



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JANUARY 13, 2026, 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
January 13, 2026, 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 December 9, 2025 meeting minutes**

Attachment: [12092025 PZDB Minutes.pdf](#)

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

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

- a. Estero Fire Expansion -- Rezoning (DCI2025-E002) (District 4) 21500 Three Oaks Parkway, located on the west side of Three Oaks Parkway just south of Corkscrew Road. Estero Fire seeks to add 4.6 acres to the west side of the existing 4.9 acres. The additional land will allow for the construction of a 10,000 square foot storage building and parking for the facility.**

The applicant seeks to rezone the property from AG - Agriculture and CPD - Commercial Planned Development to Commercial Planned Development, (current zoning district of the Fire Station).

Attachment: [1. Estero Fire Expansion -PIM Meeting Request Form.pdf](#)

Attachment: [2. Estero Fire Expansion - Master Concept Plan.pdf](#)

Attachment: [3. Estero Fire Expansion - Open Space-Buffer-Renderings.pdf](#)

Attachment: [4. Estero Fire Expansion - Presentation.pdf](#)

- b. Coconut Point -- Waypoint Appointments (Application Pending) (District 6) 8021 Cinema Way. This is a redevelopment of the Regal Coconut Point Mall theater which closed in 2022. The completed project will extend from Cinema Way to Via Coconut.**

The applicant seeks to demolish the cinema and redevelop the area into a 365-unit apartment building with an adjacent parking garage and surface parking.

Attachment: [1. Waypoint Residential - PIM Meeting Request.pdf](#)

Attachment: [2. Waypoint Residential - Simon Site Plan.pdf](#)

Attachment: [3. Waypoint Residential - Existing Conditions.pdf](#)

Attachment: [4. Waypoint Residential - Location Exhibit.pdf](#)

Attachment: [5. Waypoint Residential - Draft MCP.pdf](#)

Attachment: [6. Waypoint Residential - Colored Elevations.pdf](#)

Attachment: [7. Waypoint Residential - Line of sight.pdf](#)

Attachment: [8. Waypoint Residential - Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

- a. Bonita Smoke Shop & Cigar Lounge - COP Administrative Amendment (ADD2026 E001) (District 6) 23050 Via Villagio, Suite 101 - Coconut Point Mall, located at the corner of Plaza Del Lago and Via Villagio, in the same building as Five Guys Restaurant.**

Applicant is seeking approval of outdoor Consumption on Premises (2COP) for Bonita Smoke Shop & Cigar Lounge.

Land Development Code Section 4-402 A.3.C. requires a public hearing for any outdoors consumption on premises. Applicant requests approval of alcoholic beverage service in the limited outdoor patio area.

See Resolution No. PZDB 2026-01

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

Attachment: [1. Bonita Smoke Shop - Cigar Lounge - Outdoor COP - Resolution PZDB 2026-01.pdf](#)

- b. Ordinance 2025-17 Land Development Code Amendment regarding landscaping requirements and expiration of Development Orders.**

See Summary Sheet

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

Attachment: [1. Estero LDC Code Landscape Ordinance 2025-17 - Summary Sheet.pdf](#)

Attachment: [2. Estero LDC Code Landscape Ordinance 2025-17.pdf](#)

8. Board Communications

a. Next meeting --February 10, 2026

9. Adjourn

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JANUARY 13, 2026, 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.

4:31:30PM [SOUNDING GAVEL]
4:31:31PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MONTHLY
4:31:34PM MEETING OF THE VILLAGE OF ESTERO PLANNING, ZONING AND
DESIGN
4:31:36PM BOARD.
4:31:37PM WE START OFF THE MEETING WITH THE PLEDGE OF ALLEGIANCE TO
4:31:40PM THE FLAG.
4:31:41PM PLEASE STAND.
4:31:44PM [PLEDGE OF ALLEGIANCE]
4:31:57PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:32:25PM >>Tammy Duran: GIVE ME ONE SECOND.
4:32:27PM WE DON'T HAVE MIKES.
4:32:37PM >>Anthony Gargano: LADIES AND GENTLEMEN, WHILE SHE'S DOING
4:32:39PM THAT, THIS EVENING, WE HAVE TWO PUBLIC INFORMATION MEETINGS.
4:32:48PM I'M GOING TO REPEAT THIS.
4:32:50PM BUT WE HAVE TWO PUBLIC INFORMATION MEETINGS.
4:32:52PM THERE ARE NO VOTES TAKEN DURING A PUBLIC INFORMATION
4:32:57PM MEETING, JUST SO YOU'RE AWARE.
4:32:59PM PUBLIC INFORMATION MEETINGS ARE FOR PRESENTATION BY

4:33:03PM PROSPECTIVE APPLICANTS.
4:33:06PM >>Tammy Duran: THERE ARE NO MIKES.
4:33:10PM >>Mary Gibbs: OKAY.
4:33:11PM I THINK HE SHOULD TALK LOUDER.
4:33:14PM >>Anthony Gargano: OKAY.
4:33:14PM I'LL TRY TALKING LOUDER.
4:33:19PM >>Tammy Duran: NOW WE'RE ON.
4:33:22PM >>Anthony Gargano: I'LL GET BACK TO THAT.
4:33:24PM LET'S START WITH THE ROLL CALL, PLEASE.
4:33:31PM >>Barry Jones: HERE.
4:33:33PM >>Al Paivandy: HERE.
4:33:35PM >>Michael Sheeley: HERE.
4:33:36PM >>James Tatooles: HERE.

4:33:38PM >>Jim Wallace: HERE.
 4:33:39PM >>Dan Williams: HERE.
 4:33:42PM >>Anthony Gargano: HERE.
 4:33:44PM >>Tammy Duran: OUR ATTORNEY, NANCY STROUD IS NOT HERE YET
 4:33:47PM AND NEITHER IS BOARD MEMBER JEANNIN.
 4:33:53PM >>Mary Gibbs: MAY I SAY OUR ATTORNEY SAID SHE MAY BE TEN
 4:33:56PM MINUTES LATE.
 4:33:57PM THE TRAFFIC IS HEAVY.
 4:33:59PM >>Barry Jones: I CAN TESTIFY TO THAT.
 4:34:07PM >>Anthony Gargano: LET ME CONTINUE WHAT I WAS SAYING WHILE
 4:34:11PM WE ARE WAITING FOR THE ATTORNEY.
 4:34:12PM WE HAVE TWO PUBLIC INFORMATION MEETINGS.

 4:34:14PM PUBLIC INFORMATION MEETINGS, THERE ARE NO VOTES TAKEN BY
 4:34:17PM THIS BOARD.
 4:34:18PM THE PUBLIC INFORMATION MEETING IS A MEETING WHERE A
 4:34:22PM PROSPECTIVE APPLICANT CAN MAKE A PRESENTATION TO DESCRIBE
 4:34:25PM WHAT IT IS THEY WANT TO DO, WHAT THEIR PROJECT IS.
 4:34:30PM IT'S FOR THE BENEFIT OF COMMENT, QUESTION, CRITIQUE BY THE
 4:34:35PM BOARD AND BY THE PUBLIC.
 4:34:37PM THOSE TWO PUBLIC INFORMATION MEETINGS WILL BE FOLLOWED BY
 4:34:44PM TWO PUBLIC HEARINGS.
 4:34:49PM I GUESS WE'RE STILL WAITING FOR NANCY.
 4:34:52PM I'M GOING TO CONTINUE ON HERE, MARY.
 4:34:54PM FIRST I NEED A MOTION FOR APPROVAL OF THE AGENDA.
 4:35:03PM >> I'LL MAKE A MOTION.
 4:35:04PM >>Michael Sheeley: SECOND.
 4:35:05PM >>Anthony Gargano: WE HAVE A MOTION MADE.
 4:35:06PM SECONDED.
 4:35:07PM ANY QUESTION ON THE MOTION?
 4:35:09PM TAMMY, A ROLL CALL, PLEASE.
 4:35:19PM >>Barry Jones: YES.
 4:35:19PM >>Al Paivandy: YES.
 4:35:23PM >>Michael Sheeley: YES.
 4:35:24PM >>James Tatooles: YES.
 4:35:26PM >>Jim Wallace: YES.
 4:35:28PM >>Dan Williams: YES.
 4:35:28PM >>Anthony Gargano: YES.

 4:35:30PM NEXT WE NEED APPROVAL OF THE CONSENT AGENDA.
 4:35:41PM >> SO MOVED.
 4:35:42PM >> SECOND.
 4:35:42PM >>Anthony Gargano: MOVED AND SECONDED.
 4:35:43PM ANY QUESTIONS ON THAT MOTION?

4:35:44PM ALL IN FAVOR?
 4:35:46PM ANY OPPOSED?
 4:35:48PM MOTION IS PASSED.
 4:35:51PM OUR FIRST SESSION HERE WILL BE A PUBLIC INFORMATION MEETING
 4:36:02PM FOR THE ESTERO FIRE DEPARTMENT.
 4:36:06PM >>Mary Gibbs: AYMEE CHAVEZ WILL DO THE QUICK INTRO.
 4:36:11PM IF AYMEE WANTS TO INTRODUCE THE FIRE DEPARTMENT.
 4:36:15PM >>Aymee Chavez: GOOD AFTERNOON, BOARD MEMBERS.
 4:36:16PM CAN YOU HEAR ME?
 4:36:18PM THE FIRST ITEM ON TODAY'S AGENDA IS A PUBLIC INFORMATION
 4:36:21PM MEETING FOR THE ESTERO FIRE EXPANSION REZONING REQUEST.
 4:36:25PM THE PROPERTY IS LOCATED AT 21500 THREE OAKS PARKWAY ON THE
 4:36:31PM WEST SIDE OF THREE OAKS PARKWAY JUST SOUTH OF CORKSCREW
 4:36:33PM ROAD.
 4:36:34PM ESTERO FIRE IS REQUESTING TO ADD 4.6 ACRES CURRENTLY ZONED
 4:36:40PM AGRICULTURE BEHIND THE EXISTING 4.9-ACRE COMMERCIAL
 PLANNED
 4:36:44PM DEVELOPMENT SITE TO ALLOW A 10,000-SQUARE-FOOT STORAGE
 4:36:49PM BUILDING AND ADDITIONAL PARKING.
 4:36:51PM THIS REQUEST WOULD REZONE THE PROPERTY FROM AGRICULTURE
 AND
 4:36:55PM COMMERCIAL PLAN DEVELOPMENT TO COMMERCIAL PLAN
 DEVELOPMENT.

 4:36:57PM THE APPLICANT IS HERE TODAY TO PROVIDE AN OVERVIEW OF THE
 4:37:01PM PROJECT.
 4:37:21PM >> FOR THE RECORD, MY NAME IS DAN DELISI.
 4:37:25PM I AM A LAND USE PLANNER, CONSULTING FOR THE APPLICANT,
 4:37:29PM ESTERO FIRE AND RESCUE.
 4:37:31PM WITH ME TODAY IS CHIEF VANDERBROOK WITH ESTERO FIRE AND
 4:37:35PM RESCUE, JOHN WOJDAK, THE PROJECT ENGINEER.
 4:37:39PM WE HAVE THE ARCHITECT NATALIE WHITE AND GREG DISERIO,
 4:37:44PM LANDSCAPE ARCHITECT.
 4:37:45PM THIS IS A PRETTY STRAIGHTFORWARD REQUEST.
 4:37:50PM THE FIRE STATION AS STAFF HAS JUST NOTED IS ON THE WEST SIDE
 4:37:55PM OF THREE OAKS PARKWAY, SOUTH OF CORKSCREW ROAD.
 4:38:01PM YOU CAN SEE THE COMMUNITIES SURROUNDING IT.
 4:38:05PM THIS IS THE SITE.
 4:38:07PM THE EXISTING ZONING IS HERE IN GRAY.
 4:38:09PM I'LL GO INTO THAT IN A LITTLE BIT MORE DETAIL IN A MOMENT.
 4:38:13PM THE PROPERTY, AS STAFF NOTED, WAS ORIGINALLY ZONED AT LEAST
 4:38:20PM A PORTION OF THE PROPERTY WAS ORIGINALLY ZONED IN 2006, BUT
 4:38:24PM THE FIRE STATION WAS ORIGINALLY BUILT IN 2002 UNDER THE
 4:38:28PM AGRICULTURAL ZONING.

4:38:30PM I REMEMBER GOING TO THE RIBBON CUTTING BACK IN 2002.
 4:38:35PM THERE WASN'T A WHOLE LOT THERE AT THE TIME, BUT THE
 4:38:39PM COMMUNITY HAS GROWN UP AROUND IT.
 4:38:40PM IT WAS A WELL SITED FIRE STATION TO SERVE THE GROWING
 4:38:44PM COMMUNITY AT THE TIME.

 4:38:45PM THE 2006 ZONING RESOLUTION WASN'T NECESSARY FOR THE FIRE
 4:38:50PM STATION, BUT FOR THE ADMINISTRATIVE OFFICES, AND IT APPROVED
 4:38:54PM 16,000 SQUARE FEET OF ADMINISTRATIVE AND MEDICAL OFFICES.
 4:38:58PM SO AT THIS POINT IN TIME, THIS IS WHAT THE MASTER CONCEPT
 4:39:03PM PLAN LOOKED LIKE THAT'S THE CURRENT MASTER CONCEPT PLAN.
 4:39:07PM THESE ARE THE ADMINISTRATIVE OFFICES HERE.
 4:39:10PM THIS WAS THE EXISTING AND CURRENT FIRE STATION AT THE SOUTH
 4:39:15PM END OF THE SITE AND THE PARKING WAS BEHIND IT.
 4:39:17PM THIS IS WHAT WE'RE PROPOSING NOW.
 4:39:22PM YOU SEE THE EXISTING CPD HERE.
 4:39:25PM THIS IS THE ADDITIONAL ACREAGE THAT WE'RE LOOKING AT.
 4:39:29PM THE ADDITIONAL 4.6 ACRES OF LAND.
 4:39:37PM THE CHANGE IS TO ADD THE PROPERTY IN THERE AND TO -- THERE
 4:39:42PM IS GOING TO BE A SMALL EXPANSION OF THE FIRE STATION THAT'S
 4:39:46PM GOING TO BE NOTED ON THE MASTER CONCEPT PLAN.
 4:39:50PM THIS IS THE LANDSCAPE OR THE COLORED SITE PLAN THAT IS BEING
 4:39:58PM PROPOSED.
 4:39:59PM YOU CAN SEE THE COVERED STORAGE AREA IS HERE TO THE WEST.
 4:40:03PM SO WE'RE KEEPING THE ACTIVE USES EXACTLY WHERE THEY ARE.
 4:40:07PM SO THE ACTIVE USES OF THE FIRE STATION ITSELF AND THE
 4:40:12PM ADMINISTRATIVE OFFICES REMAIN RIGHT ON THREE OAKS.
 4:40:17PM THAT'S OBVIOUSLY THE BEST PLACE FOR THEM.
 4:40:20PM AS WE MOVE TO THE WEST, THAT'S WHERE THE PASSIVE USE GOES,
 4:40:24PM WHICH IS JUST STORAGE.
 4:40:25PM THERE'S DRY DETENTION AROUND THE PERIMETERS, AND HERE I'LL

 4:40:33PM NOTE THERE IS A HUNDRED-FOOT PRESERVE AREA ON THIS
 4:40:37PM ADDITIONAL PARCEL.
 4:40:39PM SO WE'RE USING THAT PRESERVE AREA TO ACT AS A NATURAL BUFFER
 4:40:44PM TO THE RESIDENTIAL USES TO THE WEST OF THIS PROPERTY.
 4:40:47PM AGAIN, WE GO FROM THREE OAKS PARKWAY, THE INTENSE USE IS
 4:40:54PM HERE, PASSIVE USE, DRY DETENTION, BUFFER, RESIDENTIAL.
 4:40:58PM HERE IS THE LANDSCAPE PLAN.
 4:41:04PM MR. DISERIO IS HERE IF YOU HAVE ANY ADDITIONAL QUESTIONS
 4:41:07PM ABOUT THAT.
 4:41:08PM AND THEN WE DO HAVE SOME ARCHITECTURAL IMAGES THAT WERE
 PUT
 4:41:15PM TOGETHER BY SCHENKEL SHULTZ AS WELL.

4:41:18PM WITH THAT, I'M HERE, AND MR. WOJDAK AND CHIEF VANDERBROOK
 4:41:24PM ARE ALL HERE TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE.
 4:41:29PM >>Jim Wallace: I ONLY HAD ONE QUESTION.
 4:41:31PM THIS EXPANSION, DO YOU ANTICIPATE THAT THIS IS SUFFICIENT TO
 4:41:34PM TAKE THE FIRE RESCUE DEPARTMENT NEEDS ALL THE WAY TO
 4:41:39PM BUILD-OUT FOR ESTERO WEST OF I-75?
 4:41:44PM >> THANKFULLY, ESTERO IS ALMOST BUILT OUT WEST OF I-75.
 4:41:50PM >>Jim Wallace: BUT YOU'RE SAYING YES.
 4:41:52PM >> LET ME DEFER THAT.
 4:41:53PM THAT IS A QUESTION FOR THE CHIEF.
 4:41:55PM >>Jim Wallace: YOU'RE SAYING YES THEN?
 4:41:59PM >> GOOD EVENING.
 4:42:00PM SCOTT VANDERBROOK.
 4:42:03PM THIS EXPANSION IS FOR STORAGE.

 4:42:05PM WE HAVE A LOT OF APPARATUS OR STUFF THAT SITS OUTSIDE.
 4:42:09PM DURING HURRICANES, WE HAD TO CLOSE STATIONS 41 AND 42,
 4:42:13PM COCONUT POINT AND BY THE RIVER.
 4:42:15PM OVER \$5 MILLION OF APPARATUS SAT OUTSIDE IN THE WATER.
 4:42:18PM IF THAT APPARATUS GETS DAMAGED, WE CAN'T USE IT AFTER THE
 4:42:21PM STORM.
 4:42:22PM DAY-TO-DAY USE OF THE 10,000 SQUARE FOOT WOULD STRICTLY,
 4:42:26PM SHIPPING AND RECEIVING STUFF COMING IN AND OUT AND SOME
 4:42:29PM ADDITIONAL COVERED STORAGE ON THE SOUTH SIDE FOR SOME OF
 OUR
 4:42:34PM STAFF VEHICLES TO STAY OUT OF THE SUN.
 4:42:36PM WE ARE MAKING A SMALL EXPANSION ON THE FIRE STATION, BUT
 4:42:39PM WE'RE NOT ADDING DAY-TO-DAY PERSONNEL THERE.
 4:42:42PM THAT WOULD BE TO ADD PEOPLE DURING STORMS.
 4:42:44PM WE DOUBLE OUR STAFFING DURING STORMS.
 4:42:48PM WE DO HAVE ONE MORE PROJECTED FIRE STATION AT THE END OF
 4:42:50PM COCONUT ROAD DOWN BY THE WRIT CARLTON.
 4:42:54PM WE DON'T HAVE A TIME FRAME YET TO PROTECT THE WESTERN SIDE
 4:42:58PM OF ESTERO FROM COCONUT ROAD.
 4:43:01PM THANK YOU.
 4:43:05PM >>Anthony Gargano: ANY OTHER QUESTIONS, BOARD MEMBERS?
 4:43:07PM COMMENTS, REQUEST HE IS?
 4:43:08PM >>Barry Jones: INDIGENOUS PRESERVATION REQUIREMENTS
 4:43:11PM ASSOCIATED WITH THIS?
 4:43:13PM >> YES.
 4:43:14PM IT IS A CPD, THERE WOULD BE INDIGENOUS PRESERVATION

 4:43:17PM REQUIREMENTS.
 4:43:17PM >>Barry Jones: I DIDN'T SEE THOSE ON THE SITE PLAN THAT WAS

4:43:20PM FLASHED UP THERE.

4:43:22PM >> I BELIEVE THEY ARE ON THE ACTUAL MASTER CONCEPT PLAN.

4:43:25PM >>Barry Jones: THEY ARE WRAPPED AROUND THE EDGES?

4:43:29PM >> YEAH.

4:43:30PM I BELIEVE THE CPD GOES NORTH TOWARDS THE BRANCH OF THE

4:43:37PM ESTERO RIVER, THAT PART OF IT.

4:43:39PM >> FOR THE RECORD, JOHN WOJDAK WITH RESPEC.

4:43:44PM BARRY, THERE IS A DECENT AMOUNT OF INDIGENOUS ALREADY

4:43:47PM ON-SITE.

4:43:47PM AND THEN WHAT WE'RE USING AS A BUFFER WILL ALSO -- WE'LL

4:43:54PM EXOTIC REMOVAL THAT.

4:43:55PM THAT WILL BE USED TO SATISFY THE INDIGENOUS REQUIREMENTS.

4:43:58PM >>Barry Jones: USING SOME OF THAT PORTION ALONG THE

4:44:01PM NORTH-SOUTH ROAD THERE TO SATISFY THE INDIGENOUS OR IS THAT

4:44:05PM FROM PREVIOUS?

4:44:06PM YEAH, THAT WAS FROM PREVIOUS.

4:44:09PM >>John Wojdak: CURRENT INDIGENOUS IS KIND OF SATISFIED NORTH

4:44:12PM OF THE PARKING IN THE ADMIN BUILDING AND THEN KIND OF WEST

4:44:16PM OF THE EXPANDED AREA IS BASICALLY A HUNDRED FEET OF

4:44:21PM INDIGENOUS PRESERVE.

4:44:23PM IT ACTUALLY EXCEEDS THE INDIGENOUS REQUIREMENT.

4:44:26PM >>Barry Jones: WOULD THERE BE ANY USES THERE THAT WOULD

4:44:30PM GENERATE NOISES AT OFF HOURS?

4:44:32PM OUTSIDE OF EMERGENCY OPERATIONS CONDITIONS.

4:44:36PM >>John Wojdak: I CAN LET CHIEF EXPAND IF HE WANTS TO.

4:44:39PM THIS REALLY IS STORAGE OF APPARATUS TO BE THERE FOR

4:44:43PM EMERGENCY BASIS.

4:44:44PM IT'S NOT THE FIRE STATION.

4:44:51PM IT'S NOT BEING UTILIZED FOR CALLS OR ANYTHING LIKE THAT.

4:44:54PM IT'S A STORAGE BUILDING ANCILLARY TO THE USE.

4:44:56PM >>Barry Jones: WILL THE ZONING BE WRITTEN UP WITH THAT

4:44:59PM LIMITATION BUILT INTO IT?

4:45:03PM >> WE'RE NOT ASKING FOR ANY ADDITIONAL USES.

4:45:06PM ACCESSORY USES ARE ALREADY ALLOWED.

4:45:09PM WE'RE EXPANDING THE CPD.

4:45:11PM WE'RE SHOWING THE STORAGE BUILDING.

4:45:14PM IT'S NOT A PRINCIPAL USE.

4:45:16PM WE'RE NOT OFFERING IT UP TO OUTSIDE PEOPLE.

4:45:19PM IT'S PURELY ACCESSORY TO THE EXISTING FIRE STATION.

4:45:22PM >>Barry Jones: I UNDERSTAND.

4:45:23PM I'M JUST WORRIED ABOUT THE NEIGHBORS IN PROXIMITY AND WHAT

4:45:27PM ENDS UP HAPPENING THERE AT THE END OF THE DAY.

4:45:31PM WE'LL SEE IT AGAIN LATER.

4:45:34PM >> IT'S A GOOD QUESTION.
 4:45:35PM >>Mary Gibbs: IF I COULD SAY SOMETHING, WE'RE IN THE PROCESS
 4:45:38PM OF REVIEWING IT NOW.
 4:45:39PM SO WE'RE LOOKING AT WHAT CONDITIONS TO MAKE SURE THERE'S NO
 4:45:43PM -- I MEAN, IF IT'S STORAGE AND BENIGN USES, THAT'S ONE

 4:45:47PM THING.
 4:45:47PM BUT WE DON'T WANT TO HAVE LIKE MECHANICAL REPAIRS, THINGS
 4:45:53PM LIKE THAT.
 4:45:53PM >>Barry Jones: CONSTANT -- SAME PAGE.
 4:45:58PM THANK YOU.
 4:46:00PM >>Mary Gibbs: MAY I ALSO SAY ONE THING BECAUSE I DON'T THINK
 4:46:02PM YOU MENTIONED THIS, BUT THERE ARE A LOT OF HERITAGE OAK
 4:46:05PM TREES ON THE PROPERTY, SO WHEN WE MET WITH THE FIRE
 4:46:07PM DEPARTMENT EARLY ON, WE'RE LIKE, CAN YOU PRESERVE AS MUCH
 4:46:11PM HERITAGE OAK TREES AS YOU CAN BECAUSE IT'S REALLY A
 4:46:15PM BEAUTIFUL PROPERTY.
 4:46:16PM THE CHIEF SAID, YEAH.
 4:46:18PM THAT'S WHY THEY CAME UP WITH THE IDEA FOR THE HUNDRED FOOT
 4:46:21PM BUFFER PRESERVE ON THE WEST SIDE BECAUSE CAN RETAIN THE
 OKAY
 4:46:27PM TREES.
 4:46:28PM THERE ARE HERITAGE OAKS.
 4:46:30PM THERE MAY BE A GOPHER TORTOISE RIGHT ON THE BORDER.
 4:46:34PM AND THEN THEY'VE GOT SOME FEMA KIND OF FLOOD MAP ISSUES TO
 4:46:40PM DEAL WITH AS WELL.
 4:46:41PM THERE ARE SOME ENVIRONMENTAL CONSTRAINTS THAT THEY HAVE TO
 4:46:44PM DEAL WITH IN THE APPLICATION.
 4:46:47PM >>Barry Jones: THANK YOU.
 4:46:48PM >>Mary Gibbs: CAN I ASK ONE MORE QUESTION SINCE NOBODY ASKED
 4:46:50PM THIS?
 4:46:51PM SURE THE NEIGHBORS MIGHT WANT TO KNOW.

 4:46:53PM ON THE SOUTH SIDE, WHAT IS THE BUFFER BECAUSE YOU DO HAVE
 4:46:56PM HOMES?
 4:46:56PM >>Anthony Gargano: MARY, CAN YOU SPEAK UP A LITTLE BIT?
 4:47:00PM >>Mary Gibbs: I'M RIGHT -- I DON'T THINK IT'S WORKING
 4:47:04PM EITHER.
 4:47:05PM WHAT'S THE BUFFER ON THE SOUTH SIDE?
 4:47:14PM >>John Wojdak: AGAIN, JOHN WOJDAK.
 4:47:16PM MARY, I BELIEVE THAT IS A C BUFFER.
 4:47:19PM IT'S ON THE MASTER CONCEPT PLAN, BUT IT IS A CONTINUATION OF
 4:47:22PM THE EXISTING BUFFER THAT'S 20 FEET WITH OPAQUE WALL AND
 4:47:28PM PLANTINGS.

4:47:29PM >>Mary Gibbs: I'M ASKING BECAUSE I RECEIVED SOME PHONE CALLS
 4:47:32PM LAST WEEK ASKING ABOUT IT.
 4:47:34PM >>Kristin Jeannin: THERE IS A WALL GOING UP OR ALREADY
 4:47:37PM THERE?
 4:47:39PM >>John Wojdak: ADJACENT TO THE EXISTING DEVELOPED PORTION,
 4:47:41PM THERE IS A WALL.
 4:47:42PM WHEN WE EXTEND BACK, WE WOULD EXTEND THAT SAME BUFFER
 WITH
 4:47:45PM THE WALL AND THE LANDSCAPING.
 4:47:48PM >> EIGHT FOOT WALL?
 4:47:50PM >>John Wojdak: I BELIEVE IT'S EIGHT FOOT, YES.
 4:47:53PM >>Barry Jones: JOHN, ONE QUESTION.
 4:47:55PM I'M SURE YOU'LL ADDRESS IT.
 4:47:57PM THIS IS IN THE FLOODPLAIN, ISN'T IT?
 4:47:59PM >>John Wojdak: IT IS IN THE FLOODPLAIN.

 4:48:01PM >>Barry Jones: WITHOUT DIGGING A LAKE, HOW ARE YOU
 4:48:04PM COMPENSATING FLOODPLAIN?
 4:48:05PM >>John Wojdak: SO WE HAVE THE DRY DETENTION WRAPPING
 AROUND,
 4:48:10PM SO WE HAVE TO RUN THROUGH THE COMPENSATING STORAGE.
 4:48:13PM >>Barry Jones: THAT IS A --
 4:48:16PM >>John Wojdak: OR WE WOULD HAVE TO RAISE THE BERM A LITTLE
 4:48:19PM HIGHER THAN NECESSARY.
 4:48:23PM >>Barry Jones: YOUR BERM WOULD BE INSIDE YOUR INDIGENOUS AND
 4:48:26PM NOT OUTSIDE YOUR INDIGENOUS.
 4:48:29PM >>John Wojdak: THE INTENT FOR THE HUNDRED FOOT TO THE WEST
 4:48:32PM IS TO LEAVE IT NATIVE.
 4:48:34PM >>Barry Jones: IS THAT PART OF YOUR STORMWATER SYSTEM?
 4:48:36PM >>John Wojdak: IT IS NOT.
 4:48:38PM >>Barry Jones: BRINGING A BERM UP, INSIDE THE INDIGENOUS,
 4:48:41PM NOT OUT OF THE PROPERTY LINE.
 4:48:43PM >>John Wojdak: CORRECT.
 4:48:44PM >>Barry Jones: THANK YOU.
 4:48:46PM >>Anthony Gargano: ANY OTHER BOARD MEMBER COMMENTS OR
 4:48:49PM QUESTIONS BEFORE I OPEN IT TO THE PUBLIC?
 4:48:52PM TAMMY, DO YOU HAVE CARDS?
 4:49:01PM >>Tammy Duran: YES.
 4:49:02PM TIM IS FIRST AND THEN PETER.
 4:49:04PM SORRY.
 4:49:23PM >> HI.
 4:49:24PM I'M A RESIDENT IN COLONIAL OAKS, WHICH IS IN THE COMMUNITY

 4:49:28PM JUST TO THE SOUTH, AND WE ARE CONCERNED --

4:49:31PM >>Anthony Gargano: CAN YOU STATE YOUR NAME FOR THE RECORD.
 4:49:35PM >> JULIE MARCHETTI.
 4:49:39PM I LIVE IN COLONIAL OAKS.
 4:49:41PM MY PROPERTY IS ADJOINING THE PRIVATE ROAD RIGHT WHERE THE
 4:49:44PM PROPERTY THAT YOU'RE MENTIONING ENDS.
 4:49:46PM WE DO HAVE A LOT OF CONCERNS.
 4:49:51PM THERE ARE OWLS ON THE PROPERTY, GOPHER TORTOISES.
 4:49:55PM AS MR. JONES MENTIONED, THERE IS A LOT OF BEAUTIFUL
 4:49:57PM WILDLIFE.
 4:49:58PM AS MARY MENTIONED, THERE IS A LOT OF OLD, BEAUTIFUL OAK
 4:50:02PM TREES BACK THERE.
 4:50:02PM AND WE HAVE A LOT OF CONCERNS ABOUT A BUILDING GOING IN
 4:50:06PM THERE, DISTURBING WILDLIFE AND DISTURBING OUR PEACE AND
 4:50:13PM QUIET IN THE NEIGHBORHOOD.
 4:50:14PM WE ALREADY HEAR THE SIRENS FROM THE FIRE STATION FREQUENTLY.
 4:50:17PM TO EXPAND THAT PROPERTY FURTHER BACK AND NOW HEARING THAT
 4:50:20PM THERE'S GOING TO BE A CEMENT WALL THAT WILL KIND OF RUIN OUR
 4:50:24PM VIEW OUT OUR BACK WINDOWS IS CONCERNING.
 4:50:27PM IT SEEMS IF THIS IS REALLY A NECESSARY PROJECT, WE KNOW IT'S
 4:50:32PM GOING INTO A FLOODPLAIN.
 4:50:34PM HE'S WORRIED ABOUT EQUIPMENT FLOODING OUT IN OTHER AREAS,
 IT
 4:50:37PM DOESN'T SEEM LIKE REALLY THE BEST PLACE.
 4:50:39PM IF THAT IS GOING TO END UP BEING WHAT YOU ALL WANT TO DO, I
 4:50:43PM WOULD THINK THAT TURNING THAT BUILDING SO IT IS PARALLEL TO

 4:50:45PM THE ADMINISTRATIVE BUILDING, MOVING IT CLOSER TO THE ROAD
 4:50:49PM WOULD BE MUCH MORE APPROPRIATE AND THEN YOU WOULD HAVE, I
 4:50:53PM THINK, LESS WORRY ABOUT DRAINAGE AND THAT KIND OF THING, AND
 4:50:56PM THERE ARE OTHER PLACES THAT YOU CAN PARK VEHICLES AND
 THINGS
 4:50:59PM LIKE THAT WHEN WE HAVE STORMS HERE.
 4:51:01PM IT'S VERY CONCERNING.
 4:51:05PM WE REALLY DON'T WANT TO SEE THAT BEAUTIFUL PIECE OF PROPERTY
 4:51:08PM RUINED JUST TO HOLD ITEMS.
 4:51:11PM LIKE HE SAID, THINGS WILL BE COMING AND GOING BACK THERE.
 4:51:15PM NOT REALLY NECESSARY IN THAT RESIDENTIAL AREA.
 4:51:17PM THAT'S MY OPINION.
 4:51:18PM >>Anthony Gargano: THANK YOU.
 4:51:20PM >>Tammy Duran: PETER IS NEXT.
 4:51:27PM >> MY NAME IS PETER FERRARO.
 4:51:29PM I ALSO LIVE IN COLONIAL OAKS.
 4:51:31PM I WAS THE REAL ESTATE AGENT THAT HELPED -- THAT ACTUALLY DID

4:51:42PM THE TRANSACTION FOR THE FIRE DEPARTMENT WHEN THE OWNER
PRIOR
4:51:46PM OWNED IT.
4:51:47PM I HAVE WALKED THAT PROPERTY MANY TIMES.
4:51:50PM I HAVE SEEN THE GOPHER TORTOISES BACK THERE.
4:51:55PM MY HOME ACTUALLY LIES RIGHT BEHIND ON THE SOUTH SIDE.
4:51:59PM I'VE ACTUALLY SEEN THE TORTOISES COME INTO MY YARD AT TIMES,
4:52:03PM SO THERE IS SOME WILDLIFE THERE THAT WOULD BE DESTROYED.
4:52:10PM I BELIEVE THEY ARE UNDER FEDERAL PROTECTION.
4:52:14PM THERE ARE SOME VERY LARGE OAK TREES THAT ARE VERY OLD AND

4:52:19PM VERY BEAUTIFUL THAT HAVE OTHER ANIMALS AND BIRDS THAT LIVE
4:52:24PM IN THEM.
4:52:26PM I WOULD THINK, AND IT'S JUST MY OPINION, THAT THE OTHER
4:52:31PM FIREHOUSE IN ESTERO OFF OF VIA COCONUT POINT MAY BE A BETTER
4:52:37PM LOCATION FOR THIS PARTICULAR BUILDING THAT THEY ARE PLANNING
4:52:41PM ON PUTTING BACK HERE.
4:52:43PM THAT BUILDING, IF IT'S ONLY USED FOR A CERTAIN AMOUNT OF
4:52:47PM TIME FOR POTENTIAL STORMS AND IT'S NOT GOING TO BE USED A
4:52:52PM WHOLE LOT, IT JUST SEEMS LIKE A WASTE OF NATURAL LAND TO
4:52:59PM HAVE PUT THERE.
4:53:01PM THE OTHER THING THAT MIGHT BE CONCERNING IS THE LIGHTING.
4:53:04PM IF THAT BUILDING IS A CERTAIN HEIGHT, THOSE HOMES BACK THERE
4:53:09PM ARE GOING TO BE BACK THERE SEEING THAT LIGHT ON AN EVERYDAY
4:53:15PM BASIS, EVERY NIGHT BASIS.
4:53:16PM SO THOSE ARE MY CONCERNS.
4:53:18PM IF YOU DO PUT IT IN, I WOULD HOPE YOU WOULD PUT A LITTLE BIT
4:53:22PM MORE ENVIRONMENTAL BUFFER ON THE SOUTH SIDE.
4:53:26PM IF I LOOK AT THAT PARTICULAR DRAWING, I SEE A LOT ON THE
4:53:29PM NORTH SIDE, BUT I DON'T SEE VERY MUCH ON THE SOUTH SIDE.
4:53:33PM THANK YOU VERY MUCH.
4:53:37PM >>Tammy Duran: JOE.
4:53:44PM >> JOE RIGILL.
4:53:47PM I ALSO LIVE IN COLONIAL OAKS.
4:53:51PM ON THE SOUTH SIDE EVERYBODY IS TALKING ABOUT.
4:53:53PM MY NEIGHBOR IS PETE NEXT DOOR.

4:53:55PM WHAT HE SAID IS BASICALLY WHAT I WAS GOING TO SAY.
4:54:01PM WE HAVE AN EASEMENT BETWEEN OUR HOUSE WHERE THE SEWERS
GO
4:54:04PM THROUGH.
4:54:04PM WHEN IT GETS RAINY AND STORMS, THAT STORM SEWER THERE, OUR
4:54:09PM BACKYARD, HORNE LANE, IS FLOODED.

4:54:11PM WE KNOW THEY ARE GOING TO BE MOVING THINGS AROUND WHERE
THE
4:54:14PM RIVER IS TO BEGIN WITH.
4:54:18PM NEEDS MORE THAN A BERM TO STOP THE WATER THAT WE GET.
4:54:21PM WE'RE IN A FLOOD ZONE.
4:54:22PM I'M PAYING FLOOD INSURANCE.
4:54:25PM DON'T NEED ADDED WATER BEING BROUGHT INTO MY AREA.
4:54:30PM I LIVED ON THAT PROPERTY NOW FOR 21 YEARS.
4:54:33PM ABOUT 11, 12 YEARS AGO, IT PROBABLY WASN'T ESTERO.
4:54:39PM LEE COUNTY AT THE TIME.
4:54:40PM I BELIEVE A JEHOVAH WITNESS, A CHURCH, WANTED THAT CHANGE,
4:54:44PM BUILDING AND A PARKING FOR A CHURCH.
4:54:47PM IT WAS DENIED BACK THEN BECAUSE OF THE ENVIRONMENTAL IMPACT
4:54:51PM OF ALL THE WOODS BACK THERE, THE GOPHER TORTOISES AND
RUNOFF
4:54:56PM FROM THE WATER.
4:54:57PM I DON'T SEE WHAT DIFFERENCE IT MAKES IF IT IS A STORAGE
4:55:00PM BUILDING, A CHURCH, PARKING IS PARKING.
4:55:02PM DIESEL FUEL, GASOLINE, ALL IN AN ENVIRONMENTALLY SENSITIVE
4:55:07PM AREA.
4:55:08PM THE BUFFER NEEDS TO BE A LOT BIGGER ON THE SOUTH SIDE IF
4:55:11PM THEY TRY TO DO THAT.

4:55:12PM THE LIGHTING IS A PROBLEM, TOO.
4:55:15PM MY BACKYARD FACES THAT AND I DON'T WANT TO BE SEEING LIGHTS
4:55:18PM AT NIGHT.
4:55:20PM PERFECTLY PITCH BLACK BACK THERE.
4:55:22PM BEAUTIFUL AREA.
4:55:23PM PITCH BLACK AND DARK.
4:55:25PM ONE OF THE REASONS WE CHOSE THAT LOT.
4:55:27PM IT'S NOT SOMETHING THAT I THINK IS A GOOD MOVE AT THIS
4:55:30PM POINT.
4:55:32PM LIKE PETE SAID, YOU HAVE THE OTHER AREA DOWN RAPALLO, PUT A
4:55:36PM STORAGE BUILDING THERE.
4:55:37PM IT'S ON 41.
4:55:39PM NOTHING EXCITING GOING ON ON 41.
4:55:42PM PUT A STORAGE BUILDING THERE.
4:55:44PM DOESN'T NEED TO BE IN AN ENVIRONMENTALLY SENSITIVE AREA.
4:55:47PM >>Barry Jones: WHAT DO YOU THINK THE FIRE DEPARTMENT SHOULD
4:55:50PM DO WITH THE PROPERTY?
4:55:52PM >> DON'T KNOW WHY THEY BOUGHT IT.
4:55:53PM >>Barry Jones: BOUGHT IT FOR EXPANSION PROBABLY.
4:55:55PM AND BOUGHT IT FOR EXPANSION BEFORE YOU MOVED THERE.
4:55:58PM WHAT DO YOU THINK --

4:55:59PM >> THEY DIDN'T BUY IT BEFORE I MOVED THERE.
 4:56:02PM >>Barry Jones: THEY RECENTLY ACQUIRED THAT?
 4:56:04PM >> YEAH, ABOUT SIX YEARS AGO.
 4:56:06PM 21 YEARS I'VE LIVED THERE, IT'S BEEN AGRICULTURAL.

 4:56:11PM WOULDN'T ALLOW A CHURCH --
 4:56:14PM >>Barry Jones: WHAT SHOULD BE DONE WITH IT?
 4:56:17PM >> PROBABLY SHOULD STAY WHAT IT IS.
 4:56:18PM THE PROPERTY SHOULD BE LEFT ZONED AS AGRICULTURE.
 4:56:23PM SO MANY ENVIRONMENTALLY SENSITIVE THINGS THERE.
 4:56:25PM THE FLOOD ZONE IS THERE.
 4:56:27PM WHY WOULD WE WANT TO RE-CREATE --
 4:56:29PM >>Barry Jones: YOU THINK THE PUBLIC SHOULD BUY IT?
 4:56:32PM >> PROBABLY, YES.
 4:56:33PM YEAH.
 4:56:35PM SOLVE THIS PROBLEM FOREVER.
 4:56:37PM IT'S ON AN EASEMENT, TOO.
 4:56:39PM ON THE SOUTH SIDE IS FPL EASEMENT.
 4:56:43PM BASICALLY A DEAD END.
 4:56:44PM MOST OF THE PROPERTY, YOU LOOK AT THE LINE, THAT IS COLONIAL
 4:56:51PM OAKS.
 4:56:51PM >>Barry Jones: PRETTY CONSISTENT.
 4:56:53PM EVERYBODY THINKS THE PUBLIC SHOULD BUY THE OPEN LOT IN THEIR
 4:56:56PM BACKYARD.
 4:56:58PM YOU'RE IN THE SAME BOAT WITH EVERYBODY ELSE.
 4:57:02PM THEY WANT THE TAXPAYER TO BUY THE LOT IN THEIR BACKYARD.
 4:57:05PM >> YEAH, AGAIN, IF IT WASN'T A FLOOD ZONE.
 4:57:09PM >>Barry Jones: IT'S NOT RUDE.
 4:57:11PM IT'S THERE'S PROPERTY THERE THAT HAS ENTITLEMENT RIGHTS AND
 4:57:15PM WE'RE TRYING TO UNDERSTAND, EVERYBODY WANTS THE VACANT
 LAND

 4:57:18PM TO STAY VACANT.
 4:57:20PM THE ONLY LEGAL WAY TO DO THAT IS KIND OF -- I'M SORRY I'M
 4:57:24PM NOT TRYING TO BE A LAWYER -- IT'S ALMOST A TAKING OF
 4:57:27PM PROPERTY RIGHTS THAT IT REMAINS UNDEVELOPED.
 4:57:31PM THE ONLY MEANS FOR US LEGALLY TO TELL THEM YOU CAN'T DO
 4:57:37PM ANYTHING WITH THAT PROPERTY, THE LAW SAYS YOU CAN DO
 4:57:42PM SOMETHING WITH IT.
 4:57:43PM THE ONLY LEGAL MEANS IS TO GO BUY IT IS MY LIMITED
 4:57:47PM UNDERSTANDING.
 4:57:47PM I'M SORRY.
 4:57:49PM I DIDN'T MEAN TO COME ACROSS AS RUDE, BUT IT IS A REALITY OF
 4:57:52PM THE RULES THAT WE'RE CONSTRAINED BY.

4:57:57PM >> WE THINK IT COULD BE A BETTER USE FOR IT.
 4:58:00PM OR MAYBE NOT AS BIG.
 4:58:01PM MOVE IT CLOSER TO THE OTHER END.
 4:58:04PM MAKE MORE OF A BUFFER.
 4:58:06PM >>Barry Jones: THOSE ARE ALL SUGGESTIONS TO BE CONSIDERED
 4:58:08PM THAT THEY NEED TO THINK ABOUT.
 4:58:10PM IF YOU ROTATE THAT BUILDING, THEN YOU FACE THE SERVICE DOORS
 4:58:14PM THAT ARE UP AND DOWN DOORS TOWARDS THE ROAD WHICH IS
 AGAINST
 4:58:17PM THE CODE.
 4:58:18PM THERE ARE REASONS THEY HAVE DONE THINGS THAT THEY DO.
 4:58:23PM >> THAT'S WHY WE'RE HERE TRYING TO FIGURE OUT THE BEST WAY.
 4:58:26PM >>Barry Jones: IT IS A COLLABORATIVE SITUATION.
 4:58:28PM WE APPRECIATE YOUR INPUT.

 4:58:31PM I'M SORRY.
 4:58:31PM SOMETIMES I'M FRANK AND IT COMES ACROSS AS RUDE.
 4:58:34PM I'M TRYING TO BE INFORMATIVE TO MAKE SURE YOU ALL UNDERSTAND
 4:58:37PM THAT WE CAN'T JUST SAY NO.
 4:58:41PM >> WE DENIED IT ONCE BEFORE --
 4:58:43PM >>Anthony Gargano: OKAY.
 4:58:44PM I THINK THE POINTS HAVE BEEN MADE.
 4:58:48PM IT'S NOT ABOUT SAYING NO THIS EVENING.
 4:58:51PM WE DON'T SAY ANYTHING THIS EVENING EXCEPT ASK QUESTIONS,
 4:58:54PM CRITIQUE AND TRY TO UNDERSTAND WHAT THE FUTURE APPLICATION
 4:58:58PM IS GOING TO BE ABOUT.
 4:58:59PM TAMMY, NEXT CARD, PLEASE.
 4:59:02PM >> LAUREN.
 4:59:09PM >> HELLO.
 4:59:10PM I'M LAUREN WILLISON.
 4:59:13PM I ACTUALLY AM THE HOMEOWNER ON 9840 HORNE LANE.
 4:59:16PM THE THREE ACRE PROPERTY NEXT TO IT.
 4:59:18PM WE PURCHASED OUR PROPERTY IN 2018.
 4:59:20PM THE FIRE DEPARTMENT PURCHASED THAT FOUR-PLUS ACRE PROPERTY
 4:59:23PM NEXT DOOR AFTER WE PURCHASED OUR PROPERTY IN 2018.
 4:59:27PM SO WHEN WE PURCHASED, WE WERE UNDER THE IMPRESSION THAT
 WE
 4:59:30PM WERE PURCHASING NEXT TO PROPERTIES THAT WERE SIMILAR TO OUR
 4:59:33PM PROPERTY THAT WE PURCHASED, WHICH WERE ACRE LOTS THAT
 WERE
 4:59:36PM AGRICULTURE.
 4:59:37PM OBVIOUSLY, I'M OPPOSED TO THIS.

4:59:40PM NOT ONLY WILL THIS ENCROACH CLOSER TO MY FRONT DOOR WHICH
I
4:59:43PM HAVE ACREAGE.
4:59:44PM IT'S VERY QUIET.
4:59:45PM IT IS A VERY DIFFERENT FEEL BACK THERE.
4:59:47PM LIGHTS, SOUNDS, ALL OF THAT, THAT NATURAL BUFFER THAT
4:59:51PM CURRENTLY EXISTS WITH THE TREES AND THINGS LIKE THAT, THAT'S
4:59:54PM GOING TO BE CLOSER TO ME AND CLOSER TO THE RESIDENTS WHO
ARE
4:59:58PM ON THE SOUTH SIDE AS WELL.
5:00:00PM I'M OPPOSED TO THAT BECAUSE OF THE 24 HOUR, SEVEN DAY A WEEK
5:00:04PM TYPE OF WORK THAT THE FIRE DEPARTMENT DOES.
5:00:07PM THAT'S NOT REALLY WHAT I PURCHASED.
5:00:09PM THAT IS THE FIRST THING.
5:00:11PM THE OTHER THING IS THE FLOOD ISSUE.
5:00:13PM OUR WATER ON OUR ROAD, WE ARE ON A DIRT ROAD.
5:00:16PM I'LL PAINT A PICTURE.
5:00:17PM I DON'T KNOW IF ANYBODY HAS BEEN BACK THERE ON HORNE LANE
AT
5:00:20PM THE END.
5:00:21PM THERE ARE FOUR PROPERTIES EITHER AN ACRE AND A HALF MINUS
5:00:24PM THREE ACRES.
5:00:25PM THE FIRE DEPARTMENT PROPERTY THAT THEY PURCHASED IN 2019 IS
5:00:29PM THE BIGGEST LOT.
5:00:30PM IT IS A DIRT ROAD.
5:00:32PM WE DON'T HAVE CITY SEWER AND WATER.
5:00:33PM WE ARE ALL ON WELL BACK THERE.
5:00:35PM IT IS A LITTLE BIT DIFFERENT THAN WHAT PEOPLE ARE USED TO

5:00:37PM SEEING IN ESTERO.
5:00:38PM SO OUR WATER, WHEN IT FLOODS, WHEN IT RAINS, THE FLOW OF
5:00:43PM WATER GOES TOWARDS THAT PROPERTY.
5:00:45PM THERE IS A DITCH THERE.
5:00:46PM THAT IS THE FLOW OF WATER.
5:00:48PM IF THEY PUT A PARKING LOT AND A BUILDING, THAT HAS NOWHERE
5:00:54PM TO GO.
5:00:54PM WE HAVE TO ADDRESS THAT NOT ONLY FOR US ON THE DIRT ROAD BUT
5:00:57PM THE EASEMENT ON COLONIAL OAKS AS WELL.
5:01:01PM OBVIOUSLY AS A HOMEOWNER, I'M NOT REALLY INTERESTED IN
5:01:03PM LIVING NEXT TO THE FIRE DEPARTMENT.
5:01:05PM I THINK THAT DIMINISHES MY PROPERTY VALUE.
5:01:07PM WE'RE IN A QUIET AREA BACK THERE.
5:01:09PM I DON'T REALLY LIKE THAT.

5:01:10PM I DON'T THINK IF SOMEBODY WERE TO BUY MY PROPERTY THEY
WOULD

5:01:13PM BE INTERESTED IN THAT EITHER.

5:01:15PM I THINK THAT WHAT PEOPLE DON'T REALIZE IS THIS IS AN

5:01:19PM AGRICULTURAL PROPERTY NOT RESIDED IN NOW BUT THERE WAS A

5:01:24PM HOUSE BUILT IN 1906 THAT SITS ON THAT PROPERTY.

5:01:27PM SO IT WAS AT ONE TIME A RESIDENTIAL, AGRICULTURAL PROPERTY.

5:01:31PM AND THAT'S WHAT I THINK THE INTENDED ORIGINAL USE WAS FOR.

5:01:35PM I DON'T THINK THAT ANYBODY -- THIS IS VACANT ONLY BECAUSE IT

5:01:39PM HAS BEEN LEFT TO BE IN DISREPAIR.

5:01:42PM SO I JUST WANT TO MAKE THAT STATEMENT KNOWN.

5:01:44PM THIS IS NOT JUST SOME UNUSED LAND.

5:01:47PM SOMEBODY OWNED IT, A HOUSE THERE AT ONE POINT, WAS NOT

5:01:51PM MAINTAINED, WAS NOT CARED FOR AND SINCE PURCHASED BY THE

5:01:56PM FIRE DEPARTMENT, HAS NOT BEEN MAINTAINED, CARED FOR, NOT

5:02:00PM TAKEN CARE OF, TO BE HONEST.

5:02:02PM IT IS A CONDEMNED BUILDING AT THIS POINT.

5:02:05PM IT WAS RESIDENTIAL.

5:02:05PM I JUST WANT TO MAKE THAT STATEMENT.

5:02:08PM THAT'S ALL I HAVE TO SAY.

5:02:11PM THANK YOU VERY MUCH.

5:02:16PM >>Tammy Duran: YOU CAN'T SPEAK OUT.

5:02:20PM >>Anthony Gargano: MA'AM, YOU'LL HAVE AN OPPORTUNITY TO COME

5:02:21PM UP AND SPEAK IF YOU'D LIKE.

5:02:23PM RIGHT NOW WE ARE ON CARDS.

5:02:24PM MA'AM, WOULD YOU LIKE TO COME UP?

5:02:29PM >>Mary Gibbs: SHE ALREADY DID SPEAK.

5:02:31PM >> THANK YOU.

5:02:32PM I DID SPEAK, BUT THE QUESTION WASN'T ON THE TABLE, WHAT DO

5:02:35PM YOU WANT TO SEE THERE.

5:02:37PM I KNOW THAT PETE WOULD LIKE TO ADDRESS THAT.

5:02:40PM THAT IS EXACTLY WHAT MILLICENT SAID, THERE IS A HOME BACK

5:02:44PM THERE.

5:02:45PM IF I HAD KNOWN IT WAS FOR SALE, I WAS LOOKING FOR PROPERTY,

5:02:48PM I WOULD HAVE BEEN HAPPY TO TRY AND PURCHASE THAT AND PUT A

5:02:51PM HOME BACK THERE.

5:02:52PM THOSE ARE HOMES BACK IN THERE AND IT SHOULD REMAIN

5:02:55PM RESIDENTIAL.

5:02:56PM WE HAVE BALD EAGLES.

5:02:57PM NOBODY MENTIONED THE BALD EAGLES.

5:02:58PM I HAVE A BEAUTIFUL VIDEO OF BALD EAGLES LITERALLY FLYING

5:03:03PM OVER MY HEAD WHILE STANDING IN THE DRIVEWAY.

5:03:06PM THEY SIT UP IN THE TREES RIGHT ON MILLICENT'S PROPERTY.
 5:03:12PM I HAD ONE SIT THERE 45 MINUTES AND A PAIR CAME ALONG A
 5:03:16PM COUPLE OF WEEKS LATER.
 5:03:18PM THERE IS A LOT OF WILDLIFE THAT DEPENDS ON THAT.
 5:03:20PM YOU COULD ALSO, IF YOU DON'T WANT TO MAKE IT RESIDENTIAL,
 5:03:24PM TURN IT INTO SOMETHING WHERE THE PUBLIC CAN ENJOY IT AS A
 5:03:28PM BIT OF A PRESERVE WITH A LITTLE WALKWAY OR SOMETHING.
 5:03:30PM THAT IS VERY IMPORTANT LAND FOR THE FLOW OF WATER.
 5:03:34PM THAT'S KIND OF WHERE THE HEADWATERS FOR THE ESTERO RIVER, I
 5:03:36PM BELIEVE, COME IN THROUGH THERE, COME FROM ACROSS AND ALL
 THE
 5:03:40PM WATER FLOW COMES THROUGH THERE.
 5:03:42PM I TOOK A CLASS ON THE WATERSHED AT FGCU.
 5:03:44PM I JUST RECENTLY GOT MY DEGREE, AND THEY REQUIRE EVERYBODY
 5:03:44PM THERE TO STUDY THAT.
 5:04:05PM AS YOU ALL KNOW, WE LIVE IN A WATERSHED, AND THAT IS
 5:04:05PM IMPORTANT LAND FOR DRAINAGE.
 5:04:05PM AND CHOPPING IT UP JUST TO HAVE EMPTY STORAGE, YOU WANT TO
 5:04:05PM PUT SOME FIRE TRUCKS IN A SAFE PLACE FOR THE HURRICANE, FGCU
 5:04:07PM HAS A TON OF THOSE PARKING GARAGES.
 5:04:08PM THERE ARE A LOT OF PLACES THAT YOU CAN PUT EMERGENCY

 5:04:11PM EQUIPMENT THAT WOULD PROTECT IT AND AT THE SAME TIME
 PROTECT
 5:04:15PM OUR RESOURCES.
 5:04:18PM >>Anthony Gargano: THANK YOU, MA'AM.
 5:04:21PM >>Nancy Stroud: DID SHE IDENTIFY HERSELF?
 5:04:23PM >> YES.
 5:04:26PM >>Anthony Gargano: ANYONE ELSE IN THE PUBLIC WISH TO SPEAK?
 5:04:34PM >> PETE FERRARO AGAIN.
 5:04:36PM WHEN I HELPED FACILITATE THE SALE OF THE PROPERTY, I DID
 5:04:42PM TALK WITH THE FIRE CHIEF, AND HE TOLD ME THAT HIS PLAN
 5:04:45PM BECAUSE I WAS A LITTLE CONCERNED.
 5:04:47PM HE DID TELL ME THAT HIS PLAN WOULD BE TO EXPAND OUT THAT
 5:04:50PM DRIVEWAY A BIT TO ALLOW FOR A LITTLE BIT MORE PARKING, WHICH
 5:04:53PM I THOUGHT WOULD BE OKAY.
 5:04:53PM BUT I THINK WHAT ESSENTIALLY HAPPENED WAS, IS THEN THAT
 5:04:53PM 10000-FOOT BUILDING CAME INTO PLAY, AND NOW YOU ARE LOOKING
 5:05:08PM AT THE FULL USE OF THAT PROPERTY.
 5:05:10PM I KNOW THAT WAS THE PLAN.
 5:05:12PM I WOULD SAY THAT IF THEY NEED TO EXPAND IT, IT SHOULD BE
 5:05:16PM EXPANDED, BUT NOT TO THE EXTENT THAT WE'RE LOOKING AT.
 5:05:19PM SO THAT EVERYBODY HAS AT LEAST AN OPPORTUNITY TO BENEFIT OFF
 5:05:26PM OF IT.

5:05:27PM THANK YOU.
 5:05:28PM >>Anthony Gargano: OKAY.
 5:05:29PM THANK YOU.
 5:05:29PM ANYONE ELSE IN THE PUBLIC WISH TO BE HEARD?

 5:05:37PM >>Tammy Duran: THIS IS TIM.
 5:05:38PM YOU HAVE TO WAIT UNTIL YOU GET TO THE MICROPHONE, PLEASE.
 5:05:41PM >> TIM WILLISON, MY WIFE SPOKE EARLIER, LAUREN.
 5:05:45PM IF YOU LOOK AT YOUR PICTURE UP HERE, WE ARE THE OWNERS OF
 5:05:48PM THE PROPERTY THAT LINES THE ENTIRE WEST SIDE.
 5:05:52PM 710 FEET OF PROPERTY THAT WE BORDER WITH THIS PROPERTY.
 5:05:58PM I JUST WANTED TO BRING UP A COUPLE OF THINGS THAT MY WIFE
 5:06:01PM DIDN'T HAVE TIME TO.
 5:06:03PM FIRST, ONE OF OUR CONCERNS IS THE SIZE OF THE BUILDING, HOW
 5:06:06PM TALL IT WILL BE.
 5:06:09PM OBVIOUSLY, IT'S GOING TO BE LIT AND IT'S GOING TO BE -- I
 5:06:13PM HEARD SOMEBODY SAY THE TERM PASSIVE USAGE, WHICH I DON'T
 5:06:19PM UNDERSTAND HOW A FIRE DEPARTMENT OPEN 24/7 IS PASSIVE
 USAGE.
 5:06:25PM UNLESS THERE IS SOME WAY THAT THEY CAN GUARANTEE THEY
 WON'T
 5:06:31PM BE USING HALF OF THIS AFTER BUSINESS HOURS, WHICH SOUNDS
 5:06:36PM CRAZY.
 5:06:36PM I THINK PASSIVE USAGE IS THE WRONG TERM.
 5:06:40PM I THINK IT IS 24/7 USAGE, RIGHT?
 5:06:42PM MY MAIN CONCERN IS MY PROPERTY WHEN I PURCHASED IT WAS NOT
 5:06:53PM BORDERING A COMMERCIAL DEVELOPED PROPERTY.
 5:06:55PM SO WHEN YOU REZONE IT, YOU ARE AFFECTING THE VALUE OF OUR
 5:06:59PM PROPERTY, YOU'RE AFFECTING IF WE NEED TO SELL IT.
 5:07:06PM THIS IS SOMETHING WE HAVE WORKED HARD TO BE ABLE TO
 PURCHASE
 5:07:08PM AND AFFORD AND WE'VE KEPT UP OUR PROPERTY.
 5:07:11PM AND THIS SEEMS LIKE -- WELL, IT DOESN'T SEEM LIKE IT.

 5:07:16PM IT'S A FACT.
 5:07:17PM THIS WILL DECREASE OUR PROPERTY VALUE AND IS NOT IN OUR
 5:07:24PM INTEREST IN ANY WAY.
 5:07:25PM I THINK IF ANY ONE OF YOU, IF YOUR NEIGHBOR DECIDED TO SELL
 5:07:31PM THEIR PROPERTY NEXT TO YOUR HOUSE THAT YOU LIVE IN AND
 5:07:35PM REZONE IT TO COMMERCIAL DEVELOPMENT, YOU WOULD PROBABLY
 HAVE
 5:07:39PM SOMETHING TO SAY ABOUT IT, RIGHT?
 5:07:41PM YOUR HOME, NEXT DOOR.
 5:07:45PM THIS IS OUR NEIGHBOR.

5:07:46PM THIS IS MY BIGGEST CONCERN IS THE REZONING.
 5:07:50PM IT'S NOT THE PARKING LOT.
 5:07:54PM IT IS THE BUILDING AND THE HEIGHT, BASICALLY COMPLETELY
 5:07:59PM CHANGING THE LANDSCAPE OF THIS AGRICULTURAL PROPERTY.
 5:08:03PM MY CONCERN IS THE ZONING.
 5:08:04PM WHEN IT IS PICKED TO REZONE THIS BECAUSE I'M SURE -- IT
 5:08:09PM DOESN'T SEEM LIKE YOU GUYS WILL DENY AN APPLICATION.
 5:08:12PM I'M SURE IT WILL HAPPEN.
 5:08:14PM BUT AT THAT POINT IN TIME IS WHEN MY PROPERTY VALUE IS
 5:08:18PM AFFECTED.
 5:08:19PM IT'S WHEN THE DECISION IS MADE.
 5:08:21PM SO THAT'S MY BIGGEST CONCERN.
 5:08:24PM IS THE ZONING.
 5:08:26PM I HEARD ONE OF YOU ASK THE QUESTION, WHAT SHOULD THEY DO
 5:08:31PM WITH IT?
 5:08:32PM THIS ISN'T ANY OF OUR PROBLEMS, BUT I THINK THAT IT SHOULD

 5:08:39PM STAY AGRICULTURAL AND MAYBE SOMEBODY WILL BUY IT AND BUILD A
 5:08:44PM HOUSE.
 5:08:44PM THAT WOULD BE GREAT.
 5:08:45PM I WOULD LOVE TO HAVE ANOTHER NEIGHBOR THAT HAS A HOME AND
 A
 5:08:49PM FAMILY VERSUS A DILAPIDATED, DANGEROUS OLD HOUSE.
 5:08:56PM NO FENCE, NO SIGNS.
 5:08:59PM WE'VE HAD THE COPS BACK THERE BECAUSE KIDS WERE DOING
 5:09:02PM THINGS.
 5:09:03PM I THINK THERE WAS AN ISSUE WHERE THERE WERE GAS CANS LEFT
 5:09:07PM THERE.
 5:09:07PM SOMEBODY WAS GOING TO BURN IT DOWN.
 5:09:09PM WE HAD COPS IN OUR YARD.
 5:09:11PM IT'S NOT EVEN KEPT UP.
 5:09:13PM I WOULD LOVE THIS TO STAY AGRICULTURAL AND FOR SOMEONE TO
 5:09:16PM BUILD A HOUSE ON IT.
 5:09:18PM THAT WOULD BE GREAT.
 5:09:19PM I'M NOT OPPOSED TO SOMEONE OWNING IT AND DOING SOMETHING
 5:09:21PM WITH IT OR TELLING THEM WHAT TO DO WITH IT.
 5:09:24PM WHAT MY PROBLEM IS, IS REZONING IT TO COMMERCIAL
 5:09:27PM DEVELOPMENT.
 5:09:28PM >>Anthony Gargano: I THINK WE UNDERSTAND THAT.
 5:09:29PM >> THAT'S FOREVER.
 5:09:31PM >>Barry Jones: MARY, WHAT DOES THE COMP PLAN ALLOW HERE?
 5:09:34PM >>Mary Gibbs: WE HAVEN'T GONE INTO DETAIL -- CAN YOU HEAR
 5:09:38PM ME?

5:09:38PM IT'S VILLAGE NEIGHBORHOOD ONE, SO THAT ALLOWS RESIDENTIAL
 5:09:44PM USES.
 5:09:44PM BUT THEN COMMUNITY FACILITIES SUCH AS FIRE STATIONS AND
 5:09:48PM GOVERNMENT FACILITIES ARE ALSO ALLOWED IN LIKE ANY DISTRICT
 5:09:53PM OF COMP PLAN.
 5:09:54PM >>Barry Jones: THIS IS ALLOWED BECAUSE IT IS A GOVERNMENTAL
 5:09:57PM FACILITY.
 5:09:57PM IT'S NOT A STRAIGHT COMMERCIAL ZONING.
 5:10:04PM >>Mary Gibbs: IN TERMS OF COMP PLAN, IT ALLOWS RESIDENTIAL
 5:10:10PM AND COMMUNITY FACILITIES.
 5:10:12PM IN TERMS OF ZONING, RIGHT NOW IT IS AGRICULTURAL.
 5:10:15PM YOU HAVE TO CHANGE THE ZONING TO SOMETHING LIKE
 COMMERCIAL
 5:10:18PM OR COMMUNITY FACILITY TO ALLOW A FIRE STATION.
 5:10:24PM >>Barry Jones: THE REQUEST IS TO CHANGE THE ZONING TO
 5:10:26PM COMMERCIAL OR COMMUNITY FACILITIES?
 5:10:28PM >>Mary Gibbs: THE FRONT PIECE IS ALREADY ZONED COMMERCIAL
 5:10:30PM PLANNED DEVELOPMENT.
 5:10:32PM SO THE BACK PIECE IS AGRICULTURE.
 5:10:34PM SO WE TOLD THEM THEY SHOULD REZONE IT TO COMMERCIAL
 PLANNED
 5:10:38PM DEVELOPMENT.
 5:10:38PM HOWEVER, TO MATCH THE EXISTING ZONING, WE WOULD, IF
 5:10:42PM APPROVED, WE WOULD LIMIT THE USES IN THE BACK PART TO BE
 5:10:48PM BENIGN -- MORE BENIGN TYPE USES AND NOT LIKE AN ACTIVE FIRE
 5:10:52PM DEPARTMENT.
 5:10:53PM AGAIN, WE JUST STARTED THE REVIEW.

 5:10:55PM WE HAVEN'T REALLY GOTTEN THAT FAR ALONG.
 5:10:59PM >>Barry Jones: ALL GOOD FEEDBACK.
 5:11:00PM THIS IS AN INFORMATIONAL MEETING.
 5:11:02PM IT'S ALL GOOD INFORMATION COMING OUT FOR THEM TO
 UNDERSTAND
 5:11:04PM WHAT YOUR CONCERNS ARE.
 5:11:05PM WOULD YOU BE AS CONCERNED IF IT WAS LIMITED TO A COMMUNITY
 5:11:10PM FACILITY WITH CERTAIN LIMITATIONS?
 5:11:15PM >> I'M NOT SURE, BUT THAT SOUNDS BETTER THAN COMMERCIAL
 5:11:20PM PROJECT DEVELOPMENT.
 5:11:20PM >>Barry Jones: UNDERSTOOD.
 5:11:25PM >> SO VALUE, RIGHT, IS BASICALLY WHAT SOMEBODY WANTS OR
 5:11:30PM PREFERS.
 5:11:32PM WHEN YOU'RE SHOPPING FOR A HOUSE OR WHEN YOU'RE LOOKING, I
 5:11:35PM KNOW BECAUSE WHEN I WAS LOOKING AT THIS HOUSE, WE LOOKED
 AT

5:11:38PM THE NEIGHBORHOOD.
 5:11:39PM WE LOOKED AT WHICH NEIGHBORHOOD, IT'S A LOT OF PROPERTY IN
 5:11:42PM THIS SITUATION AROUND SMALL PROPERTIES AND NEIGHBORHOODS.
 5:11:45PM I'M LOOKING AT WHO MY NEIGHBORS ARE.
 5:11:47PM SO, YEAH, I THINK THAT BECAUSE OF WHAT PEOPLE WANT AND PLACE
 5:11:53PM VALUE ON, THAT IS A HUGE DETERRENT TO SEE A COMMERCIAL
 5:11:57PM PROPERTY DEVELOPMENT ZONE NEXT TO YOU.
 5:12:00PM THIS IS 710 FEET.
 5:12:01PM THIS ISN'T ONE-FOURTH OF MY PROPERTY.
 5:12:05PM IT'S ABOUT 35%.
 5:12:07PM IT'S A LOT.

5:12:11PM >>Barry Jones: THANK YOU.
 5:12:11PM >>Anthony Gargano: OKAY.
 5:12:13PM ANYONE ELSE IN THE PUBLIC?
 5:12:13PM I'M GOING TO CLOSE THE PUBLIC PORTION THEN.
 5:12:21PM TO THE PROSPECTIVE APPLICANT, BECAUSE YOU DON'T HAVE AN
 5:12:25PM APPLICATION YET, YOU'VE HEARD CONCERNS EXPRESSED BY YOUR
 5:12:29PM NEIGHBORS AND THE RESIDENTS.
 5:12:32PM ARE THERE ANY COMMENTS YOU WISH TO MAKE TO ADDRESS THOSE?
 5:12:38PM >> THE ONLY COMMENTS WOULD BE, SO WE'VE HEARD THE
 CONCERNS.

5:12:41PM WE'RE ALWAYS WILLING TO MEET WITH THE NEIGHBORS.
 5:12:46PM AGAIN, ESTERO FIRE RESCUE IS A PUBLIC AGENCY.
 5:12:49PM THEY ARE ABSOLUTELY WILLING TO MEET WITH WHOEVER IS WILLING
 5:12:54PM TO MEET WITH THEM AND TALK ABOUT IT.
 5:12:56PM THERE ARE SOME THINGS I WOULD LIKE TO CLEAR UP JUST QUICKLY.
 5:13:03PM THE STORAGE IS NOT A 24/7 USE.
 5:13:06PM IT'S STORAGE.
 5:13:07PM IT IS BY DEFINITION VERY PASSIVE, AND YOU CAN SEE HOW
 5:13:12PM STORAGE BUILDINGS OPERATE.
 5:13:15PM THERE AREN'T PEOPLE COMING IN AND OUT ALL THE TIME.
 5:13:18PM EQUIPMENT THAT SITS UNTIL IT IS NECESSARY TO BE USED AND
 5:13:23PM THEN YOU PULL IT OUT AND YOU USE IT.
 5:13:27PM IF THIS WERE PUBLIC STORAGE, WHICH IS EVEN MORE ACTIVE, THE
 5:13:32PM TRIP COUNT IS ALMOST NEGLIGIBLE FOR 10,000 SQUARE FEET OF
 5:13:35PM STORAGE.
 5:13:36PM WE'RE NOT MOVING THE FIRE STATION TO THE WEST.

5:13:39PM WE'RE KEEPING THE FIRE STATION EXACTLY WHERE IT IS.
 5:13:43PM THIS ZONING DOESN'T HAVE -- IT'S NOT MOVING A 24/7 USE
 5:13:48PM CLOSER TO RESIDENTIAL USES.
 5:13:50PM I WILL JUST NOTE, THERE IS A HUNDRED FOOT INDIGENOUS BUFFER
 5:14:01PM THAT'S MORE INTENSE THAN ANY CODE REQUIREMENT FOR ADJACENT

5:14:05PM USE.
 5:14:06PM INDUSTRIAL OR COMMERCIAL AND JUST ABOUT ANY CODE AND
 5:14:09PM CERTAINLY THE ESTERO CODE.
 5:14:11PM I THINK THE LAST THING I'LL JUST MENTION, JUST FROM A
 5:14:15PM NOSTALGIC, HISTORIC STANDPOINT, I WAS THE PLANNER THAT
 5:14:19PM WORKED ON COLONIAL OAKS AT THE TIME CALLED COLONIAL LAKES
 5:14:24PM WHEN WE FIRST REZONED IT.
 5:14:26PM I REMEMBER IT EXTREMELY WELL BECAUSE IT WAS THE VERY FIRST
 5:14:30PM REZONING I DID AS LAND USE PLANNER AFTER MOVING DOWN HERE.
 5:14:35PM THE BIGGEST ISSUE ON THAT PROPERTY WAS GOPHER TORTOISES.
 5:14:38PM WE GOT A PERMIT AND REMOVED THEM FROM THE SITE.
 5:14:43PM WITH THAT, I, AGAIN, WE'RE WILLING TO MEET WITH WHOEVER
 5:14:47PM WANTS TO MEET WITH US.
 5:14:48PM WE'RE GOING TO LOOK TO TRY AND ANSWER QUESTIONS.
 5:14:53PM >>Anthony Gargano: WE'RE HAPPY TO HEAR THAT YOU ARE WILLING
 5:14:56PM TO MEET WITH THE NEIGHBORS.
 5:14:59PM I WOULD ENCOURAGE THAT ACTION.
 5:15:02PM >>Mary Gibbs: MAY I ADD SOMETHING?
 5:15:03PM IF THEY DO HAVE A MEETING, THE STAFF, WE'RE HAPPY TO ATTEND
 5:15:08PM ALSO.

 5:15:09PM IF YOU DO SET UP ANY KIND OF MEETING, PLEASE INVITE US
 5:15:12PM BECAUSE WE DON'T HAVE ANY SPARE TIME, BUT WE LOVE TO GO TO
 5:15:17PM MEETINGS.
 5:15:19PM >> DAN, I HAVE ONE QUESTION.
 5:15:21PM I NOTICE WHEN I LOOK AT THE SITE PLAN THAT YOU'VE GOT BLACK
 5:15:26PM TOP ON THE NORTH, WEST AND SOUTH SIDE.
 5:15:29PM OBVIOUSLY, THAT'S CONSUMING LAND.
 5:15:31PM THE OTHER THING I NOTICE IS THAT YOU HAVE A LOT OF
 5:15:35PM LANDSCAPING OR GREENSPACE IMMEDIATELY AROUND THE
 BUILDING.
 5:15:40PM I DON'T KNOW WHAT'S POSSIBLE AND WHAT'S NOT, BUT THE AMOUNT
 5:15:44PM OF VEGETATION BETWEEN THE EXISTING HOUSING AND THE BUILDING
 5:15:48PM SEEMS TO BE A CONCERN.
 5:15:49PM I DIDN'T HEAR THAT THE BUILDING WAS A TALL BUILDING, BUT IS
 5:15:54PM THERE ANY WAY THAT YOU CAN REALLOCATE SOME OF THAT
 5:15:58PM GREENSPACE THAT'S NEXT TO THE BUILDING OR ALL OF IT SO THAT
 5:16:01PM IT BECOMES MORE PART OF THE BUFFER BETWEEN YOU AND YOUR
 5:16:05PM NEIGHBORS?
 5:16:07PM >> WE'LL TAKE A LOOK AT WHAT WE CAN DO TO ENHANCE THE
 5:16:09PM BUFFER.
 5:16:10PM >>Jim Wallace: MINIMIZE OR TO MAXIMIZE THE AMOUNT OF
 5:16:13PM GREENSPACE AND EXISTING OAKS AND EVERYTHING ELSE THAT ARE
 5:16:16PM THERE.

5:16:17PM ANOTHER 25 FEET ALL THE WAY AROUND, NOW IT'S 50 FEET,
 5:16:22PM WHATEVER.
 5:16:23PM YOU'RE ADDING A LOT OF BUFFER TO THE EXISTING HOMES.

5:16:28PM >> WE HEAR THE CONCERN.
 5:16:30PM >>Barry Jones: IN YOUR EXPERIENCE, IS THERE A MORE PASSIVE
 5:16:33PM USE OF A PIECE OF PROPERTY?
 5:16:34PM >> NO.
 5:16:35PM CERTAINLY, RESIDENTIAL IS NOT MORE PASSIVE THAN STORAGE.
 5:16:39PM MY NEIGHBOR --
 5:16:43PM >>Barry Jones: IN SPECIFICALLY THIS TYPE OF STORAGE.
 5:16:47PM I'VE SEEN GARAGE BANDS SET UP IN MINI-WAREHOUSES.
 5:16:50PM >> I'VE SEEN GARAGE BANDS SET UP IN MY NEIGHBOR'S GARAGE.
 5:16:56PM >>Al Paivandy: WHAT IS THE SIZE OF THE BUILDING?
 5:16:57PM MAYBE I MISSED IT?
 5:17:00PM >> IT'S A STORAGE BUILDING.
 5:17:01PM 10,000 SQUARE FEET.
 5:17:03PM >>Al Paivandy: WHAT IS THE HEIGHT, SIZE, WIDTH, LENGTH?
 5:17:11PM >>Tammy Duran: YOU CAN'T SHOUT OUT.
 5:17:22PM >> PEAK OF THE ROOF, 36 FEET.
 5:17:26PM 36 FEET.
 5:17:26PM PEAK OF THE ROOF.
 5:17:29PM >>Al Paivandy: WHAT IS THE WIDTH AND LENGTH?
 5:17:32PM >> WIDTH AND LENGTH OF THE STORAGE BUILDING?
 5:17:35PM >>Al Paivandy: TO MAKE 10,000.
 5:17:44PM >> I'M NOT SURE IT IS FULLY DESIGNED.
 5:17:46PM I'M NOT SURE -- IT'S NOT FULLY DESIGNED AT THIS POINT IN
 5:17:51PM TIME.
 5:17:52PM >>Al Paivandy: SO THE SHAPE CAN CHANGE.

5:17:54PM >> YEAH.
 5:17:56PM >>Anthony Gargano: REMEMBER, BOARD MEMBERS, THIS IS NOT AN
 5:17:58PM APPLICATION.
 5:17:59PM THIS IS JUST PUBLIC INFORMATION HEARING.
 5:18:01PM THERE IS A LACK OF SPECIFIC DETAIL.
 5:18:05PM >>Al Paivandy: I FULLY REALIZE THAT, BUT THE CLOSENESS OF
 5:18:08PM THE BUILDINGS OR THE OTHER PROPERTIES, IF HE CHANGE THE SIZE
 5:18:11PM OF THE BUILDING TO A HUNDRED BY HUNDRED, IT'S GOING TO MAKE
 5:18:18PM A HUGE DIFFERENCE TO PEOPLE WHO ARE COMMENTING.
 5:18:21PM >>Jim Wallace: MAY I MAKE A SUGGESTION, DAN?
 5:18:24PM 36 FEET ISN'T VERY HIGH.
 5:18:26PM WE KNOW THAT.
 5:18:27PM PARTICULARLY WHEN YOU ARE 150 FEET AWAY AND YOUR LINE OF
 5:18:30PM SIGHT IS NOW 12 DEGREES OR WHATEVER IT IS.

5:18:33PM IF IT SAYS FORESTED AS IT IS, MY GUESS IS THAT NOBODY IS
 5:18:38PM EVER GOING TO SEE THE TOP OF THAT BUILDING.
 5:18:42PM IF THERE IS 150 FEET.
 5:18:44PM SO THE PEOPLE ON THE WEST, THE PEOPLE ON THE NORTH ARE NOT
 5:18:47PM GOING TO SEE IT.
 5:18:48PM IT REALLY BECOMES TO ME, ANYWAY, THE LINE OF SIGHT FROM THE
 5:18:51PM HOMES IN COLONIAL OAKS ON THE SOUTH, PEOPLE ON THE WEST
 AND
 5:18:55PM NORTH ARE NEVER GOING TO SEE THE BUILDING.
 5:18:57PM MAYBE THAT'S WHERE THE EMPHASIS OF CREATIVITY NEEDS TO BE.
 5:19:02PM AND MAYBE COME BACK WITH A CROSS-SECTION THAT SHOWS WHAT
 THE
 5:19:07PM PEOPLE ARE GOING TO SEE AND NOT SEE.

 5:19:09PM THAT SEEMS TO BE THEIR CONCERN AND RIGHTFUL CONCERN.
 5:19:12PM >> A LINE OF SIGHT FROM THE SOUTH GOING NORTH.
 5:19:17PM >>Jim Wallace: FROM THE WEST AND THE NORTH, IT'S JUST TREES.
 5:19:21PM WE KNOW THAT.
 5:19:32PM >>Al Paivandy: THE RESIDENTIAL BUILDING THAT IS ON THAT
 5:19:33PM SITE, SOMEONE SAID SOMETHING ABOUT 1906.
 5:19:37PM DOES ANYBODY KNOW IF IT IS ON THE NATIONAL REGISTER,
 5:19:39PM ALTHOUGH DILAPIDATED?
 5:19:41PM >> IF THEY ARE LOOKING TO TAKE IT DOWN, IT IS DEFINITELY NOT
 5:19:41PM ON THE NATIONAL REGISTER.
 5:20:00PM >> I DON'T KNOW WHO IS LOOKING TO TAKE IT DOWN, BUT I
 5:20:00PM UNDERSTAND.
 5:20:00PM >> WE WILL CLOSE THIS PUBLIC INFORMATION MEETING AND MOVE
 ON
 5:20:04PM TO WAYPOINT RESIDENCES.
 5:20:07PM WE'LL TAKE A MINUTE OR TWO HERE.
 5:20:17PM INTERESTED FOLKS FOR THAT ONE DEPART.
 5:20:22PM MARY, DO YOU WANT TO TELL US WHO IS KICKING IT OFF?
 5:20:52PM >>Mary Gibbs: THIS IS OUR SECOND PUBLIC INFORMATION MEETING
 5:20:54PM TONIGHT.
 5:20:55PM IT IS COCONUT POINT, THE WAYPOINT RESIDENCES.
 5:20:58PM THIS PROPOSAL IS TO TAKE THE MOVIE THEATER, THE REGAL MOVIE
 5:21:05PM THEATER THAT'S BEEN VACANT FOR A FEW YEARS AND DEMOLISH
 THAT
 5:21:08PM AND THEN BUILD SOME APARTMENT UNITS BEHIND -- WHERE THE
 5:21:12PM MOVIE THEATER IS BEHIND THAT EXTENDING INTO THE PARKING LOT
 5:21:16PM BEHIND THAT AT COCONUT POINT.

 5:21:18PM THEY ARE LOOKING AT FOUR TO FIVE STORY BUILDINGS.
 5:21:23PM I THINK 360 -- 365 UNITS PROPOSED.

5:21:28PM AND ALSO PARKING GARAGE AND THEY WOULD ALSO HAVE SURFACE
 5:21:32PM PARKING TO MEET THE PARKING REQUIREMENTS.
 5:21:34PM THIS IS, AGAIN, THE VERY FIRST MEETING, SO WE'RE HERE
 5:21:39PM TONIGHT TO LET THE APPLICANT DO AN OVERVIEW, EXPLAIN THE
 5:21:42PM PROJECT.
 5:21:43PM I KNOW WE HAD PEOPLE FROM THE BROOKS THAT HAVE SUBMITTED
 5:21:46PM SOME E-COMMENTS.
 5:21:47PM WE'VE GOTTEN SOME PHONE CALLS.
 5:21:50PM HOPEFULLY THEY CAN PROVIDE SOME PUBLIC INPUT TONIGHT.
 5:21:53PM WE DO NOT HAVE ANY APPLICATION AT THIS POINT.
 5:21:56PM AGAIN, NO VOTE TONIGHT.
 5:21:58PM NO APPLICATION.
 5:21:59PM WE ARE JUST HERE TO ASK QUESTIONS IF THE BOARD HAS QUESTIONS
 5:22:03PM OR IF PEOPLE HAVE QUESTIONS.
 5:22:04PM WE'RE NOT REALLY PROVIDING TESTIMONY BECAUSE IT'S NOT A
 5:22:07PM PUBLIC HEARING.
 5:22:08PM THE APPLICANT HAS GOT A FEW SPEAKERS.
 5:22:11PM I'LL TURN IT OVER IF YOU DON'T HAVE REQUEST HE IS TO JEREMIE
 5:22:14PM CHASTAIN FROM BOWMAN.
 5:22:17PM HE WILL KICK IT OFF.
 5:22:26PM >>Jeremie Chastain: GOOD EVENING.
 5:22:27PM JEREMIE CHASTAIN.
 5:22:29PM I AM A CERTIFIED PLANNER AND SENIOR PROJECT MANAGER FROM

 5:22:32PM BOWMAN CONSULTING GROUP.
 5:22:33PM AND THEN WITH ME TONIGHT, I HAVE CHRIS MOORE FROM WAYPOINT
 5:22:39PM RESIDENTIAL, SCOTT RICHARDSON FROM SIMON PROPERTY GROUP.
 5:22:44PM NEALE MONTGOMERY FROM PAVESE LAW FIRM.
 5:22:48PM TED TREESH FROM TR TRANSPORTATION CONSULTANTS.
 5:22:52PM ORIGINAL O'BRIEN FROM MSA ARCHITECTS.
 5:22:56PM CHARLIE KREBS IS THE PROFESSIONAL ENGINEER FROM BOWMAN
 5:22:58PM ASSIGNED TO THE PROJECT.
 5:22:59PM UNFORTUNATELY, HE COULD NOT MAKE IT TONIGHT BECAUSE HE GOT
 5:23:02PM THE FLU.
 5:23:03PM WITH THAT, I WOULD LIKE TO BRING UP SCOTT RICHARDSON TO GIVE
 5:23:07PM A BRIEF INTRODUCTION OF SIMON PROPERTY GROUP.
 5:23:17PM >> GOOD EVENING, EVERYONE.
 5:23:18PM I AM SCOTT RICHARDSON WITH SIMON.
 5:23:23PM I THINK THIS IS MY SECOND TUESDAY OF THE MONTH SPOT SINCE
 5:23:30PM I'VE BEEN HERE.
 5:23:32PM THE LAST THREE MEETINGS NOW.
 5:23:34PM WHAT WE'RE HERE TO TALK ABOUT TONIGHT IS ANOTHER PIECE OF
 5:23:40PM THE EVOLUTION OF COCONUT POINT.
 5:23:45PM AS WE ALL KNOW, THERE'S BEEN A CHANGE IN THE CLIMATE IN THE

5:23:54PM MOVIE THEATER INDUSTRY.
 5:23:55PM SO WE HAVE A BUILDING THAT'S BEEN CLOSED FOR QUITE SOME
 5:23:58PM TIME.
 5:24:00PM WE'VE CONTINUED TO EXPLORE OPTIONS AS TO WHAT IS THE HIGHEST
 5:24:05PM AND BEST USE FOR THE AREA, AND WE'RE NOT JUST TALKING THE

 5:24:12PM BUILDING, BUT YOU'VE GOT A LARGE, UNUSED PARKING LOT IN THE
 5:24:17PM BACK OF THE PROPERTY.
 5:24:18PM SO WHAT WE'RE HERE TO PRESENT TO YOU TONIGHT IS A
 5:24:23PM RESIDENTIAL PROJECT THAT WILL BE BASICALLY WHERE THE PARKING
 5:24:29PM LOT IS AND THEN IN THE AREA WHERE THE MOVIE THEATER
 5:24:33PM CURRENTLY SITS, IT WILL BE DEMOLISHED AND A NEW PARKING LOT
 5:24:40PM WILL BE CREATED PROVIDING MORE PROXIMATE, PRACTICAL PARKING
 5:24:46PM TO THE RETAIL SHOPS.
 5:24:48PM SINCE THIS IS A MIXED USE PROJECT, WE BELIEVE THAT THE
 5:24:58PM RESIDENTIAL USE IS CONSISTENT WITH WHAT WE'RE TRYING TO DO
 5:25:00PM WITH COCONUT POINT BETWEEN THE RETAIL, THE RESTAURANTS, THE
 5:25:05PM EXISTING RESIDENCES, THE HOSPITALITY AND EVERYTHING THAT IS
 5:25:11PM MIXED USE.
 5:25:13PM IT'S AN OPPORTUNITY FOR THE RESIDENTS TO HAVE A PROPERTY
 5:25:19PM THAT IS COMPLETELY WALKABLE, THAT THEY COULD WALK TO TARGET
 5:25:24PM TO GET THEIR GROCERIES, THEY COULD GO SHOPPING.
 5:25:27PM THEY CAN GO EAT WITHOUT HAVING TO GET IN THEIR CARS.
 5:25:29PM WE'RE EXCITED TO PRESENT THE OPPORTUNITY, AND WITH THAT, I
 5:25:33PM WILL INTRODUCE MY COLLEAGUE FROM WAYPOINT, CHRIS MOORE TO
 5:25:37PM TELL YOU TRANSPLANT MORE ABOUT THEM.
 5:25:43PM >> GOOD AFTERNOON.
 5:25:44PM I'M NOT GOING TO WISH MY LIFE AWAY THAT IT'S EVENING.
 5:25:47PM MY NAME IS CHRIS MOORE.
 5:25:48PM I'M WITH WAYPOINT RESIDENTIAL.
 5:25:50PM WE'RE A MULTIFAMILY DEVELOPER BASED OUT OF BOCA RATON,

 5:25:54PM FLORIDA.
 5:25:54PM OVER THE COURSE OF OUR 11-YEAR HISTORY, WE'VE ACQUIRED AND
 5:26:00PM DEVELOPED OVER 30,000 MULTIFAMILY RESIDENTIAL UNITS.
 5:26:04PM WE HAPPENED TO DO ONE RIGHT HERE IN ESTERO, THE COURTYARD
 5:26:09PM ESTERO BACK IN 2017.
 5:26:11PM IT'S BEEN A LITTLE WHILE SINCE WE GOT BEFORE YOU, BUT WE'RE
 5:26:16PM EXCITED ABOUT THIS OPPORTUNITY TO TEAM UP WITH SIMON TO
 5:26:21PM BRING MORE RESIDENTIAL UNITS TO THE COMMUNITY.
 5:26:24PM WE DO STRICTLY CLASS A MULTIFAMILY, SO IT'S MORE OF THE
 5:26:32PM HIGHER END MULTIFAMILY UNITS, AND WE FEEL WITH OUR PRODUCT
 5:26:38PM AND WHAT'S GOING ON WITH THE VILLAGE OF ESTERO IT WILL BE A
 5:26:42PM REALLY GOOD FIT.

5:26:43PM I KNOW THERE'S GOING TO BE A LOT OF QUESTIONS THAT COME UP
 5:26:45PM WITH WHERE THE MARKET IS, WHY THIS SPOT ON THE MAP, AND I
 5:26:50PM WILL ANSWER THOSE QUESTIONS AS THEY COME UP.
 5:26:54PM AND WITH THAT, I'LL TURN IT BACK OVER TO JEREMIE.
 5:27:00PM >>Michael Sheeley: IS THIS RENTAL OR A SALE PRODUCT?
 5:27:04PM >> IT'S A RENTAL.
 5:27:05PM MULTIFAMILY RENTAL.
 5:27:07PM >>Jeremie Chastain: JEREMIE CHASTAIN, CERTIFIED PLANNER FOR
 5:27:14PM BOWMAN.
 5:27:14PM THIS IS A REQUEST TO AMEND THE COCONUT POINT MPD AND DRI TO
 5:27:20PM ALLOW FOR THE DEVELOPMENT OF A MAXIMUM OF 365 MULTIFAMILY
 5:27:24PM DWELLING UNITS WITHIN TRACT 2A OF COCONUT POINT.
 5:27:28PM MULTIFAMILY DWELLING UNITS ARE AN EXISTING PERMITTED USE

 5:27:32PM THERE, AND THIS REQUEST WILL NOT INCREASE THE NUMBER OF NET
 5:27:36PM NEW EXTERNAL PEAK HOUR TRIPS ESTABLISHED IN THE DRI
 5:27:39PM DEVELOPMENT ORDER.
 5:27:40PM SO THAT'S MEANING WHEN THIS IS INITIALLY APPROVED AND
 5:27:44PM SUBSEQUENTLY AMENDED, THERE IS A TRANSPORTATION IMPACT THAT
 5:27:50PM WE CAN'T GO OVER IN THAT DRI DEVELOPMENT ORDER.
 5:27:53PM SO WE ARE GOING TO CONTINUE MEETING THAT TRANSPORTATION
 5:27:55PM IMPACT.
 5:27:58PM I KNOW EVERYBODY KNOWS WHERE IT IS, BUT JUST IN CASE YOU
 5:28:03PM DON'T --
 5:28:05PM >>Barry Jones: REAL QUICK, THE TRANSPORTATION, IS THAT A
 5:28:07PM DAILY CAP OR PEAK HOUR CAP?
 5:28:09PM >> P.M. PEAK HOUR IN THE DRI D.O.
 5:28:12PM >>Barry Jones: THANK YOU.
 5:28:14PM >>Anthony Gargano: CAN WE GET BACK TO DWELLING UNITS FOR A
 5:28:17PM MINUTE?
 5:28:17PM MARY, ISN'T THERE A LIMIT TO THE NUMBER OF RESIDENTIAL UNITS
 5:28:30PM ASSOCIATED WITH COCONUT POINT?
 5:28:33PM >>Mary Gibbs: IN THE COCONUT POINT DRI, THEY HAVE A CERTAIN
 5:28:36PM AMOUNT OF MAXIMUM DIFFERENT USES, INCLUDING DWELLING
 UNITS.
 5:28:40PM AND I DON'T KNOW IF JEREMIE, I THINK THIS PROPOSAL EXCEEDS
 5:28:46PM WHAT WAS ALREADY APPROVED AND THAT'S WHY THEY'VE -- ONE OF
 5:28:49PM THE REASONS WHY THEY HAVE TO COME BACK AND DO THIS
 HEARING.
 5:28:52PM BUT I DON'T REMEMBER EXACTLY HOW MANY UNITS.
 5:28:55PM >>Jeremie Chastain: THAT'S CORRECT.

 5:29:00PM >>Anthony Gargano: CAN YOU GIVE US SOME NUMBERS?
 5:29:02PM >>Jeremie Chastain: WE'RE REALLY EARLY IN THE PROCESS RIGHT

5:29:03PM NOW, SO I DON'T HAVE AN EXACT NUMBER.
 5:29:05PM SORRY.
 5:29:13PM >>Anthony Gargano: MARY, WHAT IS THE LIMIT?
 5:29:16PM WHAT IS THE RESIDENTIAL LIMIT?
 5:29:18PM DO WE KNOW THAT?
 5:29:21PM >>Mary Gibbs: IT SEEMS LIKE THERE WAS LIKE IN THE WHOLE
 5:29:25PM COCONUT POINT, I THOUGHT THERE WAS A LIMIT OF 1214 DWELLING
 5:29:31PM UNITS, BUT I DON'T REMEMBER EXACTLY BECAUSE I HAVEN'T LOOKED
 5:29:33PM AT IT IN QUITE SOME TIME.
 5:29:35PM THAT WAS FOR THE WHOLE COCONUT POINT, SO THAT INCLUDES
 5:29:38PM RAPALLO AND THE OTHER -- THE EDERA RESERVE PROJECT.
 5:29:44PM SO WHAT WE WOULD NEED TO DO, WHEN THEY SUBMIT THE
 5:29:47PM APPLICATION, THEY'LL HAVE TO KIND OF COUNT THAT OUT FOR ME
 5:29:50PM AND SHOW ME WHAT IS ALREADY APPROVED AND WHAT'S LEFT, LIKE
 5:29:56PM WE DID WHEN YOU DID THE HOTEL APPLICATION, THEY DIDN'T HAVE
 5:29:59PM ENOUGH HOTEL UNITS.
 5:30:00PM THERE WERE SOME HOTEL UNITS LEFT, BUT THERE WEREN'T ENOUGH,
 5:30:04PM SO THEY HAD TO GO BACK AND ASK FOR ADDITIONAL.
 5:30:07PM WHEN THEY ASKED FOR THE ADDITIONAL, WHAT THEY DO IS THEY
 5:30:09PM REDUCE SOME OTHER TYPE OF USE SO THERE'S NO NET INCREASE.
 5:30:14PM SO IN THIS PARTICULAR CASE, THEY ARE PROBABLY GOING TO NEED
 5:30:17PM MORE RESIDENTIAL UNITS THAN WAS INITIALLY ALLOWED BUT THEN
 5:30:21PM THEY ARE TAKING AWAY THE MOVIE THEATER USE, SO THAT HAS A

 5:30:27PM LOT OF TRIPS ASSOCIATED WITH IT.
 5:30:29PM THEY HAVE TO ANALYZE WHETHER THOSE TRIPS NET OUT AND I THINK
 5:30:33PM WHAT THEY SUBMITTED IN THEIR APPLICATION FOR TODAY SAID THAT
 5:30:37PM THE MOVIE THEATER ACTUALLY GENERATES MORE TRIPS THAN
 5:30:41PM RESIDENTIAL.
 5:30:41PM SO THE CAP OF THE NET TRIPS PROBABLY WON'T BE EXCEEDED, BUT
 5:30:47PM THEY ARE GOING TO HAVE TO ASK FOR EXTRA RESIDENTIAL UNITS IN
 5:30:50PM THE DRI.
 5:30:52PM KIND OF COMPLICATED.
 5:30:53PM A LOT OF DIFFERENT MOVING PARTS.
 5:31:00PM >>Anthony Gargano: THAT'S ALREADY A THIRD OF YOUR 100.
 5:31:05PM OKAY.
 5:31:05PM >>Mary Gibbs: AGAIN, WHEN YOU GET INITIALLY APPROVED AND
 5:31:08PM THIS DRI WAS APPROVED, YOU KNOW, MANY YEARS AGO, LIKE 20
 5:31:12PM YEARS AGO, THINGS CHANGE OVER TIME.
 5:31:15PM AND SOMETIMES PEOPLE DON'T UNDERSTAND, BECAUSE I GOT A CALL
 5:31:18PM LAST WEEK, AND LIKE, WHY, IF THERE ARE NOT ENOUGH UNITS,
 5:31:22PM THEY CAN'T COME IN AND DO ANY MORE.
 5:31:24PM WELL, NO, BUT YOU CAN ALWAYS COME IN AND ASK TO AMEND YOUR
 5:31:29PM APPLICATION AND YOU CAN ALWAYS COME IN AND ASK TO CHANGE IT.

5:31:31PM SOMETIMES PEOPLE DON'T UNDERSTAND.
 5:31:33PM THEY THINK IT IS CAST IN CONCRETE, BUT NOT NECESSARILY.
 5:31:37PM >>Anthony Gargano: THANK YOU.
 5:31:40PM >>Jim Wallace: MAYBE YOU DON'T HAVE THE ANSWER TO THIS
 5:31:42PM QUESTION.

 5:31:42PM I DON'T KNOW.
 5:31:44PM I KNOW THAT THE RESIDENTS OF COCONUT POINT, I THINK IT IS
 5:31:48PM ABOUT EIGHT POINT SOMETHING ACRES AND 300 UNITS.
 5:31:51PM SO THE DENSITY THERE IS I THINK SOMETHING LIKE 30 PER ACRE.
 5:31:55PM WHAT IS THE ACREAGE HERE?
 5:31:59PM >>Jeremie Chastain: IT'S APPROXIMATELY 6.8 ACRES.
 5:32:01PM AT THE CURRENT ITERATION, IT IS APPROXIMATELY 6.8 ACRES.
 5:32:07PM 6.8.
 5:32:11PM >>Jim Wallace: SO YOU'RE LOOKING AT ABOUT 50 UNITS PER ACRE.
 5:32:15PM >>Jeremie Chastain: I THINK IT'S NOT THAT HIGH, BUT, YES.
 5:32:18PM >>Jim Wallace: THAT'S JUST MY QUICK MATH.
 5:32:20PM SO YOU ARE LOOKING AT ABOUT 60, 70 PERCENT MORE DENSITY THAN
 5:32:25PM THE RESIDENTS AT COCONUT POINT.
 5:32:28PM >>Jeremie Chastain: THE RESIDENTS AT COCONUT POINT, I PULLED
 5:32:30PM THE PROPERTY APPRAISER DATA AND I COUNTED THE RESIDENTS THAT
 5:32:33PM HAD ADDRESSES.
 5:32:35PM >>Mary Gibbs: IT'S 180 AT THE RESIDENCES, APPROVED FOR 180.
 5:32:40PM 180 UNITS.
 5:32:43PM THE RESIDENCES NEVER MIND.
 5:32:50PM I'M THINKING OF THE RESERVE.
 5:32:51PM >>Jim Wallace: I'M ONLY TRYING TO GET A PERSPECTIVE OF HOW
 5:32:54PM DENSE THIS IS.
 5:32:55PM 50 UNITS PER ACRE.
 5:32:56PM 1.75, YOU'RE TALKING ABOUT -- WHAT'S THAT, 365.
 5:33:08PM YOU'RE TALKING ABOUT 750, ABOUT 750 CARS WITH GUEST PARKING,

 5:33:16PM SOMETHING LIKE THAT.
 5:33:17PM MUST BE 700 OR SO.
 5:33:18PM THE ONLY REASON I ASKED THIS, IT SEEMS IT IS ALL COMING IN
 5:33:27PM IN ONE ENTRANCE.
 5:33:28PM 700 CARS COMING IN AND OUT.
 5:33:30PM AM I RIGHT?
 5:33:39PM >> YOU ARE ASKING REALLY GOOD QUESTIONS.
 5:33:41PM ONE OF THE THINGS --
 5:33:45PM >>Anthony Gargano: NEIL, CAN YOU IDENTIFY YOURSELF?
 5:33:48PM >>Neale Montgomery: MY NAME IS NEALE MONTGOMERY FOR THE
 5:33:53PM RECORD.
 5:33:54PM WHEN YOU LOOK AT A DRI, I KNOW YOU KNOW THIS BECAUSE YOU

5:33:58PM WERE INVOLVED IN RAPALLO, YOU LOOK AT THE PROJECT AS A
 5:34:02PM WHOLE.
 5:34:03PM SO THE OVERALL UNIT COUNT AND SQUARE FOOTAGE ARE ON THE DRI
 5:34:09PM AS A WHOLE.
 5:34:10PM AS MARY INDICATED, THERE ARE A NUMBER OF NET NEW EXTERNAL
 5:34:14PM TRIPS THAT ARE APPROVED AND USES WILL HAVE TO BE ADJUSTED SO
 5:34:19PM THAT YOU DON'T EXCEED THAT NUMBER OF TRIPS.
 5:34:22PM I HEAR YOU ON THE --
 5:34:25PM >>Jim Wallace: 700 PEOPLE COMING IN AND OUT OF ONE ENTRANCE,
 5:34:28PM THAT IS A LOT OF CARS.
 5:34:30PM >>Neale Montgomery: THAT IS AN ISSUE MARY WILL MAKE US LOOK
 5:34:33PM AT.
 5:34:33PM I KNOW THAT FROM OTHER AMENDMENTS WE HAVE DONE WITHIN

 5:34:36PM COCONUT POINT.
 5:34:37PM SHE MADE US LOOK AT THAT, ADDRESS THAT, EVALUATE THAT.
 5:34:43PM IN SOME INSTANCES, MAKE ADJUSTMENTS.
 5:34:47PM >>Jim Wallace: I UNDERSTAND THE TOTAL DENSITY.
 5:34:49PM THIS IS AN INFORMATION MEETING.
 5:34:50PM WE ALL CERTAINLY WANT, IF WE GO AHEAD WITH THIS, WE WANT IT
 5:34:56PM TO BE SUCCESSFUL.
 5:34:57PM IF IT IS RENTAL, YOU HAVE A HIGH PROPENSITY OF PEOPLE
 5:35:00PM LEAVING FOR WORK AND COMING BACK AT A SIMILAR TIME IN THE
 5:35:03PM AFTERNOON.
 5:35:04PM 700 CARS COMING IN AND OUT OF ONE ENTRANCE, IT IMPACTS THE
 5:35:07PM IMMEDIATE ARTERIAL ROADS AND OTHER ROADS AROUND THAT
 5:35:11PM ENTRANCE.
 5:35:11PM SO I LOOK AT THIS PLAN AND I GO --
 5:35:18PM >>Neale Montgomery: IT IS A GOOD QUESTION.
 5:35:19PM MR. TREESH IS IN THE BACK.
 5:35:21PM HE KNOWS WHEN WE COME BACK TO YOU OFFICIALLY WE'LL HAVE TO
 5:35:24PM LOOK AT THAT AND ANSWER THAT QUESTION.
 5:35:26PM THE OTHER THING IS IRONICALLY, WHEN THE CITY, VILLAGE
 5:35:32PM ADOPTED ITS COMPREHENSIVE PLAN AND CREATED A CATEGORY,
 ONE
 5:35:35PM OF THE ORIGINAL COUNCIL PEOPLE WANTED TO HAVE MORE MIXED
 USE
 5:35:40PM AND A MORE URBAN DOWNTOWN FEEL BECAUSE THE VILLAGE OF
 ESTERO
 5:35:44PM DOESN'T REALLY, PER SE, HAVE A DOWNTOWN.
 5:35:47PM THAT IS ACTUALLY WHAT THEY WERE THINKING WHEN THEY PUT THE
 5:35:51PM CATEGORY, COMP PLAN CATEGORY ON THIS PROPERTY.

 5:35:53PM I HAVE TO ADMIT I WASN'T THAT EXCITED ABOUT IT.

5:35:55PM BUT MY OPINION DOESN'T COUNT.
 5:35:58PM THE THINKING WAS, WHAT JEREMIE POINTED OUT, WHEN YOU HAVE
 5:36:03PM RESIDENTIAL MIXED WITH OFFICE AND RETAIL AND RESTAURANTS, IT
 5:36:07PM CREATES INTERNAL CAPTURE.
 5:36:08PM SO PART OF THE GOAL IS TO KEEP PEOPLE INSIDE THE DEVELOPMENT
 5:36:12PM MORE AND HAVE IT BE MORE OF THE WALKABLE DOWNTOWN KIND OF
 5:36:16PM FEEL.
 5:36:16PM I'M SORRY I TOOK AWAY JEREMY'S MICROPHONE.
 5:36:21PM >>Jeremie Chastain: AGAIN, JEREMIE CHASTAIN.
 5:36:26PM I WILL GO THROUGH THE LOCATIONAL MAPS I HAD.
 5:36:28PM I THINK EVERYBODY KNOWS WHERE THIS IS AT THIS POINT.
 5:36:33PM I HAVE IT ZOOMED IN.
 5:36:35PM SUBJECT PROPERTY, EXISTING MOVIE THEATER BUILDING THAT HAS
 5:36:37PM BEEN CLOSED.
 5:36:39PM EXTERNAL PARKING IS TO THE EAST THAT WAS MENTIONED.
 5:36:41PM THAT'S NOT USED MUCH.
 5:36:43PM >>Kristin Jeannin: IS THE HOTEL THAT WE LOOKED AT EARLIER IN
 5:36:46PM THE YEAR NOT IN THE PICTURE ANYMORE?
 5:36:48PM IS IT SOMEWHERE NEAR HERE?
 5:36:51PM >>Mary Gibbs: THE HOTEL WAS IN THE PICTURE AND NOW I'M
 5:36:53PM HEARING THEY ARE NOT IN THE PICTURE.
 5:36:55PM >>Kristin Jeannin: THIS WAS THAT SITE?
 5:36:56PM >>Mary Gibbs: NO.
 5:36:58PM THE HOTEL IS FURTHER SOUTH.

 5:37:00PM >>Jim Wallace: ADJACENT IMMEDIATELY TO THE SOUTH IS WHERE
 5:37:02PM THE HOTEL IS GOING, WAS GOING?
 5:37:04PM >>Mary Gibbs: THE HOTEL, AS FAR AS I KNOW, IS NOT GOING AT
 5:37:07PM THIS POINT IN TIME.
 5:37:08PM AGAIN, IT WAS FURTHER SOUTH, DOWN -- IT GOT APPROVED BY THE
 5:37:16PM COUNCIL, BUT THERE WAS A DISCUSSION OF THEY DIDN'T WANT TO
 5:37:20PM DO CONCRETE BLOCK CONSTRUCTION.
 5:37:22PM THERE WAS THE WOOD FRAME.
 5:37:23PM I THINK THEY DECIDED NOT TO PROCEED, BUT IT'S STILL APPROVED
 5:37:28PM FOR A HOTEL, SO COULD BE A HOTEL AT SOME POINT.
 5:37:33PM >>Jeremie Chastain: THE HOTEL IS THE PARKING LOT TO THE
 5:37:36PM SOUTH OF THE MOVIE THEATER BUILDING.
 5:37:37PM AGAIN, WE HAD ANOTHER LOCATIONAL MAP.
 5:37:42PM COCONUT POINT.
 5:37:44PM YOU CAN SEE THE PROXIMITY TO THE TARGET FOR GROCERIES.
 5:37:46PM ULTA, WEST ELM, FASHION DRIVE.
 5:37:51PM THIS IS THE CURRENT ITERATION OF THE CONCEPTUAL SITE PLAN.
 5:37:57PM LIKE MARY SAID, WE'RE PROPOSING FIVE STORIES AND FOUR
 5:38:00PM STORIES.

5:38:01PM THE FOUR-STORY SECTION IS SHOWN ON THIS PLAN IN BLUE.
 5:38:06PM TWO FIVE-STORY SECTIONS ARE LABELED, THAT WAS GREEN.
 5:38:10PM GREENISH COLOR AND THEN THE PARKING GARAGE IS FIVE STORIES.
 5:38:13PM AND THEN BETWEEN THE PROPOSED RESIDENTIAL DEVELOPMENT
 AND
 5:38:18PM FASHION DRIVE, THAT LOT WILL BE A SHARED USE PUBLIC PARKING
 5:38:22PM LOT TO MAKE UP FOR THE PARKING THAT WAS LOST IN THE REAR.

5:38:28PM >>Michael Sheeley: THAT IS A SHARED USE LOT, NOT JUST FOR
 5:38:30PM THE RETAIL, AS STATED EARLIER.
 5:38:32PM >>Jeremie Chastain: RIGHT.
 5:38:33PM WHEN WE'RE LOOKING AT PARKING, AT THIS POINT, WE'RE THINKING
 5:38:36PM THAT THE PARKING GARAGE WILL BE HUNDRED PERCENT RESIDENTS
 5:38:39PM ONLY.
 5:38:39PM AND THEN THE REQUIRED GUEST PARKING WOULD BE IN THAT
 SHARED
 5:38:43PM PARKING LOT.
 5:38:46PM >>Jim Wallace: I'M TRYING TO UNDERSTAND THIS.
 5:38:47PM YOU SAID YOU'RE KEEPING THE EXISTING VEHICLE DROP-OFF, BUT
 5:38:52PM THEY ARE DROPPING OFF -- THE THEATER IS GONE, SO WHAT ARE
 5:38:55PM THEY DROPPING THEM OFF TO?
 5:38:56PM ANOTHER PARKING LOT?
 5:38:59PM >>Barry Jones: ADJACENT BUSINESSES.
 5:39:00PM ADJACENT BUSINESSES.
 5:39:05PM >>Kristin Jeannin: FASHION DRIVE HAS LOTS OF RETAIL ON IT.
 5:39:08PM I'VE GONE HERE AND IT'S HARD TO PARK THERE.
 5:39:11PM FOR THAT ASPECT, IT WILL BE NICE TO HAVE CLOSER PARKING.
 5:39:15PM >>Barry Jones: COUPLE OF RESTAURANTS ON THE NORTH FACE
 5:39:17PM THERE.
 5:39:17PM JEREMIE, REAL QUICK, ARE YOU MEETING PARKING REQUIREMENTS OR
 5:39:23PM GOING FOR A REDUCTION?
 5:39:24PM >>Jeremie Chastain: INTERNALLY RIGHT NOW WE ARE CONSIDERING
 5:39:26PM A REDUCTION TO A 1.5 SPACES PER UNIT.
 5:39:32PM >>Barry Jones: 1.5.

5:39:33PM >>Jeremie Chastain: THAT'S JUST A CONSIDERATION.
 5:39:35PM WE HAVEN'T FULLY FLESHED IT OUT YET.
 5:39:38PM WE ARE EXPECTING TO HAVE TO REVISIT THE SITE PLAN AGAIN A
 5:39:40PM COUPLE MORE TIMES AFTER TONIGHT'S MEETING.
 5:39:45PM >>Kristin Jeannin: PUT SOME PLANTING BETWEEN THE PARKING
 5:39:46PM GARAGE AND THE OTHER PARKING.
 5:39:49PM >>Jeremie Chastain: WE WILL BE MEETING FOUNDATION
 5:39:52PM REQUIREMENTS, THE PLANTING FOUNDATION.
 5:39:54PM THAT IS A GOOD SEGUE, THE EXISTING BUFFER ALONG VIA COCONUT

5:39:57PM IS THERE.
 5:39:58PM IT WILL REMAIN IN PLACE.
 5:40:00PM 20-FOOT TYPE D.
 5:40:03PM THERE'S NO NEW ACCESS POINTS PROPOSED ON VIA COCONUT.
 5:40:06PM >>Jim Wallace: I THOUGHT RENTAL APARTMENTS TYPICALLY NEED
 5:40:10PM MORE PARKING SPACES.
 5:40:14PM THAT'S MY IMPRESSION.
 5:40:15PM >>Mary Gibbs: MULTIFAMILY IS TWO PER UNIT.
 5:40:20PM INITIAL MEETINGS, THEY THINK THEY NEED A REDUCTION.
 5:40:26PM >>Jim Wallace: 2.2 AND YOU WANT 1.5.
 5:40:29PM THAT IS A 25% REDUCTION IN PARKING.
 5:40:31PM >>Jeremie Chastain: WE'RE BASING THE PARKING ON OTHER
 5:40:37PM WAYPOINT DEVELOPMENTS, OUR EXPERIENCE WITH THE ACTUAL
 5:40:39PM REQUIRED PARKING.
 5:40:40PM AGAIN, VERY EARLY PHASES OF DISCUSSION ON THAT.
 5:40:45PM >>Anthony Gargano: WHAT IS THE HEIGHT OF THE FIVE-STORY

 5:40:47PM GARAGE?
 5:40:48PM >>Jeremie Chastain: THE TALLEST PORTION OF THE FIVE STORY
 5:40:50PM BUILDING IS 65 FEET -- 65 FEET.
 5:40:55PM >>Anthony Gargano: IS THERE ANYTHING ELSE IN COCONUT POINT
 5:40:57PM THAT HIGH?
 5:40:58PM >>Jeremie Chastain: I'M NOT SURE THE RESIDENCES ARE FOUR
 5:41:02PM STORIES TO THE SOUTH.
 5:41:04PM >>Anthony Gargano: THEY ARE FOUR STORIES.
 5:41:05PM NOT FIVE.
 5:41:12PM >>Barry Jones: THE HOTEL IS SIX.
 5:41:13PM >>Anthony Gargano: THAT IS THE OTHER SIDE OF THE PARKING
 5:41:15PM LOT.
 5:41:15PM >>Jeremie Chastain: SURROUNDING AREA, LIKE ADJACENT AREA.
 5:41:17PM >>Jim Wallace: 65 TO THE LOAD BEAR -- TO THE TIE BEAM?
 5:41:23PM >>Jeremie Chastain: I APOLOGIZE ABOUT THE SIZE OF THESE.
 5:41:27PM YOU CAN SEE WHERE THE 65 FEET IS MEASURED TO.
 5:41:29PM AGAIN, THERE'S NO NEW CONNECTIONS TO VIA COCONUT POINT.
 5:41:46PM WE'LL BE USING EXISTING ACCESS DRIVES AS YOU CAN SEE HERE.
 5:41:49PM THERE IS MULTIPLE ACCESS POINTS TO THE EXISTING ACCESS
 5:41:52PM DRIVES.
 5:41:53PM THE RESIDENTS DO HAVE THE ONE ENTRANCE IN AND OUT TO THE
 5:41:55PM PARKING GARAGE.
 5:41:59PM THEN WE'RE PROPOSING A NEW -- TWO NEW PEDESTRIAN
 CONNECTIONS
 5:42:02PM TO VIA COCONUT POINT.
 5:42:04PM CURRENTLY THERE'S NOTHING THERE.

5:42:06PM YOU CAN SEE ONE NEAR THE NORTHEASTERN CORNER OF THE PROJECT.

5:42:09PM THAT WILL BE INTENDED FOR THE RESIDENTS.

5:42:11PM AND THEN ALONG THE SOUTH, THAT'S ATTACHED TO THE SHARED

5:42:15PM PARKING LOT THAT'S OPEN TO THE PUBLIC.

5:42:17PM SO THE PUBLIC COULD ACCESS THIS PORTION OF COCONUT POINT,

5:42:23PM SIDEWALK FROM THE CONNECTION.

5:42:26PM HERE WE JUST WANTED TO ILLUSTRATE THE SETBACKS OF THE

5:42:34PM BUILDING FROM RESIDENCES TO THE EAST.

5:42:37PM THE CLOSEST PORTION OF THE FIVE-STORY BUILDING IS SET BACK

5:42:41PM ABOUT 422 FEET.

5:42:43PM AND THEN THE CLOSEST PORTION OF THE FOUR-STORY BUILDING IS

5:42:46PM SET BACK ABOUT 420 FEET.

5:42:48PM THEN LINE OF SIGHT EXHIBIT.

5:42:56PM THEY DON'T COME OUT THAT WELL IN THE PRESENTATION.

5:42:58PM BUT AS YOU CAN SEE WITH VIA COCONUT POINT, THE EXISTING

5:43:02PM VEGETATION, THE RAILROAD, THE EXISTING VEGETATION INTERNAL

5:43:06PM TO THE SITE TO THE EAST.

5:43:07PM THERE'S SOME ADDITIONAL SETBACK THERE BECAUSE OF THE

5:43:10PM LANDSCAPED AREA AND THE RIGHT-OF-WAY.

5:43:12PM WE DON'T EXPECT IF YOU ARE AT THE SECOND FLOOR OF A

5:43:15PM TWO-STORY BUILDING TO BE ABLE TO SEE THIS BUILDING VERY

5:43:18PM WELL.

5:43:19PM YOU MIGHT BE ABLE TO SEE THE VERY TOP OF THE ARCHITECTURAL

5:43:23PM TOWERS AND EMBELLISHMENTS.

5:43:28PM WE HAVE ARCHITECTURAL ELEVATIONS.

5:43:33PM THESE COLORS ARE CONSISTENT WITH WHAT YOU ALL HAVE BEEN

5:43:36PM SEEING IN THE PUBLIC HEARINGS REGARDING THE COLOR CHANGE

AT

5:43:40PM COCONUT POINT.

5:43:41PM THE ARCHITECTURE HAS BEEN DESIGNED TO BE CONSISTENT WITH

THE

5:43:44PM OVERALL COCONUT POINT DEVELOPMENT AND WITH THE COCONUT

POINT

5:43:48PM PATTERN BOOK.

5:43:49PM YOU CAN SEE THE PARKING GARAGE HAS BEEN DESIGNED LIKE A

5:43:59PM RESIDENTIAL BUILDING.

5:44:00PM IT WILL BE IMPLEMENTED INTO THE BUILDING VERY WELL.

5:44:03PM IT'S NOT GOING TO BE JUST A BIG CONCRETE RECTANGLE WHERE YOU

5:44:06PM CAN SEE INTO THE DIFFERENT LEVELS.

5:44:07PM THE TRASH AREAS ARE ALSO GOING TO BE IMPLEMENTED INTO THE

5:44:11PM BUILDING.

5:44:12PM I HAVE ONE LABELED ON THE TOP ELEVATION -- ON THE BOTTOM

5:44:17PM ELEVATION.
 5:44:17PM AGAIN, IT JUST LOOKS LIKE A RESIDENTIAL BUILDING.
 5:44:20PM WE HAVE DRONE FOOTAGE, DRONE PHOTOS OF THE EXISTING
 5:44:28PM VEGETATION.
 5:44:29PM I'LL DO MY BEST TO MAKE THIS AS UNCONFUSING AS POSSIBLE,
 5:44:33PM AGAIN, BECAUSE OF THE TECH SIZE.
 5:44:36PM ON THE NORTHEAST CORNER OF THE BUILDING, I HAVE THE AREA
 5:44:40PM CIRCLED.
 5:44:41PM FROM THE NORTHEAST CORNER, PHOTOS ONE, TWO, AND THREE, SO
 5:44:50PM PHOTO ONE WAS NORTHEAST.
 5:44:51PM PHOTO TWO WAS JUST EAST FROM THE PERSPECTIVE OF THAT
 CORNER.

 5:44:56PM PHOTO THREE IS SOUTHEAST FROM THAT CORNER.
 5:44:59PM THE TOP ROW IS FROM THE FIFTH FLOOR WINDOW VIEW.
 5:45:03PM THE BOTTOM ROW, THE DRONE WAS FLOWN AT THE HEIGHT OF THE
 5:45:07PM ROOF RIDGE.
 5:45:07PM FOR THESE PICTURES, I'LL EXPLAIN IT.
 5:45:11PM I KNOW YOU HAVE SEEN THIS WITH US AT COCONUT TRACE.
 5:45:14PM WE ARE FLYING A DRONE AT THE APPROXIMATE HEIGHT.
 5:45:19PM WINDOW, ROOF RIDGE TO SEE FROM THE VIEW FROM THOSE AREAS
 AND
 5:45:23PM SHOW THE VIEW FROM THOSE AREAS.
 5:45:26PM >>Kristin Jeannin: IN OTHER WORDS, YOU CAN'T SEE ANY
 5:45:29PM WINDOWS.
 5:45:29PM WINDOWS OF ADJACENT NEIGHBORHOOD WON'T SEE ROOFTOP.
 5:45:36PM >>Barry Jones: NEXT TIME YOU MIGHT WANT TO FLY WITH THE SUN
 5:45:39PM AT YOUR BACK.
 5:45:40PM [LAUGHTER]
 5:45:41PM >>Jeremie Chastain: I WAS THINKING THAT.
 5:45:43PM COULD HAVE DONE THIS AT A MUCH BETTER TIME.
 5:45:46PM NOBODY ASKED ME.
 5:45:47PM THIS IS THE NEXT PERSPECTIVE.
 5:45:51PM AGAIN, WE HAVE THE FOURTH FLOOR WINDOW VIEW HERE, PHOTO 7,
 5:46:00PM 8, 9 ALONG THE TOP ROW.
 5:46:02PM THE DRONE WAS FLOWN AT THE FOURTH FLOOR WINDOW VIEW.
 5:46:05PM BOTTOM, 10, 11, 12, ROOF RIDGE VIEW.
 5:46:09PM THESE ARE AGAIN, SIMILAR, WHERE SEVEN IS NORTHEAST, EIGHT IS
 5:46:15PM EAST, NINE IS SOUTHEAST.

 5:46:19PM >>Barry Jones: CAN I MAKE A SUGGESTION THAT YOU FLY THESE
 5:46:22PM AGAIN BEFORE YOU COME IN, SO IT'S MARCH AND APRIL AND THESE
 5:46:26PM TREES HAVE ALL DROPPED LEAFS AND WE HAVE A REPRESENTATION
 OF

5:46:29PM WHAT THAT MAY LOOK LIKE?
 5:46:31PM >>Jeremie Chastain: WE'LL TALK ABOUT IT AFTER THE MEETING.
 5:46:33PM >>Kristin Jeannin: IT WOULD BE NOW.
 5:46:35PM NOT MARCH OR APRIL.
 5:46:38PM >>Barry Jones: WHEN THE TREES HAVE DROPPED IN FULL.
 5:46:42PM >>Kristin Jeannin: WHILE THAT SUGGESTION IS HAPPENING, I
 5:46:45PM FEEL LIKE YOU'RE MISSING ONE SEGMENT, THE 420-FOOT SEGMENT,
 5:46:51PM WHICH IS THE SHORTEST SEGMENT FROM THE FOURTH STORY.
 5:46:53PM YOU DON'T HAVE PHOTOS THERE.
 5:46:54PM IF I WERE A RESIDENT IN SHADOW WOOD -- RIGHT THERE.
 5:47:06PM >>Barry Jones: THAT'S LOOKING OUT THEIR FRONT DOOR, RIGHT?
 5:47:08PM >>Kristin Jeannin: YES.
 5:47:09PM >>Jeremie Chastain: YEAH, YOU'RE RIGHT.
 5:47:12PM I WAS JUST INFORMED THAT THESE WERE FLOWN IN DECEMBER.
 5:47:45PM >>Barry Jones: OKAY.
 5:47:50PM >>Jeremie Chastain: THE NEXT GROUP, THIS ONE IS A LITTLE BIT
 5:47:53PM DIFFERENT.
 5:47:53PM WE HAVE AN ANGLE FROM THE FOURTH STORY, AND THEN THE
 BOTTOM
 5:47:57PM ROW WILL BE THE ANGLE FROM THE FIFTH STORY.
 5:48:00PM AGAIN, 13, 14, 15 ARE FROM THE FOURTH FLOOR ROOF RIDGE VIEW
 5:48:09PM AND 16, 17, 18 ARE FROM THE FIFTH FLOOR ROOF RIDGE VIEW.
 5:48:14PM THAT WOULD BE THE TALLEST POINT OF THE BUILDINGS IN THESE

 5:48:17PM SPOTS.
 5:48:23PM >>Anthony Gargano: IF YOU PROCESS THESE PHOTOS AND GET THE
 5:48:26PM LIGHT AND SHADOW, WE WOULD BE ABLE TO SEE SOMETHING.
 5:48:31PM >>Jeremie Chastain: I'LL REACH OUT TO THE GRAPHIC DESIGNERS
 5:48:34PM WE HAVE AT BOWMAN.
 5:48:35PM I'M NOT BEING SARCASTIC, SO I'LL SEE WHAT WE CAN DO.
 5:48:39PM I WAS THINKING THE SAME THING.
 5:48:42PM >>Kristin Jeannin: IT DOES LOOK LIKE IT WILL IMPACT SOME OF
 5:48:45PM THE HOUSES IN THE DISTANCE.
 5:48:46PM CURIOUS HOW IT WILL IMPACT THEIR VIEWS.
 5:48:49PM >>Jeremie Chastain: THAT'S WHAT WE NOTICED WHEN WE TOOK
 5:48:52PM THESE, THE HOUSES FURTHER AWAY MIGHT SEE THE TOP OF THE
 5:48:56PM BUILDING THAN THE CLOSER HOUSES.
 5:48:59PM WE WANT TO ILLUSTRATE THAT NOBODY WILL BE ABLE TO LOOK INTO
 5:49:01PM THE ADJACENT RESIDENCES.
 5:49:03PM SO PRIVACY IS STILL MAINTAINED.
 5:49:06PM EVEN THE HOUSES FURTHER AWAY THAT CAN STILL SEE THE TOP OF
 5:49:10PM THE BUILDING.
 5:49:11PM WITH THAT, THAT WAS OUR PRESENTATION, SO WE WOULD LIKE TO
 5:49:15PM OPEN IT TO QUESTIONS.

5:49:16PM WE HAVE THE FULL TEAM HERE TO ANSWER WHATEVER WE CAN.
 5:49:21PM >>Kristin Jeannin: IS THERE A HEIGHT RESTRICTION?
 5:49:23PM >>Jeremie Chastain: YES.
 5:49:24PM THERE IS A HEIGHT RESTRICTION.
 5:49:25PM I DUG IT OUT OF ADD.

 5:49:29PM LET ME GET TO IT.
 5:49:31PM I DON'T THINK IT CAME UP DURING THE HOTEL.
 5:49:33PM ADD 2007-00207, THERE IS A CURRENT HEIGHT RESTRICTION ADDED
 5:49:42PM AS PART OF THE ADD.
 5:49:48PM >>Mary Gibbs: IS IT 45 FEET, JEREMIE?
 5:49:54PM >>Jeremie Chastain: YEAH, SO IT'S BASED ON THE DISTANCE FROM
 5:49:58PM VIA COCONUT.
 5:49:59PM SO WITHIN 300 FEET OF VIA COCONUT POINT, IT'S 45 FEET, THREE
 5:50:04PM STORIES OVER PARKING.
 5:50:05PM THIS IS HOW THE RESOLUTION IS WRITTEN.
 5:50:08PM AND THEN OUTSIDE OF 300 FEET FROM VIA COCONUT POINT, IT'S 60
 5:50:12PM FEET, FIVE STORIES OVER PARKING.
 5:50:14PM SO WHEN THE HOTEL REQUESTED THE HEIGHT DEVIATION FROM THE
 5:50:19PM NPD STANDARDS, THIS WAS --
 5:50:21PM >>Jim Wallace: DO YOU MEAN FIVE STORIES OVER PARKING OR FIVE
 5:50:24PM STORIES?
 5:50:25PM >>Jeremie Chastain: THIS IS WRITTEN AS FIVE STORIES OVER
 5:50:27PM PARKING.
 5:50:28PM THIS IS FROM 2007.
 5:50:29PM >>Jim Wallace: TALKING ABOUT THE PROPOSED DEVELOPMENT.
 5:50:31PM FIVE STORIES --
 5:50:34PM >>Jeremie Chastain: FIVE STORIES IS FIVE STORIES.
 5:50:36PM >>Jim Wallace: NOT FOUR OVER PARKING.
 5:50:38PM >> CORRECT.
 5:50:39PM >>Barry Jones: YOU ARE NOT 300 FEET FROM VIA.

 5:50:42PM >> NO, WE'RE NOT.
 5:50:43PM >>Barry Jones: YOU ARE ASKING FOR AN INCREASE IN HEIGHT IN
 5:50:46PM THE BAN WHERE IT WAS SPECIFICALLY PROHIBITED BEFORE.
 5:50:49PM >>Jeremie Chastain: YES.
 5:50:51PM >>Barry Jones: JUSTIFICATION FOR THE INCREASE IN HEIGHT
 5:50:53PM WOULD BE SOMETHING WE WANT TO UNDERSTAND.
 5:50:55PM SUPPOSED TO BE ASKING QUESTIONS.
 5:51:02PM [LAUGHTER]
 5:51:03PM >>Jim Wallace: YOU SAID MAX HEIGHT TO THE TIE BEAM, WHICH IS
 5:51:10PM THE MEASURE POINT, IS 65 FEET.
 5:51:13PM BUT IN A FIVE-STORY BUILDING, TYPICALLY TEN-FOOT CEILINGS
 5:51:16PM WITH EIGHT-INCH SLAB, YOU SHOULD BE LESS THAN 60.

5:51:24PM WHY ARE YOU AT 65?
 5:51:26PM >> FOR THAT, I'LL CALL UP THE ARCHITECT, GEORGE O'BRIEN.
 5:51:32PM >> GEORGE O'BRIEN.
 5:51:37PM THE 65 FEET IS TO THE VERY TOP OF THE ARCHITECTURAL FEATURE
 5:51:41PM TOWERS.
 5:51:43PM ESSENTIALLY, THERE'S REALLY NO HABITABLE SPACES UP THERE.
 5:51:48PM >>Jim Wallace: 55 --
 5:51:49PM >> WE ARE AT 50 FEET RIGHT NOW TO THE TOP OF THE ROOF SLAB
 5:51:53PM OF THE FIFTH STORY.
 5:51:59PM >>Dan Williams: I DROVE OUT THERE YESTERDAY.
 5:52:02PM I NOTICED AS I THINK YOU MENTIONED EARLIER THAT THERE ARE
 5:52:06PM OTHER BUSINESSES THAT ARE JUST LIKE ON THE CORNERS OF THE
 5:52:09PM THEATER JUST ACROSS MAMA ANA'S AND OTHER THINGS.

 5:52:16PM I WAS CURIOUS, WHEN THE THEATER IS DEMOLISHED, WHAT STEPS
 5:52:19PM ARE TAKEN TO ALLOW THEM TO CONTINUE TO CONDUCT THEIR
 5:52:23PM BUSINESSES OR IS THAT JUST A GIVEN THAT THERE WILL BE SOME
 5:52:26PM INCONVENIENCES?
 5:52:28PM >> THAT IS THE PERFECT CHARLIE QUESTION.
 5:52:35PM >> SCOTT RICHARDSON WITH SIMON AGAIN.
 5:52:37PM THERE ARE CURRENTLY PLANS IN PLACE BECAUSE THE TURNAROUND
 5:52:43PM AREA TODAY WAS TO DROP PEOPLE OFF AT THE MOVIE THEATER.
 5:52:47PM THAT WAS THE MAIN PURPOSE.
 5:52:49PM WELL, THAT'S NOT OPEN.
 5:52:50PM WHAT WE HAVE IN THE WORKS -- AND I'VE HAD SOME DISCUSSIONS
 5:52:55PM WITH STAFF ABOUT THIS BECAUSE WE'RE NOT SURE IT'S SOMETHING
 5:53:00PM WE NEED TO BRING FORTH, THAT AREA WILL BE CONVERTED INTO
 5:53:05PM OPEN SPACE.
 5:53:06PM SO IT'S GOING TO BECOME A NEW PUBLIC AREA, SO IT WILL NOT BE
 5:53:12PM VEHICULAR.
 5:53:13PM THE ROAD, YOU WON'T BE ABLE TO TURN IN THERE.
 5:53:17PM YOU'RE GOING TO HAVE A NEW GATHERING AREA THAT SHOULD
 5:53:23PM BENEFIT WHAT IS ON THE PLANNED TOP, SHOP K WHERE THERE ARE A
 5:53:30PM COUPLE OF RESTAURANTS.
 5:53:32PM IN THE FUTURE, THAT COULD BECOME MORE OF A DESTINATION
 5:53:38PM RESTAURANT, AND THAT WAS THE RATIONALE TO BRING THE NEW
 5:53:44PM PARKING AREA ADJACENT BEHIND THE RETAIL SHOPS BUT BETWEEN
 5:53:49PM THE RESIDENTIAL SO THAT IF WE DO BRING A DESTINATION,
 5:53:54PM WHETHER IT IS A WINERY OR A BREW HUB OR RESTAURANT, MAYBE

 5:54:00PM THEY HAVE VALET, MAYBE THE PUBLIC, THEY DON'T HAVE TO FIGHT
 5:54:04PM FOR THE PARALLEL PARKING.
 5:54:05PM SO WE'RE BRINGING IN NEW, PRACTICAL PARKING TO MAKE THOSE
 5:54:10PM TWO BUILDINGS MORE MARKETABLE.

5:54:13PM BUT THE TURNAROUND IS GOING TO GO AWAY AND IT WILL BECOME
 5:54:17PM OPEN SPACE.
 5:54:24PM >>Barry Jones: YOU'LL FENCE OFF THE PROPERTY LINE?
 5:54:28PM >> YES, THAT'S CORRECT.
 5:54:30PM >>Barry Jones: THEY'LL HAVE TO DEMO ALL OF THAT SIDE AND
 5:54:33PM PULL IT BACK TO THEM.
 5:54:35PM >> CORRECT.
 5:54:35PM >>Barry Jones: THE RESTAURANTS WILL BE ABLE TO STAY IN
 5:54:37PM OPERATION.
 5:54:38PM >> WITH THE UNDERSTANDING THAT YOU HAVE OPERATING
 5:54:40PM BUSINESSES.
 5:54:40PM THE HEAVY DEMOLITION COULD BE AWAY, BUT BECAUSE WE HAVE TO
 5:54:48PM KEEP THE BUSINESSES OPEN ALL DURING THE PROJECT, THE STUFF
 5:54:52PM THAT IS NEARBY WILL HAVE TO BE HANDLED APPROPRIATELY, LET'S
 5:54:59PM SAY.
 5:55:00PM >>Barry Jones: IS THAT DROP OFF GOING TO BE GREENSPACE OR
 5:55:02PM HARD SCAPE?
 5:55:05PM >> IT'S NOT OFFICIALLY DESIGNED YET.
 5:55:07PM WE'RE GOING BACK AND FORTH.
 5:55:12PM WHETHER OR NOT IT'S GOING TO BE SYNTHETIC TURF OR ACTUAL
 5:55:16PM GRASS, SO WE DON'T KNOW THE ANSWER TO THAT YET.

 5:55:19PM I CAN TELL YOU IT'S NOT GOING TO BE PREDOMINANTLY HARD
 5:55:25PM SCAPE.
 5:55:26PM >>Barry Jones: NOT GOING TO BE CONCRETE PAVEMENT.
 5:55:28PM >> NO, NOT CONCRETE AND ASPHALT.
 5:55:30PM EVERYTHING INSIDE OR OUTSIDE OF THE EXISTING CURB.
 5:55:35PM >>Barry Jones: THAT IS A BIG AREA.
 5:55:37PM >>Kristin Jeannin: IT WILL HAVE LIKE A COURTYARD FEEL.
 5:55:40PM >> CORRECT.
 5:55:41PM >>Barry Jones: NO STRUCTURES IN THERE, NO SEATING, THINGS
 5:55:44PM LIKE THAT.
 5:55:45PM >> NO PERMANENT STRUCTURES.
 5:55:49PM TEMPORARY SEATING IS CONTEMPLATED.
 5:55:52PM AGAIN, WE'RE JUST IN THE PLANNING PHASE RIGHT NOW.
 5:55:57PM >>Barry Jones: BUT THAT WILL BE PART OF THIS APPLICATION.
 5:55:58PM >> NO, THAT IS A SEPARATE PROJECT THAT OUR PROPERTY
 5:56:00PM MANAGEMENT TEAM WOULD LIKE TO UNDERTAKE AS EARLY AS 2026.
 5:56:05PM SO WE NEED TO WORK OUT THE DETAILS WITH MARY AS TO WHAT
 5:56:10PM APPROVAL PROCESS, IF ANY, WOULD BE NEEDED TO CONVERT THAT
 5:56:15PM FROM A ROAD INTO A GATHERING AREA.
 5:56:17PM >>Barry Jones: UNDER THIS APPLICATION, THE DROP-OFF WILL
 5:56:20PM REMAIN TO BE CLEAR.
 5:56:22PM >> CORRECT.

5:56:23PM >>Barry Jones: THANK YOU.
 5:56:24PM >>Mary Gibbs: BUT THERE IS AN APPROVAL PROCESS NEEDED.
 5:56:26PM I NOTICED YOU SAID WHAT IF ANY, I THINK WE WERE TALKING

 5:56:30PM ABOUT DOING A LIMITED DEVELOPMENT ORDER FOR THAT PROJECT.
 5:56:38PM >>Barry Jones: MAKES SENSE.
 5:56:39PM >>Michael Sheeley: I HAVE SOME COMMENTS, PLEASE.
 5:56:43PM IF YOU CAN LEAVE THAT SITE PLAN UP.
 5:56:46PM THAT ONE IS GOOD.
 5:56:47PM WHEN I FIRST LOOKED AT THIS APPLICATION, I THOUGHT, HOW
 5:56:53PM COULD YOU POSSIBLY GET ANY MORE UNITS IN THERE?
 5:56:56PM IT'S ABOUT AS AGGRESSIVE I THINK AS ANYBODY COULD PROPOSE.
 5:56:59PM THAT'S PROVEN BY THE FACT THAT YOU NEED TO GET VARIANCES OR
 5:57:02PM EXCEPTIONS ON HEIGHT, PARKING, AND DENSITY.
 5:57:05PM SO YOU HIT ALL THREE, RIGHT?
 5:57:08PM IN MY OPINION AS A PLANNER AND AN ARCHITECT, THE DESIGN OF
 5:57:15PM THE SITE PLAN COMPLETELY TURNS ITS BACK ON THE EXISTING
 5:57:19PM COCONUT POINT CENTER.
 5:57:21PM YOU PLACED BASICALLY A 500-FOOT, 65-FOOT WALL ACROSS A
 5:57:26PM PARKING LOT, AND THAT'S WHERE THE THEATER WAS.
 5:57:29PM SO THERE'S NO RELATIONSHIP TO WHAT WAS THERE.
 5:57:33PM THERE'S NO RELATIONSHIP TO THOSE ONE AND ONE AND A HALF
 5:57:35PM STORY BUILDINGS THAT ARE ON THE SIDES OF THE LOOP.
 5:57:39PM YOU JUST HAVE THIS MONSTER SITTING BACK THERE.
 5:57:41PM ARCHITECTURALLY, I THINK THE ARCHITECT HANDLED THE FACADES
 5:57:46PM WELL.
 5:57:46PM I THINK IT LOOKS GOOD WITH COCONUT POINT AND ALL THAT BLENDS
 5:57:49PM IN.
 5:57:50PM I THINK THE PROBLEM IS THE MASSIVE SIZE OF THIS PROJECT AND

 5:57:53PM THE FACT THAT IN MY OPINION, IT SHOULDN'T TURN ITS BACK ON
 5:57:56PM THE CENTER BECAUSE IT'S PART OF THE CENTER.
 5:57:59PM YOU'RE TRYING TO MAKE IT A SEPARATE ANIMAL.
 5:58:02PM ALL THE ATTENTION WAS PLACED TO THE RESIDENCES ON THE OTHER
 5:58:05PM SIDE OF THE ROAD, WHICH ALL OF THEIR FRONT DOORS FACING, NOT
 5:58:09PM WHERE THEY ARE LIVING AND LOOKING OUT THE BACK.
 5:58:12PM I THINK IT'S KIND OF BACKWARDS THAT WAY, MY OPINION, AND IT
 5:58:15PM WOULD BE MUCH BETTER IN MY VIEW IF IT WERE SOMEHOW LOWER
 5:58:18PM SCALE AT THE FRONT AND MOVED BACK TOWARDS THE RESIDENCES
 AND
 5:58:23PM WHATNOT.
 5:58:24PM TO RELATE TO WHAT WAS THERE.
 5:58:27PM NOW YOU'RE GOING TO DRIVE IN THAT CENTER, AND HERE YOU SEE
 5:58:30PM THIS WALL.

5:58:31PM THAT'S REALLY WHAT YOU'VE GOT.
 5:58:34PM >>Jim Wallace: 60-FOOT WALL.
 5:58:35PM >>Michael Sheeley: 60, 65-FOOT WALL.
 5:58:38PM 450 FEET LONG.
 5:58:40PM ALSO TO JIM'S POINT, YOU'RE GOING TO BRING 500 PEOPLE IN
 5:58:48PM THEIR VEHICLES DRIVING THROUGH ONE ENTRANCE THROUGH A
 5:58:50PM PARKING LOT TO GET THERE.
 5:58:51PM I SUSPECT YOU CAN'T GET A CUT ON VIA COCONUT, BUT THERE'S
 5:59:00PM GOT TO BE A BETTER WAY TO HANDLE THE TRAFFIC.
 5:59:03PM IT IS NOT A REASONABLE --
 5:59:04PM >>Jim Wallace: OR REDUCE THE AMOUNT OF TRAFFIC BY REDUCING
 5:59:07PM THE DENSITY A LITTLE.

 5:59:09PM >>Michael Sheeley: MAYBE THERE IS A WAY TO MAKE THIS WORK IN
 5:59:12PM A BETTER FASHION.
 5:59:13PM I THINK THAT DEFINITELY NEEDS MORE HOMEWORK.
 5:59:19PM >> THANK YOU.
 5:59:20PM >>Jim Wallace: ONE OTHER THING WE TALK ABOUT TO YOUR POINT
 5:59:22PM HERE, IF YOU LOOK AT WHY THE RESIDENCES AT COCONUT POINT, MY
 5:59:27PM CALCULATION IS RIGHT, 32 UNITS PER ACRE.
 5:59:31PM THIS IS HIGH DENSITY, YET THEY DON'T HAVE TRAFFIC PROBLEMS
 5:59:35PM BECAUSE THEY HAVE MULTIPLE ENTRANCES.
 5:59:38PM MULTIPLE WAYS TO GET IN AND OUT OF THE COMMUNITY.
 5:59:41PM AND THIS IS NOT 32.
 5:59:44PM MY GUESS, MY MATH IS ABOUT 50 UNITS PER ACRE.
 5:59:47PM MUCH HIGHER DENSITY.
 5:59:49PM YOU HAVE 60% MORE CARS AND YOU HAVE FEWER WAYS TO ACCESS
 IT.
 5:59:55PM I THINK A LESSON CAN BE LEARNED FOR WHAT WAS DONE BY -- I
 6:00:00PM FORGET WHO DID IT -- THE RESIDENCES PEOPLE, RESIDENCES AT
 6:00:05PM COCONUT POINT THAT WE DON'T HAVE A TRAFFIC PROBLEM EVEN
 6:00:07PM THOUGH IT IS HIGH DENSITY.
 6:00:09PM THIS I THINK WILL HAVE SERIOUS TRAFFIC PROBLEMS.
 6:00:19PM >>Anthony Gargano: ANY OTHER COMMENTS FROM BOARD MEMBERS?
 6:00:22PM >>Barry Jones: JUST TO BE CLEAR, ANYTHING THAT HAPPENS IN
 6:00:24PM HERE, MARY, WITH A PUD, WE ARE NOT SETTING A PER ACRE
 6:00:27PM DENSITY THAT WILL TIE US UP ON LIVE LOCAL.
 6:00:30PM BECAUSE IF THIS COMES IN AT 50 UNITS PER ACRE, I DON'T WANT
 6:00:36PM PEOPLE TO BE THINKING THAT IS THE DENSITY FOR LIVE LOCAL.

 6:00:39PM >>Mary Gibbs: NO, WE DON'T --
 6:00:42PM >>Barry Jones: I'M FOLLOWING UP ON WHAT NEALE SAID ABOUT
 6:00:45PM MAKING SURE THE DENSITY IS ALLOCATED ACROSS THE PUD.
 6:00:48PM THAT'S THE CASE THAT'S HOW IT IS BEING APPLIED ELSEWHERE.

6:00:52PM >>Mary Gibbs: THE DENSITY OF THE DRI, THE RESIDENTIAL
 6:00:54PM DENSITY IS ABOUT SIX UNITS AN ACRE, BUT WHEN YOU LOOK AT THE
 6:00:58PM INDIVIDUAL PIECES JUST TO SEE HOW THE MASSING IS, THAT'S
 6:01:04PM WHEN YOU LOOK AT THE HIGHER DENSITY.
 6:01:06PM NO, YOU WOULDN'T BE ABLE TO COMPARE THAT TO LIVE LOCAL.
 6:01:10PM >>Barry Jones: MAKING SURE WE'RE NOT SETTING PRECEDENTS.
 6:01:14PM >>Jeremie Chastain: I DIDN'T WANT TO ANSWER FOR MARY, BUT I
 6:01:16PM BELIEVE, UNLESS IT CHANGED RECENTLY, LIVE LOCAL IS BASED ON
 6:01:19PM THE HIGHEST DENSITY PERMITTED IN THE COMPREHENSIVE PLAN.
 6:01:21PM THIS ISN'T IN THE COMP PLAN.
 6:01:26PM >>Anthony Gargano: I'LL OPEN TO THE PUBLIC.
 6:01:28PM TAMMY, DO WE HAVE CARDS?
 6:01:30PM >>Tammy Duran: DAN IS FIRST.
 6:01:31PM DAN HOLDEN, HOLDER.
 6:01:42PM AL?
 6:01:54PM >> ALLAN BOWDITCH, I AM THE PRESIDENT OF ENGAGE ESTERO.
 6:02:00PM I ALSO REPRESENT MANY OF THE PEOPLE IN SHADOW WOOD.
 6:02:03PM I WAS THERE JUST A SHORT TIME AGO SPEAKING TO THE
 6:02:06PM NEIGHBORHOOD REPRESENTATIVES, TALKING TO THEM ABOUT THEIR
 6:02:09PM CONCERNS.
 6:02:10PM I WOULD LIKE TO REPRESENT BOTH THE VIEWS FROM ENGAGE ESTERO

 6:02:14PM AND THE SHADOW WOOD AREA.
 6:02:16PM I'VE LIVED IN SHADOW WOOD MYSELF FOR 21 YEARS.
 6:02:19PM SO THE COMMENTS THAT I HAVE COME ACROSS IS THAT MANY OF THE
 6:02:25PM PEOPLE HAVE TOLD ME THAT THEY WOULD DESCRIBE THIS
 PARTICULAR
 6:02:30PM PROPOSAL AS -- I'M SORRY TO SAY THIS IN FRONT OF ALL THE
 6:02:35PM DEVELOPERS AND THE DESIGNERS, BUT AS A MONSTROSITY.
 6:02:39PM IN THE OLD ENGLISH DICTIONARY, WHAT THAT MEANS IS THAT IT'S
 6:02:44PM SOMETHING VERY LARGE, VERY UGLY, AND AN EYESORE.
 6:02:51PM I CAN'T HELP BUT BELIEVING BASED ON WHAT I'VE SEEN THAT I
 6:02:54PM WOULD CONSIDER THAT TO BE REASONABLY APPROPRIATE.
 6:02:57PM THE BUILDING AT FIVE STORIES WILL DWARF OTHERS IN THE AREA
 6:03:02PM AND WILL OPEN THE DOOR FOR DEVELOPERS TO ASK FOR SIMILAR
 6:03:06PM CIRCUMSTANCES ELSEWHERE IN ESTERO.
 6:03:09PM DON ESLICK OF THE ECCL SPENT A GREAT DEAL OF HIS TIME IN THE
 6:03:13PM EARLY 200s WITH HIS COLLEAGUES ENSURING THAT ESTERO DID
 6:03:17PM NOT BECOME A CONCRETE JUNGLE AND WITH THE HELP OF THE LEE
 6:03:24PM DEPARTMENT OF PLANNING AND ZONING HEADED BY MARY GIBBS,
 NOW,
 6:03:27PM OF COURSE, OUR COMMUNITY DEVELOPMENT DIRECTOR, WHICH
 WE'VE
 6:03:32PM HAD, OF COURSE, SINCE THE END OF 2014, WE'VE MAINTAINED THIS

6:03:37PM VERY HIGH STANDARD OF ARCHITECTURAL INTEGRITY IN ESTERO.
 6:03:43PM THIS BUILDING IS WAY TOO DENSE AT 365 UNITS FOR SUCH A SMALL
 6:03:49PM SPACE.
 6:03:50PM WE'VE TALKED ABOUT THAT YOURSELVES JUST A MOMENT AGO.
 6:03:52PM IT'S LIKELY -- I MEAN, I THOUGHT IT WOULD ADD MAYBE SIX OR
 6:03:57PM SEVEN HUNDRED CARS TO THE SITE.

6:03:59PM YOUR VIEW IS MAYBE EVEN MORE THAN THAT.
 6:04:02PM I DIDN'T THINK THAT THERE WERE ALREADY PLANS FOR A HOTEL IN
 6:04:05PM THE CAR PARK.
 6:04:06PM SO THE QUESTION WAS, WHERE IS THIS GOING AND WHETHER OR
 NOT
 6:04:08PM THAT HOTEL WOULD RESURFACE IN SOME OTHER WAY.
 6:04:11PM THE DESIGN IS UGLY AND NOT IN KEEPING WITH THE REST OF
 6:04:16PM ESTERO.
 6:04:17PM THE QUALITY WOULD APPEAR TO BE POOR AND AT ODDS WITH THE
 6:04:21PM REST OF ESTERO ALSO.
 6:04:23PM I THINK THAT IT WILL ATTRACT A YOUNGER DEMOGRAPHIC, UNLIKELY
 6:04:28PM TO APPEAL TO FAMILIES AND AN OLDER AGE GROUP.
 6:04:32PM AND AS SUCH, THIS COULD LEAD IN TIME TO EXCESSIVE NOISE,
 6:04:37PM POTENTIAL FOR DRUG USE AND EVEN A GHETTO DEVELOPMENT.
 6:04:40PM THE DEVELOPMENT MUST BE A NATURAL BLEND OF HIGH-QUALITY
 6:04:45PM CONSTRUCTION WITH ELEGANCE AS THE MAIN PRIORITY AND A FAR
 6:04:50PM LOWER DENSITY.
 6:04:52PM USING SECTIONS OF THE BUILDING WITH INTERNAL COURTYARDS
 AND
 6:04:56PM LANDSCAPING AND FOUNTAINS WITH ATTRACTIVE FACADES TO
 MATCH
 6:05:02PM THINGS LIKE THE STOCK DEVELOPMENTS.
 6:05:06PM I URGE THE PLANNING AND ZONING BOARD TO REJECT THE
 PROPOSAL.
 6:05:09PM THANK YOU.
 6:05:10PM >>Tammy Duran: MARY.
 6:05:14PM >> [INAUDIBLE]
 6:05:15PM >>Tammy Duran: BILL?
 6:05:18PM >> COVERED MINE.

6:05:18PM >>Tammy Duran: SUZANNE?
 6:05:30PM >> HELLO.
 6:05:31PM I'M SUSANNA.
 6:05:33PM I LIVE IN THE BROOKS IN SHADOW WOOD AND SPECIFICALLY IN
 6:05:37PM MORNING SIDE.
 6:05:38PM I'M GOING TO BE A BIT DISCOMBOBULATED BECAUSE I WAS TAKING
 6:05:45PM NOTES DURING THE PRESENTATION.

6:05:46PM SO IT MAY SEEM UNUSUAL.
 6:05:48PM OKAY.
 6:05:51PM I FIRST OFF WANTED TO SAY THAT I'VE LIVED IN COMMUNITIES IN
 6:06:00PM PHOENIX AND OTHER COMMUNITIES WHERE I LEFT BECAUSE IT WAS
 6:06:04PM VERY ARID.
 6:06:09PM I CAME HERE FOR THE BEAUTY AND THE LUSH FOLIAGE, AND IT
 6:06:15PM SEEMS LIKE THAT IS DIMINISHING, ESPECIALLY APPARENT WITH THE
 6:06:18PM PRIOR PRESENTATION EARLIER.
 6:06:19PM I THINK WE ARE LOSING OUR BEAUTY.
 6:06:23PM IT'S BECOMING A CONCRETE JUNGLE.
 6:06:25PM AND I THINK THAT THIS IS GOING TO ADD.
 6:06:29PM IT'S NOT NECESSARILY SEEING THE PROPERTY AT MORNING SIDE.
 6:06:32PM IT ALSO INCREASES NOISE AND TRAFFIC THAT'S BEEN DISCUSSED.
 6:06:42PM SOMEBODY MENTIONED BEING AN URBAN DOWNTOWN, AND I DON'T
 KNOW
 6:06:45PM IF THAT'S MAYBE WHAT WE REALLY WANT IS THAT, BECAUSE THE
 6:06:50PM REASON PEOPLE HAVE MOVED TO THIS AREA, I USED TO LIVE IN
 6:06:53PM NORTH NAPLES, MOVED TO THIS AREA BECAUSE THAT HAD
 OVERGROWN
 6:06:58PM ITSELF IN POPULATION.

 6:07:00PM AND I FEEL THAT'S WHAT IS BECOMING HERE, THAT WITH THE
 6:07:05PM ORIGINAL RESIDENCES, IT WAS A BALANCE.
 6:07:07PM IT WAS A GOOD BALANCE.
 6:07:09PM THIS IS TAKING IT OVER THAT BALANCE OF COMMUNITY AND
 6:07:16PM PRESERVES AND ALL THAT.
 6:07:19PM I DON'T KNOW.
 6:07:19PM IT'S BECOMING ANOTHER NAPLES.
 6:07:23PM I JUST WANTED TO KIND OF SAY WHAT MY OPINION IS.
 6:07:30PM I KNOW THERE'S ALWAYS GOING TO BE PROGRESS AND BUILD AND
 6:07:33PM CONSTRUCTION AND ALL THAT, BUT WE'RE LOSING SOMETHING.
 6:07:37PM WE'RE LOSING THAT BEAUTY, WHY PEOPLE MOVED HERE AND WHAT
 WE
 6:07:42PM WANT FROM OUR TROPICAL STATE.
 6:07:45PM WE DON'T ALL GET TO THE BEACH.
 6:07:46PM SOMETIMES AWAY FROM THE BEACH, THAT'S OUR RELAXATION.
 6:07:51PM THAT'S OUR BEAUTY, TRANQUILITY.
 6:07:54PM IT SEEMS -- PARDON ME TO THE COMPANIES -- BUT IT'S SQUEEZING
 6:08:03PM EVERY LAST DIME OUT OF THE LAND WE HAVE AND THE BEAUTY, BUT
 6:08:07PM NOT TAKING INTO CONSIDERATION THE RESIDENTS AS MUCH.
 6:08:11PM IT'S ALL ABOUT THE BUCK IS WHAT IT KIND OF FEELS LIKE WITH
 6:08:15PM ALL THE CONSTRUCTION AND ALL THE CHANGES THAT ARE
 HAPPENING
 6:08:18PM TO CHANGE WHAT WE BOUGHT INTO IN THE VILLAGE OF ESTERO.

6:08:24PM THAT'S ALL.
 6:08:25PM THANK YOU.
 6:08:30PM >>Tammy Duran: THAT'S ALL.
 6:08:30PM >>Anthony Gargano: OKAY.

 6:08:31PM NO MORE CARDS.
 6:08:32PM ANYONE ELSE IN THE AUDIENCE HERE WHO WOULD LIKE TO SPEAK?
 6:08:35PM YES, MA'AM, YOU CAN STEP UP TO THE MICROPHONE.
 6:08:42PM >>Tammy Duran: PLEASE MAKE SURE WHEN YOU ARE FINISHED THAT I
 6:08:44PM HAVE A CARD.
 6:08:45PM >> MARY BRENNAN.
 6:08:46PM WHAT IS THE COCONUT POINT DRI RESIDENTIAL UNIT LIMIT?
 6:08:52PM BECAUSE IT STATES THAT THE LIMITS WERE TO BE 1,214 CONDOS.
 6:08:57PM 200 ASSISTED LIVING FACILITY AND 180 MULTIFAMILY APARTMENTS.
 6:09:04PM >>Mary Gibbs: IN THE DRI DEVELOPMENT ORDER, I THINK IT SAID
 6:09:08PM 1214.
 6:09:10PM I DON'T THINK IT SAID CONDOS.
 6:09:11PM I THINK A LOT OF THEM WERE PLANNED TO BE CONDOS.
 6:09:16PM BUT I THINK IT SAYS 1214 MULTIFAMILY AND THEN THE ASSISTED
 6:09:19PM LIVING WHICH ACTUALLY BECAME EDERA APARTMENTS, WHICH WAS
 180
 6:09:24PM UNITS.
 6:09:25PM AS I MENTIONED BEFORE, THOSE ARE WHAT WAS THE ORIGINAL
 6:09:31PM APPROVALS, BUT DEVELOPERS ARE ENTITLED TO COME BACK IN AND
 6:09:36PM ASK FOR CHANGES.
 6:09:36PM THOSE NUMBERS ARE IMPORTANT, BUT IT DOESN'T MEAN THEY CAN'T
 6:09:39PM ASK FOR SOMETHING DIFFERENT.
 6:09:41PM >> IS IT STILL 180 MULTIFAMILY APARTMENTS?
 6:09:45PM >>Mary Gibbs: 180 WAS THE TRACT THAT'S CALLED THE RESERVE
 6:09:48PM THAT'S ACROSS VIA COCONUT WHERE THE ROTARY IS, THE
 6:09:52PM ROUNDABOUT.

 6:09:52PM THAT WAS GOING TO BE ASSISTED LIVING.
 6:09:54PM AND THAT WAS CHANGED TO APARTMENTS.
 6:09:58PM SO THAT RESERVED 180 UNITS WAS THOSE APARTMENTS ON THE
 OTHER
 6:10:02PM SIDE OF THE ROAD.
 6:10:04PM >> INTERESTING.
 6:10:05PM NEXT QUESTION, HAVE ANY OF YOU TRIED TO PARK A CAR IN HIGH
 6:10:09PM SEASON AT COCONUT POINT MALL?
 6:10:12PM >> YES.
 6:10:13PM >> OKAY.
 6:10:14PM THANK YOU VERY MUCH.
 6:10:15PM >>Tammy Duran: CAN YOU PLEASE FILL OUT A CARD FOR ME?

6:10:25PM >>Anthony Gargano: ANYONE ELSE IN THE AUDIENCE WISH TO BE
 6:10:27PM HEARD?
 6:10:27PM WE'LL CLOSE THE PUBLIC PORTION.
 6:10:31PM TO THE APPLICANT, YOU HEARD SOME OF THE CONCERNS OF THE
 6:10:38PM RESIDENTS.
 6:10:38PM ANYTHING YOU WANT TO ADDRESS?
 6:10:42PM >>Jeremie Chastain: I JUST WANTED TO THANK THE RESIDENTS FOR
 6:10:46PM VOICING THEIR OPINION.
 6:10:47PM IT'S A VERY IMPORTANT PART OF THE PROCESS.
 6:10:49PM AGAIN, FOR THE RECORD, I'M JEREMIE CHASTAIN.
 6:10:54PM WE'LL TAKE EVERYTHING HE'S BEEN SAID INTO CONSIDERATION.
 6:10:56PM WE KNOW WE HAVE WORK TO DO AFTER THIS.
 6:10:58PM WE KNEW WE WOULD HAVE WORK TO DO AFTER THIS COMING INTO
 THE
 6:11:01PM MEETING.

 6:11:02PM WE PLAN TO MEET UP AND DO THAT AND MAKE A BETTER PROJECT.
 6:11:07PM >>Anthony Gargano: OKAY.
 6:11:14PM THANK YOU.
 6:11:15PM THE NEXT PORTION, THIS BOARD WILL SIT IN A QUASI-JUDICIAL
 6:11:23PM CAPACITY.
 6:11:23PM WE'LL TAKE A MINUTE AND LET THE ROOM CLEAR.
 6:12:09PM [SOUNDING GAVEL]
 6:12:10PM >>Anthony Gargano: OKAY.
 6:12:11PM LET'S RESUME THE MEETING.
 6:12:12PM THE NEXT TWO ITEMS HAS THE BOARD SITTING IN A QUASI-JUDICIAL
 6:12:20PM PLACE.
 6:12:22PM THERE'S SOME READING I HAVE TO DO HERE.
 6:12:26PM THIS MEETING'S AGENDA INCLUDES CERTAIN QUASI-JUDICIAL
 6:12:29PM APPLICATIONS.
 6:12:30PM IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL
 6:12:34PM CAPACITY.
 6:12:35PM IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE
 6:12:38PM APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN
 6:12:41PM A MOMENT AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S
 6:12:45PM CARD AND GIVE IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM
 6:12:48PM IS CALLED.
 6:12:49PM IN GENERAL, ON EACH APPLICATION, WE WILL FIRST HEAR AN
 6:12:52PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
 6:12:55PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
 6:12:58PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.

 6:13:00PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 6:13:04PM BEEN SWORN TO PROVIDE TESTIMONY.

6:13:07PM PLEASE BE CONCISE IN YOUR COMMENTS AND NOT TO EXCEED FIVE
6:13:10PM MINUTES.
6:13:11PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS
AND
6:13:16PM PROVIDE REBUTTAL.
6:13:17PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE
6:13:21PM PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.
6:13:25PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
6:13:29PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
6:13:32PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
6:13:36PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
6:13:39PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
6:13:42PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
6:13:46PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
6:13:50PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
6:13:54PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
6:13:57PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
6:14:01PM RECORD.
6:14:02PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
6:14:06PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION
BEFORE
6:14:09PM IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT
6:14:13PM REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND
6:14:17PM WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE
6:14:20PM ON THE APPLICATION.

6:14:21PM NOW, WILL ALL THOSE WHO INTEND TO TESTIFY PLEASE STAND AND
6:14:26PM RAISE YOUR RIGHT HAND.
6:14:27PM OUR BOARD ATTORNEY WILL ADMINISTER THE OATH.
6:14:30PM >>Nancy Stroud: THANK YOU.
6:14:32PM I JUST WANT TO NOTE THERE'S ONLY ONE PUBLIC HEARING FOR
6:14:35PM QUASI-JUDICIAL TONIGHT.
6:14:36PM WHEN WE GET TO THE ORDINANCE, THAT WILL JUST BE LEGISLATIVE.
6:14:40PM THIS IS FOR THE SMOKE SHOP.
6:14:42PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE WILL BE
6:14:46PM THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?
6:14:50PM >> I DO.
6:14:54PM >>Mary Gibbs: AYMEE WILL DO A QUICK OVERVIEW BEFORE MICHAEL
6:15:00PM SADI GETS UP TO TALK ABOUT THE BONITA SMOKE SHOP, WHICH, BY
6:15:02PM THE WAY, I WANT TO POINT OUT BONITA SMOKE SHOP IS IN ESTERO,
6:15:06PM NOT BONITA.
6:15:07PM >>Aymee Chavez: AS MARY SAID, NEXT ON THE AGENDA IS A PUBLIC
6:15:12PM HEARING FOR AN ADMINISTRATIVE AMENDMENT FOR BONITA SMOKE
6:15:15PM SHOP AND CIGAR LOUNGE.

6:15:17PM THE APPLICANT IS REQUESTING APPROVAL FOR OUTDOOR
CONSUMPTION

6:15:21PM ON PREMISES, BEER AND WINE, BEVERAGE SERVICE WITHIN A
6:15:25PM LIMITED OUTDOOR PATIO AREA.
6:15:27PM THE PROPERTY IS LOCATED AT 2350 VIA VILLAGIO, SUITE 101 AT
6:15:35PM COCONUT POINT MALL IN THE SAME BUILDING AS FIVE GUYS
6:15:38PM RESTAURANT.
6:15:39PM STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

6:15:41PM I WILL NOW TURN THIS OVER TO THE APPLICANT.
6:15:48PM >>Mary Gibbs: DID YOU BRING ANY SAMPLE CIGARS WITH YOU
6:15:50PM TONIGHT?
6:15:51PM >> I WOULD BE MORE THAN HAPPY.
6:15:52PM MICHAEL SADI.
6:15:57PM I AM THE OWNER OF BONITA SMOKE SHOP AND CIGAR LOUNGE.
6:16:00PM THANK YOU FOR YOUR TIME.
6:16:01PM I WANT TO TELL YOU A LITTLE BIT ABOUT THE BONITA SMOKE SHOP,
6:16:05PM IT IS A 30-YEAR BUSINESS.
6:16:07PM IT'S NOT A BUSINESS THAT WAS OPENED UP TWO DAYS AGO, THREE
6:16:11PM DAYS AGO.
6:16:11PM THIS YEAR WAS THE 30th ANNIVERSARY OF THE CIGAR STORE.
6:16:15PM WE ARE THE LARGEST WALK-IN HUMIDOR STORE IN THE UNITED
6:16:20PM STATES.
6:16:21PM THERE'S NO OTHER STORE IN THE UNITED STATES THAT YOU CAN
6:16:23PM WALK IN HAVE 5,500 SQUARE FOOT OF WALK-IN HUMIDOR.
6:16:28PM WHEN YOU GO TO THAT STORE, FOR PEOPLE THAT SMOKE CIGAR,
THEY
6:16:33PM WANT QUALITY CIGARS.
6:16:35PM WHAT MAKES A GOOD CIGAR, MAINTAINED PROPERLY.
6:16:39PM MOST OF THESE PLACES THEY ARE STORED AS CIGARS IN METAL
6:16:43PM WAREHOUSES, CHEAP RENT.
6:16:45PM HERE WE PUT A SOPHISTICATED SYSTEM THAT MAINTAINS THE
6:16:51PM HUMIDITY OF THE ENTIRE SPACE AT 70 HUMIDITY AND THE
6:16:55PM TEMPERATURE OF THE STORE 72, 24/7.
6:17:00PM WE PURPOSELY PUT A GENERATOR ON THE ROOF.

6:17:03PM IF EVER LOSE POWER, THE GENERATOR KICKS IN SO WE CAN
6:17:07PM MAINTAIN THE HUMIDITY AND MAINTAIN THE TEMPERATURE.
6:17:10PM OUR STORES, WE HAVE OVER 2,000 DIFFERENT KIND OF CIGARS.
6:17:15PM WE ARE ONE OF THE LARGEST DISTRIBUTORS OF ARTURO FUENTE
6:17:20PM CIGARS IN THE UNITED STATES.
6:17:22PM ARTURO FUENTE ARE THE PEOPLE, THE CIGAR SMOKER, WHEN
TALKING

6:17:28PM ABOUT ROLLS-ROYCE WHEN TALKING ABOUT REFERRED TO, WE ARE
ONE
6:17:31PM OF THE BIGGEST DISTRIBUTOR.
6:17:33PM AS A MATTER OF FACT, WHEN WE DESIGNED THE STORE, WE
DESIGNED
6:17:36PM THE STORE BASED ON INFLUENCE OF ARTURO FUENTE.
6:17:40PM GET MANY SPECIAL SELECTION, VINTAGE PRODUCT IN THE STORE
6:17:45PM THAT NOBODY ELSE HAS.
6:17:48PM GET PEOPLE FROM TAMPA.
6:17:49PM WE GET PEOPLE FROM MIAMI COME INTO OUR STORE.
6:17:53PM WE ARE A FIVE POINT GOOGLE RATING REVIEW.
6:17:59PM WE ARE A FULL SERVICE STORE.
6:18:01PM WHEN YOU COME TO THE STORE, NOT THERE TO LET YOU GO AROUND
6:18:04PM TOUCH EVERY CIGAR.
6:18:05PM EVERYTHING IS BEHIND A CASE LIKE JEWELRY CASES.
6:18:08PM AND WE HAVE A FULL SERVICE STORE THAT THESE ARE SPECIAL
6:18:12PM TOBACCO PEOPLE THAT ARE VERY KNOWLEDGEABLE.
6:18:15PM I'VE BEEN IN BUSINESS FOR 44 YEARS.
6:18:18PM WHEN I CAME TO THIS COUNTRY IN 1971, I STARTED MY CAREER AS
6:18:22PM A STOCK BOY AT F.W. WOOLWORTH AND COMPANY.
6:18:26PM I'M SURE SOME OF YOU GENTLEMEN REMEMBER F.W. WOOLWORTH

6:18:30PM COMPANY.
6:18:32PM I'VE BEEN IN RETAIL.
6:18:33PM BELIEVE IN PHILOSOPHY.
6:18:34PM IF SERVICE, QUALITY, AND GIVE THEM WHAT THEY WANT.
6:18:37PM WE ARE NEVER TRYING TO -- WE TRY TO FIND OUT WHAT YOU LIKE.
6:18:43PM TRY TO MATCH SOMETHING THAT YOU ENJOY.
6:18:46PM IT DOESN'T MATTER IF YOU DON'T BUY NOTHING.
6:18:48PM AT LEAST WE CAN TELL YOU WHAT WE ARE, TELL YOU ABOUT THE
6:18:52PM CIGARS.
6:18:53PM IF YOU COME BACK, THAT'S GREAT.
6:18:55PM RITZ-CARLTON REACHED OUT TO US.
6:18:57PM THEY WANT US TO PROVIDE ALL THEIR CIGARS, CREATE IN THE
6:19:02PM RITZ-CARLTON, CREATE A SECTION THAT WE PRESENT OUR PRODUCT
6:19:07PM FOR THE PEOPLE.
6:19:08PM THE LOUNGE AREA IS A VERY SMALL PORTION OF OUR STORE.
6:19:12PM 6,490 SQUARE FOOT.
6:19:14PM THE LOUNGE IS 900 SQUARE FOOT.
6:19:16PM WE HAVE BEAUTIFUL SEATING INSIDE.
6:19:19PM AS A MATTER OF FACT, OUR LOUNGE, IF YOU COMPARE OUR LOUNGE
6:19:23PM TO THE LOUNGE, ROCKY PATEL IN NAPLES, NIGHT AND DAY
6:19:29PM DIFFERENCE.
6:19:30PM WHEN WE GOT OUR FIRE INSPECTION, WE HAD THE FIRE DEPARTMENT

6:19:33PM IN THERE FROM ESTERO, WE HAD SIX TO SEVEN SMOKE LIT UP AT
 6:19:39PM THE SAME TIME IN THE LOUNGE TO SEE THE SMOKE.
 6:19:42PM YOU CAN'T SEE IT BECAUSE WE PUT THE MOST SOPHISTICATED SMOKE

 6:19:46PM EVACUATION SYSTEM IN THAT STORE.
 6:19:48PM WHAT FINDING OUT, NOW THE HUSBAND, THEY ARE BRINGING THE
 6:19:52PM WIVES BECAUSE THEY CAN SIT DOWN, ENJOY A GLASS OF WINE.
 6:19:55PM HAVE A BEER.
 6:19:58PM YOUR CLOTHES DON'T SMELL SMOKE, NOT FOGGY.
 6:20:04PM PEOPLE, ESPECIALLY DURING THE MONTHS, THIS TIME OF YEAR,
 6:20:08PM BEAUTIFUL OUTSIDE, THEY WANT TO SIT OUTSIDE.
 6:20:11PM SO WE HAVE A PATIO ON THE LEFT SIDE OF THE BUILDING, ABOUT
 6:20:16PM 12-FOOT WIDE BY 45-FOOT LONG AND WE HAVE CREATED SEATING
 6:20:21PM WITH UMBRELLAS.
 6:20:28PM NOBODY WANTS TO SIT OUTSIDE IN JUNE, JULY, AUGUST.
 6:20:31PM THIS TIME OF YEAR, ABLE TO SIT OUTSIDE.
 6:20:35PM IF YOU HAVE NOT BEEN IN THE STORE, I ENCOURAGE YOU TO COME
 6:20:40PM IN REALLY TO SEE THAT I'M NOT JUST SAYING.
 6:20:45PM IT'S A VERY UNIQUE, FULL-SERVICE STORE.
 6:20:48PM SOME OF THE PEOPLE IN THE STORE, WE HAVE 12 PEOPLE WORKING
 6:20:51PM IN THE STORE.
 6:20:52PM SIX OF THE PEOPLE, BUILDING THE COMPANY OVER 17 YEARS.
 6:20:56PM THEY REALLY KNOW THEIR BUSINESS.
 6:20:59PM I'M KIND OF EXCITED ABOUT IT.
 6:21:00PM BUT I WOULD LIKE TO SEE IF THAT IS A POSSIBILITY, AGAIN,
 6:21:05PM SOMETHING TO OFFER TO OUR CUSTOMERS.
 6:21:07PM ANY QUESTIONS?
 6:21:10PM >>Barry Jones: WHAT ARE YOUR HOURS OF OPERATION?
 6:21:12PM >> RIGHT NOW, WE ARE OPEN FROM 9 TO 9 AT NIGHT.

 6:21:15PM >>Barry Jones: WHAT IS YOUR NEIGHBOR ON THAT SIDE?
 6:21:19PM >> WE DON'T HAVE ANY NEIGHBORS ON THE LEFT SIDE.
 6:21:21PM THERE IS ROAD AND BEHIND US IS THE DUMPSTER, THE TRASH.
 6:21:26PM NOBODY IS BEHIND US AND NOBODY ON THE RIGHT SIDE OF US.
 6:21:30PM >>Barry Jones: THE COURTYARD AREA, THAT IS NOT A PEDESTRIAN
 6:21:33PM CORRIDOR LEADING TO ANYTHING ELSE.
 6:21:35PM THAT IS A DEAD END.
 6:21:36PM >> DEAD END, EXACTLY.
 6:21:37PM WE DID LANDSCAPING.
 6:21:46PM WE PUT SIGNAGE, IT SAYS FOR DESIGNATED SMOKE SHOP PATRONS.
 6:21:49PM WHEN YOU GO IN THERE, THE LEFT SIDE, BETWEEN WHERE YOU SIT
 6:21:53PM AND THE STREET, WE HAVE LANDSCAPE.
 6:21:55PM WE HAVE FLOWERS AND BUSHES.
 6:22:00PM EVENTUALLY GET FOUR FEET TALL, CREATE A BARRIER BETWEEN THE

6:22:04PM STREET AND WHERE YOU ARE SITTING.
 6:22:05PM >>Barry Jones: WHAT IS YOUR POLICY?
 6:22:07PM IS GLASS ALLOWED OUT THERE?
 6:22:10PM >> OUTDOOR, ONLY PLASTIC.
 6:22:12PM >>Barry Jones: THANK YOU.
 6:22:13PM THOSE ARE MY QUESTIONS.
 6:22:15PM >>Anthony Gargano: GREAT QUESTIONS.
 6:22:17PM I WAS WONDERING THE SAME THING.
 6:22:23PM >>Mary Gibbs: MAY I CLARIFY SOMETHING WITH MICHAEL?
 6:22:26PM WE HAVE THE CONDITIONS LIMITING THE HOURS OF OPERATION TO
 6:22:29PM WHAT THEY SAID THEY HAD.

 6:22:31PM DID YOU SAY NINE TO NINE?
 6:22:33PM BECAUSE I HAVE TEN TO NINE?
 6:22:35PM >> THE STORE IS OPEN FROM NINE TO NINE, BUT THE LOUNGE
 6:22:39PM ACTUALLY OPEN UP SUNDAYS AT 11 AND DURING THE DAY TEN.
 6:22:43PM TEN TO NINE.
 6:22:45PM >>Barry Jones: MATCH YOUR ALCOHOLIC BEVERAGE LICENSE.
 6:22:49PM >>Mary Gibbs: TEN TO NINE AND ELEVEN TO SIX.
 6:22:53PM WANT TO MAKE SURE I HAVE THAT CORRECT.
 6:22:55PM >>Kristin Jeannin: MY ONLY MINOR CONCERN IS ADJACENT, ACROSS
 6:22:58PM THE STREET --
 6:23:00PM >> THE BIKE STORE.
 6:23:01PM >>Kristin Jeannin: WHAT ARE YOUR THOUGHTS ON THAT WITH THIS
 6:23:04PM POSSIBLE -- IT'S KIND OF A MIX.
 6:23:08PM >> THIS CORNER WAS SITTING EMPTY FOR THE PAST SEVEN YEARS,
 6:23:12PM FROM THE TIME THE MEN'S WAREHOUSE, THIS CORNER WAS AN
 6:23:17PM EYESORE.
 6:23:18PM SITTING EMPTY.
 6:23:19PM TEMPORARY STORE FOR A WHILE.
 6:23:21PM IF YOU TALK TO TRACKS AND FIVE GUYS, THEY ARE SO EXCITED
 6:23:29PM SOMEBODY BE THERE.
 6:23:31PM WE REALLY BROUGHT THAT CORNER TO LIFE.
 6:23:34PM IT USED TO BE DEAD, NOBODY.
 6:23:37PM NOW -- ALSO, THAT ATTRACTS -- THEY DO A LOT OF VOLUME.
 6:23:42PM THEY HAVE STRONG FOLLOWERS, BUT NO GARDEN.
 6:23:48PM QUITE A BIT OF DISTANCE BETWEEN US AND THE TRACKS.

 6:23:51PM A LOT OF PEOPLE EVEN IN FLORIDA, THEY GO OUT TO THE
 6:23:54PM RESTAURANT, THEY EAT OR THE WIFE IS SHOPPING.
 6:23:57PM THE HUSBANDS, THEY ARE COMING IN THERE, TELLING, WHERE HAVE
 6:24:02PM YOU BEEN.
 6:24:06PM IT'S WORKING OUT GREAT.
 6:24:08PM THERE'S NOTHING ELSE CLOSE.

6:24:10PM IF YOU WANT A LOUNGE, YOU GO TO NAPLES OR FORT MYERS.
 6:24:15PM NOTHING LIKE IT CLOSE BY.
 6:24:19PM >>Jim Wallace: IN THE PHOTO, IT LOOKS LIKE THERE IS GRASS
 6:24:21PM IMMEDIATELY ADJACENT TO YOUR OUTDOOR SITTING AREA, IS THAT
 6:24:26PM CORRECT?
 6:24:27PM >> THAT'S CORRECT.
 6:24:27PM WE PLANTED THAT GRASS.
 6:24:28PM >>Jim Wallace: HOW MUCH GRASS IS IT?
 6:24:33PM I DON'T HAVE A SITE PLAN HERE.
 6:24:35PM THIS DOESN'T TELL ME VERY MUCH.
 6:24:38PM >>Barry Jones: FROM MEMORY, FOUR OR FIVE FEET.
 6:24:42PM >> IN THE SECOND PICTURE, LIKE FOUR FOOT, FIVE FOOT OF
 6:24:46PM GRASS, AND THEN YOU HAVE OTHER SIDE OF THE GRASS, YOU HAVE
 6:24:50PM BASICALLY THE MULCH AND PLANT, AGAVE PLANT AND TWO
 DIFFERENT
 6:24:56PM KIND OF PLANTS.
 6:24:58PM >>Jim Wallace: HOW FAR IS IT FROM YOUR BUILDING TO THE
 6:25:00PM ADJACENT BUILDING?
 6:25:04PM >>Barry Jones: THERE IS A STREET BETWEEN THEM.
 6:25:08PM >>Jim Wallace: THE ROAD AND THEN THE TREK BUILDING.

 6:25:10PM I'M ONLY ASKING BECAUSE SOME PEOPLE LOVE CIGARS, SOME
 PEOPLE
 6:25:15PM DO NOT.
 6:25:16PM >>Barry Jones: THIS IS AN ISOLATED CORNER.
 6:25:21PM >>Jim Wallace: IT IS A VERY DISTINCT ODOR, SMELL.
 6:25:24PM SO PEOPLE EITHER LIKE IT OR DON'T LIKE IT.
 6:25:26PM I WOULD WORRY ABOUT ANY OTHER SITTING AREAS NEARBY BUT TREK
 6:25:31PM DOES NOT HAVE THAT.
 6:25:35PM >>Barry Jones: PROBABLY 300 FEET, 400 FEET AWAY.
 6:25:40PM >>Jim Wallace: THE OTHER SIDE IS THE LAKE.
 6:25:42PM >> CORRECT.
 6:25:51PM >>Anthony Gargano: ANY OTHER QUESTIONS, BOARD MEMBERS?
 6:25:52PM DO WE HAVE ANY PUBLIC CARDS?
 6:25:55PM >>Tammy Duran: NOT FOR THIS ONE.
 6:25:58PM >>Anthony Gargano: ANYBODY IN THE AUDIENCE WISH TO BE HEARD?
 6:26:00PM I'LL CLOSE THE PUBLIC PORTION.
 6:26:02PM AT THIS POINT I'LL ENTERTAIN A MOTION.
 6:26:05PM >>Nancy Stroud: JUST TO BE CLEAR, THOUGH, WE DIDN'T DO THE
 6:26:09PM EX PARTE AND CONFLICT DISCLOSURES.
 6:26:12PM LET'S PROTECT EVERYBODY ON THAT.
 6:26:14PM >>Anthony Gargano: YES, I'M SORRY.
 6:26:16PM >>Barry Jones: NO CONFLICT.
 6:26:22PM >>Anthony Gargano: OKAY.

6:26:22PM ANYBODY HAVE EX PARTE COMMUNICATIONS TO DECLARE?
 6:26:27PM ANYBODY HAVE A CONFLICT IN THIS MATTER TO DECLARE?
 6:26:30PM THANK YOU.

 6:26:32PM THANK YOU, COUNSELOR.
 6:26:33PM NOW I'LL ENTERTAIN A MOTION.
 6:26:36PM >>Barry Jones: MOTION TO APPROVE WITH THE CONDITION THAT THE
 6:26:39PM HOURS BE LIMITED TO BE CONSISTENT WITH THE ALCOHOL AND
 6:26:42PM BEVERAGE LICENSE.
 6:26:47PM >> SECOND.
 6:26:48PM >>Anthony Gargano: ANY QUESTIONS ON THE MOTION?
 6:26:49PM DO WE NEED ANY CLARIFICATION?
 6:26:52PM >>Mary Gibbs: NO.
 6:26:53PM WE'RE GOOD.
 6:26:55PM >>Anthony Gargano: CAN WE HAVE A ROLL CALL VOTE, TAMMY?
 6:26:58PM >>Kristin Jeannin: YES.
 6:27:00PM >>Barry Jones: YES.
 6:27:02PM >>Al Paivandy: YES.
 6:27:04PM >>Michael Sheeley: YES.
 6:27:06PM >>James Tatooles: YES.
 6:27:07PM >>Jim Wallace: YES.
 6:27:09PM >>Dan Williams: YES.
 6:27:10PM >>Anthony Gargano: YES.
 6:27:14PM >> THANK YOU VERY MUCH.
 6:27:17PM WE APPRECIATE YOU.
 6:27:25PM >>Anthony Gargano: OKAY, MARY.
 6:27:26PM >>Mary Gibbs: OUR LAST ORDINANCE ON THE AGENDA IS NOT
 6:27:30PM QUASI-JUDICIAL.
 6:27:32PM IT IS A LEGISLATIVE ORDINANCE.

 6:27:34PM ERIC IS GOING TO DO A QUICK INTRO, I THINK.
 6:27:40PM >> GOOD EVENING.
 6:27:41PM ERIC WISHART ON BEHALF OF THE DEPARTMENT OF COMMUNITY
 6:27:44PM DEVELOPMENT.
 6:27:44PM I BELIEVE YOU HAVE THE PACKAGE IN FRONT OF YOU.
 6:27:47PM THE BASIC PURPOSE OF THIS PROPOSED ORDINANCE IS TO ADDRESS
 6:27:55PM ISSUES THAT THE VILLAGE HAS EXPERIENCED IN THE PAST WITH
 6:27:58PM DEVELOPMENT ORDERS THAT ARE ISSUED.
 6:28:01PM THE CONTRACT THAT BREAKS GROUND CLEARS THE SITE AND FOR
 6:28:05PM WHATEVER REASON STOPS CONSTRUCTION, WHETHER IT'S A
 FUNDING
 6:28:09PM ISSUE OR OTHERWISE.
 6:28:11PM BUT THIS IS IN AN ATTEMPT TO ADDRESS RESTORATION OF THE SITE
 6:28:18PM WITH BUFFERS THAT WOULD HAVE TO BE INSTALLED EITHER BY THE

6:28:23PM OWNER OR THE VILLAGE HAS THE OPPORTUNITY THROUGH THIS
 6:28:26PM ORDINANCE OF REQUESTING A BOND, CALLING IN THE BOND AND
 6:28:29PM HAVING THE LANDSCAPING INSTALLED TO PREVENT THAT FROM
 6:28:33PM CONTINUING.
 6:28:33PM OBVIOUSLY, ISSUES WITH THE SCARA FINDING OF THE SITE CREATES
 6:28:43PM ISSUES OF THE DRY SEASON, YOU HAVE A LOT OF DUST.
 6:28:46PM WET SEASON, YOU HAVE SOIL EROSION THAT CONTINUES AND NO
 ONE
 6:28:49PM IS MONITORING THAT OR DOING ANY REPAIRS TO THAT.
 6:28:52PM THE GENERAL PURPOSE AGAIN IS TO ADDRESS THAT ISSUE.
 6:28:57PM THERE ARE SOME OTHER ITEMS THAT THE VILLAGE ATTORNEY HAS
 6:29:01PM ADDRESSED BY DOING LITTLE PIECES OF CLEANUP IN PARTS OF THE
 6:29:05PM ORDINANCE.

 6:29:06PM HE DOES -- HE IS PROPOSING TO REDUCE SOME OF THE
 DEVELOPMENT
 6:29:10PM ORDER EXPIRATION DATES AS A RESULT.
 6:29:13PM YOU'LL PROBABLY HAVE ONE QUESTION -- ONE QUESTION DID COME
 6:29:17PM UP DURING THE FIRST LEAD WITH THE COUNCIL.
 6:29:21PM THERE WAS A QUESTION ABOUT WHETHER OR NOT THIS PARTICULAR
 6:29:26PM ORDINANCE COULD BE RETROFITTED INTO EXISTING D.O.s.
 6:29:31PM WE DON'T BELIEVE IT DOES BECAUSE BY INCORPORATION OF THIS
 6:29:35PM ORDINANCE, IT'S INCORPORATED INTO NEW D.O.s BY REFERENCES
 6:29:39PM AND NOT EXISTING D.O.s.
 6:29:41PM NOTHING WE CAN DO ABOUT PAST PROJECTS, BUT MOVING
 FORWARD,
 6:29:44PM WE WILL ATTEMPT TO NOT HAVE THAT ABILITY TO HAPPEN AGAIN.
 6:29:48PM THANK YOU.
 6:29:51PM >>Mary Gibbs: I WANT TO ADD A COUPLE OF POINTS.
 6:29:54PM THIS CAME ABOUT BECAUSE THE COUNCIL WAS CONCERNED ABOUT
 A
 6:29:57PM COUPLE OF PARTICULAR DEVELOPMENTS.
 6:29:59PM ONE OF THEM KIND OF NEXT DOOR OVER HERE WHERE IT GOT
 6:30:04PM APPROVED FOR CONDO BUILDINGS AND THEN THE LAST PHASE
 DIDN'T
 6:30:08PM BECOME CONDOS AND THEN IT CHANGED TO TOWNHOMES AND
 THEN WE
 6:30:12PM WENT THROUGH THE WHOLE DEVELOPMENT ORDER PROCESS AND
 6:30:15PM DEVELOPMENT ORDER GOT APPROVED, AND THEN WE KEPT SAYING
 WHEN
 6:30:18PM ARE WE GOING TO BUILD IT.
 6:30:20PM NEIGHBORS WERE ANXIOUS.
 6:30:21PM WHEN GOING TO BUILD IT.
 6:30:23PM TIRED OF LOOKING AT VACANT PARCEL.

6:30:25PM EYESORE, ON MAIN HIGHWAY.

6:30:30PM KEPT ASKING THE ENGINEER, WHEN BUILD IT, SOON, SOON, SOON.

6:30:35PM AND THEN SAW A FOR SALE SIGN RECENTLY.

6:30:37PM THE COUNCIL HAS BEEN ASKING FOR QUITE SOME TIME WHAT CAN WE

6:30:41PM DO TO ADDRESS THESE KIND OF ODD SITUATIONS WHERE THESE

6:30:45PM THINGS JUST DON'T GET DONE.

6:30:47PM WHAT I THINK OUR ATTORNEY, NOT NANCY, OUR GENERAL ATTORNEY,

6:30:51PM PROPOSED IS THAT IN CERTAIN CASES WHEN THAT HAPPENS THAT WE

6:30:56PM SHOULD BE ABLE TO AT LEAST GET THE PERIMETER BUFFERS PUT

6:31:00PM AROUND THE PROPERTY SO YOU DON'T HAVE TO DRIVE BY AND SEE

6:31:04PM THE VACANT PROPERTY.

6:31:05PM >>Barry Jones: DID THEY START DEVELOPMENT ON THE SITE

6:31:07PM ALREADY AND START CLEARING?

6:31:09PM >>Mary Gibbs: THAT PARTICULAR SITE HAS BEEN CLEARED AND KIND

6:31:13PM OF GREW UP, KIND OF GOT OVERGROWN, BUT THEY HAD SOME

6:31:18PM UTILITIES, SOME THINGS IN UTILITIES THAT WERE IN THERE THAT

6:31:20PM NEVER GOT DONE.

6:31:24PM >>Barry Jones: THIS APPLIES STRICTLY TO DEVELOPMENT ORDERS

6:31:26PM THAT DON'T REQUIRE A PLAT BECAUSE THE PLAT ALREADY HAS A

6:31:30PM BOND?

6:31:30PM >>Mary Gibbs: RIGHT.

6:31:32PM >>Barry Jones: JUST COMMERCIAL OR MULTIFAMILY, NOT FOR SALE

6:31:36PM BECAUSE HOUSES AND EVERYTHING ALREADY HAVE A POND -- [NOT

6:31:40PM SPEAKING INTO THE MICROPHONE]

6:31:43PM >>Mary Gibbs: WHAT WE'RE TRYING TO DO -- YOU CAN SIT DOWN IF

6:31:46PM YOU WANT.

6:31:47PM I'M TAKING OVER HERE.

6:31:48PM WHAT WE'RE TRYING TO DO NOW IS WHEN WE HAVE THESE -- WHEN

6:31:53PM PROPERTIES COME IN TO REZONE LIKE WOODFIELD, FOR EXAMPLE,

6:31:56PM AND EVEN VIA COCONUT WHEN THEY CAME IN, WE WANT TO MAKE SURE

6:31:59PM WE GET THE PERIMETER BUFFERS UP FRONT SO AT LEAST, LIKE THE

6:32:04PM VIA COCONUT, THEY HAD A LAST PHASE THAT MIGHT BE A CHURCH.

6:32:08PM DIDN'T KNOW IF IT WOULD BE CHURCH OR OFFICE.

6:32:12PM COUNCIL SAID WE WANT TO GET THE PERIMETER BUFFER UP FRONT

6:32:15PM BECAUSE WE DON'T WANT IT TO JUST SIT.

6:32:17PM SAME THING WITH WOODFIELD, THEY HAD THE PERIMETER BUFFERS

6:32:20PM DONE IN THE FIRST PHASE.

6:32:22PM THAT'S HOW WE'RE TRYING TO ADDRESS IT JUST THROUGH THE

6:32:24PM ZONING, BUT THERE ARE A FEW I THINK OLDER DEVELOPMENT ORDERS

6:32:27PM THAT HAVE JUST -- HAVEN'T DONE IT YET.
 6:32:33PM THAT WAS KIND OF THE INTENT BEHIND IT.
 6:32:35PM WE WOULD LIKE TO GET COMMENTS FROM YOU ALL.
 6:32:37PM I KNOW SOMEONE FROM THE PUBLIC THAT WANTS TO SPEAK.
 6:32:40PM THIS IS PLANNED TO GO BACK TO COUNCIL ON THE 21st, BUT WE
 6:32:45PM WOULD LIKE TO GET COMMENTS IF YOU THINK THERE ARE ANY ISSUES
 6:32:48PM OR QUESTIONS, WE WOULD LIKE TO GET THE COMMENTS TONIGHT.
 6:32:55PM >>Barry Jones: MY CHALLENGE, REDUCTION IN D.O. DURATION.
 6:32:59PM BECAUSE WE KNOW HOW THE MARKET MOVES.
 6:33:01PM [MICROPHONE NOT ON]
 6:33:03PM THE REDUCTION IN D.O. -- I'M ASSUMING DURATION STILL GETS
 6:33:08PM EXTENDED BY EXECUTIVE ORDER EVERY TIME THE WIND BLOWS.

 6:33:11PM >>Mary Gibbs: KIND OF.
 6:33:14PM >>Barry Jones: [MICROPHONE NOT ON]
 6:33:17PM >>Mary Gibbs: HURRICANES, FLOODS, PESTILENCE.
 6:33:24PM >>Barry Jones: [INAUDIBLE]
 6:33:25PM NPDES SAYS YOU HAVE TO STABILIZE IT WITHIN 30 DAYS OF
 6:33:38PM STANDING ACTIVITY.
 6:33:39PM YOU HAVE ENFORCEMENT MECHANISMS THERE IF YOU WANT TO GO
 6:33:43PM AFTER THAT.
 6:33:44PM THAT IS AN EASY ONE TO DOCUMENT -- STABILIZE IT IF GOING
 6:33:51PM MORE THAN 30 DAYS.
 6:33:54PM [MICROPHONE NOT ON]
 6:34:08PM >>Mary Gibbs: I THINK THERE'S SOME LANGUAGE IN HERE THAT
 6:34:10PM SAYS IT WOULDN'T BE EFFECTIVE UNTIL WHATEVER THE DATE OF SB
 6:34:15PM 180 IS.
 6:34:17PM >>Barry Jones: STILL WITHIN THE WINDOW OF PROPOSED
 6:34:20PM RESTRICTION --
 6:34:21PM >>Mary Gibbs: YES, I THINK THERE ARE A FEW LEGISLATIVE
 6:34:24PM PROPOSALS.
 6:34:24PM BUT THE ONES THAT I'VE SEEN STILL HAVE US IN THAT WINDOW.
 6:34:28PM THERE ARE A COUPLE OF PROPOSALS I THINK WHERE THE DATE MIGHT
 6:34:31PM CHANGE FROM 2027 TO SOMETHING ELSE.
 6:34:34PM >>Nancy Stroud: RIGHT NOW, OCTOBER 1, 2027.
 6:34:39PM >>Barry Jones: SAYS THAT ORDINANCE, WE CAN'T DO ANYTHING
 6:34:42PM THAT MAKES IT HARDER ON A DEVELOPER BASICALLY.
 6:34:44PM ANYTHING THAT ADDS ANY SORT OF RESTRICTION OR ANYTHING,

 6:34:49PM WE'RE TRYING TO -- [INAUDIBLE] SEVERAL MUNICIPALITIES THAT
 6:34:58PM SUED THE STATE TO TRY TO GET OUT OF THAT.
 6:35:02PM THIS WILL GO THROUGH A PROCESS AND THEN GET QUEUED UP AND
 6:35:06PM APPROVED -- [INAUDIBLE] -- DOES THIS AUTOMATICALLY KICK IN
 6:35:11PM THEN?

6:35:12PM >>Mary Gibbs: I THINK THE WAY IT IS WORDED, IT WOULD.
6:35:15PM IF THE SB 180 DATE CHANGED --
6:35:20PM >>Barry Jones: [INAUDIBLE] [MICROPHONE NOT ON]
6:35:25PM >>Jim Wallace: MARY, I GUESS I CAN ONLY ADDRESS IT FROM MY
6:35:29PM PERSONAL EXPERIENCES.
6:35:30PM I'LL JUST TALK ABOUT THE THINGS THAT I'VE DONE IN ESTERO.
6:35:34PM WHEN WE DID LIGHTHOUSE BAY, WE ANTICIPATED AN ABSORPTION
6:35:40PM LEVEL AT ABOUT 150 TO 180 UNITS A YEAR.
6:35:43PM THE FIRST YEAR WE SOLD I THINK 42.
6:35:47PM THAT WAS FOUR DIFFERENT D.O.s FOR THAT PARTICULAR
6:35:50PM DEVELOPMENT.
6:35:52PM SO WHEN YOU'RE ONLY SELLING 42, YOU CAN'T EVEN BREAK
GROUND.
6:35:56PM YOU JUST CAN'T.
6:35:59PM YOU DON'T KNOW WHETHER OR NOT YOU HAVE A DISASTER OR NOT.
6:36:02PM WE ENDED UP IN THE THIRD YEAR SELLING 240 A YEAR.
6:36:06PM SO YOU CAN SEE YOU'RE GOING FROM ALMOST, IS IT GOING TO JUST
6:36:10PM BE A DEAD BALL OR IS IT THE MOST SUCCESSFUL COMMUNITY IN THE
6:36:16PM BROOKS?
6:36:16PM THAT'S WHAT HAPPENED IN THREE YEARS.
6:36:18PM WENT FROM ONE TO THE OTHER.

6:36:20PM WE CHANGED THE PRODUCT TYPE GOING INTO THE SECOND PHASE,
6:36:25PM WHICH WAS ANOTHER DEVELOPMENT ORDER.
6:36:27PM AGAIN AND AGAIN, ALL THE WAY THROUGH THE WHOLE PROCESS AS
IS
6:36:31PM OFTEN THE CASE BASED ON A PRODUCT MIX AND THE CONSUMER
6:36:35PM ABSORPTION.
6:36:36PM WE WENT TO RAPALLO, SIMILAR THING, WE CHANGED THE MIX.
6:36:40PM I THINK WE HAD FIVE DIFFERENT PHASES THERE.
6:36:44PM ONE OF THEM PARTICULARLY WE WERE READY TO GO, WE SOLD 540
6:36:50PM HOMES IN NINE MONTHS.
6:36:53PM AND THEN THE WORLD KIND OF STARTED TO FALL APART.
6:36:57PM COULDN'T BUILD THEM FAST ENOUGH.
6:36:58PM COULDN'T GET THE LABOR.
6:36:59PM COULDN'T GET THIS, COULDN'T GET THAT.
6:37:01PM MARKET CONDITIONS CHANGED.
6:37:05PM THEN ARMY CORPS OF ENGINEERS SAYS NO, NO, YOU'RE NOT DOING
A
6:37:08PM CONNECTION BETWEEN THIS CAMPUS AND THAT CAMPUS.
6:37:10PM WE HAVE HALFWAY CREEK IN BETWEEN.
6:37:13PM IT TOOK THREE YEARS FOR ME TO GET APPROVAL TO BUILD THAT
6:37:18PM CONNECTION TO THE ENCLAVE.
6:37:20PM SO THOSE 90 UNITS AND THAT D.O. DEAD.

6:37:23PM THEN WE WENT TO THE ART DISTRICT.
 6:37:25PM WELL, THE ART DISTRICT WE STARTED AND THEN THE OBAMA
 6:37:28PM RECESSION.
 6:37:30PM SEVEN YEARS.
 6:37:31PM SO WE HAD ALL OUR ZONING.

 6:37:34PM WE HAD ALL OUR ZONINGS DONE.
 6:37:36PM INVESTED A FORTUNE AND RECESSION CAME ALONG.
 6:37:40PM IT ENDED UP BEING A HERTZ BUILDING.
 6:37:42PM IF WE GO INTO GENOVA, I GUESS HE IS NO LONGER HERE, CAN SAY,
 6:37:50PM WE WENT THROUGH APPROVALS THERE AND ONE OF THE COUNCIL
 6:37:53PM MEMBERS SAID, WE'RE NOT GOING TO CALL IT A MORATORIUM BUT
 6:37:56PM STUDY SOMETHING FOR 13 MONTHS.
 6:37:59PM AND MY FRIEND HOWARD SUCCEEDED, AND WE LOST A HELL OF A
 LOT
 6:38:05PM OF MONEY.
 6:38:06PM WE LOST THE MOMENTUM IN THE MARKETPLACE, PRESALES AND
 6:38:09PM EVERYTHING ELSE.
 6:38:10PM AGAIN, NOBODY KNEW WHAT WAS GOING ON.
 6:38:15PM THE RAPID RATE OF SALES WHERE EVERYTHING WAS PRESOLD, YOU
 6:38:20PM HAVE TO REMEMBER THAT THERE ARE SO MANY DYNAMICS, THE STATE
 6:38:25PM SAYS IF I SELL YOU A HOME, A CONDOMINIUM, I MUST SELL IT TO
 6:38:28PM YOU, GET A HARD CONTRACT AND GET A C.O. ON THE BUILDING
 6:38:33PM WITHIN 24 MONTHS, WHETHER IT'S 50 UNITS OR FIVE UNITS IN A
 6:38:38PM BUILDING.
 6:38:38PM THE STATE DOESN'T DESIGNATE BY NUMBER OF UNITS.
 6:38:41PM IT DESIGNATES BY HEIGHT.
 6:38:44PM SO IF IT'S FOUR STORIES, TWO YEARS.
 6:38:46PM FIVE STORIES, YOU GET SEVEN.
 6:38:48PM VERY ARBITRARY BUT YOU HAVE LAWYERS MAKING THOSE DECISIONS.
 6:38:52PM THE REALITY IS, ALL OF A SUDDEN YOU GO FROM A RAPID MARKET
 6:38:55PM TO, OOPS, THERE IS A QUASI-MORATORIUM TO NOW THE MARKET IS

 6:38:59PM SOFTER, YOU CAN'T SELL 38 UNITS AND BUILD THEM WITHIN 24
 6:39:04PM MONTHS.
 6:39:07PM SO YOU DON'T BUILD THE LAST TWO BUILDINGS AND THEY ARE STILL
 6:39:10PM SITTING THERE.
 6:39:11PM I DIDN'T HAVE ANYTHING TO DO WITH THE REASON THEY ARE STILL
 6:39:14PM SITTING THERE, BUT THAT'S THE REALITY.
 6:39:18PM IT'S SO DYNAMIC, I THINK IT'S BEING NAIVE TO THINK THAT YOU
 6:39:22PM CAN SOMEHOW, JUST LIKE THE GUYS IN TALLAHASSEE THINK, LESS
 6:39:30PM THAN FOUR STORIES, SELL IT, HARD CONTRACTS AND BUILD WITHIN
 6:39:33PM TWO YEARS.
 6:39:34PM THE REALITY IS, SOME PEOPLE CALLED LENDERS.

6:39:39PM YOU NEED 70% HARD CONTRACTS.
 6:39:43PM THAT MEANS 20% DEPOSIT.
 6:39:45PM 40 UNIT BUILDING, 28 HARD CONTRACTS SOLD IN THE BANK BEFORE
 6:39:50PM YOU CAN BREAK GROUND.
 6:39:51PM BEFORE YOU HAVE ANY LENDING TO GO VERTICAL.
 6:39:54PM WHOOPS, NOW I CAN'T BUILD IT IN NINE MONTHS.
 6:39:57PM TAKES ME 13 MONTHS, OH, WHAT AM I GOING TO DO?
 6:40:00PM THOSE ARE THE REALITIES ON THE GROUND.
 6:40:04PM I THINK WITH ALL DUE RESPECT TO WHAT YOU'RE TRYING TO
 6:40:06PM ACHIEVE, IT'S VERY NAIVE TO THINK YOU CAN SOMEHOW FIT IT
 6:40:13PM INTO A BOX.
 6:40:14PM THAT'S LIKE BLOCK ZONING.
 6:40:16PM IT'S GREAT, BUT IT'S NICE 26 UNITS PER ACRE AND NICE LITTLE
 6:40:21PM BOXES AND EVERYBODY THINKS IT'S GREAT FOR URBAN LIVING, BUT

 6:40:25PM IT DOESN'T WORK ANYWHERE.
 6:40:29PM IT'S JUST NOT THAT SIMPLE THAT MARKET CONDITIONS ARE
 6:40:32PM CHANGING SO FAST.
 6:40:33PM RECESSION IS NORMALLY A YEAR AND A HALF TO TWO YEARS.
 6:40:36PM MR. OBAMA SAID I DON'T CARE ABOUT THE CONSTRUCTION INDUSTRY
 6:40:39PM AND DEVELOPERS.
 6:40:41PM ALL OF A SUDDEN, IT IS A SEVEN YEAR RECESSION.
 6:40:44PM NOBODY COULD HAVE PREDICTED THAT.
 6:40:46PM NOBODY.
 6:40:46PM A LOT OF MY INDEPENDENT FRIENDS, DEVELOPERS, THEY ARE ALL
 6:40:49PM OUT OF BUSINESS.
 6:40:50PM I'M ONE OF THE FEW GUYS THAT SURVIVED.
 6:40:53PM ONLY BECAUSE WE HAD DEEP POCKETS.
 6:40:55PM I UNDERSTAND WHAT THE OBJECTIVE IS.
 6:41:00PM YOU JUST HAVE TO BE VERY AWARE OF THE DYNAMICS OF THE
 6:41:08PM BUSINESS.
 6:41:08PM UNFORTUNATELY, WITH ALL DUE RESPECT TO ATTORNEYS, THEY DON'T
 6:41:12PM HAVE A CLUE.
 6:41:14PM THEY DON'T KNOW.
 6:41:15PM THEY JUST KNOW HOW TO LEGISLATE WHAT THE GOAL IS, WHAT
 6:41:20PM EVERYBODY WOULD BE HAPPY IF THE DEVELOPMENTS WENT FROM
 HERE
 6:41:23PM TO THERE AND ALL KUM BA YAH.
 6:41:26PM IT'S JUST NOT THE WAY IT IS.
 6:41:28PM THOSE ARE MY EXPERIENCES IN ESTERO.
 6:41:31PM EVERY ONE OF THEM HAS BEEN YOU ARE CONSTANTLY WORKING TO

 6:41:35PM MAKE IT HAPPEN IN SPITE OF ALL THE OBSTACLES IN FRONT OF
 6:41:39PM YOU.

6:41:40PM WHETHER IT'S CITY COUNCIL THAT SAYS, NO, NO, WE'LL HAVE A
 6:41:43PM QUASI-MORATORIUM TO LENDERS WHO SAY, NO, NO, 50% PRESALES,
 6:41:48PM WE WANT 70.
 6:41:49PM SORRY, YOU CAN'T -- MARKET GOT SOFT.
 6:41:54PM ABSORPTION RATE WENT FROM 15 A MONTH TO 5 A MONTH.
 6:41:58PM ON AND ON AND ON.
 6:42:00PM DEPENDS WHAT HAPPENS IN THE MIDTERMS IN NEXT NOVEMBER.
 6:42:04PM IT'S GOING TO CHANGE THE MARKET ONE WAY OR THE OTHER.
 6:42:07PM DEPENDS WHAT HAPPENS WITH THE INTEREST RATE IN THE NEXT
 6:42:10PM YEAR.
 6:42:11PM THAT'S GOING TO HAVE A HUGE IMPACT.
 6:42:13PM ON AND ON AND ON.
 6:42:15PM I JUST THINK THAT YOU'RE BEING, WITH ALL DUE RESPECT, VERY
 6:42:18PM NAIVE TO THINK THAT YOU CAN LEGISLATE THIS.
 6:42:22PM I KNOW YOU CAN'T.
 6:42:24PM NOT SUCCESSFULLY.
 6:42:28PM >>Barry Jones: AS FAR AS THE TIMELINES IS WHAT YOU'RE
 6:42:31PM SAYING.
 6:42:31PM >>Jim Wallace: YEAH.
 6:42:34PM >>Barry Jones: YOU CAN GET EXTENSIONS ON THOSE.
 6:42:36PM >>Jim Wallace: I APPRECIATE THAT.
 6:42:37PM WHEN PEOPLE TALK ABOUT DUST, I THINK YOU HAVE A GUY, FORGET
 6:42:41PM HIS NAME, GUY KNIGHT.

 6:42:44PM SO MANY NOTIFICATIONS FROM HIM ABOUT THE GRASS ISN'T CUT.
 6:42:49PM IF IT'S DUST, HOW COME WE HAVE GRASS THAT'S NOT CUT.
 6:42:53PM >>Mary Gibbs: IT IS NOT A DUST ISSUE.
 6:42:55PM >>Jim Wallace: HEY, HOW DO I MAKE IT LOOK NICE WHILE IT'S
 6:42:58PM NOT BEING DEVELOPED THAN TO SAY WE KNOW WHAT THE ANSWER
 IS.
 6:43:02PM THE ANSWER IS BUILD A BUFFER, PUT SHADY LADIES THERE.
 6:43:06PM IN FIVE YEARS, THEY'LL LOOK LIKE SOMETHING.
 6:43:08PM WELL, WHAT ARE WE GOING TO DO IN THE MEANTIME?
 6:43:11PM I AGREE WITH THE GOAL.
 6:43:14PM I THINK THE WAY YOU'RE GOING ABOUT IT IS JUST NOT REALISTIC.
 6:43:19PM I'M A PRAGMATIST.
 6:43:20PM >>Mary Gibbs: TO YOUR POINT, I'M THINKING OF ONE CASE WE HAD
 6:43:24PM ON BEN HILL WHERE THEY CAME IN AND WANTED TO JUST KIND OF
 6:43:28PM CLEAR-CUT THE PROPERTY BECAUSE THEY REALLY WANTED TO DO
 THAT
 6:43:33PM BECAUSE OF THE BONNETED BAT BUT DIDN'T TELL ANYBODY THAT.
 6:43:38PM THEY HAD TO BEAT A DEADLINE.
 6:43:39PM WHEN THEY CAME IN TO CLEAR CUT, I THINK YOU ALL SAID BACK
 6:43:43PM THEN, MIGHT HAVE BEEN THE DRB, DON'T WANT TO SEE IT CLEAR

6:43:48PM CUT.
 6:43:48PM BUT WHY DON'T YOU SOD IT, PUT A BENCH OUT FRONT, MAKE IT
 6:43:50PM LOOK ATTRACTIVE, YOU KNOW, AND IT STILL HASN'T BEEN
 6:43:53PM DEVELOPED, BUT IT LOOKS VERY NICE.
 6:43:55PM THERE ARE SOME PLANTINGS AND THE BENCH AND IT'S SODDED.
 6:44:00PM WE'RE TRYING TO BALANCE THE FRUSTRATION OF THE COUNCIL WITH
 6:44:02PM SEEING THESE KIND OF VACANT PROPERTY THAT JUST NOTHING

 6:44:06PM HAPPENS AND KIND OF AN EYESORE AND HOW DO -- LIKE, THE
 6:44:10PM BUFFER IS A BIG DEAL.
 6:44:12PM THE BUFFER WOULD HELP BECAUSE THEN YOU DON'T HAVE TO LOOK
 AT
 6:44:16PM IT.
 6:44:17PM THAT'S WHAT WE'RE TRYING TO BALANCE IS HOW TO GET THERE.
 6:44:22PM >>Kristin Jeannin: THE CASE OF THE DEVELOPER, IN A BAD
 6:44:24PM SITUATION AND HAVE TO SELL THE PROPERTY, INCREASES THE VALUE
 6:44:27PM OF THE PROPERTY BY HAVING THE BUFFER IN.
 6:44:28PM >>Jim Wallace: NO, BECAUSE YOU WILL BULLDOZE THOSE TREES,
 6:44:32PM CHANCES ARE.
 6:44:33PM >>Barry Jones: [INAUDIBLE]
 6:44:34PM >>Jim Wallace: I'VE BUILT 2400 HOMES IN SIX COMMUNITIES.
 6:44:37PM LET ME TELL YA, THE ONLY COMMUNITY THAT I SAVED ALL OF THE
 6:44:41PM TREES WAS -- READY?
 6:44:42PM THEY WERE TALL PINES.
 6:44:45PM I WELLED THEM ALL BECAUSE I THOUGHT A CRITICAL PART --
 6:44:49PM >>Barry Jones: TALKING ABOUT THE PERIMETER BUFFERS THAT HAVE
 6:44:51PM TO BE BUILT.
 6:44:52PM DOESN'T MATTER IF IT IS CONDO OR SINGLE-FAMILY.
 6:44:54PM >>Jim Wallace: WITH ALL DUE RESPECT, HOW MANY DEVELOPMENTS
 6:44:57PM HAVE EITHER OF YOU BUILT?
 6:45:02PM >>Barry Jones: I HAVE 30 WHAT YEARS --
 6:45:04PM >>Jim Wallace: AS AN ENGINEER, NOT AS A DEVELOPER.
 6:45:07PM >>Barry Jones: [MICROPHONE NOT ON] IF IT'S 15-FOOT WIDE AND
 6:45:20PM THIS MANY TREES, THAT'S NOT GOING TO CHANGE.

 6:45:22PM >>Jim Wallace: BUT THE LOOK, THE LOOK ON THE PERIMETER OF
 6:45:26PM RAPALLO IS TOTALLY DIFFERENT THAN THE LOOK --
 6:45:34PM >>Barry Jones: DIFFERENCE BETWEEN CODE MINIMUM WHICH IS ALL
 6:45:37PM WE'RE ASKING TO BE REQUIRED AND AN ENHANCED BUFFER.
 6:45:40PM >>Jim Wallace: CODE MINIMUM IS BULLDOZED, RIPPED OUT AND YOU
 6:45:45PM DO WHAT THE FINAL PRODUCT IS.
 6:45:48PM >>Barry Jones: THAT IS A BUSINESS DECISION.
 6:45:52PM >>Jim Wallace: THAT'S WHAT HOWARD SAID WHEN IT COST ME A
 6:45:55PM MILLION EIGHT FOR HIM TO HAVE A MORATORIUM.

6:45:58PM IT'S A BUSINESS DECISION.
 6:46:01PM >>Barry Jones: I'M NOT TALKING ABOUT MORATORIUMS.
 6:46:03PM TALKING ABOUT PLANTINGS IN A 15-FOOT WIDE STRIP.
 6:46:06PM >>Jim Wallace: IF YOU REALLY DO THE LANDSCAPING --
 6:46:11PM BACKGROUND, WEAVING IN AND OUT.
 6:46:14PM THAT'S HOW YOU WANT TO FINISH IT.
 6:46:17PM UNTIL YOU DON'T KNOW WHAT'S GOING IN THERE, YOU DON'T KNOW
 6:46:20PM HOW TO DO THAT.
 6:46:21PM YOU DON'T KNOW WHAT THE PERIMETER WILL LOOK LIKE.
 6:46:24PM YOU HAVEN'T CREATED IT YET.
 6:46:27PM YOU PLANT WHATEVER MARY SAYS AND THEN RIP IT OUT LATER.
 6:46:35PM >>Barry Jones: [INAUDIBLE] AROUND ALE HOUSE.
 6:46:43PM >>Jim Wallace: TALKING ABOUT A PARKING LOT WITH A BUILDING
 6:46:45PM IN THE MIDDLE OF IT.
 6:46:53PM >> WE'RE OFF.
 6:46:55PM >>Jim Wallace: TALKING ABOUT A SHOPPING CENTER, I HAVE NO

 6:46:58PM EXPERTISE IN THAT.
 6:47:01PM >>Mary Gibbs: DON'T FORGET, WE HAVE PUBLIC INPUT AFTER YOU
 6:47:04PM DISCUSS.
 6:47:04PM ANY SUGGESTIONS FOR ME TO TAKE BACK TO COUNCIL WOULD BE
 6:47:08PM HELPFUL.
 6:47:10PM >>Jim Wallace: I'M SORRY.
 6:47:14PM >>Barry Jones: [MICROPHONE NOT ON]
 6:47:32PM >>Jim Wallace: WHERE WILL YOU GET THE WATER FROM?
 6:47:34PM THEN PEOPLE WILL COMPLAIN, GEEZ, USING WELL WATER AND LAKE
 6:47:37PM WATER AND NOW WE HAVE BROWN SIDEWALKS.
 6:47:39PM THAT'S WHAT THEY WILL BE COMPLAINING ABOUT.
 6:47:43PM >>Barry Jones: [INAUDIBLE]
 6:47:46PM >>Jim Wallace: WHAT'S THAT?
 6:47:47PM >>Barry Jones: PERFECTION KILLS A LOT OF GOOD.
 6:47:54PM >>Anthony Gargano: I THINK WE NEED TO MOVE ON AT THIS POINT.
 6:47:57PM >>Kristin Jeannin: I DO THINK IT OPENS UP A BARE MINIMUM
 6:47:59PM OPPORTUNITY.
 6:48:00PM IF YOU ARE REQUIRED TO PUT IN THIS BUFFER, PUT IN THE BARE
 6:48:05PM MINIMUM OF THE REQUIRED AND YOU'RE ALSO GOING TO PAY FOR
 THE
 6:48:09PM CHEAPEST MAINTENANCE TO MAINTAIN IT.
 6:48:11PM I DO THINK, YOU KNOW, THESE SITES MIGHT BE SOMETHING WE HAVE
 6:48:18PM TO LIVE WITH AND WAIT FOR THE RIGHT BUYER TO COME ALONG.
 6:48:22PM I DO SEE JIM'S POINT.
 6:48:25PM IT'S NOT REALLY NECESSARILY GOING TO BE THE RIGHT BUFFER FOR
 6:48:28PM WHOEVER DOES DEVELOP THE PROPERTY.

6:48:31PM >>Jim Wallace: MINIMUM SIZE OAK TREE EVERY 30 FEET, LITTLE
 6:48:37PM HEDGE, THANK YOU VERY MUCH, GO AWAY.
 6:48:45PM WHY ARE THE TREES THERE?
 6:48:52PM I DON'T KNOW.
 6:48:53PM THEY WANTED TO MAKE IT LOOK GOOD OR SOMETHING.
 6:48:55PM EITHER MAKE IT LOOK GOOD OR DON'T.
 6:48:57PM IF IT IS AN EMPTY LOT, IT IS AN EMPTY LOT.
 6:49:01PM >>Anthony Gargano: OKAY.
 6:49:02PM I'M GOING TO OPEN THE PUBLIC PORTION.
 6:49:05PM ANYBODY HERE FROM THE PUBLIC TO BE HEARD ON THIS.
 6:49:07PM >>Tammy Duran: YES, I HAVE MARK.
 6:49:14PM >>Mary Gibbs: SHE CAN'T PRONOUNCE YOUR LAST NAME.
 6:49:19PM >> MARK GESCHWENDT WITH MIROMAR DEVELOPMENT.
 6:49:22PM I GOT THIS, I THOUGHT IT WAS KIND OF CURIOUS.
 6:49:26PM IN A WAY, IT SEEMS LIKE IT IS MISPLACED.
 6:49:29PM THERE ARE BETTER WAYS TO DEAL WITH SOME OF THE ISSUES.
 6:49:33PM THE THIRD WHEREAS IT SAYS, THE REASON THEY WERE DOING THIS
 6:49:35PM WAS CLEARED PARCELS WERE BEING LEFT OPEN AND UNIMPROVED
 6:49:42PM WHICH PROMOTED ILLEGAL ACTIVITIES, GROWTH OF WEEDS,
 6:49:42PM EXCESSIVE AND TURBID STORMWATER, I THINK ALL OF THAT IS
 6:49:44PM UNTRUE.
 6:49:45PM THE ONLY THING I FOUND THAT REALLY KIND OF RESONATED WITH ME
 6:49:49PM WAS THE NEXT ONE WHERE IT SAYS VILLAGE COUNCIL
 ACKNOWLEDGES
 6:49:52PM LARGE DEVELOPMENT PROJECTS OFTEN HAVE COMPLEX FINANCING
 6:49:55PM ARRANGEMENTS AND REQUIRES SIGNIFICANT PERMITTING AND

 6:49:57PM CONSTRUCTION COORDINATION OBLIGATIONS.
 6:49:59PM I THINK THAT'S WHAT WE RUN UP AGAINST.
 6:50:04PM I'LL GIVE YOU AN EXAMPLE, NORTHEAST CORNER OF ESTERO PARK
 6:50:07PM BAY AND BEN HILL, IF YOU NOTICE, THAT IS A CLEARED PARCEL.
 6:50:11PM THE REASON WE DID THAT WAS BECAUSE WE HAD TO MAKE OUR
 6:50:14PM IMPACTS UNDER OUR CORPS PERMIT.
 6:50:18PM THERE IS A LOT OF COORDINATION BETWEEN SOUTH FLORIDA WATER
 6:50:21PM MANAGEMENT DISTRICT, CORPS PERMIT.
 6:50:23PM THE COUNCIL TALKS ABOUT RUNOFF AND THINGS LIKE THAT, THAT'S
 6:50:27PM ALL DEALT WITH BY SOUTH FLORIDA WATER MANAGEMENT.
 6:50:30PM THERE ARE OTHER MECHANISMS IN PLACE THAT PROTECT AGAINST
 6:50:32PM THIS.
 6:50:33PM IF THERE IS A PROBLEM WITH ANY OF THIS STUFF, IT IS EITHER
 6:50:36PM CODE ENFORCEMENT OR MAYBE MORE SUITED FOR YOUR BUILDING
 6:50:39PM PERMITS BECAUSE IF SOMEBODY STARTED, THEN YOU HAVE
 SOMETHING
 6:50:42PM ELSE.

6:50:43PM FROM A COMMERCIAL STANDPOINT, A LOT OF OUR PARCELS THAT ARE
 6:50:46PM VACANT DON'T EVEN HAVE WATER AVAILABLE TO THEM AND I CAN'T
 6:50:49PM GET A WATER USE PERMIT TO EVEN DO IT.
 6:50:52PM TO SAY, YEAH, YOU'LL IRRIGATE THIS STUFF, GOOD LUCK, BECAUSE
 6:50:55PM YOU'RE NOT GOING TO GET ANY WATER.
 6:50:57PM IN FACT, ESTERO CAN'T GET WATER TO GO DOWN CORKSCREW ROAD.
 6:51:00PM HOW DO YOU THINK A PRIVATE DEVELOPER WILL GET WATER TO DO
 6:51:04PM THAT?
 6:51:05PM SO I DON'T THINK THAT CAN HAPPEN.

6:51:07PM >>Barry Jones: YOU ARE TELLING ME YOU ARE GETTING DENIED
 6:51:10PM WATER USE PERMITS?
 6:51:11PM >> SURE.
 6:51:12PM OR HIGHLY LIMITED, YES.
 6:51:17PM >>Barry Jones: [MICROPHONE NOT ON]
 6:51:23PM >> OH, YEAH, WE'RE BUMPING UP AGAINST IT.
 6:51:26PM WE DON'T EVEN HAVE ANY WATER ACCESS THERE.
 6:51:29PM IT'S ALL UP AND DOWN BEN HILL, EAST AND WEST OF IT.
 6:51:37PM YEAH, I'M BUMPING RIGHT UP AGAINST CONSUMPTIVE USE RIGHT
 6:51:41PM NOW.
 6:51:44PM >>Barry Jones: [INAUDIBLE]
 6:51:48PM >> THOSE ARE ALL THINGS WE HAVE COMING UP AGAINST US.
 6:51:52PM >>Barry Jones: [INAUDIBLE]
 6:51:56PM >> RIGHT.
 6:51:57PM >>Barry Jones: [INAUDIBLE]
 6:52:00PM >> THEN YOU GO INTO -- YOU HAVE TO INSTALL THE
 6:52:03PM INFRASTRUCTURE TO HAVE IT.
 6:52:04PM WHEN WE'RE DOING CORE IMPACTS, THAT'S OUR EARLY PERMIT.
 6:52:08PM TAKES US YEARS TO GET THOSE.
 6:52:10PM SO WE WANT TO MAKE THOSE IMPACTS SO WE DON'T HAVE TO GO
 BACK
 6:52:13PM AGAIN.
 6:52:14PM THAT MAY SIT FOR SEVERAL YEARS BECAUSE WE'RE IN THE PLANNING
 6:52:17PM STAGES TO DO PLATTING, DEVELOPMENT.
 6:52:20PM >>Barry Jones: WHEN YOU IMPACT IT, YOU HAVE TO PHYSICALLY
 6:52:24PM BUILD YOUR PERIMETER BUFFER, STORMWATER BUFFER.

6:52:27PM >> YOU LOOK WHAT IS OVER THERE, STORMWATER, YES.
 6:52:31PM IT'S ALONG THE WESTERN EDGE OF IT.
 6:52:33PM YOU'LL SEE THERE IS A BERM THERE JUST FOR WATER MANAGEMENT
 6:52:36PM AND YOU'LL ALSO SEE THE STRUCTURES, THE DISCHARGE
 6:52:39PM STRUCTURES.
 6:52:40PM >>Barry Jones: GOT REQUIRED FILL IN PLACE AROUND PERIMETER
 6:52:43PM BERM.

6:52:45PM >> YES.
 6:52:46PM >>Barry Jones: [MICROPHONE NOT ON]
 6:52:53PM >> SAY THAT AGAIN?
 6:52:54PM >>Barry Jones: [MICROPHONE NOT ON]
 6:53:00PM >> NO.
 6:53:01PM WE HAD SOME COMPENSATORY TREES BECAUSE WE HAD IMPACTED
 SOME
 6:53:06PM THINGS.
 6:53:06PM CONTRACTOR GOT A LITTLE EXUBERANT.
 6:53:09PM OTHER THAN THAT, NO, WE DIDN'T PUT TREES OR PLANTS.
 6:53:15PM >> [INAUDIBLE]
 6:53:18PM >> HERE, THEY WANT ME TO GO BUILD SOMETHING AS MR. WALLACE
 6:53:23PM SAID, I WILL TEAR DOWN WHEN I GO TO BUILD.
 6:53:26PM THIS IS THE WRONG TIME AND PLACE FOR THIS.
 6:53:31PM I THINK THERE ARE OTHER MECHANISMS TO BE ABLE TO ADDRESS
 6:53:33PM SOME OF THIS STUFF.
 6:53:34PM THE OTHER THING IS, THEY HAVE A TERM IN HERE UNDER PART E
 6:53:39PM THAT TALKS ABOUT ACTIVELY CONSTRUCTING, IN THAT IF YOU DON'T
 6:53:45PM DO THAT FOR A PERIOD OF TWO WEEKS, YOU'VE GOT PROBLEMS.

 6:53:48PM THEY DON'T ACTIVELY CONSTRUCTING IS NEVER USED ANYWHERE IN
 6:53:52PM THIS ORDINANCE.
 6:53:53PM THEY TRY TO DEFINE IT, BUT THEY NEVER USE IT IN THE
 6:53:58PM ORDINANCE AT ALL.
 6:54:01PM CLOSE IT COMES TO ACTIVE CONSTRUCTION SOMEPLACE UP IN PART
 6:54:05PM A.
 6:54:09PM IT SAYS YOU HAVE TO ACTUALLY CONSTRUCT -- INSTALLATION OF
 6:54:14PM VERTICAL CONSTRUCTION OF THE RELEVANT PROJECT WITH NO
 BREAK
 6:54:18PM IN WORK MORE THAN TWO WEEKS.
 6:54:20PM I CAN TELL YOU, THIS WEEK, WE HAD A BUILDING WHERE THE
 6:54:25PM FLOORING CAME IN AND IT WAS DEFECTIVE.
 6:54:27PM WE HAVE TO SEND IT BACK.
 6:54:29PM IT IS A SIX-WEEK TURNAROUND.
 6:54:30PM NOBODY IS DOING ANYTHING UNTIL THAT GETS DONE.
 6:54:33PM I'M NOT SURE WHAT THE OBJECTIVE IS TO GO DOWN TO A TWO-WEEK
 6:54:39PM PERIOD THAT SAYS THEN YOU'RE NOT IN ACTIVE CONSTRUCTION.
 6:54:42PM IN FACT, NONE OF US WANTS TO MAKE IT GO LONGER.
 6:54:48PM FROM A DEVELOPER STANDPOINT, WE HAVE OUR FOOT ON THE GAS
 6:54:51PM TRYING TO GET STUFF DONE.
 6:54:53PM THE REALITY IS BETWEEN PERMITTING AND ACTUAL JUST THE
 6:54:56PM THRILLS AND SPILLS OF CONSTRUCTION, YOU HAVE DELAYS.
 6:55:00PM THAT'S WHY THIS TYPE OF THING IS REALLY JUST ANOTHER
 6:55:04PM OBSTACLE FOR US TO TRY TO AVOID.

6:55:07PM THE OTHER THING IS IN PART 2-502AB, THERE IS A SECTION THERE
6:55:15PM THAT SAYS A DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE IF

6:55:21PM THE DEVELOPMENT AUTHORIZED BY THE DEVELOPMENT ORDER IS
NOT

6:55:23PM CONSTRUCTED OR SUBSTANTIALLY COMMENCED WITHIN TWO YEARS.
6:55:26PM I'M NOT SURE WHAT THAT MEANS.
6:55:28PM DO I HAVE TO BE DONE OR DO I HAVE TO START IN TWO YEARS?
6:55:31PM I'M GLAD MY CURRENT D.O.s ARE PROTECTED AND I DON'T HAVE
6:55:36PM TO DEAL WITH THAT.
6:55:38PM I THINK THAT'S SOMETHING THAT IF THEY ARE GOING TO DO
6:55:40PM SOMETHING LIKE THAT, THEY SHOULD ADDRESS IT.
6:55:43PM QUITE HONESTLY, I THINK THERE ARE ENOUGH OTHER SAFEGUARDS
6:55:48PM FOR WATER RUNOFF WITH SOUTH FLORIDA.
6:55:51PM YOU HAVE YOUR CORPS OF ENGINEERS YOU HAVE TO COMPLY WITH.
6:55:54PM YOU GOT ALL YOUR OTHER DEVELOPMENT ORDER REQUIREMENTS.
6:55:57PM I THINK THIS IS JUST OVER THE TOP, UNNECESSARY.
6:56:00PM I THINK THERE ARE OTHER WAYS TO ADDRESS WHATEVER THE
6:56:03PM CONCERNS THAT THE CITY COUNCIL OR THE VILLAGE COUNCIL HAS,
6:56:07PM AND I WOULD -- I'M OPPOSED TO THIS.
6:56:11PM THANK YOU.
6:56:14PM >>Jim Wallace: MAYBE JAMES COULD RELATE TO THIS, IT'S FOR
6:56:18PM DEVELOPERS.
6:56:18PM FRONT END LOAD.
6:56:20PM NOT A NEW DEVELOPMENT.
6:56:21PM FIVE, SIX, SEVEN, EIGHT MILLION DOLLARS UP FRONT.
6:56:25PM THEN YOU START SPENDING MONEY AND SERIOUS MONEY.
6:56:28PM ALL THE PROFIT IS ON THE BACK END.
6:56:31PM IF ANYBODY WANTS TO FINISH, IT'S THE DEVELOPER, MORE THAN

6:56:36PM THE PEOPLE LIVING ACROSS THE STREET, BECAUSE THE DEVELOPER
6:56:38PM IS SITTING THERE AND HE'S ALL IN.
6:56:41PM WHEN YOU HAVE AN EMPTY LOT, HE'S JUST LOSING MONEY TO THAT
6:56:45PM POINT.
6:56:45PM HE WANTS TO FINISH IT MORE THAN ANYBODY IN TOWN.
6:56:49PM I AGREE WITH THE GOAL MARY, BUT THERE HAS BEEN TO BE A
6:56:53PM BETTER SOLUTION.
6:56:54PM I THINK THE VILLAGE COUNCIL NEEDS TO INVESTIGATE THAT,
6:56:56PM WHETHER THEY SHOULD BE TALKING TO DEVELOPERS AND ASKING
TOLL

6:57:00PM BROTHERS, WHY AREN'T HOMES COMING OUT OF THE GROUND?
6:57:03PM PROBABLY HAVE GOOD REASONS.
6:57:05PM IT IS A GOOD COMPANY, WELL FINANCED AND ALL THE OTHER THING.
6:57:09PM GOOD GOAL, WRONG TACTIC.

6:57:17PM >>Anthony Gargano: MARY.
 6:57:18PM DO YOU WANT TO TABLE THIS?
 6:57:25PM >>Mary Gibbs: NO.
 6:57:25PM I WOULD LIKE A RECOMMENDATION BECAUSE IT'S GOING TO COUNCIL
 6:57:29PM ON THE 21st, SO I THINK I WOULD LIKE PLANNING AND ZONING
 6:57:33PM BOARD RECOMMENDATION.
 6:57:34PM IF YOU THINK IT NEEDS MORE WORK, IF YOU THINK IT IS A BAD
 6:57:37PM IDEA, IF YOU THINK THERE ARE SOME GOOD THINGS, I WOULD LIKE
 6:57:40PM YOUR THOUGHTS AND RECOMMENDATIONS ON IT BECAUSE I'M
 PRETTY
 6:57:43PM SURE IT'S ALREADY BEING SCHEDULED AT COUNCIL.
 6:57:50PM >>Anthony Gargano: DO YOU NEED A VOTE, THIS BOARD
 6:57:53PM RECOMMENDATION TO COUNCIL UP OR DOWN?

 6:57:55PM >>Mary Gibbs: YES, UP OR DOWN AND ALSO ANY COMMENTS THAT
 6:57:59PM WOULD BE HELPFUL FOR THEM.
 6:58:04PM >>James Tatoes: WOULD IT BE MORE PRACTICAL TO CONTINUE IT
 6:58:08PM RATHER THAN VOTE UP OR DOWN?
 6:58:11PM >>Mary Gibbs: NO.
 6:58:12PM I'M NOT FEELING THE LOVE FOR THIS ORDINANCE.
 6:58:14PM IF YOU ARE ALL GOING TO RECOMMEND --
 6:58:18PM >>James Tatoes: COULD I MAKE A MOTION THAT IT BE SENT BACK
 6:58:21PM TO THE COUNCIL FOR FURTHER STUDY?
 6:58:24PM >>Mary Gibbs: WELL, IT'S GOING TO THE COUNCIL.
 6:58:30PM >>James Tatoes: FOR FURTHER STUDY.
 6:58:32PM I DON'T THINK WE'RE IN A POSITION TO MAKE A DECISION OR USE
 6:58:34PM ANY LANGUAGE THAT WILL SATISFY THE SITUATION.
 6:58:38PM >>Michael Sheeley: WE NEED A YES OR NO VOTE?
 6:58:41PM >>Mary Gibbs: YEAH.
 6:58:47PM >>Anthony Gargano: WE HAVE A MOTION ON THE FLOOR.
 6:58:51PM >>Mary Gibbs: WHAT WAS THE MOTION?
 6:58:54PM >>JIM, YOU HAD MADE A MOTION.
 6:58:56PM >>James Tatoes: I MADE A MOTION THAT THERE SHOULD BE SOME
 6:58:59PM WAY TO HANDLE IT IF WE CAN'T CONTINUE IT, I THINK WE SHOULD
 6:59:03PM GO BACK WITH A RECOMMENDATION THAT IT TAKES FURTHER STUDY
 TO
 6:59:06PM BRING IT TO A POINT THAT IS MORE PRACTICAL THAN WHAT THEY
 6:59:10PM PRESENTED TO US NOW.
 6:59:11PM >>Mary Gibbs: IT SOUNDS LIKE WHAT YOU'RE SAYING IS MAYBE YOU
 6:59:14PM ARE RECOMMENDING NOT TO ADOPT IT IN ITS CURRENT FORM.

 6:59:20PM >>Michael Sheeley: CORRECT.
 6:59:21PM I'LL SECOND IT.
 6:59:22PM >>Jim Wallace: I DIDN'T HEAR IT.

6:59:23PM >>Barry Jones: NOT APPROVE IT IN THE CURRENT FORM.
 6:59:26PM THAT IS THE MOTION.
 6:59:33PM >> THEY WERE NOT YOUR WORDS, BUT WOULD YOU AGREE?
 6:59:37PM >> SERVES THE PURPOSES.
 6:59:38PM THAT'S WHAT I'M LOOKING FOR.
 6:59:40PM WE CAN'T MAKE A DECISION RIGHT NOW.
 6:59:41PM >>Anthony Gargano: WELL, WE'RE GOING TO MAKE A DECISION.
 6:59:43PM THAT IS THE MOTION AND WE HAD A SECOND.
 6:59:49PM WHO SECONDED?
 6:59:50PM MIKE SECONDED.
 6:59:52PM ANY DISCUSSION ON THE MOTION?
 6:59:57PM [LAUGHTER]
 7:00:01PM >>Mary Gibbs: OR AMEND THE MOTION.
 7:00:06PM >>Kristin Jeannin: I FEEL LIKE MARY IS LOOKING FOR SOME
 7:00:09PM FEEDBACK, SOME BEEF TO ADD TO THIS.
 7:00:12PM BUT TO GIVE IT TO THE COUNCIL.
 7:00:15PM WHAT DO WE SPECIFICALLY TELL THE COUNCIL ABOUT WHY WE
 DON'T
 7:00:18PM THINK THIS IS --
 7:00:20PM >>Jim Wallace: WHY ARE WE TREATING THIS ANY DIFFERENT THAN
 7:00:22PM ANY OTHER APPLICANT?
 7:00:23PM SOMEONE COMES IN HERE, THEY APPLY FOR SOMETHING AND WE SAY
 7:00:27PM YES OR NO.

 7:00:28PM WE DON'T SAY, OH -- IT'S UP TO THEM TO DECIDE.
 7:00:31PM WHOEVER INITIATED THIS CAN DECIDE TO COME BACK, MODIFY IT,
 7:00:35PM DON'T MODIFY IT, ABANDON IT, WHATEVER.
 7:00:40PM >>James Tatooles: LET ME AMEND MY MOTION AT THIS TIME THAT
 7:00:42PM WE ARE NOT IN A POSITION TO APPROVE --
 7:00:45PM >>Kristin Jeannin: WHY ARE WE NOT IN POSITION?
 7:00:47PM WE ARE SITTING IN POSITION TO DO THIS.
 7:00:50PM >>Mary Gibbs: HE SAID APPROVE.
 7:00:53PM >>Kristin Jeannin: SO THEN WE WOULD DENY IT.
 7:00:57PM >>Jim Wallace: WE'RE BEING ASKED TO APPROVE IT.
 7:00:59PM >>Mary Gibbs: YOU'RE RECOMMENDING.
 7:01:00PM >>Anthony Gargano: ASKED TO MAKE A RECOMMENDATION, EITHER
 7:01:04PM POSITIVE OR NEGATIVE RECOMMENDATION.
 7:01:06PM >> CALL THE QUESTION.
 7:01:07PM >>James Tatooles: I'M SAYING AT THIS TIME WE'RE NOT IN A
 7:01:10PM POSITION TO BE POSITIVE WITH IT.
 7:01:12PM >>Nancy Stroud: THAT IS A RECOMMENDATION TO DENY.
 7:01:17PM >>James Tatooles: NEGATIVE REPRESENTATION WITH WHAT'S BEEN
 7:01:19PM PRESENTED TO US.
 7:01:23PM >>Michael Sheeley: LET'S GO.

7:01:24PM >>Kristin Jeannin: IS COUNCIL CLEAR ON THE MOTION THAT'S ON
 7:01:27PM THE TABLE HERE?
 7:01:27PM ARE YOU CLEAR ON THE VERBIAGE FOR THIS MOTION?
 7:01:34PM >>Mary Gibbs: IT SOUNDS LIKE THE MOTION, THE WAY I'M HEARING
 7:01:37PM THE MOTION IS YOU'RE RECOMMENDING THAT THE COUNCIL NOT

 7:01:39PM APPROVE THE ORDINANCE.
 7:01:41PM >> CORRECT.
 7:01:42PM >>Mary Gibbs: YOU DO HAVE THOUGHTS THAT YOU WOULD LIKE TO
 7:01:45PM RELAY, SUCH AS IT SOUNDED TO ME LIKE YOU WERE SAYING THE
 7:01:49PM EXPIRATION OF TWO YEARS WAS TOO STRICT AND EXTENUATING
 7:01:53PM CIRCUMSTANCES FOR DEVELOPERS.
 7:01:57PM SO THE IDEA OF THE ORDINANCE IS GOOD, BUT THERE NEEDS TO BE
 7:02:00PM A DIFFERENT WAY TO GET THERE.
 7:02:02PM >>Kristin Jeannin: I WOULD ALSO PLEASE ADD TO THAT, THAT I
 7:02:06PM THINK EVEN IF YOU WERE TO GET THIS TO GO THROUGH, THE RESULT
 7:02:12PM WOULD BE ANOTHER PROBLEM.
 7:02:15PM YOU WOULD HAVE LANDSCAPE BUFFERS THAT DON'T MATCH ESTERO
 7:02:19PM STANDARDS, EVEN THOUGH -- BECAUSE VERY RARELY DO WE SEE
 7:02:23PM DEVELOPMENTS GO IN WITH THE MINIMUM, RIGHT?
 7:02:26PM AND CARE FOR THAT.
 7:02:33PM THE CARE IS REQUIRED.
 7:02:34PM >>Jim Wallace: WHAT IS CARE?
 7:02:36PM >>Kristin Jeannin: MAINTENANCE.
 7:02:40PM >>Jim Wallace: IF YOU LOOK AT THE MAINTENANCE ON THE MEDIAN,
 7:02:42PM I DRIVE DOWN -- I'M MOVING INTO RAPALLO.
 7:02:51PM ONE SIDE YOU HAVE RAPALLO.
 7:02:53PM OTHER SIDE YOU HAVE HERTZ AND THEN A MEDIAN.
 7:02:55PM I DON'T KNOW WHO IS IN CHARGE OF THE MEDIAN BUT ALL THE
 7:02:58PM BUSHES DIED.
 7:02:59PM NO UNDERCOVER, NO PLANTINGS.

 7:03:01PM REMAINING BUSHES ARE DYING.
 7:03:04PM MAYBE NOBODY IS MAINTAINING IT.
 7:03:13PM >>Anthony Gargano: WE HAVE A MOTION THAT'S BEEN MADE AND
 7:03:15PM SECONDED.
 7:03:15PM THAT MOTION IS NEGATIVE RECOMMENDATION.
 7:03:20PM CAN WE HAVE A ROLL CALL VOTE ON THE MOTION, PLEASE?
 7:03:23PM EXCUSE ME.
 7:03:27PM JUST TO CLARIFY.
 7:03:28PM A VOTE ON THIS MOTION, A VOTE OF YES MEANS NO.
 7:03:36PM >>Jim Wallace: IT IS A VOTE TO DENY.
 7:03:38PM >>Anthony Gargano: YES.
 7:03:43PM >>Kristin Jeannin: YES.

7:03:45PM >>Barry Jones: YES.
 7:03:47PM >>Al Paivandy: YES.
 7:03:49PM >>Michael Sheeley: YES.
 7:03:50PM >>James Tatooles: YES.
 7:03:52PM >>Jim Wallace: YES.
 7:03:54PM >>Dan Williams: YES.
 7:03:56PM >>Anthony Gargano: YES.
 7:04:03PM >>Mary Gibbs: I HAD ONE LAST ITEM.
 7:04:07PM IT'S EASY.
 7:04:08PM BUT I JUST WANTED TO MENTION THAT CHRISTOPHER BAKER HERE,
 7:04:11PM WHO HAS BEEN WITH US FOR A YEAR IS LEAVING.
 7:04:16PM HE GOT A GREAT JOB OFFER IN TEXAS AS ASSISTANT CITY MANAGER
 7:04:20PM NEAR AUSTIN.

 7:04:23PM >>Jim Wallace: SORRY, MARY.
 7:04:24PM CAN'T HEAR YOU.
 7:04:25PM >>Mary Gibbs: CHRISTOPHER IS LEAVING ON FRIDAY.
 7:04:27PM IT WILL BE HIS LAST DAY.
 7:04:28PM IT WAS BECAUSE OF THIS DISCUSSION TODAY.
 7:04:30PM [LAUGHTER]
 7:04:33PM >>Jim Wallace: RIGHT IN THE MIDDLE OF THIS HE SLIPPED YOU
 7:04:36PM THIS THING, I'M GONE FRIDAY.
 7:04:39PM >>Mary Gibbs: HASTA LA VISTA, PEOPLE.
 7:04:42PM WE REALLY APPRECIATED HIS HARD WORK.
 7:04:49PM >>Anthony Gargano: THANK YOU FOR EVERYTHING YOU HAVE DONE,
 7:04:50PM CHRIS.
 7:04:51PM >> THANK YOU, WE'LL MISS YOU.
 7:04:52PM >>Anthony Gargano: BEST OF LUCK IN YOUR NEW ENDEAVOR.
 7:04:58PM >>Michael Sheeley: MOTION TO ADJOURN.
 7:04:59PM >>Anthony Gargano: I HAVE A MOTION TO ADJOURN.
 7:05:01PM DO I HAVE A SECOND?
 7:05:02PM >> SECOND.
 7:05:03PM >>Anthony Gargano: ALL IN FAVOR?
 7:05:04PM WE'RE ADJOURNED.

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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 9, 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, Barry Jones (arrived 4:35 pm), Jim Wallace via teams arrived 4:43 pm), Dan Williams, Vice Chairman Sheeley, and Chairman Anthony Gargano. Absent: Board Members Kristin Jeannin and Al Paivandy.

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

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of November 18, 2025 meeting minutes

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

6. PUBLIC HEARINGS

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

- (a) Chick-fil-A – Development Order (DOS2025-E005) (District 5)
20320 Grande Oak Shoppes Drive, located on the northeast corner of Ben Hill Griffin Parkway and Corkscrew Road

Applicant is seeking to demolish the existing Perkins Restaurant and reconfigure the site for a Chick-fil-A fast food restaurant with dual drive thru.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Norm Trebilock, AICP, PTUE, PE, Village's Traffic Consultant

Presentation/Information by

Charlie Krebs, PE, Bowman
Daniela Jurado, PE, Bowman
Thomas Oliver, Chick-fil-A Inc.
Jenny Baez, Bowman Consulting Group
Nick Forthman, Narrate Design
Chi Nguyen, Bowman

Public Comment

eComments

Courtney McDaniel, Bella Terra
John Reilly, Stoneybrook

Board Questions or Comments

Board Members Jones, Tatooles, Wallace, Williams, Vice Chairman Sheeley, and Chairman Gargano

Motion: Motion to approve request for Development Order with staff stipulations, and additional stipulations of pedestrian access (sidewalk connection) to Ben Hill Griffin, overhead covers for order-takers for the drive thru lanes must be included in the DO Plans, dumpster has to be landscaped and shielded, the colors will be Vintage Terra-Cotta and Autumn Wheat and Pearl, irrigation to use potable water and plans must be revised to include required foundation plantings and tall palms.

Motion by: Vice Chairman Sheeley
Seconded by: Board Member Williams

Action: Approved request for Development Order with staff stipulations, and additional stipulations of pedestrian access (sidewalk connection) to Ben Hill Griffin, overhead covers for order-takers for the drive thru lanes must be included in the DO Plans, dumpster has to be landscaped and shielded, the colors will be Vintage Terra-Cotta and Autumn Wheat and Pearl, irrigation to use potable water and plans must be revised to include required foundation plantings and tall palms.

Vote:

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

Nay:

Abstentions:

7. WORKSHOP

- (a) Coconut Point Developers LLC – Developer Repaint 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

Presentation/Information by

Scott Richardson, Simon

Kristin Mulkey, (BHM Architects- architectural consultant)

Public Comment

None

Board Questions or Comments

Board Members Jones, Wallace, and Vice Chairman Sheeley.

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

- (a) Next meeting – January 13, 2026

10. ADJOURNMENT: 6:52 pm.

Tammy Duran
Deputy Village Clerk



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

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

1. Applicant/Project Name: Fire Chief Scott Vanderbrook/Estero Fire Rescue CPD
2. Address: 21500 Three Oaks Pkwy. & 9870 Horne Ln. Estero, FL 33928
3. Strap Number: 34-46-25-E3-U2118.2314, 34-46-25-E3-U2132.2315
4. Application Number: DCI2025-E002

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

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

(Specify)

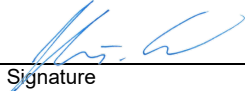
6. Project Description (Brief description of project and need for application.)

Add 4.6± acres to the existing CPD for parking and covered/enclosed storage (10,000 SF maximum)

associated with the Estero FireRescue facility. Minor additions to the existing fire house and and

revisions to the existing parking area to accomodate/access the additional property.

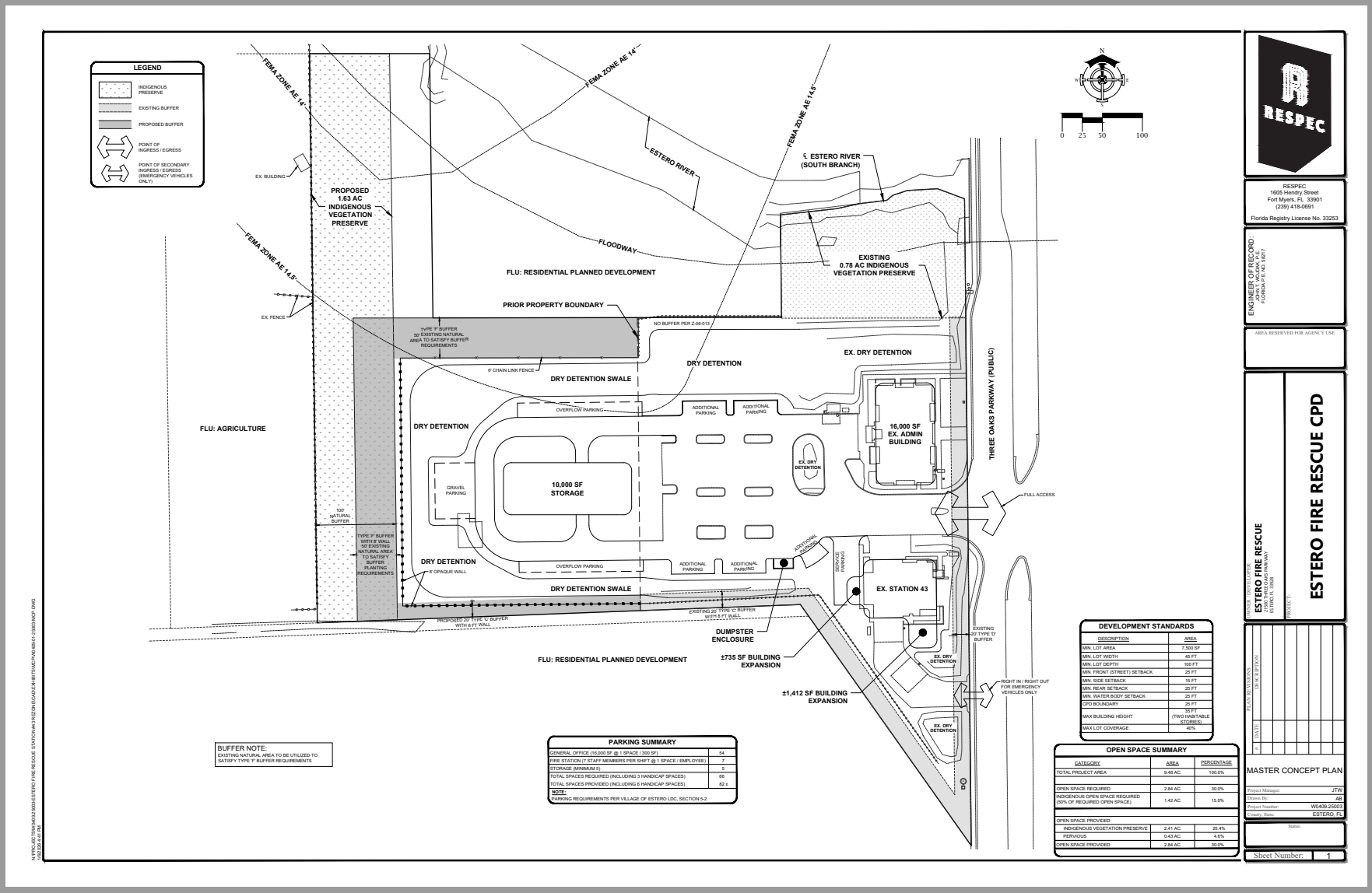
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.


Signature

December 31, 2025

Date

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



Open Space and Buffers

OPEN SPACE:

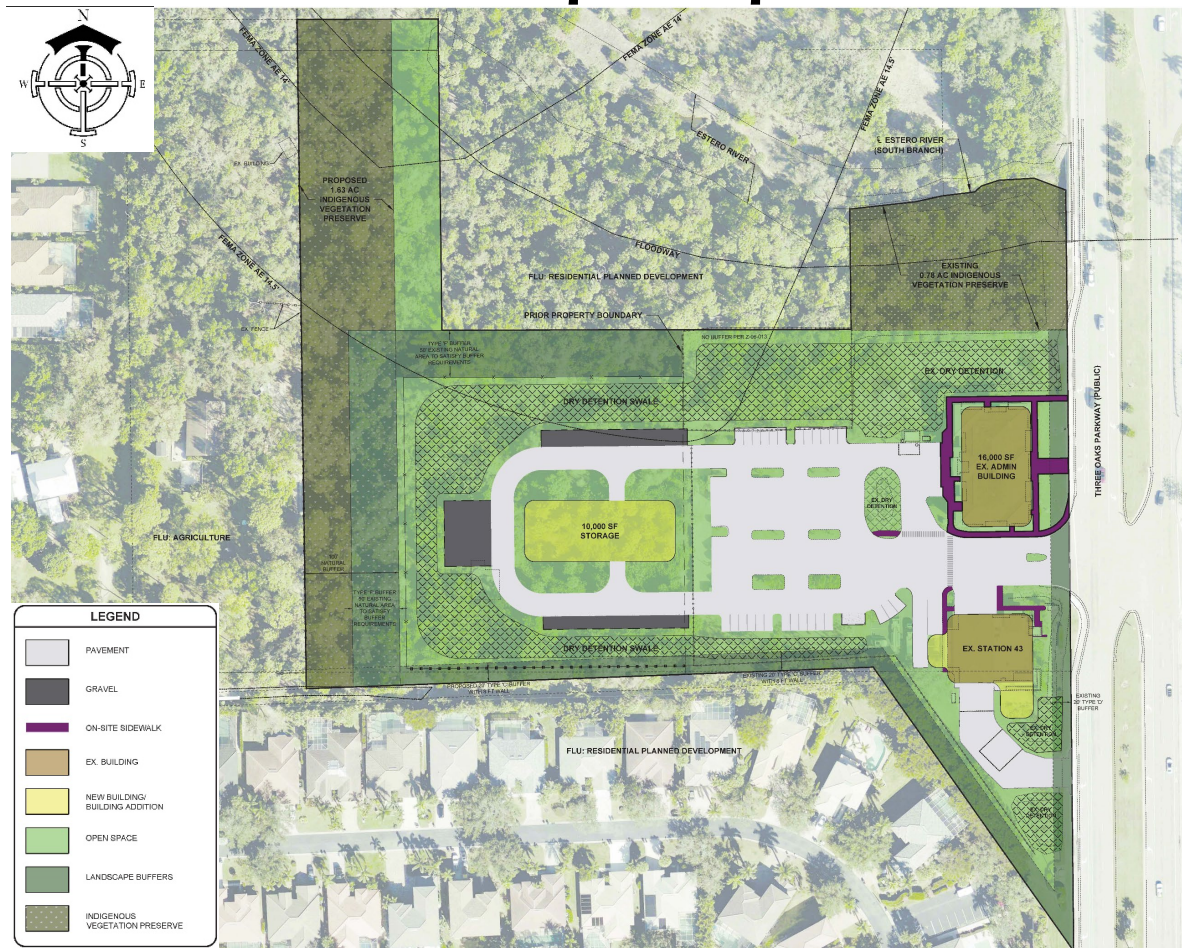
Approximately 2.41 acres of indigenous vegetation within the development.

Approximately 0.43 acres of pervious space within the development.

STORMWATER MANAGEMENT AREAS:

Dry Detention Areas in various locations around The Development.

BUFFERS: 20-foot Type 'D' abutting right-of-way. 20-foot Type 'C' w/ 8' wall abutting ex. residential (side). 50-foot Type 'F' existing natural area. 100-foot Natural buffer.



DECEMBER 2025

ESTERO FIRE RESCUE CPD | 1

Preliminary Architectural Perspective



DECEMBER 2025

ESTERO FIRE RESCUE CPD | 1

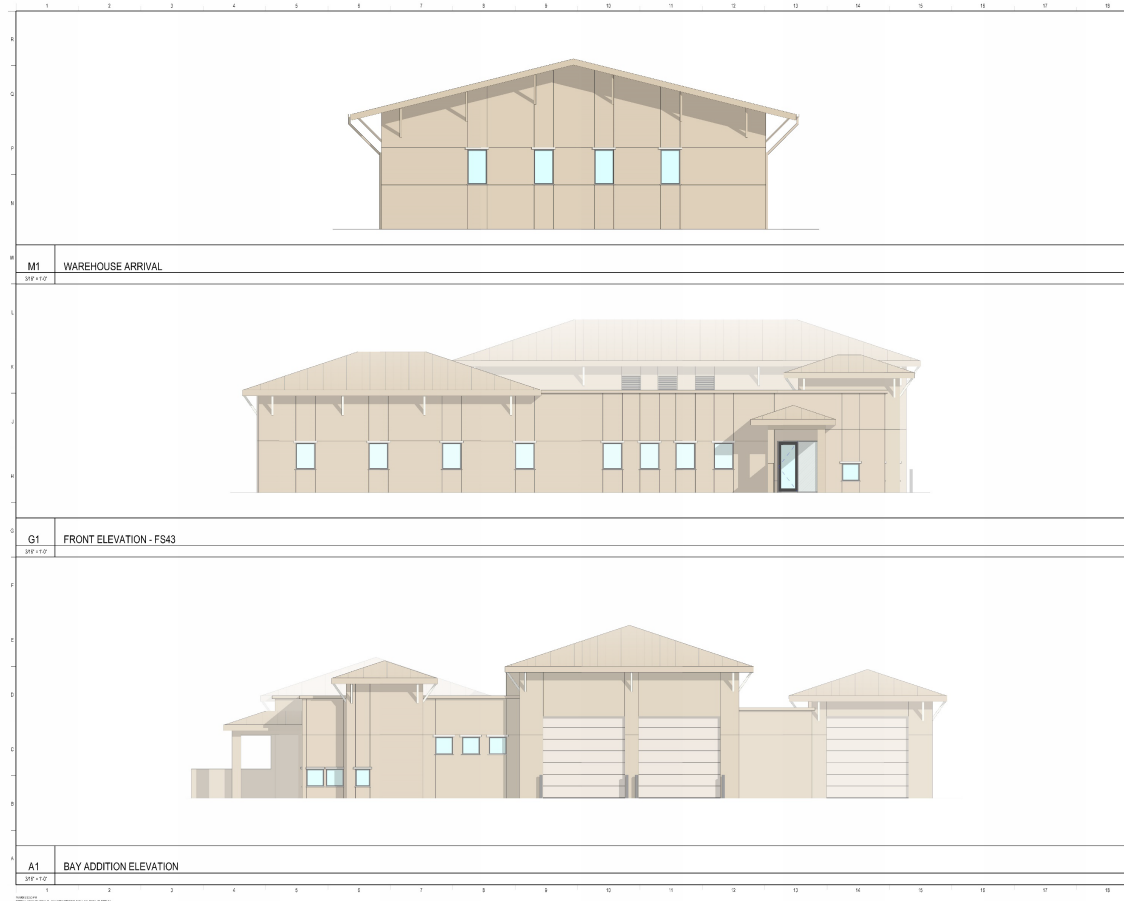
Preliminary Architectural Perspective



DECEMBER 2025

ESTERO FIRE RESCUE CPD | 1

Preliminary Architectural Elevations



OWNER NAME
OWNER ADDRESS

ESTERO FIRE STATION 43

PROJECT LOCATION
17001 170TH STREET, SUITE 100
FORT MYERS, FL 33907

**SCHENKEL
SHULTZ**
ARCHITECTS
1515 CONVENT ROAD, SUITE 100
FORT MYERS, FL 33907
TEL: 888.888.8888
WWW.SCHENKELSHULTZ.COM

PROFESSIONAL'S SEAL & LICENSE
NAME
DATE

COMM. NO. PROJECT NUMBER
ISSUE DATE: 11/15/2023
DRAWN BY: JMM

EXTERIOR ELEVATIONS

A201

DECEMBER 2025

ESTERO FIRE RESCUE CPD | 1

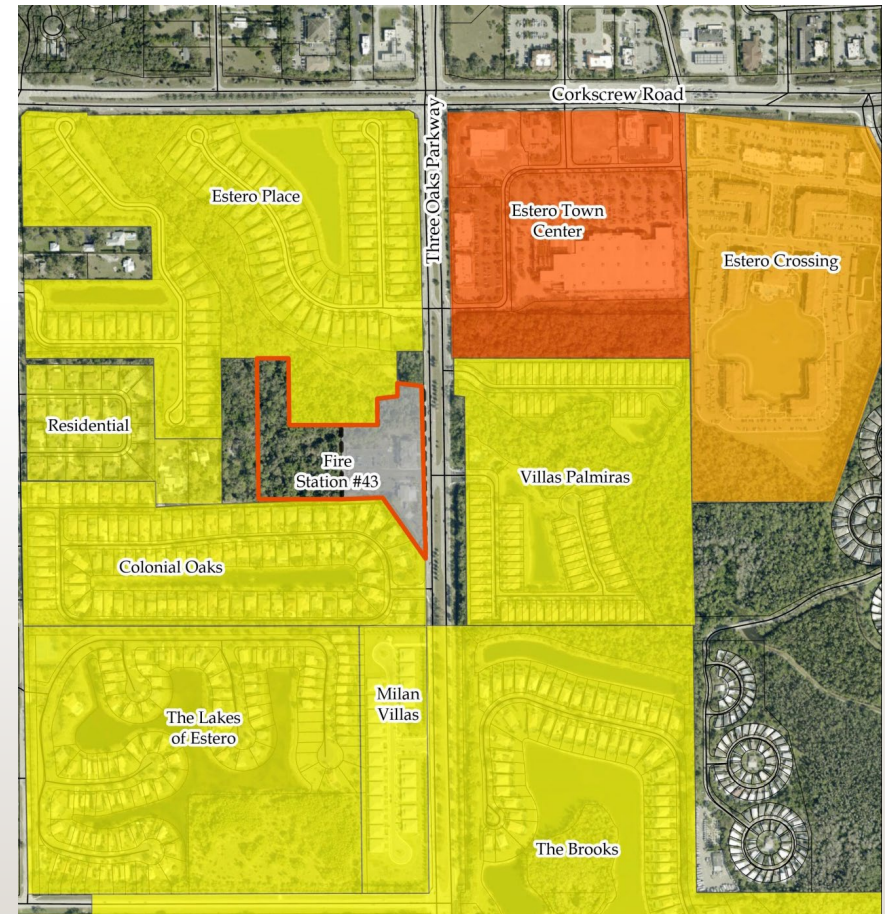
ESTERO FIRE AND RESCUE

PUBLIC INFORMATION MEETING

JANUARY 13TH, 2026

PROPERTY LOCATION

- ❑ South of Corkscrew Road along the west side of Three Oaks Parkway
- ❑ Direct access to arterial road surrounded by the service population
- ❑ Close proximity to service population (necessity to provide adequate service)



ZONING HISTORY

- ☐ Western portion of the property was Zoned CPD in 2006 for the fire station and other public service uses
- ☐ Medical office and administrative offices (16,000 sq. ft.)

RESOLUTION NUMBER Z-06-013

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

WHEREAS, an application was filed by the property owner, Estero Fire Rescue, to rezone a 4.90+/- acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in reference to Estero Fire Rescue CPD; and,

WHEREAS, a public hearing was advertised and held on February 17, 2006, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00026; and

WHEREAS, a second public hearing was advertised and held on May 1, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 4.90+/- acre parcel from AG-2 to CPD, to allow Administrative Offices, Fire Station, Medical Offices, Sheriff's Station, and an Emergency Operation Center. The property is located in the Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Three Oaks Executive Centre," Sheet 1 of 1, stamped received JUN 23 2006 by Community Development, last revised 6-23-2006, except as modified by the conditions below.

This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

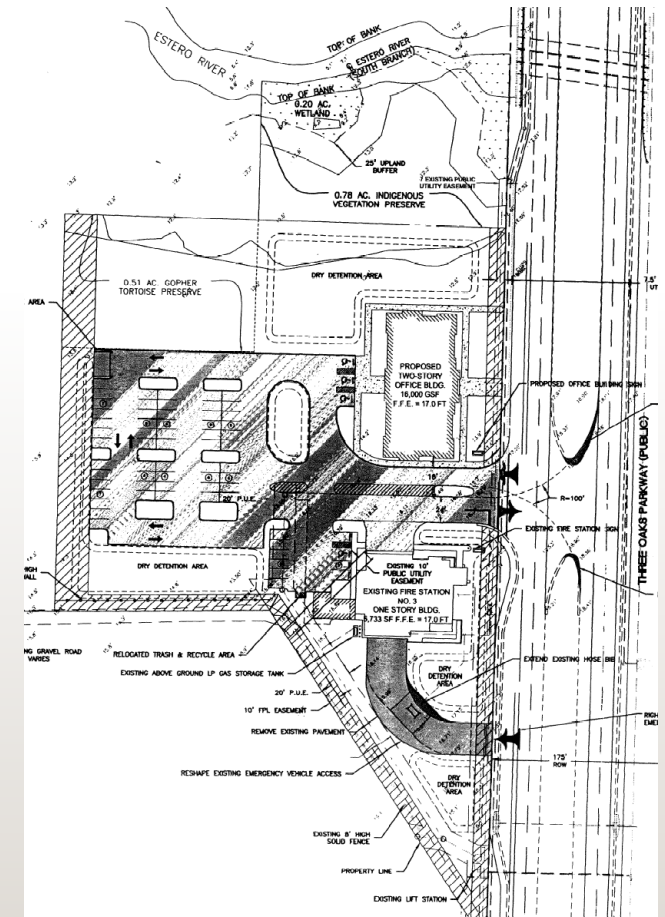
2. The following limits apply to the project and uses:

CASE NO: DCI2003-00026

Z-06-013
Page 1 of 5

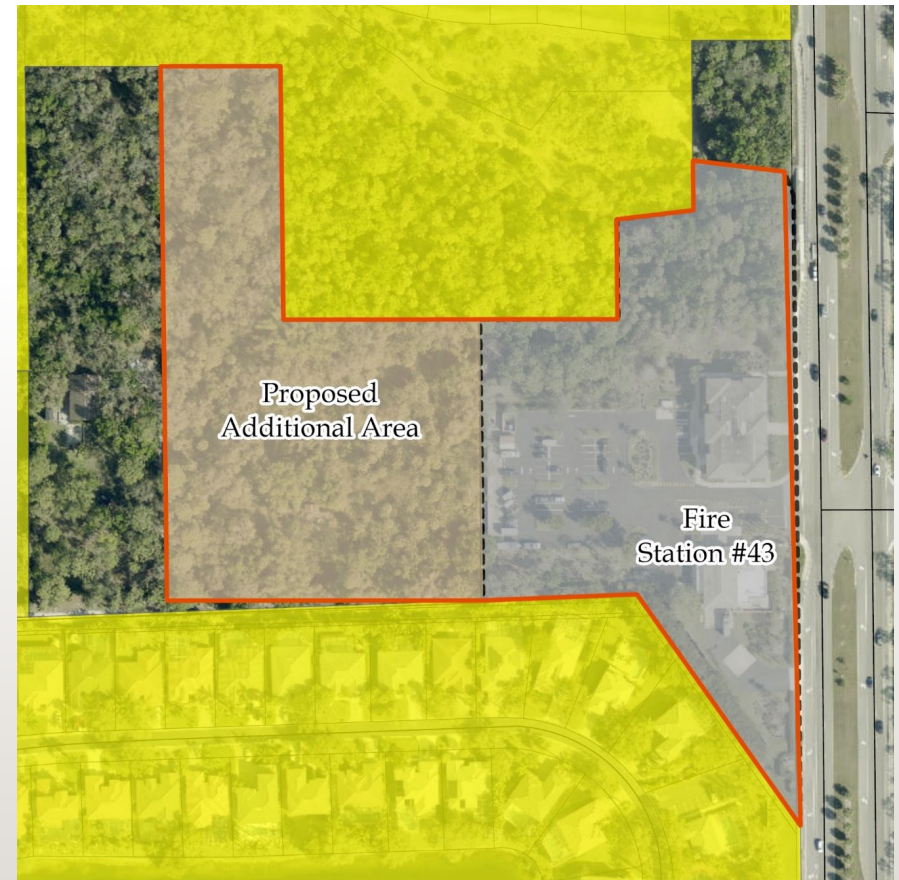
EXISTING ZONING

- ❑ MCP showed fire station, parking and administrative offices
- ❑ Parking calculated per fire fighter for fire station – traffic calculated per shift.



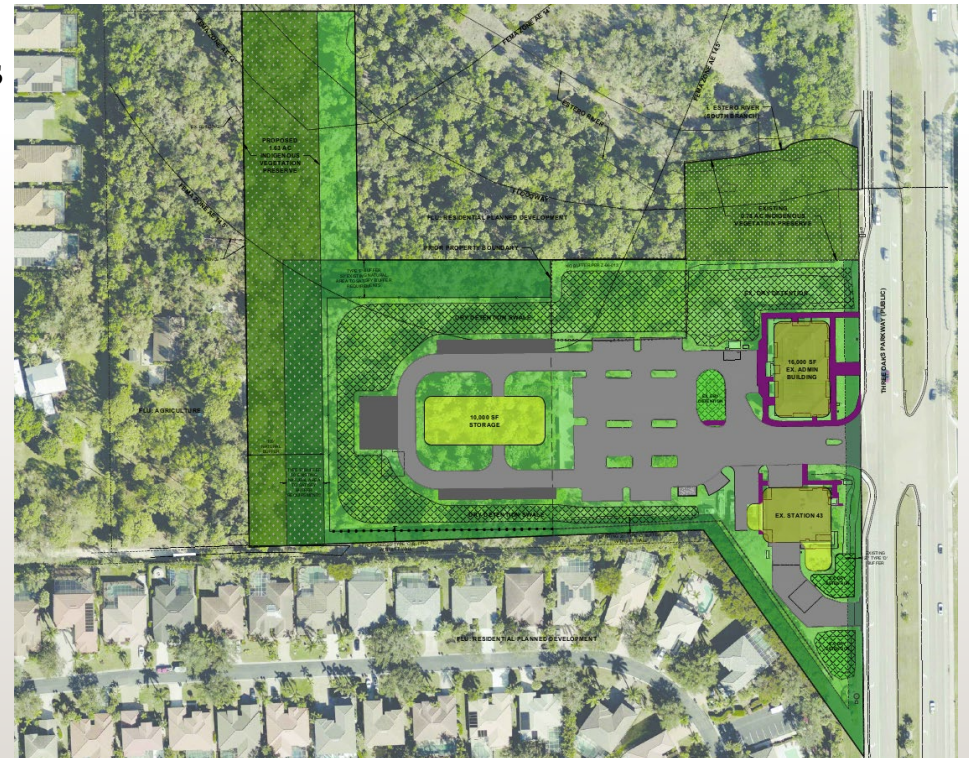
ZONING REQUEST

- ☐ Add 4.6 acres of AG-2 land into the CPD
- ☐ Utilize additional area for covered storage and parking
- ☐ Small expansion to fire station
 - ☐ Does not change # of shifts or firefighters

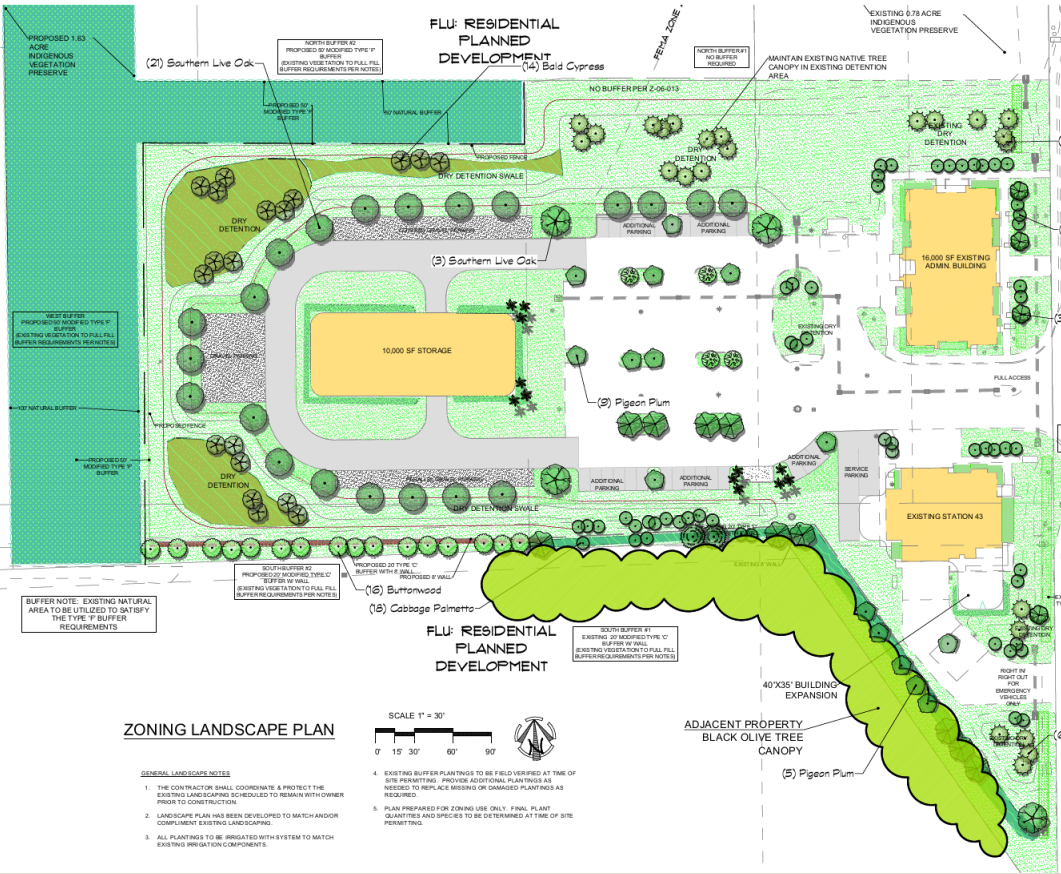


ZONING REQUEST – MASTER CONCEPT PLAN

- ☐ Active Uses remain along Three Oaks Parkway
- ☐ Storage use to the west, very passive in nature
- ☐ Large indigenous preserve areas to act as natural buffers
- ☐ Dry detention around the perimeter for additional separation



ZONING REQUEST - LANDSCAPE PLAN



ZONING REQUEST – RENDERING



QUESTIONS?



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

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

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

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

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

(Specify)

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

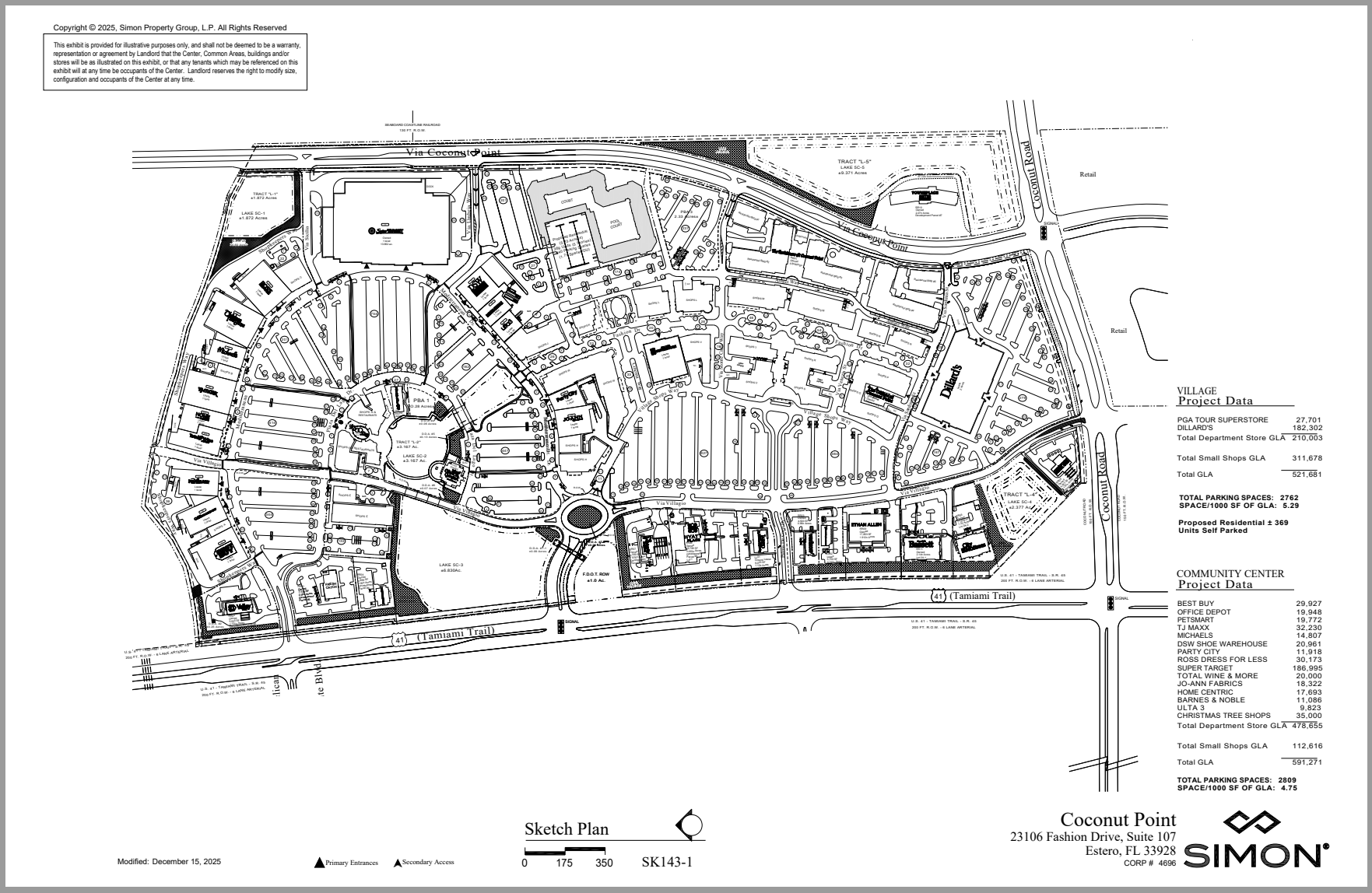
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

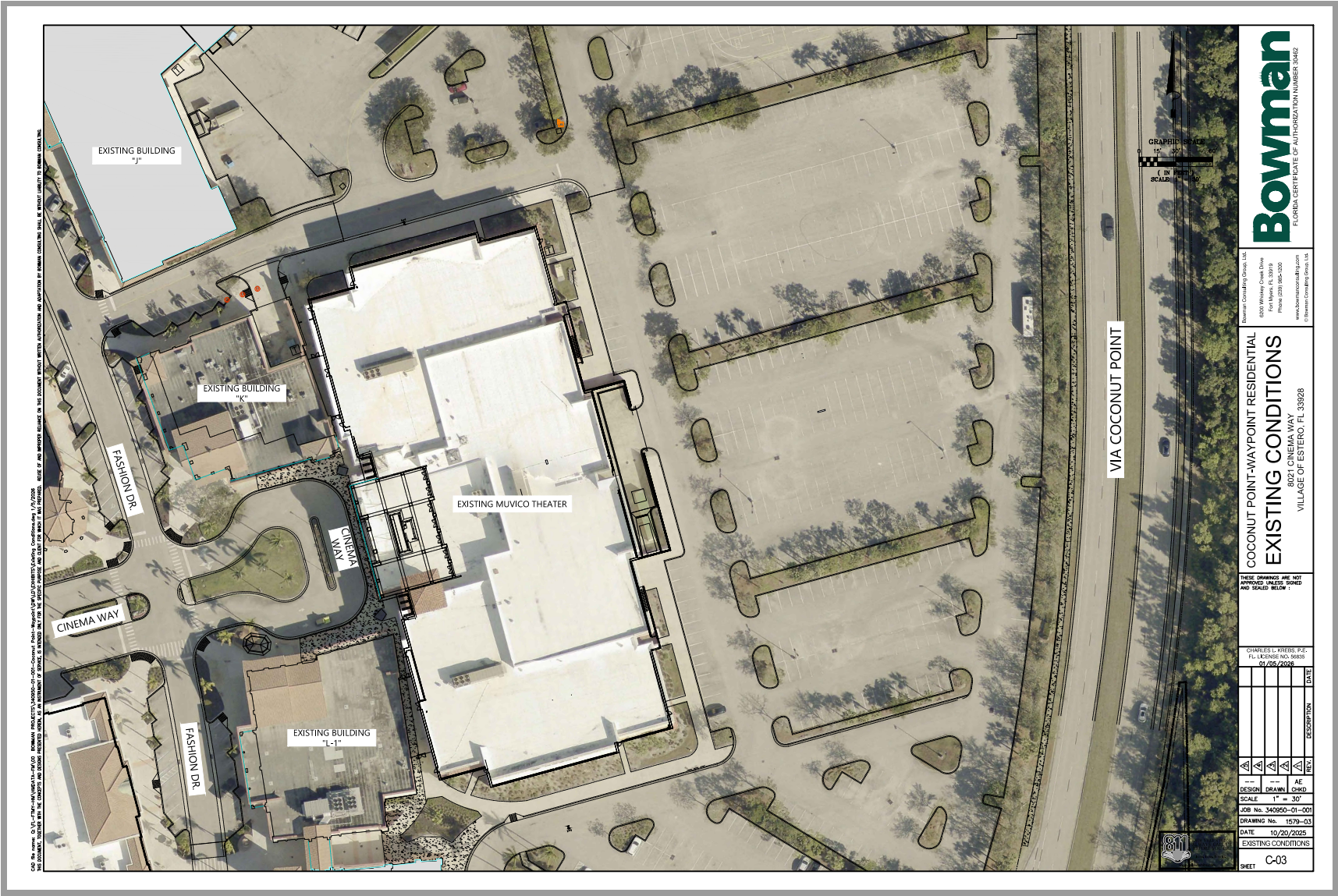

Signature

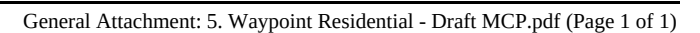
12.30.2025

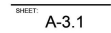
Date

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









BUILDING ELEVATIONS



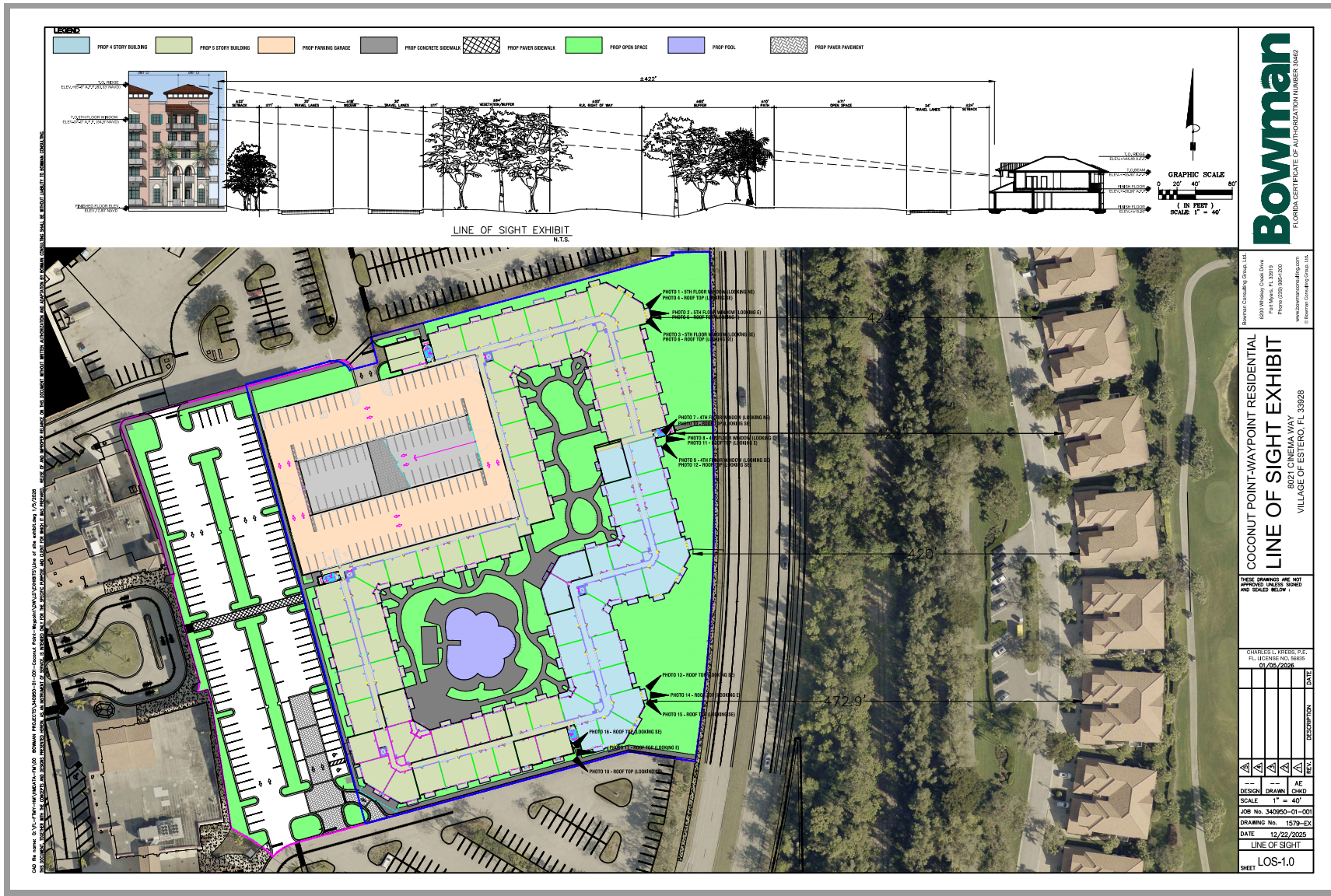




PHOTO #3

PHOTO #6

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

Bowman Consulting Group, Ltd.
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.zoemartconsulting.com
© Bowman Consulting Group, Ltd.

COCONUT POINT-WAYPOINT RESIDENTIAL
LINE OF SIGHT EXHIBIT
8021 CINEMA WAY
VILLAGE OF ESTERO, FL 33928

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56835
12/30/2025

[illegible]

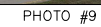


PHOTO #10



PHOTO #12

Bowman

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 35462

Bozeman Consulting Group, Ltd.

6500 Wilshire Center Drive
Suite 100
Beverly Hills, CA 90210
Phone (310) 866-2500
www.bozemanconsulting.com

COCONUT POINT-WAYPOINT RESIDENTIAL

LINE OF SIGHT EXHIBIT

8021 CINEMA WAY
VILLAGE OF ESTERO, FL 33928

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
P.L. LICENSE NO. 35462
12/22/2025

DATE	DESCRIPTION
12/22/2025	REV. 1

— — — — —

SCALE 1" = 40'

DATE	DESCRIPTION
12/22/2025	REV. 1

SHEET

LOS-12

JOB NO. 34-0020—01—001

DRAWING NO. 1579-EX

DATE 12/22/2025



PHOTO #15

PHOTO #18

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.zowmanconsulting.com
© Bowman Consulting Group, Ltd.

COCONUT POINT-WAYPOINT RESIDENTIAL
LINE OF SIGHT EXHIBIT
8021 CINEMA WAY
VILLAGE OF ESTERO, FL 33928

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56835
12/30/2025

					DATE
					DESCRIPTION
△	△	△	△	△	REV.
--	--	AE			
DESIGN	DRAWN	CHKD			
SCALE	1" = 40'				
JOB NO.	340950-01-001				
DRAWING No.	1579-EX				
DATE	12/22/2025				
LINE OF SIGHT					
LOS-1.3					
SHEET					

Coconut Point MPD PDA

Public Information Meeting

January 13, 2026

Project Team

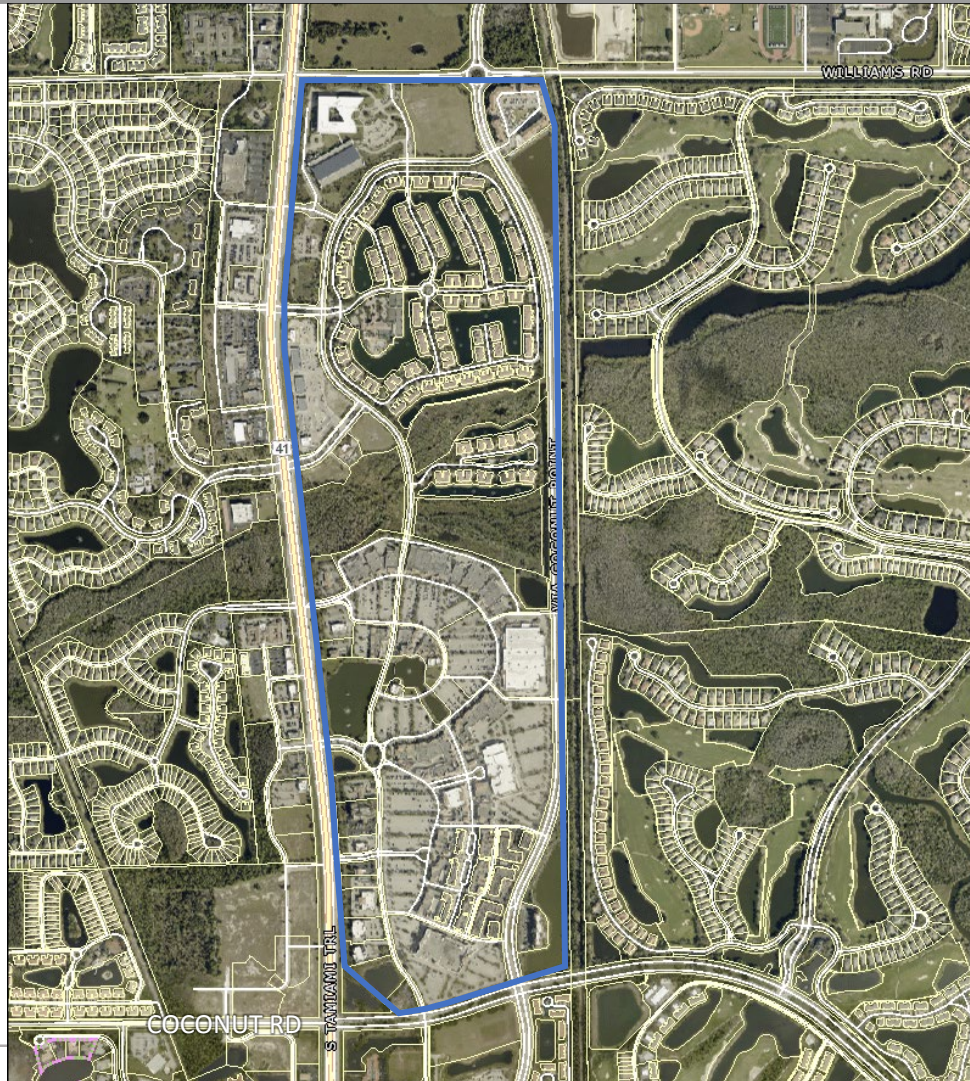


Bowman

Request

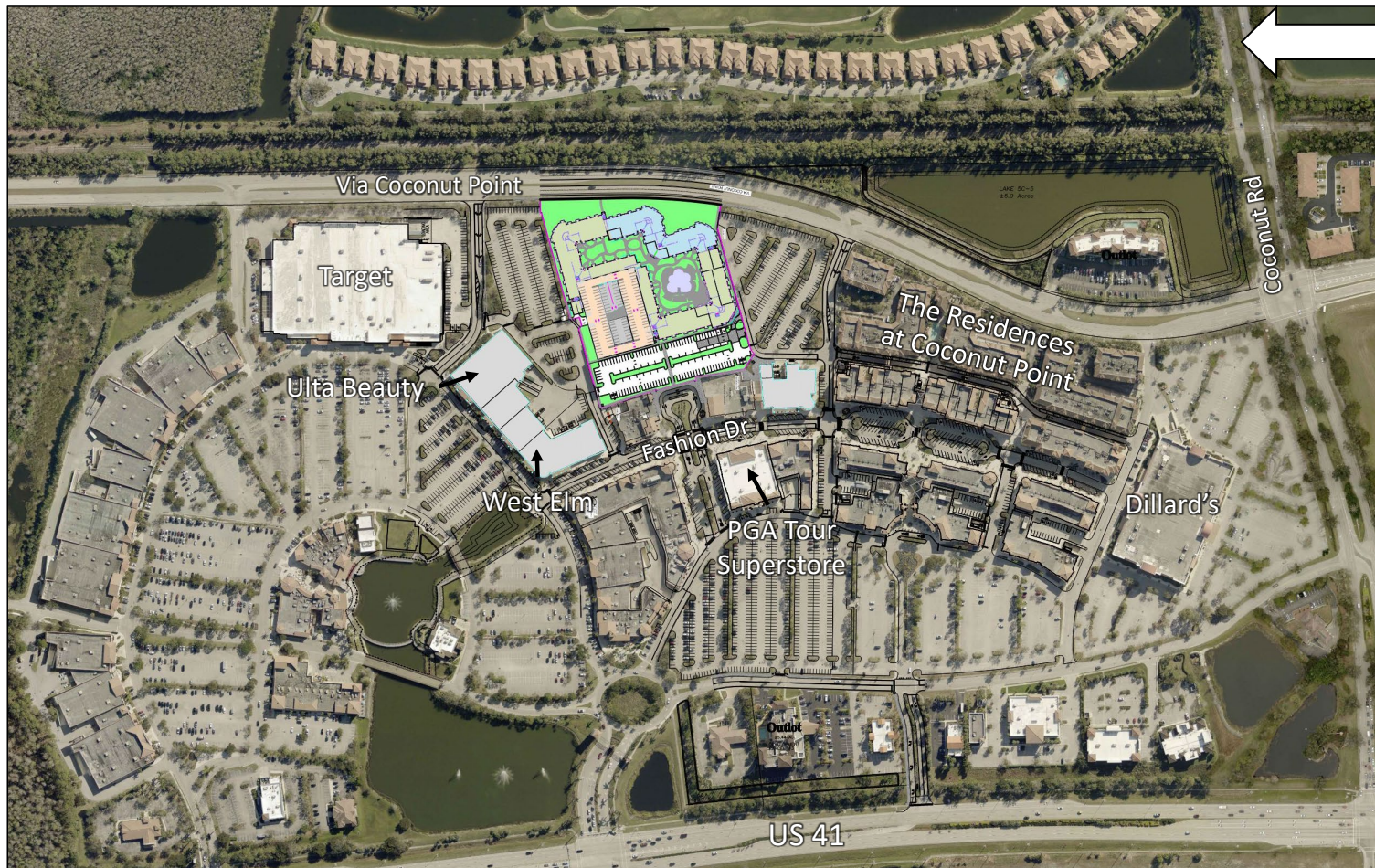
- Amend the Coconut Point MPD/DRI to allow for the development of a maximum of 365 multifamily dwelling units within Tract 2A.
- Multifamily dwelling units are an existing permitted use within Tract 2A.
- The request does not increase the number of net new external peak hour trips established in the DRI Development Order.

Bowman

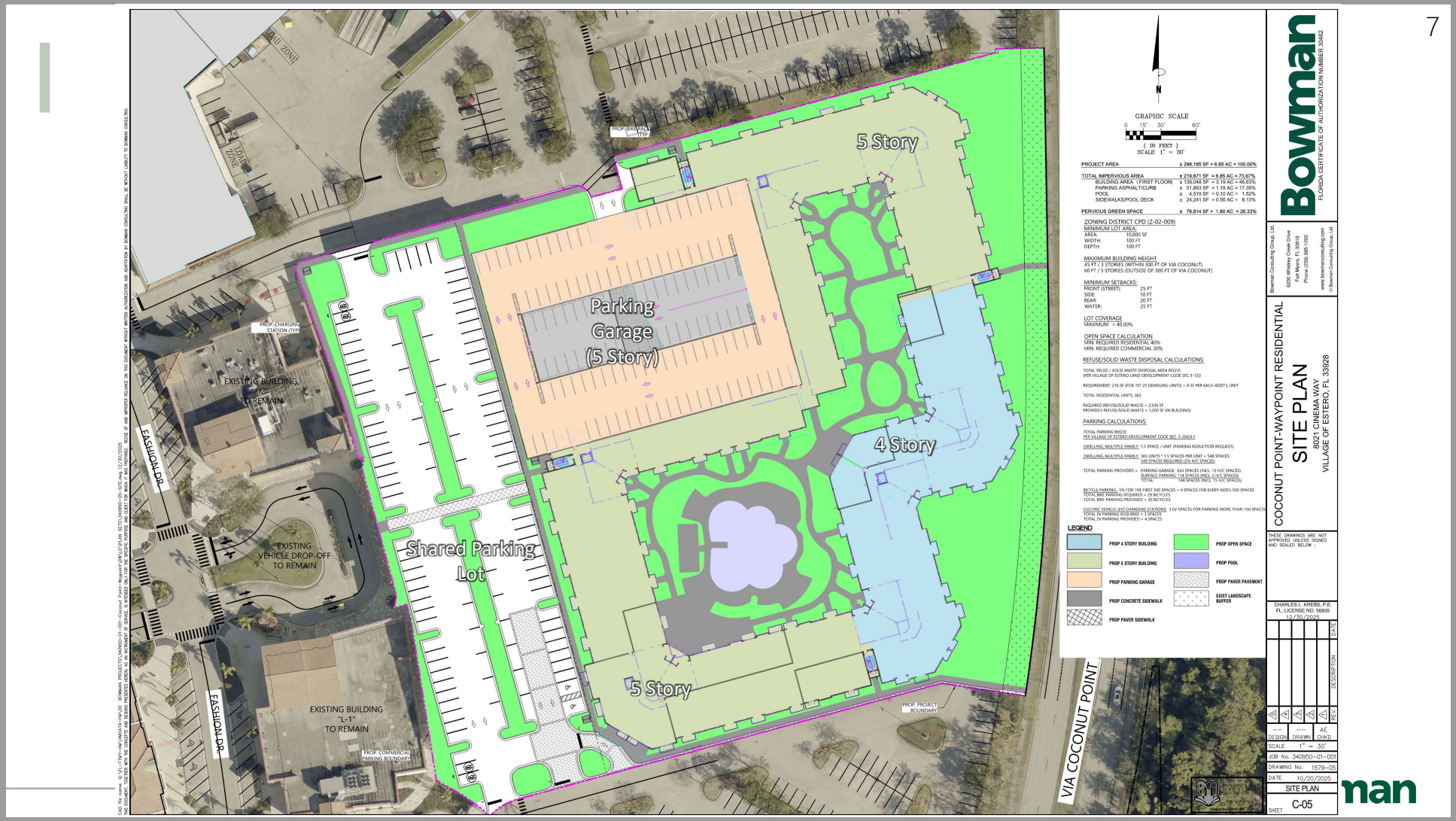


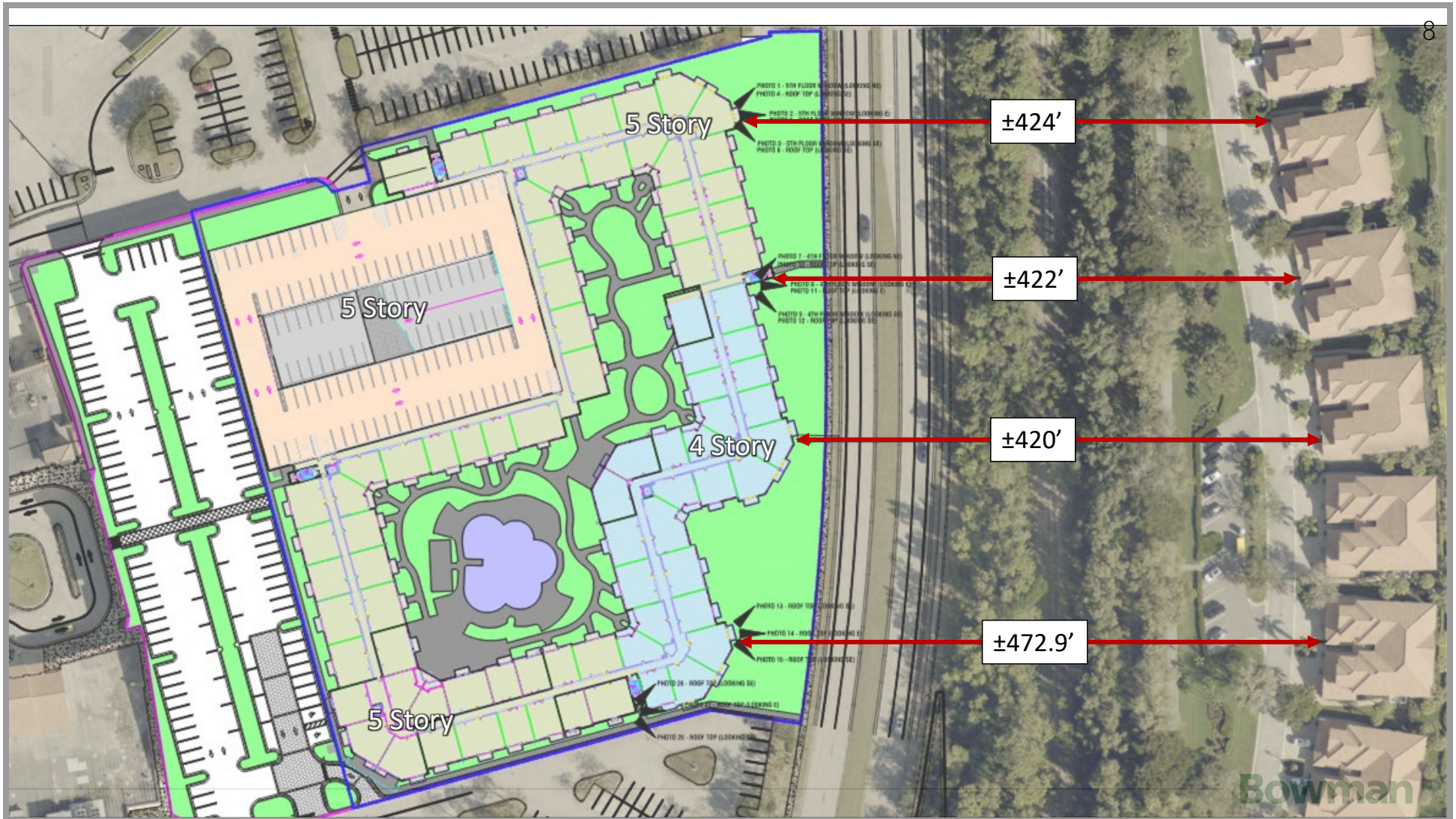
Bowman

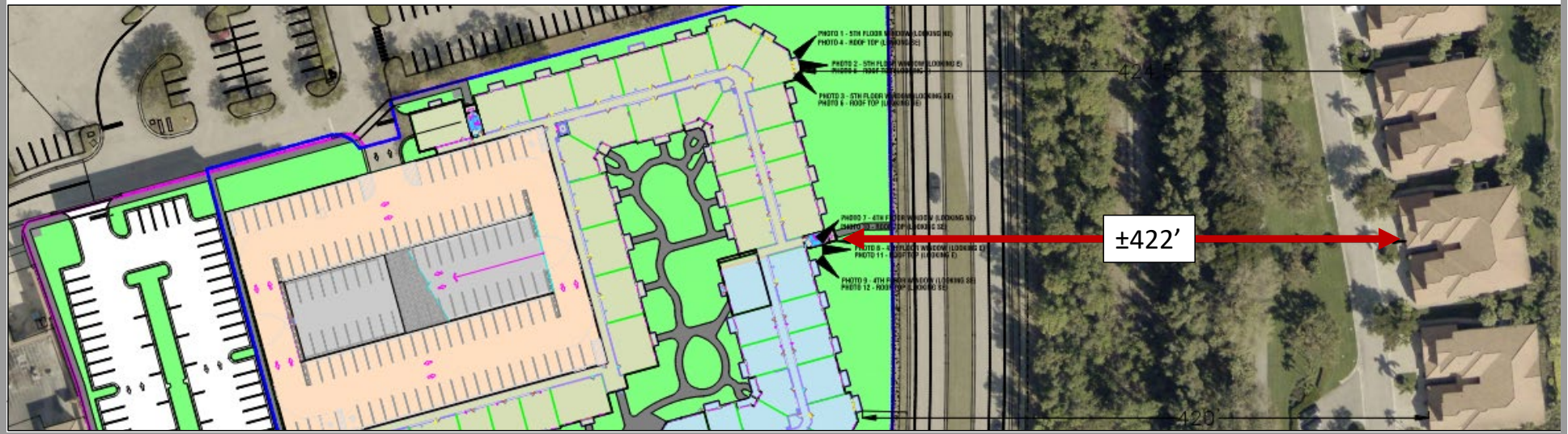
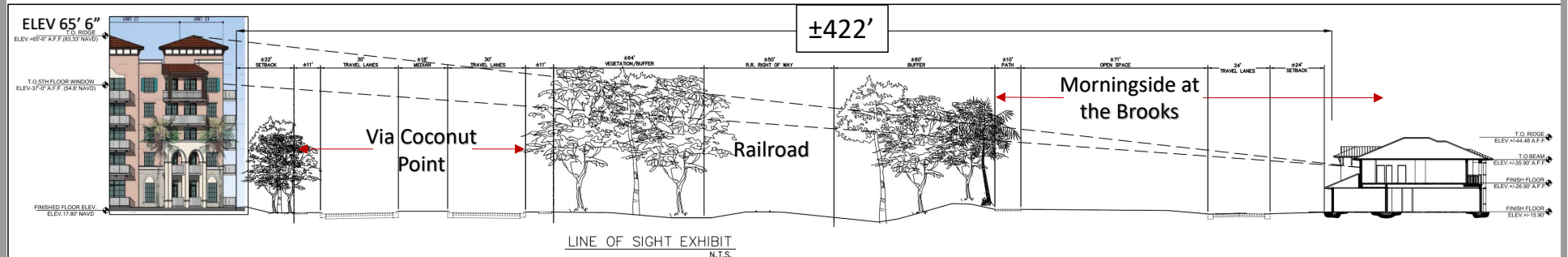




Bowman

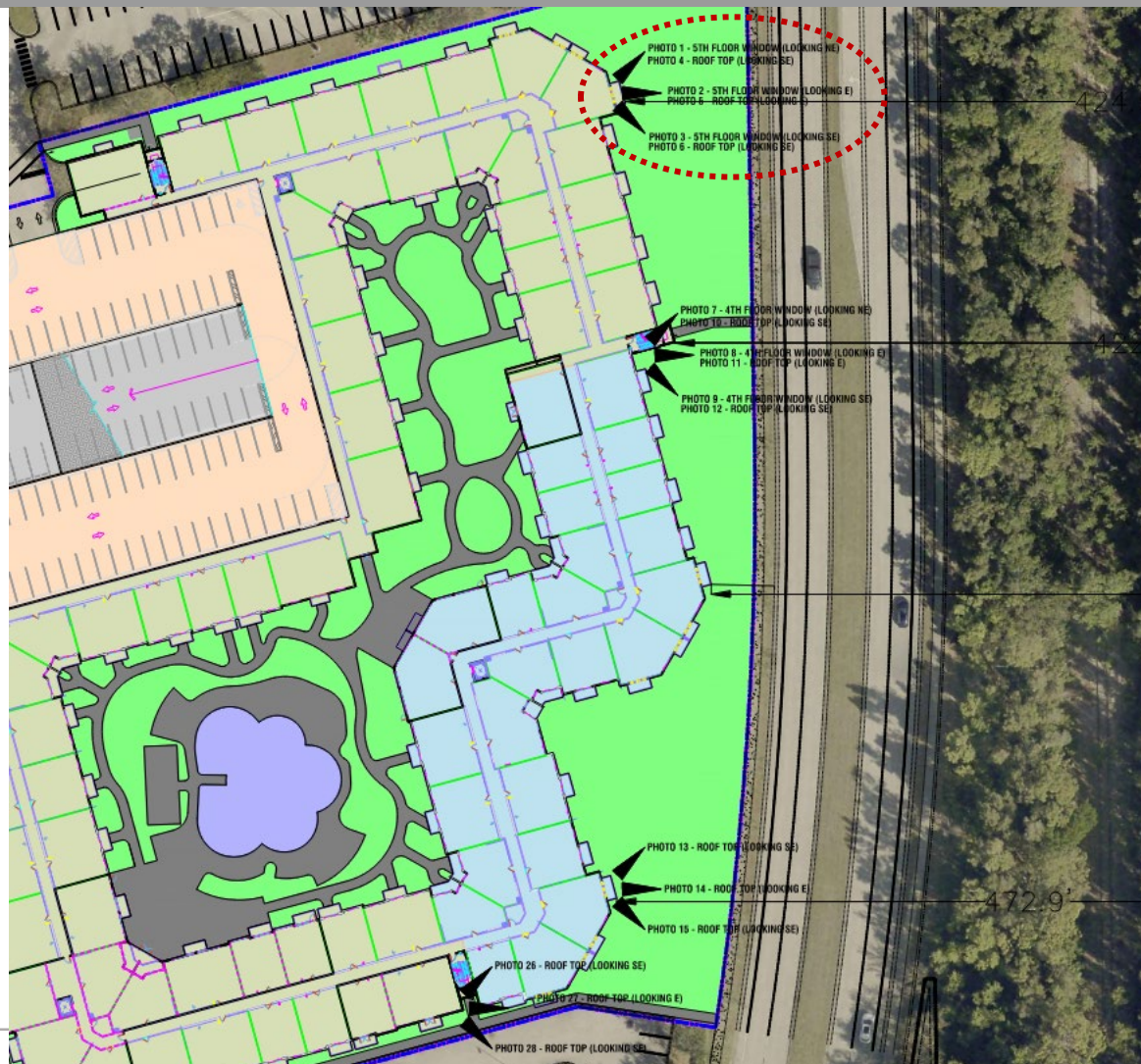












Bowman



PHOTO #1



PHOTO #2



PHOTO #3

NORTHEAST CORNER
5TH FLOOR WINDOW VIEW



PHOTO #4

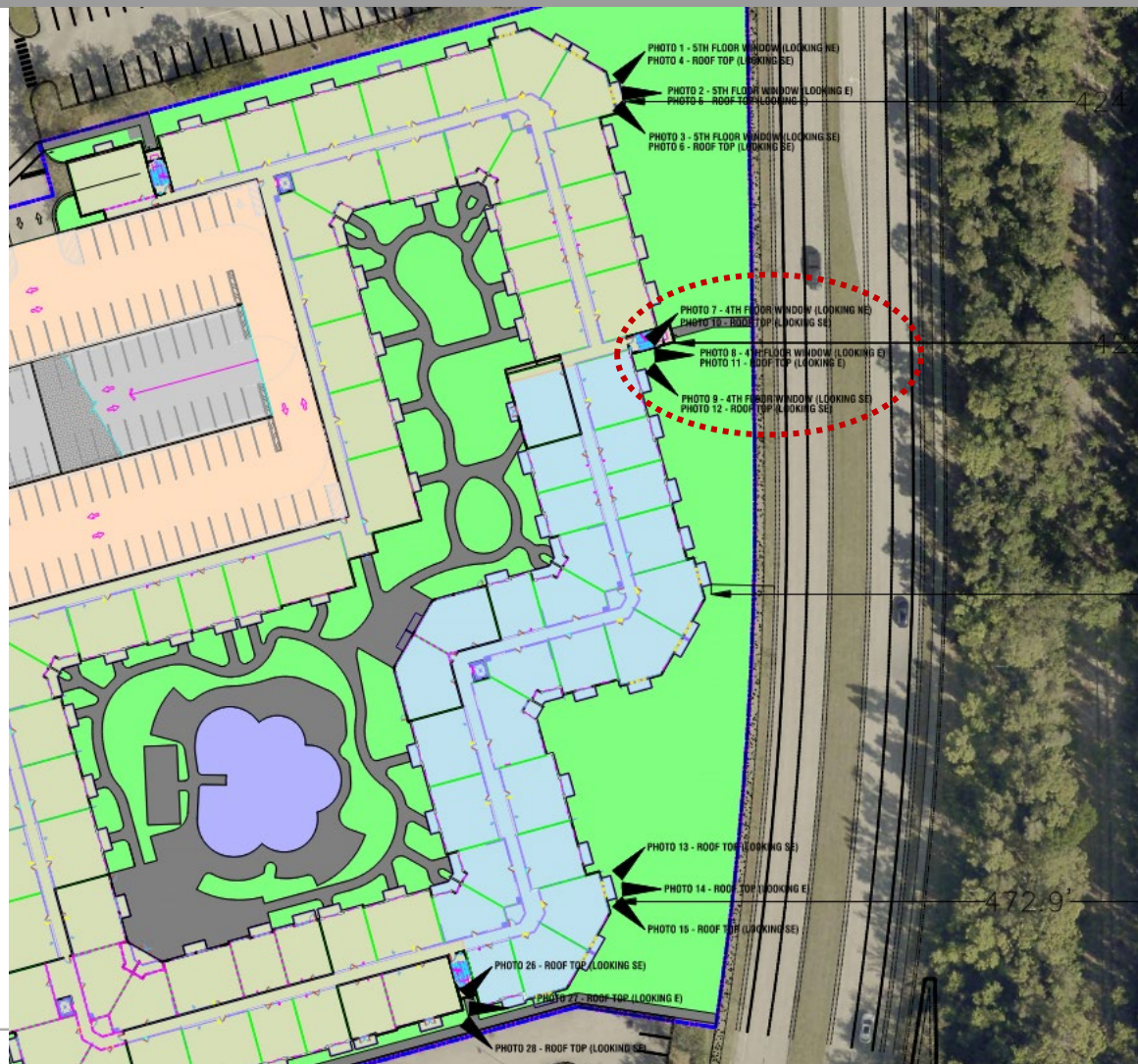


PHOTO #5



PHOTO #6

NORTHEAST CORNER
ROOF RIDGE VIEW



Bowman



PHOTO #7



PHOTO #8



PHOTO #9

4 FLOOR TRANSITION
4TH FLOOR WINDOW VIEW



PHOTO #10



PHOTO #11



PHOTO #12

4 FLOOR TRANSITION
ROOF RIDGE VIEW



Bowman



PHOTO #13



PHOTO #14



PHOTO #15

SOUTHEAST CORNER
4TH FLOOR ROOF RIDGE VIEW



PHOTO #16



PHOTO #17



PHOTO #18

SOUTHEAST CORNER
5TH FLOOR ROOF RIDGE VIEW



Questions?

RESOLUTION NO. PZDB 2026-01

**CONSUMPTION ON PREMISES APPROVAL
BONITA SMOKE SHOP & CIGAR LOUNGE
ADD2026-E001
VILLAGE OF ESTERO, FLORIDA**

WHEREAS, Mahmood Hassani-Sadi, managing member AKA Michael Sadi, (“applicant”), filed an application for an Administrative Amendment for MAC Cigars LLC, dba, Bonita Smoke Shop & Cigar Lounge for:

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

WHEREAS, the business is located at 23050 Via Villagio, Suite 101, Village of Estero, STRAP No. 04-47-25-E3-360SC.0030; and

WHEREAS, the property is part of the Mixed Use Planned Development (MPD) and is in the Transitional Mixed Use Future Land Use Category of the Village of Estero Comprehensive Plan; and

WHEREAS, March 11, 2025, Administrative Amendment ADD2025-E003 was approved for the auxiliary sale of beer and wine (2COP) within the interior of the Bonita Smoke Shop & Cigar Lounge;

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 2COP license to include both interior and exterior seating for alcoholic beverage service at the Bonita Smoke Shop & Cigar Lounge; and

WHEREAS, the interior area designated for the consumption of beer or wine is 1,025 square feet, 16% of the total leased space, and provides 28 seats, and the exterior seating area totals approximately 550 square feet and provides a maximum of 34 seats as shown on the attached Floor Plan (Exhibit A) and Outdoor Photo (Exhibit B); and

WHEREAS, the hours of operation for the Bonita Smoke Shop & Cigar Lounge are Monday through Saturday from 10:00 a.m. to 9:00 p.m., and Sunday 11:00 a.m. to 6:00 p.m.; and

WHEREAS, the following findings of fact are offered:

Resolution No. PZDB 2026-01 Administrative Approval
Case No. ADD2026-E001

Page 1 of 3

1. There will be no apparent deleterious effects upon surrounding properties and immediate neighborhoods.
2. The premises are suitable in regard to their location, site characteristics, and intended purpose.
3. Music, if any, as controlled under the condition below, will not create adverse impacts.

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

1. Approval is granted to Bonita Smoke Shop & Cigar Lounge at, 23050 Via Villagio, Suite 101, Estero, Florida, for indoor and outdoor alcoholic beverage service.
2. Approval is limited to the following hours: Monday through Saturday from 10:00 a.m. to 9:00 p.m., and Sunday 11:00 a.m. to 6:00 p.m. for both indoor and outdoor service.
3. Outdoor music, if any, shall be controlled by the applicant and to be no louder than at a conversational level.
4. If it is determined that inaccurate or misleading information was provided as part of this application, the approval may be revoked in accordance with the Land Development Code.

PASSED AND DULY ADOPTED this 13th day of January 2026.

**VILLAGE OF ESTERO, FLORIDA
PLANNING ZONING AND DESIGN BOARD**

Anthony Gargano, Chairman

Attest:

By: _____
Carol Sacco, Village Clerk

Reviewed for legal sufficiency

By: _____
Nancy Stroud, Esq. Land Use Attorney

Resolution No. PZDB 2026-01 Administrative Approval
Case No. ADD2026-E001

Page 2 of 3

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
111 B - Outdoor Seating Area Photo

Outdoor Seating Area

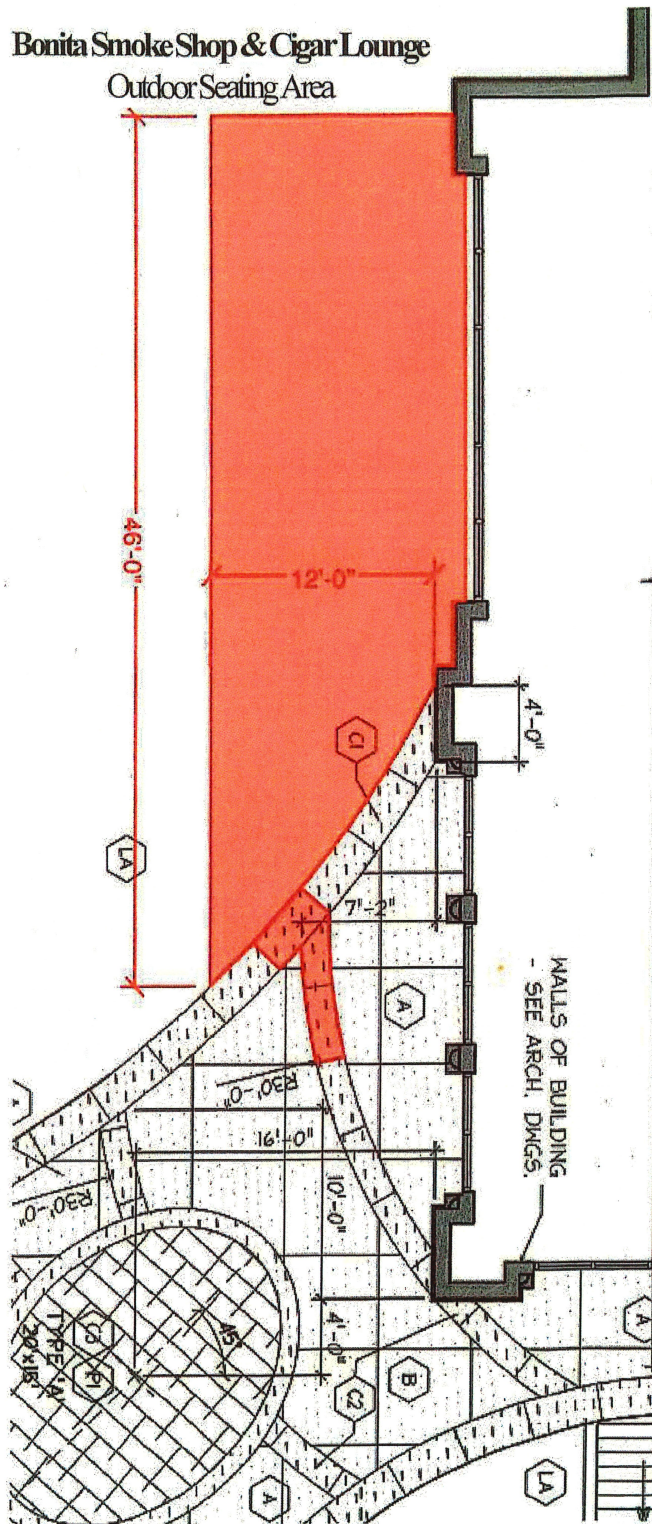


Exhibit A



Exhibit B

AGENDA ITEM SUMMARY SHEET
PLANNING ZONING AND DESIGN BOARD
January 13, 2026

Agenda Item: Ordinance 2025-17 adopting revisions to the Land Development Code regarding landscaping requirements and expiration of development orders.

Background: The Village, from time to time, grants development orders for the development of land. The Village occasionally experiences significant delays in approved projects actually beginning, and consistently progressing through, the construction process. Recently, complaints have been received by residents complaining about project sites which, while development orders had been approved, no development activity after land clearing has occurred for long periods.

Such delays, which can span many years, often create significant negative impacts upon the Village, to include cleared parcels being left open and unimproved which promotes illegal activities, growth of weeds, excessive and turbid stormwater runoff, and visual blight viewed from adjoining roads and developed properties. Cleared but undeveloped parcels can also undermine the property values of persons who own property next to or near such parcels.

While it is understood that large development projects often have complex financing arrangements and require significant permitting and construction coordination obligations, Village residents want the Village's land development regulations to provide an appropriate balance between the need of a developer to have reasonable time to address its financing and permitting obligations, and the Village's need to prevent the negative impacts of approved development projects which are not moving forward.

The revisions to the Village's Land Development Code set forth in the Ordinance are staff's proposals to help create a better balance between these interests while remaining within applicable state law.

Finally, with respect to the enforcement of certain of the amendments, as Council knows, § 28 of Florida Chapter Law 2025-190 (commonly referred to as "Senate Bill 180"), provided that until October 1st 2027, local governments could not enforce any new land development regulations which would be "more burdensome" than those in place as of August 1st 2024. Therefore, the Ordinance contains a separate section which provides that the amendments to § 2-502(A)(3)(B), § 2-502(B)(3)(B), and new § 5-414 created by the Ordinance will not be enforced prior to that date unless subsequent state law permits earlier enforcement. The other, more "housekeeping" revisions to the Code would be effective immediately.

Action Requested: Recommendation to Village Council.

Process and Timeline:

- Council First Reading December 17, 2025
- Planning Zoning and Design Board January 13, 2026
- Council Second Reading January 21, 2026

ORDINANCE NO. 25-17

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, CREATING § 5-414 (REGARDING PERIMETER LANDSCAPE BUFFERS) AND AMENDING § 2-502 (REGARDING SITE DEVELOPMENT OBLIGATIONS) OF THE VILLAGE LAND DEVELOPMENT CODE; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Village, from time to time, grants development orders for the development of land; and

WHEREAS, the Village occasionally experiences significant delays in approved projects actually beginning, and consistently progressing through, the construction process; and

WHEREAS, such delays, which can span many years, often create significant negative impacts upon the Village, to include cleared parcels being left open and unimproved which promotes illegal activities, growth of weeds, excessive and turbid stormwater runoff, and visual blight viewed from adjoining roads and developed properties; and

WHEREAS, while the Village Council acknowledges large development projects often have complex financing arrangements and require significant permitting and construction coordination obligations, it also finds that the Village's land development regulations should provide an appropriate balance between the need of a developer to address its financing and permitting obligations and the need to prevent the negative impacts of approved development projects not moving forward; and

WHEREAS, the Village Council finds that the revisions to the Village's Land Development Code set forth in this Ordinance will help to create a better balance between these interests; and

WHEREAS, the Village Council finds that it is in the best interests of the Village of Estero, its citizens, visitors, businesses, and property owners, to adopt this Ordinance.

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

Section 1. Section 5-414 of the Village Land Development Code is hereby created to read as follows:

5-414. – Perimeter Landscape Buffer Installation.

- A. Notwithstanding any provision of this code, including § 2-502(A)(3) or any development order to the contrary, in the event the owner of any parcel of property which has (directly or through an authorized agent) been granted a development order fails to begin and**

maintain active construction of the approved project after six months from the date the development order is approved, the owner shall be obligated to install (complete with irrigation system) and maintain (including mowing, trimming and irrigating) all landscape buffers along the outer perimeter of the parcel as are required by § 5-406 and the development order.

- B. All development orders may include a requirement that a site improvement bond be provided by the applicant to ensure all landscape buffer improvements are installed and maintained in accordance with this section.
- C. All development orders shall be deemed to have this provision incorporated by reference.
- D. The director shall have the authority to temporarily waive enforcement of the obligation set forth in subsection (A) above where, in the director's sole judgment, good cause exists to do so. Any such waiver shall be in writing, and shall only be in effect for the waiver period granted by the director. Upon expiration of the waiver period, the obligation shall thereafter be enforced. Good cause shall include the village's failure to issue construction permits where complete permit applications and fees have been filed and accepted by the village.
- E. For purposes of this section, the term "actively constructing" shall mean engaging in infrastructure installation and vertical construction of the relevant project or project phase (if the development order provides the project is to be constructed in phases) with no break in work longer than two weeks.

Section 2. Subsection (A)(3) (post-decision-making action) of § 2-502 (Site Development) of the Village Land Development Code is hereby amended to read as follows:

2-502. – Site Development.

A. Development Order.

[subdivisions 1 and 2 unchanged]

3. Post Decision-Making Action.

- A. The Director shall issue a development order approval letter and will stamp the approved development order drawings with an appropriate development order approval stamp.
- B. Except where tolling due to emergency is required by Florida Statutes § 252.363, a development order shall automatically expire if the development authorized by the development order is not constructed or substantially commenced within two years after the date of the approval, or for the life of the surety or performance bond if

the bond is for a period of less than two years, or unless an extension of this time period is authorized by the PZDB. Two one-year extensions may be granted provided the extension is requested in writing demonstrating good cause prior to the expiration of the development order.

- C. In order for a development order to remain valid and active, significant construction activity shall commence within the duration of the development order and the construction of the project to build-out shall be actively pursued. Active pursuit of construction of a project to build-out is defined as continuous construction of the required infrastructure improvements shown and specified in the development order or buildings comprising the project. Actions to secure a permit, land clearing activity and construction of facilities deemed ancillary to the project by the Director will not be considered sufficient to satisfy the "active pursuit" criteria set forth in this section. If a project, including a phased project, is under construction and has not completed at least 50 percent of the permitted development (measured by lots, dwelling units, square feet or other applicable measurements of intensity as applicable) when the development order duration period has elapsed, the developer shall obtain a development order extension. For development order projects where there has been a foreclosure action, a deed given in-lieu of foreclosure, or title has been transferred pursuant to court ordered sale, and where there is a question of active pursuit of the construction under the development order, the new owner shall resume construction of the project within 24 months from the date when the title to the property changes pursuant to the foreclosure, deed in-lieu of foreclosure or court sale. Once restarted, construction shall continue to build-out without any periods of construction inactivity which exceed 18 months.
- D. A development order's concurrency certificate is only effective for three years from the approval.
- E. The issuance of a development order shall constitute village authorization for the applicant to begin those site development activities specifically approved in the development order. Pursuant to Florida Statutes § 166.033, a village development order is not conditioned on an applicant's receipt of any applicable state and federal permits, and the village shall have no liability for development activities conducted prior to the applicant having obtained any such permits.
- F. A development order may be modified as follows:
 - 1. *Amendments.* An application for an amendment to a development order is one that does not qualify as a minor (administrative) change and that does not substantially modify the schedule of development as originally approved under an approved development order or, in the case of a planned development, is in substantial compliance with the approved Master Concept Plan. The PZDB, at a quasi-judicial public hearing, shall review and approve, deny, or approve with conditions any minor amendment.

2. *Minor (Administrative) Changes.* The Director shall review and decide on minor (administrative) changes, limited to changes that the Director finds:

(a) Address technical considerations that could not reasonably be anticipated during the development order approval process; or

(b) Would not:

- i. Materially alter the drainage, streets, or other engineering design;
- ii. Adversely impact the management of storm water quality or storm water quantity;
- iii. Substantially affect the terms of the original approval; or
- iv. Result in significant adverse impacts on the surrounding lands or the Village at large; and
- v. Be the result of a violation revealed during final inspection.

G. All other modifications of development order approval may be made only in accordance with the procedures and standards for its original approval.

H. A development order runs with the land and is transferable to the subsequent owner of the property covered by the development order. Within 30 days after the transfer, a new owner shall submit to the Village proof of ownership of the property, a list of all owners, and a signed affidavit that the new owner has full authority to secure subsequent approvals and to impose covenants and restriction required by the development order.

Section 3. Subsection (B)(3)(B) (post-decision-making action) of § 2-502 (Site Development) of the Village Land Development Code is hereby amended to read as follows:

B. A limited development order shall automatically expire if the development authorized by the limited development order is not constructed or substantially commenced within two years after the date of the approval.

Section 4. Effective Date of Enforcement. Pursuant to § 28 of Florida Chapter Law 2025-190, the amendments to § 2-502(A)(3)(B), § 2-502(B)(3)(B), and § 5-414 created by this Ordinance shall not be enforced prior to October 1st 2027 unless subsequent state law permits

earlier enforcement. Otherwise, the amendments created by this Ordinance shall be enforced on the Ordinance's Effective Date.

Section 5. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 6. 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 7. The Codifier shall codify the substantive amendments to the Estero Village Land Development Code contained in Sections 1 through 3 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 8. 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 9. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **17th day of December, 2025**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **21st day of January, 2026**, 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