

ESTERO VILLAGE COUNCIL ZONING MEETING
WEDNESDAY, JANUARY 29, 2020
9:30 A.M.

DISCLAIMER:

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9:28:52AM >>Mayor Bill Ribble: GOOD MORNING.
9:28:53AM I WOULD LIKE TO CALL THE JANUARY 29, 2020 VILLAGE ZONING
9:28:59AM MEETING TO ORDER.
9:29:00AM I WOULD LIKE TO REMIND EVERYONE TO PLEASE SILENCE THEIR
9:29:02AM CELL PHONES, SO IF YOU HAVE SOMEBODY SITTING BESIDE YOU
9:29:06AM THAT HAS A LITTLE PROBLEM HEARING, YOU MIGHT WANT TO
9:29:08AM NUDGE THEM AND REMIND THEM TO SILENCE THEIR CELL PHONES.
9:29:12AM THE OTHER THING IS WE HAVE A LARGE GROUP HERE TODAY, AND
9:29:17AM ESTERO HAS A REPUTATION FOR CIVILITY.
9:29:19AM SO WE WANT TO KEEP THIS MEETING VERY CIVIL TODAY, SO
9:29:22AM THERE'S GOING TO BE A LOT OF DIFFERENT OPINIONS TODAY,
9:29:24AM SOME PEOPLE DON'T AGREE WITH THIS, SOME PEOPLE DON'T LIKE
9:29:26AM THAT, OTHERS LOVE THIS, OTHERS LOVE THAT.
9:29:29AM SO WE ARE GOING TO RESPECT EVERYONE'S OPINION TODAY FOR
9:29:32AM THOSE THAT ARE GETTING UP TO DO THEIR THREE-MINUTE TALK.
9:29:35AM I APOLOGIZE.
9:29:37AM I DIDN'T GET THE MEMO FOR THE SHIRT TODAY OR I WOULD HAVE

9:29:39AM BEEN DRESSED APPROPRIATELY.
9:29:41AM BUT YOU GUYS MIGHT WANT TO TALK TO BILL.
9:29:44AM HE DIDN'T SEND ME THE E-MAIL.
9:29:47AM WITH US THIS MORNING WE HAVE PASTOR MARK GOODMAN FROM
9:29:49AM GRACE COMMUNITY MINISTRIES.
9:29:53AM PASTOR, WOULD YOU DO US THE HONORS HERE?
9:29:57AM >> GOOD MORNING.
9:29:58AM I APPRECIATE YOUR INVITING ME TO PRAY FOR YOU THIS
9:30:01AM MORNING.
9:30:01AM I CONSIDER IT A PRIVILEGE AND HONOR EVERY TIME I GET TO
9:30:04AM DO IT.
9:30:04AM SO LET'S BOW OUR HEADS IN PRAYER.
9:30:08AM FATHER, WE THANK YOU FOR THIS DAY AND THANK YOU FOR YOUR
9:30:11AM GOODNESS TO US, AND THANK YOU THAT WE GET TO LIVE IN THE
9:30:13AM BEST PLACE ON THIS PLANET, ESTERO, FLORIDA, AND WE THANK
9:30:17AM YOU FOR THE MAYOR AND THE VILLAGE COUNCIL AND THE STAFF
9:30:20AM AND ALL THOSE THAT HAVE A HAND IN MAKING SURE THAT WE
9:30:25AM HAVE CONTINUED PLACE OF PROSPERITY AND THE GREATEST

9:30:31AM CONDITIONS, LIVING CONDITIONS, WORKING CONDITIONS, AND
9:30:34AM RECREATIONAL CONDITIONS THAT WE COULD POSSIBLY HAVE, AND
9:30:37AM WE JUST ASK THAT YOU WOULD GIVE THEM UNDERSTANDING AND
9:30:39AM DIVINE WISDOM AND GUIDANCE TODAY AS THEY TACKLE THE
9:30:44AM ISSUES OF TODAY, LORD.
9:30:45AM WE JUST THANK YOU THAT WE DO GET A SAY IN OUR GOVERNMENT.
9:30:48AM WE THANK YOU FOR THEM AND WE ASK FOR WISDOM FOR THEM.

9:30:51AM WE ASK THAT YOU PROTECT ALL THOSE IN OUR MILITARY WHO MAY
9:30:54AM BE IN HARM'S WAY TODAY.
9:30:56AM WATCH OVER OUR FIRST RESPONDERS.
9:30:58AM AND WE THANK YOU FOR THAT. AND WE PRAY IN HIS MIGHTY
9:31:02AM NAME.
9:31:02AM AMEN.

9:31:04AM >>Mayor Bill Ribble: PASTOR, THANK YOU VERY MUCH.
9:31:05AM HOWARD, WOULD YOU PLEASE LEAD US IN THE PLEDGE?
9:31:08AM [PLEDGE OF ALLEGIANCE]
9:31:19AM >>Mayor Bill Ribble: MADAM CLERK, WOULD YOU PLEASE CALL
9:31:27AM THE ROLL?

9:31:30AM >>Howard Levitan: HERE.
9:31:31AM >>Jon McLain: HERE.
9:31:33AM >>Jim Boesch: HERE.
9:31:34AM >>Nick Batos: HERE.
9:31:34AM >>THE CLERK: COUNCILMAN WILSON IS ON EXCUSED ABSENCE.
9:31:39AM >>Katy Errington: HERE.
9:31:40AM >>Mayor Bill Ribble: HERE.
9:31:40AM I JUST WANT TO GIVE A QUICK UPDATE ON COUNCILMAN JIM
9:31:44AM WILSON.
9:31:44AM I DON'T KNOW HOW MANY OF YOU FOLKS HAVE CONTACTED HIM.
9:31:47AM I KNOW EVERY TIME I GO THERE HE HAS A SET OF BALLOONS.
9:31:50AM HE'S GOING TO GET OUT THIS WEEK, AND HE'S FINALLY GOING
9:31:53AM HOME.
9:31:53AM SO THAT'S GOOD NEWS.

9:31:55AM AND I WOULD THINK WE'LL PROBABLY SEE HIM RIGHT OVER THERE
9:31:57AM IN THAT CHAIR HERE PROBABLY IN THE NEXT WEEK OR TWO.
9:32:00AM SO HE HAS MADE A GOOD RECOVERY.
9:32:02AM OKAY.
9:32:03AM MOVING RIGHT ALONG, IS ANYONE SIGNED UP TO SPEAK ON
9:32:06AM UNAGENDAED ITEMS?
9:32:10AM >> I DON'T BELIEVE ANYONE HAS SIGNED UP FOR NONAGENDAED
9:32:13AM ITEMS.
9:32:17AM IT'S ALL ON THE SESSION TODAY.
9:32:19AM >>Mayor Bill Ribble: NO?
9:32:19AM OKAY, FINE.
9:32:21AM YOU HAVE TO BEAR WITH ME HERE.
9:32:23AM I HAVE TO READ THIS DIALOGUE SO I DON'T WANT YOU TO THINK
9:32:27AM THAT I AM ON A RANT HERE.

9:32:28AM IF YOU DON'T LIKE WHAT I AM GOING TO SAY, SEE NANCY
9:32:31AM STROUD.
9:32:32AM SHE WROTE IT.
9:32:33AM WE HAVE ON THE AGENDA THE SECOND READING OF ORDINANCE
9:32:35AM NUMBER 2019-29 APPROVING WITH CONDITIONS ZONING WITH
9:32:41AM DEVIATIONS TO PREVENT A MULTIFAMILY COMMERCIAL
9:32:44AM DEVELOPMENT KNOWN AS ESTERO CROSSING.
9:32:48AM THIS IS ALSO A PUBLIC HEARING, AND IN THIS MANNER THE
9:32:52AM COUNCIL WILL SIT IN A QUASI-JUDICIAL CAPACITY.
9:32:55AM I WILL EXPLAIN THE QUASI-JUDICIAL PROCEEDINGS IN JUST A
9:32:58AM MOMENT.

9:33:01AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
9:33:04AM >>THE CLERK: YES, IT HAS.
9:33:06AM >>Mayor Bill Ribble: WILL THE WORK PLEASE READ THE TITLE
9:33:08AM OF THE ORDINANCE?
9:33:09AM >> ORDINANCE NUMBER 2019-29, AN ORDINANCE OF THE VILLAGE
9:33:13AM OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS A REZONING
9:33:18AM FROM COMMERCIAL PLANNED DEVELOPMENT TO MIXED USE PLANNED
9:33:22AM DEVELOPMENT TO ALLOW A MULTIFAMILY AND COMMERCIAL
9:33:26AM DEVELOPMENT ON PROPERTY LOCATED 1,000 FEET WEST OF
9:33:30AM INTERSTATE 75 AND SOUTH OF CORKSCREW ROAD CONSISTING OF
9:33:34AM APPROXIMATELY 43 ACRES PROVIDING FOR CONFLICTS, PROVIDING
9:33:37AM FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE.
9:33:39AM >> THANK YOU, KATHY.
9:33:42AM WE HAVE REZONING WITH DEVIATIONS AND THE COUNCIL SITS IN
9:33:48AM A QUASI-JUDICIAL CAPACITY.
9:33:50AM THE DECISION OF WHETHER OR NOT TO APPROVE THIS
9:33:52AM APPLICATION LIKE ALL QUASI-JUDICIAL ITEMS MUST BE BASED
9:33:55AM ON CRITERIA IN THE LAND DEVELOPMENT CODE AND OF
9:33:59AM SUBSTANTIAL COMPETENT EVIDENCE THAT IS PRESENTED AT THE
9:34:02AM HEARING.
9:34:06AM IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION
9:34:08AM THAT IS SUBJECT OF TODAY'S QUASI-HEARING, YOU MUST BE
9:34:12AM SWORN IN BY THE CLERK IN A MOMENT, AND YOU SHOULD ALSO A
9:34:17AM FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT TO THE CLERK
9:34:20AM BEFORE SPEAKING.

9:34:21AM PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY
9:34:24AM ON THE APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.
9:34:29AM AFTER THE CLERK ADMINISTRATORS THE OATH, WE WILL HEAR AN
9:34:33AM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
9:34:35AM DIRECTOR, THEN THE APPLICANT WILL ADDRESS THE COUNCIL.
9:34:39AM THE VILLAGE DEVELOPMENT DIRECTOR WILL THEN BE CALLED UPON
9:34:43AM FOR ANY FURTHER TESTIMONY.
9:34:44AM AFTER THIS, I WILL ALLOW ANYONE FROM THE PUBLIC WHO HAS
9:34:48AM BEEN SWORN IN TO PROVIDE TESTIMONY.
9:34:50AM PLEASE MAKE YOU'RE COMMENTS CONCISELY AS PUBLIC TESTIMONY

9:34:54AM IS LIMITED TO THREE MINUTES PER PERSON.
9:34:58AM IN ADDITION, IF ANY OF THE COUNCIL MEMBERS HAVE AN
9:35:01AM EX PARTE COMMUNICATION REGARDING TODAY'S APPLICATION,
9:35:05AM THAT MEMBER WILL NEED TO DISCLOSE THE SUBJECT MATTER OF
9:35:08AM THE COMMUNICATION AND THE PERSON WITH WHICH THE COUNCIL
9:35:12AM MEMBER SPOKE.
9:35:13AM IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST OF ANY
9:35:16AM ACTION, THE MEMBER MUST DISCLOSE THE CONFLICT AND RECUSE
9:35:20AM HIMSELF OR HERSELF FROM PARTICIPATION IN DISCUSSION OF
9:35:22AM VOTING.
9:35:24AM I GUESS WE NEED TO TALK ABOUT THAT NOW AS A COUNCIL.
9:35:28AM NANCY?
9:35:30AM >> IT WOULD BE APPROPRIATE.
9:35:32AM >>Howard Levitan: I WANT TO REITERATE THAT AS LIAISON TO
9:35:35AM THE COMMUNITY DEVELOPMENT, I HAVE BEEN MEETING WITH THE

9:35:41AM DEVELOPER, ITS ATTORNEYS, ITS PLANNER, EXTENSIVELY OVER
9:35:46AM THE YEARS.
9:35:47AM THE MOST RECENT TIMES SUBSEQUENT TO MY LAST DISCLOSURE
9:35:51AM WERE ON OCTOBER 22ND OF 2019 AND JANUARY 6th OF 2020
9:35:59AM TO DISCUSS VARIOUS CHANGES IN THE PROJECT AS IT HAS
9:36:04AM EVOLVED.
9:36:09AM >>Jon McLain: I MET WITH THE APPLICANT TODAY.
9:36:12AM I MET ABOUT THE 20th OF JANUARY WITH JUST A BRIEF
9:36:15AM REVIEW OF THE CHANGES THAT WE HAD ASKED THEM TO MAKE, AND
9:36:18AM THEY WENT THROUGH THOSE WITH ME, AND THAT WAS VERY -- THE
9:36:25AM INFORMATION WILL BE SHARED TODAY IN THEIR PRESENTATION.
9:36:28AM >>Katy Errington: I TOO MET WITH THE APPLICANT AROUND
9:36:30AM JANUARY 20th, AND WE WENT OVER THE APPLICATION AND
9:36:37AM THE CHANGES THAT WERE MADE, AND I LOOK FORWARD TO
9:36:40AM DISCUSSING THIS TODAY.
9:36:44AM >>Mayor Bill Ribble: OKAY, I MET WITH TWO -- KEEP GOING
9:36:47AM HERE, JIM.
9:36:48AM YOU COULD BE NEXT.
9:36:49AM I ALSO MET WITH THE APPLICANT, KEITH GELDER AND BRIAN
9:36:54AM STOCK ON THE SAME DAY, SO I BUT THEY HAD ABOUT A 12-PAGE
9:37:01AM UPDATED THAT THEY SHARED WITH ME.
9:37:08AM JIM?
9:37:10AM >>Jim Boesch: I HAVE MET WITH THE APPLICANT, AND I HAVE
9:37:15AM BEEN TO BOTH COMMUNITIES PROBABLY COMBINED TOGETHER,
9:37:19AM MAYBE FOUR TO SIX TIMES SINCE THE REPRESENTATIVE IN THIS

9:37:23AM DISTRICT, LOOKING FOR INPUT AND TRYING TO EXPLAIN TOWN
9:37:31AM POSITION IN ACCORDANCE WITH THEIR REQUESTS.
9:37:38AM >>Nick Batos: I ALSO MET WITH THE APPLICANT I GUESS A
9:37:40AM NUMBER OF TIME OVER THE YEARS.
9:37:42AM THIS SEEMS TO HAVE BEEN A LONG PROCESS.
9:37:44AM I ALSO MET WITH THEM THIS WEEKEND, THE 27th, HAS

9:37:50AM GIVEN ME AN UPDATE AS TO WHAT'S CHANGED, WHAT THEY ARE
9:37:54AM PROPOSING THAT IS DIFFERENT FROM THE LAST TIME THAT WE
9:37:57AM MET WITH THEM.
9:38:00AM >>Mayor Bill Ribble: OKAY, NOW WE WILL GET INTO THE
9:38:02AM RAISING OF THE HAND AND SWEARING IN.
9:38:04AM ALL THOSE WHO INTEND TO TESTIFY AT THIS HEARING, STAND
9:38:07AM AND RAISE YOUR RIGHT HAND.
9:38:09AM MADAM CLERK, PLEASE ADMINISTRATOR THE OATH.
9:38:11AM >> DO YOU SWEAR THAT THE TESTIMONY YOU ARE ABOUT TO GIVE
9:38:14AM WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
9:38:17AM TRUTH?
9:38:18AM THANK YOU.
9:38:20AM >>Mayor Bill Ribble: THANK YOU MUCH.
9:38:22AM I MEET NEED A SECOND TO CALL MY WIFE AND TELL HER NOT TO
9:38:25AM RELEASE THE BABYSITTER YET.
9:38:27AM [LAUGHTER]
9:38:29AM DIRECTOR, HAVE YOU RECEIVED ANY LETTERS OR OTHER WRITTEN
9:38:38AM COMMUNICATIONS ON THE APPLICATION?
9:38:43AM >>Mary Gibbs: YES, AND I RECEIVED SEVERAL E-MAILS

9:38:45AM YESTERDAY AND RECEIVED AN E-MAIL THAT I BELIEVE COUNCIL
9:38:48AM RECEIVED, TWO E-MAILS FROM RICHARD NEPPER FROM ISLAND
9:38:54AM CLUB, FROM BILL SAVAGE THAT WAS SENT TO YOU, I BELIEVE,
9:38:58AM AS WELL.
9:38:59AM AN E-MAIL FROM JANE LIGHTHOUSE THAT HAD A PETITION WITH
9:39:04AM ABOUT SIXTY SIGNATURES FROM RESIDENTS.
9:39:06AM ANOTHER E-MAIL FROM JANE LIGHTHOUSE THAT HAS A PICTURE OF
9:39:11AM A TRUCK, LARGE TRUCK IN FRONT OF CORKSCREW WOODLANDS, AND
9:39:16AM A VERY NICE E-MAIL FROM DONNA, I FORGOT HER LAST NAME, A
9:39:20AM TYPO IN MY STAFF REPORT.
9:39:22AM THANK YOU, DONNA.
9:39:22AM [LAUGHTER]
9:39:26AM >>Mayor Bill Ribble: MARY, WILL THESE WRITTEN
9:39:29AM COMMUNICATIONS AND LETTERS BE ACCEPTED AS PART OF THE
9:39:32AM PROCEEDING?
9:39:33AM >>Mary Gibbs: YES.
9:39:34AM I GAVE THEM TO THE CLERK AND ALSO SHARED WITH THE
9:39:36AM APPLICANT.
9:39:36AM >>Mayor Bill Ribble: OKAY.
9:39:37AM HERE IT SAYS MS. GIBBS.
9:39:41AM IT'S OFFICIAL NOW.
9:39:42AM WILL MS. GIBBS PLEASE INTRODUCE THE ITEM ON THE COUNCIL?
9:39:48AM >>Mary Gibbs: YES.
9:39:48AM SO THIS IS THE ESTERO CROSSING REZONING, AND THE
9:39:52AM APPLICANT IS ASKING TO REZONE IT.

9:39:54AM IT'S CURRENTLY ZONED COMMERCIAL.
9:39:56AM AND THEY ARE ASKING FOR MIXED USE PLANNED DEVELOPMENT FOR

9:39:58AM A PROJECT THAT IS ON 43 ACRES OF CORKSCREW ROAD ON THE
9:40:03AM SOUTH SIDE AND JUST EAST OF THE SHOPPING CENTER THAT HAS
9:40:06AM LOWE'S IN IT.
9:40:08AM THEY ARE ASKING FOR MIXED USE PLANNED DEVELOPMENT FOR
9:40:12AM MULTIPLE FAMILY IN THE BACK AND THEN COMMERCIAL IN THE
9:40:15AM FRONT OF CORKSCREW ROAD.
9:40:18AM THERE'S QUITE A LONG HISTORY, AND I AM NOT GOING TO GO
9:40:20AM INTO THIS, BUT I WILL TELL YOU THAT THE MOST RECENT
9:40:24AM REQUEST WE RECEIVED EARLIER IN JANUARY WAS A REVISION TO
9:40:29AM REDUCE THE NUMBER OF UNITS FROM 350 TO 306 MULTIFAMILY
9:40:34AM UNITS.
9:40:38AM THEY WERE SKILL ASKING FOR COMMERCIAL USES IN THE FRONT.
9:40:41AM THEY ARE NOT GOING TO DO THE HOTEL NOW.
9:40:43AM THERE WAS A HOTEL TRACK THAT CALLED KIND OF A MULTIPLE
9:40:47AM CHOICE TRACT.
9:40:47AM IT COULD HAVE BEEN A HOTEL.
9:40:48AM IT COULD HAVE BEEN COMMERCIAL.
9:40:49AM IT COULD HAVE BEEN RESIDENTIAL.
9:40:51AM THEY ARE NOT GOING TO DO THAT.
9:40:52AM THEY ARE GOING TO DO RESIDENTIAL ON THAT TRACT WITH
9:40:55AM COMMERCIAL ON THE FIRST FLOOR.
9:40:58AM THE DIFFERENCE TODAY IS THIS REQUEST WILL BE CONSIDERED
9:41:01AM UNDER OUR COMPREHENSIVE PLAN WHICH WAS ADOPTED BUT WAS

9:41:05AM NOT EFFECTIVE DUE TO A LEGAL CHALLENGE, BUT NOW IT'S
9:41:08AM EFFECTIVE.
9:41:08AM SO WE REVIEW IT UNDER THE NEW PLAN.
9:41:11AM THE TRANSITIONAL MIXED USE LAND CATEGORY.
9:41:14AM SO JUST TO GIVE YOU A QUICK UPDATE IN CASE YOU DON'T
9:41:18AM REMEMBER, IF YOUR MEMORY IS LIKE MINE I DON'T REMEMBER
9:41:21AM EXACTLY WHAT HAPPENED AT THE COUNCIL FIRST READING
9:41:23AM BECAUSE IT WAS OCTOBER 16th.
9:41:25AM THE COUNCIL HAD QUITE A FEW QUESTIONS THAT THEY ASKED THE
9:41:28AM APPLICANT TO ADDRESS TODAY, AND THE MAIN THINGS WERE
9:41:31AM LOOKING AT THE DENSITY AND THE HEIGHT, A QUESTION ABOUT
9:41:36AM THE HOTEL PARCEL, AND DID THEY NEED TO DO THE HOTEL OR
9:41:39AM COULD THAT BE SOMETHING ELSE AND NOT TO HAVE A MULTIPLE
9:41:41AM CHOICE SCENARIO?
9:41:45AM QUESTIONS ABOUT THE PATTERN BOOK AND THE ARCHITECTURAL
9:41:49AM STYLE, AND THE COLOR OF THE BUILDINGS, AND THEN THERE WAS
9:41:52AM A REQUEST THAT THERE BE AN EXPLANATION OF STORMWATER AND
9:41:56AM WOULD THERE BE OFF-SITE IMPACTS, QUESTIONS ABOUT THE
9:41:59AM LANDSCAPE BUFFER ON CORKSCREW AND IF THAT COULD BE
9:42:03AM SUPPLEMENTED BECAUSE YOU WANT TO SCREEN THE PARKING LOT
9:42:05AM SO THAT WHEN YOU ARE DRIVING BY IT DOESN'T LOOK UGLY.
9:42:09AM AND THERE WAS A QUESTION ABOUT PHASING, SOME QUESTIONS
9:42:11AM ABOUT PLACEMAKING ELEMENTS.
9:42:14AM AND THOSE WERE THE MAIN ITEMS THAT CAME UP IN OCTOBER.

9:42:17AM AND SO THE APPLICANT NEEDED QUITE A BIT OF TIME TO REALLY
9:42:21AM ADDRESS THAT.
9:42:21AM AND THAT'S WHY IT'S NOT BACK TO YOU UNTIL TODAY.
9:42:25AM BUT THEY MADE SEVERAL CHANGES TO THEIR SITE PLAN AND THE
9:42:29AM PATTERN BOOK, AND I KNOW THEY ARE GOING TO GO INTO IT IN
9:42:32AM SOME DETAIL.
9:42:33AM BUT JUST TO GIVE YOU A QUICK OVERVIEW, AND FOR THE PEOPLE
9:42:36AM IN THE AUDIENCE, THEY HAVE REDUCED THE DENSITY FROM 350
9:42:43AM UNITS, ORIGINALLY 450 AND NOW THEY ARE AT 306.
9:42:46AM THEY ARE NOT ASKING FOR THE BONUS DENSITY WHICH WAS AN
9:42:48AM ITEM THAT THE COUNCIL WAS CONCERNED ABOUT BEFORE.
9:42:51AM SO THE DENSITY ON THE RESIDENTIAL TRACT WILL NOW BE NINE
9:42:55AM UNITS AN ACRE WHEREAS BEFORE IT WAS TEN PLUS THE BONUS
9:42:58AM DENSITY.
9:43:00AM THE APPLICANT ALSO REDUCED THE HEIGHT OF THE BUILDINGS
9:43:03AM WHICH WERE FOUR-STORY AND WILL NOW BE THREE STORY.
9:43:07AM THE HOTEL AS I MENTIONED HAS BEEN REMOVED FROM THE
9:43:10AM PROJECT AND INSTEAD THEY HAVE ADDED A MIXED USE BUILDING
9:43:15AM THAT'S GOT RESIDENTIAL WITH COMMERCIAL IN THE FIRST
9:43:17AM FLOOR, AND THAT'S ALL -- ALL SUBJECT TO THE 306 UNIT
9:43:21AM LIMIT.
9:43:23AM THE LANDSCAPE BUFFER ON CORKSCREW HAS BEEN ENHANCED, AND
9:43:27AM I THINK THE APPLICANT IS GOING TO EXPLAIN THAT.
9:43:29AM AND THE PATTERN BOOK WAS REVISED TO MAKE IT A MORE
9:43:33AM MEDITERRANEAN COLOR, INSTEAD OF THE LIGHT COLOR IT WAS
9:43:36AM BEFORE, IT'S GOT SOME MORE OF THE BEIGES AND BROWNS.
9:43:41AM THEY HAVE REDUCED THE HEIGHT OF THE BUILDINGS.
9:43:43AM WHEN YOU REDUCE THE HEIGHT THE CODE DOES NOT REQUIRE THEM
9:43:46AM TO HAVE ELEVATORS BUT THEY HAVE AGREED TO PUT ELEVATORS
9:43:49AM IN ALL THE BUILDINGS TO KEEP IT A LITTLE MORE HIGH
9:43:52AM QUALITY.
9:43:52AM AND THEN THERE'S QUESTIONS ABOUT THE PHASING.
9:43:55AM THEY WANT TO DO THE PLACEMAKING ELEMENTS UP FRONT INSTEAD
9:43:58AM OF DURING DIFFERENT PHASES.
9:44:02AM THE STAFF HAD RECOMMENDED APPROVAL WITH CONDITIONS THAT
9:44:06AM ARE IN YOUR ZONING ORDINANCE THAT'S IN YOUR PACKET TODAY.
9:44:11AM AND THE APPLICANT AGAIN IS HERE, AND I THINK THEY PLAN
9:44:15AM TO EXPLAIN TO YOU THE DETAILS.
9:44:17AM SO IF YOU DON'T HAVE ANY QUESTIONS OF ME, I CAN TURN IT
9:44:20AM OVER TO THE APPLICANT.
9:44:23AM >>Mayor Bill Ribble: WHY DON'T WE GO AHEAD AND HEAR FROM
9:44:25AM THE APPLICANT?
9:44:25AM PLEASE COME TO THE PODIUM.
9:44:28AM >>Mary Gibbs: AND I AM TOLD THAT THEIR PRESENTATION WILL
9:44:31AM LAST ABOUT AN HOUR OR A LITTLE LESS.
9:44:34AM >>Mayor Bill Ribble: OKAY.

9:44:34AM >> DAN DELISI, I'M A LAND USE PLANNER ON BEHALF OF THE
9:44:42AM APPLICANT.
9:44:43AM I'M JUST UP HERE TO EXPLAIN HOW THE PRESENTATION WILL
9:44:46AM FUNCTION.
9:44:48AM BRIAN STOCK, CEO OF STOCK DEVELOPMENT WILL GIVE A BRIEF

9:44:52AM OVERVIEW OF THE COMPANY AND THEIR VISION, AND KEITH IS
9:44:58AM GOING TO GO THROUGH THE PROJECT.
9:44:59AM WE HAVE INCLUDED IN YOUR PACKET A LOT OF SLIDES ABOUT
9:45:03AM TRANSPORTATION, STORMWATER, LAND USE PLANNING, COMPLIANCE
9:45:06AM WITH THE COMP PLAN, ALL OF THAT SORT OF INFORMATION.
9:45:10AM AND IT'S AT YOUR DISCRETION.
9:45:11AM WE HAVE A FULL PROJECT TEAM HERE.
9:45:13AM WE CAN GO OVER THOSE SECTIONS OF THE PRESENTATION OR NOT.
9:45:16AM BUT THE WAY IT'S STRUCTURED FOR RIGHT NOW, BRIAN AND
9:45:19AM KEITH WILL DO THE PRESENTATION AND WE WILL BE HERE TO
9:45:22AM ADDRESS ISSUES THAT YOU MAY HAVE.
9:45:24AM >> GOOD MORNING.
9:45:49AM I'M BRIAN STOCK, THE CEO OF STOCK DEVELOPMENT.
9:45:52AM I JUST WANTED TO TAKE A COUPLE OF MINUTES TODAY TO TELL
9:45:54AM YOU A LITTLE BIT ABOUT OUR COMPANY, AND TELL YOU HOW
9:45:58AM EXCITED WE ARE ON ESTERO CROSSING.
9:46:01AM WE STARTED OUR COMPANY IN SEPTEMBER OF 2001 AND OUR
9:46:07AM COMPANY FOCUS AND PHILOSOPHY IS TO BE A HIGH-END HOME
9:46:11AM BUILDER AND LUXURY BUILDER OF APARTMENTS AND COMMERCIAL.
9:46:14AM OVER THE LAST 19 YEARS, THAT'S WHAT OUR FOCUS HAS BEEN,
9:46:17AM ON DOING QUALITY PROJECTS, TAKING CARE OF OUR CUSTOMERS,
9:46:20AM AND DOING THE RIGHT THING.
9:46:23AM THIS SLIDE HERE IS JUST FOUR PICTURES OF FOUR HOMES THAT
9:46:27AM WE BUILT AND A COUPLE OF OUR DIFFERENT COMMUNITIES THAT
9:46:30AM JUST SHOWS THE QUALITY OF THE CONSTRUCTION THAT WE BUILT.

9:46:36AM WE HAVE BEEN FORTUNATE OVER THE LAST 19 YEARS TO BE
9:46:40AM RECOGNIZED AS WE HAVE EXECUTED THAT PHILOSOPHY AND BEEN
9:46:45AM RECOGNIZED WITHIN THE INDUSTRY IN OVER 500 AWARDS, MAINLY
9:46:49AM BUILDING IN SOUTHWEST FLORIDA.
9:46:51AM OUR HOME BASE IS HERE IN NAPLES AND THE MAJORITY OF OUR
9:46:54AM HOME PROJECTS HAVE BEEN IN SOUTHWEST FLORIDA ALONG WITH
9:46:58AM RECENTLY MOVING UP TO SARASOTA AND THE EAST COAST.
9:47:02AM JUST TO LIST A FEW, WE HAVE BEEN, I BELIEVE, AS MANY AS
9:47:06AM FIVE TIMES LISTED ON THE BUILDER 100 LIST.
9:47:09AM WE HAVE HAD SEVERAL DEVELOPMENTS OF THE YEAR FOR SALE,
9:47:13AM LOCAL COMMUNITY HERE WAS COMMUNITY DEVELOPMENT OF THE
9:47:15AM YEAR.
9:47:15AM WE HAVE HAD RESORT PROPERTY IN NAPLES BEING PROJECT
9:47:21AM DEVELOPMENT AND COMMUNITY OF THE YEAR, HIDDEN HARBOR, A
9:47:25AM DEVELOPMENT HERE, WAS ALSO COMMUNITY OF THE YEAR.
9:47:28AM IN NAPLES WE HAVE BEEN LISTED AS THE BUILDER OF THE YEAR.

9:47:32AM AND OUR TWO MOST RECENT APARTMENT PROJECTS BASED ON THE
9:47:36AM SOUTHWEST FLORIDA APARTMENT ASSOCIATION OUR SPECTRA
9:47:43AM APARTMENT LOCALLY WAS THE PROJECT OF THE YEAR IN 2017 AND
9:47:47AM IN 201 OUR APARTMENT PROJECT IN NAPLES WAS IN SPIRA, THE
9:47:53AM SOUTHWEST FLORIDA PROJECT ASSOCIATION OF THE YEAR AS
9:47:56AM WELL.
9:48:01AM HERE IS JUST A FEW LOCAL PROJECTS THAT WE BUILT AND HAVE
9:48:04AM BEEN INVOLVED IN SINCE THE INCEPTION OF OUR COMPANY
9:48:07AM LOCALLY.

9:48:08AM SINCE INCEPTION WE BUILT OVER 5,000 HOMES SINCE 2001.
9:48:13AM LOCALLY WE HAVE DEVELOPED AND BUILT BRANEZA DOWN THE
9:48:18AM STREET, FORT MYERS, HIDDEN HARBOR, SPECTRA, AND CURRENTLY
9:48:27AM BUILDING WILDBLUE ON CORKSCREW.
9:48:29AM WE ALSO STARTED IN FOUR COMMUNITIES IN SARASOTA, TWO OF
9:48:33AM THEM WERE BUILT OUT, CONCESSION AND COUNTRY CLUB EAST.
9:48:36AM WE ARE JUST FINISHING UP IN A COMMUNITY CALLED COUNTRY
9:48:40AM CLUB EAST AND STILL HAVE 400 HOMESITES IN THE HYACINTH
9:48:46AM COMMUNITY IN LAKEWOOD RANCH CALLED THE LAKE CLUB.
9:48:48AM ALSO IN SARASOTA, WE ARE DOING A PROJECT RIGHT NOW
9:48:50AM CURRENTLY UNDER CONSTRUCTION, VERY SIMILAR TO THE PROJECT
9:48:53AM WE ARE PROPOSING ON ESTERO CROSSINGS CALLED FRUITVILLE
9:48:58AM COMMONS, JUST OVER 40 ACRES.
9:49:00AM AS WELL WE ARE BUILDING 300 APARTMENTS, AND IS A MIXED
9:49:04AM USE INTEGRATED PROJECT WITH COMMERCIAL ON THE FRONT OF
9:49:07AM THE PROJECT.
9:49:09AM IN NAPLES, OTHER PROJECTS THAT WE HAVE BEEN INVOLVED WITH
9:49:12AM WAS LELY RESORT, MAJORITY OF QUAIL WEST AND SEVERAL HIGH
9:49:19AM END DEVELOPMENTS THERE.
9:49:20AM WE ARE ALSO BUILDING CURRENTLY IN WELLINGTON AND PALM
9:49:23AM BEACH.
9:49:24AM CURRENTLY WE HAVE 365 EMPLOYEES.
9:49:26AM LAST YEAR WE SOLD 338 HOMES WITH AN AVERAGE PRICE OF OVER
9:49:30AM \$1.2 MILLION.
9:49:35AM THIS IS JUST TO GIVE YOU A FLAVOR IN OUR VISION.

9:49:38AM THIS WAS OUR PROJECT MOST RECENTLY THAT WE ARE JUST
9:49:42AM FINISHING UP.
9:49:43AM WE ARE 85 PERCENT LEASED UP ON THIS PROJECT.
9:49:46AM THIS WOULD BE THE SIMILAR QUALITY AND PROJECT TYPE THAT
9:49:50AM WE WOULD BE DOING IN ESTERO CROSSINGS.
9:49:53AM AS MARY MENTIONED, THIS WOULD STRICTLY BE -- THIS WAS A
9:49:58AM FOUR STORY BUILDING BUT WE COMMITTED TO DO A THREE-STORY
9:50:01AM PROJECT HERE.
9:50:02AM SIMILAR WOULD BE ALL BLOCK CONSTRUCTION, AND IT WOULD
9:50:04AM HAVE ELEVATORS INCLUDED IN IT.
9:50:07AM THERE AGAIN, THIS PROJECT WOULD BE FULLY INTEGRATED, IT
9:50:13AM WOULD BE WALKABLE, HIGH LEVEL LANDSCAPING WITHIN THE

9:50:15AM PROJECT.
9:50:17AM CURRENTLY WE HAVE ANOTHER PROJECT SIMILAR TO THIS THAT'S
9:50:20AM JUST ABOUT TO START CLEARING ON LIVINGSTON ROAD.
9:50:24AM SIMILAR PROJECT 40 ACRES, COMMERCIAL PROJECT, HIGH-END
9:50:28AM APARTMENT USE PROJECT, AND WE ALSO JUST FINISHED A
9:50:32AM PROJECT IN NAPLES CALLED STOCK PLAZA THAT WAS AN
9:50:36AM INTEGRATED COMMERCIAL PROJECT OF 65,000 SQUARE FEET THAT
9:50:40AM HAD ALL COMMERCIAL NEEDS TO HELP SERVICE THE LALY RESORT
9:50:46AM RESIDENTS.
9:50:54AM THIS IS JUST ANOTHER FEW PICTURES OF THE INSPIRA PROJECT.
9:51:02AM LASTLY I WANT TO MENTION WE HAVE BEEN INVOLVED IN THIS
9:51:04AM PROJECT FOR MANY YEARS, AND WE ARE EXCITED ABOUT WHERE WE
9:51:08AM ARE IN THE PROJECT.

9:51:11AM IT'S EVOLVED OVER THE YEARS AND WE FEEL LIKE WE HAVE
9:51:14AM INTEGRATED INTO OUR SITE PLAN WHAT'S ENDING UP TO BE A
9:51:17AM HIGH QUALITY INTEGRATED MIXED USE PROJECT WITH APARTMENTS
9:51:21AM IN THE BACK, IT'S GOT THE FRONTAGE ROAD UP FRONT, AND
9:51:25AM COMMERCIAL UP FRONT THAT WILL BE A HIGH QUALITY WALKABLE
9:51:29AM INTEGRATED MIXED USE PROJECT THAT WILL SERVICE THE NEEDS
9:51:33AM OF THE COMMUNITY.

9:51:33AM THANK YOU.

9:51:54AM >> THANKS, BRIAN.

9:51:56AM KEITH GELDER, STOCK DEVELOPMENT, VICE PRESIDENT OF THE
9:52:00AM COMPANY AS WELL AS THE PRESIDENT OF OUR RESIDENTIAL
9:52:02AM BRAND.

9:52:04AM STOCK LUXURY APARTMENT LIVING BRAND.

9:52:07AM I WILL KEEP MY REMARKS BRIEF, AS NEALE MENTIONED AND DAN
9:52:12AM MENTIONED, THIS PROJECT HAS BEEN THROUGH SEVEN PUBLIC
9:52:15AM HEARINGS OVER THE LAST FIVE YEARS.

9:52:16AM SO WE HAVE COVERED A LOT OF THE TECHNICAL ASPECTS OF IT.

9:52:20AM BUT OUR CONSULTANT TEAM IS HERE, AND WE WILL BE AVAILABLE
9:52:23AM TO ANSWER ANY QUESTIONS AFTER MY REMARKS.

9:52:27AM AS BRIAN MENTIONED, BUILDING HIGH QUALITY COMMUNITIES IS
9:52:30AM ONE OF OUR CORE BELIEFS AS A COMPANY AND ESTERO CROSSINGS
9:52:34AM IS AN EXTENSION OF THAT.

9:52:35AM THE PROJECT BEFORE YOU TODAY IS A WELL-DESIGNED WALKABLE
9:52:38AM MIXED USE PROJECT.

9:52:41AM THE VILLAGE OF ESTERO PLAN DEFINES OUR PROJECT AS

9:52:46AM INTEGRATED HORIZONTAL MIXED USE WITH PLACEMAKING.

9:52:50AM A LOT OF WORDS.

9:52:51AM AN OPPORTUNITY TO DEVELOP A PROJECT WITH MULTIPLE USES
9:52:54AM THAT ARE COMPLEMENTARY TO ONE ANOTHER.

9:52:56AM FOR ESTERO CROSSINGS WE BELIEVE THE RETAIL IS A
9:52:59AM TREMENDOUS ASSET TO THE RESIDENTIAL FOR NEIGHBORHOOD
9:53:02AM USES, WALKABLE, CONVENIENT TO OUR CUSTOMERS, AND OUR
9:53:05AM FUTURE RESIDENTS.

9:53:07AM BUT THE PEDESTRIAN ORIENTED AND FRIENDLY DESIGN OF THE
9:53:10AM RETAIL, WE ALSO SEE IT AS AN ASSET TO THE COMMUNITY.
9:53:14AM SIMILAR HOW COCONUT POINT HAS CREATED A SENSE OF PLACE,
9:53:18AM OUR PROJECT ON A SMALLER SCALE ALSO CREATES THAT.
9:53:21AM AND THAT IS WHAT THE COMP PLAN TRIES TO INCENTIVIZE AND
9:53:26AM WHAT WE ARE TRYING TO CREATE.
9:53:27AM AT THE SAME TIME, THE RESIDENTIAL IS A COMPLEMENT TO THE
9:53:30AM RETAIL PROVIDING THE NECESSARY ROOF TOPS TO SUPPORT THE
9:53:35AM LOCAL BUSINESSES.
9:53:36AM THIS CONCEPT HAS PROVEN TO BE SUCCESSFUL IN OTHER MARKETS
9:53:38AM AND WE BELIEVE IT WILL BE SUCCESSFUL HERE.
9:53:40AM AS BRIAN MENTIONED WE ARE ACTIVELY WORKING ON THAT
9:53:43AM PROJECT IN SARASOTA, FRUITVILLE COMMONS, SIMILAR SIZE IN
9:53:47AM ACREAGE, SIMILAR INTERCHANGE PROPERTY AND WE ARE
9:53:49AM DEVELOPING APARTMENTS, RETAIL AND RESTAURANTS.
9:53:55AM FOR ESTERO CROSSINGS WE ENVISION THAT THE COMMERCIAL USES
9:54:00AM IS PRIMARILY NEIGHBORHOOD USES THAT SUPPORT THE DAILY

9:54:02AM NEEDS OF OUR CUSTOMERS.
9:54:04AM A VARIETY OF TENANTS FIT INTO THIS TENANT MIX, BREAKFAST
9:54:08AM TENANTS, COFFEE SHOPS, HAIR AND NAIL SALONS, YOGA
9:54:12AM STUDIOS, GROUP FITNESS, PIZZA, DENTAL OFFICES, ALL OF
9:54:17AM THOSE FIT INTO THAT CATEGORY.
9:54:18AM THE PROFILE IS TENANT MIX SIMILAR TO THE PROJECT WE JUST
9:54:21AM COMPLETED IN NAPLES CALLED STOCK PLAZA WHICH BRIAN
9:54:25AM MENTIONED, 65,000 SQUARE FEET OF IDENTICAL TYPE OF TENANT
9:54:29AM MIX.
9:54:33AM SO BEFORE I GO INTO THE MOST RECENT ROUND OF CHANGES,
9:54:36AM LET'S DO A QUICK RECAP OF WHERE WE HAVE BEEN.
9:54:41AM OVER THE LAST FIVE YEARS WE CONTINUED TO LISTEN TO THE
9:54:44AM NEED OF THE COMMUNITY, RESPOND TO COMMENTS FROM STAFF,
9:54:48AM TAKE FEED BACK FROM THE VILLAGE'S OUTSIDE THIRD PARTY
9:54:51AM CONSULTANT REGARDING PLACEMAKING AND ALSO RESPOND TO
9:54:54AM COMMENTS DIRECTLY AT THE PUBLIC HEARINGS.
9:54:58AM WE MADE SIGNIFICANT CHANGES THAT GIVE THIS COMMUNITY THE
9:55:02AM TYPE OF DEVELOPMENT ARTICULATED IN THE NEW COMP PLAN.
9:55:10AM THE PROPOSAL THAT'S BEFORE YOU TODAY IS VERY DIFFERENT
9:55:12AM FROM THE PROPOSAL THAT WAS SUBMITTED FIVE YEARS AGO.
9:55:14AM WE HAVE CONDUCTED AN EXTENSIVE AMOUNT OF NEIGHBORHOOD
9:55:17AM OUTREACH, WHICH IS SHOWN ON THIS SLIDE, INCLUDING SELF
9:55:22AM MEETINGS AND PRESENTATIONS WITH CORKSCREW WOODLAND, THE
9:55:26AM ISLAND CLUB AND PALMERAS.
9:55:30AM THE FOLLOWING SLIDES WILL BE A SUMMARY OF THERAPY

9:55:32AM CONCERNS AND HOW WE HAVE ADDRESSED THEM OVER TIME.
9:55:42AM I WILL GO BRIEFLY AND I APOLOGIZE IF SOME OF THESE WERE
9:55:45AM ALREADY MENTIONED.
9:55:45AM THE DENSITY.

9:55:46AM NUMBER ONE, THAT WAS ALWAYS A BIG CONCERN.
9:55:48AM THE PROJECT HAS HE INVOLVED FROM 45 UNITS TO 350 DOWN TO
9:55:52AM 306.
9:55:53AM THE 306 UNITS WERE THE MOST RECENT CONCESSION THAT WAS
9:55:57AM GIVEN SINCE THE FIRST READING.
9:56:01AM THE BUILDING HEIGHT.
9:56:03AM THE INITIAL REQUEST WAS 55 FEET AND THEN 50. WE REPEATED
9:56:12AM HEARD CONCERNS ABOUT HEIGHT, THE LINE OF SIGHT.
9:56:13AM THE ABILITY TO SEE THE BUILDINGS FROM THE EXTERIORS. SO
9:56:15AM WE HAVE MADE A CONCESSION DOWN TO THREE STORIES.
9:56:17AM WE COMMITTED THAT ACROSS THE BOARD FOR THE ENTIRE
9:56:19AM PROJECT.
9:56:21AM THE TRAFFIC LIGHT IN FRONT OF LOWE'S.
9:56:23AM WE HAVE ACTIVELY BEEN A PARTICIPANT AT THE TABLE TO TRY
9:56:26AM TO PUSH THIS FORWARD.
9:56:27AM THE VILLAGE HAS NOW INITIATED THE DESIGN AND IS PUSHING
9:56:31AM THAT FORWARD.
9:56:32AM AND WE WILL BE PAYING APPROXIMATELY A 25% PROPORTIONATE
9:56:40AM SHARE TOWARDS THAT SIGNAL.
9:56:47AM THE PALMARES, LINES OF SITE IN OUR PATTERN BOOK AND IN
9:56:54AM OUR PRESENTATION, WE HAVE REALLY MADE A CONCERTED EFFORT

9:56:56AM REGARDING THE LANDSCAPING, THE WALLS, AND NOW THE
9:56:59AM BUILDINGS BEING LOWERED TO WHICH THEY REALLY WILL NOT BE
9:57:03AM SEEN FROM ANY EXTERIOR PERIMETER.
9:57:06AM THE STACKING WAS ALSO A CONCERN.
9:57:10AM WE HAD OUR TRANSPORTATION ENGINEER HERE TO EXPLAIN THAT
9:57:12AM IN FURTHER DETAIL.
9:57:14AM THEY CONDUCTED A SPECIFIC QUEUING STUDY TO SHOW THE
9:57:18AM CAPACITY AND THE DESIGN IS SUFFICIENT TO HANDLE THE NEEDS
9:57:21AM OF OUR PROJECT AND THE SURROUNDING TRAFFIC.
9:57:28AM NUMBER 6, THE PLAYGROUND.
9:57:29AM THERE WAS A CONCERN.
9:57:30AM WE HAD PREVIOUSLY SHOWN A PLAYGROUND AT THE SOUTHERN
9:57:33AM EDGED END OF THE PROJECT.
9:57:34AM THERE WAS CONCERN ABOUT NOISE, AND DISTURBANCE TO THE
9:57:37AM COMMUNITY.
9:57:37AM SO WE SIMPLY RELOCATED THAT FURTHER NORTH ON OUR PLAN.
9:57:43AM NUMBER 7, PERIMETER WALLS AGAIN.
9:57:46AM IN TERMS OF ADDRESSING THE SIGHT LINES, WE HAVE COMMITTED
9:57:50AM TO A 4-FOOT BERM AND AN 8-FOOT BOUNDARY WALL ON TOP OF
9:57:54AM THAT.
9:57:55AM THE 8-FOOT WALL WILL BE A PRETEST PANEL WALL SO YOU WILL
9:57:58AM HAVE 12 FEET IN HEIGHT ESSENTIALLY AROUND OUR PROPERTY
9:58:04AM BOUNDARIES TO ADDRESS ANY VISUAL CONCERNS.
9:58:09AM LIKewise ON OUR WESTERN BOUNDARY, THE RESIDENTS OF
9:58:12AM PALMARES REQUESTED THE SAME.

9:58:15AM THERE WAS CONCERN ABOUT PEOPLE CUTTING THROUGH THE WOODS
9:58:19AM ON OUR WESTERN BOUNDARIES SO WE SIMPLY AGREED TO EXTEND
9:58:22AM THAT BOUNDARY WALL ON THE WESTERN PERIMETER AS WELL.
9:58:26AM REGARDING LANDSCAPING, OUR PERMITS WITH THE SOUTH FLORIDA
9:58:31AM WATER MANAGEMENT DISTRICT REQUIRE EXOTIC REMOVAL
9:58:40AM THROUGHOUT THE PRESERVE AREAS.
9:58:42AM ALSO INCLUDED IN THAT PERMIT APPROVAL IS A SIGNIFICANT
9:58:46AM REPLANTING PLAN THAT WAS ADOPTED AND REQUIRED AS PART OF
9:58:50AM THAT PERMIT.
9:58:51AM WE PUT THAT OF RECORD AS WELL.
9:58:55AM NUMBER 10, THE STORMWATER RUNOFF.
9:58:57AM THIS HAS BEEN SOMETHING THAT WE LOOKED CLOSELY AT.
9:59:00AM SOMETHING THAT WE HAVE CONSISTENTLY HEARD FROM THE
9:59:02AM NEIGHBORS.
9:59:03AM OUR CIVIL ENGINEER IS HERE TO EXPLAIN THIS IN FURTHER
9:59:05AM DETAIL, BUT ESSENTIALLY WE HAVE LOOKED AT THAT
9:59:08AM EXTENSIVELY IN CONNECTION WITH OUR SOUTH FLORIDA WATER
9:59:14AM MANAGEMENT DISTRICT.
9:59:15AM THAT PERMIT HAS BEEN APPROVED AND THERE IS AN ACTUAL
9:59:18AM STORMWATER MODEL WHICH MODELS ALL THE BUILDOUT CONDITIONS
9:59:21AM AND THE EXISTING CONDITIONS TO MAKE SURE WE PROPERLY
9:59:24AM HANDLE AND ADDRESS THOSE.
9:59:27AM NUMBER 11 IS CONCERN ABOUT WATER PRESSURE, SO WE HAD OUR
9:59:32AM CIVIL ENGINEER EVALUATE THAT AS WELL.
9:59:34AM WE WILL BE COMPLETING A LOOP SYSTEM WHICH INCREASES,

9:59:42AM HELPS WITH THE INTEGRITY OF THE SYSTEM, IS THE BEST WAY
9:59:44AM TO EXPLAIN THAT.
9:59:45AM AND I WILL HAVE OUR CIVIL ENGINEER GO INTO MORE DETAIL ON
9:59:48AM THAT AS WELL.
9:59:49AM BUT WE HAVE COORDINATED WITH THE FIRE DEPARTMENT, AND
9:59:51AM THEY HAVE APPROVED OUR CONCEPTUAL DESIGN.
9:59:54AM OUR PRIOR PLANS HAD, YOU MAY RECALL, PREVIOUSLY REQUESTED
10:00:00AM A GAS STATION USE IN CONNECTION WITH OUR PROJECT, WHICH
10:00:03AM WE UNDERSTAND HAS A LOT OF SENSITIVITY.
10:00:05AM SO WE SIMPLY HAVE WITHDRAWN THAT AS AN ALLOWABLE USE,
10:00:10AM FROM OUR PERMITTED USES.
10:00:12AM SAFETY AND SECURITY WAS ALSO VOICED AS A CONCERN
10:00:16AM THROUGHOUT OUR PREVIOUS MEETINGS.
10:00:17AM WE HAVE ADDRESSED THAT THROUGH HOURS OF OPERATION WHICH
10:00:20AM IS DRAFTED AS A CONDITION IN THE ZONING ORDINANCE.
10:00:24AM CONSTRUCTION ACCESS WAS A TOPIC OF CONVERSATION AS WELL
10:00:26AM AND WE HAVE ADDRESSED A CONDITION RESTRICTING ACCESS TO
10:00:29AM CERTAIN LOCATIONS.
10:00:35AM FAST FORWARD TO THE PLANNING BOARD ADDITIONS.
10:00:38AM THESE WERE ADDITIONAL CONCESSIONS THAT WERE GIVEN THROUGH
10:00:42AM SOME OF THE SUBSEQUENT PUBLIC HEARINGS.
10:00:45AM WE HAVE AGREED TO CONDITIONS ON THE TIMING OF THE SIGNAL.

10:00:51AM I BELIEVE WE HAVE WORDED THAT -- MARY WITH CORRECT ME IF
10:00:57AM I AM WRONG -- ALL ACCELERATED INTO THE FIRST PHASE OF THE
10:01:00AM DEVELOPMENT AND APPROPRIATE LANGUAGE HAS BEEN DRAFTED TO

10:01:02AM ADDRESS THAT.
10:01:03AM AGAIN THE LIMITATION ON USES, WE CONTINUE TO EVALUATE
10:01:07AM THOSE, CONSIDER FEEDBACK, AND AGAIN THE GAS STATION IS NO
10:01:11AM LONGER PART OF OUR REQUEST.
10:01:17AM WITH RESPECT TO MAINTENANCE OF THE PROPERTY, BOTH THE
10:01:20AM RESIDENTIAL AND THE COMMERCIAL WILL BE SUBJECT TO A
10:01:22AM PROPERTY OWNERS ASSOCIATION.
10:01:23AM WE HAVE ALREADY DRAFTED THOSE DOCUMENTS.
10:01:25AM THAT PROCESS WAS INITIATED IN CONNECTION WITH OUR SOUTH
10:01:27AM FLORIDA WATER MANAGEMENT DISTRICT TO ENSURE THAT ALL THE
10:01:31AM COMMON AREAS OF THE PROPERTY, COMMERCIAL AND RESIDENTIAL,
10:01:34AM WILL BE PROPERLY MAINTAINED IN PERPETUITY.
10:01:38AM AGAIN, CONSTRUCTION TRAFFIC, WE HAVE -- WE HAVE ADDRESSED
10:01:47AM AN APPROPRIATE CONDITION TO ADDRESS THAT AS WELL.
10:01:52AM AND THEN FAST FORWARD.
10:01:55AM THESE ARE THE CHANGES FROM OCTOBER TO PRESENT, WHICH MARY
10:01:59AM HAS MENTIONED.
10:02:01AM THERE WAS I BELIEVE IN MAY OF LAST YEAR, WHEN WE STARTED
10:02:05AM TO REALLY FOCUS IN ON THE PLACEMAKING ELEMENTS THAT WE
10:02:09AM WERE GOING TO INCLUDE IN THE PLAN, THE VILLAGE HAD A
10:02:11AM THIRD PARTY CONSULTANT ALSO DO ANALYSIS OF OUR PLAN AND
10:02:14AM CAME BACK WITH ABOUT A DOZEN OR SO RECOMMENDATIONS.
10:02:18AM WE REVIEWED EACH ONE OF THOSE AND INCORPORATED, I
10:02:21AM BELIEVE, JUST ABOUT EVERY SINGLE ELEMENT THAT WAS
10:02:23AM RECOMMENDED.

10:02:25AM WE AGREED, WE FURTHER LIMITED OUR FURTHER COMMERCIAL
10:02:29AM USES, WENT THROUGH THOSE IN DETAIL, TO TRY TO BE
10:02:33AM HARMONIOUS AND CREATE THE NEIGHBORHOOD RETAIL THAT WE
10:02:35AM DISCUSSED.
10:02:37AM AND THEN NUMBER 3 WAS REMOVAL OF THE BONUS DENSITY WHICH
10:02:40AM MARY PREVIOUSLY MENTIONED.
10:02:42AM AFTER THE FIRST READING, AGAIN, THE DENSITY WAS LOWERED.
10:02:46AM WE REMOVED THE HOTEL COMPONENT.
10:02:49AM AND NUMBER 3 IS A REALLY INTERESTING ONE.
10:02:52AM WE HAVE AGREED TO THE VERTICAL MIXED USE BUILDING, SO
10:02:55AM THAT'S ESSENTIALLY TWO FLOORS OF RESIDENTIAL OVER ONE
10:02:58AM FLOOR OF RETAIL.
10:02:59AM SO THAT'S GOING TO BE THE BUILDING ABUTTING THE FRONTAGE
10:03:04AM ROAD.
10:03:04AM THAT'S GOING TO HELP CREATE ACTIVITY, GOING TO HELP
10:03:07AM CREATE SORT OF PLACEMAKING, AND ACTIVATE THE FRONTAGE
10:03:12AM ROAD.
10:03:13AM WE HAVE LOWERED THE HEIGHT TO THREE STORIES AS I

10:03:15AM MENTIONED.
10:03:15AM WE EVALUATED THE ARCHITECTURE, RECEIVED A LOT OF FEEDBACK
10:03:19AM ON THAT TOWARDS A REFERENCE PREFERENCE OF MORE
10:03:22AM MEDITERRANEAN, MORE EARTH TONES.
10:03:25AM YOU WILL SEE THAT IN THE MOST RECENT PATTERN BOOK
10:03:27AM THROUGHOUT BOTH THE RESIDENTIAL AND THE RETAIL TO GIVE US
10:03:32AM A FULLY COHESIVE ARCHITECTURALLY COHESIVE DESIGN BETWEEN

10:03:38AM THE TWO USES.
10:03:40AM WE FOCUSED ON -- REVIEWED ALL THE LANDSCAPE BUFFERS AS
10:03:44AM WELL AS OUR BUFFER ON CORKSCREW ROAD.
10:03:48AM WE HAVE AGREED TO INCREASE THE HEIGHT OF THAT LANDSCAPE
10:03:51AM BUFFER.
10:03:51AM THERE WAS A CONCERN ABOUT BEING ABLE TO SEE THE SURFACE
10:03:56AM PARKING ON THE RETAIL.
10:03:57AM SO WE HAVE UPGRADED THAT, I BELIEVE IN THE PATTERN BOOK
10:04:00AM WE CALL IT OUT AS 48 INCHES OVERALL AT INSTALLATION, AND
10:04:04AM WILL ALLOW THAT TO GROW TO WHATEVER THE APPROPRIATE
10:04:08AM HEIGHT MAINTAINED THAT HEIGHT TO ACCOMPLISH THAT GOAL.
10:04:13AM WE HAVE ALSO MADE A COMMITMENT.
10:04:14AM THERE WAS A CONCERN ABOUT THE PLACEMAKING ELEMENTS IN
10:04:17AM DIFFERENT PHASES, AND ROLLED OUT AT DIFFERENT TIMES.
10:04:20AM WE HAVE MADE A COMMITMENT TO DELIVER THEM ALL IN THE
10:04:22AM FIRST PHASE UP FRONT, INCLUDING THE POCKET PARK WHICH WE
10:04:28AM ENVISION BEING PART OF THE FIRST PLAQUE AND DEVELOPMENT
10:04:31AM ORDER WITH THE PUBLIC ACCESS EASEMENT AND DEDICATION TO
10:04:37AM ENSURE FOR PUBLIC ACCESS.
10:04:50AM AS THE VILLAGE CONTINUES TO REFINE ITS GOALS IN THE COMP
10:04:53AM PLAN, WE CONTINUED TO LOOK FOR WAYS TO INCREASE
10:04:57AM CONNECTIVITY, PEDESTRIAN SAFETY, AND INCREASE THE
10:05:01AM COHESIVENESS AND DESIGN.
10:05:03AM THE FOLLOWING SLIDES ARE TAKEN RIGHT FROM THE PATTERN
10:05:07AM BOOK.

10:05:07AM BUT I WANT TO HIGHLIGHT THEM BECAUSE THEY ARE IMPORTANT.
10:05:09AM WE HAVE REALLY MADE AN EMPHASIS ON THE PLACEMAKING, AND
10:05:13AM THAT'S SOMETHING THAT'S A CRITICAL COMPONENT IN YOUR
10:05:16AM FUTURE LAND USE ELEMENT.
10:05:18AM SO I WILL READ BRIEFLY FROM THE FUTURE LAND USE ELEMENT.
10:05:23AM AND THESE ARE PART OF THE CRITERIA IN TERMS OF
10:05:28AM ESTABLISHING THE ZONING.
10:05:29AM THESE ARE THE REQUESTED ITEMS.
10:05:30AM THESE ARE THE SUGGESTED THINGS IN ORDER TO CREATE THE
10:05:33AM SENSE OF PLACE, TO CREATE THAT MIXED USE COMPONENT.
10:05:36AM SO RIGHT OUT OF THE COMP PLAN, PUBLIC ART, URBAN GREEN
10:05:41AM SPACE, A PLAZA, AN IDENTIFIABLE LANDMARK.
10:05:47AM HIDDEN OFF-STREET PARKING.
10:05:49AM ENVIRONMENTAL FEATURES, A PEDESTRIAN PROMENADE, TRAFFIC

10:05:57AM CALMING DEVICES, INCREASE PEDESTRIAN ENHANCEMENTS.
10:06:02AM YOU WILL SEE ON THE NEXT SLIDES, WE HAVE REALLY MADE A
10:06:04AM CONCERTED EFFORT TO REVIEW OUR PROJECT AND SEE HOW WE CAN
10:06:08AM INCORPORATE AS MANY OF THESE AS WE CAN.
10:06:17AM HERE IS A QUICK RENDERING OF THE RESIDENTIAL BUILDING.
10:06:20AM EARTH TONES.
10:06:21AM THREE-STORY PRODUCT.
10:06:22AM THREE-STORY BLOCK CONSTRUCTION WITH ELEVATORS.
10:06:28AM AND HERE IS A QUICK RENDERING OF THE MATCHING COMMERCIAL.
10:06:33AM SO AGAIN, HERE IS AN OVERUSE SLIDE ESSENTIALLY SHOWING
10:06:41AM OUR SITE PLAN.

10:06:41AM AND WHAT WE TRY TO DO IS TO SHOW YOU ALL THE DIFFERENT
10:06:45AM ELEMENTS AND HOW WE ARE INCORPORATING THEM INTO THE
10:06:48AM PROJECT.
10:06:50AM SO THE FIRST ELEMENT, THIS IS IDENTIFYING LANDMARK.
10:06:53AM THIS WOULD BE OUR VIEW FROM CORKSCREW ROAD.
10:06:57AM THIS WOULD CONNECT ESSENTIALLY TO CORKSCREW, WHERE
10:07:01AM THERE'S AN EXISTING BUS STOP FOR -- THAT WAS ONE OF THE
10:07:09AM ELEMENTS OF INCREASED CONNECTIVITY.
10:07:11AM THAT'S ALREADY THERE.
10:07:11AM WE ARE TYING INTO IT.
10:07:13AM WE ARE CREATING A BEAUTIFUL MONUMENT, A BEAUTIFUL FRONT
10:07:15AM DOOR, AND IT WILL BE A WATER FEATURE, TRELLISES, AND SOME
10:07:21AM PUBLIC ART.
10:07:25AM AN ADDITIONAL PLACEMAKING ELEMENT WOULD BE PART OF THE
10:07:28AM MULTIFAMILY SO THIS WOULD BE AT THE SOUTHERN END OF THE
10:07:30AM PUBLIC PARK.
10:07:31AM WE INTEND ARCHITECTURALLY TO CREATE A CLUBHOUSE AND
10:07:37AM ELEMENT THAT WILL ALSO QUALIFY AND BE A PROMINENT FEATURE
10:07:40AM OF THE RESIDENCE.
10:07:42AM AS PART OF THE PLAZA, THIS WOULD BE BETWEEN THE
10:07:45AM COMMERCIAL BUILDINGS.
10:07:47AM OUR INTENT IS TO DESIGN LANDSCAPED COURTYARD WITH BENCHES
10:07:53AM AND PUBLIC SEATING, NICE PAVER COURTYARD THAT CAN BE
10:07:57AM ACCESSIBLE TO THE PUBLIC.
10:08:00AM HERE IS AT IMAGE.

10:08:01AM THIS WOULD BE LOOKING NORTH FROM THE FRONTAGE ROAD
10:08:05AM TOWARDS CORKSCREW BETWEEN THE RETAIL BUILDINGS.
10:08:10AM THIS IMAGE RIGHT HERE WHICH IS IN THE ITEM BOOK AS WELL
10:08:14AM IS ESSENTIALLY ON THE FRONTAGE ROAD AT THE INTERFACE
10:08:18AM BETWEEN THE RESIDENTIAL AND THE RETAIL.
10:08:21AM AS WE LOOKED AT DIFFERENT TRAFFIC CALMING OPTIONS AND THE
10:08:24AM FOCUS ON PEDESTRIAN SAFETY, WE ENVISION THIS INTERSECTION
10:08:29AM AS A TABLETOP INTERSECTION TO GIVE MOTORISTS AN AWARENESS
10:08:37AM THAT THIS IS A HEY PEDESTRIAN CROSSING AREA, SO IN
10:08:41AM ADDITION TO THAT, TO INCREASE SAFETY AND AWARENESS, AT

10:08:45AM NIGHT, WE INTEND TO INSTALL THESE SIGNAL ID FLASHERS.
10:08:50AM SO THEY WOULD ONLY BE ACTUATED BY A PUSH BUTTON ON THE
10:08:57AM RIGHT SIDE OF THE ROAD AND FLASH AT NIGHT TO CREATE ANY
10:08:59AM CONFLICTS AND PREVENT ANY ACCIDENTS.
10:09:02AM IF YOU HAVE EVER BEEN DOWN TO THE MARCO MARRIOTT, MARCO
10:09:05AM ISLAND, THEY HAVE THIS RIGHT ACROSS THE MAIN ROAD, AND
10:09:09AM IT'S PROVEN TO BE HIGHLY EFFECTIVE.
10:09:12AM THERE'S ANOTHER IMAGE.
10:09:14AM THIS WOULD BE AT THE NORTH END OF THE RETAIL.
10:09:19AM THIS SHOWS THE PEDESTRIAN ENHANCEMENT, THE PAVER DETAIL,
10:09:23AM AND THE APPROACH TO THE COMMERCIAL.
10:09:28AM THE NEXT SLIDE, PREVIOUSLY WE HAD A POCKET PARK IN OUR
10:09:35AM PLAN.
10:09:35AM WE HAVE REALLY EXPANDED IT, INCORPORATED IT, INTEGRATED
10:09:38AM IT INTO THE DESIGN.

10:09:39AM SO THIS WOULD RUN VIRTUALLY NORTH, SOUTH, AS THE ENTRY TO
10:09:43AM THE RESIDENTIAL.
10:09:46AM THIS WOULD BE OPEN FOR PUBLIC ACT, SO THIS ENTIRE
10:09:50AM PORTION, ALL THE PUBLIC PARK, ALL THE SPACES, THERE'S
10:09:55AM PARALLEL SPACES DESIGNED ON THIS ENTRY ROAD.
10:09:58AM THIS WOULD ALL BE ACCESSIBLE TO THE PUBLIC.
10:10:00AM AND THIS WOULD BE DELIVERED ALSO IN THE FIRST PHASE.
10:10:05AM HERE IS JUST ANOTHER IMAGE OF THE PEDESTRIAN PASEO,
10:10:11AM PEDESTRIAN ZONE, OF THE PROJECT THROUGH THE COMMERCIAL.
10:10:19AM HERE IS ANOTHER IMAGE OF THE SAME.
10:10:24AM FOR PUBLIC ART, GOING BACK TO THE MAIN SIGNATURE FEATURE
10:10:26AM AT THE FRONT OF THE DEVELOPMENT, WE ENVISION NICE PUBLIC
10:10:32AM ART TRELLISES AND SIGNAGE FEATURE OF THE
10:10:38AM AND THEN ENVIRONMENTAL FEATURES, ONE OF THE OTHER
10:10:41AM CRITERIA AND CONDITIONS IN FUTURE LAND USE, WE HAVE A
10:10:47AM NATURAL LARGE PRESERVE AREA AS PART OF THE PROJECT THAT
10:10:51AM AGAIN WE WILL BE REMOVING ALL THE EXOTICS AND REPLANTING
10:10:54AM IT.
10:10:56AM IN ADDITION TO ALL THESE PLACEMAKING ELEMENTS THAT WE
10:11:01AM FOCUSED ON, WE HAVE REALLY DONE OUR DUE DILIGENCE,
10:11:04AM CONDUCTED ADDITIONAL LINES OF SITE.
10:11:06AM WE PERFORMED SITE VISITS TO BE REVIEW ON-SITE WETLANDS,
10:11:10AM DRAINAGE, VERIFIED THE CAPACITY OF EXISTING UTILITIES,
10:11:13AM BUT MOST IMPORTANTLY WE HAVE PROVIDED CONNECTIVITY AND
10:11:17AM SAFETY FROM A TRAFFIC PERSPECTIVE.

10:11:20AM AS WE DISCUSSED IN OUR PRIOR PUBLIC HEARINGS, THE REVERSE
10:11:24AM FRONTAGE ROAD IS A CRITICAL MISSING LINK FOR CORKSCREW
10:11:28AM WOODLANDS, ISLAND CLUB, ESTERO BAY CHEVROLET, AND HAMPTON
10:11:30AM INN.
10:11:33AM THE OUTBOUND LEFT TURN MOVEMENT AT CORKSCREW ROAD AND
10:11:37AM WOODLANDS IS KNOWN TO BE A DANGEROUS TURNING MOVEMENT ONE

10:11:41AM WHICH CAN BE EASILY REPLACED WHERE A SAFE LEFT-HAND TURN
10:11:44AM WITH A SIGNAL.
10:11:45AM WITHOUT THE REVERSE FRONTAGE ROAD THAT CANNOT OCCUR.
10:11:48AM THE COST OF THE REVERSE FRONTAGE ROAD IS ESTIMATED AS
10:11:53AM 750,000 WHICH WOULD BE EXCLUSIVELY FUNDED BY THE
10:11:55AM DEVELOPER.
10:11:56AM THE NEW SIGNAL IN FRONT OF LOWE'S WILL BE \$125,000
10:12:00AM COMMITMENT WITH A 25% COST SHARE.
10:12:03AM SO IN CLOSING, WE ARE EXCITED TO PRESENT THIS
10:12:06AM OPPORTUNITY.
10:12:06AM IT'S A BEAUTIFUL PROJECT.
10:12:08AM WE ARE EXCITED TO BE PART OF THE SOLUTION FOR REMEDYING
10:12:11AM SOME OF THESE EXISTING ISSUES.
10:12:13AM WE THINK THIS IS A PROJECT THAT EVERYONE CAN BE PROUD OF.
10:12:16AM WE HAVE WORKED REALLY HARD TO BE A GOOD PARTNER WITH THE
10:12:18AM VILLAGE.
10:12:19AM AND WE REALLY FEEL LIKE THIS NEW PROJECT REALLY EMBODIES
10:12:22AM THE VISION THAT THE VILLAGE HAS UNDER THE NEW COMP PLAN.
10:12:27AM THANKS.

10:12:31AM >>Mayor Bill Ribble: THAT CONCLUDES YOUR PRESENTATION?
10:12:38AM YOU SHAVED SOME TIME OFF OF THERE.
10:12:40AM THAT'S GOOD.
10:12:40AM NOW WE WILL ENTERTAIN QUESTIONS FROM COUNCIL FOR THE
10:12:43AM APPLICANT.
10:12:43AM COUNCIL, DO YOU HAVE ANY QUESTIONS?
10:12:55AM >> >>Jon McLain: WE HEARD FROM SOME OF THE COMMUNITY
10:12:56AM ABOUT STORMWATER AND FLOOD CONTROL.
10:12:58AM I WOULD LIKE TO HAVE LITTLE BETTER UNDERSTANDING.
10:13:00AM I'M FAMILIAR WITH THE -- MAYBE JUST FOR EVERYBODY'S
10:13:06AM INFORMATION, MAYBE YOU CAN COVER HOW THAT'S GOING TO BE
10:13:08AM HANDLED AND WHAT STANDARD YOU ARE USING FOR THE
10:13:13AM FLOODWATER.
10:13:13AM >> JOHN WOJDAK, DELISI FITZGERALD, ENGINEER ON THE
10:13:27AM PROJECT.
10:13:28AM I NEED TO LEAP THROUGH ALL THESE SLIDES.
10:13:46AM REGARDING STORMWATER, FIRST I WILL POINT OUT THAT THE
10:13:49AM SITE WAS ORIGINALLY PERMITTED THROUGH THE WATER
10:13:51AM MANAGEMENT DISTRICT, FOR THE COMMERCIAL ZONING THAT WAS
10:13:55AM IN PLACE.
10:13:56AM WE INITIALLY REVISED THAT WATER MANAGEMENT DISTRICT
10:14:00AM PERMIT FOR THE ORIGINAL PLAN WHEN WE SUBMITTED BACK IN
10:14:04AM 20150.
10:14:05AM AND THE PLAN HAS EVOLVED SO MUCH THAT WE ACTUALLY NEEDED
10:14:08AM TO REVISE IT AGAIN TO BE CONSISTENT WITH THE CURRENT

10:14:11AM PLAN, WHICH WE DID, AND THAT WAS APPROVED IN DECEMBER OF
10:14:16AM 2019.

10:14:18AM SO TO GIVE -- I WILL KIND OF GO BIG PICTURE AND ZOOM DOWN
10:14:24AM AND TRY TO DO IT BRIEFLY, BUT CONCISELY.
10:14:29AM THIS MAP SHOWS THE SITE, KIND IN THE OVERALL CON DETECT
10:14:34AM OF THE LOCAL WATERSHED.
10:14:35AM IT'S TRIBUTARY SOUTH BRANCH OF THE WATERSHED SO THAT
10:14:45AM TRIBUTARY FLOWS NORTH WEST, LEADS UP TO THE RIVER WHICH
10:14:50AM FLOSS WEST TO ESTERO BAY.
10:14:53AM SO OUR PROJECT FLOWS FROM THE NORTH TO THE SOUTH.
10:14:57AM THIS IS JUST AN AERIAL, I REALIZE YOU CAN'T SEE THE
10:15:02AM TOPOGRAPHER ON THERE AT THIS SCALE, BUT THIS IS THE
10:15:05AM PROJECT THAT IS DEVELOPED ON BOTH SIDES.
10:15:10AM THE SLOPE OF THE SITE GOES FROM NORTH TO SOUTH, WHICH ON
10:15:13AM THIS SHEET IS LEFT TO RIGHT.
10:15:17AM BESIDES SOME RUNOFF FROM THE ADJACENT CORKSCREW WOODLANDS
10:15:20AM ISLAND CLUB REAR LOTS, THERE'S REALLY NO MAJOR IN FLOWS
10:15:24AM INTO THE PROJECT THAT ARE BEING PASSED THROUGH.
10:15:26AM THE ROAD DOES NOT DISCHARGE TO US.
10:15:30AM WE ARE BASICALLY OUR OWN SITE AND WE FLOW TO THE SOUTH TO
10:15:33AM THE WETLAND AREA ASSOCIATED WITH THE SOUTH BRANCH OF THE
10:15:37AM ESTERO RIVER.
10:15:39AM JUST TO TOUCH BASE, I KNOW THERE'S BEEN A LOT OF
10:15:41AM QUESTIONS ABOUT FLOODING.
10:15:43AM THE EXISTING GRADES ON THE SITE ARE IN THE KIND OF MID

10:15:48AM 14, AAVD IN THE CENTRAL PORTION OF THE SITE, JUST TO GIVE
10:15:53AM SOME KIND OF CONTEXT.
10:15:54AM CORKSCREW ROAD IS RANGES FROM 17 TO 20 DEPENDING ON WHERE
10:16:00AM YOU ARE AT ON THE ROADWAY.
10:16:02AM AND THE FEMA FLOOD ELEVATION ON THE SITE IS 15.
10:16:08AM SO THIS IS SCHEMATIC OF OUR WATER MANAGEMENT SYSTEM.
10:16:13AM SO BASICALLY, THE WAY THAT OUR SYSTEM WORKS IS ALL OF THE
10:16:17AM RUNOFF FROM THE SITE IS DIRECTED TO THE ON-SITE LAKES.
10:16:23AM AND THE COMMERCIAL AREAS HAVE AN INITIAL DRY PRETREATMENT
10:16:29AM WHICH WILL HAPPEN WITHIN THE COMMERCIAL AREA BEFORE THOSE
10:16:31AM ARE DISCHARGED INTO THE LAKE.
10:16:33AM THE LAKES PROVIDE THE STORMWATER TREATMENT, STORM
10:16:36AM ATTENUATION, WATER QUALITY TREATMENT, AND THEN IT
10:16:40AM DISCHARGES SOUTH TO THE PRESERVE LOCATED AT THE SOUTH END
10:16:44AM OF OUR PROJECT.
10:16:47AM WE HAVE A PERIMETER BERM AROUND THE SITE WHICH IS 25
10:16:51AM YEAR, TO ANSWER YOUR QUESTION REGARDING THE LEVEL OF
10:16:56AM SERVICE, AND OUR DISCHARGE IS ALSO RESTRICTED TO THAT
10:17:00AM RATE.
10:17:02AM CURRENTLY THE SITE UNDEVELOPED DISCHARGES AT AROUND 36
10:17:06AM CFS, CUBIC FEET PER SECOND.
10:17:10AM OUR POST-DEVELOPMENT DISCHARGE IS LIMITED TO 2.4.
10:17:16AM ON THE EAST SIDE, WE HAVE HELD OUR BERM INTO THE PROPERTY
10:17:22AM A LITTLE BIT TO ACCOMMODATE ANY RUNOFF FROM THE CORKSCREW

10:17:26AM WOODLAND ISLAND CLUB REAR LOTS THERE, SO THAT WATER IS

10:17:31AM NOT BLOCKED BY OUR PROJECT, AND WE HAVE A SWALE AND A

10:17:34AM PIPE THAT DIRECTS THAT WATER AROUND OUR PROJECT AND

10:17:38AM ALLOWS IT TO MAINTAIN ITS NATURAL PATH TO THE SOUTH, TO

10:17:44AM THE SOUTH BRANCH OF THE RIVER.

10:17:49AM JUST TO TOUCH BASE ON THE UTILITIES REAL QUICK THAT DAN

10:17:53AM MENTIONED.

10:17:53AM THIS IS KIND OF A SCHEMATIC OF THE WATER MAIN THAT WE

10:17:56AM WORKED OUT WITH THE FIRE DEPARTMENT.

10:17:58AM CORKSCREW WOODLANDS ISLAND CLUB IS ON ONE DEAD-END SO WE

10:18:02AM ARE PROVIDING AN ADDITIONAL CONNECTION TO THE WATER MAIN

10:18:06AM ON CORKSCREW ROAD TO HELP WITH THE PRESSURE ON THAT.

10:18:09AM >> I HAVE A LETTER THAT COMES FROM ACTUALLY A RESIDENT

10:18:15AM THAT REPRESENTS THE RESIDENTS, AND LET ME READ WHAT HE

10:18:19AM ASKED, AND THEN I DON'T KNOW IF THIS QUESTION SHOULD BE

10:18:24AM ANSWERED TODAY

10:18:28AM THE QUESTION IS, THE ESTERO CROSSING LAND PORTION IS

10:18:32AM BUILT TO A 25 YEAR RAIN EVENT.

10:18:36AM WHILE THEIR BUILDINGS ARE BUILT TO A 100 YEAR EVENT,

10:18:40AM THERE ARE 250 HOMES BUILT TO 16-FOOT CALIBRATION AND 640

10:18:48AM MOBILE HOMES BUILT TO A 15-FOOT ELEVATION IN THE

10:18:51AM WOODLANDS.

10:18:52AM I AM NOT SURE ABOUT VILLA PALMERAS BUT I WOULD THINK THEY

10:18:56AM ARE AT 16 FEET.

10:19:01AM THUS, A 15 YEAR EVENT NOT OUT OF THE QUESTION AT ALL.

10:19:01AM THAT WILL FLOOD THE SURROUNDING AREA.

10:19:06AM THAT IS A STATEMENT THEY MADE.

10:19:12AM I HAVE NO QUALIFICATIONS ABOUT WATER.

10:19:14AM I THOUGHT I WOULD BRING THAT TO YOU.

10:19:16AM >> SURE.

10:19:21AM I WILL TRY AND ANSWER THAT WITHOUT GETTING INTO TOO MUCH

10:19:24AM DETAIL.

10:19:24AM THE 25 YEAR EVENT IS A SPECIFIC DESIGN REQUIREMENT FOR

10:19:30AM YOUR ALLOWABLE DISCHARGE.

10:19:32AM SO THAT WAS THE 2.4 CFS THAT I MENTIONED.

10:19:36AM THAT'S BASED ON THE OVERALL RATE FOR THE ESTERO RIVER

10:19:40AM WATERSHED.

10:19:42AM THAT SAYS HOW MUCH WATER, HOW FAST WE CAN DISCHARGE WATER

10:19:45AM FROM OUR SITE.

10:19:46AM THERE'S A SEPARATE LEVEL OF SERVICE FOR THE FINISHED

10:19:50AM FLOOR OF THE BUILDINGS THE 100 YEAR THREE-DAY ELEVATION.

10:19:55AM SO WE RUN A SEPARATE MODEL FOR THAT EVENT AND THE WATER

10:20:00AM STAGES UP AND THAT'S WHAT WE SET OUR FINISHED FLOORS TO.

10:20:03AM IN ADDITION TO THOSE TWO REQUIREMENTS, THERE'S ALSO A

10:20:07AM REQUIREMENT THAT YOU DON'T IMPACT THE AMOUNT OF STORAGE

10:20:11AM AVAILABLE TO THE LOCAL AREA FOR THE 100 YEAR EVENT.

10:20:16AM IT'S SOMETIMES REFERRED TO AS BASIN STORAGE OR IMPORTER
10:20:20AM EXPORTER CALCULATIONS AND WE HAVE DONE THAT MULTIPLE WAYS
10:20:24AM OF THE AND ESSENTIALLY WHAT IT MEANS IS, YOU LOOK AT YOUR
10:20:27AM SITE AND EXISTING CONDITION, AND OUR SITE AS IT SITS
10:20:33AM RIGHT NOW IN THE 100 YEAR EVENT GENERATES MORE RUNOFF IN

10:20:37AM TERMS OF VOLUME THAN IT STORES IN THE 100 YEAR EVENT.
10:20:42AM SO THAT ELEVATION 15 OF THE FEMA ELEVATION, WE CONTRIBUTE
10:20:49AM TO THAT.
10:20:50AM OUR SITE HAS RUNOFF.
10:20:51AM SO THE DESIGN IS THAT YOU DON'T INCREASE THE AMOUNT OF
10:20:58AM NET RUNOFF TO THE LOCAL AREA.
10:21:01AM SO THE WAY WE DO THAT IS, YES, OUR SITE STILL -- BUT THAT
10:21:07AM FILL AND THE LAKES ALLOW US TO HOLD OUR WATER OWN SITE
10:21:11AM SUCH THAT WE DON'T HAVE ANY NET IMPACT TO THE SURROUNDING
10:21:15AM AREA.
10:21:16AM >> I WANT TO GET TO THE BOTTOM LINE I GUESS.
10:21:26AM SO TELL ME WHAT HAPPENS IN A 100 YEAR EVENT ON YOUR SITE.
10:21:30AM WHAT HAPPENS TO THE ELEVATION OF THE WATER, AND HOW MUCH
10:21:33AM YOU CAN STORE, AND WHAT'S GOING OUT INTO THE STREETS, AND
10:21:36AM WHAT'S GOING TO HAPPEN TO THE BERM?
10:21:40AM >> OUR BERM IS SET AT THE 25 YEAR EVENT.
10:21:43AM SO IF YOU EXCEED THAT EVENT, THE WATER IS GOING TO GO OFF
10:21:47AM OUR PROPERTY AS YOU EXCEED THE 25 YEAR EVENT INTO THE
10:21:51AM 100.
10:21:53AM WITH THE EXTRA TALL BERMS AND WALLS THAT WE HAVE AROUND
10:21:57AM THE SIDES, THAT WATER IS GOING TO GO TO THE BACK, BECAUSE
10:22:01AM WATER CAN STILL GO THROUGH THE CONTROL STRUCTURE.
10:22:04AM THAT WATER IS GOING TO CONTINUE SOUTH TO WHERE IT GOES
10:22:06AM RIGHT NOW.
10:22:08AM AND IF YOU THINK ABOUT IT, YOU ARE NOT TALKING ABOUT THE

10:22:11AM ENTIRE 100 YEAR VOLUME.
10:22:13AM THE 100 YEAR EVENT IS 14 INCHES OF RAIN, AND THE 25 YEAR
10:22:18AM EVENT IS 11.5.
10:22:19AM SO WE ARE HOLDING 11.5 INCHES, AND THEN IF YOU GET A 100
10:22:24AM YEAR EVENT, THAT ADDITIONAL -- WELL, THREE AND A HALF
10:22:30AM INCHES, THEN OR TWO AND A HALF INCHES, IS WHAT WOULD
10:22:34AM EXPORT FROM THE SITE.
10:22:37AM >>Jim Boesch: THAT'S GOING TO GO INTO THE SOUTH BRANCH?
10:22:40AM >> CORRECT.
10:22:41AM WHERE IT GOES TODAY.
10:22:43AM >>Jim Boesch: WE DIDN'T START OFF WITH QUALIFICATIONS,
10:22:45AM BUT MY UNDERSTANDING, JOHN, YOU HAVE BEEN QUALIFIED AS AN
10:22:51AM EXPERT TESTIMONY IN LEE COUNTY AND ESTERO?
10:22:54AM >> I HAVE BEEN PRACTICING ENGINEERING FOR OVER 20 YEARS
10:22:57AM NOW, AS YOU CAN TELL BY MY HAIRLINE.
10:23:00AM AND I HAVE BEEN DEEMED AN EXPERT HERE, COLLIER COUNTY,

10:23:06AM BONITA, SARASOTA.
10:23:08AM I MEAN, THIS IS WHAT I DO.
10:23:12AM >> YOU STATED OR SOMEBODY STATED THAT THE -- I THINK IT
10:23:16AM WAS YOU THAT THE MODEL THAT YOU CREATED FOR STORMWATER
10:23:20AM MANAGEMENT FOR THIS SITE WAS SUBMITTED TO SOUTH FLORIDA
10:23:24AM WATER MANAGEMENT, AND IT'S CONSISTENT WITH THEIR MODEL.
10:23:28AM I GUESS MY QUESTION FOR DAVID IS, HAVE YOU REVIEWED THIS
10:23:35AM MODEL, AND IS IT CONSISTENT WITH OUR STORMWATER MASTER
10:23:38AM PLAN, AND DO YOU CONCUR WITH WHAT JOHN HAS JUST

10:23:42AM TESTIFIED?
10:23:43AM >> WE HAVE NOT REVIEWED THE MODEL RIGHT NOW.
10:23:46AM THAT'S USUALLY DONE AT THE OTHER LEVEL, BUT IN CONCEPT
10:23:52AM WHAT JOHN IS TALKING ABOUT WOULD BE IN ACCORDANCE WITH
10:23:55AM HOW THE SYSTEM WOULD NORMALLY BE DESIGNED.
10:23:59AM >>Howard Levitan: SO JUST IN CONCLUSION, EVEN IN THE 100
10:24:04AM YEAR EVENT THERE IS LITTLE LIKELIHOOD THAT EXCESS
10:24:07AM STORMWATER IS GOING TO FLOW OUT OF THE PROPERTY AND CAUSE
10:24:14AM ADDITIONAL FLOODING TO ANY OF THE SURROUNDING AREAS
10:24:17AM EXCEPT FOR THE ESTERO RIVER?
10:24:22AM >> THAT'S CORRECT.
10:24:23AM AND I WOULD ADD, HOWARD, THAT I HAVE COORDINATED WITH THE
10:24:28AM VILLAGE'S CONSULTANT, JARED EVANS, THAT HAS WORKED ON THE
10:24:33AM STORMWATER MASTER PLAN.
10:24:35AM WITH THE LAST GO-AROUND WE DID SEND OUR MODEL TO THEM.
10:24:40AM AS I MENTIONED WE DID RECENTLY GET ANOTHER MODIFICATION
10:24:42AM FOR THIS SPECIFIC PLAN, AND DIRECTLY FROM THE PERMIT THAT
10:24:47AM WE JUST RECEIVED, THE PERMIT CALCULATIONS DEMONSTRATING
10:24:53AM THE PROJECT WILL NOT CAUSE A LOSS OF HISTORIC BASIN
10:24:55AM STORAGE FOR THE THREE DAY 100 YEAR STORM EVENT.
10:24:59AM >>Howard Levitan: JUST IN CONCLUSION, IS IT YOUR
10:25:01AM TESTIMONY THAT THE FOLKS IN ISLAND CLUB AND WOODLANDS
10:25:07AM DOES NOT HAVE A CONCERN ABOUT FLOODING CAUSED BY THIS NEW
10:25:14AM DEVELOPMENT, EVEN IN THE 100 YEAR EVENT?
10:25:17AM >> CORRECT.

10:25:25AM >>Mayor Bill Ribble: JUST TO CLARIFY SOMETHING BECAUSE I
10:25:26AM DON'T THINK PEOPLE CAN SEE IT IN THE AUDIENCE.
10:25:28AM ON THE BOTTOM OF YOUR PICTURE THAT'S UP THERE NOW, THERE
10:25:31AM ARE THREE OR FOUR LINES THAT GO FROM THE END OF YOUR
10:25:36AM PROPERTY POINTING SOUTH OR TO THE BOTTOM OF THE PICTURE.
10:25:39AM THAT IS WHERE YOU ARE INDICATING THE WATER FLOW WILL GO?
10:25:42AM >> YES, THAT'S BASICALLY KIND OF LITTLE -- INDICATING THE
10:25:47AM DIRECTION THAT THE WATER FLOWS.
10:25:49AM >> AND ONCE IT GETS THERE IT'S GOING TO GO TO THE SOUTH
10:25:53AM BRANCH OF ESTERO?
10:25:55AM >> NORTHWEST.
10:25:56AM >> AND THAT WILL GO FROM THERE TO THE WEST?

10:25:59AM >> YES, GOES UNDER CORKSCREW ROAD THROUGH COUNTRY CREEK
10:26:02AM AND MEETS UP WITH THE RIVER.
10:26:03AM >> THERE'S MORE CONCERN IN COUNTRY CREEK WITHOUT US AND
10:26:11AM THE COUNTY WORKING ON THEIR SWALE ALONG CORKSCREW THAT
10:26:18AM THIS MAY CAUSE ADDITIONAL WATER TO FLOW THAT WAY THAN IT
10:26:21AM IS TO GO EAST.
10:26:26AM >>Mayor Bill Ribble: ANY OTHER QUESTIONS FROM COUNCIL?
10:26:30AM >>Katy Errington: SO MANY CHANGES HAVE BEEN MADE, AND
10:26:33AM THEY ARE VERY COMPLEMENTARY CHANGES FOR THE WHOLE
10:26:36AM PROJECT, AND THAT'S GREATLY APPRECIATED.
10:26:38AM I WOULD LIKE FOR THE RESIDENTS TO FEEL VERY SECURE TODAY,
10:26:44AM SO MANY ARE HERE TO REALLY APPRECIATE.
10:26:46AM THAT WAS THE NUMBER ONE ITEM, I THINK, IS FLOODING.

10:26:49AM AND I WANT TO MAKE SURE, EVEN IF YOU COULD BREAK IT DOWN
10:26:53AM INTO SOMETHING MORE THAN JUST ENGINEER TALK, JARGON, HOW
10:27:00AM TO REASSURE THE PUBLIC HERE TODAY ABOUT THE FLOODING,
10:27:05AM THOSE WHO LIVE IN THE NEIGHBORING COMMUNITIES.
10:27:09AM THAT'S THE NUMBER ONE CONCERN.
10:27:11AM THERE WERE OTHER CONCERNS, BUT LET'S HAVE THEM LEAVE HERE
10:27:14AM TODAY FEELING SAFE AND SECURE ABOUT THE DECISION THAT YOU
10:27:18AM HAVE MADE AND ALL OF YOU MADE ABOUT THAT.
10:27:22AM >> IT'S DIFFICULT TO EXPLAIN IT IN NON-ENGINEERING TERMS
10:27:32AM ESPECIALLY WHEN YOU GET INTO FLOODPLAIN COMPENSATING
10:27:36AM STORAGE.
10:27:36AM IT'S A VERY TECHNICAL THING TO DO.
10:27:38AM SO IN SIMPLEST TERMS, AS I MENTIONED, THE 100 EVENT IS
10:27:43AM THE 14 INCHES OF RAIN.
10:27:45AM THAT'S THE SAME, HAS NOTHING TO DO WITH THE DEVELOPMENT
10:27:48AM ON OUR SITE.
10:27:49AM THAT'S THE VOLUME OF RAIN FOR THAT EVENT.
10:27:51AM IN THE EXISTING CONDITION, THAT 14 INCHES OF RAIN FALLS
10:27:55AM ON THE VACANT PROPERTY.
10:27:58AM IT'S LOW, CLOSE TO THE WATER TABLE, SO A LARGE PORTION OF
10:28:01AM THAT 14 INCHES RUNS OFF THE SITE.
10:28:04AM I DON'T HAVE THE NUMBERS IN FRONT OF ME.
10:28:06AM BUT SAY 10 INCHES OF THE 14 RUNOFF THE SITE, AS FLOW THAT
10:28:17AM GOES TO THE SOUTH BRANCH ESTERO RIVER.
10:28:22AM IN THE POST-DEVELOPMENT CONDITION WE CAN'T EXCEED THAT

10:28:24AM SAME VOLUME OF 10 INCHES.
10:28:26AM SO, YES, WE ARE ADDING PAVEMENT TO THE SITE, BUT WE ARE
10:28:29AM ALSO LEAVING THE LAKES DOWN AT THE CONTROL ELEVATION AND
10:28:34AM BIDDING A BERM, SO WE HOLD ALL THAT WATER SUCH THAT IN
10:28:37AM THE POST-DEVELOPMENT THAT SAME 11 INCHES OR 10, 11
10:28:41AM INCHES, ALL THAT RUNS OFF.
10:28:43AM SO WE MIMIC THE EXISTING CONDITION WITH DID
10:28:46AM POST-DEVELOPMENT CONDITION.

10:28:48AM ON TOP OF THAT, IN THE CURRENT CONDITION, AS SOON AS THE
10:28:53AM GROUND IS SATURATED THAT WATER JUST RUNS RIGHT OFF,
10:28:56AM BECAUSE THE SITE HAS A PITCH TO IT AND THERE'S NO REAL
10:29:00AM MAJOR STORAGE AREA.
10:29:01AM SO ONCE ITS WET THAT WATER RUNS OFF UNCONTROLLED.
10:29:05AM WE ARE LIMITED TO 2.4 CUBIC FEET PER SECOND WHICH FOR THE
10:29:10AM WHOLE PROJECT, THE WHOLE -- THAT'S ALL WE ARE ALLOWED TO
10:29:15AM DISCHARGE.
10:29:16AM >>Katy Errington: THAT'S THE BERM AND THE WALL, THAT
10:29:19AM WOULDN'T SERVE AS A DAM THEN WHEN THE WATER STARTS
10:29:23AM BUILDING UP?
10:29:24AM >> WELL, IT'S A BASIC CONTAINMENT BERM UP TO THAT 25-YEAR
10:29:28AM EVENT SO THAT ALL THE WATER ONLY GOES THROUGH THAT
10:29:31AM REGULATED DISCHARGE POINT.
10:29:34AM SO BASICALLY, WE MAKE OUR OWN LITTLE BATHTUB AND WE HAVE
10:29:39AM OUR OWN DRAIN, AND THAT DRAIN IS SIZED TO MEET A CERTAIN
10:29:44AM RATE.

10:29:47AM AND SO WE DESIGN THE SIZE OF THE DRAIN ESSENTIALLY, AND
10:29:50AM THEN HOW HIGH THE WALLS OF THE TUB ARE.
10:29:53AM >> AND A QUESTION THAT'S BEEN ASKED BY EVERYBODY MULTIPLE
10:30:03AM TIMES, BUT YOU ARE SAYING HERE THAT ONCE YOU GO FROM THAT
10:30:07AM 25-YEAR EVENT TO THE 100 YEAR EVENT, THAT EXTRA THREE
10:30:12AM INCHES OF RAIN, IT'S GOING TO RUN OFF, BUT IT'S ONLY
10:30:15AM GOING TO RUN OFF TO THE SOUTH.
10:30:17AM IT'S NOT GOING TO RUN OFF TO THE EAST?
10:30:23AM >> I CAN'T SAY THAT, LIKE HE OBVIOUSLY WE HAVE ROAD
10:30:25AM CONNECTIONS AND THINGS LIKE THAT, ALL THAT'S FLOODED BUT
10:30:29AM HAVING BERMS DOWN BOTH SIDES OF THE PROJECT WITH A
10:30:31AM WALL --
10:30:33AM >>Nick Batos: I MEAN WHERE THE HOUSES ARE NOW.
10:30:34AM >> YES.
10:30:35AM I MEAN, WE HAVE A WALL, BERM IS EXTRA HIGH THERE.
10:30:39AM SO IT'S GOING TO BE FORCED TO THE SOUTH.
10:30:42AM >>Nick Batos: THANK YOU.
10:30:43AM >>Mayor Bill Ribble: ANY OTHER QUESTIONS FROM COUNCIL?
10:30:46AM HEARING NONE --
10:30:51AM >> ON A DIFFERENT TOPIC.
10:30:54AM >>Mayor Bill Ribble: ARE WE DONE WITH JOHN FOR NOW?
10:30:57AM >> I THINK THAT HIT A BATHTUB THING HIT A HOME RUN.
10:31:03AM FINALLY UNDERSTOOD IT.
10:31:06AM >>Jon McLain: ON CONSTRUCTION, YOU MENTIONED CONSTRUCTION
10:31:08AM TRAFFIC WOULD NOT BE COMING IN ON CORKSCREW WOODLANDS

10:31:12AM BOULEVARD WITH THREE AXLES OR MORE.
10:31:15AM SO HOW IS THE CONSTRUCTION TRAFFIC ACTUALLY GOING TO
10:31:18AM ACCESS THE CONSTRUCTION PHASE?
10:31:27AM >> THE PLAN IS THAT CONSTRUCTION ACCESS WILL GO THROUGH,

10:31:36AM LET'S SEE, HERE IS AN ENTRANCE FOR US.
10:31:46AM THE FRONTAGE ROAD IS PART OF OUR FIRST DEVELOPMENT ORDER.
10:31:49AM AND SO THE CONSTRUCTION ACCESS CAN COME IN HERE THROUGH
10:31:54AM WHAT IS THE EXISTING LOWE'S SITE, AND ALL ALONG THIS
10:31:59AM BOUNDARY HERE.
10:32:01AM WE CAN HAVE CONSTRUCTION ACCESS.
10:32:03AM BUT IT CAN'T COME THROUGH ON CORKSCREW WOODLANDS
10:32:06AM BOULEVARD.
10:32:09AM >>Jon McLain: SO YOUR FIRST PHASE WILL BE TO DEVELOP AN
10:32:11AM ACCESS ROAD WHICH WILL BECOME A PERMANENT ROAD
10:32:15AM EVENTUALLY?
10:32:15AM >> THAT'S RIGHT.
10:32:17AM >> >>Jon McLain: HOW ARE YOU GOING TO CONTROL THAT SO
10:32:18AM YOUR CONTRACTORS KNOW NOT TO COME IN ON THE EASY ACCESS
10:32:22AM THEY HAVE RIGHT NOW?
10:32:23AM >> THAT'S A GOOD QUESTION, BUT THIS IS THE ACCESS THAT'S
10:32:29AM ALREADY CONSTRUCTED ALONG LOWE'S, AND IF THE CONSTRUCTION
10:32:36AM STARTS HERE, TRYING TO ACCESS FROM CORKSCREW WOODLANDS
10:32:39AM BOULEVARD ISN'T GOING TO GET THEM ANYWHERE.
10:32:41AM SO IF WE MOVE THE CONSTRUCTION FROM WEST TO EAST, THAT'S
10:32:45AM HOW YOU CONTROL THAT.

10:32:47AM >> I HAVE GOT TO TELL YOU, I HAVE BEEN INVOLVED IN A LOT
10:32:54AM OF THESE.
10:32:55AM JOHN'S QUESTION IS RIGHT ON THE MONEY.
10:32:58AM IF YOU WANT TO GET THE COMMUNITY UPSET HAVE ALL THESE
10:33:00AM DUMP TRUCKS COME IN THAT MAIN ACCESS AND NOT USE THE
10:33:04AM GUARD GATE.
10:33:04AM SO I DON'T KNOW THAT YOU ANSWERED THAT QUESTION, HOW ARE
10:33:07AM YOU GOING TO COMMUNICATE THAT'S A CONSTRUCTION ENTRANCE
10:33:09AM AND THAT THESE VENDORS GO IN THAT RIGHT ENTRANCE?
10:33:15AM >> I WOULD SIMPLY ADD THAT WE WOULD POST APPROPRIATE
10:33:17AM SIGNAGE AND WE CAN DEAL WITH OUR DIRECT VENDOR CONTACTS
10:33:23AM AS WELL.
10:33:24AM ALL OF THESE ARE GOING TO BE ACCORDING TO OUR ZONING
10:33:27AM ORDINANCE AND HAS ZONING RIGHTS AS WELL.
10:33:31AM IF THAT STARTS HAPPENING, WE WILL AGREE AND MAKE IT OF
10:33:35AM RECORD TO ENFORCE IT.
10:33:36AM >> IT'S REALLY WHAT GOES IN THE DEVELOPMENT AGREEMENT.
10:33:48AM >>Mayor Bill Ribble: I'M JUST SAYING REALISTICALLY THIS
10:33:50AM IS THE PART THAT ALWAYS FAILS IN THESE SITES.
10:33:53AM SO THIS HAD TO DO IN THE COLONY WHEN WE WERE BUILDING THE
10:34:00AM LAST BUILDING OVER THERE.
10:34:01AM FOR SOME REASON, THEY WOULD HAVE A NEW CEMENT GUY GO IN
10:34:04AM OUR MAIN GATE, AND THE MAIN GATE HAS A BIG SLOPE ON IT
10:34:07AM AND WE HAD CEMENT ALL OVER THE DRIVEWAY.
10:34:10AM I'M JUST TRYING TO HEAD OFF A PROBLEM, BEING OBJECTIVE.

10:34:14AM >> I HAVE SOME COMMENTS ON THE ORDINANCE AND THE SCHEDULE
10:34:18AM OF USES.
10:34:19AM I DON'T KNOW IF THIS IS THE APPROPRIATE TIME.
10:34:24AM >>Mary Gibbs: I THINK THE SCHEDULED USES.
10:34:28AM >> SO IF YOU LOOK AT THE ORDINANCE, ON PAGE 4 WHERE WE
10:34:41AM TALK ABOUT THE REVERSE FRONTAGE ROAD, FOR THOSE OF YOU,
10:34:48AM NOT THAT OUR COMPREHENSIVE PLAN IS IN EFFECT, YOU WILL
10:34:52AM NOTICE -- AND THIS IS PART OF THE STAFF REPORT ON PAGE
10:34:56AM 12, THAT IN MIXED USE DEVELOPMENT FORM, PART OF THE
10:35:03AM POLICY IS THAT ALL OF THE PLACEMAKING DESIGN ELEMENTS ARE
10:35:14AM CONTEXT DRIVEN ACCESSIBLE TO THE PUBLIC THROUGH
10:35:17AM DEDICATION OF A PUBLIC ACCESS EASEMENT.
10:35:20AM EXAMPLES OF PLACEMAKING DESIGN ELEMENTS INCLUDE INDOOR
10:35:22AM AND OUTDOOR SPACES, WALKABLE STREETS, ENVIRONMENTAL
10:35:26AM FEATURES OR PUBLIC ART.
10:35:29AM >>Mayor Bill Ribble: HOWARD, THERE'S THREE OF US HERE.
10:35:31AM WE ARE IN A DIFFERENT LANGUAGE.
10:35:33AM WHAT PAGE ARE YOU ON?
10:35:36AM >>Howard Levitan: I'M READING FROM THE STAFF REPORT AND
10:35:38AM I'M READING FROM OUR COMPREHENSIVE PLAN.
10:35:41AM >> PAGE 15?
10:35:44AM >>Howard Levitan: PAGE 12 OF 19 OF THE STAFF REPORT.
10:35:47AM SO YOU DON'T HAVE TO NECESSARILY FOLLOW ALONG.
10:35:50AM THE BOTTOM LINE IS THERE HAS TO BE A PUBLIC ACCESS
10:35:55AM EASEMENT GRANTED TO THE VILLAGE AND THE RESIDENTS TO

10:35:59AM COVER THE ROAD, THE PARKS, PLACEMAKING ELEMENTS IN THE
10:36:05AM COMMERCIAL AREA AND THE STREET AS IT FLOWS.
10:36:08AM WE HAVE ASKED FOR A LOT OF THESE PLACEMAKING ELEMENTS AS
10:36:12AM PART OF THE DENSITY DECISION.
10:36:14AM AND I WANT TO MAKE IT CLEAR THAT WE NEED TO CLARIFY THE
10:36:19AM ORDINANCE TO REQUIRE THAT THAT ACCESS, PUBLIC ACCESS
10:36:23AM EASEMENT IS GRANTED TO THE CITIZENS OF ESTERO.
10:36:28AM IT'S THEREFORE SOME OF THE PUBLIC SPACE, PUBLIC POCKET
10:36:35AM PARK, BUT IT ISN'T THERE FOR THE ROAD AND THE SIDEWALKS
10:36:40AM AND THE POCKET PARK, AND SOME OF THE OTHER PLACEMAKING
10:36:44AM ELEMENTS.
10:36:44AM I DON'T THINK THAT SHOULD BE A PROBLEM FOR YOU.
10:36:49AM THEY ARE SIGNIFYING THAT IT IS NOT A PROBLEM.
10:36:51AM I JUST WANT TO MAKE SURE THAT THE ORDINANCE REQUIRES
10:36:53AM THIS.
10:36:54AM THERE ARE A COUPLE OF SECTIONS IN HERE THAT YOU CAN IMPLY
10:36:57AM THAT, BUT I THINK THAT PART OF THE OVERALL CONCEPT THAT
10:37:01AM WE STRUCK -- AND IT'S REQUIRED BY THE COMP PLAN, SO IT'S
10:37:06AM NOT AN OPTION, IT'S A REQUIREMENT.
10:37:10AM SO THAT'S POINT NUMBER ONE.
10:37:11AM POINT NUMBER TWO IS RESPECT TO THE PHASING.
10:37:14AM THIS IS A QUESTION MAYBE FOR DEAN.

10:37:20AM THIS IS ON PAGE 5 OF THE ORDINANCE.
10:37:23AM IT REQUIRES THAT THE FIRST PAGE OF THE -- PHASE OF THE
10:37:27AM PROJECT INCLUDE CONSTRUCTION OF THE FRONTAGE ROAD, AND

10:37:30AM THE TRAFFIC SIGNAL.
10:37:32AM AND THE SECOND PHASE OF THE PROJECT WILL INCLUDE A
10:37:34AM MINIMUM OF 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT,
10:37:38AM ALL THE PLACEMAKING ELEMENTS.
10:37:40AM THAT'S WHAT HAS BEEN NEGOTIATED WITH COMMUNITY
10:37:43AM DEVELOPMENT.
10:37:45AM WHEN DO THE REST OF THE COMMERCIAL SPACE GET DONE?
10:37:48AM WHAT PART OF THE PHASE?
10:37:50AM THERE'S A REFERENCE TO A MASTER CONCEPT PLAN BUT I CAN'T
10:37:53AM READ IT.
10:37:53AM >> I'LL TRY AND ANSWER THAT THE BEST I CAN.
10:38:09AM THE 20,000 SQUARE FEET OF COMMERCIAL IS ESSENTIALLY THOSE
10:38:13AM TWO BUILDINGS DIRECTLY ACROSS FROM THE RESIDENTIAL
10:38:16AM BUILDINGS.
10:38:17AM THE REMAINDER OF THE COMMERCIAL, I THINK STOCK WOULD LIKE
10:38:20AM SOME FLEXIBILITY JUST BASED ON MARKET DEMAND OF WHEN
10:38:23AM THOSE ARE CONSTRUCTED SO THE INTENT WOULD BE PHASE ONE
10:38:29AM FRONTAGE ROAD AND SIGNAL, GET THAT UP AND RUNNING.
10:38:33AM THEN THE ACTUAL FIRST REAL PHASE OF VERTICAL DEVELOPMENT
10:38:36AM IS THE COMMERCIAL AND ALL THE PLACEMAKING.
10:38:40AM THEN THE RESIDENTIAL WOULD COME IN, THE COMMERCIAL,
10:38:45AM REMAINDER OF THE COMMERCIAL, YOU KNOW, IF THEY HAVE IT
10:38:48AM ALL LEASED, MAYBE IT'S ALL DONE AT ONCE OR COMES IN RIGHT
10:38:51AM BEHIND.
10:38:52AM BUT BASICALLY COMMITTING TO 20,000 SQUARE FEET TO GET

10:38:56AM THOSE BUILDINGS UP, AND DO ALL THE PLACEMAKING, AND THEN
10:39:00AM THE RESIDENTIAL WOULD COME ONLINE.
10:39:02AM BUT BASED ON MARKET DEMAND, THE COMMERCIAL MAY BE RIGHT
10:39:05AM THERE WITH IT.
10:39:09AM >>Mayor Bill Ribble: ARE YOU SAYING TWO BUILDINGS IN THE
10:39:10AM MIDDLE THOSE WILL BE PHASE ONE?
10:39:12AM THE TWO ON THE LEFT AND RIGHT WILL BE BASED ON MARKET
10:39:16AM DEMAND?
10:39:17AM >> CORRECT.
10:39:19AM >>Mayor Bill Ribble: OBVIOUSLY YOUR LANDSCAPE --
10:39:20AM >> RIGHT, AND THAT FIRST PHASE OF THE COMMERCIAL WE WOULD
10:39:23AM DO THE WHOLE BUFFER ON THE CORKSCREW ROAD, AND WE ARE NOT
10:39:26AM TRYING TO GET OUT OF ANY OF THAT.
10:39:28AM WE JUST DON'T WANT TO BUILD EMPTY BUILDINGS IF WE DON'T
10:39:30AM NEED TO.
10:39:31AM >> I THINK WE CAN GET TO A MORE DEFINITIVE ANSWER TO THAT
10:39:35AM AT THE TIME OF THE DEVELOPMENT ORDER.
10:39:37AM >>Mary Gibbs: AND IT IS SHOWN ON THE PLAN RIGHT NOW THAT

10:39:39AM THE REMAINING COMMERCIAL IS PHASE 4.
10:39:41AM THAT'S THE LAST PHASE.
10:39:42AM >> DOES THAT ANSWER YOUR QUESTION?
10:39:49AM >>Howard Levitan: YES, THANKS.
10:39:50AM ON PAGE 7 OF THE ORDINANCE, IT'S 19-B, PEDESTRIAN
10:39:58AM WALKWAYS WILL BE PROVIDED, WALKWAYS REVISED AND
10:40:04AM CONSTRUCTED.

10:40:05AM IS THAT THE WALKWAY THAT GOES THROUGH THE PROJECT AND
10:40:09AM THEN CROSSES THE FRONTAGE ROAD?
10:40:12AM I DIDN'T KNOW WHAT MAIN MEANT.
10:40:15AM >> YES, THAT'S CORRECT.
10:40:21AM >>Howard Levitan: MAYBE WE COULD DESCRIBE THAT A LITTLE
10:40:23AM BETTER.
10:40:23AM >> THE PASEO.
10:40:29AM >> THE PASEO, WALKWAYS.
10:40:33AM DO YOU HAVE MORE, HOWARD?
10:40:37AM >>Howard Levitan: YES, JUST A COUPLE.
10:40:38AM ON PAGE 11 OF 15, MARY, THE STRIKEOUT ON THE VERY BOTTOM
10:40:44AM OF THAT PAGE WHERE IT SAYS MAXIMUM BUILDING HEIGHT OF 50
10:40:50AM FEET, THEN IT SAYS 3 OR 4 STORIES.
10:40:55AM >>Mary Gibbs: THAT WAS BROUGHT UP BY THE NICE RESIDENT
10:40:57AM FROM EARLIER.
10:41:00AM YOU CAN'T READ IT.
10:41:01AM BECAUSE IT'S SO TINY, THE STRIKEOUT IS ACTUALLY THERE BUT
10:41:04AM YOU CAN'T READ IT.
10:41:07AM >>Howard Levitan: THAT'S NOT WHAT YOU INTENDED.
10:41:12AM AND DEVIATION 12 ON PAGE 12, IT SAYS CONNECTION
10:41:17AM SEPARATION FOR HOTEL ACCESS.
10:41:19AM SINCE WE AREN'T HAVING A HOTEL --
10:41:22AM >>Mary Gibbs: YES, WE NEED TO CHANGE THAT, JUST SAY THE
10:41:24AM MIXED USE.
10:41:26AM RIGHT.

10:41:28AM >>Howard Levitan: DO WE DELETE THAT?
10:41:30AM >>Mary Gibbs: I WOULD CHANGE IT TO SAY THE MIXED USE
10:41:32AM PARCEL.
10:41:32AM >> IT WAS IN REFERENCE TO THE PARCEL, NOT THE USE.
10:41:38AM SO IT WOULD BE THE MIXED USE PARCEL.
10:41:42AM >>Howard Levitan: SO WE DO NEED MIXED USE PARCEL.
10:41:44AM >> THAT WOULD ALSO APPLY ON PAGE 19.
10:41:52AM >>Howard Levitan: YES.
10:41:53AM IT DIDN'T MAKE A LOT OF SENSE.
10:41:54AM NOW THE SCHEDULE OF USES, I JUST WANT TO NOTE, AND THIS
10:42:01AM IS DEALING WITH THE PARCEL C, COMMERCIAL.
10:42:05AM WHEN WE DESIGNED -- AS MANY OF YOU KNOW, WE DO NOT ALLOW
10:42:12AM STAND-ALONE CLUBS AND COCKTAIL LOUNGES IN ESTERO.
10:42:18AM NEVER HAVE WE OPENED THAT UP AS AN EXPERIMENT IN THE VERY

10:42:21AM MIDDLE OF COCONUT POINT AT THE TIME OF OUR VILLAGE CENTER
10:42:28AM WORK.
10:42:30AM AND IN OUR ESTERO COMMUNITY PLAN THAT WAS PASSED BEFORE
10:42:34AM WE INCORPORATED.
10:42:38AM BUT IN THIS NEW LAND USE AREA, TRANSITIONAL MIXED USE,
10:42:43AM WHICH INCLUDES THE FOUR QUADRANTS OF THE INTERCHANGE, AND
10:42:48AM ALL OF COCONUT POINT, IN SOME OF THE AREAS UP NEAR ESTERO
10:42:53AM PARKWAY, WE HAVE BROADENED THIS TO ALLOW BARS AND
10:42:58AM COCKTAIL LOUNGES AS PART OF A REZONING.
10:43:01AM IN THIS PARTICULAR SCHEDULE, YOU ARE NOTE ALLOWED, FOR
10:43:05AM EXAMPLE, TO HAVE A BAR OR COCKTAIL LOUNGE.

10:43:09AM YOU ARE STILL REQUIRED TO DO THIS IN THE CONTEXT OF A
10:43:12AM RESTAURANT.
10:43:13AM AND YOUR OUTDOOR, IT'S INDOOR ONLY.
10:43:18AM OUTDOOR HAS TO GO THROUGH THE PLANNING BOARD FOR SPECIAL
10:43:21AM PERMISSION.
10:43:24AM IN OUR COMP PLAN, WE ARE PREPARED TO, IN CERTAIN
10:43:27AM CIRCUMSTANCES, IN A REZONING, EXPAND THAT.
10:43:29AM YOU HAVEN'T ASKED FOR THAT.
10:43:31AM WE ARE NOT GOING TO DO THAT TODAY.
10:43:33AM BUT I JUST WANT EVERYBODY TO KNOW THAT THERE ARE NEW
10:43:36AM RULES TO ESTERO NOW WITH RESPECT TO THAT, THAT WE ARE
10:43:39AM DRAFTING INTO THE LAND DEVELOPMENT CODE, AND THAT IN
10:43:43AM CERTAIN CIRCUMSTANCES, IN THESE MIXED USE AREAS, WE WILL
10:43:48AM ALLOW, OR THE COMP PLAN ALLOWS FOR AT CERTAIN POINTS,
10:43:55AM OUTDOOR ENTERTAINMENT.
10:43:57AM >> BUT THAT'S SOMETHING WE HAVEN'T APPROVED ON YET.
10:44:01AM >>Howard Levitan: WE HAVEN'T.
10:44:01AM AND I AM JUST POINTING OUT THAT THEY CAN COME BACK AND
10:44:04AM ASK FOR THAT AND IT'S CONSISTENT WITH OUR COMP PLAN.
10:44:11AM AND I ALSO WANT TO POINT OUT IN THIS SCHEDULED USES WE
10:44:15AM ARE APPROVING END CAP DRIVE-THROUGHS, LIKE WHAT YOU SEE
10:44:20AM AT STARBUCKS AT THE ESTERO PLAN, I THINK TWO OF THEM.
10:44:28AM AND THE QUESTION I HAVE ON THAT PAGE IS PAGE 1 OF
10:44:31AM SCHEDULED USES IS THE HEALTH CARE FACILITIES 3.
10:44:37AM DOES THAT INCLUDE EMERGENCY?

10:44:39AM >>Mary Gibbs: NO, THAT WOULD BE LIKE URGENT CARE.
10:44:44AM FOR OUTPATIENT TYPE THING.
10:44:48AM YES.
10:44:50AM >>Howard Levitan: I THINK THAT'S ALL I HAVE ON THAT.
10:44:51AM SO THE MAJOR ISSUE IS, AND NANCY DRAFTS SOME LANGUAGE TO
10:45:01AM INCLUDE ALL OF THE ROADWAYS, THE PLACEMAKING AND PARKS,
10:45:05AM IN THE REQUIREMENT FOR PUBLIC ACCESS EASEMENT BEFORE WE
10:45:12AM VOLT ON IT.
10:45:14AM >>Mary Gibbs: MAY I MAKE A SUGGESTION, TOO?
10:45:16AM BECAUSE YOU BROUGHT UP THE CONSTRUCTION TRAFFIC

10:45:18AM CONDITION.
10:45:18AM AND I THINK THE COUNCIL WAS SPOT ON WITH SOME PROBLEMS
10:45:21AM THAT WE HAVE HAD WITH PROJECTS.
10:45:23AM SO WE DO HAVE A CONDITIONAL, BUT I WOULD SUGGEST THAT WE
10:45:28AM ADD SOME LANGUAGE TO THAT CONSTRUCTION TRAFFIC CONDITION
10:45:31AM ON PAGE 5 TO JUST SAY SOMETHING TO THE EFFECT THAT THE
10:45:37AM STAFF WILL REVIEW THE PLAN FOR CONSTRUCTION TRAFFIC AT
10:45:43AM TIME OF DEVELOPMENT ORDER WHICH MAY INCLUDE POSTING OF
10:45:46AM SIGNS OR OTHER NOTIFICATION METHODS.
10:45:49AM I THINK THAT WOULD GO A LONG WAYS TOWARDS HELPING.
10:45:52AM BECAUSE WHAT HAPPENS IS, YOU KNOW, THE DEVELOPMENT ORDER
10:45:55AM FROM THE ENGINEER AND THE CONSTRUCTION PEOPLE, IT'S A
10:45:58AM DIFFERENT COMPANY, SOMETIMES THEY DON'T TALK TO EACH
10:46:01AM OTHER, AND YOU DON'T HAVE A WAY TO GET AHOLD OF THEM
10:46:04AM OTHER THAN WE SEND STANLEY OUT TO THE SITE AND HE ENDS UP

10:46:07AM DEALING WITH MAYBE THE SUPERINTENDENT, AND THERE'S A
10:46:09AM DISCONNECT.
10:46:10AM SO I THINK THIS WILL HELP GIVE US A POINT PERSON OR SOME
10:46:13AM CONTACTS SO THAT WE HAVE BETTER CONTROL OF THAT.
10:46:18AM >>Mayor Bill Ribble: GOOD SUGGESTION.
10:46:19AM ANY OTHER QUESTIONS?
10:46:21AM >>Katy Errington: I HAVE ONE ABOUT LANDSCAPING.
10:46:27AM DO YOU HAVE SOMEONE WHO CAN TALK ABOUT THAT?
10:46:29AM OKAY, GREAT.
10:46:30AM YOU WERE READY TO TALK, WEREN'T YOU?
10:46:34AM BEFORE YOU START, I WANT YOU TO KNOW THAT GENOVA HAS
10:46:38AM SPOILED US.
10:46:38AM SO THAT'S WHAT WE ARE LOOKING FOR.
10:46:39AM >> FOR THE RECORD IT'S PRESIDENT OF DESIGN GROUP
10:46:44AM LANDSCAPE ARCHITECTS.
10:46:48AM >>Katy Errington: TELL US ABOUT WHAT YOU PLAN TO DO WITH
10:46:49AM THE LANDSCAPING, THE 3-FOOT BERM AND THE 4-FOOT WALL.
10:46:54AM DO YOU PLAN TO LANDSCAPE THAT?
10:46:55AM DO YOU HAVE AN IRRIGATION PLAN TO GO THERE?
10:46:57AM >> YES, WE DO.
10:46:59AM >>Katy Errington: AND YOU WILL TAKE CARE OF IT?
10:47:00AM >> IT WILL BE TAKEN CARE OF BY THE OWNER.
10:47:02AM WE PLAN ON EVEN ENHANCING THAT 4-FOOT BERM THAT 8-FOOT
10:47:06AM WALL WITH TREES AND OTHER SHRUBS IN FRONT OF THAT WALL SO
10:47:09AM IT WILL BE REALLY WELL MAINTAINED AND VERY LUSH.

10:47:13AM >>Katy Errington: AND BEHIND THE WALL?
10:47:14AM >> BEHIND THE WALL THERE'S A LOT OF NATIVE VEGETATION AND
10:47:18AM WE ARE GOING TO BE CLEARING EXOTICS OUT OF THAT AND
10:47:20AM MAINTAINING THAT GROWTH.
10:47:23AM >>Katy Errington: FOR HOW LONG?
10:47:25AM >> FOR AS LONG AS THE PROJECT IS.

10:47:29AM >>Katy Errington: WHAT ABOUT THE FRONT?
10:47:30AM CAN YOU DESCRIBE THAT A LITTLE BIT BETTER?
10:47:31AM >> SO THE FRONT WE STIPULATED TO A 4-FOOT HIGH HEDGE,
10:47:35AM MATURE HEDGE, WHEN YOU ARE LOOKING AT THE PROJECT FROM
10:47:38AM CORKSCREW ROAD.
10:47:38AM IN FRONT OF THAT, WE CRESCENDO THAT BERM DOWN AND DO SOME
10:47:47AM PLANTINGS IN FRONT OF IT IN ADDITION TO TALL PALMS AND
10:47:50AM SHADE TREES AND HAVE SELECTIVE VIEWS INTO THE COMMERCIAL
10:47:53AM FOR VISIBILITY.
10:47:56AM >>Katy Errington: SO YOU WILL HIDE A LOT OF THE PARKING?
10:47:58AM >> YES.
10:47:58AM AND WE STIPULATE IF YOU WANT TO STRIKE THAT BERM AT 4
10:48:01AM FEET AND WANTED TO MAINTAIN THAT BERM AT A HIGHER LEVEL,
10:48:04AM WE CAN DO THAT ALSO.
10:48:09AM >>Mayor Bill Ribble: ANY OTHER QUESTIONS?
10:48:11AM >> AT THE FRONT OF THE PROPERTY WHEN YOU DRIVE BY, I WAS
10:48:14AM BY THERE YESTERDAY, WHEN YOU START TO CLEAR, THERE'S A
10:48:18AM LOT OF BRUSH.
10:48:19AM HOW MUCH -- IS THERE A SWALE, STORMWATER DITCH?

10:48:23AM >> THERE IS A DITCH BY CORKSCREW.
10:48:25AM WE SHOWED THE BRIDGE GOING OVER THAT DITCH.
10:48:27AM SO BEHIND THAT IS WHERE WE ARE GOING TO BE PUTTING THE
10:48:30AM PARKING.
10:48:31AM AND THAT'S WHERE WE ARE GOING TO BE SHIELDING THE PARKING
10:48:33AM WITH THE LANDSCAPE.
10:48:35AM >>Jon McLain: ALL EXISTING LANDSCAPE THAT'S THERE.
10:48:37AM >> YES, IT'S PRETTY MUCH EXOTICS AND BRAZILIAN PEPPERS
10:48:40AM AND SO WE WILL BE CLEARING THAT OUT.
10:48:51AM >> I DON'T KNOW IF YOU STILL HAVE THAT BUT I THINK THAT
10:48:53AM PRETTY WELL DESCRIBED WHAT KATIE'S QUESTION WAS, THE
10:48:56AM POWERPOINT THAT YOU GAVE ME WAS RIGHT ON THE MONEY.
10:48:59AM I DON'T KNOW IF YOU FOLKS HAVE ONE OF THOSE OR NOT.
10:49:02AM ANYWAY, I JUST WANT TO COMMENT ON IT.
10:49:05AM BECAUSE I SAW THE PLAN.
10:49:07AM I THOUGHT IT WAS AN EXCELLENT PLAN WITH THE LANDSCAPE.
10:49:10AM ANY OTHER QUESTIONS FOR COUNCIL?
10:49:17AM >>Howard Levitan: THE OTHER COMPONENT OF THE E-MAILS THAT
10:49:20AM WE HAVE BEEN GETTING DEAL WITH THE REVERSE FRONTAGE ROAD,
10:49:23AM AND PERHAPS IT WOULD BE AN APPROPRIATE TIME TO HAVE
10:49:25AM EXPERT TESTIMONY FROM YOUR TRAFFIC ENGINEER ON THAT,.
10:49:37AM TO HEAR WHAT THE CONCERNS OF THE RESIDENTS ARE, BUT I
10:49:39AM WOULD LIKE TO UNDERSTAND HOW IT'S DESIGNED TO WORK AND
10:49:43AM WHAT THE STACKING ISSUES, HOW THE STACKING WORKS.
10:49:47AM >> GOOD MORNING.

10:49:49AM FOR THE RECORD, TRENT EBERSOLE.
10:49:57AM I HAVE BEEN QUALIFIED WITH THE COUNTY AND THE VILLAGE IN

10:50:01AM THE PAST.
10:50:04AM THERE'S DIFFERENT ASPECTS TO THE FRONTAGE ROAD, PRIMARILY
10:50:09AM THE TWO PARTS WOULD BE CAPACITY AND THE OTHER WOULD BE
10:50:13AM SAFETY.
10:50:14AM THE ROAD THAT'S PROPOSED IS A 3-LANE ROADWAY, OR TWO-LANE
10:50:18AM DIVIDED ROADWAY.
10:50:22AM THE CAPACITY FOR TWO-LANE DIVIDED ROADWAY IS A LITTLE
10:50:25AM OVER 1200 VEHICLES PER HOUR.
10:50:28AM THE VOLUME WE ARE PROJECTING FOR THE ROADWAY, WHICH
10:50:31AM INCLUDES TRIPS FROM OUR SITE PLUS ANY DIVERTED TRAFFIC
10:50:34AM FROM EXISTING DEVELOPMENT, IS A LITTLE OVER 600.
10:50:36AM SO WE ARE APPROXIMATELY HALF OF THE CAPACITY THAT WOULD
10:50:40AM BE ON THAT ROADWAY.
10:50:43AM REGARDING COMPARISON OF THAT WITH THE FOUR-LANE ROADWAY,
10:50:46AM THE THREE LANE OR TWO-LANE DIVIDED WOULD BE MUCH SAFER.
10:50:50AM IN COMPARING THE TWO STATISTICALLY, WE WOULD ANTICIPATE
10:50:54AM 25% LESS CRASHES WITH VEHICLE ONLY TYPE CRASHES, ON
10:51:00AM TWO-LANE DIVIDED AND 69% FEWER PEDESTRIAN-RELATED
10:51:04AM CRASHES.
10:51:05AM SO SIGNIFICANTLY SAFER ROADWAY.
10:51:07AM REGARDING THE STACKING, WE RAN A MICRO SIMULATION MODEL
10:51:13AM 9:JUST FOR THE FRONTAGE ROAD BUT THE WHOLE NETWORK
10:51:16AM INCLUDING THE SIGNAL THAT WOULD BE AT CORKSCREW, AND

10:51:19AM ESTERO COMMONPLACE.
10:51:21AM I THINK I GOT THAT BACKWARDS.
10:51:23AM AND THE SIMULATION MODEL AGAIN WITH THE SAME PROJECTED
10:51:26AM TRAFFIC SHOWED THAT ALL THE QUEUES WOULD BE ACCOMMODATED
10:51:30AM WITHIN THE TURN LANES, EITHER EXISTING OR PROPOSED.
10:51:35AM AND THAT WAS WITH THE PREVIOUS DEVELOPMENT LEVEL.
10:51:37AM NOW, THE DEVELOPMENT HAS BEEN REDUCED A LITTLE BIT.
10:51:40AM THINGS WILL BE EVEN BETTER THAN WE PREDICTED.
10:51:44AM DOES THAT ANSWER YOUR QUESTION?
10:51:48AM >>Howard Levitan: JUST A COUPLE MORE SPECIFIC ONES.
10:51:50AM SOME COMMENTS ABOUT THE FACT THAT BECAUSE THIS IS
10:51:53AM ADJACENT TO COMMERCIAL, AND WE WANTED TO ALLOW FOR
10:51:57AM VEHICLES PARKING ON THE FRONTAGE ROAD ADJACENT TO THE
10:52:04AM COMMERCIAL, SOME PEOPLE HAVE ARGUED THAT THAT CREATES A
10:52:11AM HAZARD ESPECIALLY WHEN THERE'S LARGE TRUCKS, PARTICULARLY
10:52:14AM THE CAR CARRIERS, IF THE CAR CARRIER FROM CHEVY DEALER
10:52:19AM THAT COMES UP THE ROAD TO GO NORTH AND NOT MAKE THAT --
10:52:23AM NOT GOING TO PROBABLY BE ALLOWED TO MAKE LEFT OUT ONTO
10:52:27AM CORKSCREW, ONCE THE TRAFFIC LIGHT IS APPROVED.
10:52:30AM SO IT'S LIKELY THAT YOU MIGHT GET A CAR CARRIER TO COME
10:52:34AM THAT WAY OR GOES DOWN THAT WAY.
10:52:39AM WILL PARKING IN ANYWAY CAUSE A SAFETY ISSUE?
10:52:42AM >> IS THERE STILL PARKING ALONG THE FRONTAGE ROAD?
10:52:52AM I MEAN, I CAN'T THINK OF ANY DIRECT CONCERNS THAT THE

10:52:55AM PARKING ALONG THAT ROADWAY -- I MEAN, ACCIDENTS CAN

10:53:01AM HAPPEN, AND I GUESS A TRUCK COMING UP THAT ROAD INSTEAD
10:53:04AM OF RUNNING OFF THE ROAD COULD RUN INTO A PARKED CAR,
10:53:07AM ABOUT YOU THE CARS THEMSELVES BEING THERE DOESN'T
10:53:09AM INCREASE THE SAFETY HAZARD.

10:53:14AM >>Howard Levitan: IT'S BEEN EXPLAINED TO ME THAT PARKING
10:53:16AM CARS ALONG THE ROADWAY DOES PROVIDE A BUFFER FOR
10:53:24AM PEDESTRIANS SAFETY SO IT COULD EACH BE LOOKED AT AS A
10:53:27AM SAFETY IMPROVEMENT.

10:53:27AM >> FROM A SAFETY PERSPECTIVE, WHEN YOU HAVE PARKED CARS
10:53:30AM ALONG THE ROADWAY, WE CALL IT FRICTION.
10:53:34AM IT TENDS TO SLOW TRAFFIC DOWN.
10:53:36AM SO A MUCH SLOWER TRAFFIC SPEED PERSPECTIVE, I THINK IT
10:53:40AM WOULD BE SAFER.

10:53:42AM >>Howard Levitan: SO YOUR TESTIMONY IS THAT HAVING THAT
10:53:44AM ALONG THE ROADSIDE IS NOT GOING TO IMPAIR VEHICLE TRAFFIC
10:53:51AM AND IN FACT IS SAFER FOR THE PEDESTRIANS?
10:53:52AM >> NO, THE ONLY THING THAT PARKING ALONG THE ROADWAY
10:53:55AM SHOULD HAVE CERTAIN SEPARATION FROM INTERSECTIONS, AND
10:53:58AM I'M SURE THAT'S IN THE DESIGN STANDARDS, AS LONG AS THE
10:54:02AM DESIGN STANDARDS ARE MET, THEN IT WILL BE SAFE.

10:54:07AM >>Howard Levitan: SAFER?
10:54:08AM >> SAFER, YES.
10:54:09AM >> BECAUSE IT SLOWS TRAFFIC?
10:54:13AM >> YES, FOR THE REASONS THAT I STATED, YES.
10:54:15AM >> MAY I?

10:54:23AM >>Nick Batos: COULD I GET BACK TO THE LANDSCAPE?
10:54:30AM >> BEFORE YOU GET TO LANDSCAPING,
10:54:32AM I DID WANT TO KIND OF GO BACK TO THE ROAD, BECAUSE MY
10:54:36AM UNDERSTANDING -- AND I WILL HAVE KEITH ADDRESS IT THAT
10:54:38AM THE ROAD IS GOING TO BE POSTED.
10:54:39AM I DON'T WANT ANYBODY TO THINK THIS IS GOING TO BE A 45
10:54:42AM MILE-AN-HOUR TWO-LANE ROAD WHERE PEOPLE ARE GOING TO BE
10:54:44AM GOING FAST.
10:54:45AM IT'S GOING TO BE A POSTED SPEED, AND KEITH MAY ADDRESS
10:54:48AM THAT.

10:54:55AM >> KEITH: I WILL DEFER TO TRAFFIC ENGINEERS ABOUT WHAT
10:55:00AM THE POSTED SPEED WILL BE BUT IT WILL BE A LOW NUMBER, 20
10:55:03AM OR 25 THAT YOU CAN SEE ON A NORMAL FRONTAGE ROAD LIKE
10:55:07AM THIS.
10:55:08AM I WILL ALSO POINT OUT THAT WE WILL HAVE THE TRAFFIC
10:55:10AM CALMING DEVICE AT THE INTERFACE BETWEEN THE RESIDENTIAL
10:55:13AM AND COMMERCIAL.
10:55:14AM I MENTIONED THAT TABLETOP WHICH WAS MEANT TO CREATE
10:55:17AM AWARENESS FOR DRIVERS ON THAT ROAD, AND IT HAS A TENDENCY
10:55:23AM TO SLOW THE SPEED AS WELL.

10:55:30AM >>Mary Gibbs: MAY I ASK A QUESTION BEFORE THE ENGINEER
10:55:33AM SITS DOWN, PLEASE?
10:55:37AM THIS IS COMING FROM A NON-ENGINEER.
10:55:39AM I HEARD YOU SAY THAT THE CAPACITY OF THE TWO-LANE ROAD
10:55:42AM WAS -- DID YOU SAY 1200?

10:55:45AM >> 1263, I BELIEVE, IS THE NUMBER FOR A TWO-LANE DIVIDED
10:55:50AM ROADWAY.
10:55:52AM >>Mary Gibbs: DID YOU FACTOR IN THE TURN LANES WITH THAT?
10:55:54AM >> THE TURN LANES ARE INCLUDED.
10:55:56AM IT INCREASE IT IS CAPACITY.
10:55:59AM >>Mary Gibbs: OTHERWISE IT WOULD HAVE BEEN LOWER.
10:56:00AM >> RIGHT.
10:56:02AM >>Mary Gibbs: THANK YOU.
10:56:06AM >> >>Jon McLain: I HAVE A QUESTION EITHER TO MARY OR THE
10:56:08AM OTHER.
10:56:08AM BUT WHEN I LOOK AT THE LOWE'S CENTER THAT'S THERE,
10:56:10AM THERE'S SOME VACANT LOTS THAT ARE STILL THERE READY FOR
10:56:13AM COMMERCIAL DEVELOPMENT.
10:56:14AM SO WE TALK ABOUT STACKING OF TRAFFIC, WHEN WE LOOK AT
10:56:20AM ACCEPTING THAT, ARE WE LOOKING AT THE FUTURE AND SAYING,
10:56:25AM YOU KNOW, FUTURE COMMERCIAL DEVELOPMENT, IS GOING TO ADD
10:56:28AM MORE TRAFFIC, AND THEREFORE MORE STACKING FOR THE NEW
10:56:31AM EXIT BY THE SIGNAL THERE?
10:56:33AM IS THAT GOING TO BE -- I'D LIKE TO SEE US MAKE CHANGES
10:56:37AM FOR STACKING LANE, LET'S DO IT NOW, ANTICIPATE --
10:56:46AM >>Mary Gibbs: I AM NOT THE TRAFFIC ENGINEER BUT I KNOW
10:56:48AM WHEN THIS CAME UP BEFORE WITH THE ENGINEER, JOHN WAS UP
10:56:53AM HERE EARLIER.
10:56:54AM WAKE UP, JOHN.
10:56:55AM [LAUGHTER]

10:56:58AM HE TELLS ME IT WAS HIS WIFE'S BIRTHDAY SO I THINK HE'S
10:57:03AM TEXTING HER HAPPY BIRTHDAY.
10:57:05AM >> WHY DON'T WE DO THIS?
10:57:07AM INSTEAD OF PLAYING MUSICAL WHO IS ON FIRST, IF THESE ARE
10:57:14AM TESTIFYING, LET'S GET THE ENGINEER AND GET ALL THOSE
10:57:17AM QUESTIONS OUT.
10:57:18AM THEN IF WE HAVE SOMETHING ON LANDSCAPING.
10:57:20AM BECAUSE THIS IS GOING TO BE LIKE A ZOO ALL DAY, OH, I
10:57:24AM HAVE A GREAT QUESTION, I SHOULD HAVE DISCOVERED THAT TEN
10:57:26AM MINUTES AGO.
10:57:27AM MARY, YOU HAVE A QUESTION.
10:57:29AM >>Mary Gibbs: I THINK I FORGOT WHAT IT WAS.
10:57:30AM [LAUGHTER]
10:57:32AM >>Mayor Bill Ribble: TALKING ABOUT THE ACCESS ROAD.
10:57:35AM >>Mary Gibbs: RIGHT.
10:57:35AM AND I THINK THE QUESTION WAS WHEN YOU ALL ANALYZED IT

10:57:38AM BEFORE AND OUR ENGINEER WALTER McCARTHY LOOKED AT IT,
10:57:42AM YOU FACTORED IN THE BACKGROUND TRAFFIC WHICH MEANS THE
10:57:44AM CHEVY DEALER, THE LOWS TRAFFIC, ALL THOSE THINGS ARE --
10:57:50AM LOWE'S TRAFFIC.
10:57:52AM THIS IS AN A NON-ENGINEER TALKING, ENOUGH CPAS TO HANDLE
10:57:57AM THIS TRAFFIC PLUS ALL THE BACKGROUND TRAFFIC INCLUDING
10:58:00AM THESE LITTLE OUTPARCELS THAT ARE LEFT.
10:58:02AM AND THEN THE ONLY QUESTION THAT I WAS LEFT FOR LOOKING AT
10:58:06AM TIME OF DEVELOPMENT ORDER WAS WHETHER THERE NEEDED TO BE

10:58:09AM ADDITIONAL STACKING LANE, TURNING LIKE RIGHT.
10:58:16AM AND THAT WAS GOING TO BE LOOKED AT.
10:58:20AM YOUR MEMBERS SHOWED IT WASN'T MUTED BUT McCARTHY SAID
10:58:25AM IT LOOKED CLOSE.
10:58:27AM >> SO WHAT MARY IS REFERRING TO IS THE LANES APPROACHING
10:58:31AM THE SIGNAL ON THE LOWE'S, DOES THERE NEED TO BE AN
10:58:37AM ADDITIONAL LANE?
10:58:37AM YOU WOULD NEED AN ADDITIONAL LANE IF YOU ARE GOING TO DO
10:58:39AM DUAL LEFTS OUT OF THERE.
10:58:43AM TRANSGROUP ACTUALLY ANALYZED A DUAL LEFT AND A SINGLE
10:58:46AM LEFT.
10:58:48AM AND CORRECT ME IF I AM WRONG, BUT THE SINGLE LEFT
10:58:50AM ACTUALLY HAD SLIGHTLY MORE CAPACITY THAN DUAL LEFTS
10:58:53AM BECAUSE OF THE PHASING THAT YOU CAN DO WITH THE TRAFFIC
10:58:55AM SIGNALS.
10:58:57AM I'M NOT AS MUCH OF AN EXPERT ON THIS, BUT I DO DO SOME OF
10:59:02AM THIS.
10:59:02AM SO THE SINGLE LEFT HAD SLIGHTLY MORE CAPACITY, BUT IF THE
10:59:09AM VILLAGE WANTS, YOU KNOW, IF THEIR CONSULTANT THAT'S DOING
10:59:12AM THE SIGNAL DESIGN THINKS THERE NEEDS TO BE DUAL LEFTS, SO
10:59:16AM WE WOULD NEED TO ACCOMMODATE AN ADDITIONAL LANE, THAT'S
10:59:19AM ALREADY A CONDITION.
10:59:20AM THAT WE HAVE AGREED TO.
10:59:22AM SO IF THERE NEEDS TO BE ANOTHER LANE, WE PROVIDE THE
10:59:25AM ADDITIONAL LANE.

10:59:25AM >> SO I THINK THAT ANSWERS MY QUESTION.
10:59:32AM WHAT YOU ARE SAYING IS WE WILL, IN THE DEVELOPMENT ORDER,
10:59:34AM ADDRESS THE FUTURE POTENTIAL OF ADDITIONAL TRAFFIC --
10:59:39AM >> RIGHT, AND IF AN ADDITIONAL LANE IS NEEDED WE HAVE
10:59:42AM ALREADY AGREED TO THAT AS A CONDITION.
10:59:47AM >>Mayor Bill Ribble: ALL RIGHT.
10:59:47AM IS THAT IT FOR THE TRAFFIC?
10:59:50AM OKAY.
10:59:50AM >> LANDSCAPING.
10:59:54AM >>Mayor Bill Ribble: THIS IS YOUR BIG HOORAH NOW.
10:59:56AM >> THAT'S ALL RIGHT.
10:59:57AM I NEEDED THE EXERCISE.

10:59:58AM >> MR. McLAIN BROUGHT UP THE ISSUE OF THE SWALE BETWEEN
11:00:03AM THE STREET AND YOUR PROJECT.
11:00:05AM AND WE ALL KNOW IT'S REALLY OVERGROWN.
11:00:07AM DO YOU HAVE A PICTURE ON -- I GUESS IT'S PAGE TWO --
11:00:13AM THREE, AND I ASSUME THAT YOU ARE GOING TO BE PLANTING AND
11:00:18AM TAKING CARE OF THAT AREA BETWEEN THE SIDEWALK AND THE
11:00:22AM BEGINNING OF THE COMMERCIAL PROPERTY.
11:00:25AM >> THAT'S CORRECT.
11:00:26AM >> LIKE SHOWN IN THE PICTURE.
11:00:29AM THANK YOU.
11:00:32AM >>Mayor Bill Ribble: HOW MUCH IS RIGHT-OF-WAY AND HOW
11:00:33AM MUCH OF THAT IS YOUR LANE?
11:00:37AM >> THAT'S SIMILAR TO WHAT'S HAPPENING ON THE ESTERO

11:00:53AM PARKWAY.
11:00:53AM >> THEY MEANING --
11:01:03AM >> THE DEVELOPER.
11:01:04AM >> I KNOW YOU ARE LOOKING AT SOMETHING.
11:01:08AM >>Mayor Bill Ribble: HE'S HAPPY.
11:01:08AM SO DON'T OVERSELL YOUR PRODUCT, GUYS.
11:01:11AM HE'S HAPPY WITH THE ANSWER.
11:01:12AM [LAUGHTER]
11:01:14AM THERE WE GO.
11:01:21AM HOW CAN WE POSSIBLY TAKE A BREAK?
11:01:23AM WE AREN'T FINISHED WITH QUESTIONS.
11:01:26AM OKAY.
11:01:27AM DOES COUNCIL HAVE ANY MORE QUESTIONS?
11:01:29AM IF NOT, NANCY, DO YOU HAVE ANY QUESTIONS FOR THE
11:01:31AM APPLICANT?
11:01:33AM >> NO.
11:01:36AM >>Mayor Bill Ribble: MARY, DO YOU HAVE A PRESENTATION
11:01:38AM AGAIN?
11:01:38AM NO, YOU ARE FINISHED?
11:01:39AM DO YOU HAVE ANY OTHER TESTIMONY THAT YOU WANT TO ADD?
11:01:43AM >>Mary Gibbs: NO, SIR.
11:01:44AM >>Mayor Bill Ribble: OKAY.
11:01:49AM DOES THE APPLICANT WANT TO QUESTION MARY?
11:01:52AM >> FOR THE RECORD, I WANT TO MAKE IT CLEAR THAT WE DO
11:01:58AM RESERVE THE RIGHT FOR REBUTTAL TO ADDRESS ANY QUESTIONS

11:02:00AM THAT ARISE FROM THE PUBLIC.
11:02:03AM >>Mayor Bill Ribble: WE HAVE THAT IN HERE.
11:02:05AM I WAS GOING TO MENTION THAT LATER.
11:02:06AM WE HAVE A BIG GROUP HERE.
11:02:07AM LET'S TAKE A 15-MINUTE BREAK.
11:02:09AM WE WILL COME BACK AT 20 AFTER.
11:02:11AM WE HAVE A LARGE GROUP.
11:02:12AM AND THEN WE WILL HEAR FROM THE PUBLIC SO MAKE SURE YOU

11:02:15AM HAVE YOUR CARDS FILLED OUT.
11:02:18AM (MEETING IN RECESS)
11:19:02AM >>Mayor Bill Ribble: THERE'S GOOD NEWS AND BAD NEWS.
11:19:04AM THE GOOD NEWS IS WE HAVE 24 PEOPLE SIGNED UP TO TALK.
11:19:07AM THE BAD NEWS, NOT EVERYBODY WANTS TO GET OUT OF HERE
11:19:10AM TODAY AT 5:00.
11:19:12AM SO THERE'S NO SENSE IN GETTING UP AND SAYING THE SAME
11:19:16AM THING OVER AND OVER AND OVER.
11:19:17AM SO AT SOME POINT YOU FOLKS GOT TO TELL ME WHEN ENOUGH IS
11:19:20AM ENOUGH, BECAUSE EVERYONE WHO SIGNED UP, I HAVE TO GIVE AN
11:19:23AM OPPORTUNITY TO SPEAK FOR THREE MINUTES.
11:19:24AM BUT WHY DON'T WE PRACTICE SOME GOOD, YOU KNOW, NEIGHBORLY
11:19:32AM CONDUCT WHERE WE CAN GO ON WITH THE PROCEEDING AND GIVE
11:19:37AM EVERYBODY A CHANCE TO VIEW THEIR POINTS OF VIEW.
11:19:41AM OKAY, WITHOUT FURTHER ADO, WHO DO WE HAVE FIRST?
11:19:45AM >> WE HAVE WILLIAM SAVAGE AND HE WILL BE SIGNED BY JANE
11:19:49AM NEHAUS.

11:19:51AM >>Mayor Bill Ribble: SO MOVING THIS ALONG.
11:19:52AM SHE CALLS BOTH NAMES.
11:19:54AM YOU WANT TO START STAGING YOURSELF BY THAT POST SO WHEN
11:19:58AM IT'S YOUR TURN TO SPEAK WE DON'T HAVE TO WAIT FOR
11:20:00AM EVERYBODY TO KEEP WALKING UP HERE.
11:20:02AM BILL, YOU ARE ON.
11:20:03AM >> THANK YOU, COUNCIL.
11:20:07AM SADLY IT SEEMS LIKE YOUR MINDS HAVE BEEN MADE UP BUT I
11:20:10AM JUST HOPE YOU REALIZE YOU HAVE AN OBLIGATION TO THE
11:20:12AM OWNERS AND VOTERS NOT JUST TO MULTI-MILLION DOLLAR
11:20:15AM CORPORATION.
11:20:17AM THE FACTS OF THIS, STOCK WANTS A BOUTIQUE ZONING WHICH
11:20:22AM LIKELY WAS CRAFTED BY THEIR ATTORNEY TO FIT INTO THIS
11:20:26AM PROPOSAL.
11:20:26AM STOCK IS TWEAKING THE CODE MUCH AS WAS DONE IN NORTH
11:20:30AM NAPLES AND THE VANDERBILT BEACH AREA SO LET'S NOT STOCK
11:20:35AM IT WAY OVER THE EXISTING RESIDENTS, THE ISLAND CLUB AS
11:20:42AM WELL AS THE WOODLAND.
11:20:43AM SADLY, YOU KNOW, STOCK SAYS THEY ARE A GOOD CORPORATION
11:20:49AM WHICH I CANNOT DISAGREE WITH, BUT THEY HAVE ALSO BUILT
11:20:52AM THINGS AND SOLD THEM SO THE PROBLEM IS HERE STOCK CAN DO
11:20:58AM WHAT IT WANTS, AND THEN WE ARE LEFT TO LIVE WITH IT.
11:21:00AM I DON'T KNOW IF THAT'S GOING TO BE THE CASE BUT TIME WILL
11:21:03AM TELL.
11:21:04AM SO WHAT'S HAPPENED?

11:21:07AM YES, THEY HAVE LOWERED THE BUILDINGS.
11:21:08AM NOW THEY ARE DOWN TO 45 FEET.
11:21:10AM BUT THEY COULD GO A LITTLE LOWER BECAUSE WHEN IT WAS
11:21:13AM GOING TO BE 50 FEET WITH FOUR STORIES, NOW IT'S THREE

11:21:17AM STORIES WITH 45.
11:21:18AM I STILL DO NOT BELIEVE THE WATER ENGINEER, JOHN.
11:21:25AM HE'S GOT GREAT CREDENTIALS, AND IF HE SAID IT'S NOT GOING
11:21:29AM TO FLOOD, MAYBE IT'S NOT GOING TO FLOOD.
11:21:31AM BUT WE ARE THE ONES WHO ARE GOING TO HAVE TO DEAL WITH
11:21:33AM IT.
11:21:34AM ONE OF THE MAJOR CONCERNS TO ALL OF US IS THE REVERSE
11:21:38AM FRONTAGE ROAD.
11:21:40AM THEY ARE SAYING THAT YOU CAN PUT 1200 CARS THROUGH A
11:21:44AM REVERSE FRONTAGE ROAD IN AN HOUR, NOT AT 20 MILES AN
11:21:47AM HOUR, AND NOT IF YOU ARE DEALING WITH CAR HAULERS AND
11:21:51AM DEALING WITH MOTOR HOMES, DEALING WITH FIFTH WHEELS, AND
11:21:55AM ELDERLY TRAFFIC.
11:21:57AM AND WITH THE ELDERLY, CAN YOU IMAGINE PARALLEL PARKING,
11:22:00AM SOMEBODY PARALLEL PARKING ALONG THE SIDE ROAD?
11:22:03AM I KNOW THAT'S SOMETHING THAT'S DEAR TO SOME OF YOUR
11:22:06AM HEARTS, BUT THAT'S REALLY NOT DEAR TO MOST OF US.
11:22:10AM SO I WOULD CERTAINLY HOPE THAT YOU WOULD KNOCK OUT THE
11:22:14AM PARALLEL PARKING.
11:22:15AM ALSO, I DON'T BELIEVE THERE'S ANYTHING IN THERE, I THINK
11:22:18AM THE ESTERO PLAN DEALS WITH BIKE LANES.

11:22:20AM AND I DON'T THINK THERE'S ANY PLAN FOR A BIKE LANE IN
11:22:24AM THERE AND I DON'T THINK PEOPLE THAT WALK ON SIDEWALKS
11:22:26AM WANT BICYCLES GOING ON SIDEWALKS SO I THINK THAT'S GOT TO
11:22:29AM BE ADDRESSED.
11:22:33AM AND IF YOU REMEMBER, ONE OF THE FIRST MEETINGS, ONE OF
11:22:35AM THE TRAFFIC ENGINEERS, I BELIEVE, TESTIFIED THAT EVEN
11:22:40AM WITH A BUILDING OF THIS PROJECT, THERE WILL BE NO
11:22:43AM INCREASE IN TRAFFIC.
11:22:44AM SO NOW WITH OTHER THINGS.
11:22:50AM THIS IS BILLED AS A MIXED USE PROJECT BUT IT'S REALLY
11:22:54AM NOT, IT'S REALLY TWO PROJECTS COBBLED TOGETHER TO FIT
11:22:59AM INTO A NEW ZONING CATEGORY.
11:23:01AM THERE ARE VERY LITTLE AMENITIES, AND HOW ARE THE
11:23:04AM RESIDENTS GOING TO STAY OUT OF OUR PROPERTY?
11:23:08AM SO THANK YOU VERY MUCH.
11:23:11AM >>Mayor Bill Ribble: THANK YOU, BILL.
11:23:12AM WHO IS NEXT?
11:23:18AM >>Kathleen Hall: FOLLOWED BY NANCY.
11:23:19AM >> JANE NEHAUS, RESIDENT OF TEN YEARS IN CORKSCREW
11:23:26AM WOODLAND.
11:23:26AM MY FATHER WAS A MAN OF FEW WORDS BUT I REMEMBER HIM
11:23:30AM SAYING JUST BECAUSE YOU CAN DOESN'T MEAN YOU SHOULD.
11:23:33AM ERR ON THE SIDE OF CAUTION: NOT EVERYTHING IS ABOUT
11:23:37AM MONEY.
11:23:38AM SOMETIMES IT'S ABOUT PEACE OF MIND.

11:23:40AM USE YOUR HEAD.
11:23:43AM DON'T LOOK A GIFT HORSE IN THE MOUTH.
11:23:46AM IT SEEMS THAT STOCK'S TIME WASN'T SO BAD AFTER ALL.
11:23:50AM THE VILLAGE'S NEW COMP PLAN REGARDING INTERSTATE HIGHWAY
11:23:54AM EXCHANGE HAS BEEN NICELY MASSAGED TO ACCOMMODATE STOCK'S
11:23:58AM PLAN FOR A ZONING CHANGE FROM COMMERCIAL TO MIXED USE
11:24:02AM DEVELOPMENT.
11:24:04AM OTHER THAN A TINY PIECE OF PROPERTY ON THE NORTH SIDE OF
11:24:06AM CORKSCREW, ISN'T THIS THE ONLY PARCEL IN ESTERO THAT FITS
11:24:11AM THIS CATEGORY?
11:24:13AM INSTEAD OF VALUING THE VILLAGE'S GENEROSITY, STOCK IS
11:24:17AM PUSHING TO THE LIMIT THE NUMBER OF UNITS, PACKING MASSIVE
11:24:22AM BUILDINGS ON A CONGESTED AND INADEQUATE FRONTAGE ROAD,
11:24:26AM AND OFFERING LITTLE TO NO BREATHING ROOM.
11:24:30AM HAVE THEY FORGOTTEN THEIR PROMISE OF LIVE, WORK, PLAY?
11:24:34AM THE GREEN SPACE HAS ALL BUT DISAPPEARED, REPLACED WITH
11:24:38AM CONCRETE.
11:24:39AM THE IDEA OF A PARK BARELY MEETS THE MINIMUM REQUIREMENTS
11:24:44AM WHERE VISITORS CAN SCROLL SINGLE-FILE.
11:24:48AM WAS IT NAIVE OF US TO BELIEVE THAT STOCK WOULD HAVE
11:24:51AM CONCERN ABOUT THE IMPACT ON OUR COMMUNITY THAT WAS
11:24:54AM ESTABLISHED OVER THREE DECADES AGO?
11:24:57AM IS ADDING 9,000-PLUS TRIPS A DAY ON THE RIVER'S FRONTAGE
11:25:02AM ROAD AND CORKSCREW ROAD, WHICH IS THE EPICENTER OF
11:25:06AM ESTERO'S TRAFFIC WOES OF NO CONSEQUENCE?

11:25:10AM IS THE LIKELY DISTURBANCE OF OUR QUIET ENJOYMENT AND
11:25:16AM SAFETY ISSUES JUST NOT THEIR PROBLEM?
11:25:20AM COUNCIL MEMBERS, ASK YOURSELF, IS THIS DEVELOPMENT
11:25:23AM INJURIOUS TO THE ADJACENT RESIDENTIAL COMMUNITIES?
11:25:28AM BRIAN STOCK HAS 11 EXPERTS ON THE PAYROLL TODAY TO
11:25:32AM ADVANCE HIS INTEREST.
11:25:34AM THE RESIDENTS AND TAXPAYERS OF ESTERO HAVE THE SIX OF YOU
11:25:39AM TO PROTECT OUR INTEREST.
11:25:41AM TO QUOTE, PROHIBIT RESIDENTIAL DEVELOPMENT WHERE PHYSICAL
11:25:46AM CONSTRAINTS OR HAZARDS EXIST.
11:25:49AM I CANNOT THINK OF A MORE HAZARDOUS LOCATION IN ALL OF
11:25:54AM ESTERO.
11:25:54AM HOW CAN YOU HONESTLY BELIEVE THAT DUMPING AN ADDITIONAL
11:25:58AM 9,000-PLUS TRIPS A DAY IN A 1,000 FOOT STRETCH OF
11:26:04AM CORKSCREW ROAD IS A GOOD THING?
11:26:07AM IN THE WORDS OF CHAIRMAN WOOD, TOO MANY THINGS BEING BOOT
11:26:11AM STRAPPED INTO THE AVAILABLE SPACE BEYOND WHAT IS
11:26:13AM REASONABLE.
11:26:15AM IT DOES NOT ACCOMPLISH QUALITY OF LIFE AND RELATED GOALS
11:26:20AM AND CANNOT SUPPORT CATEGORY F CONGESTION.
11:26:22AM JUST BECAUSE YOU CAN DOESN'T MEAN YOU SHOULD.
11:26:25AM [APPLAUSE]

11:26:32AM >> THE NEXT SPEAKER AFTER DARCY WILL BE -- [COUGHING].
11:26:38AM >> GOOD MORNING.
11:26:39AM BOARD MEMBERS AND VALUED RESIDENTS.

11:26:41AM MY NAME IS DARCY FINEMORGAN, AND I LIVE IN CORKSCREW
11:26:46AM WOODLANDS.
11:26:47AM A LOT HAS CHANGED IN THIS PROJECT SINCE IT STARTED FIVE
11:26:49AM YEARS AGO.
11:26:49AM I AM GOING TO LEAVE THE DEVIATION AS LOAN AS IT APPEARS
11:26:54AM STOCK IS NOW FOLLOWING THE GUIDELINES OF THE VILLAGE OF
11:26:56AM EXTERIOR OR AS CLOSELY AS THEY CAN WITHOUT FALLING ON
11:26:59AM THEIR SWORD.
11:27:00AM LET'S TALK SAFETY.
11:27:01AM WE ARE TALKING ABOUT A FOUR-LANE FRONTAGE ROAD.
11:27:05AM FOR THE RESIDENTS, THE NEW BUSINESSES ALONG WITH ALREADY
11:27:10AM ESTABLISHED BUSINESSES THAT SURROUND IT AND THE RESIDENTS
11:27:12AM OF CORKSCREW WOODLANDS AND ISLAND CLUB.
11:27:16AM I BEG TO DIFFER WITH THE TRAFFIC ENGINEER TRENT EBERSOLE.
11:27:24AM HE SAYS PARKING ON THIS ROAD WILL BRING THE PEDESTRIANS
11:27:28AM SAFER.
11:27:29AM TOTALLY, TOTALLY AND ABSOLUTELY WRONG.
11:27:32AM I CHANGED MY WHOLE ENTIRE BECAUSE OF WHAT HE SAID THERE.
11:27:35AM I WAS IN GOVERNMENT FOR OVER 20 YEARS IN MICHIGAN.
11:27:38AM AND ONE.
11:27:38AM ISSUES WE HAD IN OUR VILLAGE WAS PERTAINING TO A SMALL
11:27:42AM ROAD LIKE THIS, A TWO-LANE ROAD.
11:27:44AM WE HAD ONE OF THE TOP TEN FARMERS MARKETS IN THAT
11:27:47AM VILLAGE, AND I RAN THAT MARKET, WAS ALSO THE SUPERVISOR
11:27:51AM OF THAT TOWNSHIP, WAS ALSO ON THE DVA BOARD AND THE

11:27:54AM CHAMBER OF COMMERCE.
11:27:55AM AND WE HAD TO HAVE A TRAFFIC STUDY DONE ON THAT TWO-LANE
11:27:58AM ROAD BECAUSE WE HAD PARALLEL PARKING ON EITHER SIDE OF
11:28:01AM THAT ROAD.
11:28:02AM WE HAD A DUMP TRUCK TAKE OFF THE REARVIEW MIRRORS ON A
11:28:07AM CAR.
11:28:07AM WE HAD A YOUNG MAN BECAUSE OF HIS KIDS TAKE HIS BIKE AND
11:28:11AM GO RIGHT THROUGH THOSE CARS BECAUSE THEY WERE PARALLEL.
11:28:14AM HE WENT AWAY IN AN AMBULANCE.
11:28:16AM I COULD GO ON AND ON AND ON.
11:28:18AM WE HAD TO HAVE THE STATE POLICE COME IN AND THAT'S HOW DO
11:28:20AM YOU THAT IN MICHIGAN TO START THAT TRAFFIC STUDY.
11:28:23AM WE ALSO HAD THE ROAD COMMISSION COME IN.
11:28:25AM AND WHAT WE REALIZED WAS WE HAD TO EXPAND THAT ROAD OR WE
11:28:28AM HAD TO SHUT DOWN THAT PARALLEL PARKING.
11:28:33AM MICHIGAN CAME IN AND SHUT DOWN THAT PARALLEL PARKING.
11:28:35AM I REALLY THINK SAFETY ON THAT ROAD IS THE MAIN ISSUE
11:28:39AM HERE.

11:28:40AM IN YOUR COMPREHENSIVE PLAN, IT STATES SAFETY ABOVE ALL
11:28:43AM ELSE.
11:28:45AM SAFETY IS THE DRIVING FORCE BEHIND THE FUTURE PLANNING,
11:28:48AM DESIGN AND MAINTENANCE OF ESTERO INFRASTRUCTURE, VILLAGE
11:28:53AM OF ESTERO COMPREHENSIVE PLAN.
11:28:55AM THE POPULATION IN 2018, THE PERMANENT POPULATION WAS
11:29:00AM 34,631.

11:29:04AM WITH A PEAK SEASONAL POPULATION OF 51,738.
11:29:10AM AND FIFTY PERCENT OF ESTERO POPULATION IS 62 OR ABOVE.
11:29:16AM THAT'S 62 OR ABOVE.
11:29:18AM GUESS WHAT.
11:29:21AM YOUR REACTION TIME IS A LOT SLOWER.
11:29:22AM EYESIGHT, YOUR PERIPHERAL VIEW, ALL OF THAT INVOLVED IS
11:29:26AM REALLY GOING TO COME IN TO PLAY HERE.
11:29:28AM FIFTY PERCENT.
11:29:29AM SO YOU ARE TALKING 26,000 IN 2018.
11:29:32AM WHAT IS IT NOW?
11:29:34AM THIS REVERSE FRONTAGE ROAD IS A NIGHTMARE.
11:29:37AM AND I JUST CANNOT STRESS THAT ENOUGH, THAT WHEN SOMEBODY
11:29:41AM WHO IS AN EXPERT COMES UP HERE AND SAYS THAT YOU ARE
11:29:43AM GOING TO PUT 1200 CARS ON THERE EVERY HOUR, I DOESN'T
11:29:47AM WANTS TO BE ON THAT ROAD.
11:29:49AM IT'S RIDICULOUS.
11:29:51AM THANK YOU VERY MUCH FOR YOUR TIME IN REPRESENTING ALL OF
11:29:54AM THE RESIDENTS IN THE VILLAGE OF ESTERO.
11:29:56AM THANK YOU.
11:29:57AM >> SHERRI SUTTON FOLLOWED BY JEFF RAMSBALM.
11:30:08AM >> MY NAME IS SHERRI SUTTON FROM CORKSCREW WOODLANDS.
11:30:11AM I HAVE BEEN THERE 12 YEARS AND MY SPEECH HAS ALSO CHANGED
11:30:14AM AFTER HEARING THE PRESENTATION.
11:30:16AM MY ONE QUESTION IS FOR JON.
11:30:19AM DID HE SAY OR DID I UNDERSTAND HIM TO SAY THAT FLOODING

11:30:23AM WILL BE LESS OF A THREAT AFTER THE PROJECT IS COMPLETED
11:30:28AM THAN IT IS NOW?
11:30:32AM I THINK WE ALL KNEW THAT STOCK NEVER REALLY BELIEVED THAT
11:30:36AM 450 UNITS WOULD FLY.
11:30:37AM IT JUST LOOKS CONCESSIONARY WHEN THEY CAN SAY THEY
11:30:41AM GREATLY REDUCED THE DENSITY.
11:30:43AM KEITH STATED THEY HAD SEVERAL MEETINGS WITH COMMUNITIES.
11:30:47AM STOCK ONLY HAD ONE AT CORKSCREW WOODLANDS AND THAT WAS AT
11:30:51AM OUR REQUEST.
11:30:52AM AT THAT MEETING, HE PLEDGED THAT STOCK WOULD BE A GOOD
11:30:58AM NEIGHBOR.
11:30:58AM DOES THAT MEAN THAT STOCK WILL NOT SELL THE PROJECT FOR
11:31:02AM \$75 MILLION A COUPLE OF YEARS DOWN THE ROAD?
11:31:06AM IF THE INGRESS AND EGRESS REVERSE FRONTAGE ROAD PROVES TO

11:31:10AM BE UNTENABLE, WHICH IT SOUNDS LIKE IT'S GOING TO BE FOR
11:31:13AM SURE, WHAT EXTENT WILL HE BE A GOOD NEIGHBOR TO CORRECT
11:31:19AM THAT?
11:31:23AM MR. DELISI INDICATED THAT STOCK WOULD REALLY WORK WITH US
11:31:28AM ON SECURITY GATES AND FENCING AT ISLAND CLUB AND
11:31:32AM CORKSCREW WOODLANDS.
11:31:33AM TO WHAT EXTENT WILL WE HAVE THAT COOPERATION?
11:31:39AM I HAVE ALWAYS UNDERSTOOD THAT THE ONLY WAY A TRAFFIC
11:31:41AM LIGHT WOULD BE INSTALLED AT LOWE'S PLAZA IS IF THIS
11:31:47AM PROJECT WAS APPROVED.
11:31:49AM THE LIGHT WAS WARRANTED A LONG TIME AGO.

11:31:54AM I WONDER IF THAT LIGHT WILL STILL BE INSTALLED IF THIS
11:31:58AM PROJECT IS NOT APPROVED.
11:32:02AM BY MY ESTIMATION, PARKING FOR JUST THE RESIDENTIAL
11:32:07AM COMPONENT IS 658 SPACES.
11:32:11AM WHEN YOU ADD THE HUNDREDS OF SPACES TO ACCOMMODATE THE
11:32:14AM COMMERCIAL TRAFFIC, IT'S STAGGERING.
11:32:18AM AT LEAST WITH COMMERCIAL ZONING, MANY OFFICES CLOSE
11:32:20AM EARLY, AND USUALLY ARE NOT OPEN ON THE WEEKENDS.
11:32:25AM A RESIDENTIAL COMMUNITY IS OPEN 24/7.
11:32:29AM AND IF I UNDERSTAND CORRECTLY, TO MY HORROR, YOU ARE
11:32:35AM GOING TO ALLOW A DRIVE-THROUGH ON THEN CAP SUCH AS
11:32:39AM STARBUCK'S, DUNKIN' DONUTS, McDONALD'S, WHATEVER.
11:32:43AM I CAN'T IMAGINE HOW THAT WILL FURTHER SNARL THIS TRAFFIC
11:32:46AM PROBLEM.
11:32:47AM IT SOUNDS TO ME LIKE THE THOUSANDS OF PROPERTY OWNERS
11:32:50AM THAT SETTLE HERE DECADES AGO ARE ABOUT TO BE THROWN UNDER
11:32:57AM THE BUS.
11:32:58AM MY QUESTION FOR YOU IS WHO IS DRIVING THAT BUS?
11:33:00AM THANK YOU.
11:33:01AM >> FOLLOWED BY JEFF COLLINS.
11:33:09AM >> GOOD MORNING.
11:33:12AM WELL, WHAT I PREPARED TO SAY IS PRETTY MUCH COMING AND
11:33:17AM GOING, SO I WILL MODIFY AND SAVE A LITTLE TIME.
11:33:22AM I APPRECIATE WHAT STOCK IS PUTTING FORTH IN SOME OF THESE
11:33:26AM AREAS BUT NOT THE TRAFFIC.

11:33:28AM YOU HAVE HEARD, IT APPEARS THAT STOCK FAILED TO RECOGNIZE
11:33:33AM THAT THE CHANGES THAT WE ARE UNDERGOING WITH RESPECT TO
11:33:37AM THE ACCESS TO 75, ET CETERA, WILL MEAN THAT THEY HAVE TO
11:33:42AM BUILD A PROPERTY ON AN EXISTING ROAD, BECAUSE WE ARE
11:33:46AM GOING TO BE DIVERTED ONTO THIS FRONTAGE ROAD.
11:33:52AM THE PLAN THAT HIV SEEN LOOKS VERY FINE FOR THEIR
11:33:54AM PROPERTY, BUT FAILS TO RECOGNIZE THAT THREE TIMES AS MANY
11:33:59AM PEOPLE LIVING BEHIND IT ARE GOING TO HAVE TO GO THROUGH
11:34:02AM THERE, AS WELL AS ALL THE OTHER BUSINESSES IN THE AREA
11:34:07AM ARE GOING TO HAVE TO GO THROUGH THERE.

11:34:09AM SO IT COMES RIGHT BACK DOWN TO WE REALLY NEED YOUR HELP,
11:34:15AM AND I AM PRESSURING THIS MORNING SEEING YOUR HELP IN
11:34:19AM ASKING THE QUESTIONS AND HELPING TO GET US THROUGH THIS.
11:34:25AM PLEASE HELP US IN THIS AREA.
11:34:30AM HELP STOCK TO MODIFY THIS PLAN, IF THEY CAN, TO PREVENT
11:34:33AM THE BOTTLENECK THAT WE SEE COMING AT US.
11:34:38AM WE PRAY THAT THIS ADDED CONGESTION WILL NOT TRAGICALLY
11:34:42AM IMPEDE THE FLOW OF EMERGENCY VEHICLES TO OUR PROPERTIES
11:34:47AM OR LEAVE US COMPLETELY BLOCKED IN, IN THE CASE OF SOME
11:34:51AM SORT OF EVACUATION.
11:34:54AM THANK YOU FOR YOUR TIME.
11:34:55AM >> JEFF COLLINS IS NEXT FOLLOWED BY JUDY MCGINNIS.
11:35:04AM >> MY NAME IS JEFF COLLINS AND I LIVE IN CORKSCREW
11:35:10AM WOODLANDS FOR FIVE YEARS.
11:35:11AM I ALSO LIVE IN INDIANA.

11:35:13AM AND I LIVE ON ONE OF THE BUSIEST ROADS UP THERE.
11:35:16AM IT'S ONE LANE, ONE DIRECTION, ONE LANE THE OTHER
11:35:19AM DIRECTION.
11:35:20AM AND THERE'S TIMES WHEN I CAN'T EVEN GET OUT OF MY
11:35:22AM DRIVEWAY JUST TO MAKE A RIGHT TURN.
11:35:26AM SO HERE IS THE THING THAT I AM LOOKING AT, IS YOU ARE
11:35:29AM GOING TO HAVE THIS FRONTAGE ROAD THAT IS GOING TO BE A
11:35:33AM MESS.
11:35:34AM THERE'S NO WAY THIS IS GOING TO WORK.
11:35:39AM YOU NEED AT LEAST THREE TO FOUR LANES THERE, OR AT LEAST
11:35:41AM A ONE-WAY STREET GOING OUT.
11:35:45AM AND OTHER THAN THAT, I DON'T KNOW WHAT ELSE TO SAY.
11:35:50AM BUT I HAD THIS THING THAT I WAS GOING TO SAY BUT I THINK
11:35:53AM THIS ROAD IS A MESS.
11:35:54AM AND IF THEY LET THIS GO, YOU GUYS ARE GOING TO HAVE A LOT
11:35:57AM OF WRECKS HERE, AND A LOT OF PEOPLE HURT.
11:36:01AM THAT'S ALL I HAVE TO SAY.
11:36:02AM >> I'M JUDY McGINNIS.
11:36:12AM I LIVE IN CORKSCREW WOODLAND.
11:36:14AM MY POINTS ARE THAT IF -- I'M SORRY, I'LL START OVER
11:36:20AM AGAIN.
11:36:21AM IF CORKSCREW WOODLANDS ROAD WAS A EC ROAD THEN I WOULD BE
11:36:27AM MUCH MORE EXCITED ABOUT THIS PROJECT.
11:36:29AM BUT THAT'S NOT WHAT WE ARE LOOKING AT.
11:36:32AM I WOULD LIKE TO TELL YOU THE NUMBER OF PEOPLE OR THE

11:36:34AM NUMBER OF BUSINESSES THAT ARE GOING TO HAVE THIS LIGHT IS
11:36:42AM SO IMPORTANT TO THEM.
11:36:43AM ON THE LEFT-HAND SIDE, WE HAVE A NAIL SALON, WE HAVE A
11:36:51AM PIZZA PLACE, WE HAVE A DOLLAR STORE, WE HAVE YOGA, WE
11:36:56AM HAVE CUSTOMERS COMING AND GOING, AND PEOPLE WORKING
11:36:59AM THERE.

11:37:01AM AND SO THE LIGHT NEEDS TO BE FOR THEM ALSO.
11:37:04AM WE ALSO HAVE RUBY TUESDAY RESTAURANT.
11:37:09AM WE HAVE A BURGER KING GOING UP.
11:37:10AM WE'LL HAVE CUSTOMERS FOR THAT.
11:37:12AM THE LIGHT WILL BE NEEDED FOR THAT TOO.
11:37:14AM WE HAVE ON THE OTHER SIDE, WE HAVE A CHEVY DEALERSHIP.
11:37:18AM WE HAVE -- THEY HAVE BOTH CUSTOMERS, WORKERS AND
11:37:21AM DELIVERIES.
11:37:22AM WE HAVE AN OFFICE BUILDING.
11:37:24AM WE HAVE HAMPTON HOTEL.
11:37:26AM AND THEN WE GO TO ISLAND CLUB, A COMMUNITY, AND CORKSCREW
11:37:32AM WOODLANDS, A COMMUNITY.
11:37:33AM I WOULD LIKE TO SUGGEST THAT WE CONSIDER HAVING A BOX IN
11:37:38AM THAT AREA, A BOX STORE, OR THAT WE HAVE A TRADER'S JOE OR
11:37:44AM ASSISTIVE LIVING.
11:37:45AM WE NEED THAT IN THIS AREA MUCH MORE THAN WE NEED TO PUT
11:37:48AM AT LEAST OVER 900 TO 1200 CARS ON THE ROAD.
11:37:53AM I THANK YOU VERY MUCH FOR ALL OF YOUR CONCERNS.
11:37:56AM >> SUE GUILFORD, FOLLOWED BY PAULA HARRIS.

11:38:05AM >> GOOD MORNING.
11:38:11AM I'M SUE GUILFORD OF CORKSCREW WOODLANDS.
11:38:14AM I'M A PROPERTY OWNER AND A VOTING RESIDENT IN THE STATE
11:38:17AM OF FLORIDA.
11:38:18AM THANK YOU FOR ALLOWING ME TO SPEAK TO YOU TODAY
11:38:21AM EXPRESSING MY FEARS ABOUT HOW THIS PROJECT WILL IMPACT MY
11:38:27AM NEED PERSONALLY.
11:38:28AM AND IT CONCERNS AGAIN THE TWO-WAY REVERSE ROAD.
11:38:35AM EMERGENCY VEHICLES COME FROM THREE FOLKS WHICH I AM HAPPY
11:38:38AM ABOUT SINCE THE TIMING OF THEIR ARRIVAL MAY DETERMINE MY
11:38:41AM LIFE OR MY DEATH.
11:38:43AM I WOULD LIKE TO ENVISION IN YOUR MIND AN EMERGENCY
11:38:47AM AMBULANCE AND AN ACCOMPANYING FIRE TRUCK ENTERING
11:38:51AM CORKSCREW THROUGH THE LIGHT.
11:38:54AM IT WILL THEN TURN IN AT THE LIGHT AND THEN IMMEDIATELY
11:38:57AM TURN LEFT ONTO THE SINGLE LANE REVERSAL ROAD.
11:39:04AM THERE IS NO PLACE FOR THE CARS IN THAT LANE TO PULL OVER
11:39:10AM AND LET THEM PASS.
11:39:11AM THEREFORE, OUR EMERGENCY VEHICLES ARE SLOWED DOWN COMING
11:39:15AM IN.
11:39:17AM THEN WHEN THEY GO OUT WITH THE PATIENTS HEADING FOR THE
11:39:20AM NEW LEE MEMORIAL EMERGENCY HEALTH CENTER, OR THE COCONUT
11:39:26AM CARE ON CORKSCREW ROAD, ONE MUST MAKE A LEFT TURN ONTO
11:39:30AM CORKSCREW.
11:39:31AM SO THE LEFT-HAND TURN WILL NO LONGER BE ALLOWED FOR OUR

11:39:36AM EXISTING ENTRANCE, THEY WILL HAVE TO USE THE SINGLE
11:39:39AM WESTBOUND ACCESS ROAD TO GET TO THE LIGHT.

11:39:44AM THERE'S NO ROOM FOR OTHER CARS ON THE ROAD TO MOVE OVER.
11:39:47AM THERE IS A MOVE OVER LAW IN FLORIDA THAT REQUIRES CARS TO
11:39:51AM MOVE OVER FOR EMERGENCY VEHICLES.
11:39:56AM THE TWO-LANE ROAD THAT STOCK IS PROPOSING DELIBERATELY
11:40:03AM PREVENTS DRIVERS FROM FOLLOWING THIS LAW AND TO SLOW DOWN
11:40:09AM AN AMBULANCE ENDANGERS MY LIFE AND THOSE WHO LIVE IN MY
11:40:13AM COMMUNITY.
11:40:13AM I WANT STOCK TO EXPAND THIS TO A FOUR-LANE ROAD.
11:40:18AM ESTERO HAS BECOME A VILLAGE OF DOZENS OF MANY GATED GOLF
11:40:23AM COURSE COMMUNITIES INCLUDING GRANDEZZA AND WILDBLUE THAT
11:40:28AM IS BUILT BY STOCK.
11:40:29AM THAT IS NOT WHO WE ARE.
11:40:30AM WE WERE HERE FIRST.
11:40:32AM WHEN ESTERO WASN'T EVEN A VILLAGE.
11:40:35AM OUR COMMUNITY WAS PIONEERED BY FAMILIES WHO CAME WITH
11:40:38AM THEIR FAMILIES AND THEIR CHILDREN AND CAMPERS AND RVs
11:40:42AM TO SHARE THEIR LOVE OF THE OUTDOORS WITH THEIR KIDS.
11:40:45AM THE ROADS WERE STILL DIRT ROADS.
11:40:48AM I THINK OF MYSELF AS ONE OF THE LITTLE GUYS, R.
11:40:53AM STOCK IS A BIG GUY WHO IS INVESTING MILLIONS OF DOLLARS
11:40:55AM INTO THIS PROJECT AND CAN AFFORD TO WIDEN THE ROAD.
11:41:00AM THIS BOARD HAS THE RESPONSIBILITY, THE POWER, AND THE
11:41:05AM OBLIGATION TO PROTECT ALL OF THE RESIDENTS OF ESTERO.

11:41:10AM AND I AM A RESIDENT, TOO, EVEN IF I AM ONE OF THE LITTLE
11:41:14AM GUYS.
11:41:15AM THANK YOU FOR HEARING ME OUT.
11:41:24AM >>Kathleen Hall: PAULA HARRIS FOLLOWED BY JOAN HURAN.
11:41:27AM >> GOOD MORNING.
11:41:28AM I AM PAULA HARRIS.
11:41:29AM I AM A RESIDENT OF CORKSCREW WOODLANDS.
11:41:32AM CORKSCREW WOODLANDS IS A QUIET 123-ACRE SENIOR COMMUNITY
11:41:38AM THAT CURRENTLY HAS LITTLE TO NO OUTSIDE PEDESTRIAN OR CAR
11:41:42AM TRAFFIC.
11:41:44AM SOME OF OUR RESIDENTS, MYSELF INCLUDED, ARE CONCERNED
11:41:49AM THAT THE AMENITIES WHICH OUR COMMUNITY MEMBERS ENJOY,
11:41:54AM SUCH AS OUR LITTLE MINI GOLF COURSE, OUR POOL, HOT TUB,
11:41:59AM MULTI-USE COURTS, AS WELL AS OUR CANALS AND NATURE
11:42:04AM WALKING TRAILS WILL ENCOURAGE NEW NEIGHBORS OF ALL AGES
11:42:09AM TO BE ATTRACTED AND TO COME INTO OUR NEIGHBORHOOD.
11:42:12AM OUR OLDER RESIDENTS VALUE THE COMFORT AND SAFETY OF OUR
11:42:17AM RELATIVELY OBSCURE LOCATION AND HAVE NOT HAD TO WORRY
11:42:22AM ABOUT THEFT, VANDALISM OR TRESPASSING UP TO THIS TIME.
11:42:28AM WE HAVE HAD ONLY ONE PUBLIC MEETING WITH STOCK AT
11:42:32AM CORKSCREW WOODLANDS IN THE PAST FEW YEARS, AND AT THAT
11:42:35AM TIME DAN DELISI OFFERED TO WORK WITH US ON SECURING OUR
11:42:41AM COMMUNITY WITH A MORE SECURE GATING AND FENCING
11:42:46AM SITUATION.

11:42:50AM AND I WOULD LIKE TO KNOW IF THAT OFFER STILL STANDS,

11:42:52AM BECAUSE I HAVEN'T HEARD ANY MENTION OF IT.

11:42:55AM I HOPE THAT IF THIS PROJECT GOES THROUGH, IF THAT WILL

11:43:02AM STILL BE A CONSIDERATION.

11:43:04AM >> JOAN FOLLOWED BY BOBBY WILSON.

11:43:19AM >> MY NAME IS JOAN HURAN AND I LIVE AT CORKSCREW

11:43:23AM WOODLAND.

11:43:24AM JUST SAY NO.

11:43:25AM MANY OF US ARE FINE WITH THE COMMERCIAL ZONING.

11:43:30AM WHEN WE BOUGHT IN 2005, THERE WERE CATTLE ON THIS ACREAGE

11:43:35AM BUT WE WERE FULLY AWARE OF THE COMMERCIAL ZONING AND FEEL

11:43:39AM THAT THE RULES HAVE BEEN CHANGED IN THE MIDDLE OF THE

11:43:43AM GAME.

11:43:44AM PLEASE REMEMBER YOU ARE ELECTED BY US AND WORKING FOR

11:43:48AM YOUR RESIDENTS, NOT THE DEVELOPERS.

11:43:51AM THANK YOU.

11:43:56AM >> Kathleen Hall: NELSON FOLLOWED BY BEVERLY TEPPER.

11:44:00AM >> MY NAME IS BOBBY NELSON.

11:44:02AM I HAVE LIVED IN THE ISLAND CLUB FOR 17 YEARS AND IN LEE

11:44:06AM COUNTY FOR 34.

11:44:09AM THANK YOU FOR ALLOWING THE PUBLIC INPUT TODAY.

11:44:13AM THE CHEM CANNILY HORN AREA WIDE TRAFFIC STUDY SHOWED

11:44:18AM 11,994 CRASHES RESULTING IN 435 INJURIES AND NINE

11:44:24AM FATALITIES OVER A PERIOD OF 2011 TO 2015.

11:44:32AM ON THE CORKSCREW ROAD CORRIDOR FROM 4 IS 1 TO BELLA TERRA

11:44:38AM AND TEN NEIGHBORING INTERSECTIONS.

11:44:40AM I CAN ONLY IMAGINE THE INCREASE IN THAT NUMBER FROM 2016

11:44:43AM TO 2020.

11:44:46AM EVERY TIME WE EXIT CORKSCREW ROAD, WE ARE TAKING LIFE AND

11:44:50AM LIMB.

11:44:50AM THE ESTERO CROSSING DEVELOPMENT WILL ADD THOUSANDS OF

11:44:55AM TRIPS A DAY RIGHT OUTSIDE OUR COMMUNITY.

11:44:59AM OUR REVERSE FRONTAGE ROAD AND TRAFFIC LIGHT DOES NOT

11:45:02AM RELIEVE THE TRAFFIC THAT ULTIMATELY EMPTIES INTO

11:45:04AM CORKSCREW ROAD.

11:45:06AM AND AS WE ALL KNOW, CORKSCREW ROAD'S GRADE IS F.

11:45:13AM OUR SAFETY AND QUALITY OF LIFE IS INCREASINGLY AT RISK.

11:45:17AM THE VILLAGE IS CHARGED WITH PROTECTING EXISTING AND

11:45:21AM FUTURE RESIDENTIAL AREAS FROM ANY ENCROACHMENTS OF USES

11:45:27AM THAT ARE POTENTIALLY DESTRUCTIVE TO THE CHARACTER AND

11:45:31AM INTEGRITY OF THE RESIDENTIAL ENVIRONMENT AND MUST NOT BE

11:45:37AM INJURIOUS TO THE NEIGHBORHOOD.

11:45:39AM THANK YOU FOR TAKING THIS INTO CONSIDERATION WHEN MAKING

11:45:42AM DECISIONS.

11:45:46AM ALSO, IF THE CODE, THE FRONTAGE ROAD AND THE FLOODING

11:45:53AM ISSUES ARE NOT DONE AS STATED BY THE ENGINEERS, WE ARE

11:45:58AM STUCK WITH IT.
11:45:59AM THANK YOU.
11:45:59AM >> BEVERLY PEPPER IS NEXT FOLLOWED BY JAMES KLEIN.
11:46:10AM >> GREETINGS.
11:46:11AM MY NAME IS BEVERLY PEPPER AND I LIVE IN THE ISLAND CLUB.

11:46:15AM THANK YOU FOR GIVING US DID OPPORTUNITY TO LEARN MORE
11:46:18AM ABOUT THIS PROCESS, AND THANK YOU FOR ADDRESSING OUR
11:46:22AM QUESTIONS.
11:46:25AM DOES THE TRAFFIC STUDY FOR THIS PROJECT TAKE INTO ACCOUNT
11:46:30AM TRIPS FROM THE ISLAND CLUB, CORKSCREW WOODLAND, THE CHEVY
11:46:33AM DEALER, HAMPTON INN, THE OFFICE BUILDING, 306 NEW
11:46:39AM APARTMENTS, FIVE COMMERCIAL SPACES, POSSIBLY TWO BEING
11:46:44AM DRIVE-IN, DRIVE-THROUGH?
11:46:47AM LOWE'S AND THE VEHICLES FROM THE THREE OAKS THAT
11:46:52AM CURRENTLY CUT THROUGH THE LOWE'S PARKING LOT TO AVOID THE
11:46:55AM INTERSECTION AT THREE OAKS AND CORKSCREW ROAD?
11:46:59AM IF THERE IS NO LEFT TURN ALLOWED FROM EASTBOUND TRAFFIC
11:47:03AM ONTO CORKSCREW WOODLANDS BOULEVARD, THERE WILL BE NO
11:47:08AM OTHER OPTION THAN TO USE THE REVERSE FRONTAGE ROAD
11:47:12AM CROWDED WITH LANDSCAPE TRAILERS, DELIVERY TRUCKS, CAR
11:47:16AM CARRIERS, MOBILE HOME DELIVERIES, RVs, TRUCKS, AND
11:47:22AM CARS.
11:47:25AM WITH A RIGHT TURN ON READ THE TRAFFIC LIGHT AT LOWE'S
11:47:28AM WILL SEE A CONTINUED FLOW OF TRAFFIC OFFERING NO RELIEF
11:47:32AM FOR THOSE TURNING RIGHT FROM CORKSCREW WOODLANDS
11:47:35AM BOULEVARD.
11:47:37AM IT SEEMS THAT THIS PROJECT IS SERIOUSLY ADDING TO THE
11:47:40AM TRAFFIC PROBLEM, NOT ALLEVIATING IT.
11:47:44AM THANK YOU FOR TAKING OUR NEEDS INTO YOUR CONSIDERATION.
11:47:48AM >> JAMES KLEIN?

11:47:59AM NOT HERE?
11:48:00AM KATRINA PACE FOLLOWED BY ROSEMARY CHRISTENSEN.
11:48:07AM >> THANKS FOR LETTING ME SPEAK TODAY.
11:48:09AM MY NAME IS KATRINA PACE.
11:48:10AM I HAVE ACTUALLY BEEN VISITING HERE FOR THE LAST TEN
11:48:13AM YEARS.
11:48:13AM MY PARENTS ARE RESIDENTS OF THE CORKSCREW WOODLANDS.
11:48:17AM ONE OF THE THINGS THAT CONCERNS ME THE MOST IS WHILE WE
11:48:20AM ALL HOPE FOR THE BEST, I DON'T SEE ANY PLANS FOR PLANNING
11:48:23AM FOR THE WORST.
11:48:26AM THE ROAD SITUATION, IT WILL DEFINITELY IMPACT THE
11:48:37AM TRAFFIC.
11:48:37AM RADIATION AND CHEMOTHERAPY ARE A DAILY THING.
11:48:40AM PICKING UP PRESCRIPTIONS ARE A DAILY THING.
11:48:42AM THIS IS A VERY VULNERABLE COMMUNITY BACK THERE THAT NEEDS
11:48:45AM TO HAVE THEIR QUALITY OF LIFE MAINTAINED.

11:48:48AM THEY NEED TO BE ABLE TO GET OUT QUICKLY AND EMERGENCY
11:48:53AM VEHICLES COME IN QUICKLY.
11:48:55AM AND I JUST DON'T SEE HOW THAT'S GOING TO HAPPEN WITH THIS
11:48:58AM REVERSE FRONTAGE ROAD.
11:49:06AM I NOVEMBER THAT'S DUPLICATIVE SO THANK YOU.
11:49:11AM >> JOHN MATTHEWS AFTER ROSEMARY.
11:49:14AM >> GOOD MORNING.
11:49:15AM MY NAME IS ROSEMARY CHRISTIANSON.
11:49:17AM I'M ALSO A CORKSCREW RESIDENT.

11:49:22AM I AM A NEWER RESIDENT BUT I HAVE BEEN HERE ON VACATION
11:49:26AM AND I HAVE BEEN A RENTER FOR QUITE SOME TIME.
11:49:28AM SO ALTHOUGH MY INITIAL CONCERN HAD BEEN THE WATER, WHICH
11:49:32AM WAS QUITE WELL ADDRESSED, I DID NOT HEAR ANY CONTINGENCY
11:49:37AM PLANS FOR PUMP FAILURES AND SO FORTH IN THEIR COMMUNITY.
11:49:42AM IF EVERYTHING RUNS GREAT, THAT'S ONE THING.
11:49:44AM BUT IF IT DOESN'T, WE HAVE HAD A HURRICANE, AND WE HAVE
11:49:47AM HAD A HORRIBLE RAIN PRIOR TO THE HURRICANE, AND THE
11:49:50AM FLOODING BACK IN MY AREA HAPPENS OFTEN, AND IT WAS QUITE
11:49:55AM DEVASTATING DURING THAT TIME PERIOD.
11:49:58AM SO IT IS A DEVELOPMENT COMPANY.
11:50:01AM IT IS THERE TO DEVELOP.
11:50:02AM IT IS THERE TO CREATE, AND IT IS THERE TO SELL.
11:50:05AM SO THEY ARE NOT GOING TO BE LONG-TERM LANDLORDS.
11:50:09AM AND WHEN THE NEXT GROUP COMES IN TO BUY, NOBODY KNOWS WHO
11:50:13AM THAT IS GOING TO BE AND THERE ARE NO GUARANTEES.
11:50:15AM BUT I HAVE NOT HEARD FROM ANY ENGINEER WHAT THEIR
11:50:20AM CONTINGENCY PLAN FOR WATER MANAGEMENT FAILURE WOULD BE IN
11:50:25AM CATASTROPHIC EVENTS. IF MY HOME WASHES AWAY, FOR ME
11:50:29AM THAT'S \$150,000 LOSS, PERIOD.
11:50:32AM AND I CAN SAY FOR MOST RESIDENTS HERE YOU ARE LOOKING AT
11:50:37AM THAT MUCH OR MORE SO WE HAVE A LOT AT STAKE.
11:50:40AM A LOT.
11:50:44AM THAT'S WHY THERE IS SO MUCH EMOTION HERE.
11:50:46AM WE ARE NOT HERE FOR CASUAL CONVERSATION.

11:50:48AM THESE ARE INVESTMENTS THAT RISK, NOT EVEN CONSIDERING
11:50:51AM LIFE AT RISK WHEN WE ARE DRIVING.
11:50:52AM I APPRECIATE YOUR TIME.
11:50:55AM THANK YOU VERY MUCH.
11:50:55AM >> JOHN MATTHEWS FROM CORKSCREW WOODLAND.
11:51:05AM CORKSCREW WOODLANDS IS A 123-ACRE SENIOR COMMUNITY WHERE
11:51:09AM QUIET ENJOYMENT IS THE ORDER OF THE DAY.
11:51:11AM IT IS A WELL KEPT SECRET IN SOUTHWEST FLORIDA WITH LITTLE
11:51:16AM OR NO OUTSIDE PEDESTRIAN OR CAR TRAFFIC.
11:51:18AM SOME RESIDENTS HAVE EXPRESSED CONCERN THAT OUR MINI GOLF,
11:51:21AM OUR ROOFTOP DECK, POOL, HOT TUB, CLUBHOUSE, MULTI-USE
11:51:25AM COURTS, NATURE, WALKING TRAILS WILL SERVE AS AN

11:51:30AM ATTRACTION TO NEIGHBORS.
11:51:32AM OLDER RESIDENTS VALUE THE COMFORT AND SAFETY OF OUR
11:51:35AM OBSCURE LOCATION AND ARE NOT WORRIED ABOUT THEFT,
11:51:38AM VANDALISM OR TRESPASSING.
11:51:40AM WE HAVE ONLY ONE PUBLIC MEETING WITH STOCK AT CORKSCREW
11:51:44AM WOODLANDS.
11:51:44AM AT THAT TIME, DAN DELISI OFFERED TO WORK WITH US ON
11:51:47AM SECURING OUR COMMUNITY WITH A MORE SECURE AUTOMATIC GATE
11:51:50AM AND FENCING.
11:51:51AM I WOULD LIKE TO KNOW IF THAT OFFER STILL STANDS, AS I SEE
11:51:55AM NO MENTION OF IT.
11:51:58AM THANK YOU.
11:51:59AM >> DENISE GUNCHEL FOLLOWED BY DAVID MOORE.

11:52:05AM >> MY NAME IS DENISE GUNCHEL. I'M A RESIDENT OF
11:52:08AM CORKSCREW WOODLANDS.
11:52:09AM I'M PLEASSED TO LEARN THAT THE APPLICANT'S REQUEST HYPE
11:52:12AM THROUGHOUT THE PROJECT HAS BEEN REDUCED FROM 4 STORIES TO
11:52:15AM THREE STORIES BUT SURPRISED TO LEARN THAT THE ONLY
11:52:18AM REDUCED THE OVERALL HEIGHT BY FIVE FEET.
11:52:21AM HOW DOES THAT WORK?
11:52:22AM DID YOU KNOW THE HEIGHTS RESTRICTION AT CORKSCREW
11:52:25AM WOODLANDS IS 18 FEET?
11:52:27AM I FEAR THE REVISION BUILDING LOCATION ALONG THE FRONTAGE
11:52:31AM ROAD NORTH AND SITE WILL BE OVERWHELMING AND APPEAR
11:52:33AM CROWDED IN A RELATIVELY NARROW SPACE.
11:52:36AM WHAT HAPPENED TO THE PREVIOUS REPRESENTED GREEN SPACE AND
11:52:40AM AMENITIES ON THE NORTH SIDE OF THE REVERSE FRONTAGE ROAD,
11:52:43AM AND ON EITHER SIDE OF THE ENTRANCE TO THE RESIDENTIAL
11:52:46AM COMPONENT?
11:52:47AM THE MASSIVE BUILDINGS AND THE PARKING AREAS APPEAR TO
11:52:50AM HAVE TAKEN OVER MOST OF THE GREEN SPACE.
11:52:53AM QUITE THE CONCRETE JUNGLE.
11:52:54AM BY THE WAY, I AM ALSO VERY PLEASSED TO LEARN THAT YOU CAN
11:52:57AM PUT AN ELEVATOR IN A 3-STORY BUILDING.
11:52:59AM I KNOW EVERYBODY IS BEING REITERATING ABOUT THIS FRONTAGE
11:53:05AM ROAD.
11:53:06AM IT IS OUR PASSION.
11:53:06AM IT IS OUR FEAR.

11:53:07AM IT IS OUR CONCERN.
11:53:08AM WE WORKED ALL OF OUR LIVES AS A SENIOR COMMUNITY TO COME
11:53:10AM DOWN AND ENJOY WHAT YOU THE VILLAGE, WHAT YOU FLORIDA HAS
11:53:14AM GIVEN TO US, AND NOW THE YOUTH AND THE PROGRESSION OF
11:53:17AM PEOPLE THAT HAVE TO MAKE A LIVING WANT TO TAKE PART OF
11:53:20AM THAT AWAY.
11:53:21AM IT'S ALL UNDERSTANDABLE.
11:53:23AM LIFE MOVES FORWARD.

11:53:24AM BUT WE ARE ASKING OUR COMMUNITY AND OUR LEADERS TO
11:53:28AM REPRESENT US AS WE HAVE WORKED A VERY LONG TIME TO BE
11:53:31AM WHERE WE ARE AT.
11:53:32AM JUST MAKE OUR PLACE AND OUR HOME AND OUR LIVES SAFE AND
11:53:36AM LET US BE HAPPY.
11:53:37AM THE REVERSE -- REVERSE FRONTAGE ROAD IS A HUGE CONCERN.
11:53:42AM PLEASE TAKE THAT INTO CONSIDERATION.
11:53:43AM THANK YOU FOR YOUR TIME AND YOUR ENERGY.
11:53:45AM WE APPRECIATE YOU.
11:53:51AM >>Kathleen Hall: DAVID MOORE IS ON HIS WAY UP FOLLOWED BY
11:53:53AM GEORGE ULMSTEAD.
11:54:00AM >> DAVE MOORE.
11:54:03AM I HAVE BEEN AN OWNER AND RESIDENT OF CORKSCREW WOODLANDS
11:54:06AM FOR THE PAST 20 YEARS.
11:54:10AM I AM CURRENTLY THE PRESIDENT OF THE ASSOCIATION.
11:54:13AM MANY OF MY FELLOW OWNERS AND RESIDENTS HAVE ALREADY SPOKE
11:54:16AM ABOUT MANY OF THE POINTS I WAS GOING TO MAKE.

11:54:18AM I WOULD JUST LIKE TO UNDERSCORE A COUPLE THINGS.
11:54:24AM FIRST ON DRAINAGE AND KILOWATT FLOW.
11:54:26AM CORKSCREW WOODLANDS IS DIRECTLY SOUTH OF THIS
11:54:29AM DEVELOPMENT.
11:54:31AM WE WERE NOT SHOWN ON ANY OF THE MAPS.
11:54:34AM DIRECTLY SOUTH OF OUR DEVELOPMENT OF THIS DEVELOPMENT IS
11:54:40AM SANCTUARY BRIDGE, WHICH IS ON THE SOUTH.
11:54:45AM ALL THE WATER THAT WAS DESCRIBED THAT WILL BE HEADING
11:54:47AM SOUTH WILL GO TO THIS BRIDGE, AND OUR HOMES ARE RIGHT
11:54:53AM NEAR IT.
11:54:55AM IN A 20-YEAR EVENT, SANCTUARY BRIDGE IS ALREADY
11:54:58AM UNDERWATER, AND SO ARE MANY OF OUR HOMES.
11:55:02AM SO ALL THAT EXTRA WATER IS NOT GOING DOWN THIS SOUTH
11:55:07AM FORK, IT'S GOING INTO OUR HOMES.
11:55:14AM THEY ARE DEVELOPING THE RETENTION POND TO WITHSTAND A
11:55:17AM 25-YEAR FLOOD EVENT, WHILE THE REST OF THE COMMUNITY IS
11:55:23AM BEING DESIGNED TO A 100 YEAR EVENT.
11:55:28AM THE MESSAGE IS QUITE CLEAR.
11:55:30AM THEY ARE PROTECTING THEIR RESIDENTS BUT NOT THE RESIDENTS
11:55:34AM NEAR THEM.
11:55:36AM IS THIS THE MESSAGE THE VILLAGE AND THE DEVELOPER WANT TO
11:55:40AM SEND?
11:55:43AM THE SECOND COMMENT ON TRAFFIC AND THE REVERSE FRONTAGE
11:55:48AM ROAD.
11:55:52AM ONE RESIDENT MENTIONED THIS, AND THIS IS THE CUT-THROUGH

11:55:54AM TO THE LOWE'S PARKING LOT.
11:55:56AM THE NEW ACCESS ROAD WILL BECOME WIDELY VIEWED AS A
11:56:01AM HIGH-SPEED RAMP FOR ANYONE HEADING EAST.
11:56:06AM RATHER THAN WAIT AT THE BACKUP, AT THE LIGHT AT THREE

11:56:09AM OAKS, AND CORKSCREW, AND THE NEW LIGHT AT LOWE'S, DRIVERS
11:56:14AM WILL SIMPLY GO THROUGH THE LOWE'S PARKING LOT ONTO THE
11:56:18AM REVERSE FRONTAGE ROAD AND THEN JUMP ON THE CORKSCREW ROAD
11:56:22AM AND THEN I-75.
11:56:26AM THIS WILL NOT BE FOR JUST A FEW PEOPLE THAT DO THIS.
11:56:30AM IT WILL BE THE VAST OPTION TO ANYONE IN THE BROOKS,
11:56:35AM COCONUT POINT, OR DOWNTOWN ESTERO AREAS WHO IS IN A HURRY
11:56:40AM TO GET TO I-75 OR ANY POINTS EAST OF I-75.
11:56:52AM SO WHY DOES DID DEVELOPER WANT THIS ROAD TO BE ONLY ONE
11:56:55AM LANE EACH WAY WITH PARKING ON BOTH SIDES?
11:56:59AM THANK YOU.
11:57:01AM >> GEORGE IS NEXT FOLLOWED BY JOHN MCDONALD.
11:57:11AM >> MY NAME IS GEORGE ULMSTEAD, A SNOW BIRD, A RESIDENT OF
11:57:18AM ESTERO CLUB.
11:57:19AM I'M A RESIDENT OWNER FOR 7 AND A HALF.
11:57:24AM MY NAMING CONCERN IS THIS REVERSE ACCESS ROAD.
11:57:28AM DEVELOPMENT CAN BE DEFINED AS PROGRESS AND POSITIVE
11:57:33AM CHANGE.
11:57:34AM OUR VILLAGE IS AT A PIVOTAL POINT IN ITS DEVELOPMENT.
11:57:39AM I UNDERSTAND THE STOCK DESIRE TO CAPITALIZE ON THEIR
11:57:45AM INVESTMENT.

11:57:49AM CONCERNING THE REVERSE ACCESS ROAD, MY UNDERSTANDING IS
11:57:51AM THAT THE CURRENT PLAN INDICATES A TWO-LANE ROAD THE WIDTH
11:57:54AM OF 11 FEET PER LANE.
11:57:57AM ACCORDING TO THE FLORIDA MIAMI-DADE FIRE RESCUE ACCESS
11:58:00AM ROAD REQUIREMENTS, THE MINIMUM REQUIREMENTS OR MINIMUM
11:58:04AM DIMENSIONS FOR FIRE DEPARTMENT ACCESS ROADS WILL BE 20
11:58:06AM FEET UNOBSTRUCTED TWO-WAY TRAFFIC.
11:58:10AM NOT LESS THAN 13 FEET 6 INCHES UNOBSTRUCTED VERTICAL
11:58:16AM CLEARANCE BY THE FLORIDA FIRE PREVENTION CODE.
11:58:18AM THE AUTHORITY HAS JURISDICTION WHICH WILL BE YOU,
11:58:20AM GENTLEMEN AND LADIES, HAS THE AUTHORITY TO ACCEPT ONE-WAY
11:58:24AM TRAFFIC LANES TO A MINIMUM OF 15 FEET UNOBSTRUCTED.
11:58:30AM I HAVE THE DOCUMENT THAT REFERENCES MIAMI-DADE.
11:58:34AM AS A POINT OF REFERENCE, ACCORDING TO CALIFORNIA
11:58:36AM SAN FRANCISCO REQUIREMENTS, THE FOLLOWING MINIMUM ALSO
11:58:38AM APPLIES.
11:58:39AM SAN FRANCISCO FIRE CODE REQUIRES A MINIMUM OF 26 FEET
11:58:43AM WIDE STREETS FOR NEW DEVELOPMENTS WITH A BUILDINGS ARE
11:58:46AM GREATER THAN 30 FEET IN HEIGHT FROM THE LOWEST LEVEL OF
11:58:49AM THE FIRE DEPARTMENT VEHICLES.
11:58:50AM I ALSO HAVE THAT DOCUMENT FOR YOU IF YOU WANT IT.
11:58:55AM TWO QUICK EXAMPLES OF WHERE THE MINIMUM STANDARDS APPLY
11:58:58AM AND THE CURRENT PROPOSAL DOES NOT APPEAR TO MEET EITHER
11:59:01AM ONE.
11:59:02AM THE DEVELOPMENT AND THE APARTMENT COMPLEX, THESE MINIMUM

11:59:05AM REQUIREMENTS ARE ALL THE MORE IMPORTANT BECAUSE OF THE
11:59:07AM POSSIBILITY OF ANY FIRE EVENT IN THESE UNITS WILL
11:59:09AM ACTUALLY REQUIRE SIGNIFICANTLY MORE THAN ONE FIRE TRUCK,
11:59:12AM ONE EMERGENCY VEHICLE, ONE POLICE RESPONSE.
11:59:17AM MY NEXT POINT OF CONCERN, THE ACCESS ROAD WITH BIKE LANES
11:59:22AM OR ABSENCE THEREOF.
11:59:24AM I ALSO HAVE ANOTHER DOCUMENT.
11:59:25AM AND THE FLORIDA STATUTE THAT APPLIES IS 335.065, YADA
11:59:32AM YADA. BICYCLE AND PEDESTRIANWAYS SHALL BE GIVEN FULL
11:59:36AM CONSIDERATION IN TRANSPORTATION FACILITIES INCLUDING
11:59:38AM INCORPORATION OF SUCH STATE, REGIONAL AND LOCAL
11:59:42AM TRANSPORTATION PLANS AND PROGRAMS.
11:59:43AM BICYCLES AND PEDESTRIANWAYS WILL BE ESTABLISHED IN
11:59:47AM CONJUNCTION WITH CONSTRUCTION, RECONSTRUCTION OR OTHER
11:59:49AM CHANGE OF ANY FACILITY AND BE GIVEN TO PROJECTS WITHIN
11:59:56AM ONE MILE OF URBAN AREAS.
11:59:59AM MY MAIN POINT IS LOWE'S AND COMMERCIAL ESTABLISHMENTS,
12:00:05PM THERE'S AN INCREASE IN TRAFFIC.
12:00:08PM WHEN YOU ARE MIXING WITH PEDESTRIANS, BICYCLES,
12:00:10PM PEDESTRIANS, IT'S GOING TO BE A MIX FOR DISASTER.
12:00:15PM THANKS FOR YOUR TIME.
12:00:16PM I HAVE MORE.
12:00:17PM I HAVE THE DOCUMENTS IF YOU REQUIRE THEM.
12:00:25PM >>Kathleen Hall: CHRIS PIPER WILL BE FOLLOWING JOHN
12:00:27PM MCDONALD.

12:00:28PM >> JOHN MCDONALD.
12:00:30PM I'M A FULL-TIME FLORIDA RESIDENT.
12:00:32PM AND I AM A RESIDENT OF WOODLANDS.
12:00:35PM I JUST WANT -- MOST OF THE POINTS I WANT TO MAKE HAVE
12:00:39PM BEEN MADE BY MY NEIGHBORS BUT I WANT TO REITERATE THE
12:00:41PM REVERSE FRONTAGE ROAD AND THE TRAFFIC ARE THE PEOPLE THAT
12:00:44PM ARE COMING FROM HERTZ AND POINTS SOUTH ON THREE OAKS.
12:00:50PM THEY ARE CUTTING THROUGH LOWE'S RIGHT NOW.
12:00:53PM WE ARE GOING TO FACILITATE THAT.
12:00:55PM AND I THINK WE HAVE ALL OBSERVED THE SPEED LIMIT IS NOT
12:00:59PM AN ISSUE FOR THESE PEOPLE.
12:01:00PM THEY WILL DRIVE THROUGH THERE AT A VERY HIGH SPEED AND I
12:01:03PM AM HIGHLY CONCERNED ABOUT THE PARALLEL PARKING ON THAT
12:01:08PM ROAD.
12:01:09PM I THINK THAT'S GOING TO BE AN EXTREMELY HAZARDOUS
12:01:11PM SITUATION.
12:01:13PM MY OTHER CONCERN IS SECURITY IN THE WOODLANDS DURING THE
12:01:15PM SUMMER MONTHS, WHEN MOST OF OUR RESIDENTS ARE GONE.
12:01:18PM AND ALL THE MINOR CHILDREN THAT ARE RESIDING IN THIS NEW
12:01:24PM PROJECT DON'T APPEAR TO HAVE A WHOLE LOT TO DO SO WHAT'S
12:01:28PM GOING TO HAPPEN WITH OUR PUTT-PUTT AND OUR FACILITIES
12:01:33PM WHEN THEY ARE BASICALLY UNATTENDED DURING THE SUMMER

12:01:35PM MONTHS IS A BIG CONCERN OF MINE.
12:01:37PM THANKS FOR LISTENING.
12:01:37PM >> THANK YOU FOR TAKING THE TIME TO HEAR US OUT.

12:01:48PM MY NAME IS CHRIS KEIFER AND I AM A RESIDENT OF THE ISLAND
12:01:53PM CLUB.
12:01:53PM I HAVE BEEN A NURSE FOR OVER 30 YEARS, AND THAT IS MY
12:01:58PM PROFESSION.
12:01:58PM MY FIRST CONCERN IS SAFETY.
12:02:00PM AND I REALLY BELIEVE THAT SINCE ITS INCEPTION THAT THE
12:02:06PM COUNCIL MEMBERS HERE AT THE VILLAGE OF ESTERO HAVE SERVED
12:02:10PM US WELL.
12:02:11PM YOU HAVE ALWAYS BEEN STRONG PROPONENTS OF THOUGHTFULLY
12:02:14PM CONTROLLED AND SAFE COMMUNITY PLANNING TO ENSURE THAT THE
12:02:17PM QUALITY OF LIVE FOR THE RESIDENTS OF ESTERO NOW AND IN
12:02:20PM THE FUTURE IS OF THE HIGHEST STANDARDS.
12:02:23PM AND FOR THAT I THANK YOU VERY MUCH.
12:02:25PM AND SO WITH THE ASSURANCE OF YOUR FAVORABLE RECORD IN
12:02:29PM MAINTAINING THIS RESPONSIBLE AND SUSTAINABLE VISION, I AM
12:02:34PM VERY HOPEFUL SPEAKING TO YOU TODAY, AND REGARDING THIS
12:02:38PM ESTERO PROJECT.
12:02:40PM I AM GOING TO SAVE SOME TIME BECAUSE MY WORRY IS THE
12:02:44PM TRAFFIC.
12:02:47PM EVERYBODY HAS GIVEN THE GREAT EXAMPLES OF ALL THE
12:02:51PM TRAFFIC, BUT I JUST WANT TO REMIND YOU TODAY THAT MY
12:02:56PM PURPOSE HERE IS THAT THE RESPONSIBILITY THAT YOU AS
12:03:00PM COUNCIL MEMBERS HAVE PLEDGED TO BEAR FOR KEEPING THE
12:03:03PM RESIDENTS SAFE.
12:03:05PM PLEASE KEEP THAT IN MIND.

12:03:06PM AND I ASK YOU TO PLEASE, I STRONGLY URGE YOU TO CLOSELY
12:03:12PM REVIEW, AND IF NECESSARY REVISE ONCE AGAIN THE PLAN WITH
12:03:17PM THE CONSIDERATION OF SAFETY FAR FRONT OF THIS VERY
12:03:21PM IMPORTANT DECISION, ESPECIALLY WITH THIS TRAFFIC
12:03:24PM SITUATION, WHICH THERE'S NO WAY THAT THAT FRONTAGE ROAD
12:03:28PM IS GOING TO ACCOMMODATE ALL THIS TRAFFIC SAFELY.
12:03:31PM THANK YOU VERY MUCH.
12:03:35PM >>Kathleen Hall: LEE FELDER FOLLOWED BY JIM DOBSON.
12:03:37PM >> MARY AND COUNCIL MEMBERS, THANK YOU FOR THE
12:03:46PM OPPORTUNITY.
12:03:47PM FOR THE RECORD I'M LEE FELDER, PRESIDENT OF ISLAND CLUB
12:03:52PM AND THE CURRENT PRESIDENT OF OUR ASSOCIATION.
12:03:54PM WE JUST MOVED INTO ISLAND CLUB IN 2016, BUT LAST YEAR WE
12:03:58PM BECAME FLORIDA RESIDENTS SO WE GET TO VOTE NEXT TIME.
12:04:03PM THERE'S AN ELECTION.
12:04:06PM MANY CONCERNS HAVE BEEN EXPRESSED, AND I'M THANKFUL THAT
12:04:12PM YOU ASKED SOME SERIOUS AND GOOD QUESTIONS THAT CREATE
12:04:14PM MORE QUESTIONS AMONG US.

12:04:16PM BUT I WANT TO REITERATE SOMETHING THAT WAS SAID BACK IN
12:04:18PM OCTOBER AT YOUR MEETING, AND THAT RELATES TO CORKSCREW
12:04:23PM ROAD.
12:04:25PM I WANT TO REMIND US THAT THIS HAS AN F RATING ACCORDING
12:04:29PM TO THE LEE COUNTY CONCURRENCY REPORT, AND THAT ACCORDING
12:04:33PM TO THE STAFF'S ANALYSIS, THE NEW PROJECT ESTERO CROSSING
12:04:37PM WILL STILL RESULT IN CORKSCREW ROAD HAVING A FUTURE LEVEL

12:04:41PM RATING OF F.
12:04:43PM ACCORDING TO LEE COUNTY'S DEPARTMENT OF TRANSPORTATION
12:04:46PM DAVE MURPHY, WIDENING CORKSCREW ROAD IN OUR AREA IS NOT
12:04:51PM IN THE FIVE-YEAR PLAN.
12:04:54PM ACCORDING TO THE FDOT, FLORIDA DEPARTMENT OF
12:04:56PM TRANSPORTATION, THE I-75 INTERCHANGE IMPROVEMENTS WILL
12:05:01PM NOT BE ADDRESSED FOR ANOTHER 15 TO 20 YEARS.
12:05:04PM THIS IS A COMMON ISSUE WITH GROWTH.
12:05:07PM DEVELOPMENT TAKES PLACE BEFORE IMPACT CAN BE ADDRESSED.
12:05:13PM I HAVE HEARD IT SAID IN THIS VERY CHAMBER AT YOUR OCTOBER
12:05:17PM MEETING FOR MEMBERS IN THIS COUNCIL THAT CORKSCREW ROAD
12:05:22PM SHOULD BE A PRIORITY, BEFORE WE ADD MORE TO AN ALREADY
12:05:28PM PLUGGED ARTERY.
12:05:30PM I LIKE THE BATHTUB ANALOGY.
12:05:33PM CORKSCREW ROAD IS THE DRAIN.
12:05:35PM AND YOU ARE ABOUT TO ADD MORE WATER TO THE TUB.
12:05:40PM AND THIS IS A COMPLICATION THAT ADDRESSES AND CAUSES A
12:05:44PM GREAT DEAL OF CONCERN WITH SAFETY.
12:05:48PM THERE WILL BE 306 ADDITIONAL UNITS PER HABITATION AND
12:05:52PM BUSINESSES ALONG THE ROAD, NOT LIMITED TO JUST THAT, BUT
12:05:58PM THE OTHER ADDITIONAL TRAFFIC THAT'S ALREADY BEEN CITED.
12:06:03PM THERE WILL BE MORE ACCIDENTS, MORE INJURIES, MORE
12:06:06PM FATALITIES.
12:06:07PM YOU HAVE THE AUTHORITY TO GOVERN THIS GROWTH, AND THE
12:06:11PM CITIZENS OF ESTERO, WE ASK THAT YOU TAKE NOT TO INCREASE

12:06:15PM THE RISK THAT WE ALREADY BEAR.
12:06:17PM THANK YOU.
12:06:18PM >> JIM JOHNSON IS ON HIS WAY UP AND HE'S MY LAST SPEAKER
12:06:30PM CARD.
12:06:30PM >> MY NAME IS JIM JOHNSON.
12:06:33PM I AM A FULL-TIME RESIDENT OF ESTERO.
12:06:37PM HAVE BEEN FOR THE LAST 15 YEARS.
12:06:42PM A LOT OF WHAT I WAS GOING TO SAY HAS BEEN SAID, SO IN THE
12:06:45PM INTEREST OF NOT BEING REPETITIOUS, I WON'T GO OVER THEM
12:06:48PM AGAIN.
12:06:48PM BUT I DID WANT TO POINT OUT A COUPLE OF THINGS.
12:06:54PM THERE IS A TRAFFIC STUDY AVAILABLE ONLINE.
12:06:58PM IT IS A TEN-YEAR STUDY.
12:07:00PM IT SHOWS IN 2017 CORKSCREW ROAD, BETWEEN THREE OAKS AND

12:07:06PM I-75, WAS OPERATING AT THAT TIME 102% OF CAPACITY.
12:07:11PM SO IT'S ALREADY WAS OPERATING OVER CAPACITY, MEANING IT'S
12:07:16PM A FAILED ROAD, AS LEE SAID.
12:07:18PM THE PROJECTION BY 2027 IS THAT IT WOULD BE OPERATING AT
12:07:25PM 124% CAPACITY.
12:07:28PM AND AS BILL SAVAGE POINTED OUT TO ME, THERE'S ACTUALLY A
12:07:33PM 20-YEAR STUDY BEFORE THEY REALLY DO ANYTHING.
12:07:40PM SO I HAD THIS ISSUE EVERY YEAR.
12:07:43PM I CAN SEE IT'S MORE AND MORE DIFFICULT FOR US TO GET OUT
12:07:46PM OF OUR COMMUNITY.
12:07:48PM THERE'S ONE ROAD, RUN ROAD TO GET OUT.

12:07:52PM THERE'S NO SECOND ROAD, WHICH I DON'T EVEN KNOW TODAY IF
12:07:55PM IT WOULD BE LEGAL TO BUILD A COMMUNITY WITH ONE ENTRANCE
12:07:59PM AND ACCESS ROAD.
12:08:02PM BUT I HAVE SEEN TRAFFIC SITUATION GET WORSE EVERY YEAR
12:08:08PM SINCE I HAVE BEEN HERE IN 2005.
12:08:15PM WHAT I DON'T REALLY UNDERSTAND IS WHY WE ARE TALKING
12:08:17PM ABOUT DEVELOPMENT OF AN AREA, OF A PIECE OF PROPERTY,
12:08:23PM BEFORE WE HAVE DEALT WITH THE ISSUE OF CORKSCREW ROAD.
12:08:27PM I WOULD THINK THAT WOULD BE THE FIRST THING WE WOULD DO,
12:08:30PM MAKE CORKSCREW ROAD ACCESSIBLE AND THEN DISCUSS THE, YOU
12:08:34PM KNOW, WHAT THEY ARE DISCUSSING.
12:08:40PM THEY PUT TOGETHER A GREAT PROPOSAL.
12:08:42PM THEY HAVE ALL THEIR DUCKS IN A ROW.
12:08:44PM EVERYTHING IS GREAT.
12:08:44PM EXCEPT THAT CORKSCREW ROAD IS STILL A MESS.
12:08:48PM AND TRAFFIC LIGHT IS NOT GOING TO HELP WHEN TRAFFIC IS
12:08:52PM BACKED UP ALL THE WAY TO THE INTERSTATE PAST OUR
12:08:55PM DRIVEWAY.
12:08:55PM WE CAN'T GET OUT NOW.
12:08:56PM WHAT ARE WE GOING TO DO WHEN THERE'S ANOTHER 300 SOME
12:09:00PM UNITS?
12:09:00PM BY THE WAY, THE ONE, TWO, OR THREE-FAMILY UNITS.
12:09:04PM WE HAVE NO IDEA HOW MUCH TRAFFIC THEY WILL CREATE, HOW
12:09:06PM MANY CARS WILL BE COMING THROUGH, ACCESS ROADS, DOESN'T
12:09:09PM MATTER.

12:09:10PM YOU KNOW, WE ARE NOT GOING TO BE ABLE TO GET UP AND DOWN
12:09:12PM ANYWAY.
12:09:13PM SO BEFORE I RUN OUT OF TIME, I JUST WANTED TO SAY THAT
12:09:17PM WHAT I FEEL IS THAT I WOULD LIKE TO URGE THE COUNCIL TO
12:09:22PM CONSIDER -- YOU GUYS ARE SITTING DOWN -- SHELIVING THE
12:09:27PM ISSUE OF DEVELOP THIS PROPERTY UNTIL THE CORKSCREW ROAD
12:09:31PM ISSUE IS DEALT WITH.
12:09:42PM >>Mayor Bill Ribble: THAT'S IT?
12:09:43PM WE HAD 22 SPEAKERS.
12:09:44PM YOU WANT TO COMPLIMENT YOU FOLKS ON BEING VERY CIVIL AND

12:09:48PM CUTTING DOWN ON SOME OF YOUR TIMES.
12:09:50PM WE ACTUALLY PICKED UP SOME TIME.
12:09:52PM SO WE CAN HAVE A GOOD DISCUSSION HERE MOVING FORWARD.
12:09:57PM SENIOR THERE ANY COUNCIL MEMBERS THAT HAVE QUESTIONS FOR
12:10:00PM ANY OF THE PUBLIC SPEAKERS?
12:10:04PM JIM.
12:10:10PM >>Jim Boesch: MOST OF THE PEOPLE KNOW ME BECAUSE I HAVE
12:10:11PM BEEN IN YOUR COMMUNITIES.
12:10:14PM BEFORE WE INCORPORATED, BACK IN 2014, AND THE FIRST
12:10:28PM COMMENT I WOULD LIKE TO MAKE IS THAT YOU HAVE TO THINK
12:10:33PM WHERE WE ARE TALKING ABOUT ELECTED OFFICIALS.
12:10:35PM AND YOU WANT US TO ABIDE BY THE LAW AND DO THE RIGHT
12:10:39PM THING.
12:10:40PM SO I WANT YOU TO PICTURE YOURSELF BUYING A PIECE OF
12:10:43PM PROPERTY TEN YEARS AGO, AND THEN YOU HAD TO BUILD BECAUSE

12:10:55PM IT WAS PERMITTED FOR THAT, AND WE SAID, SORRY, WE DON'T
12:10:59PM WANT YOU TO DO THAT BECAUSE THIS IS GOING TO CAUSE A
12:11:02PM PROBLEM.
12:11:02PM AND I KNOW YOU HAVE TO BACK OFF.
12:11:11PM OKAY, SO I WILL AGREE TO IT.
12:11:13PM WHAT I WOULD LIKE TO DO IS BUILD A 450-UNIT APARTMENT
12:11:16PM HOUSE.
12:11:16PM WELL, WAIT A MINUTE.
12:11:18PM WE THINK THAT'S TOO MUCH.
12:11:19PM YOU CAN'T DO THAT.
12:11:20PM BUT MY PERMIT SAYS I CAN DO IT.
12:11:22PM I KNOW, BUT WE ARE ELECTED OFFICIALS AND WE KNOW IT'S THE
12:11:27PM LAW BUT WE ARE ASKING YOU PRIVATELY, IT'S TOO MUCH, THE
12:11:31PM PEOPLE DON'T WANT THAT.
12:11:33PM OKAY, I'LL DO IT.
12:11:35PM SO I WANT TO PUT A GAS STATION IN FRONT.
12:11:39PM NO, I'M SORRY, WE DON'T WANT THAT, BUT YOU ARE ALLOWED TO
12:11:42PM DO IT.
12:11:44PM SO I AM GOING TO BUILD ALL THESE 306 UNITS VERSUS ALMOST
12:11:52PM 50% REDUCTION IN THE UNIT.
12:11:53PM OKAY.
12:11:53PM AND THE CONCEPT IS WHAT YOU ARE ASKING US TO DO IS HERE
12:11:59PM IS A BUILDER THAT'S WORKED FOUR YEARS WORKING TO GET A
12:12:03PM PROJECT THAT WILL WORK WITH US, AND WITH BILL, HOE WANTS
12:12:08PM TO BE THE FIRST ONE TO SAY, STOCK WORKED ALONG THE WAY,

12:12:16PM BUT THE QUESTION IS, IF YOU DIDN'T WANT SOMEBODY BUILDING
12:12:21PM IN FRONT OF YOUR PLACE, WHY DIDN'T YOU BUY THE PROPERTY?
12:12:23PM YOU SEE, THAT'S THE SITUATION.
12:12:24PM SO WE HAVE TO SAY, TO A PERSON, BUYS A PIECE OF PROPERTY,
12:12:30PM IT'S PERMITTED, BY LAW, TO DO THINGS, AND EACH TIME, THAT
12:12:35PM ENTITY HAS TALKED, OKAY, AND MAYBE REDUCED THE WHOLE

12:12:40PM CONCEPT OF WHAT THEY ORIGINALLY WERE.
12:12:44PM THAT'S WHAT WE ARE FACED WITH AS ELECTED OFFICIALS.
12:12:49PM IN TERMS OF TRAFFIC, I CAN ASSURE YOU, BEFORE EVEN WE
12:12:53PM INCORPORATED, HOWARD AND I WERE INVOLVED IN THE ECCL, AND
12:12:59PM NICK, AND WE HAD A PROBLEM WITH RIGHT TURN ON ESTERO
12:13:06PM PARKWAY, TOO.
12:13:08PM WE GOT THAT DONE.
12:13:12PM WE DIDN'T HAVE THE TURN-AROUND AT THE POST OFFICE WHERE
12:13:15PM IT IS NOW. IT WAS WAY UP, HAD TO GO BACK TO ESTERO
12:13:18PM PARKWAY AND TURN AROUND.
12:13:20PM WE GOT THAT DONE.
12:13:23PM WHEN THE ROAD DIDN'T HAVE A RIGHT TURN, WE GOT THAT DONE.
12:13:26PM SO WE KNOW WHAT IT IS TO ADDRESS TRAFFIC PROBLEMS AND WE
12:13:29PM CAN A SURE YOU, ON THE TRAFFIC COMMITTEE, WE ARE ALL
12:13:34PM WORKING TOGETHER.
12:13:35PM IF THERE'S A PROBLEM WE ARE GOING TO SOLVE THE PROBLEM.
12:13:37PM AND I CAN ASSURE YOU, A COMPANY LIKE STOCK ISN'T GOING TO
12:13:40PM SAY, HEY -- HE'S GOING TO SAY, I WANT THE BEST PROGRAM
12:13:49PM FOR MY OWN UNITS, BUT I AM NOT STICKING ANYBODY ELSE.

12:14:00PM HE DOESN'T HAVE THAT HISTORY.
12:14:03PM THAT'S WHAT WE ARE FACED WITH. AND AT THIS PARTICULAR
12:14:06PM POINT, AFTER WORK, AND BACK TO WORK, I THINK THE CHANGES
12:14:10PM HAVE COME MAYBE FIVE TIMES SINCE HE STARTED WITH THIS
12:14:15PM PROPERTY.
12:14:16PM AND WE ARE AT THE POINT NOW WHERE HE'S AT A MINIMUM.
12:14:21PM SO HE'S GOT TO DO THE BEST HE CAN.
12:14:24PM THAT'S THE FIRST.
12:14:25PM SECOND THING I WANT TO SAY, IN THE PRESENTATION HE GAVE
12:14:28PM TODAY, YOUR PROPERTY VALUES ARE GOING TO GO UP.
12:14:31PM PEOPLE ARE GOING TO SEE THAT, COME IN, AND THAT'S GOING
12:14:34PM TO BE THE ENTRANCE TO YOUR PLACE.
12:14:36PM SO THAT SHOULD BE -- AND I KNOW, IT'S HARD TO ACCEPT THIS
12:14:42PM FOR 20 YEARS, YOU SAT THERE AND HAD NOTHING IN FRONT.
12:14:45PM BUT SOMEBODY BOUGHT THE PROPERTY WITH PERMITTED RIGHTS.
12:14:49PM AND THAT'S WHAT WE ARE ALL FACED WITH TODAY.
12:14:51PM AND WE TRIED TO WORK -- THAT LIGHT IS PROBABLY GOING TO
12:14:57PM BE INITIALLY A PROBLEM.
12:14:59PM WE'LL SOLVE IT.
12:15:00PM IF THERE'S A PROBLEM, WE'LL GET TOGETHER WITH THE
12:15:05PM PRESENTERS TODAY AND WE'LL SOLVE THE PROBLEM.
12:15:09PM WE ARE NOT GOING TO HAVE ACCIDENTS HAPPENING ON A PLACE
12:15:11PM WHERE WE WALK AWAY FROM IT.
12:15:16PM WE ARE THE MUNICIPALITIES THAT MAKES SURE.
12:15:19PM I THINK HOWARD STATED, THE PRIME THING IS SAFETY.

12:15:22PM YOU WILL BE SAFE.
12:15:22PM WE'LL WORK IT OUT SO THAT WILL BE SAFE.

12:15:30PM SO IT'S IMPORTANT TO MENTION THAT AS ELECTED OFFICIALS,
12:15:33PM WE HAVE TO ABIDE BY THE LAW, AND IF WE WENT BACK TO THE
12:15:37PM ORIGINAL LAW, AND THE PRESENTER SAID, WELL, OKAY, I AM
12:15:41PM BUILDING A HOME DEPOT, YOU HAVE ALL THOSE THOUSANDS OF
12:15:45PM PEOPLE COMING IN, HE COULD HAVE DONE THAT.
12:15:47PM BUT HE DIDN'T DO IT BECAUSE HE EXPECTED THE FACT THAT THE
12:15:53PM COMMUNITY IN BACK OF THEM AND WANTED TO MAKE SURE THOSE
12:15:57PM PEOPLE ARE GOING TO HAVE SOME TYPE OF A FAIR RESOLUTION.
12:16:00PM SO I HAVE BEEN TO YOUR FRIDAY NIGHT LUNCHEON, OR SUPPERS,
12:16:10PM AT THE ISLAND CLUB, AND I HAD A MEETING WITH 250 PEOPLE
12:16:15PM AT PARKS WOODLAND.
12:16:18PM WERE ALL VERY GRACIOUS.
12:16:20PM LOOKING AT THAT THING.
12:16:21PM AND YOU WERE VERY GRACIOUS.
12:16:27PM AND I FEEL OBLIGATED TO YOU PEOPLE BECAUSE YOU ARE IN MY
12:16:31PM DISTRICT.
12:16:31PM BUT THESE ARE THE FACTS WE HAVE TO FACE TODAY.
12:16:33PM AND SO PERSONALLY, AFTER ALL THIS TIME, I HAVE TO SAY, I
12:16:38PM HAVE CONFIDENCE THAT IT'S GOING TO MAKE IMPROVEMENT IN
12:16:43PM YOUR AREA PROPERTY, AND IF THERE'S PROBLEMS, HE WILL WORK
12:16:46PM WITH US AND WE'LL SOLVE THE PROBLEMS BECAUSE THERE ALWAYS
12:16:50PM ARE PROBLEMS WHEN YOU FIRST START.
12:16:54PM I DON'T WANT TO BE OFFENSIVE.

12:16:55PM I JUST WANT TO SAY THIS IS A HEARTFELT THING.
12:17:02PM >>Mayor Bill Ribble: OKAY, ANY OTHER COMMENTS?
12:17:05PM THESE ARE FOR THE PUBLIC COMMENTS.
12:17:07PM YOU ARE ALLOWED TO ADDRESS ANY PUBLIC COMMENT IF ANYONE
12:17:11PM WANTS TO ADDRESS.
12:17:12PM NOW IS YOUR CHANCE.
12:17:13PM GO AHEAD, KATY.
12:17:16PM >>Katy Errington: I HEARD OVER AND OVER ABOUT THE REVERSE
12:17:19PM FRONTAGE ROAD, AND NANCY, I WOULD LIKE TO ASK YOU, WHAT'S
12:17:25PM INVOLVED, SINCE THIS IS THE SECOND READING OF THIS
12:17:29PM ORDINANCE, WHAT'S INVOLVED IN PURSUING THAT FURTHER,
12:17:36PM HAVING IT MORE TO WHAT THE FOLKS HERE TODAY ARE WANTING?
12:17:43PM IT'S VERY MUCH OF A SAFETY CONCERN I BELIEVE WITH THAT.
12:17:46PM HOW DO WE ADDRESS THAT?
12:17:47PM >> NANCY STROUD: CERTAINLY IF THE COUNCIL HAS A CONCERN
12:17:50PM THAT THE FRONTAGE ROAD IS NOT SUPPORTED BY THE
12:17:54PM SUBSTANTIAL COMPETENT EVIDENCE FROM THIS RECORD, THEN
12:18:00PM THEY CAN CONTINUE THE HEARING AND ASK FOR MORE
12:18:03PM INFORMATION OR A DIFFERENT PLAN.
12:18:06PM SOME OF THE ISSUES ABOUT THE ROAD OF COURSE WILL BE
12:18:10PM LOOKED AT AGAIN DURING THE DEVELOPMENT ORDER PROCESS, SO
12:18:14PM SOME OF THE DETAILS OF HOW MANY LEFT TURNS AND SO ON WILL
12:18:18PM BE ADDRESSED THEN AS WELL.
12:18:20PM >> WHY DON'T WE WAIT TO SEE WHAT THE DEVELOPER HAS TO SAY

12:18:24PM BECAUSE THEY HAVE A SHOT AT THIS AND THEY MIGHT WANT TO
12:18:27PM ADDRESS IT.
12:18:28PM TO KATIE'S POINT, WE HAD 22 PEOPLE SPEAK AND YOU TOOK
12:18:32PM NOTES MUCH EACH ONE OF THEM TALKED ABOUT THIS ROAD.
12:18:35PM THEY REALLY DIDN'T COMPLAIN ABOUT ANYTHING ELSE THAT THEY
12:18:38PM WORE YOU OUT ON, BUT THERE'S A LOT OF CONCERN ON THIS
12:18:40PM ROAD.
12:18:41PM SO I AM SURE YOU FOLKS ARE GOING TO ADDRESS THAT.
12:18:45PM DO YOU HAVE ANY QUESTIONS FOR THE PUBLIC, NANCY, AT THIS
12:18:48PM POINT?
12:18:49PM >> NANCY STROUD: NO, SIR.
12:18:51PM >>Mayor Bill Ribble: AND NOW WE HAVE THE DEVELOPER.
12:18:52PM DO YOU HAVE ANYTHING TO ADDRESS ANY OF THE COMMENTS THAT
12:18:55PM THE PUBLIC MADE?
12:18:56PM >> YEAH, THANK YOU.
12:19:02PM DAN DELISI ON BEHALF OF STOCK DEVELOPMENT.
12:19:04PM I'M A LAND USE PLANNER.
12:19:07PM AND FIRST OFF, I'LL JUST SAY IF YOU HAVE ANYTHING
12:19:11PM SPECIFIC, PLEASE ASK ME AND I WILL BE HAPPY TO ADDRESS
12:19:16PM THE COMMENTS.
12:19:18PM I WANT TO START OUT BY SAYING THAT, YOU KNOW, A NUMBER OF
12:19:21PM PEOPLE HAVE COMMENTED ON HOW LONG THIS HAS BEEN IN THE
12:19:24PM PROCESS.
12:19:25PM AFTER THE LAST COUNCIL MEETING WHEN YOU ALL CONTINUED
12:19:30PM THIS PROJECT, WE TOOK A STEP BACK, AND WE WAITED.
12:19:36PM WE DIDN'T TRY TO GET ENGAGED IN THE COMP PLAN.

12:19:39PM YOU HAD ASKED THAT WE WAIT TILL YOU DEFINE YOUR VISION
12:19:43PM FOR WHAT YOU WANT ESTERO TO BE.
12:19:45PM AND ONCE THAT WAS OVER, I REMEMBER SITTING DOWN WITH
12:19:48PM KEITH, AND ASKING HIM, SO WHAT DO YOU WANT TO DO?
12:19:53PM ESTERO HAS SAID WHAT THEY WANT THEIR VILLAGE TO BE.
12:19:56PM AND BY THE WAY, I HAVE BEEN INVOLVED IN PLANNING IN
12:20:00PM ESTERO SINCE 2000, AND COUNCILMAN BOESCH AND BATOS HAVE
12:20:06PM BEEN AROUND FOR THAT LONG REMEMBER.
12:20:08PM AND BACK THEN, WE WANTED SOME SORT OF MIXED USE TYPE
12:20:14PM DEVELOPMENT.
12:20:14PM I REMEMBER I FIRST MOVED HERE, I THOUGHT, IF I CAN ONLY
12:20:17PM WALK FROM MY RESIDENTIAL UNIT SOMEWHERE, DOESN'T HAVE TO
12:20:23PM BE FULLY INTEGRATED MIXED USE, WHATEVER.
12:20:25PM AND WE HAVE BEEN TRYING TO GET THIS OVER THAT PERIOD OF
12:20:28PM THE LAST 20 YEARS.
12:20:30PM YOU ALL, WHAT YOU ARTICULATED IN YOUR COMP PLAN, YOU TOOK
12:20:34PM THAT TO A NEW LEVEL.
12:20:36PM AND IF YOU GO TO ANY ULI CONFERENCE ACROSS THE COUNTRY
12:20:40PM THE TYPES OF THINGS YOU DID IN YOUR COMP PLAN ARE THE
12:20:42PM TYPES OF THINGS PLANNERS ALL OVER THE COUNTRY URGE YOU TO

12:20:45PM DO.
12:20:48PM TO QUOTE FROM YOUR COMP PLAN FOR A SECOND.
12:20:52PM FROM YOUR TRANSPORTATION ELEMENT, YOU SAY, ALL PUBLIC AND
12:20:56PM PRIVATE RIGHTS-OF-WAY WITHIN FUTURE MIXED USE CENTERS AND
12:21:00PM THE OLD FUTURE MIXED USE CENTERS AND THE OLD ESTERO AREA

12:21:05PM AS DEFINED IN THE LBCR ENCOURAGES TO BE DESIGNED TO
12:21:09PM INCLUDE CROSSWAYS, CROSSWALKS, TRAFFIC CALMING FEATURES
12:21:12PM INCLUDING WHERE APPROPRIATE ON-STREET PARKING, RAISED
12:21:15PM CROSSWALKS, ET CETERA.
12:21:17PM AND SO THERE'S LANGUAGE THROUGHOUT YOUR COMP PLAN.
12:21:21PM THERE'S THAT.
12:21:22PM THERE ARE POLICIES IN THE TRANSITIONAL MIXED USE CATEGORY
12:21:25PM WHICH WERE A PART OF THAT ENCOURAGE US TO PROVIDE THIS
12:21:30PM FORM OF DEVELOPMENT.
12:21:33PM I LIVE TWO BLOCKS AWAY FROM A THROUGH-ROAD THAT HAS
12:21:36PM PARALLEL PARKING ON IT.
12:21:40PM I DON'T RECALL ACCIDENTS LIKE HAVE BEEN TALKED ABOUT
12:21:43PM HEAR.
12:21:43PM WHEN I WAS IN PLANNING SCHOOL OVER AT MIT, WE TALKED
12:21:47PM ABOUT PARALLEL PARKING AS PROBABLY ONE OF THE MOST
12:21:50PM DEFINING ELEMENTS OF THE STREET.
12:21:55PM ANY PLANNING PROGRAM THROUGHOUT THE COUNTRY WILL TELL YOU
12:21:57PM THAT.
12:21:57PM ULI HAS A BOOK CALLED GRADE STREETS.
12:22:02PM I WILL DEFY YOU TO FIND ANY STREET IN THAT BOOK THAT
12:22:06PM DOESN'T HAVE PARALLEL PARKING.
12:22:10PM NOW, THIS ISN'T OUR ISSUE.
12:22:13PM I MEAN, WE DID NOT -- WE WOULD LIKE THE PARALLEL PARKING
12:22:17PM BECAUSE IT SERVES TO INTEGRATE THE COMMERCIAL AND THE
12:22:20PM RESIDENTIAL.

12:22:20PM IT CREATES A GREATER SENSE OF PLACE.
12:22:26PM THERE ARE DESIGN STANDARDS THAT PROFESSIONAL ENGINEERS
12:22:29PM PUT IN PLACE TO MAKE SURE IT WORKS.
12:22:30PM WE ARE NOT DECREASING THE TRAVEL LANES AT ALL BY
12:22:33PM PROVIDING THE PARALLEL PARKING.
12:22:35PM THE TRAVEL LANE THAT YOU WOULD HAVE WITHOUT THE PARALLEL
12:22:38PM PARKING IS THE SAME TRAVEL LANE YOU WOULD HAVE WITH THE
12:22:40PM PARALLEL PARKING.
12:22:42PM EMERGENCY VEHICLES WILL FUNCTION THE SAME WAY THEY WOULD
12:22:44PM FUNCTION WITHOUT THE PARALLEL PARKING.
12:22:48PM THE ESTERO FIRE MARSHAL WILL REVIEW THE DEVELOPMENT ORDER
12:22:51PM PLANS, AND IF THERE'S AN ISSUE, I GUARANTEE THEY WILL
12:22:54PM FLAG THAT ISSUE FOR YOU.
12:22:56PM PARALLEL PARKING IS NOT A NEW THING.
12:22:58PM AND IT MAY NOT HAVE WORKED IN THE ONE INSTANCE THAT ONE
12:23:03PM OF THE RESIDENTS TALKED ABOUT.

12:23:05PM BUT I CAN TELL YOU, IT WORKS ALL OVER THE COUNTRY.
12:23:08PM IT WORKS NEAR MY HOUSE.
12:23:10PM IT WORKS ON FASHION DRIVE.
12:23:12PM IT WORKS ON FIFTH AVENUE IN NAPLES.
12:23:16PM AND IT CREATES A SENSE OF PLACE.
12:23:18PM AND IT CREATES A PROJECT THAT I THINK YOU GUYS WILL BE
12:23:21PM PROUD OF WHEN IT'S FINISHED.
12:23:26PM WE HEARD A LOT OF COMMENTS.
12:23:29PM WE HEARD ONE COMMENT THAT WE ARE BRINGING 9,000 NEW TRIPS

12:23:33PM TO THE AREA.
12:23:35PM LOOK, EVERYONE IS ENTITLED TO THEIR OWN OPINION BUT WE
12:23:39PM HAVE TO BE ON THE SAME PAGE WITH THE SAME FACTS.
12:23:44PM 9,000 TRIPS IS WHAT THE EXISTING ZONING, THE EXISTING
12:23:48PM COMMERCIAL ZONING IS ALLOWED FOR.
12:23:51PM AND REMEMBER, WE HAVE -- WE ARE NOT ASKING FOR
12:23:54PM COMMERCIAL.
12:23:55PM WE HAVE MADE THAT CLEAR FOR BIG BOX COMMERCIAL
12:23:57PM DEVELOPMENT, ALTHOUGH WE HAVE TWO RESIDENTS THAT
12:24:02PM SPECIFICALLY WANTED A BIG BOX COMMERCIAL.
12:24:04PM THAT'S 9,000 TRIPS PER DAY.
12:24:07PM THAT'S MORE THAN DOUBLE WHAT WE ARE PROPOSING.
12:24:10PM AND SO IF YOUR ISSUE IS YOU DON'T WANT ALL THIS TRAFFIC
12:24:14PM COMING, YOU CAN'T THEN SAY, BUT I WANT A BIG BOX, WITH
12:24:18PM DOUBLE THE TRIPS THAT YOU ARE PROPOSING.
12:24:20PM IT JUST DOESN'T -- THEY ARE JUST COMPETING IDEAS.
12:24:29PM WHAT WE ARE TRYING TO DO IS COME UP WITH SOMETHING THAT
12:24:33PM MEETS AS MANY NEEDS AS POSSIBLE AND STILL MEET YOUR
12:24:37PM VISION.
12:24:37PM WHEN WE HEARD HEIGHT WAS THE NUMBER ONE ISSUE, AT THE
12:24:41PM TIME, WE SAID, WE DON'T WANT THAT TO DEVIATE FROM THE
12:24:46PM APPROVED HEIGHT ALONG CORKSCREW ROAD WHICH IS 45 FEET.
12:24:49PM WE ARGUED ABOUT THAT FOR FOUR YEARS.
12:24:51PM WE HEARD YOU GUYS TALK ABOUT IT AT THE FIRST READING.
12:24:55PM AND SO WE CAME BACK AND WE LOWERED THE HEIGHT.

12:24:59PM YOU KNOW, IT'S ALL WELL AND GOOD TO SAY THAT, SEE, WE
12:25:02PM DIDN'T REALLY NEED THE DENSITY WE ASKED FOR.
12:25:05PM BUT THAT'S JUST NOT THE CASE.
12:25:07PM WHEN THEY ORIGINALLY BOUGHT THE PROJECT, THEY WERE IN THE
12:25:12PM COUNTY.
12:25:12PM ESTERO HADN'T INCORPORATED YET.
12:25:14PM THERE WAS A PROJECT THAT JUST WENT THROUGH ON THE NORTH
12:25:16PM SIDE OF CORKSCREW ROAD AT 14 UNITS AN ACRE SO THEY ARE
12:25:21PM THINKING -- THEIR THINKING AT THE TIME WAS, OKAY, THAT
12:25:23PM GOD GOT APPROVED, THERE'S A REASONABLE LIKELIHOOD THAT
12:25:27PM THIS COULD GET APPROVED SO THEY SUBMITTED A COMP PLAN
12:25:30PM AMENDMENT AT THE TIME FOR 14 UNITS AN ACRE AND THE

12:25:32PM ZONING.
12:25:33PM WE HEARD CLEARLY FROM YOU THAT THAT DIDN'T MAKE SENSE.
12:25:36PM WE CONTINUED.
12:25:37PM WE WENT BACK.
12:25:38PM WE LOWERED IT TO 350 UNITS.
12:25:41PM WE HEARD AGAIN, THAT'S STILL TOO MUCH.
12:25:43PM WE WENT BACK.
12:25:44PM NOW WE ARE AT NINE UNITS AN ACRE WE ARE INCLUDING A
12:25:48PM VERTICALLY MIXED USE BUILDING WHICH IN AND OF ITSELF
12:25:51PM SHOULD BE INCENTIVIZED FOR EVEN MORE DENSITY.
12:25:54PM WE ARE NOT ASKING FOR THAT.
12:25:57PM 306 UNITS IS WHAT WE ARE ASKING FOR AT THIS POINT IN
12:26:01PM TIME.

12:26:08PM LET'S SEE IF I HAVE ANYTHING ELSE.
12:26:10PM >>Mayor Bill Ribble: DAN, ARE YOU DOING THE REBUTTAL NOW?
12:26:12PM >> DAN DELISI: YES, I AM.
12:26:18PM >>Mayor Bill Ribble: I WANT TO MAKE SURE I HAVE ALL MY
12:26:20PM POINTS HERE, GIVE YOU THE OPPORTUNITY FOR REBUTTAL.
12:26:23PM I THOUGHT YOU WERE GOING TO JUST TALK ABOUT THE ROAD BUT
12:26:25PM THAT'S OKAY.
12:26:25PM YOU ARE FINE.
12:26:26PM >> DAN DELISI: WE HEARD A COMMENT ABOUT WHAT IF THERE'S
12:26:29PM A PUMP FAILURE IN A STORM EVENT?
12:26:32PM OUR STORMWATER SYSTEM IS NOTE RELIANT ON PUMPS.
12:26:35PM AS JOHN TALKED ABOUT, WE HAVE A BERM AND A WALL.
12:26:40PM BUT WE SET THAT BACK TO HAVE A SWALE SYSTEM THAT TAKES
12:26:46PM CARE OF THEIR STORMWATER.
12:26:48PM SO WE ARE MANAGING THEIR STORMWATER SO IT COMES ONTO OUR
12:26:52PM PROPERTY THROUGH A SWALE THAT WE CREATE AND DISCHARGES
12:26:56PM SOUTH.
12:26:57PM NOW, IF OUR STORMWATER SYSTEM DOESN'T WORK, IT'S NOT
12:27:00PM THEIR PROBLEM.
12:27:01PM WE GET FLOODED.
12:27:03PM WHY?
12:27:03PM BECAUSE THEY HAVE A BERM AND AN 8-FOOT WALL, AND THERE'S
12:27:07PM NOTE A LOT OF WATER THAT'S GOING TO GET THROUGH THAT BERM
12:27:10PM AND 8-FOOT WALL.
12:27:11PM ESPECIALLY WITH 13 INCHES OF RAIN.

12:27:14PM WE ARE NOT RELIANT ON PUMPS.
12:27:16PM WE DO HAVE CONDITIONS OF COURSE IN OUR WATER MANAGEMENT
12:27:19PM DISTRICT PERMIT THAT REQUIRE US TO MAINTAIN OUR
12:27:22PM STORMWATER SYSTEM, SO WE ARE REQUIRED TO MAINTAIN IT.
12:27:26PM BUT JUST WANT TO MAKE THAT CLEAR.
12:27:29PM THERE WAS ANOTHER COMMENT THAT THERE'S A CONSTRUCTION
12:27:31PM POINT SOUTH OF US ON THE BRANCH WITH THE ESTERO RIVER.
12:27:38PM AND THIS IS WHERE THE DETAILS GET VERY IMPORTANT WHEN YOU

12:27:42PM READ INTO THINGS, AND WHAT JOHN HAD SAID.
12:27:44PM OUR DISCHARGE RATE UNDER THE CURRENT CONDITION IN A 25
12:27:48PM YEAR FLOOD EVENT IS 15 TIMES HIGHER THAN OUR PERMITTED
12:27:55PM DISCHARGE RATE.
12:27:56PM I THINK WE ARE ALLOWED NOW FOR TWO CUBIC FEET PER SECOND
12:28:01PM BEFORE WE ARE IN OUR 20s.
12:28:05PM THAT'S BECAUSE WE ARE REQUIRED NOW TO STORE A LOT OF
12:28:09PM WATER ON-SITE.
12:28:11PM SO IF YOU LOOK AT A CONSTRICTION POINT FURTHER SOUTH OF
12:28:14PM US, THAT'S GOING TO BE SOMEWHAT ALLEVIATED IN THAT STORM
12:28:17PM EVENT, BECAUSE ALL THAT WATER WE ARE STORING ON-SITE
12:28:20PM ISN'T GOING IN AN UNCONTROLLED FLOW SOUTH INTO THE ESTERO
12:28:25PM RIVER.
12:28:25PM WE ARE STORING THAT ON-SITE, AND WE ARE SLOWLY LETTING
12:28:34PM THAT OUT OVER TIME SO THAT ALLEVIATES SOME OF THE CONCERN
12:28:37PM THEY ARE TALKING ABOUT.
12:28:38PM I GUESS THERE ARE A NUMBER OF OTHER COMMENTS THAT WERE

12:28:44PM MADE THAT I CAN REBUT IF YOU WANT ME TO.
12:28:48PM I GUESS THE LAST POINT I WOULD LIKE TO LEAVE YOU WITH IS
12:28:50PM THAT WE ARE TRYING TO BE AT THE TABLE TO IMPLEMENT
12:28:55PM SOMETHING THAT IS A SAFETY IMPROVEMENT, WHICH IS THE
12:28:59PM REVERSE FRONTAGE ROAD.
12:29:00PM IT IS NOT TO OUR BENEFIT.
12:29:02PM I MEAN, WE DON'T NEED THE REVERSE FRONTAGE ROAD TO GET
12:29:05PM OUT.
12:29:06PM WE UNDERSTAND THE PROPERTY OWNERS NEED THIS REVERSE
12:29:11PM FRONTAGE ROAD SO THAT'S SOMETHING WE ARE TRYING TO WORK
12:29:13PM WITH YOU GUYS ON.
12:29:14PM IF THIS PROJECT DOESN'T GO FORWARD, THAT'S UP TO YOU GUYS
12:29:20PM TO TRY TO FIGURE OUT HOW OUT WANT TO GET A REVERSE
12:29:24PM FRONTAGE ROAD.
12:29:24PM BUT UNDERSTAND, FDOT IS LOOKING AT CLOSING THE MEDIAN IN
12:29:28PM FRONT OF CORKSCREW WOODLANDS AS A SAFETY MEASURE, BECAUSE
12:29:31PM IT IS DANGEROUS.
12:29:32PM IT'S DANGEROUS NOW.
12:29:34PM BUT WHAT THAT MEANS FOR THIS ENTIRE COMMUNITY IS THAT
12:29:39PM ANYONE LEAVING THE COMMERCIAL AREAS ALONG CORKSCREW
12:29:43PM WOODLANDS BOULEVARD OR ANYONE LIVING IN THE ISLAND CLUB
12:29:45PM OR CORKSCREW WOODLANDS IS GOING TO HAVE TO GO OUT ON
12:29:48PM CORKSCREW ROAD, ANYONE WHO WANTS TO GO WEST IS GOING DO
12:29:51PM HAVE TO GO OUT, GO RIGHT.
12:29:53PM WE HAVE ALREADY TALKED ABOUT HOW CONGESTED THAT

12:29:55PM INTERCHANGE IS.
12:29:56PM THEY WILL ADD MORE CONGESTION TO THAT INTERCHANGE TO GO
12:29:59PM EAST.
12:30:00PM THEY CAN'T TAKE A U-TURN AT MIRAMAR.

12:30:03PM NO YOU TURNS AT THAT LIGHT.
12:30:05PM KEEP GOING.
12:30:06PM OUT CAN'T TAKE A U-TURN AT BEN HILL GRIFFIN EITHER.
12:30:10PM SO YOU HAVE TO KEEP GOING TILL YOU GET TO A MEDIAN HUB OR
12:30:16PM GO NORTH.
12:30:17PM THE DECISION YOU ARE MAKING TODAY IS NOT JUST ABOUT --
12:30:20PM AND QUITE FRANKLY, EVERY DECISION YOU MAKE AS A COUNCIL
12:30:23PM IS NOT JUST ABOUT THE IMMEDIATE NEIGHBORS.
12:30:25PM IT'S ABOUT THE GREATER COMMUNITY.
12:30:27PM THERE ARE A LOT OF PEOPLE THAT ARE GOING TO HAVE GREATER
12:30:31PM TRAFFIC IMPACTS ONCE THAT MEDIAN IS CLOSED IF YOU DON'T
12:30:36PM HAVE THIS REVERSE FRONTAGE ROAD.
12:30:37PM THE SIMPLE THING IS TO TAKE EVERYONE WEST ACROSS OUR
12:30:40PM PROPERTY, GO OUT TO A LIGHT, AND MAKE THAT LEFT TURN.
12:30:47PM PUT A LOT MORE TRAFFIC ONTO THAT INTERCHANGE AND THEN
12:30:52PM JUST HOPE.
12:30:54PM YOU HAVE A GREAT DEVELOPER AT THE TABLE WILLING TO
12:30:56PM IMPLEMENT YOUR VISION THAT YOU JUST ARTICULATED IN YOUR
12:30:59PM COMP PLAN.
12:30:59PM I HOPE YOU WILL WORK WITH THEM AND THEY WILL BE ABLE TO
12:31:03PM BUILD A PROJECT THAT YOU GUYS ARE PROUD OF.

12:31:05PM THANK YOU.
12:31:08PM >>Mayor Bill Ribble: ANY MORE REBUTTAL?
12:31:12PM ANY QUESTIONS FROM COUNCIL?
12:31:14PM HOWARD?
12:31:18PM >>Howard Levitan: I JUST WANT TO SAY A FEW THINGS, I
12:31:24PM AGREE WITH A LOT OF WHAT YOU SAID.
12:31:29PM I HAVE BEEN WORKING IN ESTERO ON MIXED USE ISSUES SINCE
12:31:32PM 2011, WHEN WE FIRST STARTED TO MAKE REVISIONS TO THE
12:31:37PM ESTERO COMMUNITY PLAN.
12:31:39PM THIS IS WHAT WE CHOSE AS A COMMUNITY, THE ECCL AT THAT
12:31:46PM POINT, AND IT TOOK US UNTIL 2014 TO GET THOSE CHANGES
12:31:49PM THROUGH THE COUNTY, BECAUSE THEY DIDN'T REALLY LIKE MIXED
12:31:54PM USE ANYMORE, BUT WE PREVAILED.
12:32:00PM AND WE SPENT, SINCE THE FIRST HEARING ON THIS WAS IN
12:32:06PM 2015, JANUARY 2015.
12:32:08PM I WAS HERE.
12:32:09PM I HAVE BEEN WORKING ON THIS PROJECT WITH THESE PEOPLE
12:32:14PM SINCE 2015.
12:32:16PM AND EVERYTHING WE HAVE ASKED OF THEM THEY HAVE GIVEN TO
12:32:21PM US.
12:32:22PM AND BELIEVE ME WHEN I SAY THAT THE REVERSE FRONTAGE ROAD
12:32:26PM IS NOT THE PROBLEM.
12:32:27PM IT'S THE SOLUTION.
12:32:30PM THIS IS THE ONLY WAY THAT YOU ARE GOING TO BE ABLE TO GET
12:32:34PM SAFELY OUT OF YOUR COMMUNITY AND GO WEST.

12:32:39PM THE ROAD IS THE PERFECT SOLUTION.
12:32:42PM THEY DIDN'T HAVE TO DO THE ROAD.
12:32:44PM AND -- EXCUSE ME, BILL, THIS IS MY TIME.
12:32:49PM THE ORIGINAL PLANS, THAT THEY HAVE THE RIGHT TO BUILD,
12:32:56PM DIDN'T HAVE A REVERSE FRONTAGE ROAD.
12:32:59PM EVEN THOUGH WE WANTED IT.
12:33:02PM THEY HAD A PARKING LOT LANE THAT YOU COULD THEORETICALLY
12:33:05PM DRIVE ACROSS TO GET OUT, AN INTERCONNECT ONTO RIGHT NEAR
12:33:13PM RUBY TUESDAY'S BUT THERE WAS NO ROAD.
12:33:16PM IF YOU THINK COMPARING THAT TO WHAT WE NOW HAVE, A
12:33:18PM TWO-LANE DIVIDED ROAD, WITH ON-STREET PARKING, WHICH IS
12:33:22PM EXACTLY WHAT WE ASKED FOR, BECAUSE IT'S SAFER FOR BEDS
12:33:27PM AND BIKE PEOPLE WHO ARE ON THE SIDEWALK; THEY ARE NOT
12:33:35PM REQUIRED TO BUILD A BIKE LANE.
12:33:38PM THAT WAS BROUGHT UP BEFORE.
12:33:39PM THEY HAVE DONE EXACTLY WHAT WE HAVE ASKED.
12:33:42PM THEY HAVE ADOPTED A MEDITERRANEAN DESIGN.
12:33:45PM THEY HAVE LOWERED THE HEIGHT.
12:33:48PM THERE'S NO QUESTION IN MY MIND THAT WHEN WE DO THE COMP
12:33:53PM PLAN AFTER WE BECAME INCORPORATED, THIS IS WHAT WE ASKED
12:33:58PM FOR IN THAT AREA.
12:33:59PM WE DIDN'T ASK STOCK TO DESIGN IT.
12:34:02PM THIS IS WHAT WE TOLD THEM WE WANTED.
12:34:05PM AND THEY HAVE COMPLIED.
12:34:06PM AND THEIR PROJECT RENTS EVERYTHING THAT WE HAVE ASKED

12:34:09PM FOR.
12:34:12PM AND I THINK INCLUDING WALKABLE AREAS.
12:34:17PM IF WHOLE COMMERCIAL AREA IS WALKABLE.
12:34:19PM WE HAVE ASKED FOR PLACEMAKING.
12:34:22PM WALKABILITY DOESN'T JUST MEAN A SIDEWALK.
12:34:24PM IT MEANS TRAFFIC CALMING.
12:34:28PM LIKE PUTTING ON-STREET PARKING ON, AND RAISED CROSSWALKS,
12:34:31PM WHICH THEY HAVE GIVEN US.
12:34:33PM AND SIDEWALKS ON BOTH SIDES.
12:34:36PM WE COULDN'T ASK FOR A BETTER MIXED USE PROJECT IN THAT
12:34:40PM AREA.
12:34:40PM THAT'S WHAT WE ASKED FOR.
12:34:42PM WHAT I WANT TO TALK A LITTLE ABOUT IS, THIS IS MY
12:34:47PM PERSONAL OPINION, NO ONE HAS TO DEGREE TO THIS.
12:34:53PM WHEN WE FIRST -- AGREE TO THIS.
12:34:56PM WHEN WE FIRST TRIED TO GET A VILLAGE IN ESTERO, OUR
12:35:00PM NUMBER ONE PRIORITY WAS PUBLIC PARTICIPATION IN ZONING
12:35:04PM DECISIONS.
12:35:04PM AND WE ASKED -- WE DID EVERYTHING WE COULD TO FACILITATE
12:35:08PM THAT.
12:35:09PM PUBLIC INFORMATION MEANS ALL THE WAY THROUGH THE VARIOUS
12:35:12PM STAGES OF OUR APPROVALS.

12:35:15PM WE STILL ARE SUBJECT TO THE LAW.
12:35:17PM AND THE LAW REQUIRES THIS TO BE A QUASI-JUDICIAL HEARING,
12:35:21PM AND IT REQUIRES WHAT THEY CALL COMPETENT, SUBSTANTIAL

12:35:23PM EVIDENCE.
12:35:24PM AND I URGE PEOPLE, WHEN YOU COME HERE, AND YOU CONTEST A
12:35:30PM PROJECT, BRING AN EXPERT.
12:35:33PM YOUR OPINIONS, WE WELCOME YOUR OPINIONS.
12:35:37PM BUT THE LAW REQUIRES US TO LISTEN TO THE EXPERTS.
12:35:39PM AND WHEN I ASKED THE EXPERT, IS THIS ROAD SAFER WITH THE
12:35:48PM PUBLIC PARKING, HE SAID YES.
12:35:52PM AND I AM BOUND TO SAY, THE ROAD IS SAFER THAN WITHOUT IT.
12:35:58PM AND YOU CAN MAKE THE ARGUMENT IT SHOULD BE FOUR LANE.
12:36:02PM WE DON'T REALLY HAVE ANY FOUR LANE REVERSE FRONTAGE ROADS
12:36:06PM ANYWHERE IN ESTERO OR ANYWHERE IN THIS AREA THAT I KNOW
12:36:10PM OF, AND I HAVE BEEN DOING THIS A LONG TIME.
12:36:12PM BUT THE SAME THING WITH THE STORMWATER MANAGEMENT.
12:36:16PM IF THE CITIZENS HAVE A CONCERN, THEY HAVE GOT TO COME IN
12:36:20PM AND HIRE SOMEBODY.
12:36:22PM UNFORTUNATELY THAT'S THE LAW IN FLORIDA.
12:36:24PM BECAUSE THESE GUYS, THE DEVELOPERS ARE ALWAYS GOING TO
12:36:27PM HAVE AN EXPERT THAT'S GOING TO SAY EVERYTHING IS GOING TO
12:36:29PM BE GREAT.
12:36:30PM BUT BECAUSE I ASKED OUR EXPERT, THE GUY THAT WORKS FOR
12:36:35PM THE VILLAGE, THE ENGINEER WHO KNOWS THIS STUFF, WHAT HE
12:36:40PM THOUGHT, TOO.
12:36:41PM SO I WAS PREPARED TO PUT THE TESTIMONY ON THROUGH OUR OWN
12:36:46PM EXPERT THAT SAYS THE SAME THING.
12:36:50PM SAYS IT'S NOT GOING TO FLOOD IN A 100-YEAR FLOOD BECAUSE

12:36:53PM THIS IS A BETTER SYSTEM THAN A FREE FLOW.
12:36:56PM SO I THINK -- I JUST COME TO THE CONCLUSION THAT WE
12:37:00PM ANSWERED ALL OF YOUR CONCERNS.
12:37:02PM AND I HAVE BEEN WORKING ON THIS PROJECT HARD FOR FIVE
12:37:07PM YEARS NOW.
12:37:08PM IT'S TIME.
12:37:10PM TO MOVE FORWARD.
12:37:13PM >>Mayor Bill Ribble: I AGREE WITH WHAT YOU SAID, HOWARD,
12:37:15PM BUT I DON'T THINK IT'S OUR RESIDENTS' OBLIGATION TO HIRE
12:37:20PM AN EXPERT.
12:37:20PM I THINK THAT'S WHAT THEY COUNT ON US FOR.
12:37:22PM THAT'S WHY WE ARE THE GOVERNMENT AND THEY COME TO US AND
12:37:24PM THEY WANT DIRECTION.
12:37:25PM [APPLAUSE]
12:37:28PM WE ARE GOING TO DO THAT.
12:37:29PM AND WE ARE GOING TO ALSO ABIDE BY THE LAW.
12:37:31PM WE ARE NOT GOING TO GET OURSELVES INTO A RIDICULOUS
12:37:34PM LAWSUIT BY DENYING A PROJECT THAT MAKES SENSE EITHER.

12:37:37PM SO THE DOOR SWINGS BOTH WAYS.
12:37:40PM I'M SORRY, WE ARE NOT TAKING ANY MORE PUBLIC TESTIMONY.
12:37:42PM NICK.
12:37:46PM >>Nick Batos: I WOULD LIKE TO FOLLOW UP ON TWO THINGS,
12:37:48PM PLEASE.
12:37:48PM I HEARD A COUPLE OF PEOPLE TALK ABOUT CONVERSATIONS WITH
12:37:50PM YOU THAT THEY HAD HAD ABOUT GATES AND FENCES.

12:37:57PM IS THAT SOMETHING THAT WAS PROMISED TO THEM, OR IS IT
12:38:01PM SOMETHING THAT YOU ARE GOING TO DO OR THEY ARE GOING TO
12:38:04PM DO?
12:38:04PM >> IT WASN'T.
12:38:06PM AND I'LL TELL YOU WHAT THE CONVERSATION WAS AT THE TIME.
12:38:10PM A COUPLE OF PEOPLE ASKED, IT REALLY WAS SPECIFICALLY AS I
12:38:15PM RECALL AROUND THE GAS STATION.
12:38:16PM AND AT THE TIME, WE WERE ASKING FOR NOT ONLY A GAS
12:38:19PM STATION BUT 24-HOUR METERS AND THE CONCERN IS THAT'S
12:38:25PM GOING TO ATTRACT A LOT OF VAGRANTS OR PEOPLE HANGINGS OUT
12:38:30PM AT THE GAS STATION AT NIGHT OR WHATEVER IT MAY BE.
12:38:33PM AND THEY SAID, LOOK, WE NEED MORE SECURITY.
12:38:35PM IF THAT'S YOUR PROPOSAL, WE NEED MORE SECURITY.
12:38:37PM WE HAVE REMOVED THE GAS STATION.
12:38:39PM WE HAVE REMOVED THE 24-HOUR USES.
12:38:41PM WE NOW HAVE HOURS OF OPERATION.
12:38:43PM FOR US TO -- I HAVE LOOKED AT IT.
12:38:46PM I DROVE UP TO THEIR ENTRANCE.
12:38:48PM I HAVE WALKED AROUND THEIR ENTRANCE.
12:38:50PM I MEAN, THEY HAVE A SWING GATE NOW.
12:38:53PM I DON'T KNOW HOW --
12:38:57PM >>Nick Batos: I JUST WANT TO GET A CLARIFICATION, THEY
12:39:00PM FELT SOMETHING WAS PROMISED TO THEM THAT IS NOW BEING NOT
12:39:03PM DONE.
12:39:03PM IF YOU ARE SAYING THAT NOTHING WAS PROMISED THAT ANSWERS

12:39:05PM MY QUESTION.
12:39:06PM THE OTHER QUESTION I HAD WAS, THIS IS A FOLLOW-UP ON WHAT
12:39:10PM HOWARD AND THE MAYOR HAD JUST TALKED ABOUT AND GOES TO
12:39:13PM THE PARALLEL PARKING.
12:39:18PM FIRST OF ALL, I THINK THAT THE SITUATION ABOUT IT BEING
12:39:22PM OUR RESPONSIBILITY TO REPRESENT THESE PEOPLE I AGREE WITH
12:39:27PM COMPLETELY AND I THINK WE HAVE DONE THAT BY ASKING OUR
12:39:30PM ENGINEER WITHIN THE CITY WHETHER THIS WOULD WORK ALSO.
12:39:32PM SO I THINK THAT WE HAVE DONE THAT PART OF IT.
12:39:35PM THE ONLY QUESTION I HAVE IS, LEFT ON THIS, IS IF, IN IT
12:39:40PM FUTURE, THIS THING DOESN'T WORK, IS IT A SITUATION THAT
12:39:45PM WE HAVE -- AND THIS THE TRAFFIC ENGINEER THAT WOULD TELL
12:39:48PM US -- WITH THE PARALLEL PARKING, IT SEEMS TO ME THAT IF
12:39:54PM WE FELT THAT IF WE FOUND OUT THAT THIS DIDN'T WORK, THAT

12:39:58PM COULD BE TURNED INTO TWO LANES GOING IN EACH DIRECTION.
12:40:03PM BY REMOVING THE PARALLEL PARKING.
12:40:07PM >> I MEAN, LOOK, IF YOU HAVE A SITUATION WHERE YOU CAN
12:40:12PM TIE IT TO PARALLEL PARKING, THERE'S ALWAYS AN ABILITY TO
12:40:16PM REMOVE IT.
12:40:18PM YOU KNOW, STOCK DEVELOPMENT DOESN'T WANT TO OWN AND
12:40:21PM MANAGE A PROJECT WHERE ITS RESIDENTS AND PATRONS ARE IN
12:40:26PM AN UNSAFE CONDITION.
12:40:28PM SO THEORETICALLY THAT'S A POSSIBILITY.
12:40:31PM AS FAR ASKING IT AN EXTRA LANE, I DON'T THINK THE WAY THE
12:40:35PM ROAD IS CURRENTLY DESIGNED YOU COULD DO THAT, BECAUSE

12:40:39PM PARALLEL PARKING IS NOT ALONG THE ENTIRE STRETCH OF THE
12:40:42PM ROAD.
12:40:43PM AND SO YOU WOULD PROBABLY HAVE A DIPPED OUT ADDITIONAL
12:40:48PM LANE AND THEN MERGE SITUATION.
12:40:53PM I DON'T --
12:40:57PM >>Mayor Bill Ribble: ANY OTHER COMMENTS FROM COUNCIL?
12:41:00PM HEARING NONE, I WILL NOW CLOSE THE PUBLIC HEARING AND ASK
12:41:05PM THE COUNCIL FOR A MOTION.
12:41:12PM >>Howard Levitan: I MOVE THAT WE AGREE TO THE ORDINANCE,
12:41:14PM PASS THE ORDINANCE WITH THE CHANGES THAT NANCY DESCRIBED.
12:41:20PM APPROVE ORDINANCE 2019-29. NANCY, DO YOU HAVE A COMMENT
12:41:26PM ON THAT?
12:41:26PM >> NANCY STROUP: I HAVE SOME SUGGESTED LANGUAGE IF YOU
12:41:28PM WANT TO HEAR IT NOW, OR DO YOU WANT A SECOND FIRST?
12:41:31PM >>Mayor Bill Ribble: HOW ABOUT A SECOND?
12:41:34PM JIM BOESCH SECONDS.
12:41:35PM >>NANCY STROUD: THE CHANGES WHICH I HAVE ALSO DISCUSSED
12:41:40PM WITH THE DEVELOPER'S ATTORNEY WILL INCLUDE THE FOLLOWING.
12:41:44PM IF YOU TURN TO PAGE 5 OF THE ORDINANCE AND CONDITION 8,
12:41:51PM CONSTRUCTION TRAFFIC, WE WOULD ADD TO THAT PARAGRAPH,
12:41:54PM "STAFF WILL REVIEW AND APPROVE AT THE TIME OF DEVELOPMENT
12:41:59PM ORDER A PLAN FOR MANAGEMENT OF CONSTRUCTION TRAFFIC,
12:42:03PM INCLUDING BUT NOT LIMITED TO POSTING OF SIGNS AND OTHER
12:42:06PM METHODS OF COMMUNICATION."
12:42:16PM THE NEXT CHANGE WOULD BE ON PAGE 7 UNDER CONDITION 19,

12:42:22PM SUBPARAGRAPH B, ON THE SECOND SENTENCE WOULD ADD IN THE
12:42:25PM WORD PASEO, SO IT WOULD SAY "MAIN PASEO WALKWAYS WILL BE
12:42:31PM RAISED AND CONSTRUCTED OF PAVER BRICKS OR SIMILAR
12:42:34PM MATERIALS."
12:42:36PM THEN THE NEXT CHANGE IS ON PAGE 10, WHERE WE WOULD ADD A
12:42:42PM NEW CONDITION WHICH IS CONDITION 33 TO SAY, "CONSISTENT
12:42:47PM WITH THE VILLAGE COMPREHENSIVE PLAN, PLACEMAKING ELEMENTS
12:42:51PM INCLUDING THE PEDESTRIAN PLAZA ROADS AND REVERSE FRONTAGE
12:42:58PM ROAD, PUBLIC PARK, PROMENADE, AND PUBLIC OPEN SPACE, AND
12:43:04PM SIDEWALKS, SHALL BE ACCESSIBLE TO THE PUBLIC THROUGH

12:43:08PM DEDICATION OF A PUBLIC ACCESS EASEMENT IN FAVOR OF THE
12:43:11PM VILLAGE OF ESTERO AND ACCEPTABLE TO THE VILLAGE
12:43:14PM ATTORNEY."
12:43:15PM AND THOSE ROADWAYS THAT I NAMED ARE ALL THE PUBLIC
12:43:19PM ROADWAYS ON THE MASTER CONCEPT PLAN.
12:43:28PM AND THEN THE LAST CHANGE WOULD BE ON PAGE 12 UNDER
12:43:32PM DEVIATION 12, WHICH IS THE LAST ONE, AND THIS IS WHERE WE
12:43:37PM STRIKE THROUGH THE REFERENCES TO HOTEL ACCESS AND MAKE IT
12:43:42PM THE MIXED USE PARCEL.
12:43:43PM SO IN THE PARENTHETICAL, IT SAYS "CONNECTION SEPARATION
12:43:47PM FOR HOTEL ACCESS," IT WOULD SAY, "CONNECTION SEPARATION
12:43:51PM FOR THE MIXED USE PARCEL."
12:43:54PM AND THEN IN THE TEXT UNDERNEATH THAT, WE CHANGE "TO ALLOW
12:44:01PM A MINIMUM SEPARATION OF 48 FEET FOR THE HOTEL ACCESS" TO
12:44:07PM SAY "SEPARATION OF 48 FEET FOR THE MIXED USE PARCEL FROM

12:44:13PM THE INTERNAL ACCESS."
12:44:15PM IN OTHER WORDS, SWITCHING OUT THE HOTEL REFERENCE FOR
12:44:17PM MIXED USE PARCEL.

12:44:24PM THAT IS ALL THE CHANGES THAT I HAVE.

12:44:29PM >>Katy Errington: NANCY, WILL YOU LOOK AT PAGE 19 AND
12:44:31PM ALSO ADDRESS THE DEVIATION 12, RESIDENTIAL GATES TO
12:44:39PM PROVIDE ACCESS TO THE HOTEL PARKING?

12:44:42PM >> NANCY STROUD: PAGE 19?

12:44:47PM >>Mary Gibbs: I THINK SHE'S LOOKING AT THE STAFF REPORT.

12:44:49PM >>Mayor Bill Ribble: YES, SHE'S LOOKING AT THE STAFF
12:44:50PM REPORT.

12:44:52PM >>Katy Errington: TO CORRECT THAT.

12:44:52PM >> WELL, THE STAFF REPORT IS ALREADY DONE.

12:44:58PM >>Mayor Bill Ribble: OKAY.

12:44:58PM ARE WE GOOD NOW?

12:45:00PM WE HAVE THE MOTION.

12:45:01PM AND WE HAVE A SECOND.

12:45:02PM MADAM CLERK, PLEASE CALL THE ROLL.

12:45:06PM >>Howard Levitan: AYE.

12:45:08PM >> >>Jon McLain: AYE.

12:45:09PM >>Jim Boesch: AYE.

12:45:10PM >>Nick Batos: AYE.

12:45:10PM >>THE CLERK: COUNCILMEMBER WILSON IS ABSENT.

12:45:13PM >>Katy Errington: AYE.

12:45:16PM >>Bill Ribble: AYE.

12:45:16PM THANK YOU.

12:45:17PM MOTION PASSES.

12:45:21PM OKAY.

12:45:21PM THIS CONCLUDES.

12:45:24PM I WILL ENTERTAIN A MOTION TO ADJOURN.

12:45:27PM >>Katy Errington: SO MOVED.

12:45:30PM >>Mayor Bill Ribble: PARDON ME.
12:45:31PM WE CONGRATULATE YOU FOR HANGING IN THERE TODAY.
12:45:33PM YOUR LAST MEETING IN ESTERO.
12:45:43PM (MEETING ADJOURNED)
12:45:53PM

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