

VILLAGE OF ESTERO PLANNING AND ZONING BOARD MEETING
TUESDAY, OCTOBER 20, 2020, 5:30 P.M.

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

05:30:02 >> [INAUDIBLE]
05:30:02 [PLEDGE OF ALLEGIANCE]
05:30:21 >> [INAUDIBLE]
05:30:23 >>Tammy Duran: BOARD MEMBER ALLEN?
05:30:30 >>Dr. Tim Allen: HERE.
05:30:32 >>Anthony Gargano: HERE.
05:30:33 >>Marlene Naratil: HERE.
05:30:34 >>James Tatoes: HERE.
05:30:36 >>Tammy Duran: BOARD MEMBER YARBROUGH IS NOT IN ZOOM YET.
05:30:40 CHAIRMAN WOOD.
05:30:41 >>Scotty Wood: HERE.
05:30:49 >> [INAUDIBLE]
05:30:50 >>Mary Gibbs: RIGHT.
05:30:51 MADAM CHAIR, ON THE APPROVAL OF THE AGENDA, I WOULD LIKE TO
05:30:53 MOVE ONE OF THE ITEMS, AND WHAT I'D LIKE TO DO IS TAKE THE
05:30:59 COCONUT LANDING COMP PLAN AMENDMENT AND MOVE THAT TO THE END
05:31:03 OF THE AGENDA, AND WE'LL MOVE THE CORKSCREW PINES
05:31:06 INFORMATION MEETING UP IN THAT PLACE.

05:31:08 SO WE'LL TAKE IT A LITTLE BIT OUT OF ORDER.
05:31:12 >> [INAUDIBLE]
05:31:15 >> NO.
05:31:15 >> NO.
05:31:18 >>Mary Gibbs: THEN I THINK YOU NEED TO VOTE TO APPROVE THE
05:31:23 AGENDA.
05:31:28 >>Nancy Stroud: AS MODIFIED.
05:31:30 >> [AUDIO VERY LOW] FOR NARATIL [
05:31:41 >>Mary Gibbs: SO WE'LL START WITH THE PUBLIC HEARINGS THEN.
05:31:46 DOES SOMEBODY WANT TO EXPLAIN ABOUT THE QUASI-JUDICIAL
05:31:50 HEARINGS?
05:31:50 EITHER WE CAN HAVE THE ATTORNEY DO A SUMMARY, UNLESS YOU
05:32:05 WANT TO HANDLE THAT.
05:32:06 >> [INAUDIBLE]
05:32:26 >>Nancy Stroud: THERE ARE TWO ITEMS ON THE AGENDA TONIGHT
05:32:28 THAT NEED TO BE REVIEWED IN A QUASI-JUDICIAL PROCESS.
05:32:32 AND AS A QUASI-JUDICIAL PROCESS, ALL DECISIONS OF THE BOARD
05:32:37 IN THIS PROCESS MUST BE BASED ON SUBSTANTIAL, COMPETENT

05:32:40 EVIDENCE AND THE CODE STANDARDS.
05:32:46 IN ORDER TO PROCEED UNDER THIS PROCESS, ALL WITNESSES WHO
05:32:53 ARE GOING TO GIVE TESTIMONY ON THESE TWO ITEMS, THE FARMERS
05:32:56 MARKET AND FIRST WATCH, MUST STAND AND RAISE THEIR HANDS.
05:33:02 I'LL ADMINISTER AN OATH SO THAT ALL THE TESTIMONY IS UNDER
05:33:07 OATH.
05:33:07 SO IF YOU'D DO THAT AT THIS MOMENT, I'D APPRECIATE IT.

05:33:10 THANK YOU.
05:33:14 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU'RE ABOUT
05:33:20 TO GIVE TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH AND
05:33:24 NOTHING BUT THE TRUTH?
05:33:26 >>Mary Gibbs: I DO.
05:33:27 >>Nancy Stroud: THANK YOU.
05:33:28 ALSO AS PART OF THE PROCEDURES, ALL OF THE BOARD MEMBERS
05:33:33 MUST DISCLOSE ANY CONFLICTS AND ANY EX PARTE COMMUNICATION.
05:33:37 SO I WOULD ASK AT THIS TIME WHETHER THERE HAVE BEEN ANY
05:33:43 BOARD MEMBERS WHO HAVE HAD ANY EX PARTE COMMUNICATIONS ON
05:33:46 EITHER OF THESE ITEMS.
05:33:49 >> NONE FOR ME ON EITHER OF THEM.
05:33:51 >> NONE FOR ME.
05:33:52 >> NONE FOR ME.
05:33:56 >> [INAUDIBLE]
05:33:57 >>Nancy Stroud: I'D ASK THE DEVELOPMENT DIRECTOR WHETHER
05:34:01 THERE'S BEEN ANY, OR THE CLERK, WHETHER THERE HAVE BEEN ANY
05:34:04 WRITTEN COMMUNICATIONS ABOUT EITHER OF THESE ITEMS.
05:34:08 >>Mary Gibbs: I HAVE NONE.
05:34:09 >>Tammy Duran: I HAVE NONE.
05:34:11 >> NONE.
05:34:12 >> NONE.
05:34:13 >>Nancy Stroud: THE LAST THING THAT WE NEED TO DO IS TO SEE
05:34:17 IF ANYBODY HAS CONFLICTS THAT WOULD PREVENT THEM FROM VOTING
05:34:22 ON THE ITEMS.

05:34:23 >> NOT ME.
05:34:24 >> NONE HERE.
05:34:26 >> THIS IS ANTHONY, NONE.
05:34:31 >>Nancy Stroud: GOOD.
05:34:31 THANK YOU VERY MUCH.
05:34:32 MARY OR THE COMMUNITY DEVELOPMENT DIRECTOR OR HER DESIGNEE
05:34:39 WILL INTRODUCE THE ITEMS.
05:34:42 THE APPLICANT WILL MAKE A PRESENTATION AND THEN THE BOARD
05:34:48 WILL HAVE AN OPPORTUNITY TO ASK QUESTIONS OF THE APPLICANT
05:34:51 OR OF MARY.
05:34:52 I DOUBT THAT THERE WILL BE ANY -- TONIGHT, BUT AS YOU ALL
05:34:56 KNOW, IN SOME PROCEEDINGS, THE PARTIES WILL WANT TO
05:35:01 CROSS-EXAMINE EACH OTHER AND WE'LL TAKE THAT AS IT COMES.
05:35:05 THANK YOU.

05:35:09 >>Mary Gibbs: ALL RIGHT.
05:35:09 IF EVERYBODY CAN REMEMBER TO TRY TO SPEAK INTO THE
05:35:14 MICROPHONES, ALTHOUGH WE SEEM LIKE THE AUDIO IS WORKING
05:35:18 REALLY WELL TONIGHT.
05:35:20 SO THE FIRST CASE WE HAVE IS THE MIROMAR OUTLETS FARMERS
05:35:24 MARKET.
05:35:24 AND THEY HAVE ASKED FOR A TEMPORARY USE.
05:35:28 YOU MAY REMEMBER THIS FARMERS MARKET BECAUSE IT WAS JUST
05:35:30 BEFORE YOU IN JULY WHEN THEY HAD APPROVAL TO OPERATE ON A
05:35:34 TEMPORARY BASIS.
05:35:35 THEY WOULD LIKE TO OPERATE NOW ON FRIDAYS FROM OCTOBER 2nd

05:35:40 UNTIL APRIL 30th, AND IT WOULD BE ONE DAY A WEEK, FRIDAYS
05:35:44 FROM 9 TO 1.
05:35:45 SO THIS IS VERY SIMILAR TO WHAT YOU RECENTLY APPROVED.
05:35:49 IT WOULD BE LOCATED IN THE PARKING LOT OF THE NORTHEAST
05:35:52 CORNER OF THE PROPERTY ALONG BEN HILL GRIFFIN.
05:35:57 AND AS I SAID, THEY WANT TO OPERATE BETWEEN 9 A.M. AND
05:36:00 1 P.M. ON FRIDAYS.
05:36:03 THEY BASICALLY COMPLY WITH THE CODE.
05:36:07 WHEN WE HEARD IT THE LAST TIME, THEY WANTED TO OPERATE AT A
05:36:11 DIFFERENT TIME FRAME THAT WASN'T IN THE CODE, BUT THIS
05:36:13 ACTUALLY MEETS THE CODE BECAUSE IT'S ALLOWED UNTIL APRIL.
05:36:16 I DO WANT TO SAY THAT WHEN WE COME FORWARD WITH THE LAND
05:36:19 DEVELOPMENT CODE AMENDMENTS, WHICH WILL BE AT YOUR MEETING
05:36:21 NEXT WEEK, WE ARE REVISING THE FARMERS MARKET LANGUAGE TO BE
05:36:26 MORE FLEXIBLE WITH TIME FRAME.
05:36:29 SO THIS COMPLIES WITH THE CODE RIGHT NOW, THOUGH.
05:36:32 AND WE'RE RECOMMENDING APPROVAL WITH THE BASIC CONDITIONS
05:36:38 THAT IT HAS TO COMPLY WITH THE DATES THAT THEY'VE REQUESTED
05:36:42 AND THE HOURS OF OPERATION, AND THEY HAVE TO FOLLOW CDC
05:36:46 GUIDELINES FOR PUBLIC GATHERINGS.
05:36:48 SO THE HAND SANITIZERS AND THOSE TYPES OF THINGS, THE SOCIAL
05:36:52 DISTANCING METHODS THAT THEY ALREADY EMPLOY THAT THEY TOLD
05:36:57 US ABOUT AT THE LAST MEETING AND COMPLY WITH THE LAND
05:37:00 DEVELOPMENT CODE.
05:37:00 THEY ARE BASICALLY STANDARD CONDITIONS OF APPROVAL IN THE

05:37:03 RESOLUTION.
05:37:05 IF YOU DON'T HAVE ANY QUESTIONS, WE HAVE CHRISTY DUNN HERE
05:37:10 FROM THE LADIES SOCIAL NETWORK.
05:37:13 THANK YOU FOR WAVING, CHRISTY, THEY MIGHT NOT REMEMBER
05:37:16 BECAUSE IT'S BEEN A COUPLE OF MONTHS.
05:37:17 I THINK THE LAST TIME YOU BROUGHT SEVERAL VENDORS WITH SOME
05:37:21 SAMPLES THAT WE COULDN'T ACCEPT, BUT WE APPRECIATE THE
05:37:23 THOUGHT.
05:37:24 AND WE ALSO HAVE JEFF STAINER HERE FROM THE MIROMAR MALL.
05:37:30 HE DIDN'T SWEAR IN, SO HE'S JUST HERE FOR GOOD LOOKS, I

05:37:33 THINK.
05:37:34 [LAUGHTER]
05:37:34 AND THAT'S ON THE RECORD.
05:37:41 >> [INAUDIBLE]
05:38:06 >> CAN YOU PUT YOUR MICROPHONE CLOSER?
05:38:09 WE'RE HAVING TROUBLE HEARING YOU.
05:38:11 >>Marlene Naratil: SORRY.
05:38:13 SPEAK CLOSER NOW.
05:38:14 OKAY?
05:38:15 >> MAYBE BEND THE MICROPHONE IN FRONT OF YOU.
05:38:20 >>Mary Gibbs: YOU HAVE TO REALLY LEAN FORWARD ALMOST INTO
05:38:23 IT.
05:38:24 >>Marlene Naratil: CAN YOU HEAR ME NOW, SCOTTY?
05:38:27 >>Scotty Wood: YES, THANK YOU.
05:38:30 >> FOR CHRISTY, JUST A QUESTION.

05:38:33 SO THERE ARE NO MATERIAL CHANGES IN THIS APPLICATION
05:38:37 RELATIVE TO WHAT WE PREVIOUSLY APPROVED, IS THAT CORRECT?
05:38:42 >> THAT'S CORRECT.
05:38:43 >> THANK YOU.
05:38:52 >>Marlene Naratil: DO WE HAVE TO HAVE A MOTION?
05:38:55 >> I MOVE TO APPROVE.
05:38:57 >>Nancy Stroud: BEFORE YOU VOTE, IF THERE'S ANY PUBLIC
05:39:00 COMMENT, THEN THAT NEEDS TO BE TAKEN.
05:39:03 >> DON'T HAVE ANY PUBLIC COMMENTS FOR THIS.
05:39:06 >>Mary Gibbs: I THINK SHE'S ASKING IF THERE'S ANYONE IN THE
05:39:08 AUDIENCE ALSO THAT WANTS TO SPEAK, WHICH WE DON'T SEE
05:39:13 ANYBODY.
05:39:14 >> I MAKE A MOTION TO APPROVE THE TEMPORARY USE FOR A
05:39:18 FARMERS MOTION AT MIROMAR AS PRESENTED.
05:39:24 >> I'LL SECOND THE MOTION.
05:39:29 >> ALL IN FAVOR?
05:39:31 >> AYE.
05:39:36 >>Mary Gibbs: THE MOTION PASSES UNANIMOUSLY.
05:39:40 >> THANK YOU.
05:39:43 >>Mary Gibbs: THANK YOU, CHRISTY.
05:39:44 YOU'RE WELCOME TO STAY FOR THE REST OF THE MEETING IF YOU
05:39:48 WANT.
05:39:50 >> IT'S UP TO YOU IF YOU WANT ME TO STAY.
05:39:54 THANK YOU VERY MUCH FOR EVERYTHING.
05:39:56 HAVE A GOOD EVENING.

05:40:00 >> YOU TOO.
05:40:06 >>Mary Gibbs: ALL RIGHT.
05:40:08 ARE WE READY FOR THE NEXT CASE?
05:40:11 IT IS THE FIRST WATCH RESTAURANT.
05:40:12 I THINK MOST EVERYBODY IS FAMILIAR WITH WHERE THE FIRST
05:40:16 WATCH IS ON U.S. 41 AT LYDEN DRIVE ACROSS FROM COCONUT MALL

05:40:21 ON THE WEST SIDE OF THE ROAD.
05:40:23 THIS RESTAURANT IS IN EXISTENCE.
05:40:26 AND WHAT THEY ARE ASKING FOR TONIGHT IS APPROVAL TO SERVE
05:40:29 ALCOHOLIC BEVERAGES ON THE OUTSIDE PATIO AREA.
05:40:33 THEY HAVE ALREADY GOT APPROVAL FOR THE INSIDE, WHICH WE DO
05:40:37 ADMINISTRATIVELY AS STAFF BECAUSE IT'S A RESTAURANT AND NOT
05:40:40 A BAR, AND THEY ARE ASKING FOR 4 COP WHICH IS BEER, WINE AND
05:40:48 LIQUOR.
05:40:50 AGAIN, THIS IS A SMALL PATIO AREA WHERE THEY WANT TO SERVE.
05:40:59 THE PATIO IS EXISTING, AND THEY SERVE FOOD OUT THERE, BUT
05:41:03 THEY NEED APPROVAL FROM PLANNING AND ZONING BOARD FOR
05:41:06 OUTDOOR SEATING.
05:41:07 THE ZONING THAT WAS APPROVED BY THE COUNTY FOR THAT -- THIS
05:41:12 FIRST WATCH IS PART OF A LITTLE COMMERCIAL SUBDIVISION.
05:41:15 THE ZONING THAT WAS APPROVED FOR THE SUBDIVISION HAD ALLOWED
05:41:20 CONSUMPTION ON PREMISES AND IT HAD SOME RESTRICTIONS OF
05:41:23 HOURS OF OPERATION, WHICH THIS FITS IN THE OUT-- AND THE
05:41:27 OUTDOOR SEATING HAD TO BE LOCATED TOWARDS U.S. 41 AND AWAY
05:41:30 FROM THE RESIDENTIAL, WHICH IS IN THE BACK OF THE PROPERTY.

05:41:32 SO THIS BASICALLY COMPLIES, AND WE'VE RECOMMENDED APPROVAL
05:41:38 OF THE APPLICATION WITH THE CONDITIONS THAT IT'S LIMITED TO
05:41:41 THE PATIO AREA THAT IS SHOWN ON THE SITE PLAN THAT'S
05:41:45 ATTACHED, NOT INCLUDING THE LITTLE WAITING BENCHES.
05:41:50 AND THE APPROVAL IS FROM -- TO SERVE FROM 7 A.M. TO
05:41:53 2:30 P.M., WHICH IS THEIR BASICALLY HOURS OF OPERATION AND
05:41:58 ANY MUSIC VOLUME HAS TO BE NORMAL CONVERSATIONAL LEVEL.
05:42:00 SO NO ROCK BANDS OUTSIDE.
05:42:03 AND WE'RE LIMITING IT TO THE 4 COP SFS, WHICH IS THE
05:42:08 BEVERAGE LICENSE.
05:42:09 IF THEY CHANGE THAT, THEY WOULD HAVE TO COME BACK.
05:42:11 I'D BE HAPPY TO ANSWER ANY QUESTIONS.
05:42:15 WE DO HAVE THE APPLICANT'S ATTORNEY, JACQUELYN HIRSCHFIELD
05:42:20 ALCAZAR.
05:42:22 I HOPE I DIDN'T BUTCHER YOUR NAME TOO BADLY.
05:42:25 I'M AVAILABLE FOR QUESTIONS.
05:42:26 WOULD YOU LIKE TO HEAR FROM THE APPLICANT?
05:42:32 >> [INAUDIBLE]
05:42:34 >>Mary Gibbs: JACQUELYN, DID YOU HAVE A PRESENTATION OR DID
05:42:36 YOU JUST WANT TO ANSWER QUESTIONS?
05:42:44 >> JUST TO CLARIFY, THIS IS FOR THE OUTDOOR SEATING AREA AND
05:42:48 NOT THE SEATING AREA THAT'S IN THE -- HOW DO YOU DESCRIBE IT
05:42:55 THE OUTDOOR SEATING WAITING AREA.
05:42:58 >>Mary Gibbs: NOT THE BERMS, JUST THE PATIO AREA THAT'S
05:43:03 CORDONED OFF.

05:43:09 >> IT DOESN'T ALLOW MUCH ROOM FOR EXPANSION OR MORE SEATING
05:43:12 THERE.

05:43:14 BUT IT'S ADEQUATE.
05:43:17 >>Mary Gibbs: I THINK THE APPLICANT IS -- DID NOT UNMUTE
05:43:21 HERSELF.
05:43:22 I KNOW SHE WAS TRYING TO SAY SOMETHING.
05:43:23 WE SAW YOUR LIPS MOVING.
05:43:29 WE CAN'T HEAR YOU.
05:43:31 WE'RE TRYING TO READ YOUR LIPS.
05:43:49 >>Tammy Duran: YOU NEED TO JOIN WITH AUDIO.
05:43:50 I DON'T THINK YOU JOINED WITH THE AUDIO.
05:43:52 BECAUSE YOU'RE NOT MUTED.
05:43:55 GO DOWN TO THE BOTTOM OF THE SCREEN, WHERE YOU SEE LIKE A
05:44:01 HEADSET AND HIT "JOIN WITH COMPUTER AUDIO."
05:44:05 IT'S ON THE LEFT-HAND SIDE.
05:44:11 NO, WE CAN'T HEAR YOU.
05:44:20 JUST ONE SECOND.
05:44:33 NANCY, CAN YOU TALK?
05:44:43 CAN YOU HEAR US?
05:44:44 >>Nancy Stroud: YES, I CAN HEAR YOU.
05:44:46 CAN YOU HEAR ME?
05:44:48 >>Tammy Duran: WE CAN HEAR YOU.
05:44:49 JACQUELYN, I WONDER IF YOU REJOIN AND THEN WHEN YOU HAVE THE
05:45:00 OPTION, YOU OPT IN TO THE COMPUTER AUDIO IS WHAT YOU WOULD
05:45:07 BE NORMALLY USING.

05:45:09 >>Tammy Duran: JUST DISCONNECT AND THEN JOIN BACK IN, AND
05:45:12 I'LL LET YOU BACK IN WITH THE COMPUTER AUDIO.
05:45:27 >>Mary Gibbs: HAVE HER HOLD UP A SIGN IF SHE'S OKAY WITH OUR
05:45:31 RECOMMENDATION.
05:45:33 >> YOU SHOULD HAVE 55 STUDENTS DOING THIS ALL AT ONCE.
05:45:37 >> I CAN'T IMAGINE.
05:45:39 >> IT'S A NIGHTMARE EVERY TIME.
05:45:41 >> YOU MUST BE GETTING PRETTY TECHNOLOGICALLY SAVVY.
05:45:46 >> NO THE ONLY THING I CAN DO IS TURN MUTE ON AND OFF.
05:45:50 THAT'S THE EXTENT OF MY TECHNOLOGY.
05:45:53 CAN'T GET MY CAMERA TO WORK.
05:45:56 THAT'S WHY YOU SEE A PHOTO OF ME.
05:45:58 >>Mary Gibbs: I THOUGHT IT LOOKED BETTER THAN USUAL.
05:46:07 >> WE'RE GOING TO BE DOING THIS FOR A WHILE ACCORDING TO MY
05:46:10 CONTACTS AT LEE HEALTH.
05:46:11 >>Tammy Duran: CAN YOU HEAR US NOW?
05:46:14 NOW WE'VE GOT YOU.
05:46:27 >> THANK YOU GUYS FOR HELPING ME GET THROUGH THAT.
05:46:29 WHERE WERE WE?
05:46:38 I'M SORRY.
05:46:38 >>Mary Gibbs: DID YOU HAVE ANY COMMENTS?
05:46:40 DID YOU HAVE ANY PRESENTATION OR ANY COMMENTS?
05:46:43 >> I DON'T.
05:46:44 I WANTED TO JUST NOTE THAT STAFF RECOMMENDATION IS APPROVAL

05:46:48 FOR OUR REQUEST, IF THERE ARE ANY QUESTIONS, HAPPY TO TRY TO

05:46:51 ANSWER THOSE.

05:46:53 >> ARE YOU OKAY WITH THE CONDITIONS?

05:46:55 >> YES.

05:46:57 WE ARE A FAMILY RESTAURANT.

05:47:00 OUR HOURS OF OPERATION 7 A.M. TO 2:30 P.M.

05:47:03 WE CLOSE EVERY DAY AT 2:30 P.M.

05:47:10 YES.

05:47:11 >> THANK YOU.

05:47:13 >> ARE WE SET TO TAKE A VOTE ON THIS THEN?

05:47:18 >>Nancy Stroud: I THINK YOU SHOULD OPEN UP THE PUBLIC

05:47:19 HEARING FIRST.

05:47:22 >> ANY COMMENTS FROM THE AUDIENCE, FROM THE PUBLIC?

05:47:27 >> I DON'T HAVE ANY E COMMENTS.

05:47:29 >> THEN I'LL CLOSE THE PUBLIC HEARING.

05:47:33 >> I MAKE A MOTION TO ACCEPT.

05:47:40 >>Mary Gibbs: MOTION FOR APPROVAL WITH CONDITIONS.

05:47:42 >> I'LL MAKE A MOTION AND SECOND IT.

05:47:45 >> ALL IN FAVOR?

05:47:46 OPPOSED?

05:47:51 >>Mary Gibbs: IT'S APPROVED WITH CONDITIONS UNANIMOUSLY.

05:47:54 JACQUELYN, AGAIN, YOU'RE WELCOME TO STAY FOR THE REST OF THE

05:48:04 MEETING IF YOU WANT TO OR YOU DON'T HAVE TO.

05:48:25 >>Mary Gibbs: OUR NEXT CASE WILL BE THE PUBLIC INFORMATION

05:48:27 MEETING FOR CORKSCREW PINES.

05:48:29 THIS IS A 21-ACRE PARCEL.

05:48:32 IT'S ON CORKSCREW ROAD.

05:48:33 IF YOU GO JUST PAST STONEYBROOK, THERE'S VACANT PROPERTY,

05:48:37 AND THAT IS WHERE THIS WOULD BE LOCATED.

05:48:40 THEY HAVE ALREADY BEEN ZONED FOR COMMERCIAL USES.

05:48:43 IT'S ACTUALLY PART OF THE CORKSCREW PINES DRI WHICH WAS

05:48:49 APPROVED I THINK BACK IN 1984 BY THE COUNTY.

05:48:53 AND THIS PIECE IS PART OF THE WHOLE STONEYBROOK DEVELOPMENT,

05:48:57 BUT THIS IS A VACANT PIECE THAT HAS NOT BEEN FINISHED OUT.

05:49:01 THERE WERE SEVERAL DIFFERENT COMMERCIAL USES THAT WERE

05:49:06 APPROVED.

05:49:06 THE APPLICANT WANTS TO MAKE SOME CHANGES TO THE PLAN AND

05:49:10 SHIFT AROUND SOME OF THE USES AND CHANGE SOME HEIGHTS AND DO

05:49:15 SOME VARIOUS THINGS.

05:49:16 I'M JUST GOING TO TURN IT OVER TO DAN DeLISI WHO WILL

05:49:21 START OFF FOR THE APPLICANT EXPLAINING WHAT THE CHANGES ARE.

05:49:24 >> THANK YOU.

05:49:27 AS MARY SAID, FOR THE RECORD, MY NAME IS DAN DeLISI.

05:49:31 I AM A LAND USE PLANNER WORKING FOR THE APPLICANT.

05:49:35 WITH ME TODAY WE HAVE BRIAN WHO ON THE SCREEN YOU CAN'T SEE,

05:49:42 BUT FOR THOSE OF YOU HERE, BRIAN IS HERE.

05:49:45 WE HAVE AL QUATTRONE, WHO IS THE PROJECT ENGINEER.
05:49:49 JOE McHARRIS, WHO IS THE ARCHITECT AND THE ONE WHO PUT
05:49:53 TOGETHER THE PATTERN BOOK AND HAS REALLY COME UP WITH THE
05:49:56 DESIGN OF THE PROJECT.
05:49:57 AND WE ALSO HAVE NEALE MONTGOMERY, THE LAND USE ATTORNEY WHO

05:50:03 YOU ALL KNOW.
05:50:04 WITH MARY'S INTRODUCTION, LET ME JUST GET RIGHT INTO IT.
05:50:09 THE PROJECT MORE PRECISELY IS LOCATED, AS YOU CAN SEE ON THE
05:50:14 EAST SIDE OF STONEYBROOK GOLF DRIVE ON THE EASTERN
05:50:19 STONEYBROOK GOLF DRIVE.
05:50:20 SO IT'S AT THE VERY EASTERN ENTRANCE OF STONEYBROOK.
05:50:23 YOU CAN SEE WHERE THE FIRE STATION IS AND PINEWOODS
05:50:26 ELEMENTARY SCHOOL.
05:50:27 WE'RE JUST ON THE NORTH SIDE OF PINEWOODS ELEMENTARY SCHOOL,
05:50:30 AND THAT REALLY PLAYS QUITE A BIT INTO THE WHOLE RETOOLING
05:50:36 OF THE PROJECT, SO TO SPEAK, AND WE'LL GET INTO THAT IN A
05:50:40 MOMENT.
05:50:40 WE'RE RIGHT ACROSS THE ROAD FROM GRANDEZZA AS WELL.
05:50:48 YOU CAN SEE THE SURROUNDING USES.
05:50:49 THIS IS THE LEE COUNTY UTILITIES WATER TREATMENT PLANT.
05:50:53 OVER ON THE EAST SIDE OF THE PROPERTY.
05:50:56 HERE IS THE FIRE STATION.
05:50:57 THE FIRE STATION IS ACTUALLY WITHIN THE COMMERCIAL PLAN
05:51:00 DEVELOPMENT BOUNDARY.
05:51:01 TO DATE, THAT'S THE ONLY THING WITHIN THE CPD THAT HAS BEEN
05:51:06 DEVELOPED.
05:51:06 THIS IS THE EXISTING MASTER CONCEPT PLAN.
05:51:10 WE'LL TALK ABOUT THIS A LITTLE BIT MORE IN A MOMENT, BUT
05:51:13 YOU'LL NOTE OVER ON THE EASTERN SIDE, YOU HAVE THE
05:51:18 SELF-STORAGE FACILITY.

05:51:20 IT WAS DESIGNED BACK IN THE MID 2000s, I BELIEVE IT WAS
05:51:26 2006 TIME FRAME, AS THE OLDER BARRACK-STYLE SELF-STORAGE
05:51:33 UNIT, NOT AT ALL LIKE WHAT YOU'RE SEEING NOW IN ESTERO, WELL
05:51:37 DESIGNED, MULTISTORY, AIR CONDITIONED TYPE SELF-STORAGE
05:51:42 FACILITIES.
05:51:43 THIS IS NOT THAT.
05:51:44 THIS IS THE DETAIL ON THE MASTER CONCEPT PLAN.
05:51:48 ONE OF OUR REQUESTS IS TO GO TO WHAT WE WOULD TODAY CONSIDER
05:51:53 A NICER, MORE MODERN STYLE SELF-STORAGE FACILITY.
05:51:56 JUST TO RUN THROUGH THE PROPOSED CHANGES, AGAIN, WE'RE NOT
05:52:03 ASKING FOR NEW DEVELOPMENT, SO TO SPEAK.
05:52:07 THIS IS AN EXISTING ENTITLED COMMERCIAL PLAN DEVELOPMENT.
05:52:11 IT'S ALREADY ENTITLED FOR 50,000 SQUARE FEET OF COMMERCIAL
05:52:15 FLOOR AREA AND 151,000 SQUARE FEET OF SELF-STORAGE USE.
05:52:24 I DO WANT TO ALSO NOTE THAT THE EXISTING CPD ALSO ALLOWS FOR
05:52:28 FOUR-STORY OFFICE BUILDING AT 65 FEET IN HEIGHT.

05:52:32 THAT'S THE EXISTING COMMERCIAL PLAN DEVELOPMENT.
05:52:34 WE'RE NOT ASKING FOR ANY CHANGES TO ANY OF THAT.
05:52:39 SO LET ME JUST WALK THROUGH THE CHANGES WE'RE ASKING FOR.
05:52:43 THE FIRST CHANGE IS TO AMEND THE MASTER CONCEPT PLAN
05:52:49 CONDITIONS TO ALLOW FOR A 24-HOUR USE FOR THE ALREADY
05:52:53 PERMITTED CONVENIENCE FOOD AND BEVERAGE STORE.
05:52:57 YOU CAN SEE THAT ON THE SITE PLAN.
05:53:00 THAT'S RIGHT HERE IN THE NORTHWEST CORNER.
05:53:02 AGAIN, THAT'S AN ALREADY PERMITTED USE.

05:53:05 WE'RE NOT ASKING FOR ANY INCREASE IN FUEL PUMPS.
05:53:08 THE ONLY THING WE'RE ASKING FOR IS THE 24-HOUR USE.
05:53:12 WE WANT TO -- WE'RE ASKING FOR REDESIGN OF THE SELF-STORAGE
05:53:19 USE TO CHANGE FROM THAT OLDER BARRACK-STYLE DEVELOPMENT TO
05:53:26 THE THREE-STORY INTERIOR TYPE OF UNIT.
05:53:33 WE'RE ALSO ASKING FOR TRIP CONVERSION TABLE TO ALLOW FOR, IF
05:53:41 YOU DECREASE A CERTAIN AMOUNT OF COMMERCIAL, YOU CAN
05:53:43 INCREASE THE AMOUNT OF SELF-STORAGE UP TO AN ADDITIONAL
05:53:47 30,000 SQUARE FEET.
05:53:49 THE WAY WE'RE ASKING TO DO IT WITH THE PROPOSED CONDITION
05:53:53 CHANGE WOULD REQUIRE A REDUCTION IN TRIPS OVERALL.
05:53:58 SO EVEN THOUGH THE TRIP CONVERSION IS BASED ON TRIPS, IT WAS
05:54:04 BASED ON SO YOU'D HAVE AN EQUAL AMOUNT OF TRIPS LEAVING THE
05:54:09 SITE.
05:54:09 WE'RE PROPOSING TO CUT THAT IN HALF.
05:54:12 SO FOR THE ADDITIONAL 30,000 SQUARE FEET, THE TRIPS WOULD
05:54:15 HAVE TO BE REDUCED.
05:54:18 AND THE FOURTH THING, AND VERY IMPORTANT TO THIS PLAN, IS
05:54:25 WE'VE HAD TO DO SOME REDESIGN.
05:54:27 WE WERE ASKED BY THE VILLAGE AND THE SCHOOL BOARD TO SEE IF
05:54:33 WE COULD ACCOMMODATE A DROP-OFF/PICKUP LANE FOR PINEWOODS
05:54:41 ELEMENTARY SCHOOL.
05:54:42 IF YOU ALL ARE FAMILIAR WITH THE AREA, IN THE MORNING, IN
05:54:46 THE AFTERNOON, THE DROP-OFF AND PICKUP QUEUING GETS OUT TO
05:54:53 CORKSCREW ROAD.

05:54:54 IT'S A DANGEROUS SITUATION.
05:54:56 THERE REALLY ISN'T ENOUGH LAND WITHIN PINEWOODS ELEMENTARY
05:54:59 SCHOOL TO ACCOMMODATE THE PARENTS COMING IN TO DROP OFF
05:55:03 THEIR KIDS AND PICK THEM UP AT THE END OF THE DAY.
05:55:05 AND SO RATHER THAN HAVING CARS GO ALL THE WAY UP STONEYBROOK
05:55:11 DRIVE AND ONTO CORKSCREW ROAD, WE'RE DESIGNING IN THE SITE,
05:55:17 AND YOU CAN SEE IT HERE ON THE SOUTH, A LANE DEDICATED,
05:55:21 SEPARATED FROM THE COMMERCIAL PLAN DEVELOPMENT AND DEDICATED
05:55:25 FOR THE SOLE USE OF THE SCHOOL BOARD FOR THAT DROP-OFF AND
05:55:31 PICKUP LANE.
05:55:32 AND THAT'S A PUBLIC BENEFIT THAT REALLY ISN'T PART OF THIS
05:55:39 PLANNED DEVELOPMENT.

05:55:40 IT'S NOT LIKE -- IT'S US TRYING TO WORK WITH THE VILLAGE AND
05:55:46 SCHOOL BOARD TO SOLVE AN ACTUAL, VERY REAL PROBLEM.
05:55:49 AND THEN THERE ARE THREE DEVIATIONS THAT ARE BEING
05:55:52 REQUESTED, PARTLY TO ACCOMMODATE THE DROP-OFF AND PICKUP
05:55:57 LANE WITHIN THE SITE PLAN AND PARTLY TO REFLECT CHANGES THAT
05:56:02 HAVE HAPPENED IN THE ESTERO COMP PLAN AND HOW THEY RELATE TO
05:56:08 THIS COMMERCIAL PLANNED DEVELOPMENT.
05:56:10 THE ARCHITECTURE AND DESIGN CONCEPT, I'LL JUST START OUT BY
05:56:15 SAYING THE INTENT IS TO DEVELOP A COMMERCIAL PROJECT,
05:56:19 SIMILAR IN UPSCALE STYLE AND CHARACTER TO ALL THE OTHER
05:56:25 COMMERCIAL GOING ON IN ESTERO.
05:56:26 VERY HIGH QUALITY DESIGN.
05:56:31 THE OFFICE BUILDINGS, LIKE WHAT YOU'RE IN RIGHT NOW,

05:56:36 HIGH-QUALITY OFFICE SPACE.
05:56:37 WE HAVE INCORPORATED TWO PUBLIC GATHERING SPACES.
05:56:43 YOU CAN SEE THEM IN THE IMAGE ON THE UPPER LEFT-HAND CORNER
05:56:46 HERE.
05:56:46 THEY ARE BOTH ON THE EAST AND WEST SIDE OF THE ACCESS TO
05:56:51 CORKSCREW ROAD.
05:56:53 THE ONE HERE ON THE WEST SIDE WE ARE GOING TO BUILD A
05:56:58 SIDEWALK SYSTEM ON ALL FOUR SIDES OF THE DRY DETENTION AREA
05:57:04 WITH BENCHES.
05:57:06 AND OVER HERE ON THE EAST SIDE, WE'RE LOOKING AT INCLUDING
05:57:11 ELEMENTS LIKE WHAT YOU SEE ON THE BOTTOM RIGHT.
05:57:14 AGAIN, I DON'T WANT TO GO INTO TOO MUCH DETAIL.
05:57:21 THIS WILL GET FLESHED OUT AS WE GO THROUGH THE PROCESS.
05:57:24 IF YOU HAVE MORE QUESTIONS ON ARCHITECTURAL DESIGN, OF
05:57:27 COURSE, YOU CAN ASK JOE, WHO IS HERE TODAY, BUT, AGAIN,
05:57:31 WE'RE LOOKING AT A MEDITERRANEAN DESIGN, WELL ARTICULATED
05:57:35 BUILDINGS, AND SOMETHING OF THE HIGH QUALITY THAT YOU COME
05:57:40 TO EXPECT IN THE VILLAGE OF ESTERO.
05:57:43 THE STORAGE BUILDING, AS I MENTIONED BEFORE, YOU'RE GOING
05:57:47 FROM THIS TYPE OF ONE-STORY ROWS TO A MULTISTORY INDOOR
05:57:54 SELF-STORAGE FACILITY.
05:57:56 I WILL NOTE ALSO ON PAGE 10 OF YOUR PATTERN BOOK, WE DO HAVE
05:58:05 IMAGES OF THE CONVENIENCE FOOD AND BEVERAGE STORE SO WE DO
05:58:09 HAVE A PAGE IN THE PATTERN BOOK DEDICATED JUST TO THAT AS
05:58:13 WELL.

05:58:13 AS FAR AS LINES OF SITE GO, THE CLOSEST RESIDENTIAL ON THE
05:58:22 WEST IS STONEYBROOK.
05:58:23 THE CLOSEST UNIT IS OVER 300 FEET AWAY, AND WE HAVE DRAWN
05:58:30 THIS LINE OF SIGHT FROM THE CLOSEST UNIT, 320 FEET AWAY.
05:58:34 THERE IS QUITE A DISTANCE.
05:58:36 THERE'S A LAKE BEHIND THOSE HOMES, LANDSCAPING ALONG
05:58:41 STONEYBROOK GOLF DRIVE, AND, OF COURSE, THE BUFFER THAT'S
05:58:45 GOING TO BE IN FRONT OF THE PROJECT FARTHER ALONG.

05:58:49 BUT YOU CAN SEE THE LINE OF SIGHT RIGHT UNDERNEATH SCOTTY
05:58:54 AND NANCY'S PICTURES.
05:59:02 OKAY.
05:59:03 BUT IT'S IN THE PATTERN BOOK AS WELL.
05:59:06 AND THEN FROM GRANDEZZA, YOU KNOW, THE CLOSEST RESIDENT IS
05:59:11 475 FEET AWAY.
05:59:13 IF YOU THINK ABOUT CORKSCREW ROAD AND THIS LOCATION, THEY
05:59:20 HAVE A ROAD, THEN THEY HAVE THE GRANDEZZA BUFFER, THEN THEY
05:59:23 HAVE CORKSCREW ROAD, AND THEN THEY HAVE OUR BUFFER, BUT,
05:59:30 AGAIN, THERE'S VERY LITTLE THAT YOU'LL BE ABLE TO SEE FROM
05:59:34 THAT DISTANCE.
05:59:35 CORKSCREW ROAD, WE ARE PROPOSING AN ENHANCED BUFFER ALONG
05:59:41 CORKSCREW ROAD, SPECIFICALLY TO SCREEN OUT CARS AND THE
05:59:47 PARKING OF CARS.
05:59:48 SO WHAT WE'RE LOOKING FOR, WHAT WE'RE PROPOSING IS A 25-FOOT
05:59:53 BUFFER RATHER THAN 20 FEET ALONG THE ENTIRE FRONTAGE.
05:59:56 THE CONVENIENCE FOOD AND BEVERAGE STORE WILL REQUIRE 25 FEET

06:00:00 BY CODE.
06:00:01 WE'RE PLANNING ON MAKING THAT CONSISTENT -- A CONSISTENT
06:00:05 WIDTH ACROSS THE ENTIRE FRONTAGE OF CORKSCREW ROAD, AND THEN
06:00:09 INCREASING THE HEDGE HEIGHT TO FOUR FEET SO THAT WE MAINTAIN
06:00:15 A CONSISTENT VISUAL BARRIER FOR CARS PARKED ALONG CORKSCREW
06:00:22 ROAD.
06:00:22 ONE THING THAT I DID NOT TALK ABOUT, IF YOU LOOK AT THE LINE
06:00:29 OF SIGHT FROM STONEYBROOK, JUST KEEP IN MIND WE DID DO AN
06:00:37 ELEVATION IMAGE OF WHAT YOU WOULD BE ABLE TO SEE.
06:00:42 AS THE LINE OF SIGHT SHOWS, YOU WILL LIKELY BE ABLE TO SEE
06:00:46 THE TOPS OR THE ROOFS OF SELF-STORAGE BUILDING, BUT NOTHING
06:00:51 MORE IS IN THAT.
06:00:53 THE CONVENIENCE FOOD AND BEVERAGE STORE, WHICH IS ONE STORY,
06:00:57 YOU'RE NOT GOING TO BE ABLE TO SEE THAT AT ALL FROM 300 FEET
06:00:59 AWAY WITH BUFFERING THAT WE HAVE IN PLACE.
06:01:05 TOO FAR OF A DISTANCE AND TOO MUCH LANDSCAPING.
06:01:08 SO WITH THAT, I'LL LEAVE IT OPEN TO ANY QUESTIONS THAT YOU
06:01:11 ALL MAY HAVE.
06:01:12 AGAIN, THIS IS A PUBLIC INFORMATION MEETING.
06:01:15 WE ARE FULLY INTENDING TO HAVE ADDITIONAL MEETINGS WITH
06:01:22 STONEYBROOK AS WELL.
06:01:24 I'VE REACHED OUT TO THE CDD AND THE FIRE DISTRICT AS THEY
06:01:28 ARE PART OF THE PROPERTY OWNERS WITHIN THE CPD.
06:01:33 BUT WE ARE GOING TO REACH OUT TO THE STONEYBROOK HOA AND
06:01:37 TALK WITH THEM AS WELL.

06:01:40 >> I HAVE A QUESTION.
06:01:47 >> I'M SORRY.
06:01:48 I MISSED THAT.
06:01:51 >> DAN, I JUST -- THE CONVENIENCE STORE AND THE GAS STATION

06:01:57 WILL BE OPEN 24/7.
06:02:00 WHAT IS THE PLAN FOR LIGHTING THERE?
06:02:05 I'M CONCERNED ABOUT LIGHTING OVERFLOW TO STONEYBROOK.
06:02:08 I DON'T THINK IT WOULD OVERFLOW ALL THE WAY OVER TO
06:02:11 GRANDEZZA, BUT WHAT ARE THE PLANS THERE?
06:02:17 >> LET ME HAVE JOE ADDRESS THAT.
06:02:23 >> AS WITH ALL PLANNING WITHIN THE VILLAGE OF ESTERO, THERE
06:02:28 IS A PHOTOMETRIC PLAN THAT YOU MUST MAINTAIN ALL OF YOUR
06:02:33 LIGHT SPILL ONTO YOUR PROPERTY AND NOT OVER INTO ANYONE
06:02:38 ELSE'S.
06:02:39 AS FAR AS IT SPILLING OUT, IT WILL NOT SPILL OUT.
06:02:42 THAT IS PER CODE.
06:02:45 AS FAR AS IT BEING OVERLIT, IT WOULD ONLY BE LIT IN ORDER TO
06:02:48 MAKE SURE THAT THERE'S SAFETY FOR ANYBODY ON THE PROPERTY.
06:02:51 DOES THAT ANSWER YOUR QUESTION, SCOTTY?
06:02:56 >>Scotty Wood: YES, IT DOES.
06:02:57 THANK YOU.
06:03:02 >> ACTUALLY, SCOTTY AND I BOTH HAD THE SAME QUESTION WITH
06:03:06 REGARD TO LIGHTING.
06:03:08 ALSO, ON THE STORAGE BUILDINGS, PLANS FOR LIGHTING ON THOSE,
06:03:16 ESPECIALLY AT THE ROOF LEVEL.

06:03:18 >> THERE WOULD BE ALMOST NONE.
06:03:19 MAYBE A LITTLE ACCENT LIGHTING.
06:03:21 THERE'S REALLY NO NEED TO LIGHT THOSE ANY MORE THAN YOU
06:03:24 NORMALLY WOULD.
06:03:25 BECAUSE THEY ARE NOT REALLY USED IN THE LATER HOURS.
06:03:37 >> I HAD A QUESTION, SHOWING THE CORNERS, HAD LIKE
06:03:43 STRUCTURES THAT WERE PUT UP AND PEOPLE INSIDE OF IT.
06:03:48 I WAS JUST WONDERING, WHAT PURPOSE DOES THAT SERVE?
06:03:51 IT WAS BACK A COUPLE OF SLIDES.
06:03:55 >> WE'LL GO BACK SO WE CAN LOOK AT IT AND SEE.
06:04:03 >> THERE IT IS RIGHT THERE ON THE RIGHT SIDE.
06:04:06 >> THAT'S AN OUTDOOR PAVILION.
06:04:09 SHADE STRUCTURE.
06:04:10 SO IF SOMEBODY WAS WALKING AND ESPECIALLY, IF YOU CAN
06:04:15 IMAGINE WALKING BETWEEN THIS DISTANCE TO HERE, THERE MIGHT
06:04:22 BE A COVERED AREA JUST FOR SHADE.
06:04:24 AND ALSO TO ADD A LITTLE AMBIENCE AND SOME OF THE WOODWORK
06:04:31 OR DETAILING THAT WOULD BE ON THE BUILDINGS, VERY
06:04:33 MEDITERRANEAN.
06:04:35 AND LANDSCAPED AND PAVED.
06:04:38 >>Marlene Naratil: THEY ALMOST REMIND ME OF BUS STOPS.
06:04:46 >> THEY SHOULDN'T BE BUS STOPPY.
06:04:49 THAT WOULD BE MORE METAL AND GLASS.
06:04:51 THEY WOULD BE BLENDED IN.
06:04:55 THEY ARE REALLY JUST TO PROVIDE A LITTLE SHADE, INTERMITTENT

06:04:59 SHADE BETWEEN GETTING FROM PLACES, IF SOMEBODY WERE TO GO
06:05:02 FROM ONE PLACE TO ANOTHER.
06:05:07 >> [INAUDIBLE]
06:05:07 >> NO, BUT, YOU KNOW, THERE'S MORE WALKING GOING ON TODAY
06:05:11 THAN EVER WAS.
06:05:12 PEOPLE WANT TO BE OUT, AWAY FROM OTHER PEOPLE, SO IT FITS
06:05:17 KIND OF INTO THAT.
06:05:19 YOU KNOW HOW OPPRESSIVE THE HEAT AND SUN CAN BE HERE SO A
06:05:24 LITTLE SHADE IF SOMEBODY WERE WORKING THERE AND WANTED TO
06:05:29 GET AWAY.
06:05:33 >>Marlene Naratil: QUESTIONS?
06:05:34 >> I WANTED TO SAY HI NANCY.
06:05:39 >> I HAVE A QUESTION REGARDING ACCESS, EGRESS TO CORKSCREW
06:05:47 ROAD WHICH IS IN THE CENTER OF THE PARCEL.
06:05:48 I ASSUME THAT IS A RIGHT-IN, RIGHT OUT.
06:05:53 >> YEAH, AT THIS POINT, DEPENDING ON WHAT THE COUNTY DOES
06:05:56 WITH CORKSCREW ROAD.
06:05:57 BUT RIGHT NOW, IT DOESN'T LOOK LIKE THERE IS ACCESS.
06:06:01 THERE MAY BE A LEFT IN AT SOME POINT.
06:06:13 >>Tammy Duran: I DO NOT OR E-COMMENTS.
06:06:17 >>Mary Gibbs: IT'S NOT A PUBLIC HEARING.
06:06:18 IT'S AN INFORMATION MEETING TONIGHT.
06:06:21 BUT I DO WANT TO SAY, AND I'M GLAD THAT DAN MENTIONED THEY
06:06:25 WERE GOING TO REACH OUT, BECAUSE THAT WAS GOING TO BE MY
06:06:27 QUESTION.

06:06:27 ARE WE REACHING OUT TO STONEYBROOK?
06:06:30 BECAUSE WHEN THIS DRI FIRST CAME FORWARD AND THERE WERE
06:06:34 CHANGES, BEEN QUITE A FEW YEARS AGO, THERE WAS A LOT OF
06:06:37 PUBLIC INTEREST AND A LOT OF INTEREST FROM THE SCHOOLS.
06:06:40 I KNOW THEY HAVE ALREADY REACHED OUT TO THE SCHOOL TO WORK
06:06:43 ON THE REALIGNMENT, WHICH IS A REALLY GOOD THING.
06:06:46 BUT I WANT TO MAKE SURE THAT THE NEIGHBORS ARE REACHED OUT
06:06:49 TO BECAUSE I'M QUITE SURE THEY DIDN'T KNOW THERE WAS ANY
06:06:52 MEETING TONIGHT.
06:06:53 I KNOW THERE WILL BE INTEREST BECAUSE THE HEIGHT INCREASES
06:06:58 AND THE LOCATION, POTENTIAL LOCATION OF THE STORAGE BUILDING
06:07:01 COULD BE A CONCERN.
06:07:03 SO I ALSO THINK WE SHOULD REACH OUT -- WE MEANING YOU --
06:07:08 SHOULD REACH OUT TO GRANDEZZA BECAUSE DEPENDING ON WHERE YOU
06:07:12 LOCATE THE STORAGE UNIT OR THE STORAGE BUILDING, IT COULD BE
06:07:17 PRETTY LARGE.
06:07:18 I THINK IT'S PROPOSED TO BE ABOUT A HUNDRED THOUSAND SQUARE
06:07:20 FEET AND FOUR STORY.
06:07:23 I'M THINKING ABOUT THE CUBE SMART, WHEN THEY BUILT THAT ONE
06:07:26 ON BEN HILL GRIFFIN FURTHER NORTH AT TIDE WATER, THEY CAME
06:07:30 IN AND THEY REACHED OUT TO GRANDEZZA, AND THEY SAID, OH,
06:07:36 HERE'S A LINE OF SIGHT.

06:07:37 IT WILL BE BEAUTIFUL, YOU WON'T SEE ANYTHING BECAUSE OF THE
06:07:40 TREES.
06:07:40 AND THEN THE GRANDEZZA PEOPLE SAID, OKAY, SOUNDS GOOD, AND

06:07:44 NOW AFTER IT'S BUILT, THEY ARE ALL IN COMPLAINING TO US.
06:07:47 LOOK, YOU CAN SEE IT, AND THEY COME IN AND SHOW PICTURES.
06:07:51 THE LINE OF SIGHT WAS A LITTLE BIT DECEIVING.
06:07:54 I WANT TO MAKE SURE WE HAVE ACCURATE LINE OF SIGHT.
06:07:56 EVEN THOUGH YOU MIGHT SEE THE ROOFS, WILL THE BUFFER AND THE
06:08:00 PLANTINGS BE OPAQUE ENOUGH SO YOU'RE NOT LOOKING THROUGH.
06:08:04 IF YOU'RE LOOKING AT WHAT GRANDEZZA SEES AT THE CUBE SMART,
06:08:07 THERE IS A GIANT GAP WHERE THEY SEE THE WHOLE BUILDING.
06:08:11 I WANT TO MAKE SURE WE REACH OUT AND AVOID THAT SITUATION.
06:08:13 I WANTED TO JUST LET YOU KNOW, THEY HAVE ALREADY SUBMITTED
06:08:18 THIS REQUEST, AND THE STAFF IS REVIEWING IT NOW.
06:08:21 WE'VE DONE A SUFFICIENCY, SO WE'VE BROUGHT UP A FEW ISSUES
06:08:24 TO THEM TO WORK ON A LITTLE BIT.
06:08:26 THE 24-HOUR OPERATION IS A CONCERN.
06:08:30 AND I THINK THAT WILL BE A CONCERN WHEN IT GOES TO THE
06:08:34 COUNCIL.
06:08:38 WE ALSO WANTED TO BE VERY CAREFUL WITH THE HEIGHT BECAUSE,
06:08:41 OF COURSE, THE MINI-WAREHOUSES LOOKING LIKE BARRACKS, THAT
06:08:45 WAS HORRIBLE.
06:08:45 WE HATED THAT.
06:08:47 SO THE FACT THAT THEY WANT TO MODERNIZE THAT I THINK IS
06:08:49 GOOD.
06:08:50 BUT WE WANT TO MAKE SURE THAT WITH THE HEIGHT, THAT IT'S
06:08:53 DESIGNED IN A WAY THAT IT'S NOT OBTRUSIVE BECAUSE IT IS --
06:08:57 EVEN THOUGH IT IS A FEW HUNDRED FEET AWAY FROM HOMES, I

06:08:59 THINK IT WILL BE VISIBLE.
06:09:03 THE PATTERN BOOK, I THINK JOE DID A NICE JOB OF THE DESIGN.
06:09:07 WE WANT TO MAKE SURE THAT WOULD ACTUALLY -- THAT WHAT
06:09:10 ACTUALLY IS SHOWN IN THE PATTERN BOOK IS WHAT ACTUALLY
06:09:12 HAPPENS ON THE SITE.
06:09:13 SOMETIMES PEOPLE COME IN WITH A PATTERN BOOK AND GET THEIR
06:09:16 ZONING APPROVED AND COME IN FOR A DEVELOPMENT ORDER AND THEY
06:09:19 ARE LIKE, OH, WE HAVE SOMETHING TOTALLY DIFFERENT.
06:09:22 SO WHAT WE'RE TRYING TO DO WITH THE PATTERN BOOK IS MAKE
06:09:24 SURE THAT ACTUALLY REFLECTS WHAT'S GOING TO BE THERE, AND
06:09:26 NOT JUST A PRETTY PICTURE.
06:09:29 WHEN YOU SHOW THE GATHERING PLACE, WE WANT SOME SPECIFICS.
06:09:33 WE WANT TO KNOW WHAT THE THEME IS.
06:09:34 THE COUNCIL WANTS TO KNOW WHAT THE PROJECT WILL REALLY LOOK
06:09:37 LIKE AND NOT TO BE SOLD WITH SOME REALLY NICE PICTURES AND
06:09:40 SAY, OH, LOOKS GREAT AND THEN IT COMES IN LATER AND IT'S
06:09:44 SOMETHING ELSE.
06:09:44 WE'RE TRYING TO TIE THAT DOWN.

06:09:46 I KNOW JOE IS MAKING SOME REVISIONS, SO WE'RE WORKING ON
06:09:49 THAT.
06:09:49 I THINK THOSE WERE SOME OF THE BIGGEST THINGS STAFF WAS
06:09:58 LOOKING AT.
06:09:59 I WANTED TO LET YOU KNOW.
06:10:00 WE ALSO HAD A TECHNICALITY, BUT A LITTLE CONCERN WITH THE
06:10:04 CONVERSION OF USES, BECAUSE WHEN YOU DO A CONVERSION AND

06:10:09 THEY WANT TO -- POTENTIALLY THE GAS STATION MIGHT BE ON THE
06:10:12 WEST SIDE OF THE PROJECT OR IT MIGHT BE ON THE EAST SIDE OF
06:10:14 THE PROJECT.
06:10:15 THE STORAGE MIGHT BE ON THE EAST SIDE, IT MIGHT BE ON THE
06:10:17 WEST SIDE.
06:10:18 YOU CAN CONVERT SQUARE FOOTAGE.
06:10:20 YOU DON'T REALLY KNOW WHAT YOU END UP WITH.
06:10:22 SO WE WANT TO MAKE SURE WE HAVE SOME PARAMETERS SET SO THAT
06:10:25 WE REALLY KNOW WHAT THIS PROJECT WILL BE.
06:10:26 AND NOT JUST IT COULD BE A GAS STATION HERE, GAS STATION
06:10:31 HERE, OFFICE COULD BE HERE BUT COULD BE SWAPPED HERE.
06:10:33 THIS COULD BE FOUR FEET.
06:10:34 THIS MIGHT BE FOUR STORIES.
06:10:36 THIS MIGHT BE SOMETHING ELSE.
06:10:38 AND WE NEED A LITTLE MORE SPECIFICITY.
06:10:43 >> MARY, I HAVE ANOTHER QUESTION.
06:10:46 >> IF I CAN JUST, ON THE LAST POINT, THE TOUGH STORAGE
06:10:52 BUILDING, WE'VE LIMITED IT TO JUST THIS PARCEL HERE, AND
06:10:56 THIS PARCEL HERE WHERE WE SHOW THE LINE OF SIGHT.
06:10:59 SO WE DO THE LINE OF SIGHT FROM GRANDEZZA AND FROM
06:11:03 STONEYBROOK BASED ON WHETHER OR NOT WE WOULD HAVE A
06:11:08 SELF-STORAGE IN THIS LOCATION ON THE SOUTH SIDE OF THE GAS
06:11:11 STATION OR OVER ON THE FAR EAST SIDE OF THE PROPERTY.
06:11:14 THERE'S ONLY ONE LOCATION FOR THE GAS STATION, AND THAT'S
06:11:17 RIGHT HERE ON THE NORTHWEST CORNER.

06:11:21 SO THAT WE'VE LOCKED DOWN.
06:11:24 AS FAR AS REACHING OUT TO GRANDEZZA GOES, I'VE ACTUALLY
06:11:30 ALREADY DONE THAT.
06:11:30 I KNOW EXACTLY WHO TO REACH OUT TO, BUT I HAVEN'T PUSHED
06:11:34 THAT OR REALLY TRIED TO NAIL THAT DOWN.
06:11:37 SO I'M GOING TO MAKE SURE WE DO THAT GRANDEZZA AS WELL AS
06:11:42 STONEYBROOK, WHICH I'VE ALREADY MENTIONED.
06:11:44 GO AHEAD, SCOTT.
06:11:48 I JUST WANTED TO MAKE THOSE TWO POINTS.
06:11:51 >>Scotty Wood: MY QUESTION HAS TO DO WITH STORMWATER
06:11:54 RETENTION.
06:11:55 LOOKING AT THE LAYOUT, IT LOOKS LIKE THERE'S A VERY HIGH
06:11:59 PERCENTAGE OF IMPERVIOUS.
06:12:00 AND I'M A LITTLE BIT CONCERNED AS TO WHAT IS THE NATURAL

06:12:04 FLOW WAY.
06:12:05 IS IT INTO THE GREEN AREA?
06:12:07 HOW WILL STORMWATER RETENTION BE HANDLED?
06:12:12 THE DRY RETENTION, MARY, IS NOT ABLE TO HANDLE EVERYTHING
06:12:22 ELSE.
06:12:23 >> WE HAVE SUBMITTED A STORMWATER PLAN.
06:12:26 WE DO HAVE THE DRY DETENTION, WHICH IS PRETREATMENT.
06:12:30 THIS IS PART OF THE STONEYBROOK CDD.
06:12:33 IT'S A COMMON STORMWATER MANAGEMENT SYSTEM.
06:12:37 I CAN ASSURE YOU THAT THIS ISN'T A LIMITED AMOUNT OF
06:12:43 PERVIOUS AREA, BUT WE DO NEED TO PROVIDE ON-SITE

06:12:48 PRETREATMENT AND THEN CHANNEL IT INTO THE STORMWATER SYSTEM.
06:12:51 >>Mary Gibbs: THE GREEN AREA THAT YOU SEE ON THE SITE PLAN
06:12:56 -- CORRECT ME DAN -- I THINK IT'S A CONSERVATION EASEMENT.
06:12:58 IT WAS THE WETLAND AREA.
06:13:00 THERE'S ACTUAL BOTTOM HALF TO IT THAT'S NOT SHOWN ON THE
06:13:06 PLAN.
06:13:06 BUT THAT WAS THE AREA THAT WAS PRESERVED AS PART OF THE DRI.
06:13:21 >> I'VE GOT ONE ABOUT THE GAS STATION.
06:13:22 HAVE YOU DEALT WITH A USER FOR THAT SPACE?
06:13:30 BECAUSE MOST GAS STATIONS DON'T LIKE TO BE ABLE TO HAVE --
06:13:35 THEY DON'T LIKE IT WHEN THEY CAN'T HAVE ENTRY OFF OF THE
06:13:38 MAIN STREET AND YOU HAVE TO COME IN OFF THE SIDE STREET TO
06:13:42 GET INTO THE GAS STATION.
06:13:44 AND I KNOW THAT'S BEEN A NO-NO FOR GAS STATIONS LIKE THAT.
06:13:52 >> YES, WE HAVE BEEN TALKING TO GAS STATIONS.
06:13:55 I MEAN, WE'VE DESIGNED THE SITE TO ACCOMMODATE THEM.
06:13:59 ONE OF THE REASONS WHY THIS SITE IS THE SITE IS BECAUSE
06:14:03 THERE'S A LIGHT HERE.
06:14:05 AND SO THAT'S SOMETHING THAT THEY LOOK FOR EASY ACCESS.
06:14:10 AND SO IF YOU HAVE ACCESS OFF OF STONEYBROOK GOLF DRIVE AND
06:14:16 YOU HAVE A LIGHT FROM CORKSCREW ROAD, THAT'S WHAT THEY ARE
06:14:20 LOOKING FOR.
06:14:28 >> I JUST THINK IT'S A DIFFICULT USE FOR A GAS STATION WITH
06:14:32 THAT KIND OF CONFIGURATION.
06:14:34 IT'S ACTUALLY ON THE WRONG CORNER.

06:14:38 IF YOU'VE GOT A TENANT THAT IS WILLING TO FUNCTION ON THAT
06:14:44 SITE, THEN THAT'S A BUSINESS DECISION.
06:14:48 BUT I WOULD LIKE TO COMPLIMENT YOU ON CHANGING THIS THING
06:14:52 FROM AN OLD BARRACKS TYPE OF FACILITY TO AN ATTRACTIVE
06:14:58 FACILITY.
06:14:58 AND I THINK THAT ONE OF THE NICEST THINGS OF THE SITE IS THE
06:15:02 CHILDREN'S DROP-OFF FOR THE SCHOOL.
06:15:04 I THINK THAT THAT'S A GREAT PUBLIC SERVICE, AND IT TAKES A
06:15:07 LOT OF TRAFFIC OFF OF CORKSCREW, WHICH IS I THINK A SAFETY
06:15:11 FEATURE.

06:15:19 >> [INAUDIBLE]
06:15:46 >> THANK YOU.
06:15:52 >>Mary Gibbs: WE HAVE ONE MORE CASE THAT KATHY EASTLEY IS
06:15:56 GOING TO PRESENT.
06:15:57 IT'S A COMPREHENSIVE PLAN AMENDMENT.
06:16:00 SO I THINK WE NEED A MINUTE TO CLEAN THE PODIUM AND SET UP
06:16:04 HERE.
06:16:04 WE THANK EVERYBODY FOR COMING.
06:16:12 I COULD SAY IN THIS LAST CASE THAT THE COMPREHENSIVE PLAN
06:16:53 AMENDMENT AND BECAUSE IT'S A COMPREHENSIVE PLAN AMENDMENT,
06:16:55 IT'S NOT QUASI-JUDICIAL.
06:16:58 SO THERE'S NO SWEARING IN.
06:17:00 IT'S A LEGISLATIVE DECISION FOR THE COUNCIL, AND YOU ALL
06:17:02 MAKE A RECOMMENDATION ON THAT.
06:17:04 JUST IN CASE YOU'RE WONDERING WHY NOBODY IS SWEARING IN.

06:17:23 >> EXCUSE ME.
06:17:33 I'M GOING TO MOVE BACK TO MY NORMAL SEAT BECAUSE I FIND THE
06:17:37 ACOUSTICS SITTING HERE ARE AWFUL.
06:17:43 >>Mary Gibbs: THAT'S NANCY'S NORMAL SEAT.
06:17:49 >>Kathy Eastley: KATHY EASTLEY, SENIOR PLANNER WITH THE
06:17:51 PLANNING AND ZONING DEPARTMENT.
06:17:53 >>Mary Gibbs: CAN EVERYBODY HEAR KATHY?
06:17:55 YOU HAVE TO GET CLOSER TO THE MICROPHONE.
06:17:59 >>Kathy Eastley: HOW ABOUT IF I DO THAT?
06:18:01 IS THAT BETTER?
06:18:02 OKAY.
06:18:02 SO THIS IS A COMPREHENSIVE PLAN AMENDMENT.
06:18:06 THE FIRST SLIDE HERE IS A VICINITY MAP.
06:18:11 AND YOU CAN SEE UNINCORPORATED LEE COUNTY.
06:18:15 THIS IS COCONUT ROAD WEST OF U.S. 41.
06:18:19 WE HAVE UNINCORPORATED LEE COUNTY, AND THEN WE HAVE THE
06:18:22 VILLAGE OF ESTERO, WHICH IS IN THE GREEN SHADING.
06:18:26 THE SITE THAT WE ARE TALKING ABOUT IS HERE.
06:18:29 IT IS TWO PARCELS.
06:18:30 AND THE REQUEST IS FOR THE SITE WHICH IS KNOWN AS COCONUT
06:18:36 LANDING.
06:18:37 IT'S APPROXIMATELY TEN ACRES IN SIZE.
06:18:41 IT DOES HAVE ACCESS FROM BOTH COCONUT ROAD AND EL DORADO
06:18:45 ROAD.
06:18:46 PROVIDED UTILITIES FROM BONITA SPRINGS WATER AND SANITATION.

06:18:51 AND THEN THE EXISTING FUTURE LAND USE DESIGNATION FOR THE
06:18:54 SITE IS THE LEE COUNTY DESIGNATION OF OUTLYING SUBURBAN.
06:19:01 THE PROPOSED FUTURE LAND USE IS AN ESTERO DESIGNATION OF
06:19:05 VILLAGE NEIGHBORHOOD ONE.
06:19:06 THIS IS STAFF-INITIATED COMPREHENSIVE PLAN AMENDMENT.
06:19:12 IT'S DUE TO THE FACT THAT THESE TWO LOTS WERE RECENTLY

06:19:15 ANNEXED TO THE VILLAGE FROM UNINCORPORATED LEE COUNTY.
06:19:18 SO THIS WAS DONE EARLIER IN THE YEAR, AND THE ORDINANCE
06:19:25 2019-30 SPECIFIES THAT THE SITE BE INCLUDED INTO THE
06:19:30 COMPREHENSIVE PLAN WITHIN 24 MONTHS OF ANNEXATION.
06:19:33 AND THAT THE FUTURE LAND USE BE ASSIGNED THAT IS MOST
06:19:41 CONSISTENT WITH THE EXISTING OUTLYING SUBURBAN IN LEE
06:19:44 COUNTY.
06:19:44 OUTLYING SUBURBAN IS ONE DWELLING UNIT PER ACRE TO THREE
06:19:51 DWELLING UNITS PER ACRE, WHILE THE PROPOSED VILLAGE
06:19:54 NEIGHBORHOOD ONE IS ONE DWELLING UNIT PER ACRE TO FOUR
06:19:57 DWELLING UNITS PER ACRE.
06:19:59 HOWEVER, THIS IS THE MOST CONSISTENT DESIGNATION WITH THE
06:20:04 OUTLYING SUBURBAN LEE COUNTY.
06:20:06 IT IS ALSO CONSISTENT WITH ADJACENT PROPERTIES THAT ARE
06:20:10 LOCATED WITHIN THE VILLAGE OF ESTERO.
06:20:15 ALSO, THE REQUEST MEETS THE 24-MONTH TIME FRAME THAT IS
06:20:18 DESIGNATED IN THE ANNEXATION ORDINANCE.
06:20:22 HERE WE HAVE A VICINITY MAP THAT SHOWS THE OUTLYING SUBURBAN
06:20:27 AREA WITHIN UNINCORPORATED LEE COUNTY.

06:20:29 THE SUBJECT SITE IS OUTLINED IN RED, AND THEN WE CAN SEE
06:20:35 WITHIN THE VILLAGE OF ESTERO THE VILLAGE NEIGHBORHOOD ONE
06:20:39 DESIGNATION.
06:20:45 >> WHAT IS THE VILLAGE NEIGHBORHOOD TWO?
06:20:50 >>Kathy Eastley: SO THE COMPREHENSIVE PLAN HAS NUMEROUS
06:20:53 DESIGNATIONS BASED ON RESIDENTIAL DENSITY.
06:20:56 SO VILLAGE NEIGHBORHOOD ONE IS ONE UNIT PER ACRE TO FOUR
06:21:01 UNITS PER ACRE, WHILE VILLAGE NEIGHBORHOOD TWO IS MORE DENSE
06:21:08 FUTURE LAND USE DESIGNATION.
06:21:11 YOU CAN SEE THAT SOME OF THE PROPERTIES THAT ARE CLOSER TO
06:21:15 U.S. 41 AND SOME PROPERTIES TO THE NORTH OF THE SITE ARE
06:21:19 VILLAGE NEIGHBORHOOD TWO.
06:21:21 BUT BECAUSE THE ADJACENT PROPERTIES TO THIS SITE ARE VILLAGE
06:21:26 NEIGHBORHOOD ONE, THAT WAS THE MOST APPROPRIATE DESIGNATION.
06:21:31 WE ALSO HAVE DEVELOPMENT ORDER THAT HAS BEEN APPROVED FOR
06:21:37 DEVELOPMENT OF THIS SITE, AND I BELIEVE THAT THE DENSITY
06:21:42 THAT THEY ARE APPROVED FOR IS TWO DWELLING UNITS PER ACRE.
06:21:47 SO THEY ARE WELL WITHIN THE ONE TO FOUR AND THE ONE TO THREE
06:21:52 THAT WAS THE EXISTING LEE COUNTY.
06:21:54 >> [INAUDIBLE]
06:21:55 >>Kathy Eastley: IT IS.
06:21:56 IT'S SINGLE-FAMILY HOUSING.
06:21:57 SO WITH THAT, STAFF DOES RECOMMEND APPROVAL AND TRANSMITTAL
06:22:03 TO THE STATE.
06:22:04 I CAN ANSWER ANY ADDITIONAL QUESTIONS YOU MAY HAVE.

06:22:09 >> I HAVE A QUESTION.
06:22:10 HAVE WE HAD ANY KIND OF CONTACT WITH ADJACENT LANDOWNERS?

06:22:16 >>Kathy Eastley: WE HAVE NOT HAD ANY CONTACT WITH THEM.
06:22:18 >>Mary Gibbs: ACTUALLY, WE HAVE.
06:22:21 >>Kathy Eastley: OH, OKAY.
06:22:22 >>Mary Gibbs: I'LL ANSWER THAT.
06:22:23 I HAVE.
06:22:24 I DON'T THINK YOU GOT THE CALL.
06:22:25 SO A COUPLE OF THE ADJACENT PROPERTY OWNERS, NOT RECENTLY,
06:22:33 BUT CALLED WHEN THEY FOUND OUT ABOUT THE ANNEXATION AND WERE
06:22:36 JUST CURIOUS AS TO WHAT WAS BEING DEVELOPED.
06:22:39 SO INTERESTINGLY, THIS DEVELOPER THAT WITH DEALT WITH WHEN
06:22:44 WE TALKED TO THEM ABOUT ANNEXATION, HE'S FROM NAPLES.
06:22:49 HE'S JUST DOING A FABULOUS JOB OF COORDINATING WITH THE
06:22:52 NEIGHBORS.
06:22:53 I HAVE TO SAY, BECAUSE WHEN THEY STARTED CONSTRUCTING AND
06:22:56 CLEARING THE PROPERTY, WHICH THEY STARTED DOING RECENTLY, WE
06:23:00 GOT A FEW COMPLAINTS FROM EL DORADO ACRES.
06:23:03 SOME OF THE NEIGHBORS DIDN'T KNOW WHAT WAS GOING ON AND
06:23:05 THERE WERE TRUCKS COMING IN AND OUT.
06:23:07 SO TYPICALLY WE END UP HANDLING THOSE.
06:23:09 WE JUST REFERRED THEM TO THE PROJECT ENGINEER WHO GOT AHOLD
06:23:12 OF THE DEVELOPER, AND HE WENT OUT AND MET WITH EL DORADO
06:23:16 ACRES, SOME OF THE RESIDENTS.
06:23:18 THEY DON'T HAVE AN ACTUAL PROPERTY OWNERS ASSOCIATION

06:23:20 BECAUSE IT'S -- THE SUBDIVISION WAS DONE A LONG TIME AGO SO
06:23:25 THEY DON'T HAVE AN OFFICIAL HOMEOWNERS, BUT THERE'S LIKE AN
06:23:28 UNOFFICIAL HOMEOWNERS PRESIDENT.
06:23:30 SO THEY'VE BEEN FIELDING A FEW OF THE CALLS SINCE THERE WAS
06:23:33 CONSTRUCTION.
06:23:34 LIKE I SAID, I GOT MAYBE ONE OR TWO CALLS OF PEOPLE THAT
06:23:38 WERE CONCERNED ABOUT THE DRAINAGE, AND HE'S BEEN EXCELLENT
06:23:41 AT GETTING BACK WITH EVERYBODY AND MAKING SURE THEY KNOW
06:23:45 WHAT'S GOING ON.
06:23:47 IT'S BEEN PRETTY SEAMLESS.
06:23:49 DID THAT HELP ANSWER THE QUESTION?
06:23:55 >> YES, THANKS, MARY.
06:23:58 >>Mary Gibbs: INTERESTINGLY, IF I COULD MAKE ONE POINT, THIS
06:24:01 IS OUR FIRST ANNEXATION.
06:24:04 IT WAS KIND OF AN INTERESTING PROCESS.
06:24:06 WHEN THE DEVELOP, WE FOUND OUT THAT THE DEVELOPER WAS GOING
06:24:09 INTO LEE COUNTY TO GET A DEVELOPMENT ORDER, AND THEY
06:24:12 ACTUALLY HAD TO GET AN APPROVAL FROM US TO GET THE ROAD
06:24:17 ACCESS OFF OF COCONUT ROAD.
06:24:19 SO THE ENGINEER APPROACHED US AND SAID, YOU KNOW, WE NEED
06:24:23 ROAD ACCESS OFF OF COCONUT ROAD.
06:24:25 LIKE, WHY?
06:24:26 WELL, WE'RE DOING A SUBDIVISION IN LEE COUNTY.
06:24:28 WE'RE LIKE, WELL, WHY ARE YOU DOING YOUR SUBDIVISION IN LEE

06:24:31 COUNTY?

06:24:32 WHY DON'T YOU COME INTO THE VILLAGE OF ESTERO AND DO YOUR
06:24:34 SUBDIVISION WITH US?
06:24:36 THEY ARE LIKE, WELL, WE DON'T KNOW.
06:24:37 IT'S IN THE COUNTY.
06:24:39 WELL, WE CAN ANNEX YOU, AND YOU CAN DO THAT AND GET YOUR
06:24:42 APPROVAL FOR THE ROAD ACCESS AS WELL AS ALL THE SUBDIVISION
06:24:45 WITH US.
06:24:45 WE NEGOTIATED THAT AGREEMENT WITH THEM, AND IT'S BEEN -- IT
06:24:52 JUST WORKED OUT VERY WELL.
06:24:53 SO THIS IS JUST A FOLLOW-UP TO THE ANNEXATION AGREEMENT
06:24:57 WHICH SAYS, WHICH, PER THE FLORIDA STATUTES, IT EXPLAINS
06:25:01 EVERYTHING AND IS VERY SPECIFIC ON WHAT YOU NEED TO DO WITH
06:25:05 ANNEXATIONS.
06:25:07 WHEN YOU HAVE A VOLUNTARY ANNEXATION, YOU HAVE A CERTAIN
06:25:09 TIME FRAME THAT YOU'VE GOT TO -- YOU BRING THE PROPERTY IN,
06:25:12 YOU'VE GOT TO CHANGE THE LAND USE CATEGORY TO FIT WITH THE
06:25:16 CITY'S LAND USE CATEGORY, AND THEN YOU ALSO HAVE TO CHANGE
06:25:19 THE ZONING TO FIT WITH THE VILLAGE'S ZONING.
06:25:22 SO THIS IS OUR FIRST STEP IS GETTING THE LAND USE CHANGED,
06:25:26 AND THEN WHEN THE LAND USE CHANGE IS ADOPTED, WE WILL EITHER
06:25:29 HAVE TO REZONE THE PROPERTY, BUT DEPENDING ON THE TIMING, WE
06:25:34 MAY JUST BE ABLE TO FOLD THAT INTO OUR LAND DEVELOPMENT CODE
06:25:38 AMENDMENTS WHEN WE ADOPT OUR ZONING MAP.
06:25:40 THE GOOD THING IS IN THE COUNTY ZONING, IT WAS CALLED RS-1,
06:25:44 WHICH IS YOUR STANDARD 7500-SQUARE-FOOT LOTS, SINGLE-FAMILY

06:25:48 SUBDIVISION.
06:25:49 AND WE'LL HAVE LIKE AN RS CATEGORY IN OUR NEW ZONING MAP.
06:25:53 SO IT'S JUST THE SAME ZONING, BASICALLY.
06:25:55 SO WE'RE HOPING WE CAN JUST FOLD IT IN, BUT WE'LL SEE HOW
06:25:59 THE TIMING GOES.
06:26:00 BECAUSE WHEN YOU MAKE A RECOMMENDATION ON THIS COMP PLAN
06:26:03 AMENDMENT, WE'VE GOT TO TAKE IT TO VILLAGE COUNCIL, AND THEN
06:26:07 THEY HAVE TO VOTE TO TRANSMIT IT TO THE STATE.
06:26:09 THEN THE STATE GETS TO REVIEW IT, SO THEY HAVE THE 30-DAY
06:26:12 TIME PERIOD THAT THEY HAVE TO REVIEW AND SEND COMMENTS.
06:26:16 THEN WE HAVE TO RESCHEDULE IT FOR AN ADOPTION HEARING AT THE
06:26:19 VILLAGE COUNCIL, AND THEN ONCE IT'S ADOPTED, IT HAS A
06:26:24 CERTAIN TIME PERIOD TO BECOME EFFECTIVE.
06:26:26 BECAUSE IT HAS TO GO TO THE STATE, IT'S A LITTLE BIT LONGER
06:26:29 PROCESS.
06:26:29 >> YOU KNOW, MARY, MOST CASES OF THIS TYPE, THE PEOPLE WANT
06:26:33 TO GO IN THE COUNTY AND STAY IN THE COUNTY INSTEAD OF BEING
06:26:37 IN AN ORGANIZED COMMUNITY.
06:26:39 I JUST WONDERED IF YOU COULD ENUMERATE WHY IT'S BETTER FOR
06:26:43 THEM TO BE IN ESTERO THAN IN THE COUNTY.

06:26:46 >>Mary Gibbs: WELL, THE FIRST THING THAT I THOUGHT WAS VERY
06:26:49 HANDY IS WHEN THE DEVELOPER APPROACHED OR WHEN WE ACTUALLY
06:26:55 TALKED TO THE ENGINEER, THE PROJECT ENGINEER, WORKS RIGHT
06:26:58 ACROSS THE STREET FROM US ON CORKSCREW ROAD.
06:27:00 WE'RE LIKE, HEY, YOU CAN COME OVER AND MEET WITH US ANYTIME

06:27:03 BECAUSE IT IS A TWO-MINUTE WALK TO GET HERE.
06:27:05 THE DEVELOPER IS FROM NAPLES.
06:27:07 IT'S MUCH EASIER TO COME UP HERE THAN TO GO DOWNTOWN TO HAVE
06:27:10 A MEETING.

06:27:12 FIRST OF ALL, WE'RE VERY CONVENIENT.
06:27:14 WE ACTUALLY OFFERED QUICKER REVIEW TIMES TO GET THE PLANS
06:27:19 DONE THAN WOULD BE AT THE COUNTY.
06:27:21 AND BASICALLY IN THE ANNEXATION AGREEMENT, WE HAD AN
06:27:24 AGREEMENT THAT WE WOULD CHARGE THE SAME IMPACT FEES AS THE
06:27:27 COUNTY.

06:27:27 SO EVERYTHING WAS EQUAL OR BETTER, AND THEN YOU'RE GETTING
06:27:32 YOUR UTILITIES FROM BSU, SO YOU'RE CLOSER THERE.
06:27:37 YOU'RE IN ESTERO FIRE DISTRICT.

06:27:39 IT'S JUST MADE SENSE.

06:27:42 >> AND THERE ACTUALLY ARE NO EXISTING RESIDENTS.

06:27:45 THERE ARE NO EXISTING RESIDENTS ON THE TRACT.

06:27:51 >>Mary Gibbs: AND OUR TAXES ARE LOWER BECAUSE IN THE COUNTY
06:27:53 YOU WOULD PAY THE UNINCORPORATED MSTU, WHICH IS A LITTLE BIT
06:27:56 HIGHER THAN THE VILLAGE'S TAX RATE.

06:27:58 SO YOU SAVE TAXES, TOO.

06:28:00 IT SEEMED TO MAKE A LOT OF SENSE.

06:28:05 >> I THINK IT'S GOOD TO BE ABLE TO SET A PRECEDENT FOR
06:28:09 ANNEXATION THAT CAN BE COMING IN THE FUTURE, MAKE THEM
06:28:14 FRIENDLY AND SOMETHING GOOD FOR ESTERO.

06:28:17 >>Mary Gibbs: INTERESTINGLY, A LOT OF PEOPLE THAT AREN'T IN

06:28:20 ESTERO THINK THEY ARE IN ESTERO BECAUSE FOR MARKETING
06:28:24 PURPOSES, A LOT OF THESE NEW COMMUNITIES THAT ARE GOING IN
06:28:25 ON CORKSCREW ROAD, YOU'LL SEE THEIR AD AND THEY WILL BE LIKE
06:28:31 WILD BLUE LOCATED IN ESTERO.

06:28:34 WELL, IT'S NOT IN THE VILLAGE LIMITS, BUT THEY USE THE
06:28:36 MARKETING.

06:28:37 SO EVERYBODY USES IT AS A MARKETING TOOL.

06:28:39 WE GET A LOT OF CALLS FROM PEOPLE WHO CALL US FOR THINGS
06:28:42 BECAUSE THEY THINK THEY ARE IN ESTERO AND WE HAVE TO TELL
06:28:44 THEM, NO, YOU HAVE TO GO TO THE COUNTY FOR THAT.

06:28:52 >> [INAUDIBLE]

06:28:52 >>Mary Gibbs: I THINK SO, YEAH.

06:28:55 >> I APPLAUD THE STAFF.

06:28:56 I THINK IT IS A VERY POSITIVE ACTION.

06:28:58 VERY WELL HANDLED.

06:28:59 >>Mary Gibbs: WELL, IT WAS A SMALL ONE.

06:29:01 IT WAS EASY, BUT IT WAS A GOOD ONE TO START WITH.
06:29:05 I THINK IT'S GOING TO BE WHEN THEY START BUILDING THE
06:29:08 HOUSES, THE HOUSES, I THINK, ARE GOING TO BE VERY
06:29:12 ATTRACTIVE.
06:29:12 IT'S GOING TO BE A NICE LITTLE COMMUNITY.
06:29:17 >> [INAUDIBLE]
06:29:26 >> IS THERE ANY PUBLIC INPUT?
06:29:29 >>Mary Gibbs: THERE'S NO PUBLIC INPUT.
06:29:31 THERE'S NOBODY HERE.

06:29:38 >> OKAY.
06:29:47 >> MOTION TO RECOMMEND THIS ANNEXATION ... [INAUDIBLE]
06:29:52 >> YEAH, I'LL MAKE A MOTION THAT WE APPROVE THE REQUEST FOR
06:30:01 POSITIVE RECOMMENDATION TO COUNCIL.
06:30:04 >> I'LL SECOND IT.
06:30:10 >>Mary Gibbs: NANCY, DO WE NEED A ROLL-CALL VOTE?
06:30:12 I THINK SHE'S SAYING YES.
06:30:22 ALL RIGHT.
06:30:28 >>Tammy Duran: BOARD MEMBER ALLEN?
06:30:31 >>Dr. Tim Allen: YES.
06:30:32 >>Anthony Gargano: YES.
06:30:34 >>Marlene Naratil: YES.
06:30:35 >>James Tatoes: YES.
06:30:38 >>Tammy Duran: BOARD MEMBER YARBROUGH IS ABSENT.
06:30:40 AND CHAIRMAN WOOD?
06:30:41 >>Scotty Wood: YES.
06:30:44 >>Mary Gibbs: ALL RIGHT.
06:30:44 UNANIMOUS VOTE FOR APPROVAL.
06:30:50 >> THANK YOU.
06:30:52 >>Mary Gibbs: NOT FOR THIS MEETING, BUT JUST A REMINDER THAT
06:30:55 WE HAVE A SPECIAL MEETING NEXT TUESDAY, AND WE'VE GOT TWO
06:31:00 ITEMS SCHEDULED AT 4:00.
06:31:03 WE WERE GOING TO HAVE THE INFORMATION MEETING WITH THE
06:31:06 SCHOOL DISTRICT STAFF FOR THEIR SCHOOL SITE ON THREE OAKS
06:31:10 PARKWAY THAT'S PROPOSED FOR THE ELEMENTARY AND MIDDLE

06:31:13 SCHOOL, AND THEY ARE GOING TO COME.
06:31:17 THEY'VE GOT A PowerPoint AND THEY ARE GOING TO EXPLAIN THE
06:31:19 BACKGROUND OF THEIR REQUEST.
06:31:22 AND THEN AT 5:30, OR THEREABOUTS, WE WERE GOING TO HAVE THE
06:31:27 PowerPoint PRESENTATION FROM THE CONSULTANTS ON THE LAND
06:31:33 DEVELOPMENT CODE.
06:31:34 THAT WOULD BE OUR FIRST WORKSHOP.
06:31:36 WE'RE GOING TO COVER THE ZONING CHAPTERS, CHAPTER 3 AND 4.
06:31:41 ACTUALLY, WE HAVE A WORKSHOP AT COUNCIL TOMORROW.
06:31:44 IT'S GOING TO BE OUR FIRST KICKOFF WORKSHOP WITH THE
06:31:47 CONSULTANTS.
06:31:48 WE'VE GOT A LITTLE BIT SHORTER PRESENTATION FOR COUNCIL.

06:31:52 THE PRESENTATIONS ARE ALMOST THE SAME.
06:31:53 WE HAVE ONE FOR COUNCIL.
06:31:54 WE HAVE ONE FOR PLANNING AND ZONING.
06:31:56 WE HAVE ONE FOR DESIGN REVIEW BOARD.
06:31:58 THE ONE AT COUNCIL WILL BE A LITTLE BIT SHORTER.
06:32:03 SO WE HAVE A LITTLE BIT LONGER ONE FOR YOU ALL IN ZONING
06:32:05 BECAUSE YOU PROBABLY NEED TO HAVE MORE DETAIL IN THE ZONING.
06:32:09 I DIDN'T REALLY GO OVER THE SCHEDULE WITH ALL OF YOU, IT
06:32:15 JUST OCCURRED TO ME.
06:32:16 WHAT WE'RE GOING TO DO IS, SO WE'RE SENDING OUT THE ZONING
06:32:20 CHAPTERS, WHICH IS WHAT'S BEEN COMPLETED BY THE CONSULTANT.
06:32:22 THEN WHILE WE'RE DOING THAT, WE'RE TRYING TO FINISH UP WITH
06:32:26 THE OTHER CHAPTERS OF THE CODE, WHICH WILL BE THE

06:32:32 ARCHITECTURE AND THE LANDSCAPING AND A LOT OF THOSE
06:32:35 STANDARDS AND THEN THE MISCELLANEOUS CHAPTERS WHICH WILL BE
06:32:38 IMPACT FEES AND CONCURRENCY.
06:32:40 AND NANCY IS WORKING ON THE PROCEDURES, BUT SHE CAN'T FINISH
06:32:44 THAT UP UNTIL WE FINISH THE OTHER CHAPTER.
06:32:46 SO WE'RE TRYING TO PULL ALL THIS TOGETHER AND FINALIZE IT.
06:32:50 SO THE PLAN IS TO HAVE THE OCTOBER WORKSHOPS AT COUNCIL,
06:32:54 PLANNING AND ZONING AND DESIGN REVIEW BOARD ON THE ZONING.
06:32:57 AND IN NOVEMBER, WE'RE PLANNING TO HAVE WORKSHOPS ON THE
06:33:00 REST OF THE CHAPTERS WITH COUNCIL, PLANNING AND ZONING AND
06:33:05 DESIGN REVIEW BOARD.
06:33:06 AND THEN IN DECEMBER, YOU KNOW, IF WE STICK TO OUR SCHEDULE,
06:33:12 WE'LL BE LOOKING AT PUBLIC HEARINGS AT PLANNING AND ZONING
06:33:15 BOARD AND PUBLIC HEARING AT THE COUNCIL.
06:33:17 AND THEN ANOTHER PUBLIC HEARING AT THE COUNCIL IN JANUARY.
06:33:20 SO I CAN'T REMEMBER IF I SENT THAT SCHEDULE TO YOU OR NOT
06:33:24 BECAUSE THERE'S BEEN SO MANY MEETINGS.
06:33:26 IF NOT, WE'LL GO OVER THE SCHEDULE -- WE'LL GO OVER THE
06:33:30 SCHEDULE AT THE WORKSHOP NEXT WEEK.
06:33:32 I'LL MAKE SURE THAT WE COVER THAT.
06:33:38 BUT IT'S GOING TO BE, AS I TOLD THE COUNCIL, HAPPY HOLIDAYS.
06:33:42 IT'S GOING TO BE A VERY BUSY COUPLE OF MONTHS COMING UP
06:33:45 HERE.
06:33:47 >> MARY, NEXT WEEK WE'LL BE STARTING AT 4:00.
06:33:51 JUST FOR PLANNING PURPOSES, ANY IDEA -- I MEAN, ROUGHLY,

06:33:55 ROUGH ESTIMATE WHEN YOU THINK WE WOULD BE CONCLUDING THAT
06:33:58 EVENING.
06:33:59 >>Mary Gibbs: WELL, I THINK -- I WAS JUST TRYING TO SPACE
06:34:03 THIS OUT.
06:34:04 I THINK THAT THE SCHOOL PRESENTATION WILL PROBABLY TAKE LESS
06:34:11 THAN AN HOUR.
06:34:14 AND SO WE CAN ACTUALLY -- I'M NOT SURE IF WE COULD TAKE A
06:34:18 BREAK.

06:34:18 BUT IF WE START THE LAND DEVELOPMENT CODE WORKSHOP, I THINK
06:34:21 IT WOULD PROBABLY BE AN HOUR, HOUR AND A HALF MAYBE.
06:34:25 IT'S NOT GOING TO BE -- THE CONSULTANTS ARE GOING TO COVER
06:34:30 IS A LOT OF INTRODUCTORIES AND REFRESHER OF WHY WE'RE HERE,
06:34:35 WHAT WE'VE DONE, WHAT WE'VE GOT, HOW THE DOCUMENT IS
06:34:38 ORGANIZED, GO OVER THE ZONING MAP, EXPLAIN WHAT THE ZONING
06:34:42 CATEGORIES AND HOW WE'VE CHANGED THINGS, AND THEN BRING UP
06:34:45 SOME OF THE THINGS THAT ARE IMPORTANT CHANGES THAT YOU KIND
06:34:49 OF -- KIND OF POLICY CHANGES THAT EVERYBODY NEEDS TO BE
06:34:52 AWARE OF.
06:34:54 AND IT'S MORE OF JUST SOME EXPLANATION AND REFRESHER.
06:34:57 IT'S NOT LIKE A TEST WHERE YOU HAVE TO READ EVERY PAGE IN
06:35:00 THE DOCUMENT AND GET QUIZZED ON IT.
06:35:03 IT'S REALLY A SORT OF EXPLANATION.
06:35:06 IF YOU HAVE ANY QUESTIONS OR ANYTHING YOU WANT US TO FOLLOW
06:35:09 UP ON, WE CAN DO THAT.
06:35:10 SO THAT'S THE IDEA BEHIND IT IS NOT TO GET INTO PAGE-BY-PAGE

06:35:17 TYPE OF DETAIL, BUT JUST TO FOCUS MORE ON THE BIG PICTURE.
06:35:22 >> WE WON'T NEED TO BRING A LUNCH OR ORDER A PIZZA.
06:35:26 >>Mary Gibbs: WELL, I WOULD EAT FIRST.
06:35:28 I HOPE NOT.
06:35:30 [LAUGHTER]
06:35:31 UNLESS YOU EAT REALLY EARLY, YOU COULD EAT BEFORE YOU GET
06:35:37 HERE.
06:35:38 BUT, YEAH, I DON'T THINK IT'S GOING TO RUN EXCEEDINGLY LONG,
06:35:42 UNLESS SOMEBODY HAS A LOT OF QUESTIONS.
06:35:47 SCOTTY DID TELL ME HE WAS MARKING UP HIS COPY WITH HUNDREDS
06:35:50 OF QUESTIONS, I THINK.
06:35:52 >>Scotty Wood: NO, NOT HUNDREDS.
06:35:53 BUT I'VE BEEN MARKING IT UP.
06:35:59 >> DISCUSSIONS? QUESTIONS?
06:36:03 [INAUDIBLE]
06:36:09 MOTION TO ADJOURN.
06:36:12 >> MOTION TO ADJOURN.
06:36:13 >> SECOND.
06:36:15 >> ALL IN FAVOR?
06:36:18 >> AYE.
06:36:21 >> MEETING ADJOURNED.

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