



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
NOVEMBER 18, 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
November 18, 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 public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

a. Consent Agenda

- i. Approval of October 14, 2025 meeting minutes**

Attachment: [10142005_PZDB Minutes.pdf](#)

6. PUBLIC HEARINGS (Quasi-Judicial)

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

- a. Toasted Yolk -- COP Administrative Amendment (ADD2025-E007) (District 1) 22941 Lyden Drive Suite 110, located west of US 41, east of Lyden Drive and south of Vandenberg Way. The unit was formerly occupied by Zoe's Kitchen.**

Applicant is seeking approval of outdoor Consumption on Premises (4COP SFS) for The Toasted Yolk Café.

See Staff Report

Planning Zoning and Design Board will make a decision on the request for outdoor Consumption on Premises.

Attachment: [1. The Toasted Yolk Cafe Outdoor COP - Staff Report.pdf](#)

Attachment: [2. Attachment A - Site Location Map.pdf](#)

Attachment: [3. Attachment B - Floor Plan.pdf](#)

Attachment: [4. Attachment C- Food _ Drink Menus.pdf](#)

Attachment: [5. Resolution No. PZDB 2025-02 The Toasted Yolk Cafe - Outdoor COP.pdf](#)

Attachment: [6. Resolution No. PZDB 2025-02 - Exhibit A.pdf](#)

b. 4741 Broadway Ave. West (Cooper Property) - 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 Harbor (Zoned AG) and Estero River Heights (Zoned RSF). The applicants seek to rezone the parcel from AG - Agriculture to RSF - Residential Single-Family to construct a single-family home on 0.34 acres.

Public Information Meeting was held July 8, 2025

See Staff Report

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

Attachment: [1. 4741 Broadway - Staff Report.pdf](#)

Attachment: [2. Attachment A - Boundary Survey.pdf](#)

Attachment: [3. Attachment B - Applicant's Supplemental Documents.pdf](#)

Attachment: [4. Attachment C - July 8, 2025 Transcript from PZDB.pdf](#)

Attachment: [5. Attachment D - Revised Site Plan.pdf](#)

Attachment: [6. 4741 Broadway W. - Draft Ordinance 2025-15.pdf](#)

Attachment: [7. Applicant's Presentation.pdf](#)

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

The applicant seeks to construct a 7,020-square-foot tire facility with associated site improvements.

Public Information Meeting was held March 11, 2025 and a workshop was held May 13, 2025

See Staff Report

Planning Zoning and Design Board will make a decision on the Development Order

Attachment: [1. Discount Tire - Staff Report.pdf](#)

Attachment: [2. Discount Tire - Civil Landscape Irrigation Plans.pdf](#)

Attachment: [3. Discount Tire - Exterior Building Elevations.pdf](#)

Attachment: [4. Discount Tire - Lighting Plan.pdf](#)

Attachment: [5. Discount Tire - Dumpster Enclosure Elevations.pdf](#)

Attachment: [6. Discount Tire - Signage Elevations.pdf](#)

Attachment: [7. Discount Tire - Presentation.pdf](#)

d. Ordinance Review - Review Ordinance 2025-14, Amending the Land Development Code to include "Recovery Home" accommodations.

See attached Agenda Summary Sheet and Ordinance

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

Attachment: [1. Summary Sheet - Ordinance No 2025-14 Estero Recovery Residence Accommodation.pdf](#)

Attachment: [2. Ordinance No. 2025-14 Estero Recovery Residence Accommodation.pdf](#)

7. WORKSHOP

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

a. Eco-Historic Planning Study (Districts 1, 2, 3, 4 and 6) The study area encompasses ±1,000 acres along US 41 from Estero Parkway to Hertz Headquarters, south of Williams Road.

Village consultants from Land Design will make a presentation.

Attachment: [1. Eco-Historic Planning Study - Presentation.pdf](#)

8. Board Communications

a. Next meeting --December 9, 2025

9. Adjourn

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, NOVEMBER 18, 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.

4:32:50PM [SOUNDING GAVEL]
4:32:51PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE REGULAR
4:32:53PM MONTHLY MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND
4:32:57PM DESIGN BOARD.
4:32:58PM WOULD YOU PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE?
4:33:03PM [PLEDGE OF ALLEGIANCE]
4:33:16PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:33:25PM >>Kristin Jeannin: HERE.
4:33:26PM >> BOARD MEMBER JONES IS ABSENT.
4:33:28PM BOARD MEMBER PAIVANDY?
4:33:31PM >>Al Paivandy: HERE.
4:33:32PM >> VICE-CHAIRMAN SHEELEY IS NOT HERE TODAY.
4:33:34PM BOARD MEMBER TATOOLES IS NOT HERE TODAY.
4:33:37PM BOARD MEMBER WALLACE?
4:33:38PM >>Jim Wallace: HERE.
4:33:40PM >>Dan Williams: HERE.
4:33:41PM >>Anthony Gargano: HERE.
4:33:43PM >>Tammy Duran: OUR ATTORNEY NANCY STROUD IS HERE TODAY.

4:33:46PM JIM TATOOLES IS HERE.
4:33:52PM BOARD MEMBER TATOOLES.
4:33:53PM >>Anthony Gargano: JIM JUST ENTERED.
4:33:57PM MARY HAD THAT PUZZLED LOOK ON HER FACE.
4:33:59PM [LAUGHTER]
4:34:14PM I'LL ENTERTAIN A MOTION FOR APPROVAL OF THE AGENDA.
4:34:19PM >>Dan Williams: SO MOVED.
4:34:20PM >>Kristin Jeannin: SECOND.
4:34:23PM >>Anthony Gargano: ANY QUESTIONS ON THE MOTION?
4:34:24PM ALL IN FAVOR?
4:34:27PM ANY OPPOSED?
4:34:30PM THE AGENDA IS APPROVED.
4:34:32PM TONIGHT, LADIES AND GENTLEMEN, WE HAVE CERTAIN ITEMS THAT
4:34:41PM ARE QUASI-JUDICIAL APPLICATIONS.
4:34:45PM >>Nancy Stroud: YOU MIGHT WANT TO DO THE CONSENT AGENDA
4:34:49PM FIRST.
4:34:49PM IT'S ON THE SECOND PAGE.
4:34:55PM >>Kristin Jeannin: APPROVAL OF THE MINUTES.

4:34:57PM >>Anthony Gargano: I'M TRYING TO MOVE QUICKLY.
 4:34:59PM [LAUGHTER]
 4:35:00PM ENTERTAIN A MOTION FOR APPROVAL OF THE CONSENT AGENDA.
 4:35:06PM >>James Tatooles: I'LL MAKE THAT MOTION.
 4:35:07PM >>Kristin Jeannin: SECOND.
 4:35:09PM >>Anthony Gargano: ALL IN FAVOR?
 4:35:10PM OKAY.

 4:35:11PM THE MOTION IS APPROVED.
 4:35:12PM BACK TO WHAT I WAS SAYING, THIS MEETING'S AGENDA INCLUDES
 4:35:20PM CERTAIN QUASI-JUDICIAL APPLICATIONS.
 4:35:22PM IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL
 4:35:25PM CAPACITY.
 4:35:26PM IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE
 4:35:29PM APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY WHO
 4:35:33PM WILL DO THAT IN A MOMENT.
 4:35:35PM AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND
 4:35:39PM GIVE IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS
 4:35:42PM CALLED.
 4:35:43PM IN GENERAL, ON EACH APPLICATION, WE WILL FIRST HEAR AN
 4:35:47PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
 4:35:49PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
 4:35:52PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 4:35:56PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 4:35:59PM BEEN SWORN TO PROVIDE TESTIMONY.
 4:36:03PM PLEASE BE CONCISE IN YOUR COMMENTS AND NOT EXCEEDING FIVE
 4:36:06PM MINUTES.
 4:36:07PM YOU'LL BE ABLE TO SEE THAT ON THE DIGITAL CLOCK.
 4:36:12PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 4:36:16PM PROVIDE REBUTTAL.
 4:36:17PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE
 4:36:20PM PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.
 4:36:24PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,

 4:36:28PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 4:36:32PM THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
 4:36:36PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 4:36:39PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 4:36:43PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 4:36:47PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 4:36:52PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
 4:36:55PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 4:36:59PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
 4:37:02PM RECORD.
 4:37:02PM I WILL ALSO ASK EACH BOARD MEMBER TO CLOSE TO ANY EX PARTE
 4:37:07PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
 4:37:10PM IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT
 4:37:14PM REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND

4:37:17PM WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR THE
 4:37:20PM VOTE ON THE APPLICATION.
 4:37:22PM SO, ALL THOSE WHO INTEND TO TESTIFY IN ANY OF THESE HEARINGS
 4:37:30PM THIS EVENING, WOULD YOU PLEASE RISE, AND OUR BOARD ATTORNEY
 4:37:32PM WILL ADMINISTER THE OATH.
 4:37:40PM >>Nancy Stroud: THANK YOU.
 4:37:41PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE TONIGHT
 4:37:44PM WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
 4:37:46PM TRUTH?
 4:37:46PM THANK YOU.
 4:37:52PM >>Anthony Gargano: OKAY.

 4:37:52PM SO THE FIRST ITEM UP IS TOASTED YOLK.
 4:38:01PM MARY, YOU'LL KICK IT OFF?
 4:38:09PM >> GOOD EVENING, BOARD MEMBERS.
 4:38:10PM THE FIRST ITEM ON TODAY'S AGENDA IS AN ADMINISTRATIVE
 4:38:14PM AMENDMENT FOR CONSUMPTION ON PREMISES FOR THE TOASTED YOLK
 4:38:18PM CAFE, A BREAKFAST AND LUNCH RESTAURANT.
 4:38:20PM THE APPLICANT IS REQUESTING A 4 COP SFS, SPECIAL FOOD
 4:38:28PM SERVICE LICENSE, TO SERVE FULL SERVICE ALCOHOL WITHIN THE
 4:38:32PM OUTDOOR SEATING AREA OF THE RESTAURANT WHERE PATRONS MAY BE
 4:38:35PM IMBIBING DURING THEIR VISIT.
 4:38:36PM THIS CASE IS BEING BROUGHT TO PZDB FOR THEIR SMALL OUTDOOR
 4:38:42PM SEATING AREA.
 4:38:42PM THE RESTAURANT IS LOCATED ACROSS FROM COCONUT POINT,
 4:38:45PM CHIPOTLE MEXICAN GRILL IS IN THE NORTHERN PORTION OF THE
 4:38:49PM BUILDING AND THE TOASTED YOLK CAFE WILL OCCUPY THE UNIT TO
 4:38:52PM THE SOUTH WHICH WAS PREVIOUSLY OCCUPIED BY ZOE'S KITCHEN.
 4:38:57PM ATTACHED IN YOUR PACKET YOU'LL FIND A COPY OF THE STAFF
 4:39:01PM REPORT AND RESTAURANT MENU.
 4:39:02PM STAFF IS RECOMMENDING APPROVAL OF THE AMENDMENT SUBJECT TO
 4:39:04PM THE CONDITIONS OUTLINED IN THE STAFF REPORT AND ATTACHED
 4:39:08PM DRAFT RESOLUTION.
 4:39:09PM THE APPLICANT, KEITH LONG, IS HERE TODAY TO ANSWER ANY
 4:39:12PM QUESTIONS YOU HAVE.
 4:39:17PM >>Anthony Gargano: OKAY.
 4:39:18PM THANK YOU.

 4:39:23PM >> GOOD AFTERNOON, MR. CHAIR AND MEMBERS OF THE BOARD.
 4:39:26PM KEITH LONG, FOR THE RECORD, ON BEHALF OF THE APPLICANT,
 4:39:31PM TOASTED YOLK.
 4:39:34PM BASICALLY WHAT SHE SAID.
 4:39:35PM I WOULD LIKE TO THINK WE ARE THE SAME OPINION THAT IT IS A
 4:39:39PM MINOR REQUEST THAT WE HAVE BEFORE YOU TODAY.
 4:39:41PM THE WAY YOUR CODE IS WRITTEN, ANY OUTDOOR CONSUMPTION ON
 4:39:43PM PREMISES REQUIRES APPLICANTS TO COME BEFORE YOURSELF TO KIND
 4:39:47PM OF MAKE SURE THAT IT MAKES SENSE, GIVEN THE SITE SITUATION,
 4:39:51PM THE CONSTRAINTS.

4:39:52PM THIS IS A RELATIVELY BENIGN USE.
 4:39:54PM IT IS A BREAKFAST AND LUNCH CAFE THAT'S FILLING THE FORMER
 4:39:59PM SPACE OF ZOE'S KITCHEN ACROSS FROM COCONUT POINT NEXT TO
 4:40:02PM CHIPOTLE.
 4:40:03PM THEY HAVE SOMEWHERE ALONG THE LINE OF 30 SOMETHING SEATS
 4:40:05PM OUTDOORS THAT THEY ARE IN NEED OF IN ORDER TO GET TO THEIR
 4:40:09PM 120-SEAT REQUIREMENT FOR THE STATE RESTAURANT ALCOHOL
 4:40:13PM LICENSE.
 4:40:14PM THAT IS THE REASON WE ARE HERE BEFORE YOU TODAY.
 4:40:17PM STAND BY FOR ANY QUESTIONS.
 4:40:20PM >>Anthony Gargano: BOARD MEMBERS, ANY QUESTIONS OF THE
 4:40:21PM APPLICANT?
 4:40:23PM >>Dan Williams: I'M CURIOUS, AND THAT'S ALL.
 4:40:25PM ARE WE TALKING ABOUT BASICALLY HARD LIQUORS OR WINE AND
 4:40:29PM CHAMPAGNE, THINGS LIKE THAT?

 4:40:30PM >> ALL OF THE ABOVE.
 4:40:32PM IT IS A RESTAURANT LICENSE, SO IT ALLOWS YOU TO SELL BEER,
 4:40:35PM WINE, LIQUOR.
 4:40:37PM AGAIN, IT IS A BREAKFAST AND LUNCH SPACE.
 4:40:39PM YOU CAN SEE IN THE REPORT THE HOURS ARE 8 A.M. TO 3.
 4:40:42PM IT'S RETAINING THE ABILITY TO BE ABLE TO SELL THOSE TO
 4:40:45PM CLIENTS SHOULD THEY DESIRE TO HAVE ONE WITH THEIR BREAKFAST
 4:40:47PM OR THEIR LUNCH.
 4:40:48PM THE STATE LICENSE ITSELF DOES SELF-REGULATE WITH REGARDS TO
 4:40:52PM THE AMOUNT OF ALCOHOL SALES.
 4:40:53PM WE CALL IT A 51/49 LICENSE.
 4:40:56PM THE STATE REQUIRES THAT GROSS SALES ARE IN EXCESS OF THE 51%
 4:41:00PM FOR FOOD AND NONALCOHOLIC BEVERAGES.
 4:41:03PM BELIEVE IT OR NOT, THE STATE DOES A VERY GOOD JOB OF
 4:41:07PM AUDITING THE LICENSE HOLDERS.
 4:41:09PM IT'S NOT A SITUATION WHERE YOU RUN INTO A BAR OR CLUB OF
 4:41:12PM SOME SORT WHERE THE CONSUMPTION EXCEEDS THE 51% OF THE FOOD
 4:41:17PM SALES.
 4:41:19PM >> ANY MUSIC OUTDOORS?
 4:41:22PM >>Keith Long: NO, NOTHING LIKE THAT.
 4:41:24PM IT MAY BE A CONVERSATION.
 4:41:25PM LIKE AN AMBIENCE TYPE THING.
 4:41:31PM >>Mary Gibbs: CAN YOU HEAR ME?
 4:41:32PM WE HAVE A CONDITION ABOUT OUTDOOR MUSIC THAT IT HAS TO BE
 4:41:37PM CONVERSATIONAL LEVEL.

 4:41:37PM WE ALSO HAVE A CONDITION ABOUT LIMITING THE HOURS FROM 7 TO
 4:41:41PM 3.
 4:41:44PM AND THEN THE LIQUOR LICENSE THAT THEY HAVE ASKED FOR, WHICH
 4:41:47PM IS A RESTAURANT LIQUOR LICENSE.
 4:41:49PM I DID WANT TO ASK A QUESTION, THOUGH.
 4:41:51PM THE MENU LOOKED VERY GOOD.

4:41:53PM BUT WHAT IS THIS PIM'S DRINK --
 4:41:57PM >> I COULDN'T SAY, DIRECTOR.
 4:42:00PM I'M NOT AWARE.
 4:42:01PM I SUGGEST YOU GO TRY FOR YOURSELF WITH THE BLESSING OF THE
 4:42:05PM BOARD.
 4:42:06PM >>Mary Gibbs: DIDN'T BRING ANY EXAMPLES.
 4:42:08PM VERY CURIOUS ABOUT THAT.
 4:42:09PM >>Keith Long: NEXT TIME.
 4:42:11PM >> IT'S GOOD. I CAN TELL YOU.
 4:42:15PM >>Jim Wallace: THIS IS NOT JUST A BREAKFAST, LUNCH PLACE.
 4:42:21PM >>Keith Long: IT IS A BREAKFAST, LUNCH PLACE THAT OFFERS
 4:42:24PM ALCOHOL TO PATRONS SHOULD THEY DESIRE.
 4:42:26PM YES, SIR.
 4:42:30PM >>Anthony Gargano: MARY, YOU SAID 7 TO 3.
 4:42:32PM I THINK THE APPLICANT SAID 8 TO 3.
 4:42:35PM >>Keith Long: IT'S 7 TO 3.
 4:42:36PM I MISSPOKE.
 4:42:37PM IT'S IN THE STAFF REPORT AS WELL.
 4:42:39PM THE APPLICANT CERTAINLY WOULD AGREE WITH ALL THE CONDITIONS

 4:42:42PM PRESENTED BY STAFF IN THE REPORT.
 4:42:45PM >>James Tatooles: I'M CURIOUS.
 4:42:47PM DO YOU HAVE ANY OTHER OPERATION LIKE THIS?
 4:42:51PM ALCOHOL FOR BREAKFAST IS KIND OF OUT OF THE NORM.
 4:42:54PM I JUST WONDERED WHAT KIND OF BUSINESS A BREAKFAST LIQUOR
 4:43:00PM OPERATION IS.
 4:43:02PM >>Keith Long: NO.
 4:43:03PM IT'S RELATIVELY COMMON, BELIEVE IT OR NOT, FOR BREAKFAST
 4:43:06PM OPERATION SHOULD THEY HAVE THE ABILITY.
 4:43:08PM BECAUSE THE STATE HAS A MINIMUM SQUARE FOOTAGE REQUIREMENT
 4:43:11PM AND SEAT REQUIREMENT IN ORDER FOR YOU TO OBTAIN THE LICENSE
 4:43:14PM THAT THEY ARE SEEKING.
 4:43:14PM SO IN A SITUATION WHERE YOU MEET THOSE REQUIREMENTS, IT
 4:43:17PM MAKES SENSE TO BE ABLE TO HAVE IT AS AN OFFERING.
 4:43:19PM IT'S CERTAINLY AN ANCILLARY OFFERING.
 4:43:22PM IT IS NOT A PRIMARY REVENUE GENERATOR.
 4:43:23PM BELIEVE IT OR NOT, THERE ARE PEOPLE THAT WOULD CARE TO
 4:43:26PM IMBIBE IN LIKE A MIMOSA OR THINGS LIKE THAT, BREAKFAST TYPE
 4:43:30PM ALCOHOL.
 4:43:31PM YOU'RE NOT NECESSARILY, YOU KNOW, TAKING SHOTS AND DOING
 4:43:34PM HARD LIQUOR, BUT IT IS AN OFFERING THAT BELIEVE IT OR NOT A
 4:43:37PM GOOD AMOUNT OF PEOPLE.
 4:43:39PM >>James Tatooles: I COULD JUST VISUALIZE A BLOODY MARY OR
 4:43:43PM SOMETHING LIKE THAT, WHICH WOULD BE APROPOS FOR BREAKFAST.
 4:43:46PM BUT I CAN'T SEE A SHOT OF BEER BEFORE YOU GO TO WORK.

 4:43:50PM >>Keith Long: NO, UNDERSTOOD.
 4:43:51PM TO EACH THEIR OWN.

4:43:52PM YOU'RE RIGHT.
 4:43:53PM LIKE A SCREWDRIVER, SOMETHING LIKE THAT, SHOULD THEY DESIRE,
 4:43:56PM THEY WANT TO HAVE THE ABILITY TO DO THAT.
 4:43:59PM >>Anthony Gargano: I'VE BEEN KNOWN TO HAVE A MIMOSA WITH
 4:44:02PM BREAKFAST.
 4:44:02PM >>Mary Gibbs: IF YOU READ THE MENU, YOU'LL SEE THEY HAVE A
 4:44:06PM VARIETY OF DRINKS THAT GO VERY WELL WITH EGGS BENEDICT.
 4:44:11PM I MIGHT BE IMBIBING WHEN YOU OPEN UP.
 4:44:15PM >>Anthony Gargano: ANY OTHER COMMENTS OR QUESTIONS BY THE
 4:44:17PM BOARD MEMBERS?
 4:44:19PM >>Al Paivandy: I'M LEARNING A LOT.
 4:44:22PM >>Anthony Gargano: I'LL OPEN IT TO THE PUBLIC.
 4:44:23PM ANYONE -- DO YOU HAVE ANY CARDS, TAMMY?
 4:44:27PM >>Tammy Duran: I DO NOT.
 4:44:28PM >>Anthony Gargano: ANYBODY FROM THE PUBLIC WISH TO BE HEARD
 4:44:30PM ON THIS MATTER?
 4:44:31PM NO.
 4:44:31PM WE'LL CLOSE THE PUBLIC PORTION.
 4:44:35PM >>Nancy Stroud: IS THERE ANY WRITTEN COMMUNICATION?
 4:44:37PM >>Mary Gibbs: NO.
 4:44:39PM >>Anthony Gargano: OKAY --
 4:44:43PM >> MR. CHAIRMAN, I'LL MAKE A RECOMMENDATION OF APPROVAL WITH
 4:44:45PM THE STAFF'S RECOMMENDATIONS.

 4:44:47PM >>Anthony Gargano: SO WE HAVE A MOTION ON THE FLOOR FOR
 4:44:50PM APPROVAL WITH THE STAFF'S CONDITIONS.
 4:44:53PM DO WE HAVE A SECOND?
 4:44:55PM >> SECOND.
 4:44:56PM >>Anthony Gargano: ANY QUESTIONS ON THE MOTION?
 4:44:57PM CAN WE HAVE A ROLL CALL VOTE, TAMMY?
 4:45:02PM >>Tammy Duran: BOARD MEMBER JEANNIN?
 4:45:04PM >>Kristin Jeannin: YES.
 4:45:05PM >>Al Paivandy: YES.
 4:45:07PM >>James Tatooles: YES.
 4:45:09PM >>Jim Wallace: YES.
 4:45:10PM >>Dan Williams: YES.
 4:45:12PM >>Anthony Gargano: YES.
 4:45:16PM >>Keith Long: THANK YOU.
 4:45:17PM >>Anthony Gargano: OKAY.
 4:45:18PM THANK YOU.
 4:45:18PM NEXT UP IS THE COOPER PROPERTY.
 4:45:43PM >> NEXT ON THE AGENDA, WE HAVE THE COOPER PROPERTY -- CAN
 4:45:49PM YOU HEAR ME?
 4:45:50PM COOPER PROPERTY REZONING.
 4:45:53PM THE APPLICANT IS REQUESTING A REZONING OF THEIR PROPERTY
 4:45:55PM FROM AGRICULTURE TO RESIDENTIAL SINGLE-FAMILY.
 4:45:59PM IF YOU REMEMBER, THEY WERE AT PZDB BACK IN JULY FOR THEIR
 4:46:04PM PUBLIC INFORMATION MEETING.

4:46:05PM THE PROPERTY IS TRIANGULAR SHAPED AND JUST OVER A THIRD OF
 4:46:09PM AN ACRE IN SIZE.
 4:46:10PM THE PROPERTY IS ON THE SOUTH SIDE OF BROADWAY AVENUE WEST,
 4:46:13PM ACROSS FROM RIVERWOODS PLANTATION AND THE FPL SUBSTATION AND
 4:46:18PM EAST OF THE FPL RIGHT-OF-WAY AND SEMINOLE GULF RAILWAY.
 4:46:22PM THE APPLICANT IS REQUESTING THIS REZONING TO RESIDENTIAL
 4:46:25PM SINGLE-FAMILY BECAUSE THE PROPERTY DOESN'T MEET THE LOT SIZE
 4:46:28PM FOR AGRICULTURE.
 4:46:29PM ATTACHED TO YOUR PACKET, YOU'LL FIND THE STAFF REPORT AND
 4:46:33PM RELATED ATTACHMENTS.
 4:46:34PM STAFF IS RECOMMENDING APPROVAL WITH THE CONDITION ABOUT A
 4:46:37PM DRAINAGE EASEMENT, WHICH WAS DISCUSSED AT THE PZDB MEETING.
 4:46:42PM I'LL TURN IT OVER TO THE APPLICANT, MR. AND MRS. COOPER ARE
 4:46:45PM HERE TONIGHT.
 4:46:54PM >> HI.
 4:46:55PM THANK YOU FOR THE OPPORTUNITY TO TALK WITH YOU ALL.
 4:46:57PM MY NAME IS SANDY COOPER.
 4:47:01PM MY HUSBAND AND I PURCHASED THIS PROPERTY, AND WE'RE HOPING
 4:47:04PM TO BUILD A SINGLE-FAMILY RESIDENCE ON THE PROPERTY.
 4:47:07PM WE WERE HERE IN APRIL, AND WE HAVE CORRESPONDED WITH THE
 4:47:16PM STAFF AND PROVIDED THEM WITH ENOUGH INFORMATION THAT THEY
 4:47:19PM ARE ALSO RECOMMENDING THAT WE GET APPROVED FOR THE REZONE.
 4:47:25PM AS WAS SAID, THE PURPOSE IS TO BUILD A SINGLE-FAMILY
 4:47:39PM RESIDENCE ON THE PROPERTY.
 4:47:41PM THE SIZE IS ABOUT A THIRD OF AN ACRE.
 4:47:47PM IT IS CURRENTLY ZONED AG.
 4:47:49PM SO WE ARE NOT ABLE TO BUILD A HOME THERE BECAUSE IT DOESN'T
 4:47:52PM MEET THE REQUIREMENT FOR AG ZONING TO BUILD A HOME, BUT IT
 4:47:57PM DOES MEET THE REQUIREMENT IF IT WERE REZONED SINGLE-FAMILY
 4:48:01PM RESIDENTIAL.
 4:48:02PM SO THIS IS THE LOCATION OF THE PROPERTY.
 4:48:07PM IT IS THE TRIANGULAR PIECE THAT YOU SEE.
 4:48:12PM IF YOU GO TO THE RIGHT OF IT, THAT NEIGHBORHOOD IS CRANBROOK
 4:48:15PM HARBOR.
 4:48:16PM IF YOU GO TO THE LEFT OF IT OR THE WEST OF IT IS ESTERO
 4:48:22PM RIVER HEIGHTS.
 4:48:25PM AND IN BETWEEN THAT PROPERTY IN ESTERO RIVER HEIGHTS IS A
 4:48:29PM HUNDRED FOOT WIDE UTILITY EASEMENT THAT IS USED BY FLORIDA
 4:48:34PM POWER AND LIGHT.
 4:48:35PM AND PRIOR TO THAT IT WAS PART OF THE SEABOARD AIRLINE
 4:48:45PM RAILROAD AND THEN THAT GOT SWITCHED OVER TO FPL BACK IN
 4:48:49PM 1955.
 4:48:50PM SO OUR MAIN ARGUMENT FOR IT BEING REZONED IS THAT IT WOULD
 4:49:04PM BE COMPATIBLE USE OF THE LAND.
 4:49:08PM IT IS CONSISTENT WITH THE VILLAGE NEIGHBORHOOD ONE LAND USE
 4:49:12PM CATEGORY, AND IT IS ALSO THE SAME USE THAT THE ADJACENT

4:49:18PM LANDS ARE.
 4:49:18PM THE PROPERTY IS .34 ACRES.
 4:49:28PM IT DOES -- THIS IS A RECENT SURVEY, THE MOST RECENT.
 4:49:34PM AND THE HUNDRED FOOT WIDE FPL RIGHT-OF-WAY IS ON THE WEST
 4:49:39PM SIDE OF THIS PROPERTY.

 4:49:40PM AS YOU'RE LOOKING AT IT ON THE LEFT SIDE.
 4:49:46PM SO EXISTING ON THAT PROPERTY IS A DRAINAGE DITCH THAT WE
 4:49:52PM ADDRESSED AT THE LAST HEARING AND LOTS OF QUESTIONS WERE
 4:49:56PM RAISED ABOUT THAT DITCH.
 4:49:59PM SINCE THEN, WE HAVE OFFERED TO EXECUTE, RECORD THE DRAINAGE
 4:50:06PM EASEMENT IN FAVOR OF THE VILLAGE OF ESTERO, THEREBY
 4:50:10PM MAINTAINING THE BENEFIT THAT IT PROVIDES FOR STORMWATER
 4:50:13PM MANAGEMENT.
 4:50:15PM IF YOU GO TO THE TIP OF THE TRIANGLE THERE, THE DITCH LINES
 4:50:23PM UP WITH A 20-FOOT WIDE EASEMENT THAT RUNS ALONG CRANBROOK
 4:50:29PM HARBOR, AND IT TAKES WATER FROM BROADWAY AVENUE WEST AND
 4:50:37PM DIVERTS THE FLOW FROM EAST TO WEST AND DIVERTS IT TO THE
 4:50:43PM SOUTH WHERE IT EVENTUALLY DRAINS TO THE ESTERO RIVER.
 4:50:47PM SO THIS SHOWS IT A LITTLE BIT BETTER.
 4:50:55PM IF YOU LOOK AT THE PINK LINE, THAT PINK LINE RUNS ALONG THE
 4:51:00PM WESTERN EDGE OF THE PROPERTY.
 4:51:04PM THE LITTLE YELLOW STRIPES THAT YOU SEE OVER BROADWAY, THOSE
 4:51:07PM ARE TWO 30-INCH PIPES THAT RUN UNDERNEATH BROADWAY, AND THEN
 4:51:14PM THEY COME OUT INTO AN OPEN DITCH.
 4:51:19PM SO WHAT THAT EASEMENT WOULD DO, IT WOULD MAINTAIN THE
 4:51:24PM DRAINAGE FLOW WAY, WHICH WOULD ALLOW STORMWATER TO RUN FROM
 4:51:28PM BROADWAY INTO THE ESTERO RIVER, WHICH IS THE CURRENT FLOW OF
 4:51:33PM THE STORMWATER, AND IT WOULD MAINTAIN THAT.
 4:51:41PM >>Jim Wallace: DID YOU SAY YOU'RE GOING TO MAINTAIN THE
 4:51:43PM DRAINAGE EASEMENT?

 4:51:44PM >>Sandy Cooper: WE WOULD DEED THE EASEMENT OVER.
 4:51:49PM IT WOULD BE A DEEDED EASEMENT.
 4:51:50PM >>Jim Wallace: [INAUDIBLE]
 4:51:51PM >>Sandy Cooper: SINCE WE HAVE TO LOOK AT IT, WE WOULD
 4:51:54PM PROBABLY MAINTAIN IT.
 4:51:55PM BUT I DON'T KNOW HOW IT IS CURRENTLY MAINTAINED.
 4:51:57PM DO YOU ALL?
 4:51:59PM >>Mary Gibbs: I DON'T THINK IT'S VERY WELL MAINTAINED RIGHT
 4:52:01PM NOW.
 4:52:03PM >>Sandy Cooper: IT WILL BE BETTER MAINTAINED WHEN WE HAVE A
 4:52:06PM HOUSE THERE.
 4:52:06PM >>Jim Wallace: IT IS NOT A BENEFIT TO ESTERO IF IT ISN'T
 4:52:09PM PROPERLY MAINTAINED WHICH IT CURRENTLY ISN'T.
 4:52:12PM >>Mary Gibbs: THE EASEMENT CONNECTS FURTHER DOWN, I THINK IT
 4:52:15PM GOES ALL THE WAY TO ESTERO RIVER AND NORTH BY RIVER WOOD.
 4:52:19PM WE'RE TRYING TO GET THE EASEMENT.

4:52:21PM WE HAVE BEEN DOING SOME MAINTENANCE OF IT.
 4:52:23PM WE WANT TO GET THE WHOLE THING CONNECTED.
 4:52:25PM >>Jim Wallace: THE VILLAGE WILL MAINTAIN IT.
 4:52:28PM >>Mary Gibbs: I BELIEVE SO.
 4:52:30PM I HAVE TO LOOK AT THE EASEMENT LANGUAGE.
 4:52:36PM >>Sandy Cooper: THIS IS A PLAT MAP TO TALK ABOUT THE
 4:52:38PM RESIDENTIAL USES OF THE NEARBY NEIGHBORHOODS, AND THIS IS
 4:52:42PM CRANBROOK HARBOR.
 4:52:43PM THE STAR UP IN THE UPPER RIGHT-HAND CORNER SHOWS WHERE OUR

 4:52:48PM PROPERTY IS LOCATED.
 4:52:49PM YOU CAN CLEARLY SEE THE FLORIDA POWER AND LIGHT EASEMENT
 4:52:54PM THAT HAS BEEN THERE SINCE LIKE 1955.
 4:52:57PM SO THIS DEVELOPMENT WAS PLATTED IN 1979.
 4:53:03PM THE POINT OF BEGINNING SURVEY MARKER ON THIS PLAT MAP
 4:53:08PM CORRESPONDS WITH THE POINT OF BEGINNING SURVEY THAT'S ON OUR
 4:53:11PM PROPERTY.
 4:53:15PM AND THIS IS JUST SHOWING RELATIVE TO ESTERO RIVER HEIGHTS,
 4:53:22PM WHICH WAS THE FIRST ESTERO INCORPORATED NEIGHBORHOOD, AND
 4:53:28PM THAT WAS IN 1956.
 4:53:30PM AND AT THE SAME TIME, THE DEVELOPER OR THE OWNER OF THE
 4:53:34PM PROPERTY, WHICH WAS ATKINSON, THE PROPERTY -- OUR PROPERTY
 4:53:39PM IS LISTED, IF YOU GO BACK IN DEEDS WITH THE SAME PROPERTY
 4:53:43PM DESCRIPTION, BUT IT WAS ONCE REFERRED TO AS THE ATKINSON
 4:53:47PM PARCEL.
 4:53:49PM SO IT KIND OF GOES BACK PRETTY FAR IN TIME AND HAS THE SAME
 4:53:55PM PROPERTY DESCRIPTION THROUGHOUT THAT TIME.
 4:53:59PM ALSO, YOU CAN SEE ON THIS 1956 DEED THAT THE FLORIDA POWER
 4:54:03PM AND LIGHT HAD ITS HUNDRED FOOT EASEMENT AT THAT TIME AS
 4:54:08PM WELL.
 4:54:08PM THIS IS A SITE PLAN.
 4:54:17PM IT IS NOT AN AUTHORIZED PERMISSION TO BUILD OR ANYTHING LIKE
 4:54:22PM THAT.
 4:54:22PM BUT IT WAS JUST SHOWING THE USES OF THE PROPERTY BEFORE WE
 4:54:27PM WOULD BUILD THE SINGLE-FAMILY RESIDENCE, WE WOULD HAVE TO,

 4:54:30PM OF COURSE, GO THROUGH ALL THE PROPER BUILDING PERMITS.
 4:54:34PM THE PROPERTY SIZE IS .34 ACRES OR ALMOST 1500 SQUARE FEET.
 4:54:39PM THE PROPERTY IS COMPARABLE IN LOT SIZE TO THOSE IN ESTERO
 4:54:44PM RIVER HEIGHTS.
 4:54:46PM AND THE YELLOW SHOWS WHERE THE SETBACKS WOULD BE.
 4:54:51PM THE PINK SHOWS THE DRAINAGE EASEMENT, WHICH WE ACTUALLY ARE
 4:54:55PM GOING TO RECORD IT AS LARGER THAN CRANBROOK HARBOR'S JUST
 4:55:01PM BECAUSE THAT WOULD PRESERVE IT AS IT IS EXISTING.
 4:55:05PM THE CRANBROOK HARBOR IS ACTUALLY 20 FEET WIDE, AND THIS IS
 4:55:09PM 22.5, BUT THEY WANTED TO INCLUDE LIKE THE TOP OF THE BANK
 4:55:15PM AND THE WHOLE DRAINAGE DITCH INTO THE EASEMENT.
 4:55:22PM THE AREA THAT IS KIND OF HASHMARKED OVER TO THE SIDE, KIND

4:55:27PM OF WITH ORANGE HIGHLIGHT, THAT SHOWS THE HUNDRED FOOT FPL
 4:55:31PM EASEMENT, WHICH WOULD BE A POSSIBLE OR A VERY LOGICAL ACCESS
 4:55:37PM POINT TO MAINTAIN THE EASEMENT.
 4:55:42PM >>Dan Williams: JUST FOR CLASSIFICATION, I TAKE IT THE
 4:55:46PM DRIVEWAY WOULD BE ORIENTED NORTH TOWARD BROADWAY, IS THAT
 4:55:49PM CORRECT?
 4:55:50PM >>Sandy Cooper: THE HOUSE WOULD PROBABLY BE ELEVATED ON
 4:55:53PM PILINGS, LIKE A FLORIDA-STYLE LOOKING HOUSE POSSIBLY AND THE
 4:55:57PM DRIVEWAY WOULD PROBABLY BE PERPENDICULAR TO BROADWAY COMING
 4:56:05PM IN SO THAT YOU COULD COME UP UNDER THE HOUSE AS A PARKING
 4:56:11PM AREA UNDER THE HOUSE, GARAGE UNDER THE HOUSE.
 4:56:15PM BUT ALSO YOU COULD -- I MEAN, THAT IS A PROPOSED FOOTPRINT
 4:56:20PM THAT SHOWS THAT YOU COULD BUILD A 2300 SQUARE FOOT HOUSE

 4:56:23PM WITHOUT EVEN DOING A SECOND STORY.
 4:56:26PM BUT YOU COULD MAKE THE HOUSE SMALLER TO ACCOMMODATE A
 4:56:29PM DRIVEWAY.
 4:56:32PM THAT WOULD HAVE TO BE DONE I GUESS IN PERMITTING TO SEE WHAT
 4:56:35PM ESTERO WOULD WANT WITH THAT.
 4:56:38PM >>James Tatooles: LOOKING AT THIS SITE PLAN FOR THE HOME,
 4:56:42PM AND I'M JUST THINKING THAT YOU MUST HAVE IN YOUR MIND WHAT
 4:56:45PM KIND OF HOUSE YOU WANT TO PUT ON THERE.
 4:56:47PM >>Sandy Cooper: YES, SIR.
 4:56:48PM >>James Tatooles: OBVIOUSLY, BECAUSE YOU WOULDN'T WANT TO BE
 4:56:51PM PURCHASING THE LOT IF YOU DIDN'T THINK IT WOULD BE APROPOS
 4:56:54PM TO LOCATE IT THERE.
 4:56:55PM >>Sandy Cooper: YES.
 4:56:57PM >>James Tatooles: IF YOU APPLY FOR BUILDING PERMIT --
 4:57:00PM >>Sandy Cooper: OH, NO, WE CAN'T -- NO, WE HAVEN'T APPLIED.
 4:57:03PM >>James Tatooles: APPLY FOR A BUILDING PERMIT, WOULD YOU
 4:57:07PM REQUIRE ANY DEVIATIONS TO THE BUILDING PERMIT IN ORDER TO --
 4:57:12PM >>Sandy Cooper: I DON'T THINK WE WOULD NEED TO.
 4:57:14PM I WOULD THINK IT WOULD BE WORKABLE WITH WHAT WE HAVE.
 4:57:17PM >>James Tatooles: HAVE YOU EXPERIMENTED LAYOUTS AND CHECKED
 4:57:21PM WITH THE VILLAGE IN THAT RESPECT?
 4:57:23PM >>Mary Gibbs: WE ACTUALLY ASKED THEM ABOUT THIS AND THAT'S
 4:57:27PM WHY THEY ENDED UP DOING THIS SKETCH.
 4:57:29PM WE SAID LET'S LOOK AND SEE IF YOU ARE GOING TO REZONE IT,
 4:57:33PM WILL YOU NEED VARIANCES OR CAN YOU FIT IT WITHIN THE

 4:57:35PM CONFINES OF THE SETBACKS.
 4:57:38PM >>James Tatooles: YOU GET THE PROPERTY REZONED AND THEN NOT
 4:57:42PM BE ABLE TO BUILD WHAT YOU WANT TO PUT ON THE PROPERTY.
 4:57:45PM >>Sandy Cooper: RIGHT.
 4:57:46PM >>Mary Gibbs: WHEN WE LOOKED AT IT, IT DID FIT.
 4:57:51PM EVEN THOUGH THEY HAVEN'T APPLIED FOR THE PERMIT YET, IT DOES
 4:57:54PM LOOK LIKE IT CAN FIT AND DOESN'T NEED SETBACK VARIANCES.
 4:57:58PM >> WITHOUT ANY DEVIATIONS ON THE SETBACKS, CORRECT, MARY?

4:58:01PM >>Mary Gibbs: NO, NOT FROM WHAT WE CAN TELL.
 4:58:04PM >>Sandy Cooper: IF ANY OF YOU HAVE DRIVEN DOWN BROADWAY,
 4:58:08PM THIS IS AN EXAMPLE OF A REALLY CUTE LITTLE HOUSE, BUT THIS
 4:58:12PM ONE IS NOT UP ON PILINGS.
 4:58:14PM THIS IS LOCATED AT 4401 BROADWAY WEST.
 4:58:17PM IT'S ABOUT THE SAME LOT SQUARE FOOTAGE.
 4:58:21PM AND THIS IS ONLY 1400-SQUARE-FOOT HOUSE.
 4:58:26PM RIGHT AT THE BEGINNING OF THE DRIVEWAY, THAT WOULD BE
 4:58:30PM BROADWAY, AND IT IS BROADWAY.
 4:58:33PM THIS HOUSE WOULD HAVE IT BE THE SAME DISTANCE BACK FROM THE
 4:58:39PM ROAD AS THIS HOUSE IS.
 4:58:41PM IT LINES UP.
 4:58:44PM >>Mary Gibbs: I HAVE TO SAY THE COOPERS HAVE DONE A HUGE
 4:58:46PM AMOUNT OF RESEARCH ON THIS BECAUSE A LOT OF PEOPLE HAVE
 4:58:49PM LOOKED AT THIS LOT IN THE PAST BECAUSE IT'S JUST AN
 4:58:53PM ODD-SHAPED LOT, LIKE A LEFTOVER PIECE.
 4:58:55PM AND THEY HAVE REALLY DONE A LOT OF RESEARCH TRYING TO MAKE

 4:58:58PM SURE THE ZONING WILL WORK AND THEY CAN FIT THE HOUSE ON THE
 4:59:02PM PROPERTY AND GET THE DRAINAGE EASEMENT.
 4:59:04PM VERY RELENTLESS.
 4:59:07PM GOOD JOB.
 4:59:10PM >>Jim Wallace: STILT HOUSE SOUNDS SMART.
 4:59:13PM >> WE WERE HERE DURING IAN.
 4:59:15PM OUR KIDS LIVE ON BROADWAY.
 4:59:18PM YOU -- SOME OF YOU SAW MY DAUGHTER-IN-LAW LAST TIME WE WERE
 4:59:23PM HERE.
 4:59:23PM SO, YES, WE'RE VERY MINDFUL OF FLOODING.
 4:59:30PM >>James Tatoes: IN ADDITION, YOU PICK UP THE LANDSCAPED
 4:59:33PM PROPERTY IN FRONT OF YOU FOR FREE.
 4:59:35PM >>Sandy Cooper: YEAH, THAT'S TRUE.
 4:59:36PM OKAY.
 4:59:39PM SO THIS IS JUST A RECAP OF SOME OF THE THINGS THAT WERE
 4:59:43PM MENTIONED IN THE STAFF REPORT IS THE BENEFITS OF CHANGING
 4:59:48PM THE REZONING FROM AG TO RESIDENTIAL SINGLE-FAMILY.
 4:59:53PM THAT WOULD INFILL A COMPATIBLE PARCEL -- WITH A COMPATIBLE
 5:00:00PM USE.
 5:00:01PM IT'S LOGICAL.
 5:00:02PM IT'S ORDERLY TO DEVELOP IN THIS FASHION, KEEPING IT AS AG
 5:00:07PM USE IS NOT LOGICAL BECAUSE THERE'S NO AGRICULTURE USE IN
 5:00:13PM THIS PROXIMITY.
 5:00:15PM AND ALSO, IT WILL GENERATE MORE TAXES.
 5:00:19PM THAT LITTLE HOUSE THAT I SHOWED YOU THE PICTURE OF THAT'S ON

 5:00:23PM BROADWAY, TAXES FOR OVER 400,000, SO IT WOULD ADD TO THE TAX
 5:00:32PM ROLL OVER TIME.
 5:00:33PM THE INFRASTRUCTURE IS ALREADY IN PLACE FOR THIS PROPERTY.
 5:00:37PM IT WOULD ALSO PREVENT ANY POSSIBLE NUISANCES THAT AG USE

5:00:44PM WOULD INCUR, AND THERE ARE LIMITED THINGS YOU CAN DO WITH
 5:00:48PM IT, BUT YOU COULD SEE HOW IT COULD BE AN EYESORE OR EVEN
 5:00:53PM KEEPING BEE BOXES OR SOMETHING LIKE THAT ON THE PROPERTY
 5:00:55PM MIGHT BE A NUISANCE TO NEARBY RESIDENTS.
 5:01:00PM AND ALSO, THAT IT WOULD BENEFIT THE COMMUNITY BECAUSE WE
 5:01:04PM WOULD ACTUALLY RECORD THAT DRAINAGE EASEMENT, AND THAT
 5:01:08PM DRAINAGE EASEMENT WOULD CONNECT TO ANOTHER RECORDED DRAINAGE
 5:01:12PM EASEMENT, AND THAT WOULD HELP WITH STORMWATER MANAGEMENT,
 5:01:16PM AND IT WOULD ENSURE FLOOD PROTECTION FOR RESIDENTS AND
 5:01:21PM ROADWAYS AND OTHER PROPERTIES.
 5:01:23PM THAT'S ABOUT IT.
 5:01:24PM I'M HAPPY TO HEAR ANY QUESTIONS.
 5:01:27PM >>Al Paivandy: I HAVE A FEW QUESTIONS.
 5:01:29PM I'M ASSUMING THE YELLOW AREA THAT YOU HAVE SHOWN IS ALL THE
 5:01:31PM SETBACK CORRECT, FOR THAT AREA.
 5:01:33PM >>Sandy Cooper: THAT IS CORRECT.
 5:01:34PM >>Al Paivandy: YOU ALREADY CHECKED THAT.
 5:01:36PM DID YOU SAY THERE IS A GARAGE OR YOU'RE GOING TO PARK UNDER
 5:01:39PM THE HOUSE?
 5:01:40PM >>Sandy Cooper: POSSIBLY UNDER THE HOUSE.
 5:01:42PM SO LIKE A STILT -- A HOUSE THAT'S ON PILINGS AND THEN YOU

 5:01:50PM HAVE A GARAGE DOOR AND PARK UNDERNEATH IT.
 5:01:52PM >>Al Paivandy: IS THERE OTHER HOUSES IN THAT AREA LIKE THAT?
 5:01:57PM >>Sandy Cooper: YES, SIR.
 5:01:58PM BUT, I MEAN, SO WHEN WE GO FOR A BUILDING PERMIT, ARE THEY
 5:02:04PM REQUIRED A CERTAIN STYLE OF HOUSE OR SOMETHING?
 5:02:08PM >>Mary Gibbs: NO, THERE'S NO STYLE REQUIREMENT FOR
 5:02:11PM SINGLE-FAMILY.
 5:02:13PM SO YOU'LL BE LOOKING AT YOUR FILL REQUIREMENTS BECAUSE OF
 5:02:16PM FLOODING AND FEMA.
 5:02:19PM SO YOU MAY END UP WITH A STILT HOUSE OR OTHERWISE YOU MIGHT
 5:02:22PM HAVE TO PUT A LOT OF FILL ON THE PROPERTY.
 5:02:24PM BUT THERE'S NO REQUIREMENT FOR ANY PARTICULAR STYLE.
 5:02:28PM >>Sandy Cooper: WE WOULD WANT TO PUT THE MOST AESTHETICALLY
 5:02:31PM PLEASING HOUSE POSSIBLE.
 5:02:33PM >>Al Paivandy: THE REASON I ASK, I'M FULLY AWARE OF THAT
 5:02:37PM TYPE OF HOUSE.
 5:02:38PM THEY ARE ALL OVER FORT MYERS BEACH.
 5:02:42PM >>Mary Gibbs: WE DO HAVE A REQUIREMENT ON STILT HOMES.
 5:02:44PM I WAS JUST THINKING ABOUT THIS.
 5:02:45PM BECAUSE IN ESTERO RIVER HEIGHTS THERE ARE A FEW STILT HOMES
 5:02:49PM BEING BUILT.
 5:02:50PM WE DO HAVE A REQUIREMENT THAT YOU HAVE TO HAVE SOMETHING TO
 5:02:52PM OBSCURE, THE GARAGE PART LIKE LATTICE WORK, LANDSCAPING,
 5:02:57PM SOMETHING THAT MAKES IT OPAQUE SO IT DOESN'T BECOME LIKE A
 5:03:00PM BUNCH OF JUNK STORED UNDERNEATH THAT BECOMES AN EYESORE.

5:03:03PM THAT'S WHAT WE REQUIRE FOR STILT HOMES.
 5:03:06PM >>Sandy Cooper: ESTERO RIVER HEIGHTS, BECAUSE IT WAS BUILT
 5:03:09PM IN 1956, MY OTHER SON HAD A PIECE OF PROPERTY IN THERE
 5:03:13PM DURING IAN.
 5:03:14PM IT WAS BUILT IN THE LATE '60s, EARLY '70s.
 5:03:19PM SO IT WAS EXACTLY AT SEA LEVEL.
 5:03:22PM HE GOT FOUR FEET OF WATER IN HIS HOUSE.
 5:03:24PM THIS IS A NEIGHBORHOOD THAT HAS PINE TREES AND OAK TREES AND
 5:03:27PM NEVER THOUGHT THAT IT WOULD FLOOD WHEN THE PROPERTY WAS
 5:03:31PM PURCHASED.
 5:03:32PM THEN WE HAD IAN.
 5:03:33PM NOW IF YOU GO BACK INTO THAT NEIGHBORHOODS, PEOPLE ARE
 5:03:37PM TEARING DOWN THOSE HOUSES AND BUILDING A HOUSE LIKE WE JUST
 5:03:41PM DESCRIBED OR SOME OF THEM ARE JACKING UP THE HOUSES OR DOING
 5:03:46PM NEW CONSTRUCTION.
 5:03:47PM ALMOST EVERY HOME THAT THEY ARE REOCCUPYING AND BUILDING TO
 5:03:53PM FLOOD ZONES, THEY ARE BUILDING UP ON PILINGS.
 5:03:56PM THEY ARE IN THE ESTERO RIVER HEIGHTS.
 5:03:58PM AND THEY HAVE ACCESS TO ESTERO RIVER, SO A LOT OF PEOPLE
 5:04:03PM HAVE BOATS AND THINGS LIKE THAT IN THAT COMMUNITY AND THAT'S
 5:04:06PM WHY THEY LIVE THERE, BUT THEY ALSO HAVE THE RISK OF THE
 5:04:09PM FLOODING.
 5:04:11PM >>Al Paivandy: I FULLY UNDERSTAND.
 5:04:12PM WHEN YOU GO FOR THE PERMIT, YOU MAY WANT TO CHECK WITH YOUR
 5:04:15PM CERTIFICATE OF OCCUPANCY AND THAT COMES FROM FEMA AND ARMY

 5:04:19PM CORPS OF ENGINEERS.
 5:04:20PM SO WHEN YOU CHECK THAT, IT LETS YOU KNOW HOW FAR YOU NEED TO
 5:04:23PM BE.
 5:04:25PM THAT ALLOWANCE CAN YIELD MORE, BUT IT CANNOT BE LESS, BUT
 5:04:29PM YOU HAVE TO KEEP THE HEIGHT OF THE HOUSE IN MIND ALSO.
 5:04:33PM THE REASON I GOT CONCERNED BECAUSE THE HOUSE THAT SHE SHOWED
 5:04:36PM IS -- YOU MIGHT EXCEED THE HEIGHT LIMIT IN ADDITION THAT IF
 5:04:43PM YOU TRY TO BUILD IT TOO HIGH, THE WALKING DISTANCE UP THERE
 5:04:47PM WILL CAUSE YOU A LOT MORE PROBLEMS.
 5:04:50PM >>Sandy Cooper: THANK YOU.
 5:04:51PM YES, THAT HOUSE IS A TWO-STORY HOUSE.
 5:04:55PM I THINK THEY HAVE EXTRA SPACE ABOVE, AND THAT MIGHT BE WHY
 5:05:00PM THE PEAK IS SO HIGH.
 5:05:01PM I GUESS I WAS JUST WANTING TO SHOW THAT IS A NICE-LOOKING
 5:05:06PM HOUSE THAT FITS IN A VERY SMALL FOOTPRINT.
 5:05:09PM >>Al Paivandy: -- AUTOMATICALLY DISAPPEAR UNDER YOUR HOUSE.
 5:05:12PM THAT'S WHY I SAID GET YOUR CERTIFICATE OF OCCUPANCY AND SHOW
 5:05:15PM YOU WHERE YOUR MINIMUM SHOULD BE, THAT THE COUNTY OR ANY
 5:05:19PM AREA WOULD ALLOW YOU TO DO, AND THEN YOU CAN PLAY WITH THE
 5:05:22PM HEIGHT LIMIT TO WHERE YOUR PEAK OR MEDIAN HOUSE WOULD BE.
 5:05:27PM THAT WOULD HELP YOU.
 5:05:28PM IS THERE A SEPTIC TANK THERE?

5:05:33PM >>Sandy Cooper: THERE WOULD BE CITY WATER.
 5:05:35PM BUT I BELIEVE IT IS STILL SEPTIC ALONG THAT CORRIDOR.
 5:05:38PM >>Mary Gibbs: IT'S SEPTIC FOR NOW.

5:05:41PM WE HAVE PLANS, DEPENDING WHETHER WE GET A GRANT TO DO ESTERO
 5:05:44PM RIVER HEIGHTS AND CRANBROOK, THIS WHOLE AREA, SEPTIC TO
 5:05:48PM SEWER, BUT IT IS DEPENDENT ON GRANTS AND THE TIMING.
 5:05:51PM FOR NOW, IF THEY WERE TO BUILD IT RIGHT AWAY, THEY WOULD DO
 5:05:55PM A SEPTIC TANK.
 5:05:56PM BUT AT SOME POINT, WE'D LIKE TO GET EVERYTHING THERE ON
 5:06:00PM SEWER.

5:06:06PM >>Jim Wallace: THEY HAVE TO SORT THAT OUT WHEN THEY COME FOR
 5:06:09PM BUILDING PERMIT.
 5:06:10PM >>Mary Gibbs: RIGHT.

5:06:11PM >>Sandy Cooper: THERE IS CITY WATER THAT RUNS ALONG
 5:06:13PM BROADWAY.

5:06:15PM >>Dan Williams: ON ONE OF THE PICTURES YOU SHOWED, WHICH CAN
 5:06:18PM BE MISLEADING, IT LOOKED LIKE THE DISTANCE BETWEEN YOUR
 5:06:21PM PROPOSED HOUSE AND I THINK THE NEIGHBOR TO THE EAST WAS
 5:06:25PM RATHER COMPRESSED COMPARED TO THE OTHER HOUSES IN THAT AREA.
 5:06:31PM I DIDN'T KNOW IF YOU CONSIDER WHETHER OR NOT YOU WANT TO
 5:06:35PM KEEP LANDSCAPING KIND OF AS A BUFFER BETWEEN THE TWO HOUSES.
 5:06:40PM THAT ONE SHOWS THE MULTIPLE HOUSES.
 5:06:46PM YOU CAN SEE THE DISTANCE BETWEEN MOST OF THE HOUSES AND THE
 5:06:49PM LOTS.
 5:06:49PM JUST LOOKED TO ME THAT THIS ONE WAS MORE COMPRESSED TO YOUR
 5:06:55PM --

5:06:55PM >>Sandy Cooper: SO CRANBROOK HARBOR IS ZONED AG.
 5:07:00PM AND THOSE HOUSES ALL MEET THE ONE ACRE OF LAND REQUIREMENT

5:07:04PM IN THAT AREA.
 5:07:04PM SO THE ESTIMATE OF LIKE WHERE THE HOUSE PAD WOULD BE
 5:07:13PM RELATIVE TO THAT CLOSEST HOUSE ON THE RIGHT, IS THAT WHAT
 5:07:16PM YOU'RE TALKING ABOUT?
 5:07:18PM IT WOULD BE ABOUT A HUNDRED FEET FROM THAT HOUSE.
 5:07:20PM SO IF YOU LOOK AT ESTERO RIVER HEIGHTS, THOSE ARE A LOT
 5:07:26PM CLOSER TOGETHER, AND THAT'S MORE COMPARABLE TO THE LOT SIZE.
 5:07:33PM BUT, YEAH, THERE'S ALSO -- THERE'S ALSO QUITE A DISTANCE,
 5:07:39PM ACTUALLY.

5:07:42PM >>Jim Wallace: -- 7.5 FEET.
 5:07:44PM IT'S PRETTY CLOSE, BUT THAT'S THE CODE.

5:07:49PM >>Dan Williams: THANK YOU.

5:07:50PM >>Sandy Cooper: ANY OTHER QUESTIONS?
 5:07:51PM THANK YOU.

5:07:58PM >>Anthony Gargano: OKAY.
 5:07:58PM ANY OTHER QUESTIONS, BOARD MEMBERS?
 5:08:00PM APPLICANT OR STAFF?
 5:08:03PM ANYONE HERE FROM THE PUBLIC TO BE HEARD ON THIS MATTER?

5:08:07PM TAMMY, ANY CARDS?
 5:08:08PM NO CARDS.
 5:08:09PM ANYONE FROM THE PUBLIC?
 5:08:10PM WE'LL CLOSE THE PUBLIC PORTION.
 5:08:12PM WE'LL ENTERTAIN A MOTION.
 5:08:18PM >>James Tatooles: I'LL MAKE A MOTION TO APPROVE.
 5:08:19PM >>Mary Gibbs: THIS IS A RECOMMENDATION, BY THE WAY, TO

 5:08:22PM COUNCIL, BECAUSE IT IS A REZONING, IT HAS TO GO TO COUNCIL.
 5:08:26PM >>Anthony Gargano: WE HAVE A MOTION TO APPROVE THE
 5:08:29PM RECOMMENDATION.
 5:08:30PM DO WE HAVE A SECOND?
 5:08:34PM >>Jim Wallace: SECOND.
 5:08:35PM >>Mary Gibbs: IS THAT WITH THE DRAINAGE CONDITION THAT
 5:08:37PM STAFF, IN THE STAFF REPORT?
 5:08:43PM >>Kristin Jeannin: WITH THE STAFF RECOMMENDATION.
 5:08:45PM >>Anthony Gargano: YOU'RE INCLUDING --
 5:08:46PM >>James Tatooles: MEETING STAFF REQUIREMENTS.
 5:08:49PM >>Anthony Gargano: OKAY.
 5:08:50PM THAT'S OKAY WITH YOU, JIM?
 5:08:52PM >>Jim Wallace: YES.
 5:08:54PM >>Anthony Gargano: ALL RIGHT.
 5:08:54PM CAN WE HAVE -- ANY DISCUSSION ON THE MOTION?
 5:08:57PM TAMMY, ROLL CALL VOTE, PLEASE.
 5:09:03PM >>Kristin Jeannin: YES.
 5:09:05PM >>Al Paivandy: YES.
 5:09:07PM >>James Tatooles: YES.
 5:09:08PM >>Jim Wallace: YES.
 5:09:10PM >>Dan Williams: YES.
 5:09:12PM >>Anthony Gargano: YES.
 5:09:12PM THANK YOU.
 5:09:17PM AND GOOD LUCK.
 5:09:18PM NEXT UP IS DISCOUNT TIRE.

 5:09:41PM >> GOOD EVENING, MR. CHAIRMAN, BOARD.
 5:09:43PM PLEASURE TO BE WITH YOU TONIGHT.
 5:09:45PM MY HONOR TO PRESENT DISCOUNT TIRES TONIGHT.
 5:09:49PM THIS IS A -- ABOUT A ONE-ACRE VACANT PARCEL OF PROPERTY
 5:09:53PM SOUTH OF CORKSCREW COMMONS DRIVE, JUST IMMEDIATELY NORTH OF
 5:09:58PM CORKSCREW ROAD LOCATED GENERALLY BETWEEN MR. TEQUILA AND RIB
 5:10:04PM CITY.
 5:10:06PM IT IS A VACANT PARCEL OF PROPERTY KIND OF ACROSS THE STREET
 5:10:08PM FROM THE HOTELS.
 5:10:10PM ON THE FAR SOUTH SIDE OF CORKSCREW ROAD IS GENERALLY ABOUT
 5:10:13PM WHERE THE NEW WAWA IS CONSTRUCTED AS WELL.
 5:10:15PM IT JUST GIVES YOU A LITTLE BIT OF ORIENTATION.
 5:10:18PM IT IS A VACANT PARCEL OF PROPERTY.
 5:10:19PM IT IS PLATTED AND BEEN PLATTED A NUMBER OF YEARS.

5:10:22PM INITIALLY ZONED COMMERCIAL, PLANNED DEVELOPMENT BY LEE
 5:10:25PM COUNTY.
 5:10:25PM SO WE'RE PLEASED THAT DISCOUNT TIRE IS MOVING FORWARD WITH
 5:10:28PM THE COMMERCIAL DEVELOPMENT HERE.
 5:10:30PM IT IS APPROXIMATELY A 7,000 SQUARE FOOT BUILDING.
 5:10:34PM DISCOUNT TIRE IS A RETAIL OPERATION.
 5:10:37PM THEY DON'T DO ANY VULCANIZING OR ANYTHING OF THAT NATURE.
 5:10:41PM THEY INSTALL AND SELL TIRES.
 5:10:43PM THERE'S ALSO REPAIR WORK IN CASE YOU GET A BURST OR FLAT.
 5:10:48PM THEY ALSO TAKE CARE OF THAT AS WELL AS AIR, CHECKING YOUR
 5:10:51PM TREAD DEPTH AND DOING LIMITED REPAIR WORK AND AIR

 5:10:56PM INSTALLATIONS AS WELL.
 5:10:58PM THERE ARE ROLL-UP DOORS WITH THE PARTICULAR FACILITY.
 5:11:02PM I BELIEVE THERE ARE THREE, AND THEY DO FACE NORTH.
 5:11:05PM SO THEY FACE TOWARD THE DIRECTION OF I BELIEVE THAT'S RIB
 5:11:11PM CITY TO THE NORTH.
 5:11:12PM THOSE ROLL-UP DOORS DO NOT FACE A PUBLIC OR PRIVATE STREET.
 5:11:16PM THEY DO NOT FACE CORKSCREW ROAD NOR DO THEY FACE CORKSCREW
 5:11:20PM COMMONS ROAD EITHER.
 5:11:21PM THEY JUST FACE TO THE NORTH.
 5:11:23PM WE DID HAVE A TRAFFIC IMPACT STUDY COMPLETED AS PART OF THE
 5:11:27PM PROJECT AS WELL.
 5:11:28PM THERE WERE NO WARRANTS THAT WERE MET, WHICH MEANS THERE ARE
 5:11:31PM NO ROADWAY IMPROVEMENTS THAT NEED TO BE MADE OR SIGNAL
 5:11:34PM TIMING ADJUSTMENTS OR ANYTHING OF THAT NATURE TO HANDLE THE
 5:11:38PM TRAFFIC ANTICIPATED FOR THE PROJECT.
 5:11:39PM AS A RESULT OF THAT, MR. CHAIRMAN, THERE ARE FIVE
 5:11:41PM STIPULATIONS THAT ARE DETAILED OUT IN YOUR STAFF REPORT, AND
 5:11:44PM WE RECOMMEND APPROVAL SUBJECT TO THOSE STIPULATIONS.
 5:11:47PM I'M PLEASED TO INTRODUCE MS. MARSHAY RYAN WITH BL COMPANIES.
 5:11:52PM SHE WOULD BE THE OWNER'S REPRESENTATIVE ALONG WITH THE REST
 5:11:55PM OF HER TEAM TO TALK ABOUT THE ARCHITECTURE OF THE BUILDING
 5:11:58PM ALONG WITH ANY OTHER QUESTIONS THAT YOU MAY HAVE.
 5:12:01PM WITH THAT, I'LL BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY
 5:12:05PM HAVE.
 5:12:08PM >>Anthony Gargano: JUST TO CLARIFY, THE ONLY MAINTENANCE

 5:12:11PM TYPE WORK THAT WILL BE DONE WILL BE TIRE AND TIRE ASSOCIATED
 5:12:16PM WORK.
 5:12:16PM >> YES, SIR.
 5:12:17PM >>Anthony Gargano: NO LUBE, OIL CHANGE OR ANYTHING LIKE
 5:12:19PM THAT.
 5:12:20PM >> CORRECT.
 5:12:21PM I WOULD ALSO ASK YOU TO ASK THE APPLICANT WHEN THEY ARE UP
 5:12:25PM HERE TO VERIFY THAT.
 5:12:26PM THAT IS STAFF'S UNDERSTANDING.
 5:12:28PM ONLY TIRE-RELATED BUSINESS.

5:12:30PM THEY DON'T EVEN DO ALIGNMENTS.
 5:12:32PM JUST INSTALLATIONS AND EASY REPAIRS.
 5:12:37PM >>Jim Wallace: ONE OTHER QUESTION.
 5:12:39PM IN THE REPORT, UNDER THE STAFF RECOMMENDATIONS, THIS MAY BE
 5:12:42PM A TYPO, I'M NOT SURE, IT SAYS UNDER CONDITION 2, IT SAYS THE
 5:12:48PM HOURS OF CONSTRUCTION TO BE 7 A.M. TO 6.
 5:12:52PM SHOULD THAT BE HOURS OF OPERATION?
 5:12:53PM SAYS HOURS OF CONSTRUCTION.
 5:12:56PM I'M TRYING TO UNDERSTAND THAT.
 5:12:57PM >> YES, THAT SHOULD BE OPERATION.
 5:12:58PM YES, SIR.
 5:13:02PM >>Jim Wallace: STAFF WOULD AGREE WITH THAT?
 5:13:04PM >> YES.
 5:13:06PM >> THERE'S ALREADY HOURS OF -- EXCUSE ME, HOURS OF
 5:13:09PM CONSTRUCTION HOURS, SO THAT'S ALREADY COVERED BY ORDINANCE.

 5:13:11PM >>Jim Wallace: I PRESUME THAT WILL BE CORRECTED SOMEWHERE.
 5:13:14PM >> YEAH, WE'LL TAKE CARE OF THAT.
 5:13:16PM >>Dan Williams: I HAVE TWO OTHER QUESTIONS.
 5:13:18PM I'LL DIRECT IT TO YOU OR THE APPLICANT.
 5:13:21PM ISN'T THERE ANOTHER TIRE CENTER WITHIN LIKE A QUARTER OF A
 5:13:24PM MILE, HALF MILE.
 5:13:27PM >> LITTLE FURTHER NORTH, YES, SIR.
 5:13:30PM >>Dan Williams: I DIDN'T KNOW IF THAT WAS A FACTOR.
 5:13:32PM SECOND THING, CONDITION 3 ABOUT TEMPORARY OR PERMANENT
 5:13:36PM FREE-STANDING OUTDOOR TIRE PRESSURE, CHECK STATIONS ARE
 5:13:39PM PROHIBITED.
 5:13:40PM IS THAT A FAIRLY RECENT CHANGE OF THE VILLAGE?
 5:13:44PM BECAUSE I KNOW OF AT LEAST TWO OTHERS I BELIEVE THAT EXIST.
 5:13:50PM >> SO THE DISCOUNT TIRE IS A SCOTTSDALE BASED COMPANY.
 5:13:55PM I'VE LIVED AND WORKED IN ARIZONA TEN YEARS.
 5:13:58PM AND THEY ARE VERY, VERY SUCCESSFUL.
 5:13:59PM I HAVE BEEN -- I'VE SEEN IT WHERE THEY PUT LIKE A POP-UP
 5:14:06PM TENT LIKE YOU MAY HAVE AT YOUR CHILDREN'S OR GRANDKIDS'
 5:14:11PM SOCCER GAMES AND THINGS FOR SHADE.
 5:14:13PM THEY PUT THAT OUT IN THE PARKING LOT AND PUT CONES OUT IN
 5:14:18PM THE PARKING LOT TO INDICATE WHERE PEOPLE SHOULD DRIVE.
 5:14:21PM THEY HAVE A STAFF MEMBER OUT THERE CHECKING TIRE PRESSURES
 5:14:23PM AND TIRE DEPTH AND THINGS OF THAT NATURE.
 5:14:26PM MY EXPERIENCE IS THAT WHEN I'VE SEEN THAT, OFTENTIMES
 5:14:30PM BECAUSE IT IS SUCH A POPULAR SERVICE, IT HAS THE PROPENSITY

 5:14:33PM TO BACK UP TRAFFIC INTO THE ASSOCIATED DRIVEWAYS OR BLOCK
 5:14:39PM OTHER BUSINESSES.
 5:14:40PM IT'S NOT THE ISSUE THAT THEY DO IT.
 5:14:43PM OBVIOUSLY, IT'S PART OF THEIR BUSINESS MODEL.
 5:14:45PM IT'S JUST THAT IF THEY ARE GOING TO DO IT, IT NEEDS TO BE IN
 5:14:47PM THE BUILDING, NOT IN THE PARKING LOT OR THEN YOU'RE GOING TO

5:14:51PM HAVE MANEUVERING PROBLEMS AND PEOPLE STACKING UP AND ALL OF
 5:14:55PM THIS KIND OF TRAFFIC CONGESTION ASSOCIATED WITH IT.
 5:14:57PM WE'RE NOT TRYING TO LIMIT THAT SERVICE.
 5:14:59PM JUST THE FACT THAT IT IS NOT FREE-STANDING, IT NEEDS TO BE
 5:15:02PM INCLUDED IN THE BUILDING.
 5:15:03PM IF YOU WANT THAT SERVICE, YOU WOULD GET OUT OF YOUR CAR, GO
 5:15:06PM INTO THE FACILITY, SAY I WANT TO HAVE MY AIR PRESSURE
 5:15:09PM CHECKED AND ALL THAT STUFF.
 5:15:11PM AND THEN THEIR STAFF PEOPLE WOULD DIRECT YOU INTO ONE OF THE
 5:15:14PM BAYS AS OPPOSED TO TRYING TO CIRCUMNAVIGATE WITHIN THE
 5:15:19PM PARKING LOT ITSELF.
 5:15:20PM >>Anthony Gargano: WE HAD A DISCUSSION ABOUT THIS EARLIER
 5:15:23PM TODAY.
 5:15:23PM IT IS NOT A VILLAGE-WIDE PROHIBITION.
 5:15:27PM IT'S A PROHIBITION FOR THIS PARTICULAR BUSINESS.
 5:15:31PM >>Dan Williams: THANK YOU.
 5:15:33PM >> ANYTHING ELSE?
 5:15:33PM THANK YOU.
 5:15:35PM >>Anthony Gargano: THANK YOU.

 5:15:36PM APPLICANT.
 5:15:44PM >> THANK YOU, CHRISTOPHER, FOR INTRODUCING US.
 5:15:46PM GOOD EVENING, EVERYONE.
 5:15:48PM FIRST, ON BEHALF OF OUR ENTIRE TEAM, WE WANT TO SAY THANK
 5:15:51PM YOU FOR ALLOWING US THE OPPORTUNITY TO PRESENT OUR DESIGN TO
 5:15:54PM YOU GUYS.
 5:15:55PM MY NAME IS MARSHAY RYAN.
 5:15:57PM I AM HERE WITH MY COLLEAGUE ERIC AND OUR CLIENT, JEREMY AND
 5:16:02PM RON ARE HERE IN ATTENDANCE, TOO, FOR ANY QUESTIONS THAT YOU
 5:16:05PM GUYS MAY HAVE ABOUT THE OPERATIONS OF DISCOUNT TIRE.
 5:16:09PM TO BEGIN, WE'RE PROPOSING A TIRE REPAIR SHOP, AS CHRISTOPHER
 5:16:13PM SAID.
 5:16:14PM IT IS APPROXIMATELY 7,000 SQUARE FEET.
 5:16:19PM >> CAN YOU SPEAK CLOSER INTO THE MICROPHONE, PLEASE?
 5:16:21PM >> YES, IS THIS BETTER?
 5:16:22PM OUR BUILDING IS APPROXIMATELY 7,000 SQUARE FEET.
 5:16:26PM IT WILL BE A TIRE REPAIR SHOP.
 5:16:28PM WE HAVE MADE MULTIPLE ALTERATIONS TO THE BUILDING BECAUSE
 5:16:33PM THIS IS NORMALLY A PROTOTYPICAL DESIGN.
 5:16:37PM SINCE WE ARE HERE PROPOSING IT TO BE IN THE VILLAGE OF
 5:16:39PM ESTERO, WE WANTED TO MAKE SURE OUR DESIGN MET ALL YOUR
 5:16:42PM DESIGN STANDARDS AND WAS GOING TO BE THE PERFECT ADDITION TO
 5:16:45PM THE OTHER BEAUTIFUL BUILDINGS LOCATED HERE.
 5:16:47PM SO IT WILL BE LOCATED ON CORKSCREW COMMONS DRIVE IN THE AREA
 5:16:51PM THAT IS OUTLINED IN RED HERE.

 5:16:53PM LATER ON IN THE PRESENTATION, WE'LL TALK ABOUT THE
 5:16:57PM ALTERATIONS BUT FOR NOW I WANT TO PASS IT ALONG TO ERIC TO

5:17:00PM DISCUSS THE SITE INFORMATION.
 5:17:02PM >> HELLO, EVERYONE.
 5:17:04PM NICE TO SEE YOU AGAIN.
 5:17:05PM I WAS HERE DURING THE LAST MEETING.
 5:17:06PM MY NAME IS ERIC CASTILE.
 5:17:10PM MY TEAM, WE PUT TOGETHER THE SITE LAYOUTS.
 5:17:13PM AS MARSHAY MENTIONED, THE SITE IS LOCATED AT 10411 CORKSCREW
 5:17:18PM COMMONS DRIVE.
 5:17:19PM IT IS ABOUT A MILE FROM THIS LOCATION.
 5:17:21PM THE SITE IS LOCATED NORTH OF CORKSCREW ROAD.
 5:17:27PM AND TO THE NORTH OF THAT IS CORKSCREW COMMONS DRIVE.
 5:17:30PM I KNOW CHRIS MENTIONED TO THE NORTH OF THAT IS MR. TEQUILA.
 5:17:36PM I THINK IT WAS AN ORIENTATION.
 5:17:38PM IT WAS A LITTLE CONFUSING.
 5:17:40PM BUT MR. TEQUILA IS TO THE EAST OF THAT.
 5:17:43PM AS MENTIONED, IT IS A 7,000 SQUARE FOOT AUTOMOTIVE TIRE
 5:17:49PM REPAIR SHOP.
 5:17:51PM IT IS LOCATED WITHIN THE ESTERO INTERSTATE COMMERCE PARK
 5:17:54PM MASTER DEVELOPMENT.
 5:17:56PM SO THIS MASTER DEVELOPMENT WAS PERMITTED WITH SOUTH FLORIDA
 5:18:00PM WATER MANAGEMENT.
 5:18:01PM AND WE WERE -- THE VILLAGE TOLD US THAT WE HAD TO -- THAT WE
 5:18:07PM MAY HAVE OTHER REQUIREMENTS THAT WE NEED TO MEET AS FAR AS

 5:18:11PM STORMWATER.
 5:18:11PM IN ADDITION TO THE MASTER DEVELOPMENT, WE ALSO HAD TO
 5:18:16PM PROVIDE STORMWATER FACILITIES TO ADDRESS WATER QUALITY.
 5:18:20PM WE'VE ALREADY GONE THROUGH THE PROCESS WITH WATER MANAGEMENT
 5:18:29PM DISTRICT.
 5:18:29PM WE'VE GOTTEN OUR APPROVAL.
 5:18:31PM AND WE'RE IN THE PROCESS OF GETTING APPROVAL WITH LEE COUNTY
 5:18:34PM UTILITIES.
 5:18:34PM BUT THE WAY THE SITE IS LAID OUT, IF YOU LOOK AT THIS MAP,
 5:18:41PM WE HAVE CORKSCREW COMMONS DRIVE TO THE LEFT AND THE --
 5:18:50PM WE HAVE, AS FAR AS CIRCULATION, WE HAVE ONE WAY IN AND ONE
 5:18:53PM WAY OUT.
 5:18:54PM WE HAVE PEDESTRIAN ACCESS FROM CORKSCREW COMMONS DRIVE.
 5:18:56PM IF YOU LOOK AT THE SIDEWALK, IT PASSES THROUGH THE
 5:19:01PM INSTALLATION BASE, THAT IS THE ONLY WAY THAT WE CAN CONNECT
 5:19:05PM THAT TO THE BUILDING.
 5:19:07PM WE PROVIDE ADA SPACES IN FRONT OF THE MAIN ENTRANCE.
 5:19:12PM THAT'S ON THE TOP RIGHT.
 5:19:14PM WE PROVIDE THE STORMWATER FACILITIES TO THE BOTTOM LEFT AND
 5:19:19PM JUST TO THE WEST OF THE BUILDING.
 5:19:22PM AND THIS JUST ENSURES THAT WATER QUALITY REQUIREMENTS ARE
 5:19:25PM MET WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 5:19:29PM >>Jim Wallace: YOU SAY ONE WAY IN AND ONE WAY OUT, THERE'S
 5:19:31PM NO INTERCONNECT TO ADJACENT PARCELS.

5:19:34PM HAS FIRE RESCUE SIGNED OFF ON THIS?

5:19:39PM >> WE HAVEN'T RECEIVED ANY COMMENTS FROM FIRE RESCUE.

5:19:42PM >>Jim Wallace: THERE'S NO TURNAROUND.

5:19:48PM >> THE LAST TIME WE WERE HERE, ONE OF YOU MADE A COMMENT

5:19:51PM ABOUT MAKING SURE WE HAVE ENOUGH ACCESS WITH THE FIRE TRUCK.

5:19:57PM WE DID RUN A TRUCK TURN ON THERE, AND WE DO HAVE ENOUGH.

5:20:04PM >>Jim Wallace: I'M JUST ASKING, BECAUSE YOU DON'T HAVE AN

5:20:08PM INTERCONNECT.

5:20:08PM SO THE TRUCK HAS TO GET OUT AFTER IT GETS IN.

5:20:12PM >> CORRECT.

5:20:13PM THE ADJACENT PARCELS DON'T HAVE A WAY TO CONNECT WITH US

5:20:16PM EITHER.

5:20:18PM >>Mary Gibbs: WE HAVE AN ANSWER.

5:20:19PM CHRISTOPHER DOESN'T HAVE A MICROPHONE.

5:20:27PM >>Christopher Baker: AS PART OF THE DEVELOPMENT ORDER

5:20:28PM PROCESS, THESE PLANS DO GET CIRCULATED TO OUTSIDE AGENCIES.

5:20:32PM THE FIRE DEPARTMENT, OR ESTERO FIRE RESCUE IS ONE OF THOSE

5:20:36PM THAT WE COOPERATE AND SEND THIS TO.

5:20:38PM AS ERIC HAD MENTIONED, WE DID GET NO COMMENTS.

5:20:41PM THEY HAVE REVIEWED AND APPROVED IT.

5:20:43PM >>Jim Wallace: OKAY.

5:20:59PM >> AS FAR AS CIRCULATION WE RAN THROUGH A WB 40 AND THE FIRE

5:21:04PM TRUCK.

5:21:05PM BASICALLY THEY WOULD DRIVE IN.

5:21:06PM HAVE TO BACK UP INTO THE DUMPSTER AREA AND TURN OUT TO GET

5:21:11PM OUT OF THERE.

5:21:11PM BUT BASED ON THE SITE DESIGN, WE'RE MEETING ALL LOCAL CODES,

5:21:19PM AND WE DON'T FORESEE ANY ISSUES WITH THAT.

5:21:22PM AND AS FAR AS THE TIRE CHECK STATION, THE CLIENT IS STILL

5:21:27PM GOING TO DO AIR CHECK SERVICES.

5:21:31PM AND ON THIS DRAWING, YOU'LL SEE THAT WE PROVIDED THE MINIMUM

5:21:34PM REQUIREMENTS FOR THE VEHICLE STACKING.

5:21:40PM BUT IF -- WE HAVE MADE A COMMENT THAT IF THE TRAFFIC IS

5:21:46PM COMING -- IS REACHING THE DRIVEWAY, THAT THE CLIENT WILL

5:21:52PM DIRECT ALL THE CUSTOMERS TO PARKING SPACES TO ALLEVIATE

5:21:55PM THAT.

5:21:56PM THESE ARE THE IRRIGATION PLANS.

5:22:06PM BASED ON CONVERSATIONS WITH LEE COUNTY UTILITIES, WE ARE

5:22:10PM PROPOSING TO CONNECT IRRIGATION SERVICES TO POTABLE WATER

5:22:15PM BECAUSE WE DIDN'T NEED TO GET A WELL OR WATER USE PERMIT.

5:22:21PM SO BASED ON THAT, WE'LL HAVE PLENTY OF IRRIGATION FOR ALL

5:22:26PM THE REQUIRED PLANTINGS.

5:22:31PM AND AS FAR AS THE SITE LIGHTING REQUIREMENTS, YOU PROBABLY

5:22:35PM CAN'T SEE THAT ON THE SCREEN, BUT WE RECEIVED NO FURTHER

5:22:39PM COMMENTS ON LIGHTING, AND WE DON'T HAVE ANY LIGHT SPILLAGE

5:22:44PM ONTO OTHER PROPERTIES.

5:22:45PM I'LL PASS IT OFF TO ARCHITECTURE.
 5:22:55PM >> HELLO AGAIN.
 5:22:56PM CAN YOU HEAR ME?
 5:22:57PM PERFECT.
 5:22:58PM SO TO TOUCH ON THE DUMPSTER ENCLOSURE TO BEGIN WITH, WE

 5:23:02PM PROPOSE TO HAVE IT WITH THE SAME MATERIAL PALETTE THAT WE'RE
 5:23:06PM USING ON THE BUILDING.
 5:23:07PM IT WILL BE EIFS IN THE DEEP TAN COLOR AND THE GATE PAINTED
 5:23:12PM POWDER COATED BLACK.
 5:23:15PM >>Kristin Jeannin: IS THERE MORE THAN ONE?
 5:23:18PM >> IT'S ONE LARGE DUMPSTER ENCLOSURE WITH A CMU WALL
 5:23:22PM SEPARATING THE TWO SPACES.
 5:23:25PM SO IT WILL BE TWO GATES BUT ONE ENCLOSURE.
 5:23:28PM >>Kristin Jeannin: WHAT IS THE THING THAT LOOKS LIKE A
 5:23:31PM DUMPSTER ON THE EAST CORNER?
 5:23:33PM ON THE SOUTHEAST CORNER, THERE IS ANOTHER DUMPSTER-LOOKING
 5:23:41PM -- YEAH, THERE.
 5:23:47PM >> THAT IS A TRANSFORMER.
 5:23:50PM >>Kristin Jeannin: GOT IT.
 5:23:50PM I SEE IT.
 5:23:52PM >> SO WITH THE SIGNAGE THAT WILL BE ON THE BUILDING, WE'RE
 5:23:54PM PROPOSING IT TO HAVE, ONCE AGAIN, SOME OF THE SAME MATERIALS
 5:23:57PM WE'RE USING ON THE BUILDING, JUST SO THAT WE CAN MAINTAIN A
 5:24:00PM UNIFIED LOOK WITH THE ENTIRE SITE.
 5:24:03PM THE LOGO ITSELF ON THE BUILDING WILL HAVE IT AT EVERY PUBLIC
 5:24:08PM LOCATION THAT YOU CAN SEE IT FROM.
 5:24:10PM IT WILL BE BACKLIT SO AT NIGHT, EVEN THOUGH IT IS A LITTLE
 5:24:13PM BIT DARK, YOU'LL STILL HAVE ILLUMINATION WHERE DISCOUNT TIRE
 5:24:19PM AND THAT THE BUILDING IS THERE.
 5:24:21PM TO SPEAK ABOUT THE BUILDING ITSELF AND TOUCH ON THE

 5:24:23PM ALTERATIONS I SPOKE ABOUT EARLIER, WE ADDED MULTIPLE
 5:24:26PM PILASTERS AND BUMP-OUTS TO BRING DEPTH TO OUR BUILDING.
 5:24:30PM WE'RE PROPOSING IT TO BE A SPANISH MEDITERRANEAN STYLE.
 5:24:33PM I'LL JUST WALK US THROUGH EACH FACADE SO THAT WE CAN SHOW
 5:24:37PM YOU GUYS HOW WE'RE ACCOMPLISHING THAT.
 5:24:39PM WE'LL START HERE ON THE SOUTH ELEVATION, WHICH IS THE ONE
 5:24:42PM THAT IS FACING DIRECTLY CORKSCREW COMMONS ROAD.
 5:24:45PM WITH IT FACING CORKSCREW COMMONS ROAD, IT IS ALSO ONE OF OUR
 5:24:53PM PRIMARY ENTRANCES, SO WE WANTED TO ADD ALL THE BELLS AND
 5:24:56PM WHISTLE POSSIBLE THAT WE COULD.
 5:24:58PM SO AT THE TOP OF THE BUILDING, YOU'LL SEE AT THE PARAPET A
 5:25:01PM DEEP CORNICE WITH WOOD STAINED CORBELS.
 5:25:05PM THOSE CORBELS WILL MATCH THE SPANISH TILE ROOF THAT WE'RE
 5:25:09PM USING ON THE OTHER SIDE OF THE BUILDING, ALONG WITH THE
 5:25:11PM STANDING SEAM METAL AWNING TO BRING AN ACCENT COLOR TO OUR
 5:25:16PM BEIGE AND TAN COLOR SCHEME AND REALLY BRING THE

5:25:18PM MEDITERRANEAN STYLE TO LIFE.
 5:25:20PM WE ALSO HAVE NICHHA FIBER CEMENT PANEL.
 5:25:24PM A WOOD LOOK PANEL, SO STILL HAVE A DIFFERENT TEXTURE, BUT
 5:25:30PM WON'T BE USING WOOD BUT BRING SOME OF THE CORBEL WOOD DESIGN
 5:25:34PM IN.
 5:25:34PM WE ARE PROPOSING TO USE TWO EIFS COLORS.
 5:25:37PM WE'LL HAVE THE CREAMY BEIGE COLOR ON THE LEFT AND THEN WE'LL
 5:25:40PM ALSO HAVE THAT TAN COLOR, WHICH YOU GUYS SAW ON THE DUMPSTER
 5:25:44PM ENCLOSURE AS OUR TWO MAIN COLORS FOR THE EIFS.

 5:25:46PM THEN WE'LL HAVE THE BASE OF THE BUILDING ON ALL SIDES
 5:25:50PM WRAPPED WITH THE STONE VENEER.
 5:25:52PM ONCE AGAIN, JUST TO GIVE A DIFFERENT TEXTURE AND ADD A
 5:25:55PM LITTLE BIT OF POP TO OUR BUILDING.
 5:25:56PM ON THE MAIN FACADE OF THIS ONE, WE'LL HAVE GLAZING AS WELL
 5:26:01PM AND USE A METAL FRAME, WHICH IT CAN EITHER BE ANODIZED
 5:26:09PM ALUMINUM OR BE A MORE DARK BRONZE, BLACK COLOR.
 5:26:11PM AS WE MOVE ON TO THE SIDE WHERE THE GARAGE DOORS ARE TO THE
 5:26:14PM EAST ELEVATION, WE'LL STILL HAVE SOME OF THE SAME ELEMENTS
 5:26:20PM THAT WE HAVE ON THE SOUTH ELEVATION ON THE LEFT SIDE OF THE
 5:26:21PM BUILDING, THAT'S ONE OF OUR OTHER ENTRANCES INTO THE
 5:26:24PM BUILDING FOR THE MAIN PUBLIC TO WAIT FOR THEIR CARS TO BE
 5:26:28PM SERVICED.
 5:26:29PM AS YOU MOVE DOWN TO THE RIGHT OF THE BUILDING, WE'VE
 5:26:31PM INCORPORATED A PEAKED ROOF.
 5:26:34PM THAT'S WHERE WE WILL INCORPORATE THE SPANISH TILE ROOF, THE
 5:26:39PM MEDITERRANEAN STYLE.
 5:26:40PM WE ALSO INCORPORATED ARCHES TO CONTAIN TO ADD MORE DEPTH TO
 5:26:43PM THE BUILDING ALONG WITH THE PILASTERS THAT WE'VE SHOWN AND
 5:26:46PM THE BUMP-OUTS THAT I SPOKE ABOUT EARLIER.
 5:26:48PM THEN AS WE MOVE AROUND TO THE NORTH ELEVATION, WHICH THIS
 5:26:52PM ELEVATION FACES CORKSCREW COMMONS DRIVE, WE CONTINUED THOSE
 5:26:56PM STANDING SEAM METAL AWNINGS OVER THE DOORS JUST FOR
 5:27:00PM PROTECTION FOR ENVIRONMENTAL PURPOSES AND TO KEEP THE SAME
 5:27:03PM FEEL THAT WE HAVE ON THE FRONT OF THE BUILDING, EVEN THOUGH

 5:27:05PM WE WON'T HAVE ALL THE BELLS AND WHISTLE, SINCE THIS IS NOT A
 5:27:08PM PRIMARY ENTRANCE FOR US, WE'VE ADDED SOME OF THE ARCHES
 5:27:11PM AGAIN.
 5:27:12PM LIKE I SAID, THE SPANISH TILE ROOF ALONG WITH THE DEEP
 5:27:16PM CORNICE AND CORBELS.
 5:27:18PM AS WE MOVE AROUND TO THE WEST ELEVATION, WE ADDED THE
 5:27:22PM PILASTERS AGAIN FOR THE DEPTH AND THEN THE NICHHA PANELS TO
 5:27:27PM BRING THE WHOLE BUILDING TOGETHER AS ONE.
 5:27:30PM >>Jim Wallace: ASK YOU ONE SILLY QUESTION?
 5:27:33PM ON THE NORTH ELEVATION, YOU DON'T HAVE ANY SIGNAGE.
 5:27:37PM >> NO.
 5:27:37PM >>Jim Wallace: I WOULD HAVE THOUGHT FOR WAYFINDING, PEOPLE

5:27:40PM COMING ALONG THE COMMONS ROAD, WOULDN'T IT HELP IF YOU HAD
 5:27:46PM SIGNAGE ON THE NORTH ELEVATION?
 5:27:48PM >> WITH THAT, BECAUSE WE DON'T WANT ANYBODY IN THE PUBLIC TO
 5:27:51PM GET CONFUSED AND COME INTO OUR BUILDING IN THIS AREA,
 5:27:54PM BECAUSE THESE ARE OUR BACK UP HOUSE SPACES.
 5:27:57PM THE FIRE SPRINKLER ROOM WE DIDN'T INCLUDE IT.
 5:28:01PM AS YOU COME DOWN CORKSCREW COMMONS YOU'LL SEE IT SOMEWHAT ON
 5:28:04PM THE EAST ELEVATION AND SEE IT AS COMING FROM THE OPPOSITE
 5:28:06PM DIRECTION ON THE WEST ELEVATION.
 5:28:09PM AND WE HAVE MONUMENT SIGN, YES, ON THAT SIDE AS WELL.
 5:28:12PM THESE ARE MORE OF THE MATERIALS WE'RE PROPOSING.
 5:28:19PM WE HAVE SOME OPTIONS OF YOU GUYS WOULD LIKE TO SEE MORE
 5:28:22PM OPTIONS, BUT THESE, AS I SAID, WILL HAVE THE TAN AND BEIGE

 5:28:26PM CREAM COLOR SCHEME WITH A POP OF COLOR FOR THAT SPANISH
 5:28:31PM MEDITERRANEAN STYLE.
 5:28:34PM THIS WILL BE WHAT OUR BUILDING WILL LOOK LIKE IN 3D.
 5:28:36PM I KNOW 2Ds ARE KIND OF HARD TO UNDERSTAND.
 5:28:40PM THIS IS SOMEWHAT OF WHAT YOU'LL BE ABLE TO SEE AND WHAT THE
 5:28:44PM BUILDING WILL LOOK.
 5:28:45PM SINCE WE'VE BEEN HERE A COUPLE OF DAYS NOW LOOKING AT WHAT
 5:28:47PM IS AROUND, I THINK IT WILL BE A BEAUTIFUL ADDITION TO WHAT
 5:28:50PM YOU GUYS HAVE HERE ALREADY.
 5:28:52PM PLEASE FEEL FREE TO ASK US ANY QUESTIONS.
 5:28:55PM >>Kristin Jeannin: ARE THOSE REALLY GLASS WALLS THAT WE'RE
 5:28:58PM LOOKING AT?
 5:28:59PM >> THEY WILL BE STORE FRONT WITH BUTT JOINT.
 5:29:03PM THEY WON'T HAVE MULLIONS IN EACH SECTION OF THE GLASS.
 5:29:08PM OH, ONE MORE THING WE WANTED TO ADD.
 5:29:16PM I KNOW EARLIER CHRISTOPHER HAD TOUCHED ON THE MAINTENANCE.
 5:29:20PM WE WILL HAVE WHEEL ALIGNMENTS THERE ACCORDING TO JEREMY.
 5:29:24PM THAT IS THE ONLY DIFFERENCE.
 5:29:26PM THAT'S ALL.
 5:29:27PM ANY OTHER QUESTIONS?
 5:29:29PM THANK YOU GUYS SO MUCH.
 5:29:32PM WE REALLY APPRECIATE IT.
 5:29:33PM WOULD YOU LIKE TO SEE OUR SAMPLES?
 5:29:40PM WE CAN PASS THEM AROUND.
 5:29:42PM >>Kristin Jeannin: WHAT, TIRES?

 5:29:44PM [LAUGHTER]
 5:29:44PM >> I'M SORRY.
 5:29:45PM I DON'T HAVE THAT KIND OF PULL.
 5:29:47PM BUT IF YOU APPROVE US, WE MIGHT BE ABLE TO GET YOU A
 5:29:50PM DISCOUNT.
 5:29:52PM >>Kristin Jeannin: YOUR PAINT SAMPLES, YES, PLEASE.
 5:29:56PM >>Anthony Gargano: SHOULD WE BE CONCERNED WITH THE
 5:29:58PM ADMONITION ON THE DRAWING, AI GENERATED CONTENT MAY BE

5:30:04PM INCORRECT?
 5:30:05PM [LAUGHTER]
 5:30:06PM >> A LITTLE BIT OF ALTERATION MAY HAPPEN IN REAL LIFE, CAN
 5:30:12PM NEVER DUPLICATE QUITE WHAT THE PHYSICAL THINGS WILL BE, BUT
 5:30:13PM I WANT TO PASS AROUND THE STUCCO EIFS SAMPLES, AS WELL AS
 5:30:18PM THE COLOR PALETTE FOR THE STANDING SEAM ROOF.
 5:30:20PM WE PLANNED ON USING, BASED ON THE COLOR SCHEME, EITHER THE
 5:30:22PM TERRA-COTTA OR THE MANSARD BROWN COLOR.
 5:30:25PM IT'S BASED ON WHAT YOU ALL PREFER WILL LOOK THE BEST.
 5:30:29PM WE'LL ALSO PASS AROUND OUR STONE VENEER SAMPLE AND THE
 5:30:43PM NICHIIA.
 5:30:47PM >>Kristin Jeannin: THOSE AREN'T CIRCLED.
 5:30:50PM THEY ARE NOT ALL GOING ON THERE.
 5:30:52PM IS IT FOAM?
 5:31:05PM >> THOSE ARE THE -- [INAUDIBLE]
 5:31:20PM >>Tammy Duran: I'M SORRY.
 5:31:21PM IF YOU ARE GOING TO SPEAK, YOU HAVE TO BE ON A MIKE.

 5:31:27PM >> THE CORBEL WILL BE STAINED ON-SITE BASED ON WHAT THE
 5:31:31PM MANUFACTURER REQUIREMENTS ARE.
 5:31:32PM WE'LL WALK AROUND WITH THE SPANISH TILE ROOF SO YOU CAN SEE
 5:31:37PM THE COLOR THAT WE'RE THINKING.
 5:32:43PM >>Mary Gibbs: TAMMY, MAYBE THE MINUTES CAN REFLECT THEY WERE
 5:32:46PM PASSING AROUND THE SAMPLES AND SOMEBODY SPILLED WATER AND
 5:32:49PM HAD TO JUMP UP TO CLEAN IT UP.
 5:33:25PM >> HI, COUNCIL MEMBERS.
 5:33:26PM JEREMY HIGGINBOTHAM, I'M WITH DISCOUNT TIRE.
 5:33:30PM FACILITIES MANAGER FOR THE STATE OF FLORIDA.
 5:33:31PM I HANDLE ALL THE REGULAR MAINTENANCE OF ALL OF OUR BUILDINGS
 5:33:34PM AND WHATNOT.
 5:33:35PM I WANT TO COME UP AND TAKE A MOMENT.
 5:33:38PM I WANTED TO CLARIFY ONE OR TWO THINGS THAT WERE SAID THAT
 5:33:41PM WERE SLIGHTLY INCORRECT.
 5:33:43PM OUR COMPANY DOES DO ALIGNMENTS.
 5:33:46PM WE JUST STARTED DOING SO IN THE LAST YEAR, YEAR AND A HALF.
 5:33:49PM SO IT IS SOMETHING WE DO OFFER.
 5:33:52PM AS FAR AS THE AIR CHECKS AND THE CONCERN WITH THINGS BACKING
 5:33:55PM UP IN THE PARKING LOT, GENERALLY WHAT WE DO IS WE HAVE A
 5:33:58PM MOBILAIRE CHECK STATION.
 5:34:00PM IT IS A SYSTEM THAT'S ON WHEELS.
 5:34:04PM IT IS A DIGITAL SYSTEM.
 5:34:05PM WE HOOK IT UP.
 5:34:07PM IT DOES ITS THING WHILE WE DO THE REGULAR INSPECTION OF THE

 5:34:09PM REST OF THE TIRES.
 5:34:10PM IT IS SOMETHING THAT WE GENERALLY -- WE HAVE IN THE PAST
 5:34:14PM DONE IT INSIDE THE BUILDING.
 5:34:16PM IN SOME CASES WE TRY TO MAKE IT AS FLOW THROUGH AS POSSIBLE

5:34:20PM SO CUSTOMERS DON'T EVER HAVE TO GET OUT OF THEIR VEHICLE IF
 5:34:23PM ALL THEY ARE THERE FOR IS TO DO THE AIR PRESSURE CHECK.
 5:34:26PM NOW IN THE WINTER TIMES, HUNDRED PERCENT, YOU SEE AN UPTICK
 5:34:29PM IN AIR CHECKS GO OUT THE WINDOW SOMETIMES DEPENDING ON HOW
 5:34:33PM BUSY THE STORE IS.
 5:34:34PM THAT IS AN OBVIOUS CONCERN WITH THINGS BACKING UP.
 5:34:37PM WE DO OUR BEST IF WE HAVE TO HAVE CUSTOMERS PARK THEIR
 5:34:40PM VEHICLE AND WAIT.
 5:34:42PM SORT OF LIKE YOU SEE AT OTHER PLACES, I DON'T KNOW WHY IT
 5:34:45PM POPS IN MY HEAD, PLACES LIKE CULVER'S.
 5:34:49PM YOU BUY YOUR MEAL AND THEY SAY PARK IN NUMBER TWO AND WE'LL
 5:34:53PM BRING IT OUT TO YOU.
 5:34:54PM KIND OF THE SAME THING.
 5:34:55PM IF YOU PULL UP, HAVE A LINE, DIRECT SOMEONE TO A PARKING
 5:34:58PM SPOT AND DIRECT TRAFFIC.
 5:35:00PM MUCH LIKE CHICK-FIL-A.
 5:35:03PM WE TRY TO BE AS EFFICIENT AS POSSIBLE.
 5:35:05PM WE HAVE FIGURED IT OUT OVER THE YEARS, SO WE HAVE A GOOD
 5:35:07PM SYSTEM, BUT IT WOULD BE SOMETHING THAT WE WOULD TRY TO GET
 5:35:11PM PEOPLE IN AND OUT.
 5:35:12PM OUR BUILDING, BEING THAT IT IS A THREE DOOR STORE, WE WOULD

 5:35:17PM BASICALLY HAVE THAT SMALL DOOR ON THE END RECEIVING, THE
 5:35:21PM NEXT ONE TO THAT WOULD GENERALLY BE WHERE WE DO OUR
 5:35:23PM ALIGNMENTS AND THEN THE SECOND DOOR IS WHERE WE WOULD HAVE
 5:35:27PM TWO AREAS TO DO VEHICLES.
 5:35:29PM THE FIRST BAY WOULD BE AN AREA WHERE WE DO ONE VEHICLE.
 5:35:33PM ESSENTIALLY IT WOULD BE GET VEHICLES DONE RAPIDLY BECAUSE WE
 5:35:38PM HAVE TWICE THE AMOUNT OF MACHINES, TWICE THE AMOUNT OF
 5:35:40PM WORKERS.
 5:35:42PM WE CAN DO BASICALLY HALF A VEHICLE AT A TIME AS OPPOSED TO
 5:35:45PM THE WHOLE THING.
 5:35:46PM WE CALL THAT A BAY SIDE BAY.
 5:35:48PM IT'S THERE TO GET PEOPLE IN AND OUT EFFECTIVELY AND
 5:35:50PM EFFICIENTLY AS POSSIBLE SO YOU'RE NOT SITTING -- SO YOU'RE
 5:35:54PM NOT SITTING AND WAITING THREE HOURS FOR TIRES.
 5:35:57PM WE DO OFFER THE ALIGNMENTS.
 5:35:59PM MR. BAKER HERE UNKNOWNLY MISSPOKE.
 5:36:03PM IT IS SOMETHING --
 5:36:05PM >> AND YOU BALANCE THE TIRES, TOO, RIGHT?
 5:36:08PM >> YES, SIR, ROTATIONS, BALANCES.
 5:36:09PM WE DO AIR CHECKS AND FLAT REPAIRS FOR FREE.
 5:36:14PM EVERYTHING ELSE IS PRETTY STANDARD.
 5:36:15PM WE DO OFFER WARRANTIES ON OUR TIRES.
 5:36:17PM I WORKED IN THE STORE 19 YEARS AND JOINED OUR MAINTENANCE
 5:36:21PM FACILITIES DEPARTMENT IN 2019.
 5:36:24PM >>Jim Wallace: ARE YOU GOING TO GIVE ME A DEAL --

5:36:26PM >> WE'LL GIVE YOU THE BEST DEAL POSSIBLE.
 5:36:28PM WE ARE THE LARGEST TIRE RETAILER.
 5:36:36PM WE WERE WHEN I LEFT THE STORE.
 5:36:39PM I'M A LITTLE OUT OF THE LOOP ON SOME OF THE STUFF AS FAR AS
 5:36:42PM THE DAY TO DAY.
 5:36:43PM THEY USE A LOT DIFFERENT SYSTEMS THAN WE USED TO.
 5:36:46PM THE ATTITUDE AND THE PROFESSIONALISM IS THE SAME.
 5:36:52PM >>Mary Gibbs: I THINK THERE IS A SURCHARGE FOR PLANNING AND
 5:36:54PM ZONING BOARD MEMBERS.
 5:36:55PM I HEARD.
 5:36:58PM >>Anthony Gargano: WE MAY HAVE TO DISQUALIFY YOU FROM
 5:37:01PM VOTING.
 5:37:01PM >>Christopher Baker: IF I CAN ADD IN, IF I MISSPOKE ABOUT
 5:37:05PM THE ALIGNMENT, I APOLOGIZE.
 5:37:07PM MY PREVIOUS EXPERIENCE, THEY NEVER OFFERED THAT AS A
 5:37:09PM SERVICE.
 5:37:10PM GLAD THAT THEY DO NOW OBVIOUSLY.
 5:37:11PM BUT FROM THE ZONING PERSPECTIVE, THE ZONING THAT WAS
 5:37:14PM APPROVED BY THE COUNTY, THERE ARE NO ISSUES WITH THEM
 5:37:16PM OFFERING ALIGNMENTS.
 5:37:18PM MY POINT IN SAYING THAT THEY DON'T DO THE KIND OF
 5:37:21PM MAINTENANCE, THEY DON'T DO ANY REAL HEAVY VEHICLE REPAIR
 5:37:25PM WORK, LIKE TAKE TRANSMISSIONS OUT OR ENGINEERS OR ANYTHING
 5:37:29PM OF THAT NATURE.
 5:37:29PM EVEN AN ALIGNMENT IS MORE OF A RETAIL BASED SERVICE.

 5:37:33PM THERE'S NO ISSUE AS FAR AS WE'RE CONCERNED WITH ANY OF THAT.
 5:37:43PM >>Anthony Gargano: OKAY.
 5:37:44PM ANY OTHER QUESTIONS, BOARD MEMBERS?
 5:37:49PM BEFORE YOU DO THAT, I NEED TO OPEN THE PUBLIC PORTION.
 5:37:57PM ANYONE HERE FROM THE PUBLIC TO BE HEARD IN THIS MATTER?
 5:38:00PM >>Tammy Duran: WE DON'T HAVE ANYTHING.
 5:38:02PM >>Anthony Gargano: IS THERE ANYONE?
 5:38:03PM NO.
 5:38:04PM LAST CHANCE.
 5:38:05PM WE'LL CLOSE THE PUBLIC PORTION.
 5:38:07PM NOW.
 5:38:09PM >>Dan Williams: MR. CHAIRMAN, I WOULD LIKE TO MOTION
 5:38:11PM APPROVAL WITH STAFF RECOMMENDATIONS.
 5:38:15PM >>Anthony Gargano: DO WE HAVE A SECOND?
 5:38:16PM >>Al Paivandy: SECOND.
 5:38:19PM >>Mary Gibbs: MAY I ASK A QUESTION?
 5:38:21PM IN THE STAFF RECOMMENDATIONS BUT AS MODIFIED FOR CLARIFYING
 5:38:25PM THE HOURS OF OPERATION, NOT CONSTRUCTION, 7 TO 6, MONDAY
 5:38:29PM THROUGH SATURDAY.
 5:38:35PM >>Dan Williams: OF COURSE, INCORPORATING THAT CHANGE.
 5:38:38PM >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
 5:38:40PM TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE?

5:38:44PM >>Kristin Jeannin: YES.
 5:38:47PM >>Al Paivandy: YES.
 5:38:48PM >>James Tatooles: YES.

 5:38:50PM >>Jim Wallace: YES.
 5:38:52PM >>Dan Williams: YES.
 5:38:53PM >>Anthony Gargano: YES.
 5:38:54PM THANK YOU.
 5:38:57PM >>Kristin Jeannin: NICE JOB.
 5:39:05PM >>Anthony Gargano: NEXT UP IS OUR ORDINANCE REVIEW.
 5:39:10PM TURN IT OVER TO THE STAFF.
 5:39:24PM >>Mary Gibbs: ALL RIGHT.
 5:39:26PM IT WOULDN'T BE A FUN MEETING WITHOUT SOME ORDINANCE THAT THE
 5:39:29PM STATE HAS NOW IMPOSED ON US.
 5:39:31PM RECENTLY, THE STATE LEGISLATURE HAS APPROVED NEW LEGISLATION
 5:39:39PM THAT REGULATES RECOVERY RESIDENCE ACCOMMODATION REQUEST.
 5:39:45PM WHAT A RECOVERY RESIDENCE IS, ALSO KNOWN AS A SOBER HOME.
 5:39:49PM THERE ARE CERTAIN THINGS THAT ARE ALREADY IN THE STATE
 5:39:52PM LEGISLATION ABOUT CERTIFIED RECOVERY RESIDENCES.
 5:39:55PM BUT THIS YEAR, THE LEGISLATORS ADDED SOMETHING THAT WILL BE
 5:39:58PM EFFECTIVE JANUARY 1 THAT SAID THAT EVERY CITY AND COUNTY HAS
 5:40:03PM TO ADOPT AN ORDINANCE THAT ADDRESSES CERTIFIED RECOVERY
 5:40:06PM RESIDENCES OR SOBER HOMES.
 5:40:08PM AND HOW THEY PLAN TO PROVIDE REASONABLE ACCOMMODATIONS FOR
 5:40:12PM THESE THINGS.
 5:40:13PM SO IN THE STATUTE, THERE ARE LIKE DIFFERENT LEVELS OF
 5:40:18PM RECOVERY HOME.
 5:40:18PM SO ONE RECOVERY HOME IS WHERE PEOPLE LIVE THAT HAVE BEEN
 5:40:22PM SOBER FOR NINE OR MORE MONTHS AND THEY GENERALLY LIVE KIND

 5:40:26PM OF LIKE A GROUP HOME.
 5:40:28PM THEY DON'T HAVE A SUPERVISOR.
 5:40:29PM BUT THEN THERE ARE DIFFERENT LEVELS.
 5:40:31PM LIKE A LEVEL TWO CERTIFIED RECOVERY RESIDENCE WHERE PEOPLE
 5:40:35PM LIVE, BUT THEY HAVEN'T BEEN LIKE SOBER THAT LONG, SO THEY
 5:40:40PM HAVE OVERSIGHT FROM A HOUSE MANAGER.
 5:40:43PM AND THEN THERE'S SOME RECOVERY RESIDENCES WHERE YOU'VE GOT
 5:40:47PM MORE SUPERVISION BY STAFF AND SOME FORMAL TRAINING TO HELP
 5:40:51PM THEM WITH THEIR RECOVERY.
 5:40:53PM AND THEN THERE IS A LEVEL FOUR CERTIFIED RECOVERY RESIDENCE
 5:40:56PM WHERE YOU HAVE TO HAVE LICENSED PROFESSIONALS.
 5:41:00PM THE STATUTES -- THIS IS ALREADY IN THE STATUTE.
 5:41:04PM AGAIN, THE STATUTE WAS CHANGED TO SAY AS OF JANUARY 1 WE
 5:41:07PM HAVE TO PROVIDE REASONABLE ACCOMMODATION.
 5:41:08PM SO IF SOMEBODY WANTS TO DO A RECOVERY HOME, THEY WILL NEED
 5:41:11PM TO COME TO US, FILL OUT AN APPLICATION, PROVE THAT THEY ARE
 5:41:16PM CERTIFIED UNDER THE STATUTE, NOT JUST ANYBODY WHO WANTS TO
 5:41:19PM OPEN A HOUSE, WHERE THEY WANT TO DO IT.

5:41:21PM THEN IF THEY NEED ACCOMMODATIONS, THAT WE LOOK AT THAT ON A
 5:41:24PM CASE-BY-CASE BASIS.
 5:41:25PM SO, FOR EXAMPLE, SOMEBODY WANTS TO HAVE A SOBER HOME AND
 5:41:30PM MAYBE THEY ARE IN A SINGLE-FAMILY RESIDENCE AND THEY DON'T
 5:41:32PM HAVE A LARGE PARKING LOT, THEY MIGHT ASK FOR AN
 5:41:36PM ACCOMMODATION FOR PARKING.
 5:41:37PM AND WE HAVE TO MAKE SURE WE'RE NOT DISCRIMINATING UNDER THE

 5:41:41PM FAIR HOUSING AND THAT TYPE OF THING, SO WE HAVE TO LOOK AT
 5:41:43PM EACH ONE AND SEE IF THEY NEED SOME REASONABLE ACCOMMODATION,
 5:41:47PM AND THEN WE HAVE A CERTAIN TIME FRAME IN WHICH WE HAVE TO
 5:41:49PM APPROVE IT OR NOT APPROVE IT.
 5:41:51PM IT'S BRAND-NEW, AND WE'RE STILL READING IT.
 5:41:57PM WE TOOK IT TO COUNCIL FOR FIRST READING.
 5:42:00PM AND THEN COUNCIL ASKED US, ONE OF THE QUESTIONS THAT CAME
 5:42:03PM UP, WELL, WHAT IF YOU HAVE A HOMEOWNERS ASSOCIATION, LIKE
 5:42:05PM YOU ARE IN A GATED COMMUNITY, CAN ANYBODY GO IN THERE AND DO
 5:42:09PM IT?
 5:42:09PM AND OUR ATTORNEY SAID THAT THE HOA CAN STILL ENFORCE THEIR
 5:42:13PM RULES.
 5:42:13PM SO IN THE VILLAGE THERE ARE PROBABLY LIMITED PLACES WHERE
 5:42:17PM THIS WOULD OCCUR.
 5:42:18PM SO I DON'T THINK IT'S GOING TO BE SOMETHING THAT WE'RE GOING
 5:42:20PM TO SEE A LOT OF.
 5:42:21PM BUT ONE OF THE THINGS I HAD THOUGHT ABOUT WAS IF YOU
 5:42:25PM REMEMBER ON RIVER RANCH ROAD, THERE IS A LARGE HOUSE ON A
 5:42:29PM FIVE-ACRE LOT.
 5:42:30PM THEY WANTED TO DO A HOME FOR UNWED MOTHERS A FEW YEARS AGO.
 5:42:34PM THE NEIGHBORS CAME OUT AND WERE AGAINST IT, AND THEN THEY
 5:42:37PM KIND OF ABANDONED THAT IDEA.
 5:42:38PM BUT THAT'S THE KIND OF PLACE WHERE YOU'VE GOT A HOUSE ON A
 5:42:41PM LARGE LOT THAT MIGHT BE SUITABLE FOR SOMETHING LIKE THAT.
 5:42:44PM AGAIN, I DON'T THINK THERE ARE TOO MANY PLACES WHERE THIS

 5:42:49PM MIGHT HAPPEN, BUT WE'VE GOT TO PROVIDE FOR AN ORDINANCE IN
 5:42:53PM ORDER TO MEET THE STATE LAW.
 5:42:54PM AND PLANNING AND ZONING BOARD, BECAUSE IT IS A LAND USE
 5:42:59PM ORDINANCE, NEEDS TO MAKE A RECOMMENDATION TO COUNCIL.
 5:43:02PM IT'S KIND OF LIKE THE LAST ONE WE TALKED ABOUT WHEN YOU
 5:43:05PM ASKED ABOUT MAKING A RECOMMENDATION FOR SOMETHING THAT WE
 5:43:08PM DON'T REALLY HAVE A CHOICE ON DOING.
 5:43:14PM >>Jim Wallace: HOW DO WE BALANCE THE INTERESTS?
 5:43:17PM >>Mary Gibbs: IT'S GOING TO BE DIFFICULT.
 5:43:18PM I THINK WITH THE STATE, I THINK WHAT THEY ARE TRYING TO DO,
 5:43:20PM THEY ARE BEING A LITTLE CONCILIATORY.
 5:43:23PM THEY ARE TRYING TO MAKE IT EASIER TO LOCATE THE PLACES,
 5:43:26PM WITHOUT THE NIMBY FACTOR, BUT IT'S KIND OF LIKE LIVE LOCAL,
 5:43:31PM TOO.

5:43:32PM THEY WANT TO MAKE ACCOMMODATIONS AND HOW DO WE BALANCE THE
 5:43:35PM NEED FOR PARKING.
 5:43:37PM THE NEIGHBORS, IS THERE COMPATIBILITY ISSUE, WHERE MIGHT IT
 5:43:41PM BE?
 5:43:41PM AGAIN, ALMOST LIKE A CASE-BY-CASE BASIS.
 5:43:46PM >>Kristin Jeannin: THE ACCOMMODATIONS ARE BASICALLY IF YOU
 5:43:50PM HAVE TO PARK MORE PEOPLE IN THE DRIVEWAY, THEN YOU HAVE TO
 5:43:54PM BE ABLE TO APPROVE THEM QUICKLY?
 5:43:56PM >>Mary Gibbs: I THINK IT COULD ALSO BE ZONING.
 5:43:58PM AGAIN, I HAVEN'T RESEARCHED IT.
 5:44:01PM NANCY PROBABLY KNOWS MORE THAN ME.

 5:44:03PM BUT IT COULD BE ZONING.
 5:44:05PM IT COULD BE DENSITY.
 5:44:06PM IT COULD BE DIFFERENT FACTORS.
 5:44:10PM >>Nancy Stroud: IT'S VERY BROAD.
 5:44:12PM THIS IS AN ADMINISTRATIVE PROCESS, BUT IT IS A REASONABLE
 5:44:15PM ACCOMMODATION.
 5:44:15PM YOU DON'T HAVE TO ACCOMMODATE EVERYTHING THAT'S REQUESTED,
 5:44:19PM BUT EVERY REASONABLE REQUEST.
 5:44:21PM THAT LEAVES SOME DISCRETION TO THE STAFF.
 5:44:25PM >> WHAT DETERMINES REASONABLE?
 5:44:31PM >>Mary Gibbs: THAT'S THE QUESTION.
 5:44:32PM NOBODY KNOWS.
 5:44:32PM YOU DON'T DECIDE BECAUSE IT WON'T BE COMING TO YOU.
 5:44:42PM SO WE HAVE TO WORRY ABOUT IT.
 5:44:43PM BUT YOU DON'T HAVE TO WORRY ABOUT IT.
 5:44:45PM >>Nancy Stroud: IT IS A STAFF DECISION.
 5:44:49PM >>Kristin Jeannin: THERE ARE A LOT OF THESE AROUND AND THEY
 5:44:51PM ARE A GOOD THING.
 5:44:54PM >>Mary Gibbs: SOMETIMES YOU DON'T KNOW THEY ARE THERE.
 5:44:57PM I DO RECALL WHEN I WORKED AT THE COUNTY, THE COUNTY, THERE
 5:45:00PM WAS A NIMBY ONE, THEY ENDED UP WITH A BIG LAWSUIT, AND IT
 5:45:03PM WAS ACTUALLY A PRETTY SUITABLE LOCATION.
 5:45:05PM IT WAS A LARGE LOT, COMMERCIAL ON ONE SIDE, BUT THEN THE
 5:45:08PM NEIGHBORS DIDN'T LIKE IT.
 5:45:10PM SO I THINK THIS IS WHAT THE STATUTE IS TRYING TO PROVIDE FOR

 5:45:14PM SOMETHING SO PEOPLE CAN RECOVER WITHOUT BEING SHUNNED BY THE
 5:45:21PM COMMUNITY.
 5:45:24PM >>Jim Wallace: THERE IS THE FEAR OF THE UNKNOWN.
 5:45:29PM >>Dan Williams: HOW DOES THE \$700 APPLICATION FEE COMPARE TO
 5:45:32PM MAYBE OTHER FEES THAT THE VILLAGE CHARGES FOR?
 5:45:36PM >>Mary Gibbs: IT IS ONE OF OUR CHEAPEST FEES.
 5:45:38PM WE JUST INCREASED OUR FEES IN OCTOBER BECAUSE WE NEED TO
 5:45:42PM RECOVER THE COST OF THE REVIEW, BUT THIS IS ADMINISTRATIVE,
 5:45:46PM SO IT'S IN LINE WITH WHAT WE WOULD CHARGE UNDER
 5:45:50PM ADMINISTRATIVE CONSUMPTION ON PREMISES AND SOME OF THOSE

5:45:52PM THINGS.
 5:45:53PM ANYBODY WANT TO MAKE A RECOMMENDATION?
 5:46:02PM >>Kristin Jeannin: DO WE HAVE PROCESSES WE HAVE TO GO
 5:46:04PM THROUGH FIRST?
 5:46:07PM >>Anthony Gargano: WHAT IS IT THAT THE BOARD NEEDS?
 5:46:10PM >>Mary Gibbs: PLANNING AND ZONING MAKES RECOMMENDATIONS ON
 5:46:13PM ALL LAND DEVELOPMENT CODE AMENDMENTS.
 5:46:14PM THIS WOULD BE AN AMENDMENT TO THE LAND DEVELOPMENT CODE.
 5:46:17PM SO YOU CAN MAKE A RECOMMENDATION TO APPROVE IT.
 5:46:20PM YOU CAN PUT THE CAVEAT IN LIKE YOU DID THE LAST TIME THAT
 5:46:23PM SAID WE DON'T SEE THAT WE HAVE MUCH CHOICE BECAUSE IT IS A
 5:46:26PM STATE REQUIREMENT.
 5:46:36PM >>Kristin Jeannin: AT LEAST IT ALLOWS US TO KNOW ABOUT IT.
 5:46:40PM >>Mary Gibbs: YEAH.
 5:46:41PM LIKE LIVE LOCAL.

 5:46:42PM IF YOU DON'T KNOW ABOUT IT --
 5:46:47PM >>Kristin Jeannin: DO WE HAVE TO OPEN TO THE PUBLIC AND ALL
 5:46:50PM THAT?
 5:46:57PM >>Anthony Gargano: LET'S DO ALL THAT.
 5:46:58PM ANYONE FROM THE PUBLIC HERE?
 5:46:59PM NO CARDS.
 5:47:03PM ANYBODY FROM THE PUBLIC WHO WISHES TO BE HEARD ON THIS
 5:47:05PM MATTER?
 5:47:05PM WE'LL CLOSE THE PUBLIC PORTION.
 5:47:09PM SO WE NEED A MOTION FOR WHAT?
 5:47:19PM >>Nancy Stroud: A MOTION TO RECOMMEND THE ADOPTION OF THE
 5:47:22PM PROPOSED ORDINANCE.
 5:47:25PM >>Anthony Gargano: MOTION TO RECOMMEND ADOPTION OF THE
 5:47:27PM PROPOSED ORDINANCE.
 5:47:28PM >>Kristin Jeannin: I'LL MAKE THAT MOTION.
 5:47:30PM >>Anthony Gargano: THANK YOU, KRISTIN.
 5:47:31PM DO WE HAVE A SECOND?
 5:47:32PM SECOND BY MR. TATOOLES.
 5:47:37PM DISCUSSION ON THE MOTION?
 5:47:38PM CAN WE HAVE A ROLL CALL VOTE, TAMMY?
 5:47:44PM >>Kristin Jeannin: YES.
 5:47:47PM >>Al Paivandy: YES.
 5:47:48PM >>James Tatoes: YES.
 5:47:49PM >>Jim Wallace: YES.
 5:47:51PM >>Dan Williams: YES.

 5:47:52PM >>Anthony Gargano: YES.
 5:47:53PM THANK YOU.
 5:47:58PM THE LAST ITEM ON THE AGENDA, MARY, IS THE WORKSHOP.
 5:48:07PM THE ECO-HISTORIC PLANNING STUDY.
 5:48:11PM JIM HAS SOMETHING THAT YOU WANT TO READ INTO THE RECORD NOW
 5:48:22PM OR WAIT?

5:48:24PM YOU'LL WAIT.
 5:48:25PM OKAY.
 5:48:30PM >>Mary Gibbs: I MENTIONED THIS AT THE MEETING LAST --
 5:48:32PM WHENEVER THAT WAS, TWO WEEKS AGO, LAST MONTH.
 5:48:36PM THAT WE WOULD HAVE THE CONSULTANTS HERE TO DO A WORKSHOP ON
 5:48:38PM ECO-HISTORIC.
 5:48:39PM WE, AS THE VILLAGE, RECEIVED TWO GRANTS.
 5:48:44PM CDBG, COMMUNITY DEVELOPMENT BLOCK GRANTS, KIND OF
 5:48:47PM ADMINISTERED BY THE COUNTY, BUT DISASTER RECOVERY GRANTS.
 5:48:51PM SO THESE CAME AFTER THE HURRICANE, AND WE GOT TWO GRANTS.
 5:48:55PM ONE WAS FOR THE PLANNING STUDY, AND THE OTHER ONE IS FOR A
 5:48:58PM VULNERABILITY STUDY.
 5:49:00PM THE VULNERABILITY STUDY DIRECTLY RELATES TO THE HURRICANE
 5:49:04PM AND WE'RE LOOKING AT UPDATING OUR STORMWATER MODEL AND
 5:49:08PM LOOKING AT FLOODING ISSUES AND SEEING IF THERE ARE BETTER
 5:49:12PM WAYS WE CAN DEVELOP MORE SUSTAINABLY IN PARTICULAR WITH
 5:49:17PM REGARD TO PUBLIC INFRASTRUCTURE.
 5:49:18PM THAT STUDY IS GOING ON BY PUBLIC WORKS, AND THEN WE HAVE THE
 5:49:22PM ECO-HISTORIC PLANNING STUDY THAT COMMUNITY DEVELOPMENT IS

 5:49:26PM WORKING ON NOW.
 5:49:28PM ONE OF THE THINGS, SO WE RECEIVED THE GRANT, AND THEN JUST
 5:49:33PM TO GIVE YOU A QUICK BACKGROUND, WE WENT OUT TO DO AN RFP TO
 5:49:37PM HIRE A CONSULTANT TO DO THE STUDY.
 5:49:40PM WE SELECTED LAND DESIGN AND SOME SUBCONSULTANTS DO THE STUDY
 5:49:44PM BECAUSE THEY ARE BASED IN ORLANDO.
 5:49:46PM THEY HAVE DONE SIMILAR TYPE STUDIES.
 5:49:48PM THEY HAVE DONE MASTER PLANS FOR DIFFERENT AREAS THROUGHOUT
 5:49:51PM THE COUNTRY, AND THEY ARE SUBBING WITH SOME OTHER
 5:49:56PM CONSULTANTS WHO HAVE DONE SOME WORK IN BOULDER.
 5:49:59PM THEY ARE THE SUBCONSULTANT HAS DONE A LOT OF MARKET
 5:50:02PM RESEARCH, SO THEY ARE ALSO LOOKING AT, WE WANT THIS TO BE A
 5:50:05PM PLANNING STUDY, BUT NOT JUST A PLANNING STUDY THAT IS FLUFFY
 5:50:08PM AND GETS PUT ON THE BOOKSHELF AND NOTHING HAPPENS.
 5:50:12PM WE WANT THIS TO BE SOMETHING THAT IS TANGIBLE THAT WILL
 5:50:16PM PROVIDE SOME DIRECTION FOR US IN THE FUTURE FOR MAYBE
 5:50:19PM REDEVELOPMENT, AND MAYBE SOME DEVELOPMENT OF SOME OF THE
 5:50:22PM VACANT PARCELS IN ESTERO, THE LARGER PARCEL.
 5:50:24PM THE CONSULTANT, WE TOLD THEM STRICTLY WE WANT TO MAKE SURE
 5:50:28PM WE DO -- YOU DO MARKET RESEARCH AND THAT THIS IS SOMETHING
 5:50:32PM THAT IS IMPLEMENTABLE.
 5:50:33PM THEY ARE GOING TO EXPLAIN WHAT THEY ARE DOING.
 5:50:39PM WE DID GO UPDATE THE COUNCIL A COUPLE OF WEEKS AGO ABOUT
 5:50:43PM THIS.
 5:50:44PM BECAUSE AS THEY'LL EXPLAIN, THEY ARE IN THE DATA-GATHERING

 5:50:48PM PROCESS.
 5:50:48PM WE HAD A COUPLE OF MEETINGS.

5:50:51PM WE HAVE A LOT MORE MEETINGS COMING UP.
 5:50:54PM WE WENT TO THE COUNCIL TO GIVE AN UPDATE ON WHERE WE WERE.
 5:50:57PM THE COUNCIL SPECIFICALLY ASKED ME WHAT DID PLANNING AND
 5:51:00PM ZONING SAY?
 5:51:01PM I SAID WE HAVEN'T BEEN THERE YET BECAUSE WE WERE TRYING TO
 5:51:04PM JOCKEY AROUND THE SCHEDULES AND YOU ALL HAVE BUSY AGENDAS SO
 5:51:08PM WE PUT IT ON THIS AGENDA.
 5:51:09PM WE TOLD THE COUNCIL WE WOULD BE COMING TO PLANNING AND
 5:51:11PM ZONING TONIGHT.
 5:51:12PM THEY SAID, OKAY, GOOD, WE WANT TO HEAR SPECIFICALLY WHAT
 5:51:15PM IDEAS YOU HAVE.
 5:51:16PM WE'LL HAVE THE CONSULTANT JUST DO LIKE A QUICK TEN-MINUTE
 5:51:19PM RUN-THROUGH TO GIVE YOU AN IDEA OF THE STUDY, WHERE IT IS,
 5:51:22PM WHAT THE PURPOSE IS, AND WHERE WE ARE.
 5:51:26PM AND THEN WE WANT TO GET SOME OF YOUR THOUGHTS SPECIFICALLY
 5:51:32PM SO WE CAN TAKE THAT BACK TO THE COUNCIL.
 5:51:34PM THEY WILL BE BACK AGAIN.
 5:51:35PM SO THIS IS, AGAIN, PRELIMINARY.
 5:51:37PM NOT GOING TO JUMP TO ANY CONCLUSIONS.
 5:51:43PM I'LL INTRODUCE CARRIE READ.
 5:51:46PM SHE IS GOING TO RUN THROUGH IT.
 5:51:48PM WE DO WANT INPUT.
 5:51:57PM >> DO I JUST CLICK THIS?

 5:51:59PM CAN YOU HEAR ME OKAY?
 5:52:11PM >>Mary Gibbs: YOU'LL HAVE TO BE LOUDER, I THINK.
 5:52:15PM >> I'LL PROJECT MY VOICE.
 5:52:17PM SO, YEAH, THANKS SO MUCH FOR HAVING US HERE TONIGHT.
 5:52:20PM WE'RE EXCITED TO TALK ABOUT THIS PLANNING STUDY.
 5:52:23PM AS MARY SAID, WE'RE STILL IN THE GATHERING INFORMATION, SO
 5:52:27PM WE WANTED TO COME TODAY TO HEAR ABOUT OPPORTUNITIES,
 5:52:32PM CONSTRAINTS, WHAT WE SHOULD BE CONSIDERING, AND THEN WE'LL
 5:52:35PM KIND OF TALK A LITTLE BIT ABOUT WHAT WE'VE LEARNED TO DATE
 5:52:38PM FROM SOME OF THE INITIAL COMMUNITY MEETINGS AND THEN WHAT
 5:52:40PM OUR NEXT STEPS ARE.
 5:52:43PM >>Anthony Gargano: CAN YOU IDENTIFY YOURSELF FOR THE RECORD?
 5:52:47PM >> YES.
 5:52:48PM I'M CARRIE READ.
 5:52:50PM I'M THE PROJECT MANAGER WITH LAND DESIGN.
 5:52:52PM AND THIS IS ANIE DELGADO ALSO WITH LAND DESIGN AND AN AICP
 5:52:59PM PLANNER.
 5:52:59PM NOT WITH US TODAY, BUT INVOLVED IN THE PROJECT, IS CHAD
 5:53:02PM KOVALESKI, A PARTNER AND PRINCIPAL IN OUR OFFICE AS WELL.
 5:53:07PM YOU CAN SEE OUR SUBCONSULTANT, SO WE DO HAVE QUITE A FEW
 5:53:11PM FOLKS WORKING WITH US.
 5:53:13PM KITTELSON IS WORKING WITH TRANSPORTATION PLANNING.
 5:53:16PM BDA IS WORKING ON ENVIRONMENTAL, CULTURAL RESOURCE ANALYSIS.
 5:53:20PM AND THEN RCLCO, AS MARY MENTIONED, LOOKING AT MARKET DEMAND,

5:53:26PM ECONOMIC DEVELOPMENT, AND WE ALSO HAVE BLUE CORD, WHO IS

5:53:30PM GOING TO BE LOOKING AT COST ESTIMATING FOR ANY KIND OF

5:53:34PM POTENTIAL IMPROVEMENTS.

5:53:38PM I FORGOT TO MENTION, COOPER CARRY.

5:53:42PM WE HAVE WORKED WITH COOPER CARRY, AND YOU'LL SEE SOME OF OUR

5:53:45PM PROJECTS, THE LAND DESIGN IS DONE.

5:53:48PM WE'VE WORKED WITH THEM ON QUITE A BIT OF REDEVELOPMENT

5:53:50PM PROJECTS REALLY THROUGHOUT THE SOUTHEAST.

5:53:53PM LAND DESIGN, AS MARY MENTIONED, WE'RE BASED OUT OF ORLANDO.

5:53:59PM WE DO A VARIETY OF SECTORS, SO WE WORK ON PUBLIC SECTOR,

5:54:04PM PUBLIC REALM REDEVELOPMENT, BUT ALSO PRIVATE DEVELOPMENT.

5:54:09PM SO I THINK ONE OF THE THINGS THAT WE'LL TALK ABOUT TONIGHT

5:54:12PM IS KIND OF THAT BALANCE OF PUBLIC AND PRIVATE DEVELOPMENT.

5:54:15PM THAT THIS STUDY AREA IS REALLY ALL ABOUT.

5:54:22PM SO I THINK, AGAIN, AS MARY MENTIONED, A FOCUS ON HOW DO WE

5:54:29PM INTERSECT PRIVATE DEVELOPMENT, AND THEN THE PUBLIC

5:54:33PM DEVELOPMENT SPURRING POTENTIAL REDEVELOPMENT.

5:54:38PM OUR PROJECT IS REALLY TO CREATE A VISION.

5:54:41PM BUT AS MARY SAID, ALSO TO HAVE CATALYST SITES, CATALYST

5:54:44PM REDEVELOPMENT THAT COULD HAPPEN.

5:54:46PM IT'S REALLY ABOUT IMPROVING AND ENHANCING THE QUALITY OF

5:54:49PM LIFE AND REALLY ENGAGING IN PUBLIC SPACES THROUGHOUT THIS

5:54:55PM STUDY AREA.

5:54:55PM SO JUST A COUPLE OF QUICK PROJECT EXAMPLES.

5:55:00PM THIS WAS A PROJECT THAT WE WORKED IN PORT ST. LUCIE, WHICH

5:55:05PM ALSO HAD A RIVERFRONT COMPONENT.

5:55:07PM AS YOU CAN SEE, WE DID QUITE A BIT OF COMMUNITY AND PUBLIC

5:55:10PM ENGAGEMENT AND REALLY HEARD A LOT FROM THE COMMUNITY ABOUT

5:55:13PM HOW THEY WANTED TO HAVE MORE ACCESS TO THE RIVER, TO OPEN

5:55:17PM SPACES, TO RECREATION, BUT ALSO WANTED PLACES WHERE THERE

5:55:24PM COULD BE PRIVATE DEVELOPMENT.

5:55:25PM SO OUT OF THIS CAME THE DEVELOPMENT OF A WATERFRONT

5:55:28PM RESTAURANT OF A PORT DISTRICT WITH KIND OF GATEWAY SIGNAGE

5:55:32PM AND DIFFERENT THINGS.

5:55:33PM SIMILAR POTENTIALLY TO SOME OF THE THINGS THAT MIGHT BE

5:55:38PM OUTCOMES FOR THIS PLANNING STUDY, BUT LOOKING AT HOW CAN YOU

5:55:41PM REALLY ACTIVATE AND REVITALIZE THIS PLANNING STUDY AREA.

5:55:47PM A LITTLE CLOSER HERE IN NORTH PORT FLORIDA IS WEST RIVER

5:55:55PM VILLAGE.

5:55:56PM THIS WAS A LITTLE BIT MORE ON THE PRIVATE SECTOR, BUT VERY

5:55:59PM TIED INTO THE MARKET ANALYSIS.

5:56:01PM YOU CAN KIND OF SEE IN THE MIDDLE WE WORKED AGAIN WITH RCLCO

5:56:04PM IN LOOKING AT THE PROGRAMMING, THE DEVELOPMENT PROGRAM.

5:56:07PM A LOT OF WETLAND CONSERVATION AND KIND OF WATER RESOURCE

5:56:12PM MANAGEMENT THAT WAS PART OF THIS MASTER PLAN AS WELL.

5:56:15PM AND REALLY WANTING TO CREATE A SENSE OF PLACE.

5:56:18PM SO I THINK SOMETHING THAT LAND DESIGN FOCUSES ON IS REALLY
 5:56:23PM CREATING THOSE COMMUNITY ASSETS.
 5:56:25PM SO WHAT ARE THE THINGS THAT AREN'T JUST MAYBE A
 5:56:29PM DRIVE-THROUGH OR A STARBUCKS, BUT IS SOMETHING THAT IS
 5:56:32PM REALLY A DEVELOPMENT THAT CONTRIBUTES TO THE PUBLIC LIFE AND

5:56:38PM KIND OF QUALITY OF LIFE.
 5:56:40PM AND THEN LITTLE SUGAR CREEK GREENWAY.
 5:56:44PM THIS IS A GREAT EXAMPLE OF THE INTERSECTION OF MULTIMODAL
 5:56:47PM REDEVELOPMENT, BUT ALSO SPURRING ECONOMIC REDEVELOPMENT.
 5:56:51PM AND ALSO, ACTUALLY, CLEANING UP AND KIND OF CREATING MORE
 5:56:57PM SUSTAINABLE BUILT ENVIRONMENT.
 5:56:59PM THIS WAS A CREEK THAT WAS REALLY PAVED OVER.
 5:57:02PM IT WAS IN A VERY URBAN AREA.
 5:57:04PM PART OF THIS PROJECT WAS REALLY UNCOVERING THE CREEK,
 5:57:07PM CREATING MORE OF AN AMENITY, A GREENWAY, TRAIL.
 5:57:12PM AND THAT ACTUALLY SPURRED A LOT OF REDEVELOPMENT ALONG THE
 5:57:16PM CORRIDOR.
 5:57:16PM THIS IS IN NORTH CAROLINA.
 5:57:17PM YOU CAN SEE IN THE UPPER RIGHT-HAND CORNER, SOME OF THE
 5:57:23PM METRICS OF HOW THE ECOSYSTEM WAS APPROVED THROUGH --
 5:57:29PM IMPROVED THROUGH THIS REDEVELOPMENT PROCESS.
 5:57:31PM AND THEN WE'RE ALSO -- OUR STAFF AND FIRM HAVE BEEN INVOLVED
 5:57:37PM IN SOME OF THE MASTER PLANNING FOR SOME OF THE SITES WITHIN
 5:57:41PM THE STUDY AREA, SO WE'RE PRETTY FAMILIAR WITH SOME OF THE
 5:57:46PM KEY DEMOGRAPHIC.
 5:57:48PM AS MARY SAID, SOME OF THE STAFF RECOMMENDED OR KIND OF
 5:57:55PM WANTING TO SEE REDEVELOPMENT, MIXED-USE, LESS MAYBE
 5:58:01PM SINGLE-FAMILY RESIDENTIAL AND MORE KIND OF AGAIN, DIFFERENT
 5:58:06PM TYPES OF RESIDENTIAL AND COMMERCIAL PRODUCTS.
 5:58:08PM SO I WILL PASS IT OVER TO ANIE TO GIVE A QUICK PROJECT

5:58:14PM OVERVIEW.
 5:58:17PM >> GOOD EVENING, EVERYONE.
 5:58:18PM SO, STUDY AREA IS JUST OVER A THOUSAND ACRES, AND IT REALLY
 5:58:23PM IS THAT CORE OF ESTERO.
 5:58:26PM IT IS NOT THE ENTIRETY OF THE VILLAGE.
 5:58:27PM IT'S JUST THAT CORE PIECE OF WHAT OTHERS REFER TO AS OLD
 5:58:32PM ESTERO.
 5:58:32PM SO WHERE THERE IS A TON OF OPPORTUNITY FOR REDEVELOPMENT OR
 5:58:36PM DEVELOPMENT WITHIN THIS CORRIDOR, IT'S LITERALLY SITUATED
 5:58:41PM OFF OF U.S. 41, SO MAJOR CORRIDOR WITH A LOT OF COMMERCIAL
 5:58:45PM ACCESS.
 5:58:47PM ABLE TO GET FROM FORT MYERS TO BONITA SPRINGS, SO IT REALLY
 5:58:50PM IS THE HEART OF ESTERO.
 5:58:51PM IT IS SITUATED, INTERESTINGLY ENOUGH, THE ESTERO RIVER COMES
 5:58:54PM THROUGH IT.
 5:58:55PM ESTERO RIVER IS PART OF A LARGER BLUE WAY, WATER WAY

5:59:01PM EXPERIENCE THAT'S REALLY CRUCIAL TO THE REGION.
 5:59:03PM ADDITIONALLY, THERE'S HISTORIC SITES LIKE KORESHAN STATE
 5:59:07PM PARK THAT NEEDS TO BE PRESERVED.
 5:59:08PM A LOT OF UNIQUE FEATURES WITHIN THE AREA.
 5:59:11PM ALSO PUBLICLY OWNED PROPERTY BY THE VILLAGE, THE STATE, AND
 5:59:14PM THE COUNTY.
 5:59:14PM SO THERE IS THAT INTERSECT WITH THE PUBLIC SECTOR WITHIN
 5:59:17PM THIS DEVELOPMENT AREA.
 5:59:18PM AND THEN IT'S ALSO ALONG THE PROPOSED BERT TRAIL.

 5:59:22PM SO THE BONITA ESTERO RAIL TRAIL CORRIDOR, WHICH COULD BE A
 5:59:26PM GREAT ASSET FOR THAT PEDESTRIAN AND BICYCLE CONNECTIVITY AS
 5:59:36PM WELL WITHIN THE STUDY AREA.
 5:59:39PM TRULY, THE PURPOSE IS TO DELIVER A REPORT, LIKE MARY
 5:59:40PM MENTIONED, THAT YOU CAN ACTUALLY IMPLEMENT AT SOME POINT.
 5:59:42PM SO REALLY LOOKING INTO THE FUTURE, TRYING TO ESTABLISH WHAT
 5:59:45PM MAKES ESTERO A GREAT PLACE TO BE.
 5:59:48PM THERE ARE SO MANY COMPONENTS TO ESTERO, BUT THIS IN
 5:59:51PM PARTICULAR, WHAT DOES IT WANT TO BE?
 5:59:53PM WHAT IS THE VISION FOR OLD ESTERO?
 5:59:55PM ALL OF THE STRATEGIES ARE BASED ON OPPORTUNITIES AND
 5:59:59PM CONSTRAINTS AND THEY BUBBLE UP THROUGHOUT THIS PROCESS OF
 6:00:01PM COLLECTING THE DATA, SPEAKING TO RESIDENTS, SPEAKING TO
 6:00:04PM COUNCIL MEMBERS, SPEAKING TO YOU ALL.
 6:00:06PM AND WE'LL GET THESE OPPORTUNITIES AND CONSTRAINTS.
 6:00:10PM LIKE CARRIE MENTIONED, IT IS A WAY TO HELP SPUR ECONOMIC
 6:00:13PM DEVELOPMENT AND REALLY CREATE MORE VIBRANCY IN THE COMMUNITY
 6:00:17PM AND LEVERAGING ALL OF THE GREAT ASSETS ALREADY THERE EITHER
 6:00:21PM ENVIRONMENTAL OR CULTURAL RESOURCES WITHIN THE STUDY AREA.
 6:00:24PM SO AS FAR AS THE PROCESS GOES, WE'RE STILL VERY EARLY.
 6:00:29PM IT'S ONLY PHASE TWO.
 6:00:30PM SO PHASE ONE WAS A LOT OF THAT DISCOVERY, COLLECTING DATA,
 6:00:35PM GETTING THOSE OPPORTUNITIES AND CONSTRAINTS, THOSE
 6:00:37PM CHALLENGES ON PAPER JUST TO SET THE FOUNDATION WITH WHERE WE
 6:00:40PM ARE IN THIS CURRENT STATE.

 6:00:42PM AND THEN, OF COURSE, RCLCO DEVELOPED THE PRELIMINARY MARKET
 6:00:47PM DEMAND ANALYSIS AND IT'S REALLY SETTING THE FOUNDATION.
 6:00:50PM HERE WE ARE IN PHASE TWO, WHICH IS ENGAGEMENT.
 6:00:52PM THERE WAS THE INTERVIEWS WITH ALL THE VILLAGE COUNCIL
 6:00:54PM MEMBERS THAT HAPPENED.
 6:00:56PM THE FIRST COMMUNITY OPEN HOUSE WAS HELD IN JUNE, AND THEN
 6:00:59PM HERE WE ARE AT THIS BOARD ON NOVEMBER 18.
 6:01:02PM SO MOVING FORWARD, WE'LL GO INTO PHASE THREE.
 6:01:05PM THAT'S REALLY THE VISIONING PORTION.
 6:01:06PM SO WE'RE TAKING EVERYTHING THAT WE LEARNED IN PHASE TWO AND
 6:01:09PM PHASE ONE, AND WE'RE STARTING TO GENERATE SOME PRINCIPLES,
 6:01:13PM START TO DETERMINE WHERE THERE ARE GAPS THAT COULD BE FILLED

6:01:15PM WITH REALLY GREAT THINGS, AND THEN DEVELOP A STRATEGY FROM
 6:01:19PM BOTH THE LAND PERSPECTIVE AND THE ECONOMIC PERSPECTIVE.
 6:01:23PM AND THEN PHASE FOUR, WE DO ENGAGEMENT AGAIN.
 6:01:26PM SO WE'LL GO BACK TO INTERVIEW ALL OF THE VILLAGE COUNCIL
 6:01:30PM MEMBERS.
 6:01:30PM WE'LL HAVE ANOTHER PUBLIC OPEN HOUSE, AND THEN WE'LL COME
 6:01:34PM BACK TO THIS BOARD TO TELL YOU EVERYTHING WE'VE LEARNED AND
 6:01:38PM THEN, OF COURSE, GATHER MORE FEEDBACK.
 6:01:41PM FINALLY, WE'LL PREPARE THAT REPORT.
 6:01:45PM EVERYTHING WE GATHERED THROUGHOUT ALL OF THE PHASES AND THEN
 6:01:48PM PRESENT IT TO THE VILLAGE COUNCIL.
 6:01:49PM AND THAT'S ANTICIPATED TO BE SOMETIME MID 2026.
 6:01:52PM SO OVERALL, IT IS ABOUT A YEAR PROCESS FOR THIS ENTIRE STUDY

 6:01:55PM TO HAPPEN.
 6:01:59PM >>Anthony Gargano: CAN YOU TELL ME WHAT OCCURRED DURING THE
 6:02:02PM FIRST COMMUNITY OPEN HOUSE?
 6:02:05PM >> GREAT QUESTION.
 6:02:06PM AND WE'LL SEGUE INTO THAT RIGHT NOW.
 6:02:11PM >>Carrie Read: THESE ARE SOME SLIDES THAT GIVE, AGAIN, LIKE
 6:02:14PM A HIGH-LEVEL OVERVIEW, BECAUSE WE REALLY WANTED TO KEEP THE
 6:02:17PM PRESENTATION TONIGHT PRETTY JUST HIGH LEVEL AND REALLY
 6:02:20PM WANTED TO OPEN IT UP FOR DISCUSSION TOWARDS THE END TO GET
 6:02:24PM YOUR THOUGHTS AND FEEDBACK.
 6:02:26PM BUT WE DID HAVE A REALLY GREAT TURNOUT TO THE PUBLIC
 6:02:29PM MEETING.
 6:02:30PM THIS ROOM WAS FULL.
 6:02:33PM WE HAD 60 PLUS PARTICIPANTS IN THAT PUBLIC MEETING.
 6:02:38PM WE HAD A SHORT PRESENTATION.
 6:02:39PM AND THEN WE HAD DIFFERENT ENGAGEMENT ACTIVITIES SET UP
 6:02:44PM THROUGHOUT THE ROOM.
 6:02:44PM AND PEOPLE WOULD GO TO THE DIFFERENT STATIONS AND WE HAD
 6:02:50PM VISUAL PREFERENCE EXERCISES WHERE PEOPLE HAD DOTS TO KIND OF
 6:02:53PM INDICATE WHAT THEY WERE LOOKING FOR.
 6:02:57PM WE ALSO, AS ANIE MENTIONED, HAD THE VILLAGE COUNCIL
 6:03:02PM ONE-ON-ONE INTERVIEWS WITH EACH OF THE MEMBERS.
 6:03:05PM WHAT WE HEARD, AGAIN, HIGH-LEVEL OVERVIEW OF WHAT WE HEARD.
 6:03:09PM BUT REALLY LOOKING AT HOW DO PEOPLE WANT TO EXPERIENCE
 6:03:13PM NATURE, HOW TO EXPERIENCE RECREATION WITHIN THE STUDY AREA.

 6:03:15PM WE HEARD A LOT ABOUT TRAILS, WALKING, BIKING, HAVING MORE
 6:03:21PM ACTIVE RECREATION OPPORTUNITIES.
 6:03:25PM STREETSCAPE TREATMENTS INTERACTING WITH THE RIVER AND THE
 6:03:29PM NATURAL RESOURCES AND ALSO TREE CANOPY AND SHADE.
 6:03:31PM SO THOSE WERE KIND OF THE HIGH-LEVEL PRIORITIES THAT CAME
 6:03:35PM OUT OF THE MEETING.
 6:03:36PM >>Mary Gibbs: CAN I ADD SOMETHING, CARRIE?
 6:03:38PM AND JUST TO CLARIFY, THE COMMUNITY MEETING, WE TRIED TO DO

6:03:43PM BROAD OUTREACH.
 6:03:44PM AGAIN THE COMMUNITY MEETING WAS IN JUNE.
 6:03:45PM IT IS THE TIME OF THE YEAR WHERE WE DON'T HAVE A LOT OF
 6:03:48PM PEOPLE.
 6:03:48PM WE DID DO, LIKE OUTREACH TO SOME PROPERTY OWNERS ON SOCIAL
 6:03:52PM MEDIA AND THE HOMEOWNER ASSOCIATIONS.
 6:03:55PM AGAIN, THERE WASN'T A LOT OF PEOPLE.
 6:03:56PM THIS IS NOT -- WHAT CARRIE AND ANIE ARE EXPLAINING, NOT ANY
 6:04:01PM KIND OF SCIENTIFIC SAMPLE OF ANYTHING.
 6:04:04PM THIS IS JUST THE PEOPLE THAT CAME TO THAT MEETING.
 6:04:06PM WE UNDERSTAND THAT.
 6:04:08PM IT'S NOT REPRESENTATIVE OF EVERYBODY.
 6:04:10PM BUT THIS IS WHAT CAME OUT OF THE MEETING.
 6:04:13PM BUT JUST AS A COMPARISON, WE HAD THE COMMUNITY MEETING FOR
 6:04:16PM THE VULNERABILITY STUDY OVER AT THE ESTERO PARK ABOUT A
 6:04:20PM MONTH AGO, SO YOU WOULD THINK -- THERE WERE TEN PEOPLE
 6:04:24PM COUNTING ME.

 6:04:25PM SO THAT'S WHY WE WERE EXCITED THAT WE ACTUALLY GOT 60 PEOPLE
 6:04:29PM IN JUNE.
 6:04:32PM >>Anthony Gargano: IT'S FUNNY, BECAUSE I WAS GOING TO TOUCH
 6:04:34PM ON THAT.
 6:04:35PM BECAUSE YOU HAD MADE THE COMMENT THAT YOU HAD A GREAT
 6:04:38PM TURNOUT.
 6:04:39PM I DON'T THINK 60 PEOPLE IS A GREAT TURNOUT.
 6:04:41PM I MEAN, THAT'S MY REACTION.
 6:04:45PM EVEN OUT OF SEASON, OUR POPULATION IS, WHAT, 30,000?
 6:04:50PM >>Mary Gibbs: 40 ALMOST NOW.
 6:04:52PM >>Anthony Gargano: 40.
 6:04:53PM I WAS OFF BY TEN.
 6:04:55PM SO 60 PEOPLE TURNING OUT?
 6:04:59PM >>Carrie Read: IT'S INTERESTING, PUBLIC MEETINGS CAN BE A
 6:05:01PM LITTLE HIT OR MISS.
 6:05:02PM WE'VE HAD SOME OF THE BIGGEST PROJECTS WE'VE WORKED ON HAVE
 6:05:05PM LIKE TEN PEOPLE.
 6:05:06PM TO US, I THINK 60 PEOPLE WAS GREAT AND PROBABLY MORE THAN WE
 6:05:10PM WERE INITIALLY ANTICIPATING.
 6:05:12PM >>Mary Gibbs: WE'LL TRY FOR BROADER OUTREACH IN THE NEXT
 6:05:15PM MEETINGS IN JANUARY, FEBRUARY.
 6:05:18PM SO WE SHOULD HAVE BETTER RESPONSE THEN.
 6:05:22PM >>Dan Williams: WAS THIS PROMOTED AS ECO-HISTORIC PLANNING
 6:05:25PM STUDY OR THE BROADER THING OF DEVELOP A COMPREHENSIVE
 6:05:31PM REPORT, VISION AND MASTER PLAN?

 6:05:32PM >>Mary Gibbs: NO, IT WAS ECO-HISTORIC.
 6:05:34PM AND THAT IS THE NAME OF THE PROJECT.
 6:05:38PM >>Dan Williams: IT'S NOT REALLY DESCRIPTIVE.
 6:05:41PM >>Mary Gibbs: ALL RIGHT.

6:05:42PM LET ME EXPLAIN THE STORY OF THAT.
 6:05:44PM WE HAD A GRANT APPLICATION.
 6:05:46PM WE HAD A DEADLINE.
 6:05:47PM WE DIDN'T HAVE A NAME FOR THE PROJECT.
 6:05:50PM AND THE VILLAGE MANAGER SAID HOW ABOUT ECO-HISTORIC.
 6:05:52PM AND WE SAID, DONE.
 6:05:54PM I'LL PASS ALONG, IF YOU DON'T LIKE THE NAME, I'LL PASS THAT
 6:05:57PM COMMENT ON TO THE VILLAGE MANAGER.
 6:05:59PM OH, THEY DIDN'T LIKE YOUR NAME OF THE PROJECT.
 6:06:03PM >>Dan Williams: IT'S NOT REALLY DESCRIPTIVE, WHEREAS THE
 6:06:06PM OTHER TAG LINE IS A LITTLE BIT BROADER.
 6:06:09PM >>Mary Gibbs: I THINK WE NAMED IT THAT BECAUSE YOU DO HAVE
 6:06:12PM THE STATE PARK.
 6:06:13PM YOU DO HAVE SOME HISTORIC ELEMENTS.
 6:06:15PM YOU DO HAVE SOME ECOLOGY WITH THE RIVER.
 6:06:17PM BUT, AGAIN, IT COULD HAVE HAD A BETTER NAME, BUT WE COULDN'T
 6:06:21PM THINK OF ONE.
 6:06:23PM >>James Tatooles: I'VE GOT A QUESTION THAT I WOULD LIKE TO
 6:06:25PM HEAR YOUR RESEARCH WITH.
 6:06:30PM THERE ARE A LOT OF HIGH-POWERED REAL ESTATE COMPANIES
 6:06:32PM SPECIALIZING IN LAND DEVELOPMENT, OBVIOUSLY, IN THIS AREA.

 6:06:35PM AND THEY ARE ALWAYS TROLLING ALL THE PEOPLE IN THE COUNTRY
 6:06:42PM THAT WANT TO COME DOWN HERE AND KNOW WHAT THE PEOPLE ARE
 6:06:46PM LOOKING FOR AND KNOW WHAT IS AVAILABLE.
 6:06:51PM I WOULD THINK THAT GETTING SOME FEEDBACK FROM THE COMMERCIAL
 6:06:54PM ASPECTS OF THOSE COMPANIES BECAUSE THEY ARE CONSTANTLY
 6:06:58PM TALKING TO THE PEOPLE THAT ARE DOWN HERE LOOKING FOR LAND
 6:07:01PM AND THERE ARE SIGNS ON EVERY VACANT PIECE OF PROPERTY IN THE
 6:07:04PM AREA.
 6:07:06PM SO I WOULD THINK THAT THE BEST FEEDBACK YOU COULD GET WOULD
 6:07:10PM BE FEEDBACK FROM THE REAL ESTATE SALESMAN WHO WANTS TO SELL
 6:07:14PM THE PROPERTY AND MAKE A COMMISSION, AND WHO IS HE TALKING TO
 6:07:17PM TO TRY AND COME DOWN HERE AND FIND OUT WHY THEY WANT TO COME
 6:07:21PM DOWN HERE OR WHY THEY DON'T OR WHAT THEIR REASONS ARE.
 6:07:24PM SO I WOULD THINK THAT MINING THAT ASPECT MUCH OUR COMMUNITY
 6:07:29PM DOWN HERE WOULD BE VERY SERIOUS, AND YOU WOULD GET A LOT
 6:07:32PM MORE FEEDBACK FROM THEM THAN 60 PEOPLE SITTING IN A ROOM
 6:07:36PM TRYING TO FIND OUT WHAT'S HAPPENING.
 6:07:37PM >>Carrie Read: RIGHT.
 6:07:38PM I THINK WHAT THE STUDY WILL TRY TO BALANCE IS WHAT THE
 6:07:41PM PUBLIC AND WHAT THE RESIDENTS WANT TO HAPPEN AND WHAT THE
 6:07:45PM DEVELOPERS OR THE DEMAND.
 6:07:47PM CAN WE FIND A VISION AND A PLANNING STUDY THAT TRIES TO
 6:07:51PM MARRY THOSE TWO THINGS TOGETHER SO IT'S NOT JUST WHAT THE
 6:07:54PM DEVELOPERS WANT AND MAYBE IT'S NOT JUST WHAT THE RESIDENTS
 6:07:57PM OR THE COMMUNITY WANT, BUT IT'S KIND OF TAKING THOSE TWO

6:08:02PM THINGS AND WORKING TOGETHER, IF THAT MAKES SENSE.
 6:08:06PM >>James Tatooles: IN AND OUT OF THAT AREA ALL MY LIFE.
 6:08:09PM WHEN YOU TALK TO PEOPLE WHO COME DOWN HERE, THEY SAID THEY
 6:08:12PM CAME DOWN HERE BECAUSE THEY WANTED TO GET AWAY FROM CROWDS
 6:08:15PM AND FROM DEVELOPMENT AND FROM GROWTH.
 6:08:18PM SO THOSE ARE THE PEOPLE THAT CAME DOWN HERE TO DO EXACTLY
 6:08:21PM WHAT THEY SAID THEY DIDN'T WANT TO DO, OTHER PEOPLE TO DO
 6:08:24PM AFTER THEY'VE GOTTEN HERE.
 6:08:26PM >>Carrie Read: I THINK IT'S UNDERSTANDING THAT THERE'S GOING
 6:08:29PM TO BE DEVELOPMENT, BUT HOW DO WE MANAGE THE DEVELOPMENT AND
 6:08:33PM HOW DO WE CREATE DEVELOPMENT THAT EVERYONE IS COMFORTABLE
 6:08:37PM WITH.
 6:08:40PM AGAIN, I DON'T THINK ANYBODY IS HERE SAYING NOTHING IS GOING
 6:08:42PM TO DEVELOP.
 6:08:44PM I THINK THERE IS DEVELOPMENT PRESSURE THAT'S PROBABLY GOING
 6:08:47PM TO HAPPEN, BUT HOW CAN IT HAPPEN IN A GOOD WAY AND A WAY
 6:08:50PM THAT EVERYONE IS COMFORTABLE WITH.
 6:08:51PM MARY HAS SEEN SAID THERE IS A WHOLE FOODS OR THERE'S
 6:08:56PM SOMEBODY LOOKING FOR A VACANT PIECE OF PROPERTY.
 6:08:58PM CAN THIS PLAN START DIRECTING THEM TOWARDS CERTAIN PLACES,
 6:09:03PM HEY, WE WOULD REALLY LIKE TO SEE THIS HAPPEN HERE, BUT THIS
 6:09:07PM WE WOULD LIKE TO PRESERVE FOR OPEN SPACE.
 6:09:09PM I THINK IT'S GOING TO BE A LITTLE BIT HIGH LEVEL, LIKE WHERE
 6:09:14PM COULD THOSE THINGS HAPPEN?
 6:09:15PM AND I THINK THAT WILL GIVE YOUR STAFF THE TOOLS TO KIND OF

 6:09:20PM POINT THE DEVELOPERS TO CERTAIN PARTS OR PARCELS THAT WE'RE
 6:09:26PM WANTING TO SEE DEVELOP IN A CERTAIN WAY.
 6:09:28PM >>James Tatooles: YOU COULD MIND THE -- MINE THE MINDS OF
 6:09:34PM THE LARGE DEVELOPMENT COMPANIES AND SEE WHAT THEY THINK
 6:09:36PM ABOUT THE AREA, BECAUSE THEY WOULD BE THE ONES THAT COME
 6:09:39PM DOWN AND ACTUALLY PUT THEIR MONEY DOWN HERE IN THEIR
 6:09:42PM EFFORTS.
 6:09:43PM IF THEY SEE SOMETHING THEY LIKE OR SEE SOMETHING THEY DON'T.
 6:09:47PM AND THEN YOU HAVE THE COMMUNITY FEEDBACK WHERE SOME PLACES
 6:09:51PM WANT IT TO BE AS COMMERCIAL AS POSSIBLE SO THEY CAN BE
 6:09:54PM MAKING MONEY FOR THE COMMUNITY.
 6:09:56PM OTHER PLACES, THEY DON'T WANT THAT.
 6:09:58PM THEY WANT TO HAVE SOLITUDE AND QUIETNESS AND DON'T WANT ANY
 6:10:01PM DEVELOPMENT AT ALL.
 6:10:02PM ALL THESE INTERPLAYS.
 6:10:04PM HOW DO YOU MERGE ALL THESE INTERPLAYS AND MAKE AN ANALYSIS
 6:10:08PM OF WHAT'S GOING TO HAPPEN IN ESTERO?
 6:10:11PM I'M ASKING HOW YOU DO IT.
 6:10:15PM >>Carrie Read: YEAH.
 6:10:16PM I THINK THAT IS THE PART WE'RE GETTING TOWARDS.
 6:10:18PM I THINK YOUR FEEDBACK TONIGHT WILL BE HELPFUL, FILLING IN
 6:10:22PM ANY GAPS, OPPORTUNITIES, CONSTRAINTS, WHAT HAVE WE HEARD OR

6:10:25PM NOT HEARD.
 6:10:27PM LET ME MAYBE FINISH GOING THROUGH THIS AND WE CAN CIRCLE
 6:10:31PM BACK AT THE END IF THAT WORKS.

6:10:33PM AGAIN, FROM WHAT WE HEARD FROM THE PUBLIC INPUT, IN TERMS OF
 6:10:36PM THE TYPE OF DEVELOPMENT THAT PEOPLE WANT TO SEE, VERY LOW ON
 6:10:40PM THE RESIDENTIAL SIDE, BUT HIGHER DEFINITELY ON THE MIXED
 6:10:44PM USE, COMMERCIAL, AND CIVIC AND INSTITUTIONAL WAS ACTUALLY
 6:10:48PM VERY HIGH AS WELL.
 6:10:49PM SO WANTING MORE COMMUNITY ACTIVITY, SOCIAL AND CULTURAL
 6:10:53PM SPACES.
 6:10:55PM >>Jim Wallace: CAN I TALK TO THAT FOR A SECOND?
 6:10:56PM YOU KEEP MAKING REFERENCE TO WHAT YOU HEARD AND THE PEOPLE
 6:11:00PM YOU SPOKE TO AND WHAT THE RESIDENTS WANT.
 6:11:02PM >>Carrie Read: RIGHT.
 6:11:04PM >>Jim Wallace: I GAVE THIS A LOT OF THOUGHT.
 6:11:07PM I WOULD LIKE TO MAKE A STATEMENT TO YOU.
 6:11:09PM FIRSTLY, I'M SURE WE WOULD ALL AGREE THAT CONSUMER STUDIES
 6:11:12PM ARE ONLY AS GOOD AS THE DATA THAT THEY ARE BASED ON.
 6:11:17PM I'M SURE YOU WOULD AGREE WITH THAT.
 6:11:19PM SECONDLY, I DON'T KNOW IF YOU'RE AWARE THAT A SIMILAR STUDY
 6:11:21PM OF ESTERO, OUR RESIDENTS WAS DONE SEVERAL YEARS AGO.
 6:11:25PM ASKING RESIDENTS EXACTLY WHAT THEY WANTED.
 6:11:29PM THAT STUDY WAS BASED ON A CROSS-SECTION OF 23,000 AT THE
 6:11:33PM TIME AREA HOUSEHOLDS.
 6:11:36PM HAD OVER 1,700 RESPONDENTS.
 6:11:40PM AND SUBSEGMENTS WERE ALL OVER 200.
 6:11:43PM SO IT WAS THE TRUE PICTURE OF WHAT RESIDENTS WANTED.
 6:11:48PM NOW, I'VE DONE DOZENS AND DOZENS OF CONSUMER STUDIES OVER

6:11:52PM THE YEARS.
 6:11:55PM I'VE ALWAYS UNDERSTOOD STUDIES OF A THOUSAND OR MORE
 6:11:58PM RESIDENTS WERE THE GOLD STANDARD.
 6:11:59PM SURVEYS WITH LESS THAN 400 RESIDENTS WERE STATISTICALLY
 6:12:04PM UNRELIABLE.
 6:12:05PM AS SUBSEGMENTS LESS THAN 100.
 6:12:09PM CLEARLY, THE SURVEY BASE ITSELF IS CRITICAL.
 6:12:14PM AND THE MARKET STUDY, ANY MARKET STUDIES WHICH DON'T MEET
 6:12:17PM THE STANDARD ARE LIKELY FLAWED.
 6:12:22PM AS THE OLD ADAGE GOES, GARBAGE IN, GARBAGE OUT.
 6:12:25PM THE STUDY PRESENTED TODAY IS BASED ON ONLY 60 RESPONDENTS,
 6:12:29PM NOT A THOUSAND SEVEN HUNDRED, NOT EVEN 400.
 6:12:33PM NOT EVEN A THOUSAND, THE GOLD STANDARD.
 6:12:36PM AS SUCH, ONLY REPRESENTS THE OPINION OF THE PEOPLE WHO
 6:12:40PM SHOWED UP AT A TOWN HALL MEETING.
 6:12:43PM CLEARLY NOT A CROSS SECTION OF ESTERO.
 6:12:46PM MAYBE THAT'S WHY SOME OF THE SUBSEGMENTS SCORED SO LOW OR SO
 6:12:52PM HIGH.

6:12:52PM WHICH ACTUAL MARKET DEMAND SAYS OTHERWISE.
6:13:00PM THEY ARE BASED ON INCOMPLETE DATA.
6:13:02PM YOUR PRESENTATION BEGINS BY STATING YOUR STUDY PURPOSE IS TO
6:13:07PM DELIVER A COMPREHENSIVE REPORT, VISION, AND MASTER PLAN.
6:13:12PM BUT HOW CAN YOU DELIVER A COMPREHENSIVE STUDY WHEN IT IS
6:13:16PM BASED ON UNRELIABLE DATA?
6:13:18PM IF I DIDN'T KNOW BETTER, I WOULD THINK THIS STUDY IS WINDOW

6:13:22PM DRESSING FOR DECISIONS THAT HAVE ALREADY BEEN MADE BY
6:13:25PM VILLAGE MANAGEMENT OR COUNCIL ALL UNDER THE GUISE THAT IT'S
6:13:29PM WHAT THE CITIZENS OF ESTERO HAVE ASKED FOR.
6:13:31PM THESE ARE VERY, VERY IMPORTANT DECISIONS THAT WE'RE TALKING
6:13:38PM ABOUT.
6:13:38PM THIS IS THE FUTURE OF ESTERO WE'RE DISCUSSING.
6:13:41PM WE SIMPLY CANNOT AFFORD TO GET IT WRONG.
6:13:46PM SO I SUGGEST A PROPER STUDY BE DONE OF A TRUE CROSS SECTION
6:13:53PM OF ESTERO OF AT LEAST A THOUSAND ESTERO RESIDENTS, AS WELL
6:13:58PM AS INPUT FROM OTHER STAKEHOLDERS SUCH AS DEVELOPERS.
6:14:04PM BEFORE ANY STRATEGIC DECISIONS, BEFORE, WITH A BIG CAPITAL
6:14:08PM BEFORE, ANY STRATEGIC DECISIONS ARE MADE AND CERTAINLY
6:14:11PM BEFORE ANY LAND PLANNING CONCEPTS ARE PREPARED.
6:14:22PM >>James Tatooles: SAY TO JIM HEAR, HEAR.
6:14:25PM >>Mary Gibbs: I WOULD LIKE TO SAY THERE IS NO WINDOW
6:14:28PM DRESSING AND THERE'S NO PREDETERMINED OUTCOME BY MANAGEMENT,
6:14:32PM VILLAGE MANAGEMENT OR VILLAGE COUNCIL.
6:14:35PM THEY WERE VERY OPEN-MINDED.
6:14:36PM THAT'S WHY WE'RE COMING NOW.
6:14:38PM WE DON'T REALLY HAVE LIKE CONCRETE THINGS TO SHOW YOU
6:14:41PM BECAUSE IT'S PRELIMINARY AND WE WANT INPUT.
6:14:44PM I AGREE, IT'S NOT STATISTICALLY VALID.
6:14:46PM I AGREE WITH WHAT YOU'RE SAYING.
6:14:48PM I NEED TO MAKE THE POINT THAT THERE IS NO PREDETERMINED
6:14:51PM NEFARIOUS OUTCOME.

6:14:53PM >>Jim Wallace: -- DECISIONS BASED ON WHAT 60 PEOPLE WHO
6:14:56PM SHOWED UP AT THE TOWN HALL MEETING.
6:14:58PM >>Mary Gibbs: WE'RE NOT MAKING DECISIONS.
6:15:00PM >>Jim Wallace: YOU ARE.
6:15:01PM YOU ALREADY FINISHED PHASE ONE.
6:15:03PM YOU'RE IN THE MIDDLE OF PHASE TWO AND ABOUT TO GO INTO
6:15:06PM ENVISIONING.
6:15:08PM AND YOU ARE ENVISIONING WITHOUT HAVING RELIABLE DATA ON WHAT
6:15:12PM 40,000 RESIDENTS WANT.
6:15:15PM I'M SORRY.
6:15:17PM I HAVE A REAL PROBLEM WITH GOING AHEAD WITH ENVISIONING THE
6:15:21PM FUTURE WITHOUT KNOWING WHAT THE CITIZENS AND STAKEHOLDERS
6:15:26PM REALLY WANT.
6:15:28PM PREVIOUS STUDY WAS DONE, I FORGET, 1760 PEOPLE RESPONDED OR

6:15:32PM SOMETHING LIKE THAT OUT OF 23,000.
 6:15:34PM BUT IT WAS TERRIFIC DATA.
 6:15:37PM YES, IT'S OLD.
 6:15:39PM YES, IT'S NOT RELIABLE BECAUSE IT IS OLDER, BUT IT WAS A
 6:15:44PM PROPER STUDY AND IT GAVE A LOT OF VERY VALUABLE INFORMATION.
 6:15:49PM I AM JUST CONCERNED THAT YOU'RE HEADING DOWN A ROAD.
 6:15:55PM I'M NOT BLAMING YOU GUYS BECAUSE YOU ARE FROM OUT OF TOWN.
 6:15:57PM YOU MAY HAVE SOME OPINIONS OR YOU'VE HEARD SOME THINGS ABOUT
 6:16:01PM WHAT ESTERO WANTS, BUT I DON'T THINK -- I'M NOT SURE THAT
 6:16:04PM YOU REALLY KNOW WHAT ESTERO WANTS.
 6:16:08PM >>Carrie Read: WHEN WAS THIS PLANNING STUDY?

 6:16:11PM >>Jim Wallace: -- HAVEN'T DONE AN ADEQUATE STUDY.
 6:16:13PM >>Mary Gibbs: WHICH STUDY ARE YOU TALKING ABOUT?
 6:16:16PM ARE YOU TALKING ABOUT WHEN WE --
 6:16:19PM >>Jim Wallace: STUDY DONE IN 2009, VISIONING, I KNOW,
 6:16:23PM BECAUSE I DID THE STUDY.
 6:16:24PM I KNOW ALL THE DETAILS.
 6:16:28PM WHEN WE WERE LOOKING AT BUILDING A PERFORMING ARTS CENTER IN
 6:16:30PM THE ART DISTRICT WHERE HERTZ IS NOW.
 6:16:34PM I'M JUST SAYING, JUST USING THE OTHER STUDIES I'M SURE OTHER
 6:16:38PM STUDIES MAY HAVE BEEN DONE.
 6:16:39PM IT IS THE ONE I'M MOST FAMILIAR WITH.
 6:16:42PM ASKED RESIDENTS WHAT DO YOU WANT IN TERMS OF LIFESTYLE.
 6:16:45PM WHEN YOU'RE NOT WORKING OR GOLFING, WHAT DO YOU WANT TO BE
 6:16:48PM DOING?
 6:16:48PM IT WAS VERY INSIGHTFUL.
 6:16:54PM THINGS THERE, WE ASKED THE QUESTIONS EXPECTING TO NOT GET A
 6:16:57PM HIGH PERCENTAGE.
 6:16:58PM YOU HAVE TO ASK ALL THE QUESTIONS AND BE PREPARED TO BE
 6:17:02PM SURPRISED.
 6:17:02PM SOMETHING CALLED STREET FESTIVALS.
 6:17:06PM NOT IN ESTERO.
 6:17:07PM BUT IT CAME UP VERY HIGH.
 6:17:08PM IT'S SO EASY TO SAY, OH, WE DON'T DO THAT IN ESTERO.
 6:17:13PM WHAT IF THE RESIDENTS WANT THAT?
 6:17:14PM THERE IS A REASON WOODFIELD IS DOING A PEDESTRIAN STREET.

 6:17:19PM THERE IS A REASON, FOR RESTAURANTS AND EVERYTHING ELSE.
 6:17:22PM THAT'S BECAUSE THAT'S PART OF WHAT PEOPLE WANT.
 6:17:24PM LET US LISTEN MORE AND TAKE THE TIME TO START RIGHT.
 6:17:29PM AND THAT'S MY ONLY CONCERN.
 6:17:31PM I KNOW YOU PEOPLE ARE CAPABLE.
 6:17:33PM YOU'VE DONE SOME GREAT WORK.
 6:17:35PM THAT'S NO DOUBT.
 6:17:35PM I WORK WITH A GUY OUT OF ORLANDO, BROOK.
 6:17:41PM BRILLIANT GUY, ALSO DOES GREAT WORK.
 6:17:44PM I WOULD HATE TO THINK THAT ALL YOUR GREAT TALENTS GO TO

6:17:47PM WASTE BECAUSE YOU DON'T HAVE ADEQUATE DATA TO START WITH.
 6:17:51PM I DIDN'T HEAR THAT, OH, WE'VE DONE FOCUS GROUPS AND DOING
 6:17:56PM BIGGER STUDIES LATER OR TALKING TO MORE PEOPLE OR DOING A
 6:17:59PM WRITTEN SURVEY.
 6:17:59PM THIS PARTICULAR SURVEY HAD A CHARITY GIFT.
 6:18:03PM THE STANDARD, IF YOU RETURN THE SURVEY, WE'LL DONATE \$5 TO
 6:18:07PM THE CHILD PROTECTION TEAM AND YOU GET 8%, 9% RESPONSE.
 6:18:11PM YOU'RE FAMILIAR WITH ALL THIS STUFF.
 6:18:12PM JUST HAVEN'T DONE THAT.
 6:18:16PM THAT IS A SMALL INVESTMENT AT THE BEGINNING.
 6:18:18PM I SEE YOU SHAKING YOUR HEAD.
 6:18:21PM YOU ARE ARMED TO USE YOUR TALENTS APPROPRIATELY AFTERWARDS.
 6:18:25PM I THINK WE SKIPPED THAT STEP.
 6:18:27PM I THINK WE'RE MAKING A MISTAKE.
 6:18:35PM >>Dan Williams: INTERJECT ONE OTHER THING TO WHAT JIM IS

 6:18:37PM SAYING.
 6:18:37PM I BELIEVE MARY STARTED OFF SAYING THERE WAS SOME GRANT
 6:18:40PM MONEY, WHICH IF MONEY IS INVOLVED, THAT'S GOING TO HAVE SOME
 6:18:43PM CONSTRAINTS ON WHAT WE CAN ACCOMPLISH.
 6:18:46PM NOW, I AM ALSO SAYING THAT IF WE DON'T THINK WE CAN
 6:18:50PM ACCOMPLISH WHAT WE NEED TO WITH THE FUNDING, PERHAPS WE NEED
 6:18:54PM TO POSTPONE SOME THINGS AND GO AFTER MORE FUNDING TO DO IT
 6:18:59PM RIGHT.
 6:18:59PM >>Jim Wallace: OR PHASE ONE, PHASE TWO, PHASE THREE.
 6:19:01PM DO IT GEOGRAPHICALLY.
 6:19:04PM DO IT HOWEVER.
 6:19:05PM >>Dan Williams: I'M SAYING, THAT'S WHERE YOU START LOOKING,
 6:19:08PM WHAT DO YOU HAVE FUNDS TO BE ABLE TO ACCOMPLISH IN TERMS OF
 6:19:12PM COMMUNICATIONS WITH PEOPLE AND INPUT.
 6:19:15PM >>Jim Wallace: BUT LET'S NOT HAVE THE CART BEFORE THE HORSE.
 6:19:19PM >>James Tatooles: I COME FROM THE DEVELOPER'S MINDSET.
 6:19:24PM WHAT JIM REFLECTED TO WAS WOODFIELD.
 6:19:27PM I HEARD PEOPLE ARE GOING TO PUT MILLIONS OF DOLLARS INTO A
 6:19:29PM PIECE OF PROPERTY.
 6:19:30PM SO THAT'S JUST A PIECE OF PROPERTY.
 6:19:32PM WE'RE TALKING ABOUT A WHOLE COMMUNITY.
 6:19:35PM AND THEY HAVE DONE A LOT OF STUDY AND FOUND OUT WHAT THEY
 6:19:37PM NEEDED.
 6:19:38PM THEY CAME UP WITH SOME HOTELS.
 6:19:40PM THEY CAME UP WITH SOME APARTMENTS.

 6:19:43PM THEY CAME UP WITH A RESTAURANT, COMMUNITY CENTER, ALL THOSE
 6:19:46PM THINGS JUST DIDN'T HAPPEN.
 6:19:47PM IT CAME BECAUSE THEY DID RESEARCH TO FIND OUT THAT IF THEY
 6:19:50PM WOULD PUT THEIR MONEY INTO THAT TYPE OF DEVELOPMENT, IT
 6:19:55PM WOULD BE SUCCESSFUL AND THEY WOULD MAKE MONEY.
 6:19:57PM THEY HAD A CAUSE.

6:19:58PM THEIR CAUSE WAS TO MAKE A DEVELOPMENT THAT'S GOING TO BE
 6:20:00PM GOOD FOR THEM AND GOOD FOR THE COMMUNITY, OTHERWISE IT WAS
 6:20:03PM NOT GOOD FOR THE COMMUNITY AND PEOPLE WOULDN'T GO TO IT.
 6:20:06PM NOW WE'RE TALKING ABOUT A MEGACOMMUNITY.
 6:20:11PM AND THE MEGACOMMUNITY, JIM, LIKE YOU SAID, 60 PEOPLE ARE NOT
 6:20:15PM GOING TO TELL YOU WHAT YOU WANT IN A MEGACOMMUNITY FROM A
 6:20:20PM DEVELOPMENT POINT OF VIEW.
 6:20:20PM IT MAY BE FROM THEIR PERSONAL POINT OF VIEW, LIKE MY WIFE
 6:20:24PM SAID, WE CAME DOWN HERE, AND YOU'RE OVER THERE GETTING ALL
 6:20:26PM THESE DEVELOPMENTS, WHY DO WE NEED SO MANY DEVELOPMENTS?
 6:20:30PM THAT'S JUST AN OPINION THAT IS A COMMON STREET OPINION.
 6:20:33PM WE HAVE TO HAVE TREMENDOUS AMOUNT OF RESEARCH TO TAKE THAT
 6:20:40PM MINDSET, NOT FOR A LOT OR PROJECT, BUT FOR A TOWN.
 6:20:47PM >>Jim Wallace: THESE ARE REALLY BIG DECISIONS.
 6:20:49PM IDENTIFYING OPPORTUNITIES AND SAY, IF WHEN PEOPLE ARE
 6:20:53PM PEDESTRIAN, THEY FEEL BETTER ABOUT LIFE AND THEY SPEND MORE.
 6:20:59PM WE BOTH KNOW THAT FROM A DESIGN, FROM LAND PLANNING POINT,
 6:21:02PM RATHER THAN SITTING IN THEIR CAR, DRIVING TO A RED LIGHT.
 6:21:06PM I LOVE THAT CONCEPT.

 6:21:08PM IT'S WHERE DO THOSE OPPORTUNITIES LIE, PARTICULARLY WHEN WE
 6:21:11PM ALREADY HAVE A CONSERVATION AREA THAT WE'RE NOT GOING TO
 6:21:13PM ALLOW PEOPLE INTO, WHICH I DON'T NECESSARILY AGREE TO.
 6:21:18PM HOW ARE WE GOING TO GIVE PEOPLE THAT OPPORTUNITY TO BE
 6:21:21PM PEDESTRIANS TO WANDER, TO FEEL GOOD, TO FEEL THE FRESH AIR
 6:21:24PM AND SEE THE WORLD AND SPEND MORE AND ENJOY THEMSELVES.
 6:21:31PM AND WHERE DO THEY WANT THAT?
 6:21:32PM WHAT DO THEY WANT?
 6:21:34PM I DON'T THINK YOU KNOW.
 6:21:35PM CERTAINLY NOT BASED ON 60 PEOPLE.
 6:21:37PM YOU ARE VERY SMART.
 6:21:38PM VERY TALENTED, BUT YOU DON'T KNOW ESTERO YET.
 6:21:44PM >>Kristin Jeannin: CAN WE ALL AGREE THAT ALL OF THE COMMENTS
 6:21:46PM ARE CORRECT AND SEE WHAT YOU HAVE TO SAY ABOUT THE SMALL
 6:21:49PM SAMPLING GROUP YOU GOT AND LOOK AT IT MORE FROM THE LENS OF,
 6:21:54PM OKAY, WE'RE LOOKING AT PROFESSIONAL LAND PLANNERS, PEOPLE
 6:21:58PM HAVE WORKED ON PROJECTS IN OTHER REGIONS THAT ARE ALSO
 6:22:00PM LOOKING AT SIMILAR THINGS THAT WE'RE LOOKING AT AND MAYBE
 6:22:03PM HOPE THERE IS A WAY TO FIND FUNDING TO GET BETTER ANALYSIS.
 6:22:08PM >>Carrie Read: YEAH, I WOULD SAY, TOO, IN TERMS OF THE
 6:22:10PM MARKET STUDY, WE DIDN'T PUT THE SLIDES IN HERE, BUT WE DO
 6:22:14PM HAVE MARKET DEMAND STUDY, AGAIN, LOOKING AT WHAT COULD BE
 6:22:18PM SUPPORTED, WHAT TYPES OF DEVELOPMENT.
 6:22:20PM I THINK AGAIN OUR GOAL WOULD BE TO MARRY WHAT WE HAVE HEARD
 6:22:24PM FROM THE COMMUNITY, WHAT WE HAVE HEARD FROM THE VILLAGE

 6:22:26PM COUNCIL, WHAT WE HEAR TONIGHT FROM YOU ALL AND THEN WHAT
 6:22:29PM WE'VE HEARD FROM THE MARKET STUDY AND START PUTTING LIKE

6:22:32PM THOSE PIECES TOGETHER.
6:22:33PM IT ISN'T LIKE THIS IS GOING TO TELL US EVERYTHING.
6:22:37PM I THINK ALL THE PARTS AND PIECES ARE GOING TO COME TOGETHER
6:22:40PM TO PAINT A BROADER PICTURE.
6:22:42PM >>Mary Gibbs: CARRIE, I THINK WHAT THEY ARE SAYING, I HEAR
6:22:44PM THIS, THEY ARE SAYING WE'VE GOT A LOT OF PIECES, BUT WE ARE
6:22:47PM MISSING THE BIG PIECE OF GETTING THE BROAD INPUT.
6:22:50PM WE NEED TO FIGURE OUT A WAY TO DO THAT.
6:22:53PM I'VE GOT THAT WRITTEN DOWN.
6:22:54PM LET'S KIND OF MAYBE WE MOVE ON IN THE PRESENTATION.
6:22:57PM >>Kristin Jeannin: I'LL ADD THAT THE SLIDE YOU HAD THAT SAID
6:23:00PM THE FOUR TOP PRIORITIES YOU HAD, I'M IN TOTAL AGREEMENT
6:23:03PM WITH, WHICH MEANS IT'S DEFINITELY NOT THE RIGHT SAMPLING.
6:23:06PM [LAUGHTER]
6:23:07PM THE ONE THAT SAID CANOPY TREES AND TRAILS, LIKE, YES, THIS
6:23:14PM IS WHAT I WANT.
6:23:15PM >>Carrie Read: WE HEARD THAT A LOT.
6:23:17PM I THINK THAT DOES GO BACK TO EVEN WALKABLE DEVELOPMENTS,
6:23:20PM BIKEABLE DEVELOPMENTS.
6:23:22PM I THINK PEOPLE WANT TO BE ABLE TO PARK THEIR CARS AND DO
6:23:26PM SOMETHING THAT ENGAGES IN THE COMMUNITY.
6:23:27PM >>Kristin Jeannin: I THINK THIS IS HOPEFULLY WHAT WE WILL
6:23:29PM FIND, TOO, IN A BIG PART.

6:23:31PM BUT IT'S OBVIOUSLY NOT THE WHOLE PICTURE.
6:23:35PM I FEEL LIKE WE DO HAVE A LOT OF DEVELOPMENT.
6:23:37PM WE HAVE A LOT OF DEVELOPMENT.
6:23:38PM WE NEED THESE ASSETS.
6:23:43PM >>Anthony Gargano: A CONCERN I HAVE WITH THIS TYPE OF STUDY
6:23:48PM IS THERE'S NEVER ENOUGH ATTENTION PAID TO INFRASTRUCTURE
6:23:54PM CONSTRAINTS.
6:23:58PM THERE'S LOTS OF DREAMING.
6:24:00PM >>Kristin Jeannin: THAT'S A VERY GOOD POINT.
6:24:03PM >>Anthony Gargano: LOTS OF DREAMING ABOUT WHAT WE WOULD
6:24:05PM REALLY LIKE TO HAVE, BUT WE NEED TO FOCUS ON WHAT WE CAN
6:24:11PM SUPPORT, WHAT THE INFRASTRUCTURE CAN SUPPORT.
6:24:13PM A BIG PROBLEM WE HAVE HERE THAT YOU DON'T HAVE IN ORLANDO --
6:24:18PM I DON'T THINK YOU HAVE -- IS HOW LANDLOCKED OUR STREETS ARE.
6:24:25PM WE CAN'T ADD STREETS.
6:24:27PM WE CAN'T ADD ROADWAYS.
6:24:30PM LOOKING AT DEVELOPMENT IS FINE, BUT WE NEED TO LOOK AT WHAT
6:24:37PM THE INFRASTRUCTURE CAN REALLY SUPPORT.
6:24:42PM >> YOU MAKE A GOOD POINT BECAUSE -- ON THE TEAM TO LOOK AT
6:24:45PM TRANSPORTATION.
6:24:47PM WE HAVE OUR PARTNERS IN THE OFFICE.
6:24:49PM SO WE ALSO HAVE A CIVIL ENGINEERING TEAM THAT'S LOOKING AT
6:24:52PM UTILITIES TO ENSURE TO YOUR POINT, WHAT ACTUALLY -- DEVELOP
6:25:00PM AND ESTERO COULD HANDLE IT.

6:25:02PM IT'S NOT GOING TO BE A COMPLETE PIE IN THE SKY TYPE OF

6:25:05PM VISIONING WHERE YOU WOULDN'T BE ABLE TO DO THAT.

6:25:08PM IT WOULD BE IN LINE WITH WHAT IS FEASIBLE FROM ALL THOSE

6:25:11PM PERSPECTIVES, TO YOUR POINT, INFRASTRUCTURE IS ONE OF THEM.

6:25:13PM >>James Tatooles: I THINK ANOTHER ASPECT THAT HAS TO BE

6:25:16PM INVESTIGATED IS THE DEMOGRAPHICS.

6:25:19PM BECAUSE NAPLES AND THIS AREA DOWN HERE WAS A PLACE THAT

6:25:23PM NOBODY WENT TO.

6:25:25PM SOMEBODY THAT WAS RETIRED, WANTED TO GO SOMEPLACE QUIET AND

6:25:28PM NOT HAVE A MIAMI BEACH TYPE OF ENVIRONMENT AROUND, CAME DOWN

6:25:33PM HERE.

6:25:34PM REALITIES ARE THAT THEY ARE NOT AROUND ANYMORE.

6:25:38PM AND PEOPLE ARE COMING IN HERE.

6:25:41PM WHAT DO THE PEOPLE WANT DOWN HERE?

6:25:43PM FIRST OF ALL, WHO COMES DOWN HERE?

6:25:44PM IT IS A YOUNGER ELEMENT.

6:25:46PM THIS IS OUR ENTERTAINMENT CENTER AS AN EXAMPLE THAT PEOPLE

6:25:50PM ARE COMING DOWN HERE.

6:25:52PM THEY ARE LOOKING FOR THEIR KIDS TO DO, SOMETHING FOR A YOUNG

6:25:55PM FAMILY TO DO.

6:25:56PM THAT PUTS A DIFFERENT ELEMENT INTO IT.

6:25:58PM LOOKING RIGHT IN FRONT OF THE SCREEN HERE, WHAT DOES IT SAY,

6:26:02PM SENIOR HOUSING ASSISTED LIVING RECEIVED ALMOST ALL THE DOTS.

6:26:08PM THEREFORE, THE SENIORS HAVE A COMPLETE DIFFERENT REQUIREMENT

6:26:11PM FOR THEIR LIVING STYLE THAN THE YOUNGER FAMILIES COMING HERE

6:26:14PM WITH THEIR BABIES AND THE SCHOOLS GROWING AND WE NEED MORE

6:26:18PM SCHOOL ROOMS BECAUSE WE HAVE MORE KIDS COMING IN TO GO TO

6:26:22PM SCHOOL.

6:26:22PM I THINK YOU'VE GOT TO NOT ONLY TAKE THE AREA, YOU'VE GOT TO

6:26:28PM TAKE THE DEMOGRAPHICS COMING IN HERE AND WHAT'S DEMOGRAPHICS

6:26:34PM GOING TO DO AND THE REQUIREMENTS.

6:26:35PM I REFER TO YOU WITH YOUR TRAILS AND WALKING AND ALL THAT

6:26:39PM BEAUTIFUL SITE, WHICH USES A LOT OF PROPERTY AND PUTS IN A

6:26:43PM LOT OF MONEY, FOR SOMEBODY LIKE HER WHO CAN DO THAT.

6:26:48PM I CAN'T DO THAT WITH A CANE WALKING DOWN THE TRAIL.

6:26:51PM YOU HAVE TO TAKE THAT INTO CONSIDERATION.

6:26:54PM >>Jim Wallace: PICK UP ON WHAT JIM IS SAYING, ONE OF THE

6:26:57PM THINGS I DISCUSSED AND I FLOATED THE IDEA WITH TERRY

6:26:59PM FLANAGAN AT ONE TIME WAS THAT HAVE WE MAPPED -- YOU GUYS,

6:27:05PM THE VILLAGE OF ESTERO, HAVE DONE AN INCREDIBLE JOB RECENTLY

6:27:10PM BY WIDENING DOWN THREE OAKS PARKWAY, COCONUT ROAD, UP ON

6:27:15PM ESTERO PARKWAY, ET CETERA.

6:27:17PM THE WALKING, BIKING PATHS ARE NOW EIGHT AND NINE FEET WIDE,

6:27:21PM IN CONCRETE, BENCHES.

6:27:23PM WONDERFUL LANDSCAPING.

6:27:23PM HAVE WE AN INVENTORY?

6:27:26PM HAVE WE DOCUMENTED?
 6:27:27PM I SAID TO TERRY, IT WOULDN'T TAKE MUCH BECAUSE I BIKE THAT.
 6:27:33PM IT'S ABOUT 12, 15 MILES.
 6:27:35PM IT WOULDN'T BE MUCH IF WE HAD SOME INTERCONNECTS, GOT SOME
 6:27:40PM DEVELOPERS TO GIVE UP A FEW FEET, WHICH WE CAN WITH THE

 6:27:44PM RIGHT KIND OF DISCUSSION.
 6:27:47PM ALL OF A SUDDEN WE HAVE A GREENWAY, 12, 15, 18-MILE, 20-MILE
 6:27:52PM GREENWAY, SOMETHING WE CAN PROMOTE.
 6:27:54PM WHEN I BIKE THOSE ROUTES, THEY ARE BEAUTIFUL.
 6:27:56PM THEY ARE FABULOUS, AND THERE'S NOBODY ON THEM.
 6:27:59PM BECAUSE THEY DON'T INTERCONNECT SOMEWHERE.
 6:28:04PM WE HAVEN'T TAKEN ADVANTAGE OF THE MONIES, THE TREASURE WE
 6:28:08PM SPENT.
 6:28:09PM I THINK THERE ARE LOTS OF OPPORTUNITIES OUT THERE THAT NEED
 6:28:12PM SOME INVESTIGATION.
 6:28:14PM I'M JUST SAYING I DON'T THINK YOU'RE OFF STEP PHASE ONE YET.
 6:28:20PM THAT'S ALL I'M SAYING.
 6:28:22PM MAYBE WE ALL NEED TO TAKE A DEEP BREATH, LOOK AT THE THINGS
 6:28:25PM WE HAVEN'T INVESTIGATED THAT WE HAVE AND HOW DO WE GET MORE
 6:28:29PM OUT?
 6:28:29PM HOW DO WE PUT FUEL ON IT SOMEHOW?
 6:28:33PM IF YOU HAD 60 PEOPLE WHO WERE WORKING PROFESSIONALS AT THAT
 6:28:38PM TOWN HALL MEETING, THEY WOULD HAVE SAID WE WANT MORE RENTAL
 6:28:42PM HOUSING.
 6:28:43PM WE WANT MORE AFFORDABLE RENTAL HOUSING WITH BETTER
 6:28:45PM AMENITIES.
 6:28:45PM GET A TOTALLY DIFFERENT ANSWER.
 6:28:48PM WHEN DEVELOPERS AND ROSS McINTOSH IS IN THE BACK, HE'LL
 6:28:54PM TELL YOU THAT MEMORY CARE AND LIFE RETIREMENT, IT'S A HARDER
 6:29:00PM SALE TODAY THAN IT USED TO BE.

 6:29:02PM LUXURY RENTAL, HE CAN GET YOU ALL KINDS OF DEVELOPERS THAT
 6:29:05PM WANT TO DO THAT.
 6:29:06PM LET'S BE VERY CAREFUL.
 6:29:09PM THERE ARE LOTS OF OPPORTUNITIES OUT THERE.
 6:29:11PM I DON'T THINK WE ARE OFF PHASE ONE.
 6:29:12PM I DON'T THINK WE HAVE ENOUGH INFORMATION.
 6:29:14PM I DON'T THINK WE'VE DONE, WITH ALL DUE RESPECT, HAVE DONE
 6:29:16PM ENOUGH HOMEWORK YET.
 6:29:19PM JUST MY OPINION.
 6:29:20PM >>Carrie Read: I WOULD SAY IN TERMS OF RESIDENTIAL
 6:29:22PM DEVELOPMENT, LIKE YOU SAID, EVEN THOUGH WE DID HEAR A LOT
 6:29:24PM ABOUT SENIOR HOUSING, ASSISTED LIVING, I THINK WE ALSO HEARD
 6:29:27PM A LOT FROM THE VILLAGE COUNCIL ABOUT AGING IN PLACE.
 6:29:31PM SO HAVING MORE DIVERSITY FROM, LIKE YOU SAID, MULTIFAMILY
 6:29:35PM RENTALS THROUGH SINGLE-FAMILY, TOWNHOMES, SENIOR LIVING,
 6:29:41PM HAVING MORE DIVERSITY OF RESIDENTIAL PRODUCT IN GENERAL.

6:29:45PM >>Jim Wallace: THAT'S MARKET DRIVEN.
 6:29:48PM VILLAGE ISN'T GOING TO START BUILDING SEVEN STORY BUILDINGS,
 6:29:53PM AGE IN PLACE.
 6:29:54PM YES, MAYBE BETTER INCENTIVES FOR THAT, I DON'T KNOW.
 6:29:57PM BUT THAT'S MARKET DRIVEN.
 6:29:58PM YOU KNOW THAT.
 6:30:14PM >>Mary Gibbs: WANT TO GO ON TO THE NEXT SLIDE.
 6:30:16PM KRISTIN HAS TO LEAVE AND I WANT TO GET MORE INPUT.
 6:30:22PM >>Carrie Read: I THINK IN TERMS OF, AGAIN, THE COMMERCIAL

 6:30:25PM DEVELOPMENT, WE HEARD A LOT AND SIMILAR I THINK TO THE
 6:30:29PM AMENITIES, WANTING LOCAL, MORE LOCAL RESTAURANTS, RETAIL,
 6:30:34PM COMMERCIAL, LESS MAYBE BIG BOX OR DRIVE-THROUGH.
 6:30:39PM HAVING A MORE WALKABLE, BIKEABLE AMENITY, WHETHER THAT IS A
 6:30:44PM TOWN HALL, TOWN CENTER, VILLAGE CENTER.
 6:30:47PM AND REALLY LOOKING MORE AT MIXED USE.
 6:30:49PM AND I THINK, AGAIN, WE ASKED AND WE'LL GET TO THE QUESTIONS,
 6:30:53PM LIKE, WHERE WOULD YOU GO OUTSIDE OF ESTERO?
 6:30:56PM WHERE DO YOU LIKE TO TAKE PEOPLE?
 6:30:58PM WHERE WOULD YOU LIKE TO TAKE FRIENDS AND FAMILIES?
 6:31:01PM I THINK THOSE ARE THE TYPE OF DEVELOPMENTS WE WOULD LIKE TO
 6:31:03PM SEE IF WE CAN FIND A PLACE IN THE STUDY AREA.
 6:31:06PM >>Jim Wallace: LET'S LISTEN TO THE WHOLE CROSS SECTION.
 6:31:09PM EVERYBODY 18 PLUS.
 6:31:11PM >>Carrie Read: RIGHT, RIGHT.
 6:31:13PM DEFINITELY DIFFERENT DEMOGRAPHICS THAT ARE, FAMILIES LOOKING
 6:31:17PM FOR DIFFERENT THINGS THAN MAYBE RETIREES.
 6:31:19PM SO I THINK SOME OF THE EMERGING THEMES THAT CAME FROM OUR
 6:31:24PM VILLAGE COUNCIL MEETINGS, FROM OUR COMMUNITY MEETING WAS A
 6:31:27PM SENSE OF DISCONNECTION OR I GUESS TO FLIP THAT IN A MORE
 6:31:30PM POSITIVE LIGHT, ARE THERE OPPORTUNITIES TO HAVE MORE
 6:31:33PM COMMUNITY AMENITIES AND PLACES WHERE THE COMMUNITY CAN
 6:31:37PM GATHER.
 6:31:38PM WANTING TO REINFORCE THAT COLLECTIVE IDENTITY.
 6:31:41PM WE HEARD A LOT ABOUT KEEPING THE SMALL-TOWN FEEL, THE

 6:31:44PM VILLAGE FEEL.
 6:31:45PM THAT'S VERY IMPORTANT, I THINK, TO A LOT OF PEOPLE.
 6:31:47PM AND I THINK THAT ALSO PLAYS INTO THIS OLD FLORIDA LIFESTYLE
 6:31:51PM OF THE RECREATION, THE CONNECTION TO NATURE.
 6:31:54PM SO HOW CAN WE INCORPORATE THAT INTO THE STUDY AREA AS WELL?
 6:31:58PM SO, ALL THAT TO SAY --
 6:32:03PM >>Jim Wallace: YOU DON'T WANT US TO SHARE ANY MORE IDEAS.
 6:32:06PM [LAUGHTER]
 6:32:06PM SORRY IF I WENT ON.
 6:32:08PM I JUST FEEL STRONGLY ABOUT IT.
 6:32:11PM >>Carrie Read: NO, THAT'S GREAT.
 6:32:13PM I THINK WE WOULD LIKE TO OPEN IT UP FOR DISCUSSION.

6:32:15PM I KNOW WE ALREADY HAD SOME GOOD CONVERSATION.
 6:32:17PM AGAIN, REALLY WANTING YOU ALL TO MAYBE SEE, TO TELL US WHAT
 6:32:22PM INFORMATION WE STILL NEED TO GATHER.
 6:32:24PM WHAT OPPORTUNITIES AND CONSTRAINTS THAT WE NEED TO THINK
 6:32:26PM ABOUT.
 6:32:27PM SO WOULD LOVE TO HEAR WHAT YOU THINK OF ESTERO'S GREATEST
 6:32:33PM ASSET, WHAT COMES TO MIND?
 6:32:35PM I ALSO HAVE HANDOUTS THAT HAVE THE SAME QUESTIONS.
 6:32:40PM FOR PEOPLE THAT MIGHT NOT LIKE TALKING, FEEL FREE TO JOT
 6:32:44PM DOWN THOUGHTS.
 6:32:45PM >>Mary Gibbs: CARRIE, HOW MANY QUESTIONS DO WE HAVE?
 6:32:48PM >>Carrie Read: I THINK FIVE.
 6:32:49PM >>Mary Gibbs: SO ON THE HANDOUT, THERE ARE LIKE FIVE

 6:32:52PM QUESTIONS.
 6:32:53PM IF YOU AREN'T COMFORTABLE OR WANT TO THINK ABOUT IT MORE,
 6:32:56PM FILL IT IN AND GET IT BACK TO US OR WE CAN KIND OF GO
 6:33:00PM THROUGH EACH ONE.
 6:33:01PM I KNOW KRISTIN HAS TO LEAVE A LITTLE EARLY.
 6:33:03PM >>Kristin Jeannin: I HAVE HALF AN HOUR STILL.
 6:33:07PM I'M SURE YOU'VE COME ACROSS OTHER DISCUSSIONS LIKE THIS,
 6:33:20PM WHERE YOU JUST DON'T HAVE THE FULL PICTURE.
 6:33:22PM I MEAN, I KNOW THAT THERE ARE APPS, THERE ARE WAYS TO DO
 6:33:26PM QUESTIONNAIRES.
 6:33:27PM ARE YOU ABLE TO INTEGRATE THAT, MADE RECOMMENDATIONS, GOING
 6:33:31PM TO, LETTER PHASE.
 6:33:37PM >> WE'VE DONE A LOT OF ONLINE SURVEYS IS PROBABLY THE MOST,
 6:33:42PM I THINK, ROBUST MAYBE WAY TO ENGAGE PEOPLE.
 6:33:47PM THERE ARE MAILING SURVEYS, STATISTICALLY VALID SURVEYS.
 6:33:51PM BUT I THINK ONLINE SURVEY IS PROBABLY YOU GET MAYBE THE
 6:33:55PM MOST, THE BEST CROSS SECTION.
 6:33:57PM WE'LL TALK TO MARY.
 6:34:11PM >>Kristin Jeannin: TOUCH SCREEN PLACES THAT PEOPLE CAN STOP
 6:34:14PM IN AND CAST THEIR OPINION ABOUT IT.
 6:34:17PM >>Carrie Read: YOU HAVE THE COMPUTERS IN THE LOBBY.
 6:34:19PM CAN SET SOMETHING UP THERE.
 6:34:20PM HAVE PRINTED SURVEYS.
 6:34:22PM >>Mary Gibbs: NOT SURE IT IS A BROAD CROSS SECTION.
 6:34:26PM >>Kristin Jeannin: WHAT IF WE WERE ABLE TO LIKE COLLECT AT

 6:34:33PM PUBLIX, SOMETHING THERE FOR PEOPLE TO STOP AND FILL
 6:34:35PM SOMETHING OUT, JUST TO GET -- I MEAN, THERE'S PROBABLY
 6:34:38PM LOW-COST WAYS OF GETTING SOME MORE SAMPLING.
 6:34:42PM JUST GETTING MORE PEOPLE TO FILL THIS OUT FROM LOCAL POINT.
 6:34:48PM >>Jim Wallace: SENT OUT 23,000 SURVEYS WITH AN INCENTIVE OF
 6:34:52PM \$5.
 6:34:53PM I THINK IT WAS \$5.
 6:34:54PM MAILED TO EVERY HOUSEHOLD AND SAYING, WE WILL DONATE -- I

6:35:01PM THINK IT WAS FOUR OR FIVE DOLLARS, I DON'T HAVE IT IN FRONT
 6:35:03PM OF ME, TO CHILD PROTECTION TEAM.
 6:35:06PM A GREAT CHARITY, IF YOU RETURN IT.
 6:35:10PM ENDS UP COSTING YOU \$6,000, WHATEVER IT IS, 1700 PEOPLE TO
 6:35:24PM RESPOND, BUT YOU KNOW THEN YOU CAN DO THE CROSS SECTION.
 6:35:29PM YOU CAN DO IT BY AGE, SEX.
 6:35:31PM JUST ALL KINDS OF THINGS AND GET REALLY RELIABLE
 6:35:39PM SUBCATEGORIES.
 6:35:39PM YOU START TO UNDERSTAND WHAT IS GOING ON.
 6:35:42PM HEY, THERE ARE DIFFERENT SEGMENTS OF PEOPLE.
 6:35:45PM ESTERO IS NOT HOMOGENEOUS.
 6:35:48PM HOW DO WE TALK TO THESE PEOPLE.
 6:35:49PM THERE ISN'T UNIVERSAL RECREATION AMENITIES THAT TALKS TO
 6:35:59PM EVERYBODY.
 6:36:00PM I DON'T GOLF.
 6:36:02PM I DON'T THIS, I DON'T THAT.
 6:36:03PM I DO OTHER THINGS.

 6:36:04PM JAMES TATOLES, HE DOES OTHER THINGS.
 6:36:08PM MY SON WHO IS 33, HOW DO WE IDENTIFY?
 6:36:14PM BUT YOU HAVE TO HAVE A BIG ENOUGH UNIVERSE TO BE ABLE TO
 6:36:18PM LOOK AT THOSE SUBSEGMENTS AND SAY, HEY, HERE IS AN
 6:36:21PM OPPORTUNITY, AND I KNOW THAT'S WHAT YOU GUYS ARE LOOKING
 6:36:23PM FOR.
 6:36:24PM YOU'RE LOOKING FOR OPPORTUNITIES.
 6:36:25PM THAT'S WHY YOU'RE DOING THIS.
 6:36:26PM BECAUSE YOU'RE TALENTED.
 6:36:30PM ONCE YOU KNOW WHAT PEOPLE WANT, ASK PEOPLE WHAT THEY WANT,
 6:36:32PM AND THEN GIVE IT TO THEM.
 6:36:34PM PRETTY SIMPLE.
 6:36:35PM BUT YOU GOT TO ASK ENOUGH PEOPLE TO HAVE SOME RELIABLE DATA.
 6:36:41PM THAT'S WHY I THINK YOU'RE STILL IN PHASE ONE.
 6:36:43PM HATE TO SAY IT, BUT YOU ARE.
 6:36:46PM >>Carrie Read: WE'RE LISTENING TO YOUR ALL THOUGHTS AND
 6:36:49PM OPINIONS.
 6:36:49PM OBVIOUSLY, WE HEAR THAT WE NEED MORE COMMUNITY INPUT, BUT
 6:36:53PM WE'D ALSO LOVE TO HEAR YOUR PERSONAL THOUGHTS, OPINIONS,
 6:36:58PM BEING ON THE PZD BOARD, WHAT WOULD YOU LIKE TO SEE OR NOT
 6:37:03PM SEE.
 6:37:06PM >>Jim Wallace: ONE PERSON HERE OTHER THAN OUR 29-YEAR-OLD,
 6:37:09PM THERE ISN'T ONE PERSON HERE UNDER 50.
 6:37:14PM >>Carrie Read: I'M SURE YOU SEE A BROAD CROSS SECTION OF
 6:37:17PM DEVELOPMENT, LIKE THE AUTO TIRE PLACE VERSUS THE MIXED-USE

 6:37:22PM OR WOODFIELD.
 6:37:23PM SO I GUESS WHAT ARE THE TYPES OF DEVELOPMENT THAT YOU ALL
 6:37:26PM WOULD LIKE TO SEE WITHIN ESTERO, WITHIN THE STUDY AREA.
 6:37:32PM ARE THERE PLACES, I THINK THIS IS MAYBE A LATER QUESTION,

6:37:37PM BUT WE HAVE A QUESTION --
 6:37:38PM >>Kristin Jeannin: I DON'T THINK -- THERE IS DEFINITELY NOT
 6:37:41PM ENOUGH ENGAGEMENT WITH THE RIVER, NOT ENOUGH PUBLIC ACCESS
 6:37:44PM TO THE RIVER.
 6:37:47PM >>Jim Wallace: THEY DON'T WANT IT.
 6:37:48PM >>Kristin Jeannin: I DO.
 6:37:49PM [LAUGHTER]
 6:37:50PM >>Jim Wallace: SO DO I.
 6:37:51PM THEY ALREADY VOTED NOT TO DO THAT.
 6:37:53PM >>Kristin Jeannin: WHAT YOU HAD ENVISIONED AND I MAY BE
 6:37:56PM WRONG ABOUT THIS, WAS BIG DEVELOPMENT ALONG THE RIVER.
 6:37:59PM THAT'S NOT WHAT I'M TALKING ABOUT.
 6:38:00PM I'M TALKING ABOUT RECREATIONAL.
 6:38:05PM >>Jim Wallace: ON THE --
 6:38:07PM >>Kristin Jeannin: SOME OF IT WOULD BE GREAT.
 6:38:09PM AREAS WHERE YOU HAVE RESTAURANTS ALONG THE RIVER WOULD BE
 6:38:12PM FINE TO SOME DEGREE.
 6:38:14PM >>Jim Wallace: IF YOU LOOK AT IT, TALKING ABOUT
 6:38:16PM OPPORTUNITIES, THERE ARE UPLAND PIECES, LITTLE POCKETS.
 6:38:19PM IT'S A WONDERFUL PRESERVATION AREA.
 6:38:21PM BUT SOME OF IT JUST ISN'T.

 6:38:23PM AND THERE ARE LITTLE POCKETS, A COUPLE ACRES HERE, COUPLE
 6:38:26PM ACRES THERE, SOME ALONG RIGHT NEXT, AND THEY ARE ALL,
 6:38:29PM BELIEVE IT OR NOT, EITHER NEXT TO CORKSCREW ROAD OR NEXT TO
 6:38:32PM BERT, NEXT TO RAIL TO TRAIL.
 6:38:36PM JUST LITTLE POCKETS THAT SOMEBODY WOULD SAY, GEEZ, DOES IT
 6:38:39PM HAVE TO BE A HUNDRED PERCENT?
 6:38:41PM OR DO SOMETHING IN THE UPLAND POCKETS SO PEOPLE CAN
 6:38:48PM EXPERIENCE THE CONSERVATION AREA.
 6:38:50PM LET HUMAN BEINGS EXPERIENCE IT.
 6:38:53PM THAT'S WHY AS WE BUILD BOARDWALKS.
 6:38:56PM >>Kristin Jeannin: FESTIVALS ARE STILL A GREAT IDEA.
 6:39:03PM >>James Tatoes: DRAWING IT FROM ALL OVER THE UNITED STATES
 6:39:05PM RATHER THAN THIS AREA.
 6:39:06PM HERE IS A CONSERVATION AREA THAT'S BEING BROADCAST AS BEING
 6:39:16PM SUCH AND BEING DEVELOPED AS SUCH BY POWERS BIGGER THAN
 6:39:19PM ESTERO.
 6:39:19PM IT'S STILL EMPTY.
 6:39:22PM >>Kristin Jeannin: I DON'T THINK A LOT OF PEOPLE KNOW THAT
 6:39:24PM KORESHAN PRESERVE IS THERE, THAT WE HAVE LIKE A TRAIL SYSTEM
 6:39:28PM ALREADY.
 6:39:29PM SO I WOULD LIKE TO BE ABLE TO MAKE THAT MORE OBVIOUS.
 6:39:39PM >>Anthony Gargano: LET ME PAUSE THE BOARD DISCUSSION FOR
 6:39:42PM JUST A MINUTE BECAUSE, BEFORE WE LOSE THEM, WE HAVE A COUPLE
 6:39:47PM OF PEOPLE SITTING IN THE AUDIENCE, AND I WOULD LIKE TO HEAR
 6:39:49PM -- I WOULD LIKE TO SEE IF THE PEOPLE IN THE AUDIENCE ARE

6:39:53PM HERE FOR THIS AND WOULD LIKE TO MAKE A COMMENT.
 6:39:56PM TAMMY, DO YOU HAVE ANY CARDS?
 6:40:02PM >>Tammy Duran: TERRY.
 6:40:09PM >> TERRY FLANAGAN, 20310 CALICE COURT, GRANDEZZA, SPEAKING
 6:40:16PM FOR MYSELF.
 6:40:16PM FIRST OF ALL, THANK YOU FOR YOUR COMMENTS, BECAUSE I THINK
 6:40:19PM THEY ARE SPOT ON.
 6:40:23PM WHAT YOU BROUGHT UP AND CHALLENGE PEOPLE.
 6:40:25PM I REINFORCE THAT.
 6:40:27PM THIS IS AN OPPORTUNITY FOR CREATING A VISION FOR WHAT ESTERO
 6:40:32PM COULD BE AS WE'RE GOING FORWARD.
 6:40:38PM LOOK AT DESIGNING THE FLOWS TO IMPROVE THE EAST TO WEST
 6:40:44PM ACTIVITIES AND INTEGRATION TO PULL PEOPLE INTO THE GROUP
 6:40:49PM FROM THE SIDES, AND HOW ARE YOU GOING TO DRAW PEOPLE FROM
 6:40:54PM WEST OF 41 INTO THIS AREA.
 6:40:57PM HOW ARE YOU GOING TO CONNECT BETTER WITH FGCU?
 6:41:02PM THEY HAVE A CULTURAL CENTER THERE THAT DOESN'T GET THE
 6:41:06PM ATTENDANCE THAT IT DESERVES.
 6:41:08PM YOU COUNTER THAT AGAINST, WE WANT MORE CULTURAL VENUES.
 6:41:13PM WAIT A SECOND.
 6:41:14PM YOU'RE NOT AVAILING YOURSELF OF WHAT IS AVAILABLE NOW.
 6:41:17PM SHOW US HOW TO INTEGRATE THIS AND REINFORCE THE SOCIAL,
 6:41:26PM INTELLECTUAL, AND PHYSICAL WELL-BEING OF EVERYBODY.
 6:41:30PM BECAUSE THAT'S ONE OF THE REASONS PEOPLE COME TO FLORIDA IS
 6:41:35PM FOR BETTER LIFESTYLE.

 6:41:37PM MEDIAN AGE IS 65.
 6:41:40PM THAT'S NOT GOING TO CHANGE MUCH.
 6:41:42PM JUST BECAUSE -- THERE'S NO COMMERCIAL SUPPORT DOWN HERE
 6:41:47PM OUTSIDE OF HEALTH CARE AND EDUCATION AND CONSTRUCTION.
 6:41:49PM WITH THOSE THREE PRIMARY AND THEY DON'T HAVE AFFORDABLE
 6:41:57PM HOUSING FOR THE YOUNG PROFESSIONALS.
 6:41:59PM THEY HAVE TO TRAVEL IN AND COMMUTE INTO THE AREA, WHICH
 6:42:04PM EXACERBATES THE TRAFFIC PROBLEM.
 6:42:06PM SHOW US HOW TO INTEGRATE BERT INTO THIS COMMUNITY, AND
 6:42:13PM ILLUSTRATE HOW DIFFERENT COMMUNITIES MIGHT LOOK AT OPENING
 6:42:21PM NEW PATHS AND SPECIFICALLY LOOKING AT SHADOW WOOD, THE
 6:42:26PM OPPORTUNITIES OF SHADOW WOOD TO OPEN A COUPLE OF PEDESTRIAN
 6:42:30PM SITES ALONG THERE, ON THE BERT, AND THEN OVER INTO COCONUT
 6:42:35PM POINT AND MAKING THAT WALKABLE.
 6:42:37PM RIGHT NOW THEY CAN'T WALK IT.
 6:42:38PM A MILE DOWN, HALF A MILE TO THE WEST, HALF A MILE NORTH.
 6:42:46PM THAT MAKES -- THOSE ARE SOME OF THE BASIC COMMENTS THAT I
 6:42:51PM HAVE.
 6:42:52PM THE CHALLENGE IS THERE.
 6:42:55PM I'LL LEAVE YOU WITH THE VISION OF WHAT HENRY FORD SAID.
 6:43:00PM IF I ASKED THE CONSUMER WHAT HE WANTED, IT WOULD HAVE BEEN A
 6:43:04PM FASTER HORSE.

6:43:07PM WE GOT THE MODEL T INSTEAD.
6:43:11PM WE WANT TO LOOK AT SOMETHING THAT WILL BE THAT IMPACTFUL
6:43:15PM ABOUT MAKING THIS A BETTER COMMUNITY.

6:43:18PM THANK YOU.
6:43:19PM >>Anthony Gargano: THANK YOU, TERRY.
6:43:21PM >>Tammy Duran: WE HAVE ONE MORE.
6:43:23PM ROSS.
6:43:28PM >> GOOD EVENING.
6:43:29PM MY NAME IS ROSS McINTOSH.
6:43:30PM I'M CURRENTLY A RESIDENT OF BONITA SPRINGS, BUT THE HAPPIEST
6:43:35PM DAYS OF MY LIFE WERE WHEN I LIVED AT THE RESIDENTS OF
6:43:38PM COCONUT POINT AND MY OFFICE AT THE OFFICE OF COCONUT POINT
6:43:42PM AND I HAD A TWO MINUTE WALK FROM MY HOME TO OFFICE AND IT
6:43:45PM WAS A DELIGHT.
6:43:46PM I JUST MADE A FEW NOTES ON THE DOCUMENTS AVAILABLE TO US
6:43:51PM BEFORE THIS MEETING.
6:43:53PM I'D LIKE TO FIRST OBSERVE THAT THERE'S ALWAYS GOING TO BE A
6:43:57PM DIALECTIC BETWEEN THE MARKET STUDY AND WHAT THE 60 PEOPLE IN
6:44:02PM THE ROOM WANT TO SEE.
6:44:03PM AND WE'RE GOING TO HAVE TO DEAL WITH THAT.
6:44:05PM WE'LL HAVE TO DEAL WITH THAT ON ISSUES OF INTENSITY,
6:44:10PM DENSITY, AFFORDABILITY, ALL OF THOSE ISSUES ARE GOING TO
6:44:14PM CREATE A TENSION IN THE COMMUNITY THAT'S NOT GOING TO BE
6:44:18PM READILY RESOLVED.
6:44:20PM SO WE HAVE QUITE A CHALLENGE IN FRONT OF US HERE.
6:44:24PM >>Jim Wallace: MAYBE FOR THE PEOPLE WHO DON'T KNOW, I KNOW
6:44:26PM WHO YOU ARE.
6:44:27PM THE PEOPLE WHO DON'T KNOW WHO YOU ARE, MAYBE YOU NEED -- I

6:44:31PM KNOW YOU ARE VERY HUMBLE, BUT ROSS IS THE PERSON WHO LAND
6:44:36PM ASSEMBLY FOR THE BROOKS, FOR MEDITERRA, ET CETERA.
6:44:46PM PROBABLY THE LARGEST LAND ASSEMBLY COMMERCIAL BROKER IN
6:44:51PM SOUTHWEST FLORIDA.
6:44:52PM SO EXPERIENCED.
6:44:55PM >> FOR WHAT IT'S WORTH.
6:44:56PM FIRST, I'D LIKE TO MAKE AN OBSERVATION THAT WHEN THE PEOPLE
6:45:03PM IN THE ROOM SAID WE WANT TO SEE SENIORS HOUSING AND
6:45:09PM OTHERWISE WE DON'T LIKE RESIDENTIAL, IT'S ONLY BECAUSE THEY
6:45:12PM ALREADY HAVE A PLACE TO LIVE.
6:45:14PM SO THEY ARE NOT THE RIGHT PEOPLE TO ASK ABOUT WHAT WE SHOULD
6:45:17PM BE DOING IN THE FUTURE.
6:45:20PM I WOULD ALSO OBSERVE THAT INTEREST IN SENIOR HOUSING IS
6:45:24PM QUITE THE OPPOSITE OF AGING IN PLACE.
6:45:27PM AGING IN PLACE IS WHERE I STAY IN THE HOME THAT I'M IN FOR
6:45:30PM AS LONG AS POSSIBLE.
6:45:31PM SO IF THEY ARE INTERESTED IN SENIOR HOUSING, IT'S NOT
6:45:34PM BECAUSE THEY WANT TO STAY WHERE THEY ARE WHEN THEY GET OLD.

6:45:37PM IT'S BECAUSE THEY WANT TO MOVE SOMEWHERE ELSE WHEN THEY GET
 6:45:40PM OLD.
 6:45:41PM BUT I WOULD AGREE, THERE IS A NEED FOR MORE SENIOR HOUSING
 6:45:46PM IN ESTERO, SIMPLY BECAUSE WE'RE ALL GETTING OLDER.
 6:45:51PM >>Jim Wallace: SPEAK FOR YOURSELF.
 6:45:59PM >> I WAS INTERESTED IN THE PREVIOUS SPEAKER TALKING ABOUT
 6:46:02PM BERT AND COMMUNITIES THAT ARE ADJACENT TO BERT.

6:46:05PM THE THREE LARGE TRACTS THAT ARE INDICATED ON THE MAP, THE
 6:46:09PM CURRENT MAP, ARE ALL ADJACENT TO BERT.
 6:46:13PM SO CLEARLY THOSE ARE INSTANCES WHERE WE COULD TAKE ADVANTAGE
 6:46:18PM OF THAT RELATIONSHIP.
 6:46:20PM I PERSONALLY DON'T UNDERSTAND WHAT THAT RELATIONSHIP WOULD
 6:46:24PM BE.
 6:46:25PM IF I'M ON BERT, WHAT I NEED ARE RESTROOMS AND HYDRATION
 6:46:31PM STATIONS.
 6:46:32PM IF I LIVED NEXT DOOR TO BERT, I WANT TO BE ABLE TO GET IN,
 6:46:35PM GET ON, AND GET OFF, BUT I DON'T WANT YOU TO GET OFF AND TO
 6:46:41PM COME INTO MY NEIGHBORHOOD AND, I DON'T KNOW, STEAL MY
 6:46:46PM BICYCLE.
 6:46:46PM WE'RE GOING TO HAVE ISSUES WHEN WE START SAYING ACCESS BERT,
 6:46:53PM I'M GOING TO WANT A GATE IN MY COMMUNITY THAT I CAN CLOSE AT
 6:46:57PM NIGHT.
 6:46:57PM WE NEED TO GIVE A LOT OF THOUGHT.
 6:47:02PM I WOULD BE VERY INTERESTED IN IDEAS ON HOW WE CAN INTEGRATE
 6:47:06PM COMMUNITIES ADJACENT WITH BERT.
 6:47:09PM I DON'T THINK THERE IS AN EASY ANSWER.
 6:47:12PM >>Jim Wallace: DO YOU SEE -- MAYBE IT'S JUST MY IGNORANCE,
 6:47:18PM DO YOU SEE A CHANGE AS BERT COMES IN TIME, AND IT WILL BE
 6:47:23PM SIX YEARS, WHATEVER, BEFORE IT IS THERE, BUT DO YOU SEE
 6:47:27PM ALMOST A TRANSFORMATION OF COMMUNITIES CURRENTLY ADJACENT TO
 6:47:30PM BERT THAT THEY WILL BECOME SOMETHING ELSE?
 6:47:34PM I MEAN, THERE ARE MOBILE HOMES.

6:47:38PM THERE ARE QUITE A FEW DIFFERENT COMMUNITIES THAT THEY --
 6:47:42PM >> TALKING ABOUT REDEVELOPMENT.
 6:47:44PM >>Jim Wallace: WOULD THEY BECOME REDEVELOPED?
 6:47:46PM YOU DON'T THINK SO.
 6:47:48PM >> I DON'T KNOW IF BERT GENERATES THAT KIND OF ENERGY YET.
 6:47:51PM BECAUSE BERT'S RAILROAD TRACKS AND SOME IDEAS AT THE MOMENT.
 6:47:56PM >>Kristin Jeannin: THERE ARE OTHER EXAMPLES AROUND THE
 6:47:58PM COUNTRY OF THESE HAPPENING.
 6:47:59PM IF THINGS STAY THE SAME -- THEY STAY, YEAH, PRETTY MUCH.
 6:48:03PM IT CAN BE AN INTEGRATION INTO OTHER HUBS OF ACTIVITY.
 6:48:16PM >> I DID HEAR IN BONITA SPRINGS I HEARD OF A GUY FROM OUT OF
 6:48:20PM TOWN WHO HAS EXPERIENCE WITH A BERT-TYPE FACILITY IN NEW
 6:48:24PM JERSEY, OR WHEREVER HE IS FROM.
 6:48:29PM HE WANTS TO PUT A PIZZA BUSINESS.

6:48:30PM HE WAS LOOKING FOR A LOCATION FOR A PIZZA BUSINESS THAT
 6:48:33PM WOULD BE ADJACENT, BECAUSE HE THINKS PEOPLE WOULD WANT TO
 6:48:36PM STOP FOR LUNCH WHEN THEY ARE TAKING A WALK.
 6:48:38PM >>Kristin Jeannin: OR HAVE A DESTINATION.
 6:48:40PM IF THEY ARE NICE, LONG TRAILS, CYCLISTS FOR SURE WILL GO TO
 6:48:46PM THE COFFEE SHOP 30 MILES, 50 MILES UP THE TRAIL.
 6:48:50PM >> I DIDN'T HAVE THAT NOTION UNTIL THAT GUY SHOWED UP.
 6:48:53PM THINGS WILL CHANGE AS MORE PEOPLE ENGAGE IN THE
 6:48:56PM CONVERSATION, WE'LL GET MORE DIMENSION TO ALL OF THIS.
 6:48:59PM IT STRIKES ME THAT WE ARE FACING LOTS OF CHALLENGING ISSUES
 6:49:05PM AND THERE'S ALWAYS GOING TO BE A DIALECTIC BETWEEN THOSE WHO

 6:49:10PM WANT IT AND THOSE WHO DON'T.
 6:49:12PM I THINK THE LAST QUESTION THAT I HAVE RELATES TO, WE'RE
 6:49:20PM TALKING ABOUT THE LARGE TRACTS THAT ARE ALREADY -- ACTUALLY,
 6:49:26PM THEY WOULD BE DEVELOPED NOW IF THE VILLAGE WERE RESPONSIVE
 6:49:30PM TO THE MARKET.
 6:49:31PM THIS HAVE BEEN LOTS OF PEOPLE BANGING ON THE DOOR TO BUY THE
 6:49:34PM HCA PROPERTY, FOR EXAMPLE.
 6:49:36PM BUT IT'S IN REVERSE.
 6:49:39PM IT'S GOT 75% COMMERCIAL AND 25% RESIDENTIAL.
 6:49:43PM IF IT WERE THE REVERSE, THE RESIDENTIAL WOULD HAVE BEEN
 6:49:46PM CONSUMED BY NOW.
 6:49:50PM PEOPLE ARE ALREADY KNOCKING ON THE DOOR LOOKING FOR --
 6:49:56PM >>Jim Wallace: TO THAT EFFECT, I'M GOING TO ASK YOU THIS
 6:50:00PM QUESTION, BECAUSE I THINK YOU PROBABLY KNOW THE ANSWER.
 6:50:03PM DO YOU NOT THINK THAT THERE IS AN OPPORTUNITY THERE FOR
 6:50:07PM THAT, THE 78-ACRE PIECE THAT'S ON THE SOUTHWEST CORNER OF
 6:50:12PM CORKSCREW AND WHATEVER -- THERE ARE A FEW LARGE TRACTS THERE
 6:50:18PM THAT ARE KIND OF THE LAST TRACKS REMAINING.
 6:50:20PM AND ESTERO HAS A RULE OVER THEM OF WHAT CAN BE DONE.
 6:50:25PM SHOULDN'T WE BE INCENTIVIZING THAT SO THAT WE GET -- WE,
 6:50:29PM ESTERO, GET EXACTLY THE KIND OF DEVELOPMENT ON THE LAST FEW
 6:50:34PM LARGE TRACTS WITHIN THE VILLAGE CENTER, SHOULDN'T WE BE
 6:50:38PM INCENTIVIZING THOSE SO THAT WE GET WHAT WE REALLY WANT?
 6:50:41PM WOULDN'T DEVELOPERS RESPOND TO THAT?
 6:50:44PM BECAUSE YOU REPRESENT DEVELOPERS.

 6:50:51PM >> WELL, IF WHAT YOU WANT IS NOT SOMETHING THAT I THINK I
 6:50:53PM CAN SELL TO SOMEBODY ELSE --
 6:50:56PM >>Jim Wallace: I'M SAYING, IF I AM ESTERO, AND I SAY, YOU
 6:51:01PM TOLD ME WHAT YOU WANT, DO -- HOW DO I INCENTIVIZE THAT?
 6:51:05PM IN TERMS OF DENSITY, THIS, THAT, WHATEVER, THAT I CAN GET ON
 6:51:10PM THAT PIECE OF PROPERTY BY INCENTIVIZING THE ZONING, CAN'T I
 6:51:17PM GET WHAT I WANT?
 6:51:18PM ISN'T THERE A MARRIAGE BETWEEN WHAT THE DEVELOPER WANTS AND
 6:51:22PM WHAT YOU WANT?
 6:51:23PM >> THAT'S PART OF EVERY DEVELOPMENT CONVERSATION.

6:51:26PM THERE'S ALWAYS A REQUIREMENT FOR A PUBLIC CONTRIBUTION.
 6:51:32PM YOU CAN'T JUST COME AND SAY I WANT TO BUILD APARTMENTS.
 6:51:35PM HAVE TO PROVIDE A WALKWAY, APARTMENTS, MAYBE A FIRE STATION.
 6:51:39PM >>Jim Wallace: SHOULDN'T WE BE DOING THAT?
 6:51:41PM SHOULDN'T WE BE ASKING FOR THAT?
 6:51:43PM SHOULDN'T WE BE DEMANDING THAT AS PART OF THE ZONING?
 6:51:47PM >>Kristin Jeannin: MAYBE THIS IS A QUESTION FOR THE
 6:51:49PM PROFESSIONALS THAT ARE WORKING ON THE STUDY, IF THEY HAVE
 6:51:53PM SEEN SOME OF THAT.
 6:51:54PM >> I THINK THAT HAPPENS ALL THE TIME, JIM.
 6:51:56PM MAYBE IT'S NOT FORMAL ENOUGH.
 6:51:58PM >>Jim Wallace: I DON'T KNOW WHY THOSE PARCELS ARE NOT
 6:52:01PM DEVELOPED.
 6:52:02PM IT'S SURPRISING TO ME.
 6:52:03PM THAT'S ALL.

6:52:11PM >> I WOULD SUGGEST THAT THE DELAY IS BECAUSE THERE IS A
 6:52:17PM DICHOTOMY BETWEEN WHAT THE VILLAGE WANTS TO SEE THERE AND
 6:52:20PM WHAT THE DEVELOPMENT WORLD THINKS THERE'S DEMAND FOR.
 6:52:23PM >>Jim Wallace: I SEE.
 6:52:24PM I GOT IT.
 6:52:25PM THAT WAS THE ANSWER I WAS LOOKING FOR.
 6:52:28PM >> MY LAST COMMENT IS THAT THE MAP SHOWS THE LARGE TRACTS.
 6:52:32PM WHAT ABOUT THE TEN ACRE TRACTS, FOR EXAMPLE?
 6:52:35PM TEN ACRE TRACT ZONED FOR OFFICE NEXT DOOR TO HERTZ.
 6:52:41PM IS OFFICE STILL THE BEST USE FOR THAT SITE AFTER EVERYTHING
 6:52:48PM IS CHANGED WITH THE OFFICE MARKET IN THE LAST TEN YEARS?
 6:52:51PM THE TEN ACRES SOUTH OF THE PIECE THAT JIM IS TALKING ABOUT,
 6:52:59PM SOUTH ENTRANCE TO PELICAN LANDING, WHICH IS GOING TO BE
 6:53:02PM APARTMENTS, I THINK THERE IS A PROPOSAL IN FOR APARTMENTS IN
 6:53:06PM THAT LOCATION, IS THAT THE RIGHT USE IN THAT LOCATION?
 6:53:10PM MAYBE IT IS.
 6:53:12PM BUT WE STILL HAVE -- WE HAVE SOME SMALLER LARGE TRACTS, TEN
 6:53:17PM ACRES IS LARGE THESE DAYS.
 6:53:19PM ARE WE ADDRESSING THOSE AS WELL?
 6:53:23PM >>Mary Gibbs: WE ARE GOING TO LOOK AT THOSE.
 6:53:25PM IF I CAN PIPE IN, WE ARE GOING TO LOOK AT THOSE.
 6:53:27PM THEY KIND OF FOCUSED ON THE BIG PIECES JUST TO KIND OF GIVE
 6:53:31PM YOU CONTEXT, BUT WE ARE LOOKING AT THEM.
 6:53:33PM THAT APARTMENT ONE WENT AWAY, BY THE WAY.
 6:53:37PM >> WENT AWAY.

6:53:38PM >>Mary Gibbs: YEAH.
 6:53:39PM THAT ONE WENT AWAY.
 6:53:40PM THE ONE PIECE THAT YOU TALKED ABOUT, JIM, THE 70 ACRES, HAS
 6:53:43PM A CONSERVATION EASEMENT WITH THE NATURE CONSERVANCY, SO
 6:53:47PM THAT'S GOING TO HANG UP.
 6:53:50PM >>Jim Wallace: NOBODY KNOWS.

6:53:51PM >> THOSE ARE JUST MY INITIAL COMMENTS, LADIES AND GENTLEMEN.
 6:53:56PM I APPRECIATE YOU GIVING ME THE TIME TO RUN THROUGH IT.
 6:53:59PM >>Anthony Gargano: OKAY.
 6:54:00PM THANK YOU.
 6:54:00PM APPRECIATE IT.
 6:54:01PM ANYONE ELSE?
 6:54:03PM I DON'T THINK WE HAVE ANYBODY ELSE OUT THERE.
 6:54:06PM I'M GOING TO CLOSE THE PUBLIC PORTION.
 6:54:10PM WE CAN GET BACK AND FINISH.
 6:54:11PM BUT I THINK WE NEED TO FINISH.
 6:54:14PM WE NEED TO FINISH.
 6:54:17PM >>Carrie Read: MAYBE I'LL GO THROUGH NEXT STEPS IN OUR
 6:54:22PM PROJECT, BECAUSE I THINK IT ALSO ADDRESSES SOME OF THE
 6:54:25PM PUBLIC COMMENTS.
 6:54:25PM OUR IMMEDIATE NEXT STEPS ARE GOING TO BE TO ANALYZE, LOOK AT
 6:54:30PM OPPORTUNITIES AND CONSTRAINTS.
 6:54:32PM OBVIOUSLY, WE'LL GET WITH MARY AND TALK A LITTLE BIT MORE
 6:54:34PM ABOUT STAKEHOLDER INPUT AND HOW WE COULD GET ADDITIONAL
 6:54:39PM STAKEHOLDER INPUT.

 6:54:40PM BUT THEN I THINK AT SOME POINT, STARTING TO DEVELOP SOME
 6:54:45PM STRATEGIES THAT ADDRESS THIS FOCUS ON RESILIENCY, AND WE'RE
 6:54:50PM THINKING OF RESILIENCY FROM SEVERAL DIFFERENT WAYS.
 6:54:54PM SO ENVIRONMENTAL, ECONOMIC, AND EVEN COMMUNITY RESILIENCY.
 6:55:02PM THE VILLAGE CENTER ACTIVATION, I KNOW WE ALL THINK IS
 6:55:05PM IMPORTANT, SO THAT PROPERTY ON THE NORTH SIDE OF THE RIVER
 6:55:07PM THAT THE VILLAGE OWNS, LEVERAGING THE BERT CORRIDOR WHICH WE
 6:55:12PM HAVE HEARD A LOT ABOUT, HOW CAN WE SPUR REDEVELOPMENT AND/OR
 6:55:17PM HAVE MORE OF AN ACTIVE MULTIMODAL TRANSPORTATION CORRIDOR IN
 6:55:22PM THAT AREA THAT CONNECTS TO A LOT OF THESE HISTORIC AND
 6:55:25PM CULTURAL AND ENVIRONMENTAL RESOURCES.
 6:55:28PM AND THEN LOOKING AT POTENTIAL CATALYST SITES FOR DEVELOPMENT
 6:55:32PM AND REDEVELOPMENT.
 6:55:33PM SO THAT'S KIND OF OUR NEXT STEP IN TERMS OF WHAT WE'RE GOING
 6:55:37PM TO BRING BACK TO THE COMMUNITY.
 6:55:40PM PROBABLY EARLY-ISH NEXT YEAR WE'LL BE BACK TO DO MORE PUBLIC
 6:55:47PM MEETINGS.
 6:55:48PM VILLAGE COUNCIL ONE ON ONE MEETINGS, AND AGAIN, TO MEET WITH
 6:55:50PM THE BOARD ON WHAT SOME OF THOSE INITIAL STRATEGIES AND
 6:55:54PM RECOMMENDATIONS MIGHT BE.
 6:55:56PM >>Anthony Gargano: I THINK YOUR FOCUS NEEDS TO BE ON THE
 6:55:58PM FIRST TWO BULLET POINTS.
 6:56:00PM >>Carrie Read: DEFINITELY.
 6:56:02PM >>Mary Gibbs: YEAH, I THINK WE'RE GOING TO TAKE -- YOU KNOW,
 6:56:04PM WE'VE GOT THOSE KIND OF TENTATIVE DATES, BUT I THINK WE'RE

 6:56:07PM GOING TO BACK THAT OFF A LITTLE BIT AND KIND OF GO BACK AND
 6:56:10PM SEE ABOUT GETTING MORE INPUT.

6:56:14PM >>Dan Williams: I THINK IT IS UNFORTUNATE THAT THE FIRST ONE
 6:56:17PM HAD TO HAPPEN DURING LOW SEASON.
 6:56:19PM BECAUSE YOU MAY HAVE A LOT OF DIFFERENT INPUT WITH THE
 6:56:24PM PEOPLE WHO ARE HERE FOUR, FIVE MONTHS THAN THE ONES HERE
 6:56:26PM YEAR-ROUND.
 6:56:27PM >>Mary Gibbs: WE HAD TO GET STARTED.
 6:56:29PM WE HAD THE GRANT AND WE HAD CERTAIN DEADLINES.
 6:56:32PM >>Kristin Jeannin: IT'S HARD TO GET A BROAD VARIETY OF
 6:56:37PM DIFFERENT TYPES OF PEOPLE TO COME TO EVENTS LIKE THAT TOO.
 6:56:40PM HAVING TO GET OUT IN THE PUBLIC TO ENGAGE AND GET QUESTIONS
 6:56:45PM ANSWERED.
 6:56:47PM >>Anthony Gargano: ESPECIALLY WHEN THE EVENT IS TITLED
 6:56:49PM ECO-HISTORIC.
 6:56:52PM >>Mary Gibbs: ANYBODY HAS A BETTER NAME, I'M OPEN TO A
 6:56:56PM BETTER NAME.
 6:56:59PM >>Carrie Read: I WOULD SAY, TOO, OUR PLAN -- I THINK OUR END
 6:57:03PM GOAL IS TO HAVE A VERY BROAD RANGE OF CAPABILITIES.
 6:57:08PM IT'S NOT LIKE THIS IS EITHER-OR.
 6:57:10PM IT'S EITHER SENIOR HOUSING OR IT'S WORKFORCE HOUSING.
 6:57:13PM I THINK THE GOAL IS TO REALLY INCORPORATE A LOT OF THE
 6:57:16PM THINGS THAT WE'VE HEARD TO THE EXTENT POSSIBLE, SO THAT IT
 6:57:19PM IS NOT ONE DIMENSIONAL.
 6:57:21PM IT ACCOMMODATES A LOT OF DIFFERENT TYPES OF DEVELOPMENT.

 6:57:23PM ANY FINAL COMMENTS?
 6:57:29PM >>Anthony Gargano: THANK YOU.
 6:57:30PM >>Mary Gibbs: ONE THING I WAS GOING TO ASK, THOUGH, AND IF
 6:57:33PM YOU WANT TO FILL OUT THOSE, TAKE THEM AND FILL THEM OUT, IF
 6:57:36PM YOU HAVE ANY IDEAS THAT YOU WANT TO SEND TO US, THINK ABOUT
 6:57:40PM IT, ONE OF THE THINGS I WAS WONDERING, ARE THERE OTHER
 6:57:43PM PLACES?
 6:57:43PM LIKE SOMEBODY MENTIONED BONITA EARLIER, ARE THERE PLACES
 6:57:48PM THAT YOU THINK THERE ARE THINGS MISSING, LIKE WOODFIELD IS
 6:57:54PM TRYING TO BE LIKE A MINI-MERCATO.
 6:58:01PM >>Kristin Jeannin: IT WILL BE BETTER THAN MERCATO, PLEASE,
 6:58:04PM THANK YOU.
 6:58:04PM >>Mary Gibbs: WELL, YEAH, THAT'S THE HOPE.
 6:58:05PM OTHER PLACES, LIKE DOWNTOWN BONITA OR DOWNTOWN FORT MYERS OR
 6:58:09PM SOMETHING, ANYTHING THAT --
 6:58:11PM >>Anthony Gargano: WE WERE TALKING ABOUT EARLIER TODAY,
 6:58:13PM THERE IS A GREAT EXAMPLE OF SUCCESS STORY IN OLD BONITA AND
 6:58:21PM WHAT THEY HAVE DONE, WHAT THEY HAVE ACCOMPLISHED THERE.
 6:58:24PM >>Kristin Jeannin: OLD BONITA I THINK IS A GOOD EXAMPLE.
 6:58:27PM THERE'S CHARACTER TO IT AND I LOVE THE MENTION THAT THERE
 6:58:30PM WAS A SMALL, NOT CHAIN, REAL SORT OF MORE MOM AND POP TYPE
 6:58:39PM OF RESTAURANTS.
 6:58:40PM I DON'T KNOW HOW YOU ATTRACT THAT.
 6:58:42PM BUT I HOPE YOU HAVE WAYS.

6:58:45PM >>Carrie Read: ARE YOU FAMILIAR WITH CELEBRATION NEAR
ORLANDO?
6:58:47PM
6:58:48PM SOMETHING LIKE CELEBRATION?
6:58:50PM AGAIN, IT'S LIKE A TOWN CENTER, BUT IT'S VERY MIXED-USE.
6:58:54PM A LOT OF DIFFERENT TYPES OF RESIDENTIAL.
6:58:57PM SOMEONE MENTIONED ABOUT AGING IN PLACE.
6:58:59PM JUST A TERM AGING IN PLACE, YOU CAN STAY IN YOUR COMMUNITY.
6:59:03PM IT'S NOT THAT YOU NECESSARILY HAVE A SINGLE-FAMILY HOUSE.
6:59:06PM BUT YOU CAN STAY IN YOUR COMMUNITY.
6:59:09PM SO WHETHER YOU ARE IN COLLEGE OR YOU ARE A YOUNG
6:59:11PM PROFESSIONAL OR STARTING A FAMILY, THAT THERE ARE DIFFERENT
6:59:15PM OPPORTUNITIES FOR YOU TO HAVE THAT LIFESTYLE WITHIN YOUR
6:59:19PM COMMUNITY.
6:59:19PM >>Jim Wallace: THAT'S MORE OF AN URBAN CONCEPT.
6:59:22PM >>Kristin Jeannin: IT'S HEALTHY.
6:59:23PM >>Carrie Read: IT IS, BUT I THINK IT'S GOOD FOR ALL
6:59:26PM COMMUNITIES.
6:59:26PM >>Kristin Jeannin: HEALTHY COMMUNITY YOU HAVE TO HAVE A
6:59:28PM VARIETY.
6:59:29PM >>Carrie Read: THINKING OF RETIREES.
6:59:31PM MAYBE YOU WANT YOUR SON OR DAUGHTER WHO IS STARTING A FAMILY
6:59:34PM TO LIVE CLOSE BY.
6:59:35PM IS THERE AN OPPORTUNITY?
6:59:36PM LIKE THOSE TYPES OF KIND OF BUILD A COMMUNITY THAT, AGAIN,
6:59:42PM FUNCTIONS SO YOU DO HAVE LIKE WHERE TEACHERS CAN LIVE, WHERE
6:59:46PM FIREFIGHTERS CAN LIVE.

6:59:47PM >>Kristin Jeannin: YOUNG, FIRST-TIME HOMEOWNERS FOR SURE.
6:59:53PM >>Jim Wallace: IT'S INTERESTING.
6:59:54PM YOU WERE TALKING ABOUT WHY DO PEOPLE GO THERE.
6:59:58PM IT'S ALL ABOUT DESTINATION, ISN'T IT.
7:00:00PM YOU HAVE TO FALL IN LOVE WITH THE DESTINATION.
7:00:05PM THEY GO THERE.
7:00:05PM IF YOU DON'T ROMANCE THEM RIGHT, TALKING AS A COMMUNICATOR,
7:00:11PM BUT THAT'S WHAT YOU HAVE TO DO.
7:00:14PM WHETHER IT'S ADVERTISING OR DEVELOPMENT, THEY DON'T FALL IN
7:00:20PM LOVE WITH WHAT YOU'RE DOING, THEY WON'T BUY IT.
7:00:22PM JUST AN EXAMPLE OF THAT, THERE IS A RENTAL APARTMENT
7:00:29PM DEVELOPER IN SAVANNAH I JUST HAPPEN TO KNOW.
7:00:32PM AND THEY HAVE THE EXACT SAME PROJECT IN POOLER AND EXACT
7:00:39PM SAME PROJECT IN WHIT MARSH BUT GET FIVE TO SIX HUNDRED
7:00:43PM DOLLARS MORE PER MONTH PER APARTMENT FOR THE ONES IN WHIT
7:00:48PM MAR VERSUS POOLER.
7:00:50PM SAME BRICKS AND MORTAR.
7:00:54PM SAME FRIDGE, STOVE.
7:00:56PM THEY GET FIVE TO SIX HUNDRED MORE A MONTH.
7:00:58PM THAT'S SIX, SEVEN THOUSAND DOLLARS A YEAR MORE BECAUSE OF

7:01:01PM THE DESTINATION.
 7:01:02PM IT REALLY COMES DOWN TO US COLLECTIVELY FOR ESTERO TO BE
 7:01:09PM WHAT TERRY WANTS.
 7:01:11PM A DESTINATION YOU WANT TO LIVE.
 7:01:12PM WHETHER YOU ARE 30 OR YOU ARE 80.

 7:01:15PM I SAID THAT.
 7:01:18PM [LAUGHTER]
 7:01:18PM HARD BEING 80, YOU KNOW.
 7:01:21PM >>Carrie Read: I THINK THE GOOD THING IS A LOT OF THE PEOPLE
 7:01:24PM WE TALKED TO AND EVEN PEOPLE FROM OUTSIDE OF ESTERO REALLY
 7:01:27PM APPRECIATE, AGAIN, THE DESIGN AESTHETIC.
 7:01:30PM LIKE A LOT OF THE THOUGHT THAT YOU ALL HAVE PUT BEHIND LIKE
 7:01:33PM HOW IT IS DEVELOPING.
 7:01:34PM I DO THINK IN A LOT OF WAYS, ESTERO IS THE PLACE THAT A LOT
 7:01:38PM OF PEOPLE WANT TO BE AND EVEN BUSINESSES AND DEVELOPERS.
 7:01:43PM >>Jim Wallace: LOOK WHAT ROSS SAID.
 7:01:44PM HE HAPPENS TO LIVE NOW IN A MILLION-DOLLAR-PLUS HOME IN
 7:01:48PM WHATEVER IN BONITA BAY.
 7:01:50PM BUT HE SAID, HAPPIEST TIME IS WHEN I WAS A TWO-MINUTE WALK
 7:01:54PM FROM MY OFFICE, GO DOWN TO THE RESTAURANT, TOMMY BAHAMAS,
 7:01:59PM HAVE A LITTLE TACO, WHATEVER IT IS.
 7:02:01PM IT'S ALL ABOUT DESTINATION.
 7:02:02PM AND YOU LOOK AT THEIR RENTALS THERE, IT'S A SMALL HOME FOR A
 7:02:08PM FAIR AMOUNT OF MONEY.
 7:02:10PM IF YOU ARE WILLING TO GIVE UP SPACE FOR DESTINATION.
 7:02:14PM >>Carrie Read: YOU GET THE AMENITIES.
 7:02:15PM THE BERT OFFERS A LOT OF, AGAIN, IF YOU WANT THAT ACTIVE
 7:02:19PM LIFESTYLE, MAYBE YOU WANT TO LIVE CLOSE BY WHERE YOU HAVE
 7:02:23PM ACCESS TO THE TRAIL.
 7:02:24PM AGAIN, THERE'S GOING TO BE DIFFERENT WIDE RANGE OF PEOPLE

 7:02:27PM THAT WANT TO DO DIFFERENT THINGS, BUT HOW CAN WE PROVIDE FOR
 7:02:30PM PEOPLE THAT MIGHT BE LOOKING FOR THAT TYPE OF LIFESTYLE.
 7:02:34PM >>Jim Wallace: INSTEAD OF ASKING THE RESIDENTS WHAT KIND OF
 7:02:37PM DEVELOPMENT THEY WANT OR WHAT KIND OF BUILDING THEY WANT,
 7:02:41PM MAYBE ASK THEM, HOW DO YOU WANT TO LIVE?
 7:02:44PM WHAT WOULD BE THE ULTIMATE WAY FOR YOU TO LIVE?
 7:02:47PM MAYBE YOU GET ROSS' ANSWER, OR WHATEVER THE ANSWER IS, BUT
 7:02:52PM WE'RE NOW NOT TALKING ABOUT BRICKS AND MORTAR.
 7:02:55PM WE'RE TALKING ABOUT LIFESTYLE.
 7:02:58PM ISN'T THAT WHAT DRIVES DESTINATION IN A COMMUNITY?
 7:03:00PM IT'S ALL ABOUT LIFESTYLE.
 7:03:03PM >>Carrie Read: MIGHT ALSO BE HOW MUCH OR HOW LITTLE YOU WANT
 7:03:06PM TO DRIVE.
 7:03:07PM >>Jim Wallace: YEAH, HOW DO YOU WANT TO LIVE?
 7:03:09PM WHAT TURNS YOU ON?
 7:03:10PM >>James Tatooles: SOMETHING ELSE, MARKETING AND WHAT YOU CAN

7:03:20PM SEE, WHAT OTHER PEOPLE THINK OF THE COMMUNITY.
 7:03:23PM YOU'RE GOING TO GO TO ESTERO?
 7:03:25PM OR YOU'RE GOING TO GO TO ESTERO, MY GOD, HOW DID YOU GET
 7:03:32PM THERE?
 7:03:32PM THE PERCEPTION OF THE LOCATION IS SOMETHING THAT IS
 7:03:34PM MARKETABLE AND HAS TO BE PURSUED IN A POSITIVE MANNER, AND
 7:03:39PM IT WILL DRAW PEOPLE THERE.
 7:03:41PM >>Anthony Gargano: OKAY.
 7:03:41PM ON THAT NOTE, I'M GOING TO ENTERTAIN A MOTION TO ADJOURN.

 7:03:47PM >>Mary Gibbs: MAY I SAY ONE THING, THOUGH?
 7:03:48PM NEXT MONTH, AT NEXT MONTH'S MEETING WE'LL BE LOOKING AT
 7:03:52PM CHICK-FIL-A DEVELOPMENT ORDER.
 7:03:54PM DECEMBER 9.
 7:04:02PM >>Anthony Gargano: ARE THEY GOING TO BRING IN SAMPLES.
 7:04:04PM >>Kristin Jeannin: I PROBABLY WON'T BE HERE NEXT MEETING.
 7:04:07PM >>Mary Gibbs: I DON'T THINK THEY ARE BRINGING SAMPLES.
 7:04:11PM >>Al Paivandy: I WON'T BE HERE.
 7:04:12PM I WILL BE OUT OF TOWN.
 7:04:14PM >>Anthony Gargano: I'M STILL WAITING FOR THE MOTION.
 7:04:17PM >>Dan Williams: SO MOVED.
 7:04:18PM >>Anthony Gargano: IS THERE A SECOND?
 7:04:19PM ALL IN FAVOR?
 7:04:20PM AYE.
 7:04:21PM WE'RE ADJOURNED.

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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
October 14, 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, Barry Jones (Arrived 4:39 pm), Jim Wallace, Al Paivandy, Dan Williams, and Vice Chairman Michael Sheeley.
Absent: Chairman Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Development Review Manager Eric Wishart, Planner Maryann Devanas, 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 September 9, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING

- (a) Coconut Point Developers LLC – Developer Paint Project (District 6)
(Planned Development Amendment - Pending)
23106 Fashion Drive, Coconut Point Mall is located east of US 41 and north of Coconut Road.

Staff Presentation/Comments

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

Presentation/Information by

Scott Richardson, Simon
Kristin Mulkey, Bartlett, Hartley & Mulkey Architects
Tracy Boland, Simon

Public Comment

eComments

Julie Melchione, Cascades
Cindy Gleysteen, Shadow Wood

In Person

Kathy Sevcheck, Rapallo
Rupert Foreman, Coconut Point

Board Questions or Comments

Board Members Jeannin, Jones, Wallace, Tatooles, Williams, Paivandy, and Vice Chairman Sheeley

7. PUBLIC INPUT

None

8. BOARD COMMUNICATIONS

(a) Overview of Live Local and Senate Bill 180

Staff Presentation/Comments

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

Public Comment

None

Board Questions or Comments

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

(b) Eco-Historic Planning Study

Staff Presentation/Comments

Mary Gibbs, Community Development Director explained that consultants would make a presentation on the study at the November 18th meeting

Public Comment

None

Board Questions or Comments

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

(c) Review 2026 Planning Zoning and Design Board Meeting Schedule

(d) Next meeting – November 18, 2025

9. ADJOURNMENT: 6:21 pm.

Tammy Duran
Deputy Village Clerk



VILLAGE OF ESTERO
ZONING STAFF REPORT

PROJECT NAME: THE TOASTED YOLK CAFE
CASE TYPE: CONSUMPTION ON PREMISES FOR OUTDOOR
CONSUMPTION OF ALCOHOL
CASE NUMBER: ADD2025-E007
PLANNING & ZONING BOARD DATE: November 18, 2025

REQUEST

The request is for outdoor Consumption on Premises (4-COP SFS) at The Toasted Yolk Cafe in the Coconut Trace CPD, Tract B, located off Lyden Drive, west of US 41, and south of Vandenberg Way.

APPLICATION SUMMARY

Applicant: Toasted Estero FL, LLC
Authorized Agent: Keith Long, Permitting Specialist FL, LLC
Request: Request to allow outdoor alcohol service (4-COP SFS) at The Toasted Yolk Cafe
Location: 22941 Lyden Drive, Unit110, Estero, FL 33928
STRAP Number: 09-47-25-E2-3500B.00B0

PROJECT HISTORY

The Toasted Yolk Café plans to occupy a portion of an existing building at 22941 Lyden Drive. The business is in the Coconut Trace Commercial Planned Development rezoned by Lee County Resolution Z-03-011. The building is located on Block B, Tract B of the Coconut Trace Master Concept Plan, as amended by ADD 2005-00034.

November 18, 2025

Page 1 of 3

The restaurant is situated west of US 41, east of Lyden Drive and south of Vandenberg Way. Chipotle Mexican Grill is in the northern portion of the building at 22941 Lyden Drive. The Toasted Yolk Café will occupy Unit 110, to the south, previously occupied by Zoe's Kitchen. This unit has been vacant since 2021. Attachment A

PROJECT DESCRIPTION

The Applicant is requesting a 4COP SFS license to serve full-service alcohol for outdoor seating area of the restaurant.

The Toasted Yolk Café is a standard restaurant having a unit size of approximately 3,000 square feet. There are 86 seats provided indoors and 36 seats along two sides of the restaurant's patio space. Outdoor tables are aligned along the south and west facades totaling approximately 500 square feet. See Attachment B

The Toasted Yolk Cafe's business hours will be from 7:00 a.m. to 3:00 p.m. Monday through Sunday.

The menu includes a variety of breakfast selections, soups and sandwiches. The drink menu includes: 'Brunch Cocktails', 'Spiked Brews', a selection of beer and wines, and non-alcoholic beverages. See Attachment C

STAFF ANALYSIS

Staff have reviewed this request according to the Land Development Code and the Zoning Ordinance.

In the Estero Point CPD Resolution Z-03-011, now known as Coconut Trace, Consumption on Premises is listed as a permitted use. However, Section 4-402 of Estero's Land Development Code requires that, within a Planned Development any consumption on premises located outdoors must have a public hearing prior to approval.

Staff find that The Toasted Yolk Café application for Administrative Approval of Consumption on Premises is in compliance with the Land Development Code regulations.

The type of liquor license (4COP-SFS) is a full-service restaurant.

Staff believe the request is appropriate and recommend the following findings:

Findings

1. There will be no apparent deleterious effect upon surrounding properties with the proposed conditions.
2. The premises are suitable in regard to their location, site characteristics, and intended purpose.

RECOMMENDATION

Staff recommend approval with the conditions in the draft Resolution:

November 18, 2025

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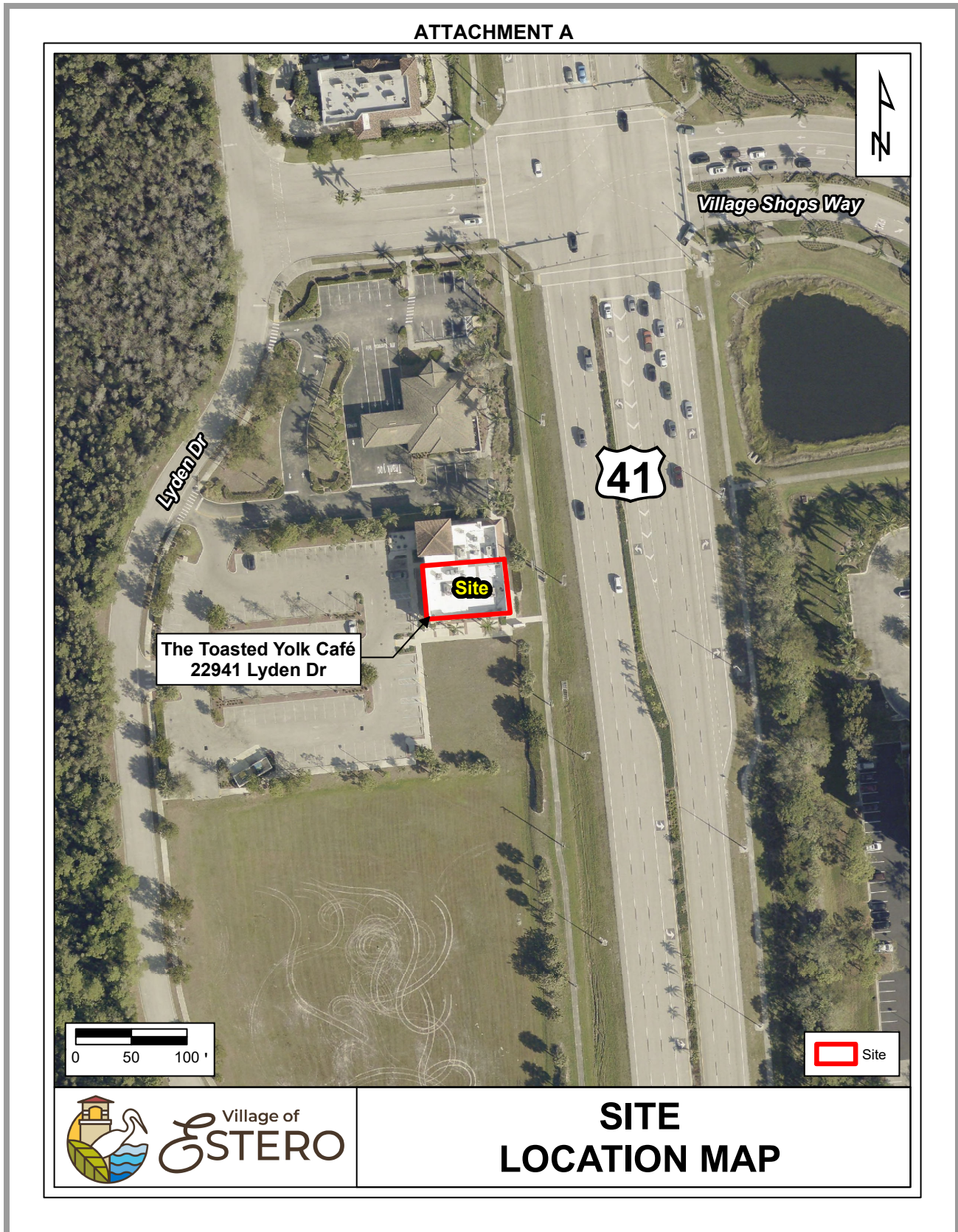
1. Approval is limited to a 4COP SFS license in conjunction with a restaurant. If any other type of license is sought, a new approval in accordance with the LDC will be required.
2. Outdoor consumption on premises approval is limited to the approximately 500 square-foot patio area as shown on the attached floor plan.
3. Approval is limited to the sale and service of alcoholic beverages between the hours of 7:00 a.m. and 3:00 p.m. Monday through Sunday.
4. Outdoor music volume shall be limited to a conversational level.
5. If it is determined that inaccurate or misleading information was provided to staff or the Planning Zoning and Design Board then, at any time, the Planning Zoning and Design Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may seek necessary approvals by filing an application for public hearing in accordance with the provisions of the LDC.

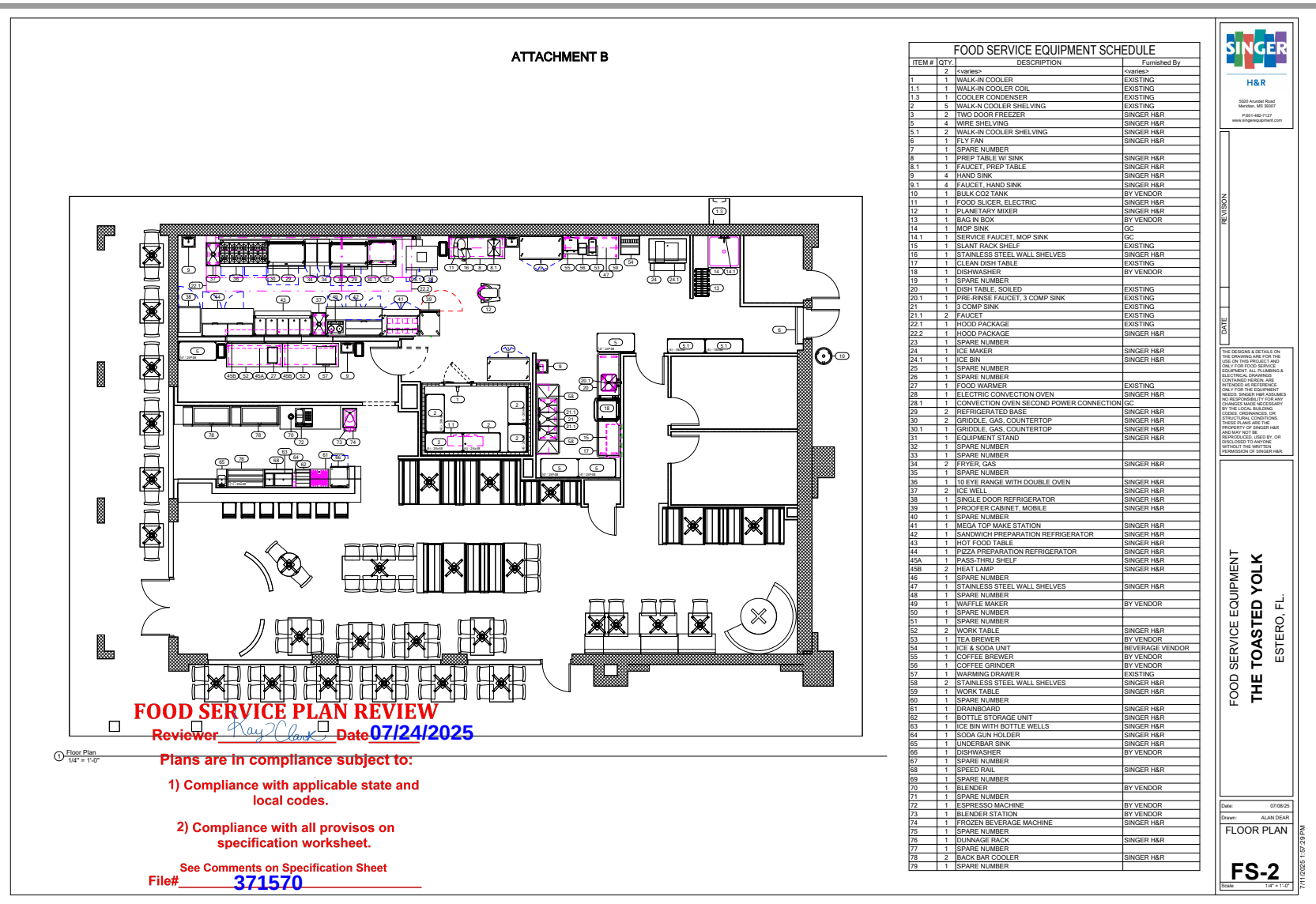
ATTACHMENTS

- A. Site Location Map
- B. Floor Plan
- C. Food & Drink Menus

November 18, 2025

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ATTACHMENT C

The TOASTED Yolk cafe

Brunch Is... **BREAKFAST**

Breakfast served all day.

SWEET BOOKENDS

Churro Style DONUTS
Four cake donuts dusted with cinnamon and sugar served with warm caramel dipping sauce. 7.49

YOGURT PARFAIT
Vanilla yogurt layered with fresh berries topped with granola. 4.99

SEASONAL CREPES
Two thin and delicate French-style pancakes, filled and topped with our latest seasonal flavors. Ask your server for the current selection. 8.99

PANCAKES+

GRANOLA APPLE FRENCH TOAST
Big stack of French toast glazed with cinnamon-apple compote and topped with fresh granola. 11.49

BUTTERMILK PANCAKES
Three buttermilk pancakes served with whipped butter and syrup. 9.79

FRENCH TOAST
Three pieces of sourdough French toast grilled golden brown and dusted with powdered sugar. Served with syrup. 9.79

BELGIAN WAFFLE
One extra-deep Belgian waffle with whipped butter, syrup and powdered sugar. 9.79

+ Add whipped cream - 1.00
+ Add fruit - 2.00
(Choice of strawberries, blueberries or bananas)

Add To My...	
ONE EGG*	1.89
HASHBROWN CASSEROLE	2.69
- Add Chili	.99
- Add Onion	.99
- Add Queso	.99
- Add Jalapeños	.49
- Junkyard (all toppings)	2.49
GRITS	2.49
SIGNATURE CHEESE GRITS	2.99
BUTTERMILK BISCUIT	2.19
ENGLISH MUFFIN	2.19
PANCAKE (1)	3.49
THICK-CUT SOURDOUGH FRENCH TOAST (1)	3.49
GLUTEN-FREE TOAST	3.99
BACON	4.89
SAUSAGE PATTIES (2)	3.49
TURKEY SAUSAGE PATTIES (2)	3.49
CHICKEN SAUSAGE LINKS (4)	4.89
FRESH FRUIT	3.29
GRAVY	2.89

YOLK FAVORITES

SHRIMP & GRITS*
Our signature cheese grits, topped with sautéed garlic shrimp, bacon, cilantro and diced tomatoes. 14.99

TWO EGGS BREAKFAST*
Two eggs cooked to order with choice of breakfast meat and a buttermilk biscuit. 8.89

TWO EGGS BREAKFAST DELUXE*
Two eggs cooked to order with choice of breakfast meat, choice of grits or hashbrown casserole and buttermilk biscuit. 10.59

TWO EGGS AND A CAKE*
Two eggs cooked to order, served with choice of breakfast meat with choice of hashbrown casserole or grits and one pancake or French toast. 11.99

PORK CHOP BREAKFAST*
Two 5 oz. bone-in pork chops served with two eggs cooked to order with buttermilk biscuit. Served with choice of hashbrown casserole or grits. 14.49

Ham and Eggs*

Two grilled ham slices served with two eggs cooked to order. Served with choice of hashbrown casserole or grits. 13.29

BISCUIT AND GRAVY

Two split buttermilk biscuits smothered in country sausage gravy. 7.99

Add two eggs* 2.00

BRISKET SCRAMBLE*

Four eggs scrambled with smoked brisket, sautéed onions, jalapeños and cheddar cheese then topped with homemade queso. Served with choice of hashbrown casserole or grits. 13.49

VEGETABLE SCRAMBLE*

Four eggs scrambled with onions, green peppers, tomatoes, spinach, mushrooms, monterey jack cheese and topped with homemade queso. Served with choice of hashbrown casserole or grits. 13.29

AVOCADO TOAST*

Grilled artisan bread topped with avocado, pico de gallo and two eggs cooked to order. Served with mixed greens dressed with lemon za'atar vinaigrette. 12.99

OMELETTES

All items are served with buttermilk biscuit and choice of hashbrown casserole or grits. Sub gluten free toast for \$1.00.

DOUBLE DECKER*
Four-egg omelette stuffed with sausage, bacon, ham, jalapeños, onions, tomatoes and cheddar cheese. 13.29

GOLDEN GATE*
Four-egg omelette stuffed with spinach, sautéed mushrooms, broccoli, tomatoes and feta cheese. 12.99

BIG BEN*
Four-egg omelette stuffed with ham, onions, green peppers, sautéed mushrooms and monterey jack cheese. 12.99

EFFEL TOWER*
Build your own. Start with a four-egg omelette and choice of cheese. 10.99

Omelette Change Up!

SUB EGG WHITES*	.99
PROTEIN ADDS*	.99
Extra cheese, bacon, sausage, ham, chicken	
GARDEN ADDS	.49
Jalapeños, tomatoes, onions, green peppers, mushrooms, broccoli, spinach	
SUB SIGNATURE CHEESE GRITS	.49

The Toasted Yolk*

Two slices of sourdough bread grilled with an egg in the middle of each. Cooked to order and served with your choice of breakfast meat. 12.59

EGG SPECIALTIES

COWBOY SCRAMBLE*
Two split buttermilk biscuits, covered with bacon, sausage, ham, onions and three scrambled eggs topped with country sausage gravy. 13.99

BREAKFAST BURRITO*
Three eggs scrambled with green chiles, onion, potatoes, sausage and cheddar cheese. Wrapped in a large tortilla topped with queso, homemade queso and pico de gallo. 13.29

BRISKET TACOS*
Two flour tortillas filled with a heaping scoop of 12 hour smoked lean brisket, scrambled eggs, roasted potatoes and cheddar cheese. Served with pico de gallo and tomatillo salsa. 13.99

BRUNCH BOWLS

SOUTHWEST BREAKFAST BOWL*
Kale, quinoa, bulgur wheat, brown rice, rosemary chicken sausage, cherry tomatoes, black beans and jalapeños tossed in our tomatillo salsa and topped with guacamole, pico de gallo and two eggs cooked to order. 13.29

GARDEN BREAKFAST BOWL
Kale, quinoa, bulgur wheat, brown rice, cherry tomatoes, onions, spinach, mushrooms and broccoli tossed in our lemon za'atar vinaigrette and topped with sliced avocado. 12.29

STEEL-CUT OATS
Topped with brown sugar and choice of strawberries, blueberries, raisins or bananas. 7.99

*The consumption of raw or undercooked eggs, meat, poultry, seafood or shellfish may increase your risk of foodborne illness.

Arnold's

Served as a pair with your choice of hashbrown casserole or grits.

The Classic ARNOLD*

(Formerly known as the Benedict) Two English muffin halves topped with Canadian bacon, two poached eggs, and Hollandaise sauce. 13.99

Southern Fried ARNOLD*

Two biscuit halves topped with two hand-battered chicken tenders, two poached eggs and covered with country sausage gravy. 13.99

West Coast ARNOLD*

Two English muffin halves topped with Cajun turkey, bacon, tomato, guacamole, two poached eggs and topped with Cholula ranch. 14.29

Alaskan ARNOLD*

Two English muffin halves topped with salmon, spinach, two poached eggs and Hollandaise sauce. 14.99

Southwestern ARNOLD*

Two English muffin halves topped with sausage, onion, jalapeños, two poached eggs and queso sauce. 13.99

The TOASTED YOLK cafe

Brunch Is... LUNCH

STARTERS

TRIPLE DIP
Lightly fried corn tortillas accompanied with fresh made-from-scratch queso, guacamole and salsa. 9.99

JUNKYARD FRIES 🍌
A heaping mound of fries topped with homemade chili, queso, onions and jalapeños. 10.99

SANDWICHES

REUBEN
Thinly sliced pastrami piled high with sauerkraut, thousand island dressing and Swiss cheese. Served on grilled rye bread. 11.99

BLT
Bacon, lettuce, tomato and mayonnaise served on grilled sourdough bread. 10.89

CLUB SANDWICH* 🍌
Layers of ham, Cajun turkey, bacon, Swiss and cheddar cheese, lettuce, tomato and mayonnaise sandwiched between three slices of grilled sourdough bread. 14.29

CALIFORNIA CLUB 🍌
Piled-high Cajun turkey layered with thick-cut bacon, sliced avocado, lettuce, tomato, with honey mustard and Swiss cheese on grilled, whole grain berry wheat. 13.79

TUNA SALAD SANDWICH
Two heaping scoops of our tuna salad on grilled wheat bread with lettuce and tomato. 10.89

HOMEMADE CHICKEN SALAD SANDWICH
Two heaping scoops of our chicken salad on grilled sourdough with lettuce, tomatoes and mayonnaise. 10.89

YOLK BURGER*
A half-pound USDA Choice burger grilled to your liking with lettuce, tomato, red onion and pickle. 10.99
add cheese 1.00
add bacon 2.00

PATTY MELT
Our half-pound burger, topped with grilled onions, Swiss cheese, spicy mustard, served on grilled rye bread. 11.99

GRILLED CHICKEN SANDWICH
Grilled marinated chicken breast with two strips of bacon, honey mustard, lettuce, tomato, red onion and Swiss cheese. Served on a grilled pretzel bun. 12.49

FRIED CHICKEN SANDWICH 🍌
Hand-battered chicken breast, topped with fried onion strings, dill pickles and tangy BBQ ranch served on a grilled pretzel bun. 11.99

SOUPS + SALADS

GREEK CHICKEN SALAD
Mixed greens, grilled chicken, feta, tomatoes, kalamata olives, pepperoncini peppers and red onions. Tossed with homemade Greek dressing. 13.89

SHRIMP CILANTRO SALAD 🍌
Spring mix topped with grilled shrimp, cherry tomatoes, roasted corn, feta and tortilla crisps. Tossed with lemon za'atar vinaigrette. 14.99

SALMON SALAD*
Mixed greens, tomatoes, capers and red onions tossed in our lemon za'atar vinaigrette, topped with our grilled-to-perfection marinated salmon. 14.99

SOUTHERN FRIED CHICKEN SALAD
Mixed greens, Southern fried chicken, tomatoes, cucumbers and mixed cheeses. Tossed with homemade croutons and honey mustard. 13.99

HOMEMADE CHICKEN SALAD
Mixed greens, topped with a heaping portion of our homemade chicken salad, tomatoes, mixed cheeses, cucumbers, red onions, homemade croutons and pecans. Served with ranch dressing. 13.89

HOMEMADE TUNA SALAD
Mixed greens, topped with a heaping portion of our homemade tuna salad, tomatoes, mixed cheeses, cucumbers, red onions and homemade croutons. Served with ranch dressing. 13.89

STRAWBERRY FIELD SALAD 🍌
Mixed greens, grilled chicken, strawberries, feta, candied pecans. Tossed with blackberry vinaigrette. 13.89

SOUP OF THE DAY*
Cup 3.99 | Bowl 5.99
M - Chicken & Wild Rice
T - Broccoli Cheddar
W - Baked Potato
Th - Creamy Tomato Basil
F - Chicken Noodle
*Soup availability depending on location. Ask your server for details!

HOMESTYLE CHILI
Cup of Chili 3.99
Bowl of Chili 5.99

Dynamic Duo

SOUPS - SALADS - SANDWICHES
Pick Two...

SOUP + SALAD \$12.29

SOUP + SANDWICH \$12.49

SANDWICH + SALAD \$13.89

PICK YOUR DUO

Salads

- Homemade Chicken Salad
- Greek Chicken Salad
- Strawberry Field Salad
- Homemade Tuna Salad
- Shrimp Cilantro Salad

Sandwiches

- BLT Sandwich
- Tuna Sandwich
- Chicken Salad Sandwich
- Reuben Sandwich

Soups

Every Day:

- Homestyle Chili
- Chicken Tortilla

Soup Of The Day:

- M - Chicken & Wild Rice
- T - Broccoli Cheddar
- W - Baked Potato
- Th - Creamy Tomato Basil
- F - Chicken Noodle

Soup availability depending on location. Ask your server for details!

DRINKS

ORANGE JUICE	3.69
APPLE JUICE	3.69
CRANBERRY JUICE	3.69
MILK	2.99
CHOCOLATE MILK	3.49
ICED TEA	3.49
HOT TEA	3.49
HOT CHOCOLATE	3.49
SOFT DRINK	3.49

COFFEE + MORE ON DRINK-MENU

We support local farmers and source local products whenever possible.
*The consumption of raw or undercooked eggs, meat, poultry, seafood or shellfish may increase your risk of foodborne illness.
18% service gratuity will automatically be added to groups of 8 or more.

TV-5-22-V1

Planning Zoning And Design Board Meeting - PACKET - (Page 76 of 224) Page 2 of 3 General Attachment: 4. Attachment C- Food _ Drink Menus.pdf (Page 2 of 3)

DRINKS



SPECIALTY DRINKS

THE TOASTED YOLK 
BLOODY MARY
Tito's Handmade Vodka, Bloody Mary Mix, and salted rim. 9.50

BLOODY MARIA
Patrón Silver Tequila, fresh lime juice, Bloody Mary Mix, olive juice, and Worcestershire sauce. 9.50

JACKIE'S MORNING RITA
Patrón Silver Tequila, orange juice, lime juice, simple syrup, and orange slice. 9.00

RISE 'N' SHINE PUNCH
Bombay Sapphire Gin, pineapple juice, orange juice, passion fruit syrup, and a strawberry slice. 9.00

PALOMA
Lunazul Blanco Tequila, grapefruit juice, lime juice, simple syrup, and a lime wedge. 9.00

MOSCOW MULE
Grey Goose Vodka, ginger beer, and fresh lime juice. 8.00

PIMM'S CUP 
Pimm's No. 1, gin, lemon juice, ginger ale, and fresh cucumber slices. 9.00

RED WINE SANGRIA
Red wine, sparkling wine, and fresh fruit. 6.50

BELLINI 
Sparkling wine, peach nectar, and Triple Sec. Served frozen. 10.50

BREAKFAST NOGG
Evan Williams Bourbon, vanilla syrup, whole milk, Angostura Bitters, and nutmeg. 9.00

THE TOASTED YOLK COFFEE
Baileys Irish Cream, Kahlúa, Frangelico, coffee, and whipped cream. 9.00

CAPPUCCINO COOLER
Grey Goose Vodka, Carolans Irish Cream, espresso, chocolate, caramel, milk, and whipped cream. 9.00

IRISH COFFEE
Jameson Irish Whiskey, Carolans Irish Cream, crème de menthe, coffee, and whipped cream. 9.00

MIMOSAS

ORANGE	6.00
CRANBERRY	6.00
GRAPEFRUIT	6.00
PINEAPPLE	6.00

BEVERAGES

	small	large
ORANGE JUICE	2.79	3.69
APPLE JUICE	2.79	3.69
CRANBERRY JUICE	2.79	3.69
MILK	2.39	2.99
CHOCOLATE MILK	2.39	3.49
ICED TEA		3.49
HOT TEA		3.29
HOT CHOCOLATE		3.49
SOFT DRINKS		3.49

COFFEES

COFFEE	3.69
MOCHA	4.00
CAPPUCCINO	3.79
CARAMEL MACCHIATO	4.00
LATTE	3.79
ESPRESSO	2.49
DOUBLE ESPRESSO	3.99
CAFÉ AU LAIT	3.69
FLAVOR SHOT	.49

BEERS

BUD LIGHT	3.99
SEASONAL IMPORTS	5.49

WINES

CABERNET SAUVIGNON	9.00
CHARDONNAY	9.00
YES WAY ROSÉ	9.00
JP CHENET SPARKLING WINE SPLIT	11.00

 **-MUST HAVE MENU ITEM!**

We support local farmers and source local products whenever possible.
The consumption of raw or undercooked eggs, meat, poultry, seafood, or shellfish may increase your risk of foodborne illness.
An 18% service gratuity will automatically be added to groups of 8 or more.

Planning Zoning And Design Board Meeting - PACKET - (Page 77 of 224) Page 3 of 3 General Attachment: 4. Attachment C- Food _ Drink Menus.pdf (Page 3 of 3)

RESOLUTION NO. PZDB 2025-02

**CONSUMPTION ON PREMISES APPROVAL
THE TOASTED YOLK CAFE
ADD2025-E007
VILLAGE OF ESTERO, FLORIDA**

WHEREAS, Toasted Estero FL, LLC, (“applicant”), filed an application for an Administrative Amendment for:

Approval of Consumption on Premises of alcoholic beverages in the outdoor seating area;

WHEREAS, the business is located at 22941 Lyden Drive, Unit 110, Village of Estero, STRAP No. 09-47-25-E2-3500B.00B0; and

WHEREAS, the property is part of the Coconut Trace Commercial Planned Development and is zoned Commercial Planned Development, rezoned by Lee County in 2003 in Resolution Z-03-011 as amended; and

WHEREAS, the subject property is in the Urban Commercial Future Land Use Category of the Village of Estero Comprehensive Plan; and

WHEREAS, authorization for the amendment was provided to Permitting Specialists FL LLC, by the property owner’s representative for CFT NV Developments LLC; and

WHEREAS, the Village of Estero Land Development Code (LDC) Section 4-402 provides for certain approvals for Consumption on Premises; and

WHEREAS, the Land Development Code requires a public hearing for the review and approval of Consumption on Premises applications within a Planned Development that include outdoor seating areas for patrons consuming alcoholic beverages; and

WHEREAS, the applicant requests the current 4COP SFS license to include both interior and exterior seating for alcoholic beverage service at The Toasted Yolk Café, located at 22941 Lyden Drive Unit 110; and

WHEREAS, the interior dining area totals 86 seats within the 3,000 square foot unit, and exterior seating areas totals 500 square feet and provides 36 seats as shown on the attached Floor Plan (Exhibit A); and

WHEREAS, the hours of operation for The Toasted Yolk Café are Monday through Sunday from 7:00 a.m. to 3:00 p.m.

WHEREAS, the following findings of fact are offered:

47 1. There will be no apparent deleterious effects upon surrounding properties and
48 immediate neighborhoods.

49
50 2. The premises are suitable in regard to their location, site characteristics, and intended
51 purpose.

52
53 3. The music, as controlled under the condition below, will not create adverse impacts.
54

55 **NOW, THEREFORE, IT IS HEREBY DETERMINED** THAT the application for
56 Administrative Approval for the indoor and outdoor consumption on premises is approved
57 subject to the following conditions:
58

59 1. Approval is granted to The Toasted Yolk Café located at 22941 Lyden Drive, Unit
60 110, Estero Florida, for indoor and outdoor alcoholic beverage service.

61
62 2. Approval is limited to the following hours: Monday through Sunday from 7:00 a.m. to
63 3:00 p.m. for both indoor and outdoor service.

64
65 3. Outdoor music shall be controlled by the applicant to be not live and internally
66 controlled to remain no louder than at a conversational level.

67
68 4. If it is determined that inaccurate or misleading information was provided as part of
69 this application, the approval may be revoked in accordance with the Land
70 Development Code.

71
72 **PASSED AND DULY ADOPTED** this 18th day of November 2025.

73
74 **VILLAGE OF ESTERO, FLORIDA**
75 **PLANNING ZONING AND DESIGN BOARD**
76

77
78
79 _____
Anthony Gargano, Chairman

80
81 Attest:

82
83
84 By: _____
85 Carol Sacco, Village Clerk

86
87
88
89 Reviewed for legal sufficiency

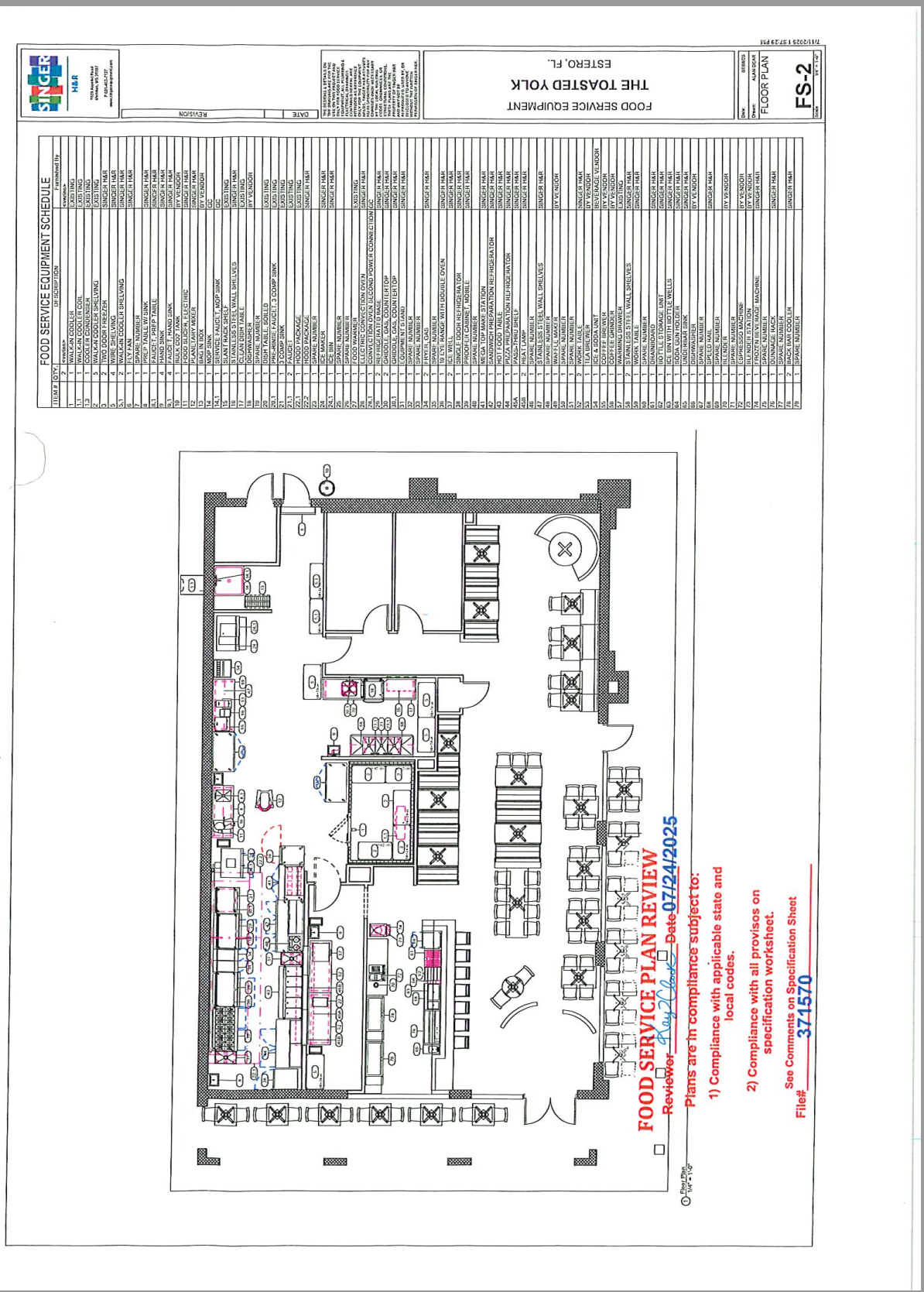
90
91
92 By: _____
93 Nancy Stroud, Esq. Land Use Attorney

Resolution No. PZDB 2025-02 Administrative Approval
Case No. ADD2025-E007

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94
95
96 VOTE:
97
98 Anthony Gargano Yes _____ No _____
99 Michael Sheeley Yes _____ No _____
100 Kristin Jeannin Yes _____ No _____
101 Barry Jones Yes _____ No _____
102 Al Paivandy Yes _____ No _____
103 James Tatooles Yes _____ No _____
104 Jim Wallace Yes _____ No _____
105 Dan Williams Yes _____ No _____
106
107
108
109 Exhibit:
110 A - Floor Plan

EXHIBIT A





**Rezoning of 4741 Broadway W
Staff Report
for
Planning Zoning and Design Board**

CASE NAME: 4741 Broadway W

CASE TYPE: Rezoning from Agriculture (AG) to Residential Single Family (RSF)

CASE NUMBER: REZ2025-E001

PZDB HEARING DATE: November 18, 2025

SUMMARY OF REQUEST

The applicants, Charles and Sandra Cooper, are requesting a rezoning of their property from Agriculture (AG) to Residential Single Family (RSF) to construct a single-family home on the property. The triangular parcel is located east of Estero River Heights and the existing 100-foot FPL Right of Way, and west of Cranbrook Harbor, consisting of approximately 0.34+/- acres.

STAFF RECOMMENDATIONS

Staff recommends approval with a condition that the applicants execute a 22.5-foot drainage easement on the west side of the property in favor of the Village. This easement will provide continuity with the existing easement created by the Cranbrook Harbor plat of the drainage ditch running from Broadway W to the Estero River, parallel to the FPL Right of Way (former Seminole railroad track property). The easement shall be in a form approved by the Village Attorney, and shall be delivered to the Village for recording prior to the effective date of the Rezoning Ordinance.

GENERAL INFORMATION

Applicant/Owner
Charles and Sandra Cooper

Location
4741 Broadway W

STRAP Number

29-46-25-E4-U1690.2484

Size of Property

0.34+/- acres (15,856 square feet)

Surrounding Area Zoning, and Land Use

North Broadway W, then, an FPL Power Station and Riverwoods Plantation property (tennis and outdoor recreation courts)

East Single-family homes in Cranbrook Harbor – Agriculture (AG)

South Cranbrook Harbor and the 100-foot FPL Right of Way

West 100-foot FPL Right of Way, then, homes in Estero River Heights – Residential Single Family (RSF)

Zoning

Agriculture (AG)

Comprehensive Plan Land Use Category

Village Neighborhood 1

Public Information Meeting

A Public Information Meeting was held at the Planning, Zoning, and Design Board on July 8th, 2025. A summary of the Public Information Meeting has been provided by the applicant and is attached. The PZDB meeting transcript is also attached.

STAFF REVIEW AND ANALYSIS

The applicants are requesting the rezoning of their property from Agriculture (AG) to Residential Single Family (RSF) to construct a single-family home on the property. The property does not currently meet the Village of Estero Land Development Code – AG Zoning minimum size of one acre, necessitating the rezoning to RSF.

The Village of Estero Land Development Code characterizes Residential Single Family (RSF) zoning as “lands that accommodate primarily single-family detached dwellings on lots with a minimum area of 7,500 square feet.” The density and dimensional standards in this zoning district are as follows (per Sec. 3-303.D):

- Maximum lot coverage – 40%
- Minimum Lot Width – 75 feet
- Minimum Lot Depth – 100 feet
- Minimum Side Setback – 7.5 feet
- Minimum Rear Setback – 20 feet
- Minimum Street Setback – 25 feet (Broadway W is a Collector Road)

The subject property was never platted. Although there is a legal description for the property, it appears that it was a spare piece of land that was left over from the FPL ROW. This is demonstrated by the inconsistent lot shape and the inability to currently meet the minimum lot requirements for AG zoning.

Estero River Heights, a residential community which lies west of the subject property is zoned RSF. The subject property is comparable in lot size to most lots within Estero River Heights, as they are also approximately 0.34+/- acres. However, the adjacent community immediately east of the subject property, Cranbrook Harbor, features larger lot sizes, which are approximately an acre in size and are zoned AG.

The aerial photo below shows the subject property (outlined in red) and the adjacent Estero River Heights and Cranbrook Harbor subdivisions.



Site Plan

The applicant has provided a site plan as part of this rezoning request (attached). The site plan shows the proposed 22.5-foot drainage easement to the west and a proposed "possible footprint for house". The proposed home shown on the site plan appears to meet the minimum lot size, minimum lot dimensions, and the minimum setbacks requirements for RSF zoning. It is noted that the proposed home shown on the site plan is for informational purposes and is not part of this rezoning request. A separate building permit is required.

Drainage Easement

As part of the rezoning request, the applicants will execute a 22.5-foot drainage easement on the west side of the property in favor of the Village. This easement will provide continuity with the

COMPREHENSIVE PLAN ANALYSIS

The parcel is in the Village Neighborhood I Future Land Use Category. The category is described in the Comprehensive Plan excerpt below:

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

Staff Comment: The Village Neighborhood I areas allow for a density range of 1 – 4 units per acre. Predominant land uses in Village Neighborhood I are lower density residential uses. The proposed rezoning will allow for the construction of a single-family dwelling on 0.34 acres which is equivalent to a density of 3 units per acre, within the range of VN I. This is consistent with the Comprehensive Plan Village Neighborhood I designation.

Relevant Comprehensive Plan policies are listed below:

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

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

Staff Comment: The subject property is an irregularly shaped, left-over "cut-out" parcel that was never platted. The proposed use of a single-family residence is similar in size to the adjacent uses to the west. The closest home in Cranbrook Harbor, east of the subject property is approximately +/- 100 feet away and separated by a 20-foot drainage easement.

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

Staff Comment: The subject property can meet the setback and lot size requirements for a single-family residence with the proposed rezoning to RSF. This proposed lot is similar in size to the lots in Estero River Heights and smaller than the adjacent lots in Cranbrook Harbor but separated by a small drainage easement.

CONCLUSION

Staff has proposed the following findings for the rezoning per Section 2-501.C.2 of the Land Development Code, that the rezoning:

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

Staff Comment: The proposed rezoning from AG to RSF is consistent with the Village Neighborhood 1 land use category.

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

Staff Comment: The proposed rezoning meets the LDC requirements.

3. Addresses a demonstrated community need.

Staff Comment: The applicant will record a 22.5-foot drainage easement on the west side of the property which would provide continuity with the existing easement running from Broadway W to the Estero River, parallel to the FPL Right of Way.

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

Staff Comment: The proposed rezoning from AG to RSF would allow the construction of a single-family home which is more appropriate than agricultural use.

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

Staff Comment: The proposed rezoning is an infill area.

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

Staff Comment: The proposed rezoning should not adversely affect property values in the area.

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

Staff Comment: The proposed rezoning would result in the development of a single-family residence that would be served by public facilities because the infrastructure is existing.

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

Staff Comment: The proposed rezoning would not have an adverse impact on the natural environment. The proposed drainage easement will benefit the existing stormwater management system.

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

Staff Comment: On balance, the proposed use is compatible with the general surrounding area. The proposed rezoning will allow the construction of a single-family residence which is consistent with the property's future land use Village Neighborhood I designation.

ATTACHMENTS:

- A. Boundary Survey, stamped "Received Sep. 24, 2025."
- B. Applicant's Supplemental Documents, dated August 7, 2025, including Summary of Public Information Meeting
- C. July 8th, 2025, Transcript of PZDB Public Information Meeting
- D. "Revised Site Plan", dated September 24, 2025.

ATTACHMENT A

Sept. 24, 2025
Revised as per
Staff Review Comments
(08-09-25)

MICHAEL YOUNG LAND SURVEYING
18714 SPRUCE DRIVE W.
FORT MYERS, FL. 33967
YOUNGSURVEYING@AOL.COM
TELEPHONE 239-267-1700

BOUNDARY SURVEY

FILE NO: 24267
SURVEY DATE: 10-03-24

PROPERTY ADDRESS:
4741 BROADWAY W
ESTERO, FLORIDA 33928

LEGAL DESCRIPTION:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 380.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

LEGAL DESCRIPTION: FOR THE
PURPOSES OF REZONING; AG TO RSF

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; said point lies at the Northwest corner of Lot 1, CRANBROOK HARBOR, Plat Book 32, Pages 143 and 144, public records, Lee County, Florida; thence S 88°28'27" W along the North line of said Northwest quarter a distance of 105.41 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; thence S 21°18'05" E along the said right-of-way line of said Railway a distance of 298.79 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter and Westerly line of Lot 7 of said CRANBROOK HARBOR; thence N 00°38'46" W along said East boundary line of said Northwest quarter of the Southwest quarter and said Westerly line of Lot 7 and Lot 1 a distance of 281.20 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning. Containing 14818.65 square feet, more or less.

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDED DEED UNLESS OTHERWISE NOTED.
- 2) BEARING: SHOWN HEREIN ARE ASSUMED AND BASED ON NORTH-BOUNDARY LINE OF THE HWY quarter of the 1st quarter of Section 29, Township 46 North, Range 14 West, County of Garfield, State of Colorado.
- 3) LEGAL DESCRIPTION, AS SHOWN, WAS PROVIDED BY CLIENT.
- 4) ONLY IMPROVEMENTS SHOWN WERE LOCATED.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED.
- 6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS OR OTHER RIGHTS ARE SHOWN.
- 7) ABSTRACT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED.
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1985 (NAVD83).
- 9) SHOWN ON FLOOD INSURANCE MAPS IN FLOOD ZONE ARE ALSO AS SHOWN ON FLOOD INSURANCE RATE MAP 002400 0509, EFFECTIVE DATE 01-17-22.
- 10) REVISIONS
- 1) ADDED EASEMENTS 9-23-25
- 2) CHANGED WIDTH OF DISTANCE EASEMENT AND WROTE A NEW LEGAL DESCRIPTION 9-23-25
- 10/26/25 MICHEL

THIS SURVEY NOT VALID WITHOUT THE DIGITAL
SIGNATURE AND EMBOSSED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

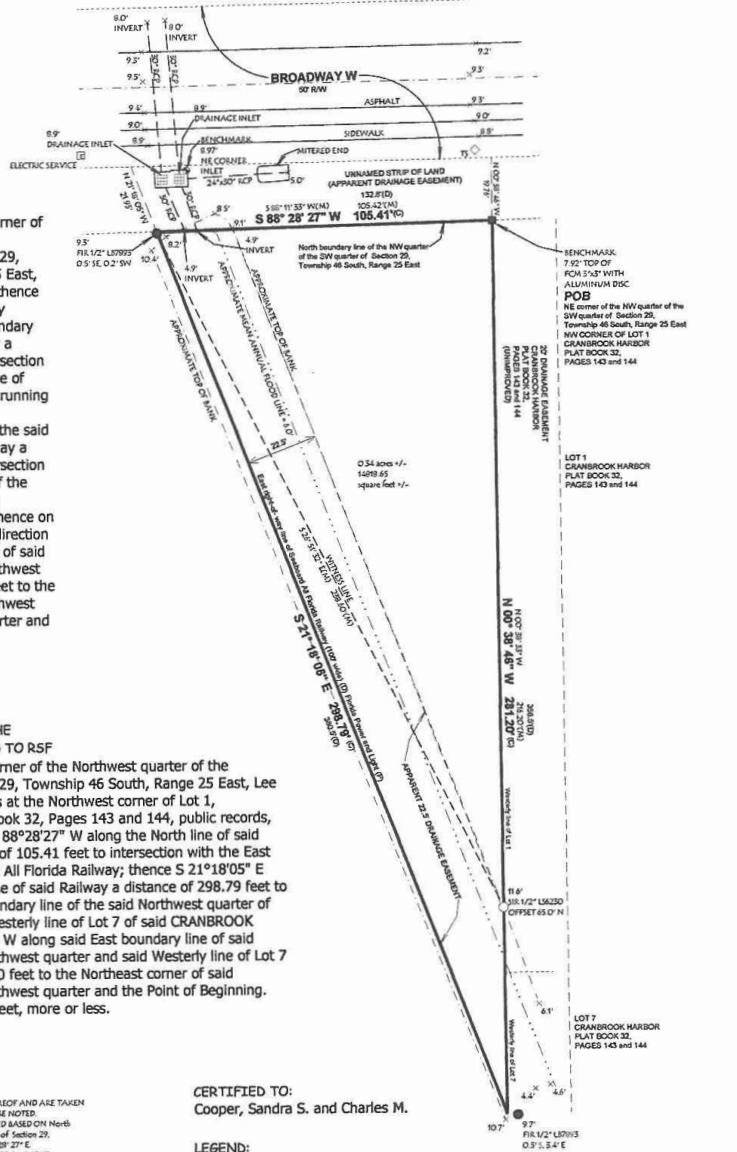
Michael S Young Digitally signed by Michael S Young
Date: 2025.09.24 14:26:14 -0600

MICHAEL S. YOUNG DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER 9-24-2025
LS 6230

CERTIFIED TO:
Cooper, Sandra S. and Charles M.

LEGEND:

- [illegible]



ATTACHMENT B

TO: Mary Gibbs, FAICP, Community Development Director, Village of Estero
FROM: Charles and Sandra Cooper
DATE: August 7, 2025
RE: Additional Information for Rezone Application, 4741 Broadway Ave W, REZ2025-E001,

QUESTION 1: Staff Review Comments July 21, 2025:

Please provide a "Reason for Request" statement (as noted in Part 4 of the application.) This statement should clarify how the property qualifies for the rezoning by utilizing the applicable findings/review criteria set forth in Chapter 2 of the Land Development Code.

Reason for Request: We are requesting that our property be rezoned from Agriculture (AG) to Residential Single Family (RSF) so that we can build a single-family home on the property. Because the property is 0.34 acres, it does not meet the criteria (1 acre minimum lot size) for building a home if it remains AG zoning.

How the Property Qualifies for Re-Zoning (as per review standards of the LDC):

1. This rezoning is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable Village-adopted plans. It is consistent with the Future Land Use Map 2040 which designates the area where the property is located as "Village Neighborhood 1".
2. This rezoning is not in conflict with any portion of the LDC.
3. This rezoning addresses a demonstrated community need which is that it would allow the property owner to build a home on their land and, by recording a deeded drainage easement, would protect storm water flows that would benefit a large portion of the community protecting other residents, their homes, and roadways.
4. This rezoning is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land because surrounding neighborhoods are all residential single-family use. Official Plat Books of Lee County (Official Record 1392 page 1076) recorded in 1979 indicate this parcel (Parcel 3 of Parcel 17) has the same configuration and has not since been altered. As per LDC 9-503 B.1.A this qualifies the property for a single-family residence. Some properties of Estero River Heights (the adjacent RSF neighborhood to the West) are also listed in the aforementioned record. Cranbrook Harbor (the adjacent single family neighborhood to the East) was platted in 1979. Our property, which is located between 2 residential neighborhoods is compatible and should have the same use.
5. Rezoning to RSF would result in a logical and orderly development pattern. Whereas, AG use does not.
6. Rezoning this property would not adversely affect the property values in the area. The property measures 0.34 acres or 14,181.65 square feet. It is larger than most of the lots in Estero River Heights and it is bordered by a large (100 foot wide) FPL utility easement giving the impression of an even larger parcel. Even with a deeded drainage easement (ditch) there is a possible footprint for a house of 2,250 square feet. There are several houses in Cranbrook Harbor and Estero River Heights that are much smaller in square footage. Currently the property's tax appraised value is \$122,358. The addition of a single-family residence will increase the value and the generation of property taxes.

7. The rezoning of the property would result in development that is adequately served by public facilities. In addition to infrastructure already being in place, a deeded drainage easement would benefit other residents, their homes, and roadways.

8. The rezoning of this property would not result in significantly adverse impacts on the natural environment. In fact, removal of invasive exotic vegetation and replanting of native vegetation would benefit wildlife and provide a wildlife corridor for native species which occupy adjacent preserve lands. Furthermore, a deeded drainage easement would be a continued benefit for storm water management.

9. The rezoning of this property from AG to RSF is compatible with the existing uses of the surrounding area and is also compatible with the Future Land Use Map 2040 of the Comprehensive Plan.

QUESTION 2: Staff Review Comments July 21, 2025:

Please provide a brief narrative explaining the traffic impact of the rezoning.

The addition of a single-family home would have minimal impact to the adjoining roadway (Broadway West).

QUESTION 3: Staff Review Comments July 21, 2025:

Please provide a summary of the Public Information Meeting, held on July 8th, 2025. Applicant shall review comments made by the July Planning Zoning and Design Board (PZDB) meeting and prepare a comprehensive resubmittal that addresses all comments made by the Board (Sec. 2-401 of the LDC.)

Summary of Public Information Hearing (July 8, 2025) before the Planning Zoning and Design Board

VOE Board members present were Kristin Jeannin, Al Paivandy, Vice Chairman Michael Sheeley, James Tatooles, Jim Wallace, and Dan Williams. Also present were VOE Attorney Nancy Stroud, VOE Community Development Director Mary Gibbs, and VOE Planner Amymee Chavez.

The Applicant's request was to rezone 4741 Broadway West from AG to residential so that the Applicant can build a single-family residence. The property does not meet the 1 acre requirement for AG. Adjacent properties and platted neighborhoods are single family use. The request was for a rezone from AG to RS1 brought up questions relating to the drainage ditch that exists on the property. There is no record of a recorded easement for this ditch which conveys storm water from Broadway Avenue towards the Estero River. Board member Barry Jones suggests that the ditch would fall under the definition of a "Prescriptive Easement". VOE Attorney Nancy Stroud responds that the applicants should consult a lawyer. Applicant presents information from the Estero Feasibility Study which outlines a plan to use the subject property for a pump station. Board member Barry Jones mentions that the subject property would need to be purchased in order to do so. He questions the suitability of a home on the subject property in regard to its size and compatibility with existing homes. Applicant refers to adjacent neighborhoods to demonstrate compatibility. Applicant presents 2 options: one, to fill the ditch; and two, for applicants to grant an easement and VOE to rezone property. VOE's Mary Gibbs reviews the history of subject property and reiterates that property will need to be rezoned in order to build a single-family home. VOE's Mary Gibbs reiterates that no easement was found for ditch; filling in ditch is not an option due to its importance for storm water drainage; says Option 2 may be workable but a variance for side setbacks may be needed and VOE will not pay for culverts and fill (that would be the property owner's responsibility). Board Vice Chairman Michael Sheeley wants answer to

whether ditch is a Prescriptive Easement; he wants applicant to get answer before rezone proceeds. Board member Jim Wallace questions if 10-foot utility easement will be of adequate size. Board member Barry Jones responds that the size is inadequate and states a 40' easement is used by South FL Water Management in case they need to dig up the pipes. He states that if the house is on or too close to pipes they cannot be maintained. He states that the lot is irregular and applicant should "hope and pray that the Village really wants it for a lift station". Applicant responds: that is Option 3. Board member Barry Jones speculates about selling price and says it appears it is Master Planned that way. VOE's Mary Gibbs says when she talked to Public Works manager for this project, that they had looked into the subject property it was too small, or too expensive and she said the applicant offered to sell for \$250,000. Applicant explained that that high cost of properties in this area is the reason for this amount and that the Applicant wants to build a house on the subject property, not sell it. Board member Jim Wallace asks what due diligence was done prior to purchase. Applicant states that there was a survey and no easements were shown and there was a clean title. Board member Jim Wallace states that it is not the Board's duty to correct due diligence not done and that the proper advice may not have been given to the Applicant. He says that he did not realize that the size of the easement should be 40'; and he thought it was 20' or 25'. VOE Attorney Nancy Stroud says it is not the Board's role to negotiate or give legal advice and to stay on idea of whether re-zoning is ready to be before the Board. Applicant asks what should be done: seek counsel regarding prescriptive easement and size of easement? Board member Barry Jones says to find out drainage easement needed for twin 30 inch pipes. Board Vice Charman Michael Sheeley recommends that Applicant work with the staff and land use attorney so that conclusion about drainage easement can be made; upon which the Applicant can come back to the Board to look at rezoning. Board Vice Charirman Michael Sheeley says "We can't say now". VOE Attorney Nancy Stroud says to "get ducks in a row and talk to public utilities"; she says to clarify the water management issues. Board member Kristin Jeannin says she has no problem with making the AG property a residential property, to get things sorted out, and then come back. Applicant says "let's try to get this to work".

Addressing Comments Made by the Board and Applicant Responses to the Issues Raised:

Comment/Issue 1:

BOARDMEMBER Kristin Jeannin: Asks for clarification regarding Cranbrook Harbor's zoning and use.

APPLICANT RESPONSE: Cranbrook Harbor (to the East of subject property) was platted in 1979 as a Residential neighborhood. It was zoned AG, but because lot sizes were over 1 acre, the neighborhood did not need to be re-zone to RSF in order for its residents to build homes on their properties.

Comment/Issue 2:

BOARDMEMBER Barry Jones: Asks if ditch was there when the property was purchased by Applicant.

APPLICANT RESPONSE: Yes, the ditch was pre-existing. The applicant recognizes that the ditch has been on the property for many years. Aerial photos from Lee County Property Appraiser show that the ditch has existed for over 20 years. Therefore, the ditch may qualify as a "Prescriptive Easement" and the Applicant will not contest this. The Applicant is willing to Record the ditch as a 20' drainage

easement. It lines up with a recorded drainage easement that leads to Estero River. The recorded plat map from Cranbrook Harbor shows the drainage easement to be 20' wide.

Comment/Issue 3:

BOARDMEMBER Barry Jones: Asks if Applicant is familiar with the term "Prescriptive Easement". He then defines it as "an existing improvement for an extended period of time that's visible to the property, readily visible and there's been no objection for an extended period of time, a prescriptive easement allowing that use is typically able to be secured."

APPLICANT RESPONSE: As stated in the previous response, the ditch may qualify as a "Prescriptive Easement" and the Applicant will not contest this. The Applicant is willing to Record the ditch as a 20' drainage easement. Doing so will preserve ability to manage storm water management and provide benefits to the community protecting residents, their properties, and roadways.

Comment/Issue 4:

BOARDMEMBER Barry Jones in response to Applicant's reference to the Estero Feasibility Study that references a shared pump station that is proposed for the Applicant's property: Replies that they would have to buy the property; states that the (applicant) property is a small, very encumbered lot; States that a small house on a tiny lot would be lower in value than surrounding properties and would bring value average down; Says that the applicant statement that storm water is "Illegally conveyed" is a "pretty strong statement" and asks who gave that legal opinion.

APPLICANT RESPONSE: The Applicant would like to build a single-family home on their property. The The property measures 0.34 acres or 14,181.65 square feet. It is larger than most of the lots in Estero River Heights and it is bordered by a large (100 foot wide) FPL utility easement giving the impression of an even larger parcel. Even with a deeded drainage easement (ditch) there is a possible footprint for a house of 2,250 square feet. There are several houses in Cranbrook Harbor and Estero River Heights that are much smaller in square footage. Currently the property's tax appraised value is \$122,358. The addition of a single-family residence will increase the value and the generation of property taxes. The Applicant regrets using the words "illegally conveyed." The applicant would like to grant a recorded 20' easement to allow storm water drainage that benefits the surrounding community.

Comment/Issue 5:

BOARDMEMBER Barry Jones: Says the properties to the west are in a platted subdivision, not AG.

APPLICANT RESPONSE: The properties (to the west of Applicant's property) are part of Estero River Heights, a RSF neighborhood that was established in 1956. The Cranbrook Harbor neighborhood (to the east of Applicant's property) is zoned AG, but the neighborhood was platted as a residential subdivision in 1979.

Comment/Issue 6:

BOARD VICE CHAIRMAN Michael Sheeley: Asks "If you granted an easement to the City, wouldn't you be required a setback from that easement—"

APPLICANT RESPONSE: During the meeting Community Development Director Mary Gibbs, stated that Option 2 in which the Applicant grants a drainage easement may be “workable” but a variance for side setbacks may be needed. Since a 100’ FPL easement exists on the west side of the drainage ditch a maintenance easement should not be required from the applicant. The Applicant requests a 7.5’ setback from the proposed drainage easement since it can easily be accessed and maintained from the other 100’ wide FPL easement on the west side. The Applicant is no longer requesting VOE provides culverts and fill for the easement. The Applicant is willing to grant and record a 20’ drainage easement that connect to the recorded drainage easement that is in Cranbrook Harbor and flows to the Estero River. Please see revised Site Plan dated August 7, 2025.

Comment/Issue 7:

BOARD VICE CHAIRMAN Michael Sheeley: Wants to determine if ditch is a prescriptive easement (because it has been used for a period of time) and tells applicant to get that answered and then come back regarding the rezone requests and see what can be done regarding ditch.

APPLICANT RESPONSE: The applicant recognizes that the ditch has been on the property for many years. Aerial photos from Lee County Property Appraiser show that the ditch has existed for over 20 years. Therefore, the ditch may qualify as a “Prescriptive Easement” and the Applicant will not contest this. The Applicant is willing to Record the ditch as a 20’ drainage easement. It lines up with a recorded drainage easement that leads to Estero River. The recorded plat map from Cranbrook Harbor shows the drainage easement to be 20’ wide.

Comment/Issue 8:

BOARDMEMBER Jim Wallace: questions whether a 10 foot utility easement would even be adequate.

APPLICANT RESPONSE: The Applicant will grant a 20’ drainage easement. That is what is currently in place and connects to the recorded 20’ drainage easement in Cranbrook Harbor that flows to Estero River. If needed for maintenance purposes, the drainage easement can be accessed from 100’ wide FPL easement that is parallel to the ditch and is easily accessed from Broadway Ave. W.

Comment/Issue 9:

BOARDMEMBER Barry Jones: Responds that 10’ would not be enough and gives examples for buried pipe easements and states that a 40’ wide maintenance easement is what South Florida Management District uses in case they need to dig up the pipes; States that if you have a house on or immediately adjacent to pipes you cannot maintain it; Says “Your best value for the property is hope and pray that the Village really wants it for a lift station, to be honest. Because that is the highest and best use because it is so irregular.

APPLICANT RESPONSE: The Applicant will grant a 20’ drainage easement. That is what is currently in place and connects to the recorded 20’ drainage easement in Cranbrook Harbor that flows to Estero River. The Applicant is no longer asking VOE to provide culverts or fill. If needed for maintenance purposes, the drainage easement can be accessed from 100’ wide FPL easement that is parallel to the

ditch and is easily accessed from Broadway West. The Applicant's property measures 0.34 acres or 14,181.65 square feet. It is larger than most of the lots in Estero River Heights and it is bordered by a large (100-foot wide) FPL utility easement giving the appearance of an even larger parcel. Even with a 20' drainage easement (ditch) there is an available footprint for a house of 2,250 square feet. There are several houses in Cranbrook Harbor and Estero River Heights that are much smaller in square footage. The Applicant would like to build a single-family home on their property.

Comment/Issue 9:

BOARDMEMBER Barry Jones: Says it appears they have already Master Planned it that way; Speculates about selling price.

APPLICANTS RESPONSE: The Applicant would like to build a single-family home on their property.

Comment/Issue 10:

BOARDMEMBER Jim Wallace: Asks what due diligence was done before purchase.

APPLICANTS RESPONSE: There was a survey and we had a clean title. Since then we have had another survey completed. We have researched the deed and deeds of adjacent neighborhoods. We met with VOE Department of Community Development and have become more familiar with VOE's Land Development Code. Official Plat Books of Lee County (Official Record 1392 page 1076) recorded in 1979 indicate this parcel (Parcel 3 of Parcel 17) has, to date, the same configuration and has not since been altered. As per LDC 9-503 B.1.A this qualifies the property for a single-family residence. Some properties of Estero River Heights (the adjacent RSF neighborhood to the West) are also listed in the aforementioned record. Cranbrook Harbor (the adjacent single family neighborhood to the East) was platted in 1979. Our property, which is located between 2 residential neighborhoods is compatible and should have the same use. Furthermore, rezoning the property to RSF is consistent with the Comprehensive Plan's Future Land Use Map 2040.

Comment/Issue 11:

BOARDMEMBER Jim Wallace: Says it is not the Board's duty to correct due diligence not done; Says proper advice may not have been given to applicants; Says that he did not realize the size of the easement should be 40 feet, he thought it was 20 or 25.

APPLICANTS RESPONSE: We respect the responsibilities of this board and appreciate their input. The existing recorded drainage easement (that connects to Applicant's ditch) is 20' wide. The Applicants willing to record/grant a 20' wide easement to VOE. That is what is currently in place. Please see revised Site Plan dated August 7, 2025.

Comment/Issue 11:

BOARD VICE CHAIRMAN Michael Sheeley: Recommends applicant work with the staff and land use attorney so that a conclusion about the drainage easement can be made; Says then applicant can come back to the board to look at rezoning.

APPLICANTS RESPONSE: Applicant has provided VOE staff with Deed information for Applicant's property and Cranbrook Harbor. Applicant is working to provide additional information for re-zone application completion. Applicant has determined existing 20' drainage easement is recorded in Cranbrook Harbor's plat and Applicant will grant matching easement which can be recorded as well.

Comment/Issue 12:

BOARDMEMBER Kristin Jeannin: States that she has no problem with making the AG property a residential property; Says to get other things to get sorted out and then come back.

APPLICANTS RESPONSE: We hope the responses provided and the additional information provided for our rezone application will provide the adequate answers and assurances to the VOE staff and the PZDB. We appreciate your time and your expertise. Thank you!

QUESTION 4: Staff Review Comments July 21, 2025:

On the site plan, explain the 7.5-foot setback on the west side. Please provide the rear setback.

Please see revised Site Plan dated August 7, 2025. It includes a 20' drainage easement that the Applicant will record. There is a 100' wide FPL utility easement that runs parallel to the drainage easement on the west side. This can easily be used for access/maintenance purposes since the FPL utility easement extends to the paved road Broadway Avenue West and parallels the drainage ditch. The 7.5' setback will allow a possible footprint for the home site of 2,250 square feet. The rear setback is 25' as noted on the revised Site Plan dated August 7, 2025, although, due to the triangular shape of the lot and other easements and setbacks, the actual setback point will be approximately 100' from the rear property line.

ATTACHMENT C

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.

ATTACHMENT D

REVISED

Site Plan
September 24, 2025

MICHAEL YOUNG LAND SURVEYING
18714 SPRUCE DRIVE W.
FORT MYERS, FL. 33967
YOUNGSURVEYING@AOL.COM
TELEPHONE 239-267-1700

BOUNDARY SURVEY

FILE NO: 24267
SURVEY DATE: 10-03-24

PROPERTY ADDRESS:
4741 BROADWAY W
ESTERO, FLORIDA 33928

LEGAL DESCRIPTION: Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 390.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

LEGAL DESCRIPTION: FOR THE
PURPOSES OF REZONING; AG TO RSF

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; said point lies at the Northwest corner of Lot 1, CRANBROOK HARBOR, Plat Book 32, Pages 143 and 144, public records, Lee County, Florida; thence S 88°28'27" W along the North line of said Northwest quarter a distance of 105.41 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; thence S 21°18'05" E along the said right-of-way line of said Railway a distance of 298.79 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter and Westerly line of Lot 7 of said CRANBROOK HARBOR; thence N 00°38'46" W along said East boundary line of said Northwest quarter of the Southwest quarter and said Westerly line of Lot 7 and Lot 1 a distance of 281.20 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning. Containing 14818.65 square feet, more or less.

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDED DEED UNLESS OTHERWISE NOTED;
- 2) BOUNDARIES SHOWN HEREIN ARE ASSUMED TO BE BASED ON South boundary line of the NW quarter of the SW quarter of Section 29, Township 46 North, Range 10 East, T46N R10E S29-27E
- 3) ALL DESCRIPTIONS SHOWN, WAS PROVIDED BY CLIENT
- 4) ONLY IMPROVEMENTS SHOWN WERE LOCATED
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED
- 6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, EIGHTH AND NINTH
- 7) ABSTRACT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1985 (NAVD83)
- 9) THE SHOWN FLOOD INSURANCE LINES IN FLOOD ZONE ARE BASED AS SHOWN ON FLOOD INSURANCE RATE MAP 22020 0579 G, EFFECTIVE DATE 11-17-12
- 10) REVISIONS:
- a) ADDED EASEMENTS 7-25-25
- b) CHANGED WIDTH OF DRAINAGE EASEMENT AND WROTE A NEW LEGAL DESCRIPTION 9-28-25
- CHANEL

THIS SURVEY NOT VALID WITHOUT THE DIGITAL
SIGNATURE AND EMBOSSED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

Michael S Young
MICHAEL S. YOUNG
PROFESSIONAL SURVEYOR AND MAPPER
156710

Digitally signed by Michael S Young
Date: 2025.09.24 14:26:14 -0400

DATE SIGNED
9-24-2025

CERTIFIED TO:
Cooper, Sandra S. and Charles M.

LEGEND:

- A/C = AIR-CONDITIONER
C/M = CONCRETE
CHALCULATED
CP = CONCRETE PAD
CTV = CABLE TELEVISION SERVICE BOX
D/S = DRAINAGE SEWER
E/FW = ELEVATION
E/E = ELECTRIC SERVICE BOX
L/T = LIFT
F = FIELD
FIT = FOUND FROM ROP
FIN = FOUND IN
FND = FOUND NAIL & DISK
M = MEASURED
NAY/BY= NORTH AMERICAN
VERTICAL DATUM
NO = NUMBER
O/R = OFFSET
OR = OFFICIAL RECORDS
P = PLAT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PU = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
RSZ = REINFORCED CONCRETE PIPE
SEC = SET "6" FROM ROD & CAP IS A
SHED = SET NAIL & DISK IS 4350
T/S = TELEPHONE TOP OF BANK
TS = TELEPHONE SERVICE BOX

- ① LIGHT POLE
- ② POWER POLE
- ③ WATER METER
- ④ UNDERGROUND TELEPHONE BOX
- ⑤ CABLE TELEVISION SERVICE BOX
- ⑥ PALE HYDRANT
- ⑦ ROUND CONC. MONUMENT
- ⑧ ROUND HIGH ADS
- ⑨ ROUND NAIL
- ⑩ SET NAIL & TAB LS 6230
- ⑪ SET 1/2" IAGON AOD & CAP LS6230
- ⑫ WATER VALVE
- ⑬ TRANSFORMER
- ⑭ SANITARY MANHOLE
- ⑮ WELL HEAD
- ⑯ APPROX. CENTER OF SEPTIC TANK
- ⑰ FROZEN PERIMY FENCE
- ⑱ CHAIN LINK FENCE
- ⑲ OVERHEAD POWER LINES
- ⑳ CENTRELINE SIGNAL
- ㉑ TOP OF BANK
- ㉒ CENTRAL ANGLE
- ㉓ KURBUS
- ㉔ MAG. LENGTH

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2025-15**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH
CONDITIONS A REZONING FROM AGRICULTURE
(AG) TO RESIDENTIAL SINGLE FAMILY (RSF) FOR A
0.34+/- ACRE TRIANGULAR PARCEL LOCATED AT
4741 BROADWAY W, EAST OF ESTERO RIVER
HEIGHTS AND THE EXISTING 100-FOOT FPL RIGHT
OF WAY AND WEST OF CRANBROOK HARBOR ;
PROVIDING FOR SEVERABILITY; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, Charles and Sandra Cooper (the “Applicants”), filed an application to
rezone the property located at 4741 Broadway W, consisting of approximately 0.34 acres; and

WHEREAS, the Property STRAP number is 29-46-25-E4-U1690.2484 and the
Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicants requested a rezoning from Agriculture (AG) to
Residential Single Family (RSF) (Case Number REZ2025-E001); and

WHEREAS, a noticed Public Information Meeting was held on July 8, 2025 at the
Planning Zoning and Design Board; and

WHEREAS, at a duly noticed public hearing held on November 18, 2025, the Planning
Zoning and Design Board recommended _____ of the request; and

WHEREAS, a duly noticed first reading was held before the Village Council on
_____ ; and

WHEREAS, a duly noticed second reading and public hearing was held before the
Village Council on _____, at which time the Village Council gave consideration to the
evidence presented by the Applicant and the Village staff, the recommendations of the
Planning Zoning and Design Board and the comments of the public.

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

Section 1. Approval.

The Village Council _____ the rezoning from Agriculture (AG) to Residential
Single-Family (RSF).

Section 2. Conditions.

Zoning Ordinance No. 2025-15
Case No. REZ2025-E001
4741 Broadway W

Page 1 of 4

48
49 1. Drainage Easement
50

51 The applicants must execute a 22.5-foot drainage easement on the west side of the
52 property in favor of the Village. This easement will provide continuity with the
53 existing easement created by the Cranbrook Harbor plat of the drainage ditch
54 running from Broadway W to the Estero River, parallel to the FPL Right of Way
55 (former Seminole railroad track property). The easement shall be in a form
56 approved by the Village Attorney, and shall be delivered to the Village for
57 recording prior to the effective date of the Rezoning Ordinance.
58

59 **Section 3. Findings and Conclusions.**
60

61 Based upon an analysis of the application and the standards for approval in the Land
62 Development Code, and the conditions of approval, the Council finds and concludes
63 that the rezoning:
64

65 **1. Is consistent with and furthers the goals, objective, and policies of the**
66 **Comprehensive Plan and all other Village adopted plans.**
67

68 *The proposed rezoning from AG to RSF is consistent with the Village Neighborhood*
69 *1 land use category.*
70

71 **2. Is not in conflict with any portion of the LDC;**
72

73 *The proposed rezoning meets the LDC requirements.*
74

75 **3. Addresses a demonstrated community need;**
76

77 *The applicant will record a 22.5-foot drainage easement on the west side of the*
78 *property which would provide continuity with the existing easement running from*
79 *Broadway W to the Estero River, parallel to the FPL Right of Way.*
80

81 **4. Is compatible with existing and proposed uses surrounding the subject land,**
82 **and is the appropriate zoning district for the land;**
83

84 *The proposed rezoning from AG to RSF would allow the construction of a single-*
85 *family home, which is more appropriate than agricultural use.*
86

87 **5. Would result in a logical and orderly development pattern;**
88

89 *The proposed rezoning is an infill area.*
90

91 **6. Would not adversely affect the property values in the area;**
92

The proposed amendment should not adversely affect property values in the area.

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

The proposed rezoning would result in the development of a single-family residence that would be served by public facilities because the infrastructure is existing.

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

The proposed rezoning would not have an adverse impact on the natural environment. The proposed drainage easement will benefit the existing stormwater management system.

- 9. Is compatible with existing or planned uses in the surrounding uses;**

On balance, the proposed use is compatible with the general surrounding area. The proposed rezoning will allow the construction of a single-family residence which is consistent with the property's future land use Village Neighborhood I designation.

Section 5. Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Legal Description of Property

Section 6. Severability.

Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this ____ day of _____.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero,
Florida on second reading this ____ day of _____.

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Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Ribble	_____	_____
Vice Mayor Zaluki	_____	_____
Councilmember Fayhee	_____	_____
Councilmember Hunt	_____	_____
Councilmember Lopez	_____	_____
Councilmember McLain	_____	_____
Councilmember Ward	_____	_____

4741 Broadway W. Estero, FL 33928

Rezoning from Agriculture (AG)
to Residential Single Family (RSF)



Purpose of Rezoning:

To build a single family home on the property.



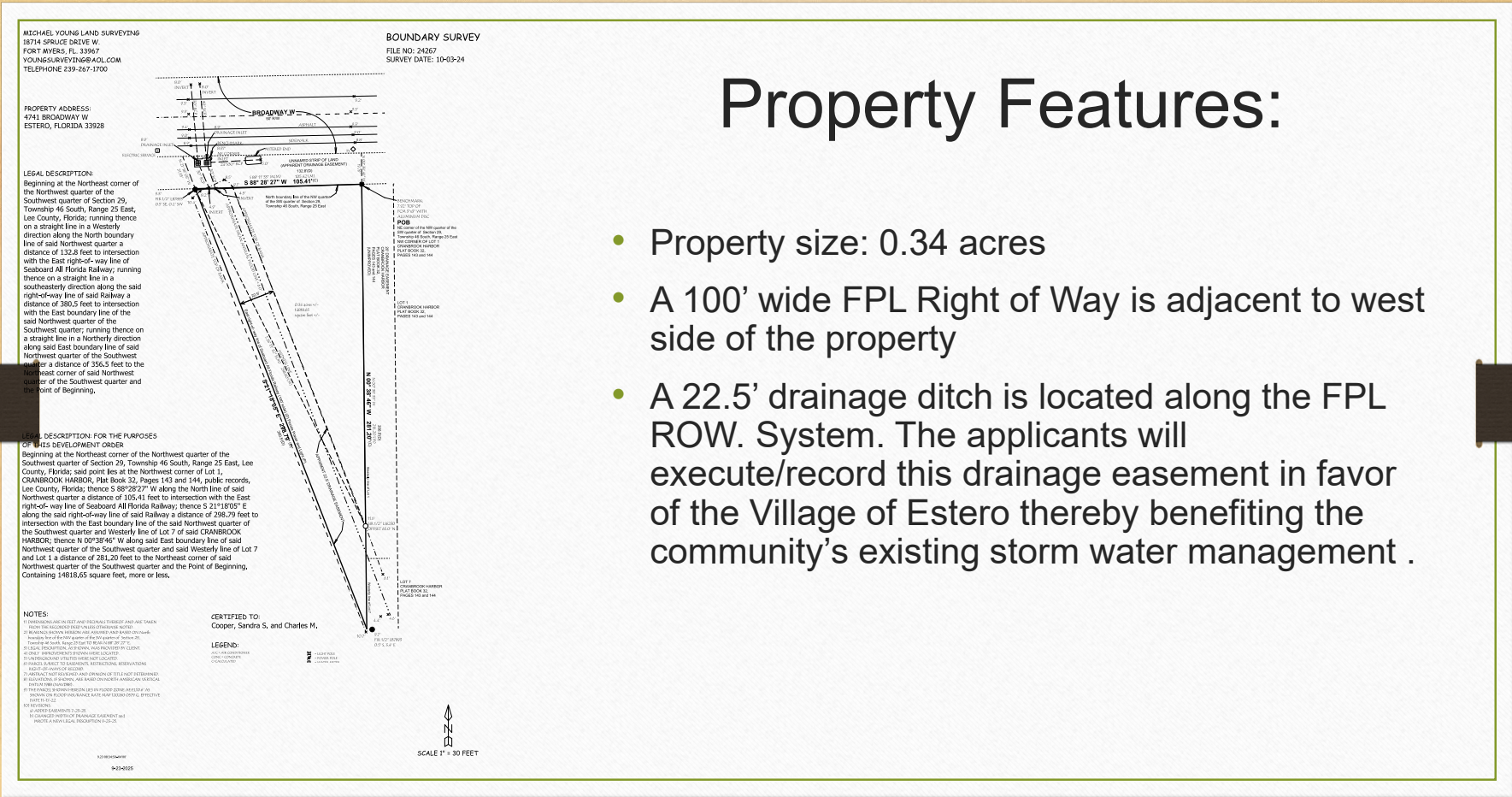
Compatible Use:

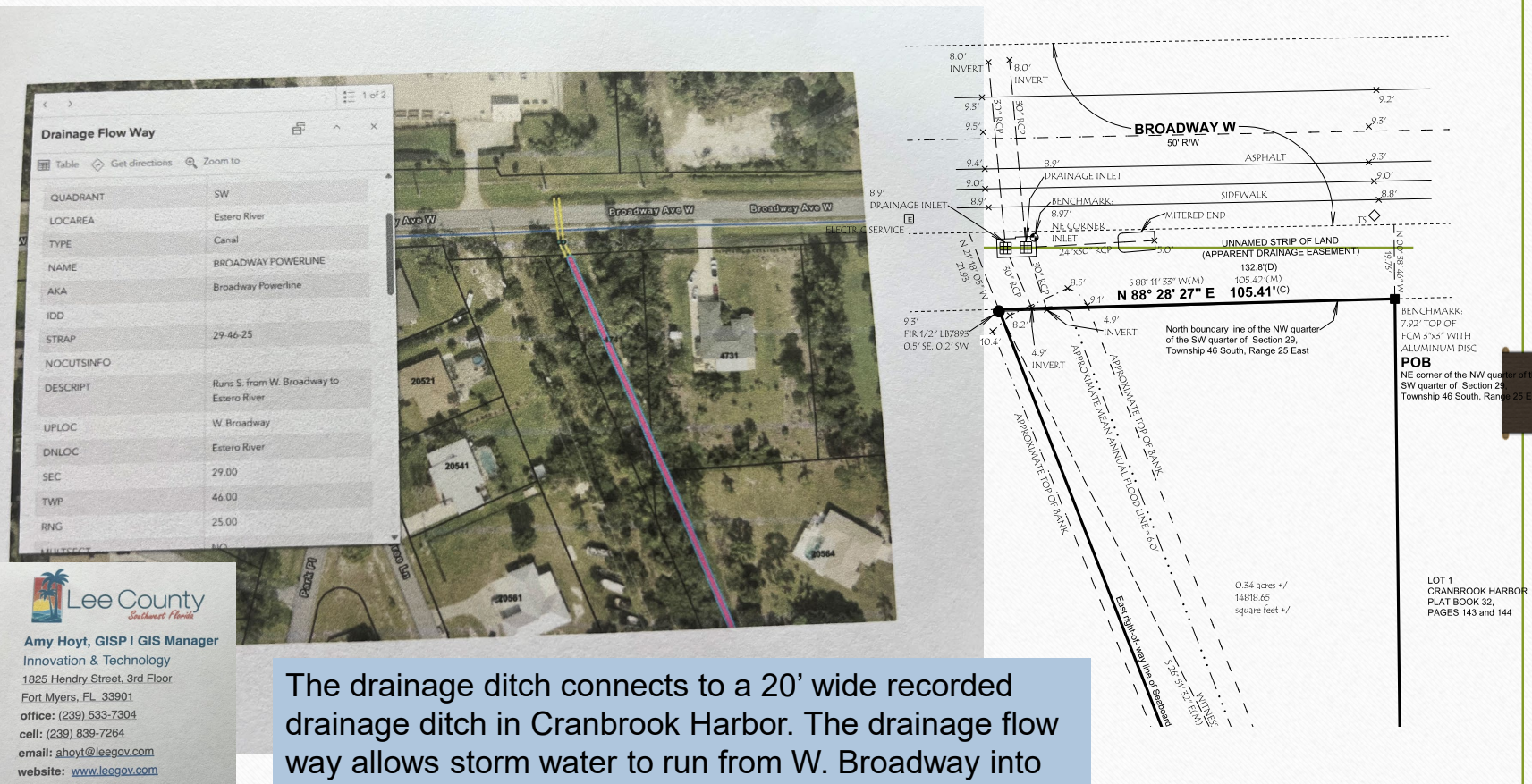
A Single Family Home will be a Compatible Use with surrounding neighborhoods and rezoning from AG to RSF is consistent with the Village Neighborhood 1 land use category.



Property Features:

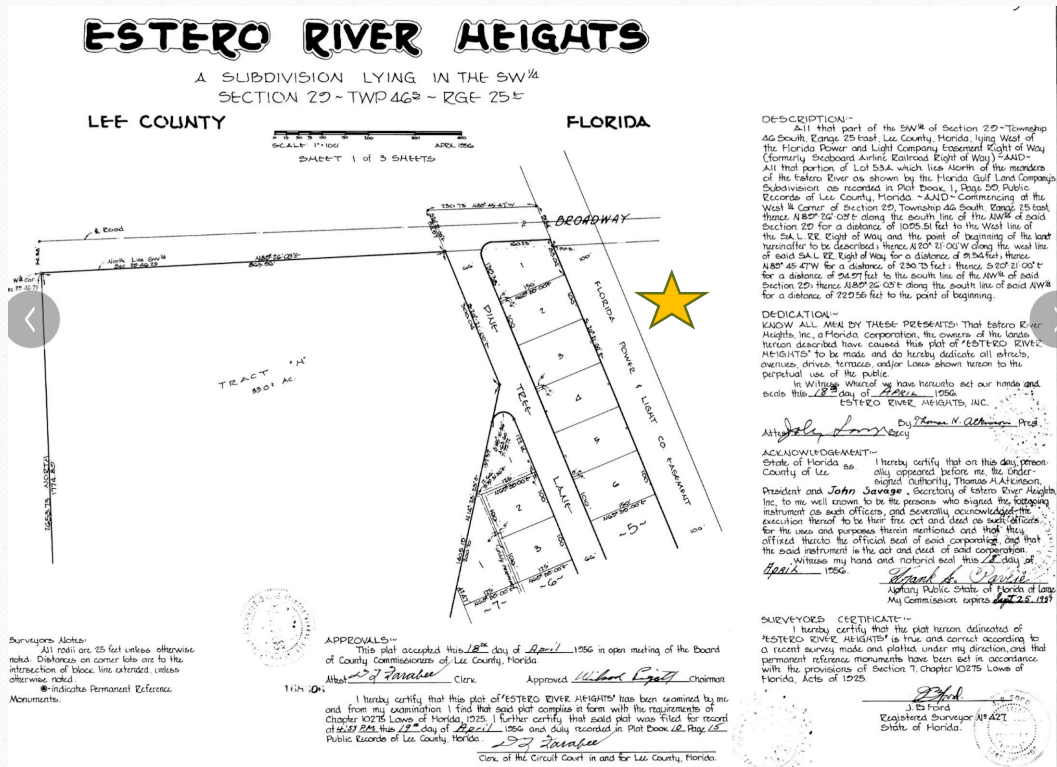
- Property size: 0.34 acres
- A 100' wide FPL Right of Way is adjacent to west side of the property
- A 22.5' drainage ditch is located along the FPL ROW. System. The applicants will execute/record this drainage easement in favor of the Village of Estero thereby benefiting the community's existing storm water management .





Estero River Heights was platted as a residential single family neighborhood in 1956.

1981 deed references applicant's property as part of an Atkinson parcel (off rec.1882 pg1865) . Thomas Atkinson was the owner/developer/ president of the Estero River Heights, Inc. in 1956.

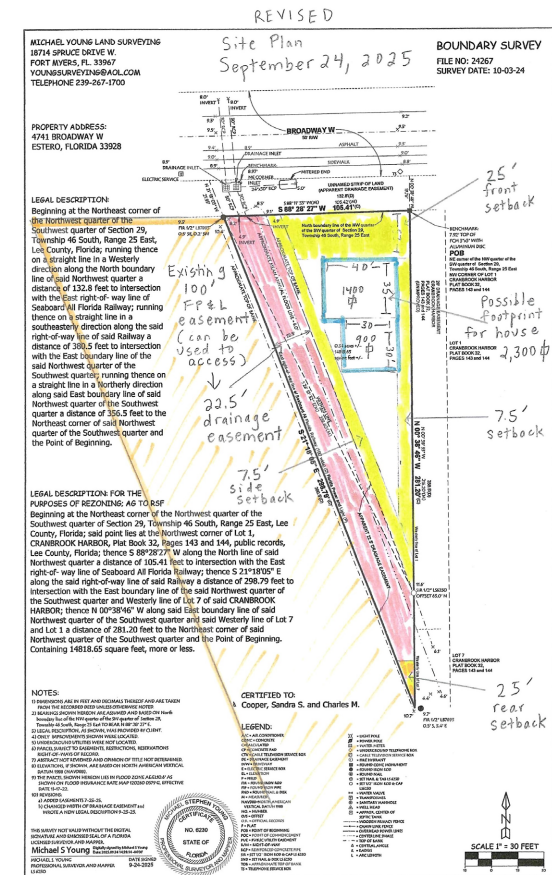


denotes location of applicants' property.

Subject property is comparable in lot size to most lots within Estero River Heights

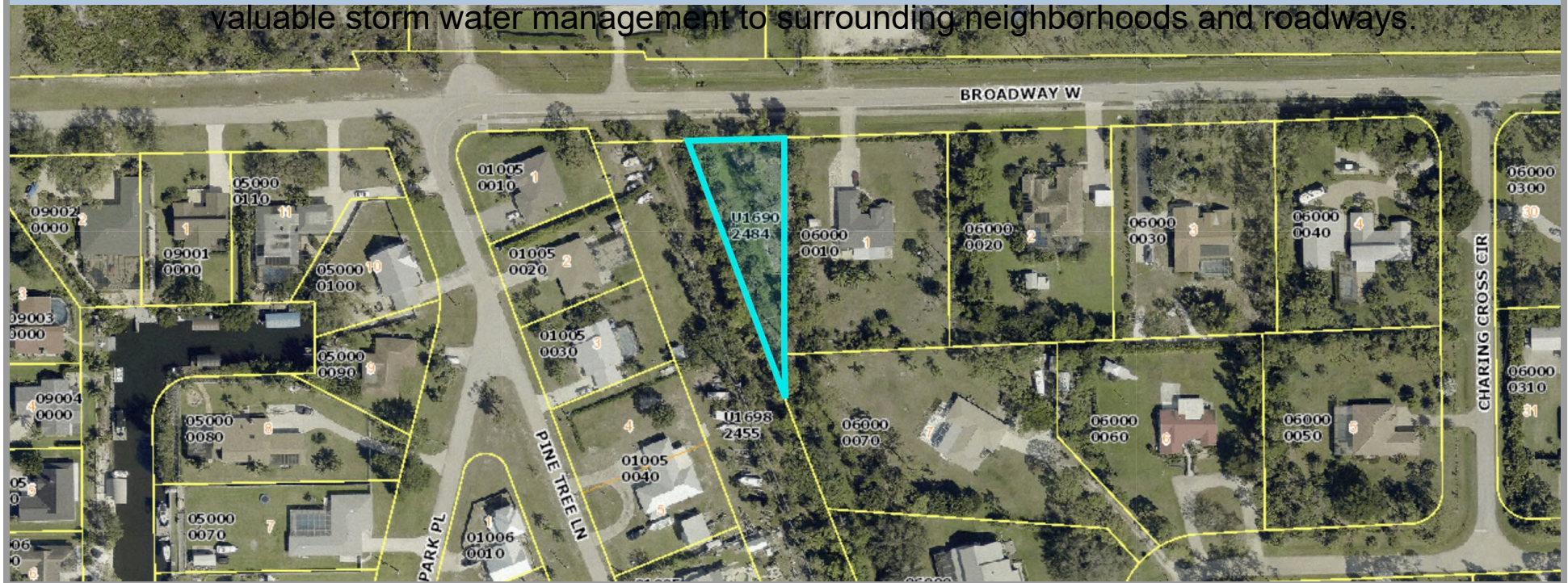
Subject property is 0.34 acres or 14,818 square feet

A proposed home site on property meets minimum lot dimensions and setback requirements. Note: proposed home site plan is for informational purpose and a separate building permit will be required.



Benefits of Rezoning AG to RSF:

1. Infills a compatible parcel with compatible use. It is a logical orderly development pattern.
2. Addition of single family home will add significant yearly income through local property taxes paid.
3. Rezoning prevents possible nuisance that could occur through AG use thereby protecting property values.
4. Rezoning benefits the community through the recording of a drainage easement which provides valuable storm water management to surrounding neighborhoods and roadways.





Planning Zoning and Design Board *Staff Report*

PROJECT NAME
Discount Tire
CASE NUMBER
DOS2025-E002
MEETING DATE
November 18, 2025
REQUEST
Applicant requests a development order for a proposed Discount Tire to be constructed in the Corkscrew Commons commercial subdivision
APPLICANT
Bridget Kautzky, Halle Properties LLC
LOCATION
10411 Corkscrew Commons Drive, north side of Corkscrew Road, south of the Embassy Suites hotel.
PROPERTY SIZE
1.02 acres±
ZONING
CPD (Commercial Planned Development)
PUBLIC INFORMATION MEETING DATES
The PZDB held a Public Information Meeting on February 27, 2025, and a Workshop on May 13, 2025.

Staff Recommendation

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

1. Applicant must provide final approval from Lee County Utilities prior to vegetation removal permit.
2. Hours of construction to be between 7:00 AM – 6:00 PM, Monday to Saturday.
3. Temporary or permanent, freestanding or outdoor operational tire pressure check stations are prohibited.

Staff Report November 18, 2025
Planning Zoning and Design Board

Page 1 of 3

4. ADA Parking signs require \$250 FINE placards by State Law.
5. An adjustment to a wall pack location or cutoff at the northwest building corner shall be made to achieve compliance with LDC standards for illumination spilling over the property line.

Project Summary

The project proposes to construct a 7,020sf building, with required parking areas, perimeter landscaping buffers, stormwater management system and supporting infrastructure utilities and access to Corkscrew Commons Drive for a Discount Tire Retail store. The store will sell, install, and rotate automotive tires by drive-up service.

Architecture

The building is proposed to be of Mediterranean Revival architectural styling, with a flat roof and earth tone stucco façade finishes. The original architecture has been modified based on input from the PZDB. Color samples were submitted.

Transportation

The site has access to Corkscrew Road through connection from Corkscrew Commons Drive, and to Three Oaks Parkway via Arcos Avenue and Puente Way, with an estimated 194 two-way trips per day.

A Traffic Impact Statement (TIS) was completed for the proposed development. Corkscrew Road remains at Level of Service C as analyzed to 2027. No warrants were met requiring roadway improvements.

Stormwater

The site contains 1.02 acres of land and is currently undeveloped. The proposed stormwater system meets acceptance criteria to become part of the Estero Commerce Park Environmental Resource Permit (ERP # 36-03865-P), as its impervious surface area is below the 70% allowance of the permit. The site will connect to the Estero Interstate Commerce Park Tract L-1 pond north of the hotel via an existing pipe under Corkscrew Commons Drive.

Lighting

All light poles and LED fixtures will be compliant with the LDC requirements including but not limited to BUG and CCT color requirements.

Lee County Utilities (LCU)

Lee County Utilities has completed project review with stipulations to approval.

Monument Sign

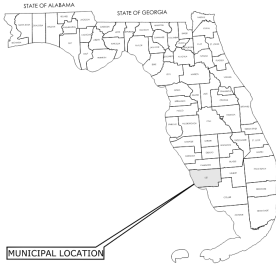
Two monument signs are proposed; one at the entrance drive with Corkscrew Commons Drive and one at the southeasterly property corner. Color and materials complement the building. Dimensions meet the standard.

Landscaping/Buffering

Landscaping includes palm trees and hedges along Corkscrew Road (southern buffer) and Corkscrew Commons Drive (northern buffer), and palm trees along the east and west property line buffers.

Rooftop mechanicals are located behind parapets.

Dumpster Enclosure fencing will be painted black.



STATE OF ALABAMA
STATE OF GEORGIA
STATE OF FLORIDA
MUNICIPAL LOCATION

LOCATION MAP
N.T.S.

UTILITY PROVIDERS

WATER/SEWER
PROVIDER: LEE COUNTY UTILITIES
ADDRESS: 1500 MONROE STREET
FORT MYERS, FL 33901
PHONE: 239-533-8181
EMAIL: LCUDCAP@LEECOV.COM

ELECTRIC
PROVIDER: FLORIDA POWER AND LIGHT
ADDRESS: 7501 ALICO RD
VILLAS, FL 33912
PHONE: 800-468-8243

NATURAL GAS
PROVIDER: TECO PEOPLE GAS
ADDRESS: 5901 ENTERPRISE PKWY
FORT MYERS FL 33905
CONTACT: JASON WILHITE
PHONE: 239-340-8005
EMAIL: JEWILHITE@TECOENERGY.COM

TELECOMMUNICATIONS
PROVIDER: COMCAST - FRONTIER
- CENTURY LINK - SUMMIT BROADBAND
ADDRESS:
PHONE:

CONTENTS

GO.00	COVER SHEET
GO.01	GENERAL NOTES
SHEET 1 OF 2	ALTA NSPS LAND TITLE SURVEY
SHEET 2 OF 2	ALTA NSPS LAND TITLE SURVEY
C0.00	DEMOLITION PLAN
C1.00	SITE PLAN
C1.01	SITE DIMENSIONAL CONTROL PLAN
C1.02	PARKING, LOADING, AND CIRCULATION PLAN
C1.50	SITE DETAILS
C1.51	SITE DETAILS
C1.52	SITE DETAILS
C2.00	GRADING AND DRAINAGE PLAN
C2.50	GRADING & DRAINAGE DETAILS
C2.51	GRADING & DRAINAGE DETAILS
C2.52	GRADING & DRAINAGE DETAILS
C2.53	GRADING & DRAINAGE DETAILS
C2.54	GRADING & DRAINAGE DETAILS
C3.00	SITE UTILITIES PLAN
C3.50	SITE UTILITY DETAILS
C3.51	SITE UTILITY DETAILS
C3.52	SITE UTILITY DETAILS
C4.00	EROSION CONTROL PLAN
C4.50	EROSION CONTROL NOTES
C4.51	EROSION CONTROL DETAILS
C5.00	LANDSCAPE PLAN
C5.100	LANDSCAPE DETAILS AND NOTES
C5.200	IRRIGATION PLAN
C5.201	IRRIGATION NOTES + LEGEND
C5.202	IRRIGATION DETAILS
C5.203	IRRIGATION SPECIFICATIONS

CHD FILE# : 240118018
BL PROJECT NUMBER: 24011801

BL ENGINEERING, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN EXPRESS PERMISSION OF BL ENGINEERING, INC.

DISCOUNT TIRE - ESTERO, FLORIDA CIVIL PLANS

STORE NUMBER - FLF 13188
DISCOUNT TIRE - ESTERO, FLORIDA
10411 CORKSCREW COMMONS DR
ESTERO, FLORIDA 33928
STRAP: 35-46-25-E1-30000.0060
FOLIO ID: 10474892

PREPARED FOR:
DISCOUNT TIRE
20225 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85255

PREPARED BY:
 **ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING**
4700 Millenia Blvd
Suite 500, Orlando FL
(407) 734-4065

SUBCONSULTANTS:

BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
CONTACT: 479-443-4506

DANIEL ROGERS, RLA
500 WINDERLEY PLACE, SUITE 325
MAITLAND, FL 32751
CONTACT: 407-353-0112

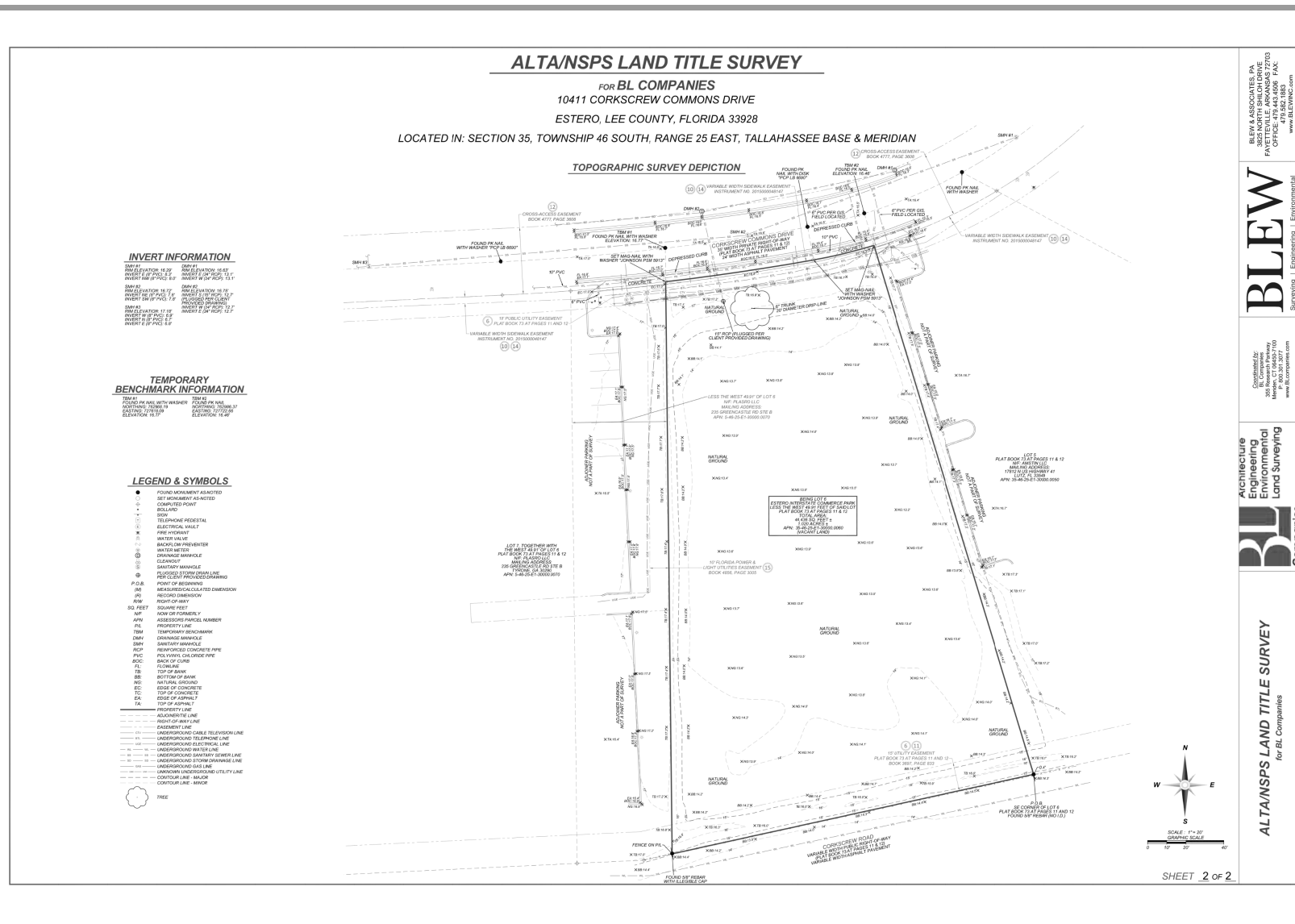


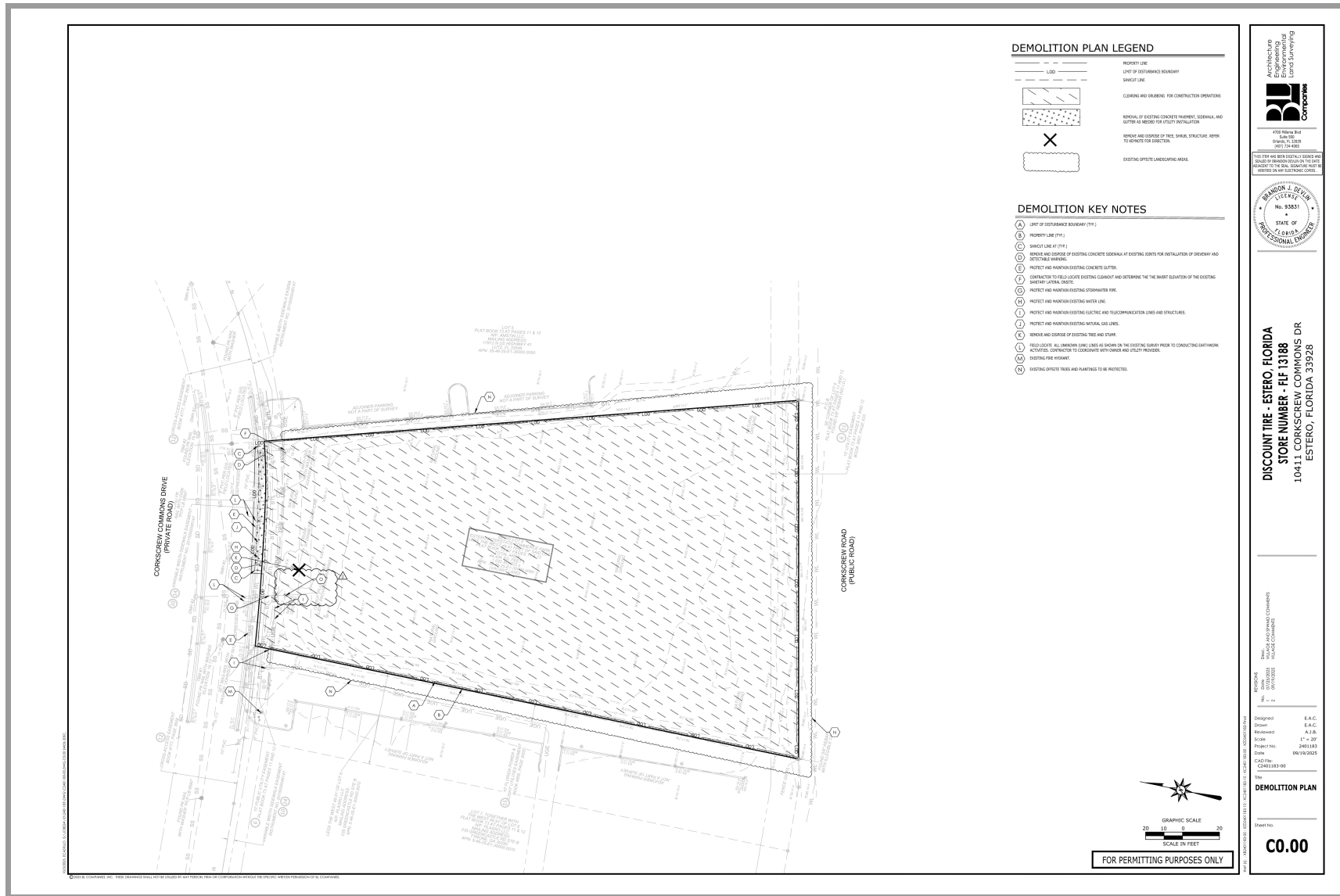
VICINITY MAP
SCALE: 1"=800'

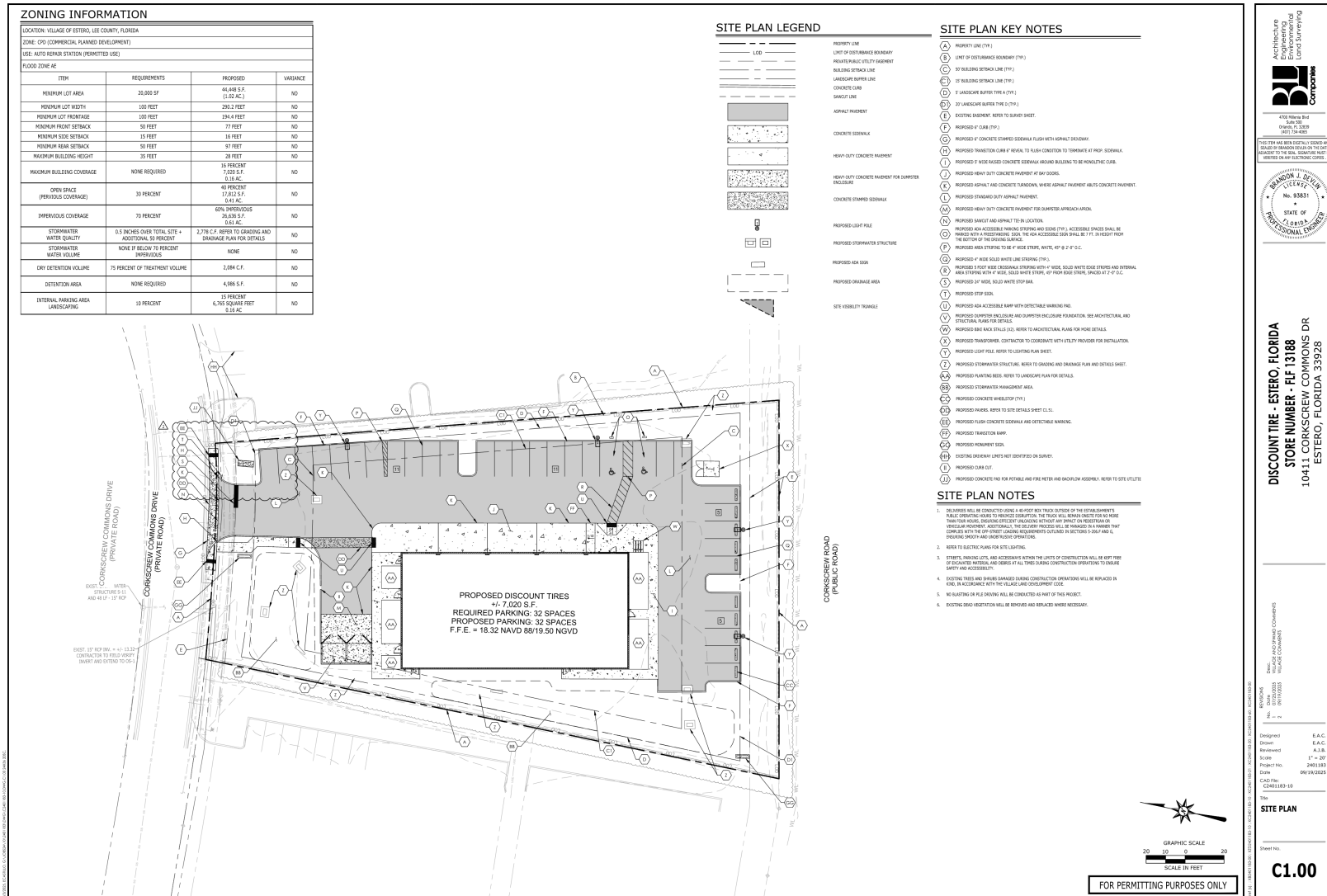


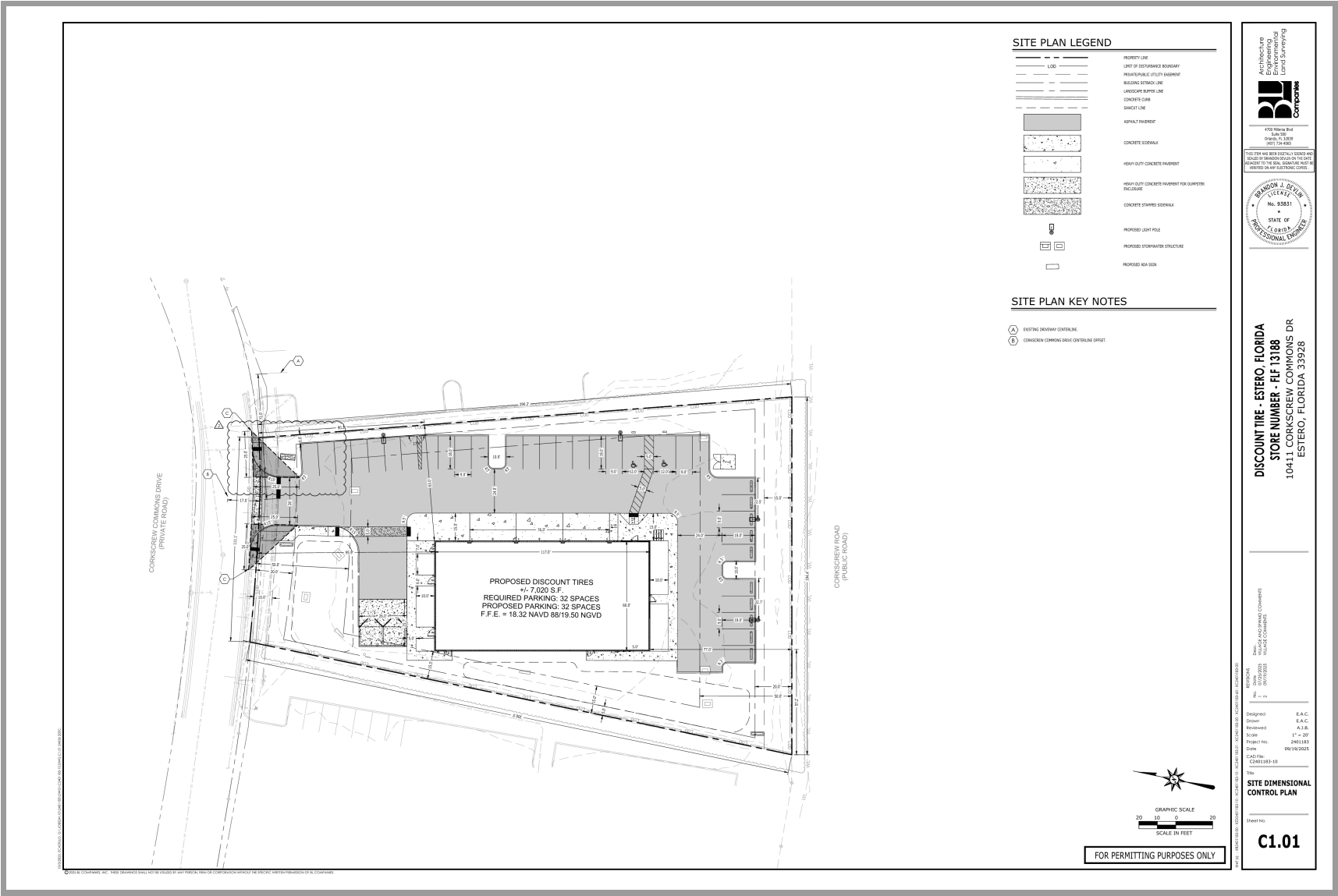
FOR PERMITTING PURPOSES ONLY

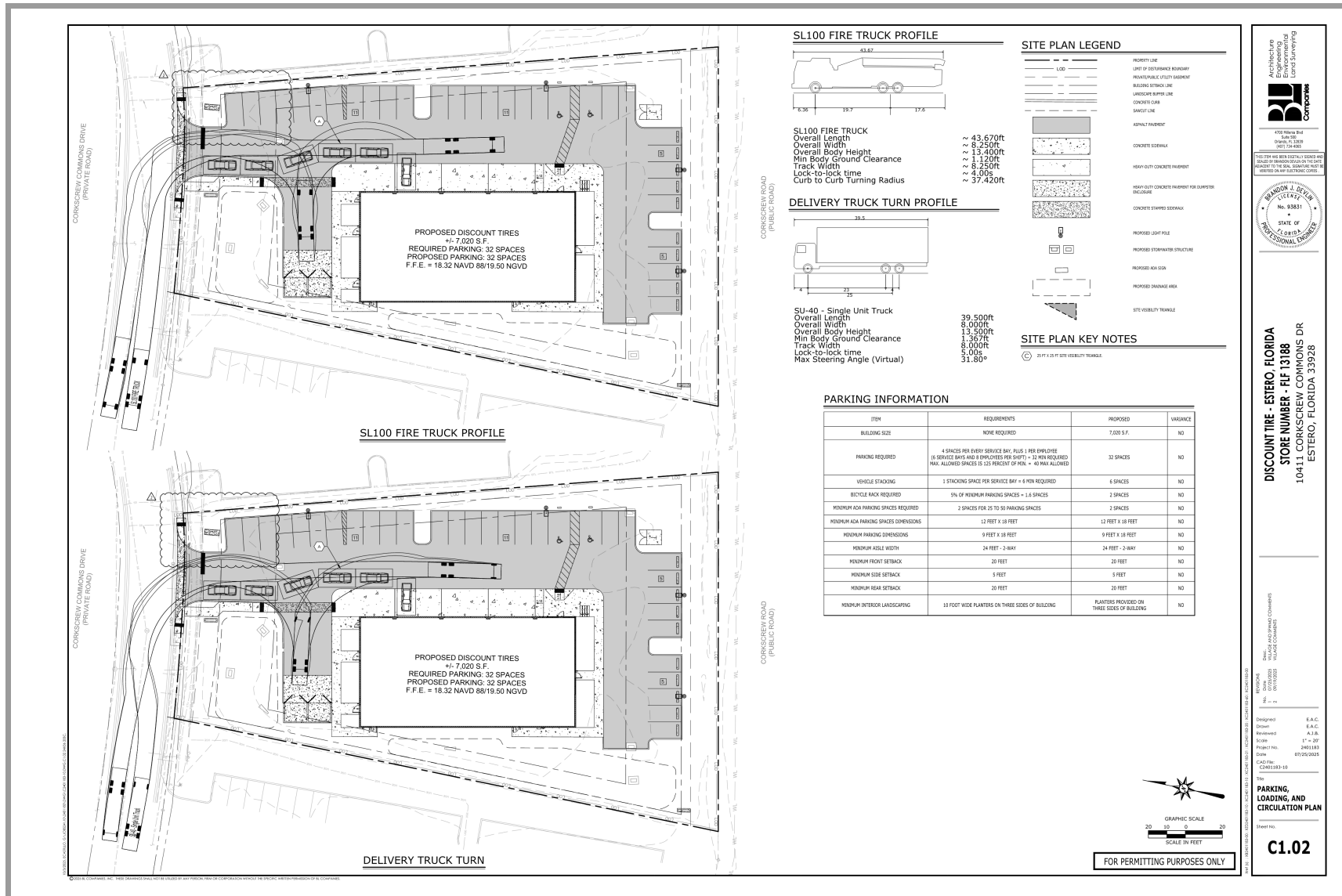
ENGINEER OF RECORD: BRANDON J. DEVIN, PE BRANDON@BLCOMPANIES.COM (704) 851-7101 BL COMPANIES, INC. 4700 MILLENIA BLVD, SUITE 500 ORLANDO, FL 32839	DEVELOPER: HALL PROPERTIES, L.L.C. 20225 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA 85255	OWNER: HALL PROPERTIES, L.L.C. 20225 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA 85255
DATES ISSUE DATE: 12/18/2024 REVISION: 07/25/2025 09/19/2025 10/14/2025		



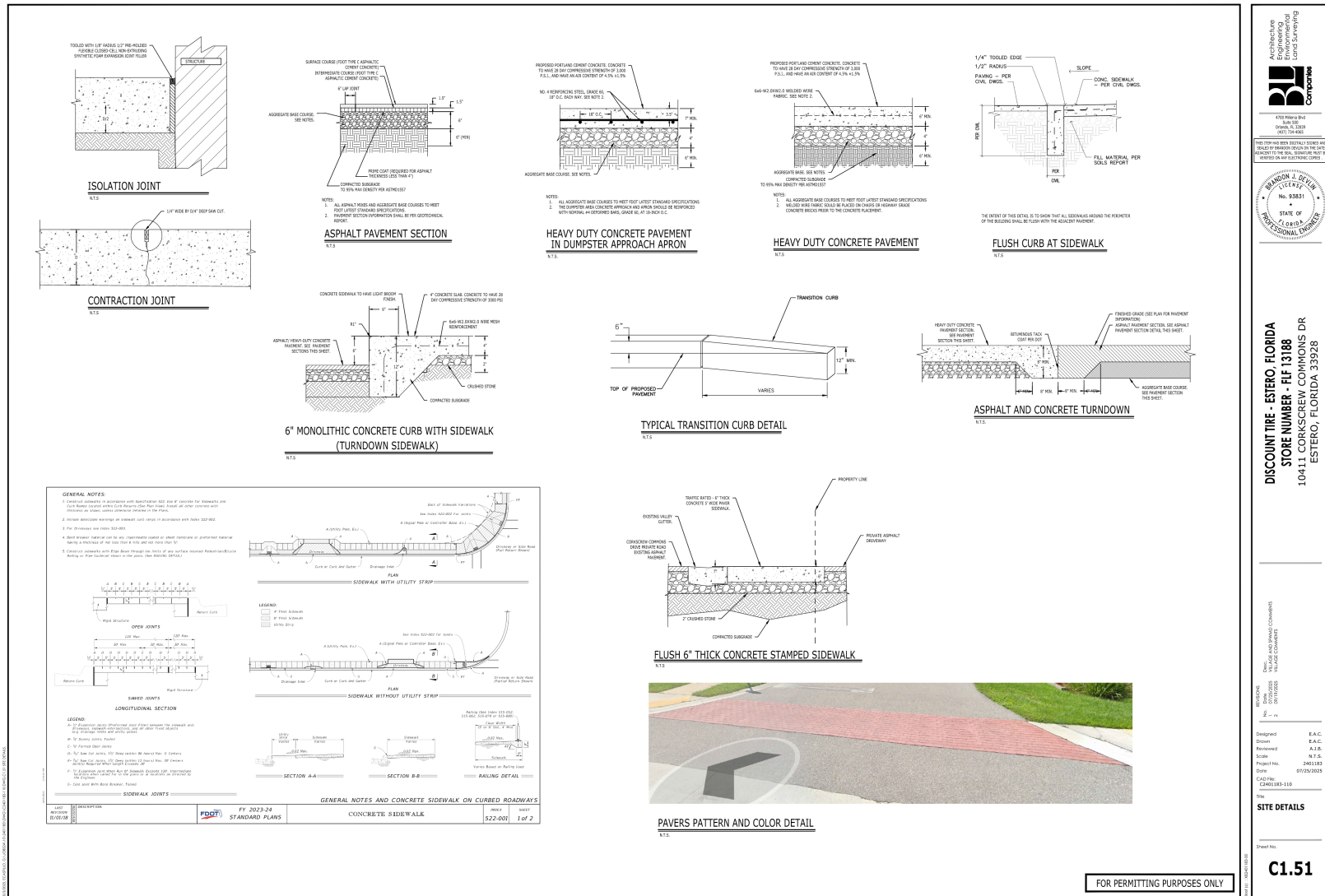


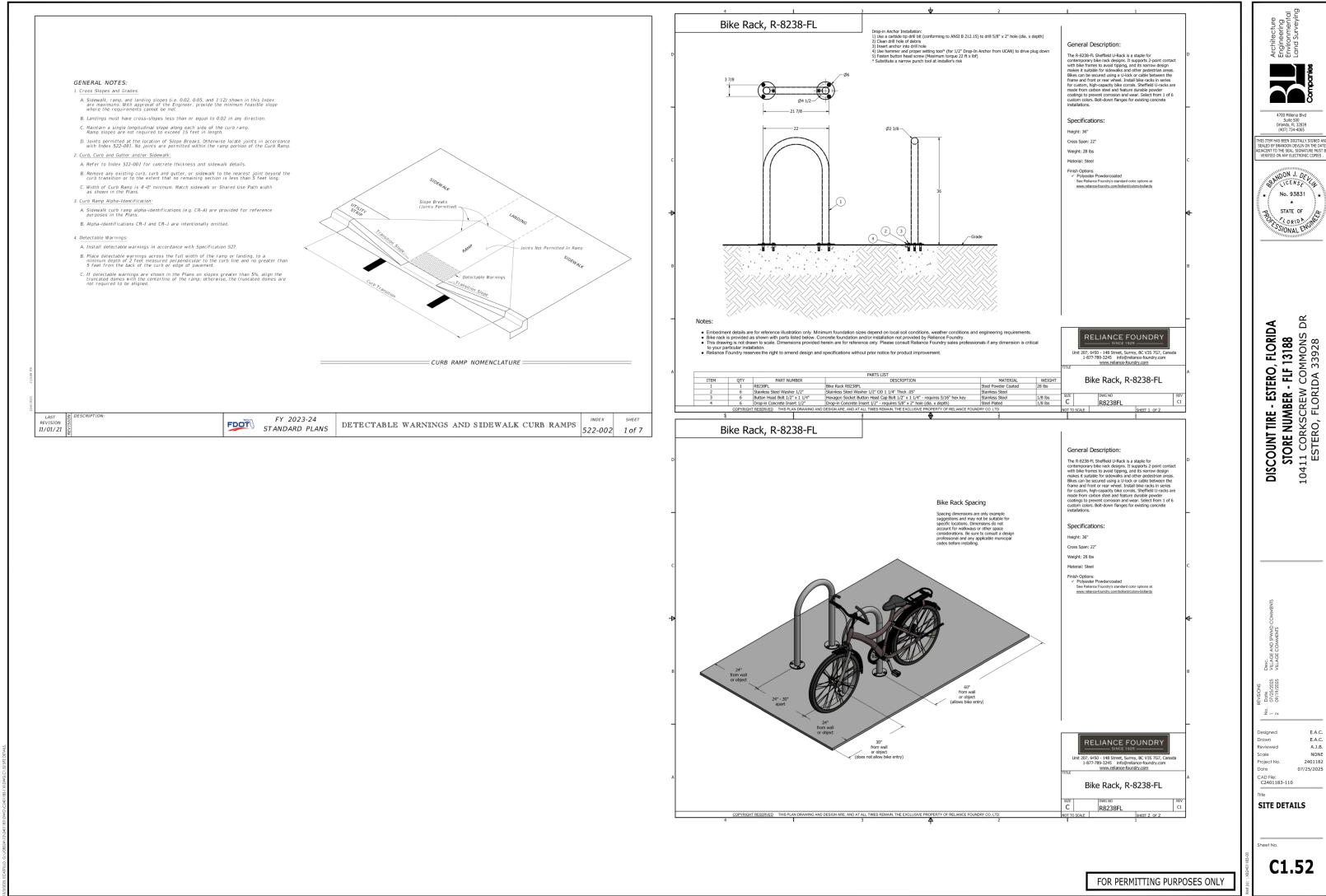


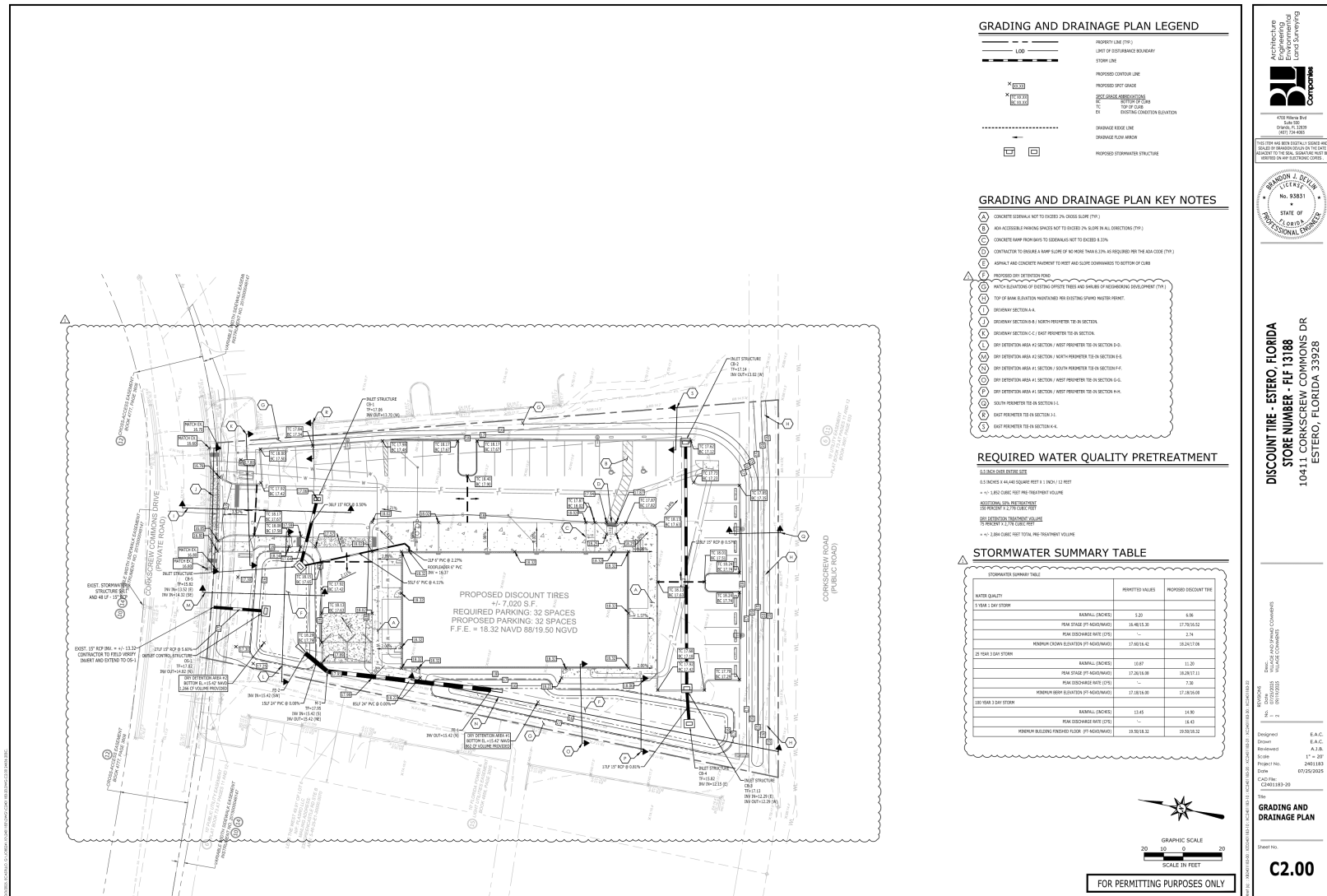


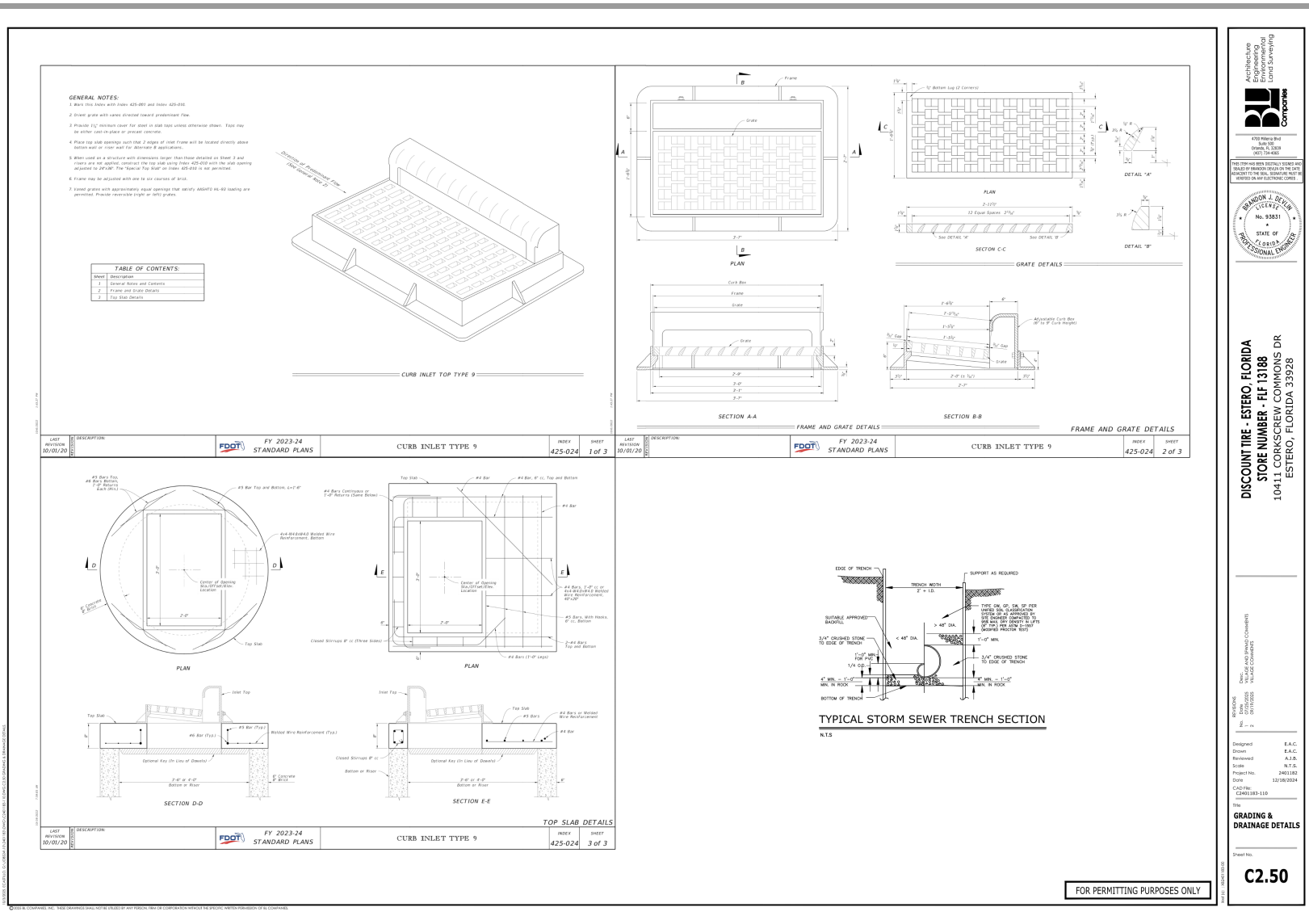


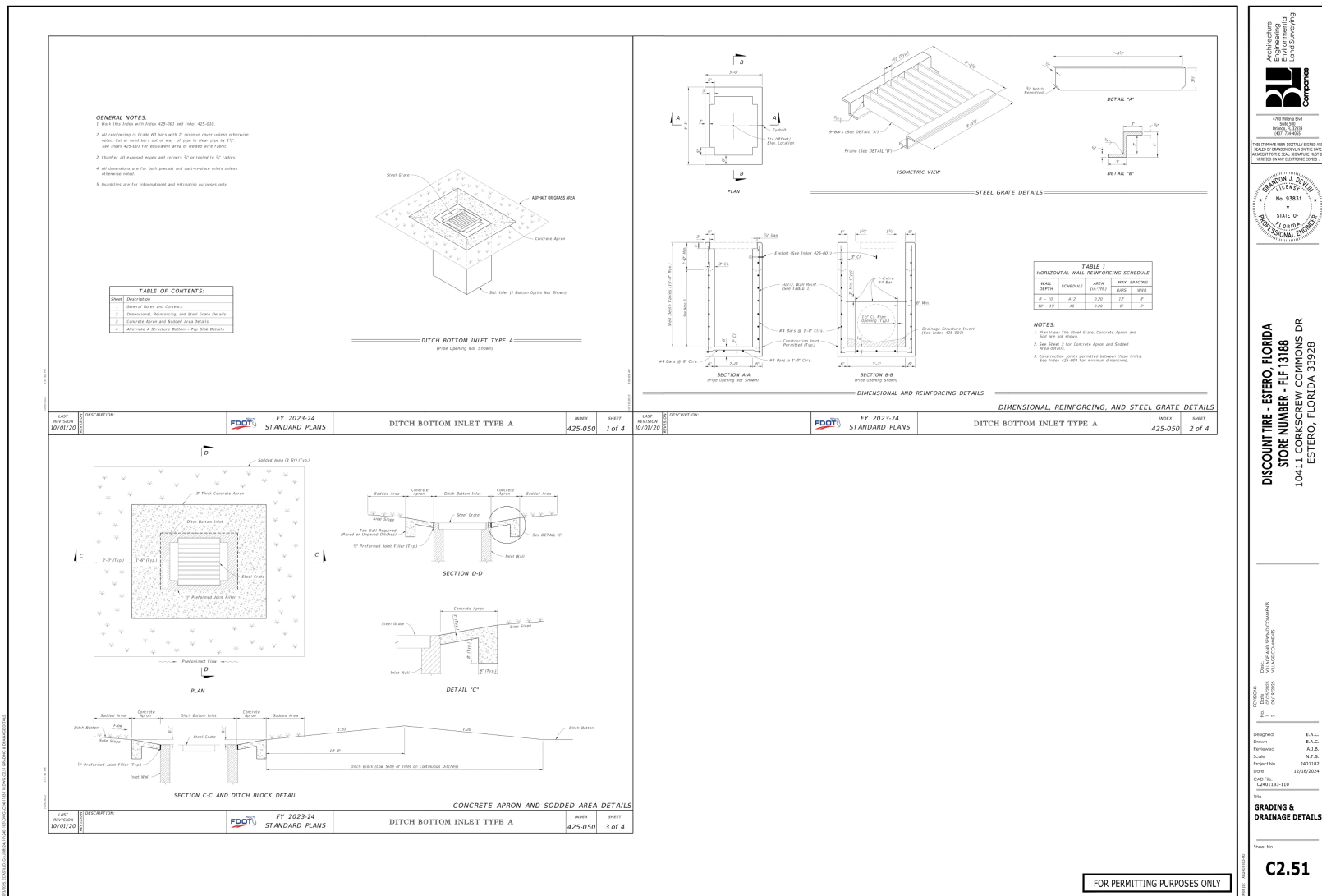


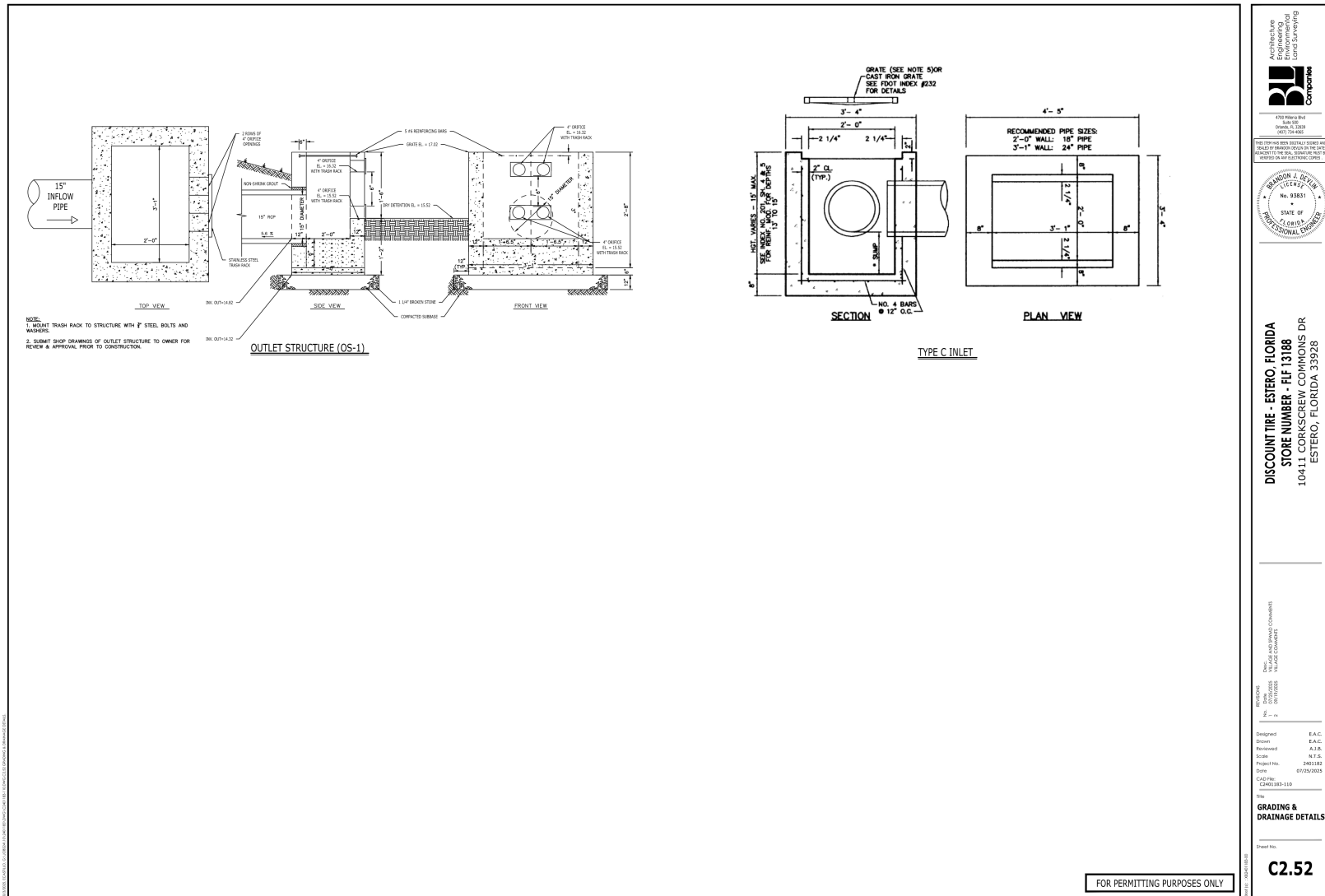


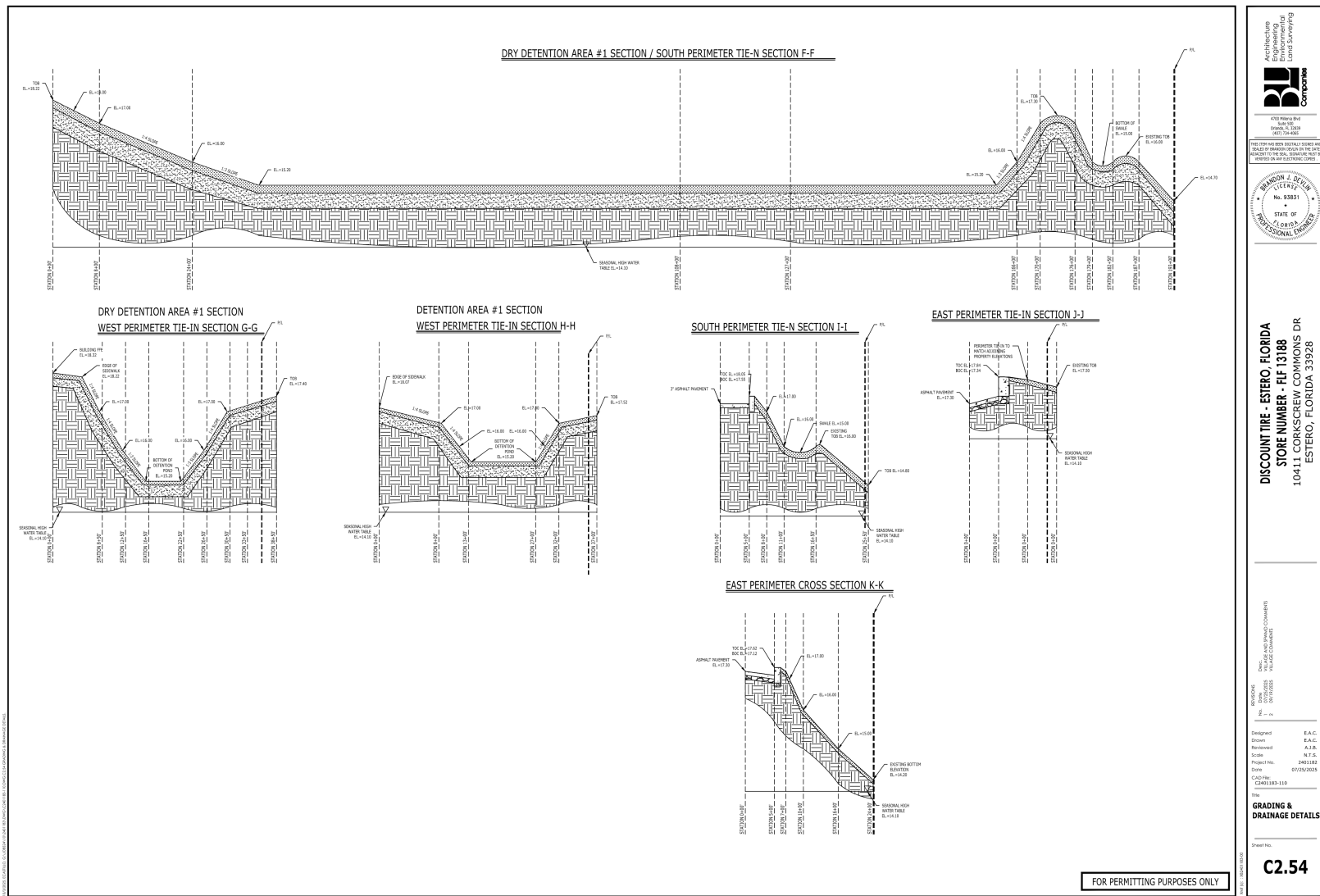








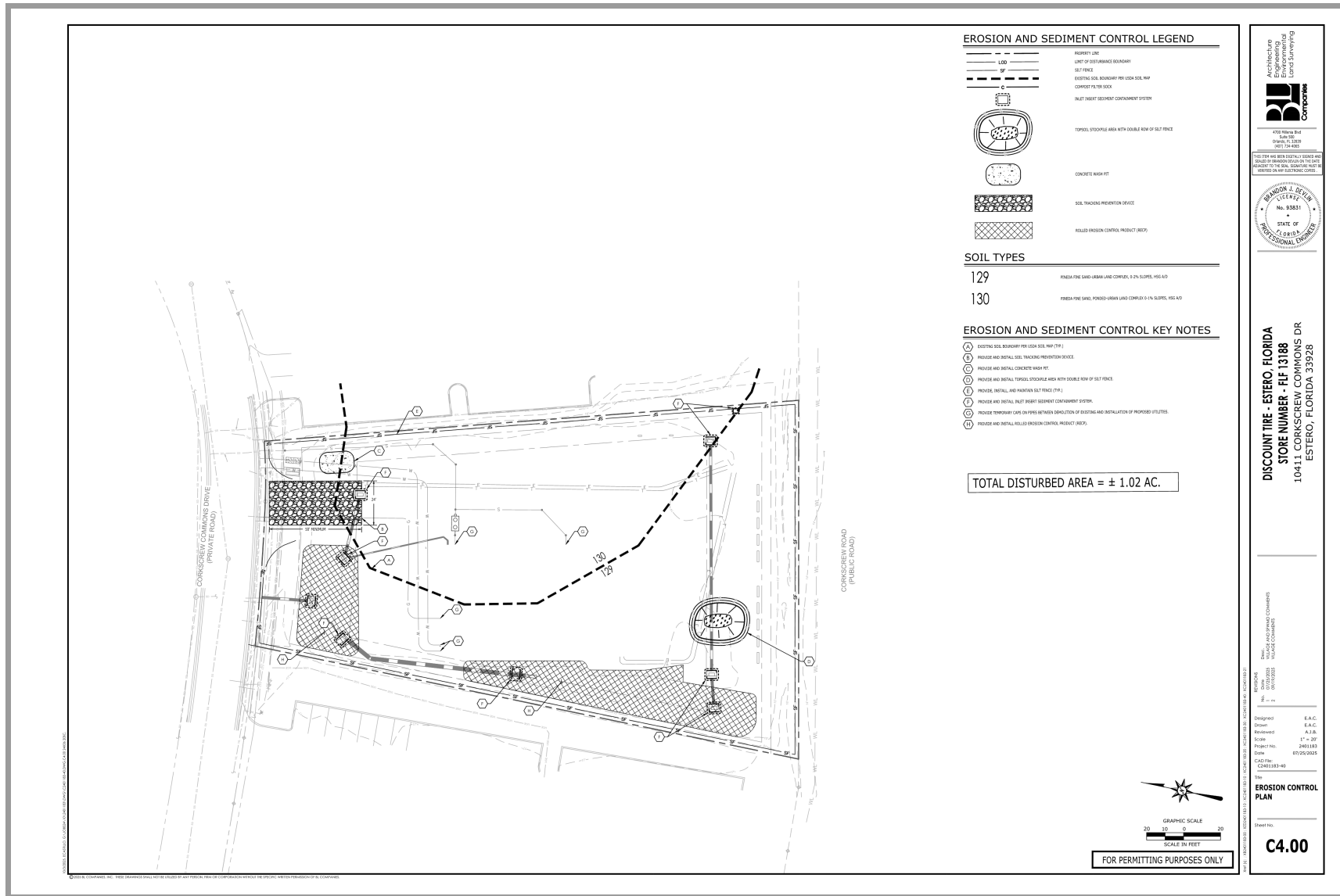


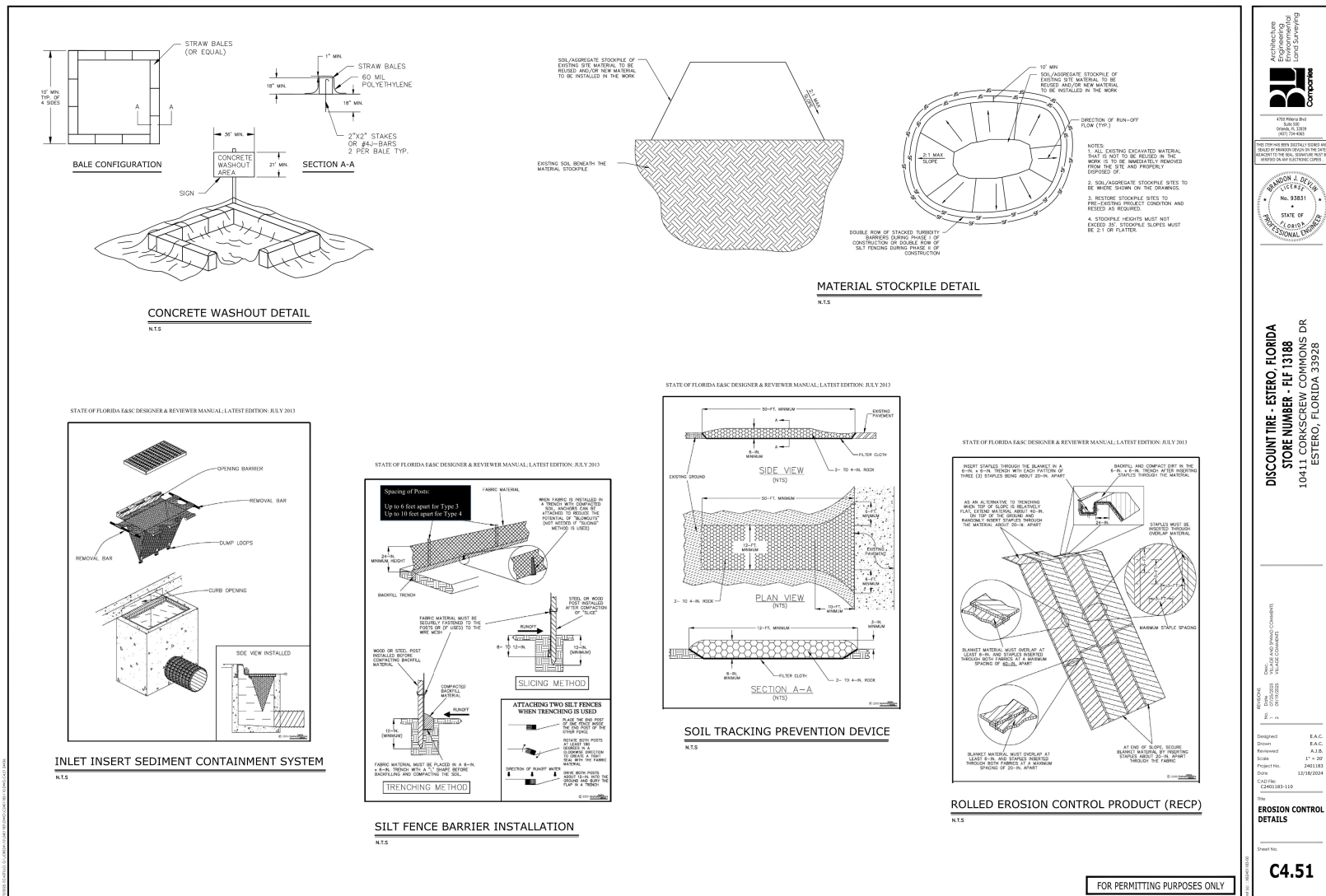


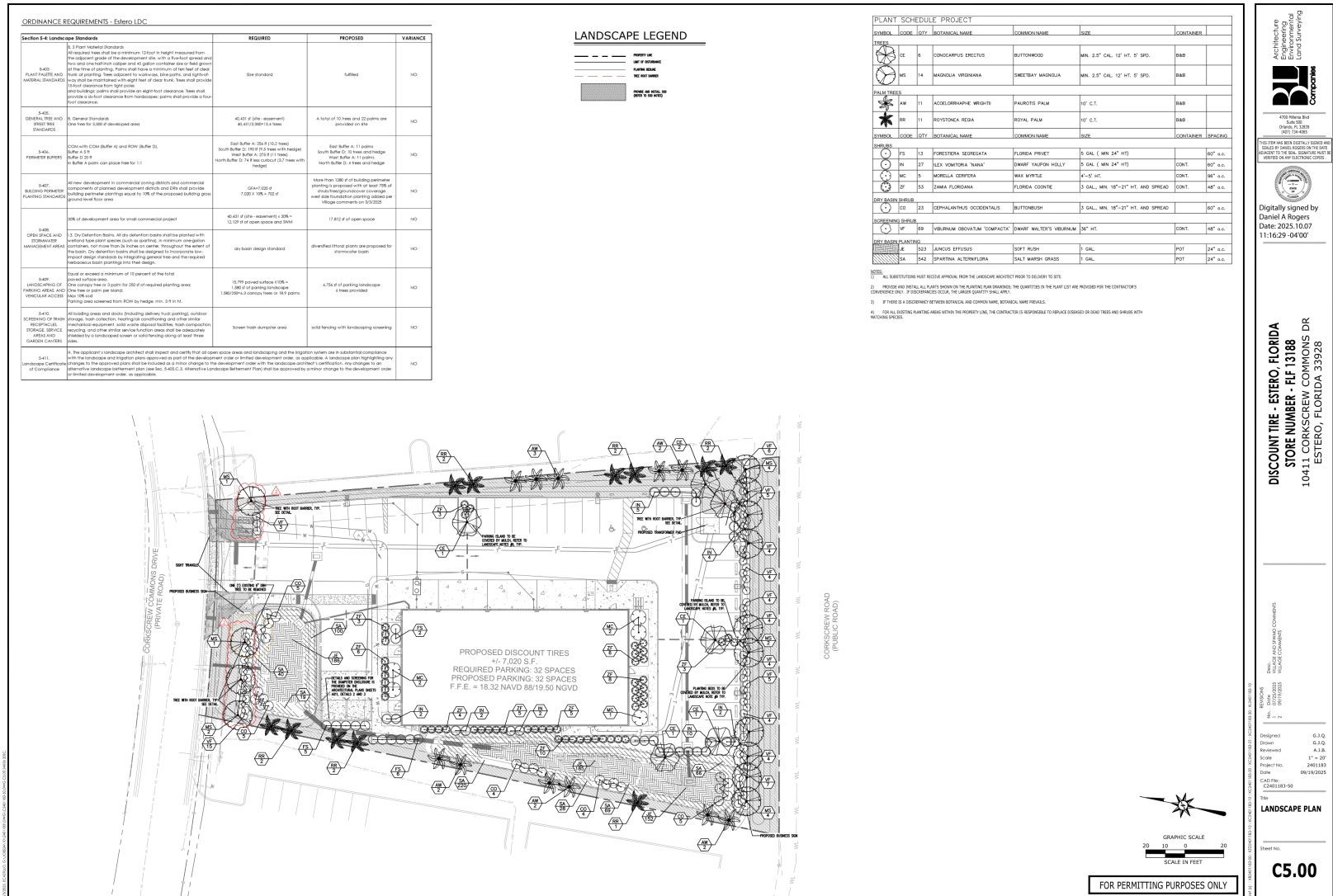










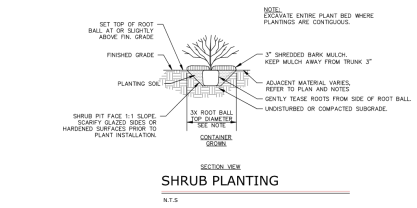


LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND THIS SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, AND THE CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR FOR PLANT MATERIALS ARE APPROPRIATE AND ARE SUBJECT TO REUSE ADJUSTMENT DUE TO SITE UTILITY LOCATIONS AND SOIL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR ONE-JUST AFTER PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
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15. ALL SLOPES STEEPER THAN 3:1 SHOULD INSTALL 20% OR MORE SHALL BE COVERED WITH AN EROSION CONTROL, BLANKET OF STRAW FERM AND BIOCEDEGARD OR PHOTODEGRADABLE NETTING.
16. SEE EAS FOR ALL DISTURBED AREAS WITH LOTS OF WORK FOR EROSION CONTROL METHODS.

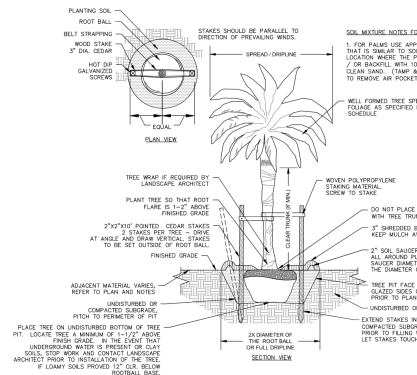
SOD NOTES

- A. SOD FOR LAWN AREA, USE BAHIA GRASS, ARGENTINE VARIETY. FOR BARN AREA, USE NON-IRRIGATED BAHIA GRASS.
- B. ALL SOD AREAS SHALL BE PREPARED WITH 3 IN. MINIMUM TOPSOIL TO ENSURE ENDURING THE SOD.
- C. FOR BROODPOND/BARN AREA, THE SOD MUST BE EITHER GROWN ON SANDY UNDERLYING SOILS OR BE WASHED SOD TO ALLOW WATER ILLUSTRATION.
- D. LAYING OF SODS SHALL NOT BE CARRIED OUT WHEN THE GROUND IS EXCESSIVELY WET.
- E. FERTILIZATION PER SOIL TEST AND SOD MANUFACTURERS RECOMMENDATIONS.
- F. IN A PLACE WHERE SLOPE IS MORE THAN 2:1, AND THE DISTANCE ALONG THE SLOPE IS MORE THAN 6 FT., THE SODS SHALL BE STAKED WITH DECOMPOSABLE PEGS OR NAILS SPACED APPROXIMATELY EVERY 2 FT. ALONG THE LONGITUDINAL DIRECTION OF THE SLOPE.
- G. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD ON DORMANT OR IF GROUND IS FROZEN OR MUDDY.
- H. LAY SOD TO FORM A SOLID MASS WITH TIGHTENED FITTINGS. BUTT ENDS AND SEAMS OF SODS, DO NOT STRETCH OR COMPRESS. IF THERE ARE ANY GAPS OR CRACKS, ADJUST TO ADJUST. IF THERE ARE ANY CRACKS, ADJUST TO ADJUST. IF THERE ARE ANY CRACKS, ADJUST TO ADJUST.
- I. LAY SOD AT ACROSS ANGLES ON SLOPE WHEN SLOPE EXCEEDS 3:1.



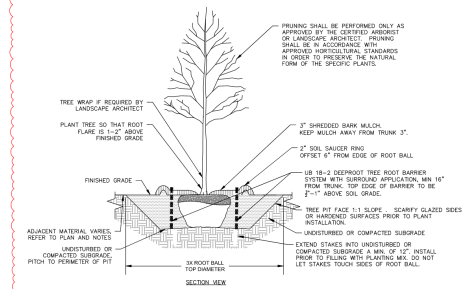
SHRUB PLANTING

IN THE



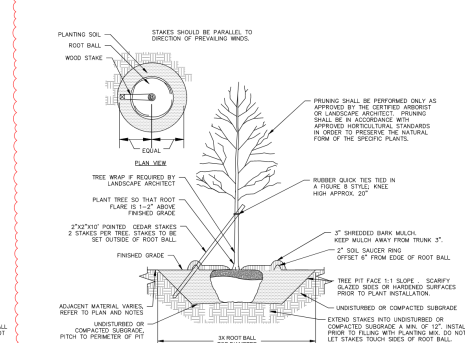
PALM TREE PLANTING

N.Y.



TREE PLANTING WITH ROOT BARRIER

N.T.S.



UNDERSTORY TREE PLANTING

N. T.

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Architecture
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Environmental
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VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by
Daniel A Rogers
Date: 2025.10.07
11:17:14 -04'00'

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ESTERO, FLORIDA 33928

Cont.
VILLAGE AND SPERM COMMENTS

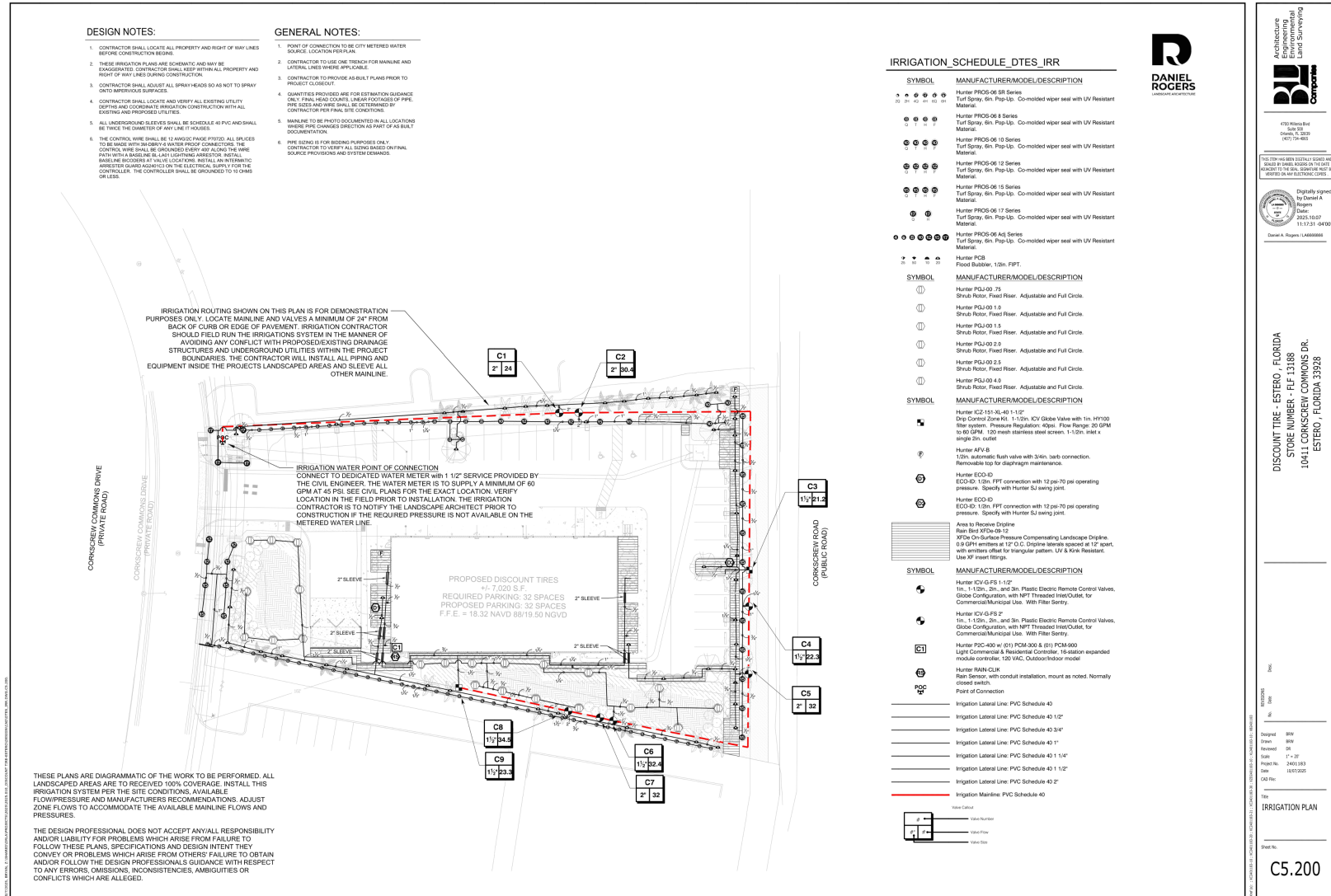
Revisions
Date 07/25/2025

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	A.J.B.
Scale	1" = 20'
Project No.	2401183
Date	04/04/2024

LANDSCAPE
DETAILS AND
NOTES

CE 10

C5.100



GENERAL IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT RELY ON ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS. WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM, IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY. COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
4. WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
5. COMPONENT SPACING ARE MAXIMUM. DO NOT EXCEED SPACING SHOWN OR NOTED ON THE PLANS. COMPONENT SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS, UNLESS SHOWN OTHERWISE. CONTRACTOR SHALL PROVIDE 100% COVERAGE.
6. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE MATERIALS TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
7. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
8. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATING TIME, AS INDICATED, ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATION.
9. CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGEND AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
10. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIAL. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL. IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEOUS DEBRIS, FILLING PIPE SHALL BE PROHIBITED.
11. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
12. IRRIGATION CONTRACTOR TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER.
13. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN 6" OF 4" PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE ITS OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING.
15. ALL UNUSED PIPE SHALL BE 3/4".
16. IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12".
17. IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
18. ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE MAINLINE, CONTROL, VALVES, ISOLATION VALVES, GROUND ROGS AND SPRICED BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR.
20. THE CONTROL WIRE SHALL BE 12 AWG/2C PAGE P7172D. ALL SPLICES TO BE MADE WITH 3M ORBRY-4 WATER PROOF CONNECTORS. THE CONTROL WIRE SHALL BE GROUNDED EVERY 500' ALONG THE WIRE PATH WITH A BASELINE BL-KAT LIGHTNING ARRESTOR. INSTALL BASELINE BIDDERS AT VALVE LOCATIONS. INSTALL AN INTERMATIC ARRESTER GUARD AS SHOWN ON THE ELECTRICAL SUPPLY FOR THE CONTROLLER. THE CONTROLLER SHALL BE GROUNDED TO 10 OHMS OR LESS.
21. ALL PRESSURE LINES SHALL BE TESTED PRIOR TO BACKFILLING JOINT AREAS. PRESSURE TEST SHALL BE STARTED AT 10 PSI AND MONITORED FOR A MINIMUM OF TWO (2) HOURS. PRESSURE TEST NOT BE ACCEPTABLE IF TEST PRESSURE DROPS BELOW 10 PSI. TESTING SHALL BE WITNESSED BY THE OWNER REPRESENTATIVE. NOTIFY THE OWNER REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO TEST. PRESSURE TESTING MAY BE CONDUCTED IN SEGMENTS SEPARATED BY ISOLATION VALVES IF SO DESIRED.
22. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BEGINS THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDOING.
23. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.
24. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
25. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
26. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS.
27. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORSHANCE DISCREPANCIES IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.

SLEEVING NOTES

1. THE LOCATION OF SLEEVES, AS SHOWN ON THE PLAN, ARE SCHEMATIC. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS NECESSARY TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, OR OTHER MAJOR CONSTRUCTION.
2. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. WHERE A PIPE JOINT BETWEEN SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE SIGNIFICANTLY REDUCED.
4. PVC SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE, AND IS NOT TO EXCEED THE DETAILED DEPTH REQUIREMENTS BY 1"; END OF THE SHALL EXTEND 12" BEYOND CURB OR PAVEMENT EDGE.
5. BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE.
6. THE SLEEVING CONTRACTOR SHALL INSTALL A PVC STUB THAT IS AT LEAST 1' ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION (SEE SLEEVING DETAIL).
7. ONCE THE SLEEVING IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE ACCORDING TO THE DETAIL TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING THE PIPE.
8. ALL MODIFICATIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE L.A.
9. THE SLEEVING CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH AN "AS-BUILT" PLAN OF THE LOCATION OF ALL SLEEVES PRIOR TO ACCEPTANCE OF THE WORK.
10. SLEEVE SIZES ARE AS NOTED ON THE PLAN.
11. THERE SHALL BE NO TURNING OR BENDS IN THE SLEEVES.
12. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR EXPOSING HORIZONTAL ENDS BELOW FINISHED GRADE IN ALL AREAS WHERE SLEEVING IS NOT INSTALLED AS DETAILED.
13. IRRIGATION SLEEVES ARE TO BE CLASS 200 PIPE FOR 8" AND LARGER AND SCHEDULE 40 PVC FOR 4" AND SMALLER.

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A 1.1" WATER METER PROVIDING A MINIMUM FLOW OF 0.7 GPM AND A MINIMUM PRESSURE OF 50 PSI.
- CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
 - A. 45 PSI AT THE BASE OF THE POP-UP ROTATORATOR HEADS
 - B. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.
3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING.
4. IRRIGATION CONTROLLER IS TO BE SET TO HAVE MULTIPLE CONTROL ZONES OPERATING AT THE SAME TIME WITH THE TOTAL FLOW NOT TO EXCEED 75 GALLONS PER MINUTE.

IRRIGATION_SCHEDULE_DTES_IRR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1	Hunter PROS-06 SR Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	60	30
2	Hunter PROS-06 S Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	6	30
3	Hunter PROS-06 10 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	9	30
4	Hunter PROS-06 12 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	6	30
5	Hunter PROS-06 15 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	18	30
6	Hunter PROS-06 17 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	2	30
7	Hunter PROS-06 Adj Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	4	30
8	Hunter PCB Flood Bubble, 12in. FPT.	45	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1	Hunter RGLQ-07.75 Shrub-Rotor, Fixed Rotor, Adjustable and Full Circle.	4	25	0.58	14'
2	Hunter RGLQ-08.1 Shrub-Rotor, Fixed Rotor, Adjustable and Full Circle.	3	25	0.8	17'
3	Hunter RGLQ-08.1.5 Shrub-Rotor, Fixed Rotor, Adjustable and Full Circle.	1	25	1.2	20'
4	Hunter RGLQ-08.2.5 Shrub-Rotor, Fixed Rotor, Adjustable and Full Circle.	5	25	1.5	23'
5	Hunter RGLQ-08.3 Shrub-Rotor, Fixed Rotor, Adjustable and Full Circle.	1	25	2	26'
6	Hunter RGLQ-08.4.5 Shrub-Rotor, Fixed Rotor, Adjustable and Full Circle.	2	25	3.5	32'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1	Hunter KC-215-XL-40 1-1/2" Drip Control Zone Kit, 1-1/2in. ICV Globe Valve with 1in. HY100 Filter system, Pressure Regulation, 40psi, Flow Range: 20 GPM to 60 GPM, 120 mesh stainless steel screen, 1-1/2in. 1/4in x 1/2in 2in. outlet.	2
2	Hunter APV-B 1/2in. automatic float valve with 3/4in. ball connection. Removable top for diaphragm maintenance.	2
3	Hunter ECO-ID ECO-ID, 1/2in. RPT connection with 12 psi 70 psi operating pressure. Specify with Hunter SJ searing joint.	1
4	Hunter ECO-ID ECO-ID, 1/2in. RPT connection with 12 psi 70 psi operating pressure. Specify with Hunter SJ searing joint.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1	Area to Receive Dripline Rain Bird XPDS-12 XPDS On-Surface Pressure Compensating Landscape Dripline, 0.8 GPM emitters at 12" O.C., Dripline leads spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use RFI insert string.	2,961 f

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1	Hunter KCV-G-PS 1-1/2" 1in. 1-1/2in. 2in. and 3in. Plastic Electric Remote Control Valves, 3 Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Safety.	3
2	Hunter KCV-G-PS 2" 1in. 1-1/2in. 2in. and 3in. Plastic Electric Remote Control Valves, 4 Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Safety.	4
3	Hunter PSC-400 w/ (2) PCM-300 & (2) PCM-600 Light Commercial Residential Controller, 16 station expanded module controller, 120 VAC, Outdoor/Indoor model.	1
4	Hunter RAIN-CLK Rain Sensor, with manual installation, mount as noted. Normally closed switch. Point of Connection	1
5	Integration Lateral Line: PVC Schedule 40	665.9 f
6	Integration Lateral Line: PVC Schedule 40 1/2"	712.4 f
7	Integration Lateral Line: PVC Schedule 40 3/4"	501.3 f
8	Integration Lateral Line: PVC Schedule 40 1"	493.4 f
9	Integration Lateral Line: PVC Schedule 40 1 1/4"	481.4 f
10	Integration Lateral Line: PVC Schedule 40 1 1/2"	232.7 f
11	Integration Lateral Line: PVC Schedule 40 2"	56.6 f
12	Integration Mainline: PVC Schedule 40	603.0 f

View Control	View Number	View Size
1	1	1



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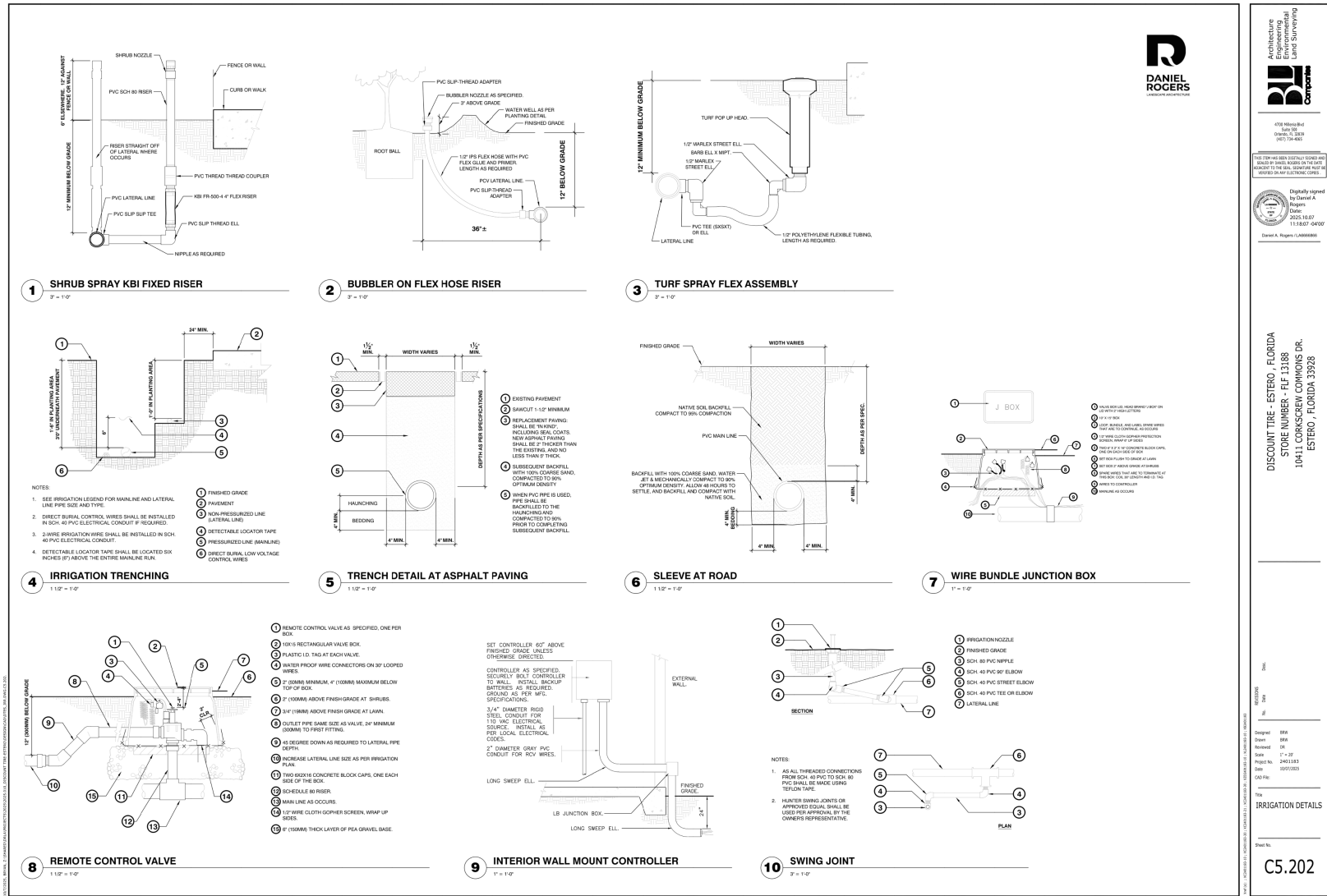
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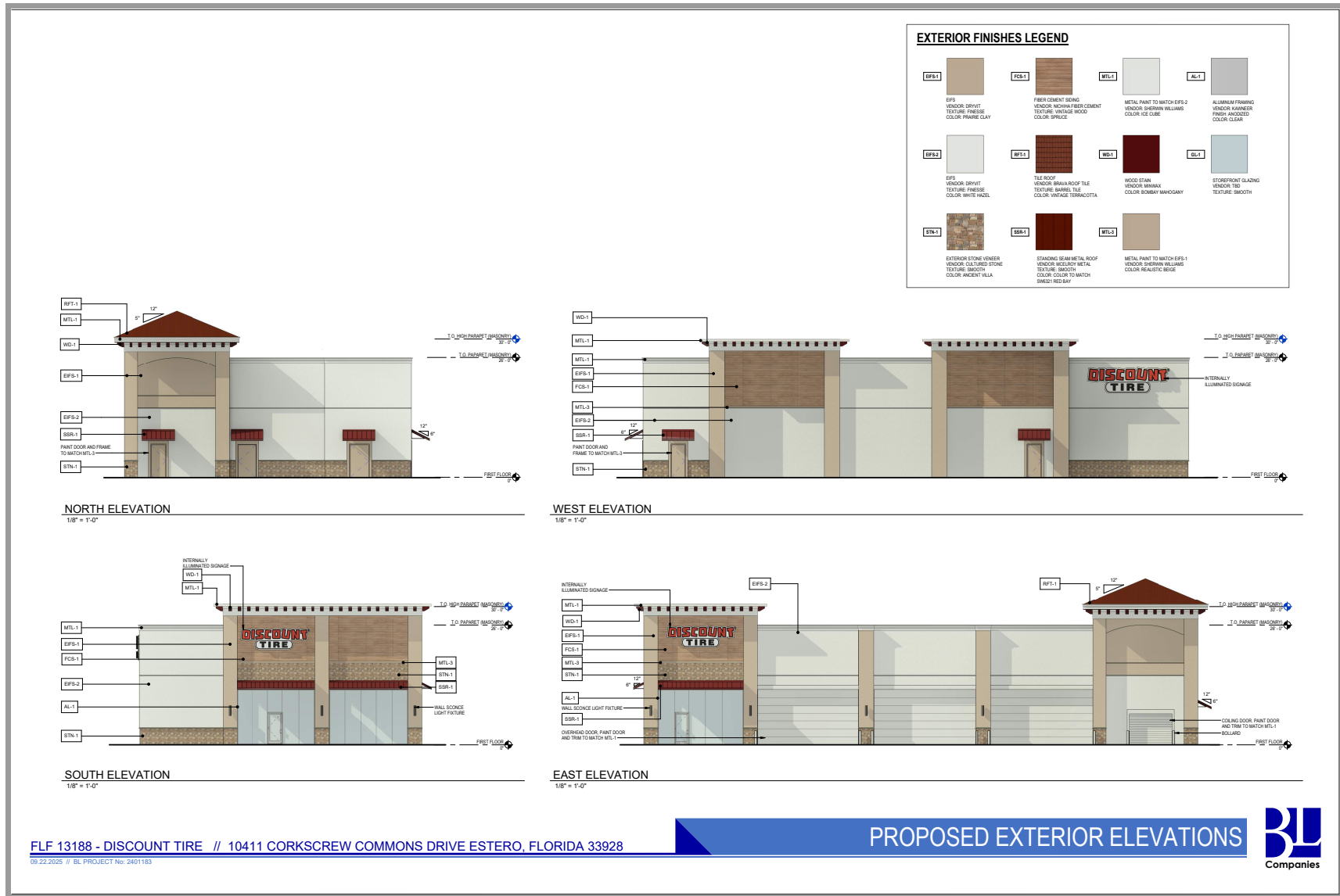
THIS FIRM HAS BEEN DESIGNATED BY THE STATE OF TEXAS AS A PROFESSIONAL ENGINEER IN THE AREA OF SURVEYING AND MAPPING. THE FIRM'S LICENSE NO. IS 111-17-04700.

Daniel A. Rogers - L48888000

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STORE NUMBER - FL 13188
10411 CONCRETE COMMONS DR.
ESTERO, FLORIDA 33928

Original: BSA
Revised: BSA
Date: 7-28
Project No.: 2401243
Date: 05/07/2023
DCL No.:
Sheet No.:
IRRIGATION NOTES
+ LEGEND
C5.201

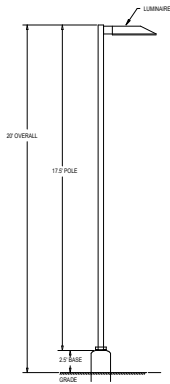




[illegible]

SCHEDULE E									
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	LAMP OUTPUT	ELF	INPUT POWER	BUG RATING
	EF	4	LITHONIA LIGHTING	D509V1 LED 10C 1000 30W 17 PF MVOLT HS	D509V1 LED WITH (1) 10 LED LIGHT ENGINEER, TYPE 17FM OPTIC, 3000K @ 100MM	3073	0.9	38.8	0-0-1
	DW	5	LITHONIA LIGHTING	D509V1 LED 10C 1000 30W 17 PF MVOLT HS	D509V1 LED WITH (1) 10 LED LIGHT ENGINEER, TYPE 17FM OPTIC, 3000K @ 100MM	3071	0.9	38.8	0-0-1
	Q1-HS	4	LITHONIA LIGHTING	D509V1 LED P5 700R 30W 17 PF MVOLT HS	D509V1 LED WITH (1) P5 LED ENGINEER, TYPE 17FM OPTIC, 3000K	4053	0.9	37	1-0-1

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
OVERALL SITE	X	1.0 FC	6.3 FC	0.0 FC	N/A	N/A
PROP LINE OVERSPILL	+	0.1 FC	2.2 FC	0.0 FC	N/A	N/A



2 LIGHTING POLE DETAIL

-CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN, THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.

-THIS LAYOUT IS BASED ON JES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

NOTES:

1.CALCULATION AT GRADE.

2.BASED ON 20' AFG FIXTURE MOUNTING INCLUDING 17.5' POLES PLUS 2.5' AFG BASES.

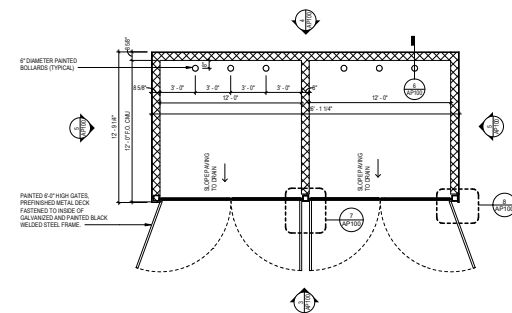
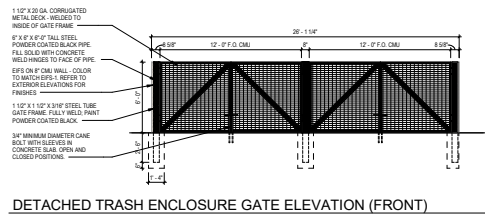
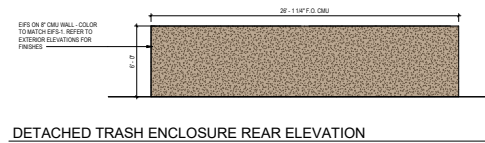
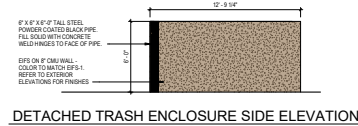
**DISCOUNT
TIRE**

DISCOUNT TIRE - ESTERO
10411 CORKSCREW COMMONS DR.
ESTERO, FL 33928

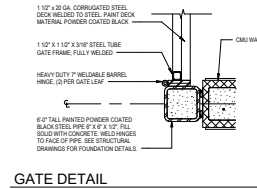
DESIGNED		DATE		REVISIONS	
NO	DATE	DESCRIPTION	NO	DATE	REVISIONS
1	9/22/2025	REVIEW COMMENTS			

Title: **SITE PHOTOMETRIC PLAN**

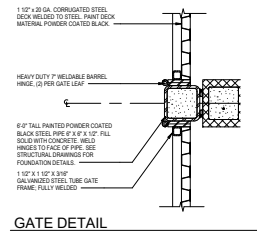
E003



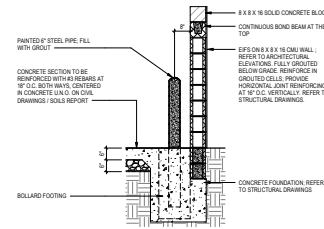
DETACHED TRASH ENCLOSURE



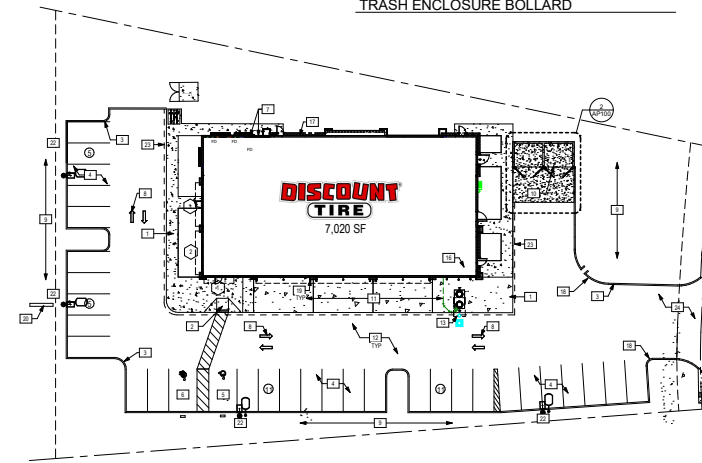
GATE DETAIL



GATE DETAIL



TRASH ENCLOSURE BOLLARD



ARCHITECTURAL SITE PLAN

SITE PLAN KEYNOTES	
Number	Description
1	CONCRETE WALK W/ MED. BROOM FINISH - PROVIDE EXPANSION JOINT AND CONTROL JOINT
2	HANDICAP RAMP W/ TRUNCATED DOMES - SEE CIVIL DRAWINGS FOR MORE INFORMATION
3	STANDARD 6\"/>
4	PARKING STALL - SEE CIVIL DRAWINGS
5	HANDICAP VAN ACCESSIBLE PARKING SPACE WITH VAN ACCESSIBLE SIGN - SEE CIVIL DRAWINGS
6	HANDICAP PARKING SPACE WITH SIGN - SEE CIVIL DRAWINGS
7	MAIN DISCONNECT, CT CABINET AND METER - SEE ELECTRICAL DRAWINGS
8	PAINTED TRAFFIC ARROW / "STOP" BAR (COLOR: TRAFFIC WHITE) SEE CIVIL DRAWINGS
9	LANDSCAPE ISLAND / AREA - SEE CIVIL DRAWINGS
10	TRASH ENCLOSURE W/ 6\"/>
11	CONCRETE PAVEMENT - SEE CIVIL DRAWINGS
12	ASPHALT PAVEMENT - SEE CIVIL DRAWINGS
13	SAND / OIL INTERCEPTOR - SEE PLUMBING DRAWINGS
14	(E) FIRE HYDRANT - SEE CIVIL AND FIRE PROTECTION PLANS
15	REMOVE FIRE DEPARTMENT CONNECTION (FDC) W/ CHECK VALVE - SEE CIVIL AND FIRE PROTECTION DRAWINGS
16	GAS METER - SEE PLUMBING DRAWINGS
17	ROLLOVER CURB - SEE CIVIL DRAWINGS
18	STEEL BOLLARD FILLED W/ CONCRETE - SEE CIVIL DRAWINGS
19	DISCOUNT TIRE Pylon SIGN (UNDER SEPARATE PERMIT) - SEE SIGNAGE PLAN FOR REFERENCE. SEE ELECTRICAL DRAWINGS FOR WIRING AND CONNECTIONS
20	DOMESTIC WATER / IRRIGATION WATER BACKFLOW PREVENTER W/ SECURITY ENCLOSURE - SEE CIVIL PLANS
21	YARD LIGHT - SEE ELECTRICAL PLANS
22	CONCRETE CURB PAINTED YELLOW UNLESS SPECIFIED OTHERWISE BY FIRE DEPARTMENT - SEE NOTE #6 BELOW
23	CONCRETE DRIVEWAY - SEE CIVIL DRAWINGS

SITE LEGEND

- NUMBER OF PARKING STALLS: TYPICAL
- CONCRETE CURB PAINTED YELLOW UNLESS SPECIFIED OTHERWISE BY FIRE DEPARTMENT
- LANDSCAPING



PROJECT SITE:

DISCOUNT TIRE FLF 13188
10411 CORKSCREW COMMONS DR.
ESTERO, FL 33928

SIGN PACKAGE



10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210.886.0644
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Client: DISCOUNT TIRE FLF 13188

Address: 10411 CORKSCREW COMMONS DR.

Address:

City/State: ESTERO, FL 33928Sales: HOUSE Designer: RH

Date: 08/08/25 PM: TG

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Revision Notes

R1)	
R2)	
R3)	
R4)	
R5)	
R6)	

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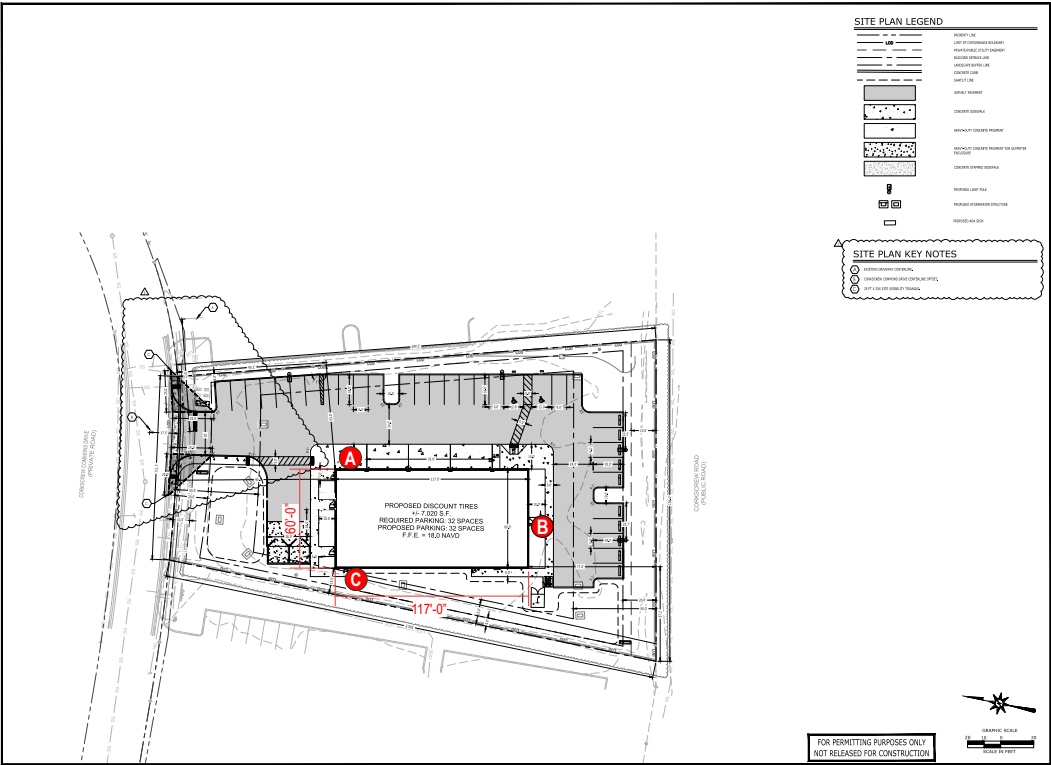
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.5(A) of the National Electrical Code

PAGE SIZE: 11x17

CID341515 BDG

Sheet: 1



SITE PLAN
Scale: 1/64" = 1'-0"



Client: DISCOUNT TIRE FL 13188
Address: 10411 CORKSCREW COMMONS DR
City/State: ESTERO, FL 33928
Sales: HOUSE Designer: RH
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- R4)
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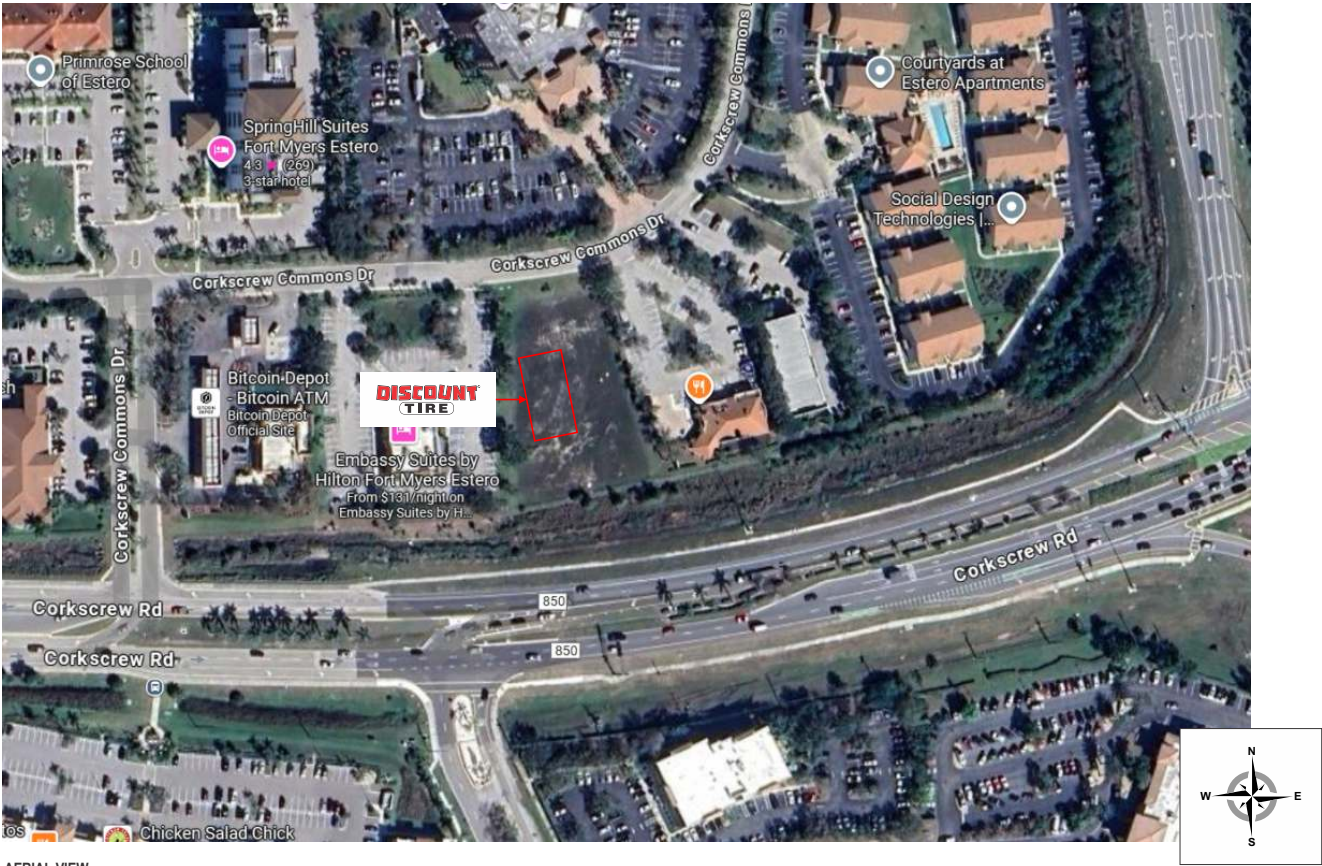
This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 610.6(A)(1) of the National Electrical Code.

PAGE SIZE: 11x17

CID341515 BDG

Sheet: 2



AERIAL VIEW



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Address: 10411 CORKSCREW COMMONS DR
City/State: ESTERO, FL 33928
Sales: HOUSE Designer: RH
Date: 08/08/25 PM: TG

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- R2)
- R3)
- R4)
- R5)
- R6)

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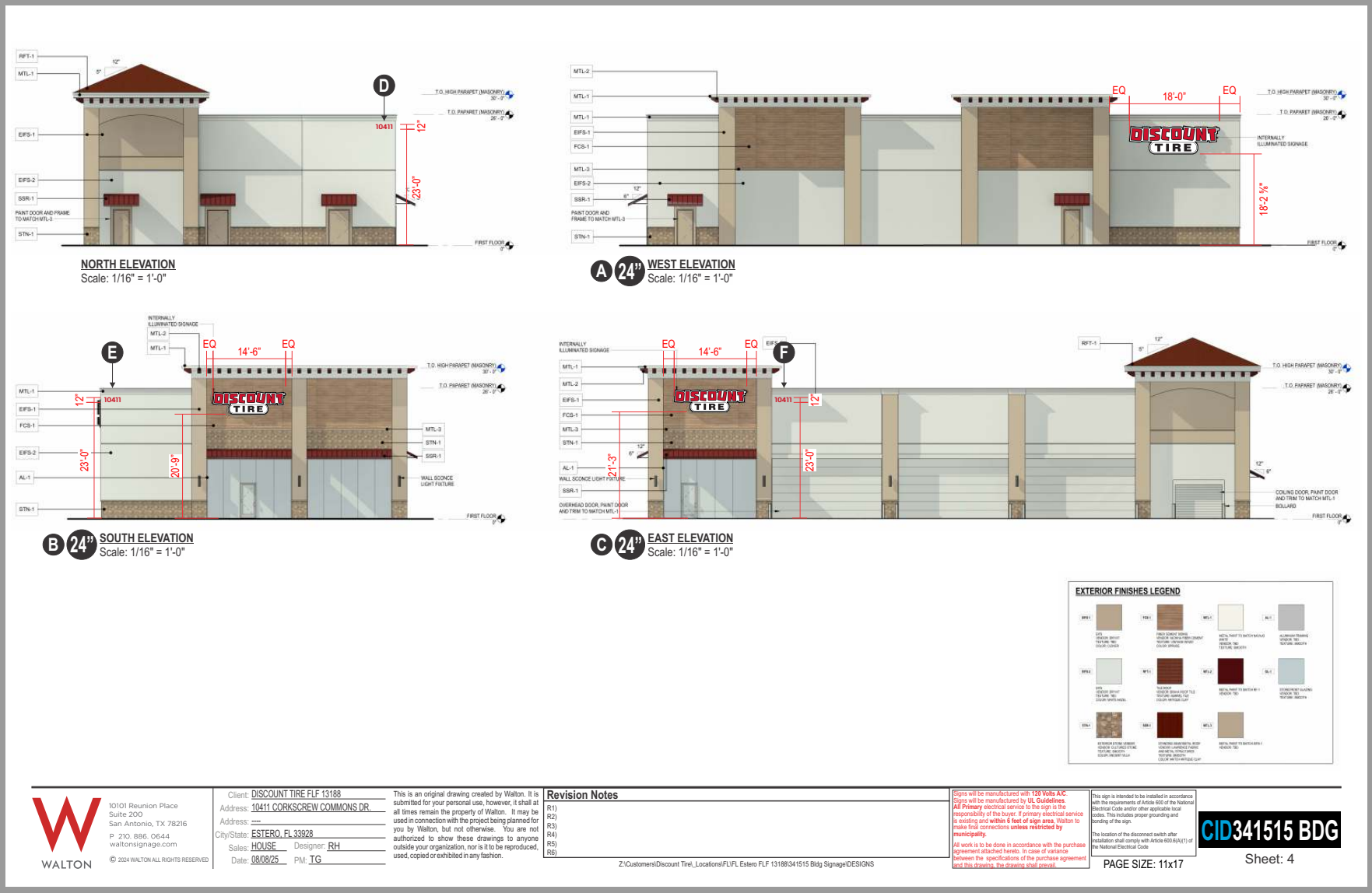
This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

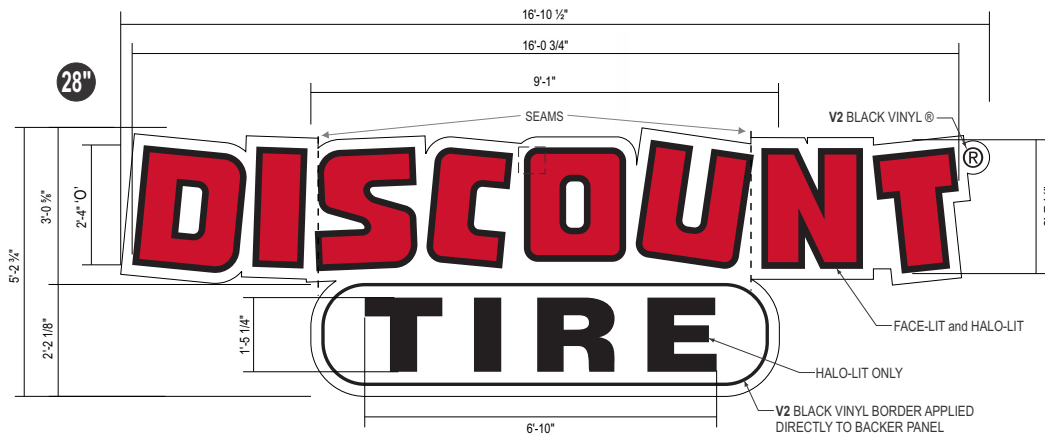
The location of the disconnect switch after installation shall comply with Article 600.8(A)(1) of the National Electrical Code.

CID341515 BDG

PAGE SIZE: 11x17

Sheet: 3





NIGHT VIEW

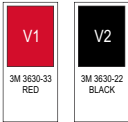
J-BOX PROVIDED BY GC
CENTER ON LETTERS INSIDE WALL

A CUSTOM FABRICATED "DISCOUNT TIRE" FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR
Scale: 1/2" = 1'-0"

QTY. (1) REQ'D

"DISCOUNT" AREA	37.47 SQ FT
"TIRE" AREA	9.82 SQ FT
BACKER SIZE	5'-2 3/4" x 16'-10 1/2"
ILLUMINATION	HANLEY 7000K WHITE L.E.D.s
ELECTRICAL	4 amps ea. / 120V- (1) 20 amp circuit (provided by GC)
FACE COLOR	DISCOUNT: V1 / V2 • TIRE and border outline: V2
TRIMCAP COLOR	Black
RETURN COLOR	Black

VINYL



Client: DISCOUNT TIRE FLF 13188
Address: 10411 CORKSCREW COMMONS DR
City/State: ESTERO, FL 33928
Sales: HOUSE Designer: RH
Date: 08/08/25 PM: TG

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Revision Notes

R1)
R2)
R3)
R4)
R5)
R6)

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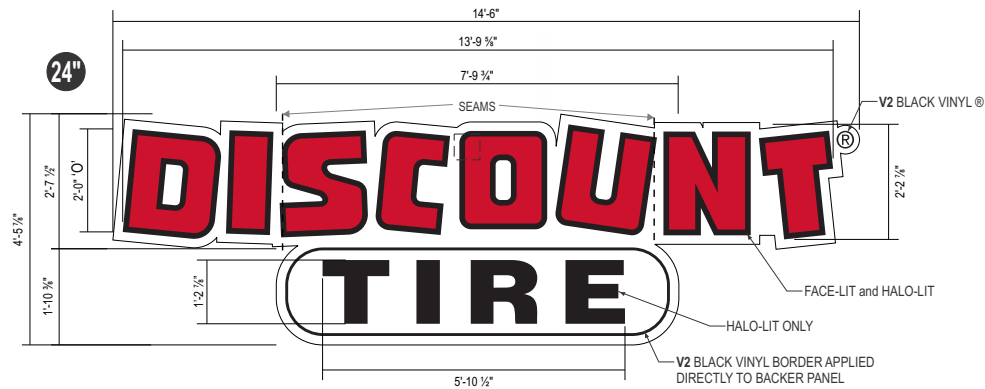
The location of the disconnect switch after installation shall comply with Article 610.6(A)(1) of the National Electrical Code.

CID341515 BDG

PAGE SIZE: 11x17

Sheet: 5

J-BOX PROVIDED BY GC
CENTER ON LETTERS INSIDE WALL



QTY. (2) REQ'D

"DISCOUNT" AREA	30.91 SQ. FT.
"TIRE" AREA	7.28 SQ. FT.
BACKER SIZE	4'-5 3/4" x 14'-6"
ILLUMINATION	HANLEY 7000K WHITE L.E.D.s
ELECTRICAL	--
FACE COLOR	DISCOUNT: V1 / V2 • TIRE and border outline: V2
TRIMCAP COLOR	Black
RETURN COLOR	Black

V1
3M 3630-33
RED

V2
3M 3630-22
BLACK



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Address: ----
City/State: ESTERO, FL 33928
Sales: HOUSE Designer: RH
Date: 08/08/25 PM: TG

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R1)
R2)
R3)
R4)
R5)
R6)

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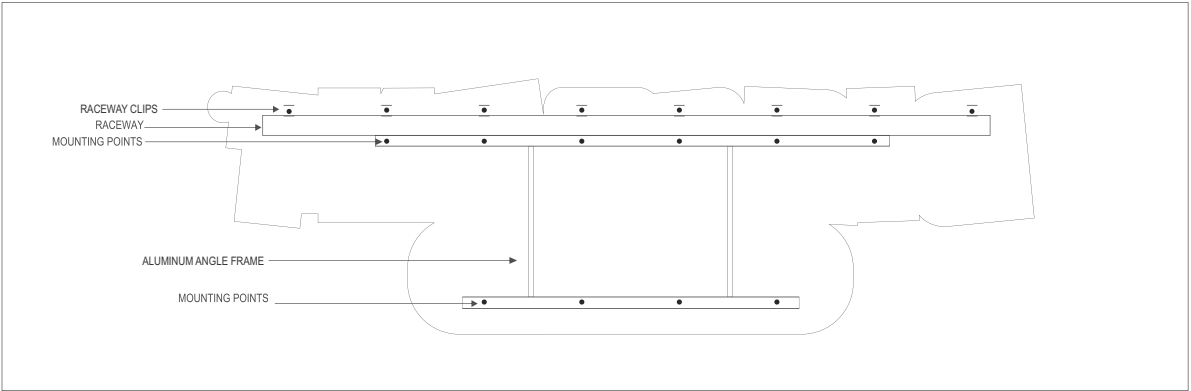
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PAGE SIZE: 11x17

CID341515 BDG

Sheet: 6



MOUNTING PATTERN
Scale: NTS

WALL FASTENER SCHEDULE: SIGN INSTALLER TO DETERMINE APPROPRIATE MOUNTING METHOD BELOW BASED ON EXISTING WALL CONDITIONS FOLLOWING A WALL INSPECTION. (INSTALLATION HARDWARE USED TO BE THE ULTIMATE RESPONSIBILITY OF INSTALLER)		
	3 1/2" SIMPSON STRONG-TIE STRUCTURAL WOOD SCREW	FOR USE WITH WOOD AND EIFS PLYWOOD BACKING
	3/8" Ø THREADED ROD WITH BLOCKING BEHIND WALL (Min. 1/2"x2"x3/16" ANGLE)	FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
	3/8" Ø GRADE 36 THREADED ROD WITH BEARING PLATES	FOR WOOD, CMU BLOCK OR CONCRETE WALL SYSTEMS. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
	3/8" Ø THREADED ROD WITH UNISTRUT BLOCKING BEHIND WALL	FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE.
	3/8" Ø SNAP TOGGLE	FOR HOLLOW CMU OR WALL SYSTEMS w/ MIN. 1/2" PLYWOOD SUBSTRATE. &/OR METAL STUD BLOCKING.
	3/8" Ø LIBERTY T-ANCHOR w/ GRADE 36 THREADED ROD	FOR USE WITH HOLLOW CMU WALLS OR STUD WALLS WITH 1/2" MIN. THICK PLYWOOD SUBSTRATE &/OR METAL STUD BLOCKING.
	3/8" Ø MASONRY SCREW (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE. 3" EMBEDMENT MIN.
	3/8" Ø SLEEVE ANCHOR	FOR CONCRETE, MASONRY & BRICK 3-3.8" EMBEDMENT MIN.
ALL FASTENERS TO BE NON-CORROSIVE		



4" x .125 ALUM. FINS WELDED TO BACKER PANEL.
L.E.D.s TO BE MOUNTED ONTO THIS FRAME
FACING OUTWARDS

LED.s

ILLUSTRATION OF L.E.D. PLACEMENT FOR HALO LIGHTING



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Address: ---
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Revision Notes

R1)
R2)
R3)
R4)
R5)
R6)

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Signs will be manufactured by UL Guidelines.
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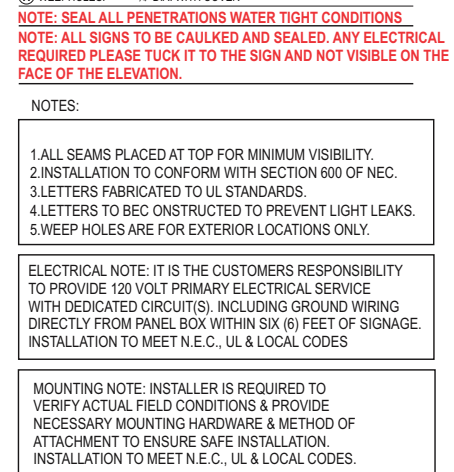
This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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PAGE SIZE: 11x17

CID341515 BDG

Sheet: 7

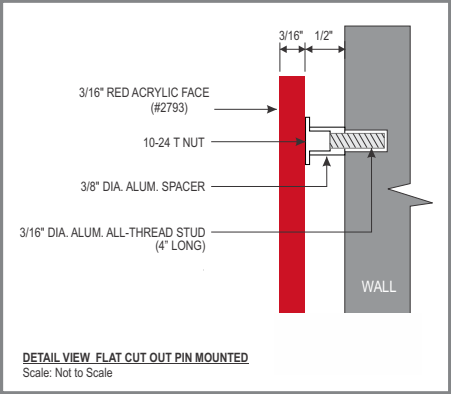


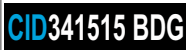
Sheet: 8

12" 10411

- DEF** NON-ILLUMINATED BUILDING ADDRESS NUMBERS - RED
Scale: 1 1/2" = 1' -0"
- FABRICATE AND INSTALL (3) THREE SETS OF FLAT LASER CUT ACRYLIC ADDRESS NUMBERS
 - RED #2793
 - PILL GOTHIC
 - PIN MOUNT TO CMU

NOTE:
FIELD VERIFY THERE
ARE NO OBSTRUCTIONS
PRIOR TO INSTALLATION



 WALTON	10101 Reunion Place Suite 200 San Antonio, TX 78216 P 210.886.0644 waltonsignage.com © 2024 WALTON ALL RIGHTS RESERVED	Client: DISCOUNT TIRE FLF 13188 Address: 10411 CORKSCREW COMMONS DR Address: --- City/State: ESTERO, FL 33928 Sales: HOUSE Designer: RH Date: 08/08/25 PM: TG	This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.	Revision Notes R1) R2) R3) R4) R5) R6)	Signs will be manufactured with 120 Volts A/C. Signs will be manufactured by UL Guidelines. All Primary electrical service to the sign is the responsibility of the house. If primary electrical service is existing and within 6 feet of sign area, Walton to make final corrections unless restricted by municipality. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.	This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the document switch after installation shall comply with Article 610.6(A)(1) of the National Electrical Code.	 PAGE SIZE: 11x17 Sheet: 9
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PROJECT SITE:
DISCOUNT TIRE FLF 13188
10411 CORKSCREW COMMONS DR.
ESTERO, FL 33928

SIGN PACKAGE



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R1)	Signs will be manufactured with 120 Volts A/C.
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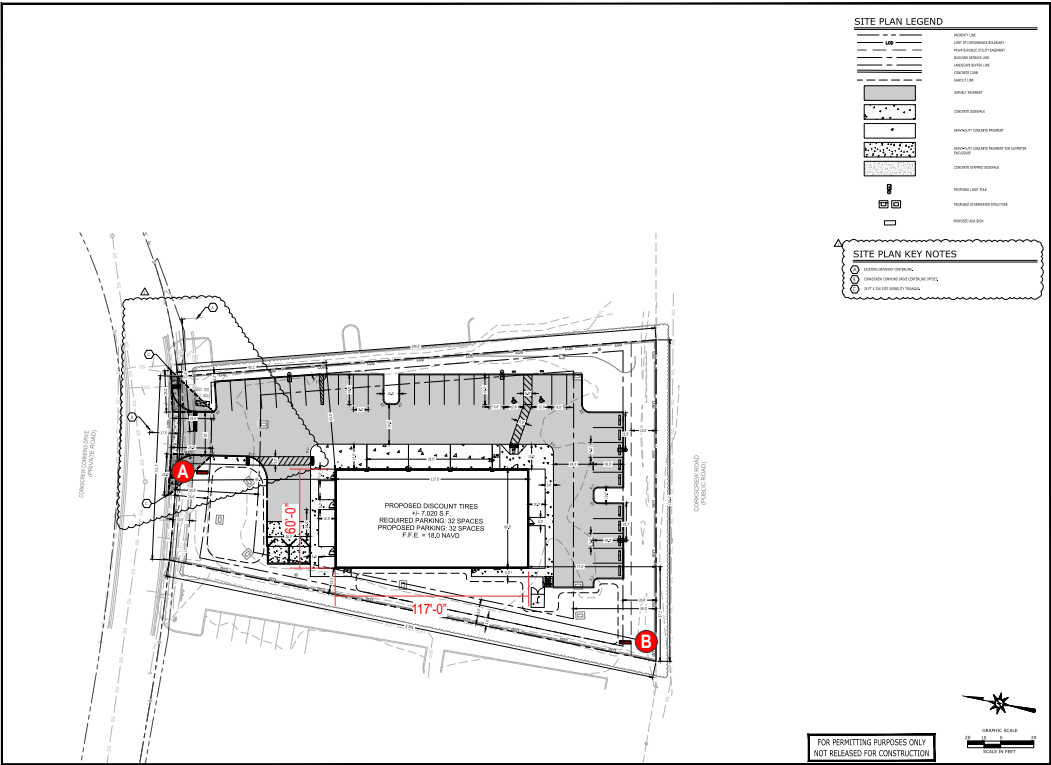
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PAGE SIZE: 11x17

CID341515 GND

Sheet: 1



SITE PLAN
Scale: 1/64" = 1'-0"



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Z:\Customers\Discount Tire_Locations\FL\FL Estero FLF 13188\341515 Bldg Signage\DESIGNS

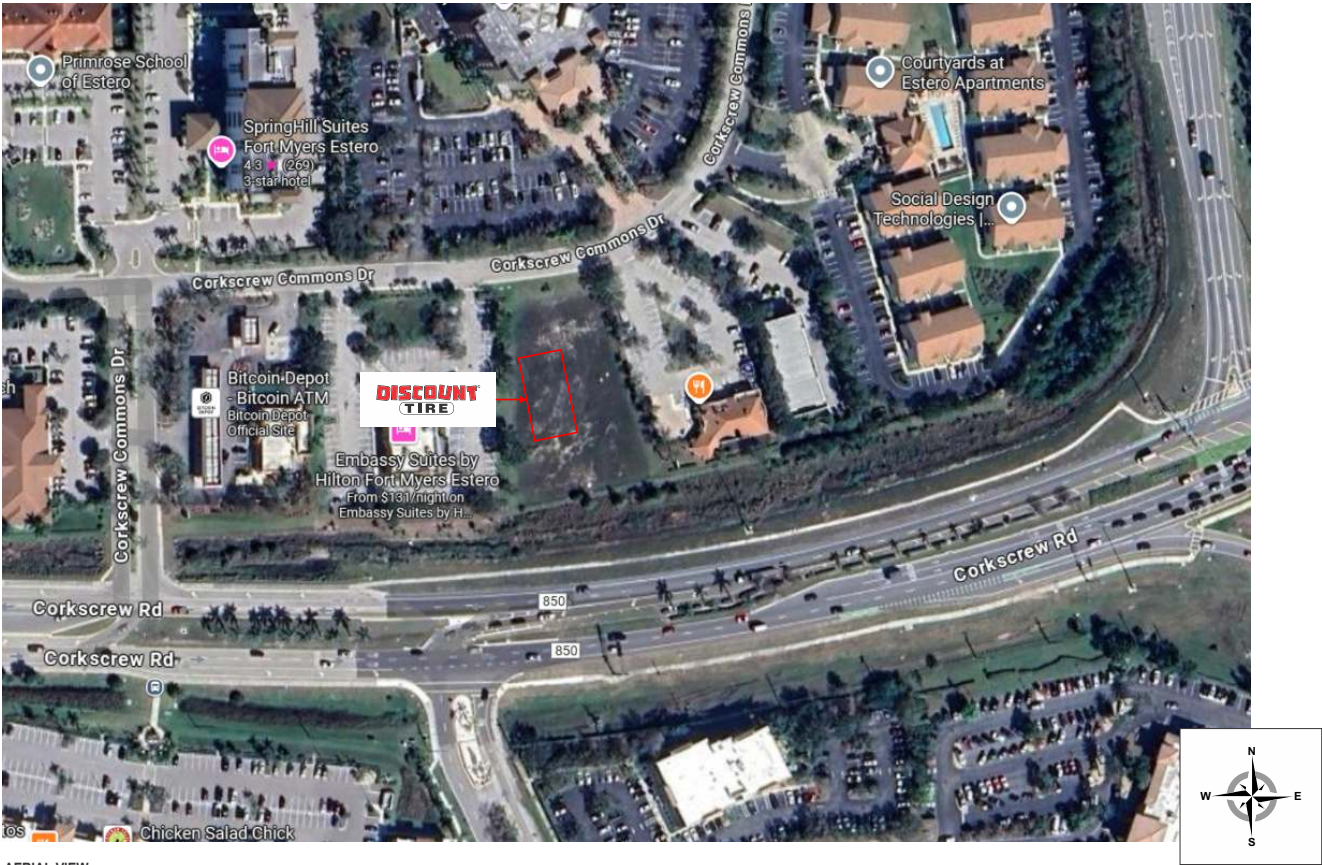
Signs will be manufactured with 120 Volts A/C. Signs will be manufactured by UL. Guidelines: All Primary electrical service to the sign is the responsibility of the owner. If primary electrical service is existing and within 6 feet of sign area, Walton to make final corrections unless restricted by municipality. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawings shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 610.6(A)(1) of the National Electrical Code.

CID341515 GND

PAGE SIZE: 11x17

Sheet: 2



AERIAL VIEW



10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210.886.0644
waltonsignage.com
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Client: DISCOUNT TIRE FL 131188
Address: 10411 CORKSCREW COMMONS DR
City/State: ESTERO, FL 33928
Sales: HOUSE Designer: RH
Date: 08/08/25 PM: TG

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Revision Notes

- R1)
- R2)
- R3)
- R4)
- R5)
- R6)

Z:\Customers\Discount Tire_Locations\FL\FL Estero FL 131188\341515 Bldg Signage\DESIGNS

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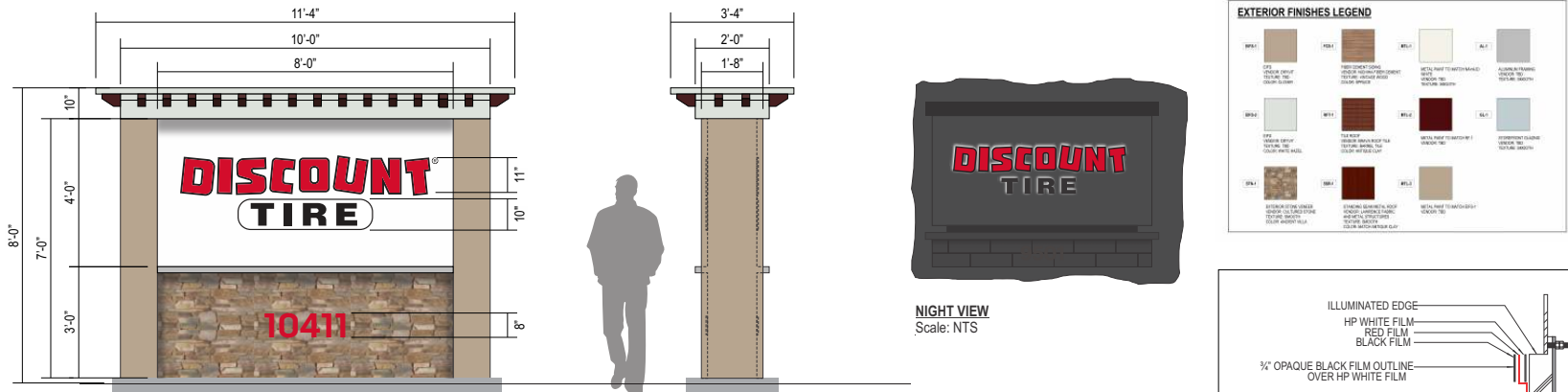
This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

CID341515 GND

PAGE SIZE: 11x17

Sheet: 3



A B D/F EXTERIOR MONUMENT SIGN (32 SQ FT) FACE OF SIGN
Scale: 3/8" = 1'-0"

FOOTING, SUPPORT PIPE & BASE,
SUPPORT PIPE : STEEL SUPPORT PIPE, FOUNDATION PER ENGINEERING

MAIN CABINET : 1 1/2" x 3/16" ALUM ANGLE FRAME WITH ROUTED FACES FOR PUSH THRU GRAPHICS.
SIDES AND TOP TO BE .125" ALUM. REMOVABLE FOR INSTALLATION & SERVICE ACCESS.
PAINT : WHITE , SATIN FINISH
ILLUMINATION : LED LIGHTING SYSTEM AS REQUIRED FOR PROPER ILLUMINATION

DISCOUNT LETTERS,
PUSH THRU ACRYLIC : 3/4" CLEAR ACRYLIC PUSHED THRU FACE 1/2", ACRYLIC TO HAVE 1ST SURFACE VINYL
VINYL : 3M 3630-33 RED VINYL / 3M #3630-22 BLACK VINYL
ACRYLIC BACK UP : .177" #2447 DIFFUSER PLEX

TIRE,
PUSH THRU ACRYLIC : 3/4" CLEAR ACRYLIC PUSHED THRU FACE 1/2", ACRYLIC TO HAVE 1ST SURFACE VINYL
VINYL : 3M #3630-22 BLACK VINYL
ACRYLIC BACK UP : .177" #2447 DIFFUSER PLEX

OUTLINE,
VINYL : 3M #3630-22 BLACK VINYL

REVEAL & CAP STRUCTURE : 1 1/2" x .125" ALUM ANGLE FRAME ATTACHED TO STRUCTURE SKIN : .125" ALUM SKIN.
PAINT : COLORS AND FINISHES TO MATCH BUILDING

REVEAL & CAP STRUCTURE,
TOP CAP : 6" x 4" x .063" CUSTOM BREAK FORMED ALUMINUM
PAINT: COLORS AND FINISHES TO MATCH BUILDING

BASE: ANGLE FRAME WITH CEMENT BOARD/PLYWOOD SURFACE OR

MASONRY: STONE VENEER TO MATCH BUILDING

ADDRESS NUMERALS: 2 SETS OF RED PLASTIC FORMED ADDRESS NUMBERS

ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

EXTERIOR FINISHES LEGEND

 EPS EXTRUDED POLYSTYRENE 100 MM THICK COLOR: WHITE	 FIBR FIBR GLASS FIBRE 100 MM THICK COLOR: WHITE	 MIN MINERAL WOOL 100 MM THICK COLOR: WHITE	 ALU F ALUMINUM FOIL 100 MM THICK COLOR: WHITE
 EPS EXTRUDED POLYSTYRENE 100 MM THICK COLOR: WHITE	 FIBR FIBR GLASS FIBRE 100 MM THICK COLOR: WHITE	 MIN MINERAL WOOL 100 MM THICK COLOR: WHITE	 ALU F ALUMINUM FOIL 100 MM THICK COLOR: WHITE
 EPS EXTRUDED POLYSTYRENE 100 MM THICK COLOR: WHITE	 FIBR FIBR GLASS FIBRE 100 MM THICK COLOR: WHITE	 MIN MINERAL WOOL 100 MM THICK COLOR: WHITE	 ALU F ALUMINUM FOIL 100 MM THICK COLOR: WHITE



Client: DISCOUNT TIRE FLF 13188
Address: 10411 CORKSCREW COMMONS DR.
Address: ----
City/State: ESTERO, FL 33928
Sales: HOUSE Designer: RH
Date: 08/08/25 PM: TG

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R2)
R3)
R4)
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R6)

Z:\Customers\Discount Tire\Locations\FL\FL Estero FL 13188\341515 Bldg Signage\DESIGNS

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All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.5(A)(1) of the National Electrical Code.

PAGE SIZE: 11x17

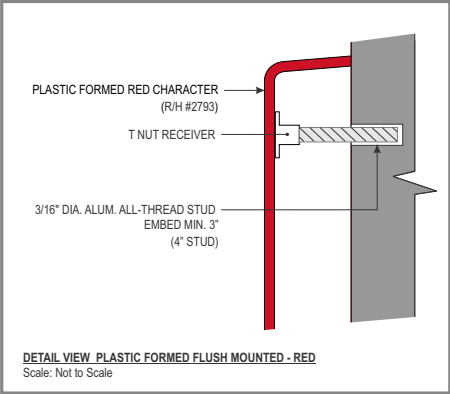
CID341515 GND

Sheet: 4

6" 10411

NON-ILLUMINATED MONUMENT/PYLON BASE NUMBERS - RED
Scale: 1 1/2" = 1'-0"

- PROVIDE AND INSTALL (2) TWO SETS OF PLASTIC FORMED ADDRESS NUMBERS
- RED R/H #2793
- PILL GOTHIC FONT
- STUD MOUNTED FLUSH ON BASE OF D/F MONUMENT/PYLON



W

WALTON

10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210.886.0644
waltonsignage.com

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Client: DISCOUNT TIRE FLF 13188
Address: 10411 CORKSCREW COMMONS DR
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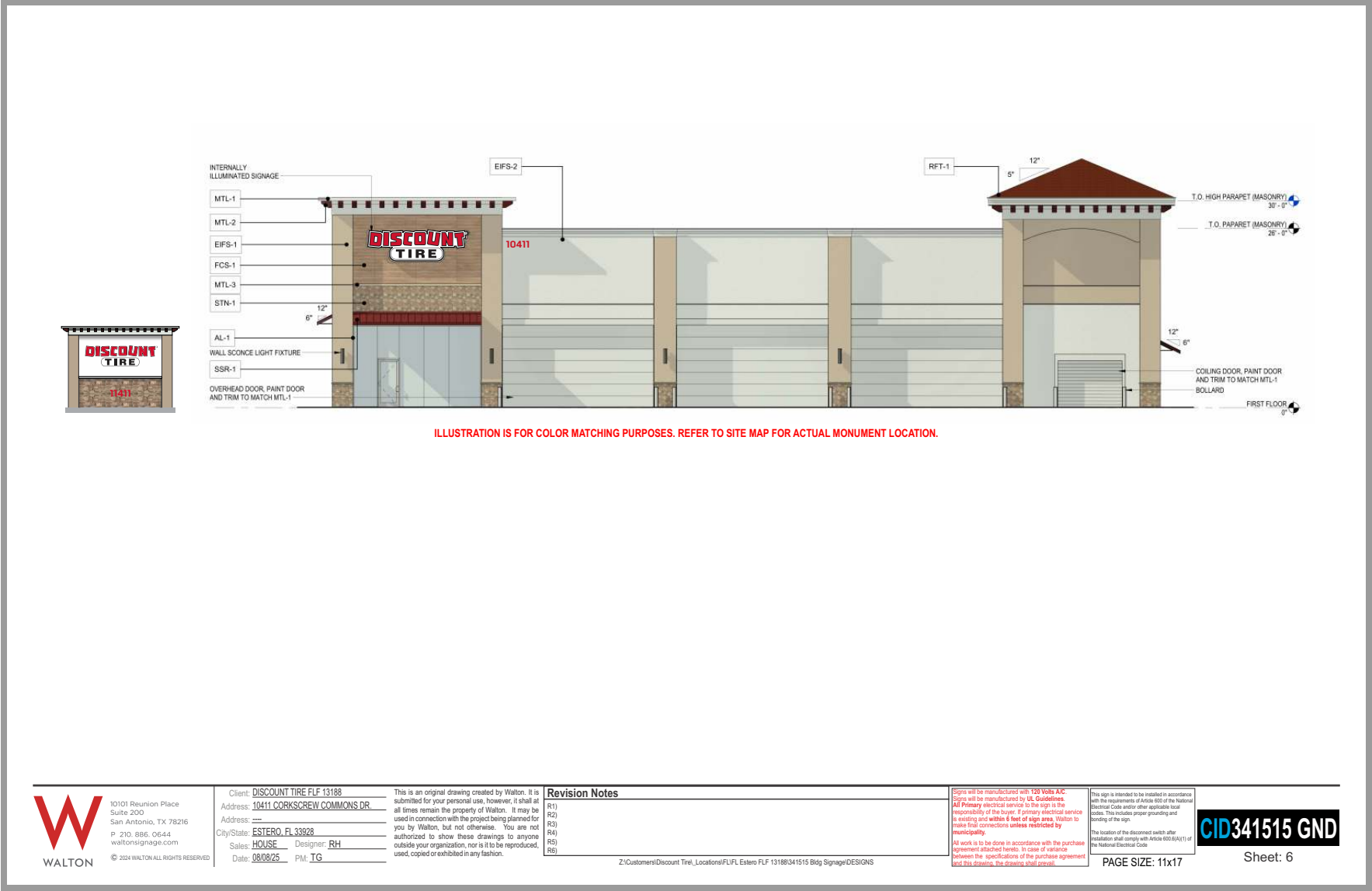
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PAGE SIZE: 11x17

CID341515 GND

Sheet: 5





LOCATION

10411 Corkscrew Commons Drive
Estero, Florida 33928

PROJECT DESCRIPTION

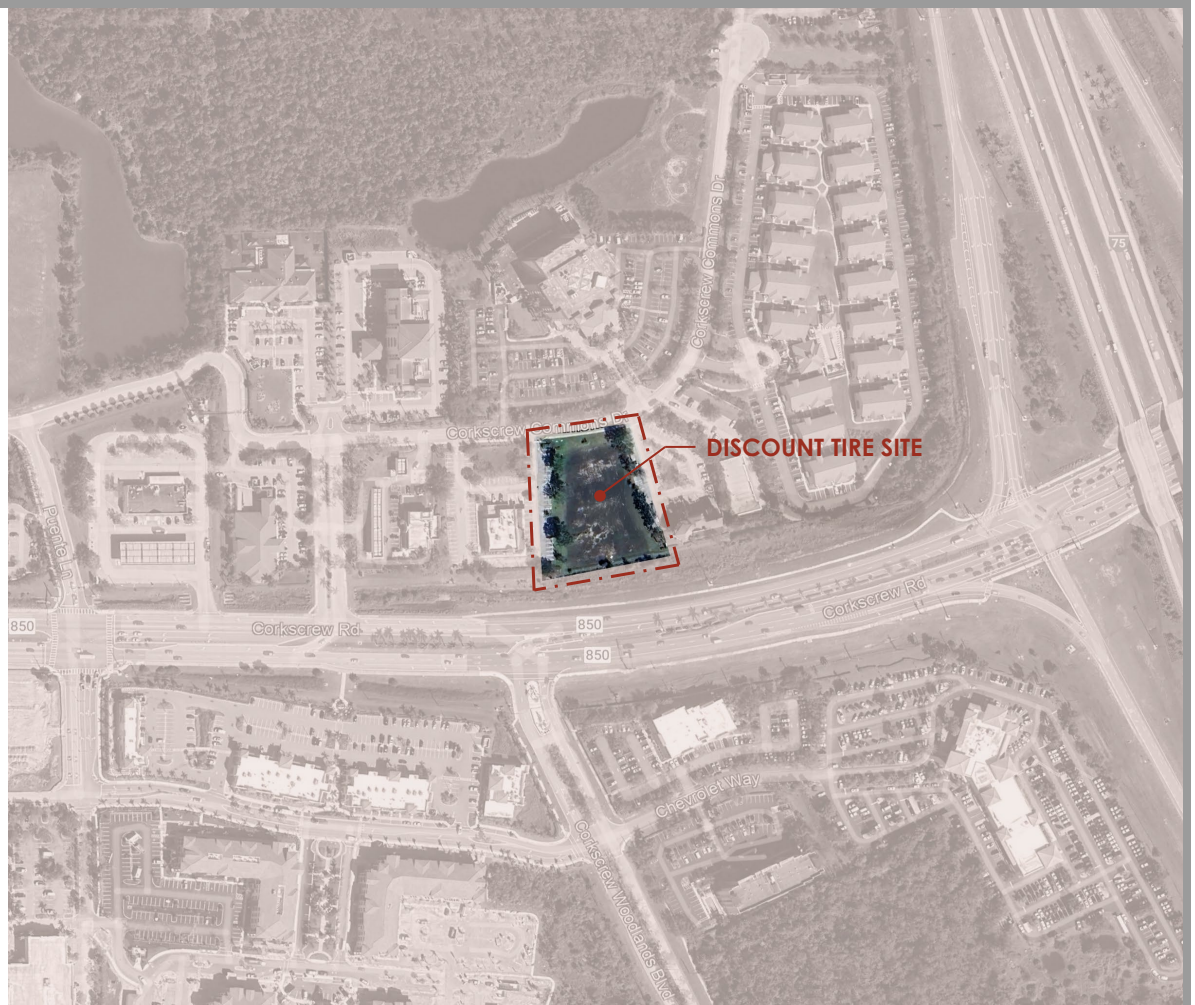
New 7,020 SF One-story automotive tire repair shop and retail space. The proposed building is designed to be in accordance with the design standards of the Village of Estero while merging the design preference of Discount Tire.

SITE DESCRIPTION

Located within Estero Interstate Commerce Park Master Development.

The master development is permitted by SFWMD to treat water quantity and water quality requirements within the stormwater management system used by the entire master development.

Our site has recently been permitted by SFWMD to treat an additional 50 % of water quality and route all stormwater to the master system.



PROJECT DESCRIPTION & KEY PLAN

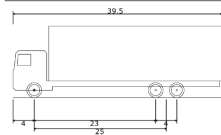




SITE VEHICLE CIRCULATION

Delivery truck and fire truck turning movements confirm adequate access and maneuverability. The SU-40 delivery truck path verifies daily operational functionality. The SL100 fire truck path demonstrates emergency access compliance. Intended to operate outside of operating hours for less than 4 hours to minimize public disturbance.

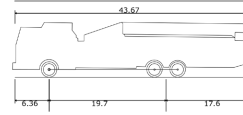
DELIVERY TRUCK TURN PROFILE



SU-40 - Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

39.500ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°

SL100 FIRE TRUCK PROFILE



SL100 FIRE TRUCK
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

~ 43.670ft
~ 8.250ft
~ 13.400ft
~ 1.120ft
~ 8.250ft
~ 4.00s
~ 37.420ft

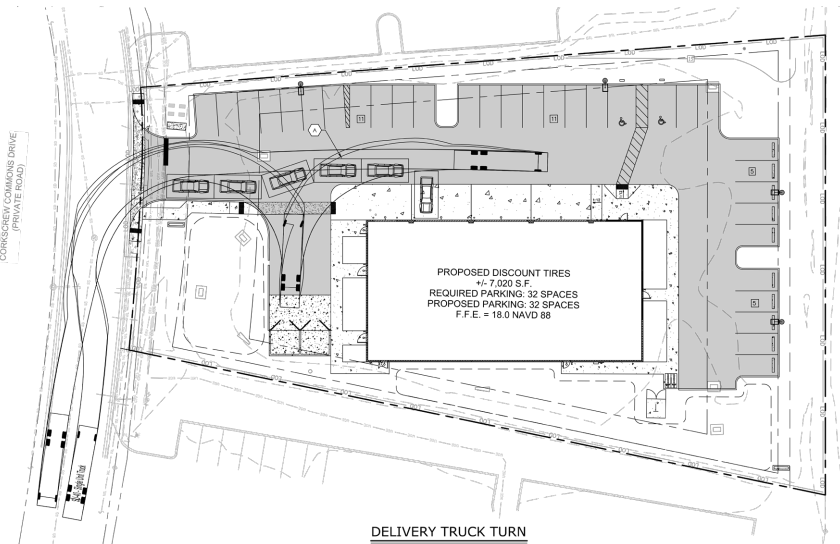
SITE PLAN LEGEND



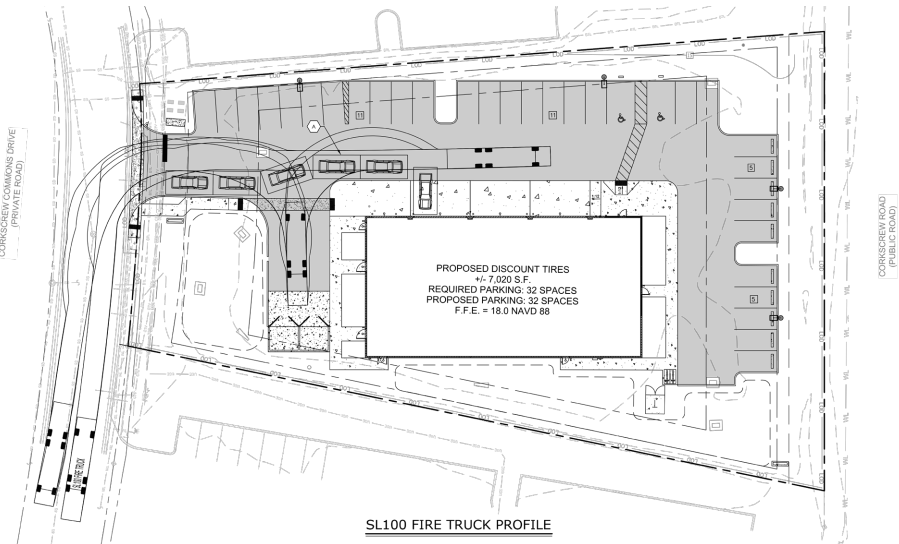
PROPERTY LINE
LIMIT OF DISTURBANCE BOUNDARY
PRIVATE/PUBLIC UTILITY (GAS/WATER)
BUILDING SETBACK LINE
LANDSCAPE BUFFER LINE
CONCRETE CURB
SAWCUT LINE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
HEAVY-DUTY CONCRETE PAVEMENT



HEAVY-DUTY CONCRETE PAVEMENT FOR DUMPER ENCLOSURE
CONCRETE STAMPED SIDEWALK
PROPOSED LIGHT POLE
PROPOSED STORMWATER STRUCTURE
PROPOSED ADA SIGN
PROPOSED DRAINAGE AREA



DELIVERY TRUCK TURN



SL100 FIRE TRUCK PROFILE

TRUCK TURN PLANS



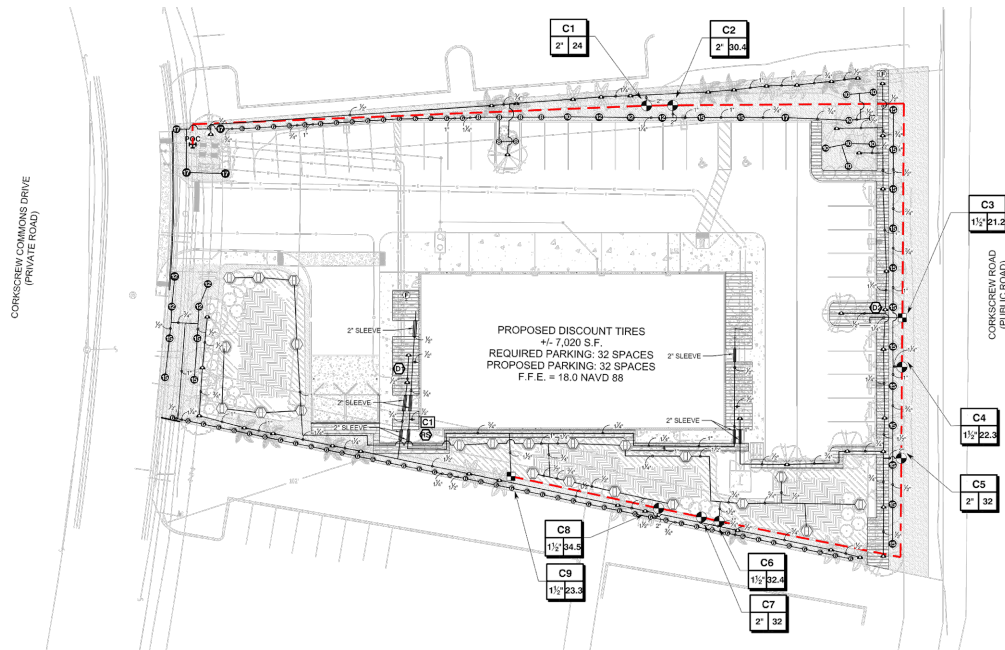
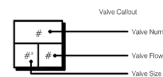
IRRIGATION_SCHEDULE_DTES_IRR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06 SR Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 8 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 10 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 12 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 15 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06 17 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 Adj Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PCB Flood Bubbler, 1/2in. FPT.
	Hunter PGJ-00 .75 Shrub Rotor, Fixed Riser. Adjustable and Full Circle.
	Hunter PGJ-00 1.0 Shrub Rotor, Fixed Riser. Adjustable and Full Circle.
	Hunter PGJ-00 1.5 Shrub Rotor, Fixed Riser. Adjustable and Full Circle.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGJ-00 2.0 Shrub Rotor, Fixed Riser. Adjustable and Full Circle.
	Hunter PGJ-00 2.5 Shrub Rotor, Fixed Riser. Adjustable and Full Circle.
	Hunter PGJ-00 4.0 Shrub Rotor, Fixed Riser. Adjustable and Full Circle.
	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 3/4in. outlet.
	Hunter AFV-B 1/2in. automatic flush valve with 3/4in. barb connection. Removable top for diaphragm maintenance.
	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.
	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.
	Area to Receive Dripline Rain Bird XPDe-09-12 XPDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G-FS 1-1/2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
	Hunter ICV-G-FS 2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900 Light Commercial & Residential Controller, 16-station expanded module controller, 120 VAC, Outdoor/Indoor model
	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.
	Point of Connection
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 1/2"
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"
	Irrigation Lateral Line: PVC Schedule 40 2"
	Irrigation Mainline: PVC Schedule 40



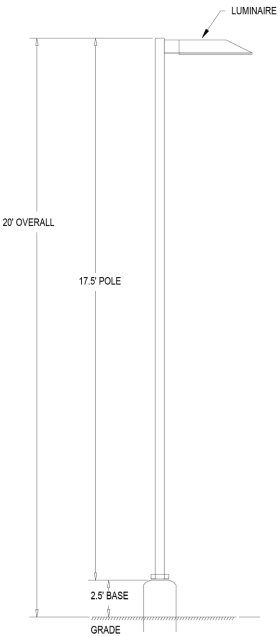
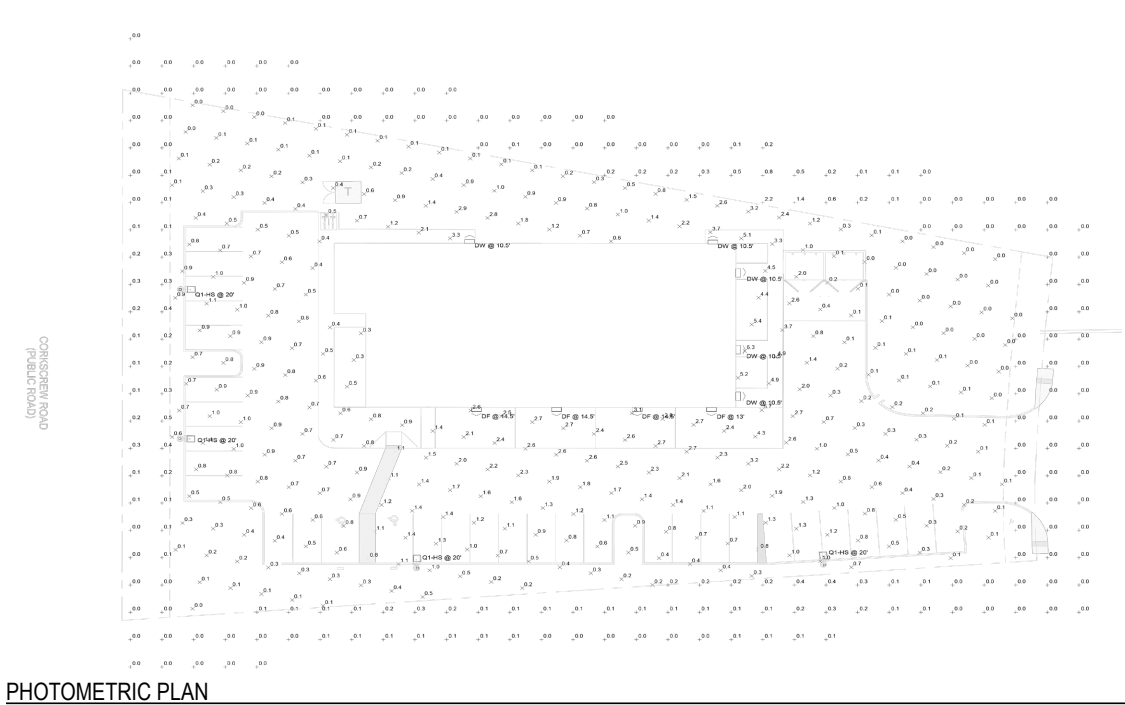
IRRIGATION PLANS

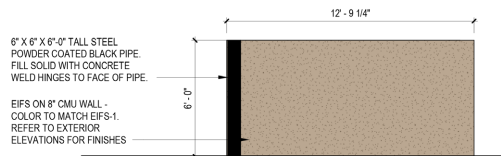


SCHEDULE									
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	LAMP OUTPUT	LLF	INPUT POWER	BUG RATING
	DF	4	LITHONIA LIGHTING	DSXW1 LED 10C 1000 30K TFTM MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 1000MA.	3673	0.9	38.8	0-0-1
	DW	5	LITHONIA LIGHTING	DSXW1 LED 10C 1000 30K T2M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 1000MA.	3511	0.9	38.8	0-0-1
	Q1-HS	4	LITHONIA LIGHTING	DSXW1 LED P5 70CRI 30K TFTM MVOLT HS	DSXW1 LED WITH P5 LED ENGINE ENGINES, TYPE TFTM OPTIC, 3000K	4913	0.9	37	1-0-1

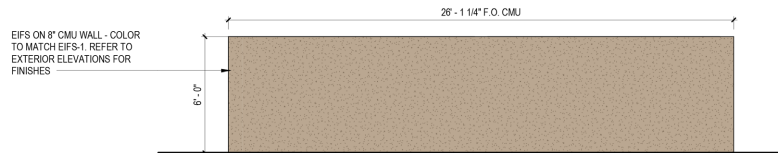


STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
OVERALL SITE	×	1.0 FC	6.3 FC	0.0 FC	N/A	N/A
PROP LINE OVERSPILL	+	0.1 FC	2.2 FC	0.0 FC	N/A	N/A

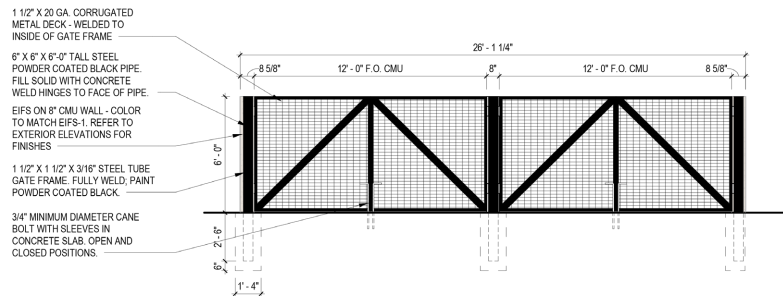




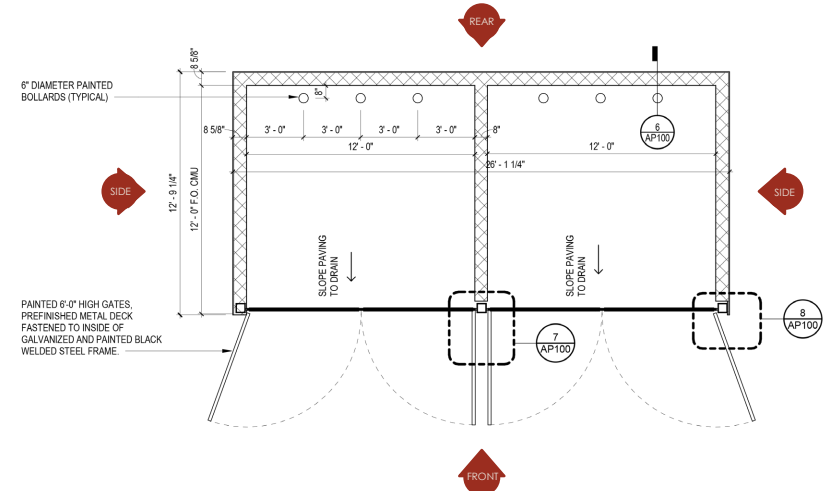
DETACHED TRASH ENCLOSURE SIDE ELEVATION



DETACHED TRASH ENCLOSURE REAR ELEVATION



DETACHED TRASH ENCLOSURE GATE ELEVATION (FRONT)



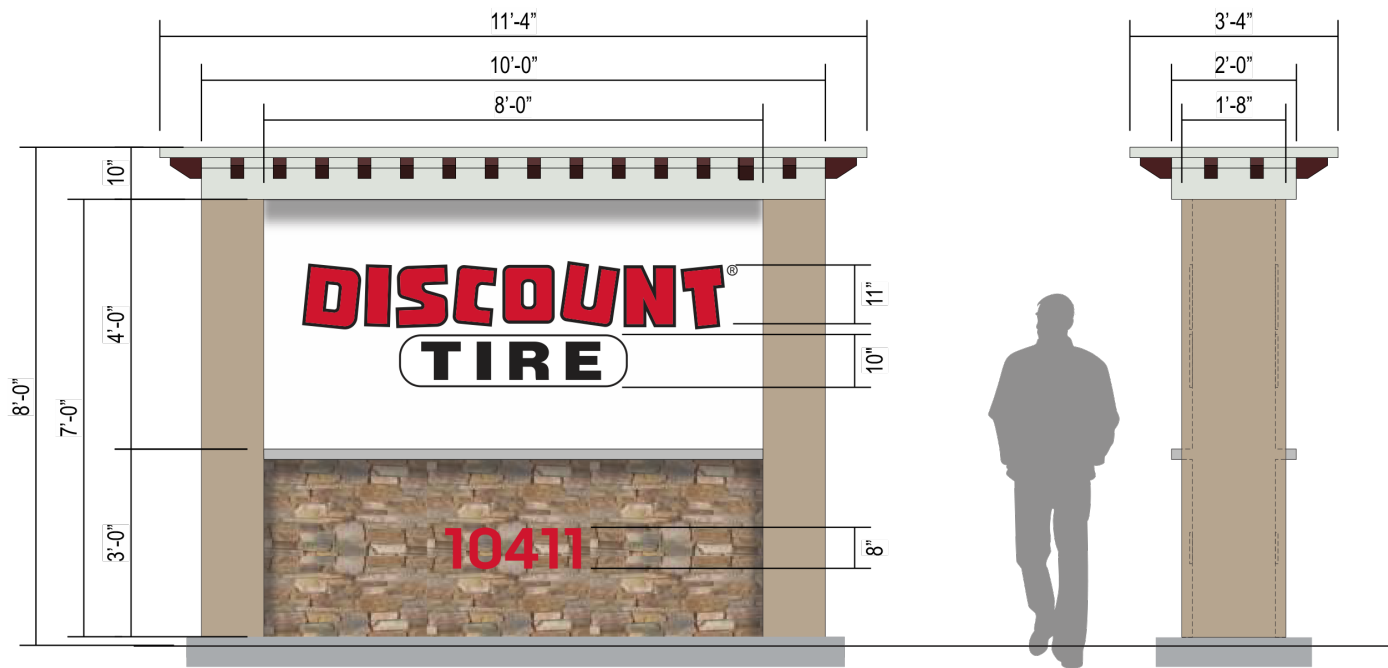
DETACHED TRASH ENCLOSURE

TRASH ENCLOSURE



EXTERIOR FINISHES LEGEND

EPS-1	EPS VENDOR DRYKIT TEXTURE: FINESSE COLOR: FRAME CLAY	FCB-1	FIBER CEMENT SIDING VENDOR: NICHAY FIBER CEMENT TEXTURE: VINTAGE WOOD COLOR: BRUCE	MTL-1	METAL PAINT TO MATCH EPS-2 VENDOR: SHERRIN WILLIAMS COLOR: ICE CUBE	AL-1	ALUMINUM FRAMING VENDOR: KUMMER FINISH: ANODIZED COLOR: CLEAR	EPS-2	EPS VENDOR DRYKIT TEXTURE: FINESSE COLOR: WHITE HAZEL	BFT-1	TILE ROOF VENDOR: BRAWA ROOF TILE TEXTURE: BARREL TILE COLOR: VINTAGE TERRACOTTA	WD-1	WOOD STAIN VENDOR: BOMBAY MAHOGANY COLOR: BOMBAY MAHOGANY	GL-1	STONEFRONT GLAZING VENDOR: TED TEXTURE: SMOOTH	STN-1	EXTERIOR STONE VENEER VENDOR: CULTURED STONE TEXTURE: SMOOTH COLOR: ANCIENT VILLA	SBR-1	STANDING SEAM METAL ROOF VENDOR: MCLOUD METAL TEXTURE: SMOOTH COLOR: COGNAC RED	MTL-2	METAL PAINT TO MATCH EPS-1 VENDOR: SHERRIN WILLIAMS COLOR: REALISTIC BEIGE
-------	--	-------	---	-------	---	------	--	-------	---	-------	---	------	---	------	--	-------	--	-------	--	-------	--



MONUMENT SIGNAGE



SIGNAGE DETAILS

"DISCOUNT" Area: 34.47 SF

"TIRE" Area: 9.82 SF

Backer size: 5'-2 3/4" x 16'-10 1/2"

Illumination: Hanley 7000K White LEDs

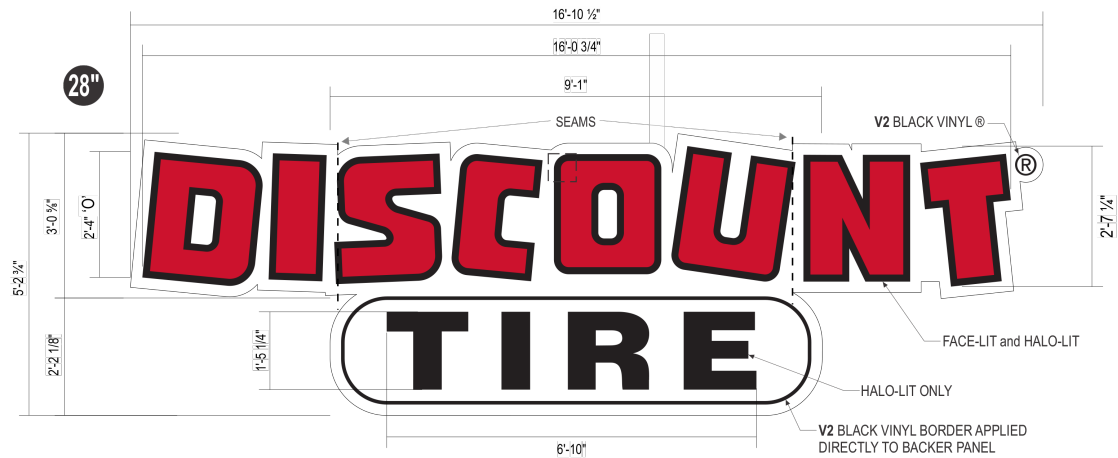
Electrical: 4 amp each / 120V-(1) 20 amp circuit

Trimcap Color: Black

Return Color: Black



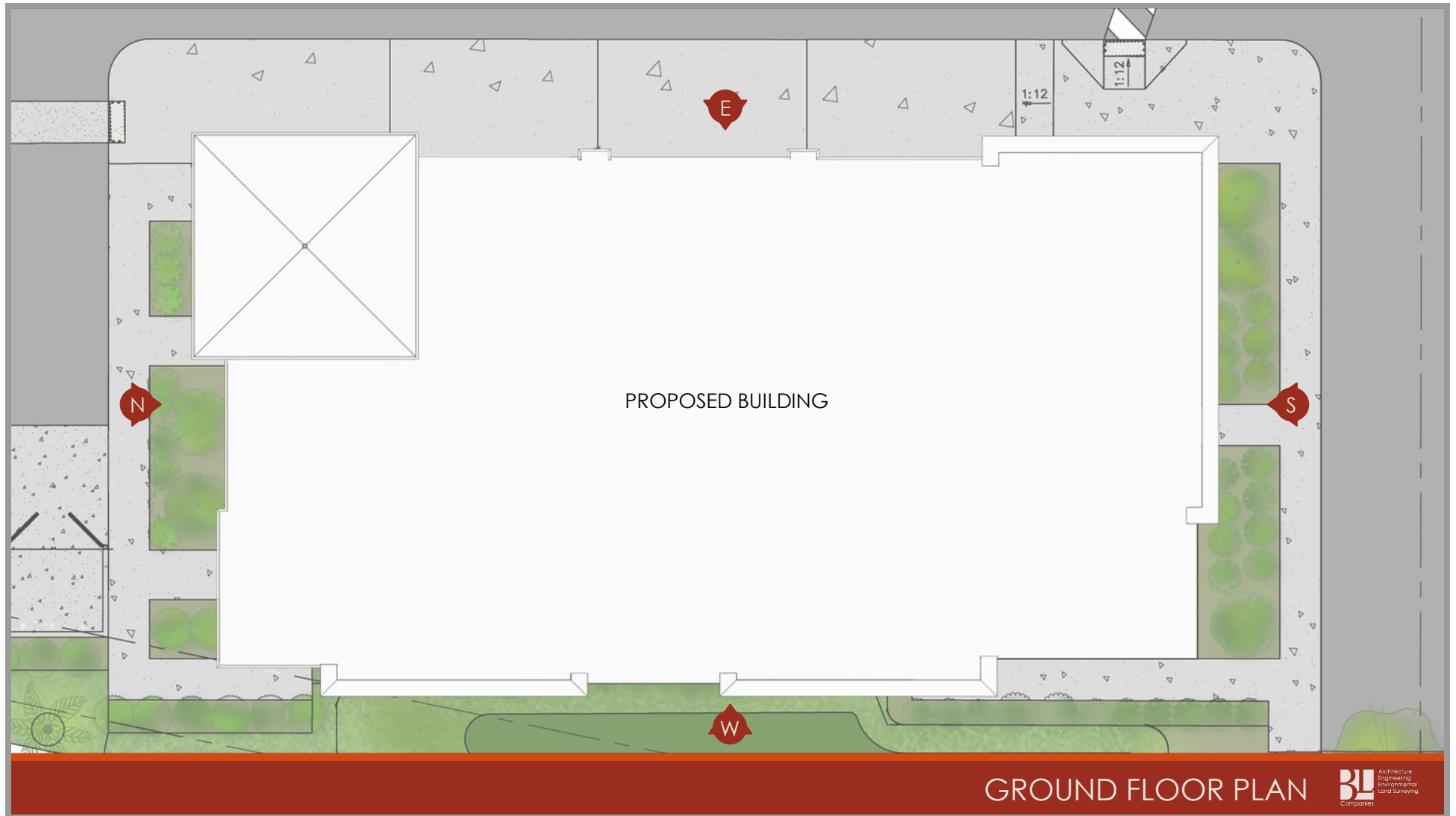
NIGHT VIEW



CUSTOM FABRICATED FACE-LIT/HALO ILLUMINATED SIGNAGE

BUILDING SIGNAGE



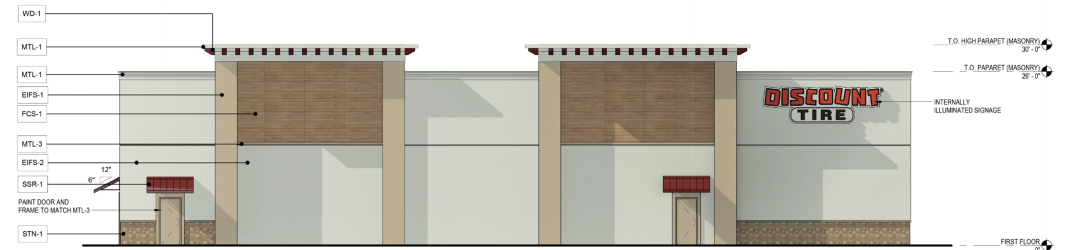


EXTERIOR FINISHES LEGEND

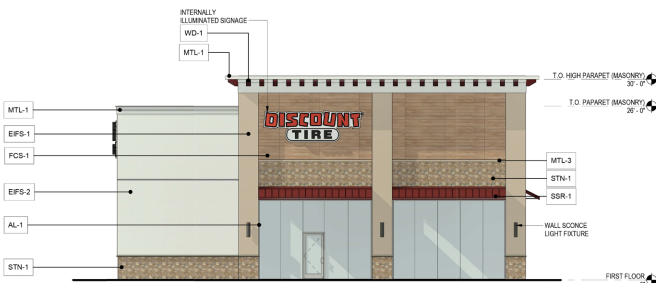
EPS-1	EPS-2	FCB-1	MTL-1	AL-1	EPS-2	RFT-1	WD-1	GL-1	STN-1	SSR-1	MTL-3
EPS-1	EPS-2	FCB-1	MTL-1	AL-1	EPS-2	RFT-1	WD-1	GL-1	STN-1	SSR-1	MTL-3
EPS-1	EPS-2	FCB-1	MTL-1	AL-1	EPS-2	RFT-1	WD-1	GL-1	STN-1	SSR-1	MTL-3
EPS-1	EPS-2	FCB-1	MTL-1	AL-1	EPS-2	RFT-1	WD-1	GL-1	STN-1	SSR-1	MTL-3



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS



PAINT

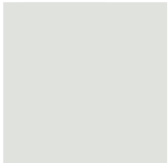
MANUFACTURER: KYNAR
COLOR: COGNAC RED



MANUFACTURER: SHERWIN WILLIAMS
COLOR: REALIST BEIGE

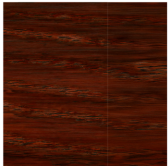


MANUFACTURER: SHERWIN WILLIAMS
COLOR: ICE CUBE



WOOD STAIN

MANUFACTURER: MINIX
COLOR: BOMBAY MAHOGANY

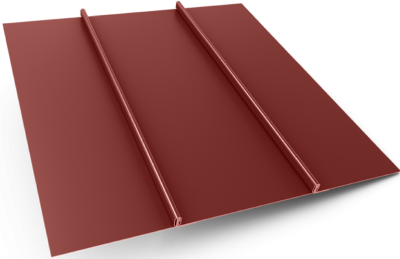


ROOFS

MANUFACTURER: SPOVA ROOF TILE
COLOR: VINTAGE TERRACOTTA



MANUFACTURER: MCELROY METAL
COLOR: COGNAC RED



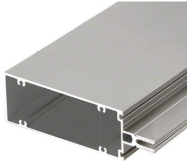
WALL SCONCE

MANUFACTURER: VAC LIGHTING
FINISH: BRONZE



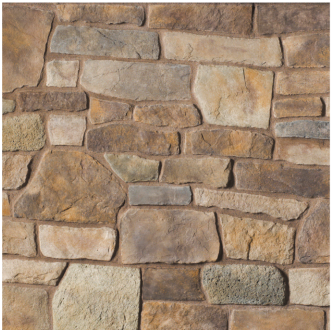
STOREFRONT FRAMING

MANUFACTURER: KAWNEER
COLOR: CLEAR FINISH: ANODIZED



WALLS

MANUFACTURER: CULTURED STONE
COLOR: ANCIENT VILLA



MANUFACTURER: NICHHA
COLOR: VINTAGE WOOD - SPRUCE



MANUFACTURER: ORVIT SYSTEMS
COLOR: PRAIRIE CLAY



MANUFACTURER: ORVIT SYSTEMS
COLOR: WHITE HAZE





ENTRANCE VIEW



SIDE ENTRANCE VIEW



GARAGE BAYS VIEW

EXTERIOR VIEWS





THANK YOU SO MUCH!



AGENDA ITEM SUMMARY SHEET
PLANNING ZONING AND DESIGN BOARD MEETING
November 18, 2025

Agenda Item:

Ordinance No 2025-14 creating legislatively mandated regulations regarding recovery residence accommodation requests.

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

Background:

Florida law defines a “certified recovery residence” as:

a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

(A) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

(B) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

(C) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

(D) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside

Page 1 of 2

at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence, and all licensable services are provided offsite.

Florida Statutes § 397.487 has long provided provisions on how an entity is able to voluntarily become a certified recovery residence. That statute did not place any particular burdens on local government.

However, in Chapter Law 2025-156, the Legislature amended this statute to mandate that by January 1st 2026, every city and county adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction, which ordinance must include a process for requesting “reasonable accommodations” from any city or county land use regulation that serves to prohibit the establishment of a certified recovery residence.

Based on this statutory mandate, the Village Council of the Village of Estero is therefore obligated to adopt this Ordinance containing the minimum requirements set forth in Florida Statutes § 397.487.

While the Ordinance does contain the statutory minimum requirements, it also provides a provision for the payment of an application fee (to help the Village defray the cost of administering this state mandate). It also clarifies that the granting of an accommodation is not intended to create a property right in the granted accommodation.

Action Requested:

Recommendation to Village Council to adopt Ordinance No. 2025-14

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, CREATING A NEW SECTION 4-6 OF THE VILLAGE LAND DEVELOPMENT CODE REGARDING RECOVERY RESIDENCES; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes § 397.487 addresses the voluntary certification of recovery residences; and

WHEREAS, in Chapter Law 2025-156, the Florida Legislature amended this statute to mandate that every city and county adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction, which ordinance must include a process for requesting reasonable accommodations from any city or county land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, the Village Council of the Village of Estero is therefore mandated to adopt this Ordinance containing the minimum requirements set forth in Florida Statutes § 397.487.

NOW, THEREFORE BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. A new Section 4-6 of the Village Land Development Code, entitled CERTIFIED RECOVERY RESIDENCES, is hereby created as follows:

SECTION 4-6. – CERTIFIED RECOVERY RESIDENCES

4-601. – Definition.

Pursuant to Florida Statutes § 297.311, a certified recovery residence means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

- (A) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.
- (B) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

- (C) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.
- (D) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

4-602. – Legislatively mandated requirements.

Pursuant to the requirements of Florida Statutes § 397.487:

- (A) Any zoning or land use decision the village may make related to certified recovery residences will be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.
- (B) The village manager shall establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be filed with the village clerk, to the attention of the director.
- (C) Any application for reasonable accommodation filed pursuant to subsection (B) above shall be date-stamped upon receipt. If additional information is required, the director must notify the applicant in writing within the first 30 days after receipt of the application and the applicant must be allowed at least 30 days to respond.
- (D) The director is required to issue a final written determination on the accommodation application within 60 days after receipt of a completed application. The determination must:
1. Approve the request in whole or in part, with or without conditions; or
 2. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.
- (E) If a final written determination is not issued within 60 days after receipt of a completed application, the accommodation request is deemed approved unless the parties agree in writing to a reasonable extension of time.

(F) The application for accommodation shall include, at a minimum:

1. The name and contact information of the applicant or the applicant's authorized representative;
2. The property address and parcel identification number;
3. A sworn affidavit by the owner of the property or a corporate officer of the owner attesting on penalty of perjury that the owner is a certified recovery residence and that written evidence from the state has been provided to verify that status; and
4. A description of the accommodation requested and the specific regulation or policy from which relief is sought and a narrative of why the request is reasonable.

(G) To defray the cost of staff and legal review of certified recovery residence reasonable accommodation requests, an application shall be accompanied by a \$700 application fee.

(H) The village shall not require a public hearing beyond the minimum required by law to grant the requested accommodation.

(I) If the owner or operator of a certified recovery residence violates the conditions of approval of any requested accommodation, or if the certified recovery residence is declared a nuisance by a court, is convicted of any crime related to the operation of the certified recovery residence, or if a successor owner or operator fails to apply for a new accommodation as provided for in subsection (K) below, or if the owner or operator fails to maintain its certification or licensure required under Florida Statutes § 397.487 or such certification or licensure lapses, is revoked, if the certification or licensure is not reinstated within 180 days from the date it expires or is lost, then the accommodation granted by the village shall be revoked.

(J) The granting of an accommodation under this section does not create a property interest and a revocation of the accommodation occurring in accordance with subsection (I) above shall not result in a compensable taking of property.

(K) Accommodations granted pursuant to this section are not transferable. If the ownership of a certified recovery residence is transferred, the new owner shall file its own accommodation request within thirty days of becoming owner.

(L) The reasonableness of accommodation requests filed under this section shall be evaluated under the standards applied by the federal courts when applying the Fair Housing Amendments Act of 1988, 42 U.S.C. § 3601 *et seq.*, and Title II of the Americans with Disabilities Act, 42 U.S.C. § 12131 *et seq.*

Section 2. For purposes of codification of any existing section of the Estero Land Development 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 3. 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 4. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. 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 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **5th day of November, 2025**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **19th day of November, 2025**, by the Village Council of the Village of Estero, Florida.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Joanne Ribble, Mayor

By: _____
Carol Sacco, CMC, Village Clerk



LandDesign.
CREATING PLACES
THAT MATTER.

Eco-Historic Planning Study

Presented to:

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

Presented by:

LandDesign

Date: November 18, 2025



Agenda

- Team Introductions
- Project Overview
- What We've Learned to Date
- Share Your Ideas
- Next Steps

Team Introductions

Meet the Design Team

LandDesign.



Chad Kovalski, PLA
Partner-in-Charge



Carrie Read, PLA
Project Manager



Anie Delgado, AICP
Senior Planner

Our Consultants



Visioning +
Conceptual Architecture



Transportation Planning



Environmental Analysis +
Land Planning Support



Market Demand Analysis +
Economic Development Strategy



Cost Estimating



+ LandDesign.

SERVICES

- + Landscape Architecture
- + Civil Engineering
- + Urban Design
- + Master Planning
- + Land Planning

EXPERTISE

- + Master Planned Communities
- + Mixed Use
- + Office + Corporate Campus
- + Public Infrastructure
- + Public Realm + Open Space
- + Residential
- + Retail
- + Education
- + Hospitality + Entertainment

45
YEARS

EXPERIENCE WORKING IN
70+ countries
AND NEARLY
40 states



LandDesign

- Project examples – breadth of work
- Public/Private focus
- Understanding of the development drivers
- Creating value through enhancing quality of life and providing unique and engaging public spaces



COMMUNITY SURVEY SUMMARY



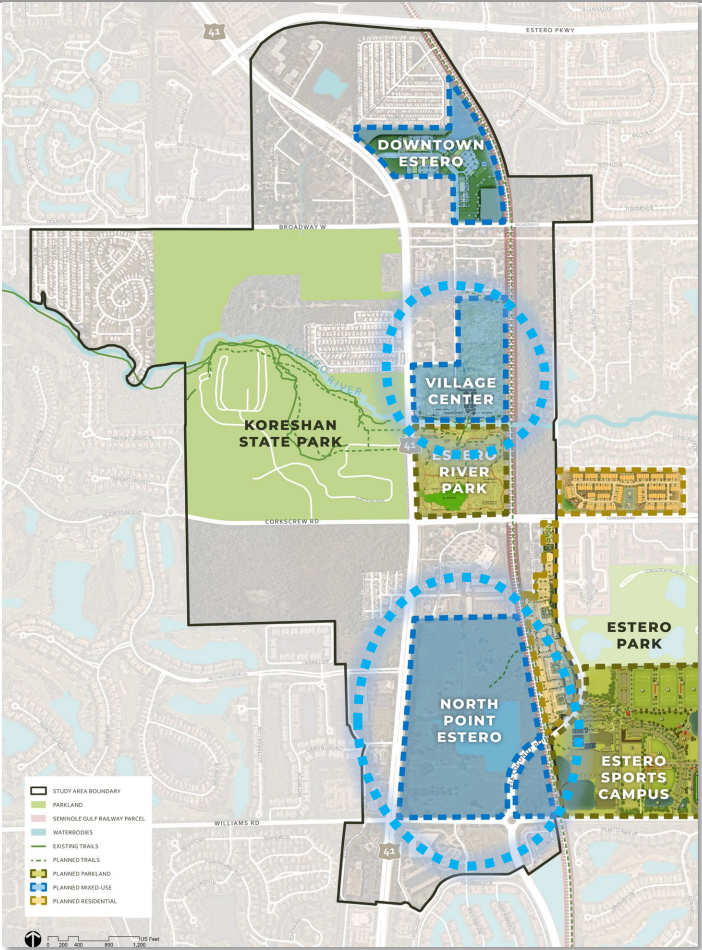
Port District Master Plan | Port St Lucie, Florida





Little Sugar Creek Greenway





Potential Future Development | Estero, Florida



Project Overview

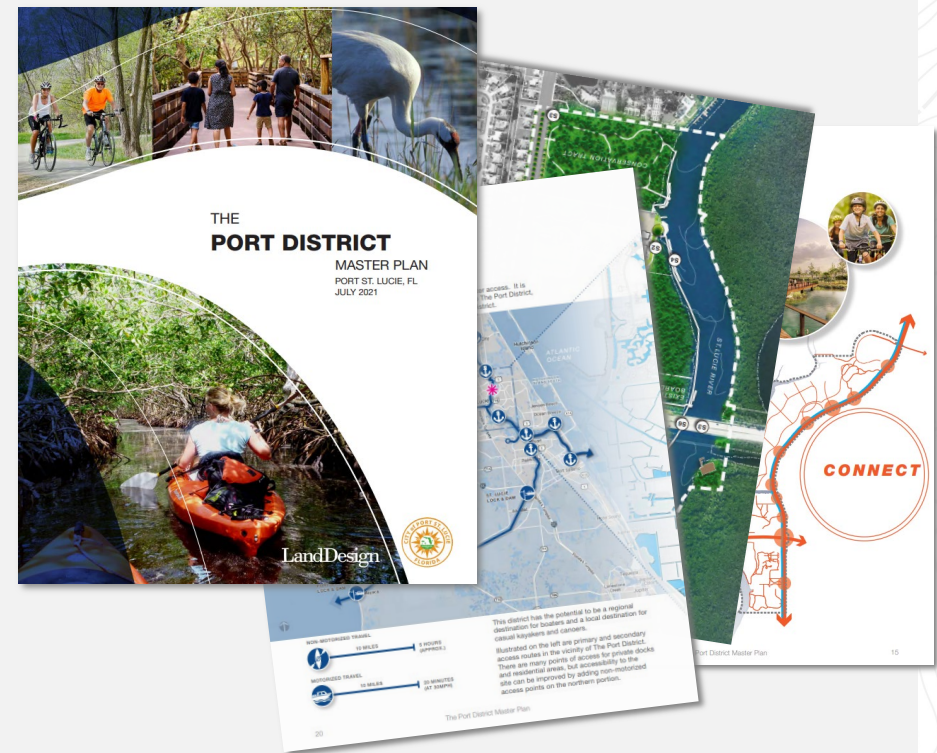
Study Area

- 1,000+ Acres
- Includes Estero River and several historic sites + conservation areas
- Publicly owned property (Village, State and County)
- Along the US-41 corridor
- Planned BERT corridor



Purpose

- This project will deliver a **comprehensive report, vision and Master Plan** for Old Estero
- Strategies will be based on Opportunities and Constraints
- Promote economic development and community vibrancy
- Leverage and preserve environmental and cultural resources



Planning Process

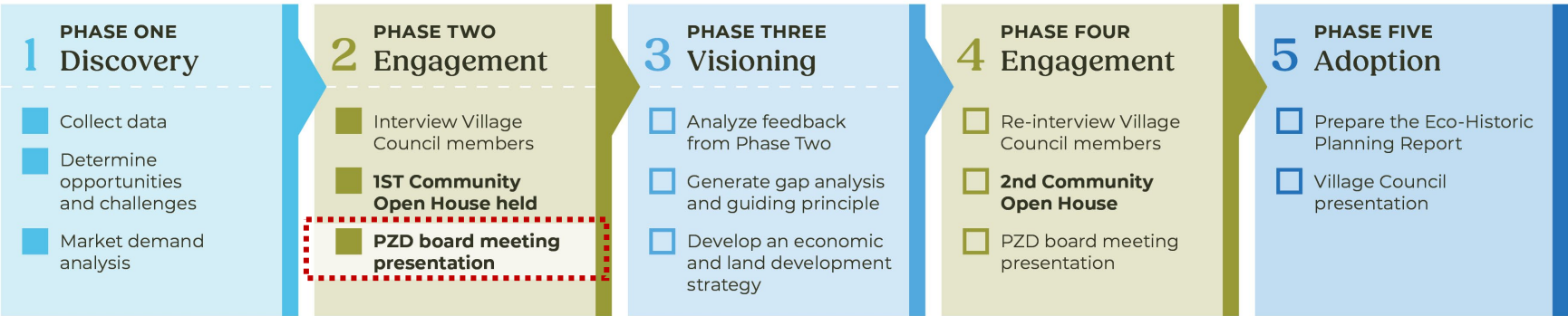
- Open House: June 24th
- PZD Board Meeting: Nov. 18th
- Overall timeline: 12 months



WE ARE HERE

MAY 2025

MID 2026





What We've Learned to Date

Summary of Engagement

Approximately

60

Estero residents attended the Community Open House.

We interviewed

7

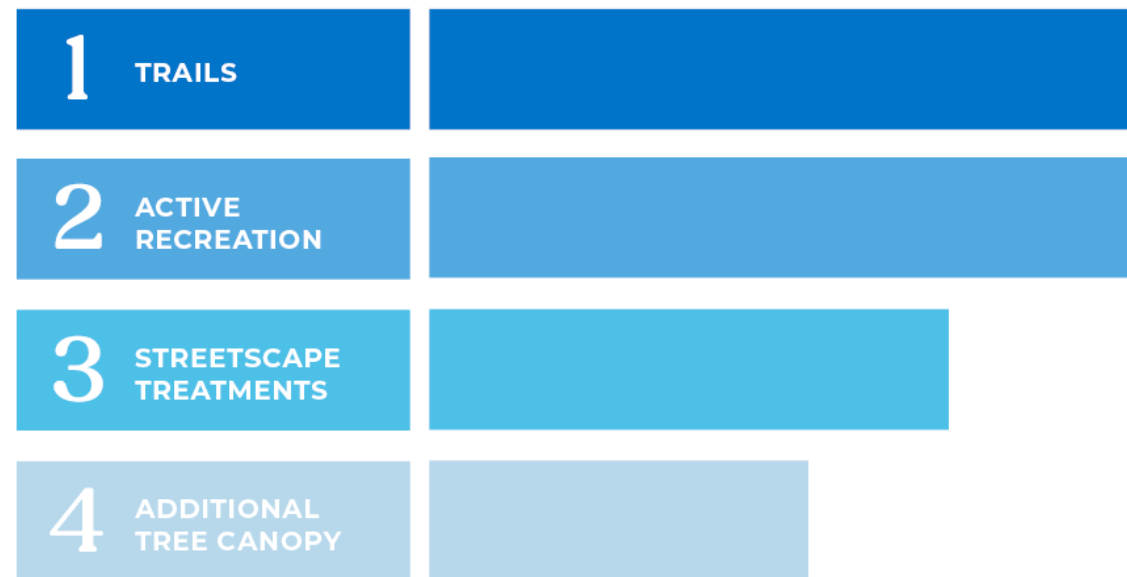
Members of the Village Council.



Community Meeting Feedback – Amenities

- Better connections for walking + biking
- A mix of traditional park amenities and natural experiences (nature paths, kayaking, etc.)
- More interactions with the river
- Shade!

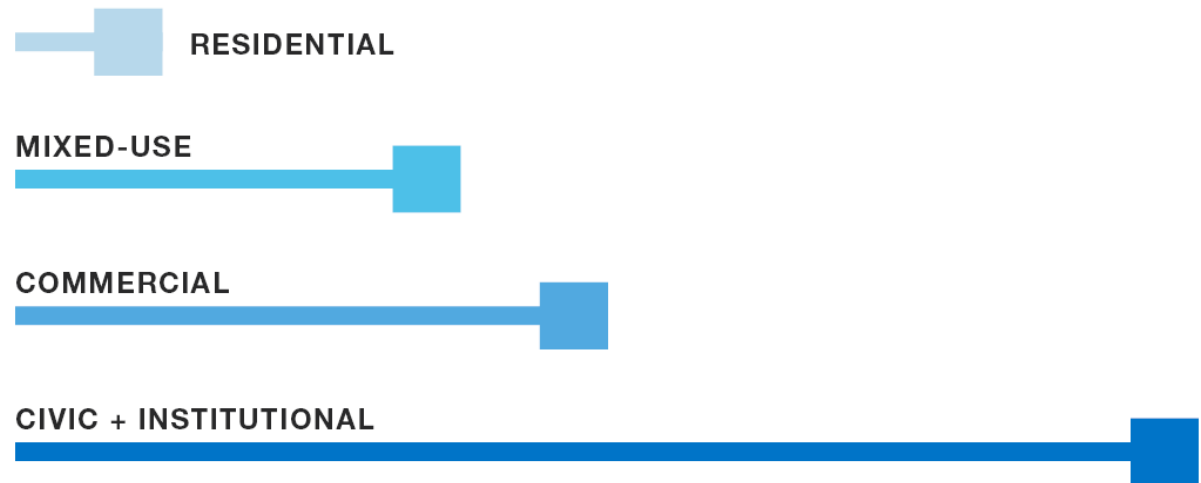
How do people want to experience nature and recreation?



Community Meeting Feedback – Development

- Residential development is less of a priority
- The public overwhelmingly desires more spaces for community activity and social + cultural spaces

What kinds of development do people want to see in Estero?



What kind of civic + residential development?

“Performing Arts Center,”
“Community Center,”
and “Hospital” received
the highest number
of dots for desired
civic and institutional
development.



“Senior housing/assisted
living” received almost all
of the dots (83%) in the
residential category.

These responses may
indicate that Estero
residents are wanting
more cultural facilities as
well as housing that
**support residents aging
in-place.**

What kind of commercial development?

“Walkable, mixed-use neighborhood” and “Village Center” images received the highest concentration of dots for types of mixed-use development.



“Restaurants” and “Development along the BERT Rail Trail” received the highest number of dots, suggesting a desire for more experiential commercial experiences.

People want **local**, walkable + bikeable, development that **contributes to a sense of place** in Estero.

Emerging Themes from the Community



Sense of
Disconnection



Collective
Identity



“Old Florida”
Lifestyle



Share Your Ideas

Q

When you think of Estero's greatest assets, what comes to mind?

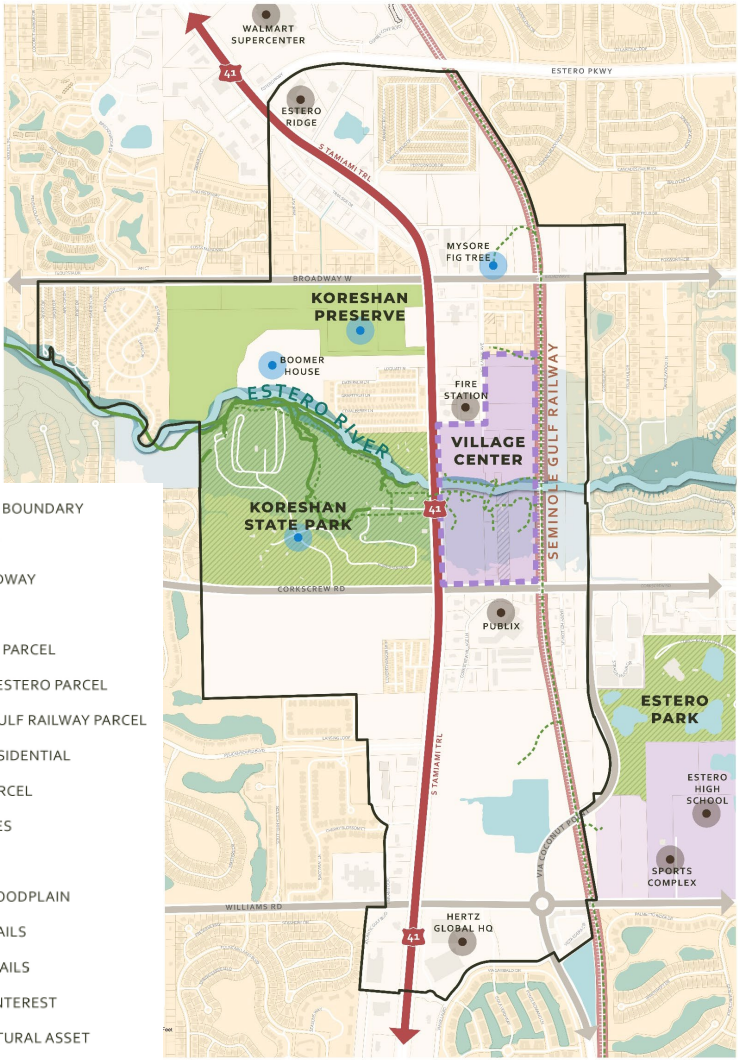
-  STUDY AREA BOUNDARY
-  US HIGHWAY
-  MAJOR ROADWAY
-  PARKLAND
-  LEE COUNTY PARCEL
-  VILLAGE OF ESTERO PARCEL
-  SEMINOLE GULF RAILWAY PARCEL
-  EXISTING RESIDENTIAL
-  HISTORIC PARCEL
-  WATERBODIES
-  FLOODWAY
-  100-YEAR FLOODPLAIN
-  EXISTING TRAILS
-  PLANNED TRAILS
-  POINTS OF INTEREST
-  ESTERO CULTURAL ASSET



Q

How do we ensure the plan protects and builds upon those assets as the community grows?

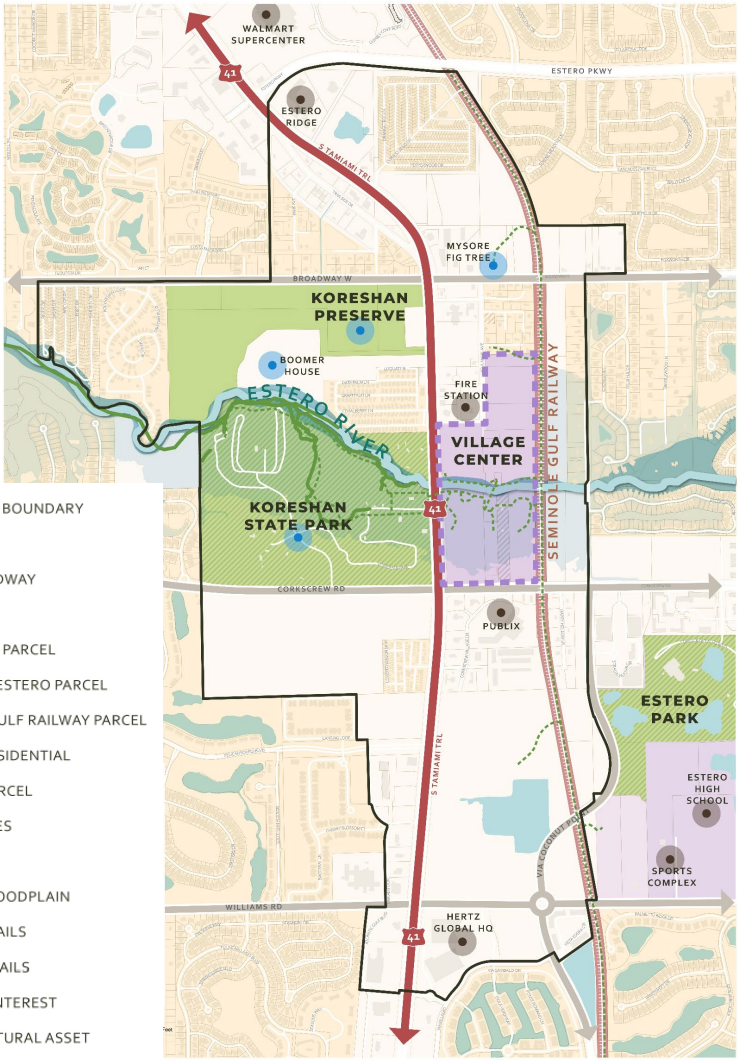
- STUDY AREA BOUNDARY
- US HIGHWAY
- MAJOR ROADWAY
- PARKLAND
- LEE COUNTY PARCEL
- VILLAGE OF ESTERO PARCEL
- SEMINOLE GULF RAILWAY PARCEL
- EXISTING RESIDENTIAL
- HISTORIC PARCEL
- WATERBODIES
- FLOODWAY
- 100-YEAR FLOODPLAIN
- EXISTING TRAILS
- PLANNED TRAILS
- POINTS OF INTEREST
- ESTERO CULTURAL ASSET



Q

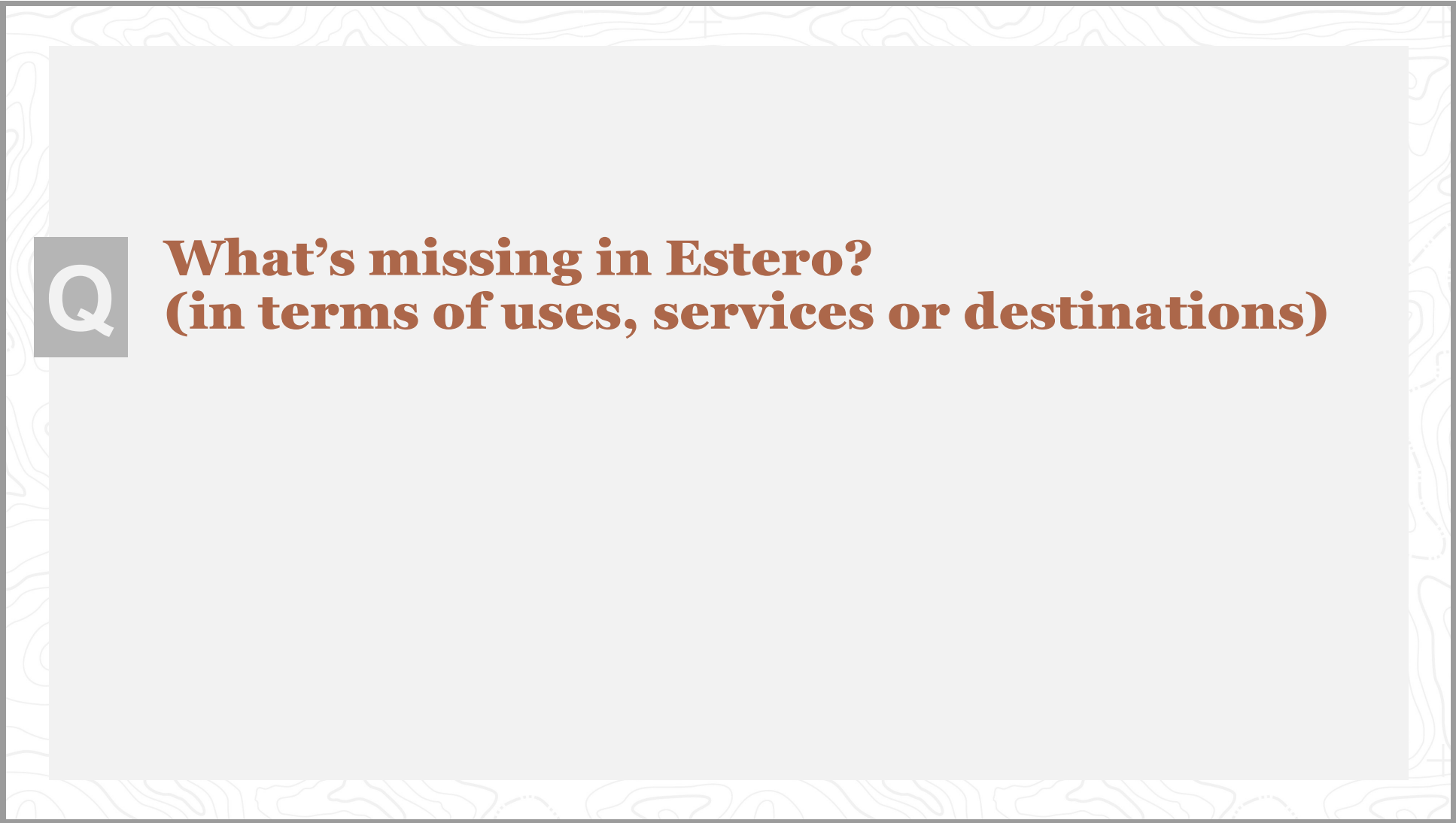
What are the opportunities for Estero that we should understand?

- STUDY AREA BOUNDARY
- US HIGHWAY
- MAJOR ROADWAY
- PARKLAND
- LEE COUNTY PARCEL
- VILLAGE OF ESTERO PARCEL
- SEMINOLE GULF RAILWAY PARCEL
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- FLOODWAY
- 100-YEAR FLOODPLAIN
- EXISTING TRAILS
- PLANNED TRAILS
- POINTS OF INTEREST
- ESTERO CULTURAL ASSET



Q

Are there examples (locally or regionally) of places that are good examples for the future of Estero?

The background of the slide is a light gray topographic map with white contour lines. A large, light gray rectangular box is centered on the slide, containing the text. To the left of the text is a dark gray square with a white letter 'Q' inside.

Q

**What's missing in Estero?
(in terms of uses, services or destinations)**



Next Steps

Immediate Next Steps

- Analysis + Opportunities
- Consolidate stakeholder Input
- Begin to develop strategies to address...
 - Future focused on resiliency
 - Village Center activation
 - Leveraging the BERT Corridor
 - Leveraging environmental, recreation, and cultural resources
- Potential catalyst sites for development/redevelopment



Thank you

