

THE VILLAGE OF ESTERO PLANNING AND ZONING BOARD MEETING
TUESDAY, NOVEMBER 19, 2019
5:30 P.M.

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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.

5:28:38PM >>Marlene Naratil: THIS IS A MEETING OF THE PLANNING AND
5:28:39PM ZONING BOARD.
5:28:40PM WE WILL OPEN OUR MEETING NOW.
5:28:42PM PLEASE STAND.
5:28:43PM WE'LL START OFF WITH THE PLEDGE OF ALLEGIANCE.
5:28:48PM [PLEDGE OF ALLEGIANCE]
5:29:06PM >> OKAY.
5:29:06PM TAMMY, CAN WE HAVE A ROLL CALL, PLEASE?
5:29:13PM >> BOARD MEMBER ALLEN.
5:29:21PM >>Dr. Tim Allen: HERE.
5:29:22PM >>Anthony Gargano: HERE.
5:29:25PM >>Marlene Naratil: HERE.
5:29:27PM >>JAMES TATOOLE: HERE.
5:29:29PM >>John Yarbrough: HERE.
5:29:33PM >>The Clerk: AND CHAIRMAN WOOD IS ABSENT TONIGHT.
5:29:39PM >>Mary Gibbs: CHAIRMAN WOOD IS ON VACATION; HE'S IN --
5:29:44PM SOMEWHERE THAT'S HARD TO PRONOUNCE.
5:29:47PM >>Marlene Naratil: OKAY.

5:29:48PM WE'RE HAVING THIS EVENING -- WE HAVE A CONSENT AGENDA.
5:29:52PM I WOULD LIKE A MOTION TO ACCEPT THAT.
5:29:55PM >> SO MOVED.
5:29:56PM >> SECOND.
5:29:56PM >> ALL IN FAVOR?
5:29:59PM >>Mary Gibbs: JUST A MINUTE.
5:30:00PM CAN WE -- THERE WAS AN ISSUE WITH THE MINUTES, AND I THINK
5:30:04PM THE MINUTES IN THE PACKET ARE NOT THE SAME AS THE ONES
5:30:07PM ONLINE, SO WE WOULD LIKE TO DEFER MINUTES UNTIL NEXT MONTH'S
5:30:11PM MEETING BECAUSE I THINK THERE WERE A FEW TYPOS.
5:30:13PM >> CHAIR NARATIL, I THINK YOU ALSO WANT A VOTE FOR APPROVAL
5:30:21PM OF THE AGENDA.
5:30:22PM >> OKAY.
5:30:22PM >> WE HAVE TO VOTE TO APPROVE THE AGENDA.
5:30:26PM >> WE HAVE A MOTION TO APPROVE THE AGENDA?
5:30:29PM >> I MOVE APPROVAL.
5:30:30PM >> APPROVAL.

5:30:31PM >> AND SECOND?
5:30:33PM >> SECOND.
5:30:33PM >>Marlene Naratil: ALL IN FAVOR?
5:30:35PM [AYES]
5:30:36PM >>Marlene Naratil: THANK YOU.
5:30:37PM ALL RIGHT.
5:30:37PM APPROVED.
5:30:39PM WE'RE HAVING A PUBLIC HEARING THIS EVENING, AND IT IS FOR

5:30:44PM THE OLD ESTERO POST OFFICE ON 8111 BROADWAY EAST IN THE
5:30:51PM VILLAGE OF ESTERO.
5:30:53PM AND WE HAVE -- SINCE IT'S A PUBLIC HEARING, I HAVE TO READ
5:30:58PM TO YOU THE STATEMENT BECAUSE IT'S A QUASI-JUDICIAL HEARING.
5:31:03PM LADIES AND GENTLEMEN, THIS MEETING'S AGENDA INCLUDES A
5:31:06PM ZONING APPLICATION.
5:31:08PM IN THIS MATTER, THE BOARD SITS IN A QUASI-JUDICIAL CAPACITY.
5:31:13PM IF YOU INTEND TO PROVIDE TESTIMONY ON THE ZONING
5:31:17PM APPLICATION, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN A
5:31:22PM MOMENT, AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD
5:31:26PM AND GIVE IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS
5:31:31PM CALLED.
5:31:31PM IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE
5:31:36PM VILLAGE COMMUNITY DEVELOPMENT DIRECTOR, AND THEN A
5:31:40PM PRESENTATION FROM THE APPLICANT.
5:31:42PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
5:31:46PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
5:31:49PM BEEN SWORN IN TO PROVIDE TESTIMONY.
5:31:53PM PLEASE BE CONCISE IN YOUR COMMENTS, NOT TO EXCEED FIVE
5:31:57PM MINUTES.
5:31:59PM AND THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS
5:32:04PM AND PROVIDE REBUTTAL ABOUT CROSS-EXAMINATION.
5:32:08PM WITNESSES, INCLUDING THE PUBLIC, MAY BE SUBJECT TO
5:32:12PM CROSS-EXAMINATION.
5:32:13PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,

5:32:19PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
5:32:24PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
5:32:28PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
5:32:32PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
5:32:36PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
5:32:40PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
5:32:46PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
5:32:50PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
5:32:55PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
5:32:59PM RECORD.
5:33:00PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
5:33:06PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
5:33:11PM IT IS HEARD.

5:33:13PM ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THIS
5:33:16PM APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE
5:33:21PM ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE
5:33:26PM APPLICATION.
5:33:28PM WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING PLEASE
5:33:31PM STAND AND RAISE YOUR RIGHT HAND.
5:33:36PM AND OUR BOARD ATTORNEY, WOULD YOU PLEASE ADMINISTER THE
5:33:40PM OATH.
5:33:41PM >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
5:33:43PM YOU ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH,
5:33:45PM AND NOTHING BUT THE TRUTH?
5:33:46PM >> I DO.

5:33:47PM >>Nancy Stroud: THANK YOU.
5:33:49PM >>Marlene Naratil: AND I'D LIKE TO ASK BOARD MEMBERS IF
5:33:52PM ANY OF YOU HAVE ANY EX PARTE COMMUNICATION, YOU HAVE TO
5:33:57PM DISCLOSE THAT, PLEASE, AT THIS TIME.
5:33:59PM >> NO.
5:34:00PM >> ANY SUCH?
5:34:01PM >> NO.
5:34:01PM >> NO.
5:34:02PM >> NO.
5:34:03PM >>Marlene Naratil: THANK YOU.
5:34:03PM AND ARE THERE ANY CONFLICTS OF INTEREST?
5:34:07PM IF ANY BOARD MEMBER HAS A CONFLICT, YOU MUST STATE THE
5:34:10PM CONFLICT AND BE EXCUSED FROM DISCUSSION.
5:34:15PM ANY CONFLICTS?
5:34:16PM >> NO.
5:34:16PM >>Marlene Naratil: ALL RIGHT, THANK YOU.
5:34:18PM AND I BELIEVE MATT NOBLE IS GOING TO MAKE THE PRESENTATION
5:34:23PM THIS EVENING.
5:34:27PM MATT, HAVE YOU RECEIVED ANY LETTERS OR WRITTEN
5:34:31PM COMMUNICATIONS REGARDING THIS APPLICATION?
5:34:33PM >> FOR THE RECORD, MATT NOBLE, COMMUNITY DEVELOPMENT.
5:34:36PM NO, I HAVE NOT.
5:34:42PM OKAY, THIS IS A REQUEST TO REZONE 8111 BROADWAY EAST FROM
5:34:51PM AG-2 TO CPD.
5:34:54PM THE APPLICATION INCLUDES A VARIETY OF USES THAT THE

5:34:59PM APPLICANT IS SEEKING UNDER A SCHEDULE OF USES.
5:35:03PM THE SITE WAS DEVELOPED IN 1983 AS THE ESTERO POST OFFICE.
5:35:10PM THE APPLICATION ALSO PROPOSES SIX DEVIATIONS.
5:35:15PM I WOULD SAY THAT FIVE OF THE SIX DEVIATIONS SIMPLY REFLECT
5:35:19PM THE AS-BUILT CONDITION OF THE PROPERTY.
5:35:24PM AND IF NEED BE, LATER ON, AFTER THE APPLICANT GOES THROUGH
5:35:28PM THEIR TESTIMONY, WE CAN COME BACK TO THE DEVIATIONS IF YOU
5:35:31PM HAVE QUESTIONS, BUT VERY SIMPLE DEVIATIONS TO REFLECT THE
5:35:37PM LOCATION OF THE BUILDING, FOR EXAMPLE, THINGS LIKE THAT.

5:35:41PM THE LOCATION OF THE DRIVEWAY, THE LOCATION OF THE PARKING
5:35:44PM LOT THAT'S ALREADY BEEN DEVELOPED ON THE SITE THAT DOESN'T
5:35:48PM MEET THE CURRENT CODE.
5:35:54PM THIS APPLICATION ACTUALLY APPEARED BEFORE YOU ONE OTHER
5:35:58PM TIME, IN MARCH OF 2019, MARCH 19th, AT A PUBLIC
5:36:03PM INFORMATION MEETING.
5:36:06PM THE PLANNING BOARD AT THAT TIME RAISED A SERIES OF QUESTIONS
5:36:11PM ABOUT THE PROJECT'S CONNECTIVITY TO THE ADJACENT COMMERCIAL
5:36:15PM USES, WHETHER THE PROJECT IS CONNECTING TO SANITARY SEWER
5:36:20PM SERVICE, AND WHAT TYPES OF USES ARE BEING PROPOSED, YOU
5:36:25PM KNOW, AND WILL THERE BE TIME LIMITS ON THOSE USES, AND IS
5:36:29PM THERE OUTDOOR LIGHTING ASSOCIATED WITH THE PROJECT.
5:36:35PM THIS PROJECT ALSO RECENTLY APPEARED -- AND WHEN I MEAN
5:36:41PM RECENTLY, LAST WEEK, NOVEMBER 13th, IN FRONT OF THE DESIGN
5:36:45PM REVIEW BOARD FOR A PUBLIC INFORMATION MEETING AS WELL.
5:36:50PM AT THAT MEETING, THE DESIGN REVIEW BOARD ASKED QUESTIONS

5:36:56PM ABOUT THE ELEVATION, THE CHANGES IN ELEVATION OF THE SUBJECT
5:37:00PM SITE VERSUS THE BROADWAY SHOPPES.
5:37:06PM THEY HAD QUESTIONS CONCERNING THE ARCHITECTURAL STYLE OF THE
5:37:09PM BUILDING, PREDOMINANTLY THE ROOFLINE.
5:37:13PM THEY FELT IT WAS A LITTLE TOO LINEAR.
5:37:15PM THEY HAD QUESTIONS ABOUT THE SEPTIC FIELD AND DID IT MEET
5:37:18PM THE CURRENT SETBACKS AS REQUIRED BY THE LEE COUNTY HEALTH
5:37:23PM DEPARTMENT.
5:37:25PM THEY HAD GENERAL QUESTIONS ON DRAINAGE, HOW DOES THE SITE
5:37:28PM DRAIN.
5:37:31PM THEY HAD QUESTIONS ABOUT THE ACCESS TO THE SITE, YOU KNOW,
5:37:35PM THEY WONDERED ABOUT THE ACCESS, ALSO WAS IT IN CONFLICT WITH
5:37:40PM THE TURNING LANE ON BROADWAY EAST.
5:37:43PM THEY HAD QUESTIONS AS TO WHY THE STAFF SUPPORTED THE REMOVAL
5:37:48PM OF THE ACCESS POINT CLOSEST TO THE INTERSECTION.
5:37:53PM ALSO, THERE WAS PUBLIC TESTIMONY AT THAT PUBLIC INFORMATION
5:37:59PM MEETING.
5:38:00PM I THINK MR. CARR IS HERE IN THE AUDIENCE AS WELL, AND YOU
5:38:04PM PROBABLY CAN HEAR FROM HIM, BUT MR. CARR ASKED ABOUT THE
5:38:09PM HANDICAPPED PARKING, WHERE ARE THE TWO SPACES, ALTHOUGH I
5:38:14PM THINK HE ACKNOWLEDGED IT MET THE CODE, WOULD THAT BE
5:38:17PM SUFFICIENT IN THE FUTURE, MENTIONED A LOT OF TRAFFIC IN THE
5:38:21PM AREA, AND ASKED QUESTIONS ABOUT LIGHT FROM THE FACILITY AND
5:38:26PM WOULD THAT ACTUALLY AFFECT THE NEIGHBORING SINGLE-FAMILY
5:38:30PM HOME.

5:38:37PM YEAH, I THINK IT'S IMPORTANT TO KNOW THAT THE SITE WAS
5:38:41PM DEVELOPED BY THE FEDERAL GOVERNMENT IN 1983.
5:38:45PM THEY NEVER DID OBTAIN A LOCAL DEVELOPMENT ORDER.
5:38:49PM THE FEDERAL GOVERNMENT KIND OF OUTWEIGHS LOCAL
5:38:53PM JURISDICTIONS, THE FEDERAL GOVERNMENT DOES WHAT THE FEDERAL

5:38:56PM GOVERNMENT DOES, SO WE HAVE WHAT WE HAVE WITH THE PROJECT.
5:39:02PM SUBSEQUENT TO THAT, OF COURSE, THEY DID VACATE THE PREMISES
5:39:05PM AND MOVE TO A NEW FACILITY OVER ON THREE OAKS.
5:39:10PM THE FEDERAL GOVERNMENT DID DEVELOP A 4,800 SQUARE FOOT
5:39:14PM FACILITY, NOT THE MOST ATTRACTIVE FACILITY, I HAVE TO SAY,
5:39:20PM IT DOES HAVE A LOADING DOCK IN THE BACK.
5:39:22PM IT'S KIND OF A METAL BUILDING WITH A SLIGHTLY CURVED ROOF.
5:39:28PM THE APPLICANT IS PROPOSING A MASTER CONCEPT PLAN FOR THE
5:39:32PM SUBJECT SITE THAT UTILIZES THE EXISTING BUILDING.
5:39:36PM THEY ARE PROPOSING TO ADDRESS THE FACADE TO BRING IT MORE IN
5:39:40PM CONFORMANCE WITH TODAY'S REGULATION.
5:39:43PM AND I'LL LET THE APPLICANT GO OVER THE FACADE.
5:39:47PM I KNOW THE ARCHITECT IS IN THE ROOM TONIGHT.
5:39:54PM THERE ARE SEVERAL ADVANTAGES AS WELL AS DISADVANTAGES WITH
5:39:59PM THE PROPOSAL THAT'S IN FRONT OF YOU TODAY.
5:40:02PM THE SITE IS CURRENTLY DEVELOPED BUT IT IS VACANT.
5:40:06PM IT'S BEEN VACANT FOR A COUPLE OF YEARS, SO I THINK THAT'S AN
5:40:11PM IMPORTANT CONSIDERATION.
5:40:12PM THERE ARE NO ENVIRONMENTAL ISSUES THAT WE'RE AWARE OF WITH
5:40:15PM THE SITE.

5:40:16PM THAT SITE HAS BEEN PREVIOUSLY CLEARED AND FILLED.
5:40:20PM THE SITE IS ADJACENT TO COMMERCIAL USES, THAT NAMELY BEING
5:40:23PM THE BROADWAY SHOPPES, BUT IS ALSO ADJACENT TO MR. NOBLE'S
5:40:28PM HOUSE, NO RELATIONSHIP, IMMEDIATELY TO THE EAST IS -- HE
5:40:34PM RESIDES IN A SINGLE FAMILY HOUSE THERE.
5:40:40PM THERE HAS BEEN NO END USER IDENTIFIED THROUGH THIS PROCESS.
5:40:43PM ACCESS TO THE PROPERTY DOESN'T MEET THE VILLAGE'S LAND
5:40:48PM DEVELOPMENT CODE, AND SOME OF THE DEVIATIONS ADDRESS THAT
5:40:52PM ISSUE.
5:40:54PM THE APPLICANT IS ACTUALLY PROPOSING TO CLOSE, AND THE STAFF
5:40:59PM DID, I GUESS, WORK WITH THEM AND WERE IN AGREEMENT WITH THE
5:41:03PM PROPOSED ACCESS, AND I WOULD STOP HERE AND TALK ABOUT THAT
5:41:07PM ACCESS AND WHY THE STAFF SUPPORTS REMOVING THE ACCESS
5:41:11PM CLOSEST TO THE INTERSECTION.
5:41:13PM THERE IS A TURN LANE ON BROADWAY EAST; IF YOU'RE HEADING
5:41:18PM NORTH ON U.S. 41, THAT TURN LANE EXTENDS ACROSS THE FRONTAGE
5:41:23PM OF THE PROPERTY, SO THE THOUGHT OF STAFF WAS TO MOVE THE
5:41:28PM ACCESS OF THE PROPERTY AS FAR AWAY FROM THE INTERSECTION AS
5:41:30PM POSSIBLE TO PRESERVE THE STACKING ABILITY OF THAT TURNING
5:41:34PM LANE.
5:41:36PM THERE'S ALSO ANOTHER KIND OF MINOR ISSUE AS TO ACCESS TO THE
5:41:40PM SITE THAT STAFF FELT THAT HAVING THAT ACCESS POINT FURTHEST
5:41:47PM AWAY FROM THE INTERSECTION WOULD REQUIRE A TURNING MOVEMENT
5:41:51PM ON THE PROPERTY, SO MOVEMENTS ON THE PROPERTY ITSELF BECOMES
5:41:57PM A TRAFFIC-CALMING DEVICE, IF YOU WILL, VERSUS IF THE ACCESS
5:42:00PM WERE LEFT CLOSEST TO THE INTERSECTION, IT WOULD BE A

5:42:04PM STRAIGHT SHOT IN, AND THE ENGINEER, WALTER, FELT THAT IT WAS
5:42:12PM A MUCH SAFER CIRCUMSTANCE TO HAVE THE ACCESS POINT FURTHEST
5:42:16PM TO THE EAST VERSUS CLOSE TO THE INTERSECTION.
5:42:21PM THE PROJECT DID PROVIDE A TRAFFIC IMPACT STATEMENT.
5:42:26PM THAT TRAFFIC IMPACT STATEMENT DID DO A WORST-CASE SCENARIO,
5:42:31PM WHICH WAS A RESTAURANT USE, AND I BELIEVE MR. DEAN HERE WILL
5:42:37PM TALK A LITTLE BIT MORE ABOUT THE TRAFFIC IMPACT STATEMENT
5:42:41PM WHEN THE APPLICANT ADDRESSES THE BOARD, BUT THAT TRAFFIC
5:42:44PM IMPACT STATEMENT DID SHOW THAT THE RESTAURANT ITSELF, BEING
5:42:48PM THE WORST CASE, WOULD ADD 1500 CAR TRIPS A DAY TO AREA
5:42:55PM ROADS.
5:42:56PM AND HE CAN ADDRESS THAT A LITTLE BIT FURTHER.
5:42:59PM ANOTHER ISSUE WITH THE APPLICATION IS THE APPLICANT -- THE
5:43:05PM POST OFFICE, WHEN IT WAS DEVELOPED, WAS PUT ON SEPTIC.
5:43:08PM THERE IS A SEPTIC TANK LEACH FIELD ON THE PROPERTY.
5:43:15PM THE APPLICANT WOULD LIKE TO CONTINUE TO USE THAT SEPTIC
5:43:19PM SYSTEM.
5:43:20PM THEY DID PROVIDE AN ANALYSIS OF THE SEPTIC THAT DEMONSTRATED
5:43:25PM THAT IT'S ACTUALLY IN WORKING ORDER.
5:43:32PM I DO WANT TO MENTION THAT IT IS IN THE FLOOD ZONE X.
5:43:38PM THE PROPERTY ITSELF, THE BUILDING, WAS ELEVATED TO A LITTLE
5:43:43PM OVER 14 FEET, AND OF COURSE THAT'S NOT PROPOSED TO BE
5:43:48PM CHANGED.
5:43:50PM AND THE APPLICANT WILL ALSO TELL YOU THAT THEY OBTAINED AN

5:43:55PM ENVIRONMENTAL -- ENVIRONMENTAL RESOURCE PERMIT FROM THE
5:44:00PM WATER MANAGEMENT DISTRICT AS WELL.
5:44:11PM YEAH, I JUST WANT TO TOUCH VERY BRIEFLY ON THE TRAFFIC
5:44:14PM IMPACT STATEMENT AGAIN THAT WAS SUBMITTED TO THE VILLAGE.
5:44:21PM THAT TRAFFIC IMPACT STATEMENT DEMONSTRATED THAT THE PROJECT
5:44:25PM WOULD NOT CAUSE ANY LEVEL OF SERVICES TO BE EXCEEDED, THAT A
5:44:30PM LEVEL OF SERVICE C WOULD STILL BE MAINTAINED ON U.S. 41, AND
5:44:34PM WOULD NOT CAUSE ANY ISSUE WITH LEVEL OF SERVICE ON BROADWAY
5:44:37PM EAST.
5:44:38PM THE VILLAGE STAFF HAS REVIEWED THAT TIS AND IS GENERALLY IN
5:44:42PM AGREEMENT WITH THEIR ANALYSIS AND CONCLUSIONS.
5:44:46PM I ALSO WANT TO SAY THAT THERE IS A BUS STOP IN FRONT OF
5:44:53PM ESTERO UNITED METHODIST CHURCH.
5:44:56PM I BELIEVE THE STAFF REPORT -- THAT THE BUNCH OF STOP IS
5:45:01PM ABOUT 630 FEET SOUTH ON U.S. 41.
5:45:06PM NOW, IT IS ON BOTH SIDES OF U.S. 41, OF COURSE, DEPENDING ON
5:45:09PM WHAT DIRECTION YOU'RE HEADING ON THE BUS.
5:45:14PM I WANT TO TOUCH ON UTILITIES VERY BRIEFLY, THAT THE
5:45:20PM APPLICANT HAS PROVIDED SOME ANALYSIS OF WHAT THE POTENTIAL
5:45:26PM USE COULD BE OF THE SITE, AND THE WORST CASE, AND THAT NONE
5:45:32PM OF THE WORST CASES EXCEED THE 5,000 SQUARE FEET OF -- YOU
5:45:44PM KNOW, PER DAY, YEAH.
5:45:46PM I'M JUST TRYING TO GO TOO FAST.

5:45:52PM WHAT I WOULD ADD ALSO TO THE ISSUE OF SEWER, I HAVE BEEN IN
5:45:59PM CONTACT WITH LEE COUNTY UTILITIES.

5:46:01PM THEY DID ISSUE AVAILABILITY LETTER, BUT THE TRUTH IS, WHEN
5:46:05PM THEY PUT THE LIFT STATION IN ON ROSY COURT, MR. RICK JOHNSON
5:46:11PM PUT THAT LIFT STATION IN AND THE PIPING UP TO ESTERO
5:46:15PM PARKWAY.
5:46:17PM THAT WAS STATIONED AND THE PIPING IN THE GROUND WAS ONLY
5:46:20PM SIZED TO ACCOMMODATE THE BROADWAY SHOPPES AS WELL AS RICK
5:46:25PM JOHNSON TIRE & AUTO.
5:46:28PM SO THERE IS A CAPACITY ISSUE WITH THE SYSTEM THAT WILL HAVE
5:46:32PM TO BE ADDRESSED IN THE FUTURE.
5:46:34PM NOW, THE VIGIL SELF IS LOOKING AT THIS ISSUE, AND WE'LL JUST
5:46:40PM HAVE TO SEE WHAT HAPPENS WITH THAT STUDY, BUT ULTIMATELY,
5:46:43PM THE LIFT STATION NEEDS TO BE IMPROVED AS WELL AS THE SIZE OF
5:46:46PM THE PIPES TO ACCOMMODATE ADDITIONAL FLOWS.
5:46:50PM NOW, THERE ARE OTHER PROJECTS IN THE AREA, LIKE DOWNTOWN
5:46:54PM ESTERO, THAT ALSO WOULD BE DEPENDENT UPON PROVIDING SEWER
5:46:59PM SERVICE TO THE AREA.
5:47:01PM THIS WAS AN ISSUE THAT WAS HIGHLIGHTED ALSO IN THE UNITED
5:47:06PM METHODIST CHURCH EXPANSION.
5:47:10PM THE APPLICANT HAS AGREED TO A CONDITION THAT, WHEN IT'S
5:47:13PM AVAILABLE, THEY WILL CONNECT TO IT.
5:47:16PM THE HEIGHT, I JUST BRIEFLY WANT TO MENTION HEIGHT, THAT THE
5:47:22PM APPLICANT IS ESSENTIALLY PROPOSING A LITTLE LESS THAN 25
5:47:26PM FEET IN HEIGHT.
5:47:27PM I THINK IT'S 24.5 FEET.
5:47:30PM SO WE'RE CONSISTENT WITH THE SECTION IN THE CODE 33-229 THAT

5:47:37PM LIMITS HEIGHT TO LESS THAN 45 FEET.
5:47:39PM WE'RE NOT CLOSE TO 45 FEET WITH THIS PROJECT.
5:47:44PM YOU DO HAVE IN YOUR PACKET THE SCHEDULE OF USES THAT STAFF
5:47:48PM IS RECOMMENDING, AND CONDITIONS.
5:47:52PM THAT WOULD BE CONTAINED IN ATTACHMENT C TO THE STAFF REPORT.
5:47:56PM THE STAFF REPORT DOES CONTAIN AN ANALYSIS OF THE CONSISTENCY
5:48:03PM OF THE PROJECT WITH THE NEW COMPREHENSIVE PLAN.
5:48:06PM THE APPLICANT ALSO PROVIDED AN ANALYSIS, AND I DON'T
5:48:10PM NECESSARILY WANT TO BORE YOU WITH THAT, BUT IF YOU DO HAVE
5:48:12PM COMMENTS OR QUESTIONS ABOUT THAT, WE CAN COME BACK TO THAT.
5:48:17PM THE STAFF REPORT ALSO CONTAINS A RECOMMENDED CONCLUSION AND
5:48:24PM FINDINGS, AND WE CAN ANSWER ANY QUESTIONS CONCERNING THAT.
5:48:31PM AND WITH THAT, I'D LIKE TO SEE IF THERE ARE ANY QUESTIONS
5:48:34PM THAT I COULD HELP THE BOARD WITH.
5:48:35PM >> YEAH, I HAVE A QUESTION.
5:48:38PM YOU HAD MENTIONED EARLIER THAT THERE WERE A NUMBER OF ISSUES
5:48:42PM RAISED BY THE DESIGN REVIEW BOARD.
5:48:44PM >>Matt Noble: YES.
5:48:44PM >> AND I WOULD LIKE TO KNOW HOW THOSE ISSUES WERE RESOLVED

5:48:48PM OR WHAT WAS THE OUTCOME?
5:48:50PM >>Matt Noble: I THINK THE APPLICANT IS GOING TO ADDRESS
5:48:52PM THAT, BUT I WOULD SAY THAT WE, AS THE STAFF, DO SEE THAT
5:48:58PM THERE ARE A COUPLE OF CONDITIONS THAT PROBABLY NEED TO BE
5:49:01PM ADDED TO THE APPROVAL, IF IS THERE IS GOING TO BE AN
5:49:07PM APPROVAL, FOR EXAMPLE, THE LIGHT STANDARD, I THINK WE SHOULD

5:49:12PM ADD A CONDITION THAT THE LIGHT STANDARDS WILL BE 15 FEET IN
5:49:16PM HEIGHT MAXIMUM TO ADDRESS ANY LIGHT ISSUE.
5:49:21PM NOW, THE CODE ALREADY REQUIRES THAT THE LIGHT STANDARDS
5:49:24PM WITHIN 50 FEET OF THE RESIDENTIAL PROPERTY ARE LIMITED TO 15
5:49:27PM FEET OR LESS, BUT I THINK IT WOULD BE APPROPRIATE TO SAY, ON
5:49:32PM THIS SITE, THE LIGHT STANDARDS WOULDN'T BE LIMITED TO 15
5:49:39PM FEET OR LESS.
5:49:40PM ALSO, THE BUFFER OUT FRONT, WE'VE HAD ALONG BROADWAY EAST,
5:49:44PM WE'VE HAD SOME OTHER DISCUSSION FROM OUR ENVIRONMENTAL
5:49:47PM PLANNER THAT'S KIND OF UNDER CONTRACT WITH US THAT THE PINE
5:49:54PM TREES THAT ARE PROPOSED ALONG BROADWAY EAST ARE PROBABLY A
5:49:59PM NOT-GOOD SELECTION GIVEN THE OVERHEAD POWER LINES IN THAT
5:50:03PM LOCATION.
5:50:04PM I HAVE TALKED WITH THE APPLICANT ABOUT THAT ISSUE.
5:50:07PM I'M FAIRLY CONFIDENT THAT THAT WILL BE RESOLVED.
5:50:12PM KIM HAD RECOMMENDED THAT SABAL PALMS GO IN IN LIEU OF THE
5:50:20PM SLASH PINES AND I THINK WE WROTE THE CONDITION UP TO THAT
5:50:23PM EFFECT, BUT I'M NOT SURE THAT THAT IS ACTUALLY THE RIGHT
5:50:26PM SOLUTION ALONG BROADWAY EAST.
5:50:30PM THE CODE, WHEN YOU REPLACE A SHADE TREE LIKE A SLASH PINE
5:50:35PM WITH A PALM TREE, LIKE A SABAL PALM, ACTUALLY REQUIRES A
5:50:40PM THREE-TO-ONE, SO THAT WOULD BE 15 PALMS IN FRONT OF THE
5:50:44PM BUILDING ALONG BROADWAY EAST, AND THAT MIGHT NOT BE
5:50:48PM AESTHETICALLY THE BEST THING.
5:50:50PM PERHAPS THERE SHOULD BE A MIXTURE OF BLACK OLIVE OR SHADY

5:50:54PM LADY, OTHER SHADE TREES THAT WOULDN'T NECESSARILY GET TO THE
5:50:59PM HEIGHT OF A SLASH PINE.
5:51:02PM >>Marlene Naratil: I WAS GOING TO SUGGEST A VARIATION IN
5:51:04PM HEIGHT OF THE MATERIALS THAT WERE PUT IN BECAUSE YOU
5:51:08PM WOULDN'T WANT IT JUST THE SAME HEIGHT.
5:51:12PM >>Matt Noble: CORRECT.
5:51:12PM AND THE CODE, EVEN IF IT WENT ALL SABAL PALMS, THE CODE
5:51:18PM REQUIRES CLUSTERS OF THREE AT VARYING HEIGHTS.
5:51:24PM BUT, YEAH, I TOTALLY AGREE WITH THAT COMMENT.
5:51:27PM >> JUST TO CLARIFY, YOU SAY THE APPLICANT HAS AGREED THAT
5:51:33PM ONCE THE CAPACITY IS AVAILABLE, THE APPLICANT WOULD CONNECT
5:51:36PM INTO THE SEWAGE SYSTEM, IS THAT CORRECT?
5:51:39PM >>Matt Noble: YES, THAT'S MY UNDERSTANDING.
5:51:40PM >> OKAY.
5:51:42PM JUST ON THAT POINT, IT'S MY UNDERSTANDING AND YOU MENTIONED

5:51:45PM THAT THE VILLAGE WAS LOOKING AT OVERALL MODIFICATION TO OUR
5:51:51PM UTILITY SYSTEM SO THERE WOULD BE SEWERS THROUGHOUT THE
5:51:54PM VILLAGE EVENTUALLY.
5:51:56PM >>Matt Noble: WELL, THIS AREA HAS BEEN SINGLED OUT FOR A
5:51:58PM SPECIAL STUDY --
5:52:01PM >>Mary Gibbs: THE PUBLIC WORKS DIRECTOR IS LOOKING, HAS
5:52:05PM BEEN TO THE COUNCIL A COUPLE OF TIMES, LOOKING AT A COUPLE
5:52:08PM DIFFERENT AREAS THAT COULD BE POTENTIALLY BECOME LIKE A
5:52:12PM SPECIAL ASSESSMENT DISTRICT, AND THIS BROADWAY AREA, NOT
5:52:16PM JUST THIS PROPERTY BUT THE LARGER BROADWAY AREA, IS ONE THAT

5:52:19PM THEY'RE LOOKING AT, AND THEN THERE'S ANOTHER ONE, I THINK
5:52:22PM SOUTH OF WILLIAMS WHERE IT'S CALLED THE SPRINGS, WHERE
5:52:25PM THERE'S NO -- THERE'S NO PAVED ROADS, WATER OR SEWER, SO
5:52:30PM THERE'S A COUPLE DIFFERENT AREAS THAT THE VILLAGE HAS BEEN
5:52:33PM LOOKING AT BECAUSE THEY -- YOU KNOW, THE COUNCIL REALLY
5:52:36PM WANTS TO GET -- REALLY GET PEOPLE OFF OF SEPTIC AND ONTO
5:52:40PM SEWER, BUT OF COURSE WE DON'T CONTROL THE UTILITIES, SO, YOU
5:52:45PM KNOW, YOU'VE GOT TO WORK WITH LEE COUNTY UTILITIES AND THEN
5:52:48PM THERE'S LEGAL MECHANISMS LIKE DO YOU DO A SPECIAL TAXING
5:52:51PM DISTRICT, DO YOU DO A SPECIAL ASSESSMENT DISTRICT, SO THOSE
5:52:54PM THINGS ARE BEING INVESTIGATED NOW.
5:52:57PM I THINK WHEN WE DID THE UNITED METHODIST CHURCH, THE COUNCIL
5:53:00PM REALLY WRESTLED WITH THE WHOLE ISSUE OF SEWER, AND THEY
5:53:04PM INITIALLY PUT A CONDITION IN THAT SAID THEY WERE GOING TO
5:53:06PM HAVE TO CONNECT WITHIN 10 YEARS, BUT THEN THEY, AFTER
5:53:09PM DISCUSSION, THEY CHANGED THAT TO SAY, ALL RIGHT, WELL, WE'LL
5:53:14PM HAVE THEM DO A SEPTIC TANK, THEY'LL PROVIDE AN INSPECTION
5:53:17PM EVERY YEAR AND GIVE IT TO US SO WE CAN LOOK AT IT AND SEE IF
5:53:21PM IT CREATES A PROBLEM.
5:53:23PM SO THAT'S PRETTY MUCH WHAT WE DID, ON THE CONDITION THAT
5:53:27PM WE'RE PROPOSING IS SOMETHING SIMILAR TO THAT.
5:53:30PM WE WOULD HAVE LIKED TO SEE IT CONNECTED NOW, BUT BECAUSE OF
5:53:34PM THE LINE SIZING ISSUE WITH RICK JOHNSON AND THE LIFT STATION
5:53:38PM AND ALL THESE EXTENUATING CIRCUMSTANCES, I MEAN, WE HAVE
5:53:41PM TALKED TO OTHER ENGINEERS THAT HAVE DONE THE UNITED

5:53:44PM METHODIST CHURCH AND THEY'VE ALL AGREED THAT THERE IS A
5:53:47PM PROBLEM WITH THE LINES NOT BEING SIZED, YOU KNOW, ADEQUATELY
5:53:52PM TO ADD ALL THESE OTHERS ONTO IT.
5:53:55PM SO IT'S A TOUGH --
5:53:57PM >>Marlene Naratil: THE LIFT STATION THAT'S PART OF THE
5:54:01PM LAYOUT OF IT, IS THAT ADEQUATE AT THE MOMENT OR --
5:54:05PM >> NO.
5:54:05PM >>Marlene Naratil: IT'S NOT.
5:54:06PM SO THEY WOULD HAVE TO PUT A WHOLE NEW SYSTEM IN.
5:54:10PM >>Matt Noble: IF I COULD, THE LIFT STATION WAS SIZED TO
5:54:13PM ACCOMMODATE THE BROADWAY SHOPPES AND RICK JOHNSON, THAT'S

5:54:16PM IT.

5:54:17PM >>Marlene Naratil: THAT'S IT?

5:54:18PM >>Matt Noble: THAT'S IT.

5:54:19PM >>Marlene Naratil: AND IF YOU WANT TO ACCOMMODATE THE

5:54:21PM CHURCH, YOU'VE GOT A HUGE NUMBER THERE.

5:54:23PM >>Matt Noble: YEAH.

5:54:24PM THE LIFT STATION WOULD HAVE TO BE IMPROVED AS WELL AS NEW

5:54:28PM PIPING ALL THE WAY UP TO ESTERO PARKWAY, WOULD HAVE TO BE

5:54:31PM PUT IN THE GROUND.

5:54:34PM THAT KIND OF BRINGS ME TO ANOTHER CONDITION THAT I THINK WE

5:54:37PM SHOULD ADD AFTER THE DISCUSSION AT THE DESIGN REVIEW BOARD,

5:54:41PM THAT -- AND I DON'T THINK THE APPLICANT HAS AN ISSUE WITH

5:54:43PM IT, THAT THERE SHOULD BE A DEMONSTRATION AT THE DEVELOPMENT

5:54:49PM ORDER TIME THAT THE SEPTIC SYSTEM CAN ACCOMMODATE THE

5:54:53PM PROPOSED USE THAT IS BEING SOUGHT THROUGH THE DEVELOPMENT

5:54:55PM ORDER BECAUSE WE SUSPECT THAT IF THE WHOLE SITE WERE

5:55:01PM CONVERTED TO A RESTAURANT, THAT THAT EXISTING SEPTIC SYSTEM

5:55:05PM PROBABLY COULD NOT HANDLE IT.

5:55:13PM >> MATT, COULD YOU TELL ME MORE ABOUT HOW THE PLAN AND

5:55:19PM APPROVED INTERCONNECT BETWEEN THE BROADWAY SHOPPES WILL

5:55:23PM PROVIDE ACCESS TO BROADWAY EAST AND 41?

5:55:28PM I'M LOOKING AT PAGE 15 OF 17 OF THE STAFF REPORT, THE BOTTOM

5:55:31PM PARAGRAPH.

5:55:33PM >>Matt Noble: SURE.

5:55:37PM THERE IS ALREADY AN INTERCONNECT APPROVED WITH THE DOWNTOWN

5:55:41PM ESTERO PROJECT THAT WOULD ALLOW SOMEBODY TO ARRIVE THROUGH

5:55:47PM THE DOWNTOWN ESTERO, BECAUSE THEY DO ALSO HAVE A DRIVEWAY ON

5:55:52PM BROADWAY EAST, SO THAT WOULD ALLOW PEOPLE IN THE BROADWAY

5:55:55PM SHOPPES TO ACTUALLY GAIN ACCESS TO THE LIGHT AT BROADWAY

5:56:01PM EAST AND U.S. 41.

5:56:04PM THE ISSUE WITH THE SUBJECT SITE, AND I KNOW THE APPLICANT IS

5:56:08PM GOING TO TALK ABOUT IT, AND YOU PROBABLY REALIZE IT IF

5:56:12PM YOU'VE BEEN BY THE SITE, THE CHANGE IN TOPOGRAPHY IS RATHER

5:56:15PM STARK.

5:56:16PM YOU KNOW, I KNOW AT THE DESIGN REVIEW BOARD, THE ENGINEER

5:56:21PM FOR THE APPLICANT WAS TALKING ABOUT THREE FEET.

5:56:24PM I THINK IT'S A LITTLE MORE THAN THREE FEET CHANGE.

5:56:26PM I THINK IT'S MORE LIKE FOUR FEET TO FIVE FEET, AND THAT

5:56:32PM CREATES ISSUES, IT CREATES ISSUES WITH THE FIRE DEPARTMENT.

5:56:38PM THEY HAVE COME AND TALKED TO ME.

5:56:40PM I KNOW THEY'VE TALKED TO THE APPLICANT ABOUT GETTING THEIR

5:56:43PM EQUIPMENT ON AND OFF THE SITE, YOU KNOW, THAT THAT KIND OF

5:56:48PM RAMPING WOULD BE DIFFICULT FOR THEM.

5:56:52PM SO THE SOLUTION THAT'S BEEN WORKED OUT IS TO PROVIDE AN

5:56:55PM ADDITIONAL PEDESTRIAN INTERCONNECT WITH BROADWAY SHOPPES

5:57:02PM THAT'S MORE ALIGNING WITH THE FRONT OF THE OLD POST OFFICE

5:57:05PM BUILDING THAT WOULD ENTAIL A STAIRWELL TO DEAL WITH THAT
5:57:12PM TOPOGRAPHY CHANGE.
5:57:14PM NOW, THERE WOULD BE AN ADA ACCESSIBLE CONNECTION THAT WOULD
5:57:20PM BE THE SIDEWALK CONNECTION OUT ON BROADWAY EAST, WOULD
5:57:25PM INCLUDE ACCESS TO THE FRONT DOOR OF THE OLD POST OFFICE AS
5:57:30PM WELL AS CONNECTING TO THE BROADWAY SHOPPES.
5:57:32PM >> IF YOU WOULD, THIS PARTICULAR TYPE OF DRAWING, WHERE IS
5:57:40PM THAT ACCESS -- VEHICULAR ACCESS PROPOSED TO HIT BROADWAY
5:57:44PM EAST FROM THE BROADWAY SHOPPES?
5:57:49PM >>Matt Noble: IT'S MUCH FURTHER TO THE EAST.
5:57:53PM THE FIRST -- YOU WILL ENCOUNTER A DRIVEWAY TO MR. NOBLE'S
5:57:58PM HOUSE, WOULD BE THE FIRST CONNECTION.
5:58:00PM YOU THEN GO ANOTHER, I DON'T KNOW, HUNDRED FEET OR MORE
5:58:05PM FURTHER TO THE EAST BEFORE YOU WOULD HIT THAT PROPOSED
5:58:07PM ACCESS POINT TO DOWNTOWN ESTERO.
5:58:09PM >> AT SOME POINT YOU'D BE ABLE TO GO, SAY, FROM RICK JOHNSON
5:58:14PM AROUND BROADWAY SHOPPES AND CONNECT TO MR. NOBLE'S HOUSE?
5:58:20PM >>Matt Noble: THAT'S CORRECT.

5:58:20PM >> CONNECT TO EAST BROADWAY, OKAY.
5:58:22PM THANK YOU.
5:58:23PM >>Matt Noble: YEP.
5:58:23PM >> WITH CONNECTING THE EXISTING SHOPPING CENTER WITH THIS, I
5:58:35PM CAN SEE TRAFFIC REALLY BEING AN ISSUE GETTING OUT TO GO
5:58:44PM SOUTH ON 41.
5:58:47PM >>Matt Noble: WE AGREE.
5:58:48PM WE AGREE THAT THE ALREADY-APPROVED AND PLANNED ACCESS
5:58:52PM THROUGH DOWNTOWN ESTERO PROVIDES MUCH BETTER DISTANCE
5:58:56PM SEPARATION FROM THE INTERSECTION.
5:59:03PM >> I ALSO SEE -- AND I'M ALL FOR THE PROJECT, I MEAN,
5:59:06PM THERE'S SOME LITTLE THINGS, BUT I ALSO SEE THE POTENTIAL OF
5:59:12PM GOING OFF 41, HEADING NORTH, TO GO LEFT.
5:59:20PM I MEAN, I TRAVEL THAT EVERY DAY.
5:59:24PM YOU COULD HAVE STACKING PROBLEMS TRYING TO GO LEFT INTO THIS
5:59:29PM PROJECT --
5:59:29PM >> YES.
5:59:30PM >> IT COULD BACK UP ON THE 41.
5:59:32PM >> YES.
5:59:33PM >> OKAY.
5:59:36PM ARE YOU TALKING ABOUT THE LEFT TURN SOUTHBOUND ON 41 ONTO
5:59:40PM EAST BROADWAY?
5:59:42PM >> I'M TALKING, IF YOU'RE SOUTH -- NORTHBOUND AND YOU'RE
5:59:48PM TURNING EAST ONTO BROADWAY TO GO LEFT, AT EITHER THIS
5:59:56PM FACILITY OR THE OTHER --

6:00:01PM >> INTO THIS PROJECT.
6:00:01PM >> YEAH, AND I'M GLAD THAT YOU'RE MOVING THE ACCESS POINT
6:00:04PM FURTHER EAST.

6:00:06PM I JUST DON'T KNOW IF YOU CAN GET ENOUGH EAST TO DO IT.
6:00:11PM >>Marlene Naratil: AGAIN, IT DEPENDS ON THE USAGE.
6:00:13PM YOU KNOW, YOU MAY HAVE LESS STACKING FOR CERTAIN USAGES THAN
6:00:18PM OTHERS, AND THAT'S WHY THAT'S IMPORTANT IN OUR
6:00:21PM CONSIDERATION.
6:00:22PM >>Matt Noble: CORRECT, AND THE APPLICANT HAS ESSENTIALLY
6:00:25PM MOVED THE ACCESS POINT AS FAR EAST AS THEY CAN.
6:00:29PM >> THERE'S NOT A LOT OF ROOM.
6:00:31PM >>Matt Noble: THERE IS NOT.
6:00:32PM >> JOHN, YOU WERE HERE BEFORE.
6:00:34PM DO YOU RECALL STACKING PROBLEMS WHEN IT WAS THE POST OFFICE
6:00:37PM FOR THAT SAME --
6:00:38PM >>John Yarbrough: YEAH, OCCASIONALLY, YEAH, AT TAX TIME
6:00:40PM OR --
6:00:41PM >>Marlene Naratil: CHRISTMAS.
6:00:42PM >>John Yarbrough: CHRISTMAS, BUT, YOU KNOW, THERE'S MORE
6:00:45PM PEOPLE HERE NOW, AND LIKE I SAY, I DRIVE IT EVERY DAY, BOTH
6:00:50PM WAYS, BECAUSE I LIVE ON THE OTHER END OF BROADWAY, AND
6:00:53PM THERE'S TIMES WHERE THERE'S A LOT OF TRAFFIC THERE.
6:00:59PM SO I DON'T HAVE A MAGIC BULLET FOR IT, BUT -- IT NEEDS TO BE
6:01:06PM THOUGHT THROUGH.
6:01:07PM >> I THINK, JOHN, FUTURE CONSIDERATION IS GOING TO BE WHAT

6:01:08PM THE ULTIMATE USE OF THAT PROPERTY IS BECAUSE IF THAT
6:01:11PM PROPERTY IS A RESTAURANT, WHICH THEY'VE USED AS THE EXAMPLE
6:01:15PM TO GIVE YOU THE MAXIMUM POSSIBLE LOAD ON THAT PROPERTY, THE
6:01:21PM FEASIBILITY OF A RESTAURANT GOING IN THERE, TO ME, IS FAR
6:01:24PM FLUNG.
6:01:25PM I COULD SEE IT MORE AS AN OFFICE USE, AND AS AN OFFICE USE,
6:01:29PM THAT WOULD BE A GREAT USE FOR IT BECAUSE IT WOULDN'T HAVE
6:01:31PM THE TYPE OF TRAFFIC IMPACT THAT WE'RE TALKING ABOUT.
6:01:34PM SO THE USE, THE ULTIMATE USE OF THAT PROPERTY IS GOING TO
6:01:37PM DETERMINE WHETHER OR NOT THERE'S CONGESTION THERE.
6:01:40PM >>Matt Noble: YEAH, AND THEY DID SUBMIT FOR DO, SO WE DO
6:01:45PM HAVE A HINT TO WHAT THE THINKING IS.
6:01:48PM >>Mary Gibbs: YOU MEAN A DEVELOPMENT ORDER.
6:01:49PM >>Matt Noble: YES, SORRY.
6:01:50PM >>Mary Gibbs: NO JARGON.
6:01:52PM THE DEVELOPMENT ORDER WAS SUBMITTED FOR WHAT USE?
6:01:55PM >>Matt Noble: GARDEN CENTER.
6:01:55PM >> GARDEN CENTER?
6:01:59PM >>MATT NOBLE: YES.
6:02:02PM >>Mary Gibbs: WITH SOME VEHICLE STORAGE IN THE BACK, IN
6:02:03PM THE DEVELOPMENT ORDER?
6:02:05PM >>Matt Noble: THEY DO HAVE SOME STORAGE IN THE BACK OF THE
6:02:08PM PROPERTY.
6:02:10PM IF YOU LOOK AT THE MCP, WHICH I KNOW THEY'RE GOING TO SHOW
6:02:13PM IT, THERE IS A GATE THAT COMES ACROSS ESSENTIALLY ABOUT THE

6:02:17PM BACK OF THE POST OFFICE THAT WOULD SHIELD ANY KIND OF
6:02:22PM STORAGE FROM PUBLIC VIEW ON BROADWAY EAST, WITH A BUFFER
6:02:27PM GOING IN -- MORE FROM U.S. 41.
6:02:32PM >>Mary Gibbs: MAYBE THE APPLICANT, WHEN THEY GET UP, IF
6:02:34PM MATT'S ALMOST DONE --
6:02:35PM >>Matt Noble: I'M DONE.
6:02:35PM >>Mary Gibbs: -- COULD SHED SOME LIGHT, AND I'M THINKING
6:02:38PM MAYBE THE APPLICANT COULD SHED SOME LIGHT ON, YOU KNOW, WHY
6:02:41PM THERE'S A BROAD RANGE OF USES LISTED IN THE ZONING BUT
6:02:45PM THEY'VE ALREADY SUBMITTED A DEVELOPMENT ORDER FOR A SPECIFIC
6:02:47PM USE, WHICH KIND OF BEGS THE QUESTION OF WHAT IS THE ACTUAL
6:02:50PM USE, BECAUSE NORMALLY WHEN WE GET THESE ZONINGS IN, WE
6:02:54PM SOMETIMES KNOW WHAT THE -- WE DON'T USUALLY GET THESE
6:02:59PM ZONINGS IN FOR THESE BROAD RANGES OF USES, SO THAT MIGHT BE
6:03:02PM A GOOD QUESTION FOR THE APPLICANT.
6:03:03PM >> OKAY.
6:03:08PM >>Matt Noble: I THINK FOR THE APPLICANT, THAT VERONICA
6:03:11PM MARTIN IS GOING TO LEAD OFF.
6:03:12PM >> OKAY.
6:03:12PM >> EXCUSE ME, MADAM CHAIR.
6:03:20PM I'M JEFF WRIGHT WITH HENDERSON FRANKLIN LAW FIRM HERE ON
6:03:24PM BEHALF OF THE APPLICANT.
6:03:25PM I HAVE HERE WITH ME TODAY VERONICA MARTIN AND DEAN MARTIN
6:03:29PM FROM TDM CONSULTING, CARLOS CARDET FROM MK ARCHITECTURE AND
6:03:34PM DAVID KULSVEEN FROM LANDESCO.

6:03:37PM WE'RE HERE TO PRESENT OUR REZONING REQUEST FOR THE PROPERTY.
6:03:41PM A LOT OF THIS MIGHT BE REDUNDANT SO I'LL TRY TO GET THROUGH
6:03:44PM IT QUICKLY IN THE INTEREST OF TIME, BUT IT'S NEAR THE
6:03:47PM NORTHEAST CORNER OF U.S. 41 AND BROADWAY, THE FORMER U.S.
6:03:50PM POST OFFICE.
6:03:51PM THIS IS IN -- A REDEVELOPMENT PROJECT.
6:03:55PM WE'RE TRYING TO PUT THE PROPERTY AND THE BUILDING TO
6:03:57PM REASONABLE USE FOLLOWING OVER 20 YEARS AS A U.S. POST
6:04:01PM OFFICE, AND TRYING TO BRING IT BACK AND IMPROVE ITS
6:04:04PM MARKETABILITY.
6:04:05PM THIS GOES THAT QUESTION OF WHY IS THERE A BROAD RANGE OF
6:04:07PM USES.
6:04:08PM OBVIOUSLY THE MORE USES YOU CAN PRESENT TO THE MARKET, THE
6:04:10PM MORE ATTRACTIVE AND LIKELY IT IS THAT SOMEBODY'S GOING TO
6:04:14PM ACTUALLY BUY IT AND PUT IT TO USE.
6:04:17PM THE FEDS, AS MATT INDICATED, DIDN'T HAVE TO COMPLY WITH
6:04:20PM LOCAL REGULATIONS, SO WHAT WE'RE LEFT WITH IS SOME UNIQUE
6:04:24PM FEATURES ON THE SITE THAT WE'RE TRYING TO LIVE WITH, AND A
6:04:28PM LOT OF OUR DEVIATION REQUESTS, AS MATT INDICATED, ARE TIED
6:04:32PM TO THAT.
6:04:32PM OBVIOUSLY THE CURRENT ZONING OF AG IS VERY LIMITED, SO WE'RE

6:04:36PM GOING TO -- WE'RE TRYING TO REZONE THIS TO A COMMERCIAL USE
6:04:41PM OF THIS SITE.
6:04:43PM AS WE'VE HEARD, THERE'S NO END USE OR USER IDENTIFIED AT
6:04:48PM THIS POINT, AND OUR GOAL, WE THINK IT'S A UNIQUE PROJECT,

6:04:53PM THE FACT THAT IT WAS A POST OFFICE AND IT HAS SOME UNIQUE
6:04:56PM NONCONFORMING FEATURES MAKE IT ALSO UNIQUE FOR RESOLVING IT
6:05:00PM AND TRYING TO GET A BUYER FOR IT, AND THAT'S WHY WE'RE
6:05:02PM TRYING TO EXPAND THE ARRAY OF USES, BECAUSE WE FIGURE IF WE
6:05:06PM PICK ONE USE, THE MARKET IS GOING TO BE LIMITED.
6:05:09PM AND THIS WAY IT'S SORT OF LIKE CALLING IT A COMMERCIAL
6:05:11PM DISTRICT ALMOST, AND THAT WAY, GIVEN ITS LOCATION, IT'S A
6:05:14PM GOOD SPOT FOR COMMERCIAL, SO WE TRIED TO PUT IN WHAT WE
6:05:18PM THOUGHT WERE GOOD COMMERCIAL USES CONSISTENT WITH THE COMP
6:05:21PM PLAN, THE NEW COMP PLAN, AND STAFF HAS CHOPPED SOME OF THOSE
6:05:24PM USES THAT WERE NOT ACCEPTABLE TO THEM, AND WAS WE'RE LEFT
6:05:27PM WITH IS A TRIMMED DOWN USE LIST BUT IT'S STILL PRETTY BIG,
6:05:31PM SO I WANTED TO NIP THAT QUESTION ON THE FRONT END, WHY
6:05:36PM WOULDN'T YOU PICK A USER OR A USE, IT'S BECAUSE WE'RE TRYING
6:05:39PM TO BREATHE LIFE BACK INTO THIS PROPERTY AND FIND A BUYER,
6:05:42PM AND IT'S OBVIOUSLY MORE MARKETABLE WHEN YOU HAVE A LOT OF
6:05:44PM USES CONSISTENT WITH THE COMMERCIAL ZONING DISTRICT.
6:05:47PM OBVIOUSLY WE COULDN'T HAVE DONE A STRAIGHT ZONING CHANGE
6:05:50PM FROM AG TO COMMERCIAL BECAUSE OF ALL THE DEVIATIONS INHERENT
6:05:53PM TO THIS SITE, BECAUSE IT'S A FEDERAL GOVERNMENT PROPERTY.
6:05:57PM SO IT'S ALMOST LIKE YOU COME BACK AROUND FULL CIRCLE, YOU
6:06:00PM CAN'T DO A STRAIGHT REZONE, YOU HAVE TO GET DEVIATIONS, SO
6:06:03PM HERE WE ARE GETTING A COMMERCIAL VERSION OF A PLANNED
6:06:07PM DEVELOPMENT.
6:06:09PM AS MATT INDICATED, THE REZONING WILL ALSO ALLOW US TO MOVE

6:06:12PM FORWARD WITH IMPROVING THE SITE.
6:06:14PM WE HAVE A CONCURRENT DEVELOPMENT ORDER UNDER REVIEW, AND TO
6:06:20PM THE BOARD MEMBERS QUESTION, MR. GARGANO, RELATING TO THE --
6:06:24PM WHAT WAS OUR RESPONSE TO THE DESIGN REVIEW BOARD'S INPUT,
6:06:29PM AND WHAT WE DID IS, IT WAS ONLY A WEEK AGO TONIGHT,
6:06:32PM VERONICA, OUR PLANNING PERSON, CIRCULATED THE VIDEO OF THAT
6:06:37PM MEETING AROUND OUR TEAM AND WE PROMPTLY TOOK NOTES AND
6:06:40PM WATCHED THE VIDEO AND WE PLANNED ON GOING BACK TO THEM,
6:06:43PM INCORPORATING THEIR SUGGESTIONS.
6:06:45PM IN ADDITION, WE WENT BACK TO OUR POWERPOINT AND WE ADDED
6:06:48PM FIVE -- SIX SLIDES TO ADDRESS SOME OF THE CONCERNS THAT THEY
6:06:52PM RAISED.
6:06:53PM AND THEY'RE MAINLY RELATED TO ENGINEERING, HOW ARE WE GOING
6:06:55PM TO MOVE THE SEWER ISSUE AND THE DRAINAGE ISSUE WHERE A LOT
6:06:59PM OF THE SLIDES THAT WE'VE ADDED FOR TONIGHT IN RESPONSE TO
6:07:03PM THEIR CONCERNS, WE FEEL LIKE WE HAVE ENOUGH TIME TO ADDRESS
6:07:07PM MOST OF, IF NOT ALL OF THEIR CONCERNS, AND SOME OF THEM ARE

6:07:09PM INCORPORATED INTO TONIGHT'S PRESENTATION.
6:07:15PM WE HAVE REVIEWED THE STAFF REPORT, AND WE AGREE WITH THE
6:07:18PM RECOMMENDATION OF APPROVAL.
6:07:19PM THERE ARE SEVERAL CONDITIONS AND DEVELOPMENT STANDARDS
6:07:23PM ATTACHED.
6:07:24PM IT'S THE ATTACHMENT C THAT MATT REFERRED TO.
6:07:27PM WE HAVE NO OBJECTION TO THESE CONDITIONS.
6:07:30PM WE ARE -- MATT MADE REFERENCE TO THREE ADDITIONAL CONDITIONS

6:07:35PM FOR LIGHTING STANDARDS, A BUFFER ALONG THE FRONT WITH A
6:07:40PM CERTAIN TREES WILL WORK AND CERTAIN WILL NOT WORK, AND ALSO
6:07:45PM DEMONSTRATE THAT THE SEPTIC SYSTEM, IF WE END UP GOING WITH
6:07:49PM THAT, HAS THE CAPACITY TO ACCOMMODATE WHATEVER USE ENDS UP
6:07:53PM THERE.
6:07:53PM SO THERE'S NO CHANCE THAT WE WOULDN'T HAVE ADEQUATE CAPACITY
6:07:56PM FOR WHATEVER THE USE ENDS UP BEING.
6:07:59PM WE ARE REQUESTING SIX DEVIATIONS FROM THE LAND DEVELOPMENT
6:08:02PM CODE.
6:08:03PM AS I'VE STATED, MATT STATED, MAINLY TO ALLOW AND ACCOMMODATE
6:08:08PM CERTAIN EXISTING CONDITIONS ON THE SITE.
6:08:11PM WE'RE GOING TO MAKE OUR PRESENTATION VIA POWERPOINT TODAY,
6:08:14PM AND THERE'S A LOOK AT THE SITE AT THE NORTHEAST CORNER
6:08:18PM THERE.
6:08:20PM I BELIEVE A COPY OF THE POWERPOINT IS INCLUDED IN YOUR
6:08:24PM BACKUP FOR TONIGHT.
6:08:26PM I HAVE TO HIGHLIGHT THE FACT THAT WE HAVE ADDED THOSE SIX
6:08:28PM SLIDES TO THE END OF THE PRESENTATION, SO THOSE ARE NOT IN
6:08:31PM YOUR BACKUP, AND I WANTED TO SAY THAT ON THE FRONT END SO
6:08:35PM YOU WEREN'T WONDERING WHERE DO THESE LAST SIX SLIDES COME
6:08:38PM FROM, BUT YOU'LL SEE THEM AT THE END OF OUR PRESENTATION,
6:08:40PM THEY RELATE TO ENGINEERING AND DEAN MARTIN WILL BE
6:08:43PM ADDRESSING THOSE.
6:08:47PM AS I MENTIONED, WE ARE A TEAM HERE.
6:08:50PM WE'VE DIVIDED OUR PRESENTATION INTO FOUR PARTS.

6:08:53PM WE'LL START WITH THE PLANNING, THEN THE ARCHITECTURE, THEN
6:08:55PM THE LANDSCAPING AND FINALLY THE ENGINEERING.
6:08:58PM VERONICA MARTIN FROM TDM WILL PRESENT THE BULK OF THE
6:09:01PM TESTIMONY RELATING TO THE PLANNING CONSIDERATIONS.
6:09:04PM CARLOS FROM MK ARCHITECTURE WILL PRESENT THE ARCHITECTURAL
6:09:10PM PORTION.
6:09:11PM DAVID KULSVEEN WILL PRESENT THE LANDSCAPING AND FINALLY DEAN
6:09:14PM MARTIN IS HERE FOR THE ENGINEERING COMPONENT.
6:09:17PM I WANTED TO SAY THANK YOU TO YOU FOR YOUR PATIENCE AND TO
6:09:20PM STAFF FOR ALL THEIR WORK ON THIS PROJECT, AND AT THIS POINT
6:09:23PM I'LL TURN IT OVER TO VERONICA.
6:09:25PM THANK YOU.
6:09:25PM >> THANK YOU.

6:09:26PM >> GOOD EVENING.

6:09:33PM FOR THE RECORD, VERONICA MARTIN WITH TDM CONSULTING,

6:09:37PM REPRESENTING THE APPLICANT THIS EVENING.

6:09:39PM MATT DID A GREAT JOB GIVING YOU THE OVERVIEW OF THE PROJECT,

6:09:43PM AND I'M GOING TO TRY REALLY HARD NOT TO REPEAT ANY OF HIS

6:09:46PM TESTIMONY.

6:09:48PM THE FIRST SLIDE, I ACTUALLY WANT TO START WITH, IS THE

6:09:51PM ENLARGED AREA LOCATION MAP.

6:09:53PM THAT SHOWS THE EXISTING DRIVEWAYS, THE ONE SINGLE ENTRANCE,

6:09:57PM AND THE TWO EXITS ONTO BROADWAY EAST.

6:10:02PM AS YOU CAN SEE, THE DRIVEWAY THAT WE'RE KEEPING IS LOCATED

6:10:07PM AS FAR EAST AS POSSIBLE FROM U.S. 41.

6:10:10PM EARLY ON IN OUR MEETINGS WITH STAFF, WE WERE ASKED TO REMOVE

6:10:14PM THE DRIVEWAY CLOSEST TO THE INTERSECTION.

6:10:16PM THE APPLICANT AGREED THAT ELIMINATING THAT DRIVEWAY PROVIDES

6:10:20PM BETTER TRAFFIC CIRCULATION ON THE PUBLIC ROADS, ESPECIALLY

6:10:23PM AT THE INTERSECTION, AND DOESN'T IMPACT THE RIGHT TURN LANE

6:10:28PM ON BROADWAY EAST AS MUCH AS THE EASTERN DRIVEWAY.

6:10:34PM THE NEXT SLIDE IS JUST AN EXISTING CONDITIONS SLIDE.

6:10:38PM I WANTED TO SHOW YOU WHAT THE POST OFFICE LOOKS LIKE TODAY

6:10:40PM AFTER IT'S BEEN VACANT FOR SEVERAL YEARS.

6:10:43PM OVER THE PAST COUPLE YEARS, AND SINCE I'VE BEEN INVOLVED

6:10:46PM WITH THIS PROJECT IN THE PAST YEAR AND A HALF, THERE'S BEEN

6:10:49PM THEFT ON THIS PROPERTY, VANDALISM, A FIRE, AND SOMEONE'S

6:10:56PM BEEN DUMPING TRASH THAT WE'VE HAD TO TAKE CARE OF, SO IT

6:10:59PM WOULD BE, I THINK, IN EVERYONE'S BEST INTEREST TO GET A

6:11:01PM TENANT OR A DEVELOPER IN THIS PROPERTY.

6:11:07PM THE SURROUNDING ZONING AND EXISTING USES MAP, AS YOU CAN

6:11:10PM SEE, BROADWAY SHOPPES TO THE NORTH HAS COMMUNITY COMMERCIAL

6:11:16PM ZONING WITH A BROAD RANGE OF EXISTING COMMERCIAL USES,

6:11:19PM INCLUDING AN AUTO REPAIR SHOP.

6:11:22PM THE PROPERTY TO THE SOUTH IS THE ESTERO UNITED METHODIST

6:11:24PM CHURCH, IT'S COMMUNITY FACILITY PLANNED DEVELOPMENT, ALSO A

6:11:30PM MOBILE HOME AND SINGLE FAMILY RESIDENTIAL SOUTH OF BROADWAY.

6:11:34PM MR. NOBLE OWNS THE SINGLE FAMILY RESIDENTIAL PROPERTY TO THE

6:11:38PM EAST.

6:11:39PM IT'S ON PROPERTY ZONED AG-2.

6:11:42PM I ALSO ADDED IN THAT THE DOWNTOWN ESTERO DEVELOPMENT WILL BE

6:11:46PM SURROUNDING OUR PROPERTY, MR. NOBLE'S PROPERTY, AND BROADWAY

6:11:50PM SHOPPES TO THE NORTH AND EAST.

6:12:08PM EXCUSE ME, I JUST WANT TO GO BACK A MINUTE AND TALK ABOUT

6:12:10PM THE PROPOSED SCHEDULE OF USES.

6:12:22PM JEFF HAD MENTIONED THE FACT THAT WE WERE HAPPY WITH ALL THE

6:12:26PM CONDITIONS SET FORTH IN THE STAFF REPORT.

6:12:28PM I DO WANT TO MENTION THE ONE --

6:12:30PM >> CAN YOU SPEAK A LITTLE CLOSER TO THE MICROPHONE, PLEASE?

6:12:34PM >> SURE, THANK YOU.
6:12:35PM >> THANK YOU.
6:12:35PM >> I WANTED TO MENTION THE ONE ITEM THAT WE HAVE A
6:12:38PM DISAGREEMENT WITH STAFF, AND MATT IS VERY WELL AWARE OF OUR
6:12:45PM DISAGREEMENT, WE HAVE ADDED CONTRACTORS AND BUILDERS GROUP
6:12:52PM TWO TO THE SCHEDULE OF USES.
6:12:53PM MATT HAD ASKED US TO REMOVE THAT USE.
6:13:00PM THE LAND DEVELOPMENT CODE DEFINES CONTRACTORS AND BUILDERS
6:13:04PM GROUP TWO, THEY INCLUDE OFFICES WITH INDOOR STORAGE AND
6:13:07PM LIGHT FABRICATION WORK, OUTDOOR STORAGE OF MATERIALS AND
6:13:12PM EQUIPMENT AS PERMITTED IF ENCLOSED, HEAVY CONSTRUCTION
6:13:16PM EQUIPMENT SUCH AS CRANES AND BULLDOZERS ARE PROHIBITED.
6:13:20PM AND I BRING THIS UP BECAUSE WE'VE HAD A LOT OF INTEREST FROM
6:13:24PM CONTRACTORS AND BUILDERS OVER THE PAST YEAR AND A HALF IN
6:13:26PM PURCHASING THIS PROPERTY AND DEVELOPING IT.
6:13:29PM ONE OF THE POTENTIAL BUYERS IS A PLUMBER WHO ACTUALLY DOES

6:13:34PM LIGHT FABRICATION WORK INSIDE THE BUILDING.
6:13:37PM HE WOULD ALSO HAVE VANS THAT HE WOULD STORE OUTSIDE.
6:13:44PM WE CHOSE THE GARDEN CENTER BECAUSE THAT WAS THE MOST
6:13:47PM INTEREST TO THE REALTOR OF THIS PROPERTY, SO THAT WAS THE
6:13:49PM INDICATION THAT WE WERE GIVEN WHEN WE SUBMITTED THE D. O.
6:14:01PM THE MASTER CONCEPT PLAN ESSENTIALLY SHOWS THE EXISTING
6:14:04PM BUILDING, THE PARKING LOT, AND THE RETENTION POND.
6:14:07PM IT ALSO DENOTES THE AREA WHERE DEVIATIONS ARE REQUESTED WITH
6:14:10PM THE LITTLE TRIANGLES.
6:14:12PM THE IMPROVEMENTS INCLUDE ADA COMPLIANT SIDEWALKS AND OTHER
6:14:16PM PEDESTRIAN FACILITIES, INTERCONNECTS TO THE ADJACENT
6:14:19PM COMMERCIAL PROPERTY, CODE COMPLIANT LANDSCAPE BUFFERS TO ALL
6:14:22PM PROPERTY LINES, AND NEW PARKING ISLANDS.
6:14:28PM THIS SLIDE SHOWS YOU A COLOR RENDERED MASTER CONCEPT PLAN
6:14:32PM ALONG WITH THE ELEVATION THAT YOU WOULD SEE FROM BROADWAY
6:14:35PM EAST.
6:14:40PM I'D LIKE TO GO OVER EACH OF THE SIX DEVIATIONS TONIGHT.
6:14:46PM THE FIRST ONE IS A DEVIATION FROM LAND DEVELOPMENT CODE
6:14:51PM SECTION 34-935 B-1, WHICH REQUIRES A 20-FOOT SETBACK TO THE
6:14:58PM EAST PROPERTY LINE.
6:15:00PM WE'RE REQUESTING TO PERMIT A 16-FOOT SETBACK DUE TO THE
6:15:03PM EXISTING BUILDING.
6:15:05PM DEVIATION TWO SEEKS RELIEF FROM LAND DEVELOPMENT CODE
6:15:10PM SECTION 34-935 B-2, WHICH REQUIRES PARKING LOT AND INTERNAL
6:15:16PM DRIVES TO BE 20 FEET FROM THE EAST PROPERTY LINE.

6:15:20PM WE'RE REQUESTING THE EXISTING PARKING LOT AND DRIVE BE
6:15:23PM LOCATED 15 FEET FROM THE PROPERTY LINE.
6:15:27PM AND IF I'M GOING TO TOO FAST OR IF YOU HAVE QUESTIONS,
6:15:29PM PLEASE LET ME KNOW.
6:15:32PM DEVIATION THREE SEEKS RELIEF FROM LAND DEVELOPMENT CODE

6:15:35PM SECTION 33-351, WHICH REQUIRES A TYPE C BUFFER TO BE A
6:15:42PM MINIMUM OF 20 FEET WIDE WITH 10 TREES AND 30 SHRUBS PER 100
6:15:47PM LINEAR FEET PLUS AN EIGHT-FOOT HIGH WALL ALONG THE EAST
6:15:50PM PROPERTY LINE.
6:15:52PM DUE TO THE FACT THAT THE EXISTING BUILDING IS ONLY 16 FEET
6:15:57PM FROM THE PROPERTY LINE, AND THE PARKING LOT IS ONLY 15 FEET
6:16:00PM FROM THE PROPERTY LINE, WE'RE ASKING FOR THE BUFFER TO BE
6:16:03PM ONLY 15 FEET WIDE.
6:16:06PM ALSO, FOR THE EXISTING BUILDING TO ACT AS THE BUFFER FOR 80
6:16:10PM LINEAR FEET, AND YOU CAN SEE THAT RIGHT HERE ON THE EXHIBIT.
6:16:16PM THAT'S THE EXISTING BUILDING.
6:16:18PM AND WE'RE ALSO ASKING FOR THE PROPOSED BUFFER WALL TO BE
6:16:21PM LOCATED 10 FEET FROM THE PROPERTY LINE, AND THAT'S ALSO IN
6:16:24PM ADDITION BECAUSE THERE'S AN FPL EASEMENT ALONG THE EAST
6:16:28PM PROPERTY LINE.
6:16:33PM DEVIATION FOUR SEEKS RELIEF FROM LAND DEVELOPMENT CODE
6:16:37PM SECTION 33-118 WHICH REQUIRES ADJACENT COMMERCIAL USES TO
6:16:41PM PROVIDE INTERCONNECTS FOR AUTOMOBILES, BICYCLES, AND
6:16:45PM PEDESTRIANS.
6:16:47PM AS YOU CAN SEE FROM THE PHOTOGRAPHS, THERE'S FOUR TO FIVE

6:16:52PM FEET DIFFERENCE BETWEEN THE ELEVATION OF THE SUBJECT
6:16:55PM PROPERTY AND BROADWAY SHOPPES TO THE WEST AND TO THE NORTH.
6:17:03PM BECAUSE WE KNEW THIS WAS GOING TO BE OF INTEREST TO THE
6:17:06PM PUBLIC AND ALSO TO THE PLANNING BOARD, PLANNING AND ZONING
6:17:09PM BOARD AND THE DESIGN REVIEW BOARD, WE DID CREATE THIS
6:17:12PM EXHIBIT WHICH IS PART OF YOUR SUBMITTAL PACKET, THAT SHOWS,
6:17:16PM IF WE DID A VEHICULAR INTERCONNECT TO THE NORTH PROPERTY,
6:17:19PM THE MINIMUM SLOPE IS 6%, THAT WOULD BE 60.5 FEET INTO OUR
6:17:25PM PROPERTY.
6:17:26PM THAT WOULD COMPLETELY ELIMINATE ANY OUTDOOR STORAGE OR
6:17:29PM ADDITIONAL PARKING IN THAT AREA.
6:17:31PM IN ADDITION, OUR CONVERSATIONS WITH ESTERO FIRE AND RESCUE
6:17:36PM WITH LIEUTENANT SCOTT DANIELSON SAID THAT DUE TO THE LENGTH
6:17:40PM OF THEIR LADDER TRUCKS, THAT 6% SLOPE WOULD NOT PERMIT THEM
6:17:43PM TO GO FROM OUR LOW PROPERTY TO THE NORTHERN PROPERTY AT
6:17:48PM BROADWAY SHOPPES.
6:17:54PM DEVIATION FIVE SEEKS RELIEF FROM LAND DEVELOPMENT CODE
6:17:57PM SECTION 34-1742B.
6:18:01PM THE REQUIREMENT THAT ALL FENCES AND WALLS BE UNIFORM IN
6:18:04PM MATERIAL, DESIGN AND COLOR.
6:18:06PM WE'RE REQUESTING TO PERMIT THE PROPOSED BUFFER WALL AND
6:18:10PM SECURITY GATE TO BE OF A DIFFERENT STYLE, MATERIAL AND COLOR
6:18:13PM THAN THE EXISTING CHAIN-LINK FENCE.
6:18:15PM RIGHT NOW THERE'S CHAIN-LINK FENCE ALONG THE NORTHEAST AND
6:18:19PM WEST SIDES OF THE PROPERTY THAT CUTS OFF ABOUT HALFWAY INTO

6:18:23PM THE PROPERTY.

6:18:25PM IT DOES HAVE THREE STRANDS OF BARBED WIRE WHICH OF COURSE
6:18:28PM WILL BE REMOVED.
6:18:33PM DEVIATION SIX SEEKS RELIEF FROM LAND DEVELOPMENT CODE
6:18:36PM SECTION 10-285, CONNECTION SEPARATION.
6:18:41PM THE REQUIREMENT IS 330 LINEAR FEET ON COLLECTOR ROADS.
6:18:45PM WE'RE REQUESTING THE EASTERNMOST DRIVEWAY TO BE LOCATED 298
6:18:50PM FEET FROM U.S. 41 AND 265 FEET FROM THE EXISTING RESIDENTIAL
6:18:55PM DRIVEWAY TO THE EAST.
6:18:58PM THERE'S ALSO A SECOND SLIDE THAT GOES WITH THIS.
6:19:01PM THE LAND DEVELOPMENT CODE REQUIRES THE CONNECTION SEPARATION
6:19:04PM TO BE FROM EXISTING OR PROPOSED DRIVEWAYS, AND I WANTED TO
6:19:08PM POINT OUT THAT THERE'S AN ABANDONED DRIVEWAY ON MR. DANIEL
6:19:12PM NOBLE'S PROPERTY THAT WE DID NOT REQUEST RELIEF FROM SINCE
6:19:16PM THAT DRIVEWAY NO LONGER EXISTS.
6:19:19PM THAT KIND OF CAME UP EARLIER, SO I WANTED TO POINT THAT OUT.
6:19:24PM THIS SLIDE IS THE CONNECTIVITY PUBLIC SEATING AND BUFFER
6:19:31PM EXHIBIT.
6:19:32PM THE APPLICANT HAS PROPOSED THE ADA COMPLIANT SIDEWALK, AND
6:19:36PM YOU CAN SEE IT, THAT GOES ALONG -- ALONG BROADWAY EAST AND
6:19:43PM CONNECTS TO THE EXISTING SIDEWALK ALONG -- IN FRONT OF THE
6:19:46PM BROADWAY SHOPPES.
6:19:51PM WE'VE ALSO PROVIDED A SECOND FACILITY THAT GOES FROM THE
6:19:56PM MAIN ENTRANCE OF THE BUILDING WITH A CROSSWALK TO A PARKING
6:19:59PM ISLAND THAT HAS A SIDEWALK AND STAIRS THAT LEAD UP TO THE

6:20:03PM EXISTING SIDEWALK THAT RUNS BEHIND THE EXISTING BUILDING FOR
6:20:07PM BROADWAY SHOPPES.
6:20:09PM WE'VE ALSO PROPOSED PUBLIC SEATING AT THIS LOCATION.
6:20:15PM THAT'S WHERE THE EXISTING FLAGPOLE FOR THE POST OFFICE IS
6:20:19PM LOCATED.
6:20:19PM AS YOU CAN SEE, WE JUST DID A SMALL BENCH.
6:20:24PM WE HAD A LITTLE BIT OF A DIFFICULT TIME TRYING TO MEET THIS
6:20:27PM REQUIREMENT WITH THE EXISTING INFRASTRUCTURE AND THE
6:20:30PM RIGHT-OF-WAY, THE OVERHEAD POWER LINES, THE ADA COMPLIANT
6:20:34PM SIDEWALK WITH HANDRAILS.
6:20:36PM WE THOUGHT THAT THIS LOCATION WAS BEST FOR THIS PROPERTY TO
6:20:40PM PROVIDE PUBLIC SEATING, AND WE BELIEVE IT DOES MEET THE
6:20:43PM INTENT OF THE CODE.
6:20:47PM THAT CONCLUDES MY PRESENTATION UNLESS YOU HAVE ANY QUESTIONS
6:20:49PM OR IF YOU WOULD LIKE TO WAIT TILL THE END OF OUR FULL
6:20:53PM PRESENTATION.
6:20:55PM >>Marlene Naratil: RATHER WAIT TILL THEY'RE ALL FINISHED
6:20:56PM AND THEN ASK QUESTIONS?
6:20:59PM >> ALL RIGHT.
6:21:00PM FOLLOWING ME WILL BE MR. CARLOS CARDET.
6:21:12PM >> GOOD EVENING, I'M CARLOS CARDET, MK ARCHITECTURE.
6:21:22PM THE SCOPE OF OUR WORK IS SPECIFICALLY RELATED TO THE
6:21:24PM BUILDING THAT EXISTS ON THE PROPERTY.

6:21:26PM >> PLEASE, SIR, COULD YOU SPEAK UP?
6:21:28PM >> IS THAT BETTER?

6:21:30PM >> YES.
6:21:30PM >> AS CLOSE AS YOU CAN.
6:21:32PM >> ALL RIGHT THEN.
6:21:34PM THERE YOU GO.
6:21:34PM >> YEA.
6:21:37PM >> AS I SAID, MY NAME IS CARLOS CARDET, WITH MK
6:21:42PM ARCHITECTURE, THE SCOPE OF OUR WORK IS SPECIFICALLY RELATED
6:21:45PM TO THE BUILDING THAT IS ON THE PROPERTY.
6:21:50PM THE BUILDING ITSELF IS A PREENGINEERED STEEL BUILDING.
6:21:56PM WE ARE PROPOSING TO PUT A NEW SKIN ON IT ON THREE SIDES.
6:22:04PM FOLLOWING THE PATTERN BOOK THAT WAS SUBMITTED, THIS IS THE
6:22:07PM EXISTING BUILDING, AS YOU CAN SEE HERE, AND OUR PROPOSAL IS
6:22:11PM TO PROVIDE AN ACCENT TOWER OR PORTICO, IF YOU WILL, AT THE
6:22:18PM CORNER OF THE BUILDING, AND THEN TO ARTICULATE A PORTAL
6:22:22PM ALONG THE FACADE.
6:22:25PM THE BUILDING WILL HAVE MORE GLAZING THAN IT CURRENTLY HAS.
6:22:32PM THIS WOULD BE THE SOUTH ELEVATION.
6:22:40PM >>Marlene Naratil: EXCUSE ME, HOW MANY ENTRANCES ARE
6:22:41PM THERE?
6:22:43PM >> CURRENTLY?
6:22:45PM >>Marlene Naratil: ARE EACH OF THOSE RECTANGLES DOORS?
6:22:47PM >> CURRENTLY THE SQUARE PORTALS THAT YOU SEE AT THE CENTER,
6:22:51PM THERE'S AN ENTRANCE HERE AND HERE.
6:22:56PM BUT AS YOU CAN SEE, THERE'S ALSO THE OPPORTUNITY FOR PUTTING
6:23:00PM ENTRANCES IN OTHER LOCATIONS SHOULD THIS BECOME A MULTIUSE

6:23:05PM FACILITY WHERE YOU HAVE SEVERAL DIFFERENT TENANTS OCCUPYING
6:23:09PM SMALLER SPACES.
6:23:15PM ONE OF THE THINGS WE'VE DONE IS, IN THESE ARCHWAYS THAT WE
6:23:18PM CREATED, THERE IS A SYSTEM CALLED GREEN GRID, WHICH IS A
6:23:24PM STAINLESS STEEL LATTICE, IF YOU WILL, WHERE VINES CAN GROW
6:23:28PM TO BRING MORE GREENERY, COMPLEMENTING THE BUILDING.
6:23:37PM THIS IS THE EAST ELEVATION, WHICH WILL NOT HAVE -- THIS IS
6:23:41PM THE SIDE THAT FACES THE ADJACENT RESIDENTIAL PROPERTY.
6:23:45PM WE'RE DRESSING THAT UP AS A CONSIDERATION OF THE FACT THAT
6:23:50PM THERE'S A RESIDENTIAL PROPERTY NEXT TO IT, KEEPING THE SAME
6:23:56PM THEME AS THE OTHER THREE SIDES.
6:23:58PM >> COULD YOU ELABORATE ON YOUR CONSTRUCTION METHOD OF
6:24:01PM CREATING A WALL?
6:24:03PM >> WELL, THE BUILDING ITSELF IS PRE-ENGINEERED STEEL, SO THE
6:24:07PM ONLY THING THAT WE WOULD BE REMOVING, IF ANYTHING, WOULD BE
6:24:10PM THE METAL PANELS, THE SKIN OF THE BUILDING, AND ADDING --
6:24:17PM ADDING ONTO THAT STEEL FRAME AND USING SOME SORT OF AN
6:24:22PM EITHER PLASTER SYSTEM OR EIFS SYSTEM, LIKE AN EXTERIOR --
6:24:27PM >> THAT'S WHAT I WAS ASKING.

6:24:28PM YOU'RE GOING TO DO A METAL FRAME COVERED WITH SOME MATERIAL.
6:24:31PM >> RIGHT.
6:24:32PM >> OKAY.
6:24:32PM >> IT'S --
6:24:33PM >> CONCRETE --
6:24:36PM >> I'M SORRY?

6:24:37PM >> NOT CONCRETE BLOCK WITH METAL FRAME?
6:24:40PM >> NOT CONCRETE BLOCK.
6:24:41PM >>Marlene Naratil: COULD YOU USE A SHINGLE MATERIAL?
6:24:43PM >> SHINGLE?
6:24:44PM >>Marlene Naratil: A SHINGLE TYPE MATERIAL?
6:24:45PM >> IT COULD BE USED.
6:24:47PM IT'S NOT PART OF OUR PATTERN BOOK, BUT ANY KIND OF
6:24:51PM ORNAMENTATION --
6:24:53PM >>Marlene Naratil: MIGHT GIVE IT MORE TEXTURE.
6:24:54PM >> ANY TYPE OF SURFACE ORNAMENTATION THAT WOULD FIT THE
6:24:58PM THEME, THERE'S AN OPPORTUNITY FOR DOING THAT, YES.
6:25:05PM THE BACK SIDE OF THE BUILDING, WHICH IS CURRENTLY LIKE A
6:25:07PM LOADING ZONE, WE WOULD JUST SIMPLY CLEAN UP, REPAIR, AND
6:25:13PM PAINT TO MATCH THE EXISTING.
6:25:15PM WE DON'T HAVE ANY PLANS FOR ACTUALLY RESKINNING THAT OTHER
6:25:19PM THAN GOING AROUND THE CORNERS TO A CERTAIN DISTANCE SO THAT
6:25:22PM IT GIVES THAT NEW SKIN A VOLUME, SO IT DOESN'T LOOK LIKE A
6:25:26PM FLAT FACADE IN FRONT OF THE BUILDING.
6:25:34PM THIS AREA, FOR THE GARDEN CENTER, WILL BE BUFFERED WITH
6:25:36PM FENCING SO IT'S NOT REALLY VISIBLE.
6:25:38PM >> I'VE GOT ANOTHER QUESTION.
6:25:41PM >> YEAH.
6:25:41PM >> FROM -- THE DESIGN REVIEW BOARD, IT'S ALWAYS BEEN POLICY
6:25:46PM THAT -- NOT TO HAVE ANY ROOF MOUNTED AIR CONDITIONING UNITS
6:25:53PM AND AIR HANDLERS TO BE EXPOSED.

6:25:56PM IS YOUR FACADE GOING TO BE TALL ENOUGH TO BE ABLE TO HIDE
6:25:59PM ANY ROOFTOP APPLIANCES?
6:26:03PM >> WELL, I DON'T BELIEVE THERE'S ANY ROOFTOP EQUIPMENT GOING
6:26:06PM TO BE PLANNED FOR IT, JUST SIMPLY BECAUSE OF THE EXISTING
6:26:09PM BUILDING'S STRUCTURE, WHICH IS, YOU KNOW, STEEL BEAMS WITH
6:26:16PM METAL PANELS ON THEM.
6:26:17PM I DON'T THINK IT'S ACTUALLY BUILT TO SUSTAIN SOMETHING LIKE
6:26:22PM THAT.
6:26:25PM MORE THAN LIKELY, THE MECHANICAL EQUIPMENT WILL BE AT GROUND
6:26:29PM LEVEL, PROBABLY AT THE BACK.
6:26:32PM >> WELL, THAT'S ONE THING YOU SHOULD LOOK AT BECAUSE THEY
6:26:36PM DON'T LIKE TO SEE ANY APPLIANCES EXPOSED ON THE ROOF WHEN
6:26:40PM YOU'RE LOOKING AT IT FROM THE STREET.
6:26:41PM >> ABSOLUTELY.
6:26:48PM THESE ARE THE MATERIALS WE'RE CONSIDERING USING FOR THE NEW

6:26:52PM FACADE, CANVAS AWNING PANELS, CLEAR ROOF TILES, A VARIETY OF
6:26:59PM COLORS TO ACCENT THE BUILDING AND KEEP THE THEME, AND OF
6:27:03PM COURSE THE GATE BUFFER WALL AND DUMPSTER ENCLOSURE WILL BE
6:27:07PM BLACK METAL FENCING.
6:27:13PM THIS IS OUR SITE SIGNAGE, WHICH IS IN KEEPING WITH THE THEME
6:27:17PM OF THE NEW BUILDING FACADES.
6:27:23PM AND ALSO OUR DUMPSTER ENCLOSURE, ALSO FOLLOWING THAT SAME
6:27:27PM THEME.
6:27:28PM THAT'S MY PART OF IT.
6:27:35PM IF THERE'S ANY QUESTIONS --

6:27:40PM >> THE TOWER THAT YOU SHOW AT THE STREET VIEW, BACK ONE
6:27:44PM SLIDE --
6:27:46PM >> THIS TOWER AT THE CORNER?
6:27:48PM >> THE ONE IN THE DRAWING.
6:27:49PM MAYBE IT WAS AHEAD.
6:27:53PM YOU SHOWED THE ONE TOWER AND THEN A SKINNY VERSION.
6:27:58PM >> THAT ONE?
6:28:00PM >> NO.
6:28:00PM KEEP GOING.
6:28:01PM >> WE HAVE -- WE HAVE ONE TOWER, IT'S AT THE CORNER HERE OF
6:28:10PM THE BUILDING.
6:28:11PM >> YES.
6:28:11PM >> SO WHEN YOU SEE TWO DIFFERENT VIEWS, YOU'RE BASICALLY
6:28:15PM SEEING THE SAME CORNER OF THE BUILDING BUT FROM TWO SIDES.
6:28:20PM >> AND HOW TALL DOES THAT TOWER GO?
6:28:26PM >> LET ME SEE --
6:28:28PM >> 24-6.
6:28:30PM >> 24 FEET, SIX INCHES.
6:28:37PM LET ME SEE HERE.
6:28:40PM I CAN'T REALLY READ THE SIZE OF --
6:28:43PM >> 24-6 IS WHAT YOU'VE INDICATED ON THE DRAWING.
6:28:45PM >> THAT IS THE TOP OF THE ROOF PEAK, YES.
6:28:47PM >> THAT'S THE PEAK OF THE ROOFLINE.
6:28:50PM >> RIGHT.
6:28:50PM >> AND THE ONES NEXT TO IT HERE WHERE IT SAYS SIDE PANEL,

6:28:56PM THAT PORTAL, THAT'S 17 FEET, 10 INCHES.
6:29:12PM >>Marlene Naratil: ANY OTHER QUESTIONS, GENTLEMEN?
6:29:15PM >> NO.
6:29:17PM >> I'D LIKE TO TURN IT OVER TO DAVID FOR LANDSCAPING.
6:29:20PM THANK YOU.
6:29:20PM >> THANK YOU.
6:29:21PM >> HELLO.
6:29:27PM MY NAME IS DAVID KULSVEEN, I'M A LANDSCAPE ARCHITECT WITH
6:29:31PM LANDESCO.
6:29:37PM SO I'LL BE DISCUSSING THE LANDSCAPE.
6:29:43PM AS YOU CAN SEE NOW, THIS IS THE COLOR RENDERED LANDSCAPE

6:29:46PM PLAN, TO GIVE YOU AN IDEA OF HOW MUCH AREA OF PAVING,
6:29:52PM BUILDING, PERVIOUS VERSUS IMPERVIOUS, SO THERE'S QUITE A BIT
6:29:56PM OF OPEN SPACE ON THIS SITE, 20% IS REQUIRED, WHICH IS 9300
6:30:01PM SQUARE FEET.
6:30:03PM OVER 15,000 SQUARE FEET WAS PROVIDED, WHICH IS BASICALLY,
6:30:08PM YOU KNOW, MINIMUM DIMENSION OF 10 FEET IN ANY DIRECTION OF
6:30:12PM GREEN AREA.
6:30:16PM THERE IS COMMERCIAL ADJACENT TO THE NORTH AND TO THE WEST,
6:30:20PM WHICH CALLS FOR A TYPE A BUFFER, WHICH IS FIVE FEET WIDE AND
6:30:25PM CALLS FOR FOUR CANOPY TREES PER 100 LINEAR FEET, NO SHRUBS.
6:30:31PM TO THE EAST IS A SINGLE FAMILY RESIDENTIAL, THE BEEFIEST OF
6:30:35PM THE BUFFERS, WHICH CALLS FOR A 20-FOOT WIDE BUFFER WITH 10
6:30:42PM TREES AND 30 SHRUBS PER 100 LINEAR FEET, AND ALONG BROADWAY,
6:30:48PM CALLS FOR A TYPE D BUFFER, WHICH IS ADJACENT TO THE

6:30:52PM RIGHT-OF-WAY, WHICH IS 20 FEET WIDE, FIVE TREES AND A DOUBLE
6:30:58PM STAGGERED HEDGEROW.
6:31:02PM HERE IS AN ILLUSTRATION SHOWING THE OPEN SPACE.
6:31:06PM IT'S IN THE HATCHED AREA, WHAT QUALIFIES FOR OPEN SPACE,
6:31:11PM WHICH I TOLD YOU IS 10-FOOT IN ANY DIRECTION.
6:31:16PM ALONG THE EAST AND A PORTION OF THE PAVED AREA HERE, THERE
6:31:22PM ARE OVER 20 TREES BEING -- WHAT DO YOU CALL THEM -- THERE
6:31:27PM ARE OVER 20 TREES BEING PRESERVED.
6:31:29PM MOST OF THOSE ARE PINE TREES, SOME SABAL PALMS, AND SOME
6:31:34PM SWEETBAY MAGNOLIAS, AND AN OAK TREE, ACTUALLY, TOO.
6:31:42PM THE LANDSCAPE PLAN CONSISTS OF A PALATE THAT IS KIND OF OLD
6:31:49PM FLORIDA PINE TREES, SABAL PALMS, MIMICKING WHAT'S THERE
6:31:53PM ALREADY, AND SOME OAK TREES AND SWEETBAY MAGNOLIAS, AND I
6:31:59PM DON'T KNOW IF YOU'RE FAMILIAR WITH THOSE, AND BALD CYPRESS.
6:32:04PM THE PLANS WERE CHOSEN STRATEGICALLY BECAUSE IT IS A TIGHT
6:32:07PM SITE; IT'S NARROW ALONG THE WEST PORTION, AND THEN THERE'S A
6:32:15PM DETENTION AREA ALONG THE -- IN THE REAR SOUTHWEST CORNER.
6:32:20PM SO THE BALD CYPRESS WERE USED TO KIND OF SOAK UP SOME OF THE
6:32:28PM WATER AND TO GIVE THE NATURAL APPEARANCE TO WHERE THAT WOULD
6:32:31PM NORMALLY BE FOUND IN NATURE.
6:32:34PM ALONG THE EAST, THE BUFFER WAS UTILIZED.
6:32:38PM THE EXISTING TREES, I MEAN, WERE UTILIZED WITHIN THAT AREA,
6:32:42PM AND SOME TREES WERE PROPOSED TO MEET THOSE MINIMUM
6:32:45PM REQUIREMENTS.
6:32:47PM >>Marlene Naratil: DO YOU HAVE A WELL ON THE PROPERTY?

6:32:48PM >> THERE IS A WELL.
6:32:50PM IT'S CURRENTLY RIGHT HERE, IF YOU CAN SEE, THERE'S A LITTLE
6:32:54PM LANDSCAPE ISLAND.
6:32:56PM THERE'S A GATE THAT GOES ACROSS HERE.
6:32:58PM AND IN THAT LANDSCAPE ISLAND THERE'S A WELL, AN EXISTING
6:33:01PM WELL.
6:33:02PM >>Marlene Naratil: SO YOU PLAN TO IRRIGATE USING WELL

6:33:05PM WATER?
6:33:05PM >> CORRECT.
6:33:10PM THESE ARE ELEVATIONS TO GIVE YOU AN IDEA HOW THE CANOPY
6:33:14PM TREES RELATE TO THE SHRUBS, AND THE UNDERSTORY TREES.
6:33:20PM A LOT OF THESE UPPER STORY TREES ARE PINE TREES, AND THEN
6:33:26PM UNDERNEATH THEM ARE DAHOON HOLLY, WHICH IS AN EVERGREEN TREE
6:33:31PM PROVIDING SCREENING FOR THE ENTIRE YEAR.
6:33:35PM THE TALLER PINE TREES PUT OFF A CANOPY THAT HELPS SHADE THE
6:33:41PM ASPHALT AND REDUCE THE HEAT ISLAND EFFECT.
6:33:45PM AND THEN THE DOUBLE STAGGERED HEDGE KIND OF HELPS TO SCREEN
6:33:50PM THE PARKING AREA.
6:33:56PM HERE'S A LOOK AT THE PLANT TYPES.
6:33:58PM THIS IS THE DAHOON HOLLY EVERGREEN, IT HAS SOME RED BERRIES,
6:34:03PM FOLIAGE THAT STANDS YEAR ROUND.
6:34:06PM THE SWEETBAY MAGNOLIA HAS A NICE TEXTURE TO IT, HAS
6:34:10PM OCCASIONAL BLOOMS AND THEY'RE FRAGRANT.
6:34:12PM THE SLASH PINES WHICH GROW TALLER PROVIDE THAT SHADE.
6:34:18PM THEY KEEP NEEDLES YEAR ROUND AS WELL.

6:34:21PM THEY DO DROP PERIODICALLY BUT THAT'S JUST THE NATURE OF AN
6:34:23PM EVERGREEN.
6:34:25PM BALD CYPRESS, IT'S CONSIDERED A DECIDUOUS, IT WILL LOSE
6:34:29PM SOME -- A LOT OF ITS LEAVES, BUT IT DOES PLAY A MAJOR ROLE
6:34:33PM IN SOAKING UP THE WATER, AND ALSO PROVIDING SHADE.
6:34:38PM THESE ARE THE SHRUBS, WHICH CONSIST OF THE RED TIP COCOPLUM,
6:34:43PM THE SILVER SAW PALMETTO, PARSONS JUNIPER, COONTIE, PINK
6:34:49PM MUHLY GRASS, AND SAND CORDGRASS OR SPARTINA.
6:34:53PM THESE ALL PLAY A MAJOR ROLE IN DIFFERENT LOCATIONS TO
6:34:59PM ACHIEVE SCREENING, SOAK UP WATER, PROVIDE A THICK BUFFER FOR
6:35:05PM THE RESIDENTIAL SIDE, THAT'S THE SILVER SAW PALMETTO.
6:35:12PM THE PARSONS JUNIPER IS UTILIZED IN THE VEHICULAR USE
6:35:15PM LANDSCAPE ISLANDS, AND THE MUHLY GRASS, SPARTINA AND THE
6:35:23PM COONTIE ARE JUST TO FILL IN THE BORDERS ALONG THE POND AND
6:35:28PM THE PEDESTRIAN WALKWAYS ON THE EDGE OF THE PARKING AREA.
6:35:34PM WITH THAT SAID, THAT CONCLUDES MY PORTION OF THE
6:35:37PM PRESENTATION.
6:35:37PM ARE THERE ANY QUESTIONS?
6:35:38PM >> I'VE GOT A QUESTION.
6:35:40PM WOULD YOU SHOW US THE SOUTH ELEVATION AGAIN?
6:35:43PM >> YES, SIR.
6:35:46PM IT'S RIGHT HERE ON THE TOP.
6:35:47PM >> OKAY.
6:35:48PM >> THAT'S LOOKING FROM --
6:35:50PM >> AND IF WE'RE COMING OFF OF 41, WHICH IS PROBABLY MOST OF

6:35:55PM THE TRAFFIC THAT WOULD COME TO THIS LOCATION --
6:35:58PM >> RIGHT.
6:35:58PM >> IF YOU'RE LOOKING TO SEE THIS BUILDING, YOU'RE IN EFFECT

6:36:04PM HIDING THE BUILDING.
6:36:06PM >> CORRECT.
6:36:07PM >> FROM A COMMERCIAL POINT OF VIEW, WE'VE HAD CASES AROUND
6:36:12PM HERE WHERE WE'VE REMOVED TREES BECAUSE THEY HIDE THE
6:36:16PM BUILDING SO MUCH THAT THE CUSTOMERS CAN'T SEE WHERE IT'S AT.
6:36:19PM >> OKAY.
6:36:19PM >> SO MY CONCERN WITH THAT ELEVATION IS THAT YOU'RE
6:36:24PM COMPLETELY HIDING THE BUILDING, AND YOU'RE TAKING AWAY THE
6:36:29PM VISIBILITY FOR A CUSTOMER TO BE ABLE TO SEE THE BUILDING AND
6:36:33PM KNOW THAT IT'S THERE.
6:36:35PM SO I WOULD RECOMMEND DOING SOMETHING THAT'S LOWER AND NOT SO
6:36:45PM LIKE A -- AN ARCHITECTURAL -- I MEAN LIKE A LANDSCAPE FENCE
6:36:48PM ACROSS THERE.
6:36:49PM >> I UNDERSTAND.
6:36:50PM >> I THINK THAT THAT REQUIRES SOME MORE THOUGHT, THAT YOU
6:36:54PM WILL OPEN UP THAT AREA SO THAT THIS ADVICE -- THERE'S
6:36:57PM VISIBILITY TO THE BUILDING.
6:36:58PM >> I UNDERSTAND.
6:36:59PM IN DOING THAT, I WILL SAY THAT THE REQUIREMENT CALLS FOR
6:37:03PM THIS AMOUNT OF TREES, AND THIS IS KIND OF THE BEST CASE
6:37:08PM SCENARIO TO ALLOW FOR AN UPPER STORY CANOPY TREE WHICH MEETS
6:37:12PM THE CODE, THE LAND DEVELOPMENT CODE, WHILE ALSO ALLOWING

6:37:17PM VISIBILITY IN BECAUSE OF THEIR HEIGHT AND ALLOW AN
6:37:21PM UNDERSTORY TREE, LIKE THE HOLLY, TO BE PLANTED IN THAT SAME
6:37:26PM AREA.
6:37:26PM THERE ARE POWER LINES IN THIS AREA, ALSO, BUT TO FORCE EIGHT
6:37:32PM CANOPY TREES IN THIS AREA WOULD NOT ALLOW ANY VISIBILITY
6:37:36PM WHATSOEVER.
6:37:43PM >>Marlene Naratil: DO YOU HAVE ANY UP-CLOSE PICTURES OF
6:37:48PM YOUR SIGNAGE?
6:37:49PM >> THAT WOULD BE ON THE ARCHITECT, CARLOS, THAT WAS JUST UP
6:37:54PM HERE.
6:37:57PM DO YOU HAVE ANY?
6:38:02PM >> THE SIGNAGE IS GOING TO BE ADJACENT TO THE DRIVEWAY.
6:38:08PM THERE.
6:38:10PM AND WHAT WE'RE TRYING TO DO IS CREATE A SIMILAR LOOK TO THE
6:38:14PM BUILDING ITSELF.
6:38:16PM >>Marlene Naratil: AND THE COLOR SCHEME, THAT WAS WHAT I
6:38:18PM WAS LOOKING FOR, THE -- WHEN I ASKED ABOUT THE TOWER FROM
6:38:22PM THE STREET VIEW.
6:38:23PM YEAH, OKAY.
6:38:24PM >> OKAY.
6:38:24PM >> AND THEN YOU HAVE -- YEAH, ALL RIGHT.
6:38:26PM >> THAT WAY WE'RE KEEPING THE SAME TEXTURES, THE SAME
6:38:29PM COLORS, THE SAME SIMILAR MATERIALS SUCH AS THE ROOFTOP.
6:38:34PM >>Marlene Naratil: SO THAT SHOULD BE A PRETTY GOOD, YOU
6:38:37PM KNOW, VIEWING FROM THE ROAD, DON'T YOU THINK, JIM?

6:38:42PM I DON'T THINK IT'S --
6:38:43PM >> YOU KNOW ALONG THREE OAKS WHERE LOWES IS?
6:38:49PM THE TREES ALONG THREE OAKS JUST BEFORE YOU GET TO THE
6:38:54PM CORKSCREW COMPLETELY HID THAT BUILDING, AND THEY WERE IN
6:38:56PM THERE, ACCORDING TO CODE REQUIREMENTS, AND THEY CAME IN AND
6:39:00PM GOT A DEVIATION SO THAT THEY WOULDN'T HAVE SUCH A LANDSCAPE
6:39:04PM BARRIER, BECAUSE THE COMPLAINT WAS, YOU COULDN'T SEE ANY OF
6:39:06PM THE SIGNS ON THOSE BUILDINGS.
6:39:08PM YOU'D TAKE AWAY THE COMMERCIAL VIABILITY OF THAT PROPERTY.
6:39:13PM AND SO MAYBE YOU'VE GOT TO GET A DEVIATION OF THE LANDSCAPE
6:39:17PM REQUIREMENTS TO MAKE IT MORE OPEN.
6:39:19PM I WOULD THINK SO.
6:39:20PM >> OKAY.
6:39:21PM >>Mary Gibbs: IT MAY NOT BE A DEVIATION, BUT WE NEED --
6:39:23PM WE'RE GOING TO GO BACK AND LOOK AT THAT BECAUSE WE NEED TO
6:39:26PM REWORK THAT CONDITION, AND THE CODE DOES ALLOW YOU TO
6:39:29PM CLUSTER SO YOU DON'T HAVE TO LINE THEM UP LIKE SOLDIERS,
6:39:33PM WHICH IS A LOT OF PEOPLE THAT COME BACK LATER FOR DEVIATION,
6:39:37PM LINE THEM UP LIKE SOLDIERS AND PUT BIG TREES RIGHT IN FRONT
6:39:40PM OF THE SIGN, HELLO.
6:39:41PM SO, YOU KNOW, YOU'VE GOT TO PROVIDE A LITTLE BIT OF THOUGHT
6:39:44PM WHEN YOU'RE PLANNING THIS OUT, BUT I THINK WE WANT TO GO
6:39:47PM BACK, ANYWAY, AND LOOK AT THAT BUFFER ISSUE BECAUSE OF THE
6:39:50PM POWER LINES.
6:39:52PM >>Marlene Naratil: JUST ANOTHER QUESTION ON THE SIGN,

6:39:54PM SINCE YOU DON'T KNOW WHAT THE USAGE IS, THE END USER IS
6:39:59PM GOING TO BE, WHAT DO YOU PLAN TO PUT ON THE SIGN ITSELF?
6:40:04PM THE NAME OF THE RESTAURANT OR THE LANDSCAPING OR WHATEVER IT
6:40:09PM IS?
6:40:11PM >> RIGHT.
6:40:11PM >>Marlene Naratil: OR JUST SHOPS?
6:40:12PM >> ON THE MONUMENT SIGN, PROBABLY THE TOP LINE WILL BE THE
6:40:16PM NAME OF THE DEVELOPMENT.
6:40:18PM THEN BELOW IT WOULD BE -- ON THE FACE OF THE BUILDING, IN
6:40:22PM FRONT -- ABOVE EACH DOOR, THE NAME OF EACH BUSINESS.
6:40:27PM THAT'S WHAT'S NORMALLY DONE.
6:40:29PM >>Mary Gibbs: IT REALLY DEPENDS ON WHAT THE USE IS BECAUSE
6:40:31PM IF IT ENDS UP BEING ONE USE OF THE BUILDING, THEN THEY HAVE
6:40:35PM THE ONE SIGN WITH THE PROJECT NAME.
6:40:36PM IF IT'S LIKE A MULTIPLE OCCUPANCY COMPLEX, THEN THEY USUALLY
6:40:40PM PUT TENANT PANELS.
6:40:42PM SO THAT'S PROBABLY THAT BLANK SPACE IN THE MIDDLE, AND AT
6:40:45PM THIS POINT WE JUST -- YOU DON'T REALLY KNOW.
6:40:49PM >> THANK YOU.
6:40:53PM >> ANY MORE QUESTIONS?
6:40:54PM >>Marlene Naratil: ANY OTHER QUESTIONS FOR THE APPLICANTS?

6:40:58PM >> THANK YOU.
6:40:59PM >> THANK YOU.
6:40:59PM >> AND DO WE HAVE ANY -- I'M SORRY, SIR, ARE YOU A PART OF
6:41:04PM THE TEAM?

6:41:07PM OKAY.
6:41:07PM >>Mary Gibbs: I THINK HE'S THE LAST SPEAKER.
6:41:08PM >> THE LAST SPEAKER, OKAY.
6:41:10PM >> FOR THE RECORD, DEAN MARTIN, TDM CONSULTING.
6:41:13PM CAN YOU HEAR ME OKAY?
6:41:14PM >> YEP.
6:41:15PM >> OKAY.
6:41:29PM MY FIRST SLIDE IS THE PAVING, GRADING AND DRAINAGE PLAN.
6:41:31PM I WANTED TO EXPLAIN A LITTLE BIT ABOUT HOW THE SITE
6:41:34PM CURRENTLY DRAINS, WE'RE REALLY NOT CHANGING A WHOLE LOT ON
6:41:37PM THE DRAINAGE OF THE SITE FOR STORMWATER.
6:41:40PM WE HAVE A RETENTION POND IN THE NORTHWEST CORNER THAT
6:41:45PM PROVIDES ALL THE WATER QUALITY AND WATER QUANTITY REQUIRED
6:41:48PM BY WATER MANAGEMENT DISTRICT, AND THERE'S A SWALE ALONG THE
6:41:53PM WEST PROPERTY LINE THAT TAKES THE REMAINDER OF THE PARKING
6:41:56PM LOT WATER BACK TO THE DETENTION AREA.
6:41:59PM THE CONTROL STRUCTURE IS UP ALONG -- LET'S SEE IF I CAN
6:42:02PM POINT TO IT.
6:42:03PM RIGHT ABOUT THERE.
6:42:05PM RIGHT ALONG BROADWAY.
6:42:07PM IT DISCHARGES INTO BROADWAY AFTER THE WATER QUALITY AND
6:42:11PM WATER QUANTITY ARE MET ON SITE.
6:42:16PM THE NEXT SLIDE JUST SHOWS WHERE THE STORMWATER GOES WHEN IT
6:42:20PM LEAVES THE SITE.
6:42:21PM YOU CAN READ THE TEXT, THAT IT GOES TO BROADWAY, TRAVELS

6:42:25PM EAST, GOES UNDER A CULVERT, TO THE RAILROAD TRACKS, AND THEN
6:42:29PM FLOWS SOUTH TO THE RIVER AND TO ESTERO BAY EVENTUALLY.
6:42:37PM THE NEXT SLIDE IS THE TRAFFIC IMPACT STATEMENT NUMBERS.
6:42:42PM I USE THE RESTAURANT AS MATT HAD SAID IN HIS INITIAL
6:42:45PM PRESENTATION.
6:42:46PM YOU CAN SEE THE TRAFFIC GENERATED THERE.
6:42:57PM IT WAS ONLY 10 TRIPS FOR RESTAURANT IN THE A.M. PEAK AND 68
6:43:00PM IN THE P.M. PEAK.
6:43:03PM AND LOOKING AT THE TRIP GENERATION SLIDE ON THE RIGHT, WE
6:43:11PM DID NOT TRIP ANY THRESHOLDS FOR A TURN LANE.
6:43:15PM I WANT TO CORRECT ONE THING MATT SAID.
6:43:16PM HE SAID THAT WE PROVIDE 1512 NEW TRIPS TO THE ROADWAY
6:43:20PM NETWORK.
6:43:21PM THAT'S NOT FACTORING IN PASS-BY TRIPS.
6:43:24PM WITH PASS-BY TRIPS, IT'S ONLY 862 THAT WE'RE ACTUALLY
6:43:28PM GENERATING, SO IT'S MUCH LESS THAN THE 1512.
6:43:38PM WE ALSO WANTED TO DO A TURN LANE -- AUTO TURN THAT SHOWS HOW

6:43:43PM WE'RE BRINGING THE GARBAGE TRUCK AND POTENTIALLY FIRE TRUCKS
6:43:47PM ONTO THE SITE.
6:43:48PM WE DID A 45-FOOT TRUCK OUT OF THE -- WE DID A 45-FOOT TRUCK
6:43:56PM AND WERE ABLE TO GET IN THERE AND BACK OUT AND WE FOUND A
6:43:59PM CUL-DE-SAC OR A WAY THROUGH THE SITE.
6:44:02PM AS VERONICA SAID, SHE DID TALK TO LIEUTENANT DANIELSON ABOUT
6:44:06PM GOING THROUGH THE SITE TO THE NORTH AND HE WAS NOT -- HE
6:44:09PM WASN'T HAPPY ABOUT THE 6% INCLINE.

6:44:19PM THIS SLIDE SHOWS EXISTING UTILITIES.
6:44:23PM AS WAS PREVIOUSLY MENTIONED, THE SEPTIC SYSTEM ON THE NORTH,
6:44:27PM NORTHEAST, IS HOW THE SITE PROVIDES SEWER, AND THEN WE ALSO
6:44:34PM HAVE WATER, POTABLE WATER, DOWN -- THE METER IS ON THE --
6:44:40PM RIGHT ABOUT THERE, WITH A LINE GOING TO THE BUILDING THAT'S
6:44:43PM ADEQUATELY SIZED TO SERVE THE SIZE OF THE BUILDING THAT'S
6:44:47PM THERE.
6:44:47PM THAT WILL BE LOOKED AT BY THE ARCHITECT AS SOON AS WE GET AN
6:44:51PM END USER TO SEE IF WE HAVE TO UPSIZE THE METER.
6:44:56PM MATT ASKED ME TO LOOK AT THE SETBACKS ON THE SEPTIC.
6:45:00PM THE SETBACKS DO MEET DEPARTMENT OF HEALTH CRITERIA FROM THE
6:45:03PM SEPTIC TO THE -- TO THE DRAINAGE AREA HERE IS 75 FEET, AND
6:45:13PM CODE IS 15-FOOT MINIMUM.
6:45:16PM THEN FROM THIS DRAINFIELD TO THE WELL FOR IRRIGATION, THAT
6:45:22PM MINIMUM IS 75 AND WE HAVE 140 FEET.
6:45:25PM SO WE'RE WELL ABOVE MINIMUM ON THE SETBACKS.
6:45:34PM THE LAST SIDE IS THE LIGHTING.
6:45:36PM WE'RE PROPOSING A BRONZE -- RIGHT NOW THERE'S FIVE OR SIX
6:45:39PM LIGHT POLES ON THE SITE.
6:45:40PM WE'RE TAKING THOSE AWAY AND PROPOSING NEW POLES.
6:45:44PM THEY'RE GOING TO BE BRONZE TO MATCH THE ARCHITECTURE OF THE
6:45:47PM BUILDING.
6:45:48PM AND WE DID A PHOTOMETRIC USING 15-FOOT HIGH POLES ON THE
6:45:53PM EAST AND 25-FOOT ON THE WEST, AND OUR MINIMUM FOOT-CANDLES
6:45:58PM ON THE EAST, MATT, WAS .4 FOOT-CANDLES, AND .5 IS ALLOWED SO

6:46:03PM WE THOUGHT WE MET THE CRITERIA FOR THE NEIGHBOR ON THAT.
6:46:08PM AND THAT'S ALL I HAD, UNLESS THERE'S ANY QUESTIONS.
6:46:11PM >> THANK YOU VERY MUCH.
6:46:16PM >> AND THAT WAS OUR LAST WITNESS AND CONCLUDES OUR
6:46:22PM PRESENTATION.
6:46:23PM WE'LL STICK AROUND IF THERE'S ANY QUESTIONS, AND WE'VE
6:46:26PM DEMONSTRATED BY COMPETENT SUBSTANTIAL EVIDENCE THAT WE MEET
6:46:29PM THE REQUIREMENTS FOR THE REZONING AND WE RESPECTFULLY
6:46:31PM REQUEST YOUR RECOMMENDATION OF APPROVAL.
6:46:35PM THANK YOU.
6:46:37PM >>Marlene Naratil: DO WE HAVE ANY CARDS?
6:46:38PM >>The Clerk: YES, WE DO.
6:46:39PM >> BILL CARR, PLEASE.

6:46:42PM >> GOOD EVENING, I'M BILL CARR, I LIVE AT RIVERWOOD
6:46:52PM PLANTATION ON WEST BROADWAY, AND I WILL SAY THAT EVERY TIME
6:46:56PM I COME UP HERE, I ALWAYS FEEL LIKE I'M BEING REDUNDANT
6:46:59PM BECAUSE EVERYTHING HAS BEEN BROUGHT UP, HOWEVER, WITHOUT
6:47:02PM MENTIONING ANY NAMES, I'M VERY FAMILIAR WITH THIS PARTICULAR
6:47:08PM INTERSECTION IN THE AREA BECAUSE I DRIVE IT, ALSO, A LOT.
6:47:12PM I THINK -- I'M NOT AGAINST ENTREPRENEURSHIP OR ANYTHING LIKE
6:47:15PM THAT BUT I THINK THIS IS AN EXTREMELY DIFFICULT LOCATION TO
6:47:21PM CONSTRUCT SOMETHING.
6:47:23PM AND I'VE SPOKEN WITH SOME OF THE ENTREPRENEURS IN BROADWAY
6:47:27PM SHOPPES, AND YOU'RE TALKING ABOUT THE TREES AND THE TREES IN
6:47:33PM FRONT OF SOME OF THOSE BUILDINGS OBSTRUCTING THE NAMES OF

6:47:37PM THE BUSINESSES AND THAT'S VERY TRUE.
6:47:40PM I ALSO NOTE THAT FREQUENTLY, VERY FREQUENTLY, THERE'S EMPTY
6:47:48PM BUILDINGS IN THOSE -- IN BROADWAY SHOPPES, SO I DON'T THINK
6:47:51PM IT'S A VERY PROFITABLE LOCATION, AND WHEN YOU LOOK AT THE
6:47:56PM INTENDED CONSTRUCTION HERE, I THINK IT'S EVEN MORE DIFFICULT
6:48:01PM BECAUSE, AS ONE OF YOU MENTIONED, ESPECIALLY IF YOU'RE
6:48:05PM DRIVING NORTH ON 41, IT'S DIFFICULT TO SEE THE SHOPS TO THE
6:48:11PM RIGHT; IF YOU GO TO TURN RIGHT AND GO DOWN EAST BROADWAY.
6:48:15PM AND THE TREES, THE POST OFFICE HAD NO TREES, SO I KNOW
6:48:20PM THERE'S RULES AND REGULATIONS YOU HAVE TO COMPLY WITH, BUT
6:48:23PM IF THERE WEREN'T ANY TREES THERE FOR THE DELIVERY OF THE
6:48:25PM MAIL, WHY DO YOU NEED TREES THERE NOW?
6:48:28PM WHY CAN'T YOU PUT MAYBE A FOUR OR FIVE FOOT, SIX-FOOT HEDGE
6:48:32PM OR SOMETHING, THAT WAY AT LEAST THERE'S VISIBILITY FOR
6:48:35PM WHATEVER THEY MAY WANT TO PUT IN THERE.
6:48:38PM AND ALSO I THINK THE RESTAURANT AND THE GARDEN SHOP, I THINK
6:48:45PM THAT WOULD BE A LOST CAUSE.
6:48:46PM I DON'T THINK THEY'D BE VERY PROFITABLE AT ALL, TO BE
6:48:49PM PERFECTLY HONEST WITH YOU.
6:48:50PM THE STORAGE IS PROBABLY -- IT'S MORE CONDUCIVE TO STORAGE,
6:48:55PM IN A WAY.
6:48:56PM ALSO, THAT FIRST SLIDE, I CAN TELL FROM THAT, THE
6:49:01PM CONNECTIVITY, WE'RE ALWAYS TALKING ABOUT CONNECTIVITY, WELL,
6:49:05PM THERE IS NO CONNECTIVITY RIGHT NOW FOR THE UPPER LEVEL TO
6:49:08PM THE LOWER LEVEL, SO IF YOU'RE GOING TO HAVE CONNECTIVITY,

6:49:11PM YOU ALSO HAVE TO THINK OF SOME OF THE ADA REQUIREMENTS, AND
6:49:15PM THAT, TO ME, THAT WOULD HAVE TO BE A RAMP BECAUSE IF YOU'RE
6:49:18PM IN A WHEELCHAIR, YOU'RE NOT GOING TO GO UP THE STAIRS.
6:49:22PM SO THAT'S SOMETHING YOU ALSO HAVE TO THINK ABOUT.
6:49:25PM AND I HAVES WITH THE FLORIDA -- I DIDN'T OPERATE THE FIRE
6:49:30PM TRUCKS BUT I WAS ON THE MEDIC SIDE AND OF COURSE I WAS
6:49:33PM DRIVING THE AMBULANCE, AND I KNOW IT'S DIFFICULT TO -- IT
6:49:37PM LOOKS TO ME LIKE IT'S KIND OF DIFFICULT, IF THERE'S EVER
6:49:40PM SOMETHING THAT'S GOING TO HAPPEN THERE AND YOU NEED A FIRE

6:49:42PM TRUCK IN THERE, IT'S NOT GOING TO BE THAT EASY.
6:49:44PM YOU CAN GET IN, IT'S KIND OF GETTING OUT, THINGS OF THAT
6:49:47PM NATURE.
6:49:47PM AND ALSO THE SIDEWALK THAT'S CURRENTLY THERE IN FRONT OF
6:49:52PM BROADWAY -- EXCUSE ME, FROM 41 THAT GOES INTO BROADWAY
6:49:55PM SHOPPES, IT STOPS, IT TELLS YOU IT ENDS RIGHT THERE.
6:49:59PM SO RIGHT NOW, YOU'RE RIGHT, THERE'S NOTHING TO GO DOWN ON.
6:50:04PM AND THE OTHER THING I HAD, WITHOUT TAKING UP A LOT OF TIME,
6:50:08PM IF I CAN FIND IT, YOU ALL MENTIONED -- I DON'T KNOW WHY
6:50:12PM THEY'RE REALLY ELIMINATING THAT EXIT THAT WAS -- NEVER HAD
6:50:16PM ANY PROBLEM WITH THE POST OFFICE THERE, BUT THE -- I CAN
6:50:20PM UNDERSTAND -- ANOTHER THING WE'VE BEEN PUSHING ABOUT, AT
6:50:23PM LEAST FOR THE LAST TWO AND A HALF YEARS THAT I'VE HEARD WITH
6:50:25PM A LOT OF THESE MEETINGS, IS THE SEPTIC SYSTEM.
6:50:28PM AND, QUITE FRANKLY, IT JUST SEEMS TO ME LIKE WHAT'S
6:50:32PM HAPPENING IS THAT, OKAY, WE'LL GO ALONG WITH WHAT YOU HAVE

6:50:37PM NOW BUT YOU'RE GOING TO HAVE TO CONNECT TO THE PUBLIC SEWER,
6:50:42PM AND THEY SAY, OKAY, OKAY, DOWN THE LINE, AND THEN WHAT
6:50:45PM HAPPENS?
6:50:46PM THEY TRY TO COME UP -- I WON'T SAY TRY.
6:50:48PM THAT DOESN'T SOUND RIGHT.
6:50:49PM BUT THEY COME UP WITH DEVIATIONS THAT THEY WANT TO EMPLOY,
6:50:52PM AND WE'RE TALKING ABOUT CLEAN WATER ET CETERA, ET CETERA,
6:50:56PM THINGS OF THAT NATURE, AND ESPECIALLY WITH ESTERO RIVER SO
6:50:58PM CLOSE BY NOW.
6:51:00PM SO I DON'T KNOW WHY WE'RE BEING SOMEWHAT HESITANT ABOUT THE
6:51:05PM SEPTIC SYSTEM.
6:51:06PM YOU DO IT OR YOU DON'T BECAUSE RIGHT NOW IT'S GOING TO BE
6:51:08PM CHEAPER THAN IT IS LATER ON.
6:51:11PM THOSE ARE JUST SOME OF MY IDEAS THAT I HAVE.
6:51:18PM THAT'S BASICALLY WHAT I HAVE FOR YOU.
6:51:20PM JUST WANTED TO BRING THOSE CONCERNS UP.
6:51:22PM YOU'VE HEARD THEM ALREADY, BUT I'M THE PUBLIC, WHAT CAN I
6:51:24PM TELL YOU?
6:51:25PM >> THANK YOU.
6:51:26PM >> THANK YOU.
6:51:26PM >> THANK YOU.
6:51:31PM >>Marlene Naratil: ANYONE ELSE?
6:51:32PM THAT'S IT?
6:51:34PM ANY QUESTIONS FROM THE BOARD?
6:51:40PM DO WE ADJOURN?

6:51:41PM >> JOHN, ANY QUESTIONS?
6:51:45PM >>John Yarbrough: NO, THE ONLY POINT I'D MAKE, ONE OF YOUR
6:51:50PM LAST COMMENTS WAS ABOUT THE SEWER, AND I THINK THERE'S AN
6:51:53PM AGREEMENT THAT ONCE SEWER CAPACITY IS THERE, THAT THEY WILL
6:51:59PM PUT IT IN, IS THAT CORRECT?

6:52:04PM SO YOU CAN'T BUILD ANYTHING UNTIL IT'S AVAILABLE.
6:52:09PM I -- I -- YOU KNOW, WE NEED TO DO SOMETHING WITH THE
6:52:15PM PROPERTY: IT CAN'T STAY THERE LIKE IT IS.
6:52:20PM AND I THINK IT'S -- YOU KNOW, THE QUESTION IS WHAT WILL WORK
6:52:28PM AND, REALLY, WHAT WILL WORK BUT NOT WORK TOO GOOD, BECAUSE
6:52:31PM WE DON'T REALLY WANT A RESTAURANT THAT'S GOING TO BE PILED
6:52:36PM WITH PEOPLE IN THERE, AT THE SAME TIME, YOU WANT ENOUGH
6:52:39PM BUSINESS THAT IT CAN KEEP YOU AFLOAT AND BE WORTHWHILE.
6:52:45PM SO I THINK THE SUCCESS IS ALL GOING TO DEPEND ON WHAT THE
6:52:49PM END USERS ARE.
6:52:52PM AND I DON'T KNOW HOW WE GUESS WHAT THAT IS.
6:52:57PM BUT, AGAIN, IT'S -- IT'S SORT OF AN EYESORE, IT NEEDS TO BE
6:53:04PM UPDATED, IT NEEDS TO BE SOMETHING.
6:53:07PM I JUST DON'T KNOW WHAT THAT MAGIC BULLET IS.
6:53:11PM I SUPPORT THE PROJECT, WITHOUT REALLY KNOWING WHAT IT IS I'M
6:53:15PM SUPPORTING.
6:53:15PM >>Marlene Naratil: JIM?
6:53:25PM [PHONE RINGING]
6:53:29PM IS THAT ME?
6:53:30PM DID YOU HAVE A QUESTION?

6:53:32PM >>James Tatoes: I SUPPORT THE PROJECT.
6:53:33PM AS FAR AS TRAFFIC IS CONCERNED, AND AS FAR AS CONGESTION IS
6:53:36PM CONCERNED, YOU'VE GOT TO REMEMBER THAT THAT WAS A POST
6:53:39PM OFFICE FOR 40 YEARS.
6:53:42PM TWO DRIVEWAYS, PEOPLE GOING IN THERE EVERY SINGLE DAY, AND I
6:53:47PM DON'T THINK THERE'S BEEN ANY COMPLAINTS ABOUT TRAFFIC THAT
6:53:50PM I'M AWARE OF AND I DON'T THINK THERE'S BEEN ANY ACCIDENTS
6:53:53PM THERE ATTRIBUTED TO CONGESTION AT THAT AREA, SO IT
6:53:57PM FUNCTIONED, SO IT PROVED ITSELF FOR 40 YEARS, THAT THAT
6:54:01PM PROPERTY FUNCTIONED AS A VIABLE SITUATION.
6:54:06PM I THINK THAT MY ONLY CONCERN -- AND AS FAR AS IT BEING AN
6:54:12PM EYESORE, ANYTHING YOU COULD DO TO MAKE IT BETTER THAN WHAT
6:54:15PM IT IS, IT'S PROBABLY MORE LIKE PUTTING LIPSTICK ON A PIG,
6:54:19PM BECAUSE THERE'S ONLY SO MUCH YOU CAN DO WITH TRYING TO
6:54:21PM CAMOUFLAGE AN OLD BUILDING, BUT THE ATTEMPT HAS BEEN MADE
6:54:24PM AND THERE'S A LOT OF MONEY GOING IN TO PUT THAT FACADE IN.
6:54:28PM I THINK IT'S OVERLANDSCAPED.
6:54:31PM I DON'T THINK -- I AGREE, I DON'T THINK THAT IT HAS TO BE
6:54:34PM THAT MUCH VEGETATION THERE.
6:54:36PM AND THE PEOPLE NEXT DOOR HAVE BEEN LIVING THERE WITH THE
6:54:39PM POST OFFICE FOR ALL THESE YEARS AND THERE HASN'T BEEN ANY
6:54:42PM COMPLAINTS ABOUT THAT.
6:54:43PM NOW ALL OF A SUDDEN YOU'RE GIVING THESE PEOPLE A GREEN WALL,
6:54:48PM AND SO THEIR SIDE YARD IS GOING TO BE SO -- SO MUCH CHANGED
6:54:56PM BECAUSE OF THAT LANDSCAPING AND I JUST THINK IT'S EXCESSIVE.

6:54:59PM THAT'S MY ONLY POINT.

6:55:00PM IN THE FRONT THERE SHOULD BE SOME CONSIDERATION, AS MARY
6:55:04PM SAID, IF YOU'RE GOING TO COMPLY WITH THE LANDSCAPING, BUNCH
6:55:09PM IT UP TOGETHER SO YOU'VE GOT AN OPEN SPACE IN FRONT OF THAT
6:55:12PM BUILDING INSTEAD OF HAVING IT HIDDEN.
6:55:14PM THOSE ARE MY COMMENTS.
6:55:16PM >>MARLENE NARATIL: ANTHONY?
6:55:19PM >>Anthony Gargano: I SUPPORT THE PROJECT.
6:55:21PM I THINK IT'S POSITIVE TO THE APPEARANCE UP THERE, AND I DO
6:55:32PM AGREE THAT I -- I THINK IT'S OVERLANDSCAPED AS WELL.
6:55:38PM I'D ALSO LIKE TO COMPLIMENT THE APPLICANT AND STAFF BECAUSE,
6:55:43PM FROM ALL DISCUSSION, IT SEEMS THAT THERE'S BEEN A VERY GOOD
6:55:48PM WORKING RELATIONSHIP TO GET TO THE POINT TO WHERE WE ARE
6:55:51PM THIS EVENING, WHICH, IN MY VIEW, IS A VIABLE PROJECT THAT
6:55:59PM WILL BE POSITIVE FOR ESTERO.
6:56:04PM >>Marlene Naratil: THANK YOU.
6:56:06PM TIM?
6:56:06PM >>Dr. Tim Allen: I SUPPORT THE PROJECT.
6:56:08PM IT'S A VERY DIFFICULT SITE.
6:56:10PM I LIKE THE ARCHITECTURE AND I LIKE THE LANDSCAPING PLAN.
6:56:15PM I'M SURE THE DETAILS OF OVERLANDSCAPING WILL BE WORKED OUT.
6:56:19PM I WOULD LIKE TO HAVE SEEN THE INTERCONNECT BETWEEN THOSE
6:56:23PM PARKING LOTS, BUT IT'S JUST NOT PRACTICAL, I'M SEEING THAT
6:56:26PM NOW.
6:56:27PM WE'LL HAVE TO HOPE FOR THE CONNECTIVITY TO COME FROM THE

6:56:32PM DOWNTOWN ESTERO PROJECT, AND I THINK IT WILL.
6:56:35PM SO I'M ALL IN FAVOR.
6:56:37PM >>James Tatoes: JUST AS AN ASIDE, IF YOU LOOK AT THE
6:56:40PM SITE PLAN, AND YOU LOOK AT DOWNTOWN ESTERO, SURROUNDING THAT
6:56:45PM PROPERTY, THAT'S GOING TO BE DEVELOPED WITH SOME MORE
6:56:50PM INTENSIVE, PROBABLY APARTMENTS OR TOWNHOUSES OR SOMETHING
6:56:55PM THAT'S GOING TO GO THERE WITH SOME MORE COMMERCIAL ON 41,
6:56:58PM BECAUSE IT'S AN L SHAPED PIECE OF PROPERTY.
6:57:01PM AND THAT'S GOING TO REQUIRE AN EXTENSIVE AMOUNT OF UTILITY
6:57:04PM WORK, AND THERE'S PROBABLY GOING TO BE A LOT OF SEWER WORK
6:57:07PM AND DRAINAGE THAT'S GOING TO COME THROUGH THAT PROPERTY.
6:57:10PM SO INSTEAD OF WORRYING ABOUT THE LIFT STATION CAPACITY AT
6:57:14PM RICK JOHNSON'S, I'M SURE THERE'S GOING TO BE A NEW SYSTEM OF
6:57:18PM SEWERS THAT WOULD COME IN WITH THE PROJECT TO THE EAST THAT
6:57:22PM THEY WOULD TIE INTO AND MAKE IT A LOT EASIER, BECAUSE IT'S
6:57:25PM GOING TO BE A BIGGER SEWER THAT THEY NEED TO MAKE THAT
6:57:29PM PROJECT WORK.
6:57:30PM >>Marlene Naratil: I AGREE WITH MY COLLEAGUES.
6:57:33PM I THINK IT'S A GOOD PROJECT.
6:57:35PM AND I THINK THE APPLICANT'S WORKED VERY HARD TO IMPROVE THE
6:57:43PM FACILITY.
6:57:45PM THE FACADE IS LOOKING VERY GOOD.
6:57:46PM I LIKE THE COLORS.

6:57:48PM I THINK IT FITS IN WITH WHAT'S THERE ALREADY.
6:57:52PM THE ONLY PROBLEM, AS YOU SAY, IS, YOU HAVE THE SEWER

6:57:55PM PROBLEM, BUT I THINK THAT COULD BE RECTIFIED, AS YOU SAY,
6:57:59PM AND WE'VE GOT A FEW OTHER DEVIATIONS THAT YOU'RE ASKING FOR,
6:58:05PM AND I THINK THAT'S THE BIG QUESTION, IS, ARE WE WILLING TO
6:58:09PM GO ALONG WITH SO MANY DEVIATIONS AT THIS POINT?
6:58:16PM ARE WE READY TO CONCEDE THOSE?
6:58:20PM >>Anthony Gargano: I THINK THE STAFF HAS DONE A REASONABLY
6:58:26PM THOROUGH JOB, AND THE STAFF IS OKAY WITH THE DEVIATIONS, AND
6:58:30PM I'M OKAY WITH THE STAFF'S RECOMMENDATION.
6:58:34PM >>Marlene Naratil: OKAY.
6:58:35PM SO WOULD ANYONE LIKE TO MAKE A MOTION?
6:58:37PM >>Anthony Gargano: YEAH, I'LL MAKE A MOTION THAT THE
6:58:40PM REQUESTED RELIEF BE GRANTED, WITH THE CONDITIONS AS
6:58:46PM STIPULATED BY STAFF.
6:58:47PM >> SECOND.
6:58:51PM >>Marlene Naratil: ALL IN FAVOR?
6:58:52PM >> I THINK WE HAVE TO MAKE A ROLL CALL.
6:58:53PM >> WE NEED A ROLL CALL.
6:58:55PM >>Mary Gibbs: CAN I ASK A QUESTION?
6:58:57PM IS THAT THE ADDITIONAL -- WE ALSO -- MATT HAD MENTIONED
6:59:00PM ADDITIONAL CONDITIONS RELATING THE 15-FOOT POLES, RIGHT?
6:59:05PM >>Marlene Naratil: YES, WE CAN INCLUDE THOSE.
6:59:06PM >> YES.
6:59:07PM >>Mary Gibbs: AND THERE WAS A LITTLE ADDITION OF A SEPTIC
6:59:09PM AND THEN WORKING ON THAT BUFFERING CONDITION, WE MAY FINE
6:59:13PM TUNE THAT.

6:59:14PM >>Marlene Naratil: ALL RIGHT.
6:59:15PM SO THE MOTION WAS MADE AND SECONDED.
6:59:19PM ROLL CALL ON THIS?
6:59:21PM >> BOARD MEMBER ALLEN.
6:59:23PM >> YES.
6:59:24PM >> BOARD MEMBER GARGANO.
6:59:26PM >> YES.
6:59:27PM >> BOARD MEMBER TATOOLES.
6:59:28PM >> YES.
6:59:29PM >> BOARD MEMBER YARBROUGH.
6:59:30PM >> YES.
6:59:31PM >> BOARD MEMBER NARATIL.
6:59:35PM >>Marlene Naratil: YES.
6:59:36PM OKAY.
6:59:36PM THANK YOU VERY MUCH.
6:59:38PM GOOD LUCK WITH YOUR WORK.
6:59:41PM AND I'M LOOKING FORWARD TO SEEING THAT.
6:59:45PM IT SHOULD BE VERY NICE.
6:59:47PM ARE THERE ANY OTHER ISSUES THAT WE NEED TO BRING UP?

6:59:51PM >> WE HAVE OUR SCHEDULE, YES.
6:59:53PM >>Nancy Stroud: MADAM CHAIR, ON THE AGENDA, WE ALWAYS HAVE
6:59:56PM A PLACE FOR PUBLIC INPUT FOR ANYONE WHO WANTS TO SPEAK ON
7:00:01PM OTHER THINGS THAT ARE ON THE AGENDA, SO THIS WOULD BE THE
7:00:04PM OPPORTUNITY NOW.
7:00:06PM >>Marlene Naratil: OKAY.

7:00:07PM DOES ANYONE HAVE ANYTHING ELSE?
7:00:09PM >>The Clerk: I DON'T HAVE ANYBODY.
7:00:12PM >>Marlene Naratil: OKAY.
7:00:14PM AND I GUESS OUR NEXT MEETING IS DECEMBER 17th?
7:00:19PM >>Mary Gibbs: YES.
7:00:20PM AND I THINK THAT WILL BE A LIGHT MEETING.
7:00:25PM THAT'S GOING TO BE A LIGHT MEETING, THE DECEMBER ONE.
7:00:28PM THE DECEMBER MEETING WILL BE VERY LIGHT.
7:00:34PM I THINK WE'RE EXPECTING A REALLY SMALL CASE AND A LOT OF
7:00:38PM MINUTES TO APPROVE.
7:00:39PM >>Marlene Naratil: AND WE WILL HAVE OUR MINUTES READY TO
7:00:40PM BE ACCEPTED.
7:00:42PM >> DO WE HAVE A MOTION TO ADJOURN?
7:00:47PM >> BEFORE YOU DO THAT, DO WE HAVE TO ADOPT THAT MEETING
7:00:49PM SCHEDULE?
7:00:50PM >>MARY GIBBS: NO.
7:00:51PM I THINK -- BUT IF THERE'S ANY ISSUES WITH IT, IF YOU WANT TO
7:00:55PM LET US KNOW.
7:00:55PM WE JUST INCLUDED THAT IN YOUR PACKET SO YOU'D KNOW.
7:00:58PM >> OKAY.
7:00:59PM THANK YOU.
7:00:59PM >>Mary Gibbs: I NOTICE LATER THAT THEY SCHEDULED A MEETING
7:01:01PM ON MY BIRTHDAY.
7:01:03PM THANK YOU, KATHY AND TAMMY.
7:01:04PM >> THE 17TH?

7:01:04PM >>Mary Gibbs: YES.
7:01:04PM >> DECEMBER.
7:01:04PM >> BRING CAKE.
7:01:09PM >> PARDON?
7:01:10PM >> YOU SHOULD BRING CAKE.
7:01:11PM >> FRUITCAKE AND SOMETHING TO GO WITH IT.
7:01:16PM >>Mary Gibbs: I DIDN'T PLAN IT THAT WAY.
7:01:17PM IT JUST HAPPENED.
7:01:19PM >> 29 CANDLES, RIGHT?
7:01:21PM >>Mary Gibbs: YES, OTHERWISE WE'LL HAVE TO CALL THE FIRE
7:01:23PM DEPARTMENT.
7:01:27PM >>Marlene Naratil: WE HAVE A MOTION TO ADJOURN.
7:01:29PM ALL IN FAVOR?
7:01:30PM WE ALL WERE IN FAVOR.
7:01:36PM [MEETING ADJOURNED]

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