



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JULY 8, 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
July 8, 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 June 10, 2025 meeting minutes.

Attachment: [06102005 PZDB Minutes.pdf](#)

6. PUBLIC INFORMATION MEETING

No votes are taken at Public Information Meetings

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

a. Cooper Property - 4741 Broadway Avenue West Rezoning (REZ2025-E001)(District 2) A triangular 0.36-acre parcel on the south side of Broadway Avenue West, across from Riverwoods Plantation and adjacent to the Florida Power & Light Company right-of-way.

The parcel is between Cranbrook Harbour (Zoned AG) and Estero River Heights (Zoned RSF)

The applicants seek to rezone the parcel from AG - Agriculture to RSF - Residential Single-Family. The applicant suggests two options in their request.

Attachment: [1. Cooper Property 4741 Broadway W - Application for PIM.pdf](#)

Attachment: [2. Cooper Property 4741 Broadway Ave W - Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Eagle Walk (Coastal Village) Monument Signs (LDO2025-E020) (District 6) Located north of Estero Parkway between Three Oaks Parkway and I-75.

Land Development Code requires that monument signs be reviewed by the Planning Zoning and Design Board to ensure that the design standards listed in 2-505B.3 are met.

See Staff Report

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

Attachment: [1. Eagle Walk Monument Signs - Staff Report with Attachments.pdf](#)

Attachment: [2. Eagle Walk Monument Signs - Presentation.pdf](#)

b. Aldi -- 11906 Newbridge Court, Development Order (DOS2025-E001) (District 5) Located east of Stoneybrook Golf Drive and south of Corkscrew Road on Newbridge Court.

Applicant proposes to develop a 20,642 square foot grocery store on a 2.4-acre vacant parcel.

Public Information Meeting was held October 8, 2024.

See Staff Report

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

Attachment: [1. Aldi Grocery Store - Staff Report.pdf](#)

Attachment: [2. Aldi Grocery Store - Civil Plans.pdf](#)

Attachment: [3. Aldi Grocery Store - Colored Elevations.pdf](#)

Attachment: [4. Aldi Grocery Store - Monument Sign.pdf](#)

Attachment: [5. Aldi Grocery Store - Landscape Plans.pdf](#)

Attachment: [6. Aldi Grocery Store - Site Lighting Plan.pdf](#)

Attachment: [7. Aldi Grocery Store - Light Pole Spec.pdf](#)

Attachment: [8. Aldi Grocery Store- Dumpster Details.pdf](#)

Attachment: [9. Aldi Grocery Store - Floor Plan.pdf](#)

Attachment: [10. Aldi Grocery Store - Parking Waiver Request.pdf](#)

Attachment: [Aldi Grocery Store - Presentation.pdf](#)

Attachment: [Video1.mp4](#)

c. Ordinance No. 2025-09 Land Development Code Amendment for Plats

Ordinance No. 2025-09 amends Village Land Development Code Sections 2-301, 2-303, and 2-502 regarding plat approvals due to state legislative changes; making related findings; and providing for severability, codification and an effective date.

See Summary Sheet

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

Attachment: [1. Ord No 2025-09 Auth. to Approve Plats - Summary Sheet.pdf](#)

Attachment: [2. Ord No 2025-09 Auth. to Approve Plat - Ordinance No. 2025-09.pdf](#)

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

9. BOARD COMMUNICATIONS

a. Next meeting - August 12, 2025

10.ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JULY 8, 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.

04:31:59 [SOUNDING GAVEL]
04:32:00 >>Michael Sheeley: GOOD EVENING.
04:32:02 I WILL CALL TO ORDER THE MEETING OF THE JULY 8 MEETING OF
04:32:05 THE PLANNING ZONING AND DESIGN BOARD FOR THE VILLAGE OF
04:32:07 ESTERO.
04:32:08 FIRST ITEM ON OUR AGENDA IS THE PLEDGE OF ALLEGIANCE.
04:32:11 PLEASE JOIN ME.
04:32:15 [PLEDGE OF ALLEGIANCE]
04:32:31 THANK YOU.
04:32:31 NEXT IS A ROLL CALL, TAMMY.
04:32:39 >>Tammy Duran: ONE SECOND.
04:32:40 BOARD MEMBER JEANNIN?
04:32:53 >>Kristin Jeannin: HERE.
04:32:55 >> BOARD MEMBER JONES IS NOT HERE.
04:32:56 >>Al Paivandy: HERE.
04:32:57 >>Tammy Duran: VICE-CHAIRMAN SHEELEY?
04:32:59 >>Michael Sheeley: HERE.
04:32:59 >>James Tatooles: HERE.

04:33:00 >>Jim Wallace: HERE.
04:33:02 >>Dan Williams: HERE.
04:33:03 >> CHAIRMAN GARGANO IS NOT HERE TODAY.
04:33:06 AND OUR ATTORNEY, NANCY STROUD IS HERE TODAY.
04:33:10 >>Michael Sheeley: THANK YOU.
04:33:10 NEXT ITEM ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
04:33:14 COULD I HAVE A MOTION?
04:33:16 >> SO MOVED.
04:33:18 >> SECOND.
04:33:18 >>Michael Sheeley: MOTION AND SECOND.
04:33:19 ALL IN FAVOR, AYE.
04:33:21 APPROVED.
04:33:21 THANK YOU.
04:33:22 THE NEXT ITEM IS THE APPROVAL OF THE CONSENT AGENDA.

04:33:27 CAN WE HAVE A MOTION FOR THAT, PLEASE?
 04:33:32 >> SO MOVED.
 04:33:33 >>James Tatooles: SECOND.
 04:33:34 >>Michael Sheeley: ALL IN FAVOR SAY AYE.
 04:33:36 OPPOSED, LIKE SIGN.
 04:33:38 MOTION CARRIES.
 04:33:38 NEXT UP IS A PUBLIC INFORMATION MEETING FOR THE COOPER
 04:33:44 PROPERTY.
 04:33:45 HERE COMES MARY.
 04:33:46 WELCOME.
 04:33:49 >>Mary Gibbs: AYMEE CHAVEZ WILL INTRODUCE THIS FROM THE

 04:33:56 STAFF.
 04:34:01 >>Aymee Chavez: GOOD EVENING, BOARD MEMBERS.
 04:34:05 FIRST ON THE AGENDA, WE HAVE THE COOPER PROPERTY REZONING.
 04:34:08 THE APPLICANT IS REQUESTING A REZONING OF THEIR PROPERTY
 04:34:12 FROM AGRICULTURE TO RESIDENTIAL SINGLE-FAMILY.
 04:34:15 THE PROPERTY IS A TRIANGULAR -- IS TRIANGULAR SHAPED AND
 04:34:20 JUST OVER A THIRD OF AN ACRE IN SIZE.
 04:34:22 THE PROPERTY IS ON THE SOUTH SIDE OF BROADWAY AVENUE WEST
 04:34:26 ACROSS FROM RIVERWOODS PLANTATION AND THE FPL SUBSTATION
 AND
 04:34:29 EAST OF THE FPL RIGHT-OF-WAY AND SEMINOLE GULF RAILWAY.
 04:34:35 THE APPLICANT IS REQUESTING THIS REZONING TO RESIDENTIAL
 04:34:38 SINGLE-FAMILY BECAUSE THE PROPERTY DOES NOT MEET THE LOT
 04:34:41 SIZE FOR AG.
 04:34:43 THERE IS ALSO A DRAINAGE DITCH ON THE WEST SIDE OF THE
 04:34:46 PROPERTY THAT IS USED TO CONVEY STORMWATER ALONG BROADWAY
 04:34:50 AVENUE, AND THEN SOUTH TO THE ESTERO RIVER.
 04:34:53 THE APPLICANT WILL EXPLAIN THE DITCH IN MORE DETAIL IN THEIR
 04:34:56 PRESENTATION.
 04:34:56 I'LL TURN THIS OVER TO THE APPLICANT NOW.
 04:35:00 >>Michael Sheeley: THANK YOU.
 04:35:04 >>Mary Gibbs: THE APPLICANT IS EMILY COOPER.
 04:35:08 WE'LL GET THE PowerPoint PUT UP HERE.
 04:35:28 >> THANK YOU.
 04:35:31 HOW DO YOU CLICK IT?
 04:35:32 JUST TO GIVE YOU SOME BACKGROUND, MY HUSBAND AND I LIVE ON

 04:35:45 BROADWAY AS WELL.
 04:35:47 MY IN-LAWS PURCHASED THIS PROPERTY A COUPLE OF YEARS AGO.
 04:35:52 IT'S RIGHT DOWN THE ROAD.
 04:35:53 THE IDEA WAS AND STILL IS TO BUILD A SINGLE-FAMILY HOME SO
 04:35:57 THEY CAN BE CLOSE TO THEIR GRANDKIDS.

04:35:59 WE CAN RIDE THE GOLF CART DOWN AND SEE GRANDMA AND
 GRANDPA.
 04:36:03 UNFORTUNATELY RIGHT NOW THE PROPERTY IS ZONED AGRICULTURE
 04:36:07 AND TO BUILD ANY TYPE OF STRUCTURE ON THE PROPERTY, YOU HAVE
 04:36:10 TO HAVE MINIMUM ONE ACRE.
 04:36:12 AND THE PROPERTY DOES NOT MEET THAT REQUIREMENT.
 04:36:15 SO THE PROPERTY IS THE STAR RIGHT ON THE SCREEN.
 04:36:23 YOU CAN SEE IT IS ZONED AGRICULTURE.
 04:36:25 TO THE LEFT IS ESTERO RIVER HEIGHTS.
 04:36:27 THEY ARE ZONED, ALL OF THE HOUSES IN ESTERO RIVER HEIGHTS
 04:36:31 ARE ZONED RESIDENTIAL SINGLE-FAMILY.
 04:36:35 AND TO THE RIGHT OF -- I GUESS TO THE EAST OF THE PROPERTY,
 04:36:39 EVERYTHING IS ZONED AGRICULTURE, EVEN INCLUDING OUR
 04:36:42 PROPERTY.
 04:36:43 ALL OF THE LOTS EAST ARE WELL OVER AN ACRE, SO THIS WASN'T
 04:36:48 AN ISSUE FOR ANY OF THE HOUSES REALLY AROUND.
 04:36:53 JUST THIS LOT.
 04:36:56 >>Kristin Jeannin: EVEN THOUGH THEY ARE ZONED AGRICULTURE --
 04:36:58 >> THEY ALL MEET THE ONE ACRE MINIMUM AND THEY ALL HAVE A
 04:37:01 SINGLE-FAMILY HOME.
 04:37:02 YOU CAN SEE ON THE SCREEN ALL SINGLE-FAMILY HOMES,

 04:37:06 RESIDENTIAL, NO COMMERCIAL BUILDINGS.
 04:37:10 AND HERE IS THE LOT.
 04:37:12 YOU CAN SEE IT IS KIND OF ODDLY SHAPED.
 04:37:14 IT'S RIGHT HERE.
 04:37:15 I'M GOING TO SPEAK MORE ABOUT THE DRAINAGE DITCH THAT GOES
 04:37:18 RIGHT THROUGH IT.
 04:37:20 LIKE I SAID, THE PROPERTY IS LESS THAN AN ACRE.
 04:37:24 WE HAVE NO ABILITY TO BUILD ANYTHING OTHER THAN WE WOULD
 04:37:27 HAVE BEE BOXES OR SOMETHING VERY SMALL THAT WOULD BE
 ALLOWED
 04:37:33 ON THE PROPERTY.
 04:37:34 NO STRUCTURE WOULD BE ALLOWED.
 04:37:36 CURRENTLY, LIKE I SAID, THE PROPERTIES AROUND IT ARE ALL
 04:37:42 SINGLE-FAMILY HOMES.
 04:37:42 SO THIS WOULD MAKE SENSE.
 04:37:44 IT WOULDN'T BE OUT OF PLACE.
 04:37:45 IT WOULD ACTUALLY INCREASE PROPERTY VALUES AROUND, NOT
 04:37:48 DIMINISH IT LIKE AN AGRICULTURE PROPERTY WOULD.
 04:37:52 THERE IS CURRENTLY A LARGE DITCH ON THE WESTERN SIDE OF THE
 04:37:54 PROPERTY.
 04:37:55 IT IS VERY LARGE.

04:37:56 THIS IS USED TO CONVEY STORMWATER FROM BROADWAY AVENUE
DOWN

04:38:01 TO THE DRAIN OUT TO THE ESTERO RIVER.

04:38:04 THE THING ABOUT THE DITCH, NOT ONLY DOES IT CREATE ISSUES

04:38:07 WITH BUILDING A SINGLE-FAMILY HOME, BUT YOU HAVE TO DO

04:38:11 SETBACKS OFF THE DITCH, WHICH MAKES IT VIRTUALLY IMPOSSIBLE

04:38:15 TO BUILD ANYTHING BECAUSE THE SETBACKS WOULD MAKE IT WHERE

04:38:18 YOU COULD BUILD A HOUSE THE SIZE OF A SHED.

04:38:22 BUT THE DITCH IS ALSO, THERE'S NO RECORDED EASEMENTS FOR THE

04:38:26 DITCH.

04:38:26 BASICALLY, THE WATER THAT'S BEING CONVEYED OFF OF BROADWAY

04:38:33 THROUGH OUR PROPERTY IS NOT LEGAL.

04:38:35 ACCORDING TO -- I CAN'T READ IT.

04:38:40 BASICALLY, CONTACTED GIS MANAGER OF LEE COUNTY.

04:38:46 SHE SENT THIS INFORMATION TO US.

04:38:49 YOU CAN SEE WHERE THE STORMWATER DRAINS ARE.

04:38:53 THEN THERE IS A LARGE DITCH.

04:38:55 THE SURVEY SHOWS THE TOPS OF BANKS.

04:38:57 I DON'T KNOW IF YOU HAVE THOSE PRINTED OUT.

04:39:01 THERE WAS NO RECORDED EASEMENT THROUGH THE COUNTY.

04:39:05 WE MET WITH MARY AND AYMEE AND THEY ALSO COULD NOT FIND A

04:39:10 RECORDED EASEMENT.

04:39:11 THIS IS WHAT THE DRAINS LOOK LIKE, BY THE WAY.

04:39:14 HERE IS BROADWAY WEST.

04:39:16 THEY ARE 30 INCHES ROUND, REINFORCED CONCRETE PIPES.

04:39:20 HERE IS THE PROPERTY EAST SIDE, WEST SIDE, AND THIS IS GOING

04:39:25 RIGHT THROUGH THE PROPERTY.

04:39:26 IT'S PROBABLY FILLING UP AS WE SPEAK.

04:39:30 THERE ARE SOME MORE PICTURES TO HELP --

04:39:38 >>Jim Wallace: CAN WE GO BACK TO THE PREVIOUS SLIDE?

04:39:40 I'M TRYING TO UNDERSTAND.

04:39:44 THE PIPE ON THE SOUTH SIDE OF BROADWAY SEEMS TO BE JUST AN

04:39:53 OPEN INVERT.

04:39:54 THE ONE ON THE NORTH SIDE OF THE PROPERTY SEEMS TO HAVE AN

04:39:58 ELEVATED INVERT, WHICH WOULD NORMALLY MEAN THAT THE WATER IS

04:40:02 GOING FROM THE NORTH DRAINING TO THE SOUTH.

04:40:05 AM I RIGHT?

04:40:08 >> CORRECT.

04:40:09 >>Jim Wallace: BUT THAT'S NOT WHAT THIS SAYS.

04:40:12 >> TWO DRAINAGE INLETS ON THE SOUTH SIDE OF BROADWAY AVENUE

04:40:15 WEST ALSO ACCEPT STORMWATER AND ROUTE INTO OUR PROPERTY.

04:40:20 >>Jim Wallace: THIS SAYS TO ACCEPT STORMWATER AND ROUTE IT

04:40:23 ONTO YOUR PROPERTY SOUTH.
 04:40:27 >> CORRECT.
 04:40:28 IT GOES RIGHT THROUGH IT.
 04:40:30 IT GOES UNDER THE ROAD.
 04:40:32 THIS IS THE GIS PICTURE.
 04:40:34 IT GOES UNDER THE ROAD, IT'S A DRAINAGE DITCH AND GOES ALL
 04:40:39 THE WAY SOUTH.
 04:40:40 THE PICTURE IS CUT OFF, BUT IT HITS THE ESTERO RIVER.
 04:40:43 >>Jim Wallace: THE WATER FLOW IS FROM THE NORTH SIDE OF
 04:40:46 BROADWAY TO THE SOUTH SIDE.
 04:40:48 >> YES.
 04:40:48 IF YOU ARE ON BROADWAY, THERE MIGHT BE A PICTURE, A
 04:40:53 SIDEWALK.
 04:40:55 >>Barry Jones: WAS THE DITCH THERE WHEN YOU BOUGHT THE

 04:40:57 PROPERTY?
 04:40:57 >> THE DITCH WAS THERE WHEN WE BOUGHT THE PROPERTY.
 04:40:59 WHEN WE GOT THE TITLE SEARCH, THERE WAS NO RECORDED
 04:41:03 EASEMENT.
 04:41:04 >>Barry Jones: ARE YOU FAMILIAR WITH A PRESCRIPTIVE
 04:41:06 EASEMENT?
 04:41:07 >> YES, THAT'S WHEN THE GOVERNMENT CAN BASICALLY AFTER A
 04:41:09 CERTAIN TIME USE YOUR PROPERTY OR ANYBODY --
 04:41:12 [OVERLAPPING TALK]
 04:41:15 I WAS UNDER THE ASSUMPTION THAT MEANT IF SOMEBODY WAS, FOR
 04:41:20 EXAMPLE, USING YOUR PROPERTY TO GET TO THEIR OWN PROPERTY.
 04:41:23 >>Barry Jones: NO.
 04:41:24 >> YOU CAN CONVEY STORMWATER FROM THE ENTIRE ROAD YOU'RE
 04:41:28 SAYING FOR A FACT THROUGH SOMEBODY ELSE TO MAKE IT SO THEIR
 04:41:31 PROPERTY IS NOT ABLE TO BE USED?
 04:41:34 >>Barry Jones: I DEFER TO COUNSEL.
 04:41:36 TYPICALLY IF THERE IS AN EXISTING IMPROVEMENT FOR AN
 04:41:39 EXTENDED PERIOD OF TIME THAT'S VISIBLE TO THE PROPERTY,
 04:41:43 READILY VISIBLE AND THERE'S BEEN NO OBJECTION FOR AN
 04:41:47 EXTENDED PERIOD OF TIME, A PRESCRIPTIVE EASEMENT ALLOWING
 04:41:50 THAT USE IS TYPICALLY ABLE TO BE SECURED.
 04:41:53 I DEFER TO COUNSEL AS TO THE RIGHTS --
 04:41:58 >>Nancy Stroud: THAT'S GENERALLY THE CASE.
 04:42:00 IT'S SOMETHING YOU WOULD NEED TO CONSULT A LAWYER ABOUT.
 04:42:07 >> I HAD A FEELING YOU GUYS WERE GOING TO SAY THAT, SO I

 04:42:10 HAVE SOMETHING ELSE I WANTED TO SHARE.
 04:42:12 THIS IS THE ESTERO FEASIBILITY STUDY.
 04:42:17 IN THE FEASIBILITY STUDY, THIS IS FOR ESTERO.

04:42:25 I THINK IT IS CALLED THE CHARING CROSS.
 04:42:28 BROADWAY AND CHARING CROSS.
 04:42:33 IT SAYS THERE IS GOING TO BE BUILT, AND THIS IS ON PUBLIC
 04:42:38 INFORMATION, THERE IS GOING TO BE A SHARED PUMP STATION FOR
 04:42:40 THESE AREAS AND PROPOSED ON A .36-ACRE TRIANGULAR PARCEL LOT
 04:42:46 LOCATED ALONG BROADWAY AVENUE WEST JUST EAST OF THE FPL
 04:42:51 EASEMENT.
 04:42:52 ARE YOU ALLOWED TO HAVE A SHARED PUMP STATION ON SOMEBODY
 04:42:55 ELSE'S PROPERTY?
 04:42:57 >>Barry Jones: NO.
 04:42:58 THEY WOULD HAVE TO BUY THE PROPERTY.
 04:42:59 THEY PROBABLY INTENDED TO PURCHASE THE PROPERTY FOR THAT USE
 04:43:02 BECAUSE THE PROPERTY HAS NO OTHER PRACTICAL USE AND THAT'S
 04:43:05 WHY IT WAS A PARCEL THAT WAS CUT OUT OF THE PLAT.
 04:43:08 YOU MADE A COUPLE OF STATEMENTS ABOUT CONSISTENT WITH
 OTHER
 04:43:12 SINGLE-FAMILY HOMES IN THE NEIGHBORHOOD.
 04:43:13 IT IS NOT.
 04:43:14 IT'S ON A SMALL, VERY ENCUMBERED LOT.
 04:43:18 IT'S NOT CONSISTENT WITH OTHER SINGLE-FAMILY HOMES AROUND
 04:43:20 IT.
 04:43:21 A SMALL HOUSE LIKE THAT ON A TINY LITTLE LOT IS GOING TO BE
 04:43:24 A LOWER VALUE THAN THE SURROUNDING PROPERTY VALUES.

 04:43:27 THAT'S GOING TO BRING THE AVERAGE VALUE DOWN.
 04:43:29 YOU MADE A STATEMENT THAT IT WAS ILLEGALLY CONVEYED THROUGH
 04:43:34 THERE.
 04:43:34 THAT IS A PRETTY STRONG STATEMENT.
 04:43:36 >> IT'S A STATEMENT I'M WILLING TO STAND BY.
 04:43:39 >>Barry Jones: WHO GAVE YOU THE LEGAL OPINION IT WAS ILLEGAL
 04:43:42 TO CONVEY THE STORMWATER THROUGH THERE?
 04:43:44 >> WOULD YOU LIKE STORMWATER GOING THROUGH YOUR PROPERTY?
 04:43:46 WE CONSULTED TWO ATTORNEYS, AND THEY BOTH SAID THAT THAT IS
 04:43:52 NOT TO BE ALLOWED.
 04:43:54 YOU SUGGESTED -- OR ACTUALLY COUNSEL SUGGESTED THAT I SEEK
 04:43:59 OTHER FURTHER COUNSEL.
 04:44:00 IF WE HAVE TO DO THAT, WE CERTAINLY WILL.
 04:44:03 THE RESIDENTIAL PROPERTIES ON THE WEST SIDE OF THIS PROPERTY
 04:44:07 ARE ALL UNIQUE IN THAT THEY ARE NOT TRIANGULAR LOTS, PER SE,
 04:44:14 BUT THEY ALL DON'T MEET THE ONE ACRE MINIMUM.
 04:44:17 THEY ARE ALL ZONED RESIDENTIAL SINGLE-FAMILY.
 04:44:18 >>Barry Jones: THAT IS A PLATTED SUBDIVISION I BELIEVE YOU
 04:44:22 ARE REFERRING TO.
 04:44:23 THAT IS NOT AN AG PROPERTY TO YOUR WEST.

04:44:26 THAT IS A PLATTED --
 04:44:27 >> YOU SAID THIS WAS UNIQUE BECAUSE OF ITS SHAPE AND ALL THE
 04:44:32 OTHER ONES, IT DOESN'T FIT IN BECAUSE IT'S NOT LIKE THE
 04:44:36 OTHERS.
 04:44:36 BUT LIKE THE OTHERS, AS YOU CAN SEE -- THE SIZE IS NOT --

 04:44:42 IT'S JUST THE SHAPE.
 04:44:44 WE HAVE FOUND, I THINK IT'S IN THIS PRESENTATION IF YOU'LL
 04:44:46 LET ME GO FURTHER.
 04:44:48 THERE ARE DIFFERENT OPTIONS ON HOW TO BUILD A SINGLE-FAMILY
 04:44:51 HOME THAT MEETS THE REQUIRED SETBACKS OF THE VILLAGE OF
 04:44:56 ESTERO.
 04:44:57 THE ONLY THING THAT WOULD HAVE TO BE DONE IS THE DITCH IS
 04:45:01 FILLED IN -- TWO OPTIONS.
 04:45:03 THE DITCH IS FILLED IN AND NO OUTSIDE WATER ENTERS THE
 04:45:06 PROPERTY OR WE GRANT THE VILLAGES OF ESTERO AN EASEMENT AS
 04:45:11 LONG AS WE CAN GET ZONED.
 04:45:13 WE DON'T WANT ANY MONEY.
 04:45:14 WE JUST WANT TO BUILD A HOUSE.
 04:45:16 SO IF THE VILLAGES OF ESTERO GRANTS US AN EASEMENT SO WE CAN
 04:45:20 BUILD A HOUSE, YOU CAN SEE IT RIGHT THERE -- RIGHT HERE, WE
 04:45:27 WOULD MEET SETBACKS.
 04:45:28 THE WATER COULD STILL FLOW, AND EVERYBODY WOULD BE HAPPY.
 04:45:32 THAT'S ALL WE'RE ASKING FOR.
 04:45:35 >>Michael Sheeley: IF YOU GRANTED AN EASEMENT TO THE CITY,
 04:45:38 WOULDN'T YOU BE REQUIRED A SETBACK FROM THAT EASEMENT --
 04:45:43 >> I DON'T KNOW, MARY.
 04:45:45 >>Mary Gibbs: WE DID A LITTLE BIT OF RESEARCH ON THIS WHEN
 04:45:52 COOPERS FIRST CAME IN TO TALK TO US, BECAUSE MANY PEOPLE
 04:45:56 HAVE TALKED TO US ABOUT THIS LOT.
 04:45:58 THIS LOT WAS LIKE A LEFTOVER PIECE FROM THE FPL DRAINAGE

 04:46:02 DITCH.
 04:46:03 FOR YEARS, PEOPLE HAVE BEEN COMING IN AND ASKING US, CAN WE
 04:46:06 BUILD ON THIS, NOT WITH THE AG ZONING.
 04:46:10 YOU DON'T MEET THE REQUIREMENTS.
 04:46:11 MAYBE YOU CAN GET A MINIMUM USE UNDER THE MINIMUM USE
 04:46:14 PROVISION OF THE PLAN.
 04:46:15 THEN YOU HAVE TO DO A TITLE SEARCH AND SEE WHEN THE LOT WAS
 04:46:18 CREATED AND THERE'S NOTHING -- PEOPLE HAVE NOT BEEN ABLE TO
 04:46:21 FIND ANYTHING.
 04:46:21 THESE PEOPLE CAME IN AND SAID WE WANT TO BUILD A
 04:46:23 SINGLE-FAMILY HOUSE.
 04:46:24 WELL, YOU CAN'T DO IT ON AG.

04:46:26 IT'S NOT BIG ENOUGH.
 04:46:27 YOU HAVE TO REZONE IT.
 04:46:28 BUT THE DRAINAGE DITCH ISSUE CAME UP AND THEY SAID WE LOOKED
 04:46:32 AT IT, WE COULDN'T FIND AN EASEMENT.
 04:46:34 HOWEVER, THE OPTIONS THEY ARE PRESENTING, WHICH IS OPTION
 04:46:37 ONE, THEY FILL IN THE DITCH, OUR PUBLIC WORKS PEOPLE ARE
 04:46:40 LIKE, NO, THAT'S NOT A GOOD OPTION BECAUSE THIS DRAINAGE
 04:46:43 DITCH PROVIDES DRAINAGE FROM RIVERWOODS PLANTATION AND
 GOES
 04:46:46 ALL THE WAY DOWN TO PELICAN SOUND AND THE ESTERO RIVER.
 04:46:49 OPTION ONE YOU GET TO FILL IN THE DITCH IS NOT AN OPTION.
 04:46:52 OPTION TWO, YOU GRANT AN EASEMENT, NOW YOU MIGHT NEED A
 04:46:56 VARIANCE FOR SIDE SETBACK POSSIBLY, WHICH MIGHT BE WORKABLE,
 04:47:01 BUT VILLAGE, TALKING WITH OUR PUBLIC WORKS STAFF, THE

 04:47:04 VILLAGE IS NOT GOING TO PAY FOR CULVERTS AND FILL.
 04:47:08 SO THAT WOULD BE LIKE THE PROPERTY OWNER'S RESPONSIBILITY.
 04:47:11 THAT'S KIND OF WHERE WE WERE AND WE SAID IF YOU WANT TO
 04:47:14 PROCEED WITH THE REZONING WHICH IS AT YOUR OWN RISK, YOU
 04:47:18 STILL HAVE TO HAVE A PUBLIC INFORMATION MEETING AND COME
 04:47:20 FORWARD AND DO YOUR PUBLIC INFORMATION MEETING AND FILE
 YOUR
 04:47:23 APPLICATION.
 04:47:24 THAT'S KIND OF HOW WE GOT HERE TO THIS POINT.
 04:47:27 >> YEAH, I GUESS OUR --
 04:47:28 >>Michael Sheeley: I THINK THE FUNDAMENTAL QUESTION WHICH
 04:47:30 HAS BEEN RAISED IS, IS THAT DEEMED A PRESCRIPTIVE EASEMENT
 04:47:35 BECAUSE IT'S BEEN USED FOR A PERIOD OF TIME?
 04:47:37 I THINK YOU HAVE TO GET THAT ANSWERED AND THEN COME BACK TO
 04:47:40 US AS FAR AS A REZONING AND SEE WHAT WE CAN ACTUALLY DO WITH
 04:47:43 THE DITCH.
 04:47:44 >>Jim Wallace: THE OTHER QUESTION, I GUESS MAYBE I'M A
 04:47:47 LITTLE OUT OF THE LOOP HERE, BUT I'VE NEVER HEARD OF A TEN
 04:47:50 FOOT UTILITY EASEMENT.
 04:47:52 DO THEY EXIST?
 04:47:53 >>Barry Jones: NO, EVEN IF YOU RUN 20, 30s, NOT KEEP THE
 04:47:59 HEAD LOSS.
 04:48:00 MAINTENANCE CORRIDOR FOR THAT PER SOUTH FLORIDA WATER
 04:48:04 MANAGEMENT DISTRICT WOULD BE 40 FEET WIDE.
 04:48:06 YOU HAVE TO GO IN THERE AND DIG UP THOSE PIPES IF SOMETHING
 04:48:09 HAPPENS.

 04:48:09 IF YOU HAVE A HOUSE SITTING ON TOP OF PIPES OR IMMEDIATELY
 04:48:12 ADJACENT TO A PIPE, YOU CAN'T GO MAINTAIN IT.

04:48:19 >> SO WHAT WOULD YOU SUGGEST DOING WITH YOUR PROPERTY THEN
 04:48:23 IF YOU HAD A PROPERTY AND THE GOVERNMENT BASICALLY SAID IT'S
 04:48:27 UNUSABLE?
 04:48:28 >>Barry Jones: WELL, IF I BOUGHT A PIECE OF PROPERTY THAT
 04:48:31 WAS ENCUMBERED, I WOULD GO IN WITH MY EYES OPEN, PAY AN
 04:48:36 APPROPRIATE PRICE AND THAT'S PROBABLY WHY IT SOLD FOR WHAT
 04:48:39 IT DID.
 04:48:40 YOUR BEST VALUE FOR THE PROPERTY IS HOPE AND PRAY THAT THE
 04:48:42 VILLAGE REALLY WANTS IT FOR A LIFT STATION, TO BE HONEST.
 04:48:46 BECAUSE THAT IS THE HIGHEST AND BEST USE BECAUSE IT IS SO
 04:48:49 IRREGULAR.
 04:48:50 >> RIGHT.
 04:48:50 THAT WAS GOING TO BE OPTION 3.
 04:48:52 THAT WOULD BE THE VILLAGE COULD PURCHASE THE PROPERTY.
 04:48:54 MY IN-LAWS CAN GO FIND SOMEWHERE ELSE TO STAY NEAR THEIR
 04:48:59 GRANDKIDS.
 04:49:00 >>Barry Jones: FORTUNATELY FOR YOU, IT APPEARS THEY HAVE
 04:49:02 ALREADY MASTER PLANNED IT THAT WAY.
 04:49:05 MAYBE I'M SPEAKING OUT OF PLACE, BUT PROBABLY GET DOWN TO A
 04:49:09 SELLING PRICE.
 04:49:10 >>Mary Gibbs: I DID TALK TO ROBERT WILEY, PUBLIC WORKS, THE
 04:49:15 PROJECT MANAGER FOR THIS PROJECT.
 04:49:16 I THINK THEY LOOKED AT THIS PROPERTY ALONG WITH OTHER

 04:49:19 PROPERTIES FOR A LIFT STATION OR SOMETHING BACK THEN A FEW
 04:49:23 YEARS AGO, I THINK THEY WERE LOOKING AT BUYING IT.
 04:49:26 THEY SAID EITHER IT WAS TOO SMALL OR THE PRICE WAS TOO HIGH.
 04:49:31 THEY DID NOT PURCHASE IT.
 04:49:33 COOPERS OPTION THREE WHICH ISN'T IN THE PRESENTATION SAID
 04:49:35 WE'LL SELL IT TO THE VILLAGE FOR \$250,000.
 04:49:39 >> THAT WAS JUST A NUMBER.
 04:49:41 MARY, CAN I SAY WHY?
 04:49:43 IF YOU GUYS ARE FAMILIAR WITH THAT ROAD, THERE IS NOT A
 04:49:47 SINGLE LOT OTHER THAN THE ONES THAT ARE ON THE RIVER, WHICH
 04:49:51 ARE MILLIONS OF DOLLARS THAT IS FOR SALE.
 04:49:54 MY MOTHER-IN-LAW AND FATHER-IN-LAW WANT TO BE NEAR THEIR
 04:49:58 GRANDKIDS.
 04:50:00 THE IDEA WAS, OKAY, WE BUY THE PROPERTY.
 04:50:04 WE BUILD A SMALL HOUSE, AND WE'RE DOWN THE ROAD.
 04:50:06 I LITERALLY LIVE HALF A MILE DOWN THE ROAD.
 04:50:11 GREAT AREA.
 04:50:12 SAFE, NICE.
 04:50:13 YOU CANNOT BUY A LOT TO BUILD A RESIDENTIAL, SINGLE-FAMILY
 04:50:20 HOME OFF OF BROADWAY UNLESS -- I THINK THE CHEAPEST ONE

04:50:26 RIGHT NOW IS LIKE \$675,000.
 04:50:28 SO WE THREW OUT A NUMBER.
 04:50:32 WE'RE WILLING TO NEGOTIATE BUT REALLY THAT'S NOT WHAT WE
 04:50:34 WANT.
 04:50:35 WE'RE NOT HERE FOR MONEY.

04:50:37 WE ARE HERE BECAUSE WE WANT TO BUILD A HOUSE.
 04:50:39 IF THAT'S NOT AN OPTION, THEN WE CAN NEGOTIATE, I DON'T KNOW
 04:50:42 WHO THAT WOULD BE.
 04:50:47 >>Jim Wallace: -- DUE DILIGENCE BEFORE THE PROPERTY WAS
 04:50:50 PURCHASED.
 04:50:52 >> WE DID.
 04:50:52 WE HAD A SURVEY DONE AND THERE WERE NO EASEMENTS SHOWN
 AND
 04:50:55 THE TITLE CAME CLEAN.
 04:50:58 >>Jim Wallace: IT'S NOT UP TO THE PLANNING AND ZONING BOARD
 04:51:00 TO CORRECT DUE DILIGENCE THAT WASN'T DONE AND A PURCHASE
 04:51:04 THAT PERHAPS SHOULDN'T HAVE BEEN MADE HOWEVER MANY YEARS
 04:51:08 AGO.
 04:51:08 WE CAN ONLY TALK ABOUT THE FACTS HERE.
 04:51:10 I AGREE WITH BARRY, I DIDN'T REALIZE IT WAS AS MUCH AS 30 OR
 04:51:14 40 FEET.
 04:51:15 I THOUGHT IT WAS 20 OR 25.
 04:51:16 I DON'T KNOW WHO ADVISED YOU, BUT I'M NOT SURE THAT DURING
 04:51:23 YOUR DUE DILIGENCE PERIOD, WHICH IS YOUR RESPONSIBILITY,
 04:51:26 THAT YOU GOT PROPER ADVICE.
 04:51:29 JUST UNFORTUNATE.
 04:51:31 >>Nancy Stroud: LET ME SAY HERE, IT IS NOT THE ROLE OF THE
 04:51:36 BOARD TO NEGOTIATE ANYTHING OR EVEN GIVE THE APPLICANT ANY
 04:51:41 LEGAL ADVICE.
 04:51:43 WE DO TRY TO BE HELPFUL AND SORT OF GIVE YOU A CLEAR IDEA OF
 04:51:48 WHAT WE CAN DO.

04:51:50 REALLY, WE NEED TO STAY ON THE IDEA OF WHETHER THIS REZONING
 04:51:58 IS ACTUALLY EVEN READY TO BE BEFORE THIS BOARD, I THINK,
 04:52:03 CONSIDERING THAT --
 04:52:04 >> WHAT WOULD YOU LIKE ME TO DO?
 04:52:05 LIKE ME TO SEEK COUNSEL ON WHETHER THE EASEMENT IS ALLOWED?
 04:52:12 WHAT WAS IT CALLED?
 04:52:14 PRESCRIPTIVE EASEMENT.
 04:52:20 AND THEN LOOK INTO I GUESS WE NEED TO GET A CLARIFICATION
 04:52:23 FROM SOUTHWEST FLORIDA WATER MANAGEMENT ON HOW MUCH --
 HOW
 04:52:26 MANY FEET A WATER UTILITY EASEMENT IS.

04:52:30 I'VE HEARD 20 FEET.
 04:52:32 >>Barry Jones: STORM DRAINAGE EASEMENT, FOR TWIN 30-INCH
 04:52:36 PIPES.
 04:52:37 >>Michael Sheeley: I RECOMMEND THAT YOU WORK WITH THE STAFF
 04:52:39 HERE AND ALSO MAYBE AN ATTORNEY, LAND USE ATTORNEY THAT
 04:52:43 UNDERSTANDS THIS STUFF AND TRY TO COME TO A CONCLUSION
 ABOUT
 04:52:46 THE DRAINAGE EASEMENT AND THEN COME BACK TO THIS BOARD IF
 04:52:51 YOU'RE ABLE TO GET PAST THAT TO LOOK AT A REZONING.
 04:52:56 >> SO I'M WRAPPING MY HEAD AROUND THIS.
 04:52:59 IF AN ATTORNEY SAYS THERE'S NO SUCH EASEMENT, PRESCRIPTIVE
 04:53:03 EASEMENT AND THE SOUTHWEST FLORIDA WATER MANAGEMENT GIVES
 US
 04:53:08 --
 04:53:09 >>Mary Gibbs: I DON'T THINK OUR ATTORNEY SAID --
 04:53:11 >> FOR ME TO SEEK COUNSEL TO SEE IF THERE IS A PRESCRIPTIVE
 04:53:17 EASEMENT.

04:53:20 >>Michael Sheeley: WE CAN'T SAY NOW --
 04:53:22 >>Nancy Stroud: GET THOSE DUCKS IN A ROW AND TALK TO PUBLIC
 04:53:25 UTILITIES.
 04:53:26 >> -- GIS SENT ME THE PHOTO ON THE TOP.
 04:53:30 >>Nancy Stroud: WHEN YOU GET THE WATER MANAGEMENT ISSUES A
 04:53:34 LITTLE BIT CLEARER, THEN YOU MAY OR MAY NOT DECIDE TO
 04:53:39 CONTINUE WITH THE REZONING APPLICATION.
 04:53:42 AT THAT POINT, YOU WOULD PROBABLY WANT TO COME BACK AND
 04:53:45 SHARE WITH THE BOARD --
 04:53:52 >>Kristin Jeannin: I HAVE SOMETHING TO ADD.
 04:53:54 ME PERSONALLY, I CAN ONLY SPEAK FOR MYSELF HERE, I HAVE NO
 04:53:57 PROBLEM MAKING THIS A RESIDENTIAL PROPERTY VERSUS AG
 04:54:00 PROPERTY.
 04:54:01 THAT'S NOT THE ONLY ISSUE WE'RE DEALING WITH HERE.
 04:54:03 GET SOME OF THE OTHER THINGS SORTED OUT AND COME BACK TO US
 04:54:06 IF YOU CAN IF THAT'S STILL THE GOAL.
 04:54:08 >> IT'S NOT LIKE TRYING -- I THINK YOU GUYS ARE TRYING TO
 04:54:12 LIKE VILLAINIZE THE SITUATION.
 04:54:13 IT'S NOT LIKE WE'RE IGNORANT AND WE DIDN'T SEE WATER WAS
 04:54:17 COMING DOWN HERE.
 04:54:18 IT WAS LIKE, OH, HEY, WE HAVE AN OPPORTUNITY, JUST LIKE
 04:54:20 EVERYBODY ELSE WANTS TO HAVE OPPORTUNITIES.
 04:54:24 THIS IS GREAT.
 04:54:24 KIDS LIVE HALF A MILE DOWN THE ROAD.
 04:54:27 LET'S SEE WHAT WE CAN DO.

04:54:28 LET'S TAKE THE RISK, AND LET'S TRY TO GET THIS TO WORK.
 04:54:31 IT'S NOT LIKE WE'RE GOING TO GIVE UP.
 04:54:36 IT'S JUST SOMETHING WE WANT.
 04:54:38 IT'S NOT LIKE WE WANT TO BUILD SOMETHING OBNOXIOUS.
 04:54:41 >>Michael Sheeley: THANK YOU VERY MUCH.
 04:54:45 MOVING ON IN THE AGENDA, OUR NEXT ITEMS WILL BE PUBLIC
 04:54:57 HEARINGS.
 04:54:58 NANCY, WOULD YOU LIKE TO DO YOUR THING?
 04:55:04 >>Nancy Stroud: LET ME SHARE THE STATEMENT.
 04:55:06 FOR THOSE WHO MIGHT NOT BE FAMILIAR WITH QUASI-JUDICIAL
 04:55:10 HEARINGS, THE NEXT ITEMS ARE QUASI-JUDICIAL AND THE BOARD
 04:55:17 SITS IN A QUASI-JUDICIAL CAPACITY FOR THEM.
 04:55:21 AND THIS MEANS THAT IF YOU INTEND TO PROVIDE TESTIMONY ON
 04:55:25 THE APPLICATIONS, YOU MUST BE SWORN IN.
 04:55:28 I WILL DO THAT IN A FEW MOMENTS.
 04:55:30 AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKERS CARD IF YOU
 04:55:36 ARE A CITIZEN, LAYPERSON SPEAKER, AND GIVE IT TO THE DEPUTY
 04:55:41 VILLAGE CLERK BEFORE THE ITEM IS CALLED.
 04:55:43 IN GENERAL ON EACH APPLICATION, WE'LL FIRST HEAR AN
 04:55:48 INTRODUCTION BY THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR
 04:55:51 AND THEN A PRESENTATION FROM THE APPLICANT.
 04:55:54 AND THEN THE DIRECTOR MAY MAKE A PRESENTATION AFTER THIS.
 04:55:58 THE PUBLIC HEARING IS THEN OPENED FOR ANY MEMBER IN THE
 04:56:03 AUDIENCE WHO HAS BEEN SWORN IN TO PROVIDE COMMENTS AND
 04:56:06 TESTIMONY.

 04:56:07 AND THOSE COMMENTS SHOULD NOT EXCEED FIVE MINUTES.
 04:56:10 GENERALLY, CROSS-EXAMINATION IS ONLY ALLOWED BETWEEN THE
 04:56:20 PARTIES.
 04:56:20 THE PUBLIC MAY BE SUBJECT TO CROSS-EXAMINATION IF THEY GIVE
 04:56:24 TESTIMONY, BUT WILL NOT BE PERMITTED TO CROSS-EXAMINE
 04:56:28 WITNESSES.
 04:56:28 BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 04:56:31 THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
 04:56:35 BEFORE THE PRESENTATION ON THE APPLICATION BEGINS, ANY
 04:56:38 WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED ON THE
 04:56:40 QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC RECORD.
 04:56:44 TAMMY, HAVE THERE BEEN COMMUNICATIONS ON ANY OF THESE
 04:56:48 MATTERS?
 04:56:49 >>Tammy Duran: WE GOT E-COMMENTS FOR ALDI'S THAT WERE GIVEN
 04:56:55 TO THE BOARD YESTERDAY.
 04:56:57 >>Nancy Stroud: THEY WILL BE IN THE RECORD WHEN THAT MATTER
 04:56:59 IS OPENED.

04:57:00 EACH BOARD MEMBER MUST DISCLOSE ANY EX PARTE COMMUNICATIONS.

04:57:05 WE'LL DO THAT FOR EACH APPLICATION AS IT COMES UP.

04:57:08 AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THE

04:57:13 APPLICATION MUST DECLARE THE CONFLICT WHEN IT COMES UP AND

04:57:17 WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE

04:57:20 ON THE APPLICATION.

04:57:20 SO ALL PERSONS WHO INTEND TO TESTIFY ON ANY OF THE

04:57:27 APPLICATIONS TONIGHT, PLEASE STAND AND RAISE YOUR RIGHT HAND

04:57:30 AND BE SWORN.

04:57:31 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE WILL BE

04:57:39 THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH.

04:57:42 THANK YOU.

04:57:45 AT THIS POINT, WE CAN GO TO THE FIRST PUBLIC HEARING.

04:57:50 >>Michael Sheeley: THE FIRST PUBLIC HEARING IS EAGLE WALK

04:57:54 COASTAL VILLAGE MONUMENT SIGN.

04:57:56 ARE THERE ANY EX PARTE COMMUNICATIONS AMONG THE BOARD?

04:57:59 >>Kristin Jeannin: NO.

04:58:00 >>Michael Sheeley: ANY CONFLICTS OF INTEREST?

04:58:03 >> NO.

04:58:04 >>Barry Jones: I HAVE SOME WORK WITH CAPREIT DEVELOPMENT.

04:58:08 I THINK IT IS THE SAME PARENT PARCEL.

04:58:11 I DON'T OWN MY FIRM, BUT I'M DOING PROJECT IMPERIAL 41 IN

04:58:16 BONITA SPRINGS FOR CAPREIT DEVELOPMENT.

04:58:19 I DON'T KNOW IF THAT MEANS I HAVE TO RECUSE.

04:58:21 >>Nancy Stroud: IT IS NOT THIS PROJECT, CORRECT?

04:58:24 >>Barry Jones: NO.

04:58:25 I'M NOT EVEN SURE IT IS THE SAME COMPANY.

04:58:27 I THINK IT IS A PARENT COMPANY TO THIS RESIDENTIAL

04:58:29 MANAGEMENT COMPANY.

04:58:33 >>Nancy Stroud: IT DOES NOT SOUND TO ME THAT YOU HAVE A

04:58:36 DIRECT FINANCIAL BENEFIT OR DETRIMENT REGARDING THIS

04:58:39 PROJECT.

04:58:41 THANK YOU FOR BEING TRANSPARENT IN MENTIONING THAT.

04:58:44 YOU DON'T HAVE TO RECUSE YOURSELF.

04:58:46 >>Michael Sheeley: I AM IN THE SAME BOAT.

04:58:47 CAPREIT IS A CLIENT OF MINE ON ANOTHER PROJECT, BUT I AM NOT

04:58:51 INVOLVED IN THIS PROJECT.

04:58:53 >>Nancy Stroud: THANK YOU FOR DISCLOSING THAT.

04:58:59 >>Michael Sheeley: WHO HAS THIS ONE?

04:59:00 MARY?

04:59:01 >>Mary Gibbs: GOOD EVENING.

04:59:03 SO THIS PROJECT IS CALLED EAGLE WALK BUT FORMERLY KNOWN AS
 04:59:09 COASTAL VILLAGE, IF YOU ARE FAMILIAR WITH THE VILLAGE, THREE
 04:59:13 OAKS PARKWAY ON THE EAST SIDE, THE VERY NORTHERN LIMIT OF
 04:59:16 THE VILLAGE, SO NORTH OF WHERE THE REEF STUDENT HOUSING IS.
 04:59:21 COASTAL VILLAGE IS A STUDENT HOUSING PROJECT THAT WAS
 04:59:23 APPROVED BY THE COUNTY MANY YEARS AGO.
 04:59:25 THE APPLICANT IS HERE TONIGHT.
 04:59:29 IT'S A NEW OWNERSHIP, AND THEY ARE TRYING TO UPGRADE THE
 04:59:31 PROPERTY.
 04:59:32 THEY RECENTLY REPAINTED.
 04:59:34 WE LOOKED AT THE PAINTING COLORS AND THEY CONFORMED WITH
 OUR
 04:59:38 CODE AND ALSO THEY WERE MUCH NICER LOOKING THAN WHAT THE
 04:59:43 EXISTING COLORS WERE.
 04:59:44 THAT WAS RECENTLY REPAINTED.
 04:59:46 THEY WANT TO REPLACE THE MONUMENT SIGN.
 04:59:48 THEY HAVE GOT AN EXISTING MONUMENT SIGN.
 04:59:50 IT'S SET WAY BACK IN ON THE PROPERTY.

 04:59:53 IF YOU ARE DRIVING UP THREE OAKS, YOU HAVE TO CRANE YOUR
 04:59:56 NECK OVER TO SEE IT.
 04:59:57 IF YOU ARE DRIVING SOUTH, YOU CAN'T EVEN SEE IT.
 05:00:00 THEY WANT TO REPLACE WITH TWO MONUMENT SIGNS KIND OF ALONG
 05:00:03 THEIR ENTRY ROAD THAT WOULD MATCH THE COLORS OF THE
 APPROVED
 05:00:08 -- WELL, IT'S ACTUALLY HERE.
 05:00:10 WE'LL HAVE THEM SHOW YOU THE COLORS, THE COLORS OF THE
 05:00:12 BUILDING.
 05:00:13 AND THE REPRESENTATIVE HERE TONIGHT IS JOHN PILATO.
 05:00:20 HE'S GOING TO GO THROUGH THE PowerPoint FOR YOU.
 05:00:26 WE'RE RECOMMENDING APPROVAL.
 05:00:28 WE DO THINK THE SIGNS MEET THE CODE.
 05:00:30 WE'VE LOOKED AT THEM.
 05:00:31 THEY COMPLY.
 05:00:32 THE LIGHTING COMPLIES.
 05:00:33 THE SIZE COMPLIES.
 05:00:34 WE THINK THE DESIGN COMPLIES.
 05:00:37 THEY ARE SET BACK.
 05:00:39 THEY DON'T HAVE ANY SIGHT DISTANCE OR SIGHT VISIBILITY
 05:00:41 ISSUES.
 05:00:42 WE HAVE RECOMMENDED APPROVAL BUT I'LL TURN IT OVER TO THE
 05:00:45 APPLICANT IF YOU DON'T HAVE ANY OTHER QUESTIONS.
 05:00:47 >>Michael Sheeley: THANK YOU.
 05:01:04 >>John Pilato: GOOD EVENING, LADIES AND GENTLEMEN.

05:01:06 I'M HERE TONIGHT TO --

05:01:11 >>Tammy Duran: CAN YOU MAKE SURE YOU TALK INTO THE MIKE?

05:01:14 >>Mary Gibbs: YOU HAVE TO TALK A LITTLE LOUDER, JOHN.

05:01:22 >>Barry Jones: YOU GOT TO SPIT ON IT PRACTICALLY.

05:01:25 >>John Pilato: I KNOW HOW TO DO THAT.

05:01:26 I WAS GOING TO OPEN UP WITH A JOKE TO CALM THINGS DOWN.

05:01:30 >>Mary Gibbs: I ALREADY SPIT ON IT.

05:01:32 IT DOESN'T MATTER IF YOU WANT TO SPIT ON IT TOO.

05:01:36 >>John Pilato: WE ACQUIRED THE PROPERTY BACK IN JANUARY.

05:01:42 WE'RE VERY HAPPY TO BE BACK IN ESTERO.

05:01:49 WE'VE HAD SOME OTHER PROPERTIES IN FLORIDA.

05:01:54 AND THIS IS KIND OF -- NOT A NEW VENTURE FOR US, BUT

05:02:01 SOMETHING WE ARE REALLY EXCITED ABOUT.

05:02:04 BEEN WORKING WITH DEVELOPMENT AND TRYING TO IMPROVE THE

05:02:13 PROPERTY, WHICH WE HAVE.

05:02:15 ACTUALLY WORKING WITH YOUR DEVELOPMENT TEAM, WE REPAINTED

05:02:21 ALL THE BUILDINGS, AS YOU CAN SEE IN THE PICTURE RIGHT HERE.

05:02:29 WORKING WITH THEM WITH THE COLORS.

05:02:34 WE'RE VERY HAPPY WITH IT.

05:02:35 WHAT WE'RE TRYING TO DO NOW IS INCORPORATE THE DAMAGED

05:02:44 MONUMENT SIGN THAT'S BEEN DAMAGED THROUGH THE HURRICANE

AND

05:02:51 THEN ALSO WE HAD A LOT OF STUDENTS THAT DECIDED THEY WANTED

05:02:55 TO PLAY BUMPER CAR WITH IT.

05:02:58 THERE'S BEEN A LOT OF STUDENTS THAT HAVE HIT IT.

05:03:01 IT'S NOT REALLY IN A REAL VISIBLE LOCATION OFF OF THREE OAKS

05:03:05 FOR US.

05:03:05 WE'RE TRYING TO FIND SOMETHING THAT WE COULD -- WOULD BE

05:03:09 MORE VISIBLE FOR US.

05:03:11 HERE IS THE LOCATION OF THE PROPERTY.

05:03:20 I'M SURE YOU ARE ALL FAMILIAR WITH IT.

05:03:25 ON THIS SCREEN RIGHT HERE.

05:03:28 SHOWS THE LOCATION OF THE ENTRANCE THERE TO SAY WHERE WE

05:03:33 WANT TO PUT THE SIGN.

05:03:34 THIS IS A SLIDE HERE SHOWING THE EXISTING SIGN.

05:03:41 IT SHOWS HOW IT IS DAMAGED.

05:03:44 IT ALSO SHOWS IT'S KIND OF IN AN AWKWARD LOCATION FOR ANY OF

05:03:50 THE STUDENTS WHERE YOU COME INTO THE PROPERTY.

05:03:53 I CAN SEE MAYBE WHY THEY MIGHT RUN INTO IT.

05:03:57 HOPEFULLY NOT ON A FRIDAY OR SATURDAY NIGHT.

05:04:02 PLUS THE VISIBILITY, LIKE I SAID, IS LIMITED THERE.

05:04:07 HERE IS ANOTHER PICTURE OF THE SIGN, THE EXISTING SIGN

05:04:18 THAT'S BEEN DAMAGED.
 05:04:21 THIS SHOWS THE LOCATION AS TO WHERE WE WANT TO INSTALL THE
 05:04:28 TWO NEW SIGNS.
 05:04:32 YOU SEE THE RED RECTANGULAR AREAS THERE, THOSE ARE THE TWO
 05:04:39 SIGNS TRYING TO GET THEM ALIGNED TO EACH OTHER.
 05:04:43 WE ALSO LOOKED AT THE TRIANGLE, THE SITE, WHAT DO THEY CALL
 05:04:51 THAT?
 05:04:51 THE TRIANGLE -- VISION.
 05:04:57 >>Barry Jones: VISIBILITY TRIANGLE.
 05:04:59 >>John Pilato: THANK YOU.

 05:05:00 TRIANGLE, TO SHOW YOU THAT IT MEETS THOSE REQUIREMENTS.
 05:05:04 IT MEETS THE REQUIREMENTS OF THE 15-FOOT SETBACK OFF THE
 05:05:16 PROPERTY LINES.
 05:05:19 SO WE FEEL PRETTY CONFIDENT THAT IT MEETS ALL THE
 05:05:24 REQUIREMENTS.
 05:05:26 LIKE I SAY, PASSED AROUND THE BOARD HERE THAT SHOWS THE
 05:05:37 SIGNS.
 05:05:37 THESE ACTUALLY -- [INAUDIBLE]
 05:05:48 >>Tammy Duran: CAN YOU MAKE SURE YOU STAY ON THE MIKE?
 05:05:50 SORRY.
 05:05:51 >>John Pilato: THOSE ARE THE LETTERS.
 05:05:55 THIS IS A PICTURE OF THE SIGN WHICH YOU'VE ALL SEEN.
 05:06:01 >> BOTH SIGNS WILL BE IDENTICAL?
 05:06:04 >>John Pilato: YES.
 05:06:05 THE ONLY THING THAT WILL BE DIFFERENT, THIS WILL BE ON THE
 05:06:12 RIGHT SIDE OF THE ENTRANCE AND THEN THERE WILL BE ANOTHER
 05:06:15 SIGN LIKE THAT ON THE LEFT SIDE OF THE SIGN FOR THE OTHER
 05:06:20 SIDE.
 05:06:20 >>Michael Sheeley: OKAY.
 05:06:35 >>John Pilato: I THINK THAT'S PRETTY MUCH ALL I CAN COME UP
 05:06:38 WITH RIGHT NOW.
 05:06:38 I KNOW THE COMMUNITY HAS UNDERGONE SOME CHALLENGES.
 05:06:47 WE'RE TRYING TO CORRECT IT SO THAT WE CAN MAKE IT A BETTER
 05:06:54 ASSET TO THE COMMUNITY.
 05:06:58 FIRST OF ALL, BY PAINTING BUILDINGS LIKE THAT, VERY

 05:07:02 EXPENSIVE PROJECT FOR US.
 05:07:04 WE ALSO HAVE CHANGED THE NAME FROM COASTAL VILLAGE TO EAGLE
 05:07:10 WALK, TRYING TO GIVE IT A NEW LOOK, SOMETHING THAT THE
 05:07:20 COMMUNITY WILL ENJOY OR THINK HIGHLY OF.
 05:07:28 WE'VE ALSO DONE A FEW THINGS REGARDING DUMPSTERS, THINGS
 05:07:34 THAT CODE ENFORCEMENT WAS LOOKING AT TO DO.
 05:07:38 NEW COMPACT DOORS ON COMPACT ENCLOSURE.

05:07:46 WE ALSO BROUGHT THE MAINTENANCE OF THE PROPERTY UP TO
 05:07:49 ANOTHER LEVEL, ESPECIALLY THE LANDSCAPING AND THE LAWN AND
 05:07:57 DRAINAGE.
 05:07:58 EVERYTHING AROUND THE PROPERTY, TRYING TO BRING IT UP TO A
 05:08:04 LEVEL THAT IS ACCEPTABLE TO THE COMMUNITY.
 05:08:07 WITH THAT, I DON'T KNOW IF THERE ARE ANY QUESTIONS.
 05:08:16 >>Jim Wallace: YOU MENTIONED ONE OF THE THINGS YOU WANT TO
 05:08:18 DO IS RAISE THE VISIBILITY OF THE COMMUNITY WITH THE SIGNS.
 05:08:25 WHY ARE YOU LOCATING THE NEW SIGNS SO FAR AWAY FROM THREE
 05:08:29 OAKS PARKWAY IF WHAT YOU'RE LOOKING FOR IS INCREASED
 05:08:33 VISIBILITY?
 05:08:33 >>John Pilato: THE THING IS, THERE IS A CODE WHERE WE HAVE
 05:08:37 TO KEEP 15 FEET OFF THE PROPERTY LINE EASEMENT.
 05:08:44 SO IN ORDER TO DO THAT, THE SIGN ON THE ENTRANCE ON THE
 05:08:48 RIGHT IS JUST RIGHT AT THAT 15-FOOT MARK.
 05:08:53 DID ORIGINALLY HAVE THE OTHER SIGN A LITTLE CLOSER TO THREE
 05:09:00 OAKS, BUT WE FELT THAT WE WANTED TO KIND OF KEEP IT
 05:09:04 SYMMETRICAL SO IT DIDN'T LOOK KIND OF OUT OF PLACE.

 05:09:10 BUT WE HAD CERTAIN RESTRICTIONS THERE, ESPECIALLY THE SIGN
 05:09:16 ON THE RIGHT THAT WE HAD TO CONFORM TO PER THE CODE.
 05:09:22 >>Jim Wallace: IT'S NOT WITHIN THAT TRIANGLE.
 05:09:24 WOULD YOU NOT BE BETTER OFF TO ASK FOR A DEVIATION OF SOME
 05:09:27 KIND AND GET IT CLOSER TO THREE OAKS PARKWAY?
 05:09:30 I'M TRYING TO UNDERSTAND.
 05:09:32 YOU HAVE 25, 30 FEET GOING TO BE LOST IN THE LANDSCAPING.
 05:09:38 >>Barry Jones: WE HAVE HISTORICALLY BEEN A PROPONENT OF
 05:09:43 INCREASING VISIBILITY OF WAYFINDING SIGNS TO ASSIST IN THE
 05:09:47 DRIVER'S ABILITY TO LOCATE THE END TARGET AND NOT BE MAKING
 05:09:52 LAST-MINUTE TURNS, A KIND OF LIFE SAFETY THING.
 05:09:56 THERE IS A PROCESS WHERE YOU COULD REQUEST A DEVIATION TO
 05:10:00 REDUCE THAT SETBACK AND BRING THAT SIGN FORWARD, PROVIDED
 05:10:05 YOU KEPT THEM OUT OF THE VISIBILITY TRIANGLES AND STILL
 05:10:09 MAINTAIN YOUR SYMMETRY, IF YOU SO CHOSE.
 05:10:14 YOU COULD SLIDE IT -- AS LONG AS YOU MET CLEAR ZONE
 05:10:19 REQUIREMENTS FOR THE ROADWAY, I THINK THAT'S USUALLY OUR
 05:10:24 INPUT INTO OUR MATRIX AS A GOOD DECIDING FACTOR AS TO
 05:10:30 WHETHER IT IS A LIFE SAFETY IMPROVEMENT OR HAZARD AND THE
 05:10:33 15-FOOT IS IN THERE TO SET A MINIMUM SO THAT THIS BOARD HAS
 05:10:37 SOME FLEXIBILITY FOR EACH AND EVERY SITUATION, IF THAT'S
 05:10:41 SOMETHING YOU WANTED TO PURSUE.
 05:10:43 >>John Pilato: THAT WAS KIND OF ONE OF THE REASONS WHY WE
 05:10:45 WANTED TO GO WITH THE TWO SIGNS.
 05:10:47 ONE ON THE SOUTH SIDE AND ONE ON THE NORTH SIDE SO PEOPLE

05:10:53 DRIVING NORTH WOULD SEE THE SIGN --
 05:10:59 >>Jim Wallace: IT'S IN EVERYBODY'S INTEREST THAT THE DRIVER
 05:11:02 SEE THAT AS EARLY AS POSSIBLE SO THEY CAN DECEL AND MAKE THE
 05:11:08 TURN.
 05:11:08 WE'VE -- WE DID IT WITH RaceTrac.
 05:11:11 WE HAVE DONE IT WITH OTHERS.
 05:11:13 THAT FACILITATES THE WAYFINDING FOR THE DRIVERS GOING BY AT
 05:11:18 50 MILES AN HOUR TO SLOW THEM DOWN AND GET THEM TO MAKE THE
 05:11:21 TURN.
 05:11:21 I WAS SURPRISED TO SEE SO FAR OFF OF THREE OAKS.
 05:11:25 >>Barry Jones: I WAS KIND OF SURPRISED TO SEE THE
 05:11:27 ORIENTATION, BECAUSE YOU SEE THEM WHEN YOU ARE TURNING IN,
 05:11:30 FACING YOU.
 05:11:31 THE DRIVER GOING DOWN THE ROAD, TYPICALLY THEY ARE MORE
 05:11:34 PERPENDICULAR THIS WAY SO THE DRIVER PICKS THEM UP.
 05:11:38 THIS IS YOUR APPLICATION, SO YOU PROCEED AS YOU WISH.
 05:11:42 JUST GIVING SOME FEEDBACK.
 05:11:45 HISTORICAL.
 05:11:46 >>John Pilato: THAT'S FINE.
 05:11:47 I APPROVE ALL OF THAT.
 05:11:48 ANY FEEDBACK IS VERY WELL APPRECIATED.
 05:11:52 THE OTHER THING, TOO, YOU NEED TO UNDERSTAND IS GOING DOWN
 05:11:55 THREE OAKS, IF YOU ARE HEADING SOUTH, YOU'LL SEE THE SIGN ON
 05:12:01 THE RIGHT-HAND SIDE PRETTY QUICKLY, BUT THERE IS NO TURNING
 05:12:05 LANE TO TURN INTO COASTAL VILLAGE.

 05:12:08 YOU HAVE TO GO DOWN THREE OAKS AND MAKE A U-TURN IN ORDER
 TO
 05:12:12 COME BACK UP TO THE COMMUNITY.
 05:12:16 SO THEN YOU'LL SEE THE SIGN THERE.
 05:12:18 YOU'LL SEE THE SIGN COMING INTO THE PROPERTY, AND THEN IF
 05:12:24 PEOPLE ARE COMING NORTH AND OBVIOUSLY THEY'LL SEE THE SIGNS.
 05:12:29 IT WOULD BE NICE IF WE COULD KIND OF SLANT THE SIGNS IN A
 05:12:34 LITTLE BIT, BUT BASED ON THE CODE AND BASED ON WHAT WE WERE
 05:12:39 WORKING WITH, THIS IS KIND OF WHAT WE CAME UP WITH.
 05:12:45 BEST SOLUTION FOR THE PROBLEM.
 05:12:48 >>Dan Williams: I TAKE IT WITH THE SETBACK AND POSITIONING,
 05:12:51 IT WOULD BE MUCH HARDER FOR SOMEBODY IN THEIR AUTO TO HIT
 05:12:54 THE SIGNS?
 05:12:55 >>John Pilato: ON BOTH SIDES, THERE'S NO REAL VEGETATION.
 05:13:01 THERE ARE NO REAL TREES, PER SE.
 05:13:04 IT'S ALL PRETTY MUCH OPEN THERE.
 05:13:06 SO I DIDN'T REALLY THINK THERE WOULD BE A PROBLEM WITH THE

05:13:12 LOCATION.
 05:13:13 >>Jim Wallace: THERE ISN'T.
 05:13:14 I COMMENTED -- I'M SURE THIS MEETS THE LAND DEVELOPMENT
 05:13:18 CODE.
 05:13:19 IT'S JUST I WAS SURPRISED TO SEE THE SIGN IS 40 FEET OFF THE
 05:13:25 ROAD BECAUSE WE'RE ALWAYS INTERESTED IN WAYFINDING TO GET
 05:13:29 PEOPLE OFF AN ARTERY INTO THE COMMUNITY AS QUICKLY AS
 05:13:33 POSSIBLE.
 05:13:34 >>John Pilato: I UNDERSTAND.

 05:13:34 >>Michael Sheeley: THANK YOU, JIM.
 05:13:36 TAMMY -- THANK YOU FOR YOUR PRESENTATION.
 05:13:38 DO WE HAVE ANY PUBLIC COMMENT ON THIS?
 05:13:40 >>Tammy Duran: NO, DO NOT.
 05:13:41 >>Michael Sheeley: ANYONE HERE FROM THE PUBLIC WISH TO SPEAK
 05:13:44 ON THIS MATTER?
 05:13:44 WE'LL CLOSE THE PUBLIC HEARING.
 05:13:46 BOARD, ANY COMMENTS OR QUESTIONS OR MOTIONS THAT YOU'D LIKE
 05:13:50 TO MAKE?
 05:13:52 >>Mary Gibbs: MAY I MAKE A COMMENT?
 05:13:54 WHEN WE LOOKED AT THIS LOCATION, I THOUGHT IT WAS A LITTLE
 05:14:00 BIT FAR SET BACK, TOO.
 05:14:01 I DON'T KNOW IF THERE'S ANY CONFLICTS, LIKE IF THEY MOVED IT
 05:14:05 TO ANOTHER LOCATION, IF THERE WOULD BE CONFLICTS WITH THE
 05:14:08 BUFFERS OR THE ROADWAY.
 05:14:10 IF YOU WANT TO APPROVE THE DESIGN OF THE SIGNS, WE CAN GET
 05:14:14 WITH THE APPLICANT AND SEE IF THEY WANT TO SLANT THE SIGNS
 05:14:17 OR LOOK AT A LITTLE BIT CLOSER LOCATION, WE CAN WORK WITH
 05:14:23 THAT.
 05:14:24 >>Jim Wallace: THEY HAVEN'T APPLIED FOR A DEVIATION.
 05:14:26 >>Mary Gibbs: I DON'T KNOW IF THEY NEED A DEVIATION.
 05:14:29 WE COULD COME BACK WITH A DEVIATION.
 05:14:31 IF THEY DON'T NEED A DEVIATION, IF THEY DO A SLIGHT
 05:14:34 ADJUSTMENT, THEY MAY NOT NEED A DEVIATION.
 05:14:37 WE CAN WORK WITH THEM IF THEY WANT TO GET IT A LITTLE BIT

 05:14:41 CLOSER.
 05:14:41 >>Michael Sheeley: GREAT.
 05:14:42 BOARD?
 05:14:50 >>James Tatooles: MOTION WE ACCEPT THE SIGN SUBJECT TO
 05:14:53 FURTHER NEGOTIATIONS ON LOCATION.
 05:14:55 >> SECOND.
 05:14:56 >>Michael Sheeley: WE HAVE A SECOND FROM MR. PAIVANDY.
 05:15:00 CALL THE ROLL, PLEASE.

05:15:03 >>Kristin Jeannin: YES.
 05:15:05 >>Barry Jones: YES.
 05:15:05 >>Al Paivandy: YES.
 05:15:09 >>Michael Sheeley: YES.
 05:15:09 >>James Tatooles: YES.
 05:15:13 >>Jim Wallace: YES.
 05:15:13 >>Dan Williams: YES.
 05:15:19 >>Michael Sheeley: MOTION CARRIES.
 05:15:20 THANK YOU VERY MUCH.
 05:15:22 >>John Pilato: THANK YOU, SIR.
 05:15:23 YOU HAVE A GOOD EVENING.
 05:15:24 >>Michael Sheeley: YOU TOO.
 05:15:25 THE NEXT ITEM ON THE AGENDA IS THE ALDI AT 11906 NEWBRIDGE
 05:15:32 COURT, DEVELOPMENT ORDER.
 05:15:35 >>Nancy Stroud: ANY EX PARTE COMMUNICATIONS?
 05:15:38 >>Michael Sheeley: EX PARTE OR CONFLICTS OF INTEREST.
 05:15:42 >>Dan Williams: I DID TALK TO SOMEONE FROM THE ELEMENTARY

 05:15:44 SCHOOL JUST TO VERIFY THAT THERE IS A COMING CHANGE AT THEIR
 05:15:48 START AND END TIME.
 05:15:50 >>Michael Sheeley: WE CAN DISCUSS THAT LATER.
 05:15:51 THANK YOU.
 05:15:52 ANYBODY ELSE?
 05:15:52 ALL GOOD.
 05:15:54 CHRIS.
 05:16:02 >> GOOD AFTERNOON OR GOOD EVENING, MR. CHAIRMAN AND
 BOARD.
 05:16:03 PLEASURE TO BE HERE WITH YOU TONIGHT.
 05:16:05 PLEASED TO BE HERE TO PRESENT THE ALDI ON BEHALF OF THE
 05:16:07 VILLAGE.
 05:16:08 THE ALDI IS PROPOSED TO GO ON APPROXIMATELY 2.4-ACRE VACANT
 05:16:17 PARCEL OF PROPERTY AT THE CORNER OF STONEYBROOK GOLF DRIVE
 05:16:20 AND CORKSCREW ROAD.
 05:16:21 I BELIEVE THIS PARCEL IS THE SAME ONE THAT THE BOARD HAD
 05:16:24 CONVERSATIONS PREVIOUSLY ABOUT A POTENTIAL 7-ELEVEN.
 05:16:28 OBVIOUSLY, 7-ELEVEN IS NOT MOVING FORWARD.
 05:16:31 WE'RE HERE TONIGHT FOR A DEVELOPMENT ORDER REGARDING ALDI.
 05:16:35 THE BUILDING IS APPROXIMATELY 20,650 SQUARE FEET.
 05:16:38 I THINK EXACTLY 20,642, BUT WE'RE GOING TO ROUND UP TO
 05:16:43 20,650.
 05:16:44 AND THE SITE HAS ITS PRIMARY ACCESS OFF OF NEWBRIDGE COURT.
 05:16:50 IT DOES NOT HAVE DIRECT ACCESS, THEY ARE NOT PROPOSING A
 05:16:54 DRIVEWAY TO CORKSCREW ROAD.
 05:16:56 SO THE ACCESS TO THE SITE WOULD BE OFF OF STONEYBROOK GOLF

05:17:00 DRIVE AND ALSO NEWBRIDGE COURT ROAD WHICH CONNECTS UP TO
 05:17:06 CORKSCREW ROAD.
 05:17:07 THERE IS A FULL SIGNALIZED INTERSECTION AT STONEYBROOK AND
 05:17:11 AT NEWBRIDGE IT IS A RIGHT-IN, RIGHT-OUT.
 05:17:14 THE ARCHITECTURE FOR THE BUILDING IS MEDITERRANEAN REVIVAL.
 05:17:20 IT HAS BEEN THROUGH A SIGNIFICANT EVOLUTION.
 05:17:22 I WOULD LIKE TO THANK THE DESIGN TEAM FOR THE WORK THEY PUT
 05:17:25 INTO THIS AND THE HOURS THAT WE ALL WORK TOGETHER ON THIS.
 05:17:29 THEY HAVE A REALLY GREAT RENDERING, A VIDEO THAT WILL BE
 05:17:33 VERY INFORMATIVE AND ILLUSTRATIVE OF THE PROJECT FOR YOU.
 05:17:37 AS YOU CAN TELL FROM THE STATIC IMAGES, IT IS VERY SIMILAR
 05:17:41 TO THE EXISTING ALDI THAT IS ON 41 JUST NORTH OF WALMART.
 05:17:45 AS A RESULT OF THE STAFF REQUESTS, WHEN WE WERE REVIEWING
 05:17:50 THIS PROJECT, THEY DID INCREASE THE SIZE OF THE LIVE OAK
 05:17:54 TREES THAT WILL BE INSTALLED IN THE BUFFER ON THE WEST SIDE
 05:17:57 OF THE PROPERTY, WHICH IS CLOSEST TO THE RESIDENTS IN
 05:18:02 STONEYBROOK ITSELF.
 05:18:03 WE DID THAT IN ORDER TO HELP -- I'D LIKE TO THANK THE
 05:18:06 APPLICANT FOR AGREEING TO THAT -- BUT THEY DID THAT SO THAT
 05:18:10 THE BUFFER WOULD BE AS BIG AND MATURE AS POSSIBLE AT THE
 05:18:13 TIME OF PLANTING.
 05:18:14 >>Jim Wallace: ARE WE TALKING JUST THE SIZE OF TREES OR THE
 05:18:18 UNDERPLANTINGS AS WELL.
 05:18:22 >> THEY'LL GO THROUGH THE LANDSCAPE PLAN.
 05:18:25 THEY HAD THE MINIMUM OAK TREES.

 05:18:26 WE ASKED THEM TO INCREASE THE DIAMETER SO THEY WOULD BE
 05:18:30 LARGER.
 05:18:30 >>Jim Wallace: DID THEY INCREASE THE UNDERPLANTINGS?
 05:18:33 >> NO THEY ARE THE SAME.
 05:18:35 THE CANOPY OF THE TREES IS WHAT WE'RE ATTEMPTING TO SCREEN
 05:18:38 FROM THE PARKING LOT LIGHTS.
 05:18:40 STORMWATER MANAGEMENT WILL BE CAPTURED AS PART OF THE
 05:18:42 OVERALL COMMERCIAL DEVELOPMENT FOR THAT ENTIRE COMMERCIAL
 05:18:47 PLAT, WHICH IS CORKSCREW PINES.
 05:18:49 THERE IS A COMMON STORMWATER MANAGEMENT AREA.
 05:18:51 AND THEY COLLECT IT AND ROUTE IT TO THE SOUTH, WHICH THE
 05:18:54 ENGINEER CAN GET INTO AS WELL.
 05:18:56 SPECIFICALLY, AND I HEARD BOARD MEMBER WILLIAMS TALK ABOUT
 05:18:59 IT, WE DID HAVE CONCERNS WHEN WE WERE REVIEWING IT ABOUT THE
 05:19:03 TRAFFIC STUDY THAT WAS SUBMITTED TO THE VILLAGE ABOUT ANY
 05:19:07 POTENTIAL CONFLICTS ASSOCIATED WITH SCHOOL TRAFFIC.
 05:19:09 THEY DID DO A TRAFFIC STUDY.

05:19:11 THEY ARE HERE TO TALK ABOUT THAT, AND WE DID, IN FACT,
 05:19:14 CONFIRM AND THE ENGINEER HAS BEEN MADE AWARE OF THE
 CHANGE
 05:19:18 IN THE SCHOOL TIMES FOR NEXT YEAR FROM 8:40 TO 3:10.
 05:19:23 THEY'LL DISCUSS THAT IN THEIR PRESENTATION AS WELL.
 05:19:26 THE LAST POINT I WOULD LIKE TO MAKE FOR YOU IS THAT THE SIGN
 05:19:29 IS PROPOSED AT THE CORNER OF CORKSCREW AND STONEYBROOK
 GOLF
 05:19:35 DRIVE AS WELL RIGHT ON -- IT IS LOCATED OUTSIDE OF THE
 05:19:39 VISIBILITY TRIANGLE, BUT IT IS IN A VERY PROMINENT LOCATION.

05:19:43 WITH THAT, MR. CHAIRMAN, STAFF IS RECOMMENDING AN APPROVAL
 05:19:46 SUBJECT TO THE CONDITIONS THAT ARE ENUMERATED IN YOUR STAFF
 05:19:50 REPORT.
 05:19:50 I WOULD BE HAPPY TO ANSWER ANY QUESTIONS.
 05:19:52 THE ENGINEER, MR. McDONALD, IS HERE AS WELL.
 05:19:54 >>Michael Sheeley: ANY QUESTIONS FOR STAFF?
 05:19:57 >>Barry Jones: WAS THERE ANY CONCERN ABOUT THE THROAT
 05:20:00 DISTANCE FROM THE ENTRANCE OF STONEYBROOK GOLF DRIVE?
 05:20:03 TYPICALLY I WOULD HAVE A QUESTION ABOUT THAT, WHY THE SITE
 05:20:08 WASN'T FLIPPED AND THE DRIVEWAY MOVED FURTHER AWAY FROM
 05:20:10 STONEYBROOK.
 05:20:12 >>Christopher Baker: I DID REVIEW THE PUBLIC INFORMATION
 05:20:17 MEETING NOTES AND CONVERSATION THAT TOOK PLACE IN OCTOBER.
 05:20:19 THAT SAME POINT WAS BROUGHT UP.
 05:20:22 AT THAT POINT IN TIME, THE ENGINEER CAN TALK ABOUT THIS A
 05:20:25 LITTLE BIT AS WELL, BUT IT IS ACCEPTABLE AND IT DOES MEET
 05:20:28 THE STANDARDS THAT'S REQUIRED.
 05:20:31 >>Barry Jones: THANK YOU.
 05:20:32 >>Christopher Baker: YES, SIR.
 05:20:34 >>Michael Sheeley: THANK YOU.
 05:20:36 >>Mary Gibbs: BARRY, ARE YOU TALKING ABOUT THE ENTRANCE OFF
 05:20:38 OF NEWBRIDGE COURT?
 05:20:40 >>Barry Jones: YES, HOW CLOSE IT IS, BECAUSE YOU HAVE TO
 05:20:44 MAKE A RIGHT IN AND HARD LEFT.
 05:20:45 >>Mary Gibbs: JUST TO ADD A LITTLE BIT, WE DID TALK TO THEM
 05:20:49 ABOUT THAT.
 05:20:49 WE TALKED TO OUR PUBLIC WORKS DIRECTOR, TOO.
 05:20:52 IT'S NOT -- IT MEETS THE DISTANCE BECAUSE WE ALREADY HAD
 05:20:56 APPROVED AN INFRASTRUCTURE DEVELOPMENT ORDER WITH THE
 05:20:58 PROJECT AND THE ZONING ALLOWED THOSE DISTANCES.
 05:21:01 SO IT WASN'T LIKE -- IT WOULDN'T BE DESIRABLE IF IT WAS A
 05:21:05 FROM SCRATCH PROJECT.

05:21:07 >>Barry Jones: REDUCED IN THE ZONING ORDINANCE.
 05:21:10 >>Mary Gibbs: YES.
 05:21:11 BUT WE TALKED TO DAVID WILLEMS AT PUBLIC WORKS.
 05:21:13 HE LOOKED AT IT, ALONG WITH THEIR ENGINEER.
 05:21:16 HE SAID IT WAS OKAY.
 05:21:16 >>Barry Jones: I CAN SEE PEOPLE COMING OUT OF THE SCHOOL,
 05:21:20 SINCE WE'RE HERE, COMING OUT OF THE SCHOOL AND STOPPING
 05:21:22 THERE AT THE LIGHT, ANYONE COMING UP THREE OAKS IS GOING TO
 05:21:25 END BACKING UP INTO THREE OAKS IF YOU GET MORE THAN ONE OR
 05:21:28 TWO WANTING TO TURN INTO ALDI'S.
 05:21:31 I'M SORRY, STONEYBROOK.
 05:21:34 I'M ON THE LAST PROJECT STILL.
 05:21:37 STONEYBROOK GOLF DRIVE.
 05:21:39 I'LL CATCH UP.
 05:21:42 FROM A TRANSPORTATION DESIGN, THAT IS A CONCERN FOR ME IF
 05:21:46 IT'S ALLOWED IN THE ZONING, I'LL SHUT UP AND BE QUIET ABOUT
 05:21:50 IT.
 05:21:54 >>Michael Sheeley: THANK YOU.

 05:21:54 PLEASE PROCEED.
 05:21:55 >> HI.
 05:21:56 EDDIE McDONALD, WITH THOMAS ENGINEERING GROUP.
 05:21:59 I'M THE CIVIL ENGINEER REPRESENTING ALDI.
 05:22:02 MY FIRM PUT TOGETHER THE CIVIL ENGINEERING PACKAGE.
 05:22:07 WE ALSO HAVE TEAM MEMBERS FROM ALDI, REAL ESTATE DIRECTOR.
 05:22:12 WE HAVE OUR LANDSCAPE CONSULTANT AND OUR ARCHITECT, OUR
 05:22:15 TRAFFIC CONSULTANT HAS THE FLU, SO HE WON'T BE HERE.
 05:22:19 I WANT TO GO THROUGH A FEW OF THE SLIDES AND KIND OF REFRESH
 05:22:23 YOU ON THE PROJECT AND REMIND YOU OF WHAT WE TALKED ABOUT
 05:22:27 LAST MEETING AND ALL THE CHANGES THAT WE DID TO MEET YOUR
 05:22:31 CONCERNS FROM THAT MEETING AND WHAT WE'VE DONE TO DATE.
 05:22:34 WITH THAT, I'LL JUMP INTO IT.
 05:22:37 ALDI GROCERY STORE, CORKSCREW AND STONEYBROOK GOLF DRIVE.
 05:22:41 THIS IS THE GENERAL LOCATION, WHICH I'M SURE YOU ARE ALL
 05:22:54 VERY FAMILIAR WITH.
 05:22:55 YOU CAN SEE THE SCHOOL, IT'S RIGHT ABOVE WHERE IT SAYS SITE.
 05:23:03 YOU CAN SEE THE PARKING LOT.
 05:23:04 ALSO, YOU CAN SEE WHERE NEWBRIDGE COURT DRIVE IS BEING
 05:23:09 CURRENTLY CONSTRUCTED AS PART OF THE MASTER DEVELOPMENT,
 05:23:12 WHICH WAS APPROVED.
 05:23:14 ZOOM IN A LITTLE BIT MORE, AGAIN, CORKSCREW, STONEYBROOK
 05:23:18 GOLF DRIVE AND THE ROADWAY THAT LOOKS KIND OF PAVED THAT'S
 05:23:23 BEING IMPROVED AND THAT WOULD BE NEWBRIDGE COURT, WHICH
 THAT

05:23:26 WAS ALL APPROVED AS OVERALL DEVELOPMENT.

05:23:28 ZONING, COMMERCIAL PLAN DEVELOPMENT, IT DOES FALL WITHIN THE
05:23:33 CORKSCREW ROAD OVERLAY.
05:23:36 WE HAVE THE ZONING DECISION Z-08-053.
05:23:43 IT ALLOWS THE FOOD GROCERY STORE UNDER 25,000 SQUARE FEET,
05:23:47 WHICH ALDI COMPLIES WITH.
05:23:48 WE HAVE SETBACK REQUIREMENTS OUTLINED IN THE ZONING
05:23:51 RESOLUTION AS WELL.
05:23:53 THE PROPOSED SITE PLAN I'LL BE PRESENTING TO YOU WILL MEET
05:23:56 ALL THE SETBACKS, BUFFER, LOADING, BULK REQUIREMENTS
05:24:00 OUTLINED IN THE ZONING DECISION AND IN THE LDC.
05:24:04 THERE IS ONE EXCEPTION THAT WE ARE REQUESTING.
05:24:08 AN ALT PARKING PLAN DEVIATION WHICH WOULD ALLOW A MAXIMUM
05:24:14 PARKING FOR ALDI, WHICH WOULD BE CONSISTENT WITH THE ALDI
05:24:18 WHICH WAS APPROVED AT U.S. 41.
05:24:22 GET INTO A LITTLE MORE DETAIL ON THAT IN A BIT.
05:24:25 ON THE SCREEN NOW IS THE CURRENT ZONING MAP AND ALSO A CLIP
05:24:31 OF THE MASTER INFRASTRUCTURE APPROVED PLANS FROM 2024,
WHICH
05:24:36 ARE CURRENTLY BEING CONSTRUCTED WHICH CREATES NEWBRIDGE
05:24:38 COURT.
05:24:40 IT CREATES THE STORMWATER INFRASTRUCTURE.
05:24:42 IT PROVIDES THE WATER AND SEWER STUBS.
05:24:45 IT DOES OFF-SITE IMPROVEMENTS TO STONEYBROOK GOLF DRIVE WITH
05:24:51 TURN LANE, WITH ROADWAY IMPROVEMENTS.
05:24:55 SO THE ALDI PROJECT GROCERY STORE, SO WE FEEL THAT THIS IS A
05:25:02 PRIME AREA FOR THE GROCERY STORE.

05:25:04 WE HAVE RECEIVED SUPPORT FROM THE COMMUNITY AS FAR AS A
05:25:07 GROCERY USE COMING HERE.
05:25:09 THEY ARE VERY HAPPY IT'S NOT A GAS STATION.
05:25:12 ECONOMIC DEVELOPMENT, EMPLOYMENT IN THE AREA, STORE HOURS,
05:25:15 WHICH THIS WILL COME UP LATER.
05:25:17 THIS IS A QUIZ, STORE HOURS ARE 9 A.M. TO 8 P.M.
05:25:20 AND THE TYPICAL OPERATION HOURS ARE 7 A.M. TO 9 P.M.
05:25:26 IF I GO BACK ONE SLIDE, I DO WANT TO POINT THIS OUT BECAUSE
05:25:32 IT IS A QUIZ.
05:25:34 ON THE MASTER IMPROVEMENT INFRASTRUCTURE PLANS, YOU WILL
SEE
05:25:37 THE ACCESS POINTS FROM CORKSCREW ROAD WHERE THE SIGNAL IS.
05:25:40 WE WILL HAVE THE ACCESS TO NEWBRIDGE, AND ALSO YOU CAN SEE
05:25:45 THE RIGHT-IN, RIGHT-OUT WHERE THE ROAD CURVES UP RIGHT IN
05:25:49 THE MIDDLE OF THE DEVELOPMENT WHICH WE CAN ALSO ACCESS

05:25:51 THROUGH NEWBRIDGE COURT.
 05:25:54 WE HAVE MULTIPLE ACCESS POINTS ALL OUTLINED IN THE APPROVED
 05:25:56 MASTER INFRASTRUCTURE.
 05:25:59 THIS IS JUST A QUICK SCREENSHOT OF THE SITE PLAN.
 05:26:03 BEAUTIFUL ALDI LOGO.
 05:26:05 TO GET INTO A LITTLE BIT MORE DETAILS ON THE SITE PLAN,
 05:26:10 PROPOSED ALDI 20,642 SQUARE FOOT GROCERY STORE.
 05:26:15 WE HAVE ACCESS AS I DESCRIBED FROM NEWBRIDGE COURT WHICH
 05:26:19 CONNECTS TO CORKSCREW VIA STONEYBROOK AND VIA THE RIGHT IN,
 05:26:23 RIGHT OUT A LITTLE FURTHER TO THE EAST.
 05:26:25 WE ARE MEETING THE THROAT DEPTH FROM STONEYBROOK GOLF
 DRIVE,

 05:26:33 WHICH WAS DISCUSSED AT THE LAST MEETING, AND WE CONFIRMED
 05:26:35 THAT WITH THE VILLAGE RIGHT AFTER THE MEETING THAT THAT WAS
 05:26:38 ACCEPTABLE.
 05:26:39 WE ARE PROVIDING ADA ACCESSIBILITY, PEDESTRIAN CONNECTIVITY.
 05:26:44 I WILL GO INTO DETAILS ON THAT A LITTLE BIT MORE BUT ONE OF
 05:26:47 THE BOARD COMMENTS WERE PEDESTRIAN CONNECTIVITY,
 05:26:50 SPECIFICALLY ACCESSING TO STONEYBROOK GOLF DRIVE, WHICH WE
 05:26:54 COMPLIED WITH.
 05:26:55 WE HAVE BICYCLE PARKING.
 05:26:57 WE'RE GOING TO HAVE CURBSIDE PICKUP, ELECTRICAL VEHICLE
 05:27:00 PARKING SPACES, AND GOING BACK TO ALT PARKING REQUEST TO
 05:27:09 GIVE YOU A LITTLE BIT MORE DETAIL, THE SITE PLAN THAT YOU
 05:27:12 SEE BEFORE YOU IS PARKED WITH 96 PARKING SPACES.
 05:27:16 THE CODE REQUIREMENT IS ONE PER 350, WHICH AT 20,642 SQUARE
 05:27:19 FEET WOULD BE 59 SPACES.
 05:27:23 THE MAXIMUM IS 125% WHICH WOULD BE 73.
 05:27:26 THE ALT PARKING PLAN VARIANCE THAT WE'RE SEEKING IS ONE PER
 05:27:30 235, WHICH WOULD PUT US AT THE ALLOWABLE 96 SPACES FOR THE
 05:27:36 MAX, WHICH, AGAIN, THIS IS THE SAME REQUEST WHICH WAS
 05:27:40 APPROVED AS PART OF THE ALDI, U.S. 41.
 05:27:43 NOTHING DIFFERENT THERE.
 05:27:45 THEN FROM I BELIEVE IT WAS MENTIONED THAT WE DID RECEIVE
 05:27:53 PUBLIC COMMENTS, WHICH CAME TO US YESTERDAY.
 05:27:56 WE REVIEWED THEM.
 05:27:57 THERE WERE TEN TOTAL SUBMITTED.

 05:27:59 THERE WERE SEVEN FOR APPROVAL.
 05:28:03 THERE WERE TWO NOTING THE NEW SCHOOL TIMES, WHICH WASN'T
 05:28:07 CONSISTENT IN OUR TRAFFIC STUDY.
 05:28:08 GO THROUGH THAT IN A LITTLE BIT MORE DETAIL.
 05:28:10 ONE WAS A COMMENT ON THE LOADING DOCK.

05:28:13 I CAN SPEAK TO ALL OF THAT.
 05:28:15 WE HAVE SATISFIED ALL STAFF COMMENTS.
 05:28:21 WHAT I WANT TO DO NEXT IS KIND OF GO THROUGH WHAT WAS
 05:28:25 DISCUSSED AT THE OCTOBER 29, 2024, OUR FIRST TRIP HERE IN
 05:28:29 FRONT OF THIS BOARD.
 05:28:31 JUST TO RECAP, BOARD WAS LOOKING FOR MORE COLORS ON THE
 05:28:35 BUILDING, SPECIFICALLY YOU REFERENCED US BACK TO U.S. 41 AND
 05:28:40 ESTERO AND THAT STORE.
 05:28:41 YOU LIKED THOSE COLORS.
 05:28:43 WANTED TO REPEAT IT.
 05:28:44 THE ARCHITECT CAN SPEAK TO THAT IN A BIT.
 05:28:48 ASKED FOR US TO BREAK UP THE WEST WALL ELEVATION, TO
 05:28:51 POTENTIALLY ADD ADDITIONAL LANDSCAPING, LOSE TWO PARKING
 05:28:54 SPACES AND ADD TREES AND ISLANDS.
 05:28:57 WHICH YOU CAN SEE ON THE SITE PLAN ALONG THE WEST ELEVATION,
 05:28:59 WE LOST SOME PARKING SPACES.
 05:29:01 WE'RE ADDING TREES.
 05:29:02 WE ADDED A LITTLE BIT MORE GREENSPACE TO PLANT ALONG THE
 05:29:07 BUILDING PERIMETER, SO WE BEEFED UP THAT PER YOUR REQUEST.
 05:29:11 SIDEWALK TO THE SOUTH AND TO STONEYBROOK, ENCOURAGE

 05:29:15 PEDESTRIAN CONNECTIONS.
 05:29:16 WE PROVIDED SIDEWALK CONNECTIONS TO STONEYBROOK.
 05:29:19 WE ALSO HAVE SIDEWALK CONNECTIONS TO CORKSCREW ROAD.
 05:29:23 SO BOTH OF THOSE WE COMPLIED WITH.
 05:29:25 YOU WANTED TO SEE MORE LANDSCAPING ON THE EASTERN BUFFER.
 05:29:28 WE COMPLIED WITH THAT IN THE LANDSCAPING.
 05:29:30 OUR NEXT TRIP WAS THE BOARD RECOMMENDATION TO MEET WITH THE
 05:29:35 CDD AND HOA.
 05:29:37 WE HELD OUR MEETING WITH THEM ON NOVEMBER 12, 2024.
 05:29:42 IT WAS WELL RECEIVED.
 05:29:43 THEY HAD SOME CONCERNS.
 05:29:46 THEY WERE CONSISTENT PROBABLY WITH WHAT THIS BOARD HAD
 05:29:49 STATED.
 05:29:49 AGAIN, WE DID OUR BEST TO COMPLY WITH EVERYONE.
 05:29:52 IT SEEMED AGAIN LIKE A VERY POSITIVE MEETING.
 05:29:54 SIGNAGE, WE HAVE THAT LATER IN THE PLAN AS WELL, BUT WE ARE
 05:30:02 COMPLYING WITH STAFF.
 05:30:05 WE HAVE A BEAUTIFUL 3D RENDERING WHICH THAT WAS A BIG CHECK
 05:30:08 BOX FOR US TO PRESENT TO YOU AT THE FINAL MEETING, WHICH I
 05:30:11 THINK YOU WILL BE HAPPY TO SEE.
 05:30:14 THE LAST ONE IS THROAT DEPTH, WHICH WE COMPLIED WITH VIA
 05:30:17 CROSS ACCESS AND CONFIRMED THAT.
 05:30:22 AFTER THE MEETING WHICH WAS NOT ON THE PUBLIC RECORD, I

05:30:25 THINK A CITIZEN DID APPROACH US ABOUT THE LINE OF SIGHT FROM
05:30:28 THE BACK OF THEIR YARD TO THE STORE FROM THE RESIDENTIAL TO

05:30:34 OUR WEST.
05:30:35 SO WE DO HAVE A LINE OF SIGHT EXHIBIT TO SHOW YOU.
05:30:38 AGAIN, WE HAVE THAT PRETTY WELL SCREENED.
05:30:41 ALL THE ITEMS FROM OCTOBER 29 WE HAVE ADDRESSED.
05:30:51 I DO WANT TO TALK ABOUT TRAFFIC.
05:30:55 OUR TRAFFIC ENGINEER IS NOT HERE.
05:30:57 HE'S WITH THE FLU.
05:30:58 BUT WITHIN THE TRAFFIC STUDY SPECIFICALLY WE HAD MENTIONED
05:31:02 THE OLD SCHOOL TIMES.
05:31:03 NEW SCHOOL TIMES ARE 8:40 A.M. AND THE PICKUP TIME IS
05:31:08 3:10 P.M.
05:31:09 ALDI DOESN'T OPEN UNTIL 9 A.M., SO THE SCHOOL DROP-OFF TIMES
05:31:16 AREN'T OF A CONCERN.
05:31:17 THE SCHOOL PICKUP AT 3:10 P.M. WOULD BE DURING ALDI'S
05:31:21 OPERATIONS.
05:31:22 OUR TRAFFIC ENGINEER, JUST TO RECAP, WENT OUT AND
05:31:27 SPECIFICALLY LOOKED AT THE QUEUING AND WHAT HAPPENS THERE.
05:31:31 I'M GOING TO JUST USE THE PREVIOUS TIMES FOR REFERENCE, BUT
05:31:37 THEY ARE OBVIOUSLY NEW SCHOOL TIMES NOW.
05:31:39 THAT'S WHAT HE OBSERVED.
05:31:40 I'M STATING THE OBSERVATIONS THAT OCCURRED DURING THE
SCHOOL
05:31:43 YEAR LAST FALL.
05:31:45 1:30 PICKUP, 1:30 P.M. TRAFFIC STARTS STACKING UP.
05:31:52 1:50 P.M., TRAFFIC STARTS STACKING UP TO THE TRAFFIC LIGHT
05:31:56 AT CORKSCREW.

05:31:57 2:10 WAS WHEN THE BELL RANG, NOW 3:10.
05:32:03 2:17, TRAFFIC STILL STACKING.
05:32:05 IT BACKED UP TO THE TURN LANES ON CORKSCREW, BUT NO
OBSERVED
05:32:10 TRAFFIC WAS STACKING OUT OF THE TURN LANES EASTBOUND AND
05:32:19 WESTBOUND DIRECTIONS SO NO SAFETY CONCERNS THERE.
05:32:23 BUT THE SPECIFIC ITEMS THAT WE REALLY WERE TRYING TO ADDRESS
05:32:26 IN THE TRAFFIC REPORT IS EVEN DURING THAT WINDOW WHICH
05:32:29 TRAFFIC STARTED TO RECEDE AROUND 2:30.
05:32:34 PICKUP 2:10.
05:32:36 2:17, SEVEN MINUTES LATER IT WAS STARTING TO STACK UP IN THE
05:32:40 TURN LANES.
05:32:40 BY 2:30, IT WAS COMPLETELY CLEAR.
05:32:45 THERE'S LESS THAN A 15-MINUTE WINDOW WHEN IT WAS COMPLETELY

05:32:49 STACKED UP.
 05:32:51 IN THOSE INSTANCES, IF YOU ARE SHOPPING THOSE HOURS, THERE'S
 05:32:56 GOING TO BE LEARNED BEHAVIOR THAT THE CUSTOMER WILL KNOW,
 05:32:58 THEY'LL CONTINUE DOWN CORKSCREW AND TAKE THE RIGHT-IN,
 05:33:01 RIGHT-OUT INTO THE SHOPPING CENTER AND COME IN THE REAR ROAD
 05:33:05 THROUGH NEWBRIDGE.
 05:33:06 DURING THOSE HOURS, YES, THERE WILL BE TRAFFIC.
 05:33:09 THE SCHOOL WILL STILL EXIST AND STILL OPERATE, BUT WE HAVE
 05:33:12 ALTERNATE MEANS OF INGRESS AND EGRESS TO THE SITE.
 05:33:15 THE SCHOOL HOUR CHANGING FROM 2:10 TO 3:10 P.M., WHILE
 05:33:20 IMPORTANT AND WAS BROUGHT UP IN THE PUBLIC COMMENTS THAT
 WE
 05:33:22 DID RECEIVE, IT WILL NOT CHANGE THE OPERATION, AND IT WON'T

 05:33:28 CREATE A GREATER SAFETY CONCERN THAN WHAT EXISTS TODAY
 05:33:31 BECAUSE OF THE SCHOOL.
 05:33:32 SPOKE ABOUT THE WAIVER REQUEST.
 05:33:38 HOA MEETING, POSITIVE.
 05:33:39 TEN PUBLIC COMMENTS, SEVEN FOR APPROVAL, TWO ABOUT THE
 05:33:43 SCHOOL HOURS.
 05:33:44 ONE WAS ON THE LOCATION OF THE LOADING DOCK.
 05:33:47 JUST TO SPEAK TO THAT QUICKLY.
 05:33:48 GO BACK TO THE SITE PLAN.
 05:33:51 WE TALKED ABOUT THE BUILDING ORIENTATION BEFORE AND HOW THE
 05:33:56 SITE IS LAID OUT.
 05:33:57 SPECIFICALLY WE DID LOOK AT ALTERNATIVE SITE PLANS VERY
 05:34:01 EARLY ON.
 05:34:01 THE BUILDING WAS FLIPPED IT MESSED UP A LITTLE BIT WITH THE
 05:34:07 INTERNAL WORKINGS OF THE SITE.
 05:34:10 THE ACCESS POINT ON NEWBRIDGE COURT WAS PART OF THE
 ORIGINAL
 05:34:14 ZONING APPROVAL FOR STONEYBROOK PINES.
 05:34:17 SO WE FEEL THAT THE BUILDING ORIENTATION WITH PARKING, THE
 05:34:22 CROSS ACCESS TO THE FUTURE OUTPARCEL DIRECTLY TO OUR EAST IS
 05:34:25 REALLY THE RIGHT WAY TO GO.
 05:34:27 THE TRUCK LOADING IS ON THE SOUTH TIP OF THE BUILDING.
 05:34:34 IT DOES FACE TO THE WEST.
 05:34:36 IT IS A RECESSED TRUCK WELL, AND WE DO HAVE AN EIGHT-FOOT
 05:34:39 WALL ADJACENT TO THAT THAT FURTHER SCREENS IT.
 05:34:43 >> RECESSED HOW DEEP?

 05:34:45 >> FOUR FEET.
 05:34:46 TRUCK LOADING DOCK.
 05:34:48 IT'S PART OF THE GROCERY STORE OPERATIONS, BUT ALDI DOES

05:34:51 CONTROL THEIR OWN LOADING HOURS.
 05:34:55 WE DON'T SEE THAT AS A PROBLEM.
 05:34:57 >>Jim Wallace: WHAT ARE THE LOADING, UNLOADING HOURS?
 05:35:07 >> PLEASE COME UP.
 05:35:08 IDENTIFY YOURSELF.
 05:35:10 >> I'M ERIC WITH ALDI.
 05:35:12 THEY ARE FLEXIBLE HOURS, SO IN CERTAIN STORES, IF WE NEED TO
 05:35:18 SWITCH OUR LOADING AROUND, WE'LL DO THAT.
 05:35:20 TYPICALLY FOR A STORE LIKE THIS, WE WOULD BE LOADING IN THE
 05:35:23 MORNING AT OUR WAREHOUSE LOCATED IN ROYAL PALM BEACH AND
 05:35:27 PROBABLY HAVE DELIVERIES IN THE LATE AFTERNOON, 4:00, 5:00,
 05:35:32 SOMETHING LIKE THAT.
 05:35:33 BUT, AGAIN, WE COULD DELIVER OVERNIGHT.
 05:35:37 WE COULD DELIVER FIRST THING IN THE MORNING BEFORE SCHOOL
 05:35:39 EVEN STARTS.
 05:35:41 WE HAVE FLEXIBILITY THERE.
 05:35:42 >>Jim Wallace: MY ONLY CONCERN IS, WHEN THE PARKING LOT IS
 05:35:46 FULL, GETTING A SEMI IN, BACK UP, ET CETERA, GETS REALLY
 05:35:50 TIGHT.
 05:35:50 PARTICULARLY WHEN IT'S BETWEEN TWO AND FOUR AND YOU'VE GOT
 05:35:53 ALL KINDS OF TRAFFIC ON STONEYBROOK GOLF AND ON NEWBRIDGE.
 05:36:01 THE LAST THING YOU NEED IS A SEMI FIGURING OUT WHERE TO GO

 05:36:06 WHEN THE TRAFFIC IS ALL BACKED UP.
 05:36:08 I JUST WONDERED WHETHER OR NOT THAT WAS PART OF YOUR
 05:36:10 OPERATIONAL PLAN.
 05:36:11 >> WE DO OVERNIGHT DELIVERIES SOMETIMES, BUT WHEN WE'RE NEAR
 05:36:15 NEIGHBORHOODS, A LOT OF TIMES IT'S NOT DESIRED BECAUSE THERE
 05:36:17 IS A FEAR THERE WILL BE NOISE.
 05:36:19 HOWEVER, OUR TRUCKS ARE RELATIVELY QUIET.
 05:36:22 WE DO LOADING INSIDE SO THERE'S NO LIFTS THAT ARE OUTSIDE.
 05:36:26 WE BACK UP TO THE BUILDING.
 05:36:28 >>Barry Jones: DO YOU USE BACKUP ALARMS?
 05:36:32 >> NO, I DON'T BELIEVE SO.
 05:36:33 >>Barry Jones: LATE AFTERNOON, EVENING, AFTER THE SCHOOL IS
 05:36:36 GOING WOULD SEEM TO BE IDEAL.
 05:36:39 >> WE ALSO RAN THE TRUCK COMING FROM THE EAST AS WELL
 05:36:43 INTERNALLY ON NEWBRIDGE, WHICH OUR SUBMITTED VEHICLE TRUCK
 05:36:47 MOVEMENT PLAN FOR THEIR VEHICLE.
 05:36:49 >>Barry Jones: YOU ARE COMMITTING TO YOUR DELIVERIES COMING
 05:36:51 FROM THE EAST AND NOT TRYING TO MAKE THE QUICK LEFT BACK
 05:36:54 INTO THE TURN.
 05:36:55 >> CORRECT.
 05:36:55 WE WANTED TO MAKE SURE THAT WAS A POSSIBILITY, SO WE RAN IT.

05:37:00 I THINK INITIALLY WE RAN IT THE EASY WAY, WHICH IS COMING
 05:37:02 OFF OF STONEYBROOK, BUT WE RAN IT BOTH WAYS, THAT WAY WE
 05:37:07 KNEW IT COULD WORK.
 05:37:08 IF THERE WAS EVER AN OCCURRENCE, WHICH SHOULD NEVER BE,

 05:37:12 WHERE IT IS COMING IN DURING SCHOOL HOURS BUT ALSO ACCESS
 05:37:17 VIA THE INTERNAL MECHANISM AND USE RIGHT IN, RIGHT OUT TO
 05:37:20 THE EAST.
 05:37:21 WITH THAT BEING SAID, I KIND OF RAN THROUGH TRAFFIC ON
 05:37:30 YURY'S PART.
 05:37:32 THE TRAFFIC STUDY WAS SUBMITTED.
 05:37:33 WE SPECIFICALLY STARTED THE TRAFFIC STUDY LOOKING AT THE
 05:37:36 SCHOOL HOURS.
 05:37:37 I WENT THROUGH WHAT WE OBSERVED DURING THE SCHOOL PICKUP.
 05:37:47 AGAIN, THAT WAS THE FOCUS, SCHOOL DROP-OFF, NO ISSUE.
 05:37:51 AND THERE WAS A 15-MINUTE WINDOW WHERE CARS GO OUT INTO
 THE
 05:37:54 QUEUE LANES, BUT THEY DON'T BACK UP -- OR BACK UP INTO THE
 05:37:59 TURN LANES.
 05:38:00 DO NOT BACK UP IN THE THRU LANES ON CORKSCREW.
 05:38:03 SO ON THE SUBMITTED PRESENTATION, THE SCHOOL TIMES ARE
 05:38:06 WRONG.
 05:38:06 THEY HAVE BEEN CHANGED.
 05:38:07 WE WERE NOT AWARE THAT THAT HAD HAPPENED.
 05:38:11 AGAIN, NO EFFECT.
 05:38:12 WE FEEL CONFIDENT IN THE TRAFFIC.
 05:38:14 I DO HAVE NEXT UP LANDSCAPING.
 05:38:20 GREG CAN COME UP AND SPEAK TO THAT.
 05:38:23 WHILE I'M UP HERE, DO YOU HAVE ANY SPECIFIC CIVIL
 05:38:26 ENGINEERING QUESTIONS?
 05:38:28 WATER, UTILITIES, PAVEMENT?

 05:38:31 >>Jim Wallace: THE ONLY OTHER THING I HAD, I DIDN'T SEE ON
 05:38:33 THE SITE PLAN -- YOU MAY SAY IT'S GOING TO BE SELF-EVIDENT
 05:38:37 WITH THE BUILDING.
 05:38:38 I DON'T KNOW.
 05:38:39 BUT I DIDN'T SEE ANY PLANS FOR ANY WAYFINDING SIGNS, ANYBODY
 05:38:46 COMING IN DOESN'T KNOW IT'S LEFT IN, LEFT IN.
 05:38:51 ANY WAYFINDING SIGNS PROPOSED FOR STONEYBROOK GOLF DRIVE
 TO
 05:38:55 SAY ALDI LEFT?
 05:38:58 >> I'M NOT AWARE OF ANY BEING INCLUDED IN THE SIGN PACKAGE.
 05:39:02 WE WERE FOCUSED ON THE MAIN MONUMENT SIGN, BUT WE WOULD
 BE

05:39:06 HAPPY TO ADD WAYFINDING SIGNS.
 05:39:11 >>Jim Wallace: YOU EARLIER SAID YOU WOULD ADD BUFFERING FOR
 05:39:15 THE HOMES TO THE WEST.
 05:39:16 DOES THAT HIDE YOUR STORE?
 05:39:18 WE DON'T NEED DRIVERS GOING DOWN TO THE STONEYBROOK GATE
 TO
 05:39:22 TRY TO FIND YOUR STORE.
 05:39:26 >> I FEEL A GROCERY STORE BEING A DESTINATION, LIKE PEOPLE
 05:39:29 ARE GOING TO BE GOING TO THAT AND USED BY THE COMMUNITY.
 05:39:33 >>Barry Jones: ONCE THEY FIND IT, THEY KNOW WHERE IT IS.
 05:39:36 >> WE'RE GOING TO TRAIN THE PUBLIC.
 05:39:39 >>Barry Jones: THE BIG ISLAND AT THE VERY NORTH END OF YOUR
 05:39:42 BUILDING TO THE WEST OF IT, THERE IS A WIDER ISLAND.
 05:39:45 IS THAT SET ASIDE FOR UTILITIES OR IS THERE A REASON A
 05:39:48 PEDESTRIAN CONNECTION COULDN'T BE MADE AT THE NORTH END OF
 05:39:50 THE BUILDING.

 05:39:51 I KNOW YOU ARE BRINGING THEM ON THE SOUTH END --
 05:39:56 >> REFERRING TO THIS ISLAND?
 05:39:57 >>Barry Jones: NO.
 05:39:59 THAT ONE.
 05:40:00 COULD A PEDESTRIAN CONNECTION BE INCLUDED AT THAT LOCATION?
 05:40:07 >> IT COULD BE INCLUDED AT THAT LOCATION.
 05:40:09 WE EXTENDED THE CROSSWALK SOUTH AND CONNECT IT TO
 NEWBRIDGE
 05:40:13 COURT AND WE CONNECT IT TO JUST NORTH OF NEWBRIDGE COURT
 05:40:18 WITH OUR SIDEWALK CONNECTION AND THE SIDEWALK STONEYBROOK
 05:40:22 GOLF DRIVE, ASSUMING IF ANYONE IS WALKING FROM THE
 05:40:24 COMMUNITY, THEY WOULD BE COMING AND APPROACHING FROM THE
 05:40:26 SOUTH AND ANYONE COMING FROM CORKSCREW WOULD USE THE
 05:40:30 SIDEWALK CONNECTION THERE.
 05:40:31 WE DIDN'T ADD THAT REDUNDANT SIDEWALK CONNECTION, BUT WE
 05:40:35 WOULDN'T BE OPPOSED TO IT IF YOU ASKED US TO ADD IT.
 05:40:45 >> I'M JULIA, WITH THE CIVIL OFFICE AS WELL.
 05:40:48 DURING OUR COMMENTS WITH THE VILLAGE, WE HAD AUDITED AT ONE
 05:40:54 POINT AND IT DID NOT WORK OUT WITH THE GRADING THERE.
 05:40:57 IT IS A LITTLE TOO STEEP AND NOT QUITE ENOUGH ROOM TO GET
 05:41:02 DOWN AND BE ADA COMPLIANT.
 05:41:11 >>Dan Williams: ONE OF YOUR EARLIER SLIDES TALKED ABOUT
 05:41:14 STORE HOURS, BUT THERE WAS ANOTHER TIME FRAME IN THERE.
 05:41:18 JUST FOR MY CLARIFICATION.
 05:41:20 STORE OPEN HOURS, TYPICAL OPERATION HOURS MEANING THAT'S
 05:41:24 WHEN --

05:41:26 >> EMPLOYEES SHOW UP AT 7 A.M.
 05:41:28 EMPLOYEES LEAVE AT 9 P.M.
 05:41:32 >>Barry Jones: PARKING LOT LIT?
 05:41:34 >> YES, SIR.
 05:41:35 PHOTOMETRIC PLAN MIGHT BE --
 05:41:42 >>Barry Jones: WE'VE GOT IT.
 05:41:43 THANK YOU.
 05:41:56 >> GOOD EVENING, GREG DISERIO.
 05:41:58 I WANT TO TAKE A MINUTE TO GO OVER SOME OF THE CHANGES THAT
 05:42:02 HAPPENED SINCE THE LAST PUBLIC MEETINGS.
 05:42:04 OF COURSE, ALL THE PLANTINGS MEET OR EXCEED THE CPD
 05:42:10 REQUIREMENTS AND THE VILLAGE REQUIREMENTS.
 05:42:12 WE'VE BEEN THROUGH A COUPLE OF REI RESPONSES AND ADDRESSED
 05:42:19 COMMUNITY DEVELOPMENT CONCERNS.
 05:42:20 LANDSCAPING ALONG THE EASTERN WALL TO HELP BREAK UP THE
 WALL
 05:42:24 ON THE EAST SIDE OF THE BUILDING.
 05:42:25 WENT THROUGH A COMBINATION OF SHRUBS AND TREES.
 05:42:29 WE'VE ADDED ADDITIONAL PERIMETER PLANTING ON THE NORTH SIDE
 05:42:33 OF THE BUILDING.
 05:42:36 PREVIOUSLY, IT WAS ALL TOWARD THE NORTHEAST CORNER OF THE
 05:42:39 BUILDING.
 05:42:39 BUT NOW WE HAVE ADDED IT IN FRONT OF THE CART CORRAL AS WELL
 05:42:43 TO EXCEED THE REQUIREMENTS THERE.
 05:42:46 PREDOMINANTLY NATIVE PLANTINGS.
 05:42:49 AS WAS MENTIONED EARLIER, INCREASED THE SIZE OF TREES ON

 05:42:53 STONEYBROOK DRIVE ON THE WEST SIDE, INCREASED THE HEIGHT
 05:42:56 THERE.
 05:42:57 WE DID NOT INCREASE THE SIZE OF THE SHRUB MATERIAL.
 05:43:01 THE VIEW FROM THE RESIDENTS OF STONEYBROOK AS YOU WILL SEE
 05:43:06 AND OUR LINE OF SIGHT DRAWING IS OVER 350 SOME FEET AWAY,
 05:43:11 LOOKING ACROSS THEIR LAKE AND ACROSS THEIR BUFFER INTO OUR
 05:43:14 BUFFER, INCREASING THE HEIGHT OF THE SHRUBS FOR JUST A
 05:43:17 SHORT-TERM GAIN REALLY DID NOT BENEFIT.
 05:43:20 WE JUST CONCENTRATED ON INCREASING THE HEIGHT OF THE TREES
 05:43:23 ALONG THAT BUFFER.
 05:43:24 WITH THAT, IF THERE ARE ANY QUESTIONS, HAPPY TO ADDRESS.
 05:43:32 >>Barry Jones: GREG, I SEE A LOT OF THESE TRELLISES ON HERE.
 05:43:35 I WALK AROUND COCONUT POINT MALL A LOT AND I SEE SOME THAT
 05:43:39 ARE TREMENDOUS AND SOME OF THEM THAT LOOK LIKE I TRIED TO
 05:43:46 GROW THEM.
 05:43:47 IS THERE SOMETHING THAT CAN BE DONE TO INCREASE THE
 05:43:51 LIKELIHOOD THAT THEY ARE GOING TO BE MORE TOWARD THE

05:43:53 TREMENDOUS SIDE AND LESS TOWARD THE BARRY SIDE.
 05:43:56 >> THAT WAS BROUGHT UP AT ONE OF THE LAST MEETINGS AS WELL.
 05:44:01 I'M VIEWING THESE TRELLISES MORE OF AN ARCHITECTURAL DETAIL
 05:44:05 THAN ANYTHING.
 05:44:06 CURRENTLY, I DO NOT HAVE ANY VINES TO GROW UP THE TRELLISES.
 05:44:11 WE HAVE, AGAIN, ON THE EAST SIDE, WE HAVE A COMBINATION OF
 05:44:14 TREES AND SHRUBS AWAY FROM THE BUILDING.
 05:44:16 THE SAME ON THE SOUTH SIDE.

 05:44:18 TO ME, THESE TRELLISES OR GREEN WALLS PROVIDE MORE OF AN
 05:44:24 ARCHITECTURAL BREAKUP AND TO HELP WITH SOME SHADING AND
 05:44:28 PATTERNS LIKE THAT.
 05:44:29 WE WOULD BE HAPPY TO THROW SOME VINES ON THERE.
 05:44:32 AGAIN, I DON'T FORESEE THE REAL NEED FOR THEM WITH THE
 05:44:35 LANDSCAPING THAT'S PROPOSED.
 05:44:38 >>Barry Jones: WHAT WOULD THOSE MATERIALS BE OUT OF FOR THE
 05:44:41 TRELLISES.
 05:44:44 I THOUGHT THEY WERE A GREEN WALL AND GREEN SCREEN YOU WERE
 05:44:47 DOING.
 05:44:48 >> WE HAD DISCUSSIONS BACK AND FORTH.
 05:44:50 BECAUSE OF THE FACT THAT IF THEY ARE NOT MAINTAINED RIGHT,
 05:44:53 THEY CAN BE DIFFICULT TO KEEP LOOKING GOOD.
 05:44:57 >>Barry Jones: THANK YOU.
 05:44:58 >>Michael Sheeley: THEY WOULD BE LIKE A GREEN ALUMINUM,
 05:45:00 GREEN PAINTED ALUMINUM.
 05:45:02 >> I'M ASSUMING THE ARCHITECT WILL VERIFY THAT.
 05:45:10 >>Michael Sheeley: QUESTIONS ON LANDSCAPING?
 05:45:11 OUR EXPERT.
 05:45:12 >>Kristin Jeannin: I THINK THAT IS A VALID CONCERN WE NEED
 05:45:15 TO MAKE SURE IS FURTHER ADDRESSED BECAUSE WHAT IS SHOWING
 ON
 05:45:18 THE ARCHITECTURAL DRAWING ZEE 08 THIS IS SOMETHING VERY MUCH
 05:45:22 MEANT FOR PLANTS.
 05:45:24 ARCHITECTURE NEEDS TO CHANGE TO SUIT NOT PLANTS, WE NEED TO
 05:45:31 DO THAT.

 05:45:31 I AGREE WITH YOU, THIS COMES UP A LOT ON THIS BOARD.
 05:45:35 OTHER THAN THAT, NO.
 05:45:43 >> GOOD AFTERNOON.
 05:45:44 THANK YOU FOR HAVING ME.
 05:45:46 MY NAME IS JOHN LYNCH.
 05:45:47 WITH APD ENGINEERING AND ARCHITECTURE OUT OF ROCHESTER
 05:45:50 NEW YORK.
 05:45:51 HAPPY TO BE BACK HERE IN ESTERO, FLORIDA.

05:45:54 LAST TIME I WEAR A SUIT JACKET, THOUGH.
 05:45:58 I'M THRILLED TO BE HERE.
 05:46:01 THIS PROJECT, THE LAST TIME I WAS HERE IN OCTOBER, I BELIEVE
 05:46:04 THE BIGGEST COMMENT IS THAT IT WAS NOT OF THE SAME QUALITY
 05:46:08 OR CHARACTER AS THE ALDI WE DESIGNED APD AT U.S. 41.
 05:46:15 YOU PRESENTED TO ME A PERSONAL CHALLENGE.
 05:46:19 THAT PROJECT WAS DESIGNED BY THE ARCHITECT WHO MENTORED ME.
 05:46:23 YOU HAVE GIVEN ME A GREAT OPPORTUNITY TO AT LEAST TRY AND
 05:46:26 MEET THAT GOLD STANDARD.
 05:46:27 IT'S NOT OFTEN I GET TO WORK ON A PROJECT OF THIS LEVEL OF
 05:46:33 COMPLEXITY AND CERTAINLY ELEGANCE.
 05:46:37 THIS IS FAR FROM THE ALDI PROTOTYPE THAT YOU SEE THROUGHOUT
 05:46:40 THE NATION.
 05:46:41 THIS IS VERY SPECIAL TO THIS PART OF FLORIDA.
 05:46:44 THERE'S ONLY ONE LIKE IT, AND THAT'S U.S. 41.
 05:46:47 I THINK A LOT OF THE COMMENTS THAT YOU GAVE TO ME BACK IN
 05:46:51 OCTOBER WAS TO MEET THAT.

 05:46:52 I'M THRILLED TO THINK THAT WE HAVE DONE THAT HERE TODAY.
 05:46:59 I WOULD LIKE TO VERY QUICKLY GO THROUGH THE FLOOR PLAN FOR
 05:47:05 THIS PROJECT.
 05:47:06 THIS IS OUR LATEST, GREATEST FLOOR PLAN FOR ALDI.
 05:47:11 THAT IS OUR 7 FOOTPRINT.
 05:47:15 NOT ANYTHING TERRIBLY UNIQUE ABOUT THE FOOTPRINT HERE IN
 05:47:19 ESTERO, HOWEVER, THE EXTERIOR ELEVATIONS ARE REALLY WHAT SET
 05:47:24 IT APART.
 05:47:26 THE FEW COMMENTS THAT I HAD WRITTEN DOWN IN MY NOTES LAST
 05:47:30 TIME WERE TO MEET THE SAME LEVEL OF DETAIL, QUALITY, AND THE
 05:47:36 COLORS THAT WERE USED ON ALDI 41.
 05:47:39 THAT WAS THE STORE THAT WE DESIGNED MORE THAN TEN YEARS AGO
 05:47:42 BACK IN 2014.
 05:47:45 I WAS ABLE TO DUST OFF A FEW OF THE PRINTED COPIES, GO
 05:47:48 THROUGH THE DETAILS.
 05:47:51 BECAUSE AS SIMPLE AS IT MAY BE IN 2-D, THE LEVEL OF
 05:47:55 DETAILING THAT'S REQUIRED OF US TO PROVIDE TO YOU AN ALDI, A
 05:48:00 STORE OF THIS CALIBER, IT DOESN'T -- YOU DON'T JUST SHOOT
 05:48:05 FROM THE HIP.
 05:48:07 I STUDY.
 05:48:08 I WENT THROUGH MY MENTOR'S NOTES AND DETAILS.
 05:48:14 WHAT YOU SEE HERE IS THE FINAL PRODUCT INCORPORATING THOSE
 05:48:19 ARCHITECTURAL EMBELLISHMENTS.
 05:48:22 THE COLORS, I BELIEVE THAT WAS A HIGH POINT OF MATCHING THE
 05:48:25 COLORS, WHAT YOU SEE HERE IS EXACTLY WHAT WE SPECIFIED AT

05:48:28 U.S. 41.
 05:48:30 I KNOW ONE OF THE COMMENTS WAS THE GREEN SCREENS.
 05:48:34 IT SEEMS LIKE I HAD A MIXED NOTE OF SOME PEOPLE SEEMED TO
 05:48:38 LOVE THE GREEN SCREENS AND OTHERS SEE IT, IT CATCHES ON FIRE
 05:48:43 AT THE RIGHT TIME OF DAY IN FLORIDA.
 05:48:47 THAT IS SOMETHING THAT THE ENTIRETY OF THIS PROJECT I THINK
 05:48:50 WE CONTINUE TO LOOK AT ARE THE GREEN SCREENS, NOT SO MUCH
 05:48:53 THE ARCHITECTURAL EMBELLISHMENTS THAT WE'RE PROVIDING HERE
 05:48:57 TODAY.
 05:48:57 IT'S SOMETHING I'M OPEN TO REVIEWING FURTHER.
 05:49:02 I'M NOT AN EXPERT ON GREEN SCREENS.
 05:49:05 ANSWER THE ONE QUESTION, THE TRELLIS, THE METAL WOULD BE A
 05:49:08 GREEN COLOR.
 05:49:09 IT IS SOMETHING WE HAVE USED AT OTHER ALDI STORES HERE IN
 05:49:13 FLORIDA.
 05:49:13 I NEVER REALLY RECEIVED MUCH NOTICE ABOUT THEM CATCHING ON
 05:49:17 FIRE, BUT I KNOW THEY DO REQUIRE SOME LOVE AND CARE.
 05:49:23 LASTLY, THE LAST COMMENT THAT I HAD NOTED WAS 3D RENDERINGS.
 05:49:28 AS YOU CAN SEE WITH OUR ELEVATIONS, THEY ARE 2D, THEY CAN BE
 05:49:34 VERY STATIC.
 05:49:34 WE HAD OUR DESIGN TEAM HARD AT WORK.
 05:49:37 PARDON ME IF I SKIP AROUND, TO PROVIDE TO YOU SOME OF THE 3D
 05:49:41 RENDERINGS THAT REALLY BRING TO LIFE WHAT WE ENVISION HERE
 05:49:44 IN ESTERO.
 05:49:46 THIS IS BECOMING A SISTER PROJECT TO WHAT WE PROVIDED TO YOU

 05:49:50 BACK IN 2014 WITH U.S. 41.
 05:49:56 IT IS A LEVEL OF QUALITY AND COMPLEXITY THAT I HAVE NOT HAD
 05:50:01 TO WORK ON BEFORE.
 05:50:03 IT'S BEEN A GREAT DEAL OF FUN FOR ME PERSONALLY TO BE ABLE
 05:50:06 TO WORK ON AN ALDI OF THIS CALIBER.
 05:50:10 I'M HOPING THAT THE VIDEO THAT MY TEAM PRESENTED WILL PLAY.
 05:50:16 THANK YOU SO MUCH.
 05:50:48 >> NICE JOB, TAMMY.
 05:50:50 >> THANK YOU SO MUCH.
 05:50:51 >>Michael Sheeley: YOUR INTENT IS TO HAVE PLANTING ON THE
 05:50:54 GREEN SCREENS.
 05:50:55 >> YES, SIR, YES.
 05:50:56 AGAIN, THAT IS A COMMENT I DID MAKE NOTE OF.
 05:51:01 IT SEEMED LIKE IT WAS A SPLIT DISCUSSION THE LAST TIME I WAS
 05:51:04 HERE IN OCTOBER.
 05:51:06 IT'S SOMETHING AS FAR AS DOING A SUN STUDY.
 05:51:10 I CAN CERTAINLY DIG INTO MORE.
 05:51:15 >>Michael Sheeley: I WANT TO COMPLIMENT YOUR TEAM ON DOING

05:51:18 THIS VIDEO.
 05:51:18 IT REALLY DESCRIBES THE BUILDING WELL.
 05:51:20 I'M NOT SURE ABOUT THE BIRDS UP THERE.
 05:51:22 [LAUGHTER]
 05:51:24 >> I'D LIKE TO MAKE A POINT, THIS IS NOT A.I. GENERATED.
 05:51:29 WE HAVE INTERNS FOR THAT.
 05:51:30 THEY WORKED NIGHTS AND WEEKEND.

 05:51:33 WE SPARED NO EXPENSE.
 05:51:36 >>Michael Sheeley: IT REALLY HELPS DESCRIBE THE BUILDING TO
 05:51:39 US.
 05:51:39 >> THANK YOU.
 05:51:42 >>Barry Jones: ARE THE COLORS IN THE VIDEO MORE
 05:51:44 REPRESENTATIVE THAN THE COLORS ON THE IMAGES?
 05:51:46 BECAUSE THESE IMAGES, I DON'T SEE THE CONTRAST AS MUCH AS I
 05:51:51 SEE IN THE VIDEO.
 05:51:52 >> YES, SIR.
 05:51:53 WE DID PROVIDE THE EXACT MATERIALS AND FINISHES AND COLORS
 05:51:58 THAT YOU SEE HERE.
 05:51:59 THE COLORS AND FINISHES THAT WE ARE PRESENTING HERE TODAY
 05:52:13 ARE EXACTLY THOSE THAT WERE SPECIFIED AT ALDI U.S. 41, WHICH
 05:52:19 IS ONE OF THE MAIN COMMENTS I HAD NOTED LAST TIME.
 05:52:23 >>Michael Sheeley: AGAIN, WE SEE THE PROBLEM WITH PRINTED
 05:52:25 ELEVATIONS VERSUS RENDERINGS, VERSUS THE COLOR SWATCHES.
 05:52:28 WE GET IT ON EVERY PROJECT.
 05:52:31 >> CORRECT.
 05:52:34 >>Michael Sheeley: OBVIOUSLY, WE ALL LIKE THE ALDI ON 41.
 05:52:37 THIS ONE I THINK IS RIGHT IN LINE.
 05:52:39 IT'S A GOOD JOB, I THINK.
 05:52:45 >>Barry Jones: I THINK IT IS THIS ONE NOT SHOWING OFF REAL
 05:52:48 GOOD IN YOUR RENDERINGS.
 05:52:50 >> IT'S ALWAYS WORSE WHEN YOU PRINT IT.
 05:52:52 I UNDERSTAND.

 05:52:54 >>Barry Jones: THE SILVER BANNING IS YOUR GUTTERS AND
 05:52:57 FASCIA?
 05:52:58 >> CORRECT.
 05:53:02 >>Barry Jones: YOU DID NIGHT AND DAY FROM WHAT IT WAS.
 05:53:04 I'M GLAD WE GAVE YOU THE OPPORTUNITY TO HAVE FUN.
 05:53:08 SORRY ABOUT ALDI'S EXPENSE.
 05:53:11 >> WE WANT A BEAUTIFUL STORE FOR YOUR COMMUNITY.
 05:53:13 IT'S ACTUALLY FUN TO SEE THIS.
 05:53:15 WE DON'T DO IT ON EVERY PROJECT.
 05:53:17 >> NO.

05:53:18 THIS IS SOMETHING ENTIRELY UNIQUE.
 05:53:19 MY MENTOR IS STILL IN OUR OFFICE.
 05:53:21 WHEN HE FOUND OUT I WAS COMING DOWN HERE TO ESTERO TO
 05:53:24 CHALLENGE HIM ON WHAT HAS BEEN HIS LANDMARK STORE IN HIS
 05:53:28 CAREER, I MEAN, I'VE BEEN IN THIS NINE YEARS, AND I FEEL
 05:53:31 LIKE I ALREADY ACCOMPLISHED THAT WITH THIS ONE.
 05:53:34 THANK YOU FOR THAT.
 05:53:35 >>Michael Sheeley: YOU TOOK THE PRIZE.
 05:53:36 I THINK WE NEED TO TALK ABOUT THE GREEN SCREENS, KRISTIN.
 05:53:42 I KNOW WE HAVE ISSUES ABOUT EXPOSURE, ET CETERA, TYPE OF
 05:53:45 PLANTING, WHAT WORKS AND WHAT DOESN'T WORK.
 05:53:51 >>Jim Wallace: NO NORTH WALLS.
 05:53:53 >>Kristin Jeannin: THERE ARE NO VINES WHATSOEVER ON THE
 05:53:55 LANDSCAPE PLAN.
 05:54:01 >>Michael Sheeley: CAN YOU RECOMMEND --

 05:54:03 >> CAN WE ADD MORE OF THESE IN THAT LAST SHOT, THE LOADING
 05:54:07 DOCK, WE HAVE THESE KIND OF -- I DON'T KNOW WHAT YOU CALL
 05:54:11 THEM.
 05:54:13 >> THE BOMBAY SHUTTERS.
 05:54:22 >> THIS SHOT, DO YOU GUYS LIKE THAT LOOK IN PLACE OF A GREEN
 05:54:29 SCREEN TO BREAK THE WALL UP?
 05:54:31 >>Kristin Jeannin: PERSONALLY, YES.
 05:54:32 >>Barry Jones: DO THAT OR THE BROWN SCORING ON THE OTHER
 05:54:35 SIDE OF THE BUILDING, CARRY IT THROUGH TO VERTICAL ELEMENT.
 05:54:37 THAT IS ANOTHER SUGGESTION.
 05:54:38 ANYTHING TO BREAK UP THOSE WALLS.
 05:54:40 THE PROBLEM WITH THE GREEN SCREENS IS USUALLY MAKING SURE
 05:54:43 THERE IS ANOTHER GROUND -- MAKE SURE IT IS PROPERLY DRAINED
 05:54:47 AND IT GETS GOOD SUNLIGHT.
 05:54:50 >> RIGHT.
 05:54:50 A LOT OF IT IS ADDRESSING -- MINIMIZING ANY BLANK WALLS.
 05:54:56 THAT'S NOT SOMETHING YOU WANT TO SEE ON THE PROJECT.
 05:54:58 I CAN CERTAINLY SEE MAYBE THE BROWN SCORING OR THE SHUTTERS
 05:55:03 IN PLACE OF THE GREEN SCREENS.
 05:55:05 IT'S SOMETHING I WILL CERTAINLY ADDRESS.
 05:55:07 >>Barry Jones: ARE THOSE ROOF DRAINS COMING OFF OR JUST
 05:55:11 EMBELLISHMENTS OF THE THINGS ON THE EAST SIDE?
 05:55:17 >> WOULD IT BE THIS HERE?
 05:55:19 THOSE WERE EMBELLISHMENTS THAT WERE USED ON U.S. 41.
 05:55:24 THEY ARE DECORATIVE PIECE, AND WE FOUND USE FOR THEM ON THIS

 05:55:30 PROJECT.
 05:55:31 SO, NO, THOSE ARE ENTIRELY ARCHITECTURAL JUST

05:55:34 EMBELLISHMENTS.
 05:55:40 >>Michael Sheeley: ANY OTHER QUESTIONS FOR THE ARCHITECT?
 05:55:42 GREAT VIDEO.
 05:55:48 >> VERY NICE JOB.
 05:55:50 >>James Tatooles: THAT VIEW THERE WITH THE BROWN AND THE
 05:55:52 WHITE, IT DOESN'T SEEM OVERPOWERING.
 05:55:55 IT SEEMS LIKE IT BELONGS THERE.
 05:55:57 >> I ALMOST WISH I HAD THE RENDERINGS THAT WE PROVIDED TO
 05:56:01 YOU LAST TIME IN OCTOBER BECAUSE THE DIFFERENCE IS --
 05:56:05 >>Barry Jones: IT'S A NICE MIX OF MODERNISM AND
 05:56:08 MEDITERRANEAN.
 05:56:09 I DON'T KNOW.
 05:56:10 I DEFER TO HIM.
 05:56:10 BUT IT SEEMS LIKE A NICE BLEND.
 05:56:12 >>Michael Sheeley: LOOKS GOOD.
 05:56:13 LOOKS REAL GOOD.
 05:56:14 >> THANK YOU.
 05:56:15 IT'S TAKEN US A WHILE TO GET TO THIS POINT BUT WE'RE
 05:56:18 THRILLED TO FINALLY MAKE IT.
 05:56:20 >> I DON'T KNOW IF I'M GETTING AHEAD OF MYSELF BUT WE'RE
 05:56:23 TRYING NOT TO NECESSARILY HAVE TO COME BACK FOR ANOTHER
 05:56:25 BOARD REVIEW, SO WE'RE HOPING, IF THERE'S SOMETHING YOU GUYS
 05:56:29 WANT US TO DO THAT WE CAN PRESENT IT TO YOU IN ANOTHER

 05:56:33 METHOD AND SEE IF WE CAN JUST GET IT APPROVED THAT WAY, JUST
 05:56:36 TO SAVE TIME.
 05:56:37 >>Michael Sheeley: SOME OF THE THINGS YOU CAN WORK WITH THE
 05:56:39 STAFF ON, IF WE VOTE APPROVAL FOR IT.
 05:56:44 >> APPRECIATE THAT.
 05:56:50 >>Jim Wallace: THE ONLY THING THAT IS ON, IF YOU WANT TO
 05:56:54 CALL THEM THE TRELLIS, NOT TRELLIS, BUT THE GREEN SCREENS, I
 05:56:59 GUESS I'M FROM THE POINT OF VIEW IF IT'S NOT GOING TO GROW
 05:57:02 WELL ON A NORTH WALL, SOMETIMES JUST THE OUTLINE OF A GREEN
 05:57:10 SCREEN TYPE --
 05:57:13 >>Michael Sheeley: A GRID THAT CASTS A SHADOW ON THE WALL.
 05:57:15 >>Jim Wallace: IT'S TALL ENOUGH, THAT'S ENOUGH.
 05:57:17 IT'S A LOT BETTER THAN A BUNCH OF DYING VINES.
 05:57:20 CLEAN, LOOKS LIKE IT IS WELL DONE RATHER THAN, OH, THEY PUT
 05:57:26 THEM ON THE NORTH WALL AND THEY ARE ALL DEAD.
 05:57:30 >>Barry Jones: THERE'S NO SUN AND KIND OF RECESSED ON THAT
 05:57:32 NORTH WALL.
 05:57:33 IF YOU'RE GOING TO DO ONE THERE, IT WOULD BE A MATERIAL
 05:57:37 ELEMENT AND NOT A PLANTING ELEMENT.
 05:57:40 >>Michael Sheeley: WE WOULD ALLOW YOUR LANDSCAPE ARCHITECT

05:57:43 TO WORK THROUGH WHAT IS APPROPRIATE WHERE.
 05:57:45 >>Barry Jones: THE EAST SIDE AND MAYBE THE SOUTH SIDE WOULD
 05:57:48 BE STRONGER ELEMENTS TO GET THE RIGHT SUN.
 05:57:53 AGAIN, FOR YOUR ARCHITECT.
 05:58:01 >>Jim Wallace: [INAUDIBLE]

05:58:05 >>Kristin Jeannin: NO FAKE PLANTS.
 05:58:09 >>Michael Sheeley: THAT IS A HARD NO.
 05:58:11 ANY OTHER QUESTIONS FROM THE BOARD?
 05:58:17 >>Kristin Jeannin: HONESTLY, I'M NOT A HUGE FAN OF THE --
 05:58:24 LIKE WHAT YOU'RE SHOWING HERE IS VERY MUCH MEANT FOR PLANTS
 05:58:27 TO GROW ON THEM.
 05:58:28 THEY ARE THE THIN METAL.
 05:58:30 I'M NOT A BIG FAN OF THE ONES LIKE YOU'RE TALKING ABOUT
 05:58:32 EITHER THAT ARE JUST MORE SQUARES WITH THE LARGER GRID.
 05:58:42 THEY LOOK LIKE SOMEBODY DIDN'T PLAN WELL TO ME.
 05:58:46 I WOULD RATHER ADVOCATE FOR PICK A FEW PLACES WHERE VINES
 05:58:50 WILL WORK BECAUSE THEY DO SOFTEN, MAYBE NOT PUT SO MUCH OF
 05:58:54 IT.
 05:58:55 THEN LIKE YOU SAID, WORK WITH SOME OF THE BOMBAY SHUTTERS OR
 05:58:58 EXTENDING OTHER TEXTURES TO MAKE SURE YOU DON'T HAVE BLANK
 05:59:01 WALLS.
 05:59:01 YOU ALL KNOW HOW TO DO THAT.
 05:59:04 I THINK BASED ON THE QUALITY OF EVERYTHING ELSE WE'RE SEEING
 05:59:06 HERE, WE TRUST YOU TO MAKE IT, CONTINUE TO WORK WITH THIS
 05:59:11 BABY THAT YOU LOVE.
 05:59:15 >>Jim Wallace: TROMPE-L IL.
 05:59:16 >> I DON'T SPEAK GERMAN.
 05:59:17 >>Jim Wallace: IT'S FRENCH.
 05:59:20 >> OH, GOSH.
 05:59:21 [LAUGHTER]

05:59:23 >>Jim Wallace: TROMPE-L IL IS A MAJOR ELEMENT IN NORTHERN
 05:59:27 ITALIAN ARCHITECTURE.
 05:59:30 >> I'M ITALIAN IRISH, SO THAT SLIPPED BY ME.
 05:59:34 BUT THANK YOU.
 05:59:36 >>Jim Wallace: IT'S WHERE THEY'LL DO A SERIES OF REAL
 05:59:39 WINDOWS AND THEN THEY PAINT THE OTHER WINDOWS.
 05:59:44 TROMPE-L' IL -- FOOL THE EYE IN ENGLISH.
 05:59:46 IF YOU GO TO GENOA, THERE IS A TON OF IT, AND IT'S IN THE
 06:00:01 PALACES AND MORE AFFLUENT BUILDINGS.
 06:00:04 >> I SEE THAT LIKE WINDOW RELIEFS.
 06:00:06 >>Jim Wallace: I DON'T THINK IT WILL SELL HERE.
 06:00:10 VERY WELL USED CONCEPT IN NORTHERN ITALY.

06:00:13 >>Michael Sheeley: DOES THAT CONCLUDE YOUR PRESENTATION?
 06:00:16 >> YES, SIR.
 06:00:17 >>Dan Williams: ONE LAST QUESTION.
 06:00:19 WHAT IS THE OBJECTIVE OF PUTTING A SIDEWALK OUT TO
 06:00:22 CORKSCREW?
 06:00:22 I'M TRYING TO GET MY HEAD AROUND THAT.
 06:00:26 >>Barry Jones: ANY PEDESTRIAN ACCESS COMING DOWN CORKSCREW
 06:00:30 OR ANYBODY COMING FROM THE NORTHERN ACROSS THE STREET,
 THEY
 06:00:34 WOULD BE ABLE TO GET IN.
 06:00:36 YOU THINK THERE'S NO PEDESTRIAN ACCESS ON CORKSCREW OR
 06:00:39 PEDESTRIAN ACTION, IF YOU WILL.
 06:00:40 >>Dan Williams: WELL, NOT A HECK OF A LOT.
 06:00:44 >>Barry Jones: YOU MIGHT BE SURPRISED.

 06:00:46 I USED TO THINK THAT ON IMMOKALEE AND HAD TO CLOSE A
 06:00:49 SIDEWALK ON IMMOKALEE AND DO PEDESTRIAN COUNTS JUST WEST OF
 06:00:53 I 75 ON IMMOKALEE.
 06:00:56 I WAS SHOCKED AT THE AMOUNT OF PEDESTRIAN TRAFFIC.
 06:00:58 NOT SAYING IT CONVEYS HERE OTHER THAN IT IS A BUSY HIGHWAY
 06:01:03 WHERE I DIDN'T EXPECT IT.
 06:01:05 >>Dan Williams: ONCE IT IS FINISHED WITH THE LANDSCAPING ON
 06:01:07 THE NORTH SIDE OF CORKSCREW, I BELIEVE THERE WILL BE A
 06:01:12 SIDEWALK THAT GOES DOWN THAT AREA.
 06:01:15 >> THE SIDEWALK IS BEING CONSTRUCTED NOW AS PART OF THE
 06:01:18 MASTER INFRASTRUCTURE PLANS.
 06:01:19 >>Barry Jones: THE SIDEWALK ON THE SOUTH SIDE OF CORKSCREW
 06:01:22 IS BEING BUILT NOW.
 06:01:23 >> WHICH IS ONE OF THE CONDITIONS, PART OF STAFF
 06:01:25 RECOMMENDATION IS MAKING SURE THAT EASEMENT IS CONVEYED
 06:01:28 WHICH WE'RE PUSHING THE MASTER DEVELOPER TO HANDLE AND
 06:01:32 RECORD THE EASEMENT NOW.
 06:01:33 CHRIS HAS PROVIDED THE RECORDING INSTRUMENT AND THE MASTER
 06:01:37 DEVELOPER IS WORKING ON THE SKETCH AND LEGALS NOW.
 06:01:39 THAT EASEMENT SHOULD BE CONVEYED HOPEFULLY VERY, VERY SOON.
 06:01:42 >>Barry Jones: CORKSCREW SIDEWALK IS ON YOUR SITE.
 06:01:46 >> SLIGHTLY.
 06:01:46 I THINK IT MEANDERS ONTO OUR SITE.
 06:01:49 >>Barry Jones: YOU INCORPORATED THAT INTO YOUR LBE WIDTH.
 06:01:54 >> MEANDERS IT A LITTLE BIT.

 06:02:01 >>Mary Gibbs: IT'S GOING TO BE A MULTIMODAL PATH.
 06:02:03 IT WILL BE WIDE.
 06:02:06 IT WILL BE REALLY NICE.

06:02:11 >>Michael Sheeley: THANK YOU VERY MUCH.
 06:02:12 WE'LL OPEN THE PUBLIC COMMENT SECTION.
 06:02:17 DO WE HAVE ANY PUBLIC COMMENTS OR ANYONE HERE WHO WOULD
 LIKE
 06:02:19 TO SPEAK?
 06:02:21 >>Tammy Duran: I DON'T HAVE A CARD.
 06:02:22 >>Michael Sheeley: OKAY.
 06:02:23 ONE GENTLEMAN.
 06:02:24 PLEASE COME ON UP.
 06:02:26 YOU'LL HAVE TO FILL OUT A CAR AFTERWARDS.
 06:02:32 >> BRIAN LEFTERT.
 06:02:34 I AM A RESIDENT OF STONEYBROOK.
 06:02:38 WE'RE A SPLIT HOUSE.
 06:02:40 I'M IN FAVOR OF THE ALDI.
 06:02:42 MY WIFE IS OPPOSED.
 06:02:43 WE'VE HAD A LOT OF DISCUSSIONS.
 06:02:45 I SUBMITTED THE E-COMMENT REGARDING THE RECEIVING DOCK.
 06:02:48 THAT WAS MY MAIN CONCERN, THE DOCK FACING THE
 NEIGHBORHOOD,
 06:02:53 THE RESIDENTS.
 06:02:54 AT OUR LAST MEETING THEY ASKED US TO COMPARE THE STORE ON
 06:02:59 ESTERO, I'M SORRY, ON 41 TO THIS ONE TO KIND OF GET AN IDEA.
 06:03:04 SOME OF THE DIFFERENCES I NOTICED IS THE STORE IN ESTERO HAS
 06:03:07 A WALL THAT SEPARATES THE RESIDENTS FROM THE RECEIVING DOCK

 06:03:12 ALONG WITH SOME VEGETATION.
 06:03:14 THIS ONE WON'T HAVE THAT WALL.
 06:03:16 IT WILL HAVE MORE VEGETATION, BUT WON'T HAVE A WALL
 06:03:19 SEPARATING IT.
 06:03:20 THE OTHER THING I CHECKED WERE THE RECEIVING TIMES YOU GUYS
 06:03:23 MENTIONED EARLIER.
 06:03:24 WHEN I WENT TO THE STORE IN ESTERO, I ASKED THEM WHAT THEIR
 06:03:28 RECEIVING HOURS WERE.
 06:03:29 NOBODY HAD ANY IDEA OF ANYTHING ABOUT RECEIVING TIME.
 06:03:33 SO THERE WERE REALLY NO RESTRICTIONS.
 06:03:36 I UNDERSTAND NOT WANTING TO DELIVER OBVIOUSLY DURING
 SCHOOL
 06:03:38 HOURS, BUT I ALSO WOULDN'T WANT RECEIVING AT 9:00, 10:00,
 06:03:44 11:00 AT NIGHT.
 06:03:45 REGARDING THE TRUCKS BACKING UP, UNLESS THEY VIOLATE D.O.T.,
 06:03:50 THEY DO HAVE BACKUP ALARMS.
 06:03:51 THAT'S REQUIRED.
 06:03:52 YOU WOULD HEAR A TRUCK BACKING UP WITH THAT DOCK FACING THE
 06:03:57 STREET OF STONEYBROOK.

06:03:59 IF THAT WAS IN REGULAR RESIDENTIAL BUSINESS HOURS, I HAVE NO
 06:04:04 ISSUE WITH IT.
 06:04:05 BUT IF THERE'S NO SET TIMES, NOBODY AT THE STORE HAS
 06:04:09 ANYTHING, WHEN I SPOKE TO THE STORE AT 41, THEY TOLD ME
 06:04:12 THERE ARE TIMES THEY ARE ALL DONE, THEY LEAVE FOR THE DAY.
 06:04:14 THEY MENTION THAT THE EMPLOYEES LEAVE I THINK 9ISH,
 06:04:18 SOMEWHERE AROUND THERE, BUT THAT PARTICULAR STORE TOLD ME

06:04:20 THAT TRUCKS COME IN AFTER THEY HAVE LEFT, DROP OFF A TRAILER
 06:04:24 AND PICK UP ANOTHER ONE.
 06:04:26 I DON'T KNOW WHAT THOSE HOURS WOULD BE.
 06:04:28 MY REQUEST WOULD BE IF -- I'VE SEEN THIS DONE ON OTHER
 06:04:33 PROJECTS BEFORE -- IF THERE COULD BE RESTRICTED NOISE
 06:04:37 ORDINANCE SIMILAR TO WHAT RESIDENTIAL NOISE ORDINANCE IS FOR
 06:04:40 THAT PARTICULAR PROPERTY OR THAT PARTICULAR PROJECT.
 06:04:45 I KNOW IT'S BEEN DONE BEFORE, BUT IF THAT COULD BE DONE WITH
 06:04:48 THIS, SO IF WE EVER RAN INTO THE ISSUE AND GOD FORBID ALDI'S
 06:04:53 IS NOT THERE FOREVER AND SOMEBODY ELSE COMES IN, WE DON'T
 06:04:56 HAVE TO REVISIT THIS AND SAY, HEY, YOU CAN'T DROP OFF TRUCKS
 06:04:59 AT MIDNIGHT.

06:05:02 >>Barry Jones: IT MAY BE EASIER FOR THEM -- BUT LET THEM
 06:05:07 SPEAK TO IT -- AGREE TO CERTAIN OPERATING HOURS.
 06:05:11 NOISE ORDINANCE IS HARD TO ENFORCE AND STAFF CAN SPEAK TO
 06:05:14 THAT.
 06:05:14 IT'S MUCH EASIER FOR YOU TO TAKE A PICTURE AT 9:30 IF THEY
 06:05:18 SAY 9, THAT'S EASY TO ENFORCE.
 06:05:21 GETTING A SOUND OF A TRUCK GOING BY AND HAVING STAFF VERIFY
 06:05:25 YOUR METER AND ALL THAT KIND OF STUFF, THAT IS A DIFFERENT
 06:05:28 GAME.
 06:05:29 >> THE RENDERINGS ARE GREAT.
 06:05:31 EVERY RENDERING I'VE SEEN SO FAR, A LOT OF THEM DEALT WITH
 06:05:35 LINE OF SIGHT, DEALT WITH DIFFERENT ELEVATIONS, NOT SO MUCH
 06:05:38 ABOUT THE NOISE.

06:05:40 YOU WON'T REALLY KNOW THAT UNTIL IT OCCURS.
 06:05:43 IF THAT BECAME A PROBLEM AFTER THE PROJECT WAS APPROVED, IT
 06:05:46 WOULD BE HARDER TO ADDRESS THAN IT WOULD BE NOW.
 06:05:48 THE OTHER THING IS WITH THE TRUCK DOCK BEING RECESSED AS
 06:05:54 THEY MENTIONED, MOST TRUCK DOCKS ARE RECESSED, WHAT
 HAPPENS,
 06:05:57 I USED TO DRIVE SEMIS, WHEN THAT TRUCK BACKS UP, THE
 06:06:00 HEADLIGHTS NATURALLY GO UP.
 06:06:02 THE LIGHTS WOULD EITHER HAVE TO BE TURNED OFF OR NOT
 06:06:05 DELIVERED AFTER DARK.

06:06:07 >>Barry Jones: DEPENDS HOW DEEP THE WELL IS.
 06:06:10 >> CORRECT.
 06:06:11 ONE THING I DIDN'T SEE AT THE ESTERO STORE, THEY HAD SOME
 06:06:15 SORT OF GATE COVERING THE GARBAGE PICKUP, I DIDN'T NOTICE AT
 06:06:18 THE OTHER STORE, MAYBE THE OTHER STORE HAD ONE, BUT THAT
 06:06:21 LOOKED LIKE AN IMPROVEMENT THAT I WOULD SAY WAS A GREAT
 06:06:25 STEP.
 06:06:26 I DON'T THINK I HAD ANYTHING ELSE -- OH, I DID.
 06:06:30 ONE LAST THING.
 06:06:31 THE ROAD COMING OUT OF STONEYBROOK AND I THINK THEY
 06:06:35 MENTIONED IT IN THEIR PRESENTATION, STONEYBROOK GOLF DRIVE
 06:06:38 WAS NOT DESIGNED FOR HEAVY USE TRUCK.
 06:06:41 I THINK THEY MENTIONED THERE WOULD BE IMPROVEMENTS TO THAT
 06:06:44 ROAD.
 06:06:45 BUT IF THERE'S NOT, THAT ROAD WILL WEAR AND TEAR AND I'M NOT
 06:06:49 ENTIRELY SURE, BUT I THINK THAT'S SOMETHING WE ACTUALLY OUT

 06:06:52 OF STONEYBROOK BEEN PAYING FOR THE MAINTENANCE OF THAT
 ROAD.
 06:06:56 SO THAT WOULD HAVE TO BE CONSIDERED.
 06:06:58 >>Barry Jones: THAT ROAD LIKELY HAS A JOINT USE ACCESS TO
 06:07:02 IT.
 06:07:02 AS A CIVIL, IF THEY DIDN'T DESIGN THAT ROAD TO HANDLE THE
 06:07:07 COMMERCIAL AND THE SCHOOL, BUT THE SCHOOL IS GOING TO BEAT
 06:07:10 THAT ROAD A HECK OF A LOT MORE THAN ALDI WILL.
 06:07:13 >> THE SCHOOL, ACTUALLY, I THINK WE HAVE AN AGREEMENT WITH
 06:07:16 THE SCHOOL THAT THEY ARE NOT INVOLVED IN PAYING FOR IT.
 06:07:19 >>Barry Jones: I UNDERSTAND.
 06:07:20 THAT'S WHAT THEY DO TO EVERYBODY.
 06:07:25 >> WHAT ALDI TOLD US IS THEIR TRUCK TRAFFIC WILL COME OFF
 06:07:29 CORKSCREW OFF NEWBRIDGE AND EXIT THE SAME WAY, NOT USE
 06:07:33 STONEYBROOK DRIVE.
 06:07:35 >> CORRECT, DURING THE SCHOOL HOURS.
 06:07:37 >>Michael Sheeley: NO, FOR ALL THEIR DELIVERIES, CORRECT?
 06:07:42 >> [INAUDIBLE]
 06:07:47 >> I THINK OUR TRUCKS WOULD BE COMING OFF OF I-75 AND THEN
 06:07:51 HEADING THIS WAY.
 06:07:51 SO THEY WOULD MAKE THE RIGHT IN, GO PAST THE SITE, PULL IN
 06:07:56 AND BACK IN LIKE THAT.
 06:07:58 >> IF THAT IS THE REGULAR USE OF IT, THAT WOULD ALLEVIATE
 06:08:01 THE PROBLEM.
 06:08:03 I DON'T SEE HOW YOU TELL THEM NOT TO BECAUSE THEY ARE GOING
 06:08:06 TO SEE THE EASIEST PATH.

06:08:07 >>Barry Jones: IF YOU LOOK AT FEDEX ROUTES AND THINGS LIKE
 06:08:11 THAT, THEY ARE ALL SET UP TO AVOID LEFT TURNS.
 06:08:14 LEFT TURN CREATES THE CONFLICT.
 06:08:16 WHEN YOU CREATE A CONFLICT, YOU CREATE A GREATER LIKELIHOOD.
 06:08:19 THEY GO OUT, GO RIGHT IN AND GO RIGHT OUT, RIGHT BACK OUT TO
 06:08:23 75, TAKE A LEFT AT THE LIGHT AND GO.
 06:08:27 >> AND THEN THE OTHER THING, THAT RECEIVING DOCK IS ALSO SET
 06:08:32 FOR BLIND SIDE BACKING, WHICH BASICALLY MEANS A TRUCK DRIVER
 06:08:36 BACKING IN WILL NOT BE ABLE TO SEE OUT THAT END.
 06:08:42 MOST OF THE TIME LEFT TURN INTO A DOCK, THAT ONE THEY WON'T
 06:08:46 HAVE LINE OF SIGHT.
 06:08:48 >>Barry Jones: HE HAS TO LINE UP HIS RIGHT SIDE AND GO ON
 06:08:52 IT.
 06:08:52 THEY UNDERSTAND THAT, WHICH IS PROBABLY WHY THEY TRY TO DO
 06:08:56 DELIVERIES OFF HOURS.
 06:08:58 >> THAT SHOULD FIX THAT AS LONG AS THEY CAN MAINTAIN THE
 06:09:01 HOURS.
 06:09:02 >>Barry Jones: CAN I ASK ABOUT THE TRUCK WELL WHILE YOU ARE
 06:09:05 HERE?
 06:09:05 HOW DO YOU ADDRESS THE CONCERN ABOUT THE LIGHTING IF HE'S
 06:09:08 GOING TO BE AFTER-HOURS?
 06:09:10 OR ALL DAYLIGHT DELIVERIES?
 06:09:12 COULD YOU SPEAK FOR A MOMENT BRIEFLY ABOUT THE BACKUP
 ALARM?
 06:09:16 I DON'T KNOW THE D.O.T., YOUR SIZE TRUCKS, IF THEY ARE
 06:09:21 REQUIRED --

 06:09:22 >> HE'S PROBABLY RIGHT.
 06:09:24 I'M NOT AN EXPERT ON TRUCKS.
 06:09:26 I WAS TRYING TO GO BY MEMORY IF I HEARD THEM.
 06:09:29 I'M MORE INVOLVED WITH REAL ESTATE DEVELOPMENT THAN
 06:09:31 OPERATION.
 06:09:31 >>Barry Jones: WHAT HOURS OF DELIVERY WOULD YOU BE
 06:09:34 COMFORTABLE COMMITTING TO?
 06:09:37 >> WE WANT TO MAKE IT WORK.
 06:09:39 DAYLIGHT HOURS BUT NOT CONFLICTING WITH SCHOOL HOURS.
 06:09:44 >>Barry Jones: NOTHING AFTER 9 P.M.
 06:09:47 >> SURE.
 06:09:50 >> [INAUDIBLE]
 06:09:53 >> CAN YOU LIVE WITH THAT, 9 P.M.?
 06:09:56 >> MAKING DELIVERIES.
 06:09:57 >> NO DELIVERIES AFTER 9 P.M.
 06:09:59 >> I THINK WE COULD.
 06:10:00 WE WOULD PROBABLY BE ABLE TO DO EARLY MORNING DELIVERIES AS

06:10:07 WELL.
 06:10:07 >>Barry Jones: 7 A.M. TO 9 P.M. TYPE SCENARIO.
 06:10:12 >> IF IT MATCHED WHAT YOU SAID THE OPERATING HOURS WERE,
 06:10:15 THAT WOULD BE IDEAL.
 06:10:17 >> YEAH, THE TRICK IS TO NOT INTERFERE WITH CUSTOMERS.
 06:10:21 IT'S KIND OF ONE OF THOSE DANCES.
 06:10:23 WE HAVE TO ALSO SEE HOW BUSY THE STORE IS LATE IN THE
 06:10:26 AFTERNOON.

06:10:28 IF IT'S ONE OF THOSE AFTER WORK TYPE COMMUTE STORES, MAYBE
 06:10:32 AVOID THOSE HOURS AND DO THE MIDDLE OF THE DAY IF IT'S MORE
 06:10:36 QUIET.
 06:10:40 >> ANYTHING FROM 7 A.M. TO 9 P.M.
 06:10:43 >> IF YOUR STORE IS FILLED WITH CUSTOMERS AND CARS IN THE
 06:10:47 PARKING LOT, YOU'LL GET A TRUCK IN THERE WHILE THE PARKING
 06:10:50 LOT IS FULL?
 06:10:51 >> JIM, HAVE YOU BEEN OUT AT 9 P.M. LATELY?
 06:10:54 [LAUGHTER]
 06:10:55 >>Jim Wallace: I DON'T GO TO BED UNTIL 1 OR 2 EVERY NIGHT,
 06:10:59 SO YES.

06:11:00 >>Barry Jones: PRETTY QUIET.
 06:11:02 >> ONE THING I WANT TO MENTION BEFORE A RECOMMENDATION IS
 06:11:06 MADE, BETWEEN THE CORKSCREW -- STONEYBROOK GOLF DRIVE,
 THERE
 06:11:11 IS ESTABLISHED TREES ON THE RESIDENTIAL SIDE.
 06:11:14 THERE IS A LAKE AND THERE ARE HOMES.
 06:11:17 IT'S NOT LIKE WE'RE PUTTING THE LOADING DOCK RIGHT ON TOP OF
 06:11:20 A SINGLE-FAMILY LOT EITHER.
 06:11:22 WE DID A NOISE STUDY.
 06:11:26 I DON'T THINK ALDI'S DID A NOISE STUDY OR ANYTHING LIKE THAT
 06:11:29 BEFORE, THE TRUCK COMING IN AND OUT, I WOULDN'T FORESEE --
 06:11:37 HOW LOUD IT IS GOING TO BE, THE TRUCK BACKING UP, WHETHER IT
 06:11:41 HAS AN ALARM OR NOT, I THINK THE DISTANCE ALONE IS PROBABLY
 06:11:44 NOT GOING TO BE ANYTHING LOUDER THAN THE TRAFFIC GOING BY AT
 06:11:48 CORKSCREW.

06:11:48 I DON'T KNOW IF IT'S A CONCERN OF THE BOARD OR NOT.
 06:11:54 >> GOOD POINT.
 06:11:54 >> JUST WANTED TO PUT THAT OUT THERE.
 06:11:56 >>Michael Sheeley: THANK YOU.
 06:11:59 >>Jim Wallace: GIVEN THE DISTANCE BETWEEN WHERE THE SOUND IS
 06:12:02 CREATED AND THE WEST SIDE OF STONEYBROOK ROAD, THE WALL
 06:12:09 WOULD HAVE TO BE 30 FEET HIGH TO -- THE SOUND TRANSFER
 06:12:16 ACROSS THE LAKE TO THE HOME.

06:12:18 >> I DON'T KNOW WHAT YOU MEAN BY WALL.
 06:12:20 >>Barry Jones: IF YOU PUT AN EIGHT FOOT WALL ON THE WEST
 06:12:23 SIDE OF THE TRUCK WELL TO TRY AND BLOCK LIGHT OR NOISE.
 06:12:26 >> NOT EVEN LOOKING FOR WALL.
 06:12:28 I'M LOOKING FOR AN AGREEMENT THAT WE WOULDN'T GET OVERNIGHT
 06:12:33 DELIVERIES.
 06:12:37 >>Michael Sheeley: THANK YOU FOR YOUR COMMENTS.
 06:12:39 ANYBODY ELSE HERE WISH TO SPEAK?
 06:12:40 WE'LL CLOSE THE PUBLIC PORTION AND BRING IT BACK TO THE
 06:12:44 BOARD.
 06:12:45 OTHER QUESTIONS OR COMMENTS?
 06:12:50 ENTERTAIN A MOTION?
 06:12:52 >>Barry Jones: MAKE A MOTION FOR APPROVAL ON THE CONDITION
 06:12:54 THAT THEY WORK WITH STAFF TO MINIMIZE THE USE OF GREEN
 06:13:00 SCREENS AND INCORPORATE OTHER ARCHITECTURAL ELEMENTS TO
 06:13:04 BREAK UP THE LONG WALLS AND USE GREEN SCREENS WHERE ONLY
 06:13:10 APPROPRIATE.

 06:13:13 AND THE STAFF RECOMMENDATIONS AND THE STAFF REPORT.
 06:13:18 THEY ALREADY TALKED ABOUT THE EASEMENT.
 06:13:20 THE SITE LIGHTING, DIDN'T THEY GIVE US THAT ALREADY?
 06:13:24 THEY DID.
 06:13:25 AND OFF-STREET PARKING DEVIATIONS CONSISTENT WITH WHAT WE'VE
 06:13:29 SEEN, AND WE HAVEN'T SEEN ANY PROBLEMS WITH PARKING AT THE
 06:13:33 OTHER ALDI.
 06:13:35 SO RECOMMEND WITH STAFF RECOMMENDATIONS OTHER THAN THE
 06:13:39 THINGS THEY HAVE ALREADY ADDRESSED.
 06:13:43 >>Nancy Stroud: WOULD YOU ADD THE DELIVERY HOURS?
 06:13:48 >>Barry Jones: YES, MA'AM, PLEASE.
 06:13:50 COMMITMENT FOR NO DELIVERIES OTHER THAN THE HOURS OF 7 A.M.
 06:13:53 TO 9 P.M. I THINK WAS THE COMMITMENT, IS THAT CORRECT?
 06:14:00 >>Kristin Jeannin: SECOND.
 06:14:00 >>Michael Sheeley: WE HAVE A MOTION AND A SECOND.
 06:14:02 ANY OTHER DISCUSSION?
 06:14:03 TAMMY, PLEASE CALL THE ROLL.
 06:14:06 >>Kristin Jeannin: YES.
 06:14:06 >>Barry Jones: YES.
 06:14:09 >>Al Paivandy: YES.
 06:14:11 >>Michael Sheeley: YES.
 06:14:12 >>James Tatooles: YES.
 06:14:14 >>Jim Wallace: YES.
 06:14:16 >>Dan Williams: YES.
 06:14:17 >>Michael Sheeley: MOTION CARRIES.

06:14:18 THANK YOU VERY MUCH.
 06:14:20 >>Barry Jones: DO I NEED TO POINT OUT ANYTHING ABOUT THE
 06:14:22 SIGN?
 06:14:22 IT WAS INCLUDED IN THERE.
 06:14:24 >>Mary Gibbs: THE SIGN WAS INCLUDED.
 06:14:26 >>Barry Jones: WE DIDN'T NEED TO SAY ANYTHING ABOUT IT BEING
 06:14:29 PART OF THE APPROVAL.
 06:14:31 >>Mary Gibbs: NO.
 06:14:31 THAT'S GOOD.
 06:14:32 WE'LL PUT THAT IN THERE.
 06:14:34 >>Barry Jones: THANK YOU.
 06:14:42 >>Michael Sheeley: THE NEXT ITEM IS ORDINANCE 2025-09, LAND
 06:14:46 DEVELOPMENT CODE AMENDMENT FOR PLATS.
 06:14:50 SOUNDS EXCITING.
 06:14:54 >>Mary Gibbs: SURPRISE.
 06:14:56 ARE YOU SURE YOU WEREN'T THE ONE WHO CALLED THE
 LEGISLATURE?
 06:15:02 >>Barry Jones: I KNOW NOTHING.
 06:15:04 >>Mary Gibbs: THIS ITEM IS A LAND DEVELOPMENT CODE
 06:15:06 AMENDMENT.
 06:15:07 VERY EXCITING FOR ME.
 06:15:08 THIS IS MY LIFE.
 06:15:10 WE REALIZED THAT THE LEGISLATURE JUST ADOPTED CHANGES TO THE
 06:15:16 STATUTES SO THAT PLAT REVIEW WILL NO LONGER GO TO VILLAGE
 06:15:22 COUNCIL.
 06:15:22 PLAT REVIEWS IN GENERAL STATEWIDE WILL NOT GO TO ANY ELECTED

 06:15:26 BODIES ANYMORE FOR FINAL APPROVAL.
 06:15:29 THIS WAS NEW LEGISLATION THAT'S ACTUALLY EFFECTIVE JULY
 06:15:32 1st, AND THEY CHANGED THE PROCESS.
 06:15:35 RIGHT NOW THE LAND DEVELOPMENT CODE HAS TO BE AMENDED
 06:15:38 BECAUSE THE STAFF REVIEWS IT, SURVEYORS REVIEW IT, ATTORNEYS
 06:15:41 REVIEW IT, AS LONG AS IT MEETS THE STATUTE 177 ALL THE
 06:15:45 THINGS THAT HAVE TO BE DONE FOR THE PLATS, THEN THE STAFF
 06:15:48 APPROVES IT, GOES TO COUNCIL.
 06:15:50 BUT THE NEW LEGISLATION WILL JUST MAKE THIS A STAFF
 06:15:54 APPROVAL.
 06:15:55 YOU DON'T SEE PLATS ANYWAY BECAUSE THEY GO DIRECTLY TO
 06:15:58 COUNCIL, AND WE'LL STILL HAVE TO COMPLY WITH ALL THE
 06:16:01 STATUTES FOR WHAT THEY HAVE TO SUBMIT.
 06:16:03 THEY JUST WON'T GO TO ELECTED BODIES ANYMORE.
 06:16:06 AND THERE IS A REVIEW TIME FRAME ALSO, BARRY.
 06:16:10 ARE YOU SURE YOU DIDN'T HAVE ANYTHING TO DO WITH THIS?
 06:16:13 >>Barry Jones: MAYBE ONE OF MY EMPLOYERS DID.

06:16:15 [LAUGHTER]
 06:16:21 >>Mary Gibbs: [INAUDIBLE]
 06:16:23 >>Kristin Jeannin: I THINK YOUR MIKE IS OFF.
 06:16:27 >>Tammy Duran: YEAH, HIT THE BUTTON.
 06:16:29 >>Barry Jones: FINAL PLAT APPROVAL.
 06:16:30 YOU HAVE ALL THE TIME TO GO THROUGH THE PRELIMINARY TO GET
 06:16:32 STAFF APPROVAL.
 06:16:35 >>Mary Gibbs: IT DOESN'T SAY.

 06:16:36 IT JUST SAYS PLATS.
 06:16:38 IT DOESN'T DISTINGUISH BETWEEN PRELIMINARY AND FINAL.
 06:16:41 AND HERE WE -- WE DON'T HAVE PRELIMINARY.
 06:16:46 BUT YOU HAVE TO SUBMIT THE COMPLETE INFORMATION, SO YOU
 06:16:50 CAN'T ASK FOR MORE INFORMATION.
 06:16:52 YOU'VE JUST GOT TO NOTIFY THE APPLICANT WITHIN SEVEN
 06:16:55 BUSINESS DAYS WHAT INFORMATION IS MISSING.
 06:16:58 >>Barry Jones: YOUR REVIEW TIME IS SEVEN DAYS ON PLATS NOW.
 06:17:02 >>Mary Gibbs: YEAH.
 06:17:03 >>Barry Jones: WOW.
 06:17:04 >>Mary Gibbs: IT'S CRAZY.
 06:17:06 >>Barry Jones: YOU CAN'T DO THAT.
 06:17:07 >>Mary Gibbs: YOU CAN'T DO IT.
 06:17:09 BUT THERE'S NO CONSEQUENCES.
 06:17:11 IF YOU READ THE LEGISLATION, THERE'S REALLY NO CONSEQUENCE
 06:17:13 IF YOU DON'T GET IT DONE IN THE TIME.
 06:17:16 AND USUALLY THE APPLICANTS ARE THE ONES THAT I HAVE TO SAY,
 06:17:21 SLOWER TO RESPOND TO THE COMMENTS.
 06:17:22 THERE ARE A LOT OF THINGS IN THE LEGISLATION THAT OCTOBER 1,
 06:17:27 THERE'S OTHER LEGISLATION THAT'S SPEEDING UP REVIEW TIMES
 06:17:30 FOR ZONING AND DEVELOPMENT ORDERS AND THAT TYPE OF THING
 06:17:33 TOO.
 06:17:34 IT'S JUST KIND OF THE TREND.
 06:17:36 >>Barry Jones: IS IT SETTING A MINIMUM NUMBER OF CYCLES?
 06:17:40 >>Mary Gibbs: YEAH, KIND OF.

 06:17:42 BASICALLY WHAT IT SAYS IS THREE IS THE MAXIMUM, NUMBERS THE
 06:17:47 APPLICANT AGREES TO MORE.
 06:17:49 IT'S VERY SIMILAR TO WHAT IS IN THE --
 06:17:52 >>Barry Jones: WITH THE WATER MANAGEMENT DISTRICT, THEY'LL
 06:17:55 TELL YOU IF YOU DON'T REQUEST AN EXTENSION OF TIME, YOU'LL
 06:17:57 GET DENIED.
 06:17:58 SO YOU AGREE TO TAKE IT OFF THE CLOCK.
 06:18:01 >>Mary Gibbs: THE NEW LEGISLATION SAYS YOU CAN'T FORCE
 06:18:03 SOMEBODY TO REQUEST AN EXTENSION.

06:18:06 >>Barry Jones: YOU CAN'T.
 06:18:07 BUT YOU CAN TELL THEM THEY'LL GET DENIED.
 06:18:10 >>Mary Gibbs: YES.
 06:18:11 THE LEGISLATION THAT'S UPCOMING, IF YOU DON'T -- IF THE
 06:18:14 STAFF MISSES THE REVIEW TIME, USUALLY YOU HAVE 30 DAYS TO
 06:18:18 REVIEW LIKE A ZONING APPLICATION OR DEVELOPMENT ORDER, IF
 06:18:21 YOU DON'T TURN AROUND YOUR COMMENTS IN 30 DAYS, THEN THE
 06:18:24 APPLICANT CAN ASK FOR SOME MONEY BACK.
 06:18:27 BY THE TIME YOU GET TO THE THIRD REVIEW -- NOW, THEY DON'T
 06:18:31 HAVE TO HAVE ANY REVIEW TIME FOR THEMSELVES, BUT IF WE MISS
 06:18:35 A REVIEW TIME, THEN WE HAVE TO GIVE MONEY BACK.
 06:18:38 BUT THEY CAN TAKE AS LONG AS THEY WANT.
 06:18:40 >>Barry Jones: BONITA SPRINGS WILL GO BROKE.
 06:18:43 >>Mary Gibbs: WE WILL BE KEEPING CLOSE EYES ON REVIEW TIMES.
 06:18:49 >>Jim Wallace: WHAT GUARANTEES THAT THE PLAT AS APPROVED BY
 06:18:52 THE EXECUTIVE DIRECTOR WILL REFLECT EVERYTHING THAT THE

 06:18:55 COUNCIL HAS APPROVED?
 06:18:57 >>Mary Gibbs: WELL, THE COUNCIL, THE THING WITH THE PLAT
 06:19:00 STATUTE IS EVERYTHING IN THE PLAT STATUTE IS TECHNICAL
 06:19:03 REQUIREMENTS.
 06:19:04 IT'S ENGINEERING REQUIREMENTS.
 06:19:05 IT'S SURVEY REQUIREMENTS.
 06:19:07 IT'S LEGAL REQUIREMENT.
 06:19:09 SO THE COUNCIL, WHEN THEY REVIEW A PLAT, WE TOLD THEM
 06:19:12 BEFORE, YOU DON'T REALLY HAVE ANY LEVERAGE WITH A PLAT.
 06:19:15 IF IT MEETS THE REQUIREMENTS, IT TECHNICALLY GETS APPROVED.
 06:19:19 >>Barry Jones: ADMINISTRATIVE THING BEFORE ANYWAY.
 06:19:21 THEY COULDN'T REALLY DENY A PLAT.
 06:19:23 BUT STAFF REVIEW SHOULD MAKE SURE THAT IT'S CONSISTENT WITH
 06:19:26 THE ZONING AND WITH THE DEVELOPMENT ORDER.
 06:19:29 PROFESSIONAL STAFF.
 06:19:32 THAT'S THE ASSURANCE YOU HAVE.
 06:19:34 >>Mary Gibbs: YEP.
 06:19:36 >>Michael Sheeley: YOU'RE ASKING FOR A RECOMMENDATION TO
 06:19:39 COUNCIL?
 06:19:39 >>Mary Gibbs: YEAH.
 06:19:40 WE TOOK IT TO COUNCIL FOR FIRST READING, BUT IT WON'T GO
 06:19:44 BACK TO COUNCIL FOR APPROVAL UNTIL SEPTEMBER.
 06:19:47 SO, YEAH, WE'D LIKE A RECOMMENDATION, NOT THAT THERE'S A LOT
 06:19:51 YOU CAN DO WITH IT.
 06:19:53 >>Michael Sheeley: DO WE NEED PUBLIC COMMENT FOR THIS ITEM?

 06:19:55 >>Nancy Stroud: YES.

06:19:56 >>Michael Sheeley: ANY PUBLIC CARDS?
 06:19:58 >>Tammy Duran: NO I DON'T HAVE ANYTHING.
 06:19:59 >>Michael Sheeley: ANYBODY HERE WISH TO SPEAK ON THIS ITEM?
 06:20:02 SEEING NONE, WE'LL CLOSE THAT AND ENTERTAIN A MOTION TO
 06:20:06 APPROVE -- OR TO RECOMMEND APPROVAL TO THE VILLAGE COUNCIL.
 06:20:12 >>Dan Williams: MAKE A MOTION TO RECOMMEND TO THE VILLAGE
 06:20:14 COUNCIL.
 06:20:15 >>James Tatooles: I'LL SECOND.
 06:20:16 >>Michael Sheeley: MOTION AND SECOND ON THE FLOOR.
 06:20:17 ANY DISCUSSION?
 06:20:19 >>Kristin Jeannin: YES.
 06:20:20 >>Barry Jones: YES.
 06:20:22 >>Al Paivandy: YES.
 06:20:24 >>Michael Sheeley: YES.
 06:20:25 >>James Tatooles: YES.
 06:20:28 >>Jim Wallace: YES.
 06:20:30 >>Dan Williams: YES.
 06:20:31 >>Michael Sheeley: THANK YOU.
 06:20:32 ANY OTHER ITEMS FOR THE BOARD TONIGHT?
 06:20:34 ANY OTHER ITEMS OF DISCUSSION?
 06:20:36 JIM, YOU HAVE BEEN GONE A LONG TIME.
 06:20:39 WE HAVE MISSED YOUR SPEECHES.
 06:20:41 ANYTHING ELSE YOU WANT TO TALK ABOUT?
 06:20:43 >>Jim Wallace: GOOD NEWS IS I'M LEAVING IN TWO WEEKS AGAIN.

 06:20:46 SO YOU WON'T HEAR ME PROBABLY FOR ANOTHER COUPLE OF
 06:20:51 MEETINGS.
 06:20:51 >>Michael Sheeley: GOOD FOR YOU.
 06:20:52 >>Jim Wallace: I WILL TRY TO BE LESS VERBOSE WHEN I GET
 06:20:55 BACK.
 06:20:56 >>Mary Gibbs: OR HE WILL BE SPEAKING FRENCH AND NO ONE WILL
 06:20:59 KNOW WHAT HE'S TALKING ABOUT.
 06:21:02 >>Michael Sheeley: A MOTION TO ADJOURN?
 06:21:04 >>Mary Gibbs: MAY I MENTION ONE THING?
 06:21:06 I JUST WANTED TO INTRODUCE -- WE HAVE A NEW EMPLOYEE,
 06:21:12 ERIC WISHART.
 06:21:13 ERIC, IF YOU WANT TO WAVE OR SOMETHING.
 06:21:15 >> GREAT SHIRT.
 06:21:17 >>Michael Sheeley: NOTICED HIS SHIRT WHEN HE CAME IN.
 06:21:20 >>Mary Gibbs: HE IS OUR NEW ENGINEER.
 06:21:22 WE HAVE A REPLACEMENT FOR JIM HART.
 06:21:25 WE HAVE AN ENGINEER ON STAFF.
 06:21:26 WE'RE VERY EXCITED.
 06:21:27 FORGOT TO INTRODUCE HIM EARLIER.

06:21:29 >>Michael Sheeley: THANK YOU.
06:21:31 I'LL MAKE A MOTION AND SECOND IT AND APPROVE ADJOURNMENT.
06:21:33 [SOUNDING GAVEL]
06:21:35 [LAUGHTER]

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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
June 10, 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, Kristin Jeannin, Dan Williams, Vice Chairman Michael Sheeley and Chairman Anthony Gargano. Absent Board Members Jim Wallace, Al Paivandy, and Barry Jones.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, 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 May 13, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING/WORKSHOP

- (a) Chick-Fil-A – Development Order (Pending Submittal) (District 5)
20320 Grande Oak Shoppes Drive, located on the northeast corner of Ben Hill Griffin Parkway and Corkscrew Road.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Getra Sanders, Chick-fil-A
Charlie Krebs, PE, Bowman
Bill Pfeffer, PE, Bowman

Public Comment

eComments

Courtney McDaniel, Bella Terra
Sheri DiBiano, The Place at Corkscrew
John Echemendia, Cascades
Robert Mook, Bella Terra
Daniella Chiu, Estero Oaks
Milton Goodman, Grandezza

In Person

Mark Novitski, Bella Terra

Board Questions or Comments

Board Member Tatoes, Vice Chairman Sheeley and Chairman Gargano.

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 were sworn in by Land Use Attorney Stroud.

- (a) Piccolo Buco – Piccolo Buco - Marketplace at Coconut Point – COP-Administrative Amendment (ADD2025-E005) (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.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Public Comment

None.

Board Questions or Comments

Board Members Jeannin, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano

Motion: Motion to approve COP Administrative Amendment with stipulations provided by staff.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Williams

Action: Approved COP Administrative Amendment with stipulations provided by staff.

Vote:

Aye: Board Members Jeannin, Tatooles, Williams, Vice Chairman Sheeley and Chairman Gargano.

Nay:

Abstentions:

(b) Flood Ordinance 2025-04

Ordinance amending Land Development Code Section 7-3 “Flood Hazard Reduction Standards” to include a requirement for Nonconversion Agreements for Elevated Structures with enclosures below the required elevation, clarify the process for Flood Variance Appeals, clarify specific use of FEMA Elevation Certificates and Dry Floodproofing Certifications, limit partitioning of enclosed areas below flood, and amend related definitions; providing for severability; providing for conflicts; and providing for an effective date.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None

Board Questions or Comments

Board Member Jeannin and Chairman Gargano.

Motion: Motion to recommend approval to Village Council of Ordinance 2025-04.

Motion by: Board Member Jeannin

Seconded by: Vice Chairman Sheeley

Action: Recommended approval to Village Council Ordinance 2025-04.

Vote:

Aye: Board Members Jeannin, Tatooles, Williams, Vice Chairman
Sheeley and Chairman Gargano.

Nay:

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – July 8, 2025

10. ADJOURNMENT: 5:26 pm.

Tammy Duran
Deputy Village Clerk



**APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN REVIEW BOARD
VILLAGE OF ESTERO**

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Charles Cooper
2. Address: 4741 Broadway Ave. W. Estero, FL
3. Strap Number: 29-46-25-E4-U1690.2484
4. Application Number: _____

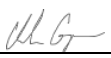
5. Type of Application (check appropriate type(s)):

- | | |
|---|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development - Amendment or Final Plan Approval | ☐ Variance |
| ☒ Conventional Rezoning | ☐ Special Exception |
| ☐ Bar Special Permit | |

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

Rezone to single family residence.

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


Signature

06/20/2025
Date

Charles Cooper and Sandra Cooper
Print Name

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

Updated 11/16/2021

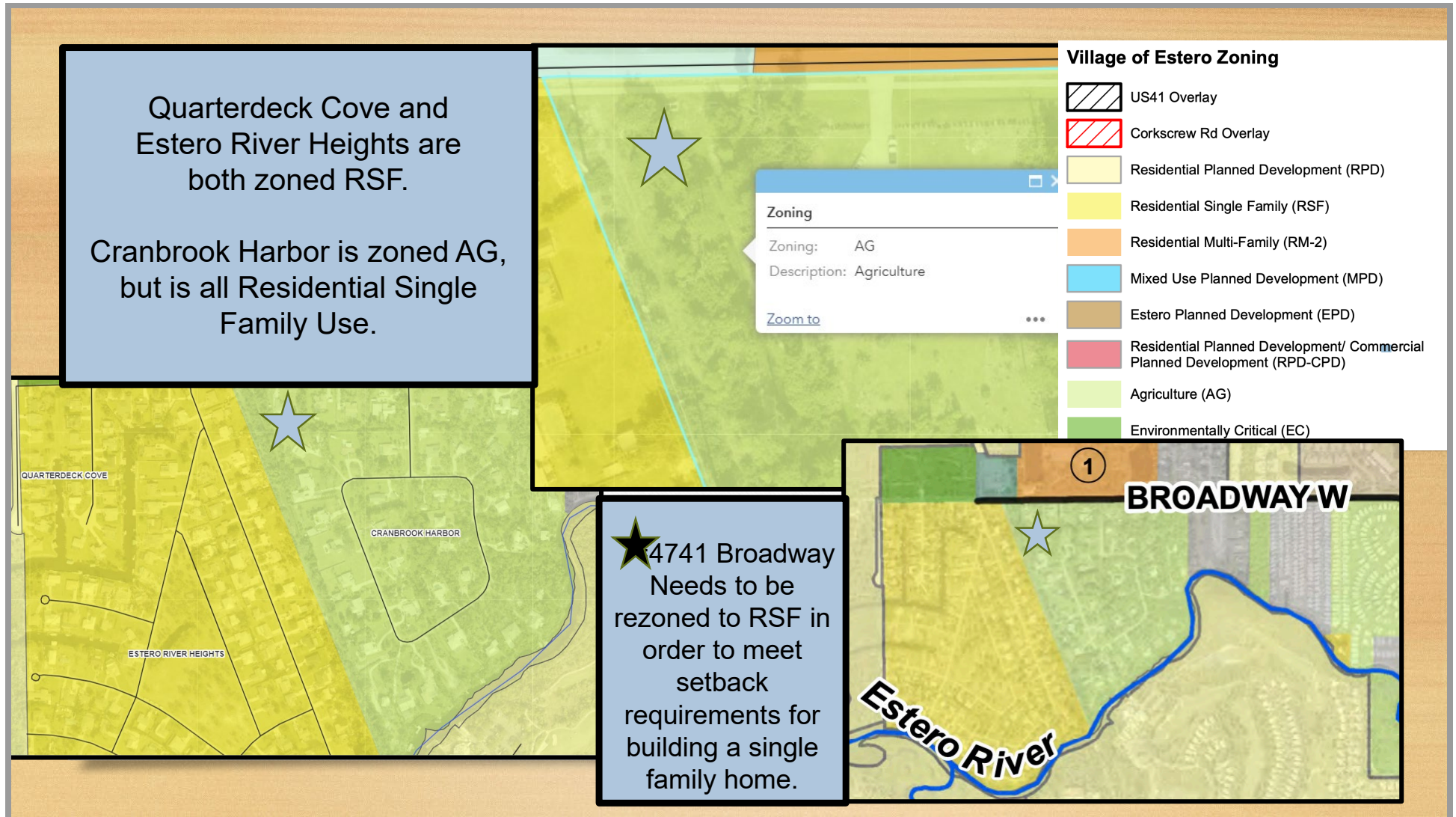


4741 Broadway Ave. W
Estero, FL 33928

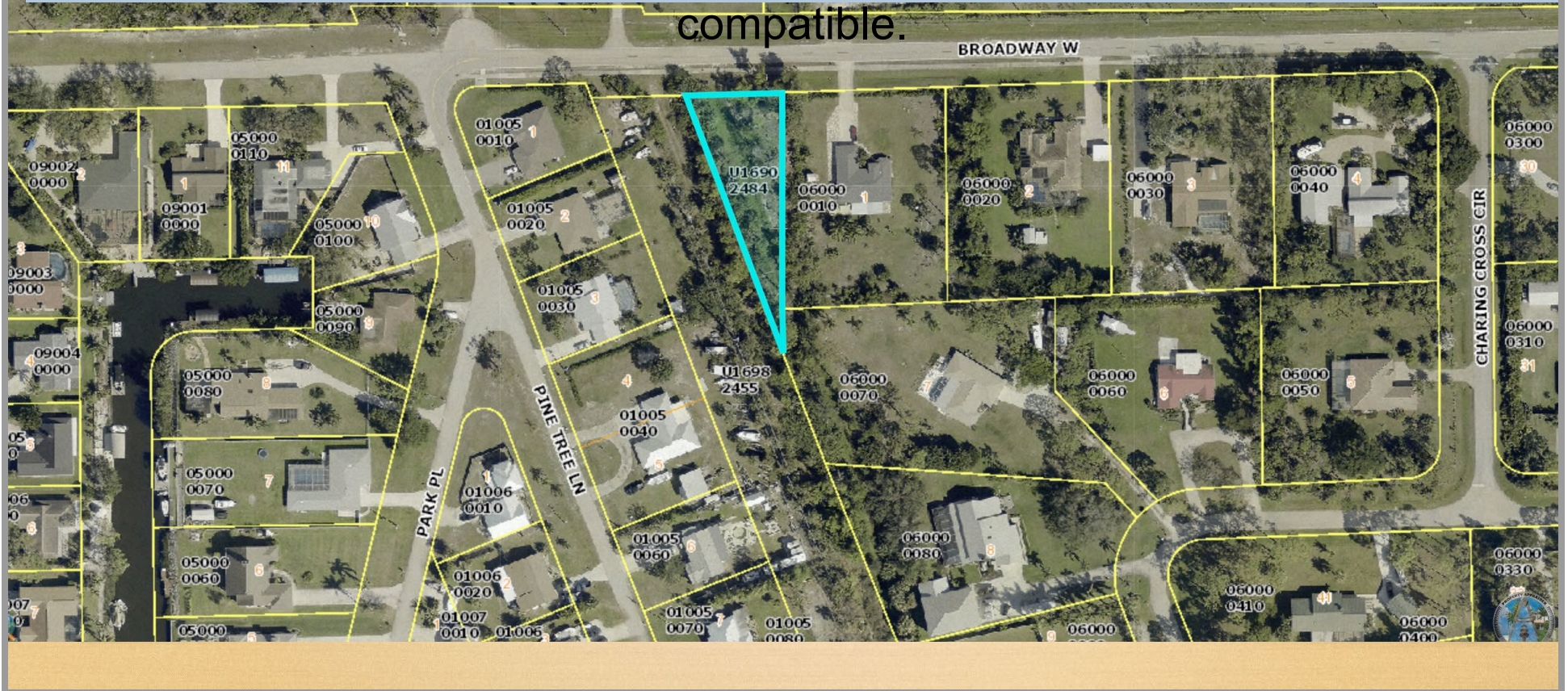
Rezoning Request
Agricultural to Residential Use

Purpose of Rezoning: To build a single family home on the property.



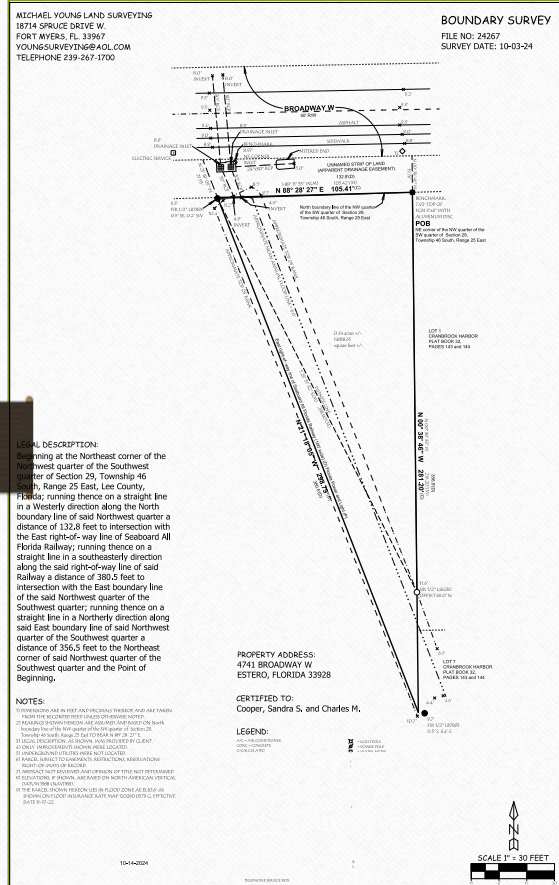


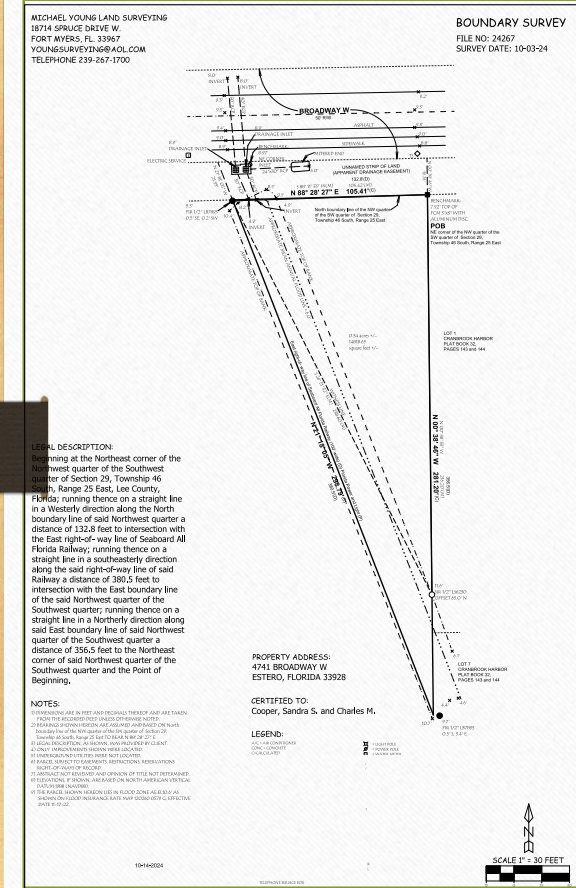
Most Compatible Use: Because the surrounding properties are single family homes, use of this property for a single family home is most compatible.



Other Reasons to Rezone

- Property is less than an acre; small size limits options for agricultural use.
- Currently, the density requirement for AG zoning is **1 dwelling unit per 1 acre**. Property does not meet the 1 acre minimum to construct a home. Property is .34 acre.
- Single family home would add value to neighbors and neighborhood. Limited allowable agricultural uses are more likely to detract value.





Other usage issues of property

- There is currently a large ditch on the western side of our property that is used to convey storm water from the ditch along the north side of Broadway Ave to the southern drainage easements that lead to the Estero River.
- There are no recorded easements on our property for this ditch, and its used by others to accept and convey storm water.





Two 30 " reinforced concrete pipes route storm water from the north side of Broadway Ave. W. to the south side onto our property.



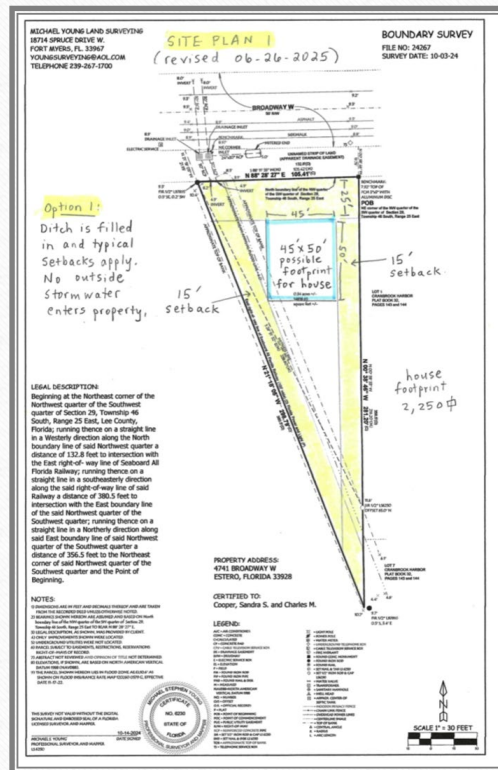
Two drainage inlets on the south side of Broadway Ave. W. also accept storm water and route it onto our property.



Pipes drain to the south side of Broadway Ave. W. There are no recorded easements on our property for this ditch which is used by others to accept and convey storm water.



The ditch looking south. It connects to southern drainage easements that lead to the Estero River.

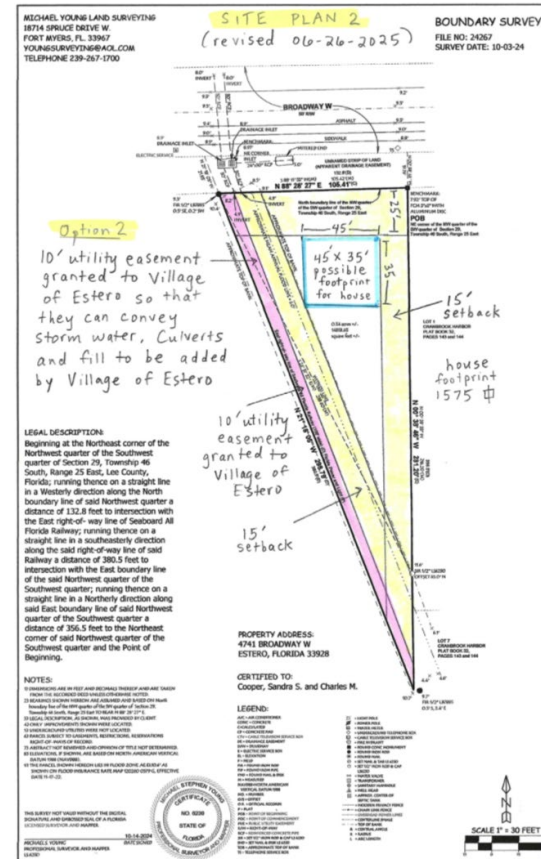


Option 1

Ditch is filled in. No outside water enters the property.

Option 2

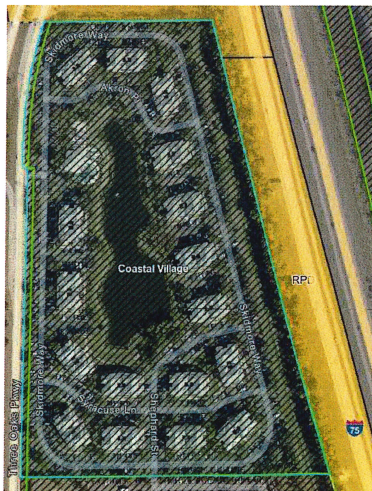
- Coopers grant a 10' utility easement to the Village of Estero so that they can convey storm water across the land. Culverts and fill to be added by the Village of Estero.





Planning, Zoning and Design Board
Staff Report

Project Name
Eagle Walk Monument Signs (Formerly known as Coastal Village)
CASE NUMBER
LDO2025-E020
MEETING DATE
July 8, 2025
REQUEST
Applicant is requesting approval of the redesign of an existing entrance sign, its relocation north of the entrance, and the addition of one matching sign south of the entrance.
APPLICANT
John Pilato, CAPREIT Residential Management, LLC
LOCATION
19401 Skidmore Way, Estero FL 33967, located on Three Oaks Parkway
PROPERTY SIZE
21.32 acres
ZONING
RPD – Residential Planned Development
PUBLIC INFORMATION MEETING DATES
No Public Information Meeting held - Per LDC 2-5053.B.2. - meeting is optional



Staff Recommendation

Staff recommends approval of the Limited Development Order for the design change and relocation of the existing sign and for the approval of a second matching monument style entrance sign.

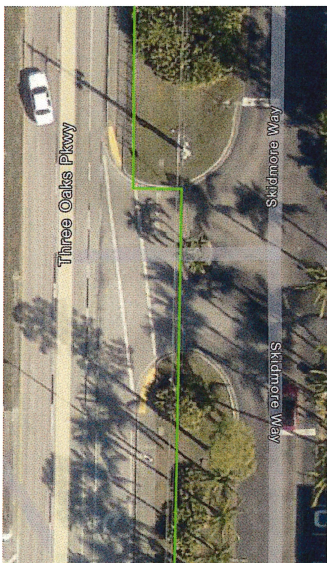
Request

Applicant is requesting 2 monument signs for Eagle Walk Student Living development which is located on the east side of Three Oaks Parkway, north of the Reef development and Estero Parkway. The subject property, formerly known as Coastal Village, was purchased by Tilden Coastal Village Investors LLC, BCP Coastal Village LLC, et al, earlier this year. The new owner changed the name to Eagle Walk and soon after began improvements and repairs to the property including the repainting of the 17 apartment buildings under permit #25380890-0.

The existing monument sign has been damaged by vehicle-related accidents and further damaged by hurricanes.



In addition, the original sign location does not have good visibility from Three Oaks Parkway. To improve visibility, the new owner is seeking to relocate the sign between Three Oaks Parkway and Skidmore Way on the north side of the entrance. The second matching entrance sign is proposed to be located south of the entrance.



Eagle Walk property line along Three Oaks Parkway jogs to the west approximately 16 feet just north of the entrance. Due to this shift in the property line, the northern sign is setback 28 feet from the property line, and the southern sign is at the required minimum of 15 feet from the property line. The differing setbacks align the signs along the interior roadway. See attachment A.

Signage Summary

Eagle Walk's proposed "Entrance Identification Signs" comply with sign regulations as specified in the Estero Land Development Code Chapter 6-301.B. – *Permanent Signs in Residential Development – Non-Boulevard Entrance* and with Chapter 10-*Definitions Sign, Monument – Style*.

The Eagle Walk signs are:

- Setback 15 feet from the property line
- Wider than tall, and 10 feet in height
- In compliance with the base requirements of more than 24 inches and less than 36 inches
- Compatible with the apartment complex's color scheme. Sign colors are specified on the Lee Design, Ground Sign Plan dated 6/9/2025.

The Eagle Walk entrance signs do not obstruct the 'Line of Sight' for ingress and egress of vehicular traffic. The enlarged entry plan shows compliance with Chapter 6-203, *Sight Triangle*. See attachment B.

Placement of the signs within the existing landscaped area appears to be located adjacent to and in front of the mature trees and shrubs along the roadway. No additional plantings have been specified.

Sign construction is painted aluminum over an angle frame set in a concrete base. The sign face is finished smooth with routed out text and backlit from an internal source. Only the text is illuminated at night. See attachment C.

Photo below depicts an example of routed out text on a sign.



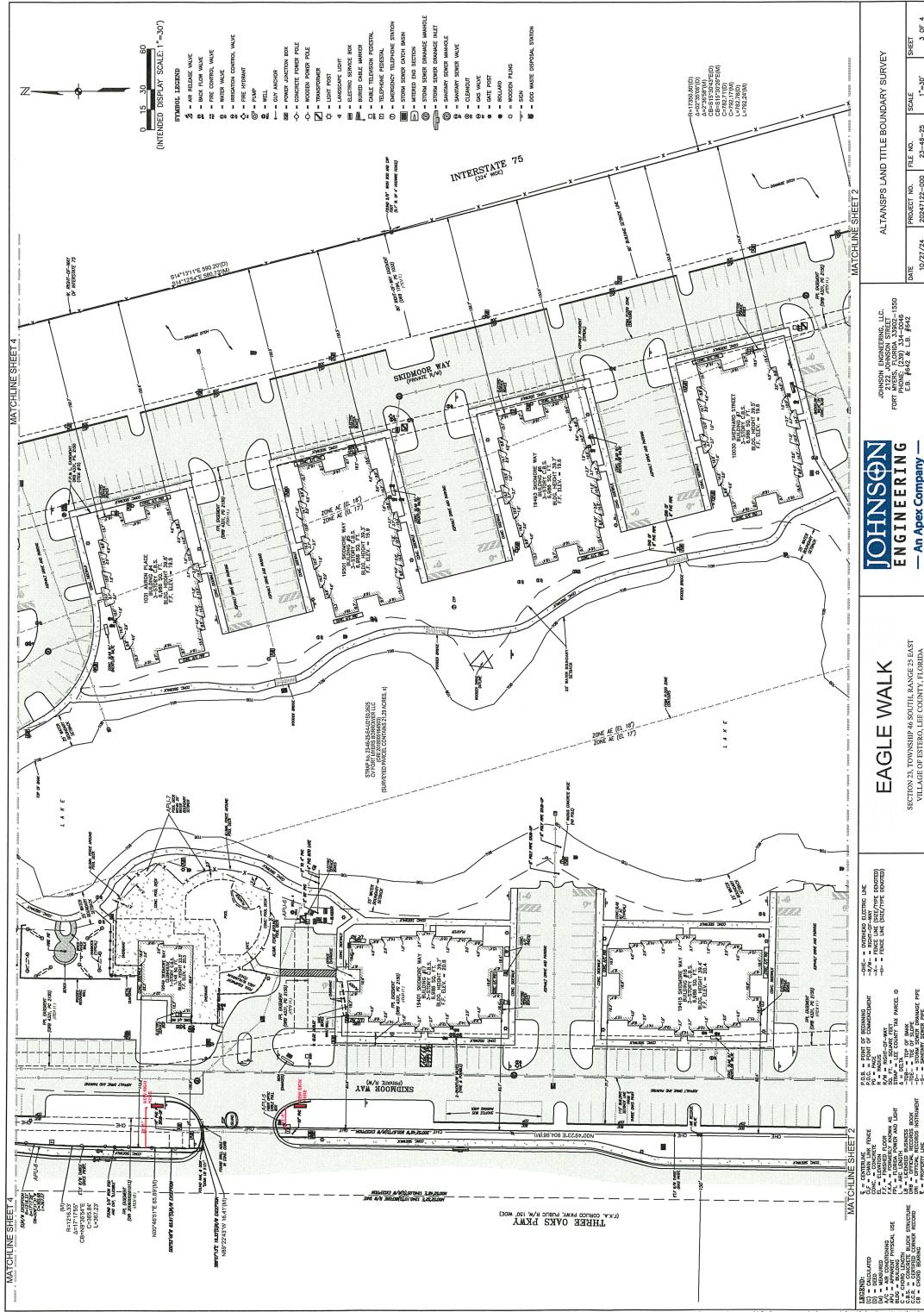
Attachments

Attachment A - Site Plan

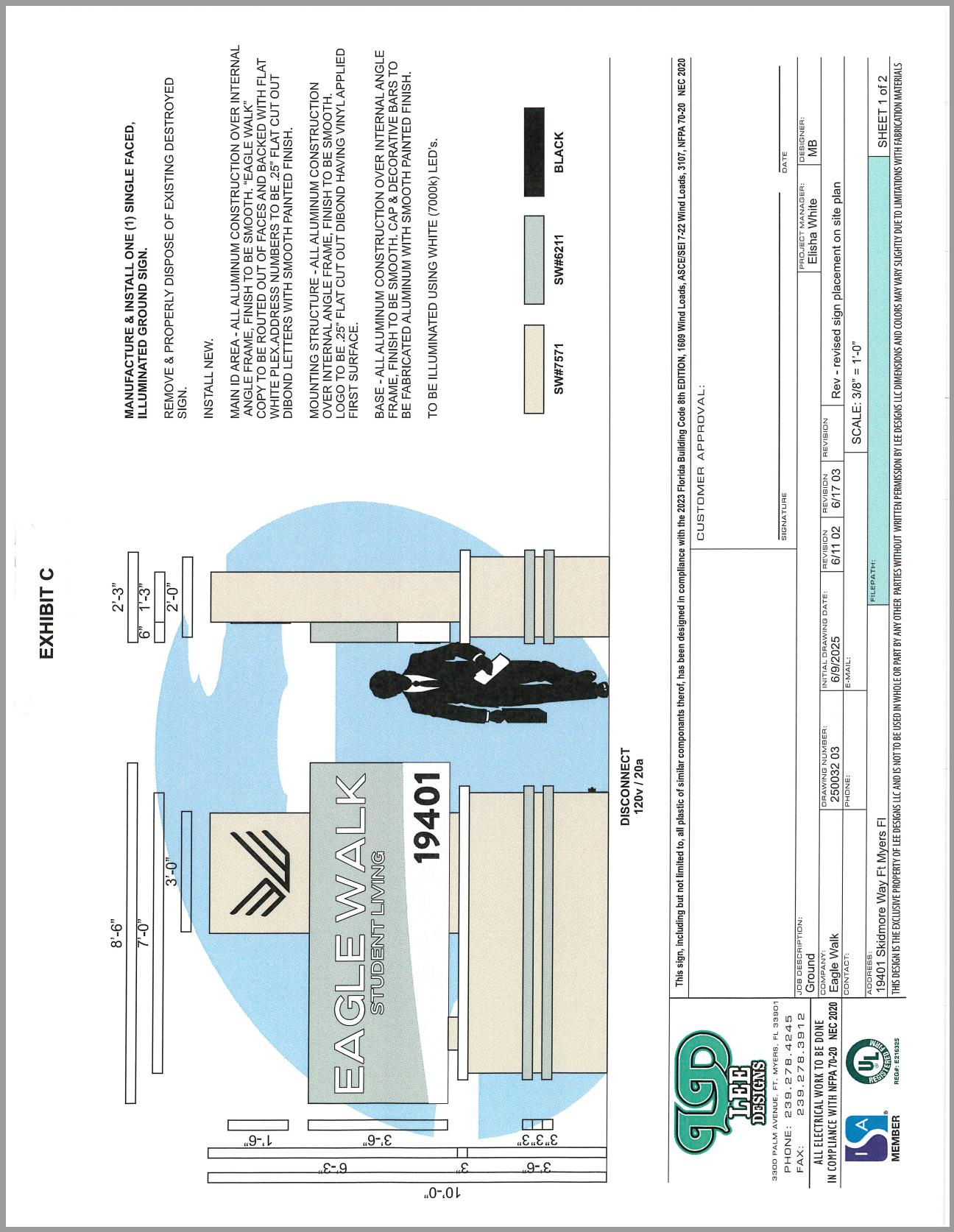
Attachment B - Sight Triangle on enlarged Site Plan

Attachment C - Sign Rendering

EXHIBIT A







The CAPREIT logo is located in the top left corner of the slide. It consists of the word "CAPREIT" in a white, serif, all-caps font. The letters are positioned over a dark blue rectangular background that has a thin white horizontal line at its base. The entire slide background is a blue-tinted aerial photograph of a city skyline with a river and a bridge.

CAPREIT

Eagle Walk Sign Relocation & Replacement

CONFIDENTIAL & PROPRIETARY

Who we are:

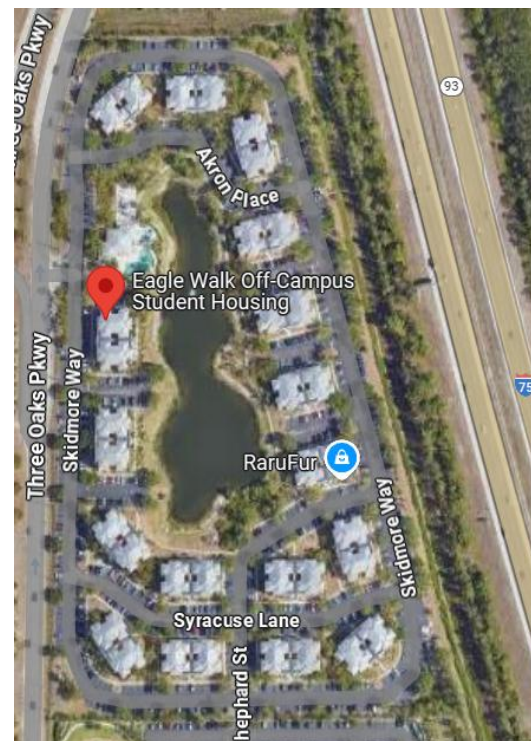
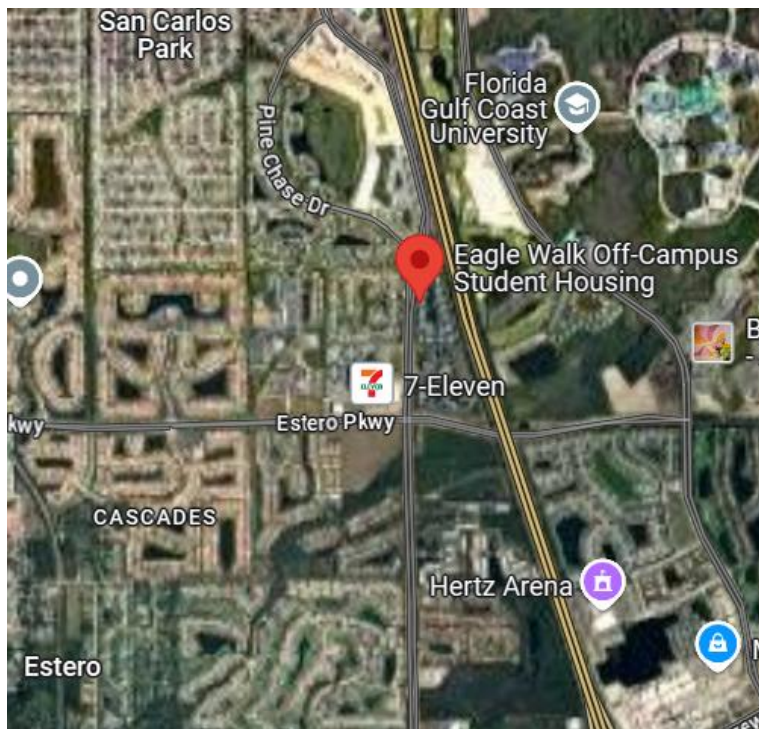
CAPREIT is a vertically integrated, full-service owner and operator of multifamily apartment communities that is based in North Bethesda, MD.

Our experience is rooted in owning and operating multifamily apartment homes, renovation and construction, third-party management, multifamily acquisitions, and residential real estate investment strategies.

More Information: www.Capreit.com



Eagle Walk Location & Size



Current Sign Location



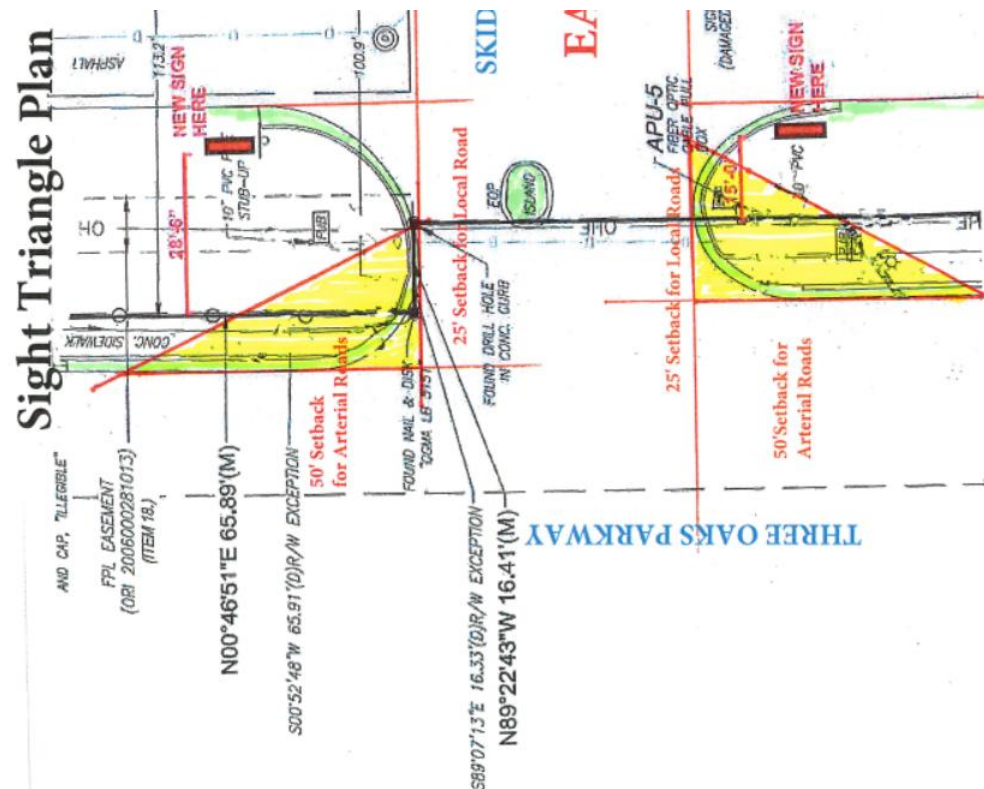
Issues

- **Poor Visibility**
- **Hit Frequently by Vehicles at the Community**

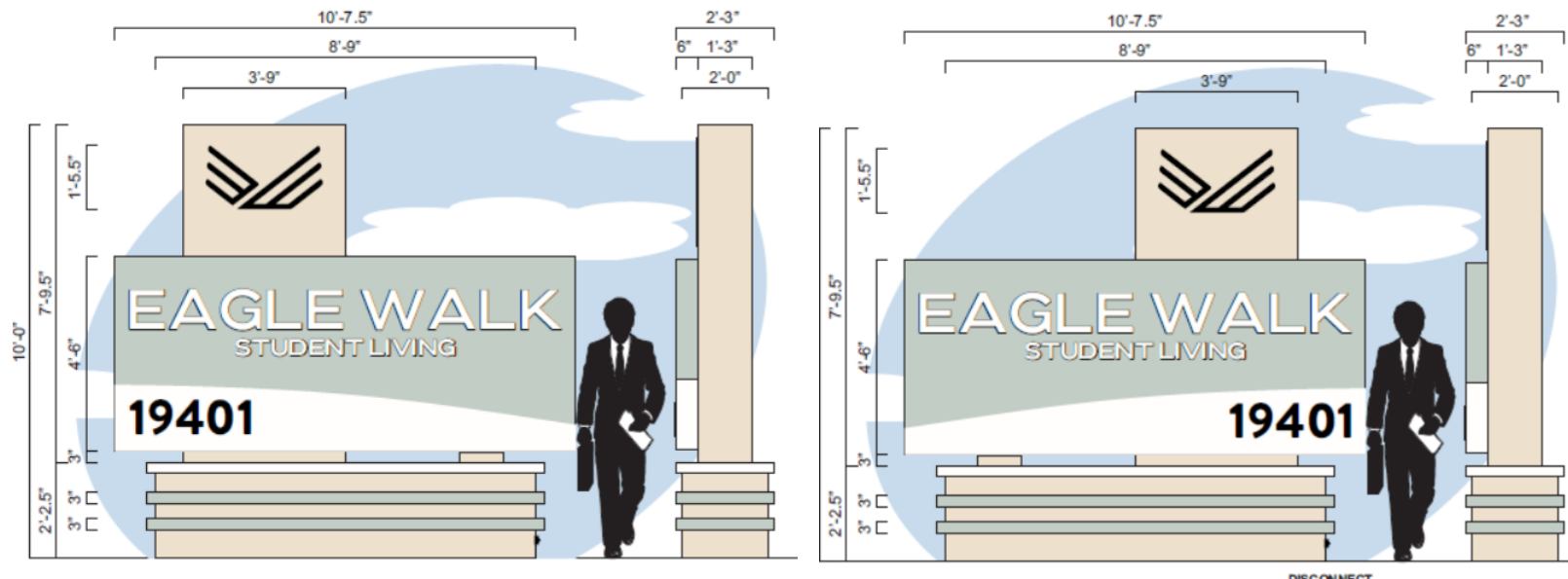
Current Sign Condition



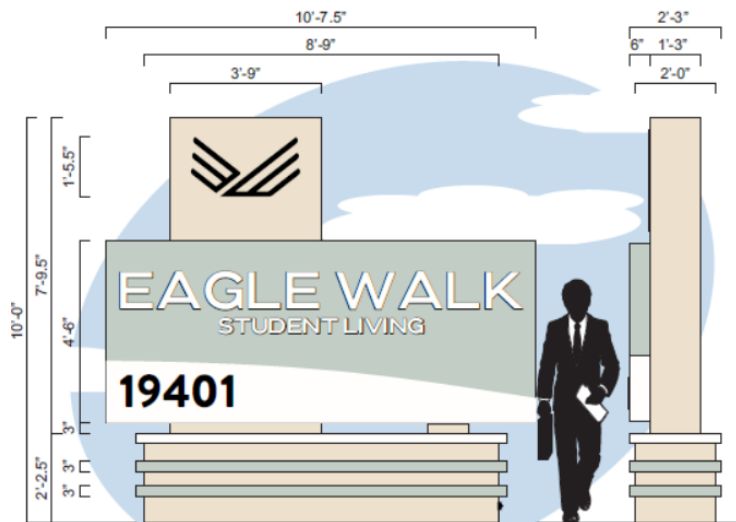
New Proposed Sign Locations



New Proposed Signs (by Lee Designs of Ft. Myers)



New Proposed Signs Match New Building Exteriors





Planning Zoning and Design Board Staff Report

PROJECT NAME
Aldi Corkscrew Road and Stoneybrook Golf Drive
CASE NUMBER
DOS2025-E001
MEETING DATE
July 8, 2025
REQUEST
The applicant is requesting approval of a development order for the construction of a 20,642-sq. ft. Aldi grocery store, associated infrastructure, and landscaping
APPLICANT
Thomas Engineering Group LLC – Darren Eyre
LOCATION
North of New Bridge Court, East of Stoneybrook Golf Drive, South of Corkscrew Road
PROPERTY SIZE
2.4 acres±
ZONING
CPD - Lee County Z-08-053
PUBLIC INFORMATION MEETING DATES
The PZDB conducted the most recent Public Information Meeting on October 29, 2024

Staff Recommendation

Staff recommends approval of the development order and the monument sign with the following stipulations.

- 1) Prior to the development order approval letter being issued, Lee County Utilities shall approve the project. Any stipulations required by Lee County Utilities shall be satisfied.
- 2) All site lighting shall meet all Village of Estero lighting requirements including BUG, CCT, and height. Parking lot poles shall be painted and maintained as black.
- 3) A sidewalk easement along Corkscrew Road ROW in favor of the Village of Estero shall be filed with the Lee County Clerk of Court in a form approved by the Village Attorney prior to the issuance of the any building or construction related permits.
- 4) Approve the deviation from Section 5-204.B.4. of the LDC Off-Street Parking Requirements to allow more than 125% of the required parking to be paved (73 permitted, 96 proposed).

- 5) Aldi shall be limited to public hours of operation from 9:00 a.m. to 8:00 p.m., seven days a week.
- 6) The temporary certificate of occupancy or the certificate of occupancy shall not be issued unless the southbound left turn lane to New Bridge Court from Stoneybrook Golf Drive is complete and operational.

Project Summary

This project is for the development of a new Aldi grocery store on a vacant 2.40-acre site at the corner of Corkscrew Road and Stoneybrook Golf Drive. The site is part of the Corkscrew Pines plat which is installing the master infrastructure. This development order is for the parking, access, pedestrian facilities, stormwater infrastructure, landscape, utilities, and building architecture required for a 20,642-sf retail building. The public hours of operation are from 9:00 a.m. to 8:00 p.m.

Architecture

The architecture proposed is based on the Mediterranean Revival. The building is very similar in design, architectural detailing, and colors as the existing Aldi on 41 immediately north of Walmart. The project underwent a significant architectural evolution from the initial proposal to a design that includes greenscreens, Bahama shutters, greater variation of materials and textures, as well as canopy columns. In addition, Aldi's architecture and colors are similar to the self-storage building in this commercial subdivision.

Transportation

The site has access to Corkscrew Road at two separate locations: 1) Corkscrew Road and Stoneybrook Golf Drive, and; 2) Corkscrew Road and New Bridge Court. The site is not proposing a direct connection to Corkscrew Road.

A Traffic Impact Statement (TIS) was completed for the proposed development. The TIS took into account traffic generation from the site as well as pass-by traffic -- both in and out of season. Additionally, the TIS is based on the supermarket land use code in the ITE Trip Generation Manual, which is much larger, typically over 40,000. As a result, the basis of the TIS is conservative.

A Level of Service analysis was conducted as part of the TIS and concluded there is sufficient capacity on all analyzed roadway sections. Corkscrew Road functions at a Level of Service "C" and will continue to do so after the construction of the proposed Aldi.

Staff expressed concerns about potential negative impacts to the Pinewoods Elementary School. After further analysis, the engineer concluded that the bell time for the school is prior to 8:00 a.m., and Aldi opens to the public at 9:00 a.m. Therefore, morning impacts are not expected.

In the afternoon school traffic begins to queue at approximately 1:30 and remains until approximately 2:30. Student pick up occurs at 2:10. There will be an impact during this time to traffic accessing Aldi. Customers will have the best access to and from Aldi at the Corkscrew Road and New Bridge Court connection point and then travel on New Bridge Court to Aldi.

A southbound turn lane will be constructed at Stoneybrook Golf Drive and New Bridge Court. This will ensure that left turn movements to New Bridge Court are safe and not impeding traffic on Stoneybrook Golf Drive.

Off-Street Parking

The site requires 59 parking spaces. The developer has submitted a deviation request from Section 5-204.B.4 of the LDC in order to exceed the 125% maximum (73) parking space allowance by providing 96 spaces. The parking ratio proposed at this site is very similar to the parking provided at the existing Aldi on 41. Staff supports the deviation and it is justified due to:

- 1) the proposed increase does not create a vast expanse of underutilized and additional parking fields, and
- 2) the additional stormwater runoff generated is within the permitted impervious percentages allowed by the South Florida Water Management District. SFWMD district allows 70% impervious and the site is at 67%.

The site is providing a loading zone/truck dock on the south side of the building. The south end of the project serves as the primary access point to Aldi. The loading zone will be seen by all who enter the site and from New Bridge Court. As a result, the developer will install enhanced landscaping, screening, and building architecture to minimize visual impact.

Stormwater

The site contains 2.40 acres and is currently vacant. As proposed, the project will be approximately 67% impervious and 33% pervious. Stormwater will be generated as a result of the site paving and roof areas of the building. Stormwater will be collected via a series of interconnected inlets and conveyed to the existing master stormwater system that was previously permitted. The master stormwater system will provide the treatment and attenuation for the project. Ultimately, stormwater is discharged into the existing conservation easement tract created with the Corkscrew Pines Plat (Tract C-1).

The stormwater management control elevation of 15.60 feet NAVD is based on a previously approved SFWMD permit. The Aldi stormwater infrastructure is designed in accordance with the elevation and the impervious area requirements. The project is designed to fit within the parameters of the permitted South Florida Water Management District Permits ERP#36-107008-P and ERP#36-01685-S.

Lighting

The site is located within 100 feet of residentially zoned property. The maximum mounting height is 15 feet. The site lighting is in compliance with this requirement as well as the BUG and CCT color requirements.

All building mounted lights are required to be shielded.

A photometric plan meeting Village requirements has been performed and submitted.

All parking lot light poles are required to be painted black.

Lee County Utilities (LCU)

LCU has provided an availability letter for water and sewer service. Water will be provided by the Pinewood Water Treatment Plant. Sewer will be provided by Three Oaks Water Reclamation Facility. LCU has reviewed the project and is progressing through the approval process. Approval of on and offsite infrastructure plans is required prior to development order approval letter issuance.

Landscaping

Landscape buffers and plantings are all in conformance with Village Code. At the request of staff, the project has increased the size of the Live Oak trees that will be installed adjacent to Stoneybrook Golf Drive from the minimum required 12 ft in height and 2.5-inch caliper to 16 ft height and 3.5 caliper at the time of installation. This was requested to provide enhanced screening for the benefit of the Stoneybrook community. Additionally, the landscape adjacent to Stoneybrook Golf Drive is elevated approximately 4 feet above the roadway.

Signage

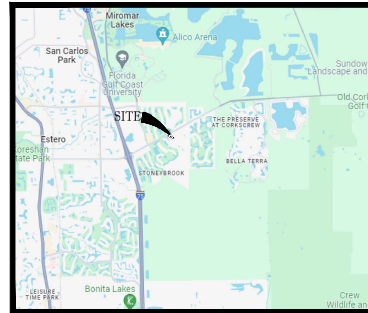
The proposed monument sign is located at the northwest corner of the proposed site near the intersection of Corkscrew Road and Stoneybrook Golf Drive. The proposed sign dimensions and setbacks are in compliance with Village requirements. The sign design is similar to and complimentary to the building.

11906 NEWBRIDGE CT
ESTERO, FLORIDA 33928
PARCEL ID: 25-46-25-E3-31000.0S40
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25
VILLAGE OF ESTERO
LEE COUNTY, FLORIDA

SCALE: 1" = 100'



NOT TO SCALE



COVER SHEET	C-1
GENERAL NOTES	C-2
DEMOLITION PLAN	C-3
EROSION CONTROL PLAN	C-4
CONSTRUCTION MANAGEMENT PLAN	C-4
SITE PLAN	C-5
PAVING, GRADING, AND DRAINAGE PLAN	C-6
CROSS SECTIONS	C-6
UTILITY PLAN	C-7
PAVEMENT MARKING AND SIGNAGE PLAN	C-8
VEHICULAR MOVEMENT PLAN	C-9
SITE LIGHTING PLAN	C-10
SITE DETAILS	D-1
COUNTY DETAILS	D-20 - D-21
PLANS BY OTHERS	
LANDSCAPE & IRRIGATION PLANS (DMJA)	L-1 - L
BOUNDARY AND TOPOGRAPHIC SURVEY (EBI SURVEYING)	1 OF

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120260, PANEL NUMBER 0584, SUFFIX F, EFFECTIVE AUGUST 28, 2006, FOR LEE COUNTY, FLORIDA.

STATION IS A NGS SURVEY DISK SET IN TOP OF CONCRETE MONUMENT. THE MARK IS ABOUT 11.8 MILES WEST OF CORKSCREW, 7.5 MILES NORTH-NORTHEAST OF BONITA SPRINGS, 3.7 MILES EAST OF ESTERO IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 26 EAST.

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 23.6' NORTHEAST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.

TBM #2:
STATION IS A NAIL AND DISK STAMPED "TBI LB-7652" LOCATED 15.0' SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

EL: 18.19' (NAVD88)

DATUM CONVERSION:
NGVD = NAVD + 1.2'

© 2004, 2005, 2006 by John Burrows



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE., SUITE 101 PH: (813) 379-4100
TAMPA, FLORIDA 33612 www.ThomasEngineeringGroup.com

OWNER	SURVEYOR	GEOTECHNICAL ENGINEER
CC PROPERTIES ENTERPRISE, LLC 3638 TAYLOR TRL, SUITE 406 MAPLES, LA 70401	EBS SURVEYING 8415 SUNGATE STREET TAMPA, FL 33634 THOMAS PATRICIA SERBU PHONE: (813) 884-0048 thomas@ebsurvey.com	SWEETGROW ENVIRONMENTAL 401 MORRIS STREET PLANT CITY, FL 33603 ROB DEGRAAF, LEP, PWS PHONE: (813) 365-2111 rob@sweetgum.com
DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
1171 N STATE ROAD 7 ROYAL PALM BEACH, FL 33411 ERIC PERRELLI PHONE: (561) 444-7023 eric.perrelli@esd.us	THOMAS ENGINEERING GROUP 1505 W. FLETCHER AVE SUITE 101 DAVENIA, FL 33412 DAVIDA EYNE, PE PHONE: (813) 374-1100 dayna@thomaseng.com	JAMES L. JOHNS, JR., AIA 2221 MCCORMICK BLVD. FORT MYERS, FL 33901 GREGORY J. GIGERIO, AIA PHONE: (239) 337-6525

TRACT S-4 OF CORKSCREW PINES, A PLAT RECORDED IN INSTRUMENT NUMBER 2024000147884 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

[illegible]

GENERAL NOTE

- [illegible]

WATER DISTRIBUTION AND/OR
SANITARY SEWER FORCE MAIN
SYSTEM

- [illegible]

SEPARATION OF WATER AND SEWER
MAINS

- # SEPARATION OF WATER AND SEWER MAINS

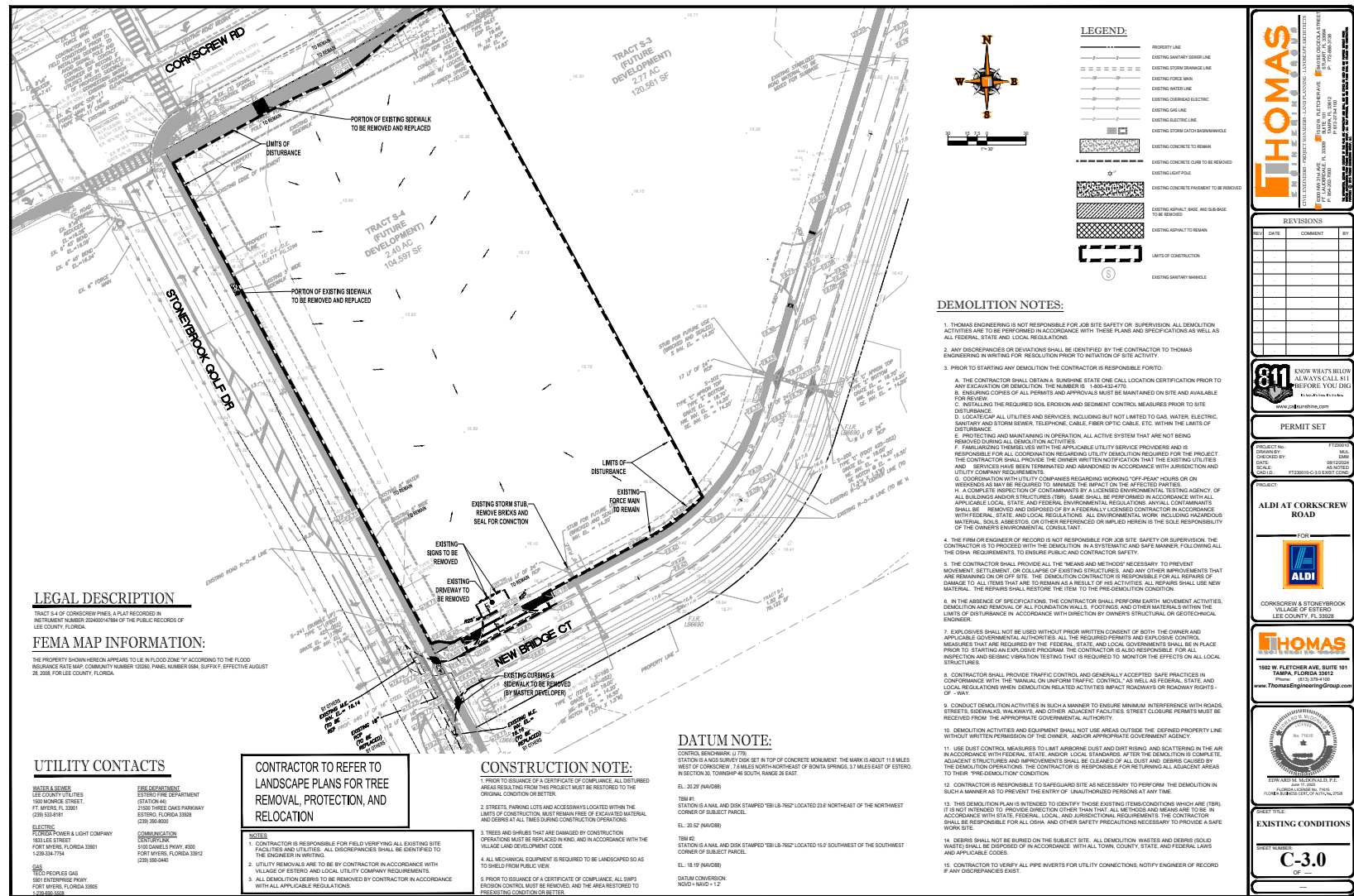
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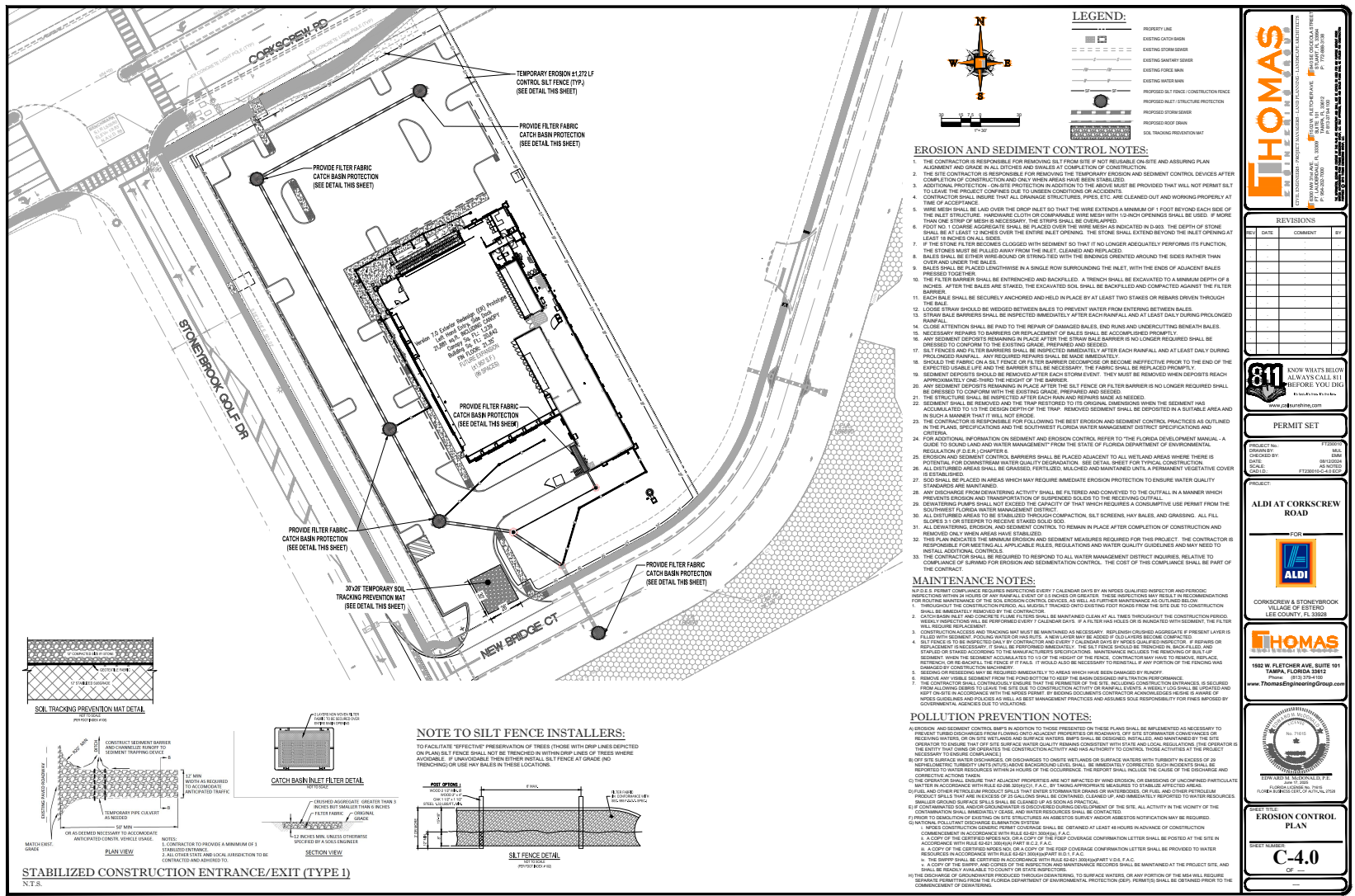
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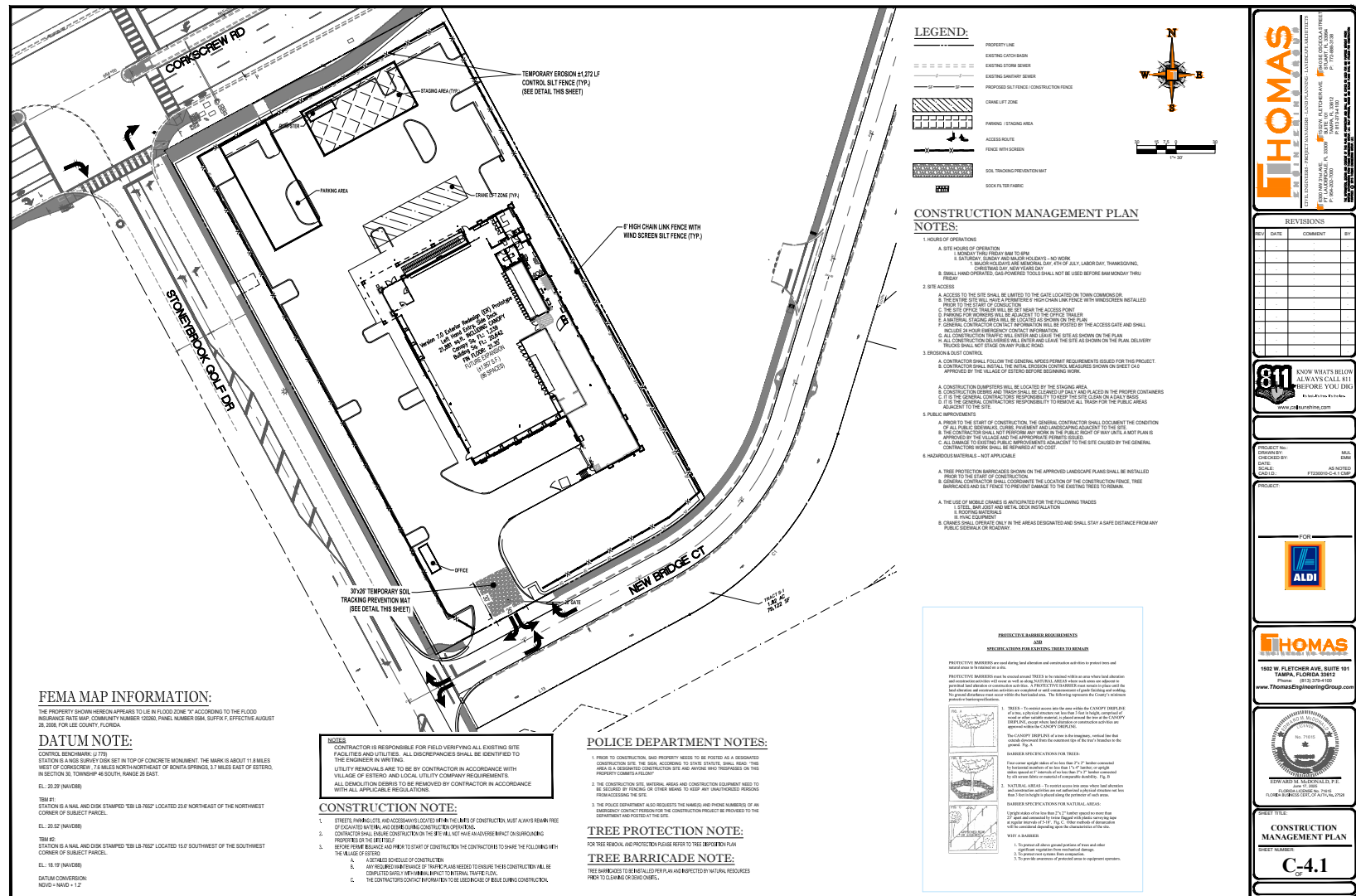
THAT END, THE CONTRACTOR SHALL DO AS

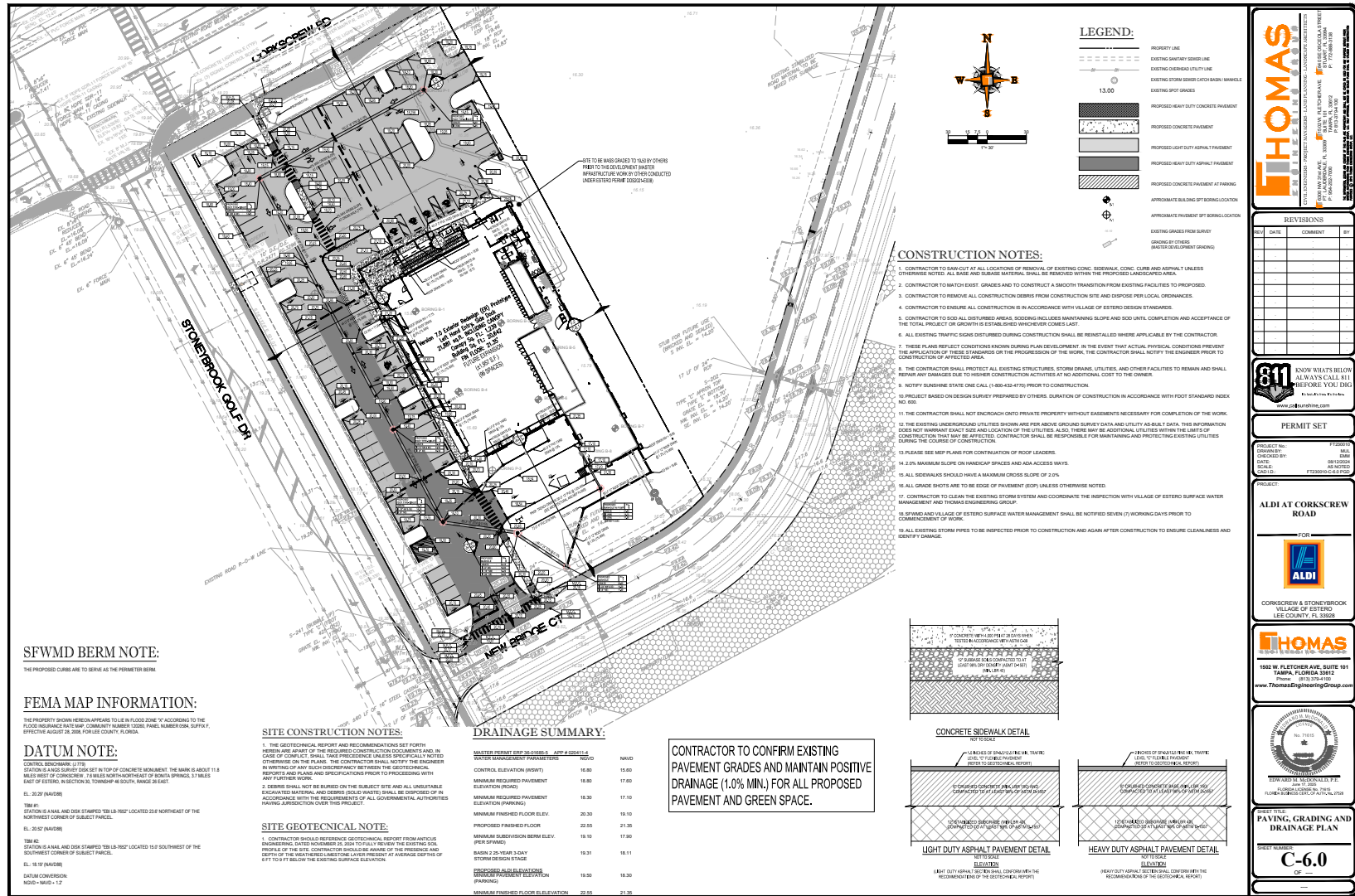
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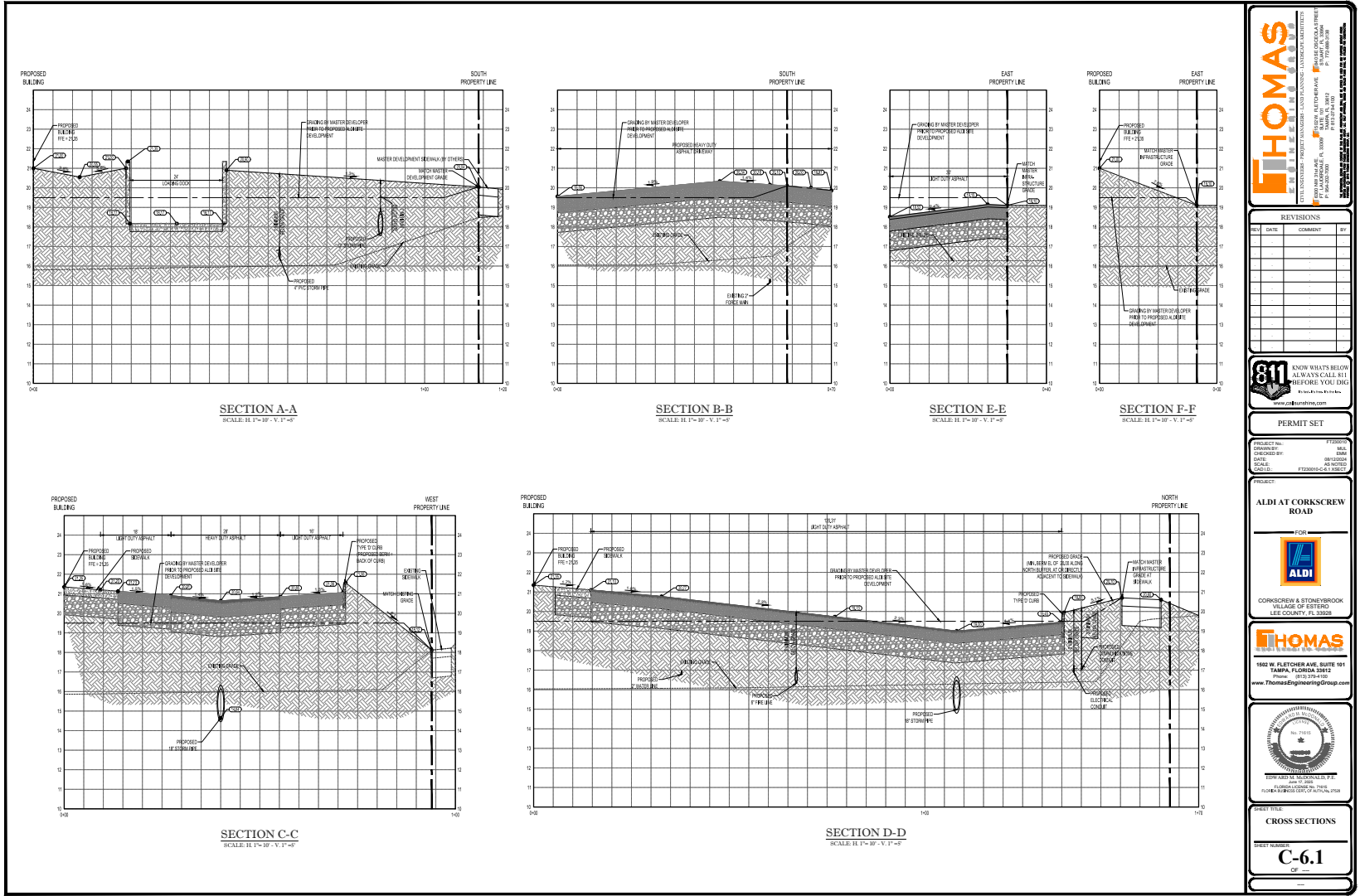
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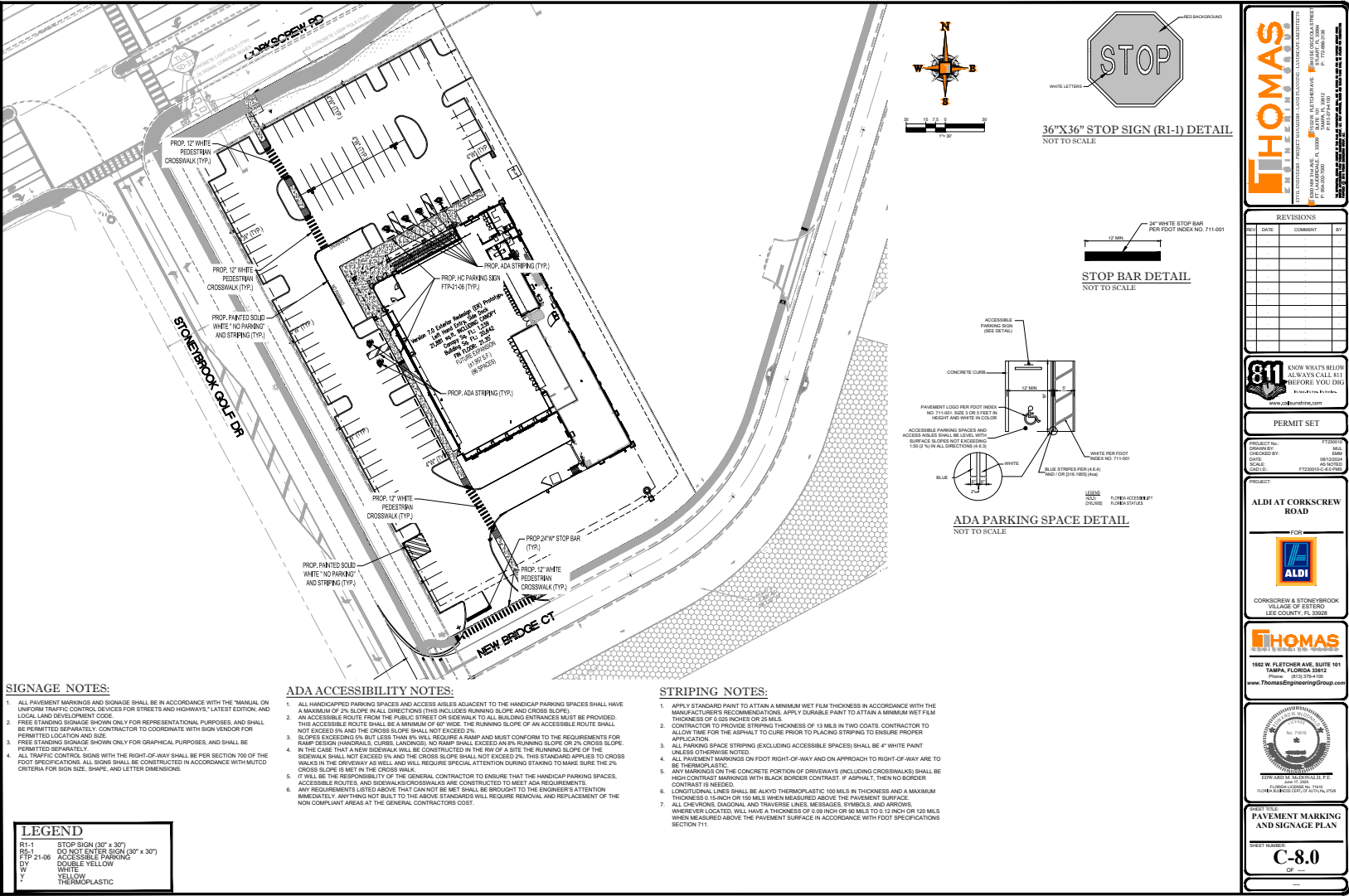




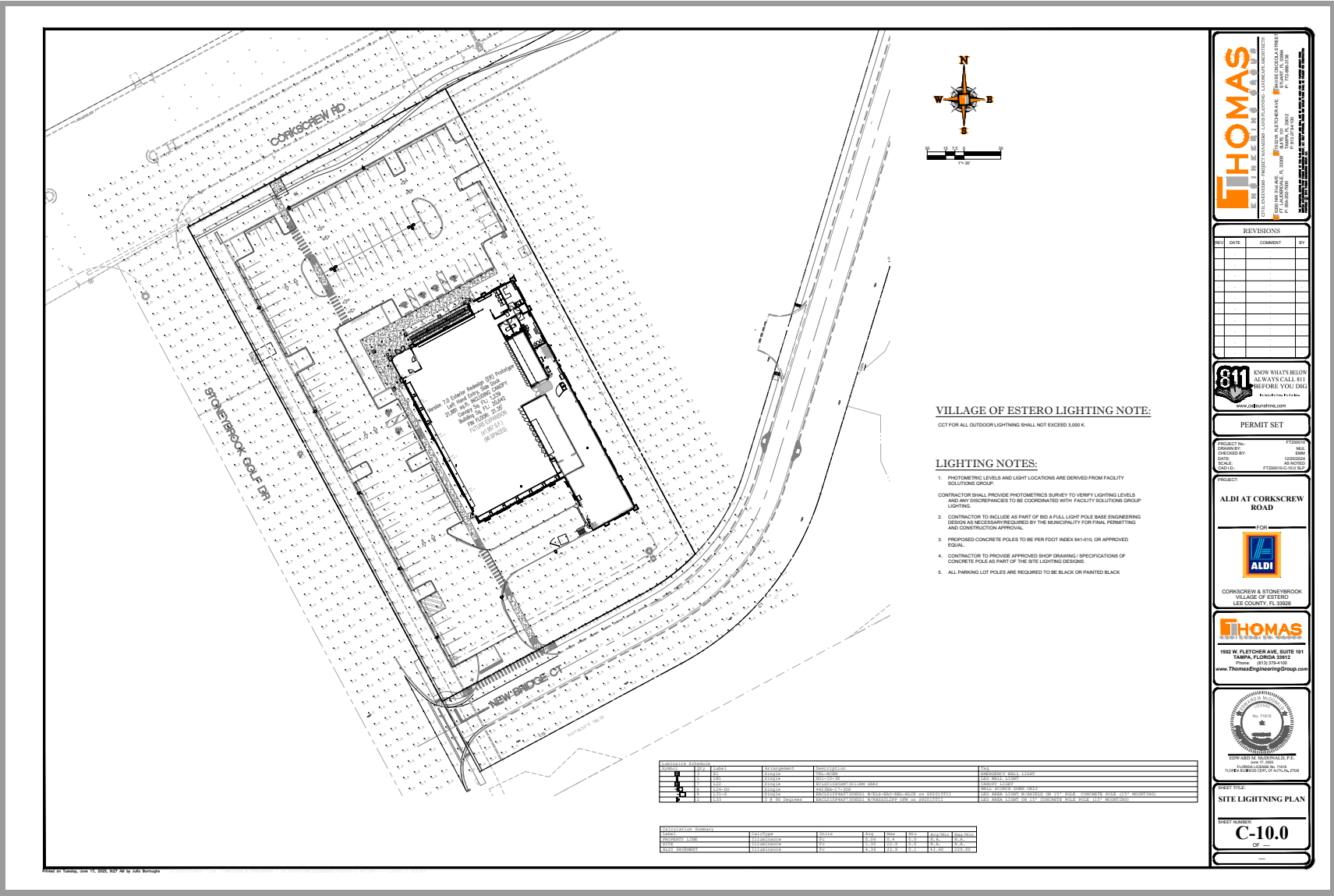


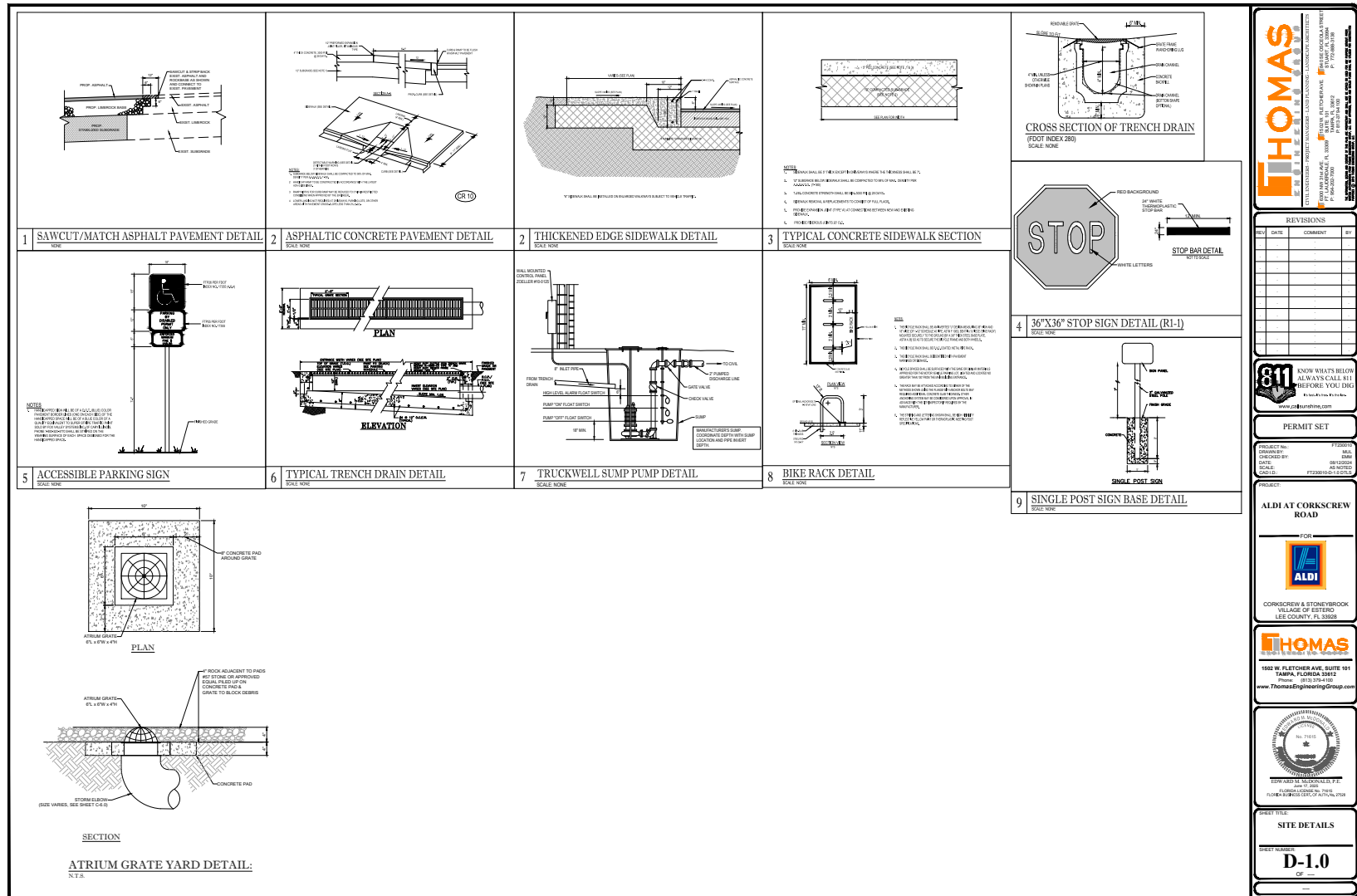


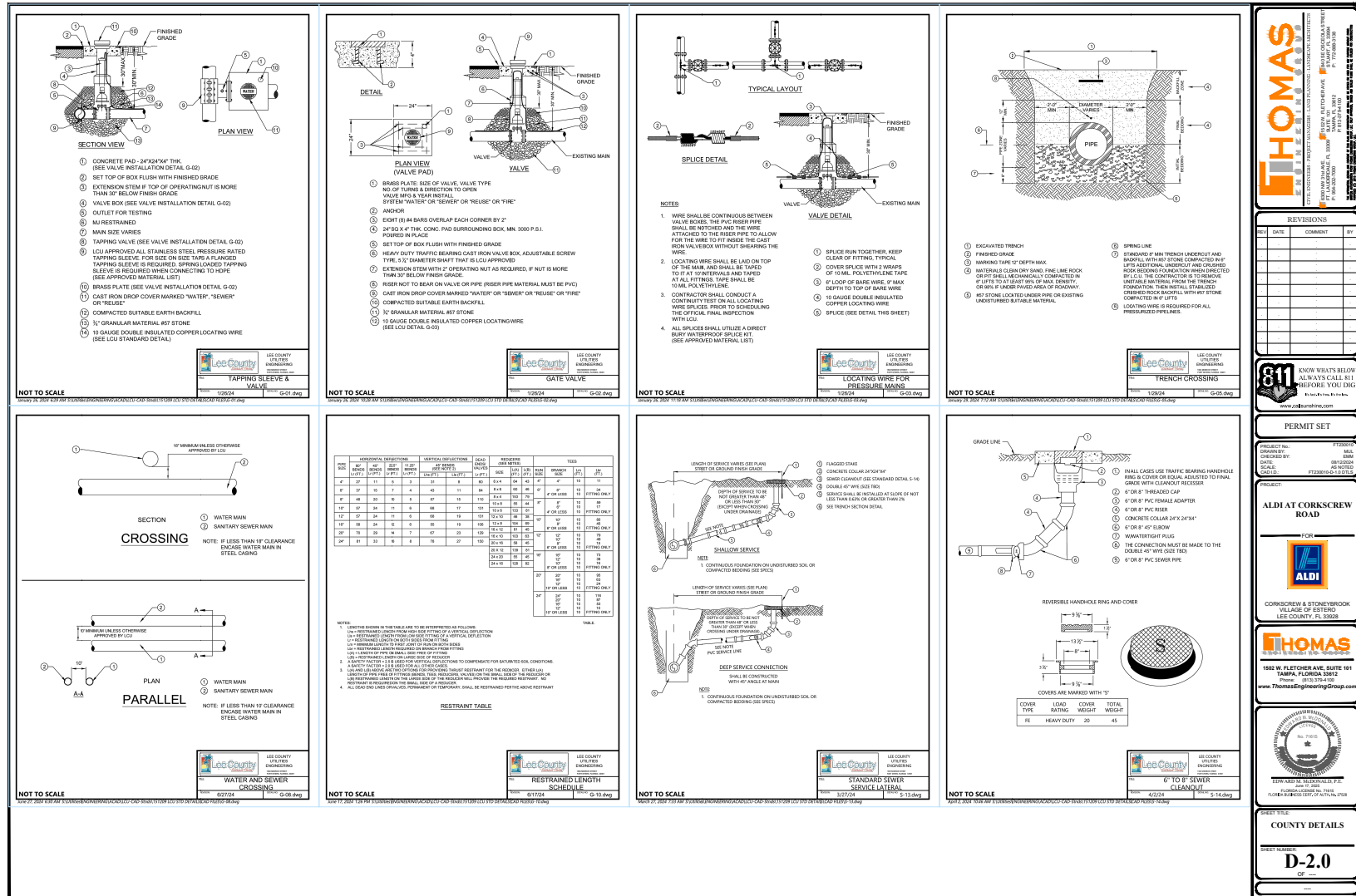






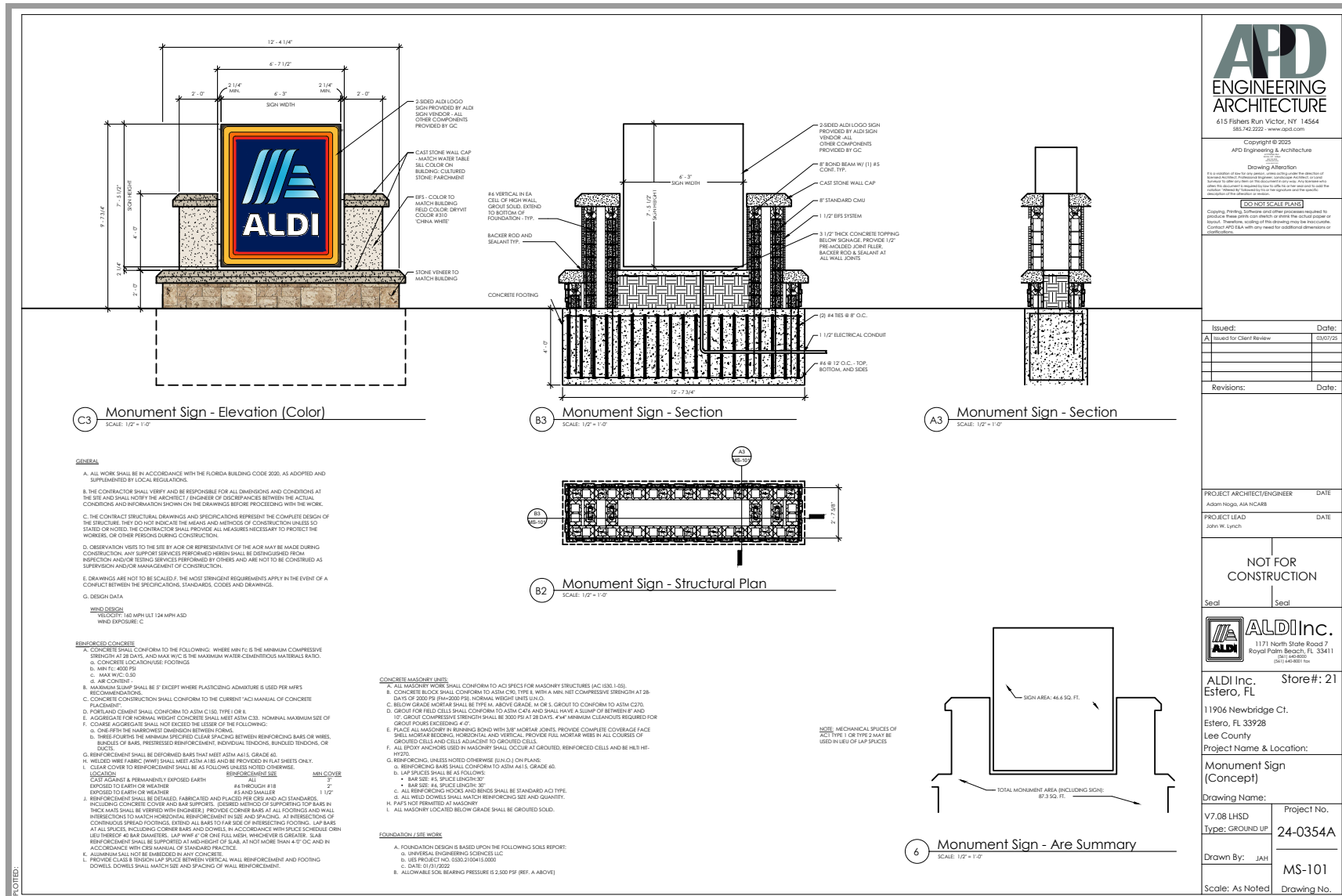


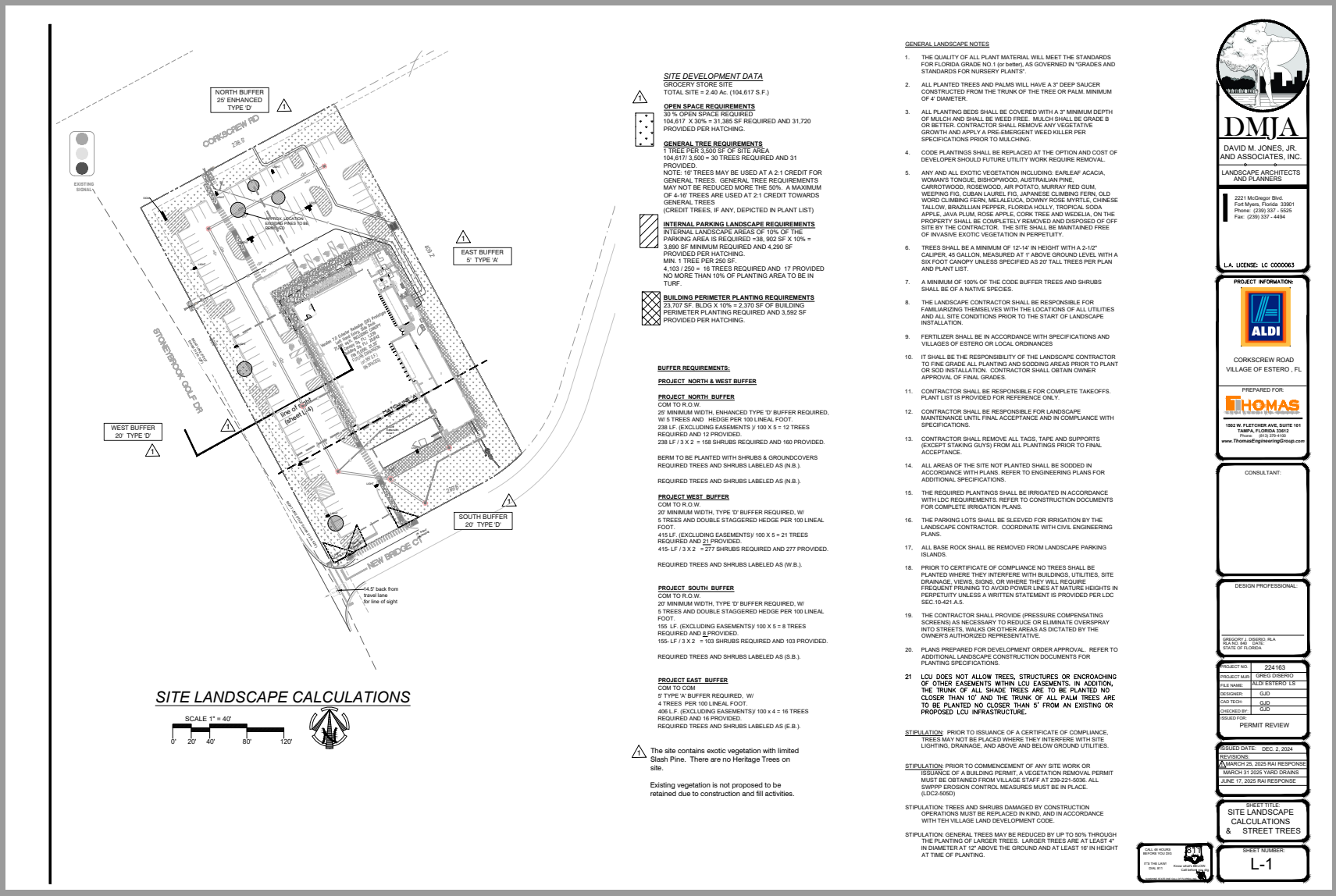


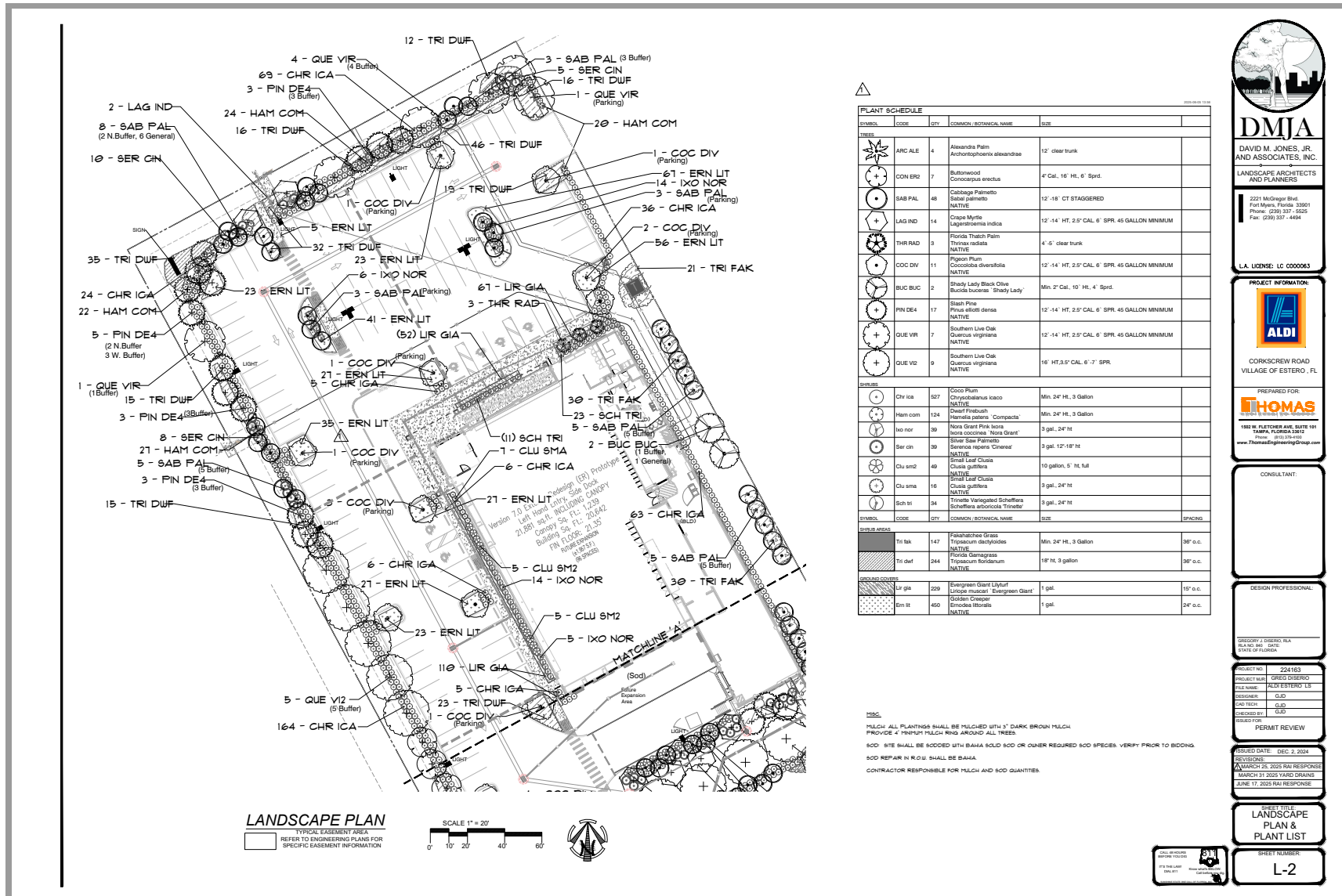


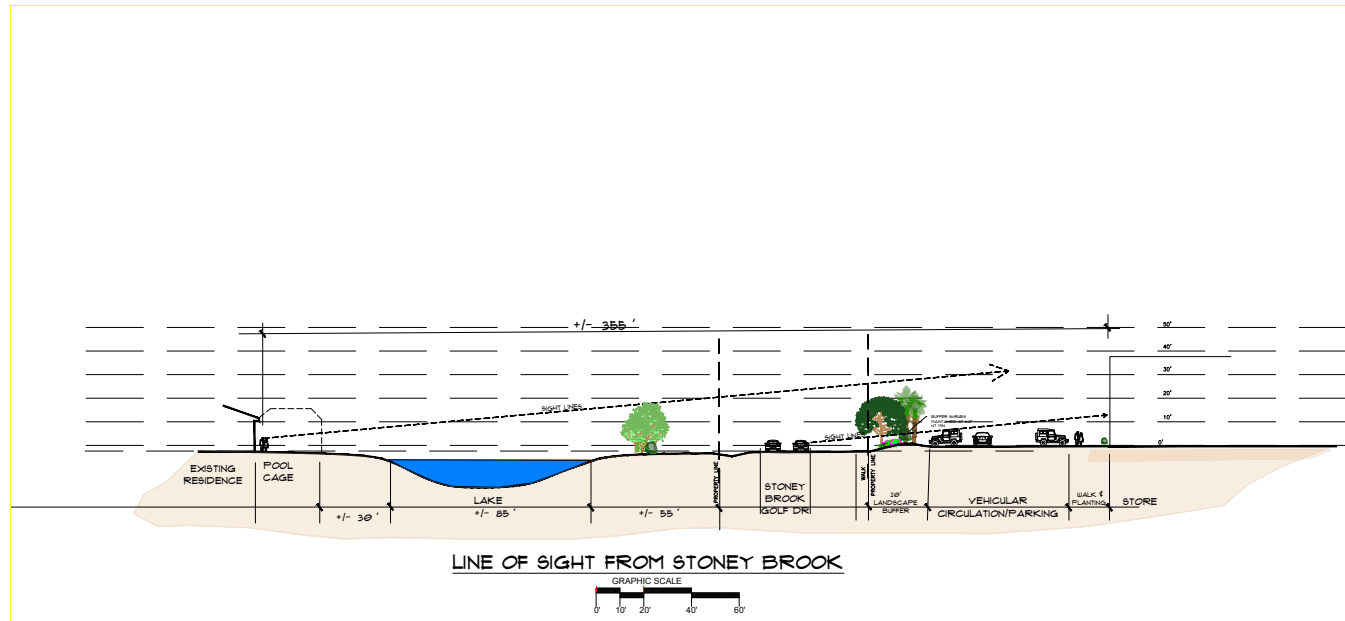












DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337-1525
Fax: (239) 337-4454

L.A. LICENSE: LC 000063



CORKSCREW ROAD
VILLAGE OF ESTERO, FL

PREPARED FOR:
THOMAS
1504 W. FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33613
Phone: (813) 274-1450
www.ThomasEngineeringGroup.com

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DESERIO, RLA
No. 1581 - 0001
STATE OF FLORIDA

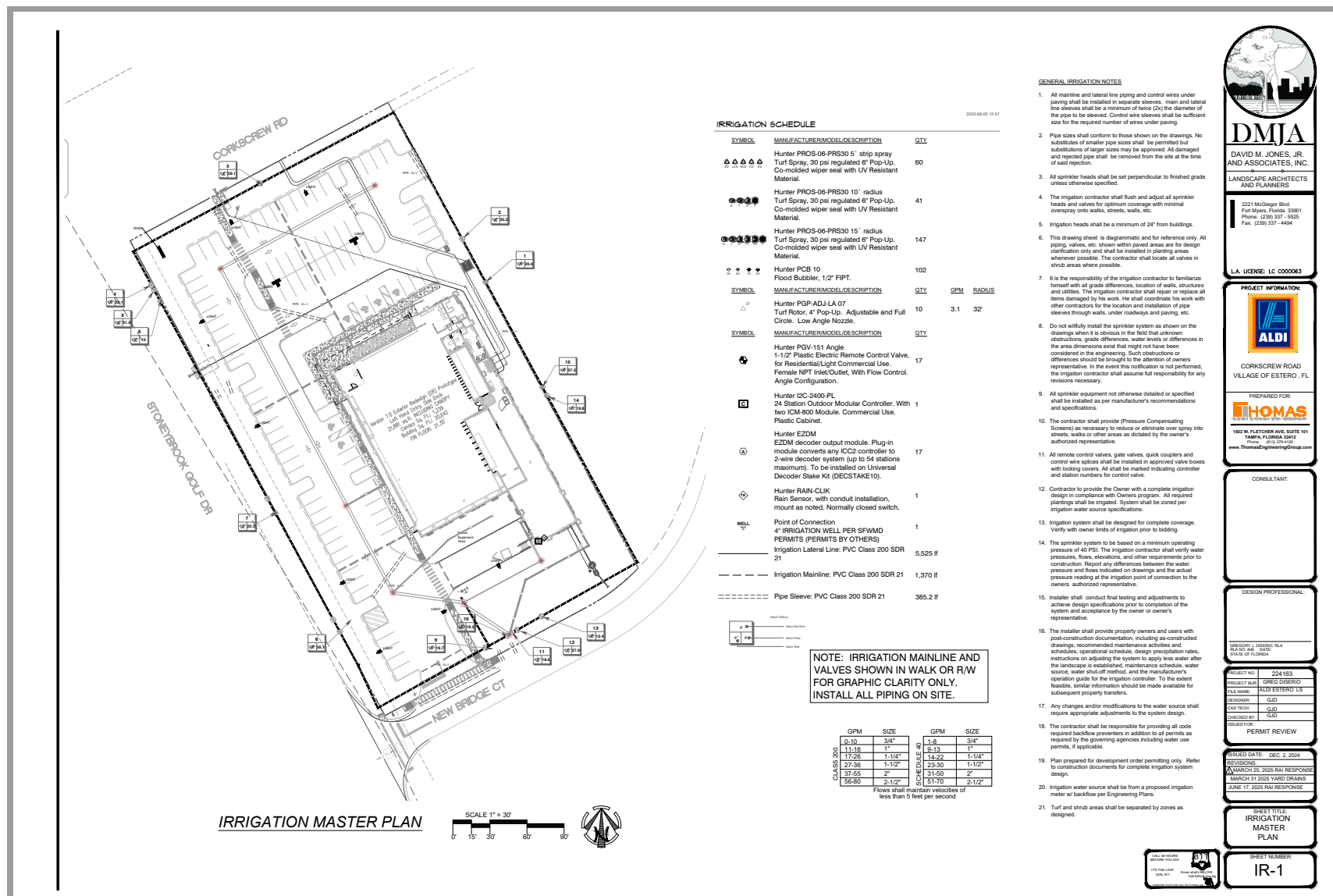
PROJECT NO.: 224153
PROJECT NAME: CORK DESERIO
FILE NAME: ALDI ESTERO 'LS'
DESIGNER: GJD
DATE TORN: GJD
CHECKED BY: GJD
COLLECTOR FORM: PERMIT REVIEW

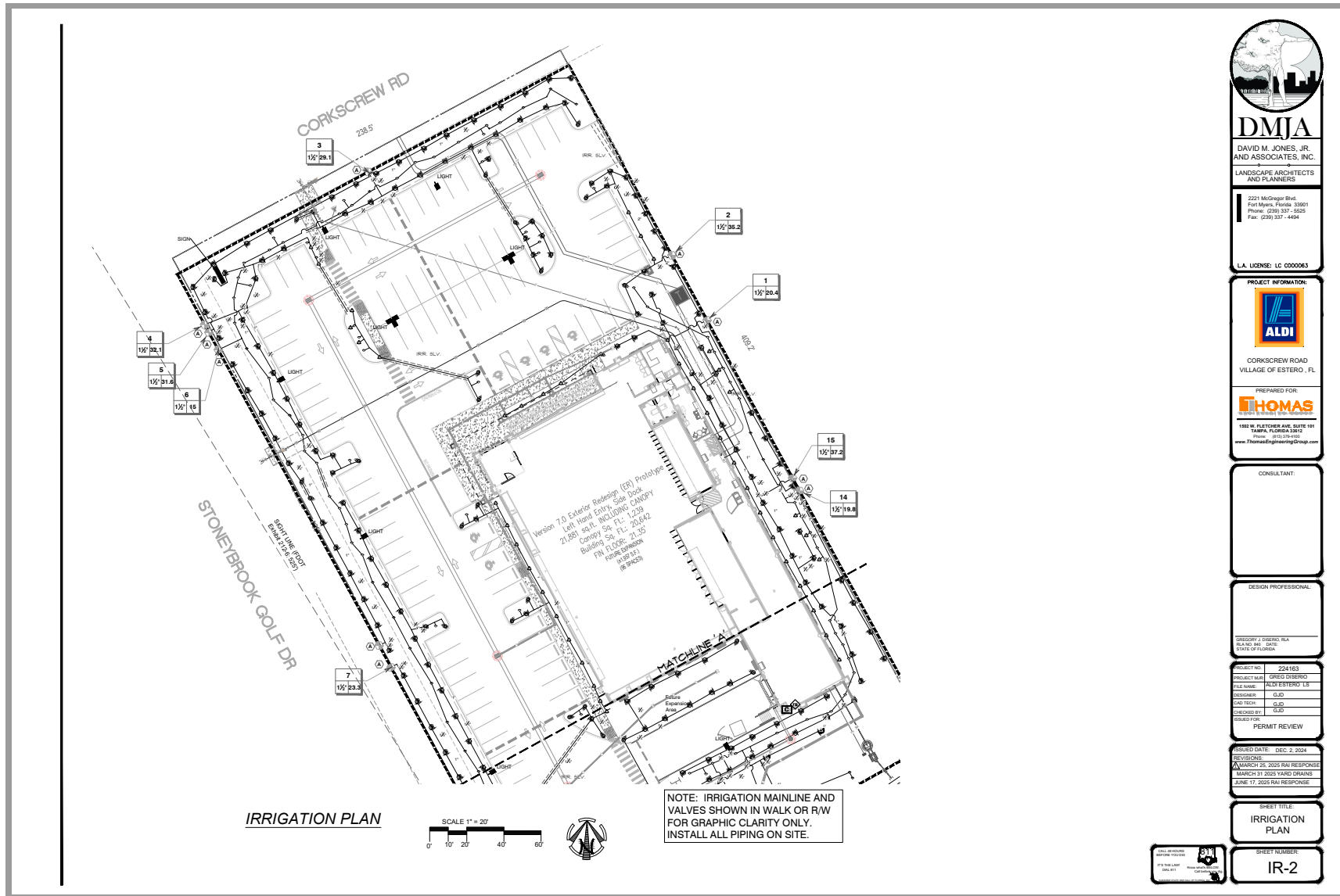
ISSUED DATE: DEC. 2, 2024
REVISIONS:
MARCH 25, 2025 RAI RESPONSE
MARCH 31, 2025 YARD DRAINAGE
JUNE 17, 2025 RAI RESPONSE

PROJECT TITLE:
LINE OF SIGHT
EXHIBIT

SHEET NUMBER:
L-4







DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337-5625
Fax: (239) 337-4464
L.A. LICENSE: LC 0000063



CORKSCREW ROAD
VILLAGE OF ESTERO, FL.

PREPARED FOR:
THOMAS
1802 W. FLETCHER AVE. SUITE 101
TAMPA, FLORIDA 33613
Phone: (813) 278-4100
www.ThomasLandscapingGroup.com

CONSULTANT:

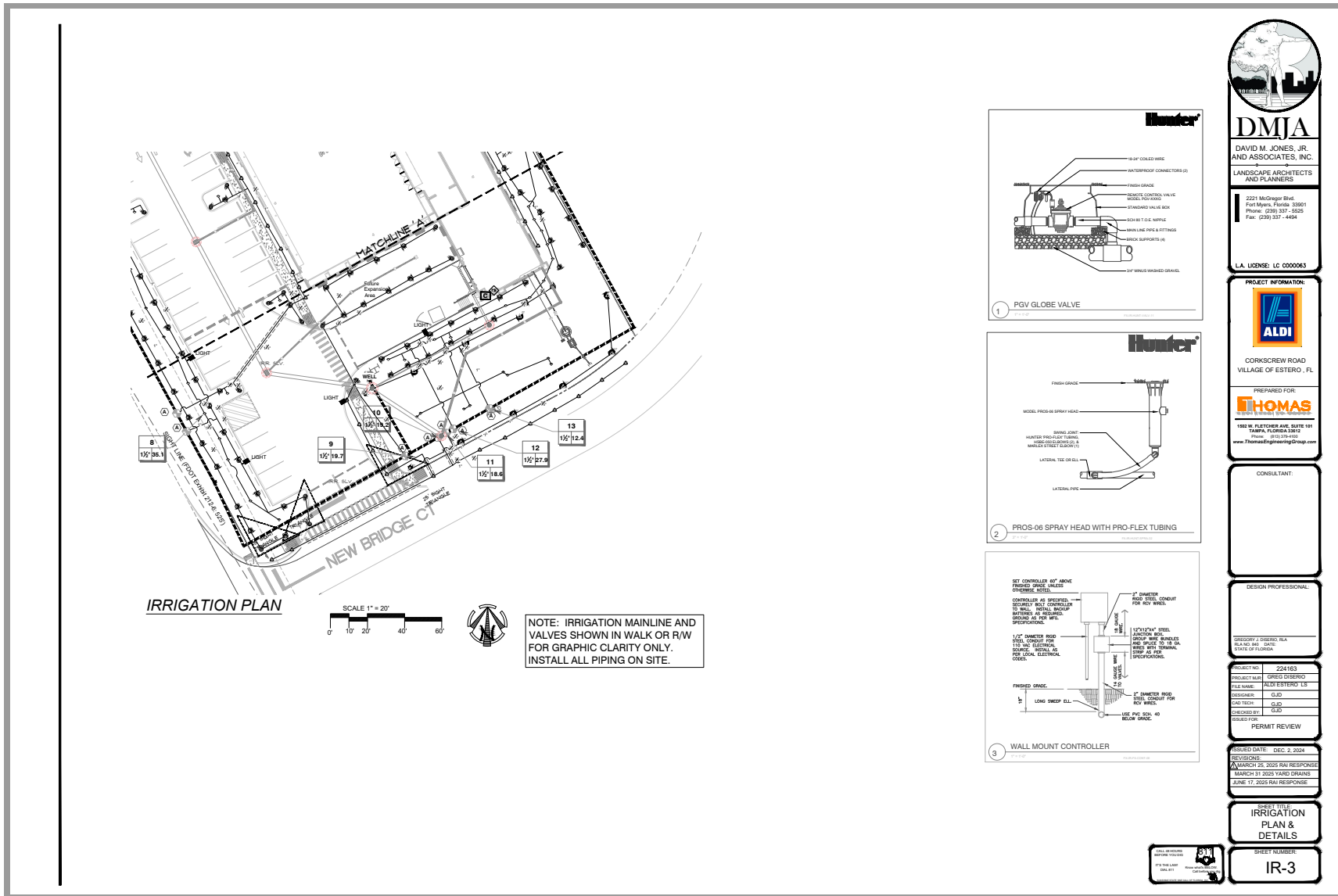
DESIGN PROFESSIONAL:

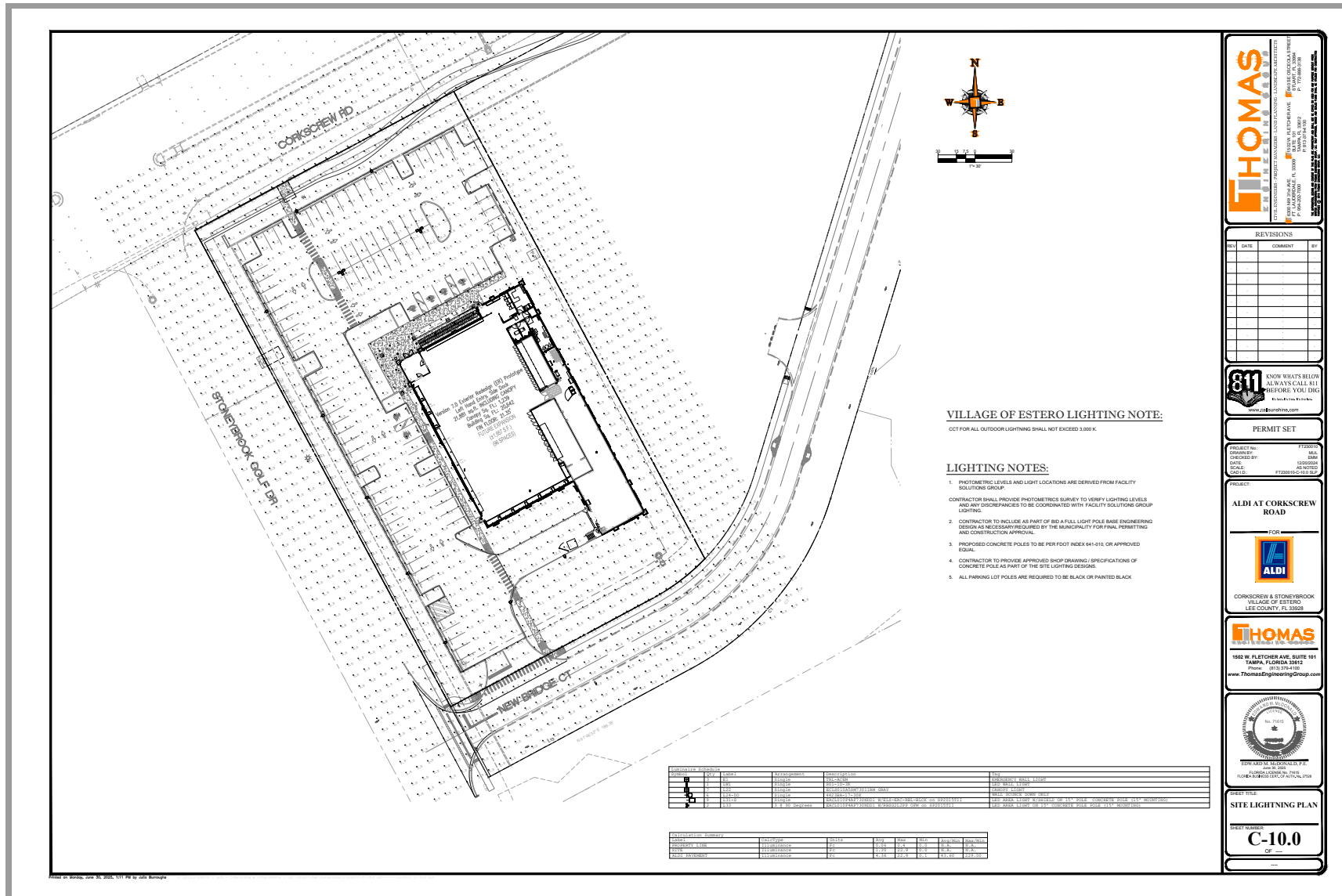
PROJECT NO: 224163
PROJECT NAME: VILLAGE OF ESTERO
ALD NAME: ALDI ESTERO US
DESIGNED: GJD
CADD TECH: GJD
CHECKED BY: GJD
PREPARED FOR: PERMIT REVIEW

ISSUED DATE: DEC. 2, 2024
REVISIONS:
MARCH 28, 2025 RAI RESPONSE
MARCH 31, 2025 YARD DRAINS
JUNE 17, 2025 RAI RESPONSE

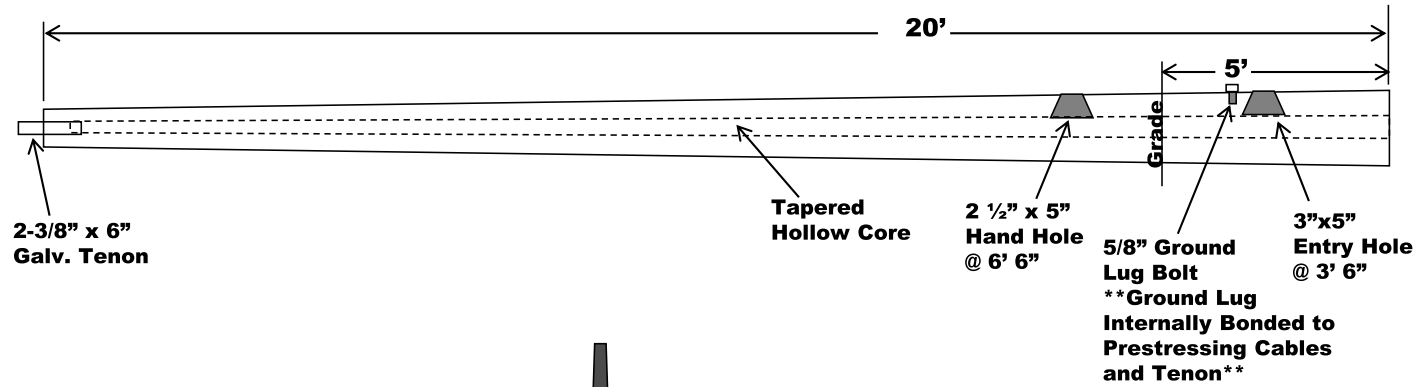
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR-2





****Drawing Not to Scale****



Seminole Pole
incorporated

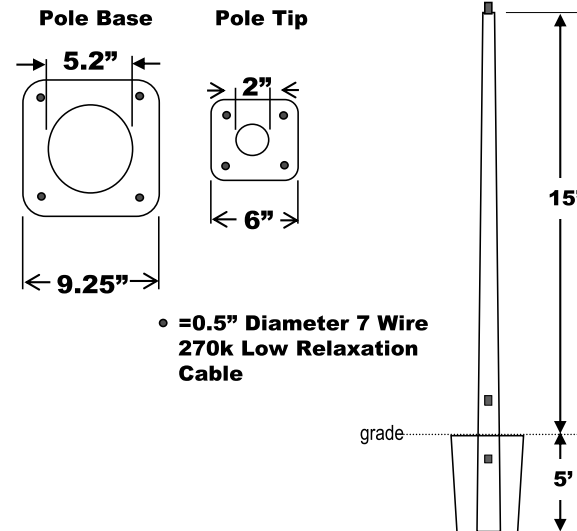
www.SeminolePole.com
Phone: 866-246-5545

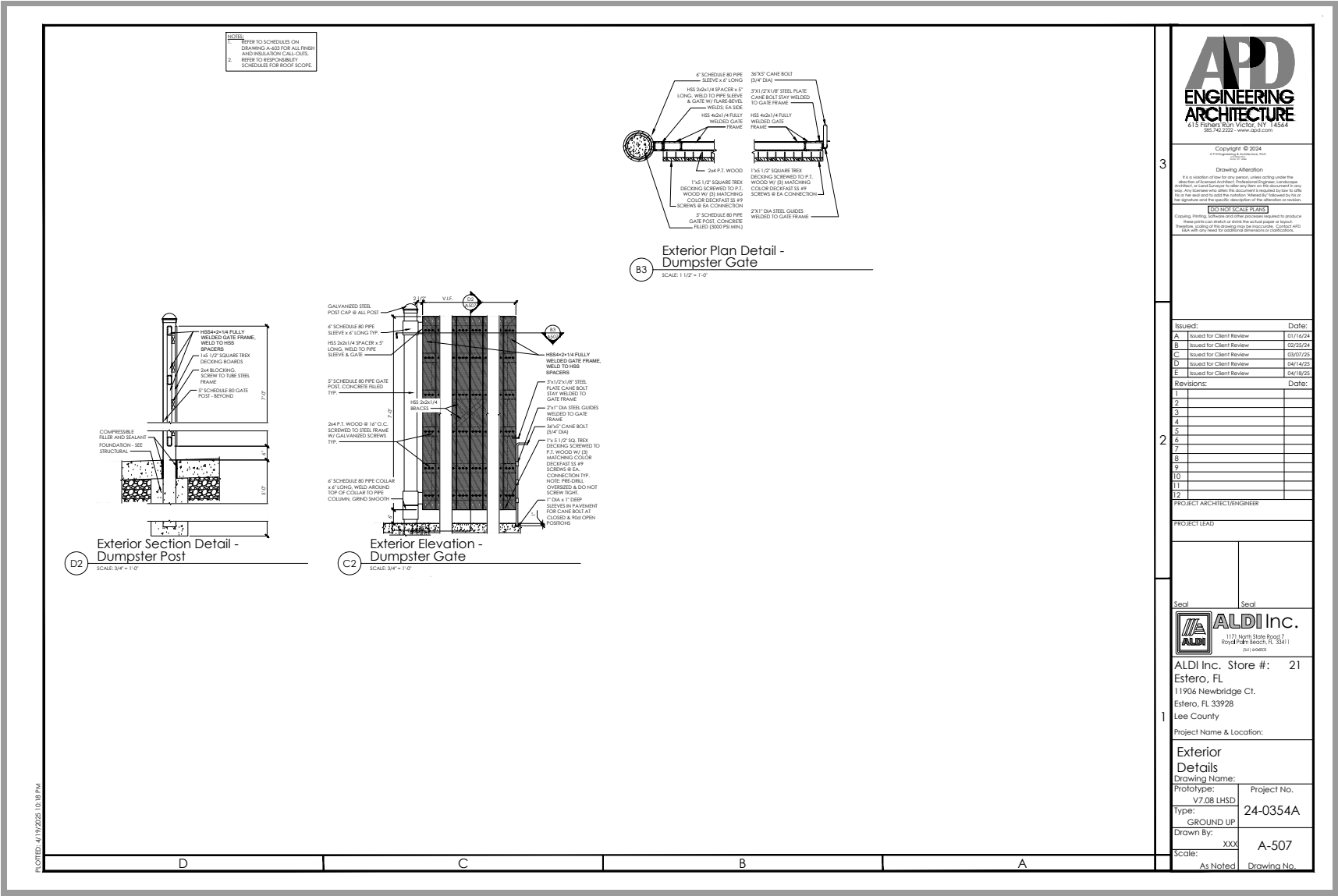
Email: SeminolePole@gmail.com
Fax: 229-524-2866

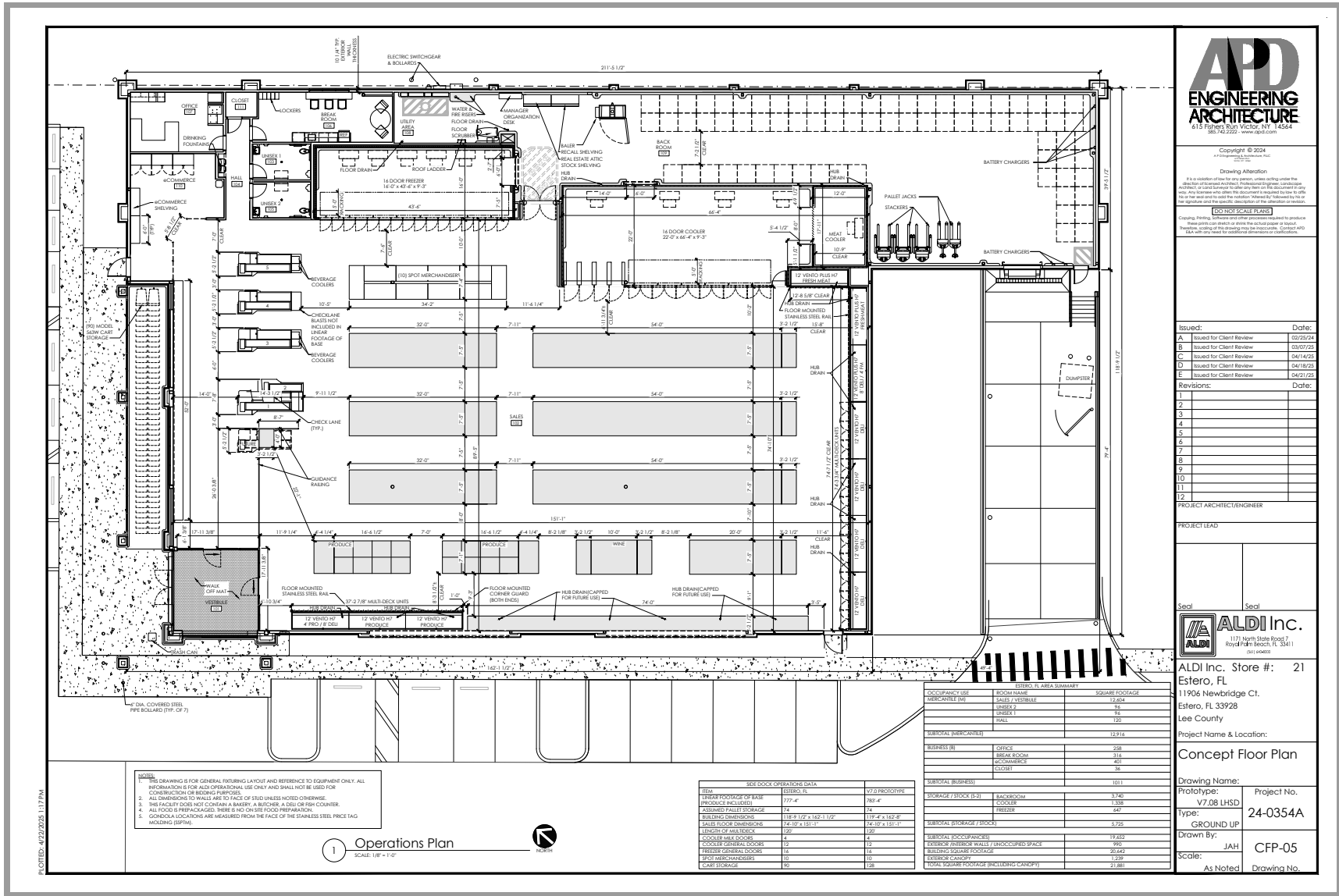
Part#: SP2015TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
20'	5'	140mph	3 sec.	6.0
Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)	
3,500#	0.5" Diameter 270 ksi	6,500psi	1,000	









THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVENUE, SUITE 101
TAMPA, FL 33612
P: 813-379-4100
WWW.THOMASENGINEERINGGROUP.COM

June 24, 2025

Village of Estero
Department of Community Development
Attention Mary Gibbs
9401 Corkscrew Palms Circle
Estero, FL 33928

RE: Aldi – Corkscrew and Stoneybrook – Alternative Parking Plan
Project: Aldi – Corkscrew and Stoneybrook
Parcel Identification Number: 10628567
Application: DOS2025-E001

Attn: Mary Gibbs,

We are seeking a waiver request for the proposed parking on the parcel associated with Development Order application number DOS2025-E001, submitted prior to this letter. The existing site is vacant and is within the previously approved DOS 2021-E008 Master Infrastructure plan. The proposed site plan is located on parcel# 10628567. The project looks to create a 20,642 SF grocery / retail building. The current minimum required parking ratio is at 1 SP / 350 SF. The required parking, per the rates provided by Village of Estero Land Development Code, equal 59 spaces. The code section allows for a maximum parking space allowance of 125% of the parking space minimum, or 73 spaces (a ratio of 1 space / 280 SF). As such, the proposed 96 parking spaces do not meet the number required by the code. It is therefore requested that an overall parking waiver of 1 space / 213 SF be approved for the 20,642 SF building. We would also like to request that the parking rate be approved at 1 space / 235 SF if the building is expanded an additional 1,957 SF in the future (for a total building area of 22,599 SF). Please note that the project will self-park at 1/235 if the additional 1,957 SF building expansion is added in the future and will be able to self-park now at 1/213 in the current 20,642 SF configuration if the waiver is approved. Attached to this letter you will find the full site plan package, a Traffic study and ITE trip generations. The trip generation peak hour trips and the trips estimated in the traffic study exceed the code allowance for parking spaces. The study and trip generation counts support the proposed 96 parking spaces. The need for additional parking spaces can also be seen at the existing Aldi store located on 41, where they park 1 space / 230.7 SF.

Should you have any questions or need any further documentation for the request please do not hesitate to reach out to me directly at 813.379.4100 or emcdonald@thomaseg.com

Sincerely,

THOMAS ENGINEERING GROUP

A blue ink signature of Edward M. McDonald.

Edward M. McDonald, PE
Principal

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
WWW.THOMASENGINEERINGGROUP.COM



LOCATED AT: 11906 NEWBRIDGE COURT: SOUTH OF
CORKSCREW ROAD, EAST STONEYBROOK GOLF DRIVE

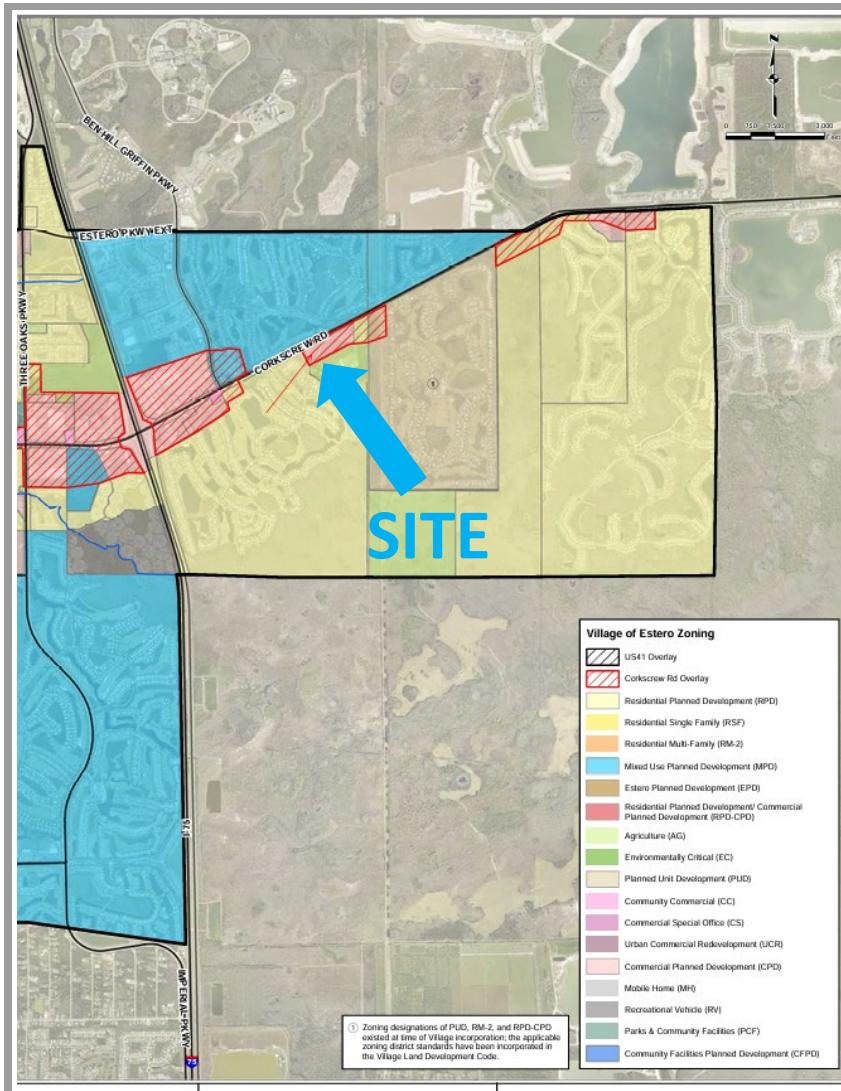


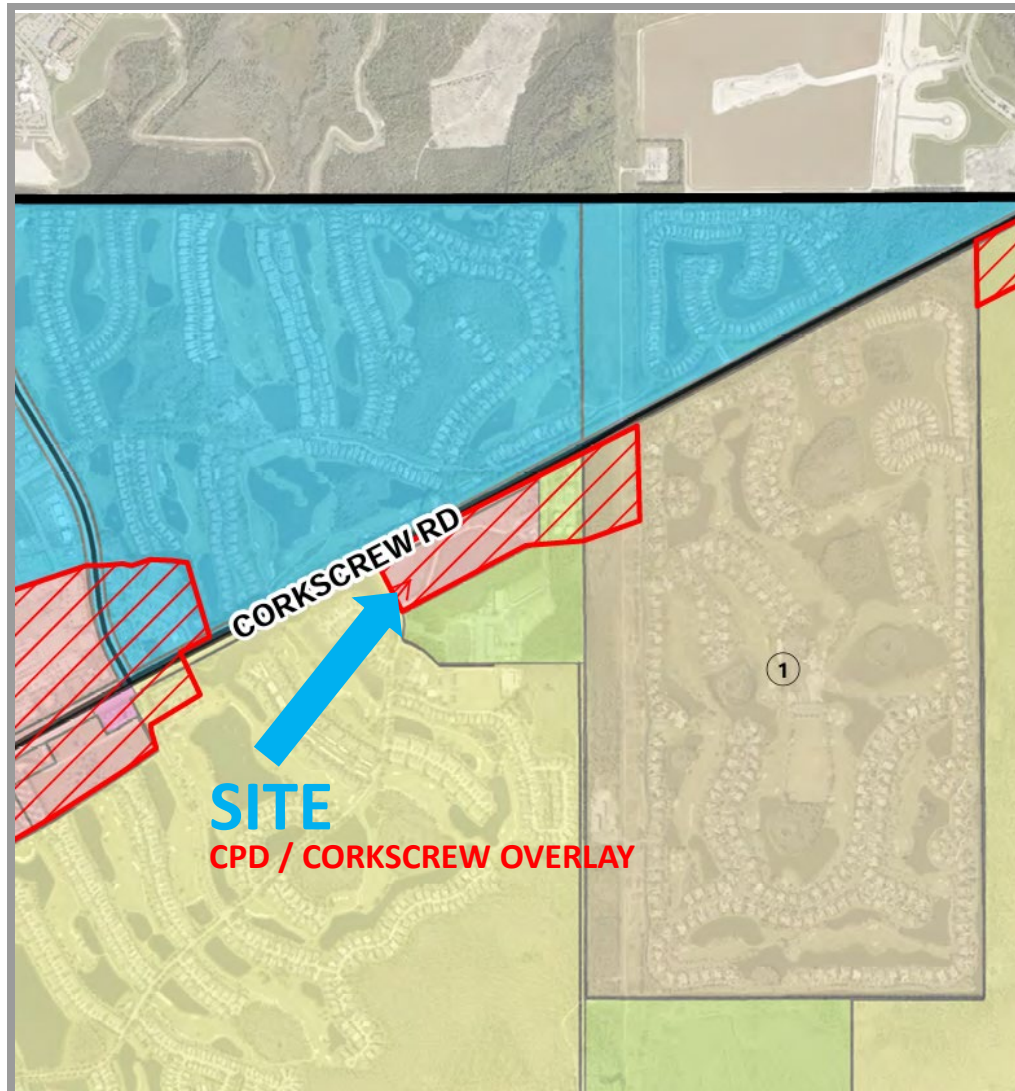
LOCATED AT: 11906 NEWBRIDGE COURT: SOUTH OF
CORKSCREW ROAD, EAST STONEYBROOK GOLF DRIVE



ZONING MAP

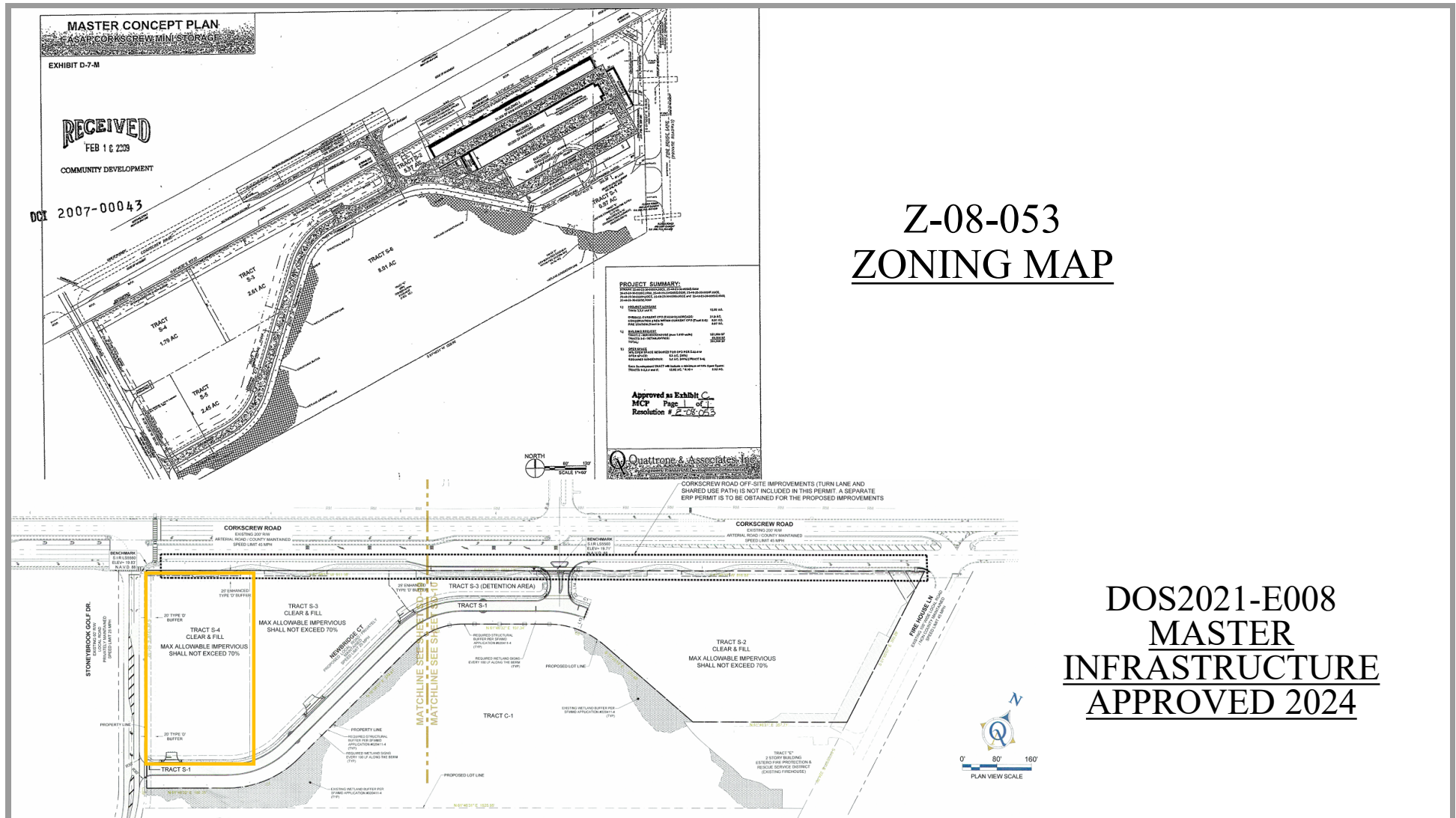
- CORKSCREW ROAD OVERLAY
- COMMERCIAL PLANNED DEVELOPMENT





ZONING MAP – ZOOMED IN

- ZONING DECISION Z-08-053
 - LEE COUNTY APPROVAL
12/15/2008
 - ALLOWS FOOD STORES,
UNDER 25,000 SQUARE FEET
 - 25 FOOT SETBACK FROM
CORKSCREW ROAD



ABOUT THE ALDI PROJECT

- PROVIDES NEEDED GROCERY STORE FOR CURRENT AND FUTURE POPULATION
- INCREASES ECONOMIC DEVELOPMENT AND EMPLOYMENT IN AREA
- STORE OPEN HOURS ARE 9AM TO 8PM.
- TYPICAL OPERATION HOURS ARE 7AM TO 9PM.



Traffic

Yury Bykau
TR Transportation

Traffic & Transportation

- A Traffic study was prepared for this project following the 10/29/2024 Neighborhood Meeting and the 11/12/2024 Meeting with Stoneybrook Community Development District and local HOA.
- No Level of Service issues on Corkscrew Rd
 - Corkscrew Rd will operate at sufficient capacity both with/without the project (LOS “C”)
- The bell time for the student drop-off is at 7:55 AM for the Pinewoods Elementary School. The proposed Aldi store will open to the public at 9:00 AM. Therefore, the proposed Aldi store is not going to interfere with the morning school traffic.
- The afternoon bell time for the student pick-up is at 2:10 PM. During the site visit, the school traffic queue along Stoneybrook Golf Drive occurred between 1:30 PM and 2:30 PM. During that time, drivers destined to the proposed Aldi store will not be able to use Stoneybrook Golf Drive to travel to/from the site due to the existing school traffic that is queued along Stoneybrook Golf Drive. As a result, all Aldi project traffic will use the proposed right-in/right-out driveway on Corkscrew Road to enter/exit the site. Therefore, the proposed Aldi store is not going to interfere with the afternoon student pick-up traffic along Stoneybrook Golf Drive since project traffic will utilize the primary driveway on Corkscrew Road during that time instead.

Landscape

Greg Diserio

David M. Jones and Associates



CORKSCREW ROAD
VILLAGE OF ESTERO

THOMAS
ENGINEERING GROUP

1002 N. FLETCHER AVE., SUITE
TAMPA, FL 33604-5012
Phone: 813/274-5000
www.ThomasEngineeringGroup.com

CONSULTANT:

DESIGN PROFESSIONAL

CORRECTION: J. CORREIA, R.A.
No. 1440 Exp. 5/31/11
STATE OF FLORIDA

PROJECT NAME	CLIMATE CHANGE
FILE NAME	ALTA ESTERO LE
DESIGNER	GAO
CNO REC'D	GAO
CREATED BY	GAO
ISSUED FOR	PERMIT REVIEW

REVISIONS

1	MARCH 25, 2025 PLAN REVISION
2	MARCH 21, 2025 YARD DRAIN
3	JUNE 17, 2025 PLAN REVISION

SHEET TITLE
LANDSCAPE

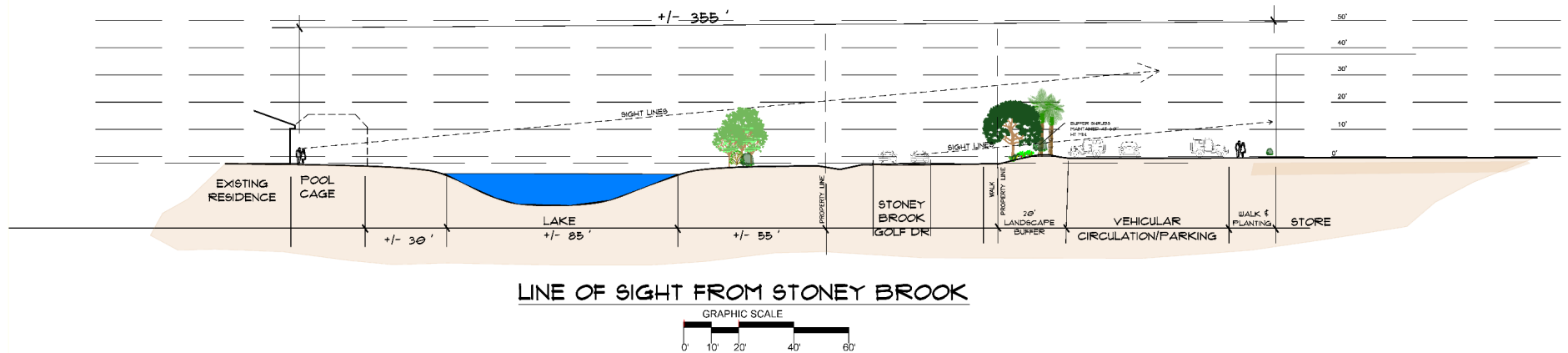
PLANT LIST

SHEET NUMBER:
L-2



- [illegible]

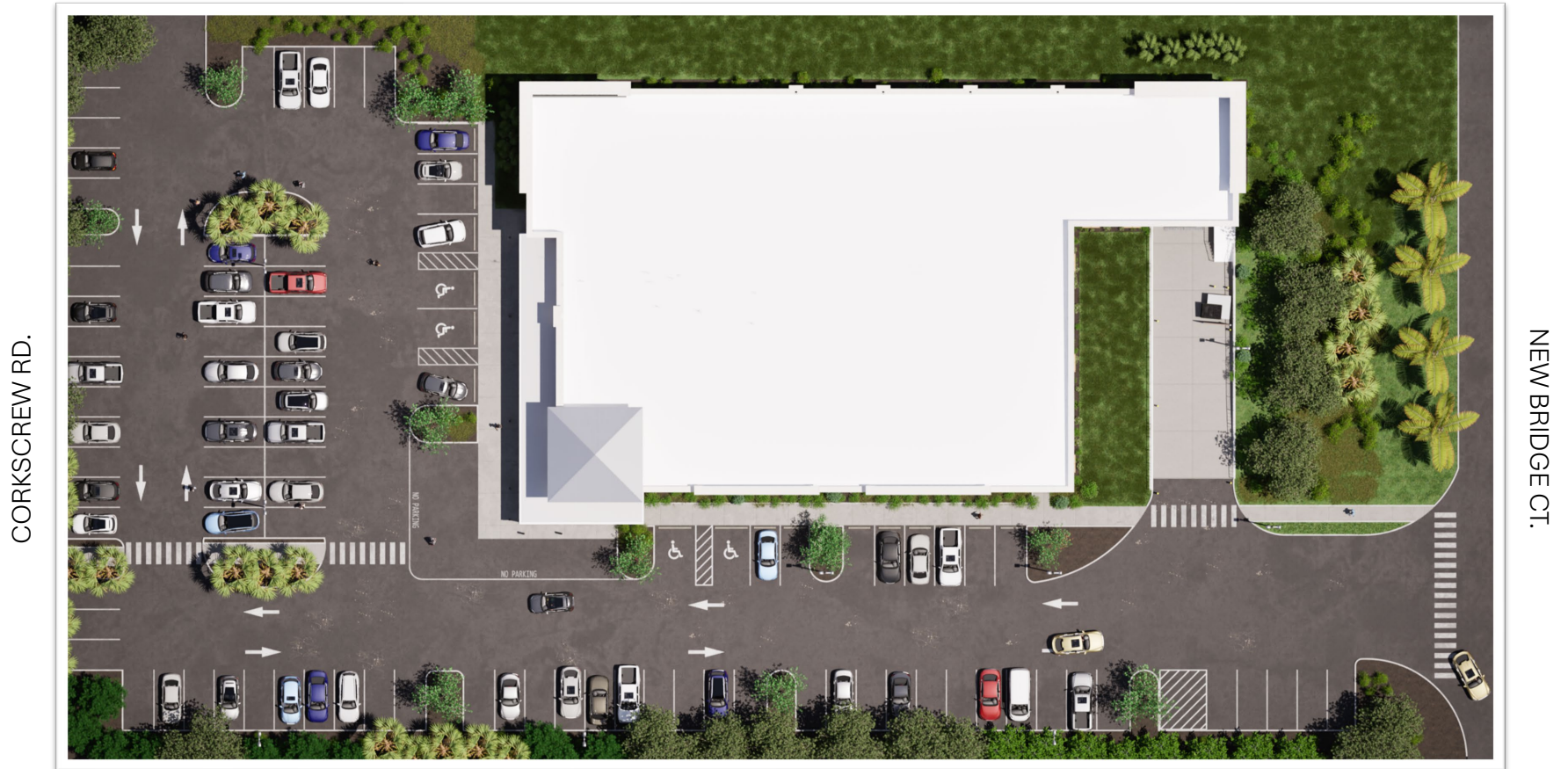
Line of Sight from Stoneybrook Community



Architecture

John Lynch

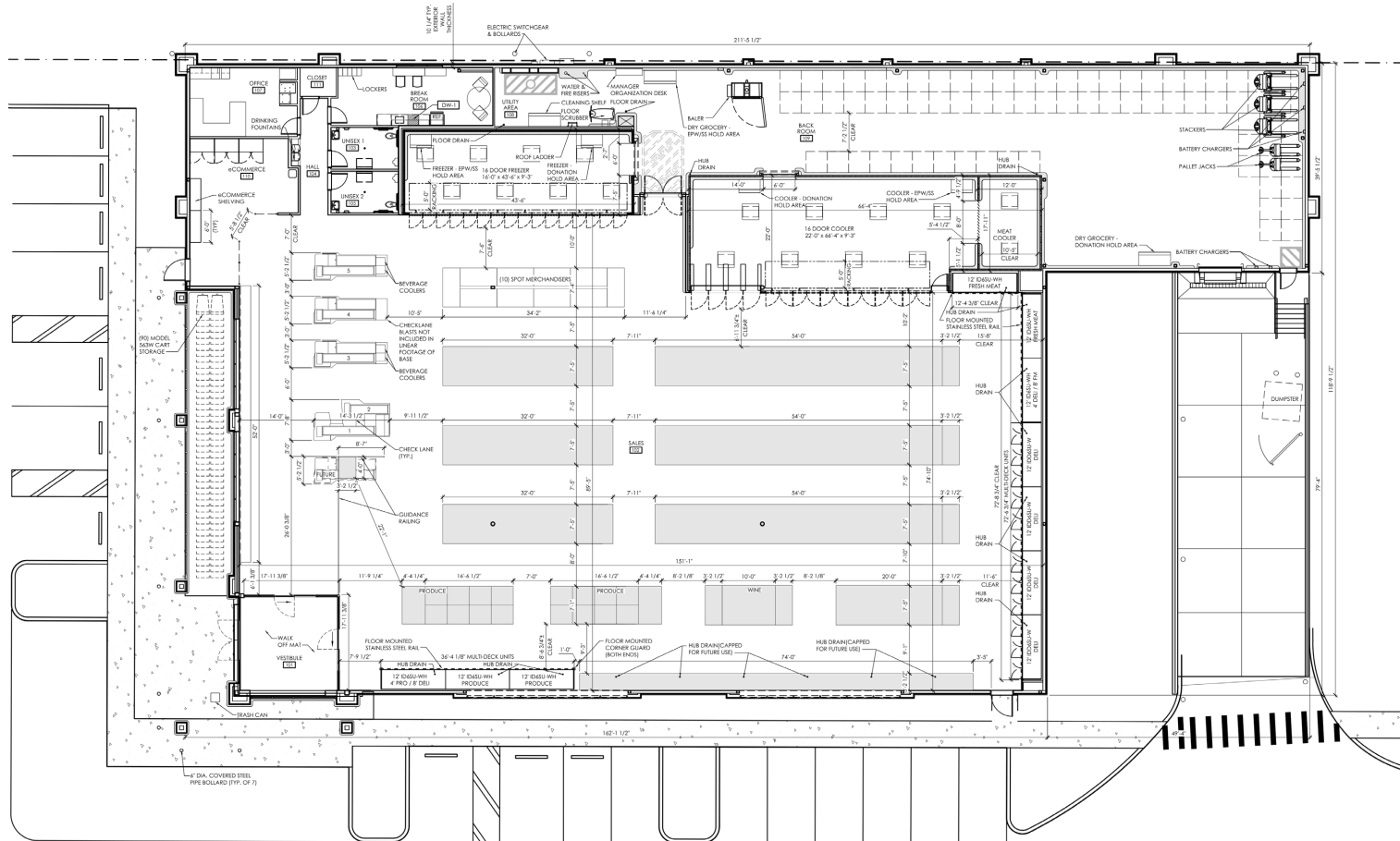
APD Engineering & Architecture



CONCEPT SITE PLAN (RENDERING)

STONEYBROOK GOLF DR.





CONCEPT FLOOR PLAN





CONCEPT FRONT ELEVATION

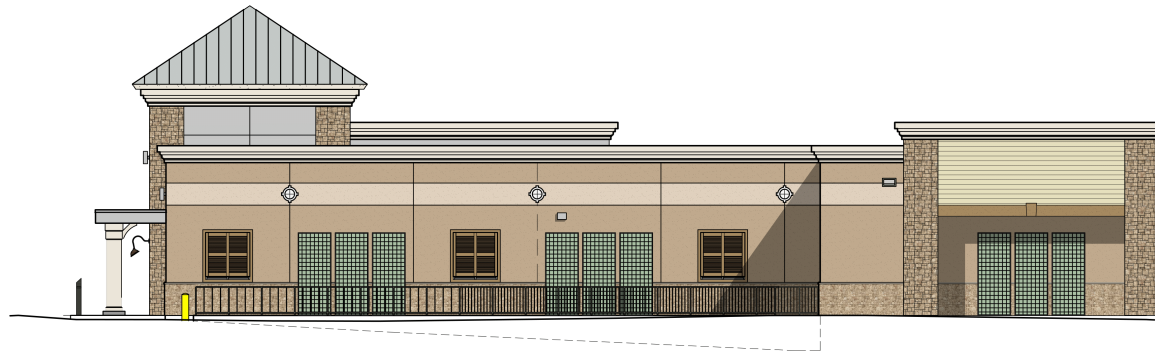


MATERIAL PALETTE



CONCEPT SIDE ELEVATION

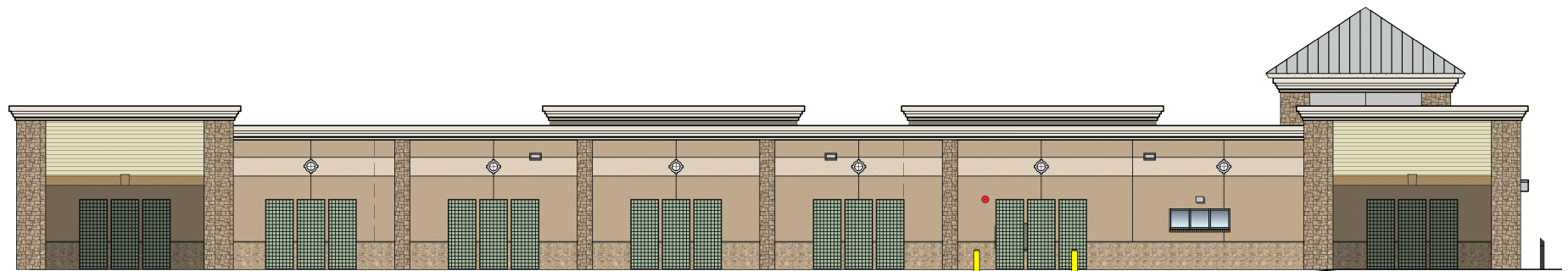




CONCEPT BACK ELEVATION (DOCK)

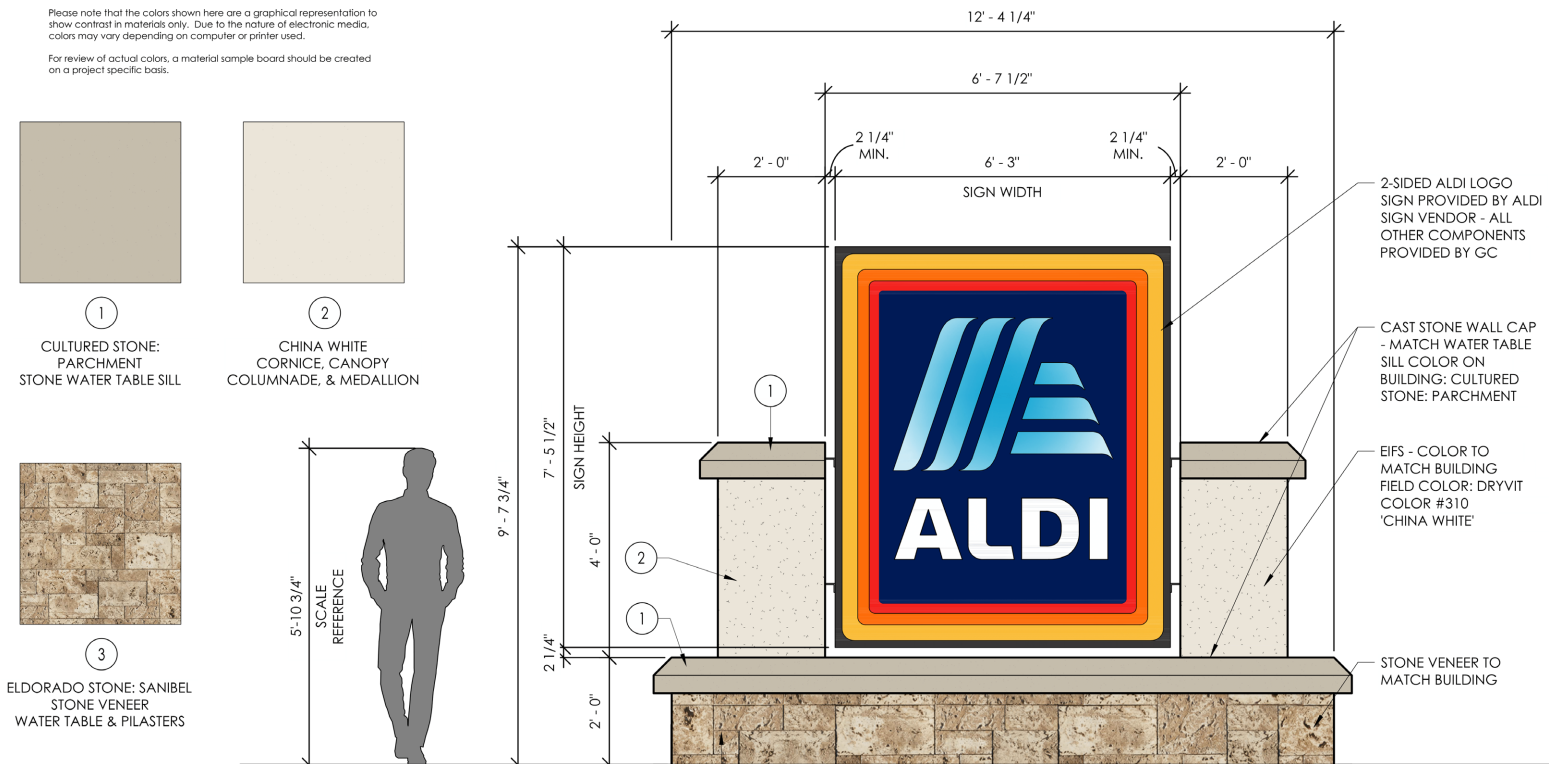


MATERIAL PALETTE



CONCEPT SIDE ELEVATION





MATERIAL PALETTE

CONCEPT MONUMENT SIGN





CONCEPT RENDERINGS (FRONT & SIDE)





CONCEPT RENDERINGS (DOCK & BACK)





The following attachment is not a PDF, so a link to the native file format is being provided instead:

[Video1.mp4 \(LINK\)](#)

AGENDA ITEM SUMMARY SHEET
PLANNING ZONING AND DESIGN BOARD MEETING
July 8, 2025

Agenda Item:

Ordinance No. 2025-09 Authority to Approve Plats

Motion to recommend Council approve the ordinance

Background:

A plat is a detailed survey of a parcel of land showing the boundaries, dimensions, and other features of the land, and including individual lots, streets, and easements granted to government entities. The process of platting land in Florida is regulated by Chapter 177 of the Florida Statutes. Historically, plats have finally been approved by the local government's governing board prior to being recorded.

However, this legislative session, the Florida Legislature passed SB 784, which the Governor has signed into law, thus creating Chapter Law 2025-164. This new Chapter law alters how plats are to be approved by local governments. In particular, the Chapter Law amends Florida Statutes § 177.071 by adding the following new language in subsection (1)(a):

A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

This new statutory language necessitates revisions to several provisions in the Village's Land Development Code to designate the Community Development Director as the "administrative authority" to approve plats since Council is no longer permitted to be involved in that process.

Importantly, plat applicants must still comply with the obligations in Chapter 177 and Village Code regarding the content of plats, and they will continue to be reviewed by Village staff, engineers, and legal counsel prior to acceptance.

Process and Timeline:

Page 1 of 2

Council first reading is July 2, 2025

Council second reading will be on September 10, 2025

Attachment:

1. Ordinance No. 2025-09

ORDINANCE NO. 2025 – 09

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 2-301, § 2-303, AND § 2-502 OF THE VILLAGE LAND DEVELOPMENT CODE REGARDING PLAT APPROVALS; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, a plat is a detailed survey of a parcel of land showing the boundaries, dimensions, and other features of the land, and including individual lots, streets, and easements granted to government entities; and

WHEREAS, the process of platting land in Florida is regulated by Chapter 177 of the Florida Statutes; and

WHEREAS, historically, plats have finally been approved by the local government's governing board prior to being recorded; and

WHEREAS, the Florida Legislature has passed SB 784, which the Governor has signed into law, thus creating Chapter Law 2025-164, which alters how plats are to be approved by local governments; and

WHEREAS, the new version of Florida Statutes § 177.071(1)(a) provides:

A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

and

WHEREAS, this new statutory language necessitates revisions to several provisions in the Village's Land Development Code.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Section 2-301(A) of the Village Land Development Code is hereby amended as follows:

2-301. Village Council.

A. Powers and Duties. In addition to other authority granted to the Village Council by the Florida Constitution and state law, the Village Council has the following powers and duties under this LDC:

1. To review and decide the following:
 - A. Comprehensive plan amendments (Sec. 2-501.A, Comprehensive Plan Amendments);
 - B. LDC text amendments (Sec. 2-501.B, LDC Text Amendments);
 - C. Rezoning (Zoning map amendments) (Sec. 2-501.C, Rezoning (Zoning Map Amendment));
 - D. Planned developments and Amendments thereto (Sec. 2-501.D, Planned Development);
 - E. Special exceptions (as part of a rezoning) (Sec. 2-501.E, Special Exception);
 - F. Zoning variances (as part of a rezoning) (Sec. 2-506.A, Zoning Variance);
 - G. Flood variances (Sec. 2-506.B; Flood Variance);
 - H. ~~Plats (reserved)~~Sec. 2-502.C, Plat Review);
 - I. Vacation of easements, rights-of-way, or plats (Sec. 2-502.D, Vacation of Easement, Right-of-Way, or Plat);
 - J. Vested rights (Sec. 2-506.E, Vested Rights);
 - K. Final plan approvals (Sec. 2-501.F, Final Plan Approval);
 - L. Development agreements; and
 - M. Bar special permits (Sec. 2-501.G, Bar Special Permit).

Section 2. Section 2-303 of the Village Land Development Code is hereby amended as follows:

2-303. Community Development Director (Director).

A. General. The Village Council has established the Community Development Department as the Village department responsible for the planning functions of the Village, and for administering this LDC. The Community Development Director (Director) serves as the head of the Community Development Department and serves at the direction of the Village Manager.

B. Powers and Duties Under LDC. The Community Development Department, through the Director, has the following general powers and duties under this LDC:

1. To make decisions on the following:

- A. Limited development orders and amendments (Sec. 2-502.B, Limited Development Order);
 - B. Minor changes to development orders (Sec. 2-502.A, Development Order);
 - C. Certificates of concurrency (Sec. 2-503, Certificate of Concurrency);
 - D. Sign permits (except for monument signs) (Sec. 2-505.B, Monument Sign Permit);
 - E. Temporary use permits (Sec. 2-505.C, Temporary Use Permit);
 - F. Tree removal/vegetation permits (Sec. 2-505.D, Tree Removal/Vegetation Permit);
 - G. Administrative deviations (Sec. 2-506.C.2, Administrative Deviation); ~~and~~
 - H. Administrative interpretations (Sec. 2-507, Administrative Interpretation);
 - I. Other administrative permits (Sec. 2-508, Other Administrative Permits); ~~and~~
 - J. Approval of plats (Florida Statutes § 177.071(1)(b)).
- 2. To compile and maintain an Administrative Manual;
 - 3. To conduct pre-application conferences in accordance with Sec. 2-402, Pre-application Conference.
 - 4. To conduct public information meetings (Sec. 2-401, Public Information Meeting);
 - 5. To prepare a staff report to the Village Council or PZDB, as applicable, for the following applications for development permit:
 - A. Comprehensive plan amendments (Sec. 2-501.A, Comprehensive Plan Amendments);
 - B. LDC Text amendments (Sec. 2-501.B, LDC Text Amendments);
 - C. Rezoning (zoning map amendments) (Sec. 2-501.C, Rezoning (Zoning Map Amendment));
 - D. Planned developments and amendments (Sec. 2-501.D, Planned Development);
 - E. Special exceptions (as part of a map amendment) (Sec. 2-501.E, Special Exception);
 - F. ~~Plats (reservedSec. 2-502.C, Plat Review)~~;
 - G. Vacation of easements, rights-of-way, or plats (Sec. 2-502.D, Vacation of Easement, Right-of-Way, or Plat);
 - H. Vested rights (Sec. 2-506.E, Vested Rights);
 - I. Final plan approvals (Sec. 2-501.F, Final Plan Approval);
 - J. Bar special permits (Sec. 2-501.G, Bar Special Permit);
 - K. Development orders (Sec. 2-502.A, Development Order);
 - L. Certificates of appropriateness (Sec. 2-504, Historic Preservation Certificate of Appropriateness);

- M. Floodplain variances (Sec. 2-506.B, Flood Variance);
- N. Zoning variances (Sec. 2-506.A, Zoning Variance);
- O. Deviations (Sec. 2-506.C.1, Deviation);
- 6. To serve as professional staff liaison to the Village Council, the Planning Zoning and Design Board, and to provide technical assistance, as needed;
- 7. To enforce this LDC in accordance with adopted code enforcement procedures (Ordinance 2015-14); and-
- 8. To provide such assistance in the conduct of the Village land development regulations and planning programs as directed by the Village Manager.

Section 3. Section 2-502(C) of the Village Land Development Code (Site Development) is hereby amended as follows:

C. Plat Review.

1. *Generally.* This subsection supplements the procedural requirements of F.S. ch. 177 for review and decisions regarding plats and replats. It applies to all subdivisions of land, except the following:
 - A. A development platted or approved by Lee County prior to January 28, 1983, provided that all required improvements have been made or that a security for the performance of the improvements has been posted and is current.
 - B. The division of land for the conveyance of land to a federal, state, County or Village entity, or a public utility.
 - C. The division of land by judicial decree.
 - D. A division of land of two or fewer lots out of a parent parcel approved as a limited development order (Sec. 2-502.B.2, Limited Development Order Procedure).
2. *Plat Procedure.*
 - A. Within 7 business days after receipt of a plat or replat submittal, the Community Development Director shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with Florida Statutes § 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.
Figure 2-502.C.2 identifies key steps in the plat and replat procedure, with noted modifications from the general procedures.

Figure 2-502.C.2: Plat Procedure Flowchart

- B. Plats shall be prepared in compliance with F.S. ch. 177 and shall contain all of the elements specified in the statute, this LDC (including Section 5-9, Plat Standards), and the Administrative Manual.
- C. Unless the applicant requests an extension of time, the director shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2)(A) above. If the director does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The director, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.
- DC. The Director may permit the combination or recombination of platted lots of record created through a plat recorded in the Official Records of Lee County, in accordance with Sec. 5-906, Lot Recombination, provided the density established through the original plat is not increased and the resulting lots comply with all other applicable requirements of this LDC.
- ED. A development order for the subject property shall be approved prior to approval of a plat.
- 3. *Post Decision-Making Actions*. All plats and replats shall be recorded by the applicant in the Official Records of Lee County.
- 4. *Plat Standards*. The Village Council acts in its ministerial capacity when reviewing and deciding plats and replats. Approval shall be granted if the plat meets the platting requirements of this LDC (see, Section 5-9, Plat Standards, and any technical requirements provided in the Administrative Manual, statutory plat requirements, and other applicable LDC requirements).

Section 4. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 5. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted

the Ordinance and its regulatory scheme even absent the invalid part.

Section 6. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Sections 1 through 3 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 7. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 8. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 2nd day of July, 2025.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 10th day of September, 2025.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____

By: _____
Carol Sacco, Village Clerk

Joanne Ribble, Mayor