.
 04:59:35PM I SEE SEVEN.
 04:59:37PM I ONLY HAVE FIVE OF THESE.
 04:59:38PM I WOULD ASSUME THAT YOU GUYS COULD SHARE I WANTED TO YOU SEE
 04:59:45PM THE REAL COLORS.
 04:59:46PM PASS THEM AROUND IF YOU DON'T MIND.
 04:59:48PM >> IS THAT THE OLIVE GREEN YOU ARE REFERRING TO.
 04:59:54PM >> THE OLIVE GREEN.
 04:59:56PM ROYCROFT.
 04:59:57PM THAT IS SHERWIN WILLIAMS OF THEIR CUSTOM COLORS.
 05:00:01PM THIS IS WHAT WAS APPROVED.
 05:00:10PM ORIGINAL APPROVAL FOR THE RETAIL THREE BUILDING.
 05:00:13PM ALL THREE OF THE RETAIL BUILDINGS HAD THE SAME COLOR SCHEME
 05:00:19PM ONE OF THE THINGS WE FOUND OUT VERY QUICKLY AND THE FEEDBACK
 05:00:22PM FROM JOE McHARRIS THAT THE PERSIMMON DOESN'T GO WITH THE
 05:00:25PM OLIVE GREEN, EVEN WHEN THE OLIVE GREEN IS USED AS AN ACCENT.

05:00:30PM AS YOU KNOW WHEN YOU HAVE A DARKER SATURATED COLOR WHEN IT
 05:00:33PM GETS LARGER IN TRIM, IT LIGHTENS UP A BIT.
 05:00:38PM THIS IS THE ORIGINAL APPROVAL.
 05:00:40PM THIS IS THE CHANGE SO WHAT YOU HAVE IN THE MAIN COLOR -- IS
 05:00:46PM THE MAIN COLOR MUSLIN.
 05:00:50PM >>THE MAIN COLOR IS THE MUSLIN, THE BACKGROUND LIGHTER
 05:00:54PM COLOR.
 05:00:54PM >> GOTCHA.
 05:00:56PM IF YOU GO LEFT AND RIGHT AND START AT THE ENTRY.
 05:01:00PM YOU SEE THE OLIVE BRANCH GREEN AND THE YELLOW HUE, THE
 05:01:05PM NET SUKI COLOR YOU HAVE IN FRONT OF YOU.
 05:01:08PM THE LIGHTER COLOR IS THE MUSLIN.
 05:01:11PM THE NEXT COLOR IS THE NEARLY PEACH OF WHICH YOU ALL HAVE
 05:01:15PM SAMPLES FOR.
 05:01:16PM WE REMOVED THAT PERSIMMON FROM THE BUILDING.
 05:01:18PM THE OTHER CHANGE THAT HAPPENED ON THE BUILDING IS THE
 05:01:24PM CANVAS CANOPIES.
 05:01:25PM THEY WERE BLACK AND WHITE.
 05:01:27PM WE ADDED WITH GREEN AND WHITE TO ADD MORE CONTINUITY WITH
 05:01:30PM THE USE OF THE GREEN AS THE ACCENT COLOR.
 05:01:32PM >> THE TOWER ON THE LEFT-HAND SIDE -- SORRY -- THE TOWER ON
 05:01:37PM THE LEFT-HAND SIDE IS NET SUKI?
 05:01:46PM SIGNIFICANT DIFFERENT --
 05:01:48PM >> THAT'S WHY I BROUGHT THE COLORS.
 05:01:50PM WE WENT THROUGH THREE DIFFERENT VERSION.
 05:01:53PM VERSIONS I CREATED.
 05:01:57PM FROM COOPER'S HAWK.
 05:01:58PM FROM McHARRIS.
 05:02:00PM THEY ALL LOOK DIFFERENT.
 05:02:01PM APPROVED COLORS AND THE EIGHT SAMPLES THAT WENT ALONG WITH
 05:02:04PM THE ORIGINAL DEVELOPMENT ORDER.
 05:02:06PM >>Mary Gibbs: MAY I MAKE A COMMENT TOO.
 05:02:07PM WHEN WE LOOKED AT THIS, WE THOUGHT -- AND THE PEOPLE IN THE
 05:02:10PM AUDIENCE ARE LOOKING AND THINKING THIS LOOKS KIND OF GREEN.
 05:02:14PM LIKE A GREENISH TINT.
 05:02:16PM WE WERE LIKE, THIS IS TERRIBLE.
 05:02:17PM THIS IS TERRIBLE.
 05:02:19PM >> TO AN OLIVE GREEN.
 05:02:25PM >> THE WHITE HAS A GREEN TINT IS WHAT YOU ARE SAYING.
 05:02:28PM >> VERY SIMILAR COLOR FOR SURE.
 05:02:32PM AND MR. JONES, THE NEXT SLIDE SHOWS THEM SIDE TO SIDE.
 05:02:37PM ON THE LEFT IS THE ORIGINAL COLOR SCHEME OF THE BUILDING AND
 05:02:40PM ON THE RIGHT IS THE PROPOSED COLOR KEEP.
 05:02:43PM >>Kristin Jeannin: THE DOWNING EARTH THE COLOR OF THE

05:02:45PM TRELLISES?
 05:02:47PM >> USED VERY SMALL -- IN VERY SMALL ACCENT BANDS AND ON THE
 05:02:50PM TRELLISES.
 05:02:51PM >>Barry Jones: MY COLOR WITH THAT COLOR SCHEME WHEN I LOOK
 05:02:55PM AT IT IS THE BUILDING, FIRST OF ALL, IT IS NICE THAT IT IS
 05:02:57PM BROKEN UP BUT NOT SYMMETRICAL.
 05:03:00PM SO IS THE COLORS THEY ALMOST MIRROR EACH OTHER ON THE
 05:03:09PM BANDING.
 05:03:10PM IT ALSO FEELS LIKE THE WHOLE BUILDING IS GETTING A LOT
 05:03:13PM LIGHTER.
 05:03:13PM WHEN I LOOK AT THE ALE HOUSE AND LOOK THROUGH THE
 05:03:17PM DEVELOPMENT REGULARLY THE OVERALL COLOR SCHEME IS VERY LIGHT
 05:03:25PM AND ONE OF THE THINGS I TRY TO DO OFFER DARKER AND LIGHTER
 05:03:30PM TO BREAK THE BUILDING UP.
 05:03:31PM >> I THINK WHEN YOU SEE THE THREE BUILDINGS TOGETHER, YOU
 05:03:34PM WILL SEE SOME OF THAT CONTRAST.
 05:03:35PM BUT I WILL ALSO ADD ON THE MILLER'S ALE HOUSE A SIGNIFICANT
 05:03:43PM AMOUNT OF RED.
 05:03:44PM DIFFERENT THAN THE OTHER FOUR BUILDINGS.
 05:03:46PM McDONALD'S -- YOU GUYS KNOW -- A VERY DIFFICULT APPROVAL.
 05:03:49PM THEY CHOSE THE PATH OF LEAST RESISTANCE.
 05:03:51PM THEY USED THE COLORS ALREADY USED IN THE RETAIL.
 05:03:54PM THEY SAID WE DON'T -- WHATEVER IS -- THAT WAS THE DIRECTION
 05:03:57PM THAT --
 05:04:03PM >>Barry Jones: I DON'T HAVE ANY OPPOSITION OF WHAT YOU ARE
 05:04:05PM DOING THE FACT IT WAS MIRRORED ON BOTH SIDES AND THE DARKER
 05:04:09PM SQUARE FOOTAGE WOULD BE MY QUESTION.
 05:04:11PM AND I AM ONLY ONE PERSON.
 05:04:13PM >> WE DID NOT WANT THIS BUILDING TO LOOK LIKE PART OF THE
 05:04:23PM OTHER TWO RETAIL BUILDING.
 05:04:24PM ORIGINAL DESIGN WERE ALL GOING TO BE INDIVIDUALS.
 05:04:27PM YOU LOOK AT THE McDONALD'S, THE ARCHITECTURE DIAL ARE
 05:04:31PM DIFFERENT.
 05:04:32PM LARGER ARCADE AND YOU LOOK AT THE ALE HOUSE, THE INTEGRATION
 05:04:37PM OF THE YELLOWS AND RED COLOR INTO THEIR BUILDING, INTO THEIR
 05:04:39PM TILE AND THEIR TRIM.
 05:04:40PM THE THREE BUILDINGS IN THE MIDDLE WERE THE SAME COLOR
 05:04:44PM SCHEME.
 05:04:44PM WE NEEDED TO DIFFERENTIATE THE COLOR SCHEME BY NOT HAVING
 05:04:50PM THE GREEN BE OVERBEARING BUT COMPLEMENTARY TO THE OTHER
 05:04:54PM BUILDINGS AND FITTING IN TO THE ARCHITECTURAL GUIDELINES.
 05:05:01PM >>Kristin Jeannin: YOU WILL BE HELPING YOUR CASE SHOWING THE
 05:05:06PM RENDERED PICTURES INSTEAD OF THE FLAT ONES.
 05:05:09PM >> SOMETHING TO POINT OUT HERE AND THEN THE 3-D RENDERING.

05:05:15PM THE TOP OF THE THREE BUILDINGS.
 05:05:17PM THE ONE ON THE LEFT IS WHAT WE ARE TALKING ABOUT.
 05:05:19PM ONE OTHER CHANGE IF YOU LOOK AT THE TOP OF THE ORIGINAL
 05:05:25PM THREE BUILDINGS, ALL THREE HAVE THE PERSIMMON IN THE VERY
 05:05:27PM MIDDLE.
 05:05:28PM AND THE BUILDINGS ARE ALL IDENTICAL TO SOME EXTENT COLOR
 05:05:32PM SCHEMES.
 05:05:32PM THE MIDDLE HAS TWO PEACH TOWERS.
 05:05:34PM SIDES HAVE ONE OF THE NET SUKI TOWER BUT THE PERSIMMON IN
 05:05:41PM THE MIDDLE.
 05:05:41PM WE KNEW WE WERE CHANGING THAT AND THOUGHT IT WOULD BE HARD
 05:05:44PM TO HAVE PER CINNAMON TWO AND NOT THE THIRD.
 05:05:46PM IF YOU DROP DOWN TO THE BOTTOM AND GO TO THE FAR RIGHT, WHAT
 05:05:50PM YOU WILL SEE IS WE JUST SWAPPED THE NEARLY PEACH AND THE
 05:05:54PM PERSIMMON COLORS.
 05:05:55PM SO THAT THE NEW LINE-UP, THE MIDDLE COLOR IS DIFFERENT ON
 05:05:59PM ALL THREE BUILDINGS, BUT THE GENERAL COHESIVENESS OF ALL THE
 05:06:06PM COLORS ARE IN.
 05:06:13PM >>Al Paivandy: I AM NOT TRYING TO BE DIFFICULT, BUT THE
 05:06:16PM PREVIOUS PICTURE.
 05:06:17PM THE TWO BUILDINGS.
 05:06:18PM THEY ARE SO MUCH DIFFERENT FROM ONE ANOTHER.
 05:06:20PM THE FRONT DOORS AND NOT THERE IN THE PICTURES.
 05:06:31PM >> REMEMBER, AGAIN, THAT WAS DESIGNED FOR A MULTITENANT
 05:06:39PM BUILDING.
 05:06:39PM THEY DON'T NEED FOUR DOORS ON THE FRONT.
 05:06:42PM MINOR ARCHITECTURAL CHANGES WHERE YOU SWAP OUT A WINDOW FOR
 05:06:45PM A DOOR.
 05:06:46PM THEY GO THROUGH THE REFERRING PERMIT REVISIONS.
 05:06:49PM STRUCTURAL CHANGES.
 05:06:56PM >> A LOT OF STUFF.
 05:06:58PM >> IT WAS ORIGINALLY DESIGNED TO BE MULTIPLE TENANTS.
 05:07:02PM >>THE SPIRE BEING OFF.
 05:07:03PM AN OVERSIGHT AND COPY AND CHANGE.
 05:07:08PM THE PLANTERS ARE THERE BECAUSE THEY HAVE PATIO USE
 05:07:12PM PREVIOUSLY.
 05:07:12PM THE PLANTERS ARE THEIR OPTION TO PUT ON THE PATIO.
 05:07:17PM BUT BECAUSE THEY WILL BE SITTING OUTSIDE, WE THOUGHT
 05:07:21PM PLANTERS WITH LANDSCAPING IN IT WOULD BE A NICER BARRIER
 05:07:24PM THAN A FENCE.
 05:07:25PM >>Al Paivandy: I DIDN'T REALLY WANT THE FULL EXPLANATION.
 05:07:31PM MAKING COMMENTS A LITTLE BIT DIFFICULT TO COMPARE.
 05:07:34PM ONLY COMMENT THAT I MAKE BECAUSE OF WHAT YOU ARE ASKING FOR
 05:07:38PM FROM WE GO TO THE ORIGINAL COLOR, YOU ARE ASKING, THE WHITE

05:07:43PM BUILDING.
 05:07:45PM SLOWLY GOING THERE.
 05:07:47PM IF YOU COME BACK ONE MORE TIME FOR ASKING CHANGE OF COLOR, I
 05:07:50PM BET IT IS WHITE.
 05:07:52PM >> SO WE HAVE MADE -- WE HAVE MADE THE INTERPRETATION
 05:07:56PM THROUGH OUR ARCHITECT, COCONUT POINT AND THE VILLAGE OF
 05:07:59PM ESTERO THAT WHITE IS NOT ALLOWED.
 05:08:02PM WE WILL NOT BE COMING BACK FOR ANOTHER LIGHT.
 05:08:04PM >>Al Paivandy: THE COLORS IN THE BUILDING THAT WERE APPROVED
 05:08:10PM I BELIEVE IS MUCH NICER THAN --
 05:08:12PM >> THEY ARE ALL THE SAME COLORS BUT USED DIFFERENTLY.
 05:08:14PM >>Al Paivandy: I UNDERSTAND.
 05:08:19PM >> IF YOU LIKE THE ONE WITH THE PERSIMMON AND THE PEACH
 05:08:22PM BETTER ARE, THAT IS OPINION.
 05:08:24PM THAT IS PERSONAL PREFERENCE.
 05:08:27PM WITHIN THE APPROVED COLOR PALETTE OF COCONUT POINT.
 05:08:32PM THEY MEET THE CONTROLLING ARCHITECTURAL REQUIREMENTS.
 05:08:37PM AND WE WANTED THE BUILDING TO STAND OUT A BIT -- I SHOULDN'T
 05:08:40PM SAY "STAND OUT" BUT TO FIT IN AND NOT PART OF THREE
 05:08:44PM CONSECUTIVE BUILDING.
 05:08:45PM >>Al Paivandy: IF I DIDN'T MAKE IT CLEAR, I LIKE WHAT WE
 05:08:50PM APPROVED MORE THAN THE COLORS YOU ARE GIVING.
 05:08:53PM UNDERSTANDING THAT THE COLORS ARE THE SAME.
 05:08:54PM >> WHAT WE HAVE HERE ARE THE REQUEST FOR THE 3D IMAGES ON
 05:08:58PM THE RIGHT.
 05:08:58PM THAT IS ESSENTIALLY WHAT THE FINISHED PRODUCT WILL LOOK
 05:09:01PM LIKE.
 05:09:02PM >> LET ME JUST ADD IN MY OPINION THE COLOR SWATCHES TELL THE
 05:09:07PM WHOLE STORY HERE.
 05:09:08PM BECAUSE RENDERINGS AND THE OTHER -- THEY ALL DO YOU A
 05:09:15PM DISSERVICE.
 05:09:16PM FOR ME THE COLOR CHIPS YOU PROVIDED ARE FINE.
 05:09:18PM THEY ARE GREAT.
 05:09:19PM THEY LOOK JUST LIKE EVERYTHING ELSE IN COCONUT POINT.
 05:09:24PM YOU ALREADY HAVE APPROVAL FROM THEM.
 05:09:25PM I SEE NO OBJECTION OF USING THESE COLORS IN THIS SCHEME.
 05:09:30PM >> AND, AGAIN, EVERYTHING IS TO SOME EXTENT ALWAYS A
 05:09:35PM PERSONAL OPINION.
 05:09:36PM SO I WOULD STRESS -- AND I THINK MARY WOULD ACKNOWLEDGE AS
 05:09:40PM WELL, WE WENT THREW THROUGH EVERY POSSIBLE STEP TO GET THIS
 05:09:45PM RIGHT IN ALL OF THE REQUIREMENTS.
 05:09:47PM GOING THROUGH COCONUT POINT.
 05:09:49PM GOING THROUGH THE NORTH VILLAGE ASSOCIATION.
 05:09:51PM USING AN ARCHITECT WHO IS GOING TO WORK THERE.

05:09:54PM GOING WITH THE TENANT.
 05:09:55PM GETTING SCHEDULED FOR PDZB.
 05:10:00PM TALKING TO MARY, THERE IS NOT RIGHT YET.
 05:10:03PM WE NEED TO YANK THIS OUT AND GO TO ANOTHER PRESENTATION.
 05:10:07PM THAT IS THE WHOLE PRESENTATION AND THERE ARE THE COLORS.
 05:10:10PM YOU CAN LOOK AT THE CHIPS TO COMPARE WITH THE COLOR MIX, BUT
 05:10:13PM YOU WILL SEE ALL OF THE COLORS ON THE TOP THERE.
 05:10:15PM THOSE ARE ALL APPROVED COLORS WITHIN THE DEVELOPMENT.
 05:10:18PM AND THE OLIVE BRANCH GREEN IS THE ONLY ONE WE ARE ADDING AND
 05:10:24PM ADDING IT EXCLUSIVELY AS AN ACCENT COLOR.
 05:10:28PM THAT IS WHAT WE HAVE.
 05:10:29PM WE WOULD LOVE YOUR APPROVAL TONIGHT AND WE APPRECIATE IT.
 05:10:32PM >> JUST AS AN ASIDE, I THINK THE COLORS THAT YOU ARE NOW
 05:10:37PM PROPOSING FEEL MORE ITALIAN, IF YOU WILL, TO THE RESTAURANT
 05:10:42PM RATHER THAN BEFORE WHEN THEY WERE DESIGNED FOR COMMERCIAL
 05:10:47PM STORES AND I THINK THEY BLEND FOR THE USE OF THE BUILDING.
 05:10:51PM >> SURE.
 05:10:51PM I POINT OUT THE SAME THING EXIST IT IS YOU GO OVER TO THE
 05:10:54PM TOWN CENTER AND YOU LOOK -- WHEN OLIVE GARDEN ORIGINALLY
 05:10:58PM OPENED.
 05:10:58PM COMPLETELY DIFFERENT THAN ANY BUILDING IN THERE.
 05:11:00PM THE ORIGINAL FRIDAY'S WAS COMPLETELY DIFFERENT THAN THE REST
 05:11:03PM OF THE DEVELOPMENT.
 05:11:03PM THE CHOPSTIX.
 05:11:06PM >>James Tatoes: JOE JUST WALKED IN.
 05:11:09PM >> COMPLETELY DIFFERENT.
 05:11:11PM I DON'T IF I HAVE SEEN THE CHEESECAKE FACTORY STOREFRONT BUT
 05:11:15PM I ASSUME COMPLETELY DIFFERENT.
 05:11:17PM BAHAMA BREEZE, COMPLETELY DIFFERENT.
 05:11:20PM THIS FITS WHAT IS EXISTING THERE MORE THAN OTHER APPROVED
 05:11:24PM DEVELOPMENTS IN COCONUT POINT.
 05:11:26PM >>Mary Gibbs: FOR THE RECORD, JOE IS FASHIONABLY LATE AS WE
 05:11:29PM SAID.
 05:11:29PM FASHIONABLY LATE.
 05:11:31PM >> IS IT CONSISTENT WITH THE COCONUT POINT DESIGN -- HE IS
 05:11:38PM NOT SWORN IN, I AM SORRY.
 05:11:39PM >>Mary Gibbs: YOU CAN'T CROSS-EXAMINE YOUR OWN PERSON.
 05:11:43PM >> WE HAVE A COMPLICATED RELATIONSHIP.
 05:11:45PM ANY OTHER QUESTIONS FOR MYSELF AND THE PICCOLO BUCO TEAM?
 05:11:48PM I WOULD ADD FOR WHATEVER -- FOR WHATEVER IT IS WORTH, WE ARE
 05:11:52PM ALMOST FINISHED ON CONSTRUCTION.
 05:11:54PM WE ARE GETTING READY TO PAINT.
 05:11:56PM WITHOUT THIS CHANGE, THIS DEAL DOES NOT GO FORWARD.
 05:11:59PM SO THIS APPROVAL WE MOVE FORWARD TO OUR DEAL WITH PICCOLO

05:12:02PM BUCO.
 05:12:02PM IF NOT, WE GO BACK TO OUR PREVIOUS PLAN OF MIXED USE RETAIL
 05:12:06PM IN THAT BUILDING.
 05:12:07PM >>Mary Gibbs: IS THAT A THREAT?
 05:12:12PM [LAUGHTER]
 05:12:13PM I AM -- MARY WILL SAY, I AM VERY STRAIGHTFORWARD.
 05:12:17PM THEY WOULD -- THEY WOULD INSIST ON THAT.
 05:12:21PM THAT IS A FACT OF THE BUSINESS.
 05:12:23PM >> WHEN YOU TOOK THE MULTIPLE DOORS AND SINGLE DOOR.
 05:12:27PM WHEN WE DO THESE BUILDINGS, WE TRY TO MAKE IT OBVIOUS WHERE
 05:12:31PM THE FRONT DOORS ARE.
 05:12:32PM TOWER ON THE FRONT END.
 05:12:33PM TOWER ON THE RIGHT END IS KIND OF TALLER AND MORE
 05:12:37PM ARCHITECTURALLY ADVANCED.
 05:12:38PM DO YOU CONSIDER DOING ANYTHING AROUND THE ENTRY DOOR WITH
 05:12:41PM THOSE LOWER UNITS OR FASHIONS AROUND THE DOORS TO GIVE THAT
 05:12:45PM DEPTH AND PULL PEOPLE INTO THE FRONT DOOR?
 05:12:49PM >> WE DID NOT WANT TO DO ANYTHING DIFFERENT TO THE
 05:12:52PM ARCHITECTURE THAN WHAT IS IN PLACE.
 05:12:55PM >> NOT TALKING ABOUT ARCHITECTURE BUT COLORS --
 05:12:58PM >> WHAT I WILL TELL YOU THAT THERE IS SIGNAGE THAT WE DIDN'T
 05:13:01PM PUT ON THIS BECAUSE SIGN DAMAGE IS A SEPARATE APPROVAL
 05:13:04PM PROCESS.
 05:13:04PM THE CONCEPTUAL SIGNAGE AND WHAT WILL EVENTUALLY GET APPROVED
 05:13:09PM WILL MAKE THAT CORNER STAND UP AND POP.
 05:13:14PM >> IT IS HARD TO EVALUATE IT WITHOUT SEEING IT IN ITS WHOLE.
 05:13:20PM I AM NOT SAYING I CAN'T MOVE FORWARD WITH THIS.
 05:13:23PM BUT DURING YOUR PRESENTATION, BRING SOMETHING WHOLE SO WE
 05:13:27PM CAN SEE WHAT IT IS THAT YOU ARE ASKING FOR.
 05:13:29PM >> THE LAST TIME WE SUBMITTED WITH SIGNAGE.
 05:13:37PM HISTORY WITH THE DIRECTION.
 05:13:38PM AND DIRECT A COLOR CHANGE.
 05:13:40PM I UNDERSTAND YOUR POINT.
 05:13:45PM I THINK THE SIGNAGE OBVIOUSLY LIKE MOST RESTAURANTS WILL
 05:13:50PM BRING ATTENTION.
 05:13:50PM THE FACT THAT CORNER HAS THE EXPANDED CANOPY OFF OF IT
 05:13:56PM DIFFERENT REN YATES FROM THE RIGHT AND THE PLANTERS UP FRONT
 05:13:59PM MAKE AN OBVIOUS BARRIER AND YOU WILL NOT BE ABLE TO WALK IN
 05:14:03PM THERE.
 05:14:03PM THE DOOR LOCATION WILL BE PRETTY STRAIGHTFORWARD.
 05:14:07PM >> IF I MAY ADD REGARDING THE ENTRANCE AS WELL.
 05:14:09PM OUR PLAN IS THAT THE ENTRANCE OF THE DOORWAY, RIGHT ABOVE IT
 05:14:13PM WITH THAT GREEN BANDING BY LUCA, BY COOPER'S HAWK SIGNAGE
 05:14:20PM AND ANOTHER CIRCULAR ON THE ANGLE SIDE AS WELL AS A OUTDOOR

05:14:24PM PLANTER VESTIBULE TO DIRECT ATTENTION.
 05:14:29PM THIS IS WHERE YOU GO IN.
 05:14:30PM THAT KIND OF STUFF.
 05:14:31PM DIRECTIONAL PLANTERS.
 05:14:33PM THAT KIND OF STUFF.
 05:14:34PM IT WILL SHOW THIS IS THE ENTRYWAY.
 05:14:37PM THAT IS PART OF OUR DESIGN FOR THIS.
 05:14:40PM THANK YOU.
 05:14:41PM >> I DO BELIEVE ALSO -- I DO BELIEVE THAT WE WERE GOING TO
 05:14:49PM THAT YOU GUYS WANTED THE PLANTS.
 05:14:50PM THE PLANTERS ARE PLACEHOLDERS.
 05:14:53PM THEIR PLAN IS TO USE PLANTERS AND USE WOOD PLANTERS TO MATCH
 05:14:56PM THE TRELLISES.
 05:14:57PM >> WE DO.
 05:14:58PM BECAUSE WE WANT IT TO BE A NICE AND WELCOMING SPACE.
 05:15:00PM YOU DON'T WANT TO BE SITTING IN THE PATIO STRAIGHT WITH THE
 05:15:04PM PARKING LOT.
 05:15:05PM YOU DON'T WANT THE LIGHTS TO BE HITTING YOU.
 05:15:07PM WE WANT IT NICE AND INVITING.
 05:15:09PM WE HAVE PLANTERS PLANNED FOR THAT.
 05:15:11PM IT WOULD BE WOOD PLANTERS, TOO ACTUALLY YOU SAY BROWN, HOW
 05:15:19PM WOULD THEY BE FINISHED BECAUSE THEY DOMINATE THE FRONT END
 05:15:22PM OF THAT.
 05:15:22PM AND THEY WILL LOOK DIFFERENT, I GUESS, WITH PLANTS IN THEM.
 05:15:26PM >> YES.
 05:15:27PM CAN I ZOOM IN ON THIS?
 05:15:31PM >>Kristin Jeannin: WE HAVE IT IN FRONT OF US SO WE CAN
 05:15:33PM SEE IT.
 05:15:34PM >> THOSE WILL BE THE PLANTERS RIGHT THERE.
 05:15:36PM >> FINISHED IN A NATURAL WOOD COLOR.
 05:15:38PM WHITE NATURAL WOOD?
 05:15:42PM >> CORRECT.
 05:15:43PM >> I DON'T KNOW WHAT THE APPROVED COLORS ON --
 05:15:46PM >> I AM SORRY, YOU GUYS HAVE TO BE ON THE MIC BECAUSE THEY
 05:15:50PM CAN'T HEAR YOU IN TEAMS.
 05:15:51PM >> I DON'T RECALL OFF HAND WHAT THE APPROVED COLORS WERE ON
 05:15:55PM THE TRELLISES BUT THE PLANTER ALSO MATCH THAT COLOR SO NOT
 05:15:58PM TWO SEPARATE WOOD COLOR FINISHES.
 05:16:00PM >> THANK YOU.
 05:16:01PM >> I HAVE A COMMENT MORE THAN A QUESTION.
 05:16:05PM IF I UNDERSTOOD YOUR PRESENTATION THAT THE ORIGINAL COLORS
 05:16:09PM WERE TO BE IN CONCERT WITH THE OTHER BUILDINGS AROUND IT.
 05:16:12PM IS MY UNDERSTANDING CORRECT?
 05:16:15PM >> ESSENTIALLY WE HAD THREE DIFFERENT CONCEPTS OF THE

05:16:17PM BUILDING, THE McDONALD'S, THE THREE RETAIL BUILDINGS, AND
 05:16:20PM THEN THE MILLER'S ALE HOUSE.
 05:16:22PM THE IDEA THREE RETAIL BUILDINGS WHICH ESSENTIALLY MAKE UP A
 05:16:26PM MALL, YOU KNOW A STRIP MALL, IF YOU WILL.
 05:16:29PM WE DIDN'T COME IN WITH TENANTS FOR THOSE APPROVALS.
 05:16:33PM THEY WILL BE DIFFERENT MIXED RETAIL USE AND THE IDEA THAT IT
 05:16:36PM THE MILLER'S ALE HOUSE STAND ALONE.
 05:16:38PM McDONALD'S STAND ALONE.
 05:16:40PM BUT THE THREE BUILDINGS IN THE MIDDLE LOOK LIKE FROM A
 05:16:42PM DESIGN STANDPOINT, ONE CONTINUOUS BUILDING, ONE CONTINUOUS
 05:16:46PM DEVELOPMENT AND THE THREE RETAIL BUILDINGS IN THE MIDDLE
 05:16:48PM WERE EVENTUALLY GOING TO MATCH EACH OTHER.
 05:16:52PM >>Dan Williams: THE OTHER COMPONENTS OF THAT ARE NOT CHANGE
 05:16:58PM SOMETHING IN.
 05:16:59PM >> CORRECT.
 05:17:00PM >>Dan Williams: SUGGESTION IN THE FUTURE.
 05:17:01PM A LITTLE BIT HARD FOR ME TO LOOK AT HOW THIS LOOKS AT IN
 05:17:05PM TOTAL SINCE YOU ARE SAYING NOW I CHANGED PART OF IT, BUT I
 05:17:08PM HAVEN'T CHANGED OTHER PARTS.
 05:17:09PM SO UNLESS YOU GOT PICTURES OF THE OTHER.
 05:17:20PM >> RIGHT HERE ON THE TOP, MR. WILLIAMS, ARE THE THREE RETAIL
 05:17:24PM BUILDINGS AS APPROVED IN THE DEVELOPMENT ORDER THOSE ARE THE
 05:17:30PM EXACT ELEVATIONS FROM THE DEVELOPMENT ORDER.
 05:17:32PM BELOW IS THE CHANGE.
 05:17:33PM SO YOU SEE THE OBVIOUS CHANGE ON THE LEFT ON THE PICCOLO
 05:17:36PM BUCO.
 05:17:36PM THE CENTER RETAIL BUILDING, NO CHANGES AT ALL.
 05:17:39PM THE FAR RIGHT RETAIL BUILDING, ONLY THE PEACH AND THE
 05:17:43PM PERSIMMON, THEY ARE JUST SWAPPED.
 05:17:45PM THAT IS THE ONLY CHANGE.
 05:17:46PM THAT WAY THE THREE MAIN -- THE CENTERS OF ALL THREE
 05:17:50PM BUILDINGS ARE ONE DIFFERENT COLOR EACH.
 05:17:52PM >>Dan Williams: THANK YOU.
 05:17:53PM >> SURE.
 05:17:54PM DOES THAT MAKE SENSE?
 05:18:00PM >> JUST THE QUESTION THAT YOU HAVE ONE BUILDING THAT WILL BE
 05:18:02PM BROKEN UP INTO VARIOUS COMMERCIAL SPACES.
 05:18:05PM WHAT IS THE STATUS OF THE OTHER TWO BUILDINGS?
 05:18:07PM AND ARE YOU HAVING ANY BIGGER UNITS LIKE THAT?
 05:18:10PM OR ARE THEY GOING TO BE SMALLER UNITS?
 05:18:13PM >> THE OTHER TWO BUILDINGS ARE ALMOST COMPLETELY LEASED.
 05:18:15PM AND THEY ARE ALL TENANTS RANGING FROM 2000 TO 3500 SQUARE
 05:18:20PM FEET.
 05:18:20PM >> OKAY.

05:18:21PM SO NO OTHER BIG --
 05:18:24PM >> NO OTHER -- CERTAINLY NOT -- NOT ANYWHERE THE SIZE OF ALE
 05:18:29PM HOUSE OR OF THE PICCOLO BUCO.
 05:18:30PM >> OKAY.
 05:18:31PM >> THANK YOU.
 05:18:37PM >>Anthony Gargano: ANY OTHER QUESTIONS?
 05:18:41PM BOARD MEMBERS?
 05:18:43PM >> THANK YOU, APPRECIATE IT.
 05:18:44PM >>Anthony Gargano: THAT GUN TO YOUR HEAD REALLY WASN'T
 05:18:47PM LOADED, RIGHT?
 05:18:52PM OKAY.
 05:18:53PM DO WE HAVE ANY COMMENTS ON THIS MATTER FROM THE PUBLIC?
 05:19:02PM >> NO, WE DO NOT.
 05:19:03PM >>Anthony Gargano: NO CARDS.
 05:19:04PM >> NO.
 05:19:05PM >>Anthony Gargano: ANYBODY FROM THE PUBLIC WHO WISHES TO BE
 05:19:09PM HEARD ON THIS MATTER?
 05:19:11PM OKAY, WE WILL CLOSE THE PUBLIC PORTION.
 05:19:12PM ANY FINAL COMMENTS FROM BOARD MEMBERS?
 05:19:16PM BARRY?
 05:19:21PM >>Barry Jones: MY ONLY COMMENT IS GENERALLY BENEFICIAL IF
 05:19:24PM YOU LET SOMEBODY FINISH ANSWERING A QUESTION.
 05:19:26PM AND COMING IN AND SAYING THAT THREATENING THIS OR THAT AND
 05:19:34PM SEEK IT IS AN ULTIMATUM IS NOT BENEFICIAL TO ANYBODY.
 05:19:37PM >> AGREED.
 05:19:40PM >>Barry Jones: WE DON'T MAKE DECISIONS UNDER THREAT OF
 05:19:43PM SOMEBODY WALKING AWAY.
 05:19:43PM YOU CAN GO ASK WALMART.
 05:19:45PM THEY TRIED THAT FOR SIX OR SEVEN YEARS.
 05:19:47PM I DON'T CARE.
 05:19:48PM WALK AWAY.
 05:19:49PM OKAY.
 05:19:50PM I AM NOT SAYING I AM AGAINST WHAT YOU ARE PROPOSING.
 05:19:52PM >> I UNDERSTAND.
 05:19:53PM >>Barry Jones: SAYING IF YOU COME BACK HERE, THAT'S WHERE I
 05:19:56PM AM AT.
 05:19:56PM >> I APOLOGIZE.
 05:19:57PM IF I DIDN'T LET YOU FINISH ANSWERING QUESTIONS.
 05:20:03PM >>Barry Jones: THREE CONDITIONS I HAVE ATTACHED TO THIS.
 05:20:05PM ONE THE SIGNAGE OF THE ENTRY IS SUBJECT OF FUTURE
 05:20:10PM APPLICATIONS.
 05:20:10PM SECOND THAT THE PLANNERS WILL BE MATCH THE COLOR OF THE
 05:20:15PM TRELLISES.
 05:20:16PM THE OTHER THING WAS -- WHAT DID I HAVE?

05:20:18PM I CAN'T EVEN READ MY OWN WRITING ANYMORE.
 05:20:21PM I WILL COME BACK TO IT AS I GET IT.
 05:20:26PM BUT I DIDN'T HAVE OBJECTION OF WHAT THEY ARE DOING.
 05:20:29PM THE COLORS ON THE SCREEN DON'T MATCH THIS.
 05:20:32PM I AM TRUSTING THIS.
 05:20:33PM BECAUSE -- BECAUSE I AM NOT IN FAVOR OF WHAT I AM SEEING ON
 05:20:37PM THAT SCREEN.
 05:20:38PM SO THAT'S ALL MY COMMENTS.
 05:20:39PM >> I HEAR YOU.
 05:20:41PM >>Anthony Gargano: KRISTIN.
 05:20:44PM >>Kristin Jeannin: I THINK THAT THE APPLICANT HAD A LOT TO
 05:20:48PM BE UP AGAINST, LIKE TRYING TO BATTLE FOR COLORS IS A REAL
 05:20:52PM CHORE THAT I THINK NOT EVERYBODY UNDERSTANDS.
 05:20:55PM BUT I THINK YOU DO HAVE A NICE SCHEME HERE.
 05:20:57PM AND I UNDERSTAND THE REASONS BEHIND IT.
 05:20:59PM OVERALL, I AGREE THAT THESE COLORS WILL WORK NICELY THERE.
 05:21:06PM I DO ALSO AGREE VERY MUCH WITH THE COMMENTS THAT THE FRONT
 05:21:10PM ENTRY -- I DON'T THINK IT NEEDS TO BE A CONDITION.
 05:21:12PM I TRUST IT WOULD AND IT MAKES SENSE AND I HAVE SEEN COOPER'S
 05:21:16PM HAWK AND I KNOW HOW RESTAURANTS WORK.
 05:21:18PM THE FRONT ENTRY WILL NEED SOFTENING IF YOU LOOK AT THE 3-D
 05:21:23PM RENDERINGS.
 05:21:25PM IT LOOKS COLD AND UNINVITING AND YOU WILL FIX IT NATURALLY.
 05:21:30PM I AM GOOD WITH THIS.
 05:21:31PM >> GREAT SIGNAGE.
 05:21:35PM >>Kristin Jeannin: NOT JUST SIGNAGE, I AM A LANDSCAPE
 05:21:39PM PERSON.
 05:21:40PM HANGING BASKETS, PLANTERS.
 05:21:42PM SIGNAGE THAT DAYS, COME IN FOR SOME WINE.
 05:21:44PM >>Al Paivandy: THEY SAID IT MORE ELOQUENTLY THAN I DID, SO
 05:21:52PM I WILL STOP.
 05:21:52PM >>Anthony Gargano: MICHAEL.
 05:21:57PM >>Michael Sheeley: WE HAVE COLOR CHIPS BECAUSE WE NEVER GET
 05:22:00PM ACCURANTE REPRODUCTION ON THE COMPUTER AND PRINT.
 05:22:02PM SO THANK YOU FOR BRINGING THOSE.
 05:22:04PM THAT IS SOMETHING WE CAN COUNT ON THIS PROJECT.
 05:22:07PM I THINK IT LOOKS GOOD.
 05:22:09PM >> I AM SO SORRY.
 05:22:12PM THEY CAN'T HEAR YOU.
 05:22:14PM >>Anthony Gargano: THEY ACTUALLY -- WELL SAID, MICHAEL,
 05:22:19PM BECAUSE THE COLORS ARE SO FAR OFF ON THE SCREEN.
 05:22:23PM THAT IS RIDICULOUS.
 05:22:25PM OKAY.
 05:22:26PM >> AS I MENTIONED BEFORE, THE COLOR RENDERING PUT TOGETHER

05:22:32PM HERE WITH THE RIGHT COLORS THAT WERE PASSED OUT TO US FIT
 05:22:36PM WELL INTO MAKING THIS STANDOUT AS ONE BUILDING WITH ONE UNIT
 05:22:40PM INSTEAD OF TRYING TO MATCH THE OTHER BUILDINGS THAT HAVE A
 05:22:45PM LOT OF UNITS.
 05:22:45PM >> I WOULD ECHO THAT.
 05:22:51PM UNDERSTANDING THIS BUILDING STANDS OUT FROM THE OTHERS.
 05:22:54PM IT NOW DOES THAT.
 05:22:55PM I AM NOT SAYING IT IS GOOD OR BAD, BUT IT DOES ACHIEVE AND
 05:22:59PM STAND OUT.
 05:22:59PM >>Anthony Gargano: OKAY, I -- I TOO YOU WILLY HAVE BEEN TO
 05:23:03PM THIS RESTAURANT IN ROME.
 05:23:05PM AND IF YOU DELIVER WHAT IS DELIVERED TO THE -- TO THE PEOPLE
 05:23:11PM IN ROME TO THE RESIDENTS OF ESTERO, IT WILL BE A WELCOME
 05:23:17PM ADDITION.
 05:23:17PM SO ON THAT NOTE, CHAIR WILL ENTERTAIN A MOTION.
 05:23:22PM >> I WILL MAKE A MOTION.
 05:23:26PM MAKE A MOTION WE APPROVE THE COLORS AS CHANGED.
 05:23:28PM AND BARRY, IF YOU WOULD LIKE TO ADD YOUR CONDITIONS TO IT, I
 05:23:34PM WOULD WELCOME IT.
 05:23:35PM >>Barry Jones: THE ONLY ONES THAT NEEDS IS THE COLORS WITH
 05:23:42PM THE PLANTERS OUT FRONT TO BE CONSISTENT WITH THE TRELLIS,
 05:23:45PM BECAUSE THE REPRESENTATIVE OF THE BOARD FOR RECOMMENDATION
 05:23:48PM DID NOT REFLECT THAT.
 05:23:49PM >>Anthony Gargano: VERY GOOD.
 05:23:52PM >>Kristin Jeannin: A NATURAL WOOD COLOR.
 05:23:55PM >>Barry Jones: NATURAL WOOD COLOR CONSISTENT WITH THE
 05:23:58PM APPROVED COLOR OF THE TRELLIS, WHATEVER THAT WAS.
 05:24:00PM WHERE THE TRELLIS IS THE DARK GREEN OR NATURAL WOOD?
 05:24:05PM >> THEY ARE NATURAL WOOD.
 05:24:06PM RIGHT HERE IS WHERE THE TRELLIS.
 05:24:07PM OBVIOUSLY IF WE WERE ZOOMED IN, YOU COULD SEE A LITTLE BIT
 05:24:11PM BETTER.
 05:24:11PM THAT HAS AN APPROVED FINISH ON THE CONSTRUCTION DRAWINGS.
 05:24:14PM WE WILL MATCH THE PLANTERS TO THAT APPROVED FINISH.
 05:24:18PM >>Kristin Jeannin: IS THIS HERE?
 05:24:22PM >I THINK IT IS -- JOE, DO YOU REMEMBER?
 05:24:24PM I THINK IT WAS A CYPRESS COLOR.
 05:24:25PM A DARKER CYPRESS.
 05:24:28PM I AM NOT SURE OF THE NAME OF THE COLOR, BUT IT IS -- IT IS
 05:24:33PM --
 05:24:33PM >> LITTLE BIT BROWN.
 05:24:36PM >>Kristin Jeannin: OKAY.
 05:24:37PM >>Anthony Gargano: ARE YOU OKAY?
 05:24:40PM >>Kristin Jeannin: YES.

05:24:41PM >> I WILL SECOND THE MOTION.
 05:24:42PM >>Anthony Gargano: WE HAVE A MOTION THAT HAS BEEN MADE.
 05:24:44PM THE MOTION IS SECONDED.
 05:24:46PM ANY DISCUSSION ON THE MOTION?
 05:24:50PM TAMMY, CAN WE HAVE A ROLL CALL VOTE PLEASE.
 05:24:53PM >>Kristin Jeannin: YES.
 05:24:54PM >>Barry Jones: YES.
 05:24:57PM THE ONE OTHER THING THAT CAME TO ME, SORRY, WAS THE SPIRE
 05:25:03PM WAS MISSING OFF OF THE VISUAL AND THEY AGREED THAT THE SPIRE
 05:25:07PM WAS ON TOP OF THE BUILDING.
 05:25:08PM THAT IS A CONDITION OF MY APPROVAL THAT THE SPIRE IS ON THAT
 05:25:13PM BUILDING AND NOT AS REPRESENTED ON THE APPLICATION.
 05:25:15PM >> I BELIEVE IT IS PHYSICALLY IN PLACE ALREADY AS WELL.
 05:25:18PM >>Anthony Gargano: SO WE HAVE A MODIFICATION TO THE MOTION.
 05:25:22PM >> BOARD MEMBER JEANNIN, ARE YOU GOOD?
 05:25:27PM >>Kristin Jeannin: YES.
 05:25:27PM >>Barry Jones: YES -- I SAID WHATEVER.
 05:25:33PM >>Al Paivandy: YES.
 05:25:37PM >>Michael Sheeley: YES.
 05:25:38PM >>James Tatooles: YES.
 05:25:40PM >>Dan Williams: YES.
 05:25:41PM >>Anthony Gargano: YES.
 05:25:42PM THANK YOU.
 05:25:44PM >> THANK YOU VERY MUCH.
 05:25:45PM >>Anthony Gargano: NEXT UP IS PELICAN SOUND.
 05:26:08PM AND NANCY, IF YOU ARE STILL THERE WITH US, I NOTED THAT
 05:26:15PM THERE WERE SEVERAL PEOPLE THAT ENTERED AFTER YOU SWORE IN
 05:26:24PM THE PEOPLE WHO WERE GOING TO SPEAK.
 05:26:25PM SO THE PEOPLE THAT -- CAN YOU CLOSE THE DOOR, PLEASE?
 05:26:31PM THANK YOU.
 05:26:31PM PEOPLE THAT HAVE ENTERED THE MEETING, IF YOU HAVE SUBMITTED
 05:26:37PM CARDS TO TAMMY TO SPEAK, AND YOU HAVE NOT BEEN SWORN, COULD
 05:26:44PM YOU STAND UP, PLEASE.
 05:26:45PM ONLY IF YOU INTEND TO SPEAK.
 05:26:49PM OKAY.
 05:26:50PM NANCY, WE HAVE ONE PERSON STANDING.
 05:26:53PM >> TWO.
 05:26:56PM >>Anthony Gargano: SORRY, TWO.
 05:26:58PM OVER IN THE CORNER.
 05:26:59PM >>Nancy Stroud: VERY GOOD.
 05:27:01PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
 05:27:05PM TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
 05:27:07PM TRUTH?
 05:27:09PM >> YES.

05:27:09PM >>Anthony Gargano: THANK YOU.
 05:27:11PM >>Nancy Stroud: THANK YOU.
 05:27:12PM YOU WANT TO REMIND THE CHAIR OF THE EX-PARTE DISCLOSURES
 05:27:19PM NEED TO BE MADE.
 05:27:21PM >>Anthony Gargano: YES.
 05:27:22PM DO WE HAVE ANY EX-PARTE COMMUNICATIONS TO DECLARE?
 05:27:30PM >> NO.
 05:27:31PM >>Anthony Gargano: ANY CONFLICTS OF INTEREST?
 05:27:34PM >> NO.
 05:27:34PM >>Anthony Gargano: OKAY, THANK YOU.
 05:27:36PM MARY.
 05:27:36PM >>Mary Gibbs: ALL RIGHT.
 05:27:39PM THIS IS NOT A RESTAURANT CASE TONIGHT.
 05:27:42PM NO COLORS TO TALK ABOUT.
 05:27:46PM THIS IS PELICAN SOUND.
 05:27:49PM AMENDMENT TO THE RESIDENTIAL PLAN DEVELOPMENT ZONING.
 05:27:53PM AND IN THIS PARTICULAR CASE, THE BOARD IS GOING TO MAKE A
 05:27:57PM RECOMMENDATION TO COUNCIL.
 05:27:58PM SO THIS IS THE FIRST PUBLIC HEARING.
 05:28:00PM THIS WILL HAVE TO GO TO COUNCIL FOR THE FINAL DECISION.
 05:28:03PM SO JUST IN CASE EVERYBODY IN THE AUDIENCE IS WONDER WHAT THE
 05:28:12PM REQUESTS ARE.
 05:28:14PM AND ORDINANCE THAT WAS ADOPTED BY THE COUNTY IN THE YEAR
 05:28:18PM 2013.
 05:28:18PM SO THIS RELATES TO THE PERMANENT MOORING OF TWO OF THE
 05:28:24PM SHUTTLE BOATS AT THE RIVER CLUB, WHICH IS LOCATED ON THE
 05:28:29PM ESTERO RIVER.
 05:28:29PM THEY ACTUALLY -- WHEN THE COUNTY APPROVED IT BACK IN 2013,
 05:28:34PM THERE WAS A CONDITION PUT ON HERE THAT THESE BOAT MOORINGS
 05:28:38PM WOULD BE TEMPORARY.
 05:28:40PM THEY APPROVED, I THINK AT THAT TIME, THE RIVER CLUB IS WHERE
 05:28:44PM THE RESTAURANTS AND FITNESS CENTER AND A BOAT LAUNCH AND A
 05:28:47PM CANOE LAUNCH THERE.
 05:28:49PM SO THE ZONING CONDITION ALLOWED THE TWO TEMPORARY MOORINGS
 05:28:53PM FOR THE TWO BOATS.
 05:28:54PM THE BOATS ARE THE PONTOON BOATS THAT SHUTTLE RESIDENTS OVER
 05:28:59PM TO LOVER'S KEY.
 05:29:01PM AND THE -- AND THE APPLICANT IS IT IS GOING TO EXPLAIN -- I
 05:29:07PM WILL LET THE APPLICANT GO INTO THIS AND THESE PEOPLE HAVE
 05:29:09PM BEEN HERE FOR A WHILE AND WANT TO TALK AND HEAR WHAT IS
 05:29:11PM GOING ON.
 05:29:12PM THE APPLICANT WILL EXPLAIN THE REASONS WHY THEY ARE ASKING
 05:29:15PM TO CONVERT THESE TO TEMPORARY MOORINGS TO PERMANENT
 05:29:18PM MOORINGS.

05:29:19PM I WILL LET THEM EXPLAIN IT.
 05:29:20PM I HAVE GOT MIKE PAPPAS FROM RWA ENGINEERING WILL KICK IT OFF.
 05:29:27PM AND ERIC LONG, THE GENERAL MANAGER FROM PELICAN SOUND WILL
 05:29:29PM GET UP AND EXPLAIN A LITTLE BIT AND THEN WE CAN GO INTO
 05:29:32PM PUBLIC INPUT.
 05:29:33PM THE STAFF DID RECOMMEND APPROVAL WITH THE CONDITION THAT IF
 05:29:36PM THE APPLICANT NEEDS TO MODIFY ANY OF THE OTHER ENVIRONMENTAL
 05:29:40PM PERMIT AGENCIES, THEY NEED TO MODIFY THEIR APPLICATIONS,
 05:29:45PM BECAUSE I THINK THEY ARE KIND OF BASED ON THE TEMPORARY
 05:29:48PM MOORING.
 05:29:48PM AND, AGAIN, THIS WILL GO TO COUNCIL FOR THE FINAL DECISION.
 05:29:52PM SO WITHOUT ANY FURTHER ADO, I AM GOING TO TURN IT OVER TO
 05:29:58PM MAKE PAPPAS.
 05:30:00PM >> THANK YOU, MARY.
 05:30:02PM MIKE PAPPAS LIKE MARY SAID WITH RWA ENGINEERING.
 05:30:08PM I'M HERE PRESENTING ON BEHALF OF THE APPLICANT, PELICAN
 05:30:12PM SOUND GOLF AND RIVER CLUB.
 05:30:14PM >>Mary Gibbs: TALK LOUDER.
 05:30:15PM >> SORRY.
 05:30:16PM I WILL GIVE A SHORT PRESENTATION TONIGHT AND LIKE MARY SAID,
 05:30:20PM ERIC LONG WILL SPEAK.
 05:30:22PM HE IS THE GENERAL MANAGER AND CEO AT PELICAN SOUND TO GIVE A
 05:30:26PM FEW -- LITTLE BIT MORE BACKGROUND INFORMATION.
 05:30:29PM SO TODAY'S PRESENTATION, I WILL TALK OF THE SUBJECT
 05:30:34PM PROPERTY, THE PROPOSED AMENDMENT, A LITTLE PERMITTING
 05:30:37PM HISTORY AND THEN TAKE ANY QUESTIONS.
 05:30:39PM PELICAN SOUND GOLF AND RIVER CLUB IS ABOUT 547 ACRES.
 05:30:46PM ORIGINALLY ZONED BACK IN 1995 FOR 1480 DWELLING UNITS,
 05:30:53PM SINGLE-FAMILY AND MULTIFAMILY AS WELL AS THE GOLF COURSE AND
 05:30:56PM AMENITIES.
 05:30:57PM PREVIOUS ZONING AMENDMENTS THAT ARE ON THE PROPERTY WAS BACK
 05:31:01PM LIKE MARY SAID 2013 WITH LEE COUNTY.
 05:31:03PM A ZONING AMENDMENT ON THE PROPERTY.
 05:31:05PM AND THEN, AGAIN, IN 2022 ARE THE ESTERO.
 05:31:10PM THERE IS AN AMENDMENT FOR SOME PICKLEBALL WITHIN THE
 05:31:16PM COMMUNITY.
 05:31:16PM SOME TONIGHT'S AMENDMENT IS TO AMEND CONDITIONS OF THE LEE
 05:31:22PM COUNTY RESOLUTION 13003 TO ALLOW FOR TWO PERMANENT MOORINGS
 05:31:28PM FOR PELICAN SOUND SHUTTLE BOATS IN PLACE OF THE PREVIOUSLY
 05:31:31PM APPROVED TEMPORARY MOORINGS.
 05:31:33PM THE SHUTTLE BOATS HAVE BEEN IN OPERATION AT PELICAN SOUND
 05:31:36PM FOR -- SINCE 2004 AS AN AMENITY FOR THE RESIDENTS OF PELICAN
 05:31:43PM SOUND TAKING THEM OUT TO LOVER'S KEY FROM PELICAN SOUND.
 05:31:46PM SO THEY ARE LOOKING TO -- THEY HAVE BEEN IN OPERATION SINCE

05:31:50PM THEN, A GREAT AMENITY FOR THE COMMUNITY.
 05:31:52PM THIS SLIDE RIGHT HERE SHOWS THE MOORING LOCATION IN RELATION
 05:31:58PM TO THE PELICAN SOUND.
 05:32:00PM HERE IS A LITTLE BIT MORE ZOOMED-IN VERSION OF IT.
 05:32:04PM THOSE TWO LOCATIONS THERE ON THE MAP ARE THE -- WHERE THE
 05:32:09PM TWO SHUTTLE BOATS WOULD BE MOORED.
 05:32:11PM AGAIN, THEY ARE TEMPORARY MOORING IN THOSE LOCATIONS FOR A
 05:32:19PM WHILE.
 05:32:20PM PERMITTING HISTORY, THE DOCK RIGHT THERE WAS PERMITTED BACK
 05:32:23PM IN 2010 THAT THEY WILL BE MOORED AT BY THE ARMY CORPS OF
 05:32:29PM ENGINEERS AND ANOTHER BY THE SOUTHWEST FLORIDA WATER
 05:32:34PM MANAGEMENT DISTRICT IN 102010.
 05:32:36PM 2012, SCHEDULED FERRY OPERATIONS UTILIZING IN TWO
 05:32:42PM PONTOON-STYLE BOATS TO FERRY RESIDENTS.
 05:32:47PM IN 2022, WITH HURRICANE IAN, MANY MARINE FACILITIES NEARBY
 05:32:53PM WERE DAMAGED INCLUDING THE FISH TAN MARINA WHERE THE
 05:32:59PM PREVIOUSLY MOORED VESSELS WERE STAYING AT.
 05:33:02PM SINCE THEN, THEY HAVEN'T HAD A SPOT TO MOORE MOOR THE BOATS
 05:33:08PM AT.
 05:33:09PM AND PELICAN SOUND SOUTH TEMPORARY USE PERMITS FOR THE
 05:33:12PM VILLAGE AND IN 2003, A TEMPORARY USE VILLAGE FOR THE
 05:33:17PM MOORINGS AS WELL AS 2024.
 05:33:19PM NOT FINDING A VALUABLE OPTION FOR THE PERMANENT MOORING IN
 05:33:23PM 2025, THEY SOUGHT AGAIN TO HAVE ANOTHER TEMPORARY MOORING
 05:33:28PM USE PERMIT.
 05:33:28PM BUT WE ARE ALSO LOOKING TO AMEND THE ZONING SO WE NO LONGER
 05:33:32PM NEED THAT.
 05:33:33PM WE ALSO HAVE ON FILE THAT THERE ARE NO OBJECTIONS FROM THE
 05:33:37PM IMMEDIATE RESIDENTS THERE.
 05:33:40PM NO OBJECTION FOR IT.
 05:33:41PM SO WITH THAT, I WILL LET ERIC GO AHEAD.
 05:33:45PM >> MIKE, WHEN YOU SAY IMMEDIATE RESIDENTS, ARE YOU REFERRING
 05:33:49PM TO THOSE ACROSS THE RIVER OR ON THE PELICAN SOUND SIDE OF
 05:33:52PM THE RIVER?
 05:33:53PM >> ACROSS THE RIVER.
 05:33:54PM >> THANK YOU FOR CLARIFICATION.
 05:33:56PM >> THIS IS ERIC.
 05:34:05PM RIGHT ACROSS THE RIVER WAS THE TWO NO OBJECTION LETTERS.
 05:34:10PM THANKS, MIKE, FOR ALL THE DETAILS.
 05:34:13PM I AM ERIC LONG, THE GENERAL MANAGER OF PELICAN SOUND.
 05:34:16PM I HAVE BEEN WITH PELICAN SOUND FOR ALMOST TEN YEARS.
 05:34:20PM AND WE REALLY APPRECIATE THE OPPORTUNITY TO GO OVER WHAT WE
 05:34:27PM ARE REQUESTING AS PERMANENT MOORING FOR OUR BOAT SHUTTLES AT
 05:34:30PM THE EXIST LOWERING OCCASION ON THE ESTERO RIVER.

05:34:32PM AS I OUTLINED, THE REQUEST IS NOT ONLY PRACTICAL AND
 05:34:36PM OPERATIONALLY EFFICIENT IT IS ENVIRONMENTALLY RESPONSIBLE IN
 05:34:40PM LINE WITH THE CHARACTER AND THE STEWARDSHIP OF PELICAN SOUND
 05:34:43PM AND THE ESTERO RIVER CORRIDOR.
 05:34:45PM WHY PERMANENT MOORING IS ESSENTIAL.
 05:34:48PM SINCE ITS INCEPTION IN EARLY 2004, OUR BOAT SHUTTLES HAVE
 05:34:53PM BEEN A CHERISHED AMENITY PROVIDING SAFE AND CONVENIENT
 05:34:57PM TRANSPORTATION FOR RESIDENCE BETWEEN PELICAN SOUND AND
 05:34:59PM LOVER'S KEY.
 05:35:00PM HOWEVER, WITHOUT THE ABILITY TO PERMANENTLY MOOR AT OUR
 05:35:07PM EXISTING DOCK, WE HAVE TO TRANSPORT THE VESSEL TO AND FROM
 05:35:11PM OFF HAD BEEN SITE MARINAS LIKE FISHTAIL MARINA.
 05:35:15PM THAT MARINA HAS BEEN UNABLE TO ACCOMMODATE US SINCE
 05:35:19PM HURRICANE IAN.
 05:35:20PM THIS SITUATION RESULTS IN UP TO FOUR ADDITIONAL ROUND TRIPS
 05:35:23PM PER DAY DURING PEAK SEASON UNNECESSARILY INCREASING RIVER
 05:35:28PM TRAFFIC.
 05:35:28PM BY ALLOWING PERMANENT MOORING, WE CAN ELIMINATE THE NEED FOR
 05:35:33PM DAILY TRANSPORT TO DISTANT MARINAS, SIGNIFICANTLY REDUCE
 05:35:38PM CONGESTION ON THE ESTERO RIVER, LOWER FUEL CONSUMPTION AND
 05:35:43PM EMISSIONS, REDUCE WEAR AND TEAR ON THE VESSEL WHILE
 05:35:47PM DECREASING NAVIGATIONAL RISKS.
 05:35:49PM I ALSO WOULD LIKE TO NOTE, AS MIKE MENTIONED, WE HAVE HELD A
 05:35:54PM TEMPORARY USE PERMIT WITH THE VILLAGE OF ESTERO TO STORE THE
 05:35:58PM BOATS IN THE LOCATION THAT YOU SEE ON THE SCREEN.
 05:36:01PM NOW INTERMITTENTLY FOR ABOUT THREE YEARS NOW.
 05:36:05PM AND TO OUR KNOWLEDGE, THERE HAVE NOT BEEN ANY COMPLAINTS
 05:36:08PM DURING THIS TIME.
 05:36:08PM >>Anthony Gargano: LADIES AND GENTLEMEN, YOU WILL HAVE A
 05:36:16PM CHANCE.
 05:36:16PM >> OUR BOAT CAPTAINS ARE CPR CERTIFIED AND AED CERTIFIED AND
 05:36:38PM WE FOLLOW A STRICT PREVENTIVE TO ENSURE OPTIMAL VESSEL
 05:36:46PM PERFORMANCE.
 05:36:46PM OUR OPERATORS HAVE A STRONG SAFETY AND REGULATORY COMPLIANCE
 05:36:49PM RECORD FOR OVER 20 YEARS.
 05:36:51PM OUR BOAT OPERATORS EACH WITH EXTENSIVE EXPERIENCE NAVIGATING
 05:36:54PM THE RIVER AND BAY NEVER HAD TO REPORT A SAFETY INCIDENT IN
 05:37:01PM THE U.S. COAST GUARD.
 05:37:02PM 20 YEARS, TWO MINOR IMPACTS, NEITHER OF WHICH HAD INJURY OR
 05:37:10PM WAS THE FAULT OF THE OPERATOR OF THE VESSEL INVOLVED APRIL
 05:37:16PM 30 INTRODUCED A NEW SHUTTLE WITH AN 18-INCH DRAFT ALLOWING
 05:37:23PM IT AND UPGRADED SAFETY MEASURES OF REDUCED OPERATING SPEEDS
 05:37:26PM AND PRIORITIZATION OF RIGHT-OF-WAY FOR PADDLE CRAFT AND
 05:37:32PM SMALLER VESSELS.

5:37:34PM WE RECOGNIZE THE IMPORTANCE OF COMPLIANCE WITH THE ZONING
 5:37:36PM AND ENVIRONMENTAL REGULATIONS.
 5:37:37PM TO THAT END, THE EXISTING FLOATING DOCK WILL NOT BE EXPANDED
 5:37:38PM OR MODIFIED.
 5:37:39PM NO DREDGING OR CONSTRUCTION IS REQUIRED.

5:37:41PM THE VESSEL IS APPROPRIATELY SIZED FOR THE RIVER AND DOES NOT
 5:37:44PM OBSTRUCT NAVIGATION AND ALLOWS AMPLE ROOM FOR SAFE PASSAGE.
 5:37:48PM OUR OPERATIONS REMAIN CONSISTENT WITH THE INTENT AND SCALE
 5:37:51PM OF THE ESTERO RIVER ZONING GUIDELINES.
 5:37:53PM THIS REQUEST DOES NOT RESULT IN INCREASED USE OF THE SHUTTLE
 5:37:58PM SERVICE.
 5:37:58PM PELICAN SOUND IS PROUD OF ITS LONG-STANDING COMMITMENT TO
 5:38:02PM ENVIRONMENTAL STEWARDSHIPS.
 5:38:04PM WE HAVE A COMMITTEE THAT'S CALLED THE WATER RIVER COMMITTEE
 5:38:06PM THAT IS DEDICATED TO EVERYTHING RELATED TO THE RIVER.
 5:38:09PM WE HOST ANNUAL RIVER NEIGHBORS EVENT NOW IN THE 7th YEAR
 5:38:14PM THAT BRINGS TOGETHER RESIDENTS AND NEIGHBORS AND REGIONAL
 5:38:18PM EXPERTS TO DISCUSS WATER QUALITY CONSERVATION, AND
 5:38:21PM RESPONSIBLE RIVER USE.
 5:38:22PM WE PARTNERED WITH FGCU WATER SCHOOL TO MONITOR RIVER AND
 5:38:27PM TIDAL CONDITIONS FOR THE BEST PRACTICE RESEARCH.
 5:38:29PM WE COLLABORATED REGULARLY WITH AGENCIES INCLUDING THE FDEP,
 5:38:34PM ESTERO BAY AQUATIC PRESERVE, KORESHAN STATE PARK, AND FWC
 5:38:40PM PROVIDING THEM ACCESS TO OUR RAMP AND FACILITIES.
 5:38:42PM ADDITIONALLY, OUR GOLF COURSE HAS HELD AUDUBON CERTIFICATION
 5:38:45PM FOR 22 YEARS UNDERSCORING OUR DEDICATION TO SUSTAINABILITY
 5:38:50PM THROUGHOUT OUR COMMUNITY.
 5:38:51PM GRANTING THIS REQUEST WILL BE A NATURAL EXTENSION OF OUR
 5:38:54PM EFFORTS TO REDUCE ENVIRONMENTAL IMPACT, ENHANCE SAFETY AND
 5:38:57PM PROMOTE A HEALTHIER, QUIETER RIVER CORRIDOR.

5:39:00PM IN CLOSING, OUR REQUEST FOR PERMANENT MOORING IS ABOUT
 5:39:04PM ENHANCING OPERATIONAL EFFICIENCY, STRENGTHENING COMMUNITY
 5:39:07PM CONNECTIVITY AND PRESERVING THE ESTERO RIVER'S NATURAL
 5:39:13PM CHARACTER.
 5:39:14PM WE REQUEST YOUR APPROVAL TODAY.
 5:39:15PM THANK YOU.
 5:39:16PM >> WHAT SIZE ARE THE VESSELS?
 5:39:22PM >> TWO BOATS AND 11 BY 24 AND 35 BY 10.
 5:39:33PM >>Michael Sheeley: WHAT IS THE SCHEDULE OF USE?
 5:39:35PM ONCE A DAY?
 5:39:36PM >> THEY GO UP THE RIVER.
 5:39:37PM IT SHOULD BE IN THE PACKET, BUT BRIEFLY, IN SEASON, WE HAVE

5:39:42PM TWO BOATS THAT RUN 10, 11, 12, AND 1.
 5:39:47PM AND 2.
 5:39:49PM AND THEN IN THE OFF-SEASON, IT ONLY RUNS ON THE WEEKENDS.
 5:39:53PM >>Michael Sheeley: EXPLAIN THAT FURTHER.
 5:39:54PM THERE'S FOUR TRIPS A DAY?
 5:39:56PM TO THE ISLAND AND BACK?
 5:39:58PM >> CORRECT.
 5:39:59PM IN THE OFF-SEASON, IT'S THREE TIMES A DAY.
 5:40:04PM >>Michael Sheeley: I SEE.
 5:40:04PM IS THE ESTERO RIVER, THE FULL LENGTH OF IT A NO-WAKE ZONE OR
 5:40:08PM IS THERE WAKE ALLOWED?
 5:40:09PM WHAT SPEED ARE YOU GOING IN THESE VESSELS?
 5:40:14PM >> AS FAR AS WAKE, THERE ISN'T ANYTHING ON THE RIVER THAT

 5:40:17PM REQUIRES WAKE -- NOT UNTIL YOU HIT WEST BAY.
 5:40:24PM >>Michael Sheeley: THEN A NO-WAKE ZONE.
 5:40:26PM EXPLAIN THE DIFFERENCE BETWEEN TEMPORARY AND PERMANENT
 5:40:28PM MOORINGS, PLEASE?
 5:40:30PM >> WE'RE REQUESTING TO STORE THE BOAT OVERNIGHT.
 5:40:34PM CURRENTLY, OUR ALLOWABLE AMOUNT IS JUST DURING THE DAY.
 5:40:38PM >>Michael Sheeley: I SEE.
 5:40:39PM HAVE TO MOVE IT TO A MARINA.
 5:40:41PM >> YEAH, JUST TO GIVE YOU AN IDEA, IN THE PAST BEFORE THIS
 5:40:46PM HURRICANE AND EVERYTHING LIKE THAT, WE WOULD TAKE THE BOATS
 5:40:48PM ALL THE WAY TO FISHTAIL MARINA.
 5:40:51PM AND IN THE MORNING, THAT'S WHERE I WAS TALKING ABOUT HAVING
 5:40:53PM TO BRING THOSE FOUR BOATS UP AND BACK, WE WOULD TAKE THOSE
 5:40:57PM BOATS AND BRING THEM TO THOSE DOCKS EVERY SINGLE MORNING,
 5:41:01PM TWO BOATS UP.
 5:41:02PM AND THEN AT THE END OF THE DAY, WHERE IT'S 4:00 WHERE YOU
 5:41:05PM HAVE TO TAKE THE BOATS BACK, TAKE THE BOATS AND BRING THEM
 5:41:08PM BACK DOWN TO FISHTAIL MARINA.
 5:41:09PM SO THAT INCREASES USAGE BECAUSE THE ONLY OTHER OPTION, TAKE
 5:41:15PM THE BOATS OUT OF THE RIVER AND PUT THEM BACK IN THE RIVER
 5:41:18PM EVERY SINGLE DAY AND IT WILL SERVE THE SAME PURPOSE.
 5:41:22PM >>Michael Sheeley: UNDERSTOOD.
 5:41:23PM THANK YOU.
 5:41:26PM >>Dan Williams: I HAVE A QUESTION ABOUT THE DRAWING THAT'S
 5:41:28PM UP THERE.

 5:41:29PM BOAT SHUTTLE MOORING, I TAKE IT THE ONE THAT'S I GUESS ON
 5:41:33PM THE SOUTH, IT LOOKS LIKE A SLAB THERE, IS THAT THE TEMPORARY
 5:41:37PM MOORING, CURRENT TEMPORARY MOORING AREA?
 5:41:41PM >> THE TWO BOXES RIGHT THERE ARE THE EXACT LOCATION OF WHERE

5:41:44PM THE BOATS ARE STORED.
 5:41:46PM >>Dan Williams: CURRENTLY.
 5:41:48PM >> CURRENTLY.
 5:41:48PM >> AND WILL BE IF THIS WAS APPROVED, THE EXACT LOCATION WILL
 5:41:52PM BE LONG TERM.
 5:41:53PM >>Dan Williams: THERE'S NO CHANGE IN THE TOPOGRAPHY --
 5:41:58PM >> CORRECT.
 5:41:58PM EVEN WHEN WE REQUESTED FROM THE VILLAGE OF ESTERO THE
 5:42:02PM TEMPORARY OVERNIGHT MOORING, THOSE ARE THE EXACT LOCATIONS
 5:42:05PM OF WHERE IT'S BEEN STORED ALMOST OFF AND ON FOR ABOUT THREE
 5:42:09PM YEARS NOW.
 5:42:09PM >>Dan Williams: THANK YOU.
 5:42:18PM >> ANY OTHER QUESTIONS?
 5:42:20PM >>Anthony Gargano: OKAY.
 5:42:22PM THANK YOU.
 5:42:22PM ANY OTHER QUESTIONS, BOARD MEMBERS?
 5:42:30PM I HAVE A QUESTION.
 5:42:33PM SO THE POSITION WHERE THOSE BOXES ARE, THE POSITION OF THE
 5:42:41PM BOATS, THE MOORING POSITION THAT'S CURRENTLY ZONED IS WHERE
 5:42:47PM THEY WOULD BE OVERNIGHT IF THIS WERE GRANTED.
 5:42:52PM >> YES, SIR.

 5:42:55PM >>Barry Jones: HOW WILL THEY BE LIT?
 5:42:57PM YOU HAVE A BOAT ON THE WATER AT NIGHT, NOT ON A DOCK OR
 5:43:01PM ANYTHING, SOMEBODY IS COMING DOWN THE RIVER, ARE THESE BOATS
 5:43:03PM REQUIRED TO BE LIT AT NIGHT?
 5:43:05PM IF I GO AND ANCHOR UP IN THE MIDDLE OF THE CHANNEL OR RIVER,
 5:43:09PM I HAVE TO HAVE MY BOAT LIGHTS ON, MOORING LIGHTS.
 5:43:12PM >> THE DOCK HAS LIGHTS ON THE DOCK.
 5:43:15PM >>Barry Jones: THE DOCK IS GOING TO BE SUFFICIENT TO
 5:43:17PM ILLUMINATE, OTHERWISE YOU'LL DEAL WITH ARMY CORPS WHEN YOU
 5:43:22PM GET THERE.
 5:43:23PM THE CURRENT RAMP THAT YOU HAVE RIGHT NOW, YOU CAN TAKE THESE
 5:43:25PM BOATS IN AND OUT OF THAT RAMP, SO THAT IS A VIABLE OPTION IF
 5:43:29PM YOU HAD TO.
 5:43:30PM >> THAT WOULD BE THE WORST-CASE SCENARIO, YES, SIR.
 5:43:31PM >>Barry Jones: DO YOU HAVE AN OPERATIONAL PROTOCOL FOR STORM
 5:43:35PM EVENTS WHERE WE KNOW THESE BOATS WILL BE REMOVED IN THE
 5:43:38PM EVENT OF XYZ?
 5:43:40PM >> YEAH, ABSOLUTELY.
 5:43:41PM AND FOR MAINTENANCE, IT WILL BE REQUIRED TO PULL THE BOATS
 5:43:43PM OUT.
 5:43:44PM >>Barry Jones: 24 HOUR POINT OF CONTACT WITH THE VILLAGE OR
 5:43:47PM SOMEBODY IN THE EVENT THAT IF A BOAT BREAKS FREE OR

5:43:50PM SOMETHING, SOMEBODY CAN BE CONTACTED.
 5:43:52PM >> ABSOLUTELY.
 5:43:52PM >>Barry Jones: FREE-FLOATING ONE, A PERMANENT MOORING BALL,

 5:43:57PM ANCHOR OR PILES DRIVEN?
 5:43:58PM WHAT IS THE CONCEPT?
 5:43:59PM >> THERE IS ALREADY A PILING THERE.
 5:44:02PM >>Barry Jones: SINGLE PILE.
 5:44:04PM HAVE TO DO --
 5:44:08PM [INDISCERNIBLE]
 5:44:08PM THAT'S MY COMMENTS ON IT.
 5:44:11PM THEY HAVE AN OPERATIONAL PROTOCOL TO GET THEM OUT, RECOVERY
 5:44:14PM AND 24 HOUR CONTACT, THAT WOULD BE MY PRIMARY POINTS OF
 5:44:19PM CONCERN AND MY QUESTIONS.
 5:44:24PM >>Anthony Gargano: THANK YOU, BARRY.
 5:44:26PM >>Dan Williams: ASK A COUPLE OF OTHER QUESTIONS.
 5:44:28PM I'M CURIOUS, WHAT IS THE CURRENT STATUS OF THE FISHTAIL
 5:44:30PM MARINA?
 5:44:31PM SINCE YOU'RE SAYING, THAT'S NOT AVAILABLE, THAT'S WHY WE
 5:44:38PM HAVE THE TEMPORARY.
 5:44:39PM I'M CURIOUS, IS IT NOW AVAILABLE?
 5:44:46PM >> WE'RE UNDERSTANDING THEY DON'T HAVE A DATE FOR OPENING
 5:44:48PM BACK UP.
 5:44:49PM THE BALL KEEPS ON MOVING AS FAR AS OPTIONS WHEN THAT WOULD
 5:44:55PM BE AVAILABLE.
 5:44:58PM >>Dan Williams: THANK YOU.
 5:44:58PM ALSO, THE WRITE-UP SAYS A TEMPORARY USE PERMITS ISSUED IN
 5:45:02PM 2023.
 5:45:03PM WERE THOSE THE PERMITS ISSUED BY ESTERO OR BY THE COUNTY?

 5:45:08PM >>Mary Gibbs: NO, WE ISSUED THOSE PERMITS WHEN THEY CAME TO
 5:45:10PM US AND SAID, WE HAVE A DILEMMA BECAUSE OF THE HURRICANE AND
 5:45:14PM NOW WE CAN'T GO TO FISHTAIL ANYMORE AND WE HAVE NO PLACE TO
 5:45:18PM GO.
 5:45:18PM BASICALLY THEY HAD LOOKED AROUND.
 5:45:20PM SO WE ISSUED THE TEMPORARY PERMITS HERE IN THE VILLAGE FOR
 5:45:24PM LIKE SIX MONTHS AT A TIME.
 5:45:26PM WE SAID WE'LL ISSUE AND WE WILL MONITOR AND SEE IF IT
 5:45:28PM CREATES ANY PROBLEMS OR IF WE GET COMPLAINTS OR IF WE HEAR
 5:45:31PM FROM THE PEOPLE ACROSS THE RIVER.
 5:45:33PM SO WE HAVE DONE THOSE LIKE SIX MONTHS AT A TIME, IF THERE'S
 5:45:38PM NOT PROBLEM, ISSUE ANOTHER ONE.
 5:45:41PM WE HAVE ISSUED I THINK FOUR OF THOSE.
 5:45:43PM >>Dan Williams: HAS NOT BEEN OPPOSITION --

5:45:46PM >>Mary Gibbs: I KNOW I HEARD PEOPLE BEHIND ME GRUMBLING.
 5:45:49PM IN TERMS OF PEOPLE CONTACTING US, WE HAD NOT BEEN CONTACTED.
 5:45:53PM I HEARD ANECDOTALLY CLOSE CALLS ON THE RIVER WITH PEOPLE
 5:45:56PM BECAUSE THE RIVER IS NARROW AND SOME PEOPLE ARE BAD BOATERS.
 5:46:01PM ANECDOTALLY, NOBODY HAS EVER CONTACTED US OFFICIALLY AND
 5:46:07PM SAID PELICAN SOUND HAS CREATED A PROBLEM.
 5:46:12PM >> JUST TO ADD, ALSO DURING THE TIME GOT THE NO OBJECTION
 5:46:15PM LETTERS FROM ACROSS THOSE TWO HOUSES -- PARCELS ACROSS THE
 5:46:18PM RIVER.
 5:46:21PM >>Mary Gibbs: THOSE ARE THE PEOPLE DIRECTLY ACROSS, SO WHEN
 5:46:25PM -- NOW THAT I HAVE TO DO THE ZONING AMENDMENT, IT'S REQUIRED

 5:46:28PM THAT THEY SEND NOTIFICATION LETTERS TO EVERYBODY WITHIN 750
 5:46:33PM FEET, WHICH I THINK IS WHY SOME PEOPLE HAVE KNOWN ABOUT
 5:46:37PM THIS.
 5:46:42PM >>Barry Jones: CAN I ASK A SILLY QUESTION?
 5:46:44PM DOES THE VILLAGE OF ESTERO HAVE ANY CONTROL OVER THE RIVER
 5:46:49PM ITSELF OR DEP AND STATE OF FLORIDA SETS SPEED LIMITS?
 5:46:53PM >>Mary Gibbs: WE DO NOT HAVE CONTROL.
 5:46:55PM I THINK WHEN OUR PRIOR MAYOR, KATY ERRINGTON TRIED TO GET
 5:47:01PM WITH PELICAN SOUND AND THE WEST COAST INLAND NAVIGATION
 5:47:06PM DISTRICT, THE SHERIFF, TO TRY TO GET SPEED LIMIT SIGNS AND
 5:47:11PM SAFETY PATROLS, BUT WE REALLY HAVE NO AUTHORITY FOR THAT.
 5:47:15PM WE HAVE TRIED IN THE PAST TO WORK WITH EVERYBODY BECAUSE WE
 5:47:19PM KNOW THAT THE RIVER IS IMPORTANT AND IT'S NARROW AND IT'S
 5:47:24PM SHALLOW.
 5:47:25PM IN TERMS OF US HAVING AUTHORITY, NO.
 5:47:28PM >>Barry Jones: OKAY.
 5:47:29PM THANK YOU.
 5:47:29PM I HAD NO BASIS OF UNDERSTANDING.
 5:47:34PM >>Anthony Gargano: ANY OTHER QUESTIONS?
 5:47:35PM I'M GOING TO OPEN IT TO THE PUBLIC.
 5:47:41PM TAMMY, I GUESS WE HAVE SOME CARDS.
 5:47:42PM >>Tammy Duran: YES.
 5:47:43PM BRIAN IS FIRST.
 5:47:46PM THEN DAMIEN SECOND.
 5:47:53PM >> I'M BRIAN STROJNY.

 5:47:55PM A RESIDENT OF PELICAN SOUND.
 5:47:58PM I'M ALSO A LOCAL CHARTER CAPTAIN AND INSTRUCTOR FOR THE
 5:48:01PM COAST GUARD.
 5:48:01PM ONE THING I'D LIKE TO REALLY EMPHASIZE HERE IS THAT WE HAVE
 5:48:06PM REALLY WORKED HARD TO REACH OUT TO OUR NEIGHBORS ACROSS THE
 5:48:13PM RIVER HERE, AND OUR FOCUS IS REALLY TO MAKE SURE THAT RIVER

5:48:16PM IS SAFE.
 5:48:17PM AS ERIC SAID, WE'VE RESPONDED TO SOME EMERGENCIES.
 5:48:21PM OUR SHUTTLE, OUR NEW SHUTTLE OPERATOR THAT WAS RECENTLY
 5:48:24PM ADDED DID JUST RESPOND TO A FATALITY, AND THEY ASSISTED AS
 5:48:29PM BEST THEY COULD WITH THE FIRST RESPONDERS.
 5:48:31PM IT'S ALSO IMPORTANT TO MENTION THAT THE TRAFFIC ON THE RIVER
 5:48:36PM IS SOMETHING THAT CONCERNS ALL OF US.
 5:48:39PM WE VALUE THIS RESOURCE.
 5:48:41PM IT REALLY IS SOMETHING SPECIAL FOR THE PEOPLE, THOSE OF US
 5:48:44PM WHO LIVE ON THE RIVER.
 5:48:45PM PROVIDING THE SHUTTLE ITSELF IS REALLY NOT IN QUESTION HERE
 5:48:51PM TODAY.
 5:48:51PM IT'S REALLY THE MOORING.
 5:48:53PM I THINK THAT'S SOMETHING THAT I WANT TO MAKE SURE THAT WE
 5:48:55PM SHARE WITH OUR NEIGHBORS ACROSS THE RIVER IS THAT WE WILL
 5:49:00PM HAVE TO BRING THE SHUTTLE UP AND DOWN THE RIVER.
 5:49:03PM IT WILL RESULT IN MORE TRIPS, AS ERIC SAID.
 5:49:06PM IT'S REALLY JUST A MATTER OF THE MOORING ITSELF.
 5:49:08PM I CAN TELL YOU THAT LOCATION IS A WIDER SPOT IN THE RIVER.

 5:49:12PM YOU ARE ABLE TO GET TWO VESSELS THAT CAN PASS SAFELY.
 5:49:16PM SO IT ISN'T AS IF IT'S TOO TIGHT OR RESTRICTING IN THAT
 5:49:20PM AREA.
 5:49:21PM THERE ARE OTHER PARTS OF THE RIVER THAT ARE ACTUALLY MORE
 5:49:23PM NARROW.
 5:49:23PM IT'S ALSO IMPORTANT TO MENTION THAT IF WE WERE FORCED TO
 5:49:28PM BACK SHOWS SHUTTLES DOWN OUR RAMP EVERY DAY, THAT WOULD ALSO
 5:49:34PM CREATE A TRAFFIC SITUATION.
 5:49:37PM WITH THE LENGTH OF THE SHUTTLES HAVING TO GO PERPENDICULAR
 5:49:40PM TO THAT WATERWAY, IT WOULD STOP TRAFFIC FOR SOME TIME.
 5:49:43PM I THINK THAT THAT WOULD ACTUALLY BE MORE OF A DISSERVICE TO
 5:49:47PM OUR FRIENDS ACROSS THE RIVER AND OTHER BOATERS, KAYAKERS AND
 5:49:51PM PADDLERS ON THE RIVER.
 5:49:53PM I THINK IT'S, AGAIN, JUST AS A SPOKESPERSON FOR NOT ONLY THE
 5:49:56PM PUBLIC BUT ALSO FOR OTHER CAPTAINS AND BOATERS, IT'S A
 5:50:02PM MATTER OF SAFETY.
 5:50:03PM WE FEEL THAT REDUCING TRIPS UP AND DOWN THE RIVER IS REALLY
 5:50:07PM KEY HERE.
 5:50:09PM AND WE WOULD VERY MUCH LIKE TO GET THE APPROVAL TO STORE THE
 5:50:13PM SHUTTLES THERE PERMANENTLY.
 5:50:15PM THANK YOU FOR LISTENING.
 5:50:18PM >>Tammy Duran: DAMIEN.
 5:50:27PM >> GOOD EVENING.
 5:50:27PM I AM PROBABLY THE ONLY PERSON IN THIS ROOM THAT WAS HERE FOR

5:50:32PM THE ORIGINAL ZONING HEARINGS IN 1995.

5:50:36PM AND THE REASON THAT THIS DEVELOPMENT WAS APPROVED ORIGINALLY

5:50:40PM IS THAT IT WAS GOING TO BE A PASSIVE USE OF THE RIVER.

5:50:44PM SO YOU HAD ZONING ADJUSTMENTS FOR ZONING YEAR AFTER YEAR

5:50:47PM AFTER YEAR, WHERE DOES IT END?

5:50:49PM LIKE, WHY DO YOU HAVE ZONING IF YOU KEEP MODIFYING THE

5:50:53PM ZONING?

5:50:54PM THE SECOND POINT I WANT TO BRING OUT THERE WAS A STATEMENT

5:50:59PM MADE THERE WERE NO COMPLAINTS.

5:51:01PM I PERSONALLY COMPLAINED OR CALLED FWC, PELICAN SOUND.

5:51:05PM I SPOKE TO THE MANAGER THERE TWICE ABOUT INCIDENTS THAT I'VE

5:51:08PM HAD WITH THEIR CHARTER COMPANY.

5:51:10PM I WAS ON THE RIVER ON A KAYAK.

5:51:14PM I WAS NEARLY PUSHED INTO THE MANGROVES.

5:51:17PM THE CAPTAIN OF THE BOAT STOPPED, YELLED AT ME IN FRONT OF

5:51:20PM HIS WHOLE CHARTER THAT I WAS ON THE WRONG SIDE OF THE RIVER.

5:51:24PM I AM A COAST GUARD -- I HAVE BEEN A COAST GUARD CAPTAIN FOR

5:51:27PM TEN YEARS.

5:51:28PM I WAS NOT ON THE WRONG SIDE OF THE RIVER.

5:51:31PM A WEEK LATER THAT SAME CAPTAIN CHASED ME DOWN IN HIS 35-FOOT

5:51:37PM BOAT.

5:51:38PM I WAS ON A 12-FOOT PADDLEBOARD.

5:51:40PM HE CHASED ME DOWN TO YELL AT ME AGAIN, DEMANDING AN APOLOGY

5:51:45PM FROM ME IN FRONT OF HIS WHOLE CHARTER.

5:51:49PM THAT'S WHAT WE'RE DEALING WITH.

5:51:51PM AND THE ESTERO RIVER IS SUPPOSED TO BE AN OUTSTANDING

5:51:55PM WATERWAY.

5:51:56PM IF IT IS, THEN YOU NEED TO PROTECT IT.

5:51:58PM I'M HAPPY TO ANSWER ANY QUESTIONS.

5:52:02PM DAMIEN LIN.

5:52:03PM I LIVE ON THE RIVER.

5:52:06PM I HAVE BEEN A COAST GUARD CAPTAIN FOR TEN YEARS.

5:52:09PM I'M ALSO AN AVID PADDLER.

5:52:11PM >>Barry Jones: DID YOU FILE A COMPLAINT WITH FWC?

5:52:14PM >> FWC, FILED A COMPLAINT.

5:52:17PM >>Barry Jones: GIVE YOU A REPORT NUMBER?

5:52:19PM >> NO, THEY DIDN'T RESPOND.

5:52:20PM I COMPLAINED TWICE.

5:52:22PM I CALLED THE CHARTER COMPANY THREE TIMES.

5:52:25PM >>Barry Jones: WHEN DID THIS OCCUR APPROXIMATELY?

5:52:28PM >> ROUGHLY TWO MONTHS AGO.

5:52:31PM I SPOKE TO THE RIVER -- THE MANAGER OF PELICAN SOUND TWICE.

5:52:36PM EITHER YOU'RE UNAWARE OF IT OR NOT ADMITTING IT, BUT I
 5:52:40PM COMPLAINED TWICE.
 5:52:41PM >>Barry Jones: HOW LONG HAVE YOU BEEN PADDLING AND
 5:52:43PM INTERACTING ON THE RIVER?
 5:52:47PM >> 1992.
 5:52:49PM >>Barry Jones: HAVE YOU HAD A HISTORY OF THIS.
 5:52:51PM >> NEVER.
 5:52:53PM THE CHARTER COMPANY BEFORE THIS WAS VERY RESPECTFUL.
 5:52:56PM >>Barry Jones: I SEE.

 5:52:57PM SO THERE'S BEEN A CHANGE IN OPERATORS.
 5:52:59PM >> YES.
 5:52:59PM >>Barry Jones: OKAY.
 5:53:00PM I'M SORRY.
 5:53:01PM I'M TRYING TO PIECE THIS TOGETHER.
 5:53:02PM >> THE CHARTER COMPANY BEFORE, IF THEY WOULD SEE ME, THEY
 5:53:05PM WOULD SLOW DOWN.
 5:53:06PM THEY WOULD WAVE.
 5:53:08PM THEY WOULD TELL ME I WAS GOING TOO FAST ON MY PADDLEBOARD AS
 5:53:13PM A JOKE.
 5:53:14PM THEY WERE VERY RESPECTFUL.
 5:53:15PM THE PRESENT CHARTER COMPANY HAS ABSOLUTELY NO RESPECT FOR
 5:53:18PM OTHER BOATERS, OTHER PADDLERS.
 5:53:20PM THEY FEEL LIKE THEY OWN THE RIVER.
 5:53:23PM IT'S NOT FAIR.
 5:53:24PM IT'S NOT SAFE.
 5:53:27PM >>Barry Jones: I BOAT A LOT TOO.
 5:53:29PM YOU UNDERSTAND WHAT MARY JUST SAID, WE HAVE NO AUTHORITY.
 5:53:32PM THAT'S WHY I'M TRYING TO MAKE SURE WE GET WITH FWC IF THERE
 5:53:37PM IS AN ISSUE AND GET NOTED.
 5:53:40PM >> THANK YOU.
 5:53:43PM >>Tammy Duran: I THINK IT IS ROSS.
 5:53:45PM BUT THE LAST NAME IS GRADY.
 5:53:46PM SORRY.
 5:53:53PM >> ROB GRADY.

 5:53:54PM MY CHICKEN SCRATCH.
 5:53:56PM MY WIFE AND I HAVE LIVED ON THE RIVER, ESTERO RIVER HEIGHTS
 5:54:01PM FOR 20 YEARS.
 5:54:02PM A LOT OF BOAT TRAFFIC.
 5:54:04PM IT IS A HIDDEN GEM IN ESTERO, AS WE ALL KNOW.
 5:54:07PM IT'S ALSO DESIGNED OR NATURALLY BUILT FOR SMALLER BOATS.
 5:54:11PM I HAVEN'T HEARD THE GENTLEMAN SAY THAT THEY -- I EVEN HEARD
 5:54:15PM A GENTLEMAN SAY THEY DOWN SIZE ONE OF THE BOATS.

5:54:17PM OBVIOUSLY, THE BOAT THEY HAD BEFORE WAS TOO BIG.
 5:54:20PM THEY RUN TWO BOATS FOUR TIMES A DAY UP AND DOWN THAT RIVER.
 5:54:23PM DURING SEASON, THERE IS A LOT OF BOAT TRAFFIC.
 5:54:26PM A LOT OF KAYAKERS.
 5:54:27PM A LOT OF CANOERS IN THERE.
 5:54:29PM THOSE BIG BOATS PLAY HAVOC WITH SMALLER BOATS, SMALLER
 5:54:33PM KAYAKS, PADDLEBOARDS.
 5:54:35PM THE ORIGINAL DEVELOPMENT I'M NOT SURE ENCOMPASSED WHAT IT IS
 5:54:40PM TODAY OR WHAT IS BEING INTENDED FOR.
 5:54:43PM I JUST HEARD THAT THE VILLAGE HAS NO REAL AUTHORITY OVER THE
 5:54:47PM RIVER.
 5:54:48PM WELL, YOU KIND OF DO HAVE AUTHORITY BECAUSE IF YOU'RE GOING
 5:54:51PM TO ALLOW FURTHER DEVELOPMENT FOR COMMERCIAL TRAFFIC ON THE
 5:54:56PM RIVER, YOU'RE AIDING INTO THE DOWN-GRADE OF WHAT WE CALL AS
 5:55:02PM A GEM IN ESTERO.
 5:55:03PM PRIOR TO THE CURRENT COMPANY THAT RUNS THE SHUTTLES, THE
 5:55:10PM SHUTTLE BOAT WAS ACTUALLY MOORED UP THE RIVER A LITTLE BIT

 5:55:13PM ON A PRIVATE LOT IN CHARING CROSS.
 5:55:18PM MR. FARMER RENTED A DOCK FOR YEARS UP UNTIL IAN HIT AND HE
 5:55:22PM LOST THE DOCK, SO THEY MOVED BACK OVER TO WHERE THEY ARE AT
 5:55:25PM NOW.
 5:55:25PM THE TWO LETTERS OF NO OBJECTIONS, THERE'S ABOUT 30 HOMES OR
 5:55:32PM PROPERTIES ALONG THE RIVER, BUT ONLY TWO GOT LETTERS.
 5:55:36PM I ALSO HEARD TODAY THAT THEY REACHED OUT TO ALL THE
 5:55:41PM HOMEOWNERS AND ASKED OUR OPINIONS.
 5:55:43PM THEY DIDN'T DO THAT.
 5:55:44PM WE WOULD GLADLY GIVE OUR OPINION.
 5:55:47PM WE DON'T MIND BOAT TRAFFIC.
 5:55:48PM WE KNOW WE HAVE TO LIVE WITH THAT.
 5:55:50PM IT IS THE SIZE, THE TYPE, THE FREQUENCY.
 5:55:52PM COMING UP AND DOWN THAT RIVER.
 5:55:54PM AGAIN, LIKE DAMIEN SAID, WITH NO RESPECT.
 5:55:57PM I KNOW WE CAN'T CONTROL BOATERS AND THEIR ACTIONS.
 5:56:01PM HOWEVER, THE MORE BOAT TRAFFIC, COMMERCIAL VESSELS, GOT TO
 5:56:06PM GET TO THAT ISLAND, DROP OFF THE TOURISTS, GET BACK, PICK UP
 5:56:09PM ANOTHER LOAD, FOUR TIMES A DAY, TWO BOATS, THAT'S A LOT OF
 5:56:12PM TRAFFIC COMING IN AND OUT.
 5:56:14PM THE FERRY SERVICE NEEDS THESE DOCKS BECAUSE THEY CANNOT FIND
 5:56:19PM A VIABLE OPTION.
 5:56:20PM IS THAT REALLY OUR RESPONSIBILITY FOR A BUSINESS?
 5:56:24PM BECAUSE THEY ARE A BUSINESS, FOR US TO BEAR WHAT THEY WANT
 5:56:28PM TO DO?

5:56:29PM LET THEM GO FIND SOMEPLACE ELSE TO MOOR THEIR BOATS.
 5:56:35PM WHAT HAPPENS WITH THE NEW DEVELOPMENT THAT'S BEEN APPROVED
 5:56:37PM ON 41 AND CORKSCREW?
 5:56:39PM GOING TO BE A WALKING COMMUNITY.
 5:56:41PM GOING TO HELP WITH MORE TRAFFIC ON THE RIVER, MORE KAYAKS,
 5:56:46PM MORE SMALL WATERCRAFT, BUT NOW WE'VE GOT THESE TWO, ONLY TWO
 5:56:51PM COMMERCIAL VESSELS GOING UP AND DOWN THE RIVER EIGHT TIMES A
 5:56:54PM DAY.
 5:56:55PM OBVIOUSLY, YOU CAN SEE THAT WE ARE IN OBJECTION TO HAVING
 5:56:59PM ANY COMMERCIAL VEHICLES UP AND DOWN THAT RIVER, ESPECIALLY
 5:57:03PM ONES THAT AREN'T RESPECTFUL AND IF WE GIVE THEM THIS, IT'S
 5:57:06PM ONLY GOING TO GROW.
 5:57:10PM >>Barry Jones: YOU MENTIONED FURTHER TRAFFIC.
 5:57:11PM DO YOU UNDERSTAND WHAT THEY ARE PROPOSING IS GOING TO REDUCE
 5:57:13PM THE NUMBER OF TRIPS?
 5:57:14PM >> THAT'S WHAT THEY SAY.
 5:57:16PM >>Barry Jones: IT MAKES SENSE.
 5:57:17PM IT PASSES MY STRAIGHT FACE TEST.
 5:57:20PM IF YOU DON'T HAVE TO DRIVE IT BACK OUT TO THE MARINA, YOU
 5:57:23PM DON'T HAVE TO DRIVE IT BACK OUT.
 5:57:25PM >> WHY DOES IT HAVE TO BE MOORED AT ALL?
 5:57:27PM LET THEM PUT IT ON A TRAILER AND DROP IT BACK IN.
 5:57:31PM >>Barry Jones: TAKING IN AND OUT OF THE RIVER, CROSS FLOW
 5:57:33PM AND PERPENDICULAR IS, WHAT, TWICE A DAY DURING PEAK PERIODS
 5:57:36PM IN THE MORNING AND THE EVENINGS.

 5:57:39PM I KNOW WHEN I GO UP AND DOWN THAT RIVER AND YOU PROBABLY,
 5:57:42PM TOO, IF YOU LIKE TO FISH IN THE MORNING, IT IS THE SAME TIME
 5:57:45PM THEY WILL BE TAKEN OUT.
 5:57:46PM I CAN UNDERSTAND THAT.
 5:57:47PM MY OTHER QUESTION WAS, YOU MENTIONED TAKING TOURISTS BACK
 5:57:51PM AND FORTH.
 5:57:52PM THERE ARE A LOT OF RESIDENTS THAT LIVE THERE.
 5:57:54PM EVERY RESIDENT THAT GOES THERE ON A BOAT DOESN'T GO THERE IN
 5:57:57PM A CAR.
 5:57:58PM I CAN APPRECIATE THAT SERVICE.
 5:58:01PM I DEAL WITH THOSE PEOPLE BECAUSE I FISH AROUND THE DOCKS A
 5:58:05PM LOT.
 5:58:05PM I HAVEN'T NOTICED A CHANGE.
 5:58:07PM IF THERE IS A CHANGE, IT NEEDS TO BE ADDRESSED.
 5:58:09PM I'M SPEAKING AS ONE PERSON HERE.
 5:58:12PM I DON'T LIVE ON THE RIVER, BUT I USE THE RIVER QUITE A BIT
 5:58:16PM TOO.
 5:58:16PM THE OTHER THING, YOU SAID FURTHER TRAFFIC.

5:58:22PM DO YOU THINK EACH PROPERTY OWNER HAS A RIGHT TO PUT A VESSEL
 5:58:26PM BEHIND THEIR PROPERTY BY RIGHT?
 5:58:29PM >> YES, BUT WE HAVE TO COME TO YOU TO GET APPROVAL FOR A
 5:58:32PM PERMIT.
 5:58:32PM >>Barry Jones: YOU HAVE TO GO I THINK FDEP AND STATE TO GET
 5:58:37PM A DOCK.
 5:58:38PM AGAIN, THAT'S OUTSIDE OF OUR CONTROL.

 5:58:41PM A LOT OF THINGS I'M HEARING HERE, ESPECIALLY WITH THE GROWTH
 5:58:44PM AND KAYAKING, I'LL DO EVERYTHING I CAN TO TRY TO WORK TO
 5:58:48PM IMPLEMENT A SLOW SPEED ZONE OR SOMETHING, ESPECIALLY THROUGH
 5:58:52PM WORST PARTS OF THIS RIVER.
 5:58:54PM IT'S BEEN DONE ELSEWHERE.
 5:58:55PM MY QUESTION TO THE APPLICANT WOULD BE, IF THAT IS IN
 5:58:59PM PROCESS, IS THAT SOMETHING, OR IF THE VILLAGE WAS TO PURSUE
 5:59:04PM SOMETHING LIKE THAT, IS THAT SOMETHING YOU WOULD OBJECT TO?
 5:59:07PM I'M SORRY, WOULD YOU MIND STATING YOUR NAME AND PUTTING IT
 5:59:11PM ON THE RECORD, PLEASE?
 5:59:13PM >> THIS IS ERIC.
 5:59:15PM OBJECTION TO --
 5:59:17PM >>Barry Jones: WORKING TO ESTABLISH SLOWER SPEEDS?
 5:59:20PM >> OH, ABSOLUTELY.
 5:59:21PM >>Barry Jones: MAKE IT SAFER UP AND DOWN THE RIVER.
 5:59:24PM >> ULTIMATELY WE'RE ALL NEIGHBORS HERE.
 5:59:25PM IF WE NEED TO DO SOMETHING --
 5:59:27PM >>Barry Jones: ANYTIME THE VILLAGE TRIES TO DO SOMETHING,
 5:59:31PM THE MORE THE BUY-IN FROM THE COMMUNITY, THE MORE A BETTER
 5:59:34PM CHANCE FOR SUCCESS.
 5:59:36PM >> ULTIMATELY, IF YOU HEARD THE ONE THING I MENTIONED WAS
 5:59:38PM THE ESTERO RIVER NEIGHBORS MEETING, THAT IS OPEN TO ANYONE
 5:59:42PM THAT CAN COME TO IT.
 5:59:43PM OUR DOORS ARE OPEN, AND THAT'S WHERE WE TALK ABOUT WATER
 5:59:47PM QUALITY.

 5:59:48PM WE TALK ABOUT CONSERVATION.
 5:59:49PM WE TALK ABOUT -- WE DO TALK ABOUT SPEED.
 5:59:54PM ULTIMATELY TALK ABOUT ALL THE ISSUES WITH THE SEDIMENT AND
 5:59:57PM THAT IS THE BIG PROCESS THAT'S OVER FOUR AND A HALF YEARS
 6:00:00PM NOW OF PERMITTING.
 6:00:02PM AND ULTIMATELY THERE IS CONCERN AS FAR AS THE NEED FOR
 6:00:07PM DREDGING.
 6:00:08PM >>Barry Jones: THE PRIMARY CONCERN IS THE SPEED AND
 6:00:11PM DIFFERENCE IN SPEED BETWEEN THE DIFFERENT TYPES OF CRAFTS.
 6:00:13PM I DRIVE A MOTORIZE.

6:00:17PM I LIKE TO FISH, I DON'T KAYAK AS MUCH.
 6:00:21PM WOULDN'T WANT TO GO SLOW SPEED ALL THE WAY BUT I REALIZE THE
 6:00:24PM CHARACTER OF THE RIVER.
 6:00:25PM >> JUST TO CLARIFY, WE HAD FOR A TEMPORARY PERIOD A SMALLER
 6:00:29PM BOAT SHUTTLE THAT DIDN'T DRAFT TO THE LEVEL WE HAVE NOW.
 6:00:35PM THAT HAS NOW BEEN REPLACED.
 6:00:38PM >>Barry Jones: CAN I ASK PEOPLE THAT MAY HAVE BEEN INVOLVED,
 6:00:42PM HOW MUCH OF THIS RIVER IS REALLY CRITICAL AS FAR AS SLOW
 6:00:49PM SPEED?
 6:00:49PM BECAUSE YOU HAVE AN OPERATIONAL PROTOCOL JUST LIKE PULLING
 6:00:53PM YOUR BOAT IN AND OUT DURING A STORM, YOU CAN HAVE YOUR
 6:00:56PM OPERATOR FOLLOW, CORRECT?
 6:00:56PM INDEPENDENT OF WHAT THE STATE SAYS YOU HAVE TO DO.
 6:01:05PM SORRY IF I'M GOING OFF ON FACT FINDING.
 6:01:07PM >> I WAS HOPING THIS WOULD COME UP BECAUSE THE DREDGING HAS
 6:01:09PM BEEN AN IMPORTANT TOPIC.
 6:01:12PM MY OPINION IS THAT IF WE ARE ABLE TO GET SAFE DEPTH FOR
 6:01:18PM BOATS TO OPERATE AT SLOWER SPEEDS, AS YOU KNOW, PEOPLE COME
 6:01:23PM OFF PLANE AND OFTEN WILL END UP GETTING HUNG UP ON A SANDBAR
 6:01:27PM OR OYSTER BAR.
 6:01:29PM IF WE'RE ABLE TO ACHIEVE SAFER DEPTHS, I WOULD BE IN FULL
 6:01:32PM SUPPORT OF THE ENTIRE MOUTH OF THE RIVER, THAT WOULD BE THE
 6:01:35PM LAST HALF MILE OF THE RIVER WHERE WE HAVE FOUR VERY
 6:01:39PM DANGEROUS TURNS, TWO IN PARTICULAR, THAT THOSE WOULD BECOME
 6:01:43PM NO WAKE.
 6:01:44PM ABSOLUTELY.
 6:01:45PM I DON'T KNOW THAT THE ENTIRE RIVER, I MEAN, WE HAVE NICE
 6:01:48PM STRAIGHTAWAYS.
 6:01:50PM >>Barry Jones: TALKING.
 6:01:51PM HALF MILE, HALF MILE.
 6:01:53PM >> SAFE SPEED IS CONSIDERED 25 MILES AN HOUR.
 6:01:55PM THERE ARE A LOT OF BOATS THAT WE SEE GOING UP AND DOWN THAT
 6:01:58PM RIVER MUCH FASTER THAN THAT.
 6:01:59PM WE WOULD BE WELL IN SUPPORT OF A SPEED LIMIT IN THOSE SAFE
 6:02:03PM ZONES WHERE YOU COULD BE HIGH SPEED.
 6:02:05PM BUT I WOULD SAY MOUTH OF THE RIVER, OUR EVENTUAL GOAL
 6:02:10PM WOULDN'T BE OUT OF THE QUESTION TO MAKE THAT NO WAKE OR
 6:02:13PM MINIMUM WAKE.
 6:02:15PM >>Barry Jones: I'M TRYING TO FIND A COMPROMISE HERE THAT
 6:02:17PM ADDRESSES YOUR RIGHTS, BUT ALSO ADDRESSES THEIR CONCERNS AND
 6:02:21PM ADDRESSES -- AND I DON'T KNOW THE KAYAK OPERATION BUSINESS
 6:02:25PM HERE IS NOT, BUT THEY GOT A MAJOR CONCERN THERE TOO.

6:02:28PM WE ALL DEAL WITH SAFETY ON THAT RIVER.
 6:02:30PM IF YOU DON'T MIND, I WANT TO ASK YOU ONE MORE QUESTION.
 6:02:32PM IS THE VESSEL MOORED STRICTLY ON A PILING AWAY FROM A DOCK
 6:02:37PM REQUIRED TO BE LIT IF IT WILL BE THERE OVERNIGHT?
 6:02:40PM >> IF IT'S UP AGAINST THE DOCK, TIED TO THE DOCK, NOT
 6:02:43PM NECESSARILY REQUIRED.
 6:02:45PM >>Barry Jones: SECOND ONE ISN'T TIED TO THE DOCK?
 6:02:47PM >> IT IS ALSO TIED TO THE END OF THE DOCK.
 6:02:49PM THEY ARE BOTH TIED TO THE DOCK.
 6:02:54PM IF IT WAS FREE AND MOORED, YOU ARE CORRECT, IT WOULD NEED A
 6:02:59PM SINGLE WHITE LIGHT.
 6:03:00PM BOTH ARE ACTUALLY TIED TO THE DOCK.
 6:03:04PM >>Barry Jones: THANK YOU FOR THE CLARIFICATION.
 6:03:06PM >> WHAT ABOUT REDUCING THE SIZE OF THE BOATS?
 6:03:08PM WE HEARD THEY UPGRADED THE SIZE OF THE BOAT EVEN THOUGH THE
 6:03:12PM DRAFT WAS LOWER --
 6:03:14PM >>Barry Jones: REDUCE THE SIZE, THEN INCREASE THE TRIPS
 6:03:17PM BECAUSE YOU HAVE MORE PEOPLE.
 6:03:18PM I DON'T KNOW HOW TO FIND A WIN-WIN, BUT I'M TRYING.
 6:03:27PM >> TO BE CLEAR, WE RESTRICT THE AMOUNT OF FOLKS THAT GO ON
 6:03:29PM THE BOAT.
 6:03:30PM THE BOAT CAN STORE 24 PEOPLE AND WE LIMIT IT TO 20.
 6:03:35PM JUST TO GIVE YOU AN IDEA, IN SEASON, FOR THE COURSE OF A

 6:03:40PM YEAR, I HAVE THE DATA, BUT WE TAKE ROUGHLY ON AVERAGE IN A
 6:03:44PM YEAR 5,200 FOLKS DOWN THAT RIVER EVERY SINGLE YEAR.
 6:03:50PM ALL FROM PELICAN SOUND AND THEIR GUESTS.
 6:03:56PM >>Kristin Jeannin: IN GENERAL YOU'D SAY THE BOATS ARE FULL
 6:03:58PM WHEN YOU'RE TAKING THEM.
 6:03:59PM >> ABSOLUTELY.
 6:03:59PM THIS IS ONE OF OUR HIDDEN GEMS IN PELICAN SOUND.
 6:04:06PM >> IMAGINE THE WAKE ON 34-FOOT BOAT HOLDING 20 PEOPLE, EVEN
 6:04:12PM IF THEY ARE NOT ON PLANE.
 6:04:14PM IT'S A BIG BOAT FULLY LOADED GOING DOWN THE RIVER.
 6:04:17PM THANK YOU.
 6:04:19PM >>Barry Jones: THANK YOU.
 6:04:21PM >>Tammy Duran: THAT'S ALL.
 6:04:22PM YOU HAVE TO GIVE ME THE CARD.
 6:04:29PM YOU CAN STATE YOUR NAME.
 6:04:39PM >> HI.
 6:04:39PM MY NAME IS WESLEY PRUITT.
 6:04:41PM I LIVE ON THE ESTERO RIVER --
 6:04:45PM >>Anthony Gargano: CAN YOU SPEAK INTO THE MIKE, PLEASE?
 6:04:47PM >> WELL, I HEARD MYSELF.

6:04:48PM HI.
 6:04:51PM I'M WESLEY PRUITT.
 6:04:53PM I LIVE ON THE ESTERO RIVER, IN ESTERO RIVER HEIGHTS FOR THE
 6:04:56PM PAST LITTLE OVER 20 YEARS, 21 YEARS ON THE RIVER.
 6:04:59PM WE'VE NEVER SEEN A REAL ISSUE WITH THE RIVER WITH THESE

 6:05:06PM BOATS.
 6:05:07PM DON'T REALLY PAY MUCH ATTENTION TO IT, BECAUSE THE CREW THAT
 6:05:09PM WAS HERE IN THE PAST REALLY NICE.
 6:05:13PM OLDER COUPLE.
 6:05:14PM THEY CAME BY, ESPECIALLY IF OUR HOUSE GOT WIPED OUT AFTER
 6:05:17PM IAN, THEY WOULD COME THROUGH, MAKE SURE YOU WERE OKAY.
 6:05:20PM HOW ARE YOU DOING?
 6:05:21PM THIS NEW GROUP, THEY ARE NOT THE SAME.
 6:05:25PM THEY TRAVEL EXTREMELY FAST IN A VERY BIG VESSEL.
 6:05:31PM IT'S A NARROW CHANNEL AND YOU HAVE MANATEES, YOU HAVE
 6:05:35PM KAYAKERS.
 6:05:36PM THEY HAVE ABSOLUTELY NO RESPECT FOR WHAT'S GOING ON.
 6:05:39PM NOW IT'S BECOME AN ISSUE.
 6:05:42PM I HAD NO IDEA WE COULD CONTACT THE VILLAGE OF ESTERO ON
 6:05:45PM THAT.
 6:05:46PM I CONTACTED PELICAN SOUND THROUGH THEIR WEBSITE INFO, NO
 6:05:53PM RESPONSES.
 6:05:53PM YOU GUYS ARE REALLY OUR ONLY OPTION.
 6:06:01PM WHAT DO WE DO?
 6:06:02PM WHAT DO YOU RECOMMEND WE DO TO TRY TO MAKE THE RIVER SAFE?
 6:06:10PM >>Barry Jones: YOU UNDERSTAND OUR ONLY QUESTION HERE IS
 6:06:14PM WHETHER THEY CAN KEEP THE BOAT THERE OVERNIGHT OR NOT.
 6:06:16PM THE MOST WE CAN DO, MAYBE NANCY CAN STEP IN AND STOP ME FROM
 6:06:26PM STEPPING ON MY TONGUE HERE.
 6:06:27PM THE MOST WE CAN DO IS TRY AND GET SOME OPERATIONAL

 6:06:31PM COMPROMISES AND CONCERNS ADDRESSED.
 6:06:33PM EVEN DENYING THE PETITION DOESN'T CHANGE THE NUMBER OF TRIPS
 6:06:36PM UP AND DOWN THE RIVER.
 6:06:38PM IT DOESN'T CHANGE THE OPERATIONS.
 6:06:40PM IT ACTUALLY ADDS TRIPS TO THE RIVER BY HAVING TO SHUTTLE THE
 6:06:44PM BOATS IN AND OUT UNLESS THEY RENT ANOTHER DOCK SOMEWHERE.
 6:06:47PM SO I THINK I HEAR A LOT OF WHAT YOU'RE SAYING.
 6:06:54PM AT THE SAME TIME, WE'RE LIMITED.
 6:06:56PM WE ALWAYS TRY AND TELL PEOPLE, YOU GET UPSET WHEN WE APPROVE
 6:06:59PM THINGS OR DENY THINGS, WE'RE LIMITED AS TO WHAT WE CAN DO BY
 6:07:03PM LAW.
 6:07:05PM EVERY APPLICANT HAS RIGHTS.

6:07:07PM EVERY PERSON HAS A RIGHT TO APPEAL, AND WE TRY OUR BEST TO
 6:07:12PM DO WHAT NANCY TELLS US WE CAN OR CAN'T DO.
 6:07:15PM BUT WHAT WE'RE ASKED TO DO HERE NOW IS WHETHER IT STAYS
 6:07:18PM OVERNIGHT OR IT COMES IN AND OUT.
 6:07:20PM AND LEAVING IT OVERNIGHT TO ME IS REDUCING THE TRAFFIC ON
 6:07:24PM THE RIVER, STRIKING A COMPROMISE ON AN OPERATIONAL PROTOCOL
 6:07:28PM AND SETTING UP SOME OTHER LINES OF COMMUNICATION FEELS LIKE
 6:07:34PM AN UP SIDE.
 6:07:36PM >> I GUESS A QUESTION I HAVE IS -- I LOOKED AT THE
 6:07:41PM INFORMATION THAT GOT SEND OUT.
 6:07:42PM IT SAID IN 2010 AND IT LISTS THE PERMIT NUMBER, BUT IT SAYS
 6:07:49PM IT'S LIMITED TO A BOAT, A MAX OF 24 FEET IN LENGTH.
 6:07:54PM DID THAT CHANGE SOMEWHERE?

 6:07:56PM DID WE JUST NOT GET IT IN THIS INFORMATION THAT GOT SENT
 6:07:59PM OUT?
 6:07:59PM BOATS ARE NOT --
 6:08:03PM >>Barry Jones: -- CHANGED FROM PASSIVE TO ALLOW THEM,
 6:08:06PM COMMERCIAL USE, WAS IT LIMITED IN VESSEL SIZE?
 6:08:09PM >>Mary Gibbs: THE ZONING THAT THE COUNTY APPROVED JUST SAID
 6:08:12PM TEMPORARY.
 6:08:13PM IT DIDN'T HAVE ANY CONDITIONS RELATING TO THE SIZE OF THE
 6:08:17PM VESSELS.
 6:08:18PM >>Barry Jones: -- COMMERCIAL, AND IT DOESN'T --
 6:08:19PM >>Mary Gibbs: NO.
 6:08:20PM IT MIGHT BE ANOTHER PERMIT.
 6:08:22PM I'M NOT SURE WHICH PERMIT YOU WERE TALKING ABOUT.
 6:08:25PM WAS IT WATER MANAGEMENT PERMIT?
 6:08:27PM >>Barry Jones: FDEP OR ARMY CORPS OR SUBMERGED LAND LEASE,
 6:08:32PM THOSE ISSUES, DO YOU KNOW IF THERE ARE RESTRICTIONS IN ANY
 6:08:35PM OF THOSE?
 6:08:35PM AND DO YOU HAVE A SUBMERGED LAND LEASE FOR THE SECOND VESSEL
 6:08:39PM AREA?
 6:08:40PM OR ARE YOU PURSUING ONE?
 6:08:45PM >>Mary Gibbs: YOU HAVE TO COME TO THE PODIUM.
 6:08:47PM IT LOOKS LIKE IT WAS A WATER MANAGEMENT PERMIT.
 6:08:50PM >> THE WAY I FEEL, I COULD CARE LESS HOW MANY TRIPS THEY
 6:08:55PM MAKE DOWN THE RIVER.
 6:08:56PM BUT THAT IS A 35-FOOT BOAT.

 6:08:59PM THAT THING IS HUGE.
 6:09:00PM IT IS MASSIVE.
 6:09:02PM IT RUNS PEOPLE OVER.
 6:09:04PM THE REASON I'M HERE, I WANTED TO MAKE SURE EVERYBODY HERE

6:09:09PM HEARD IT, GOES ON RECORD, BECAUSE IF YOU APPROVE IT AND YOU
 6:09:13PM APPROVE THAT BOAT TO GO, AT LEAST YOU UNDERSTOOD WHAT IT
 6:09:15PM WAS.
 6:09:16PM I KNOW IT WAS STAFF RECOMMENDATION TO LET THIS THING GO
 6:09:21PM THROUGH.
 6:09:22PM IF YOU DON'T -- YOU SAID YOU GO DOWN THE RIVER --
 6:09:24PM >>Barry Jones: WE'RE NOT APPROVING A BOAT, THOUGH.
 6:09:27PM WE HAVE NO SAY WHETHER 25 OR 35-FOOT BOAT.
 6:09:30PM WE HAVE NO AUTHORITY ON THAT.
 6:09:31PM WE'RE JUST APPROVING WHETHER IT CAN STAY THERE -- OR
 6:09:35PM CONSIDERING WHETHER IT CAN STAY THERE OVERNIGHT OR NOT.
 6:09:38PM ONLY QUESTION BEFORE THE BOARD.
 6:09:40PM >> YOU KNOW IT IS A 35-FOOT BOAT NOW.
 6:09:42PM SO YOUR APPROVAL CAN BE BASED OFF IT IS A 35-FOOT BOAT.
 6:09:47PM IF THAT'S LEGAL, THAT'S FINE.
 6:09:48PM >>Barry Jones: UNLESS I MISUNDERSTAND IT THE 35-FOOT BOAT IS
 6:09:52PM GOING TO RUN WHETHER IT STAYS THERE OVERNIGHT OR NOT.
 6:09:54PM AND IT'S GOING TO RUN MORE IF IT DOESN'T STAY THERE
 6:09:57PM OVERNIGHT.
 6:09:58PM IT FEELS TO ME LIKE IT IS A WIN FOR YOU IF THE VESSEL IS
 6:10:03PM RUNNING LESS.

 6:10:04PM I AGREE IT IS A VERY LARGE VESSEL FOR THAT RIVER.
 6:10:08PM >> IF THOSE BOATS HAD SOME TYPE OF SPEED MECHANISM, IF THEY
 6:10:12PM WERE GPS'D, SOMETHING THAT HELD THEM TO -- GOSH, I DON'T
 6:10:18PM WANT TO SAY ETHICAL SPEED -- A SAFE SPEED, SOMETHING.
 6:10:22PM >>Barry Jones: I UNDERSTAND.
 6:10:23PM THANK YOU.
 6:10:25PM >>Mary Gibbs: MAY I MAKE A COMMENT, THOUGH?
 6:10:26PM MAY I MAKE A COMMENT?
 6:10:31PM >>Anthony Gargano: GO AHEAD, MARY.
 6:10:33PM >>Mary Gibbs: I'M WONDERING IF THE APPLICANT --
 6:10:40PM >> CAN I JUST ADD?
 6:10:42PM JUST SO YOU KNOW, I'LL GIVE MY CARD THAT HAS MY PHONE NUMBER
 6:10:48PM AND CELL PHONE.
 6:10:49PM IF ANYBODY HAS CONCERNS, I WOULD BE HAPPY TO ADDRESS IT.
 6:10:52PM I'M A MAN OF ACTION AT THE END OF THE DAY.
 6:10:54PM IF SOMEBODY HAS A COMPLAINT, WE'RE GOING TO ADDRESS IT.
 6:10:57PM I KNOW THERE WAS A WOMAN THAT HAD AN ISSUE.
 6:11:00PM I WASN'T DIRECTLY RESPONDING TO IT.
 6:11:04PM WHEN I WAS TALKING ABOUT SAFETY INCIDENTS, I WAS TALKING
 6:11:06PM ABOUT ACCIDENTS WHERE THEY OCCURRED.
 6:11:09PM I DID HEAR THAT THERE WAS AN INCIDENT WITH THIS BOAT
 6:11:15PM OPERATOR.

6:11:16PM JUST SO WE'RE CLEAR, THE BOAT OPERATOR CAPTAIN THAT HAD THE
 6:11:22PM ISSUE WITH THE WOMAN IS NO LONGER WORKING FOR PELICAN SOUND
 6:11:25PM OR THE OPERATOR, JUST SO WE'RE CLEAR.

 6:11:29PM WE TAKE SERIOUSLY SAFETY, AND IF THERE IS A CONCERN, WE'RE
 6:11:35PM GOING TO ADDRESS IT AT THE END OF THE DAY.
 6:11:37PM WE'RE NOT GOING TO TOLERATE ANYBODY NOT ABIDING BY BASIC
 6:11:44PM RESPECT OF OTHERS.
 6:11:45PM JUST WANTED TO PUT THAT IN.
 6:11:49PM >>Barry Jones: THANK YOU.
 6:11:49PM >>Mary Gibbs: I HAVE A COMMENT, BUT IT MIGHT BE MORE FOR THE
 6:11:52PM APPLICANT.
 6:11:53PM LOOKING AT THE WATER MANAGEMENT PERMIT THAT WAS ISSUED, AND
 6:11:58PM I THINK I HAD ASKED THE APPLICANT BEFORE, IF THIS IS GOING
 6:12:02PM FORWARD, DO THEY NEED TO -- WHAT PERMITS NEED TO BE AMENDED?
 6:12:06PM IS IT THE WATER MANAGEMENT DISTRICT PERMIT?
 6:12:08PM IS IT DEP?
 6:12:09PM IS IT ARMY CORPS?
 6:12:10PM BECAUSE I'M WONDERING IF WATER MANAGEMENT DISTRICT IS GOING
 6:12:14PM TO LIMIT THE SIZE OF THE VESSEL OR IF THEY ONLY DO WHAT IS
 6:12:18PM REQUESTED BY THE APPLICANT.
 6:12:20PM MAYBE MIKE CAN EXPLAIN THAT A LITTLE BIT BECAUSE IT DOES
 6:12:23PM MAKE ME WONDER IF WE MOVE FORWARD WITH THIS, WHAT DO THE
 6:12:28PM OTHER PERMIT AGENCIES DO?
 6:12:29PM >> YEAH, WE HAVE LOOKED INTO THE SOUTH FLORIDA PERMIT, THE
 6:12:32PM EXISTING ONE ON THE PROJECT.
 6:12:34PM IT LOOKS LIKE THAT PERMIT WAS SPECIFIED TEMPORARY.
 6:12:37PM I SUSPECT IT WAS JUST A CONDITION THE WAY THE ZONING WAS
 6:12:40PM WORDED AS TEMPORARY AT THE TIME.

 6:12:42PM SO WE HAVE CONTACTED SOUTH FLORIDA TO MODIFY THE SOUTH
 6:12:46PM FLORIDA PERMIT.
 6:12:47PM >>Barry Jones: SUBMERGED LAND LEASE COVER THE SECOND
 6:12:49PM MOORING?
 6:12:51PM >> I'M NOT SURE ABOUT THAT PART.
 6:12:53PM >>Barry Jones: YOU'LL HAVE TO AMEND THE SUBMERGED LAND LEASE
 6:12:56PM AND YOUR SOUTH FLORIDA PERMIT.
 6:12:59PM DURING THAT TIME FOR THE PUBLIC, THERE IS A PUBLIC OPINION
 6:13:04PM OR INPUT WHEN THOSE PERMIT APPLICATIONS AND THOSE AGENCIES
 6:13:08PM REGULATE THE RIVER.
 6:13:09PM FISH AND WILDLIFE COMMISSION WOULD HAVE PROBABLY BE SOUGHT
 6:13:13PM FOR INPUT AND THEY'LL HAVE TO GO THROUGH ENVIRONMENTAL
 6:13:17PM THINGS ON MANATEES AND THINGS LIKE THAT TOO.
 6:13:19PM THAT'S WHERE THE PUBLIC CAN HAVE INPUT ON WHAT HAPPENS ON

6:13:24PM THE RIVER OTHER THAN WHETHER IT IS OVERNIGHT OR NOT AND
 6:13:28PM OTHER THAN IF WE CAN ESTABLISH LINES OF COMMUNICATIONS AND
 6:13:31PM SOME OPERATIONAL PROTOCOL TO HELP EVERYBODY.
 6:13:37PM >>Mary Gibbs: CAN I ALSO ASK BEFORE MIKE SITS DOWN, NOT SO
 6:13:40PM FAST, IF IN THE WATER MANAGEMENT PERMIT, ARE THEY GOING TO
 6:13:45PM -- I SEE THEY DID LIMIT THE SIZE OF THE BOAT, ARE THEY GOING
 6:13:49PM TO LIMIT THE SIZE OF THE BOATS IF YOU HAVE A LARGER BOAT
 6:13:53PM NOW?
 6:13:55PM >> I COULDN'T SPEAK ON BEHALF OF THAT.
 6:13:57PM >>Barry Jones: THEY LOOK AT DRAFT AND THEY LOOK AT VESSEL
 6:14:01PM SIZE AND THEY LOOK AT COMPARABLE USES ON THE RIVER.

 6:14:05PM SO NOBODY CAN SAY WHAT THEY'LL DO UNTIL YOU SUBMIT IT.
 6:14:08PM I CAN TELL YOU WHAT I'VE SEEN IN THE PAST HAPPEN, AND THAT
 6:14:11PM WAS PROBABLY, I DON'T KNOW, SIX OR SEVEN YEARS AGO ON A MORE
 6:14:14PM OPEN RIVER.
 6:14:15PM BUT THOSE WERE THE CONCERNS WE HAD TO ADDRESS WHEN WE HAD AN
 6:14:20PM APPLICATION TO BRING COMMERCIAL TRAFFIC UP A RIVER.
 6:14:24PM >>Mary Gibbs: DID YOU SUBMIT IT ALREADY, DID YOU SAY?
 6:14:27PM >> NO, WE HAVEN'T SUBMITTED YET.
 6:14:29PM THEY REQUESTED THAT WE HAVE THE APPROVED ZONING FIRST ONCE
 6:14:32PM WE GET --
 6:14:35PM >>Barry Jones: DOES THE ZONING SPECIFY THE VEHICLE SIZE OR
 6:14:40PM DOES IT JUST SPECIFY OVERNIGHT MOORINGS?
 6:14:42PM >>Mary Gibbs: NO THE ZONING APPROVED BY THE COUNTY JUST SAID
 6:14:46PM TEMPORARY.
 6:14:46PM AND I THINK AT THE TIME -- DAMIEN WAS THERE.
 6:14:50PM DAMIEN LIN WAS THERE.
 6:14:51PM DO YOU REMEMBER, I WAS AT THE COUNTY AT THE TIME.
 6:14:53PM BUT I JUST DON'T REMEMBER -- I WASN'T AT THAT HEARING.
 6:14:57PM SO I DON'T KNOW IF THAT'S JUST -- AND ERIC WASN'T THE GM
 6:15:02PM EITHER.
 6:15:03PM >>Barry Jones: WE'RE NOT APPROVING A 35-FOOT VESSEL.
 6:15:06PM JUST APPROVING OVERNIGHT MOORING.
 6:15:08PM WE'RE NOT TELLING THE DISTRICT THAT WE'RE APPROVING OF A
 6:15:10PM 35-FOOT VESSEL.
 6:15:11PM >>Mary Gibbs: RIGHT.

 6:15:12PM >>Barry Jones: THANK YOU.
 6:15:19PM >>Mary Gibbs: CAN I ASK ONE MORE QUESTION BEFORE MIKE SITS
 6:15:21PM DOWN?
 6:15:21PM HOW LONG DOES WATER MANAGEMENT -- HOW LONG WOULD IT TAKE TO
 6:15:30PM GET THE PERMITS FOR THE OTHER AGENCIES?
 6:15:34PM >> THE WATER MANAGEMENT DISTRICT IS A LITTLE MORE SPECIFIC

6:15:37PM PERHAPS.
 6:15:38PM IT COULD BE SIX MONTHS IN THE WATER MANAGEMENT DISTRICT.
 6:15:40PM SOUTH FLORIDA, ARMY CORPS IS UNKNOWN.
 6:15:44PM >>Barry Jones: ONCE YOU GET INTO FINISH AND WILDLIFE, IF
 6:15:48PM THEY ARE RUNNING A 35-FOOT VESSEL ON A 24-FOOT PERMIT, YOU
 6:15:53PM MIGHT HAVE A CHALLENGE.
 6:15:54PM OPERATIONAL TODAY.
 6:15:58PM >> THAT'S CORRECT.
 6:16:17PM >>Anthony Gargano: CAN YOU COME BACK UP TO THE MIKE, PLEASE?
 6:16:21PM >>Mary Gibbs: MR. GRADY COMING BACK UP.
 6:16:23PM >> YOU HAD MENTIONED A COUPLE OF APPROVALS FROM OTHER
 6:16:25PM AGENCIES.
 6:16:25PM HOW DO WE KEEP IN TOUCH OR KNOW WHEN THOSE FUTURE MEETINGS
 6:16:29PM ARE GOING TO BE PRESENTED TO THE PUBLIC?
 6:16:33PM >>Barry Jones: I'LL DEFER TO VILLAGE STAFF, BUT SOUTH
 6:16:36PM FLORIDA, ARMY CORPS, THEY ALL OFFER PUBLIC INPUT PERIODS
 6:16:41PM WHEN APPLICATIONS ARE MADE, BUT PERHAPS STAFF CAN DIRECT
 6:16:44PM YOU.
 6:16:44PM >>Mary Gibbs: I THINK THEY ALLOW PUBLIC INPUT, BUT I DON'T
 6:16:47PM THINK THEY HAVE ANY PUBLIC HEARINGS OR ANYTHING.
 6:16:50PM >>Barry Jones: THEY DON'T HAVE PUBLIC HEARINGS, BUT ONCE
 6:16:52PM THINGS ARE PUBLISHED, ESPECIALLY ARMY CORPS, THEY HAVE TO
 6:16:55PM PUBLISH IT IN A LOCAL PAPER.
 6:16:57PM BUT YOU CAN ALSO --
 6:17:01PM >> PERIODICALLY TOUCH BASE.
 6:17:03PM >>Barry Jones: YEAH.
 6:17:04PM I THINK THE VILLAGE, YOU HAVE TO APPROVE OF THE SUBMERGED
 6:17:07PM LAND LEASE?
 6:17:08PM NO.
 6:17:09PM OKAY.
 6:17:09PM I'M NOT A HUNDRED PERCENT CERTAIN WHERE YOU WOULD GO TO LOOK
 6:17:16PM RIGHT NOW.
 6:17:16PM I KNOW, BUT I CAN'T TELL YOU.
 6:17:19PM >> JUST DON'T WANT TO HAVE ONE OF THOSE MIDDLE OF THE NIGHT
 6:17:21PM MEETINGS AND GET PASSED WITH NO INPUT.
 6:17:23PM >>Barry Jones: NO, THERE ARE PUBLIC NOTICES OUT THERE.
 6:17:26PM WHETHER THEY COME DIRECTLY TO YOU, UNLESS YOU ARE ADJACENT
 6:17:28PM TO THE RIVER, ARMY CORPS IS REQUIRED TO NOTIFY PEOPLE WITHIN
 6:17:31PM A CERTAIN RADIUS, I BELIEVE.
 6:17:33PM SO THERE WILL HAVE TO BE PUBLIC NOTICES THAT GO OUT FOR
 6:17:38PM THAT.
 6:17:38PM AND THEN THE SOUTH FLORIDA PERMIT BY LAW I THINK CAN ALWAYS
 6:17:43PM BE APPEALED IF IT DOESN'T HAVE A PUBLIC NOTICE.

6:17:46PM AND IF THEY PUBLIC NOTICE IT, YOU'VE GOT LIKE 30 DAYS AFTER

6:17:49PM THAT TO APPEAL.

6:17:50PM >> THANK YOU.

6:17:51PM >>Mary Gibbs: I THINK WE HAD ONE MORE PUBLIC INPUT.

6:17:55PM >> YEAH, JUST 30 SECONDS.

6:17:57PM >>Tammy Duran: JOE?

6:17:58PM >> I'M ACTUALLY HERE FOR A DIFFERENT THING.

6:18:00PM I DO USE THE RIVER.

6:18:02PM >>Mary Gibbs: YOU'RE ON THE WRONG ZONING CASE, JOE.

6:18:05PM SUPPOSED TO BE ON THE NEXT ONE.

6:18:06PM I'M KIDDING.

6:18:08PM >> I WOULD LIKE TO MAKE TWO POINTS.

6:18:11PM MY NAME IS JOE.

6:18:11PM I WOULD LIKE TO MAKE TWO POINTS.

6:18:13PM I DO TAKE BOATS OUT ON RAMPS.

6:18:16PM IT IS NOT THAT DIFFICULT.

6:18:18PM IT DOES NOT TAKE THAT LONG TO TAKE BOATS OUT.

6:18:22PM I WOULD LIKE TO MAKE A SECOND COMMENT THAT IF YOU ALLOW

6:18:25PM OVERNIGHT MOORING FOR THIS LOCATION, HOW ARE THE RESIDENTS

6:18:29PM IN THAT AREA ASSURED THEY WON'T EXPAND THEIR TRIPS BECAUSE

6:18:33PM THE BOAT IS ALREADY THERE?

6:18:34PM THEY MIGHT DO LIKE MORNING TRIPS OR -- SO YOU GUYS MIGHT BE

6:18:40PM SAYING THEY ARE USING LESS TRIPS, BUT BECAUSE THE BOAT IS

6:18:43PM MOORED THERE AND THEY DON'T HAVE TO TAKE IT OUT OF THE

6:18:45PM WATER, THEY MIGHT ACTUALLY USE IT MORE BY EXPANDING THEIR

6:18:48PM TRIPS.

6:18:49PM I WANTED TO MAKE THOSE COMMENTS.

6:18:51PM >>Barry Jones: WE HAVE NO CONTROL HOW MANY TRIPS GO UP AND

6:18:54PM DOWN THE RIVER.

6:18:54PM THAT'S ARMY CORPS.

6:18:56PM >> I UNDERSTAND THAT.

6:18:56PM I'M SAYING IF YOU ALLOWED IT MOORED OVERNIGHT, YOU'RE

6:18:59PM INVITING MORE TIME FOR THE BOAT TO BE TAKEN OUT AT DIFFERENT

6:19:04PM TIMES, ESPECIALLY EVEN AT NIGHT.

6:19:06PM THEY COULD TAKE THE BOAT OUT AT NIGHT FOR NIGHT TRIPS TO GO

6:19:09PM SEE SEA TURTLES ON THE WATER OR WHO KNOWS WHAT.

6:19:14PM I'M JUST POINTING THIS OUT.

6:19:15PM NOT FOR OR AGAINST, JUST POINTING THIS OUT.

6:19:18PM >>Barry Jones: UNDERSTOOD.

6:19:19PM THANK YOU.

6:19:24PM >>Anthony Gargano: OKAY.

6:19:25PM ANY MORE COMMENTS FROM THE PUBLIC?

6:19:31PM >> I DON'T HAVE A CARD.
 6:19:32PM >>Tammy Duran: THAT'S ALL RIGHT.
 6:19:33PM COME UP.
 6:19:33PM >>Anthony Gargano: WE NEED YOU TO COME UP, MAKE YOUR COMMENT
 6:19:36PM INTO THE MICROPHONE AND THEN YOU CAN FILL OUT A CARD WHEN
 6:19:38PM YOU'RE DONE.
 6:19:41PM >> OKAY.
 6:19:42PM >>Tammy Duran: WERE YOU SWORN IN?
 6:19:44PM >> YES, I WAS.

 6:19:45PM MY NAME IS KURT GUNDER.
 6:19:47PM I LIVE IN ESTERO RIVER HEIGHTS.
 6:19:49PM BEEN HERE SINCE '88, '89.
 6:19:52PM I GOT A COUPLE OF COMMENTS.
 6:19:55PM ONE COMMENT IS, IT WAS STATED THAT THEY HADN'T CONTACTED
 6:19:59PM SOUTH FLORIDA -- THEY HADN'T APPLIED FOR SOUTH FLORIDA WATER
 6:20:02PM MANAGEMENT YET, BUT YET SOUTH FLORIDA WATER MANAGEMENT, HE
 6:20:07PM STATED SAID THEY NEEDED TO GET ZONING FIRST, WHICH IS KIND
 6:20:11PM OF ODD IF THEY HADN'T TALKED TO THEM YET, THEN MAYBE THEY
 6:20:15PM DIDN'T APPLY BUT CALLED THEM TO FIND OUT WHAT THEY NEEDED TO
 6:20:18PM APPLY.
 6:20:19PM I DON'T KNOW, BUT I FIND THAT KIND OF STRANGE.
 6:20:21PM I HAVE HAD ISSUES WITH PROBABLY THE CAPTAIN THAT THEY DID
 6:20:29PM FIRE, MYSELF, IN THE RIVER.
 6:20:33PM HE WOULDN'T SLOW DOWN.
 6:20:34PM I WAS FISHING AND HE ZOOMED RIGHT BY ME.
 6:20:38PM AND IT WAS IN A DEEPWATER AREA, SO BEING ON PLANE IS NOT AN
 6:20:42PM EXCUSE, WHICH I DON'T LIKE THAT EXCUSE ANYWAY BECAUSE OF
 6:20:45PM SAFETY REASONS.
 6:20:46PM THE OTHER THING I WANTED TO MENTION IS, OH, SHOOT, I WOULD
 6:20:57PM AGREE WITH THE GENTLEMAN THAT JUST CAME UP.
 6:20:59PM THE MORE WE GIVE, THE MORE THEY ARE GOING TO WANT.
 6:21:04PM AND WHEN YOU START ADDING MOORINGS, I DON'T KNOW WHERE THAT
 6:21:09PM WILL STOP IN THE FUTURE.
 6:21:10PM I ALSO DON'T KNOW WHY ZONING WOULD NEED TO BE APPROVED

 6:21:18PM BEFORE APPLYING TO THE PEOPLE THAT REALLY HAVE AUTHORITY
 6:21:21PM OVER THE RIVER.
 6:21:22PM THAT'S MY CONCERN.
 6:21:26PM AND THEN ALSO, ESPECIALLY IF THEY WERE ACTUALLY TOLD BY THE
 6:21:32PM OTHER PEOPLE, SOUTH FLORIDA WATER MANAGEMENT OR WHOEVER IT
 6:21:35PM WAS, THAT THEY NEEDED TO BE 24-FOOT BOATS, NOBODY HAS
 6:21:40PM POLICED THAT BECAUSE THEY HAVE BEEN RUNNING MUCH LARGER
 6:21:42PM BOATS FOR YEARS.

6:21:44PM THE PREVIOUS COMPANY THAT THEY HAD, THEY WERE JUST LIKE
 6:21:47PM EVERYBODY HAS SAID, HAVE BEEN VERY COURTEOUS, ALWAYS DID THE
 6:21:52PM NO WAKE AND NO WAKE ZONE.
 6:21:54PM AND I DON'T KNOW IF THE GENTLEMAN THAT WAS FIRED, I KNOW
 6:21:57PM IT'S NOT THE POINT, BUT IT'S OUR POINT TO BE ABLE TO
 6:22:02PM COMPLAIN ABOUT SOME OF THE THINGS THAT HAVE GONE ON.
 6:22:04PM I JUST WANTED TO MENTION THAT.
 6:22:09PM HOPEFULLY THE REPLACEMENT FOR THAT GENTLEMAN IS MUCH MORE
 6:22:16PM PALATABLE LIKE THE FIRST COMPANY.
 6:22:18PM I DON'T KNOW WHY THEY GOT RID OF THE COMPANY.
 6:22:19PM I THINK THAT WAS IT.
 6:22:25PM >>Anthony Gargano: OKAY.
 6:22:25PM THANK YOU.
 6:22:26PM >> MY TWO CENTS.
 6:22:28PM >>Anthony Gargano: ANYONE ELSE IN THE PUBLIC TO BE HEARD?
 6:22:30PM OKAY.
 6:22:31PM WE'VE KIND OF LET THIS GO PRETTY FAR AFIELD FROM WHAT THE

 6:22:36PM APPLICATION ACTUALLY IS, BUT I THINK THAT WAS IN THE SPIRIT
 6:22:40PM OF GOOD NEIGHBORLINESS, I THINK IT WAS AN IMPORTANT THING TO
 6:22:44PM DO.
 6:22:45PM I'D REALLY LIKE TO THANK BARRY FOR HIS EXPERTISE IN THE AREA
 6:22:53PM AND THE COMMENTS HE PROVIDED.
 6:22:54PM I'M GOING TO CLOSE THE PUBLIC PORTION AND GIVE THE BOARD ANY
 6:22:59PM FINAL COMMENTS OR QUESTIONS.
 6:23:00PM BOARD MEMBERS?
 6:23:03PM OKAY, HEARING NONE.
 6:23:06PM I'M GOING TO ASK FOR A MOTION.
 6:23:10PM >>Barry Jones: I'LL BACK UP.
 6:23:12PM WILL THE APPLICANT OBJECT TO GOING ON THE RECORD THAT THEY
 6:23:15PM WOULDN'T BE RUNNING ANY NIGHT OPERATIONS OR LOOKING TO
 6:23:18PM ADVANCE ANY NIGHT OPERATIONS?
 6:23:31PM >> THAT WOULDN'T BE A ZONING REQUIREMENT, BUT, LIKE, NIGHT
 6:23:35PM OPERATIONS, LIKE --
 6:23:37PM >>Barry Jones: THE VESSEL UP AND DOWN THE RIVER FOR
 6:23:40PM COMMERCIAL OPERATIONS.
 6:23:41PM >> WE DON'T PLAN ON DOING ANY NIGHT OPERATIONS.
 6:23:48PM >>Barry Jones: IS THERE ANYTHING IN THE ZONING THAT LIMITS
 6:23:50PM THE OPERATIONS OF THE VESSEL CURRENTLY?
 6:23:53PM >>Mary Gibbs: WELL, NOT IN WHAT THE COUNTY APPROVED, BUT I'M
 6:23:56PM THINKING ABOUT THIS DURING THE DISCUSSION, AND I THINK THERE
 6:24:00PM COULD BE -- I THINK YOU COULD RECOMMEND TO COUNCIL SOME
 6:24:04PM ADDITIONAL CONDITIONS, BECAUSE I THINK THEY ARE RELATED TO,

6:24:09PM YOU'RE TAKING A TEMPORARY USE AND NOW YOU'RE MAKING IT
 6:24:11PM PERMANENT.
 6:24:13PM >>Barry Jones: IF THEY ARE OPEN IN ZONING, THEY ARE OPEN IN
 6:24:17PM ZONING.
 6:24:17PM THERE'S A LOT OF HAIR ON THIS DOG RIGHT NOW.
 6:24:23PM WE NEED TO REACH A COMPROMISE ON SOME ISSUES, ON SOME
 6:24:27PM OPERATIONAL ISSUES.
 6:24:28PM WE CAN VET THAT OUT NOW OR WE CAN -- IF WE WANT TO VET IT
 6:24:34PM OUT NOW, WE'LL AGREE TO, ARE YOU AGREEING TO NO COMMERCIAL
 6:24:39PM NIGHT OPERATIONS?
 6:24:40PM >> YES.
 6:24:42PM >>Barry Jones: ARE YOU AGREEING TO LIMIT THE VESSEL SIZE, OR
 6:24:47PM WHAT CAN WE DO REFERENCE THE VESSEL SIZE?
 6:24:50PM >> THE VESSEL SIZE, WE HAVE THE BOATS AND THEY HAVE BEEN
 6:24:52PM OPERATING FOR 20 YEARS ROUGHLY AT THAT SAME SIZE.
 6:24:57PM >>Barry Jones: I ALSO UNDERSTAND YOU ARE IN VIOLATION OF
 6:25:00PM YOUR CURRENT PERMIT, IS WHAT -- IF WHAT I HEARD HERE IS
 6:25:03PM CORRECT.
 6:25:04PM IF I GO TO SOUTH FLORIDA TOMORROW AND FILE A NOTICE AGAINST
 6:25:06PM YOU AND THEY COME OUT THERE AND INSPECT YOU, YOU OWNING THAT
 6:25:10PM VESSEL, THEY DON'T CARE IF YOU OWN THAT VESSEL.
 6:25:12PM YOUR PERMIT SAYS 24 FEET.
 6:25:14PM SO IF THEY DON'T CARE IF IT COST YOU A BAZILLION DOLLARS OR
 6:25:18PM -- BEEN THERE, DONE THAT.
 6:25:20PM I'M NOT TRYING TO BE HARD ON YOU.

 6:25:22PM I'M TRYING TO ADDRESS THE CONCERNS AND RESTRICTIONS THAT ARE
 6:25:25PM IN PLACE AND MAKE SURE THAT WHATEVER WE DO IS CONSISTENT
 6:25:27PM WITH WHAT OTHER REGULATORS HAVE PUT IN PLACE AND WHAT IS
 6:25:31PM FAIR TO THE COMMUNITY.
 6:25:32PM AGAIN, WE MIGHT NOT BEAT THIS OUT TODAY.
 6:25:37PM AND MAYBE YOU WANT TO ASK FOR A CONTINUANCE AND LET'S WORK
 6:25:39PM THIS OUT SOME OTHER WAY OR FIGURE OUT WHAT CAN AND CAN'T BE
 6:25:43PM DONE AND GET MORE INFORMATION ON WHERE YOU ARE ACTUALLY AT
 6:25:45PM WITH RESPECT TO YOUR CURRENT PERMIT.
 6:25:49PM >>Mary Gibbs: ONE OF THE THINGS I THOUGHT ABOUT WHEN I WAS
 6:25:52PM LOOKING AT THIS, WITH THE PERMITS FROM THE OTHER AGENCIES,
 6:25:57PM THERE'S LIKE A CATCH-22.
 6:26:00PM WATER MANAGEMENT DOESN'T WANT TO APPROVE IT WITHOUT ZONING.
 6:26:02PM I UNDERSTAND THAT BECAUSE IF THEY APPROVED IT AND IT WAS
 6:26:05PM WRONG ZONING, WE WOULD BE VERY ANGRY AT THEM.
 6:26:07PM ON THE OTHER HAND, WE DON'T WANT TO RECOMMEND CARTE BLANCHE
 6:26:13PM EVERYTHING IF WE THINK THAT WATER MANAGEMENT IS GOING TO
 6:26:15PM LIMIT THE SIZE OF THE BOATS.

6:26:17PM SO THERE IS OUR CATCH 22.
 6:26:19PM >>Barry Jones: WE'RE NOT APPROVING THE SIZE OF A BOAT.
 6:26:21PM >>Mary Gibbs: NO.
 6:26:22PM I'M SAYING IF WE APPROVE THE OVERNIGHT MOORING AND THEN THEY
 6:26:27PM KEEP ADDING BIGGER AND BIGGER BOATS, DOES THAT BECOME LIKE A
 6:26:33PM CONSTRICTION ON THE RIVER.
 6:26:35PM >> THEY WOULD HAVE TO APPLY WITH SOUTH FLORIDA.

 6:26:37PM >>Barry Jones: AND ARMY CORPS.
 6:26:39PM >>Mary Gibbs: RIGHT.
 6:26:40PM I THOUGHT ABOUT IT, LIKE, DO YOU WANT TO CONTINUE IT BECAUSE
 6:26:44PM YOU DON'T WANT TO CONTINUE IT TO WAIT FOR THE OTHER
 6:26:47PM AGENCIES.
 6:26:47PM THE OTHER AGENCIES ARE MONTHS AWAY.
 6:26:50PM >>Barry Jones: ARE YOU OKAY WITH A CONDITION THAT SAYS YOU
 6:26:52PM WILL LIMIT YOUR VESSEL TO WHAT THE REGULATORY AGENCIES
 6:26:59PM PERMIT YOU TO.
 6:27:00PM >>Michael Sheeley: WHY IS THAT IN HE IS?
 6:27:01PM DON'T HAVE AUTHORITY?
 6:27:04PM >>Al Paivandy: WHY NOT GIVE HIM CONDITIONAL APPROVAL FOR A
 6:27:07PM SHORT TIME DEPENDING ON APPLICATION OF ARMY CORPS ENGINEER
 6:27:12PM AND SOUTH FLORIDA WATER MANAGEMENT AND THAT WILL RESOLVE
 6:27:15PM EVERYTHING.
 6:27:16PM THEY WILL COME UP WITH THOSE QUESTIONS THEMSELVES.
 6:27:19PM >>Mary Gibbs: THAT'S WHAT IS HAPPENING NOW IS WE ISSUE THE
 6:27:22PM TEMPORARY PERMIT.
 6:27:23PM SO WE HAD TOLD ERIC, I THINK, WE CAN KEEP ISSUING THE
 6:27:27PM TEMPORARY PERMITS, BUT AT SOME POINT, IF IT'S NOT GOING TO
 6:27:29PM BE TEMPORARY, THEN YOU NEED TO ASK FOR THE PERMANENT BECAUSE
 6:27:34PM RIGHT NOW WE'VE JUST BEEN ISSUING THESE TEMPORARY PERMITS.
 6:27:40PM >>Anthony Gargano: A CONDITIONAL ISN'T GOING TO HELP THE
 6:27:42PM SITUATION.
 6:27:44PM >>James Tatooles: SOUNDS TO ME, BARRY, THEY NEED OUR

 6:27:47PM APPROVAL FOR THEM TO CONTINUE ON GETTING MORE APPROVALS?
 6:27:50PM >> THAT IS CORRECT.
 6:27:52PM >>Al Paivandy: THAT WOULD BE THE CONDITION.
 6:27:54PM 30 DAYS APPLY.
 6:27:56PM >>James Tatooles: I'M TRYING TO SAY, WHO IS GOING TO HAVE
 6:27:57PM THE FINAL AUTHORITY OF WHETHER THEY ARE GOING TO ALLOW THIS
 6:28:00PM TO HAPPEN OR NOT?
 6:28:01PM IT'S NOT GOING TO BE US.
 6:28:03PM ALL WE'RE DOING IS OPENING THE DOOR FOR THEM TO GO TO WHERE
 6:28:06PM THEY CAN GET MORE APPROVALS.

6:28:10PM >>Kristin Jeannin: HAVE THEY ALWAYS ONLY HAD TEMPORARY
 6:28:13PM PERMITS FOR THE BOATS TO OPERATE HERE?
 6:28:16PM >>Mary Gibbs: YES, SINCE THE HURRICANE.
 6:28:17PM >>Kristin Jeannin: WHAT ABOUT BEFORE THAT?
 6:28:19PM >>Mary Gibbs: THEN THEY HAD THE FISHTAIL MARINA.
 6:28:22PM THEY HAD THE OFF-SITE.
 6:28:24PM >> THAT'S WHERE WE HAD TO GO UP THE RIVER OR DOWN THE RIVER.
 6:28:30PM >>Barry Jones: STORING IT UP RIVER AT SOMEBODY ELSE'S DOCK.
 6:28:34PM >>Kristin Jeannin: DURING THE DAY, IN AND OUT FOUR TIMES A
 6:28:36PM DAY REGARDLESS.
 6:28:37PM >> AT THAT LOCATION, EVERY SINGLE DAY.
 6:28:40PM >>Barry Jones: PARKING AT THIS DOCK OTHER THAN THE OTHER
 6:28:44PM DOCK --
 6:28:44PM >>Mary Gibbs: THE OTHER DOCK THEY USED TO RENT, I THINK
 6:28:47PM THEIR DOCK WAS DESTROYED IN THE HURRICANE, AND THEN THEY

 6:28:51PM CAME BACK TO GET A PERMIT, BUT THERE'S NO USE ON THE LOT AND
 6:28:54PM YOU CAN'T HAVE A DOCK WITHOUT A PRINCIPAL USE.
 6:28:58PM SO THAT ENDED UP BEING ANOTHER QUAGMIRE.
 6:29:04PM >>Barry Jones: TALK TO YOU OFF-LINE ABOUT THAT ONE.
 6:29:11PM >>Anthony Gargano: WE'RE BACK TO THE POINT OF MAKING A
 6:29:14PM MOTION.
 6:29:15PM DO I HEAR A MOTION ON THE FLOOR?
 6:29:26PM DO I HEAR A MOTION FOR APPROVAL?
 6:29:32PM >> ULTIMATELY THE DECISION IS OF CITY COUNCIL.
 6:29:36PM >>Mary Gibbs: THIS A RECOMMENDATION.
 6:29:37PM >>Anthony Gargano: A RECOMMENDATION, YES.
 6:29:39PM >>Barry Jones: I MAKE A RECOMMENDATION FOR APPROVAL
 6:29:42PM CONTINGENT UPON NO NIGHT OPERATIONS AND CONTINGENT UPON
 THEM
 6:29:47PM HAVING TO SECURE THE PERMITS THAT THEY GOT TO GET FROM FDEP
 6:29:52PM AND ARMY CORPS.
 6:29:58PM BECAUSE WHEN THEY APPLY FOR THE APPLICATIONS, THE VILLAGE
 6:30:00PM WILL BE NOTIFIED AND THE NEIGHBORS WILL BE NOTIFIED, AND
 6:30:04PM THEY'LL HAVE AN OPPORTUNITY TO HAVE INPUT AT THAT TIME THAT
 6:30:07PM WE DON'T HAVE CONTROL OVER.
 6:30:09PM >>Kristin Jeannin: CAN WE ALSO ADD THAT THEY WOULD HAVE NO
 6:30:13PM ADDITIONAL TRIPS, IS IT THE FOUR -- WHAT YOU LAID OUT AS
 6:30:16PM FOUR DURING SEASON A DAY, AND THREE DURING NONSEASON AND NOT
 6:30:21PM ON THE WEEKENDS IN NONSEASON.
 6:30:23PM >> IF YOU LOOK IN THE PACKET THAT WE PROVIDED, WE PROVIDED
 6:30:26PM THE SCHEDULE.

 6:30:27PM >>Kristin Jeannin: YOU WOULD LIMIT IT TO THAT.

6:30:28PM >> THAT IS THE SCHEDULE WE GO BY.
 6:30:30PM >>Kristin Jeannin: THAT IS A CONDITION WE WANT TO PUT, IF
 6:30:34PM YOU ARE OKAY.
 6:30:35PM >>Barry Jones: I'M CERTAINLY OKAY WITH ADDING THAT
 6:30:37PM CONDITION.
 6:30:38PM >>Anthony Gargano: WE HAVE A MOTION FOR A RECOMMENDATION TO
 6:30:42PM APPROVE, AND THAT MOTION HAS BEEN MODIFIED BY KRISTIN.
 6:30:49PM >>Al Paivandy: MODIFY THAT ALSO.
 6:30:50PM CAN WE ADD TO THAT FOR THE LIMITED TIME THAT THEY WOULD
 6:30:54PM APPLY TO THE AUTHORITIES?
 6:30:57PM ARMY CORPS AND OTHERS?
 6:31:00PM >>Barry Jones: THEY HAVE TO DO THAT IN ORDER TO GET THE
 6:31:07PM PILING IN THE DOCK APPROVAL.
 6:31:09PM >>Al Paivandy: I UNDERSTAND.
 6:31:10PM BUT THEY CAN CONTINUE TO OPERATE THE WAY IT IS IF IT IS JUST
 6:31:14PM NO TIME LIMIT.
 6:31:15PM >>Barry Jones: HOW LONG WOULD IT TAKE TO YOU GET YOUR
 6:31:18PM APPLICATION TOGETHER?
 6:31:19PM WHAT IS YOUR INTENT?
 6:31:20PM 60, 90 DAYS?
 6:31:21PM SO YOU'RE MAKING APPLICATION TO SOUTH FLORIDA OR ARMY CORPS
 6:31:25PM WITHIN 90 DAYS OF APPROVAL?
 6:31:27PM OKAY.
 6:31:33PM >>Al Paivandy: OTHERWISE THERE'S NO LIMIT.

 6:31:34PM CONTINUES ON THE TEMPORARY AS THEY HAVE DONE.
 6:31:36PM >>Barry Jones: APPLICATIONS WITHIN 90 DAYS AND NO ADDITIONAL
 6:31:42PM TRIPS.
 6:31:42PM SO THOSE WERE THE FOUR CONDITIONS OF MY MOTION.
 6:31:46PM WE GOT THAT?
 6:31:49PM THANK YOU.
 6:31:51PM >>Mary Gibbs: LET ME MAKE SURE I UNDERSTAND IT.
 6:31:53PM NO NIGHT OPERATIONS, SECURE PERMITS FROM THE DEP AND ARMY
 6:31:58PM CORPS, AND THEN WE'RE ADDING THE SCHEDULE PER WHAT WAS
 6:32:03PM ATTACHED IN YOUR BOOK, BUT THEN ARE YOU SAYING THEY NEED TO
 6:32:08PM MAKE APPLICATION TO THE PERMITTING AGENCIES WITHIN 90 DAYS.
 6:32:16PM WHAT WAS THE NO ADDITIONAL TRIPS?
 6:32:17PM MAKE APPLICATION WITHIN 90 DAYS.
 6:32:23PM >>Barry Jones: MAKE APPLICATION TO ARMY CORPS AND FDEP.
 6:32:26PM >>Mary Gibbs: WHAT DID YOU SAY ABOUT NO ADDITIONAL TRIPS?
 6:32:28PM I DIDN'T HEAR THAT.
 6:32:30PM >>Barry Jones: THAT WAS TO FOLLOW THE SCHEDULE THAT THEY
 6:32:31PM HAVE.
 6:32:35PM >>Mary Gibbs: OKAY.

6:32:36PM I GOT IT.

6:32:39PM >>Anthony Gargano: I STILL NEED A SECOND FOR THE MOTION.

6:32:40PM >>Michael Sheeley: SECOND.

6:32:42PM >>Anthony Gargano: SO WE HAVE A SECOND FOR THE MOTION.

6:32:44PM ANY FURTHER DISCUSSION ON THE MOTION?

6:32:49PM >>Dan Williams: ONE MORE READING WITH ALL THE CONDITIONS.

6:32:53PM >>Barry Jones: A MOTION FOR APPROVAL WITH THE CONDITION THAT

6:32:58PM THEY SECURE THE REQUIRED PERMITS FROM ARMY CORPS AND FDEP,

6:33:02PM THAT THEY WILL HAVE NO NIGHTTIME TRIPS, COMMERCIAL TRIPS,

6:33:06PM THEY HAVE TO BRING A BROKEN VESSEL BACK OR SOMETHING AT

6:33:09PM NIGHT, THAT DOESN'T REALLY QUALIFY.

6:33:11PM THEY WILL MAKE APPLICATIONS WITHIN 90 DAYS TO THE REGULATORY

6:33:15PM AGENCIES FOR THE PERMISSION FOR THE COMMERCIAL OPERATIONS

6:33:19PM AND ADDITIONAL DOCKING.

6:33:21PM AND THEY WILL FOLLOW THE SCHEDULE POSTED IN THE APPLICATION

6:33:24PM OF MAXIMUM FOUR TRIPS PER DAY.

6:33:26PM FAIR?

6:33:28PM >>Kristin Jeannin: AND ALL THE OTHER CAVEATS TO THAT

6:33:31PM SCHEDULE, CURRENT SCHEDULE, BECAUSE THEY REDUCE IT.

6:33:34PM I DON'T WANT THEM GOING UP TO FOUR EVERY DAY.

6:33:36PM >>Barry Jones: OFF SEASON WAS THREE.

6:33:39PM >>Kristin Jeannin: ALSO NOT ON WEEKDAYS, ONLY ON WEEKENDS.

6:33:43PM >>Barry Jones: THEY WILL FOLLOW THE SCHEDULE.

6:33:46PM >>Kristin Jeannin: YES.

6:33:47PM >>Anthony Gargano: ANY OTHER QUESTIONS ON THE MOTION?

6:33:50PM TAMMY, ROLL CALL VOTE, PLEASE.

6:33:57PM >>Kristin Jeannin: YES.

6:33:59PM >>Barry Jones: YES.

6:34:00PM >>Al Paivandy: YES.

6:34:02PM >>Michael Sheeley: YES.

6:34:04PM >>James Tatooles: YES.

6:34:07PM >> BOARD MEMBER WALLACE, NOT HERE.

6:34:10PM >>Dan Williams: YES.

6:34:10PM >>Anthony Gargano: YES.

6:34:15PM >> I NEED A QUICK BREAK.

6:34:16PM >>Anthony Gargano: WE'RE GOING TO TAKE A TEN-MINUTE BREAK.

6:34:20PM [BREAK]

6:34:22PM >> -- OR AFFIRM THAT THE TESTIMONY YOU WILL GIVE TONIGHT IS

6:42:48PM THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

6:42:51PM >> I DO.

6:42:53PM >>Anthony Gargano: THANK YOU.

6:42:56PM >>Mary Gibbs: DO WE NEED TO DO THE CONFLICT OF INTEREST AND

6:42:59PM EX PARTE AGAIN, NANCY?
 6:43:01PM >>Nancy Stroud: YES, YOU DO.
 6:43:06PM >>Anthony Gargano: I'LL ASK THE BOARD, ANY EX PARTE
 6:43:08PM COMMUNICATIONS?
 6:43:10PM >> NO.
 6:43:10PM >> NO.
 6:43:11PM >> NO.
 6:43:11PM >>Anthony Gargano: ANY CONFLICTS OF INTEREST?
 6:43:13PM >> NO.
 6:43:13PM >> NO.
 6:43:14PM >> NO.
 6:43:14PM >> NO.
 6:43:15PM >>Anthony Gargano: THANK YOU.
 6:43:15PM IT'S YOURS.

 6:43:17PM >> THANK YOU, MR. CHAIRMAN, COMMISSION, GOOD TO BE WITH YOU
 6:43:19PM TONIGHT.
 6:43:20PM CHRISTOPHER BAKER WITH THE VILLAGE OF ESTERO PRESENTING THE
 6:43:24PM MAYFAIR VILLAGE REZONE.
 6:43:28PM TONIGHT I HAVE A REZONING CASE.
 6:43:31PM LENNAR IS THE ULTIMATE APPLICANT REPRESENTED BY JOHN WITH
 6:43:36PM RESPEC.
 6:43:36PM THE PROPERTY IS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF
 6:43:39PM SANDY LANE AND BROADWAY.
 6:43:41PM AND IT ACTUALLY CONTAINS TWO PARCELS.
 6:43:44PM THERE'S ONE THAT'S ABOUT FIVE AND A HALF ACRES, AND THERE IS
 6:43:47PM ANOTHER PARCEL THAT IS ROUGHLY ABOUT TWO ACRES OR SO.
 6:43:50PM THE FIVE AND A HALF ACRE PARCEL OF PROPERTY WAS PREVIOUSLY
 6:43:53PM ZONED BY LEE COUNTY AS RESIDENTIAL PLANNED DEVELOPMENT AND
 6:43:57PM THE TWO-ACRE PARCEL IS ZONED AGRICULTURAL.
 6:44:02PM THEY ARE BOTH OBVIOUSLY IN THE VILLAGE LIMITS AND THAT'S WHY
 6:44:05PM WE'RE HERE, THEY ARE HERE, MADE THE APPLICATION ON THE
 6:44:08PM REZONE TONIGHT FOR YOUR CONSIDERATION AND RECOMMENDATION TO
 6:44:11PM COUNCIL. THE PROPERTY WAS PREVIOUSLY CITRUS FARM.
 6:44:16PM THE PROJECT IS PROPOSED TO HAVE A SINGULAR POINT OF ACCESS
 6:44:21PM TO AND FROM BROADWAY.
 6:44:24PM SO THAT'S AN IMPORTANT CONSIDERATION BECAUSE THERE IS A
 6:44:29PM DEVIATION REQUESTED THAT I'LL GO FOR IN JUST A MINUTE AND GO
 6:44:32PM THROUGH IN JUST A SECOND THAT'S RELATED TO THAT REQUEST AS
 6:44:35PM WELL.

 6:44:35PM THE PROJECT ADDITIONALLY DOES ABUT ON THE WEST SIDE.
 6:44:41PM THE RAILROAD RIGHT-OF-WAY.
 6:44:43PM AND AS WE KNOW, THERE ARE HOPEFUL PLANS TO TURN THAT INTO A

6:44:49PM PEDESTRIAN CORRIDOR AS WELL AND THEY ARE MAKING A PEDESTRIAN
 6:44:51PM CONNECTION TO THAT HOPEFULLY FUTURE PEDESTRIAN THRUWAY.
 6:44:55PM THERE ARE ALSO BUFFERS AROUND THE ENTIRETY OF THE PROPERTY.
 6:45:00PM THE SOUTH END OF THE PROPERTY, WHICH IS ADJACENT TO EXISTING
 6:45:02PM SINGLE-FAMILY RESIDENTIAL, THE BUFFER IS SEVEN AND A HALF
 6:45:07PM FEET.
 6:45:07PM IT IS REQUIRED TO BE A MINIMUM OF FIVE.
 6:45:09PM THEY HAVE INCREASED IT TO SEVEN AND A HALF IN ORDER TO
 6:45:12PM ACCOMMODATE A DOUBLE ROW OF LANDSCAPE PLANTINGS THAT I KNOW
 6:45:17PM JOHN IS GOING TO GO THROUGH AS WELL.
 6:45:19PM THE SITE WILL GENERATE APPROXIMATELY 198 TRAFFIC, TWO-WAY
 6:45:25PM TRIPS AS A RESULT OF THE 17 LOTS PROPOSED.
 6:45:28PM IT IS PROPOSED TO JUST BE RESIDENTIAL, AND THERE ARE JUST
 6:45:32PM PROPOSED TO BE 17 SINGLE-FAMILY LOTS.
 6:45:34PM THE HOMES ARE PROPOSED TO BE A MAXIMUM OF 35 FEET, WHICH IS
 6:45:38PM TWO STORY.
 6:45:38PM AND THEY WILL BE A COMBINATION OF ONE STORY AND TWO STORY AS
 6:45:42PM WELL.
 6:45:43PM THE SUBJECT PROPERTY DOES HAVE SOME GOPHER TORTOISES ON IT
 6:45:48PM CURRENTLY.
 6:45:48PM THEY HAVE BEEN IDENTIFIED, AND IF THIS PROJECT IS ULTIMATELY
 6:45:51PM APPROVED BY COUNCIL AND THEY COME THROUGH THE DEVELOPMENT

 6:45:53PM ORDER PROCESS, THEY WILL HAVE TO PROVIDE AND GET THE
 6:45:56PM NECESSARY PERMITS FROM THE STATE OF FLORIDA IN ORDER TO
 6:45:58PM RELOCATE THOSE GOPHERS.
 6:46:00PM WE ARE AWARE OF THOSE ENVIRONMENTAL CONSIDERATIONS AND THEY
 6:46:06PM HAVE BEEN IDENTIFIED AND THERE IS A PATH FORWARD FOR THAT.
 6:46:08PM THE SITE WILL BE PROVIDED WITH PUBLIC WATER AND SEWER.
 6:46:12PM AS YOU MAY KNOW, THE VILLAGE DOES HAVE A SEWER IMPROVEMENT
 6:46:15PM PROJECT GOING ON IN THAT AREA AS WELL AND DEVELOPER THROUGH
 6:46:19PM THE ENGINEER HAS COMMITTED TO WORK WITH THE VILLAGE IN ORDER
 6:46:22PM TO FACILITATE THOSE IMPROVEMENTS, WHICH WE'RE VERY GLAD TO
 6:46:29PM HAVE THAT COOPERATION.
 6:46:30PM SO THAT IS A GOOD THING.
 6:46:31PM AS I MENTIONED, IT IS A STRAIGHT REZONE GOING FROM RPD IN
 6:46:36PM THE COUNTY TO RESIDENTIAL PLANNED DEVELOPMENT IN THE
 6:46:39PM VILLAGE.
 6:46:40PM AND THEN ALSO THE REZONE, THE TWO-ACRE PARCEL FROM
 6:46:43PM AGRICULTURAL TO RESIDENTIAL PLANNED DEVELOPMENT AS WELL.
 6:46:46PM THERE ARE TWO DEVIATIONS THAT ARE REQUESTED WITH THE
 6:46:48PM PROJECT.
 6:46:48PM THEY ARE REALLY TECHNICAL IN NATURE.
 6:46:51PM ONE OF THEM IS THAT SINGULAR POINT OF ACCESS TO BROADWAY.

6:46:54PM THE TECHNICAL REQUIREMENT IS FOR IT TO BE OFFSET 330 FEET.
 6:46:58PM THE LOCATION OF IT IS 293 FEET.
 6:47:02PM IT MEETS -- THEY STILL HAVE THE APPROPRIATE SITE DISTANCE
 6:47:06PM AND EVERYTHING OF THAT NATURE, SO IT'S BEEN REVIEWED FROM

 6:47:08PM THE TRAFFIC ENGINEERING PERSPECTIVE AND IT IS SAFE.
 6:47:11PM THE SECOND THING IS THAT THERE IS A REQUIREMENT IF YOU HAVE
 6:47:16PM A PROJECT THAT'S OVER FIVE ACRES, THAT YOU HAVE TO HAVE TWO
 6:47:19PM WAYS IN AND TWO WAYS OUT.
 6:47:21PM THIS ONE HAS ONE, AS I NOTED BEFORE, BUT THEY ARE PROVIDING
 6:47:25PM A SECONDARY EMERGENCY ACCESS POINT TO THE SOUTH, SHOULD THE
 6:47:29PM PROPERTY TO THE SOUTH OF THEM EVER DEVELOP IN THE FUTURE.
 6:47:32PM I THINK I'VE COVERED JUST ABOUT ALL OF MY POINTS, MR.
 6:47:35PM CHAIRMAN.
 6:47:36PM I KNOW THE ENGINEER FOR THE PROJECT, JOHN, IS HERE AS WELL.
 6:47:41PM >>Anthony Gargano: THANK YOU, CHRIS.
 6:47:44PM >>Barry Jones: IS THE VILLAGE IN GENERAL LOOKING AT
 6:47:48PM PEDESTRIAN STOPS ALONG THE BICYCLE CORRIDOR, LOOKING AT
 6:47:53PM PROPERTIES ALONG THE BICYCLE CORRIDOR FOR SPACE STOPS AS TO
 6:47:57PM WHERE THINGS COULD BE ADDED?
 6:48:05PM >> LIKE REST STOPS?
 6:48:05PM >>Mary Gibbs: RAILS TO TRAILS, WE ARE KIND OF LOOKING AT
 6:48:07PM THAT IN GENERAL.
 6:48:08PM WE ASKED LENNAR IF THEY WOULD DO SOMETHING WHERE THEY COULD
 6:48:12PM GET ACCESS.
 6:48:13PM BUT WE HAVEN'T REALLY IDENTIFIED WHERE THEY WOULD BE.
 6:48:15PM WE'RE LOOKING AT THE NORTH POINT PROPERTY, WHICH TIES INTO
 6:48:21PM SOME OF OUR VILLAGE ENTERTAINMENT COMPLEX.
 6:48:24PM THINKING THAT WOULD BE A GOOD LOCATION.
 6:48:26PM >>Barry Jones: CORKSCREW ROAD APPROXIMATELY WOULD BE ONE AND

 6:48:30PM THEN THIS IS NOT THAT FAR NORTH, SO IT'S REALLY NOT THAT.
 6:48:37PM >>Mary Gibbs: IN TERMS OF A STOP, LOOKING FURTHER SOUTH.
 6:48:41PM I THINK WE'RE SHORT \$70 MILLION AT THE MOMENT.
 6:48:46PM >>Michael Sheeley: DO WE OR THE COUNCIL HAVE AUTHORITY TO
 6:48:49PM REDUCE THE SEPARATION DISTANCE ON THAT DRIVEWAY?
 6:48:53PM >>Mary Gibbs: YES.
 6:48:54PM INTERSECTION SEPARATION, YOU CAN REQUEST A DEVIATION.
 6:48:58PM >>Michael Sheeley: VERY GOOD.
 6:49:00PM THANK YOU.
 6:49:04PM >>Anthony Gargano: WHERE IS THE SECOND EXIT?
 6:49:07PM >> CHRISTOPHER BAKER: EMERGENCY ACCESS ONLY.
 6:49:10PM SOUTH END OF THE PROJECT AT THE END OF THE CUL-DE-SAC.
 6:49:13PM THERE'S OBVIOUSLY NOTHING TO CONNECT TO AT THIS POINT IN

6:49:16PM TIME.
 6:49:16PM I'M SURE JOHN HAS SOME -- WILL EXPLAIN WHAT THE CONSTRUCTION
 6:49:21PM OF THAT COULD BE.
 6:49:21PM IT'S NOT A DRIVEWAY, PER SE.
 6:49:23PM IT WOULD JUST BE ABLE TO SUPPORT A 75,000-POUND FIRE TRUCK
 6:49:29PM IN THE EVENT THERE IS SOMETHING THAT NEEDS TO HAPPEN THERE.
 6:49:33PM >>Barry Jones: ANY MONUMENT SIGNS AT THE ENTRY?
 6:49:36PM >>Christopher Baker: YES.
 6:49:37PM IT IS A PRIVATE STREET AS WELL.
 6:49:40PM IT'S NON-GATED.
 6:49:44PM >>Barry Jones: THANK YOU.
 6:49:45PM >>Christopher Baker: ANY OTHER QUESTIONS FOR ME?

 6:49:46PM GREAT.
 6:49:48PM THANK YOU, MR. CHAIR.
 6:49:56PM >> I AM NOT JOHN WOJDAK.
 6:49:59PM FOR THE RECORD, MY NAME IS DAN DELISI.
 6:50:03PM JOHN IS WITH ME.
 6:50:04PM HE'S RIGHT THERE.
 6:50:05PM SO THERE ARE PLENTY OF QUESTIONS, I'LL BRING HIM UP TO
 6:50:10PM ANSWER.
 6:50:11PM I AM A LAND USE PLANNER.
 6:50:16PM >>Mary Gibbs: DO YOU HAVE A NAME?
 6:50:18PM >>Daniel DeLisi: SORRY.
 6:50:19PM I THOUGHT I SAID THAT.
 6:50:20PM DAN DELISI.
 6:50:22PM >>Mary Gibbs: SORRY.
 6:50:23PM IT'S BEEN A LONG NIGHT.
 6:50:25PM >>Daniel DeLisi: IT'S ALL ONE STRING FOR ME AT THIS POINT.
 6:50:28PM DAN DELISI, LAND USE PLANNER HERE ON BEHALF OF THE
 6:50:31PM APPLICANT.
 6:50:31PM ANYWAYS, ALL RIGHT, THAT WAS A REALLY THOROUGH PRESENTATION.
 6:50:37PM SO I DON'T WANT TO REPEAT EVERYTHING HE SAID.
 6:50:41PM SO LET ME GO THROUGH THIS FAIRLY QUICKLY.
 6:50:45PM HOW DO I SCROLL?
 6:50:46PM AS STAFF JUST WENT OVER, THIS IS A 7.5-ACRE PROPERTY.
 6:50:57PM IT'S TWO PARCELS.
 6:50:58PM THE PARCEL ON THE WEST WAS PREVIOUSLY ZONED FOR RESIDENTIAL

 6:51:02PM PLANNED DEVELOPMENT.
 6:51:04PM THE PARCEL ON THE EAST IS AGRICULTURE RIGHT NOW.
 6:51:08PM IT'S NOT YET ZONED.
 6:51:09PM THAT'S ABOUT TWO ACRES.
 6:51:10PM THIS IS ON EAST BROADWAY ON THE SOUTH SIDE OF EAST BROADWAY

6:51:17PM AND SANDY LANE IS ON THE EAST SIDE OF THE PROPERTY.
 6:51:21PM AS I JUST MENTIONED, 5.5 ACRES OF THIS WAS ALREADY ZONED FOR
 6:51:28PM 16 SINGLE-FAMILY LOTS.
 6:51:29PM IT'S JUST A SINGLE CUL-DE-SAC GOING DOWN, SINGLE LOADED.
 6:51:38PM YOU COULD SEE THE RAILWAY IS ON THE RESERVATION IS ON THE
 6:51:49PM WEST SIDE OF THAT PROPERTY.
 6:51:50PM THAT'S WHERE THEY HAD WATER MANAGEMENT AND THE LOTS WERE ON
 6:51:53PM THE EAST SIDE.
 6:51:54PM THE ADDITIONAL PARCEL REALLY ALLOWS US TO OPEN UP THE SITE
 6:52:00PM PLAN QUITE A BIT.
 6:52:02PM THAT'S THE BENEFIT OF THIS.
 6:52:04PM WE'RE NOT ADDING ANY MORE UNITS.
 6:52:06PM WE'RE ADDING, SO WE GO FROM 16 UNITS IN AN EXISTING
 6:52:14PM RESIDENTIAL PLANNED DEVELOPMENT, PLUS TWO-ACRE AGRICULTURAL
 6:52:18PM PARCEL, WHICH YOU COULD LEGITIMATELY DO TWO UNITS ON IN AG
 6:52:22PM ZONING TO AN AG SUBDIVISION, ACRE LOTS, TWO LOTS, TO ONE
 6:52:28PM RESIDENTIAL PLANNED DEVELOPMENT WITH 17 UNITS ON IT.
 6:52:33PM IN ESSENCE, WE'RE KIND OF GOING DOWN IN THE TOTAL NUMBER OF
 6:52:37PM UNITS YOU CAN LEGITIMATELY FIT ON THERE.
 6:52:39PM BUT WHAT IT DOES, IF YOU LOOK AT THE EXISTING SITE PLAN IN

 6:52:46PM THE RPD VERSUS NOW, THE LOT DEPTHS ARE A LOT GREATER ON THIS
 6:52:50PM ONE.
 6:52:51PM THE LOTS ARE LARGER.
 6:52:53PM IT'S JUST A NICER DEVELOPMENT THAT YOU CAN BUILD.
 6:52:58PM AND IT LEADS TO NICER HOUSES.
 6:52:59PM SO THAT'S REALLY WHAT WE'RE LOOKING AT.
 6:53:08PM >> WHAT IS THE SIZE OF THE LOTS?
 6:53:10PM >>Daniel DeLisi: THESE ARE 120-FOOT DEPTHS.
 6:53:13PM I THINK THEY ARE LARGER THAN THAT ON THE PLAN, BUT OUR
 6:53:17PM PROPERTY DEVELOPMENT RIGHTS WE'RE ASKING FOR 120-FOOT DEPTH.
 6:53:22PM IN THE COMPREHENSIVE PLAN, YOU'RE IN VILLAGE NEIGHBORHOOD
 6:53:33PM ONE IN THIS LOCATION.
 6:53:35PM THE COMPREHENSIVE PLAN CALLS FOR DENSITIES OF ONE TO FOUR
 6:53:38PM UNITS AN ACRE.
 6:53:40PM THE REQUEST IS FOR 2.26 UNITS AN ACRE.
 6:53:44PM THAT'S A REDUCTION FROM THE PRIOR RESIDENTIAL PLANNED
 6:53:47PM DEVELOPMENT OF 2.9 UNITS AN ACRE.
 6:53:50PM WE HAVE TWO DEVIATIONS.
 6:53:55PM AS STAFF JUST WENT OVER, ONE OF THE DEVIATIONS IS TO REDUCE
 6:53:58PM THE CONNECTION SEPARATION FROM 330 TO 293 FEET.
 6:54:04PM THE OTHER IS JUST TO ALLOW ONE POINT OF ACCESS.
 6:54:07PM THE ONE POINT OF ACCESS I THINK IS GOING TO BE IMPORTANT FOR
 6:54:09PM EVERYONE BECAUSE YOU'RE NOT GOING TO WANT MORE POINTS OF

6:54:13PM ACCESS ONTO SANDY LANE.
 6:54:15PM YOU ALL ARE FAMILIAR WITH SANDY LANE.

 6:54:17PM I USED TO LIVE ON WEST BROADWAY.
 6:54:19PM I KNOW SANDY LANE QUITE WELL.
 6:54:21PM IT'S A QUIET STREET.
 6:54:23PM YOU DON'T WANT TO HAVE MORE ACCESS ON IT.
 6:54:24PM THE ONE POINT OF ACCESS I THINK IS VERY IMPORTANT.
 6:54:28PM AS STAFF TALKED ABOUT, WE DO HAVE THAT EMERGENCY ONLY FUTURE
 6:54:34PM FIRE ACCESS ON THE SOUTH.
 6:54:35PM YOU COULD SEE IT ON THE MASTER CONCEPT PLAN HERE.
 6:54:39PM THIS IS A COLOR VERSION OF THE CONCEPT PLAN.
 6:54:45PM THE HATCHED AREAS ARE DRY DETENTION.
 6:54:49PM YOU CAN SEE THE OPEN SPACE AND WHERE THE LOTS ARE GOING TO
 6:54:51PM BE.
 6:54:52PM NORTH IS TO THE LEFT, MY LEFT.
 6:54:55PM AND THEN THESE ARE THE TYPES OF HOMES WE'RE LOOKING AT.
 6:55:01PM THEY ARE GENERALLY LARGER HOMES.
 6:55:03PM THEY HAVE THREE CAR GARAGES, TILE ROOFS.
 6:55:07PM THEY ARE PRETTY NICE HOUSES.
 6:55:08PM SO WITH THAT, JOHN AND I ARE HERE FOR QUESTIONS.
 6:55:15PM YOU DO HAVE THE PATTERN BOOK IN FRONT OF YOU.
 6:55:18PM IF YOU'D LIKE TO GO THROUGH THAT.
 6:55:20PM PATTERN BOOKS, AS YOU KNOW, THIS IS SINGLE-FAMILY
 6:55:23PM RESIDENTIAL.
 6:55:23PM THERE'S JUST NOT A LOT OF DETAIL IN THESE PATTERN BOOKS
 6:55:28PM BECAUSE ARCHITECTURAL STANDARDS ARE NOT FOR SINGLE-FAMILY
 6:55:31PM RESIDENTIAL UNITS.

 6:55:36PM >>Kristin Jeannin: DON'T SHOW ANY COLORS ON THE SIGN.
 6:55:39PM ARE YOU APPLYING FOR THE SIGN RIGHT NOW TOO?
 6:55:42PM >>Daniel DeLisi: WE HAVEN'T SUBMITTED --
 6:55:44PM >>Kristin Jeannin: THERE IS A BLACK-AND-WHITE RENDERING OR
 6:55:48PM ELEVATION ON THE LANDSCAPE PLAN.
 6:55:53PM >>Daniel DeLisi: OH, YEAH.
 6:55:54PM TOP LEFT.
 6:56:02PM >>Mary Gibbs: I THINK THERE IS A NOTATION ON THAT SIGN THAT
 6:56:05PM SAYS THE SPECIFICS WOULD COME AT TIME OF DEVELOPMENT ORDER.
 6:56:08PM SO I THINK WHEREAS THEY CAN DO MONUMENT SIGN, I WOULD SAY
 6:56:12PM WHEN THEY COME BACK WITH THE DEVELOPMENT ORDER, YOU LOOK AT
 6:56:14PM THE DETAILS AND APPROVE IT THEN.
 6:56:24PM >>Daniel DeLisi: YES, PLEASE.
 6:56:24PM >>Al Paivandy: THE ACCESS FROM THE NORTH IS INTO BROADWAY.
 6:56:30PM >>Daniel DeLisi: YES.

6:56:30PM >>Al Paivandy: BROADWAY IS VERY NARROW ROAD.
 6:56:36PM HOW DO WE ACCOMMODATE THAT?
 6:56:37PM ALMOST IF YOU TRIED TO TURN ONTO THIS SUBDIVISION IN THAT
 6:56:44PM ROAD, YOU WOULD HAVE A DIFFICULTY BECAUSE THAT ROAD IS VERY
 6:56:47PM NARROW.
 6:56:48PM THERE IS NO SIDEWALK, AND THERE IS A DITCH ON BOTH SIDES.
 6:56:54PM >> BROADWAY IS A MINOR COLLECTOR ROAD.
 6:56:56PM IT IS NARROW.
 6:56:57PM THERE'S NO QUESTION ABOUT THAT.
 6:56:58PM BUT IT'S STILL, YOU KNOW, IT'S STILL A ROAD THAT CARRIES

 6:57:03PM TRIPS REGULARLY.
 6:57:05PM I USED TO DRIVE ON EAST BROADWAY AND WEST BROADWAY QUITE A
 6:57:09PM LOT.
 6:57:09PM THEY ARE BOTH NARROW ROADS BUT THEY CAN BOTH HANDLE CARS.
 6:57:12PM >>Barry Jones: THEY'LL HAVE TO PUT IN A BROAD ENOUGH RADIUS
 6:57:15PM AT THE INTERSECTION IN ORDER TO FACILITATE THE FIRE VEHICLE
 6:57:18PM TURNING RADIUS, AND THAT WILL GET CHECKED AT TIME OF LOCAL
 6:57:21PM DEVELOPMENT ORDER.
 6:57:23PM >>Al Paivandy: ANY WAY TO PROVIDE FARTHER ACCESS TO GET OFF
 6:57:28PM THE ROAD FOR TURNING IN OR TURNING OUT?
 6:57:31PM >>Barry Jones: THERE'S NOT DEMAND FOR A TURN LANE FOR SUCH
 6:57:34PM LOW VOLUME LIKE THAT THAT WOULD JUSTIFY ANYTHING LIKE A TURN
 6:57:38PM LANE.
 6:57:38PM I LOOK AT IT AND I SAY IT'S CONSISTENT WITH THE APPROVED
 6:57:47PM LAND USE.
 6:57:49PM THE TRIPS ARE GOING TO BE REAL LOW FOR SOMETHING LIKE THAT.
 6:57:53PM >>Al Paivandy: I'M TRYING TO CONSIDER THE FUTURE OR THE SIZE
 6:57:56PM WE ALREADY APPROVED IN THE CORNER OF SANDY AND CORKSCREW.
 6:58:03PM THERE IS A LARGE PROPERTY APPROVED THERE AND THEN ANOTHER
 6:58:09PM APPROVAL THAT WE GAVE TO LENNAR ON THE OPPOSITE CORNER.
 6:58:14PM SO THERE'S GOING TO BE QUITE A FEW CARS ADDED TO SANDY AND
 6:58:19PM TO BROADWAY.
 6:58:21PM >>Barry Jones: WHEN THEY COME IN WITH THEIR LOCAL
 6:58:24PM DEVELOPMENT ORDER, THEY GOT A TIS WITH THE ZONING
 6:58:27PM APPLICATION, RIGHT?

 6:58:30PM >>Mary Gibbs: YEAH, YOU MIGHT BE TALKING ABOUT TOLL BROTHERS
 6:58:32PM DOWN AT SANDY AND CORKSCREW, THEY HAVE ALREADY DONE THE
 6:58:35PM TRAFFIC ANALYSIS.
 6:58:36PM THIS ONE HAS DONE A TRAFFIC ANALYSIS WHICH SHOWED THAT THEY
 6:58:40PM DON'T NEED THE TURN LANES AND IT DOESN'T TRIGGER LIKE ANY
 6:58:43PM NEED FOR ANY WIDENING OR ANYTHING BECAUSE IT IS PRETTY LOW.
 6:58:47PM IF YOU RECALL BEFORE THIS CAME IN AND MAYBE SOMEBODY

6:58:50PM MENTIONED IT WHEN I WAS OUTSIDE, BUT THIS CAME IN AND IT WAS
 6:58:54PM OWNED BY THE CHURCH AT THE CORNER, THEY WANTED TO DO THAT
 6:58:57PM DAY CARE WITH THE 180 KIDS.
 6:58:59PM THAT WAS A TRAFFIC ISSUE THAT WE WERE CONCERNED WITH.
 6:59:03PM THIS IS 17 LOTS, SO THIS IS PRETTY MINIMAL.
 6:59:07PM >>Al Paivandy: I UNDERSTAND.
 6:59:08PM I'M THINKING ALSO IN THE FUTURE.
 6:59:09PM I KNOW IT'S NOT THEIR PROBLEM AT THIS MOMENT, BUT IF YOU GO
 6:59:12PM DOWN BROADWAY WHICH IS A DEAD END, THERE ARE A LOT OF
 6:59:17PM PROPERTIES AVAILABLE.
 6:59:18PM AS A MATTER OF FACT, SOME OF THEM FOR SALE RIGHT ACROSS THE
 6:59:22PM AREA.
 6:59:24PM >>Daniel DeLisi: ON BROADWAY, NOT MUCH, IF YOU GO DOWN EAST
 6:59:26PM BROADWAY BECAUSE MOST OF THE PROPERTIES ARE ON THE NORTH
 6:59:30PM SIDE OF EAST BROADWAY AND THEY GET OUT ON ESTERO PARKWAY.
 6:59:33PM COUNTRY CREEK, WHICH BACKS UP TO EAST BROADWAY -- MY FIRST
 6:59:38PM HOME WAS IN COUNTRY CREEK, I BACKED UP TO EAST BROADWAY.
 6:59:42PM NONE OF THAT CAN ACCESS EAST BROADWAY.

 6:59:45PM THAT GOES DOWN TO CORKSCREW ROAD.
 6:59:47PM EAST BROADWAY, THERE'S VERY, VERY MINIMAL DEVELOPMENT EAST
 6:59:51PM OF SANDY LANE THAT YOU CAN DO.
 6:59:57PM IT ALL EITHER EMPTIES OUT ON ESTERO PARKWAY OR CORKSCREW
 7:00:01PM ROAD.
 7:00:02PM >>Al Paivandy: NORTH OF SANDY LANE, DIRECTLY ACROSS FROM
 7:00:04PM YOUR PROPERTY, IF I'M NOT WRONG HERE, QUITE A FEW LARGE
 7:00:09PM PROPERTIES AVAILABLE.
 7:00:10PM >>Mary Gibbs: THEY THINK THOSE PROPERTIES ARE FAIRLY LIKE
 7:00:13PM FIVE-ACRE PIECES.
 7:00:14PM THE LARGEST THING THAT WILL AFFECT BROADWAY IS DOWNTOWN
 7:00:19PM ESTERO, WHICH IS OVER BY THE OLD POST OFFICE.
 7:00:22PM THAT HAS AN ACCESS ONTO 41 AND BROADWAY.
 7:00:25PM THAT WOULD BE REALLY THE LARGEST TRAFFIC GENERATOR I THINK
 7:00:28PM AROUND.
 7:00:29PM >>Al Paivandy: UNDERSTOOD.
 7:00:30PM THE ONLY OTHER QUESTION I HAD WAS EMERGENCY EXIT/ENTRANCE.
 7:00:37PM THEY LOOK LIKE A BUNCH OF WOODS THERE.
 7:00:40PM I KNOW YOU MENTIONED FUTURE, HOW FAR IN THE FUTURE
 7:00:46PM ANYBODY --
 7:00:48PM >>John Wojdak: FOR THE RECORD, JOHN WOJDAK WITH RESPEC.
 7:00:51PM FOR THE RECORD, ON YOUR PRIOR COMMENT, LEVEL OF SERVICE C
 7:00:55PM WITH OR WITHOUT THE PROJECT.
 7:00:57PM AS BARRY MENTIONED, WE'LL HAVE ADEQUATE RADII ON THE
 7:01:04PM DRIVEWAY, DON'T HAVE TO GO INTO AN OPPOSITE LANE TO GET IN

7:01:07PM AND OUT.
 7:01:07PM WE ALSO DID RUN A FIRE TRUCK ROUTE COMING INTO THE SITE AND
 7:01:12PM OUT THAT WE COORDINATED WITH THE FIRE DEPARTMENT ON FOR THAT
 7:01:17PM DEVIATION.
 7:01:18PM >>Kristin Jeannin: EVEN WITH THE SINGLE USE?
 7:01:22PM >>John Wojdak: UM-HUM.
 7:01:23PM THE EMERGENCY ACCESS AT THE END, WE'RE BASICALLY AGREEING TO
 7:01:26PM THAT, IF THE ADJACENT PROPERTY HAS A SIMILAR LAND PLAN TO
 7:01:33PM OURS, WHERE YOU COULD HAVE AN EMERGENCY ACCESS TO GET OUT
 7:01:38PM FROM, YOU KNOW, EITHER ONE.
 7:01:39PM >>Kristin Jeannin: SO YOU'RE TALKING ABOUT THE MPD THAT'S TO
 7:01:43PM THE SOUTH OF YOU.
 7:01:44PM >>John Wojdak: CORRECT.
 7:01:44PM THEY ARE CURRENTLY IN PLAN.
 7:01:47PM HAVE LOTS KIND OF LINED UP AGAINST OUR PROPERTY LINE.
 7:01:50PM BUT IF THEY HAD A SIMILAR LAYOUT, YOU'D BE ABLE TO CONNECT
 7:01:53PM THROUGH.
 7:01:57PM >>Al Paivandy: THANK YOU.
 7:02:03PM >>Anthony Gargano: ANYTHING ELSE?
 7:02:04PM ANY OTHER QUESTIONS?
 7:02:05PM COMMENTS?
 7:02:06PM ANYBODY FROM THE PUBLIC HERE?
 7:02:09PM >>Tammy Duran: YES.
 7:02:10PM I HAVE JOE AND THEN PAT.
 7:02:21PM >> HELLO AGAIN.

 7:02:22PM MY NAME IS JOE.
 7:02:24PM IF WE ARE LOOKING AT THIS PROPERTY, YOU CAN SEE THAT RIGHT
 7:02:29PM THERE, THERE IS A PARCEL --
 7:02:36PM OH, YEAH.
 7:02:40PM SO RIGHT HERE IS WHERE OUR HOME IS.
 7:02:45PM I WOULD JUST LIKE TO MAKE NOTE THAT THEIR PROPERTIES ARE 60
 7:02:48PM BY 120.
 7:02:49PM OUR PROPERTY IS 250 BY 125.
 7:02:53PM SO WE'RE APPROXIMATELY FOUR TIMES THE SIZE OF THESE
 7:02:56PM PROPERTIES THAT THEY ARE PUTTING ON.
 7:02:58PM IT'S NOT IN RELATION TO THE SURROUNDING PROPERTIES.
 7:03:03PM WITH THAT BEING SAID, WE'RE VERY HAPPY -- MY WIFE AND I,
 7:03:07PM ANYWAY, ARE VERY HAPPY FOR THIS PROJECT TO GO FORWARD.
 7:03:10PM I THINK GOING TO TELL US GOING TO BE GOOD, BUT WE DO HAVE
 7:03:13PM SOME CONCERNS.
 7:03:13PM I WOULD LIKE TO BRING THOSE UP, IF THAT'S OKAY.
 7:03:16PM I WILL TRY AND GO AS QUICK AS I CAN.

7:03:18PM ON THIS SIDE RIGHT HERE IS OUR BACKYARD, AND THEY ARE
 7:03:24PM PROPOSING -- LET ME JUST SAY, THAT AROUND HERE, HERE AND
 7:03:29PM HERE THERE IS A 22-FOOT LANDSCAPING BUFFER.
 7:03:35PM 22.
 7:03:36PM SO THE BACK OF ALL OF THEIR HOMES THAT THEY ARE BUILDING
 7:03:38PM HERE, THEY HAVE A NICE 22-FOOT BUFFER IN THE BACK.
 7:03:41PM THAT'S NICE, RIGHT?
 7:03:42PM OUR BUFFER IN THE BACK OF OUR HOME IS FIVE FEET.

 7:03:47PM SO YOU CAN DO THE MATH ON THAT.
 7:03:50PM IT SEEMS LIKE THEY ARE CONCERNED ABOUT THEIR BACKYARDS BUT
 7:03:54PM NOT MINE.
 7:03:55PM SO I'M REQUESTING IN THE LAST PROPOSAL FROM LEE COUNTY FOR
 7:04:01PM ANOTHER DEVELOPMENT HERE, THERE WAS SUPPOSED TO BE A THREE
 7:04:05PM FOOT BERM AND SIX FOOT FENCE IN OUR BACKYARD, WHICH GIVES US
 7:04:10PM PRIVACY.
 7:04:11PM AND EVERYBODY HERE WANTS PRIVACY IN THEIR BACKYARD, CORRECT?
 7:04:15PM WITHOUT THAT PRIVACY, WE'RE GOING TO HAVE CARS PARKED ON THE
 7:04:20PM STREET.
 7:04:22PM WE'RE GOING TO HAVE BOATS PARKED IN PEOPLE'S YARDS.
 7:04:25PM NOW, I KNOW THAT THEY ARE GOING TO SAY THAT THE COMMUNITY IS
 7:04:27PM NOT GOING TO ALLOW THAT.
 7:04:30PM VERY HARD TO POLICE.
 7:04:32PM THEY ARE GOING TO HAVE CARS PULLING INTO THEIR DRIVEWAY.
 7:04:36PM THE LIGHTS ARE GOING TO BE SHINING INTO OUR LIVING ROOM.
 7:04:38PM IT'S NOT NATURAL TO HAVE SOMEBODY'S FRONT YARD IN YOUR
 7:04:42PM BACKYARD.
 7:04:43PM SO THIS IS KIND OF A UNIQUE SITUATION FOR US THAT WE WOULD
 7:04:45PM LOVE TO WORK ON WITH LENNAR, BUT I HAVEN'T RECEIVED A PHONE
 7:04:49PM CALL FROM THEM.
 7:04:50PM SO I'M TRYING TO GIVE THIS INFORMATION TO YOU GUYS SO YOU
 7:04:54PM CAN HAVE IT SOMEWHERE.
 7:04:55PM THERE IS AN ELECTRICAL POLE WHICH GOES ALL THE WAY FROM
 7:05:03PM BROADWAY, RIGHT ALONG HERE, ALL THE WAY TO RIGHT THERE

 7:05:08PM ABOUT, ON THE NORTHEAST -- THE NORTHWEST CORNER OF OUR
 7:05:12PM PROPERTY.
 7:05:13PM SO THE ELECTRICAL POLE FOR OUR HOUSE IS IN THE REAR OF OUR
 7:05:16PM HOME AND IT GOES ALONG THE SIDE TO OUR HOME.
 7:05:20PM I HEARD A PROPOSAL FROM MARY, ACTUALLY, THAT SAID THAT THEY
 7:05:23PM WANTED TO TAKE THAT ABOVEGROUND AND HAVE IT COME FROM SANDY
 7:05:28PM LANE BACK TO OUR HOUSE.
 7:05:30PM NOW, THEY WANT TO REMOVE THE ELECTRICAL LINES SO THEY DON'T
 7:05:33PM SEE IT, RIGHT?

7:05:34PM BUT YET THEY WILL MOVE IT TO THE FRONT SO WE CAN SEE IT.
 7:05:39PM SO I WOULD RESPECTFULLY ASK THAT THEY ARE ALL GOING TO DO
 7:05:43PM UNDERGROUND SERVICE FOR THEIR COMMUNITY THAT WE WOULD ALSO
 7:05:46PM GET UNDERGROUND SERVICE IF THEY GET RID OF THAT LINE.
 7:05:51PM >>Barry Jones: WHERE IS YOUR METER AT OR YOUR POINT OF
 7:05:53PM SERVICE FOR FPL?
 7:05:56PM >> SAY AGAIN.
 7:05:57PM >>Barry Jones: YOUR METER IS ON YOUR HOUSE BUT THE POLE IS
 7:06:00PM IN THE BACK OF YOUR HOUSE.
 7:06:01PM >> CORRECT.
 7:06:02PM >>Barry Jones: DOES FPL OWN THE DROP FROM THE ROAD TO THE
 7:06:04PM POLE IN THE BACK OF YOUR HOUSE OR DO YOU OWN THAT?
 7:06:07PM >> I DON'T KNOW WHAT YOU'RE REFERRING TO.
 7:06:11PM >>Barry Jones: THERE IS AN OVERHEAD LINE COMING FROM THE
 7:06:13PM FRONT OF THE HOUSE TO THE BACK OF YOUR HOUSE?
 7:06:15PM >> NO THE OVERHEAD LINE GOES FROM THE GARAGE TO THE BACK OF

 7:06:20PM OUR PROPERTY AND THEN IT GOES RIGHT ALONG HERE.
 7:06:24PM ALL THE WAY OUT TO BROADWAY.
 7:06:27PM >>Barry Jones: DO YOU KNOW IF THAT ONE IS IN AN EASEMENT?
 7:06:30PM >> I'M SURE IT IS.
 7:06:33PM >>Barry Jones: WHAT YOU'RE ASKING IS THAT THEY BRING
 7:06:36PM UNDERGROUND POWER TO THE POLE WHERE YOU ARE AT RIGHT NOW.
 7:06:40PM >> CORRECT, EITHER TO THE POLE OR TO OUR HOUSE, BUT WE ARE
 7:06:43PM IN OBJECTION TO ANYBODY SAYING, WELL, WE'LL JUST BRING YOU
 7:06:46PM FROM SANDY LANE IN THE FRONT OF YOUR HOUSE.
 7:06:49PM SO NOW WE HAVE POWER LINES GOING ALONG OUR HOUSE IN THE
 7:06:52PM FRONT OF OUR HOUSE, WHICH I DON'T THINK WE SHOULD HAVE TO DO
 7:06:56PM BECAUSE THAT'S NOT HOW WE BUILT OUR HOUSE.
 7:06:58PM >>Barry Jones: OVERHEAD POWER IN FRONT OF YOUR HOUSE NOW?
 7:07:02PM >> NO.
 7:07:02PM OVERHEAD POWER ACROSS THE STREET ON SANDY LANE.
 7:07:06PM >>Barry Jones: THEIR OPTION WOULD BE A DROP FROM SANDY LANE
 7:07:09PM AND BRING OVERHEAD INTO YOUR HOUSE OR OVERHEAD FROM THEIR
 7:07:12PM PROJECT UP TO WHERE YOUR REAR POLE IS NOW OR UNDERGROUND.
 7:07:16PM >> CORRECT.
 7:07:16PM >>Barry Jones: YOU WANT THE UNDERGROUND FROM THE FRONT OR
 7:07:19PM UNDERGROUND FROM THE REAR.
 7:07:20PM >> I CURRENTLY DON'T SEE POWER LINES FRONT OF MY HOUSE,
 7:07:24PM EXCEPT THE ONES ACROSS THE ROAD ON SANDY LANE.
 7:07:27PM WHY SHOULD I BE DETRIMENTALLY AFFECTED BY PUTTING MORE POWER
 7:07:32PM LINES IN THE FRONT OF MY HOUSE?

 7:07:33PM >>Barry Jones: I UNDERSTAND.

7:07:34PM THE BUFFER REQUIREMENTS THAT ASKING FOR, MARY, THE FIVE FOOT
 7:07:39PM WIDTH, WAS THERE A WALL OR ANYTHING INVOLVED IN THAT?
 7:07:43PM >>Mary Gibbs: THEIR PROPOSAL IS JUST A BUFFER, THE A BUFFER.
 7:07:49PM BUT I THINK ONE OF THEM SHOWS AN A BUFFER, ONE SAID SEVEN
 7:07:54PM AND A HALF FOOT ENHANCED.
 7:07:55PM BECAUSE AN A BUFFER IS JUST TREES.
 7:07:57PM AND THEY WERE GOING TO DO THE HEDGE, I THINK.
 7:07:59PM WAS THAT ON BOTH SIDES OF JOE'S PROPERTY OR IS THAT --
 7:08:04PM >> YES.
 7:08:05PM SO ON THE BACK SIDE OF OUR PROPERTY, WE WOULD REQUEST A
 7:08:11PM FENCE.
 7:08:11PM ON THE NORTH SIDE OF OUR PROPERTY, WHICH IS THIS AREA RIGHT
 7:08:16PM HERE, OF COURSE, YOU CAN SEE THERE IS A HOME BEING PUT RIGHT
 7:08:21PM THERE, WE'RE NOT REQUESTING A FENCE IN THAT AREA.
 7:08:25PM HOWEVER, THEY ARE GIVING THE OPTION FOR PEOPLE FOR TWO STORY
 7:08:28PM OR ONE STORY.
 7:08:29PM SO THESE HOMES RIGHT HERE CAN ONLY BE ONE STORY, BUT THIS
 7:08:34PM HOME NEXT TO OUR HOUSE CAN BE ONE OR TWO STORIES.
 7:08:37PM AGAIN, THIS IS KIND OF A PRIVACY ISSUE FOR US.
 7:08:40PM IF YOU HAVE A TWO-STORY HOME NEXT TO OUR PROPERTY WITH NO
 7:08:43PM BUFFER BETWEEN THEM, I LOSE ALL PRIVACY IN MY BACKYARD.
 7:08:47PM SO WE WOULD ACTUAL REQUEST THAT THAT HOME ALSO IS ONE STORY
 7:08:52PM OR WE PUT UP LARGER TREES BECAUSE THE VEGETATION THEY HAVE
 7:08:57PM OUTLINED HERE ARE SOME KIND OF PINE.

 7:09:01PM YOU KNOW AS WELL AS I DO WHEN A DEVELOPMENT COMES IN,
 7:09:04PM THEY'LL PUT PINES IN ABOUT THAT BIG, AND IT WILL TAKE ABOUT
 7:09:07PM 20 YEARS FOR THEM TO GET UP TO TWO STORIES TALL.
 7:09:11PM I DON'T KNOW IF I HAVE 20 YEARS LEFT.
 7:09:13PM SIDE VEGETATION, I JUST WENT OVER.
 7:09:19PM THERE IS A LIFT STATION PROPOSAL FOR THE COUNTY.
 7:09:21PM AND I'M NOT SURE, ACCORDING TO THESE PLANS HERE, I THINK --
 7:09:30PM DO YOU GUYS HAVE THAT LIFT?
 7:09:32PM HASN'T BEEN DESIGNED YET.
 7:09:34PM SO I KNOW THERE IS A PROPOSAL FOR IT TO GO EITHER ON THIS
 7:09:37PM CORNER OR HERE.
 7:09:40PM WE ARE REQUESTING THAT THAT LIFT STATION BEING PUT IN FOR
 7:09:43PM THE COUNTY BUT IT IMMEDIATELY BE PUT IN BECAUSE THEY ARE
 7:09:47PM HAVING TO DO SEWER.
 7:09:49PM WE DON'T WANT IT TO GO ON OUR PROPERTY OVER HERE.
 7:09:51PM SO WE WOULD LIKE -- AND I SPOKE WITH ROBERT AT ESTERO, AND
 7:09:57PM HE HAS CONFIRMED WITH ME THAT THE BEST LOCATION FOR THAT IS
 7:10:00PM ON THE CORNER OF BROADWAY AND SANDY LANE.
 7:10:02PM SO I DO JUST WANT TO POINT THAT OUT THAT THAT'S ONE OF OUR

7:10:06PM CONCERNS.
 7:10:06PM A REALLY HUGE CONCERN IS DRAINAGE.
 7:10:10PM ALL OF THE WATER FROM SANDY LANE COMES DOWN FROM THE NORTH,
 7:10:14PM DOWN FROM THE SOUTH AND IT FLOWS THIS WAY.
 7:10:17PM THIS IS MY NEIGHBOR'S PROPERTY.
 7:10:19PM THIS IS MY PROPERTY.

 7:10:20PM YOU CAN SEE MY HOUSE RIGHT THERE.
 7:10:22PM ALL OF THE WATER SETTLES ALL IN HERE, IN THEIR BACKYARD.
 7:10:27PM OUR YARD GETS A LITTLE BIT OF WATER, BUT IT WAS BUILT FAIRLY
 7:10:31PM RECENTLY, SO WE BUILT IT UP QUITE A BIT.
 7:10:34PM >>Barry Jones: THAT AREA IS LOWER THAN THE SWALE ALONG SANDY
 7:10:38PM LANE.
 7:10:39PM >> THERE IS NO SWALE ALONG SANDY LANE.
 7:10:40PM THE SWALE ON SANDY LANE IS ON THIS SIDE OF SANDY LANE, NOT
 7:10:44PM ON OUR SIDE, THERE IS NO SWALE.
 7:10:46PM WHEN THE WATER COMES DOWN IT KIND OF COLLECTS IN FRONT OF MY
 7:10:49PM NEIGHBOR'S HOME.
 7:10:50PM MY CONCERN IS THAT ALL OF THIS PROPERTY THAT THEY ARE GOING
 7:10:52PM TO DEVELOP IS ALL GOING TO BE MUCH HIGHER THAN EVEN MY
 7:10:55PM PROPERTY.
 7:10:56PM I WANT TO MAKE SURE THAT THERE'S SOME KIND OF DRAINAGE PLAN
 7:11:00PM IN PLACE TO GET THAT WATER --
 7:11:02PM >>Barry Jones: SOUTH FLORIDA WATER MANAGEMENT PERMIT THAT
 7:11:05PM DOCUMENTS THE RUNOFF, THE TREATMENT RATES, THEIR DISCHARGE
 7:11:09PM RATES, AND THEIR TREATMENT OF ADJACENT SURROUNDING WATERS.
 7:11:14PM IN OTHER WORDS, IF YOUR NEIGHBOR'S WATER PONDS AND RUNS OFF
 7:11:18PM INTO THEIR SITE, THEY HAVE TO GET SUFFICIENT TOPO TO SHOW
 7:11:23PM EXISTING HYDROLOGICAL PATTERNS AND DOCUMENT HOW THEY ARE
 7:11:27PM ACCOMMODATING THE EXISTING PATTERNS WITHIN THEIR PERMIT.
 7:11:29PM THEY'LL DO THAT WITH SOUTH FLORIDA WATER MANAGEMENT.
 7:11:32PM ALSO DO THAT WHEN THEY COME IN FOR LOCAL DEVELOPMENT ORDER.

 7:11:35PM >> I USED TO BE A CONTRACTOR, THEY MAY DO THAT FOR THEIR
 7:11:39PM PROPERTY ON THE RUNOFF, BUT WILL THEY DO THAT FOR THE
 7:11:43PM SURROUNDING PROPERTIES AND HOW THE WATER IS AFFECTED AT
 7:11:45PM THOSE JUNCTURES AND HOW IT GETS PAST THEIR HIGHER PROPERTY.
 7:11:49PM >>Barry Jones: THEY HAVE TO DOCUMENT THAT THEY DON'T
 7:11:51PM ADVERSELY IMPACT THEIR NEIGHBORS.
 7:11:53PM SO, YES, HAVE TO GET TOPO.
 7:11:58PM I'M A CIVIL ENGINEER.
 7:11:59PM HAVE TO GET TOPO AT LEAST A HUNDRED FEET OUT FROM THE
 7:12:03PM ADJACENT BOUNDARY OF THE PROPERTY TO DOCUMENT IF THERE'S ANY
 7:12:05PM WATER FLOWING INTO OUR PROPERTY AND THEN SHOW HOW FAR OUT IT

7:12:08PM GOES AND HOW WE TREAT IT AS PASS-THROUGH OR CIRCUMVENT IT
 7:12:12PM AROUND THE PROPERTY.
 7:12:13PM >> I'M REALLY HARD AT RELEASING THINGS, BUT I'LL RELEASE IN
 7:12:17PM YOUR HANDS.
 7:12:18PM WATER MANAGEMENT HOPEFULLY DOES THE RIGHT JOB WITH THAT.
 7:12:22PM >>Barry Jones: THE GUY THAT SIGNS AND SEALS --
 7:12:24PM >> WORRIED ABOUT STREETLIGHTS.
 7:12:25PM I KNOW I DON'T HAVE MUCH TIME.
 7:12:27PM WE'RE WORRIED ABOUT STREETLIGHTS ON THIS ROAD.
 7:12:29PM ANY STREETLIGHTS PROPOSED?
 7:12:30PM YES?
 7:12:34PM IF THERE ARE STREETLIGHTS, THAT IS ANOTHER CONCERN OF OURS
 7:12:43PM FOR THE BACKYARD.
 7:12:44PM STREETLIGHTS ARE IN THE FRONT OF YOUR HOUSE.

 7:12:46PM THEY ARE NOT IN THE BACK OF YOUR HOUSE.
 7:12:47PM IF WE HAVE STREETLIGHTS ON THIS STREET, OUR ENTIRE BACKYARD.
 7:12:53PM WE VERY OFTEN HAVE LITTLE GATHERINGS WHERE WE HAVE A FIRE.
 7:12:58PM THAT RUINS OUR HOME.
 7:12:59PM IT RUINS OUR BACKYARD.
 7:13:01PM >>Barry Jones: AGAIN, WHEN THEY COME IN FOR DEVELOPMENT
 7:13:03PM ORDER, THEY HAVE TO DO PHOTOMETRICS WHERE THEY ARE PROPOSING
 7:13:06PM TO DO STREETLIGHTS, POLE HERE, THIS TALL, HAS THIS TYPE OF
 7:13:10PM LIGHT, THROWS THIS TYPE OF LIGHT.
 7:13:12PM AT THE BOUNDARY IT HAS A MINIMUM OR I THINK 0.5
 7:13:16PM FOOT-CANDLES.
 7:13:17PM OR 0.0 HE'S TELLING ME.
 7:13:19PM >> NOT LOOKING FOR SOLUTIONS.
 7:13:20PM JUST BRINGING THIS UP BECAUSE I DON'T KNOW WHAT THE ORDER
 7:13:22PM IS.
 7:13:23PM >>Barry Jones: I'M TRYING TO EXPLAIN.
 7:13:24PM >> I APPRECIATE THAT VERY MUCH BECAUSE I HOPE THAT'S THE
 7:13:26PM CASE AND IT DOESN'T COME INTO OUR BACKYARD.
 7:13:30PM >>Barry Jones: EVERY PROJECT COMES WITH THE PHOTOMETRICS.
 7:13:33PM >> I THINK THE ONLY OTHER QUESTION I HAD WAS THAT THIS IS --
 7:13:36PM THERE IS AN EASEMENT ALONG HERE FOR BOTH PROPERTIES.
 7:13:40PM I WOULD BE CONCERNED THAT IN THE FUTURE THAT THIS ROAD WOULD
 7:13:45PM SOMEHOW BE DIVERTED OR MOVED OVER.
 7:13:48PM MY QUESTION WAS, COULD THAT POSSIBLY, THAT ROAD POSSIBLY BE
 7:13:51PM PUT IN THE EASEMENT IN ANY WAY, SHAPE, OR FORM?

 7:13:57PM >>Barry Jones: THE EASEMENT THAT EXISTS WAS FOR --
 7:14:00PM >> UTILITIES.
 7:14:01PM >>Barry Jones: EXISTING UTILITY EASEMENT THERE?

7:14:05PM >>Mary Gibbs: I DON'T KNOW.
 7:14:06PM >> THERE HAS TO BE BECAUSE WE HAVE POWER LINES.
 7:14:09PM >>Barry Jones: FPL EASEMENT HAS NOTHING TO DO WITH THE
 7:14:11PM ROADWAY.
 7:14:12PM FPL EASEMENT WILL GET VACATED ANYWAY TO ALLOW -- I DON'T
 7:14:16PM MEAN TO SPEAK FOR THE APPLICANT, BUT PRACTICALLY SPEAKING,
 7:14:20PM FPL EASEMENT GOES AWAY AND REALLY UNRELATED.
 7:14:23PM >> MY CONCERN IS THAT THE ROAD IS TOO CLOSE TO OUR BACKYARD
 7:14:26PM AS IT IS AND I WOULDN'T WANT TO SEE IT GO OVER ANY MORE.
 7:14:30PM NOT ONLY DO WE HAVE THE BUFFER CONCERN FOR US, THE FENCE
 7:14:32PM CONCERN FOR US, THE DRAINAGE, THE LIFT STATION, AND THE
 7:14:36PM ELECTRIC.
 7:14:38PM >>Barry Jones: THEY MAKE A REPRESENTATION IN THE ZONING
 7:14:40PM APPLICATION LIKE THIS AND IT GETS APPROVED, THAT
 7:14:43PM REPRESENTATION MUST BE CARRIED FORWARD INTO THE DEVELOPMENT
 7:14:45PM ORDER, OTHERWISE IT CANNOT GET APPROVED.
 7:14:49PM >> I SEE.
 7:14:49PM THE BUFFER ZONE AND STUFF LIKE THAT IS APPROVED WITH THIS
 7:14:52PM RPD.
 7:14:54PM >>Barry Jones: THAT WOULD BE PART OF THE APPLICATION AND
 7:14:55PM ANYTHING THAT WENT FORWARD WOULD BE GUARANTEED IN THE
 7:14:58PM DEVELOPMENT --

 7:14:58PM >> SO AS LONG AS ALL OF YOU HAVE HEARD, THIS IS OUR HOME,
 7:15:02PM AND WE'RE NOT ASKING FOR MUCH.
 7:15:04PM WE ARE NOT ASKING FOR MUCH.
 7:15:06PM LENNAR ACTUALLY SEEMS LIKE THEY ARE A GOOD COMPANY, SO I'M
 7:15:10PM REALLY HOPING THEY RISE TO THE OCCASION ON THIS AND LISTEN
 7:15:12PM TO WHAT I'M SAYING BECAUSE WE'RE NOT ASKING FOR A LOT.
 7:15:15PM I THANK YOU GUYS FOR YOUR TIME.
 7:15:17PM >> THANK YOU.
 7:15:19PM >>Tammy Duran: PAT.
 7:15:21PM >>Christopher Baker: SORRY, I DON'T HAVE A MICROPHONE WHERE
 7:15:24PM I'M SITTING.
 7:15:25PM JUST TO CLARIFY THE COMMENTS THAT COMMISSIONER JONES MADE,
 7:15:30PM IN YOUR STAFF REPORT, WHICH WOULD ALSO ULTIMATELY BE PART OF
 7:15:33PM THE ORDINANCE SHOULD THIS GET APPROVED BY COUNCIL, THERE IS
 7:15:36PM A LIST OF STIPULATIONS AS WELL AS THE DEVIATIONS THAT ARE
 7:15:42PM REQUESTED AND THESE RUN WITH THE PROPERTY.
 7:15:43PM SO THEY DETAIL OUT THE BENCHMARKS, THE ZONING TO THE MASTER
 7:15:47PM CONCEPT PLAN, SO THE ALIGNMENT OF THE ROAD AS THE RESIDENT
 7:15:51PM WAS CONCERNED ABOUT IT SHIFTING AND MOVING LATER ON, WHEN
 7:15:55PM THIS COMES FOR DEVELOPMENT ORDER, THE PLANS, THE ENGINEERED
 7:15:59PM PLANS HAVE TO BE IN SUBSTANTIAL CONFORMANCE WITH THE MASTER

7:16:02PM CONCEPT PLAN.
 7:16:03PM BELTS AND SUSPENDERS THAT WHAT YOU'RE SEEING AND SHOULD YOU
 7:16:07PM RECOMMEND APPROVAL AND SHOULD COUNCIL ULTIMATELY APPROVE IT,
 7:16:10PM WHAT COMES FORTH LATER IS SUBSTANTIALLY SIMILAR TO WHAT

 7:16:14PM YOU'RE SEEING TONIGHT.
 7:16:15PM I HOPE THAT BRINGS SOME CLARITY FOR YOU.
 7:16:18PM >>Mary Gibbs: BUT SOME OF THE THINGS THAT THE NEIGHBOR
 7:16:19PM ASKED, I THINK HAVEN'T BEEN ADDRESSED.
 7:16:21PM SO MAYBE THE APPLICANT MAY WANT TO GET UP AND SPEAK TO THAT.
 7:16:26PM >>Tammy Duran: DO WE WANT TO DO THE OTHER PUBLIC COMMENT
 7:16:28PM FIRST?
 7:16:30PM >>Mary Gibbs: AFTER.
 7:16:30PM I FORGOT THERE WAS SOMEBODY ELSE.
 7:16:32PM SORRY, PAT.
 7:16:37PM >> HI.
 7:16:39PM PAT JANOWSKI FROM SANDY LANE.
 7:16:42PM THANK YOU FOR YOUR TIME.
 7:16:43PM I'M WORRIED ABOUT MY NEIGHBOR.
 7:16:49PM I'M WORRIED ABOUT WHAT THEY ARE GOING TO DO IF MY BACKYARD
 7:16:52PM IS GOING TO BECOME A SWIMMING POOL.
 7:16:57PM >>Mary Gibbs: ARE YOU THE ONE JUST SOUTH OF JOE'S HOUSE?
 7:17:00PM >> YES.
 7:17:00PM I KNOW THE ROAD TRAFFIC IS GOING TO BE WEIRD.
 7:17:06PM I'M THE WEIRD ONE THAT WALKS MY DOG, I KNOW HOPEFULLY WE'LL
 7:17:10PM BE GETTING SIDEWALKS SOON TOO.
 7:17:13PM BUT THAT'S MY MAJOR CONCERN IS THE DRAINAGE, THE PRIVACY,
 7:17:19PM THE LIGHTS IN THE BACKYARD WITH WHERE THE ROAD IS.
 7:17:22PM I'M GOING TO HAVE A ROAD IN FRONT OF MY HOUSE AND BEHIND MY
 7:17:26PM HOUSE.

 7:17:27PM IT'S GOING TO BE A LITTLE DIFFICULT TO ADJUST TO.
 7:17:30PM THANK YOU FOR YOUR TIME.
 7:17:34PM >> THANK YOU.
 7:17:36PM >>Tammy Duran: I HAVE ONE MORE.
 7:17:41PM >> HI.
 7:17:43PM DANIELLE GINGRICH.
 7:17:45PM I WAS ONE OF THE PREVIOUS OWNERS OF THE TWO-ACRE PARCEL THAT
 7:17:48PM THEY ARE WANTING TO CHANGE.
 7:17:49PM ALSO OWN SOME PROPERTY FURTHER DOWN ON SANDY LANE AS A
 7:17:52PM PARTNER.
 7:17:53PM I THINK THERE ARE PROS AND CONS TO THIS GOING IN, SO I DON'T
 7:17:56PM HAVE ANYTHING SIGNIFICANT OTHER THAN I'M WORRIED ABOUT THE
 7:17:59PM SAFETY FOR PEDESTRIANS.

7:18:01PM SOMEONE DIED IN NOVEMBER, CORRECT?
 7:18:04PM ON SANDY LANE, WAS HIT BY A CAR.
 7:18:06PM I KNOW THERE ARE PLANS FOR THE SIDEWALKS.
 7:18:08PM IT'S BEEN DELAYED, BUT I DO HAVE CONCERNS ABOUT ANY
 7:18:11PM ADDITIONAL TRAFFIC ON THAT ROAD AS I KNOW A LOT OF PEOPLE IN
 7:18:14PM THAT COMMUNITY DO.
 7:18:15PM THAT'S IT.
 7:18:17PM >> THANK YOU.
 7:18:19PM >>Mary Gibbs: JUST FOR DANIELLE'S BENEFIT, THERE IS GOING TO
 7:18:21PM BE THAT MULTIMODAL SIDEWALK PATH PUT DOWN SANDY LANE.
 7:18:26PM THAT'S IN THE C.I.P. I THINK.
 7:18:30PM >> WHEN IS IT, THOUGH?

 7:18:32PM >>Mary Gibbs: I DON'T KNOW.
 7:18:33PM >> IT KEEPS GETTING PUSHED OFF.
 7:18:36PM >>Barry Jones: ARE THEY GOING TO PUT A SWALE DOWN SANDY
 7:18:38PM LANE?
 7:18:41PM >>Anthony Gargano: ANY OTHER CARDS, TAMMY?
 7:18:43PM >>Tammy Duran: NO.
 7:18:44PM >>Anthony Gargano: ANYONE ELSE IN THE PUBLIC?
 7:18:45PM THANK YOU.
 7:18:49PM >>John Wojdak: AGAIN, FOR THE RECORD, JOHN WOJDAK WITH
 7:18:51PM RESPEC.
 7:18:52PM I'LL HIT THOSE IN KIND OF REVERSE ORDER.
 7:18:57PM STAFF MADE IT CLEAR WHEN WE APPROACHED THEM ABOUT COMBINING
 7:19:02PM THESE FOR A SINGLE PROJECT, THAT THEY DIDN'T WANT ACCESS ON
 7:19:07PM SANDY LANE BECAUSE IT WOULD END UP BEING CLOSE TO THE
 7:19:11PM BROADWAY INTERSECTION FOR SAFETY CONCERNS.
 7:19:13PM SO THAT'S WHY WE HAVE THE SINGLE POINT OF ACCESS AND THE
 7:19:16PM DEVIATION.
 7:19:17PM IN TERMS OF PEDESTRIAN SAFETY, IN WORKING WITH PUBLIC WORKS,
 7:19:24PM WE'RE AGREEING TO EIGHT-FOOT SIDEWALK EASEMENT ON OUR
 7:19:27PM PROPERTY, ON BROADWAY TO PROVIDE MORE ROOM FOR PEDESTRIAN
 7:19:32PM IMPROVEMENTS ON BROADWAY.
 7:19:34PM SO THAT WILL BE ON OUR PLAT AND DEVELOPMENT ORDER.
 7:19:38PM AND THEN GETTING INTO I GUESS THE DRAINAGE NEXT, THE
 7:19:46PM RESIDENTS ARE CORRECT.
 7:19:47PM THERE'S REALLY NO DRAINAGE ON THE SOUTH SIDE OR ON THE WEST

 7:19:51PM SIDE OF SANDY LANE.
 7:19:53PM WITH THE UTILITY IMPROVEMENT PLANS, BASICALLY PUTTING THE
 7:19:58PM WATER LINE AND GRAVITY SEWER, AND THAT DOES INCLUDE SOME
 7:20:02PM DRAINAGE IMPROVEMENTS FOR INLETS ON THE WEST SIDE TO GET
 7:20:07PM WATER OVER TO THE EAST SIDE, WHICH IS THE LARGER CONVEYANCE

7:20:10PM SWALE.
 7:20:10PM AND IN ADDITION TO THAT, WE'VE LEFT ROOM ON WHERE WE ABUT
 7:20:15PM THE NEIGHBORING RESIDENTS FOR A SWALE SO THAT WATER CAN
 7:20:20PM ROUTE AROUND US, THAT OUR SITE IS GENERALLY FLAT, KIND OF
 7:20:27PM CONSISTENT ELEVATION WITH THEIR BACKYARD.
 7:20:31PM AND THEN IT HITS THE RAILROAD TRACKS AND THERE'S NO GREAT
 7:20:35PM POSITIVE OUTFALL THERE.
 7:20:36PM SO WE'RE ACTUALLY PROPOSING TO GO UNDER SANDY LANE AND
 7:20:41PM OUTFALL OUR PROJECT INTO THE SWALE ON THE EAST SIDE THAT HAS
 7:20:45PM THE POSITIVE CONVEYANCE DOWN TO THE RIVER WHERE ALL THE
 7:20:49PM DRAINAGE ULTIMATELY GOES.
 7:20:53PM ON BROADWAY, THAT SWALE ACTUALLY FLOWS EAST UNDER SANDY AND
 7:20:58PM INTO THE SWALE ON THE EAST SIDE.
 7:21:00PM THERE IS A SWALE ON BROADWAY.
 7:21:11PM DRIVEWAY CULVERT UNDER OURS, AND THEN THERE IS AN EXISTING
 7:21:15PM CULVERT UNDER SANDY LANE.
 7:21:17PM AND THAT GETS ALSO IMPROVED WITH THE -- WHEN THEY DO THE
 7:21:21PM UTILITY, TEAR THE ROAD UP FOR THE UTILITIES.
 7:21:27PM >>Barry Jones: UTILITIES ARE GOING IN PRETTY MUCH
 7:21:31PM SIMULTANEOUSLY WITH YOUR PROJECT.

 7:21:33PM >>John Wojdak: CORRECT.
 7:21:34PM OBVIOUSLY WE WOULD NEED TO CONNECT TO WATER AND SEWER.
 7:21:37PM >>Barry Jones: DRAINAGE IMPROVEMENTS YOU'RE REFERRING TO ON
 7:21:40PM SANDY LANE AND THE PEDESTRIAN IMPROVEMENTS --
 7:21:44PM >>John Wojdak: BASICALLY ANYTHING RIGHT IN FRONT OF --
 7:21:46PM >>Barry Jones: -- OCCURRING PRIOR TO YOU GETTING CO FOR YOUR
 7:21:49PM UNITS.
 7:21:50PM >>John Wojdak: CORRECT.
 7:21:51PM ANSWER THE LOCATION ON THE PUMP STATION LOCATION, IT'S ABOUT
 7:21:56PM RIGHT HERE.
 7:21:56PM CAN YOU SEE THAT.
 7:21:58PM WE DO.
 7:22:01PM THE VILLAGE UTILITY EXPANSION PROJECT IS AT 90% PLANS RIGHT
 7:22:05PM NOW.
 7:22:06PM AND WE'RE LOOKING TO COORDINATE WITH THE VILLAGE SO THEY CAN
 7:22:09PM ADVANCE THOSE TO A HUNDRED SO IT CAN GO IN FOR PERMITTING SO
 7:22:13PM WE CAN BUILD THE PORTION NECESSARY TO SUPPORT THIS PROJECT
 7:22:17PM THROUGH A DEVELOPER AGREEMENT WITH THE VILLAGE.
 7:22:20PM ROAD LOCATION, I'LL AGREE WITH CHRIS THAT IT NEEDS TO BE
 7:22:29PM CONSISTENT WITH THE PLAN.
 7:22:31PM THERE ACTUALLY IS NOT AN FPL EASEMENT ON OUR PROPERTY FOR
 7:22:35PM THAT LINE.
 7:22:38PM I DON'T KNOW IF THERE IS A BLANKET EASEMENT AT SOME POINT IN

7:22:41PM TIME, BUT IT DIDN'T SHOW UP ON TITLE.

7:22:45PM >>Barry Jones: [INAUDIBLE]

7:22:47PM >>John Wojdak: SURE.

7:22:48PM >>Barry Jones: SPEAKING TO THAT, WHAT IS THE ALTERNATIVE TO

7:22:51PM RUNNING AN OVERHEAD POWER LINE TO THEIR HOUSE?

7:22:58PM >>John Wojdak: LENNAR IS COORDINATING WITH FPL RIGHT NOW ON

7:23:01PM SERVICE FOR THE PROJECT.

7:23:03PM IT OBVIOUSLY SERVES ADJACENT PROPERTIES.

7:23:08PM SOME OF THE CONCERNS ARE TALKING ABOUT THE PRIVATE PORTION

7:23:13PM OF THAT SERVICE, AND WE DON'T HAVE A PLAN FROM FPL YET.

7:23:19PM THAT WILL NEED TO GET COORDINATED AS WE MOVE THROUGH THE

7:23:23PM DESIGN PROCESS.

7:23:24PM >>Barry Jones: THE CONCERN ALWAYS IS, AT WHAT POINT IS FPL'S

7:23:28PM OWNERSHIP IN AND IF THEY TOUCH ANYTHING AND ANYTHING

7:23:31PM SHORTENS OUT IN YOUR HOUSE, NOT SAYING YOU'RE THAT WAY, BUT

7:23:34PM IN GENERAL THE PUBLIC, ANYTIME I'VE BEEN IN HIS POSITION, IF

7:23:38PM YOU'RE DEALING WITH LINES, STOP AT THE PROPERTY LINE OR A

7:23:42PM POLE WAY AWAY FROM THE HOUSE AND YOU OWN EVERYTHING COMING

7:23:45PM INTO THE HOUSE, AND THAT WAY THEY DON'T GET IN ANY

7:23:48PM LIABILITY, IF YOU SAY SOMETHING SHORTED IN YOUR HOUSE.

7:23:52PM YOUR METER CURRENTLY SITS ON YOUR HOUSE.

7:23:59PM OVERHEAD LINE FROM THE POLE TO YOUR HOUSE?

7:24:01PM >> [INAUDIBLE]

7:24:02PM >>Barry Jones: THAT'S PROBABLY THE LINE THEY ARE CONCERNED

7:24:04PM ABOUT TOUCHING.

7:24:05PM I'M SORRY.

7:24:11PM I STEPPED OUT OF ORDER.

7:24:15PM >>Tammy Duran: WAIT UNTIL HE FINISHES.

7:24:20PM >>John Wojdak: I DON'T HAVE AN ANSWER ON THE FPL.

7:24:24PM FPL IS THE SERVICE PROVIDER.

7:24:26PM WE'RE NOT, BUT WE'RE MORE THAN WILLING TO WORK WITH THE

7:24:31PM NEIGHBORS, SHARE THE OPTIONS.

7:24:33PM REALLY, THE TWO OPTIONS ARE THEY UNDERGROUND OURS, POP UP A

7:24:38PM POLE TO KIND OF REPLACE, COME FROM UNDERGROUND TO AERIAL AND

7:24:45PM GO BACK TO THEIR EXISTING DROPS OR COME FROM THE AERIAL ON

7:24:50PM THE OPPOSITE SIDE OF SANDY LANE.

7:24:52PM AGAIN, FPL IS THE PROVIDER.

7:24:54PM WE'RE HAPPY TO HELP COORDINATE THAT.

7:24:57PM BUT ON THE ROAD LOCATION, I REALLY CAN'T GET IT ANY CLOSER

7:25:03PM BECAUSE I'M RUNNING OUT OF ROOM FOR UTILITY EASEMENT AND

7:25:06PM BUFFER.

7:25:07PM LIGHTING, WE ARE PROPOSING TO LIGHT THE STREET.

7:25:12PM IT'S RESIDENTIAL, SO POLES ARE LIMITED TO 15 FEET.
 7:25:16PM ZERO FOOT-CANDLES AT THE PROPERTY LINE, AND THE -- MEETING
 7:25:23PM THE BACK LIGHT, UP LIGHT AND GLARE REQUIREMENTS AND THE
 7:25:27PM COLOR TEMPERATURE IN THE VILLAGE, WHICH YOU GUYS HAVE THE
 7:25:31PM MOST RESTRICTIVE LIGHTING REQUIREMENTS AROUND.
 7:25:34PM ON THE BUFFER, WHAT IS CURRENTLY PROPOSED, THERE IS A
 7:25:43PM DISCREPANCY IN HERE.
 7:25:44PM WHAT WE HAVE AGREED TO IS A SEVEN AND A HALF FOOT ENHANCED
 7:25:48PM TYPE A, WHICH BASICALLY ADDS A DOUBLE ROW HEDGE TO THE
 7:25:52PM TREES.

 7:25:54PM AGAIN, HAPPY TO COORDINATE WITH THE NEIGHBOR ABOUT A FENCE
 7:25:58PM OR TALLER HEDGE.
 7:25:59PM ANYTHING LIKE THAT.
 7:26:02PM THE 20-FOOT BUFFER ON THE WEST SIDE OF THE PROPERTY IS
 7:26:08PM REALLY JUST BY CODE BECAUSE IT'S A RAILROAD RIGHT-OF-WAY, SO
 7:26:11PM IT'S A RIGHT-OF-WAY, SO WE NEED A 20-FOOT BUFFER.
 7:26:14PM IF IT WERE JUST ADJACENT RESIDENTIAL, IT WOULD BE THE SAME
 7:26:18PM REQUIRED FIVE FOOT TYPE A.
 7:26:21PM >>Barry Jones: THE WIDTH IS INDEPENDENT OF THE PLANNING.
 7:26:23PM YOU PROBABLY HAVE AS MANY PLANTINGS GOING IN THE SEVEN AND A
 7:26:26PM HALF AS YOU HAVE IN THE 20?
 7:26:29PM >>John Wojdak: PRETTY MUCH.
 7:26:30PM >>Barry Jones: ENHANCED SEVEN AND A HALF FOOT BUFFER,
 7:26:33PM GENERALLY AS MANY PLANTINGS IN 20-FOOT --
 7:26:35PM >>John Wojdak: A FOUR TREES PER HUNDRED.
 7:26:38PM D IS FIVE TREES PER HUNDRED.
 7:26:41PM IT'S A COUPLE OF TREES.
 7:26:41PM >>Barry Jones: JUST A WIDTH DIFFERENCE.
 7:26:44PM >>Kristin Jeannin: YOU'LL CONSIDER OTHER TREES LIKE THEY ARE
 7:26:48PM REQUESTING?
 7:26:48PM >>John Wojdak: YES.
 7:26:49PM ON THE REQUEST FOR SINGLE STORY NEXT TO THE ADJACENT OWNER,
 7:26:55PM I CAN'T ANSWER THAT.
 7:26:57PM LENNAR COULD CONSIDER THAT.
 7:27:01PM THE HEIGHT THAT WE'RE REQUESTING IS CONSISTENT WITH

 7:27:04PM RESIDENTIAL ZONING IN THE SURROUNDING AREA.
 7:27:10PM >>Kristin Jeannin: IT WAS AN AG PROPERTY BEFORE, THAT SPOT.
 7:27:12PM SO LENNAR SHOULD CONSIDER THAT.
 7:27:16PM >>Barry Jones: THERE IS AN OPPORTUNITY TO DO SOME
 7:27:19PM ADDITIONAL, IF YOU DID SIX OR SEVEN PER HUNDRED, YOU PUT
 7:27:23PM SHADY LADIES THAT STARTED OUT AT 15 TO 18 FEET, IN THREE
 7:27:27PM YEARS, BY THE TIME YOUR HOUSE IS OCCUPIED --

7:27:32PM >> ARE YOU GOING TO MAINTAIN THOSE, THE SHADY LADIES?
 7:27:37PM MORE THAN WILLING TO WORK WITH BOTH NEIGHBORS ON THE
 7:27:44PM BUFFERING.
 7:27:45PM WE WANT TO BE GOOD NEIGHBORS.
 7:27:46PM WE HAVE REACHED OUT.
 7:27:48PM WE HAVE MISSED EACH OTHER, BUT WE'RE NOT TRYING TO SNEAK
 7:27:53PM THIS THROUGH.
 7:27:54PM WE'RE MORE THAN WILLING TO WORK WITH THEM.
 7:27:56PM I THINK I TALKED ABOUT MOST OF THE THINGS THAT YOU BROUGHT
 7:28:03PM UP.
 7:28:04PM >>Barry Jones: YOU'RE GOING TO HAVE A THREE FOOT PLUS OR
 7:28:07PM MINUS TALL PERIMETER BERM.
 7:28:09PM >>John Wojdak: CORRECT.
 7:28:11PM >>Barry Jones: YOU'RE OPEN TO PUTTING THE SIX FOOT TALL
 7:28:14PM FENCE ALONG YOUR EASTERN BORDER THAT BACK UP TO RESIDENTIAL,
 7:28:19PM IS THAT WHAT I HEARD?
 7:28:19PM DO A FENCE OR A WALL THERE?
 7:28:23PM WERE YOU TRYING TO SECURE -- NO, NOT GATING THIS PLACE.

 7:28:27PM >>John Wojdak: WE'RE NOT GATING IT, SO THERE'S NO PERIMETER
 7:28:31PM WALL OR FENCE ALL THE WAY AROUND IT.
 7:28:33PM I THINK THE PREFERENCE WOULD BE A BIG CALUSA HEDGE OR
 7:28:37PM SOMETHING LIKE THAT.
 7:28:38PM I'D RATHER HAVE AN OPPORTUNITY BETWEEN NOW AND COUNCIL TO
 7:28:43PM COORDINATE WITH THE NEIGHBOR AND AGREE ON SOMETHING.
 7:28:47PM >>Barry Jones: ADDRESS IT AT TIME OF DEVELOPMENT ORDER,
 7:28:49PM PROVIDED WE HAVE A WIDTH AND A FREQUENCY OF PLANTING.
 7:28:53PM >>John Wojdak: I HAVE THE ROOM.
 7:28:54PM RATHER THAN THROW SOMETHING OUT AND IT BE THE ZONING, JUST
 7:29:01PM WORK WITH THE NEIGHBOR TO COME UP WITH SOMETHING WE BOTH
 7:29:04PM AGREE WITH.
 7:29:04PM AND ON THE -- HE'S RIGHT.
 7:29:07PM I'M GOING TO SAY THAT THE POA DOCS PROHIBIT PARKING ON THE
 7:29:13PM STREETS, BOATS, RVs, ALL THOSE THINGS.
 7:29:18PM I CAN SAY I LIVE IN A LENNAR COMMUNITY, AND I HAVE A CAMPER.
 7:29:24PM IF IT'S IN MY DRIVEWAY MORE THAN TWO HOURS WHEN I'M LOADING
 7:29:28PM IT TO GO ON VACATION FOR A WEEK, THE HOA COMES UP IN THEIR
 7:29:32PM GOLF CART AND TELLS ME TO GET IT OUT OF THERE.
 7:29:35PM SO THEY DO ENFORCE IT AND LENNAR KEEPS THEIR COMMUNITIES
 7:29:40PM PRETTY NICE.
 7:29:46PM >> [INAUDIBLE]
 7:29:48PM >>Mary Gibbs: I THINK IT IS THE CHOICE OF THE BOARD.
 7:29:52PM PUBLIC INPUT VERSUS THE BACK AND FORTH DISCOURSE.
 7:29:56PM >>Anthony Gargano: GO AHEAD.

7:29:58PM >>Mary Gibbs: WE SHOULD SET THE TIMER THIS TIME.
 7:30:00PM THE LAST TIME YOU WENT OVER.
 7:30:02PM >> JUST TO MAKE CLEAR, THE ELECTRICAL POLES SERVICE ONLY TWO
 7:30:06PM HOMES.
 7:30:07PM SO THIS ISN'T THE ENTIRE COURSE OF THIS.
 7:30:10PM THE UNDERGROUND SERVICE WILL BE THERE.
 7:30:14PM WHETHER IT GOES FROM UNDERGROUND SERVICE TO THE POLE NEXT TO
 7:30:16PM OUR HOUSE AND THEN TO THE SWING THAT GOES IN, THAT CAN
 7:30:19PM REMAIN.
 7:30:19PM IT'S THAT WE DON'T WANT IT TO GO IN THE FRONT OF OUR HOME
 7:30:22PM BECAUSE THAT ADDS ANOTHER LINE THAT WE JUST SHOULDN'T HAVE.
 7:30:25PM THERE ARE WAYS TO GET AROUND THIS.
 7:30:28PM FPL IS A PROVIDER, BUT THEY ARE ALSO A PAID PROVIDER.
 7:30:31PM SO THEY DO STUFF FOR MONEY.
 7:30:35PM SECONDLY, THE BUFFER, I FEEL IT'S MANDATORY TO PUT A FENCE.
 7:30:42PM SO I DON'T WANT PUT -- THESE GUYS HAVE ACTUALLY KIND OF BEEN
 7:30:46PM GREAT.
 7:30:46PM I TALKED TO THEM AT THE LAST MEETING.
 7:30:48PM I DO HAVE FAITH IN THEM, BUT I DON'T HAVE FAITH IN BUILDERS
 7:30:52PM BECAUSE I USED TO BE ONE AND THEY'LL DO IT THE CHEAPEST WAY
 7:30:57PM THEY CAN AT THE TIME THEY DO IT.
 7:30:58PM WHEN THEY SAY THEY'LL DISCUSS SOMETHING, I WOULD RATHER HAVE
 7:31:02PM SOMETHING IN PLACE NOW OR AT A TIME SOON THAT SAYS, YES,
 7:31:06PM WE'LL PUT A FENCE IN THE BACK SO THIS WAY YOU HAVE THE
 7:31:09PM PRIVACY YOU'RE ASKING FOR.

 7:31:10PM IT'S NOT A BIG ASK.
 7:31:12PM AND THAT'S IT.
 7:31:13PM BY THE WAY, THE WATER DOES NOT -- I DISAGREE THAT THE WATER
 7:31:17PM GOES DOWN TO THE CORNER FROM BROADWAY TO SANDY LANE DOWN TO
 7:31:24PM THE ESTERO RIVER.
 7:31:25PM I SEE THIS WATER ALL THE TIME EVERY SINGLE STORM.
 7:31:28PM WATER COMES DOWN SANDY LANE, MAKES A TURN DOWN BROADWAY AND
 7:31:32PM GOES TO A CULVERT WHICH IS RIGHT NEXT TO THE RAILROAD
 7:31:36PM TRACKS.
 7:31:37PM WHEN THAT CULVERT IS BACKED UP, ALL THE WATER BACKS UP ON
 7:31:41PM ALL THE PROPERTIES.
 7:31:42PM SO IF IT WAS GOING THE OTHER WAY, IT WOULDN'T BACK UP, BUT
 7:31:47PM BECAUSE IT'S GOING THIS WAY AND DOWN BROADWAY, IT WILL BACK
 7:31:51PM UP.
 7:31:52PM SO THE WATER NATURALLY IS SUPPOSED TO GO ACROSS THEIR
 7:31:55PM PROPERTY, AND WITH 17 HOMES KIND OF LIKE BLOCKING IT, I
 7:32:00PM DON'T SEE HOW IT WILL GO TO THE DRY RETENTION POND, TO BE

7:32:03PM QUITE HONEST BECAUSE IT'S NOT GOING TO GO AGAINST THE GRAIN.
 7:32:06PM COMES DOWN SIDEWAYS FROM SANDY LANE.
 7:32:09PM I THINK IT RUNS AWAY FROM SANDY LANE.
 7:32:11PM OUR FRONT YARDS DO NOT GET FLOODED.
 7:32:13PM THE BACKYARDS DO.
 7:32:14PM SO THAT SHOULD TELL YOU THAT THE WATER IS COMING FROM SANDY
 7:32:18PM LANE ACROSS TOWARDS THE RAILROAD TRACKS.
 7:32:20PM SO THAT IS A LEGITIMATE CONCERN, AND HOPEFULLY THAT WILL BE

 7:32:23PM TAKEN CARE OF.
 7:32:23PM >>Anthony Gargano: ANYONE ELSE FROM THE PUBLIC?
 7:32:33PM >>Kristin Jeannin: SOMEBODY IS BEEPING.
 7:32:35PM IT'S DISTRACTING ME.
 7:32:36PM SOUNDS LIKE AN ARCADE OVER HERE.
 7:32:42PM >>Mary Gibbs: WE CAN ALL HEAR IT.
 7:32:48PM >>John Wojdak: AGAIN, JOHN WOJDAK.
 7:32:51PM I'M NOT ASKING TO KICK THE BUFFER THING ALL THE WAY DOWN THE
 7:32:55PM ROAD TO D.O. WHAT WE'RE REQUESTING IS WORK WITH THE
 7:33:00PM NEIGHBOR, RELAY THAT TO MARY AND HAVE AN AGREED MCP THAT
 7:33:06PM GOES TO COUNCIL THAT BECOMES PART OF THE ZONING.
 7:33:08PM IT WOULD BE LOCKED IN WITH THE ZONING AND JUST COORDINATED
 7:33:12PM BETWEEN NOW AND COUNCIL ON THAT BUFFER.
 7:33:16PM ON THE DRAINAGE, HAPPY TO -- I ALWAYS LIKE TO GET -- SURVEY
 7:33:25PM ONLY SHOWS ME SO MUCH.
 7:33:28PM WHICH DOESN'T REALLY SHOW A CULVERT DOWN THERE BY THE
 7:33:31PM RAILROAD TRACKS.
 7:33:32PM SO HAPPY TO MEET YOU ON-SITE AND WALK IT AND GET YOUR
 7:33:36PM HISTORY ON IT, BECAUSE IT'S HELPFUL FOR ME WHEN WE DO THE
 7:33:40PM DESIGN.
 7:33:40PM >>Barry Jones: WHAT BUFFER DO YOU HAVE AGAINST THAT ONE
 7:33:43PM HOUSE THAT HE WAS REQUESTING GO TO ONE STORY RIGHT NOW?
 7:33:48PM >>John Wojdak: THE SAME SEVEN AND A HALF FOOT ENHANCED A.
 7:33:52PM >>Barry Jones: FOUR --
 7:33:54PM >> FOUR PER HUNDRED AND A DOUBLE HEDGE.

 7:34:02PM >>Barry Jones: THE TREE HEIGHT AT TIME OF PLANTING ON THAT
 7:34:05PM SIDE WAS 10 OR 12?
 7:34:08PM >>John Wojdak: 10 TO 12 OR 12 TO 14.
 7:34:11PM >>Barry Jones: ENHANCE IS JUST REFERENCE THE NUMBER OF
 7:34:13PM BUSHES AND BUFFER.
 7:34:14PM >>John Wojdak: ENHANCE IS THE WIDTH AND THE SHRUBS.
 7:34:17PM >>Barry Jones: SHRUBS ARE GOING IN AT 36 INCHES OR
 7:34:20PM SOMETHING?
 7:34:20PM >>John Wojdak: I THINK 24 MAINTAINED AT 36.

7:34:24PM AGAIN, WE'RE HAPPY TO DISCUSS TALLER PLANTING, MAINTAINED
 7:34:28PM HEIGHT.
 7:34:30PM >>Barry Jones: IF WE WENT FORWARD WITH SOMETHING THAT
 7:34:32PM CONTAINED A CONDITION THAT THE BUFFERS ADJACENT TO THE
 7:34:36PM RESIDENTIAL PROPERTIES, THE DETAILS OF THOSE BUFFERS ARE TO
 7:34:41PM BE SETTLED BETWEEN NOW AND THE TIME OF THE VILLAGE
 7:34:48PM COMMISSION HEARING, WOULD YOU BE COMFORTABLE WITH THAT?
 7:34:52PM YOU ALL WILL HAVE TO WORK OUT AN AGREEMENT BETWEEN NOW AND
 7:34:55PM THEN AS TO WHAT YOU'RE GOING TO PLANT, HOW HIGH IT WILL BE
 7:34:59PM MAINTAINED.
 7:34:59PM >>John Wojdak: YEAH.
 7:35:00PM >>Barry Jones: IS STAFF COMFORTABLE THAT IF THEY WORK OUT
 7:35:03PM TERMS, THEY GIVE IT TO YOU AND WE'RE OKAY IF THEY ARE OKAY?
 7:35:09PM >>Mary Gibbs: YEAH.
 7:35:12PM >>Kristin Jeannin: WE'RE TALKING ABOUT ALL OF THE
 7:35:14PM RESIDENTIAL PROPERTIES?

 7:35:16PM >>John Wojdak: YEAH, WHERE WE ABUT THE NEIGHBORS, YEP.
 7:35:18PM >>Mary Gibbs: WELL, LET ME ASK, SO YOU'RE TALKING ABOUT ALL
 7:35:23PM THAT --
 7:35:24PM >>John Wojdak: NOT ALL THE TYPE A BECAUSE ON THE ONE SIDE WE
 7:35:27PM ABUT -- WELL, ON OUR VERY SOUTH END, WE ABUT ANOTHER RPD.
 7:35:35PM >>Mary Gibbs: I'M TALKING ABOUT THE LITTLE PIECE THAT HAS
 7:35:37PM LIKE FOUR -- ONE, TWO, THREE, FOUR HOUSES.
 7:35:40PM >>Barry Jones: THE NORTH-SOUTH PIECE AND THE EAST-WEST PIECE
 7:35:43PM AND THAT'S IT.
 7:35:50PM >> I WOULD STILL RELOCATE THE TWO-STORY HOUSE.
 7:35:57PM >>Barry Jones: THERE ARE OTHER WAYS TO MITIGATE THAT RATHER
 7:36:01PM THAN IMPOSE THAT MUCH OF A FINANCIAL PENALTY ON THE PROPERTY
 7:36:01PM OWNER.
 7:36:03PM I THINK THERE ARE WAYS TO MITIGATE THEIR CONCERN.
 7:36:07PM >>Kristin Jeannin: THEY DID SAY THEY ARE WILLING TO WORK
 7:36:09PM WITH TREES.
 7:36:15PM >>John Wojdak: HERE, AND THAT ONE.
 7:36:20PM >>Barry Jones: I THINK IT'S A GOOD DEVELOPMENT FOR THE
 7:36:23PM NEIGHBORHOOD, AND I THINK YOU'VE DONE A GOOD JOB FITTING IT
 7:36:25PM IN THERE.
 7:36:28PM SORRY.
 7:36:29PM CAN'T DO THAT YET.
 7:36:33PM >>Anthony Gargano: I'VE ALREADY CLOSED THE PUBLIC PORTION.
 7:36:35PM DO WE HAVE ANY OTHER COMMENTS OR QUESTIONS?
 7:36:39PM FROM MEMBERS OF THE BOARD?

 7:36:46PM >>Barry Jones: MAKE A RECOMMENDATION FOR APPROVAL, ENHANCED

7:36:49PM TYPE A BUFFERS THAT ABOUT THE RESIDENTIAL COMMUNITIES BE
 7:36:52PM NEGOTIATED BETWEEN THE APPLICANT AND THE ADJACENT PROPERTY
 7:36:56PM OWNERS PRIOR TO THE CITY OR THE VILLAGE COMMISSION HEARING.
 7:37:03PM AND THAT WAS REALLY THE ONLY CONDITION I HAD ON THIS.
 7:37:08PM DID I MISS ANYTHING?
 7:37:09PM >>Mary Gibbs: NO.
 7:37:10PM I THINK THE STANDARD CONDITIONS THAT WE HAVE IN THE
 7:37:13PM ATTACHMENT.
 7:37:15PM THE CONDITIONS WE TALKED ABOUT.
 7:37:16PM PLUS THIS ADDITIONAL --
 7:37:20PM >>Barry Jones: AND THE --
 7:37:22PM >>Anthony Gargano: CONDITIONS AND TWO VARIATIONS.
 7:37:24PM >>Barry Jones: AND THAT THE APPLICANT WORK WITH THE ADJACENT
 7:37:26PM PROPERTY OWNER TO RESOLVE THE OVERHEAD ELECTRICAL POWER FEED
 7:37:30PM CONCERN.
 7:37:31PM ALMOST LEFT THAT ONE OUT.
 7:37:33PM SORRY, JOE.
 7:37:37PM >>Michael Sheeley: SECOND.
 7:37:39PM >>Anthony Gargano: OKAY.
 7:37:39PM SO WE HAVE A MOTION AND IT'S BEEN SECONDED.
 7:37:47PM DO WE HAVE ANY COMMENTS ON THE MOTION?
 7:37:54PM >>Christopher Baker: JUST A CLARIFYING QUESTION BECAUSE
 7:37:56PM COUNCIL GOES ON BREAK SHORTLY.
 7:37:59PM >>Mary Gibbs: EXCUSE ME.

 7:38:01PM WE'LL FIGURE OUT THE TIMING AFTER WE TALK TO THE APPLICANT.
 7:38:04PM >>Christopher Baker: JUST ON THE FPL THING, THOUGH.
 7:38:06PM >>Mary Gibbs: I THINK WE GOT TO TALK ABOUT -- IS THAT DONE
 7:38:10PM AT TIME OF D.O., BEFORE D.O.?
 7:38:13PM >>Christopher Baker: THAT'S WHAT I WAS GOING TO ASK.
 7:38:14PM >>Barry Jones: APPLICANT WOULD HAVE TO MAKE A COMMITMENT
 7:38:17PM THAT THEY WERE GOING TO PROVIDE UNDERGROUND SERVICE AT A
 7:38:19PM MINIMUM TO THE EXISTING POLE ALONG THE PROPERTY I THINK IS A
 7:38:23PM WAY TO PHRASE IT AND QUALIFY IT TO WHERE JOE IS PROTECTED
 7:38:28PM AND THEY HAVE FLEXIBILITY AS TO WHAT THEY WANT TO DO, SET A
 7:38:32PM MINIMUM GOING TO THE EXISTING POLE.
 7:38:34PM ARE YOU GOOD WITH THAT?
 7:38:37PM >>John Wojdak: I DON'T KNOW IF I CAN COMMIT TO THAT BECAUSE
 7:38:39PM I'M COMMITTING SOMETHING FOR FPL WHO IS THE SERVICE
 7:38:42PM PROVIDER.
 7:38:43PM HAPPY TO WORK WITH THEM, INCLUDE THEM IN THE CONVERSATION,
 7:38:47PM BUT I CAN'T -- I HAVE TO PUT OUR ELECTRIC UNDERGROUND
 7:38:52PM BECAUSE IT'S IN THE LDC.
 7:38:53PM >>Barry Jones: [INAUDIBLE]

7:38:55PM >>John Wojdak: YEAH.
 7:38:56PM >>Barry Jones: YOU'LL HAVE A TRANSFORMER SOMEWHERE ALONG
 7:38:58PM THAT ROAD.
 7:38:59PM >>John Wojdak: WE WOULD.
 7:39:00PM >>Barry Jones: DESIGNED ENOUGH OF THE SYSTEMS, IS THERE A
 7:39:03PM REASON WHY YOU COULDN'T EXTEND AN ELECTRIC DROP TO THAT LOT?

 7:39:09PM >>John Wojdak: BECAUSE IT'S NOT OURS.
 7:39:11PM >>Barry Jones: NOT YOUR LOT.
 7:39:13PM >>John Wojdak: NO, THE ELECTRIC LINES ARE NOT OURS.
 7:39:16PM THEY ARE FPL.
 7:39:17PM >>Barry Jones: FPL IS REQUIRED AS A FRANCHISE PROVIDER TO
 7:39:20PM PROVIDE SERVICE TO THAT LOT.
 7:39:22PM >>John Wojdak: THEY ARE.
 7:39:23PM >>Barry Jones: WILL YOU GIVE THEM AN EASEMENT FROM YOUR
 7:39:26PM TRANSFORMER TO THE EXISTING PROPERTY LINE PROVIDED THAT HE
 7:39:29PM GIVES THEM AN EASEMENT TO THE FAULT.
 7:39:30PM >>John Wojdak: BE HAPPY TO GIVE THEM AN EASEMENT.
 7:39:33PM I CAN'T GUARANTEE HOW FPL IS GOING TO SERVE THE PROPERTY.
 7:39:37PM >>Barry Jones: PAY FOR THE UPCHARGE FOR THE UNDERGROUND TO
 7:39:41PM GET TO THE POLE?
 7:39:42PM THAT IS MY QUESTION WHETHER FPL WOULD DO IT.
 7:39:45PM NONE OF US CAN GUARANTEE IT.
 7:39:47PM YOU CAN MAKE A REPRESENTATION THAT YOU'RE WILLING TO PROVIDE
 7:39:49PM THE EASEMENTS AND THE FINANCIAL SUPPORT TO GET THE
 7:39:53PM UNDERGROUND POWER TO THE POLE.
 7:39:55PM AND THEN FPL REFUSES TO DO THAT, THEN YOU HAVE NO FURTHER
 7:40:01PM COMMITMENT.
 7:40:04PM >>John Wojdak: I THINK YOU'RE ASKING ME TO PAY TO PROVIDE
 7:40:06PM ELECTRIC SERVICE ON SOMEONE ELSE'S PROPERTY.
 7:40:10PM >> NOT SERVICE.
 7:40:10PM >>Barry Jones: TO PROVIDE THE DROP FROM THE TRANSFORMER TO

 7:40:14PM THAT POLE THAT HE HAS IN EXCHANGE FOR NOT TRYING TO ENFORCE
 7:40:20PM THE PRESCRIPTIVE EASEMENT OVER THE LINE THAT RUNS ACROSS
 7:40:23PM YOUR PROPERTY NOW, NOT THAT'S WHAT HE WOULD DO BUT SOMEBODY
 7:40:27PM COULD DO THAT.
 7:40:28PM IT'S NOT A BIG ASK COST-WISE.
 7:40:34PM PROBABLY WHAT, TWO GRAND.
 7:40:35PM >>John Wojdak: WE'RE GOOD.
 7:40:38PM >>Barry Jones: WE WORKED OUT A COMPROMISE WHERE EVERYBODY IS
 7:40:40PM OKAY?
 7:40:40PM ARE WE COMFORTABLE?
 7:40:42PM OKAY.

7:40:43PM GOOD?
 7:40:44PM THANK YOU.
 7:40:47PM APPRECIATE THAT.
 7:40:53PM >>Anthony Gargano: WE NEED TO WORD THAT EMBODY THAT.
 7:40:56PM >>Barry Jones: THE APPLICANT WILL AGREE TO PROVIDE THE
 7:41:00PM EASEMENTS AND FUNDING TO PROVIDE THE UNDERGROUND POWER
 7:41:04PM SERVICE TO THE EXISTING POWER POLE PROVIDED THAT FPL IS
 7:41:10PM WILLING TO PROVIDE THAT SERVICE.
 7:41:16PM >> PROVIDED, PROVIDED.
 7:41:18PM OKAY.
 7:41:18PM ARE WE GOOD?
 7:41:19PM >>Barry Jones: THAT'S ALL WE CAN DO.
 7:41:21PM CAN'T TELL FPL TO DO SOMETHING.
 7:41:23PM CAN'T FORCE THEM.

 7:41:24PM WE CAN PROVIDE THEM A MEANS AND A MECHANISM AND A FUNDING TO
 7:41:27PM DO IT.
 7:41:27PM THAT'S WHAT WE DID.
 7:41:28PM I THINK.
 7:41:35PM >>Anthony Gargano: WE HAVE A MOTION.
 7:41:37PM IT'S BEEN SECONDED.
 7:41:38PM I'M GOING TO ASK TAMMY FOR A ROLL CALL VOTE.
 7:41:45PM >>Kristin Jeannin: YES.
 7:41:47PM >>Barry Jones: YES.
 7:41:49PM >>Al Paivandy: YES.
 7:41:51PM >>Michael Sheeley: YES.
 7:41:52PM >>James Tatooles: YES.
 7:41:55PM >>Dan Williams: YES.
 7:41:56PM >>Anthony Gargano: YES.
 7:41:57PM THANK YOU.
 7:42:37PM >>Tammy Duran: THEY ARE GOING TO RUN THE PowerPoint FROM
 7:42:39PM THERE, BUT IT WILL BE ON YOUR SCREEN.
 7:42:55PM >>Christopher Baker: THANK YOU, MR. CHAIRMAN.
 7:42:57PM BOARD, APPRECIATE IT.
 7:42:59PM THIS IS A WORKSHOP ITEM, JUST TO INTRODUCE YOU.
 7:43:01PM IF YOU REMEMBER A COUPLE -- LAST MONTH OR THE MONTH PRIOR,
 7:43:06PM DISCOUNT TIRE AND CAME AND DID A PRELIMINARY PRESENTATION TO
 7:43:09PM YOU ON THEIR BUILDING AND SO FORTH.
 7:43:11PM AT THAT POINT IN TIME, YOU PROVIDED SOME FEEDBACK.
 7:43:14PM THIS IS ANOTHER WORKSHOP ITEM.

 7:43:15PM WE'VE BEEN WORKING WITH DISCOUNT TIRE AND THEIR D.O.
 7:43:19PM PROCESS.
 7:43:19PM BEFORE IT COMES BACK, THEY WANTED TO GET SOME FEEDBACK FROM

7:43:22PM YOU.
 7:43:23PM JUST TO REFRESH YOU WHERE THIS PROPERTY IS, IT'S IN
 7:43:28PM CORKSCREW COMMONS, WHICH IS ON THE NORTH SIDE OF CORKSCREW
 7:43:31PM ROAD OVER BY MR. TEQUILA AND ALL THAT RIGHT OVER THERE BY
 7:43:36PM THE HOTELS AND SO FORTH.
 7:43:38PM JUST ON THE WEST SIDE OF THE INTERSTATE.
 7:43:40PM DISCOUNT TIRE IS PROPOSING ABOUT A 7,000-SQUARE-FOOT TIRE
 7:43:46PM FACILITY, COMMERCIAL FACILITY, WHERE YOU WOULD DRIVE IN AND
 7:43:49PM GET NEW TIRES AND SO FORTH AND THEY HAVE MORE SPECIFICS IF
 7:43:52PM YOU WANT TO GET INTO THE ACTUAL USE.
 7:43:54PM IT IS ON ABOUT A ONE ACRE SITE.
 7:43:57PM AND WE'VE BEEN WORKING WITH THEM THROUGH THE D.O. PROCESS.
 7:44:00PM THIS IS AN IMPORTANT STEP BECAUSE WE WANT TO BRING FORTH
 7:44:03PM SOMETHING THAT YOU ALL ARE VERY PLEASED WITH FROM AN
 7:44:06PM ARCHITECTURAL STANDPOINT.
 7:44:07PM THEY ARE ACHIEVING -- THEY ARE WORKING TOWARD ACHIEVING A
 7:44:11PM MEDITERRANEAN REVIVAL STYLE.
 7:44:13PM THAT'S WHAT THEY ARE WANTING TO IMPLEMENT.
 7:44:14PM AND THEY ARE ALL REMOTE.
 7:44:16PM SO THEY ARE GOING TO CONTROL THE PRESENTATION FROM THEIR
 7:44:19PM END.
 7:44:19PM UNLESS YOU HAVE ANY OTHER QUESTIONS FOR ME, MR. CHAIRMAN, I

 7:44:22PM WILL JUST TURN IT OVER TO MARSHAY.
 7:44:27PM HOPE I PRONOUNCED HER NAME CORRECTLY.
 7:44:30PM >>Anthony Gargano: OKAY.
 7:44:31PM IT'S ALL YOURS.
 7:44:32PM >> HI.
 7:44:33PM GOOD EVENING, EVERYONE.
 7:44:34PM THANK YOU FOR TAKING THE TIME TO HEAR OUR PRESENTATION AND
 7:44:38PM SEE OUR UPDATED DESIGN.
 7:44:40PM AS CHRISTOPHER TOUCHED ON, WE HAD SOME FEEDBACK.
 7:44:44PM MY NAME IS MARSHAY RYAN, I'M A DESIGNER AT VL COMPANY.
 7:44:51PM HERE IN ATTENDANCE WITH MY OTHER DESIGN TEAM MEMBER, ERIC
 7:44:55PM SINGLETON.
 7:44:55PM SOME OF THE FEEDBACK THAT WAS RECEIVED AND WE WERE MADE
 7:44:59PM AWARE OF, WE NEEDED TO ADD A LITTLE BIT MORE VARIETY OF
 7:45:05PM MATERIALS AND CONTRAST TO OUR BUILDING, ADDING SOME DEPTH.
 7:45:08PM WE ALSO NEEDED TO UPDATE OUR COLOR SCHEME SO THERE IS A
 7:45:13PM LITTLE BIT LESS GRAYS AND WHITES.
 7:45:15PM AND WITH THE MEDITERRANEAN REVIVAL STYLE THAT WE'RE
 7:45:18PM PROPOSING, OUR BUILDING NEEDS TO REFLECT.
 7:45:23PM AFTER VARIOUS CONVERSATIONS WITH OUR CLIENT JUST TO MAKE
 7:45:25PM SURE WE'RE STAYING WITHIN THE PROTOTYPICAL REQUIREMENTS AND

7:45:30PM AFTER GREAT CONVERSATIONS AND DISCUSSIONS WITH CHRISTOPHER
 7:45:32PM AND MARY, WE'VE UPDATED OUR DESIGN IN THE HOPES THAT WE MEET
 7:45:36PM ALL THE FEEDBACK AND COMMENTS AS MUCH AS WE COULD AS WELL AS
 7:45:41PM MAKING SURE THIS BUILDING IS A GREAT ADDITION TO THE VILLAGE

 7:45:45PM OF ESTERO.
 7:45:45PM SHARE MY SCREEN.
 7:45:56PM THIS IS A RENDERING OF OUR PROPOSED MAIN ENTRANCE.
 7:46:02PM AS YOU CAN SEE, THE COLOR SCHEME HAS BEEN UPDATED TO SHOW A
 7:46:05PM LITTLE MORE EARTHY TONE.
 7:46:08PM WE ALSO BELIEVE THAT THE MAIN ENTRANCE OF ANY BUILDING
 7:46:11PM SHOULD BE THE PRIMARY FOCAL POINT, ESPECIALLY FOR THIS
 7:46:15PM LOCATION SINCE DRIVING DOWN THIS ROAD YOU'LL SEE THIS AS
 7:46:19PM WELL AS WHEN YOU COME INTO THE PARKING LOT AND ULTIMATELY
 7:46:21PM ENTER THE BUILDING, THIS WILL BE THE FIRST THING THAT YOUR
 7:46:24PM EYE IS DRAWN TO.
 7:46:25PM WE REALLY WANTED TO MAKE SURE WE ACCENTUATE THAT AND PUT ALL
 7:46:31PM THE BELLS AND WHISTLE THAT WE COULD --
 7:46:55PM [FEEDBACK]
 7:47:11PM I'LL CONTINUE.
 7:47:12PM THE PRIMARY ENTRANCE BEING THE FOCAL POINT.
 7:47:16PM SO WE PUT ALL THE BELLS AND WHISTLE THAT WE COULD ON THIS TO
 7:47:20PM REALLY MAKE THAT CAPTURE THE EYE.
 7:47:23PM SO TO BEGIN AT THE TOP PARAPET LINE, WE ADDED -- ALONG WITH
 7:47:29PM CORBELS -- START BRINGING THAT MEDITERRANEAN REVIVAL STYLE
 7:47:36PM AS WELL AS ADDING THIS NICHHA PANEL.
 7:47:38PM IT IS A FIBER CEMENT PANEL THAT HAS A WOOD LOOK TO IT, SO
 7:47:42PM THAT STARTS BRINGING THAT VARIETY OF MATERIALS AS WELL AS
 7:47:46PM BRINGING OUT THE SIGNAGE AND MAKING THAT A FOCAL POINT.
 7:47:50PM WE ALSO HAVE ADDED THE STONE, AND WITH A TRIM PIECE THAT

 7:47:56PM WILL PROVIDE A SMOOTH TRANSITION BETWEEN THE NICHHA PANEL
 7:48:02PM AND THE STONE AND CONTINUE TO BRING THAT COLOR SCHEME
 7:48:04PM TOGETHER.
 7:48:05PM WE'VE ADDED THESE STANDING SEAM METAL ROOFS ALONG WITH THE
 7:48:10PM RED TONE TO CONTINUE TO BRING THE MEDITERRANEAN REVIVAL
 7:48:13PM STYLE AND TO PROVIDE PROTECTION FROM ALL THE WEATHERING
 7:48:19PM ELEMENTS THAT YOU'LL EXPERIENCE ENTERING AND EXITING THE
 7:48:22PM BUILDING.
 7:48:22PM THEN WE ADDED THE PIERS, PILASTERS, COLUMNS, HOWEVER YOU
 7:48:26PM WANT TO CALL THEM, TO ADD DEPTH TO THE BUILDING BY
 7:48:29PM PROTRUDING THEM FROM THE MAIN WALLS OF THE BUILDING.
 7:48:32PM AND THEN AT THE BASE OF THE BUILDING, WRAPPING THE ENTIRE
 7:48:36PM FACADE OF EACH AREA.

7:48:40PM WE CONTINUE TO BRING THE STONE IN AND TO BRING A BASE TO THE
 7:48:43PM BUILDING ITSELF.
 7:48:44PM AS YOU CONTINUE DOWN THE FACADE, YOU'LL SEE THAT THERE ARE
 7:48:49PM GARAGE DOORS.
 7:48:50PM THE GARAGE DOORS FOR DISCOUNT TIRE, THEY WILL REMAIN OPEN
 7:48:54PM FOR THE MAJORITY OF THE DOOR.
 7:48:55PM THEIR CLOSING HOURS ARE AROUND 8 P.M.
 7:48:58PM SO WITH THAT BEING SAID, THEY WILL BE OPEN AND YOU'LL GET TO
 7:49:02PM SEE THE FUNCTIONALITY OF THIS BUILDING THAT EMPLOYEES
 7:49:05PM WORKING ON THE CARS, THE CUSTOMERS COMING IN AND OUT.
 7:49:09PM INSTEAD OF SEEING MATERIALS, YOU'LL SEE LIVE ACTION
 7:49:12PM MATERIALS IN A SENSE.

7:49:12PM SO THAT WOULD CONTINUE TO ADD SOME DEPTH AS WELL.
 7:49:15PM YOU WON'T PROBABLY SEE AS MUCH OF THE TIRE STORAGE WHICH IS
 7:49:20PM GREAT FOR YOUR EYE, BUT YOU'LL SEE WHAT THE EMPLOYEES ARE
 7:49:23PM DOING AND WORKING ON.
 7:49:24PM AT THIS CORNER PIECE, WHICH I'LL CONTINUE TO TOUCH ON THE
 7:49:28PM NEXT SLIDE IS A TOWER ELEMENT.
 7:49:30PM WHAT YOU'LL SEE FROM THE CORKSCREW COMMONS DRIVE, WHICH
 7:49:32PM WON'T BE THE PRIMARY FOCAL POINT LIKE THE ENTRANCE, BUT IT
 7:49:36PM DOES NEED TO BE A FOCAL POINT SINCE THIS IS ANOTHER MAIN
 7:49:39PM ROAD THAT IS IN THIS LOCATION.
 7:49:40PM SO IN OUR ELEVATIONS, AS YOU SEE, YOU'LL SEE THIS TOWER ON
 7:49:46PM THE NORTH ELEVATION WHICH FACES CORKSCREW COMMONS DRIVE, AND
 7:49:49PM YOU'LL SEE IT IN THE EAST ELEVATION.
 7:49:51PM AND UNFORTUNATELY FOR ONE OF THE COMMENTS, IT WAS TO ADD
 7:49:55PM WINDOWS TO THIS, BUT WE DON'T THINK THAT WILL BE BEST SUITED
 7:49:59PM FOR OUR PURPOSES FOR THE VISUAL EYE BECAUSE THIS IS THE BACK
 7:50:04PM OF HOUSE SPACE.
 7:50:05PM SO WITH THAT, WE'LL HAVE TIRE STORAGE, MAINTENANCE FOR THE
 7:50:10PM BUILDING.
 7:50:10PM WE DON'T THINK THAT IS ANYTHING THAT ANYBODY PUBLICLY WILL
 7:50:13PM WANT TO SEE.
 7:50:14PM SO WE REALLY TRY TO DRAW THE ATTENTION TO THIS TOWER
 7:50:17PM ELEMENT.
 7:50:18PM WE ADD THE SPANISH TILE ROOF TO BRING THE MEDITERRANEAN
 7:50:21PM REVIVAL STYLE, ALONG WITH A DEEP CORNICE.

7:50:25PM AGAIN, SLIGHTLY DIFFERENT FROM THE ENTRANCE BUT STILL --
 7:50:30PM ALONG WITH THE CORBELS TO BRING THE CONNECTION FROM THE
 7:50:32PM ENTRANCE INTO THIS ELEMENT.
 7:50:33PM AND THEN THERE ARE ARCHES ON THIS TOWER PIECE THAT SET BACK
 7:50:39PM FROM THE COLUMNS BUT ALSO PROTRUDE FROM THE MAIN WALL SO

7:50:43PM THAT ADDS A LOT OF DEPTH TO THE TOWER ELEMENT, SO THERE WILL
 7:50:46PM BE A LOT OF SHADOWS AND CONTINUING TO MAKE THIS A SECONDARY
 7:50:50PM FOCAL POINT.
 7:50:50PM AS YOU SEE, WE ALSO HAD THE STANDING SEAM METAL ROOFS, FOR
 7:50:56PM THE WEATHER PROTECTION AND CONTINUE THAT CONCEPT OF THE
 7:51:00PM STANDING SEAM METAL ROOFS FROM THE ENTRANCES.
 7:51:02PM THEN ON THE WEST ELEVATION, THIS IS NOT A MAIN ELEVATION,
 7:51:06PM BUT IT IS SOMETHING THAT YOU DO SEE FROM THE BUILDINGS
 7:51:09PM ACROSS THE STREET AS WELL AS FROM THE ROAD COMING, PASSING
 7:51:13PM THIS WAY.
 7:51:13PM SO WE ADDED THE SAME COLUMNS AND NICHIA PANEL FROM THE
 7:51:18PM ENTRANCE JUST TO GIVE SOMETHING A LITTLE FLAIR TO THE
 7:51:21PM BUILDING AND MORE VISUAL ELEMENTS.
 7:51:23PM WE ALSO THE CORBELS AGAIN AND THE CORNICE.
 7:51:28PM AS WE GO INTO THE RENDERINGS, YOU'LL SEE EVERYTHING IN 3D
 7:51:31PM AND MORE REALISTIC VIEW TO SHOW THE DEPTH AND HOW EACH
 7:51:35PM FACADE WORKS AND COORDINATES WITH EACH OTHER SO WE HAVE ONE
 7:51:38PM CONGRUENT BUILDING.
 7:51:39PM SO IN CONCLUSION, ULTIMATELY, WE ADDED A LOT OF DIFFERENT
 7:51:44PM ELEMENTS AND UPDATED DIFFERENT THINGS AND THE COLOR SCHEME

 7:51:48PM SO THAT WE COULD ADDRESS YOUR FEEDBACK THE BEST WAY THAT WE
 7:51:52PM SAW FIT FOR THIS DESIGN, AND ULTIMATELY WE HOPE THIS WILL BE
 7:51:56PM NOTHING SHORT OF A GREAT ADDITION TO WHAT THE VILLAGE LOOKS
 7:51:59PM FOR IN THEIR BUILDINGS TO HAVE AND FOR THIS COMMUNITY TO
 7:52:02PM EXPERIENCE.
 7:52:03PM ONCE AGAIN, THANK YOU FOR YOUR TIME AND FOR LISTENING.
 7:52:06PM I KNOW IT'S LATE.
 7:52:08PM SO IF THERE ARE ANY QUESTIONS, PLEASE FEEL FREE TO ASK.
 7:52:12PM >>Anthony Gargano: THIS IS A HUGE IMPROVEMENT FROM WHAT I
 7:52:14PM RECALL FROM THE FIRST TIME.
 7:52:16PM HUGE IMPROVEMENT.
 7:52:16PM >>Barry Jones: CAN YOU SHOW ME THE BUILDING ORIENTATION ON
 7:52:19PM THE SITE?
 7:52:19PM DO YOU HAVE A SITE PLAN?
 7:52:21PM IS THERE A BUILDING SITE PLAN?
 7:52:31PM IS THERE A BUILDING SITE PLAN AVAILABLE?
 7:52:37PM >> DO YOU HAVE A SITE PLAN AVAILABLE FOR THE PROJECT OR JUST
 7:52:39PM THESE DRAWINGS?
 7:52:40PM CAN YOU HEAR US?
 7:52:51PM >> ARE YOU ABLE TO HEAR ANYTHING?
 7:52:53PM I'M NOT.
 7:52:54PM >> I'M NOT EITHER.
 7:52:57PM >>Nancy Stroud: WE SHOULD BE ABLE TO HEAR IT.

7:53:00PM >>Michael Sheeley: CAN YOU HEAR US NOW?
 7:53:02PM >>Nancy Stroud: NOW I'M AFRAID TO TURN MY PHONE ON.

 7:53:05PM >> I'LL MUTE MYSELF.
 7:53:10PM >>Barry Jones: CAN YOU HEAR US NOW?
 7:53:12PM >> YES, WE CAN HEAR YOU NOW.
 7:53:16PM >>Barry Jones: DO YOU HAVE A PICTURE OF THE SITE PLAN, THE
 7:53:18PM LOCAL ROADS THAT WILL SHOW ME WHERE THE DOORS ARE FACING THE
 7:53:21PM ROADS OR NOT?
 7:53:22PM I STILL CAN'T TELL WHERE THE ROAD IS.
 7:53:33PM >> IF YOU COULD REPEAT THE FIRST PART.
 7:53:36PM I COULDN'T HEAR IT THAT WELL.
 7:53:37PM >>Barry Jones: WHERE IS THE SITE PLAN?
 7:53:40PM >> I'LL GIVE YOU THE ORIENTATION SINCE WE'RE HAVING
 7:53:43PM DIFFICULTY HEARING.
 7:53:45PM SO THE CORKSCREW COMMONS SIDE IS, IF YOU CAN SEE THE CURSOR
 7:53:52PM MOVING, THIS END OF THE BUILDING RIGHT IN HERE, THE THREE
 7:53:57PM CANTILEVERED AWNINGS FACES CORKSCREW COMMONS.
 7:54:00PM CORKSCREW ROAD IS THE OPPOSITE SIDE ON THE OTHER SIDE.
 7:54:05PM SO THIS FACES NORTH.
 7:54:07PM THIS FACES -- THIS ELEVATION FACES WEST.
 7:54:13PM AND I DON'T HAVE CONTROL OF THE PRESENTATION.
 7:54:17PM >>Barry Jones: MAIN DOORS DON'T FACE CORKSCREW ROAD.
 7:54:20PM >> NOT THE ROLL-UP DOORS.
 7:54:21PM THE PEDESTRIAN AND THE CUSTOMER DOORS, THE COUNTER, THAT
 7:54:25PM FACES CORKSCREW ROAD.
 7:54:26PM >>Barry Jones: MY CONCERN -- [INAUDIBLE]
 7:54:29PM >> THEY DO NOT.

 7:54:31PM >>Michael Sheeley: CAN YOU HEAR ME?
 7:54:33PM >> YES, I CAN HEAR YOU.
 7:54:35PM >>Michael Sheeley: FIRST.
 7:54:36PM I WANT TO THANK YOU.
 7:54:37PM YOU LISTENED AT OUR LAST MEETING AND IT'S COME A LONG WAY.
 7:54:40PM I HAVE A COUPLE OF COMMENTS.
 7:54:41PM WHEN YOU COME IN FOR DEVELOPMENT ORDER, MAKE SURE YOU HAVE
 7:54:43PM SOME PAINT CHIPS BECAUSE THESE COLORS NEVER APPEAR RIGHT IN
 7:54:46PM THE PRESENTATION.
 7:54:48PM SECONDLY, IT APPEARS THAT MOST OF YOUR BODY COLOR IS THIS
 7:54:53PM WHITE HAZEL.
 7:54:54PM WE DON'T LIKE BUILDINGS THAT ARE PREDOMINANTLY WHITE OR
 7:54:59PM GRAY.
 7:54:59PM IT DOESN'T LOOK WHITE IN THESE RENDERINGS, BUT ACCORDING TO
 7:55:02PM YOUR FINISHED LEGEND, IT LOOKS LIKE MOST OF IT IS THE WHITE.

7:55:06PM I WOULD ENCOURAGE YOU TO LOOK AT SOME MORE COLOR
 7:55:13PM DIFFERENTIATION IN THE BUILDING.
 7:55:14PM ALSO, I LIKE YOUR NICHHA PANELS WITH THE WOOD LOOK.
 7:55:19PM I WOULD COMMENT AS AN ARCHITECT HAVING THE STONE HANGING UP
 7:55:23PM THERE ABOVE THE WINDOWS, IT DOESN'T SEEM RATIONAL TO ME.
 7:55:28PM THAT IS A HEAVY ELEMENT AND SHOULD BE TOWARDS THE GROUND IN
 7:55:31PM MY OPINION.
 7:55:32PM I THINK YOU WOULD BE BETTER SUITED IF YOU HAD HIGHER STONE
 7:55:34PM ON THE COLUMNS AND HAD THE UPPER PANEL ENTIRELY THE NICHHA
 7:55:40PM PANEL, THE WOOD LOOK.

 7:55:42PM TO ME, IT IS A LITTLE OUT OF PLACE.
 7:55:47PM >> DEFINITELY WRITE THAT DOWN AND DISCUSS AMONG THE TEAM.
 7:55:50PM >>Michael Sheeley: I THINK YOU NEED MINOR ADJUSTMENTS TO
 7:55:54PM MAKE IT WORK.
 7:55:54PM THOSE ARE MY COMMENTS.
 7:55:56PM >>Barry Jones: [INAUDIBLE]
 7:56:03PM >>Tammy Duran: YOUR MIKE IS OFF.
 7:56:05PM >>Barry Jones: DO YOU THINK THE CANOPIES OVER THE WINDOWS
 7:56:07PM WORK?
 7:56:10PM >>Michael Sheeley: THERE ARE BIG CANOPIES ON THE STOREFRONT
 7:56:12PM AND SMALL CANOPIES AT THE DOORS.
 7:56:15PM THOSE ARE FINE IN MY OPINION.
 7:56:18PM WE DON'T SEE A STOREFRONT COLOR ON HERE EITHER, SO MAKE SURE
 7:56:22PM THAT IS HIGHLIGHTED NEXT TIME.
 7:56:24PM >> OKAY.
 7:56:27PM >>Michael Sheeley: THANK YOU.
 7:56:28PM >> THANK YOU.
 7:56:29PM THANK YOU FOR YOUR COMMENTS AND YOUR FEEDBACK.
 7:56:37PM >>Kristin Jeannin: ARE YOU GOING TO HAVE ANY TALLER
 7:56:40PM LANDSCAPING ALONG THE BUILDING AT ALL?
 7:56:44PM >> I'M NOT PART OF OUR CIVIL TEAM.
 7:56:47PM THESE ARE THE PLANTINGS THEY GAVE US.
 7:56:50PM I'LL DISCUSS WITH THEM AND GET BACK WITH YOU GUYS ABOUT THE
 7:56:53PM PLANTINGS.
 7:57:01PM >>Anthony Gargano: OKAY.

 7:57:02PM ANYTHING ELSE?
 7:57:02PM WELL, WE THANK YOU FOR THE WORK THAT YOU'VE DONE SINCE THE
 7:57:10PM LAST TIME.
 7:57:12PM YOU MAY NOT HAVE HEARD MY COMMENT INITIALLY, BUT I THOUGHT
 7:57:16PM IT WAS A HUGE, HUGE IMPROVEMENT OVER WHAT WAS INITIALLY
 7:57:19PM PRESENTED.
 7:57:22PM >> THANK YOU SO MUCH.

7:57:23PM [VIDEO STOPPED]

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
April 8, 2025 4:30 p.m.**

- 1. CALL TO ORDER:** 4:32 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Board Members James Tatooles, Jim Wallace, Barry Jones, (arrived 4:49 pm), Dan Williams, and Vice Chairman Michael Sheeley. Absent Board Members Al Paivandy, Kristen Jeannin, and Chairman Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Associate Planner Aymee Chavez, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of March 11, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETINGS

- (a) Estero Storage at Arcos Avenue – Development Order DOS2025-E003 (District 4)
10251 Arcos Avenue located on a ± 7-acre vacant site east of the Estero Medical Center, off Arcos Avenue in the Plaza Del Sol Commercial Planned Development (CPD).

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, PE, RESPEC

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Jones, and Vice Chairman Sheeley

- (b) Grandezza Pickleball – Limited Development Order (District 5) (Pending Application)
Located at The Club at Grandezza 11481 Grande Oaks Boulevard, southeast corner of parking lot.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Desi Howe, Regional Vice President with Heritage Golf Group

Adam Davie, PE, Civil Engineer / President Golf Coast Design Pros

Ville Jansson, Heritage Golf Group

Board Questions or Comments

Wallace, Jones, Willams, and Vice Chairman Sheeley.

Public Comment

In-Person

Mark Paz, Grandezza

Mike Schrimmel, Grandezza

Ed Newbie, Grandezza

Tom DePonyo, Grandezza

Basil McRae, Grandezza

Michael Dunn, Grandezza

Alice Farling, Grandezza

Mary Kaufman, Grandezza

eComments

Roger Harper, Grandezza
Bob Young, Grandezza
David Lipschultz, Grandezza
Geri Ellerbusch, Grandezza
Michael Crawford, Grandezza
Kimberly Roberts, Grandezza
Michael Kramer, Grandezza
Gerry Speranza, Grandezza
Donna Speranza, Grandezza
Chris Doyle, Grandezza
Orlando Sorrento, Grandezza
Tia Doyle, Grandezza
Ronald King, Grandezza
Dominick Mangiardi, Grandezza
Basil MaRae, Grandezza
Brenda Coutinho, Grandezza
Laurence Jacks, Grandezza
Dennis Field, Grandezza
Michael Kramer, Grandezza
Phil Duryea, Grandezza
Dawne Hilliatd, Grandezza
Janet Pepler, Grandezza
Ross Deebank, Grandezza
Betty Benson, Grandezza
Glenden Bakke, Grandezza
Phil McManus, Grandezza
James Doepke, Grandezza
Lee Dimler, Grandezza

Meeting recessed at 5:55 pm and Reconvened at 5:59 PM

7. PUBLIC HEARING (Quasi-Judicial)

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

- (a) Via Coconut – Development Order Amendment (DOS2022-E007) (District 4)
8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351
Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via
Coconut Point Road.

No ex parte communication or conflicts of interest were noted.

Board Member Jones stated he was contacted by the project engineer to see if he had questions because Charlie Krebs said he would not be here. He did not respond to the email.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Presentation/Information by

Tyler Lamkey, Riverside Investment & Development
Matthew Allen, MHK Architecture
Christian Andrea, Architectural Land Design

Public Comment

None.

Board Questions or Comments

Board Members Jones, Wallace, Tatooles, and Vice Chairman Sheeley.

Motion: Motion to approve Development Order Amendment with the stipulations provided by staff.

Motion by: Board Member Jones

Seconded by: Board Member Williams

Action: Approved Development Order Amendment with the stipulations provided by staff.

Vote:

Aye: Board Members Wallace, Jones, Tatooles, Williams, and Vice Chairman Sheeley.

Nay:

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – May 13, 2025

Board Questions or Comments

Board Members Jones, Wallace, Tatooles, and Vice Chairman Sheeley.

10. ADJOURNMENT: 6:37 pm.

Tammy Duran
Deputy Village Clerk



APPLICATION FOR A MINOR CHANGE TO DEVELOPMENT ORDER IN THE VILLAGE OF ESTERO

Project Name: Marketplace at Coconut Point

Development Order #: DOS2022-E001 **Minor Change #** 3

STRAP #: 044725E23001C0000

Applicant Name: DKC Marketplace at Coconut Point, LLC

Company Name: DKC Marketplace at Coconut Point, LLC

Contact Person: Jeff Williams

Street Address: 431 Fairway Drive, Suite 201

City, State, ZIP: Deerfield Beach, FL 33441

Phone Number: 772-631-4400 **Email:** jwilliams@konoversouth.com

Specific changes covered by this Application. Indicate plan sheet(s) and change(s).

NOTE: The application must itemize and describe the changes. Phrases such as “see plan” are unacceptable. If the scope of the project is proposed to be changed, the previously approved parameters and the proposed parameters must be listed. If this is a resubmittal for a previously denied Minor Change, it must be so noted. Use additional sheets if needed. [DPM 2-223(b)]

Minor Change #3 consists of a requested changes to the exterior colors building 22,800 Via Villagio.

The approved D.O. elevations on this building have five colors; this change removes one color (Persimmon) and adds another (Olive Branch Green) as an accent. The locations of the other four colors are slightly adjusted on this building. The change also swaps the locations of Peach and Persimmon on building 22780 Via Villagio for better balance, but does not add or remove colors. There are no changes to building 22790 Via Villagio.

The NVA has approved these color changes and their approval letter is included.

[CONTINUED ON NEXT PAGE]

Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928 Phone: 239.221.5035 Fax: 239.494.5343 www.Estero-fl.gov

Updated: 10/29/2021

Page 1 of 2

I, Jeff Williams, EVP certify that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

[Signature]
Signature of Owner or Owner-Authorized Agent
Jeff Williams, EVP
Type or Printed Name

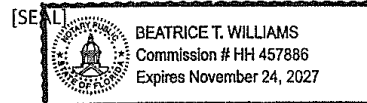
4.28.25
Date

STATE OF FLORIDA
COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2025, by Jeffrey Williams.
[Person Making Statement]

[Signature]
Signature of Notary Public

Print, Type or Stamp Commissioned Name
of Notary Public



Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- ☐ Application and supporting documentation [DPM 2-223]
- ☐ Revised site plan, with all changes highlighted [DPM 2-233(b); DPM 2-223(c)]
- ☐ Submittal fee [DPM 2-222; DPM 2-223(d)]



Marketplace at Coconut Point

Color change for Piccolo Buco by Coopers Hawk
Jeff Williams, EVP Konover South





Attendees

DKC Marketplace at Coconut Point, LLC (Konover South)

Piccolo Buco

Joe McHarris Planning and Design

North Village Association



Piccolo Buco by Coopers Hawk

- Expanding Nationally
- Based in Chicago, IL concept from Rome, ITA
- One of the 1st locations in FL
- Between Naples and Fort Myers Cooper Hawk locations
- Higher end Italian and Pizza concept with Coopers Hawk Wine Club membership





Piccolo Buco Story

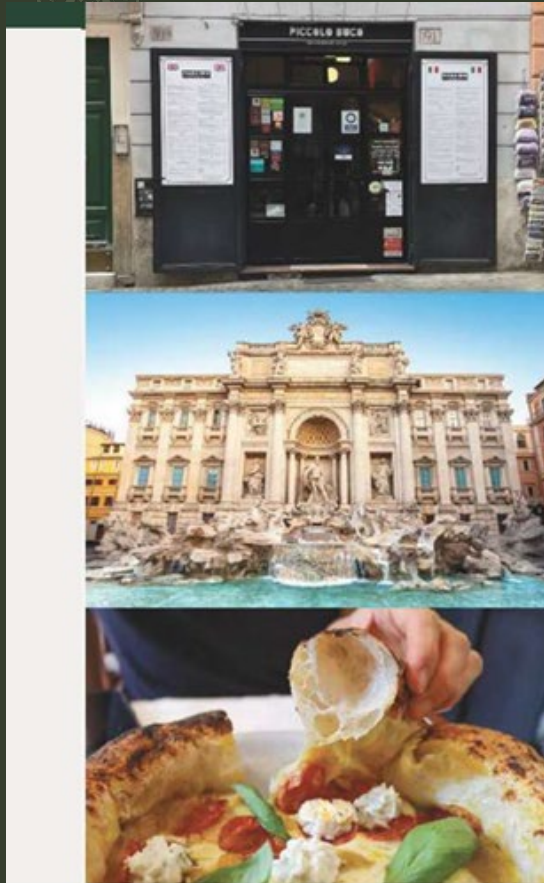
Neapolitan-Style Pizza, Authentic Italian Flavors,
and Curated Wines.

From Rome, With Love



Piccolo Buco Presentation





FROM ROME, WITH LOVE!

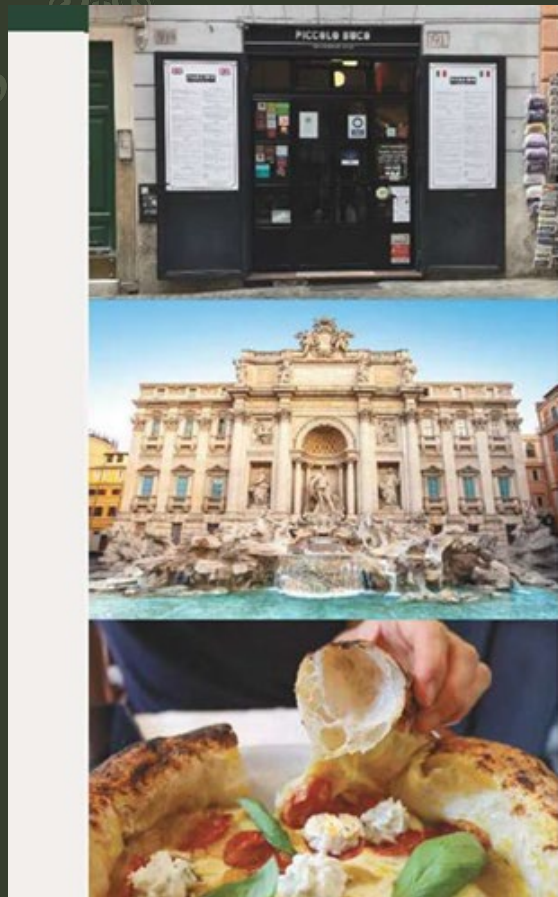
Piccolo Buco is the name of a charming little restaurant—set mere steps from Rome's famed Trevi Fountain—where Cooper's Hawk Founder, Tim McEnery, first discovered Chef Luca Issa and his unique pizza.

The ingredients were deceptively simple: creamy, indulgent mozzarella mingled with a bright and bold tomato sauce. But it was the extraordinary, tall crust—crisp on the outside yet cloudlike at the center—that won Tim's heart. He couldn't wait to bring it home and introduce America to a pizza this special.



Tim & Luca





FROM ROME, WITH LOVE!

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Tim & Luca

The Food

CHEF LUCA HAS REWRITTEN THE RULES OF PIZZA—FIRST IN ROME AND NOW, IN AMERICA, TOO.

Luca uses only the most perfect and simple ingredients, coupled with years of mastering his craft, to create a pizza unlike any other. Guests will notice the creaminess of mozzarella pulled from the richest whole milk. A bright sauce made from Italian tomatoes and sea salt. And a dramatic, puffy crust mastered from a methodical combination of flour, yeast, and salt that's then hand-stretched to achieve its signature crownlike appearance.

In addition to pizza, enjoy an equally outstanding menu of salads, antipasti, and classic Italian pastas. Each dish is rooted in the Italian tradition of simplicity, quality, skillful craftsmanship, and glorious taste.



The Wine

**A SLICE OF PIZZA AND
A GOOD GLASS OF WINE
ARE ONE OF LIFE'S MOST
SUBLIME PLEASURES.**

As a sibling brand, Cooper's Hawk Winery and Restaurants' wine provides the foundation for the wine program, rounded out by everyday Italian wines such as light Lambruscos or Frascati.

For those feeling indulgent, gorgeous high-end Italian wines, including cult Super Tuscans and splurge-worthy Barolos, are also available.



The Tasting Experience

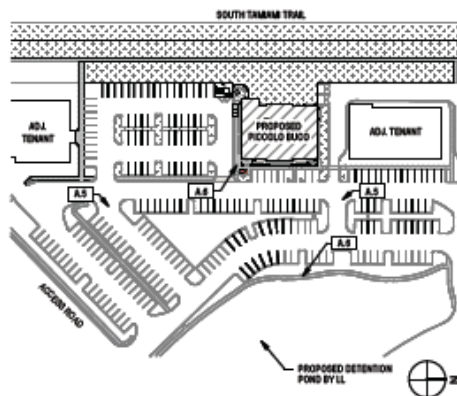
Borrowing from the Italian tradition of small wine tastings called Gusti Di Vini, Piccolo Buco offers a Gusti Bar for guests to sample and continue their wine discovery.



Site Plan

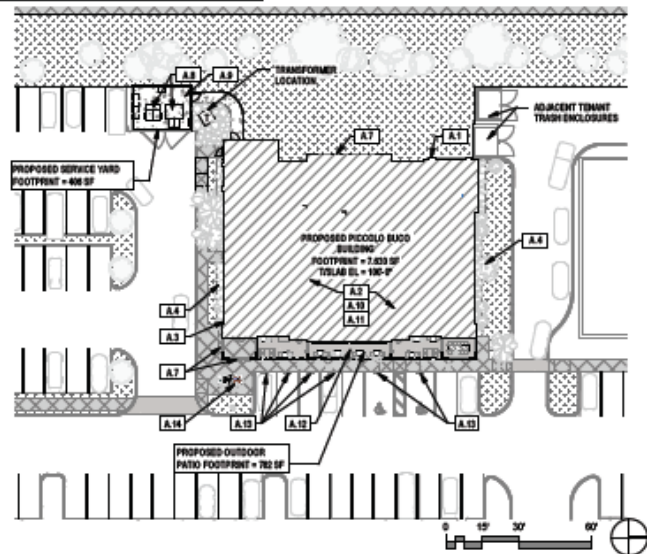
KEYNOTES

- A.1 LANDLORD TO PROVIDE SHELL BUILDING EXTERIOR WALLS AND FINISHES PER WORK LETTER
- A.2 LANDLORD TO PROVIDE CONCRETE SLAB CAPABLE OF CARRYING A MIN. OF 125 PSF LIVE LOAD FOR NEW CONSTRUCTION. THE CONCRETE POUR WILL BE COORDINATED WITH AND AFTER TENANT'S UTILITY INSTALLATIONS
- A.3 LANDLORD TO PROVIDE FIRE PROTECTION SYSTEM MANS WITH HEADS TURNED UP FOR TENANT TO TIE-IN TO FDC CONNECTION. FINAL LOCATION TO BE VERIFIED BY LOCAL JURISDICTION
- A.4 LANDLORD TO PROVIDE ALL LANDSCAPING AND LANDSCAPE IRRIGATION IN ACCORDANCE WITH ALL LOCAL CODES
- A.5 LANDLORD TO PROVIDE ALL SURFACE PAVING AND LIGHTING IN ACCORDANCE WITH ALL CODES
- A.6 LANDLORD TO PROVIDE ALL SIDEWALKS, CURBS AND HARDSCAPES DESIGNED TO PROVIDE PROPER CODE COMPLIANT ADA ACCESS TO THE BUILDING
- A.7 PROPOSED SIGNAGE LOCATION, ASSOCIATED POWER AND SIGHTING BY TENANT (FINAL LOCATION TBD)
- A.8 TRASH & RECYCLING DUMPSTERS, BY TENANT
- A.9 LANDLORD AND TENANT TO WORK TOGETHER TO DESIGN SERVICE YARD. THEN LANDLORD WILL BUILD YARD TO TENANT'S SPECIFICATIONS INCLUDING 2-PHASE RECEPTACLE FOR A COMPACTOR. LANDLORD TO PROVIDE A 6" CONCRETE APPROX. OTHER SERVICE YARD APPROACH

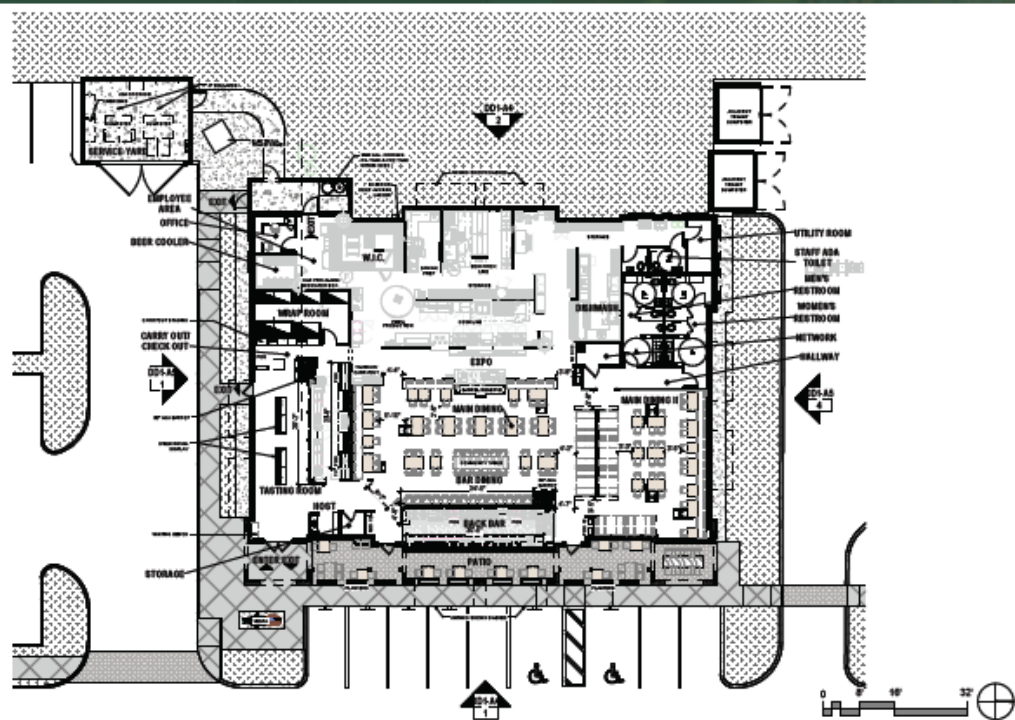


KEYNOTES

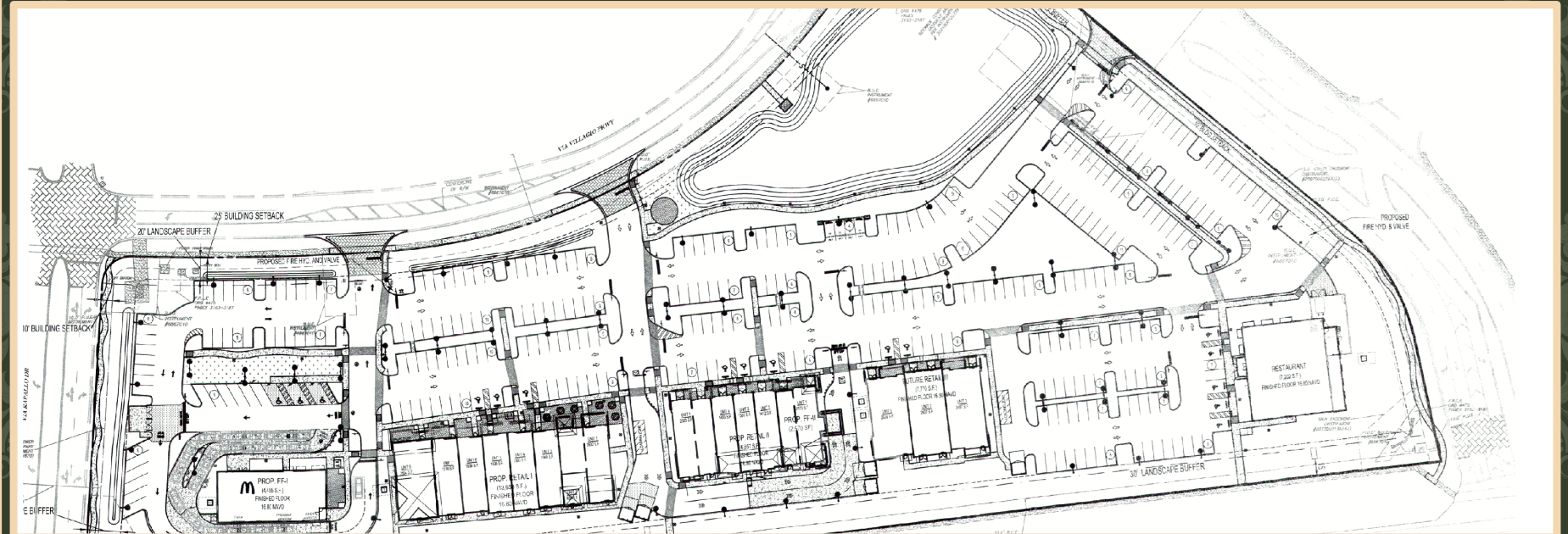
- A.10 TENANT WILL HAVE ACCESS AND PERMISSION TO USE TEMPORARY UTILITIES LOCATED WITHIN 25' FROM PREMISES PROVIDED BY LANDLORD. 20' MAX AT 2000-PSI. ONE 3/4" WATER LINE WITH HOSE CONNECTION
- A.11 LANDLORD TO PROVIDE TENANT'S CONTRACTOR A STAGING AREA FOR THE DURATION OF THE BUILDING CONSTRUCTION
- A.12 PATIO AREA
- A.13 LANDLORD TO PROVIDE WHEEL STOPS AT ALL ADA, WINE CLUB, AND TO-GO PARKING SPACES. LANDLORD SHALL ALSO PROVIDE POSTS PER TENANT'S SPECIFICATIONS FOR SAID PARKING SPACES
- A.14 REDUP PLANTER



Floor Plan



Development Order Site Plan





Color Change Request

Realign the color palette of Retail III building to include Piccolo Buco's brand-centered color of Olive Branch Green while maintaining consistency with the original design and other buildings



Initial vs. Final Piccolo Bocco Color Design



Exterior Perspective



Exterior Perspective



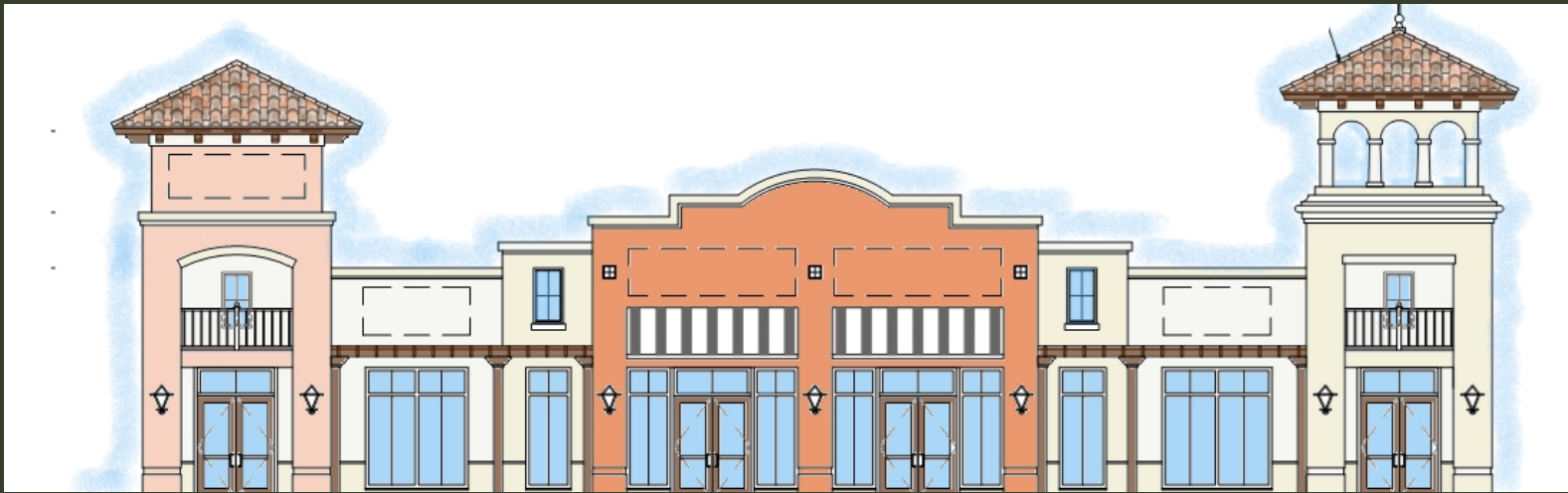
Exterior Perspective



Exterior Perspective



Approved Colors for Retail III



Proposed Color Change



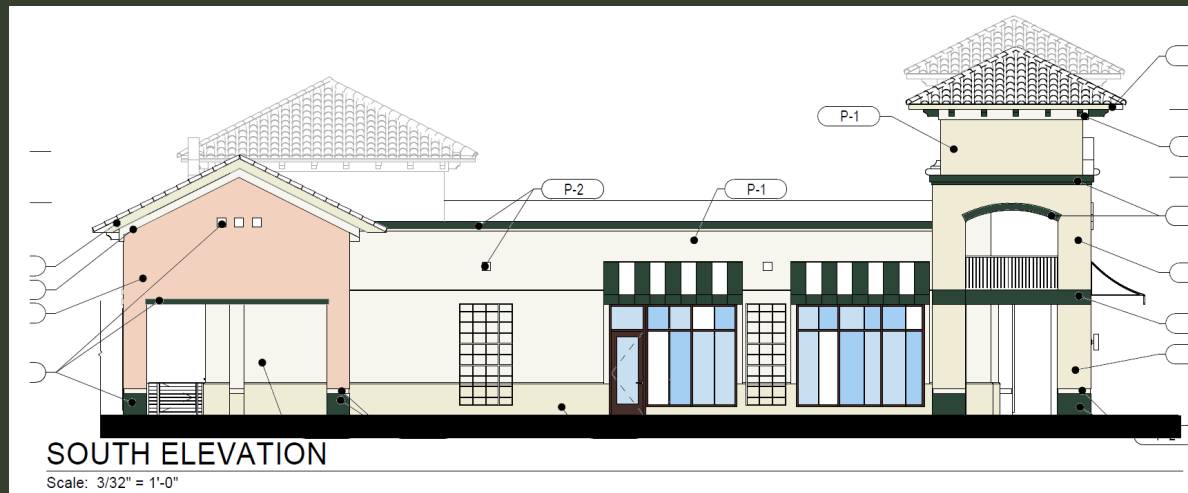
Side by Side of Old and New Front Façade of Retail III



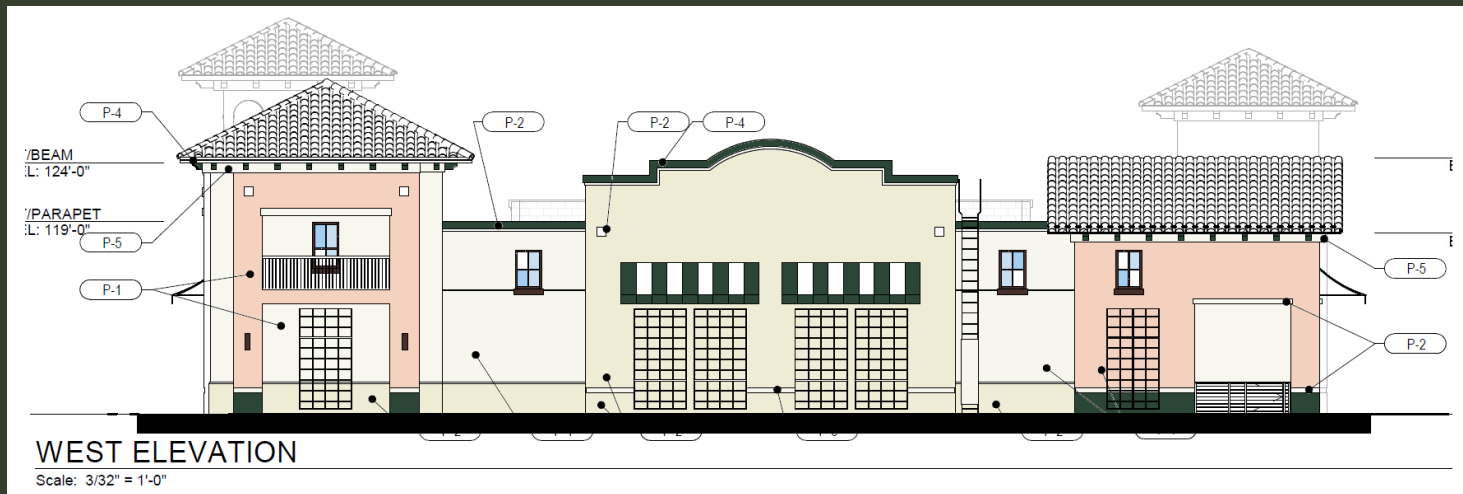
New East Elevation Colors



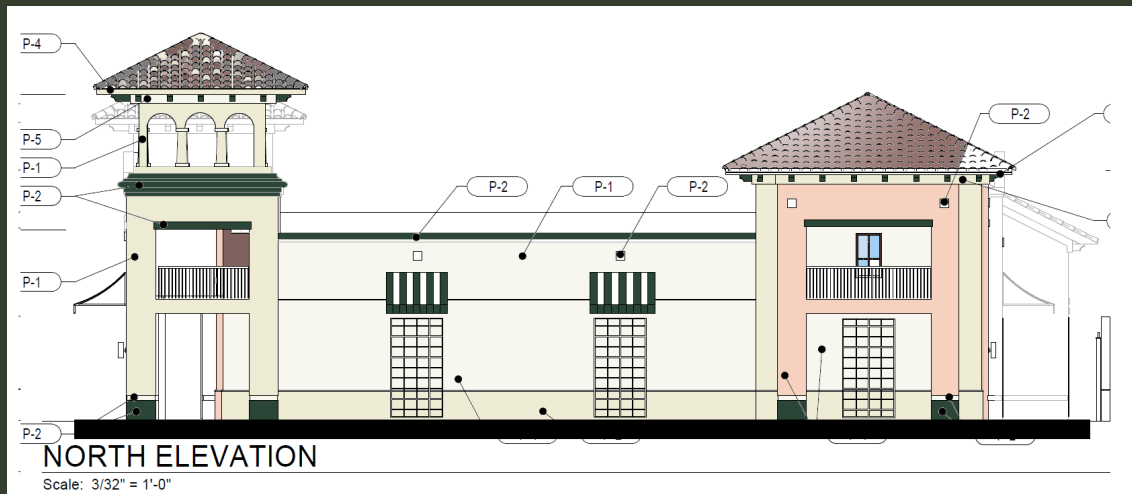
New South Elevation Colors



New West Elevation Colors



New North Elevation Colors



Original and Revised Retail I, II, III Front Façade Colors

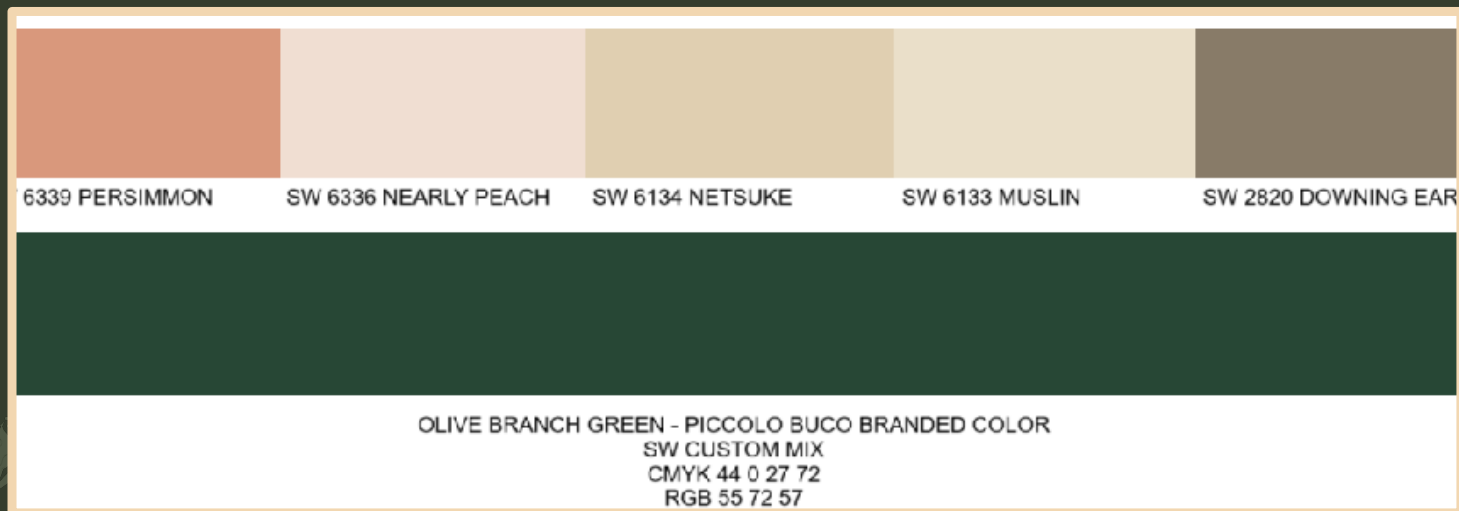


Original



Revised for PB

Color Mix with SW Color Code





Grazzie!

Jeff Williams, EVP Konover South

www.konoversouth.com

954-354-8296





Pelican Sound RPD
Zoning Staff Report
for
Planning, Zoning and Design Board

PROJECT NAME:	Pelican Sound
CASE TYPE:	Amendment to Residential Planned Development Zoning
CASE NUMBER:	DCI2025-E001
PLANNING, ZONING AND DESIGN BOARD MEETING:	May 13, 2025

SUMMARY OF REQUEST

The applicant has requested to amend zoning conditions in the Pelican Sound Residential Planned Development (RPD) to allow the permanent overnight mooring of 2 shuttle boats at the existing floating dock located in the River Club area of Pelican Sound on the Estero River. Zoning approved by Lee County allowed two temporary moorings.

The Planning, Zoning, and Design Board will make a recommendation, and the Village Council will make a decision on the request.

STAFF RECOMMENDATION

Staff recommends approval with conditions in Attachment C.

GENERAL INFORMATION

Applicant
Pelican Sound Golf & River Club, Inc.
Authorized Agent
Michael Pappas – RWA, Inc.

STRAP Number
32-46-25-E2-00002.10CE

May 13, 2025

DCI2025-E001

Page 1 of 6

Size of Property

Pelican Sound is 547-acres in size. The boat mooring area is within the River Club which includes the dock, boat ramp area, kayak launch and observation pier.

Location

The River Club docking facility is located at the north end of Pelican Sound, on the Estero River.

**Surrounding Zoning/Land Use**

North Estero River then residential properties zoned Agriculture (AG), Mobile Home (MH), and Residential Single-Family (RSF) / Village Neighborhood 1 and Village Neighborhood 2

East Koreshan State Park - Agriculture (AG), Meadows of Estero – Mixed Use Planned Development (MPD) / Conservation and Village Neighborhood 1

South Williams Road then residential, commercial, and institutional uses – Agriculture (AG) and Residential Single-Family (RSF) / Village Neighborhood 1 and Public Facilities

West West Bay Club – Residential Planned Development (RPD) / Village Neighborhood 1

Zoning

Residential Planned Development (RPD) and amended numerous times.

Comprehensive Plan Land Use Category

Village Neighborhood 1

Project History

Lee County approved Resolution Z-95-077 in 1995 for the rezoning of 547 acres from Agriculture (AG-2) to Residential Planned Development (RPD). The RPD allows a maximum of 1,480 residential dwelling units, a golf course and clubhouse, River Club, recreational uses, and golf maintenance and Storage Area. Currently, 1,299 residential units are built in Pelican Sound, with no current plans for future residential development.

Pelican Sound zoning has been amended numerous times. Recent amendments include Resolution Z-13-003 approved by Lee County in 2013 and Ordinance 2022-15 was approved by the Village of Estero in 2015.

Project Description



Applicant is requesting to amend conditions of Lee County Resolution Z-13-003 to allow two permanent moorings for shuttle boats in place of the previously approved temporary moorings. The mooring location for the shuttles is at the existing concrete floating dock on the Estero River at the River Club.

The mooring dock was constructed in 2012. Shuttle boats used for ferrying residents have been moored on a temporary basis at the River Club dock. When not in operation, the shuttle boats moved to Fish Tale Marina to be moored there. In 2022, Hurricane Ian damaged many marine facilities and leasing docks including Fish Tale Marina. Losing their mooring facility, Pelican Sound Golf & River Club Inc. sought Temporary Use Permits from The Village of Estero for the overnight shuttle moorings at the River Club dock. The permits issued for overnight moorings were for 6 months, from June through December. Temporary Use Permits were issued in 2023 and 2024. Not finding a viable option for permanent moorings for the 2025 season, Pelican Sound Golf and River Club chose to seek an amendment to Resolution Z-13-003, requesting that the temporary moorings be changed to permanent moorings.

The scheduled ferry operation utilizes two pontoon style boats to ferry residents to and from Lover's Key throughout the year. The proposed day and evening mooring location for the shuttles is at the existing concrete floating dock on the Estero River. (See Attachment E.1, Pelican Sound River Club Boat Shuttle Mooring Location) The ferry schedule is adjusted for the higher resident demand during the months of February, March and April, and during Thanksgiving and Christmas. (See Attachment E.4, Boat Shuttle Service schedule)

The shuttle boats have outboard motors and have a shallow draft. Boat maintenance is performed off site at a service marina.

While researching the original Lee County reports associated with the Pelican Sound Golf and River Club's boat moorings, no specific reason was found for the temporary restriction placed on

the boat moorings. All adopted documents reviewed simply listed the “Use” for the boat ramps and dockage as “Temporary”.

Neighboring residents were contacted by the applicant advising them of the proposed change in “Use” from temporary moorings to permanent moorings, and letters of “No Objection” are on file.

Permit History

In 2010, the Department of Army issued a permit application No. SAJ-1995-04396 (LP-MJD) for the proposed work at the Pelican Sound Golf and River Club boat dock. The proposed work represented in the application included the removal of an existing dock, extending the boat ramp and construction of a separate dock at the boat ramp for Pelican Sound residents and constructing a separate canoe/kayak launch area. The specified separate dock was intended to accommodate the “tourist ferry”. At the ferry’s docking location, the area was dredged to a -4.0 mean low water. At that time the Department of Army permit review noted that no submerged aquatic resources in the ferry dock/dredge area were found.

Additionally, South Florida Water Management District (SFWMD) issued Standard General Permit No 36-03219-P-02, in 2010. Subsequently this permit was modified to allow the construction on the 0.04-acre site for the dock, kayak launch and boat ramp that exist today. The project description in the issued permit included the boat slips, kayak launch, observation pier, dredging and the boat ramp. In the “Special Conditions” of the permit, Condition No. 15 states that boat moorings at the docking facilities shall be temporary and shall be limited to only two vessels no more than 24 feet in length and shall be limited to vessels with drafts that provide clearance of at least 1 foot (12”) above the submerged bottom at all times while mooring at the docking facility. No mooring will be allowed at the proposed observation deck.

Photo of Boat Ramps and Dockage



SUMMARY

Change of boat moorings from *temporary* to *permanent* may require a modification to the South Florida Water Management District’s Permit No.36*03219-P-02.

Staff recommends that the change in proposed dockage to ***permanent moorings***, be conditioned on the applicant receiving approvals from all environmental agencies who granted the temporary moorings.

Master Concept Plan

The amendment also includes a minor change to the Master Concept Plan. Boat mooring locations are shown on the Revised Master Concept Plan and attached as Attachment E.2, Revised Master Concept Plan

Fire

Estero Fire District had no comment on the change from temporary mooring to permanent.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Village Neighborhood 1 Future Land Use Category which allows residential communities with ancillary recreational facilities.

CONCLUSION

Section 2-501.C.2 of the Land Development Code provides review standards for rezonings which include that the project:

1. Is consistent with and furthers the goals, objective, and policies of the Comprehensive Plan and all other Village adopted plans.

Staff Comment: The boat mooring revision is consistent with the Comprehensive Plan.

2. Is not in conflict with any portion of the Land Development Code.

Staff Comment: The application is not in conflict with the Land Development Code.

3. Addresses a demonstrated community need.

Staff Comment: The applicant has stated that the Pelican Sound community is in need of permanent mooring of the shuttle boats due to the limited leasing options available at marinas.

4. Would result in a logical and orderly development pattern.

Staff Comment: The development pattern is already established.

5. Would not adversely affect the property values in the area.

Staff Comment: The use will not affect the property values.

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

Staff Comment: The development is adequately served by public facilities.

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

Staff Comment: The use as conditioned will not result in adverse impacts on the natural environment.

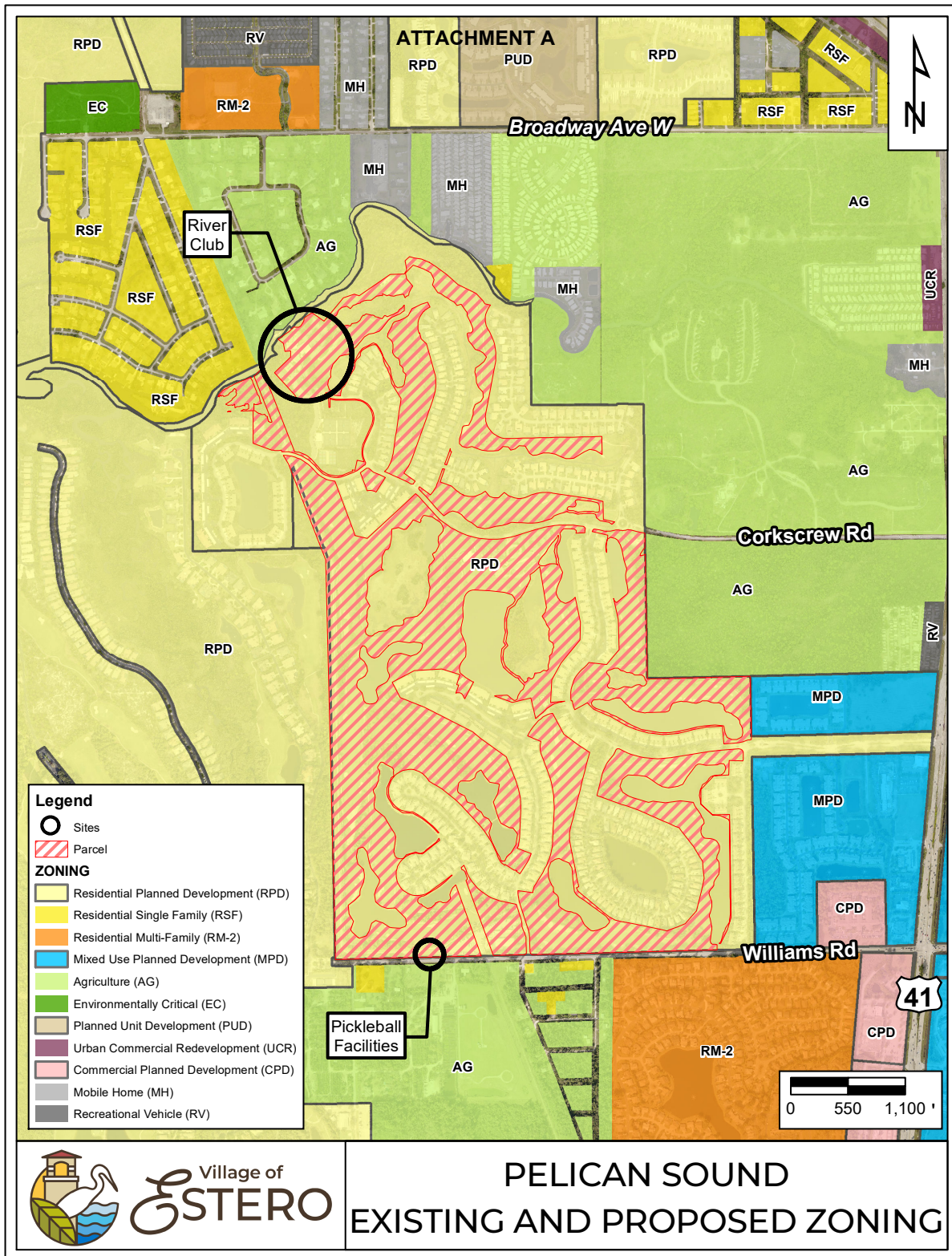
8. Is compatible with existing or planned uses in the surrounding area.

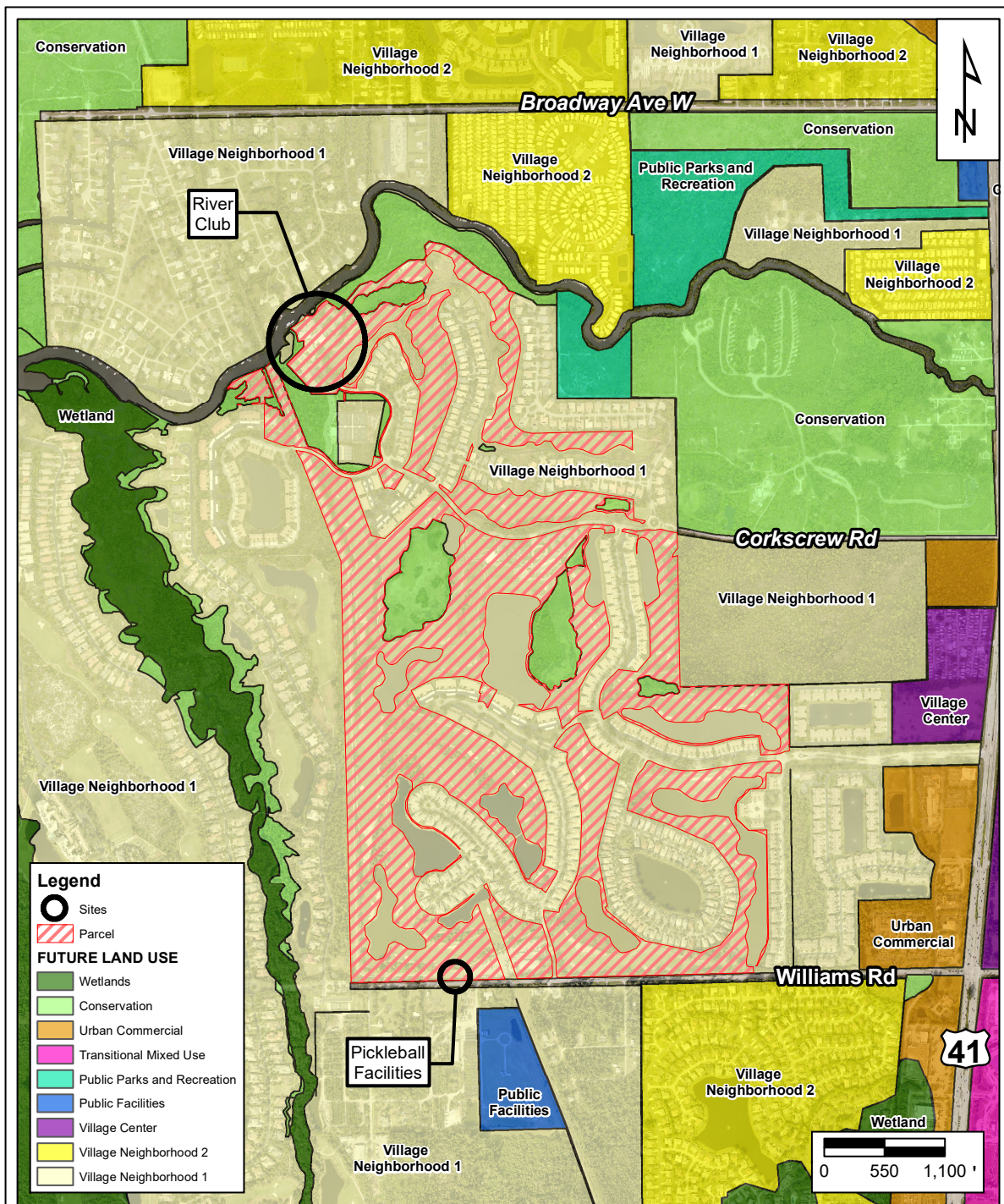
Staff Comment: The specified conditions will ensure the use will not result in adverse impacts.

PZDB DETERMINATION

ATTACHMENTS:

- A. Maps – Zoning & Future Land Use
- B. Legal Description
- C. Proposed Revised Zoning Conditions
- D. Resolution Z-13-003
- E. Applicant Information
 - 1) Boat Shuttle Mooring Location
 - 2) Revised Master Concept Plan
 - 3) Letters of No Objection
 - 4) Boat Shuttle Schedule
 - 5) Dock & Shoreline Completion Permit





Village of
ESTERO

PELICAN SOUND EXISTING FUTURE LAND USE

ATTACHMENT B

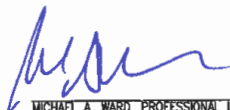
EXHIBIT PH-3.C.1.

Legal Description
Exhibit PH-3.C.1

PELICAN SOUND GOLF AND RIVER CLUB LEGAL DESCRIPTION:

IN SECTIONS 29, 32 AND 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:
BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 32;
THENCE RUN N00°55'53"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 1,226.64 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT TRANSMISSION LINE (100 FEET WIDE);
THENCE RUN N20°51'33"W ALONG SAID SOUTHWESTERLY LINE FOR 125.36 FEET TO A POINT ON THE SOUTH LINE OF LOT A56 OF "FLORIDA GULF LAND COMPANY'S SUBDIVISION," AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY;
THENCE RUN S88°27'02"W ALONG THE SOUTH LINES OF LOTS A56, A55, A54 AND A53, SAID SUBDIVISION, FOR 1257.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT A53, OF SAID SUBDIVISION;
THENCE RUN N00°43'04"W ALONG THE WEST LINE OF SAID LOT A53 FOR 1,180 FEET MORE OR LESS TO THE WATERS OF THE ESTERO RIVER;
THENCE RUN NORTHEASTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND EASTERLY ALONG SAID WATERS FOR 5,396 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;
THENCE RUN S00°11'00"E ALONG SAID WEST LINE FOR 990 FEET MORE OR LESS TO THE NORTH LINE OF SAID SECTION 32;
THENCE RUN N89°49'47"E ALONG SAID NORTH LINE OF SAID SECTION 32 FOR 671.22 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32;
THENCE RUN N89°15'27"E ALONG THE NORTH LINE OF SAID SECTION 33 FOR 395.00 FEET;
THENCE RUN S00°30'33"E FOR 2,647.83 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 33;
THENCE RUN N88°52'56"E ALONG SAID NORTH LINE FOR 987.18 FEET;
THENCE RUN S00°31'21"E FOR 578.29 FEET;
THENCE RUN N88°50'29"E FOR 1,739.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF TAMiami TRAIL [US 41/SR 45 (200 FEET WIDE)];
THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE S05°19'58"W FOR 201.29 FEET;
THENCE RUN S88°50'29"W FOR 1,719.07 FEET;
THENCE RUN S00°31'21"E FOR 1,840.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WILLIAMS ROAD (60 FEET WIDE);
THENCE RUN S89°00'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 1,382.17 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE RUN S89°00'18"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 2,644.88 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32;
THENCE RUN N0°56'02"W ALONG SAID WEST LINE FOR 2,614.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 561.8 ACRES OF LAND, MORE OR LESS.

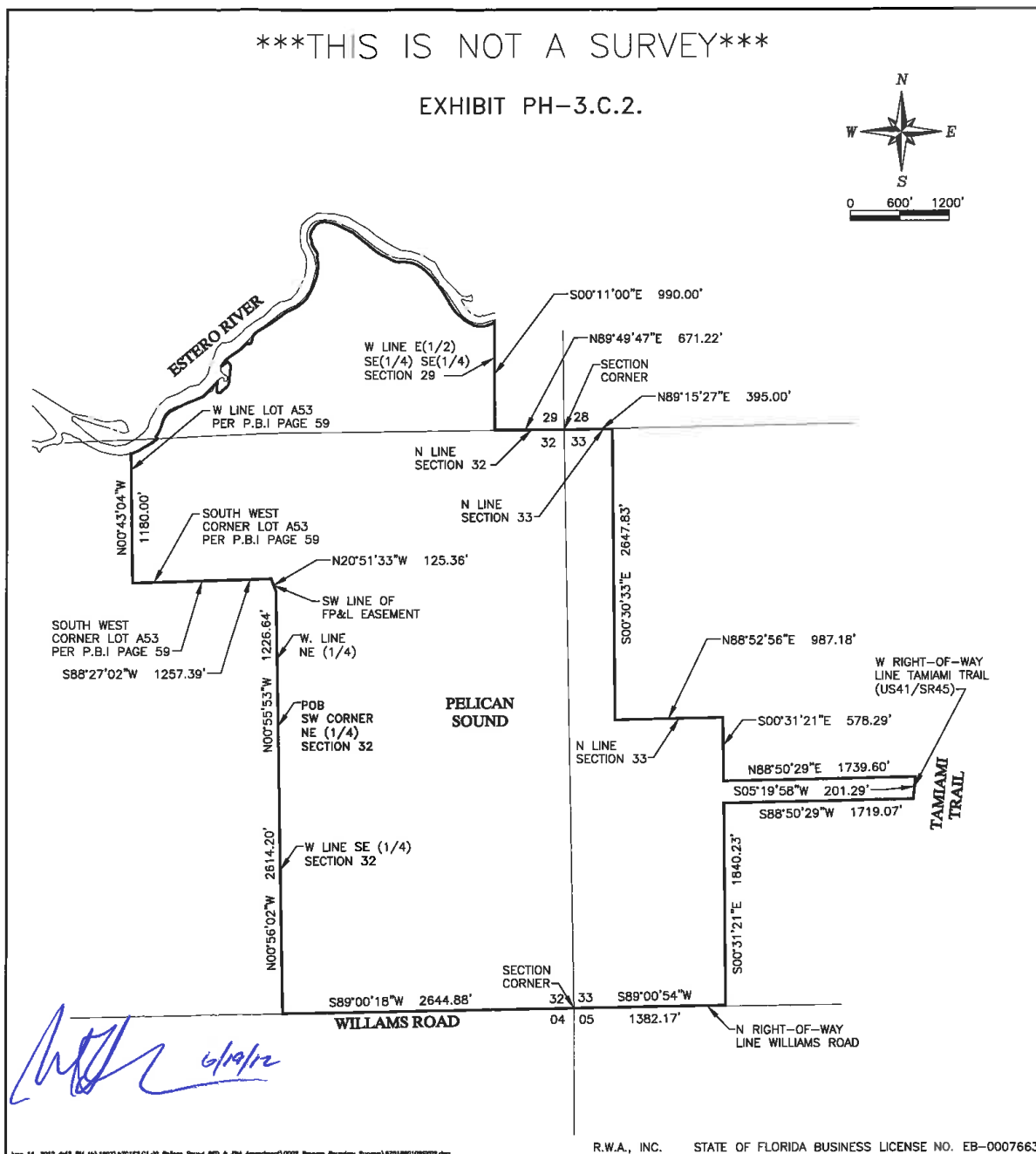
THIS LEGAL DESCRIPTION IS INCLUSIVE OF THE FORMERLY LESSED OUT CEMETERY PARCEL, AND THE FORMERLY EXCLUDED TRIANGLE PARCEL.



6/15/12

MICHAEL A. WARD, PROFESSIONAL LAND SURVEYOR LS#5301 DATE
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

June 14, 2012 4:40 PM M:\1897\970188\01.DWG Pelican Sound RFD & PPA Amendment\0002 Private Boundary Surveys\970188\0109SK01.dwg RWA CONSULTING INC. Planning Visualization Civil Engineering Surveying & Mapping 6610 Wilcox Park Drive, Suite 200 Naples, Florida 34109 (239) 597-0575 FAX: (239) 597-0576 www.consult-rwa.com Florida Certificate of Authorization EB 7663 LB 6952		DATE: JUNE, 2012 SCALE: 1" = 1200' DRAWN BY: J.P. CHECKED BY: M.A.W. SEC: 29, 32, 33 TWP: 46 RGE: 25E	CLIENT: PELICAN SOUND GOLF & RIVER CLUB TITLE: LEGAL DESCRIPTION PROJECT NUMBER: 970188.01.09 SHEET NUMBER: 1 OF 2 FILE NUMBER: 9701880109SK01
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RWA INC. CONSULTING 6810 Willow Park Drive, Suite 200 Naples, Florida 34109 (239) 597-0576 FAX: (239) 597-0578 www.consulting-rwa.com Florida Certificate of Authorization EB 7863 LB 6852		DATE: JUNE, 2012 SCALE: 1" = 1200' DRAWN BY: J.P. CHECKED BY: M.A.W. SEC: TWP: RGE: 29.32.33 46 25	CLIENT: PELICAN SOUND GOLF & RIVER CLUB TITLE: SKETCH PROJECT NUMBER: 970188.01.09 SHEET NUMBER: 2 OF 2 FILE NUMBER: 9701880109SK02
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Attachment C

Proposed Revisions to Zoning Condition 4.a and 12.a, 12.h & 12m

RESOLUTION NUMBER Z-13-003

SECTION B. CONDITIONS

4.a. Uses

Accessory uses, buildings & structures,

- Including but not limited to, gazebos and boardwalks as shown on the approved MCP

Boat ramps and dockage (not a marina) limited to:

- one (1) power boat ramp
- two (2) ~~temporary~~ permanent moorings and
- one (1) canoe/ kayak launch

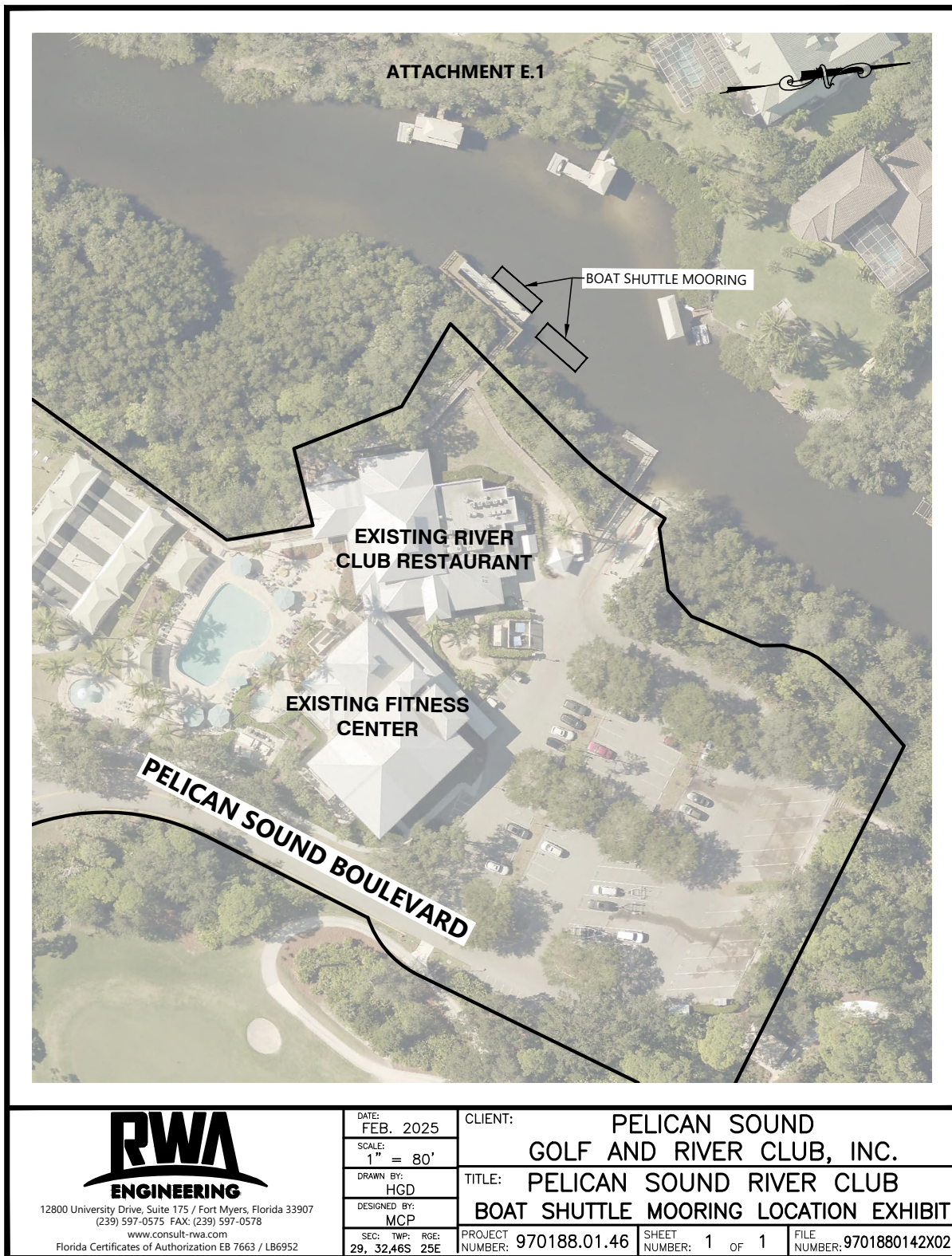
12. River Club (See detail #1 on sheet 3 of the approved MCP.)

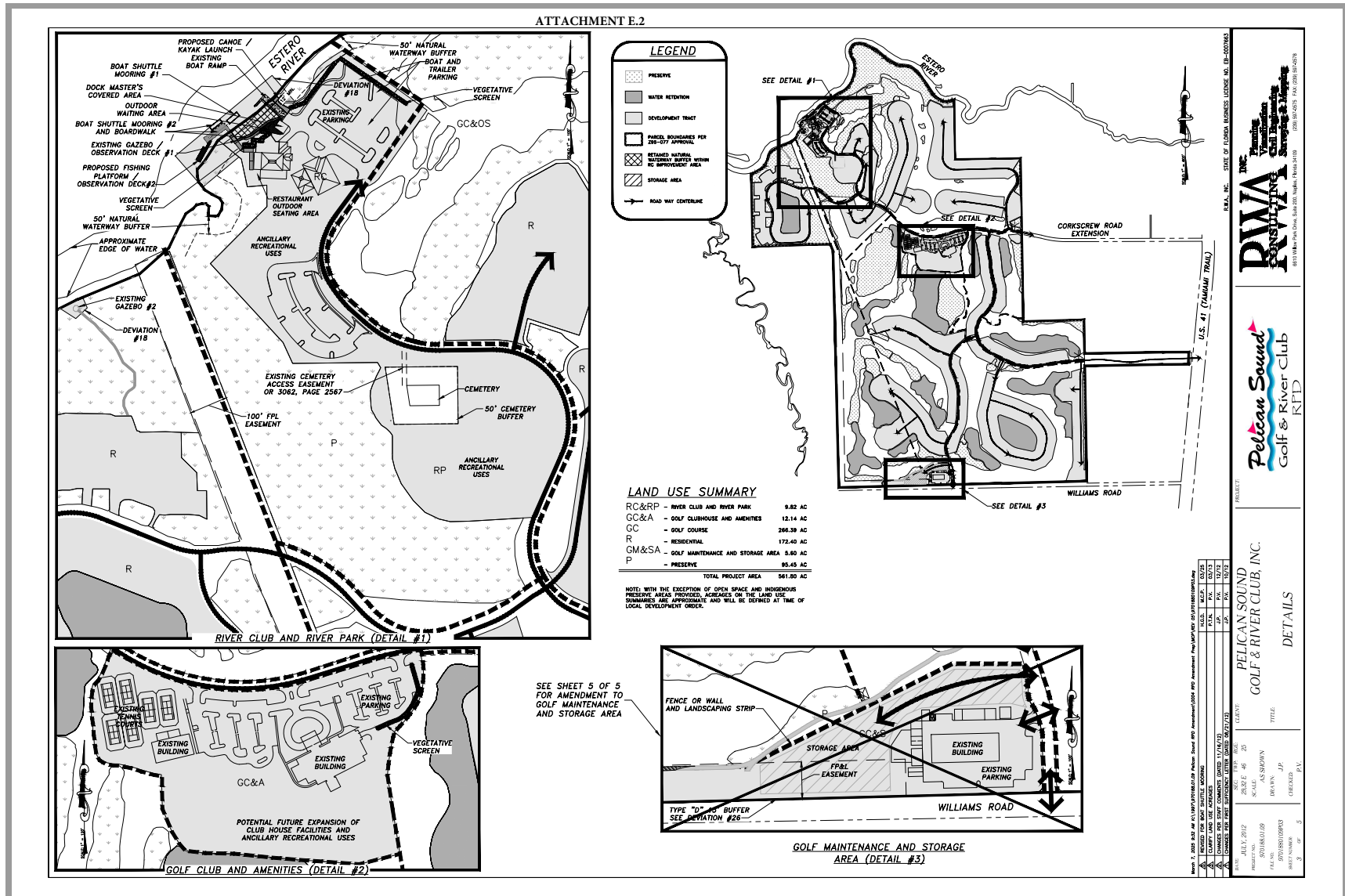
- a. Uses within the 50-foot-wide waterway buffer will be limited to two ~~temporary~~ permanent moorings, one boat ramp, one canoe/kayak launch, one fishing platform/observation deck, one gazebo, two observation decks, a boardwalk, an outdoor waiting area and stormwater management structures as limited below. These uses are subject to the dock shoreline permit requirements of LDC Chapter 26. The natural waterway buffer, located between the ~~temporary~~ permanent mooring #1 and #2, must remain.
- b. Water management structures may not include berms within the 50-foot-wide natural vegetation area abutting the Estero River. Other water management structures are approved, provided impacts are limited to the minimum necessary to satisfy permitting requirements of the SFWMD and avoid adverse impacts to existing native vegetation.
- c. The powerboat ramp facility must be designed to include a swale, exfiltration trench, or other engineering device to prevent bilge water and associated untreated parking lot run-off from flowing down the boat ramp and into the Estero River. This design must be approved as part of the building permit review for the boat ramp facility.
- d. Uses and structures within the 50-foot-wide natural waterway buffer will be limited to their existing locations, dimensions, and configurations as depicted on the approved MCP Set. The Proposed gazebo / observation deck #1 will be limited to 600 square feet. The proposed canoe / kayak launch may not exceed 12 feet in width and must include a floating launch platform not to exceed 300 square feet.

- e. Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant.
- f. The serving of alcoholic beverages in conjunction with the outdoor seating at the restaurant is limited to the hours of 7:00 a.m. to 12:00 midnight Friday and Saturday.
- g. All lighting along the Estero River must comply §34-625 and be arranged and directed away from adjacent properties and the Estero River.
- h. The mooring dock will be for the ~~temporary~~ permanent mooring of a watercraft 35 feet or less in length. No overnight mooring of watercraft other than the 2 shuttles is permitted. Signs must be placed on the mooring dock and the observation/fishing pier indicating no overnight mooring of watercraft is permitted.
- i. Mitigation plantings required for expansion of the boardwalk within the natural waterway buffer must include the following: 5-foot-wide supplemental planting area: 9 Wax Myrtle, 9 Saw Palmetto, 9 Mysine and 3 Scrub Oak. All shrubs must be a minimum of 4 feet tall at time of planting. Plant material must be mulched and temporarily irrigated until they become established.
- j. Prior to the issuance of a Certificate of Compliance for the River Club and restaurant, and the fitness center expansion, the vegetative screen for the River Club and restaurant areas must be planted on the north side of the building and must consist of a hedge that will be planted in double-staggered rows with minimum 48-inch tall native shrubs and be maintained so as to form a 72-inch high continuous visual screen within one year after time of planting. Existing native vegetation may be used in whole, or in part, to meet this requirement.
- k. Prior to the issuance of a Certificate of Compliance for the River Club and restaurant, and the fitness center expansion, the parking area associated with those uses must be landscaped with a hedge consisting of double-staggered rows with shrubs (minimum 3-gallon container size, 24-inch height) and be maintained so as to form a 36-inch high continuous visual screen within one year after time of planting, in order to screen headlights from the Estero River. Existing native vegetation may be used in whole or in part to meet this requirement.
- l. The total development area may not exceed 5.77±acres for a combined total for vertical structures not to exceed 35,000 square feet. The expansion of amenities at the River Club includes the addition of a canoe/kayak launch, a fishing platform/observation deck, expansion of the fitness center, expansion of the restaurant kitchen and an expansion and reconfiguration of the restaurant seating area on the south and southwest side of the

existing restaurant. Recreation facilities, include but not limited to, a Bocce Ball court, shade structure, and children's pool must be located south of the existing pool.

- m. The powerboat launch within the River Club area is approved for a single boat ramp with a maximum of two ~~temporary~~ permanent mooring slips.





ATTACHMENT E.3



February 26, 2025

Jeffrey Davis
RE: Permanent Boat Shuttle Mooring – No Objection Letter
20660 Charing Cross Circle
Estero, FL 33928

Dear Mr. Davis,

Let this letter serve as a request for permanent mooring of our two shuttle boats at the Boat Shuttle Dock on the Estero River at 4788 Pelican Sound Blvd.

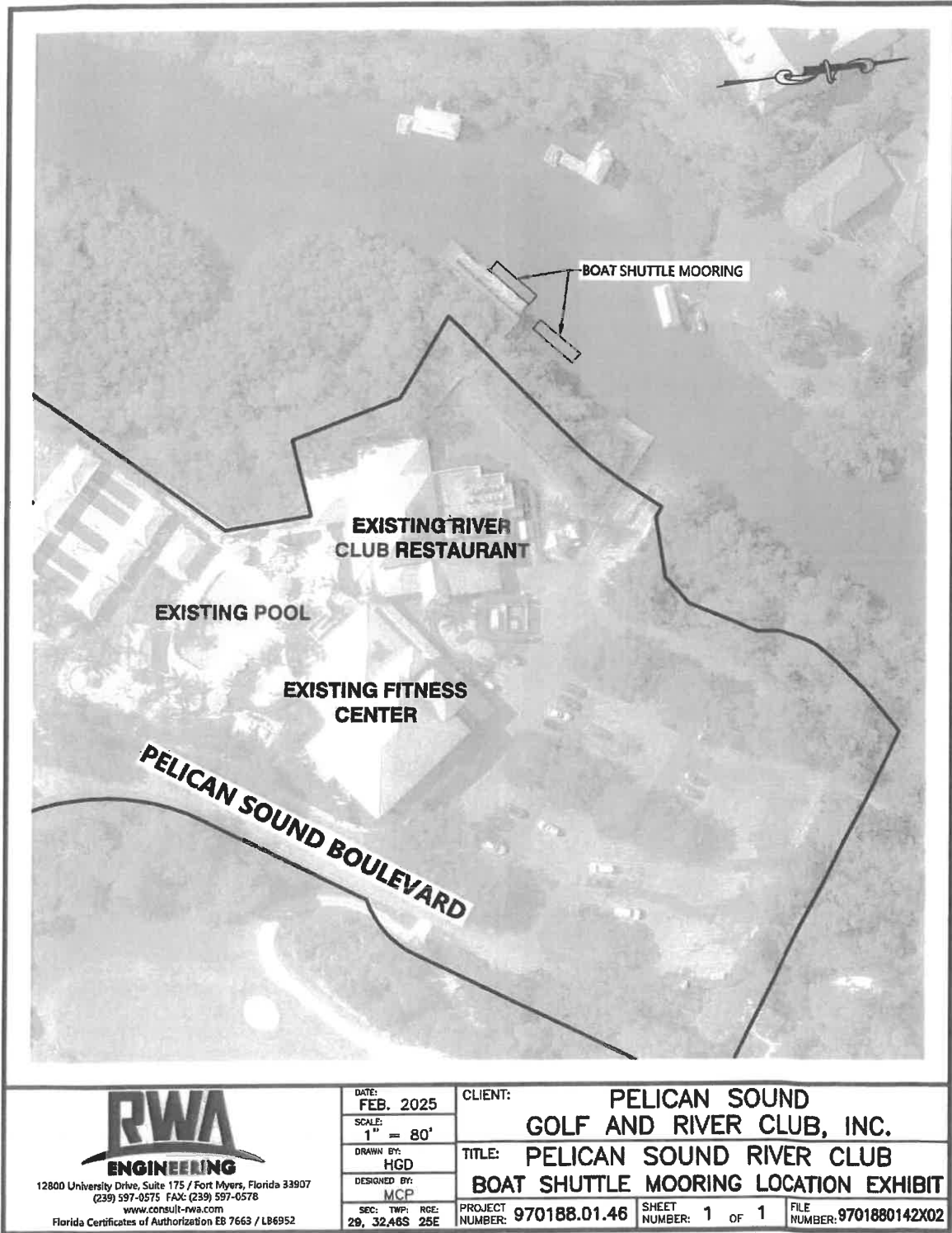
Best Regards,

Eric Long, GM/COO
Pelican Sound Golf & River Club, Inc.
239-948-5232

By my signature below, I state that I have NO OBJECTOIN for Pelican Sound Golf & River Club to permanently moor their shuttle boats at the dock located at 4788 Pelican Sound Blvd. (see attached exhibit).

Jeffrey Davis
513-623-6360

4561 Pelican Sound Blvd., Estero, FL 33928





February 7, 2025

David Gustason
RE: Permanent Boat Shuttle Mooring—No Objection Letter
20672 Charing Cross Circle
Estero, FL 33928

Dear David,

Let this letter serve as a request for permanent mooring of our two shuttle boats at the Boat Shuttle Dock on the Estero River at 4788 Pelican Sound Blvd.

Best Regards,

A handwritten signature in blue ink that reads "Eric Long".

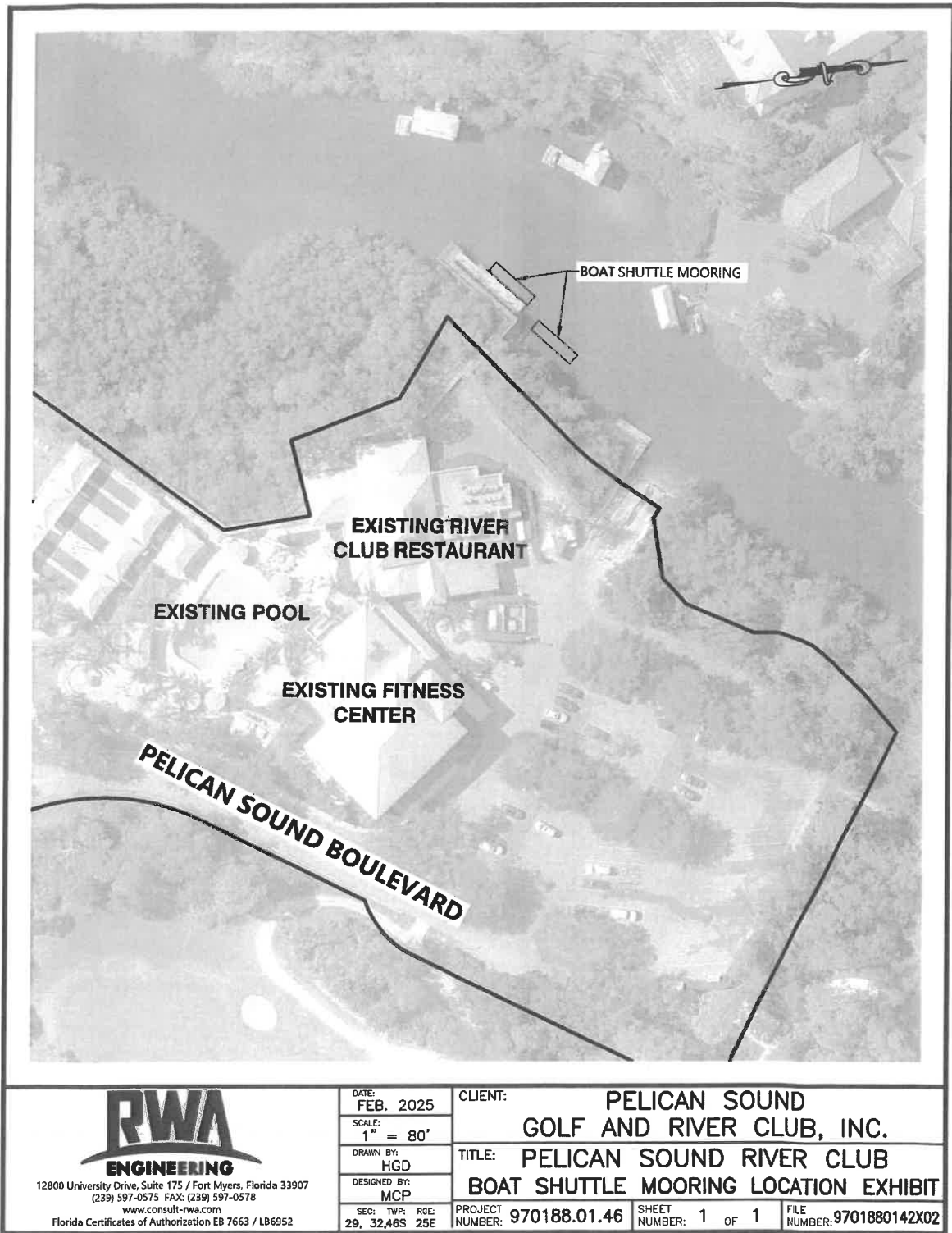
Eric Long, GM/COO
Pelican Sound Golf & River Club, Inc.
239-948-5232

By my signature below, I state that I have NO OBJECTION for Pelican Sound Golf & River Club to permanently moor their shuttle boats at the dock located at 4788 Pelican Sound Blvd. (see attached exhibit)

A handwritten signature in black ink that reads "David Gustason".

David Gustason

4561 Pelican Sound Blvd., Estero, FL 33928 | 239-948-4331



ATTACHMENT E.4**Boat Shuttle Services Schedule**

Shuttle services may be temporarily suspended due to weather, tide, or other unfavorable conditions. The hours of operation are from 9 a.m. to 5 p.m. Shuttle services will operate from the PSGRC dock on the Estero River to Lovers Key State Park landing, on the beach just past Big Carlos Pass, as per the following schedule:

Boat One Schedule:

January 1 to January 31 – Tuesday through Sunday

February 1 to April 30 – Tuesday through Sunday

May 1 to May 15 – Wednesday through Sunday

May 16 to October 31 – Saturdays and Sundays

November 1 to December 31 – Wednesday through Sunday

Subject to change based on the calendar year.

Departures from Pelican Sound: 10 a.m., 12 p.m., 2 p.m.

Returns to Pelican Sound: 11 a.m., 1 p.m., 3 p.m.

Boat Two Schedule:

February 1 to April 30 (Tuesday through Sunday), November 24 to November 30

(Wednesday through Sunday), December 22 to December 31 (Wednesday through Sunday)

Subject to change based on the calendar year.

Departures from Pelican Sound: 11 a.m., 1 p.m., 3 p.m. Returns to Pelican Sound: 12 p.m., 2 p.m., 4 p.m.

ATTACHMENT E.5



LEE COUNTY
SOUTHWEST FLORIDA

DOCK & SHORELINE

COMPLETION PERMIT



LEE COUNTY
SOUTHWEST FLORIDA

1000205
Hone

Boatramp
1 & 2 Family

COMPLETION ISSUED
7/12/12 KM

PERMIT NUMBER: DSH2011-00375 **ISSUED:** 01/05/12
EXPIRES: 01/12/13

Owner Name: PELICAN SOUND GOLF +
Contractor: CBC1252755 HONC DOCKS AND LIFTS INC
Project Name: PELICAN SOUND **Master # :** DSH2011-00375
Description: BOATRAMP ADD'ON (2 CONCRETE PANELS)
Job Address: 4561 PELICAN SOUND BLVD ESTERO 33928
Type of Waterbody: Natural Waterbody **Electric Permit Required:** N
Fire Suppression: N **Number of Watercraft Slips:** 0

INSPECTION REQUEST LINE: (239) 533-8997

DATE	BY	DATE	BY
304 R. Electrical	_____	503 Final Roof -Boathouse	_____
305 Final Electrical	_____	106 Final Frame- Boathouse	_____
501 Roof Dry In- Boathouse	_____	130 Sheathing Straps Eng & Bucks	_____
502 Roof In Process (tile only)Boathouse	_____	118 Marine Final- ALL PERMITS All electric must be inspected prior to scheduling this inspectn	<i>7/11/2012 CBM</i>

THIS PERMIT IS APPROVED BASED ON THE SUBMITTED DRAWINGS AND DOES NOT GRANT APPROVAL OF ANY ENCROACHMENT INTO ANOTHER PROPERTY OWNER'S RIPARIAN RIGHTS AREA. THIS APPROVAL DOES NOT PROVIDE A LEGAL OPINION REGARDING THE BOUNDARIES OF RIPARIAN RIGHTS OF THE SUBJECT PROPERTY OR ANY ADJACENT PROPERTY. LEE COUNTY IS NOT RESPONSIBLE FOR THE CONCLUSIVE DETERMINATION OF RIPARIAN PROPERTY RIGHTS.

Conditions:

Screens

Turbidity Control (silt) screens required during construction.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.

THIS PERMIT IS VOID IF THE FIRST INSPECTION IS NOT MADE WITHIN SIX (6) MONTHS FROM THE DATE ISSUED OR IF NO INSPECTION HAS BEEN MADE FOR A PERIOD OF SIX (6) MONTHS FROM THE MOST RECENT INSPECTION. BUILDING PLANS MUST BE ON JOB AT TIME OF INSPECTION. REINSPECTION FEE \$25.00

THIS CARD MUST BE PLACED ON A BOARD AT EYE LEVEL SO IT CAN BE READ FROM STREET AND BE PROTECTED FROM THE WEATHER.

Amendment to the Pelican Sound Residential Planned Zoning Development (DCI2025-E001) Hearing Date May 13, 2025



**PELICAN SOUND
GOLF & RIVER CLUB**



ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

Today's Presentation

Agenda:

- Subject Property
- Proposed Amendment
- Permitting History
- Questions



PRESENTATION OVERVIEW

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



PELICAN SOUND
GOLF & RIVER CLUB

SUBJECT PROPERTY:

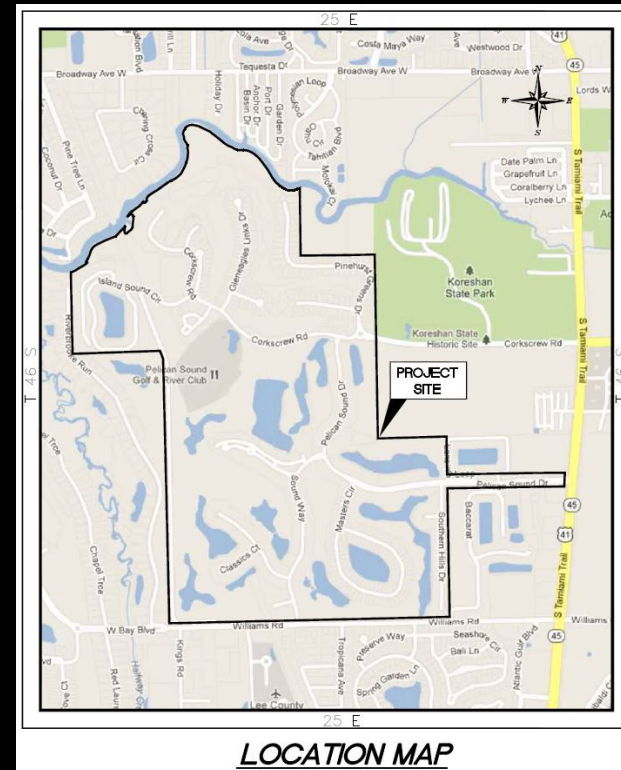
- 547 ± acres
- Zoning: Residential Planned Development (RPD)
- Res. Z-95-077
- Max. 1,480 Dwelling Units

Existing Use(s):

- Single-Family & Multi-Family Residential
- Supporting Accessory Uses: Golf Course/ Clubhouse, Tennis/ Pickleball Facilities, River Club & Recreational Center

Previous Zoning Amendments

- Res. Z-13-003 (2013 Lee County)
- Ord 2022-15 (Village of Estero)



SUBJECT PROPERTY

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



PELICAN SOUND
GOLF & RIVER CLUB

PROPOSED AMENDMENT:

- To amend conditions of Lee County Resolution Z-13-003 to allow for two permanent moorings for Pelican Sound shuttle boats in the place of the previously approved temporary moorings.



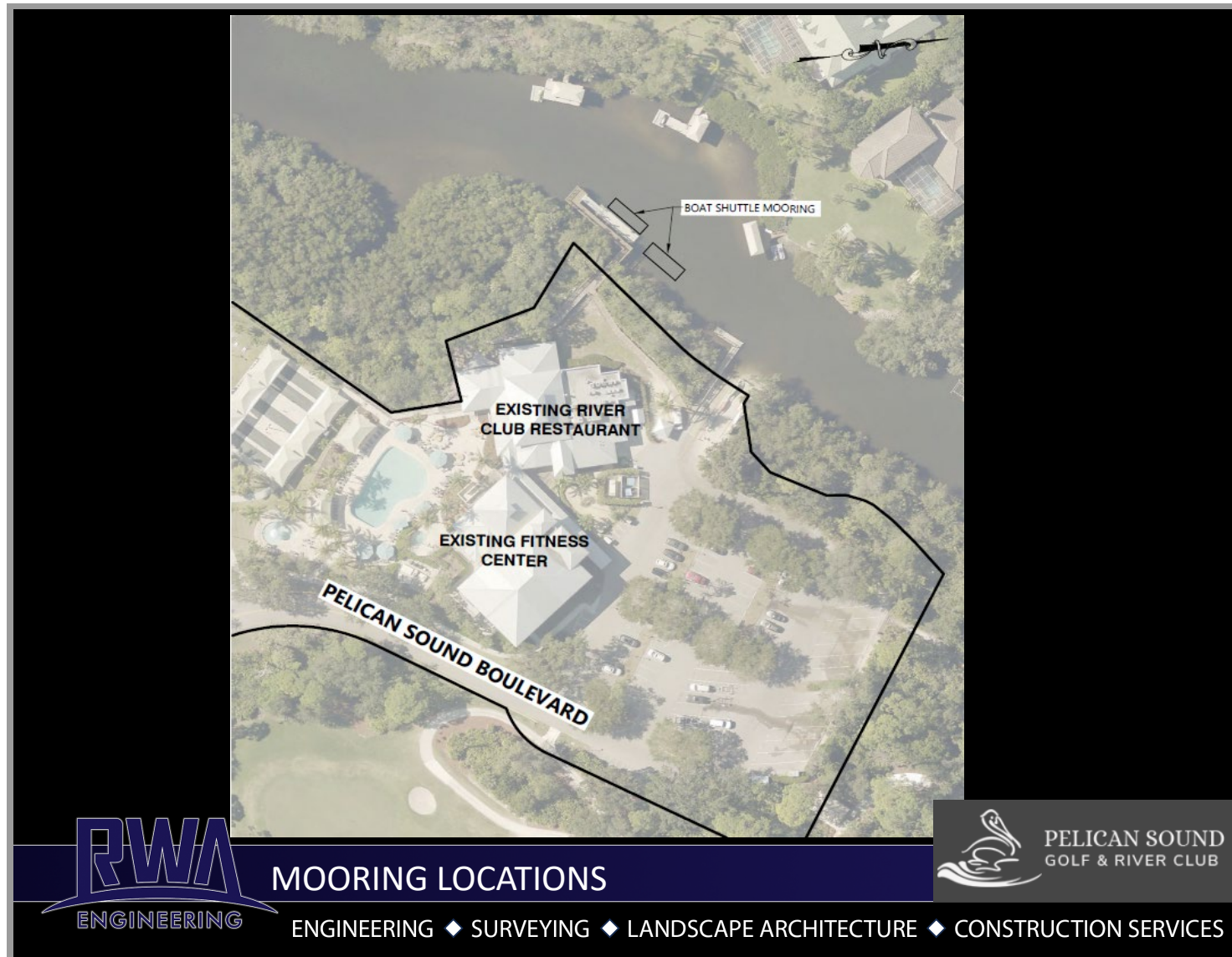
PROPOSED DEVELOPMENT



PELICAN SOUND
GOLF & RIVER CLUB

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES





PERMITTING HISTORY:

- The dock was previously permitted from The Army Corps of Engineers in 2010, removing the existing dock and extending the boat ramp and construction of a separate dock for Pelican Sound residents.
- Another permit in 2010 by SFWMD extended to include the boat slips, kayak launch, observation pier and the boat ramp.
- The mooring dock was constructed in 2012. The scheduled ferry operation utilizes two pontoon style boats to ferry Pelican Sound residents to and from Lover's Key.



PROPOSED DEVELOPMENT



PELICAN SOUND
GOLF & RIVER CLUB

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

PERMITTING HISTORY:

- In 2022, Hurricane Ian damaged many marine facilities and leasing docks including Fish Tale Marina. Losing their mooring facility, Pelican Sound Golf & River Club, Inc. sought Temporary Use Permits from the Village of Estero for the overnight shuttle moorings at the River Club dock.
- Temporary Use Permits were requested in 2023 and 2024 for overnight moorings.
- Not finding a viable option for permanent mooring for the 2025 season, Pelican Sound Golf and River Club chose to seek an amendment to Resolution Z-13-003, requesting that the temporary moorings be changed to permanent moorings.
- Letters of “No Objection” are on file from neighboring residents.



PROPOSED DEVELOPMENT

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES





QUESTIONS?



THANK YOU FOR YOUR TIME & CONSIDERATION

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES





Mayfair Village Rezoning
Zoning Staff Report
For Planning Zoning & Design Board

PROJECT NAME: Mayfair Village RPD
CASE TYPE: Rezoning
CASE NUMBER: DCI2024-E008
**PLANNING ZONING &
DESIGN BOARD DATE:** May 13, 2025

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agricultural (AG) and Residential Planned Development to Residential Planned Development (RPD) for a 7.5-acre site located at the southwest corner of Sandy Lane and Broadway Avenue East. The site is currently vacant and was previously used as a citrus farm.

The applicant is proposing:

- A total of 17 single family home lots
- A density of 2.26 units per acre
- A private non-gated cul-de-sac road

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request with the attached conditions.

GENERAL INFORMATION

Applicant

Lennar Homes, LLC.

May 13, 2025

DCI2024-E008

Page 1 of 9

Owners

Ft. Myers Naples Church, Inc. and Jonathan Anderson

Authorized Agents

John Wojdak, PE
RSPEC Company, LLC

Location

8790 Broadway Avenue East and 20540 Sandy Lane

STRAP Numbers

28-46-25-E3-U1962.2472
28-46-25-E3-U1969-2482

Size of Property

7.5 Acres +/-

Surrounding Zoning and Land Use

<u>North</u>	Broadway Avenue East, then one single family home; Agriculture (AG)
<u>East</u>	Sandy Lane then The Groves single family neighborhood (RPD)
<u>South</u>	Single family home (AG) and vacant wooded Mixed Use Planned Development (MPD)
<u>West</u>	Railroad ROW then single family homes (AG)

Zoning Residential Planned Development (RPD) and Agricultural (AG)

Comprehensive Plan Land Use Category Village Neighborhood 1

Project History

The subject property was historically used as a citrus grove until approximately the late 1990s. By 2000, the property at the corner was entirely cleared as was the property along the railroad and are no longer in active farming. In February 2007, the 5.5 acres of the subject property along the rail line was rezoned by Lee County to Residential Planned Development (Z-06-073) to allow for 16 single family homes at a total density of 2.9 units per acre.

Public Information Meeting

A Public Information Meeting was held at the Planning and Zoning Design Board (PZDB) on October 29, 2024. The applicant presented its request. Board members emphasized the importance of the stormwater analysis in this area due to the project's proximity to the Estero River and the Village's ongoing drainage issues.

May 13,2025

DCI2024-E008

Page 2 of 9

The Board asked if a lift station is proposed on-site, or if an off-site connection is proposed. Mary Gibbs added that water and sewer infrastructure are proposed to be constructed within proximity of the project. The Developer and Village of Estero Public Works have discussed using the Project to expedite utility construction.

Public comments included concerns about the density of the project, utility availability, traffic, and the proposed landscape screening.

STAFF ANALYSIS

Request

The applicant is proposing a rezoning from Agricultural (AG) and RPD to Residential Planned Development (RPD) to develop:

- Total of 17 single family homes at a density of 2.26 units per acre.
- Maximum building height of 35 feet (2 story).

A portion of the property was rezoned by Lee County in 2006 for a 16-lot single family subdivision that was never built. The applicant is adding more property and an additional unit for 17 total lots.

MASTER CONCEPT PLAN

The applicant has provided a revised Master Concept Plan that shows:

- Single family home lots with an east/west orientation.
- Sidewalks along both sides of the private road and on the south side of Broadway Avenue East.
- Ingress/egress from Broadway Avenue East.
- Secondary emergency access to the south.

Parking

The applicant has indicated that the homes will have 2 and 3 car garages.

Perimeter Buffers and Landscaping

Sandy Lane – A 20-foot-wide Type “D” Buffer which requires 5 trees per 100 feet and double staggered hedge row.

Broadway Ave East – A 20-foot-wide Type “D” Buffer.

West Property Line – A 20-foot-wide Type “D” Buffer.

South and East Property Lines adjacent to single family homes – A 7’.5”-foot-wide Type “A” Buffer which requires 4 trees per 100 feet, with enhanced double hedgerow. A fence/wall is not proposed.

The development provides the required 40% open space.

Public Areas

The Master Concept Plan indicates a connection to the future rails-to-trails path that will be utilizing the railroad ROW immediately adjacent on the west side of the subject property. No other public areas are proposed as part of the project.

Pattern Book

A "Pattern Book" has been submitted by the developer. It specifies paver driveways, 1- and 2-story homes, and tile roofs. The homes will be constructed of concrete block on the 1st floor and wood framing on the 2nd floor.

Building Height

The project proposes 1 and 2 story homes with a maximum height of 35 feet.

Vehicular and Pedestrian Connections / Interconnections

There is one connection point proposed for the project. The non-gated private road is proposed to connect to Broadway Avenue East. Sidewalks are proposed on both sides of the private road, along the south side of Broadway Avenue East. Additionally, a pedestrian connection is proposed to the future rails-to-trails path.

Please note that the application requests a deviation from having 2 points of entry, as there is no proposed ingress/egress to Sandy Lane.

Schedule of Uses and Property Development Regulations

The proposed Schedule of Uses is limited and includes the following:

- 17 Single family home lots:
 - 6,500 minimum lot area
 - 60' lot width
 - 120' minimum lot depth
 - Front setback of 20 feet
 - Rear setback of 15 feet
 - Side setback of 5 feet
 - Maximum Building height of 35' (2 stories)
- Accessory Uses – normal and customary accessory uses as permitted by the LDC.

Transportation Analysis

The applicant provided a Traffic Impact Statement (TIS) which shows the proposed development will not have an adverse impact on the surrounding roadway network. The TIS indicated that AM peak trip totals 15 and PM peak trip totals 19. There are 198 daily 2-way trips. Therefore, there will not be a degradation of the Level of Service beyond the adopted Level of Service standards. The existing roadway network can accommodate the additional new vehicle trips that will be generated, and no turn lane is warranted.

Environmental Analysis

An ecological assessment was prepared for the applicant by BearPaws Environmental Consulting which indicated 33 gopher tortoise burrows, 26 active and 7 inactive. Construction activities are prohibited within 25 feet of a potentially occupied burrow without a Florida Fish & Wildlife Conservation Commission (FWC) permit. A FWC gopher tortoise relocation permit will be required to conduct development activities on the property.

Stormwater Management

The project will convey stormwater runoff via a closed drainage system within the proposed roadway. The drainage system will connect to dry detention areas on the east and west sides of the property for required water quality treatment and storm attenuation prior to discharging north to the roadside swale on Broadway Avenue East. Per SFWMD rules, the project shall not exceed the allowable discharge rate and must attenuate the 25-year, 3-day storm event. In addition, homes will be elevated above the 100-year, zero discharge peak stage. The development shall be designed in accordance with the Village of Estero LDC Section 7-206 – Surface Water Management.

The stormwater management system will adhere to the guidelines set forth by The Village of Estero and South Florida Water Management District. The stormwater system will be reviewed in more detail during the development order process.

Utilities

Lee County Utilities has provided a letter regarding the availability of potable water and wastewater service for this project. Per the letter, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Pinewood Water Treatment Plant. Sanitary sewer service will be provided by the Three Oaks Water Reclamation Facility.

This property is located in an area where the Village plans to extend water and sewer infrastructure. The developer has indicated their willingness to cooperate with the Village to facilitate the project.

Fire

Estero Fire Rescue did not have any comments after reviewing the proposed cul-de-sac and the submitted geometry.

COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE ANALYSIS

Comprehensive Plan

The project is in Village Neighborhood 1 (VN1) Land Use category. The category is described in the Comprehensive Plan excerpt below:

The VN1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale.

Some, but not all, of the requisite infrastructure needed for development is generally planned or in place. These areas were generally designated Rural, Sub-Outlying Suburban, Outlying Suburban, or Suburban in the Village's Transitional Comprehensive Plan. These areas have been developed or planned with existing or emerging residential neighborhoods. Golf courses constitute the predominant open space in many of these neighborhoods, and gross densities range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). VN1 designated areas are either on the fringe of natural resources, or in proximity to urban commercial or transitional mixed-use areas. Examples include Wildcat Run, West Bay Club, The Estates at Estero River, The Brooks and Pelican Landing.

Relevant Comprehensive Plan policies are listed below:

FLU-1.11.1 RESIDENTIAL DEVELOPMENT FORM. *New residential development should accommodate the mix and variety of housing types and configurations suitable to meet the needs and desires of current and future residents, with emphasis on safe means for residents to connect by walking or bicycling within neighborhoods and to the larger community.*

Staff Comment: The project itself does not propose a mix of housing types but does provide for connectivity for residents to the future rails-to-trails path. Additionally, the proposed density of the project (2.26 units per acre) is consistent with the VN1 Future Land Use Category.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. *Support and enhance Estero's residential character by ensuring that development proposals address how they:*

- A. Are compatible with adjacent uses, public facilities, and infrastructure systems;*
- B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits;*
- C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces;*
- D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and*
- E. Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.*

Staff Comment: The project is providing pedestrian connectivity along Broadway Avenue East, and internally along the private street. The project also provided an internal connection to the future rails-to-trails route.

HOU-1.1.3 *New development must be compatible with existing residential uses.*

Staff Comment: The development is within the density range of the Village's Comprehensive Plan and, with conditions recommended by staff, will be compatible with the existing area.

DEVIATIONS

The applicant requested two deviations from the Village of Estero Land Development Code:

Deviation 1: Seeks relief from Village of Estero LDC Section 5-304.A.1.A. which specifies a minimum center-to-center roadway connection separation of 330 feet on collector roads, to allow for a roadway connection separation of 293 feet on Broadway Avenue East.

The proposed development consists of 17 single family homes and is not expected to generate high volumes of traffic, as evidenced by the Traffic Impact Statement. The deviation request would reduce the connection separation by less than 12% (37 linear feet) on a road that dead-ends approximately 1,750 feet to the east of Sandy Lane. The requested roadway connection will not present adverse impacts to traffic circulation or levels of service to adjacent roadways. The proposed entrance location provides adequate stopping sight distance in both directions. The minimum stopping sight distance provided is consistent with the requirements of FDOT.

Staff Comment: The proposed location of the access point is supported by staff, and the applicant is meeting FDOT technical criteria for sight-distance requirements.

Staff does not object to this deviation.

Deviation 2: Seeks relief from Village of Estero LDC Section 5-304.A.4.C. which specifies two means of ingress or egress to residential developments of more than five acres, to allow for one primary ingress/egress and a secondary emergency access.

The project proposes a single ingress and egress point at the northern portion of the property on Broadway Avenue East.

A second point of full ingress and egress would conflict with stormwater management areas. The proposed connection to Broadway Avenue East will not be gated, and the provided emergency vehicle turning exhibit shows that the cul-de-sac provides sufficient access to the proposed development. A full cul-de-sac turnaround is provided at the end of the proposed internal roadway which accommodates the design apparatus provided by Estero Fire Rescue. A secondary emergency access-only point is being provided to the south as shown on the Master Concept Plan.

Staff Comment: The project provides the necessary fire protection through the installation of new mains and hydrants and provides the needed geometry for Estero Fire Rescue to appropriately serve the neighborhood in the event of an emergency. Additionally, there is only one other location to make a road connection and that is to Sandy Lane, which staff has discouraged.

Estero Fire Rescue reviewed the project and had no objection to the deviation. Staff also does not object.

CONCLUSION

Rezoning is subject to a quasi-judicial process and hearing by both Planning Zoning and Design Board and the Village Council. In determining whether to adopt a proposed amendment the following shall be considered:

1. Is the amendment consistent with the Comprehensive Plan;

The subject property is located within Village Neighborhood 1 (VN1) land use category, which allows up to 4 dwelling units per acre. The project proposed 2.26 units per acre. The project is in compliance with the Comprehensive Plan.

2. The amendment is not in conflict with any portion of the Land Development Code;

The application and submitted documents, with the deviations noted, are not in conflict with any portion of the Land Development Code.

3. The amendment addresses a demonstrated community need;

The project is implementing the goals and policies of the Comprehensive Plan and Land Development Code. Additionally, the project is consistent with surrounding land uses.

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

The subject property is surrounded by residential development. The 17-lot single family project is appropriate with the staff recommended conditions and the proposed zoning is appropriate for the land.

5. The amendment would result in a logical and orderly development pattern;

The single-family residential project is considered infill and is congruent with the development pattern in the area.

6. The amendment would not adversely affect the property values in the area;

The land use and density are compatible with property in the surrounding area and should not adversely affect property values.

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

The project will be served by water and sewer utilities and other public facilities.

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

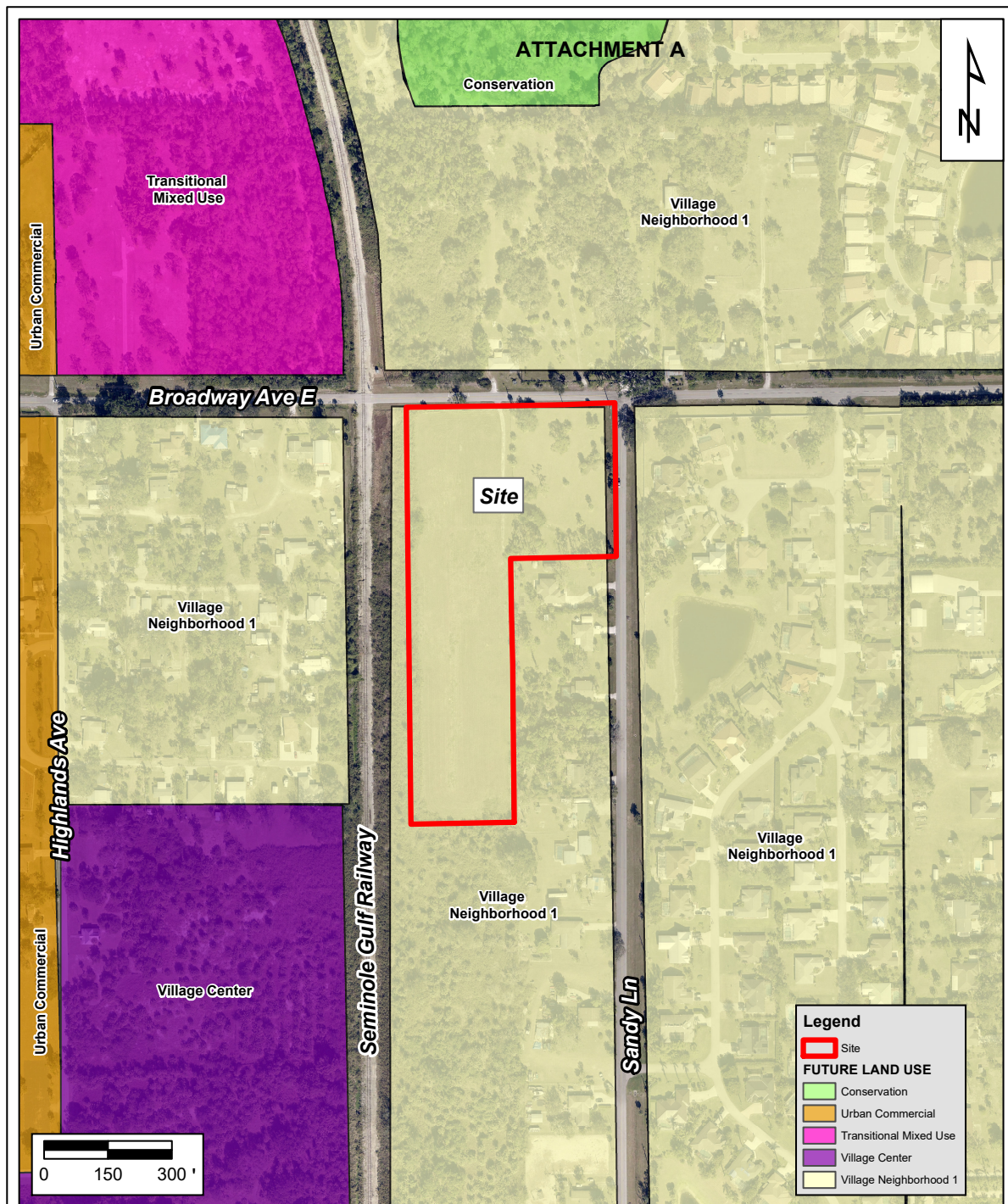
The subject property was previously utilized as a citrus farm. While the ecological report did find gopher tortoises, there are no other findings of ecological significance. As stated in the conditions of approval, the gopher tortoises will be required to be relocated in accordance with State regulations and permitting.

9. The amendment is compatible with existing or planned uses in the surrounding uses;

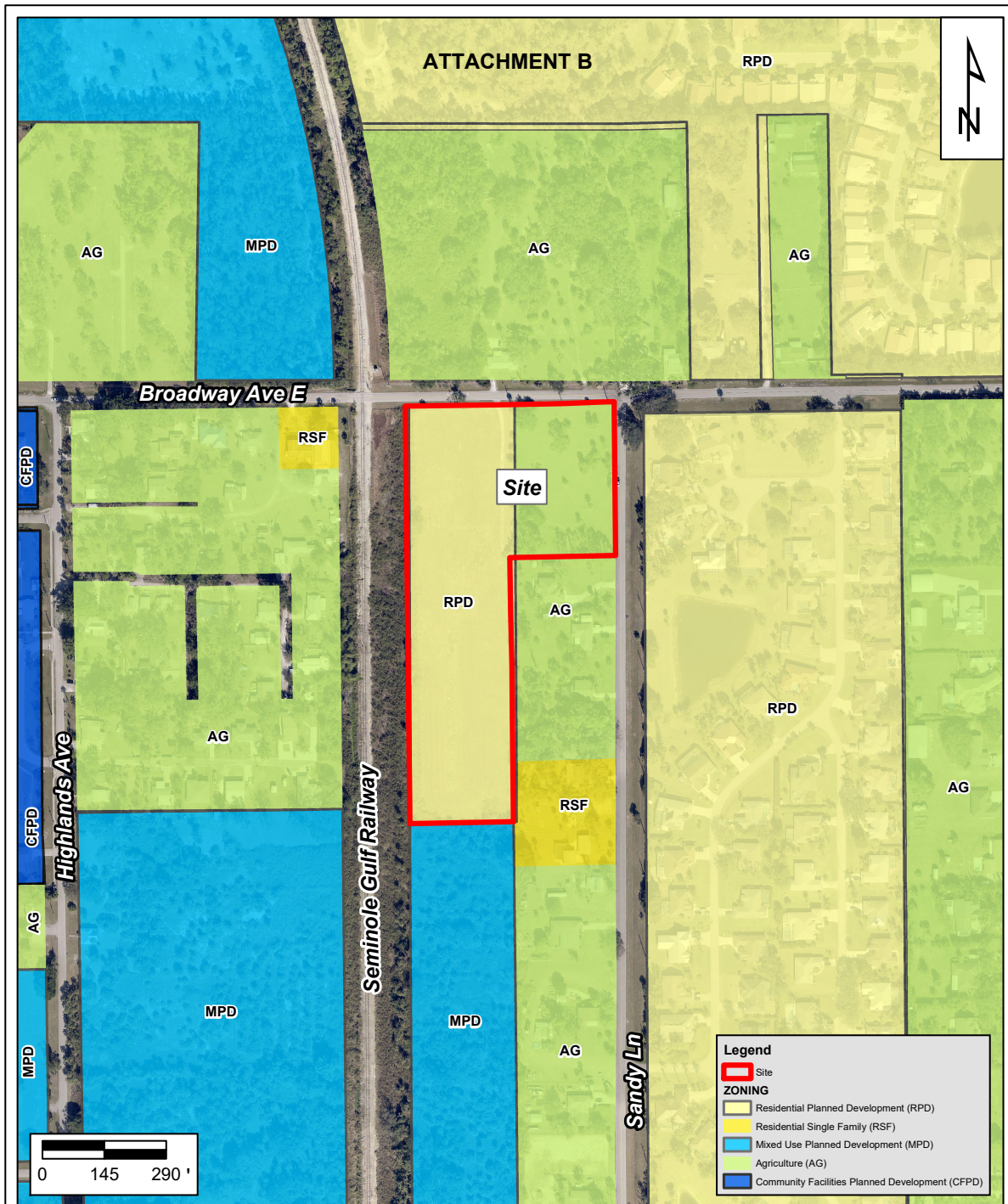
The proposed single family land use and density are compatible with surrounding uses.

ATTACHMENTS

- A. Future Land Use Map
- B. Zoning Map
- C. Zoning Conditions
- D. Master Concept Plan stamped received April 30, 2025
- E. Cross-Sections stamped received April 30, 2025
- F. Pattern Book stamped received April 4, 2025
- G. Applicant's Information



MAYFAIR VILLAGE EXISTING FUTURE LAND USE



MAYFAIR VILLAGE EXISTING ZONING

ATTACHMENT C**Zoning Conditions and Deviations**

Mayfair Village RPD

DCI2024-E008

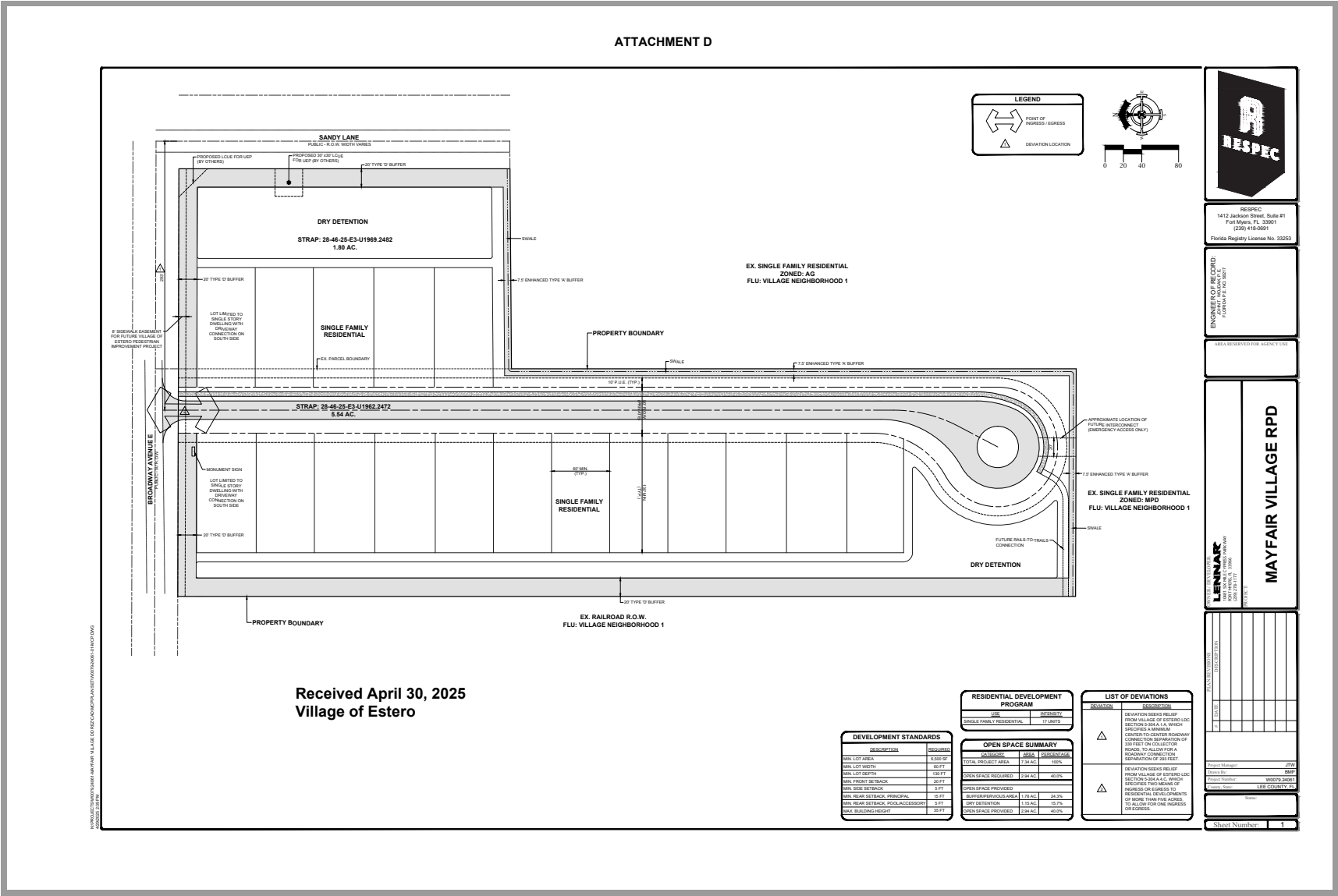
Conditions :

1. The development of this project must be consistent with the Master Concept Plan titled "Mayfair Village Master Concept Plan" date stamped received April 30, 2025, attached as Exhibit A. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The development of this project must be consistent with the cross section document entitled "Mayfair Village Typical Sections" date stamped received April 30, 2025, attached as Exhibit B. This development shall provide an 8-foot sidewalk easement to the Village of Estero along Broadway Avenue East as shown by cross-sections A, B, and C.
3. The development of this project must be consistent with the Pattern Book entitled "Mayfair Village RPD Pattern Book" date stamped received April 4, 2025, attached as Exhibit C. If changes to the Pattern Book are subsequently pursued, appropriate approvals will be necessary.
4. Lee County Zoning Resolution Z-06-073 shall be null and void.
5. The following limits apply to the project and uses:
 - a. Residential Single Family Detached (limited to 17 dwelling units)
 - b. Fences and walls
 - c. Accessory Uses
6. Site development Regulations:
 - a. Minimum Lot Area: 6,500 sq. ft.
 - b. Minimum Lot Width: 60 feet
 - c. Minimum Front Setback: 20 feet
 - d. Minimum Rear Setback: 15 feet
 - e. Minimum Side Setback: 5 feet
 - f. Maximum Building Height: 35 feet (2 stories)
 - g. Single-family homes on the 2 lots immediately adjacent to Broadway Ave East shall be restricted to single story with the garages located on the south side of the respective lot.
7. Environmental Conditions:
 - a. Prior to Development Order approval applicant shall furnish an approved Florida Fish and Wildlife tortoise relocation permit.
 - b. The project shall meet all flood regulations of the Village of Estero in force at the time of Development Order approval.
 - c. No pile driving or blasting shall be permitted during infrastructure or home construction.

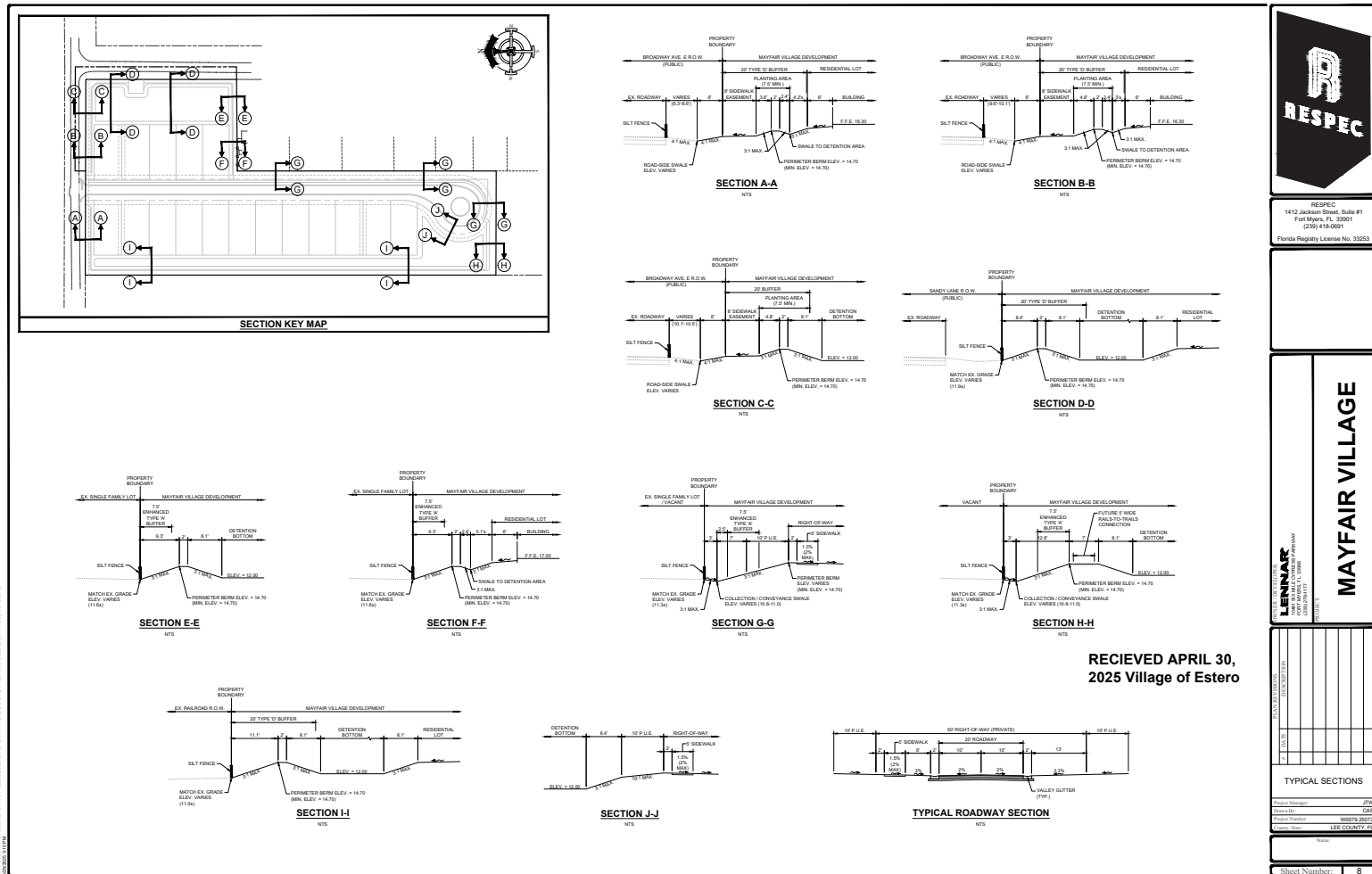
- d. The Developer shall work with the Village of Estero and cooperate in potential cost-sharing agreements related to the Broadway Avenue West sewer project.
 - e. Surface Water Management dedication and maintenance covenants shall be provided prior to Development Order approval.
8. Transportation Conditions:
- a. Secondary Emergency Access to the south is required to be constructed in conformance with the Fire Code
9. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements in the Village of Estero LDC. The developer is required to demonstrate compliance with all mandatory concurrency requirements prior to the approval of the Development Order.
10. This development must comply with all requirements of the Village of Estero Land Development Code at the time of development order approval, except as may be granted by deviation as part of this planned development.

Deviations:

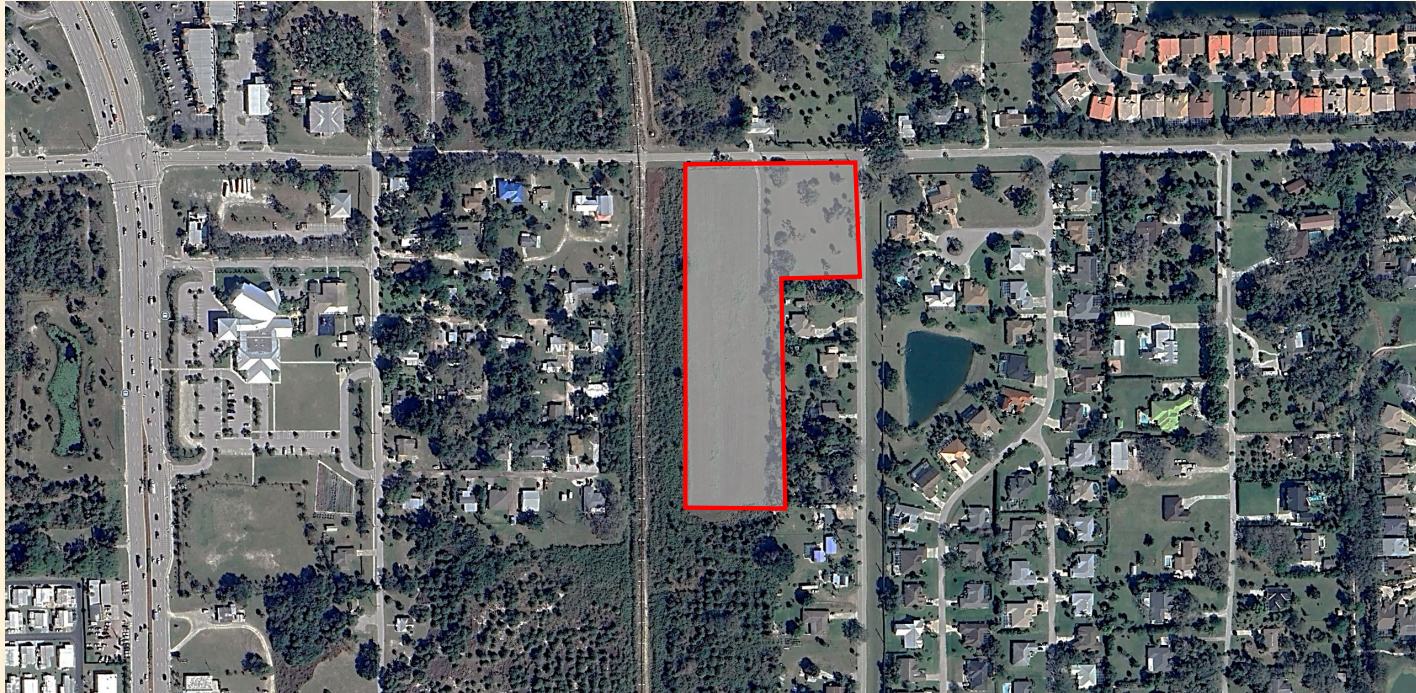
- 1. Deviation 1 seeks relief from the Estero LDC Section 5-304.A.1.A. requirement regarding minimum center-to-center roadway connection separation distance of 330 on collector roads, to allow for a roadway connection of 293 feet on Broadway Avenue East is APPROVED.
- 2. Deviation 2 seeks relief from Estero LDC Section 5-304.A.4.C which specifies two means of ingress and egress to residential developments of more than five acres, to allow to one primary ingress/egress and a secondary emergency access is APPROVED.



ATTACHMENT E



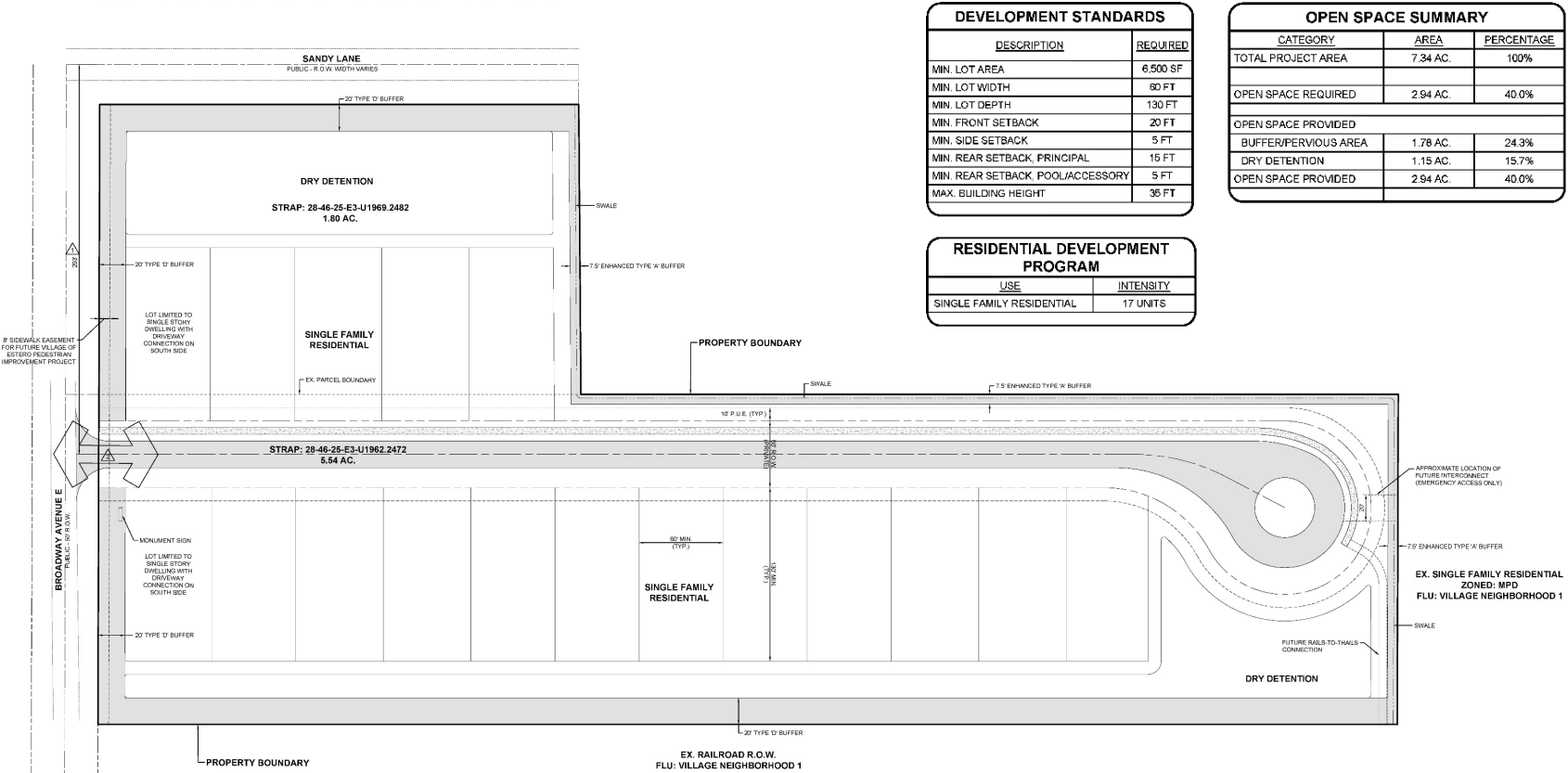
ATTACHMENT F
Mayfair Village RPD



Pattern Book
April 2025

Received
April 4, 2025
Village of Estero

Master Concept Plan



APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 2

Open Space and Buffers

OPEN SPACE: Approximately 2.9 acres of total open space within the development.
STORMWATER MANAGEMENT AREAS: Located along the west and east property lines.
BUFFERS: Enhanced 7.5-foot Type 'A' abutting residential; 20-foot Type 'D' abutting right-of-way.



APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 3

Dwelling Concepts

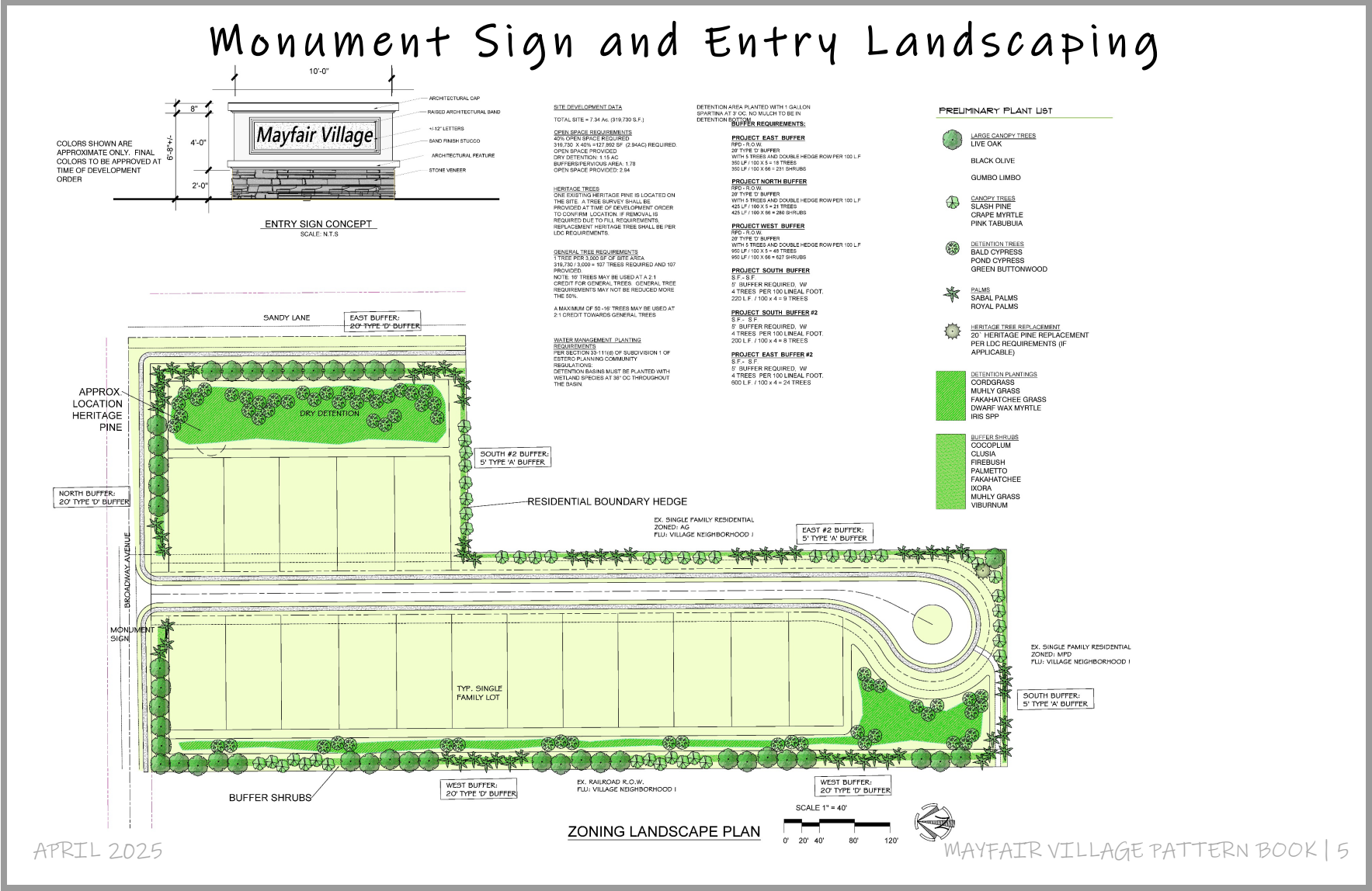


Key Features

- Tile Roof
- 3-Car Garage
- Paver Driveway
- CBS Construction

APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 4



Landscaping Planting Palette



Quercus virginiana - Live Oak



Bucida buceras - "Shady Lady" Black Olive



Bursera simaruba - Gumbo Limbo



Roystonea elata - Royal Palm



Sabal palmetto

LARGE CANOPY TREES

PALMS



Pinus elliotii densa



Tabebuia impetiginosa - Pink Tabebuia



Lagerstroemia indica



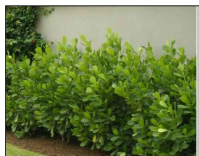
Taxodium distichum



Conocarpus erectus - Green Buttonwood

CANOPY TREES

DETENTION PLANTINGS



BUFFER SHRUBS



Hamelia patens
Fire Bush & Dwarf Firebush



Serenoa repens "Cinerea"
Silver Palmetto



Chrysobalanus icaco
Cocoplum



Spartina bakeri
Cord Grass



Muhlenbergia capillaris
Malt Grass



Tripsacum dandatum
Dwarf Fakahatchee Grass

DETENTION PLANTINGS

NOTES:

- * ADDITIONAL SPECIES COMPLYING WITH LDC REQUIREMENTS MAY BE ACCEPTABLE.
- * FIL COUNTS AND SPECIES TO BE DETERMINED AT TIME OF DEVELOPMENT

APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 6

**ATTACHMENT G****MAYFAIR VILLAGE RPD
REQUEST STATEMENT****Introduction**

The attached application is to rezone the subject property from AG-2 & RPD to RPD to allow for the development of a residential community consistent with both the comprehensive plan and the residential uses in the surrounding neighborhoods. The total number of units requested is 17 at a density of 2.26 units per acre. The property is approximately 7.5 acres and is located at the southwest corner of Sandy Lane and Broadway. The property is in the Village Neighborhood 1 future land use category.

Entitlement History

The subject property was historically used as a citrus grove until approximately the late 1990s. By 2000 the property at the corner was entirely cleared as was the property along the railroad, no longer in active farming. In February 2007, the 5.5 acres of the subject property along the rail line was rezoned to residential planned development (Z-06-073) to allow for 16 single family homes at a total density of 2.9 units per acre. The proposed zoning requests an amendment to the RPD to add approximately 2 acres and 1 residential unit bringing the total development to 17 units on 7.5 acres. It should be noted that under the current zoning for the RPD and the current zoning for the AG-2 parcel, the combined property is entitled for 18 residential units, effectively making this a downzoning of the property.

Adjacent Uses

The subject property is in an area of existing development and infrastructure that supports the proposed use. The subject property is located at the southwest corner of Sandy Lane and East Broadway Avenue. Access to the development will be to Broadway Avenue. The subject property is surrounded on all sides by residential development and vacant land. To the east are residential units that front along Sandy Lane and the Groves community which has units backing up to Sandy Lane. To the west is the rail line for approximately 150 feet, with single family homes located to the west of the rail line. To the south is vacant land that appears to historically have been part of the same citrus grove on the subject property but is now overgrown with vegetation. To the north there is a large lot single family unit.

Access:

The subject property is located along both Broadway Avenue and Sandy Lane. Access is provided via Broadway Avenue.

Zoning Justification:

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

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

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

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

The subject property is entirely located within the Village Neighborhood 1 land use category. The table in Policy FLU 1.2.1 allows for residential development of up to 4 dwelling units per acre consistent with FLU 1.2.6. The proposed residential community is for 2.26 dwelling units per acre, consistent with the density range in Village Neighborhood 1.

FLU 1.2.6 VILLAGE NEIGHBORHOOD 1. The Village Neighborhood 1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale. Some, but not all, of the requisite infrastructure needed for development is generally planned or in place. These areas were generally designated Rural, Sub-Outlying Suburban, Outlying Suburban, or Suburban in the Village's Transitional Comprehensive Plan. These areas have been developed or planned with existing or emerging residential neighborhoods. Golf courses constitute the predominant open space in many of these neighborhoods, and gross densities range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Village Neighborhood 1 designated areas are either on the fringe of natural resources, or in proximity to urban commercial or transitional mixed-use areas.

A. Uses: Predominant land uses in Village Neighborhood 1 will be lower density residential uses with the potential to allow minor commercial or

limited neighborhood center scale commercial, assisted living facilities, public and quasi-public uses, in each case through a public hearing process. Higher densities greater than 4 du/ac, commercial development greater than neighborhood centers, and industrial land uses are not permitted.

The proposed residential community consists of low-density residential development and is well within the density range allowed. The proposed density of 2.26 units per acre is less than the density approved in Z-06-073 of 2.9 units per acre. Both are well below the permissible 4 dwelling units per acre.

B. Development type: Future development in this category is encouraged to be developed in a way that maintains and enhances a limited mix of residential unit types (multifamily, townhome, mid-rise, villas, and single family) while accommodating neighborhood oriented commercial uses such as eating places, personal and convenience services, and limited office when approved through a public hearing process. Such commercial uses may be developed as single use buildings or centers or as mixed-use, subject to compatibility standards described in the Community Design Sub-Element.

The proposed single family development blends in with the surrounding uses and compliments the adjacent neighborhoods. The development proposal is consistent with this policy by maintaining and enhancing the housing in the community.

C. Density/Intensity: The standard density range is from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Bonus densities are not allowed. Commercial development must not exceed 1 FAR and must not exceed neighborhood center criteria of 30,000 – 100,000 square feet as described in Objective FLU-1.5.

As stated above, the proposed development density is 2.26 dwelling units per acre, well within the density range of 1 – 4 dwelling units per acre.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. Support and enhance Estero's residential character by ensuring that development proposals address how they:

A. Are compatible with adjacent uses, public facilities, and infrastructure systems;

The subject property is surrounded on all sides by residential development. To the east and west there are residential communities. To the south there is vacant land with residential communities south of that. To the north is a single large lot residential home with residential developments north of that. As evidenced by the development surrounding the property on all sides, public facilities and infrastructure are in place to

serve the proposed development. Furthermore, the existing zoning of both properties allow 18 residential units, one more than the proposed 17 units for the combined properties.

B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits;

The subject property was previously cleared for an active citrus grove. Although the grove has not been in operation for several years, there are no significant environmental or natural resources on the subject property.

C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces;

The subject property is in close proximity to several parks and public green space areas. The property is within a mile from the Happehatchee Center and the Village owned property on the Estero River. Mayfair Village is just over a mile from the Estero Community Park. Both are accessible via sidewalks along Corkscrew Road, US 41. The Village has pedestrian improvement plan within the Capital Improvement Program, which includes funding for a shared use pathway along Broadway East from both US 41 to Sandy Lane and from Sandy Lane to Three Oaks. This shared use pathway will connect up to sidewalks on both US 41 and Three Oaks extending pedestrian and bicycle connectivity throughout the community. The internal sidewalk system for the development will connect to these facilities providing access for residents by walking or bicycling within the neighborhood to the larger community's recreational facilities, such as the Estero Community Park and other public spaces.

D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and

The proposed amendment increases the total allowable units by 1 home and adds 2 additional acres to the development. The units will have easy access to adjacent residential developments along Broadway Avenue and Sandy Lane, commercial and mixed-use centers along Corkscrew Road and public facilities and natural resources in close proximity.

E. Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.

The proposed development will comply with Estero's landscape code and applicable design guidelines, which will result in the development of a quality residential community. The lower density single family units will help to maintain the high quality of life for existing residents.

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

The proposed Planned Development is not in conflict with any portion of the Land Development Code. There is only one deviation requested, which was part of the original zoning application. This deviation is from the requirement to provide two means of ingress/egress for residential development greater than 5 acres. The subject property is only 7.5 acres, and the amendment is only increasing the total number of units by 1 home. The impact to the single access point is de minimus.

3. Addresses a demonstrated community need;

The proposed development is for a residential community consistent with the intent of FLU Policy 1.2.6 and the stated goal of providing for a quality in the community. The development of a residential community is consistent with the surrounding uses.

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

The subject property is surrounded on all sides by residential development. To the east and west are residential communities. To the south is vacant land and more residential development and to the north is a single large lot unit with more residential development farther north. The proposed development is compatible with surrounding uses. Most of the property is already zoned for the proposed use. The proposed amendment will simply add 2 acres and 1 residential unit to the existing zoning, effectively decreasing the total units currently allowed on the combined property. The proposed RPD is the most appropriate zoning for the subject property.

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

The proposed rezoning would allow for residential development on the subject property, consistent with properties on all sides of the subject property. The zoning therefore represents a logical and orderly development pattern by filling in residential development consistent with uses surrounding the property on all sides.

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

The proposed amendment to add 1 unit to the existing zoning and 2 acres would have no impact on property values in the area.

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

Water and sewer service is currently available in the area via Lee County Utilities as evidenced by the surrounding development. The property is within the Estero Fire District and fire/EMS service are available with a fire station approximately ½ mile from the community along US 41 to the west. As noted above, the current RPD entitlement of 16 units plus the allowance of 2 units in the AG-2 zoning for the property being added to the RPD is greater than the proposed zoning. Therefore, the request is a decrease in units allowed under existing zoning. The impact to transportation facilities is de minimus impact. All other services are adequate to accommodate the proposed amendment.

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

The subject property was previously cleared for an active citrus grove. Although the grove has not been in operation for several years, there are no significant environmental or natural resources on the subject property.

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

The subject property is surrounded on all sides by residential development. To the north and west are residential communities. To the south and east are public roads with residential development on the other side of the roads. The proposed development is compatible with surrounding uses.

Summary:

As detailed in the Village of Estero Land Development Code, the attached application demonstrates that the proposed development is compliant with the Land Development Code and other applicable codes or regulations. Based on compliance with the land development code and the Estero Plan, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

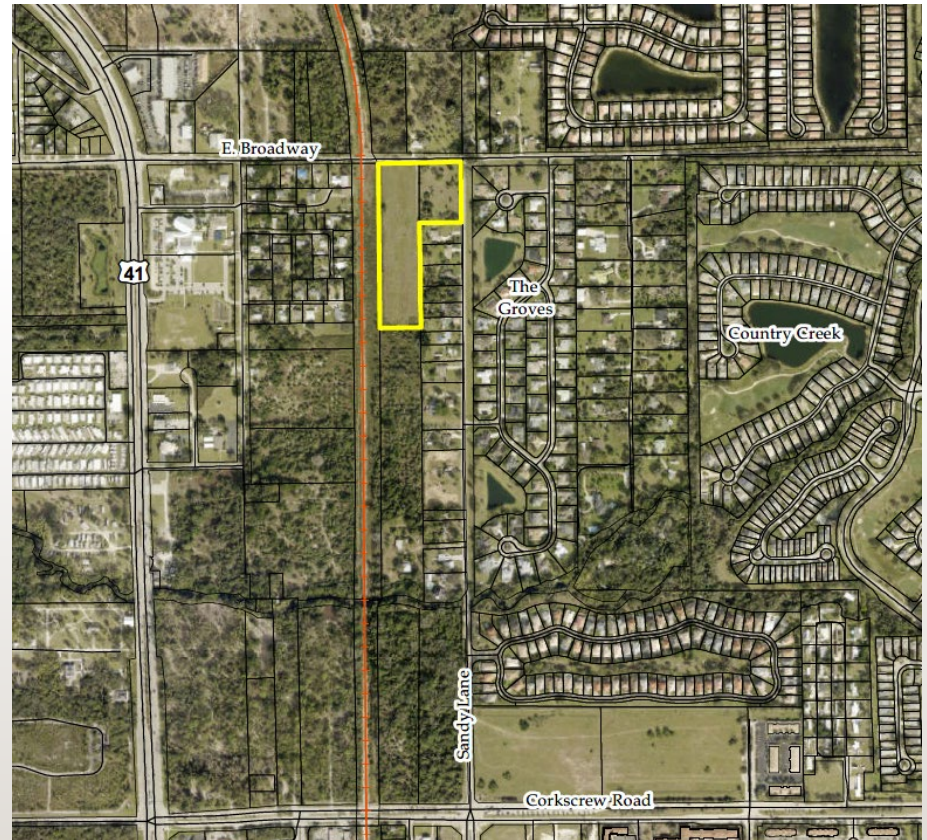
MAYFAIR VILLAGE RPD REZONE

PLANNING, ZONING AND DESIGN BOARD

MAY 13TH, 2025

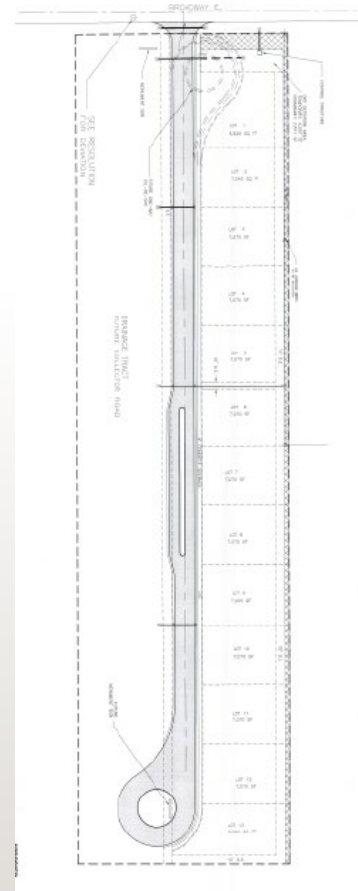
PROPERTY LOCATION

- ❑ 7.5 acres – 2 parcels
- ❑ Southwest corner of East Broadway and Sandy Lane
- ❑ East side of Railroad tracks



ZONING HISTORY

- ❑ 2007 - 5.5 acres zoned RPD for 16 single family homes - Z-06-073
- ❑ Roadway reservation eliminated by Village Council action in January



RESOLUTION NUMBER Z-06-073

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

WHEREAS, an application was filed by the property owner, Mayfair Developments, LLC, to rezone a 5.52± acre parcel from Agricultural (AG-2) to Residential Plan Development (RPD), in reference to Mayfair Village RPD; and,

WHEREAS, a public hearing was advertised and held on August 24, 2006, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2006-00024; and,

WHEREAS, a second public hearing was advertised and held on February 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 5.52± acre parcel from AG-2 to RPD, to allow 16 residential single-family dwelling units with a maximum height of 35 feet. This project will be connected to central water and sanitary sewer. The property is located in the Outlying Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Mayfair Village RPD Master Concept Plan," date stamped "Received March 6, 2007," last revised in February 2007, attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following Limits apply to the project and uses:

a. Schedule of Uses

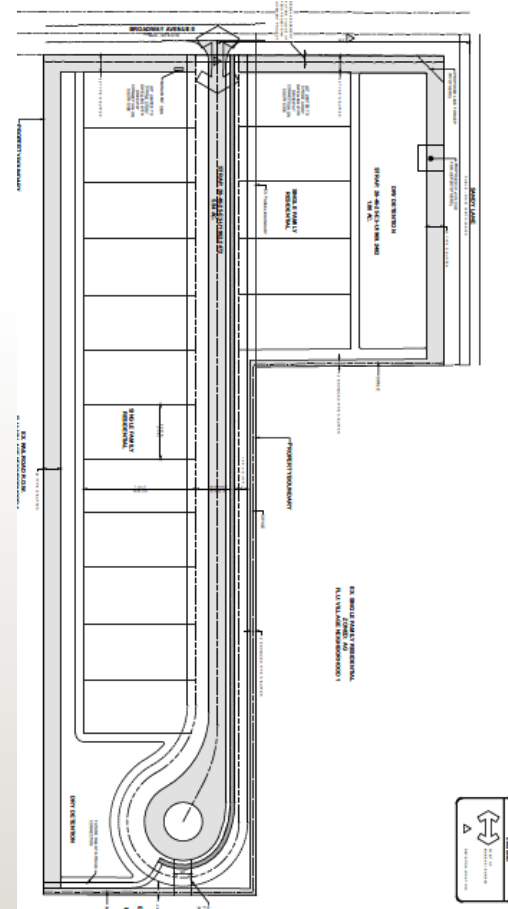
Residential, Single Family Detached (Limited to a maximum of 16 dwelling units)

CASE NO: DCI2006-00024

Z-06-073
Page 1 of 5

ZONING REQUEST

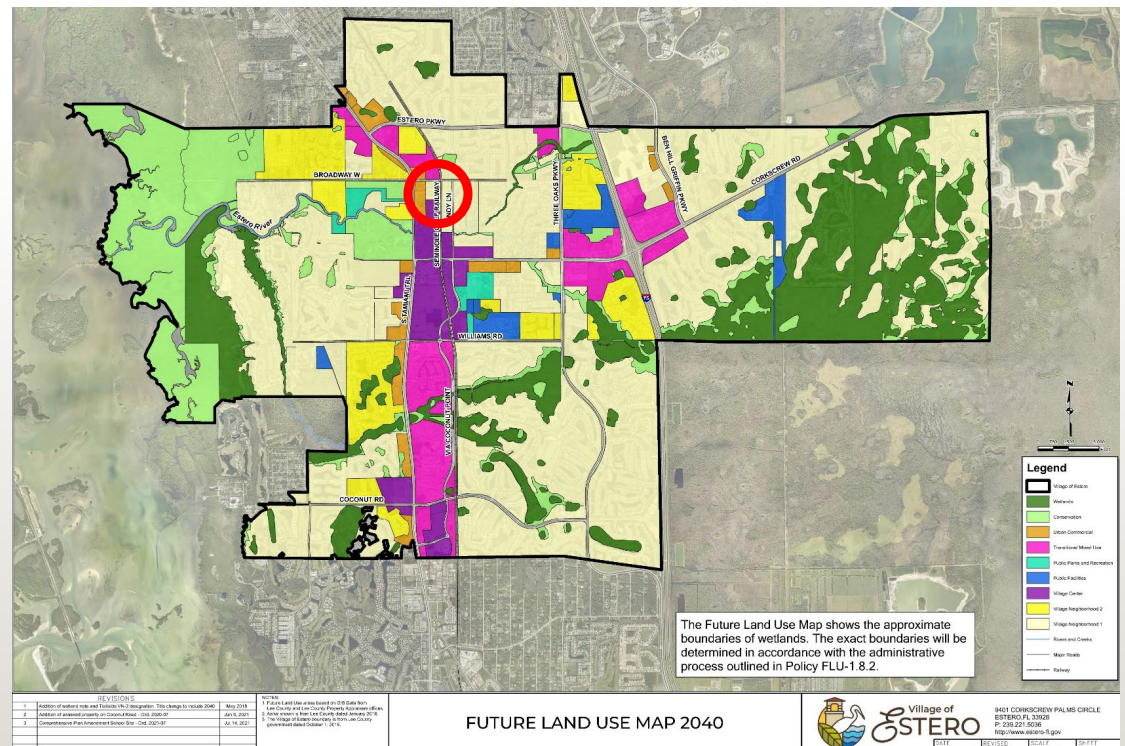
1. Add 2-acre parcel
 2. Change unit allocation from 16 units on 5.5 acres to 17 units on 7.5 acres
- ☐ Allows for more design flexibility, deeper lots, nicer units
 - ☐ Eliminates driveways near intersection
 - ☐ Maintains existing neighborhood character
 - ☐ Provides Easement for future Village pedestrian improvements along East Broadway
 - ☐ Initiates utility expansion project



COMPREHENSIVE PLAN

□ Village Neighborhood 1

- 1-4 units per acre
- Request is for 2.26 units/acre
- Reduced from 2.9 du/acre



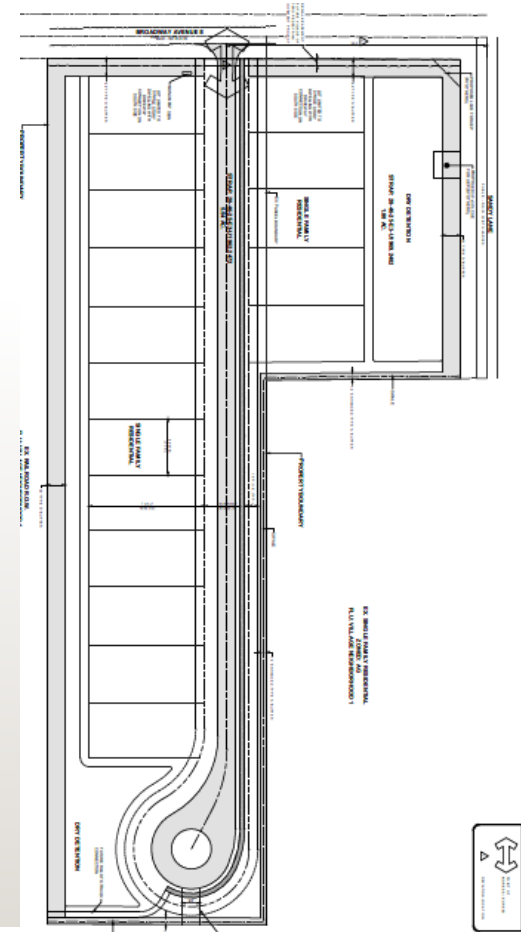
DEVIATIONS

1. Connection Separation

- ☐ Allow for 293 feet separation from Sandy Lane rather than 330 feet
- ☐ 17 units - minimal impact
- ☐ Allows for a design to minimize on-site roads and imperviously surface with 1-central road
- ☐ Meets site distance requirements

2. Allow for 1 access rather than 2

- ☐ 17 units
- ☐ Would require access to Sandy Lane
- ☐ Internal circulation meets fire circulation standards
- ☐ Secondary emergency future interconnect to the south



CONCEPT PLAN



RESULT OF REZONE

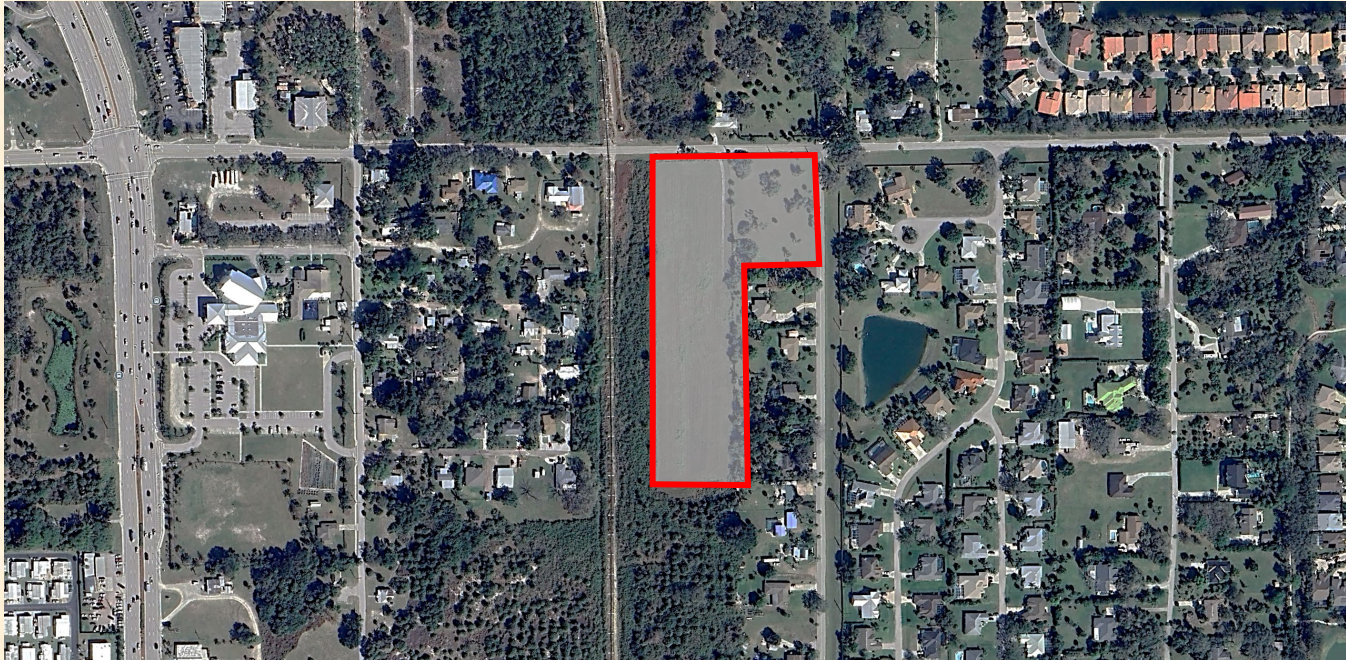
- ❑ More spacious lots
- ❑ Larger homes
- ❑ Maintains single family character of local area



KEY FEATURES

- TILE ROOF
- 3-CAR GARAGE
- PAVER DRIVEWAY
- CBS CONSTRUCTION

Mayfair Village RPD



Pattern Book
April 2025



Open Space and Buffers

OPEN SPACE: Approximately 2.9 acres of total open space within the development.

STORMWATER MANAGEMENT AREAS: Located along the west and east property lines.

BUFFERS: Enhanced 7.5-foot Type 'A' abutting residential; 20-foot Type 'D' abutting right-of-way.



APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 3

Dwelling Concepts



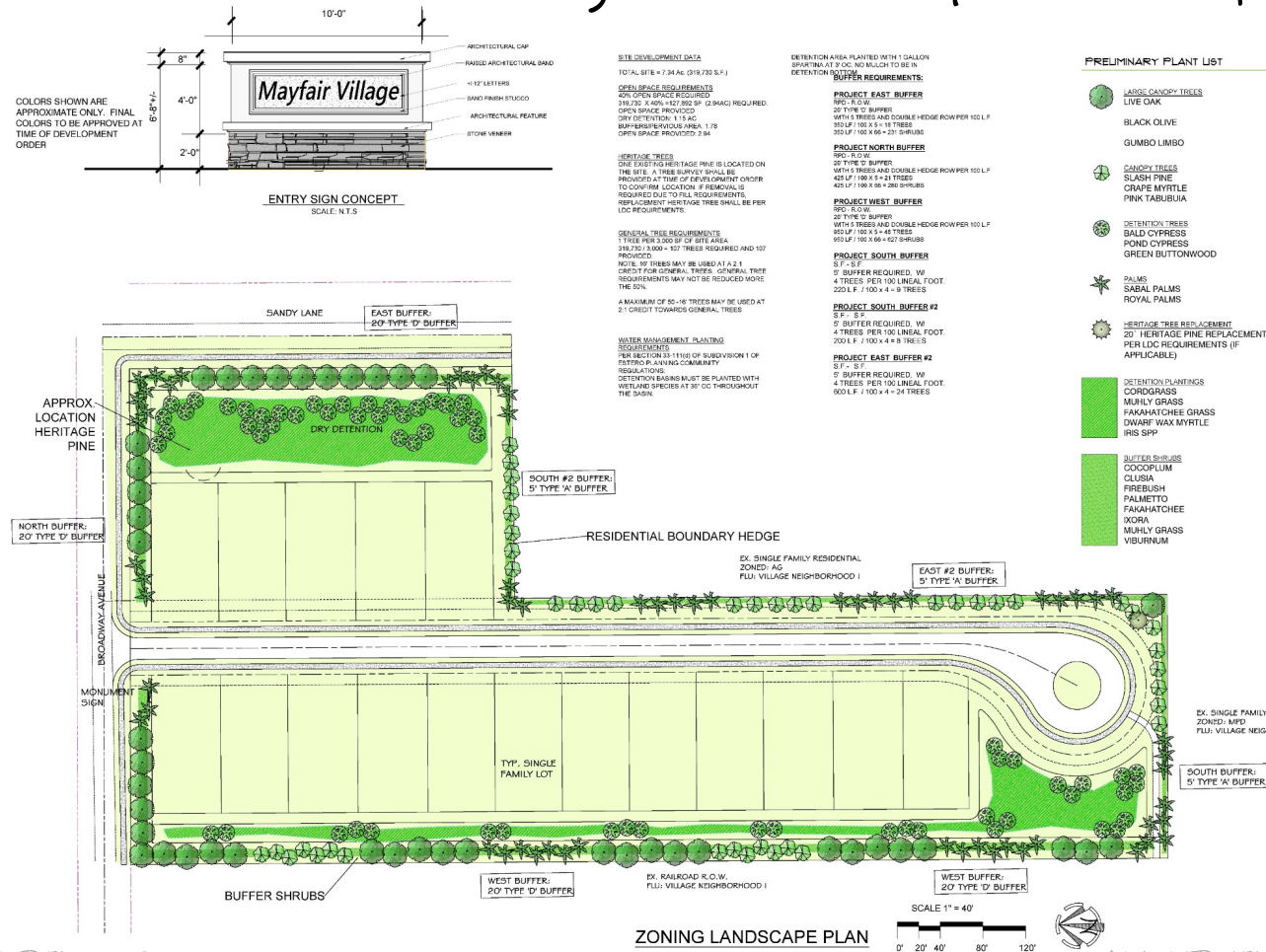
Key Features

- Tile Roof
- 3-Car Garage
- Paver Driveway
- CBS Construction

APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 4

Monument Sign and Entry Landscaping



Landscaping Planting Palette



Quercus virginiana - Live Oak



Buaya buceras 'Shady Lady' Black Olive



Bursaria semariba - Gumbo Limbo



Roystonea elata - Royal Palm



Sabal palmetto

LARGE CANOPY TREES

PALMS



Pinus elliotii densa



Tabebuia impetiginosa Pink Tabebuia



Lagerstroemia indica



Taxodium distichum



Conocarpus erectus - Green Buttonwood

CANOPY TREES

DETENTION PLANTINGS



Clusia



Hamelia patens Pine Bush & Dwarf Firebush



Serenoa repens 'Cinerea' Silver Palmetto



Chrysobalanus icaco Cocoplum

BUFFER SHRUBS



Spartina bakeri Coral Grass



Muhlenbergia capillaris Mule Grass



Tripsacum dandatum Dwarf Falsehitchcock Grass

DETENTION PLANTINGS

NOTES:
* ADDITIONAL SPECIES COMPLYING WITH LDC REQUIREMENTS MAY BE ACCEPTABLE.
* FIL COUNTS AND SPECIES TO BE DETERMINED AT TIME OF DEVELOPMENT

APRIL 2025

MAYFAIR VILLAGE PATTERN BOOK | 6

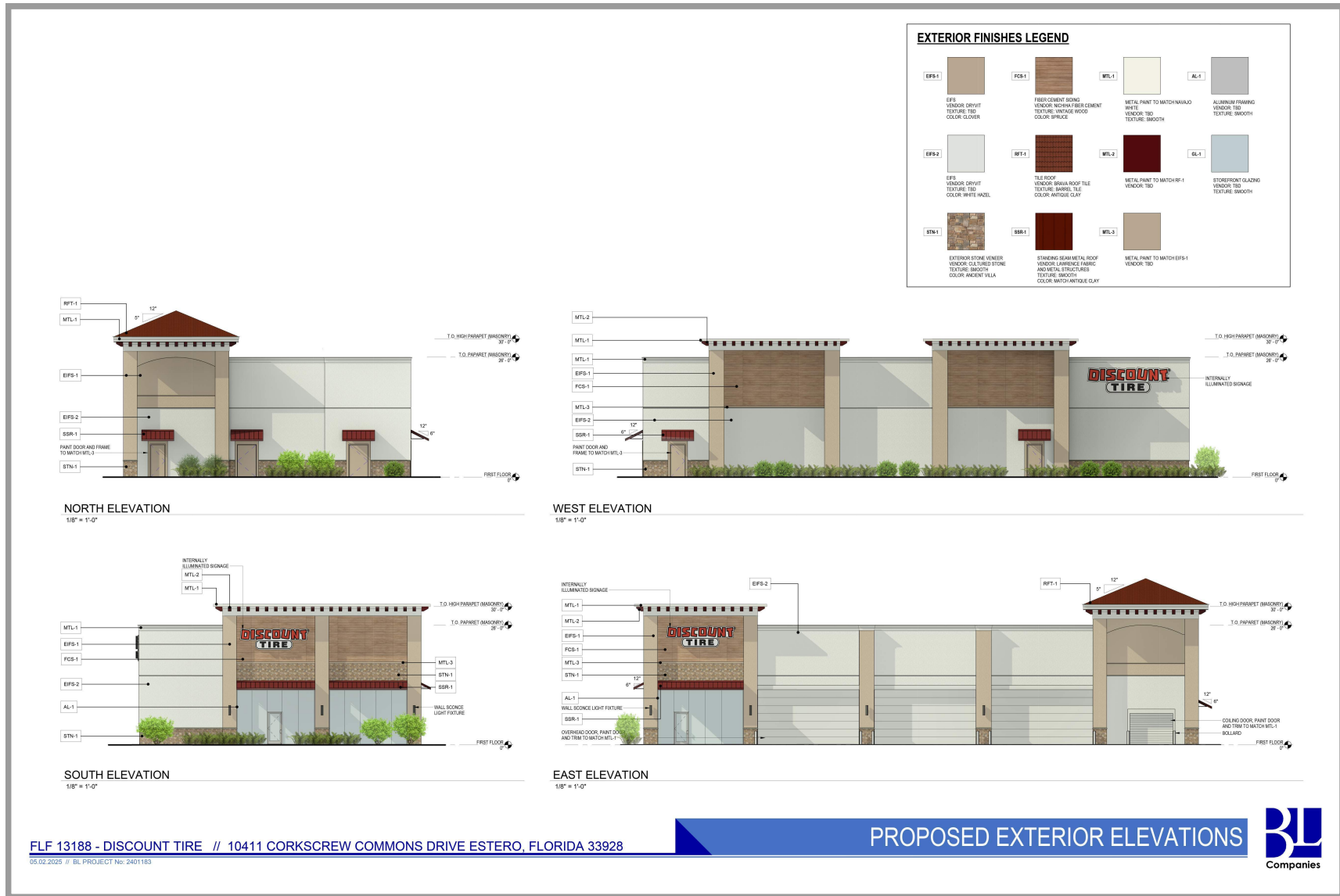
QUESTIONS?



FLF 13188 - DISCOUNT TIRE // 10411 CORKSCREW COMMONS DRIVE ESTERO, FLORIDA 33928
05.02.2025 // BL PROJECT No: 2401183

PROPOSED EXTERIOR VIEW - ENTRANCE







FLF 13188 - DISCOUNT TIRE // 10411 CORKSCREW COMMONS DRIVE ESTERO, FLORIDA 33928

05.02.2025 // BL PROJECT No: 2401183

PROPOSED EXTERIOR VIEW - SIDE ENTRANCE





FLF 13188 - DISCOUNT TIRE // 10411 CORKSCREW COMMONS DRIVE ESTERO, FLORIDA 33928
05.02.2025 // BL PROJECT No: 2401183

PROPOSED EXTERIOR VIEW - GARAGE DOOR

