

VILLAGE OF ESTERO
PLANNING AND ZONING BOARD SPECIAL MEETING
TUESDAY, OCTOBER 27, 2020, 4:00 P.M.

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

04:01:48 >> I WOULD LIKE TO CALL THE OCTOBER 27th, 2020 MEETING OF
04:01:53 THE VILLAGE OF ESTERO, PLANNING AND ZONING BOARD TO ORDER.
04:01:58 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:02:00 I PLEDGE ALLEGIANCE TO THE FLAG, OF THE UNITED STATES OF
04:02:08 AMERICA, AND TO THE REPUBLIC, FOR WHICH IT STANDS, ONE
04:02:10 NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR
04:02:15 ALL.
04:02:15 THANK YOU.
04:02:28 MADAM CLERK, WOULD YOU CALL THE ROLL, PLEASE?
04:02:36 >>Tammy Duran: YES.
04:02:37 BOARD MEMBER ALLEN?
04:02:39 BOARD MEMBER ALLEN?
04:02:48 YOU'RE MUTED.
04:02:57 >>Dr. Tim Allen: HERE.
04:02:59 >>Tammy Duran: BOARD MEMBER GARGANO?
04:03:00 >>Anthony Gargano: HERE.
04:03:04 >> BOARD MEMBER NARATIL IS NOT HERE.

04:03:05 >>James Tatooles: HERE.
04:03:08 >>John Yarbrough: HERE.
04:03:10 >>Scotty Wood: HERE.
04:03:12 >>Tammy Duran: AND OUR ATTORNEY, MS. STROUD, IS ON ZOOM.
04:03:16 >>Scotty Wood: THANK YOU.
04:03:19 BEFORE ASKING FOR A MOTION TO APPROVE THE AGENDA, I WOULD
04:03:22 LIKE TO OFFER A MOMENT OF SILENCE FOR THE HUSBAND OF OUR
04:03:26 VICE-CHAIRMAN, MARLENE NARATIL WHO UNFORTUNATELY PASSED AWAY
04:03:34 A FEW DAYS AGO.
04:03:35 TOM WILL BE MISSED, AND WE ALL SEND OUR CONDOLENCES TO OUR
04:03:38 VICE-CHAIRMAN MARLENE.
04:03:40 PLEASE OBSERVE A SHORT MOMENT OF SILENCE.
04:03:43 [MOMENT OF SILENCE]
04:03:47 THANK YOU.
04:03:50 MAY I HAVE A MOTION TO APPROVE THE AGENDA?
04:03:55 >> SO MOVED.
04:03:57 >> I'LL SECOND IT.
04:03:59 >>Scotty Wood: ANY DISCUSSION?

04:04:01 ALL IN FAVOR SAY AYE.
04:04:06 MOTION CARRIES.
04:04:07 LADIES AND GENTLEMEN, TONIGHT'S MEETING HAS TWO PRINCIPAL
04:04:14 ITEMS.
04:04:14 THE FIRST IS A PUBLIC INFORMATION MEETING REGARDING AN
04:04:19 APPLICATION BY THE LEE COUNTY SCHOOL DISTRICT TO MAKE A
04:04:23 ZONING CHANGE TO PERMIT THE CONSTRUCTION OF A SCHOOL.

04:04:25 THE SECOND ITEM IS A WORKSHOP TO LOOK AT THE FIRST DRAFT OF
04:04:32 THE LAND DEVELOPMENT CODE FOR THE VILLAGE OF ESTERO AND
04:04:35 SPECIFICALLY THOSE CHAPTERS DEALING WITH THE ZONING PORTIONS
04:04:40 OF THE LAND DEVELOPMENT CODE.
04:04:43 WE WILL HAVE PUBLIC INPUT AFTER EACH OF THESE PRESENTATIONS
04:04:48 HAVE OCCURRED, AND THEN WE WILL CLOSE THE MEETING AFTER THE
04:04:52 2nd ONE.
04:04:54 ON THAT NOTE, I'M GOING TO TURN IT OVER TO MARY GIBBS TO
04:04:57 INTRODUCE THOSE WHO WILL BE GIVING PRESENTATIONS.
04:05:01 MARY, TAKE IT OVER.
04:05:02 >>Mary Gibbs: GOOD AFTERNOON, BOARD MEMBERS.
04:05:04 WE'RE STARTING A LITTLE EARLIER THAN USUAL.
04:05:07 AND OUR FIRST PUBLIC INFORMATION MEETING IS FOR THE SCHOOL
04:05:11 DISTRICT PROPERTY ON THREE OAKS PARKWAY.
04:05:14 YOU'RE FAMILIAR WITH THE PROPERTY.
04:05:19 IT'S NEXT TO COPPER OAKS AND IT'S ON THE EAST SIDE OF THREE
04:05:23 OAKS PARKWAY AND SOUTH OF ESTERO PARKWAY.
04:05:27 AND RIGHT NEXT TO THE POST OFFICE.
04:05:30 THIS SITE, YOU MENTIONED A REZONING, THIS ACTUALLY IS A
04:05:34 REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT.
04:05:37 THE ZONING FOR THIS PROPERTY ALLOWS SCHOOLS.
04:05:40 SO THIS IS A LITTLE SUBTLE NUANCE.
04:05:42 THIS WILL BE A COMPREHENSIVE PLAN AMENDMENT, NOT A REZONING.
04:05:47 HERE TO EXPLAIN THE BACKGROUND OF THIS REQUEST AND HOW IT
04:05:52 CAME ABOUT IS DANA HUME FROM JOHNSON ENGINEERING, WHO IS THE

04:05:56 PROJECT ENGINEER.
04:05:58 AND MARINA IS HERE FROM JOHNSON ENGINEERING.
04:06:01 IF YOU TWO WANT TO WAVE.
04:06:04 WE ALSO HAVE KATHIE EBAUGH, THE EXECUTIVE DIRECTOR OF
04:06:07 PLANNING AND DEVELOPMENT FOR THE SCHOOL DISTRICT.
04:06:09 SHE'S ON ZOOM, BUT I THINK SHE BLACKED HERSELF OUT SO WE
04:06:13 CAN'T SEE HER, BUT I KNOW SHE'S THERE.
04:06:17 DANA WILL BE DOING THE PRESENTATION.
04:06:19 I THINK KATHIE AND MARINA ARE AVAILABLE FOR QUESTIONS.
04:06:24 WE'LL TURN IT OVER TO DANA HUME, UNLESS YOU HAVE ANY
04:06:27 QUESTIONS FOR ME.
04:06:31 >>Scotty Wood: DOES ANYONE HAVE QUESTIONS FOR MARY?
04:06:40 >>Dana Hume: THANK YOU VERY MUCH.
04:06:41 GOOD AFTERNOON, PLANNING AND ZONING BOARD.

04:06:44 WE WANT TO THANK YOU FOR THIS OPPORTUNITY.
04:06:46 IT'S HARD TO LOOK AT YOU AND TRY AND LOOK AT THE SCREEN AND
04:06:49 EVERYBODY ELSE.
04:06:50 I APOLOGIZE IF MY HEAD IS BOUNCING AROUND.
04:06:52 WE WANT TO THANK YOU FOR THIS OPPORTUNITY TO COME BEFORE YOU
04:06:55 AND PRESENT THIS COMP PLAN AMENDMENT, CPA 2020-E 001.
04:07:07 AGAIN, THE APPLICANT IS THE SCHOOL DISTRICT OF LEE COUNTY.
04:07:11 KATHIE EBAUGH, WHO IS THE EXECUTIVE DIRECTOR OF FACILITIES,
04:07:15 PLANNING, AND DEVELOPMENT IS ON THE ZOOM.
04:07:17 SO SHE IS AVAILABLE TO ANSWER ANY QUESTIONS THAT I MIGHT NOT
04:07:21 BE ABLE TO.

04:07:21 AND AGAIN, MY NAME IS DANA HUME.
04:07:23 I'M A PRINCIPAL AT JOHNSON ENGINEERING AND I AM LEADING THE
04:07:29 CHARGE FOR OUR TEAM AS IT'S RELATED TO THE PROPOSED SCHOOL.
04:07:35 SO WITH THAT, LET ME START, FIRST OF ALL, WITH THE COMP PLAN
04:07:49 AMENDMENT APPLICATION PROCESS.
04:07:52 SO STAFF IS REVIEWING THE COMP PLAN AMENDMENT TO CHANGE THE
04:07:56 DESIGNATION FOR THE FUTURE LAND USE MAP TO BE CONSISTENT
04:07:59 WITH THE SCHOOL DISTRICT'S INTENTIONS FOR THE SITE.
04:08:03 TODAY'S MEETING IS FOR PUBLIC INFORMATION PURPOSES ONLY.
04:08:07 WE DON'T HAVE A SITE PLAN.
04:08:10 WE DON'T HAVE ANY DEVELOPMENT PLANS.
04:08:13 WE ARE NOT AT THAT PROCESS YET.
04:08:15 WE'RE ROUGHLY FIVE MONTHS INTO THE PROCESS, WORKING WITH
04:08:21 STAFF.
04:08:22 AFTER STAFF GETS DONE REVIEWING IT AND PROVIDING ANY
04:08:25 COMMENTS THAT WE MAY HAVE, WE WILL ADDRESS THEM, AND THEN WE
04:08:28 WILL COME BACK TO THE PLANNING AND ZONING BOARD FOR THE
04:08:34 FINAL HEARING FOR HOPEFULLY APPROVAL, AND THEN IT WILL
04:08:39 CONTINUE ON THROUGH THE PROCESSES WHERE IT WILL GO TO
04:08:42 COUNCIL FOR THEIR REVIEW AND TRANSMITTAL TO THE STATE.
04:08:45 THE STATE WILL REVIEW IT, PROVIDE ANY COMMENTS, AND THEN WE
04:08:49 WILL BE BACK TO COUNCIL FOR FINAL ADOPTION.
04:08:54 AGAIN, WE'RE NOT AT THE DEVELOPMENT ORDER STAGE YET.
04:08:58 THAT'S TO FOLLOW NEXT YEAR, IN WHICH WE'LL BE DOING ALL OF
04:09:02 OUR CONSTRUCTION PLANS AND COMING BEFORE THE DRB FOR THEIR

04:09:06 REVIEW AND APPROVAL OF THE ACTUAL DEVELOPMENT OF THE SCHOOL
04:09:10 SITE.
04:09:14 SO WHAT I WANT TO DO IS GO INTO A LITTLE BIT OF HISTORY AND
04:09:18 BACKGROUND ON WHERE WE STARTED, WHERE THE PROPERTY STARTED,
04:09:24 AND HOW WE GOT TO WHERE WE'RE AT TODAY.
04:09:28 SO THE SUBJECT PARCEL WAS PURCHASED BY THE SCHOOL DISTRICT
04:09:31 BACK IN 2003.
04:09:35 IN 2005, IT WAS PERMITTED AS A HIGH SCHOOL WITH THE WATER
04:09:41 MANAGEMENT DISTRICT AND THE CORPS OF ENGINEERS.
04:09:44 AT THAT TIME, IT WAS OBVIOUSLY STILL WITHIN LEE COUNTY, AND

04:09:48 THEY DID NOT GO ANY FARTHER WITH THE DEVELOPMENT OF THE SITE
04:09:52 AT THAT TIME.
04:09:53 STARTING IN JANUARY OF LAST YEAR, WE STARTED COMMUNICATING
04:10:04 WITH THE VILLAGE AND VILLAGE STAFF AS TO THE DEVELOPMENT OF
04:10:10 THE NEW SCHOOL.
04:10:14 AS PART OF THAT COORDINATION EFFORT THAT WE WERE WORKING ON,
04:10:18 WE WERE LOOKING AT PUTTING THE PROPOSED SCHOOL ADJACENT TO
04:10:23 THE ESTERO COMMUNITY PARK ON THE ESTERO HIGH SCHOOL
04:10:29 PROPERTY.
04:10:29 WE WORKED FOR FIVE OR SIX MONTHS THROUGH SEVERAL SITE PLAN
04:10:39 ITERATIONS, AND IT WAS JUST DETERMINED THAT BETWEEN STAFF
04:10:47 AND THE SCHOOL DISTRICT STAFF, THEY DETERMINED THAT IT WAS
04:10:51 JUST NOT GOING TO WORK ON THE ESTERO HIGH SCHOOL PROPERTY.
04:10:54 IT WAS GOING TO BE TOO MUCH OF A DISRUPTION TO THE SCHOOL
04:10:58 WITH 18-MONTH CONSTRUCTION SCHEDULE TO BUILD THE NEW

04:11:03 FACILITY THERE.
04:11:04 SO WE HAD DISCUSSIONS ABOUT MOVING THE SCHOOL BACK TO THIS
04:11:10 SITE THAT THE SCHOOL DISTRICT HAD OBVIOUSLY OWNED SINCE
04:11:13 2003.
04:11:19 THROUGH THOSE DISCUSSIONS, THE SCHOOL DISTRICT WANTED TO
04:11:22 HAVE SOME CONFIDENCE IN THEIR DIRECTION FROM COUNCIL ON
04:11:28 WHETHER OR NOT THEY AGREED WITH THE DECISION TO MOVE THE
04:11:33 SITE FROM ESTERO HIGH SCHOOL TO THEIR PROPERTY ON THREE
04:11:38 OAKS.
04:11:38 AT THE APRIL -- ONE OF THE APRIL COUNCIL WORKSHOPS, THE
04:11:48 SCHOOL DISTRICT RECEIVED ENOUGH CONFIDENCE THAT THEY FELT
04:11:55 COMFORTABLE MOVING FORWARD WITH PLACING THE PROPOSED SCHOOL
04:11:58 AT THE THREE OAKS SITE.
04:11:59 SO WE HAVE A LONG WAY TO GO BETWEEN HERE AND SCHOOL OPENING
04:12:05 UP, AND WE ANTICIPATE THE SCHOOL OPENING UP IN THE FALL OF
04:12:10 2023.
04:12:16 SO PER THE ADOPTED SCHOOL CONCURRENCY SERVICE AREAS, WHICH
04:12:20 IS WHAT THIS MAP IS THAT IS UP ON THE SCREEN, THE ENTIRETY
04:12:25 OF THE VILLAGE, INCLUDING THE SUBJECT SITE, IS LOCATED
04:12:29 WITHIN THE SOUTH ZONE CONCURRENCY SERVICE AREA.
04:12:58 SO IN A -- SO MORE SPECIFICALLY, THE SCHOOL DISTRICT
04:13:02 DESIGNATES THE AREA NORTH OF CORKSCREW ROAD WHERE THE
04:13:06 SUBJECT SITE IS LOCATED AS THE SOUTH-2 OR S-2 SUBZONE THAT'S
04:13:15 DEPICTED ON THE MAP THAT YOU SEE IN FRONT OF YOU.
04:13:19 SO SPURRED BY ALL OF THE DEVELOPMENT GOING ON AROUND THIS

04:13:27 AREA, SUCH AS SAN CARLOS PARK, WILD BLUE, MIROMAR LAKES, THE
04:13:33 RESIDENTIAL PROJECTS IN COCONUT POINT, GENOVA, POTENTIAL
04:13:38 RESIDENTIAL DEVELOPMENT AT THE VILLAGE CENTER, ALONG WITH
04:13:40 ALL OF THE EXISTING ROOFTOPS THAT ARE WITHIN THIS AREA, THE
04:13:45 S-2 SUBZONE HAS BEEN GROWING STEADILY SINCE THE EARLY
04:13:50 2000s.

04:13:51 THE RESULT OF THIS GROWTH IS THAT FIVE OF THE SIX EXISTING
04:13:55 MIDDLE AND ELEMENTARY SCHOOLS SERVING THE SOUTH S-2 SUBZONE
04:14:02 WHERE THE SITE IS LOCATED HAVE BEEN CALCULATED TO EXCEED
04:14:05 100% UTILIZATION RATES IN THE UPCOMING YEAR.
04:14:14 SO THIS IS AN AERIAL VIEW OF THE SUBJECT SITE.
04:14:20 I DON'T HAVE A POINTER.
04:14:22 I'LL GO THROUGH THE SURROUNDING USES IN JUST A MINUTE.
04:14:29 SO THE EXISTING FUTURE LAND USE MAP SHOWS THE SCHOOL
04:14:36 PROPERTY AS HAVING APPROXIMATELY 64 ACRES OF VILLAGE
04:14:42 NEIGHBORHOOD 2 CATEGORY, AND APPROXIMATELY FOUR ACRES OF
04:14:48 WETLAND CATEGORY.
04:14:50 PART OF THE SCHOOL SITE WAS CARVED OUT, THE POST OFFICE
04:14:54 CARVED OUT THE CORNER OF THE SCHOOL SITE, WHICH IS PUBLIC
04:14:58 FACILITIES NOW.
04:15:00 SO THIS IS WHAT WE ARE CURRENTLY.
04:15:09 SO THE SUBJECT PARCEL SUN DEVELOPED AND VACANT, AND THE
04:15:13 FUTURE LAND USE CATEGORIES, AGAIN, ARE VILLAGE NEIGHBORHOOD
04:15:17 2 AND WETLANDS.
04:15:19 TO THE NORTH OF THE SUBJECT SITE, WE HAVE COPPER OAKS AND

04:15:24 VILLAGIO NEIGHBORHOODS WHICH HAVE A FUTURE LAND USE CATEGORY
04:15:28 OF VILLAGE NEIGHBORHOOD TWO, AND THEN THERE'S THE POST
04:15:31 OFFICE WHICH IS PUBLIC FACILITIES AND WETLANDS CATEGORY.
04:15:34 TO THE SOUTH OF THE SUBJECT SITE, WE HAVE CALVARY CHAPEL
04:15:38 GULF COAST CHURCH, WHICH HAS A FUTURE LAND USE CATEGORY OF
04:15:42 TRANSITIONAL MIXED-USE AND WETLANDS, AND ALSO THERE'S
04:15:47 COMMERCIAL PROPERTY TO THE SOUTH THAT HAS LAND USE
04:15:51 CATEGORIES OF TRANSITIONAL MIXED-USE, WETLANDS, AND
04:15:55 CONSERVATION AREA.
04:15:58 TO THE EAST OF US, IMMEDIATELY ADJACENT TO US IS I-75.
04:16:04 ON THE OTHER SIDE OF I-75 WE HAVE HERTZ ARENA AND MIROMAR
04:16:11 OUTLETS THAT ARE BOTH TRANSITIONAL MIXED-USE FUTURE LAND USE
04:16:14 CATEGORIES.
04:16:15 TO THE WEST OF US, THERE IS THE VILLAGES AT COUNTRY CREEK,
04:16:20 WHICH IS VILLAGE NEIGHBORHOOD ONE FUTURE LAND USE CATEGORY.
04:16:27 SO WHAT DO WE HAVE ON THE SITE FROM AN ENVIRONMENTAL
04:16:34 STANDPOINT?
04:16:36 WELL, WE HAVE APPROXIMATELY 48.6 ACRES OF WETLANDS AND ONLY
04:16:44 19.9 ACRES OF UPLANDS, OF THE TOTAL SITE.
04:16:50 AS PART OF THOSE WETLANDS THERE IS 7.7 ACRES OF AN EXISTING
04:16:56 BORROW AREA THAT IS IN THE NORTHEAST SIDE OF THE PROPERTY
04:17:00 THAT IS SHOWN IN THE BLUE.
04:17:02 SO ONE OF THE THINGS I WANTED TO DO AND WANTED TO POINT OUT
04:17:11 IS THE CONDITION OF THE PROPERTY.
04:17:15 THE PROPERTY IS, AS YOU CAN SEE ON THIS EXHIBIT, ALL OF THE

04:17:21 RED, WHICH IS WETLANDS, IS 100% COVERED WITH EXOTIC
04:17:26 VEGETATION.

04:17:28 AND AS WE ALL KNOW, EXOTIC VEGETATION IS NOT ALLOWED ON ANY
04:17:33 PROPERTY, AND WHEN THE SCHOOL GETS DONE WITH THE PROJECT, IT
04:17:38 WILL BE MAINTAINED FREE OF EXOTIC VEGETATION IN PERPETUITY.
04:17:42 YOU CAN SEE SOME PICTURES IN THE TOP LAND CORNER THAT REALLY
04:17:46 DON'T DO JUSTICE TO JUST HOW BAD IT IS.
04:17:49 OUR ENVIRONMENTAL FOLKS THAT WERE IN THE FIELD MAPPING ALL
04:17:55 THIS, A LOT OF TIMES GETTING AROUND ON THEIR HANDS AND KNEES
04:18:00 CRAWLING AROUND TO TRY AND GET ALL OF THIS STUFF MAPPED.
04:18:05 SO THE REQUEST FOR TODAY THAT'S IN FRONT OF YOU IS TO AMEND
04:18:18 THE FUTURE LAND USE MAP TO CHANGE IT FROM THE VILLAGE
04:18:22 NEIGHBORHOOD TWO AND WETLANDS CATEGORY TO PUBLIC FACILITIES.
04:18:28 THE COMPREHENSIVE PLAN AMENDMENT WILL ALLOW FOR THE
04:18:31 DEVELOPMENT OF A SCHOOL FACILITY WITHIN THE VILLAGE ADDING
04:18:35 CAPACITY TO ACCOMMODATE APPROXIMATELY 2,350 STUDENTS, THUS
04:18:42 SATISFYING THE SERVICE LEVEL STANDARDS THROUGH 2040.
04:18:47 THIS IS A MAP OF THE PROPOSED FUTURE LAND USE, WHICH IS
04:18:58 REALLY PRETTY STRAIGHTFORWARD.
04:19:00 WE'RE PROPOSING TO CHANGE ALL OF THE PROPERTY TO PUBLIC
04:19:04 FACILITIES, WHICH IS WHAT THE MAJORITY OF THE POST OFFICE
04:19:08 SITE IS.
04:19:09 SO THE CRITERIA FOR THE COMP PLAN AMENDMENT THAT WE WENT
04:19:16 THROUGH AND REVIEWED, AGAIN, THIS IS NOT A SITE PLAN.
04:19:22 IT'S NOT A DEVELOPMENT PLAN.

04:19:24 WE'RE AT THE COMP PLAN STAGE.
04:19:27 WE'RE AT THE 30,000 FEET LEVEL IS THE WAY THAT I LIKE TO
04:19:31 DESCRIBE IT TO PEOPLE THAT ARE NOT FAMILIAR WITH IT.
04:19:33 SO, FIRST, WE STARTED WITH THE TRAFFIC CIRCULATION ANALYSIS.
04:19:38 WE HAD SEVERAL MEETINGS ON THE TRAFFIC METHODOLOGY WITH
04:19:44 STAFF AND OTHER FOLKS THAT NEEDED TO BE A PART OF THAT
04:19:53 PROCESS.
04:19:53 ONCE WE FINALLY GOT THAT WORKED OUT, WE THEN MOVED FORWARD
04:19:59 WITH DOING OUR ANALYSIS.
04:20:03 UNFORTUNATELY, WE JUST COMPLETED IT AND DELIVERED IT TO THE
04:20:08 VILLAGE.
04:20:09 SO THEY REALLY HAVE NOT HAD AN OPPORTUNITY TO REVIEW IT,
04:20:12 WHICH I'M SURE THEY WILL, AND THEY WILL PROVIDE THE
04:20:15 APPROPRIATE COMMENTS TO US WITH THAT.
04:20:19 BUT AS PART OF THE TRAFFIC CIRCULATION ANALYSIS, WE DID THE
04:20:23 LONG-RANGE 20-YEAR HORIZON AND THE SHORT-RANGE, FIVE-YEAR
04:20:28 C.I.P. HORIZON.
04:20:29 THAT WAS INCLUDED AS PART OF THAT ANALYSIS.
04:20:34 SOME OF THE OTHER COMPONENTS THAT WE LOOKED AT WERE THE
04:20:38 SANITARY SEWER AND POTABLE WATER ADJACENT TO THE SITE, AND
04:20:45 THE CAPACITY FOR THAT, IN WHICH WE RECEIVED LETTERS FROM LEE
04:20:48 COUNTY UTILITIES SAYING THAT THEY DO HAVE CAPACITY FOR THE
04:20:52 SCHOOL SITE.
04:20:52 WE LOOKED AT THE SURFACE WATER AND DRAINAGE BASINS

04:20:56 ASSOCIATED WITH AND AROUND THE SUBJECT PROPERTY, AND, AGAIN,

04:21:01 THIS PROPERTY HAS ALREADY BEEN LOOKED AT ONCE BY THE WATER
04:21:05 MANAGEMENT DISTRICT AND HAD APPROVAL FOR DEVELOPMENT OF IT.
04:21:11 WE LOOKED AT SURROUNDING PARKS, RECREATION AND OPEN SPACE,
04:21:14 AND INCLUDED THAT IN OUR ANALYSIS, AND, OF COURSE, THIS
04:21:19 WHOLE THING IS CENTERED AROUND PUBLIC SCHOOLS, SO THAT WAS
04:21:23 OBVIOUSLY A PART OF IT.

04:21:28 WE ALSO LOOKED AT HISTORICAL RESOURCES THAT MIGHT BE LOCATED
04:21:32 ON THE SUBJECT PROPERTY.

04:21:33 WE REACHED OUT TO THE FLORIDA DEPARTMENT OF HISTORICAL
04:21:35 RESOURCES, AND THEY RESPONDED WITH NO RECORDED RESOURCES
04:21:39 WITHIN THE REQUIRED 500-FOOT BUFFER AREA.

04:21:42 WE ALSO WENT THROUGH AND MADE SURE THAT WE WERE CONSISTENT
04:21:49 WITH ALL OF THE VILLAGE OF ESTERO COMP PLAN POLICIES.

04:21:54 THE STATE POLICY PLAN AND THE SURROUNDING JURISDICTION
04:21:57 COMPREHENSIVE PLANS.

04:22:01 THEY ARE A PART OF THE RECORD IN THE APPLICATION, AND I WAS
04:22:05 NOT PLANNING ON GOING THROUGH THOSE POLICIES ONE BY ONE, AS
04:22:09 THOSE CAN BE VERY TEDIOUS, AS I'M SURE YOU ALL ARE VERY,
04:22:13 VERY WELL AWARE OF THAT.

04:22:15 SO WHAT ARE OUR NEXT STEPS?

04:22:23 AFTER TODAY, WE WILL TAKE ANY COMMENTS FROM THE PUBLIC, FROM
04:22:30 YOU, THE PLANNING AND ZONING BOARD, ALONG WITH ANY COMMENTS
04:22:34 FROM STAFF, AND WE WILL ADDRESS THOSE COMMENTS, WHICH WILL,
04:22:39 I'M SURE, INCLUDE TRAFFIC, BECAUSE EVERYBODY IS CONCERNED
04:22:43 ABOUT TRAFFIC, AND WE UNDERSTAND THAT.

04:22:46 WE UNDERSTAND TRAFFIC IS GOING TO BE A BIG COMPONENT OF
04:22:49 THIS.

04:22:51 ONE OF THE THINGS THAT WE HAVE DONE AS PART OF THE SCHOOL
04:22:56 PLAN FOR THIS SCHOOL IS WE HAVE CHANGED UP THE TIMES THAT
04:23:00 ARE DIFFERENT FROM ALL OF THE OTHER SCHOOLS.

04:23:03 SO THIS SCHOOL OPERATE FROM 9:00 IN THE MORNING UNTIL 4:00
04:23:07 IN THE AFTERNOON.

04:23:08 SO WHAT WE TRIED TO DO AS A TEAM WAS DETERMINE WHAT WERE THE
04:23:13 BEST TIMES WHERE WE WERE GOING TO MINIMIZE PUTTING THE
04:23:19 TRAFFIC ON THE ROAD SYSTEM.

04:23:20 SO THE 9:00 TIME SLOT WAS PICKED BECAUSE WE ARE JUST PAST
04:23:29 THE MORNING RUSH HOUR TIME PERIOD.

04:23:33 THE 4:00 CLOSE OF SCHOOL, AGAIN, WAS PICKED SO THAT WE WOULD
04:23:39 TRY AND GET ALL OF THE STUDENTS LOADED ON THE BUSES, IN
04:23:44 PARENT PICKUP, AND OUT OF THE SCHOOL BEFORE THE 5:00 HOUR
04:23:50 TRAFFIC.

04:23:51 SO WE TRIED TO TAKE ALL OF THAT INTO CONSIDERATION.

04:23:56 SO ONCE WE GET ALL OF THESE COMMENTS COMPILED FROM STAFF, WE
04:24:02 WILL RESPOND TO THEM AS QUICKLY AS WE CAN.

04:24:04 WE CERTAINLY ANTICIPATE HAVING THAT DONE BY THE END OF

04:24:09 NOVEMBER AT THE LATEST.
04:24:14 WE ARE PLANNING ON COMING BACK TO THE PLANNING AND ZONING
04:24:18 BOARD IN DECEMBER FOR THE FINAL APPROVAL FROM THE BOARD.
04:24:25 FROM THERE, WE'RE STARTING TO WORK ON THE SITE PLAN FOR THE
04:24:32 SITE, IN WHICH WE'RE WORKING WITH, AGAIN, STAFF ON THAT.

04:24:36 WE'RE TRYING TO INCLUDE THEM IN EVERY STEP OF THE PROCESS
04:24:39 THAT WE'RE GOING THROUGH.
04:24:43 AND WE ANTICIPATE CONSTRUCTION STARTING SOMETIME AROUND
04:24:47 DECEMBER OF 2021, NEXT YEAR, AND WRAPPING UP IN MAY OF 2023,
04:24:56 ABOUT AN 18-MONTH CONSTRUCTION SCHEDULE, WITH SCHOOL OPENING
04:25:02 THAT AUGUST, AUGUST OF 2023.
04:25:04 SO WITH THAT, THAT WRAPS UP MY PRESENTATION TO YOU TODAY.
04:25:15 AGAIN, I WANT TO THANK YOU VERY MUCH FOR THIS OPPORTUNITY TO
04:25:20 PRESENT THIS COMP PLAN AMENDMENT TO YOU AND OFFER THE TIME
04:25:27 NOW TO YOU ALL FOR ANY QUESTIONS OR COMMENTS THAT YOU MAY
04:25:30 HAVE.
04:25:33 >>Scotty Wood: THANK YOU, DANA.
04:25:35 ANY QUESTIONS FROM THE BOARD?
04:25:38 >> YES, I WONDERED, DO YOU HAVE ANY CHARTS OR ANY STATISTICS
04:25:44 INDICATING WHERE THE CHILDREN WILL COME FROM AND HOW THEY
04:25:47 INTERMIX WITH ALL THE REST OF THE SCHOOLS AND WHERE THEIR
04:25:50 CHILDREN COME FROM?
04:25:56 >>Dana Hume: I DO, BUT IT WILL TAKE ME A MINUTE TO FIND IT.
04:25:59 SO AS PART OF THE APPLICATION, WE DID SHOW AN EXHIBIT THAT
04:26:05 SHOWS WHERE WE ANTICIPATE ALL OF THE STUDENT POPULATION
04:26:09 COMING FROM.
04:26:21 >>Mary Gibbs: IF I CAN ADD SOMETHING ALONG THAT LINE, WE'VE
04:26:23 BEEN WORKING WITH THE SCHOOL DISTRICT FOR QUITE A FEW
04:26:27 MONTHS, AS I RECALL, ON THIS PROJECT.
04:26:30 I THINK THE STUDENTS ARE COMING FROM -- ONE OF THE THINGS

04:26:34 COUNCIL TALKED ABOUT, YOU KNOW, INITIALLY IN THE SCHOOL
04:26:37 LOCATION, SHOULD IT BE ON WILLIAMS ROAD, SHOULD IT BE THREE
04:26:40 OAKS, SHOULD IT BE SOMEWHERE ELSE?
04:26:43 ONE OF THE THINGS THAT THE COUNCIL DECIDED WHEN THEY HAD
04:26:45 THEIR WORKSHOP WAS THAT THEY FELT IT WAS IMPORTANT TO HAVE A
04:26:48 SCHOOL LOCATED IN THE VILLAGE LIMITS, NOT IN THE COUNTY.
04:26:52 SO THAT'S HOW -- THE REASON WE ENDED UP WITH THE THREE OAKS
04:26:57 SITE IS BECAUSE IT WAS LARGER THAN THE WILLIAMS ROAD.
04:27:01 IT HAD A LITTLE MORE POTENTIAL FOR OTHER THINGS LIKE BALL
04:27:04 FIELDS OR ENVIRONMENTAL PRESERVATION.
04:27:05 THE SITE ON WILLIAMS WAS PRETTY SMALL.
04:27:07 I THINK IT WAS ABOUT 11 ACRES.
04:27:09 IT WAS PRETTY CONSTRAINED.
04:27:11 BUT ONE OF THE THINGS THAT WE TALKED ABOUT WHEN THIS WAS
04:27:15 INITIALLY DONE WITH THE WORKSHOPS THAT THE SCHOOL DISTRICT
04:27:18 SHOWED US IS WHERE THE STUDENTS WERE COMING FROM, AND

04:27:21 THERE'S QUITE A FEW IN ESTERO AND, OF COURSE, THERE ARE SOME
04:27:23 FROM THE COUNTY, UP IN THE THREE OAKS AREA AND OUT EAST IN
04:27:29 THESE NEW DEVELOPMENTS BEING BUILT AS WELL.
04:27:33 I MIGHT BE JUMPING AHEAD.
04:27:35 DID YOU FIND IT YET, DANA?
04:27:38 >>Dana Hume: NO, NOT YET.
04:27:39 I DO KNOW WE LOCATED THE SCHOOL -- THE SCHOOL DISTRICT
04:27:43 ORIGINALLY BOUGHT THIS PROPERTY SO THAT IT WOULD BE
04:27:47 CENTRALLY LOCATED FOR ALL OF THE STUDENTS.

04:27:49 SO, WITH SCHOOL CHOICE AND WITH THE ZONES THAT WE HAVE,
04:27:59 STUDENTS AND PARENTS HAVE THE OPPORTUNITY TO PICK THEIR
04:28:02 SCHOOL.
04:28:03 SO THEY WILL BE COMING FROM THE SOUTH, A GOOD PORTION WILL
04:28:12 BE COMING FROM THE EAST, AND I DON'T KNOW WHY I CAN'T FIND
04:28:20 THIS EXHIBIT.
04:28:24 >> DANA, IN THAT REGARD, SINCE THREE OAKS PARKWAY IS THE
04:28:28 PRIMARY ROAD THAT WILL BE ACCESS AND EGRESS FOR THE SCHOOL,
04:28:33 HOW ARE THE BUSES TO TURN SOUTH WHEN THEY GO TO TAKE THE
04:28:37 CHILDREN HOME?
04:28:39 >>Dana Hume: THAT WILL ACTUALLY BE A PART OF THE TRAFFIC
04:28:43 IMPACT STATEMENT THAT WILL BE DONE AS PART OF THE
04:28:46 DEVELOPMENT ORDER PROCESS.
04:28:49 WE ANTICIPATE THAT THERE WILL BE A SIGNAL AT THE ENTRANCE TO
04:28:54 THE SCHOOL FACILITY THAT WILL ASSIST IN DIRECTING TRAFFIC
04:29:01 COMING OUT.
04:29:04 >> WHILE WE'RE ON THE SUBJECT OF TRAFFIC, THAT WAS A CONCERN
04:29:08 THAT I HAVE.
04:29:08 YOU MENTIONED CLEARING THE SITE PRIOR TO THE START OF RUSH
04:29:17 HOUR, FOR EXAMPLE, 5:00 RUSH HOUR.
04:29:19 WELL, I THINK YOUR TRAFFIC STUDY IS GOING TO SHOW THAT 5:00
04:29:22 RUSH HOUR DOESN'T START AT 5:00.
04:29:25 I WAS DRIVING HERE ON THREE OAKS TO GET TO THIS MEETING AT
04:29:30 3:30, AND I WAS IN A HEAVY BACKUP AT THE INTERSECTION OF
04:29:36 THREE OAKS AND CORKSCREW.

04:29:40 SO I THINK THE TRAFFIC IMPACT STUDY IS GOING TO BE OF
04:29:44 PARAMOUNT IMPORTANCE.
04:29:49 OTHERWISE, WE COULD BE HEADED INTO A REAL TRAFFIC DISASTER.
04:29:53 YOUR COMMENTING THAT THERE WILL BE A TRAFFIC LIGHT AT THE
04:29:57 SCHOOL ENTRANCE.
04:29:59 >>Dana Hume: THAT'S WHAT WE ANTICIPATE.
04:30:01 >> THAT WOULD EVEN FURTHER TIE UP TRAFFIC ALONG THE --
04:30:07 >>Dana Hume: AS PART OF THE DEVELOPMENT ORDER PROCESS AND
04:30:09 TRAFFIC IMPACT STATEMENT THAT WILL BE SUBMITTED AT THAT
04:30:11 TIME, THAT'S WHEN WE WILL DETERMINE WHAT KIND OF OFF-SITE
04:30:15 IMPROVEMENTS WE NEED TO KEEP THE LEVEL OF SERVICE ON THE
04:30:21 ROADS, WHETHER IT BE TURN LANES, THE SIGNAL, YOU KNOW, HOW

04:30:26 BIG THE TURN LANES ARE GOING INTO THE SCHOOL PROPERTY, THAT
04:30:29 KIND OF STUFF.
04:30:30 SO THAT'S WHEN ALL OF THAT IS DETERMINED.
04:30:32 WHAT WE LOOK AT IN THE TRAFFIC ANALYSIS IS THE BIGGER
04:30:38 PICTURE.
04:30:40 THE 2040 TIME FRAME, WHAT ARE THE ROAD NETWORKS GOING TO
04:30:47 LOOK LIKE AT THAT POINT IN TIME?
04:30:49 WE DO KNOW THAT THERE ARE IMPROVEMENTS GOING ON ON CORKSCREW
04:30:55 ROAD.
04:30:55 THEY ARE DOING IMPROVEMENTS AT THE INTERCHANGE OF I-75 AND
04:31:00 CORKSCREW ROAD RIGHT NOW.
04:31:01 SO WITH THOSE IMPROVEMENTS, WE DON'T KNOW WHAT OTHER
04:31:08 IMPROVEMENTS ARE PROPOSED AT THIS TIME IN THE AREA, BUT WE

04:31:13 CERTAINLY UNDERSTAND THAT YES, WE ARE ADDING TRAFFIC, A LOT
04:31:17 OF TRAFFIC, TO THE SYSTEM.
04:31:20 AND WE KNOW THAT IT IS A CONGESTED AREA.
04:31:26 AND LIKE YOURSELF, I WAS IN IT JUST HALF HOUR AGO AS I WAS
04:31:31 ON MY WAY HERE.
04:31:33 >>Mary Gibbs: IF I CAN --
04:31:40 >> JAMES, I'M STILL LOOKING FOR THE INFORMATION FOR YOU.
04:31:43 >>Mary Gibbs: WHILE HE'S LOOKING, LET ME ADD A COMMENT,
04:31:45 REGARDING THE TRAFFIC STUDY, BECAUSE THREE OAKS IS THE
04:31:48 COUNTY ROAD, WE INVOLVE THE COUNTY, AND THEY ARE ONE OF THE
04:31:51 REVIEWERS.
04:31:52 IT'S NOT JUST THE VILLAGE STAFF, BUT WE REACH OUT TO THE
04:31:54 COUNTY AND THEY WILL BE REVIEWING IT AS WELL.
04:31:58 OF COURSE, IT'S THEIR ROAD, SO THEY ARE VERY CONCERNED AND
04:32:02 INTERESTED.
04:32:02 AND I WAS ON -- I DRIVE DOWN THREE OAKS EVERY DAY, MORNING
04:32:07 AND NIGHT, SO I'M PRETTY FAMILIAR WITH IT, TOO.
04:32:10 IF THERE IS A TRAFFIC LIGHT, THEY WERE LOOKING AT THE
04:32:14 POTENTIAL FOR COUNTRY CREEK WHERE IT COMES OUT THEIR SIDE
04:32:19 ENTRANCE, THAT THAT WOULD BE A POTENTIAL LOCATION IF THE
04:32:22 LIGHT IS NEEDED.
04:32:23 AGAIN, THAT'S VERY, VERY PRELIMINARY.
04:32:25 THAT WAS JUST --
04:32:30 >> THE BIG CHALLENGE LIES IN THE FACT THERE IS ONLY INGRESS
04:32:33 AND EGRESS ON THREE OAKS.

04:32:34 A LOT IS -- THE LOT IS ESSENTIALLY LAND LOCKED.
04:32:43 >>Mary Gibbs: WE LOOKED AT OTHER WAYS, TOO, WHICH WAS
04:32:46 INTERESTING BECAUSE THERE IS A COMMERCIAL SUBDIVISION TO THE
04:32:48 SOUTH, AND ONE OF THE INITIAL THOUGHTS WAS MAYBE SOME
04:32:51 TRAFFIC COULD BE ROUTED UP THAT WAY.
04:32:54 BUT IT'S VERY CIRCUITOUS GOING IN THAT DIVISION.
04:33:03 ROADS ARE SMALL AND NARROW.
04:33:04 THERE WAS A BIG CONSERVATION EASEMENT THAT WAS DEDICATED TO

04:33:06 WATER MANAGEMENT DISTRICT FOR A WETLAND THAT YOU CAN'T PUT A
04:33:10 ROAD THROUGH.
04:33:12 AND THERE ARE ALSO -- THE SCHOOL DISTRICT HAS SOME VERY
04:33:18 SPECIFIC REQUIREMENTS FROM THE STATE ON HOW THEY DO ACCESS
04:33:21 AND HOW THEY DO A LOT OF THE DEVELOPMENT.
04:33:24 SO I KNOW WHEN WE MET WITH THEM, THEY HAD A LOT OF
04:33:29 CONSTRAINTS WITH PUTTING ALTERNATE ROADS IN.
04:33:31 SO WHAT WE ALL DECIDED AT THAT TIME IS YOU WOULD HAVE TO DO
04:33:34 IT OFF OF THREE OAKS BECAUSE IT DOESN'T WORK WELL.
04:33:41 >> I CAN UNDERSTAND THAT.
04:33:43 THAT ROAD TO THE SOUTH, YOU WERE LOOKING AT ARCOS, THAT IS
04:33:46 NOT A ROUTE THAT I THINK WOULD --
04:33:52 >>Dana Hume: JAMES, I CANNOT PUT MY FINGERS ON THAT
04:33:55 DISTRIBUTION CHART THAT WE HAVE.
04:33:56 I WILL MAKE SURE THAT WE GET IT TO STAFF SO THEY CAN
04:34:01 DISTRIBUTE IT TO YOU SO YOU KNOW EXACTLY WHERE THE
04:34:03 PERCENTAGE OF POPULATIONS ARE PROPOSED TO COME FROM.

04:34:07 >>James Tatoes: WHAT I WAS THINKING OF, RIGHT NOW THERE IS
04:34:09 NO SCHOOL THERE.
04:34:11 AND THE CHILDREN ARE OBVIOUSLY GOING TO SCHOOLS IN THE AREA.
04:34:16 SO THERE WILL BE SOME CANNIBALIZATION OF CHILDREN TO COME
04:34:22 FROM ONE SCHOOL TO THIS SCHOOL.
04:34:24 THAT'S FOR THE PRESENT.
04:34:26 SO WHEN YOU OPEN UP IN NOVEMBER, YOU'LL HAVE STUDENTS GOING
04:34:30 THERE FROM SOME OTHER SCHOOL THAN WHERE THEY ARE GOING NOW.
04:34:34 IN THE AREA OF FUTURE GROWTH, TALKING ABOUT LOOKING FOR
04:34:42 LONG-RANGE GROWTH, THAT'S WHERE I'M KIND OF INTERESTED TO
04:34:46 SEE WHERE YOU ANTICIPATE FUTURE GROWTH TO FILL THE SCHOOL.
04:34:56 BASICALLY CANNIBALIZED TO FILL THE SCHOOL, LEAVE THE AREA SO
04:35:00 OTHER PEOPLE CAN COME INTO THE SCHOOL.
04:35:01 I CAN SEE SOME POPULATION SHIFTS PRETTY COMPLEX.
04:35:07 >>Dana Hume: YES, THERE WILL BE SOME SHIFTING IN TRAFFIC
04:35:10 CIRCULATION ONCE THE SCHOOL OPENS.
04:35:12 YOU ARE 100% CORRECT.
04:35:14 BECAUSE ALL OF THE OTHER SCHOOLS, LIKE I HAD MENTIONED
04:35:16 EARLIER, ARE AT THE 100% UTILIZATION RATE, WHICH THE SCHOOL
04:35:20 DISTRICT DOES NOT LIKE TO OPERATE AT BECAUSE IT GIVES THEM
04:35:23 NO ROOM TO SHIFT STUDENTS BACK AND FORTH.
04:35:26 >>James Tatoes: WHAT I WOULD LIKE TO SEE IN THIS EXHIBIT
04:35:31 RIGHT HERE, YOU'VE GOT JUST -- YOU KNOW, IT'S INTENSE WITHIN
04:35:37 THE AREA OF THE PROPERTY.
04:35:40 I WOULD LOVE TO SEE A BIGGER AREA SHOWN -- LIKE, DID HAVE

04:35:47 THE SCHOOL SHOWN IN ANOTHER AREA, BUT I WAS JUST WONDERING
04:35:50 IF YOU WOULD KIND OF BE ABLE TO TELL US HOW ALL THIS WILL
04:35:57 HAPPEN.
04:35:57 THE OBJECT, I BELIEVE, YOU WANT TO GET THE CHILDREN TO GO TO

04:36:01 THE SCHOOL CLOSEST TO THEIR HOME TO ELIMINATE BUSING AND
04:36:05 TIMES ON THE BUS.
04:36:06 SO THOSE ARE THE CONSIDERATIONS I WAS CONCERNED ABOUT HERE.
04:36:10 >>Dana Hume: CORRECT.
04:36:12 AND WE WILL DO THAT.
04:36:14 I KNOW IN THE TRAFFIC ANALYSIS, IT DOES DISCUSS THE STUDENT
04:36:20 CONTRIBUTION.
04:36:21 SO WHAT WE'LL DO IS WE WILL CREATE AN EXHIBIT THAT TAKES THE
04:36:27 TRAFFIC DATA AND THE DISTRIBUTION OF THAT AND PUT IT ON AN
04:36:33 AERIAL OF BIGGER SCALE, MORE ZOOMED OUT, IF YOU WILL, THAT
04:36:38 WILL BE ABLE TO SHOW THAT PICTURE FOR YOU.
04:36:46 >>Scotty Wood: ANY OTHER QUESTIONS OR COMMENTS REGARDING
04:36:49 TRAFFIC AND WHERE THE KIDS ARE COMING FROM?
04:36:51 I HAVE A QUESTION REGARDING SAFETY.
04:36:59 SPECIFICALLY, THE EASTERLY PROPERTY LINE WHICH FRONTS TO
04:37:04 I-75.
04:37:06 I'M ASSUMING THAT THERE WOULD BE SOME KIND OF A FENCE THAT
04:37:10 SHOULD BE, IF YOU WILL, IMPENETRABLE SO THAT WE WON'T HAVE
04:37:15 ANY TRAGEDIES WITH KIDS HOPPING OVER THE FENCE TO DO
04:37:19 SOMETHING ON THE OTHER SIDE OF THE FENCE AND THEN GET RUN
04:37:22 OVER BY A VEHICLE.

04:37:27 I KNOW THAT THE LAND DEVELOPMENT CODE HAS PROVISIONS IN
04:37:29 THERE FOR THE SAFETY OF A SCHOOL ZONE.
04:37:32 ANY COMMENTS ON THAT, OR IS THAT PREMATURE?
04:37:36 >>Dana Hume: NO, NOT AT ALL.
04:37:37 THAT IS SOMETHING THAT WE TALKED ABOUT SINCE DAY ONE IS
04:37:40 SAFETY FOR THE KIDS.
04:37:42 AND AS MARY HAD ALLUDED TO EARLIER, THE SCHOOLS HAVE VERY
04:37:48 STRICT GUIDELINES ON HOW THEY ARE TO BE BUILT.
04:37:53 AND AFTER WHAT HAPPENED AT PARKLAND, THEY HAVE A WHOLE NEW
04:37:58 SET OF SECURITY RULES THAT WE HAVE TO FOLLOW IN THE DESIGN
04:38:02 OF THE SITE.
04:38:03 SO AS IT RELATES TO I-75, UNFORTUNATELY, WE CAN'T PUT BARBED
04:38:09 WIRE ON THE FENCE.
04:38:10 THAT'S JUST NOT ALLOWED.
04:38:11 BUT WE WILL HAVE A SIX-FOOT-HIGH FENCE ALONG THAT PROPERTY
04:38:15 -- WELL, IT WILL ENCOMPASS THE WHOLE SCHOOL, A SIX-FOOT-HIGH
04:38:20 FENCE.
04:38:21 SO ONCE THE STUDENTS GET ON CAMPUS, THEY ARE ABLE TO LOCK
04:38:24 DOWN THE CAMPUS.
04:38:25 AND KEEP THE STUDENTS IN AND KEEP OTHER PEOPLE OUT.
04:38:31 IN ORDER TO GET INTO THE SCHOOL, YOU WILL HAVE TO GO THROUGH
04:38:36 THE FRONT DOOR OF THE SCHOOL.
04:38:37 I'M BUILDING TWO OTHER SCHOOLS RIGHT NOW, ALONG WITH
04:38:42 DESIGNING THIS ONE, AND THAT HAS BEEN A KEY POINT IN THE
04:38:49 DESIGN AND DEVELOPMENT OF THOSE OTHER TWO SCHOOLS, THE

04:38:52 GATEWAY HIGH SCHOOL AND THE MIDDLE AND ELEMENTARY SCHOOL
04:38:55 THAT IS BEING BUILT OUT IN LEHI.
04:38:57 SO AS PART OF ALL OF THAT, ONE OF THE THINGS THAT WE HAVE TO
04:39:03 TAKE INTO CONSIDERATION IS WHERE WE PUT OUR LANDSCAPING.
04:39:06 SO WE'VE GOT TO PUT OUR LANDSCAPING FAR ENOUGH AWAY FROM THE
04:39:10 FENCE SO THAT PEOPLE CAN'T CLIMB A TREE TO JUMP OVER THE
04:39:15 FENCE.
04:39:15 THAT'S JUST AN EXAMPLE OF ONE OF THE SECURITY MEASURES THAT
04:39:19 WE HAVE.
04:39:19 THEY DO PLACE CAMERAS ALL OVER THE CAMPUS SO THEY CAN KEEP
04:39:24 AN EYE ON IT.
04:39:25 AS PART OF OUR PROCESS, WE HAVE THE SECURITY -- THE DIRECTOR
04:39:32 OF SECURITY FOR THE SCHOOL DISTRICT REVIEW OUR SITE PLANS TO
04:39:36 MAKE SURE THAT THEY ARE COMFORTABLE WITH EVERYTHING, AND
04:39:39 THEN WE ALSO MEET WITH -- USUALLY IT'S A SERGEANT FROM ONE
04:39:45 OF THE S.W.A.T. TEAMS, FROM THE SHERIFF'S DEPARTMENT, AND WE
04:39:48 HAVE THEM ALSO REVIEW IT, BECAUSE THEY WOULD BE THE FIRST
04:39:51 RESPONDERS, AND MAKE SURE THAT THEY SEE A SAFE CAMPUS FOR
04:39:56 THE CHILDREN.
04:39:59 >>James Tatoes: IN THAT REGARD, WHEN YOU LOOK AT THE SITE
04:40:03 -- THE PROPERTY OUTLINED HERE, YOU'VE GOT A LARGE
04:40:07 RECTANGULAR SITE TO THE SOUTH OF IT.
04:40:12 BUT ON THE EAST OF IT, ALONG THE HIGHWAY, 75 I JUST CAN'T
04:40:22 PICTURE WHAT'S GOING TO BE UTILIZED AS FAR AS SCHOOL
04:40:25 FACILITIES ARE CONCERNED WITH THAT LITTLE ARM THAT GOES UP

04:40:28 TO THE NORTH.
04:40:30 IT SEEMS TO ME THAT PROBABLY THE BUILDING WOULD BE LOCATED
04:40:34 SOMEPLACE WHERE YOU'VE GOT THE ACREAGE INDICATION ON THE
04:40:40 PROPERTY, BUT WHAT'S GOING TO HAPPEN WITH ALL THE PROPERTY
04:40:42 THAT'S ON THE NORTH END ALONG 75?
04:40:46 >>Dana Hume: WELL, ON THE NORTH FINGER, THAT AREA WILL MORE
04:40:50 THAN LIKELY BE UTILIZED FOR OUR WATER MANAGEMENT AREA, FOR
04:40:55 STORING LAKE, FOR STORING OUR WATER, CONTROLLING OUR WATER.
04:40:59 THAT JUST KIND OF LENDS ITSELF TO IT.
04:41:01 IT'S NOT BIG ENOUGH REALLY TO PUT ANY FIELDS OR ANYTHING
04:41:05 LIKE THAT, BACK THERE IN THAT CONCERN.
04:41:09 THAT KIND OF LENDS ITSELF, IF YOU WILL, TO BE UTILIZED FOR
04:41:13 WATER MANAGEMENT.
04:41:17 >>James Tatoes: WHAT KIND OF SPORTS FACILITIES AS FAR AS
04:41:20 BASEBALL FIELDS, FOOTBALL FIELDS?
04:41:23 >>Dana Hume: WELL, THIS IS A MIDDLE SCHOOL AND ELEMENTARY
04:41:25 SCHOOL.
04:41:25 ELEMENTARY SCHOOLS DON'T HAVE ANY DEDICATED SPORTS.
04:41:29 MIDDLE SCHOOLS, IF I REMEMBER THEM ALL CORRECTLY -- I'M
04:41:37 GOING IN TIME FROM WHEN MY KIDS WERE IN MIDDLE SCHOOL HERE
04:41:40 -- YOU HAVE BASKETBALL, GIRLS AND BOYS BASKETBALL, GIRLS AND
04:41:45 BOYS VOLLEYBALL.

04:41:48 YOU HAVE TENNIS.
04:41:50 YOU HAVE SOCCER.
04:41:54 AND I'M SURE I'M MISSING ANOTHER -- I THINK THEY HAVE GOLF.

04:41:59 I THINK THEY ARE STARTING GOLF.
04:42:00 BUT, OBVIOUSLY, THERE WOULDN'T BE ANY GOLF OUT HERE.
04:42:03 SO FROM A FIELD STANDPOINT, EVERYTHING WOULD BE -- OH, CROSS
04:42:08 COUNTRY.
04:42:09 BUT, AGAIN, THEY HAVE CROSS COUNTRY MEETS USUALLY AT THE
04:42:12 ESTERO COMMUNITY PARK.
04:42:16 SO FROM THE SPORTS FIELD STANDPOINT, REALLY THE ONLY ONE
04:42:21 THAT WOULD BE ON THE CAMPUS WOULD BE SOCCER FIELDS.
04:42:26 >>James Tatoes: THE REASON I'M QUESTIONING, I'M LEADING TO
04:42:29 THE NEXT STEP, WHAT'S ALL GOING TO BE ENCLOSED BY THE FENCE?
04:42:34 >>Dana Hume: ALL OF IT.
04:42:35 >>James Tatoes: THE WATER RETENTION AREAS AND ALL OF THAT,
04:42:39 TOO.
04:42:39 >>Dana Hume: YES, SIR.
04:42:41 >>James Tatoes: YOU'RE TALKING ABOUT A PERIMETER FENCE
04:42:43 AROUND THE ENTIRE PROPERTY.
04:42:44 >>Dana Hume: EXACTLY.
04:42:46 AND THEN AS WE GET UP TOWARDS THREE OAKS, WHAT WE'VE DONE IN
04:42:53 THE PAST -- I'M NOT SAYING WE'LL DO IT -- I WOULD IMAGINE IT
04:42:57 WOULD BE SOMETHING SIMILAR ON THIS SITE -- BUT WHAT WE HAVE
04:43:00 DONE IN THE PAST IS WE HAVE OUR SECURITY FENCE AND THEN
04:43:06 SLIDE GATES.
04:43:07 THE SLIDE GATES ARE OPENED UP DURING THE TIMES WHEN STUDENTS
04:43:13 ARE COMING, PARENTS ARE COMING AND WHEN THEY ARE LEAVING.
04:43:17 AGAIN, WE SECURE THE FENCE TO THE SCHOOL SO THAT IF SOMEBODY

04:43:27 COMES INTO THE PARKING LOT, THE ONLY WAY THAT THEY CAN GET
04:43:31 PAST THE SCHOOL AND TO THE FIELDS, OR WHATEVER IS ON THE
04:43:34 BACKSIDE OF THE SCHOOL, IS THEY HAVE GOT TO GO THROUGH THE
04:43:36 BUILDING.
04:43:37 AND IF THEY TRY AND JUMP A FENCE OR SOMETHING LIKE THAT,
04:43:39 THEY'LL HAVE CAMERAS THERE THAT WILL SEE ALL OF THAT.
04:43:44 >>James Tatoes: THE PUBLIC PARKING WILL BE BASICALLY IN
04:43:46 THE FRONT ON THREE OAKS?
04:43:50 >>Dana Hume: YES, SIR.
04:43:50 YES, SIR.
04:43:51 THAT'S WHERE ALL THE ACCESS WILL BE.
04:43:52 SO THAT'S WHERE, AGAIN, KIND OF LENDS ITSELF TO ALL OF THE
04:43:58 PARKING.
04:43:59 >>John Yarbrough: THIS IS JOHN YARBROUGH.
04:44:05 AS FAR AS THE RECREATION FACILITIES, I WOULD HOPE THAT -- I
04:44:10 REALIZE IT'S TOO EARLY NOW, BUT THIS WOULD BE INCLUDED IN AN
04:44:15 INTERLOCAL AGREEMENT AS THE COUNTY HAS MANY, MANY SCHOOL
04:44:26 SITES TO ALLOW AFTER HOURS WHEN THOSE KIDS ARE IN ATTENDANCE

04:44:34 FOR THE PUBLIC TO MAKE USE OF THE ATHLETIC FIELDS.
04:44:41 >>Dana Hume: YOU ARE CORRECT, JOHN.
04:44:42 SO WE MET WITH STAFF EARLIER ON OUR FIRST RENDITION OF A
04:44:47 SITE PLAN FOR THE SITE.
04:44:49 AND WE TALKED ABOUT THOSE TYPES OF FACILITIES.
04:44:54 SO THE DESIGN TEAM AND THE SCHOOL DISTRICT ARE CURRENTLY
04:44:58 CONTINUING REFINEMENT OF THAT SITE PLAN.

04:45:02 ONCE WE GET TO A POINT WHERE WE FEEL KIND OF COMFORTABLE
04:45:06 WITH THE FUNCTION OF THE PROPERTY, WE WILL COME BACK AND SIT
04:45:10 DOWN WITH STAFF AGAIN AND VISIT FIELDS AND THOSE KINDS OF
04:45:15 THINGS.
04:45:18 >>John Yarbrough: YEAH, I REALIZE IT'S TOO EARLY.
04:45:20 YOU'RE NOT ANYWHERE NEAR SITE PLAN, BUT JUST MAKE SURE, KEEP
04:45:24 IN THE BACK OF YOUR MIND.
04:45:25 THAT'S ALL I'M ASKING.
04:45:26 >>Dana Hume: YES, SIR. AND STAFF IS REMINDING US.
04:45:29 >>Mary Gibbs: IF I COULD ADD ON TO THAT, TOO, BECAUSE WE DID
04:45:32 HAVE A CONVERSATION.
04:45:34 WE WERE TRYING TO FIND WAYS TO HAVE IT BE BENEFICIAL TO THE
04:45:39 PUBLIC, TOO, MAYBE HAVING LIKE THE SIDEWALK OUT FRONT OR
04:45:42 JOGGING PATH.
04:45:43 WE'VE BEEN THROUGH A LOT OF DIFFERENT ITERATIONS OF THINGS
04:45:46 THAT COULD BE DONE, GIVEN THAT THE SCHOOL HAS A LOT OF
04:45:49 RESTRICTIONS WITH THE FENCING AND EVERYTHING.
04:45:52 IT'S A LITTLE BIT MORE DIFFICULT THAN A TYPICAL PROJECT, BUT
04:45:55 WE HAVE BEEN TALKING TO THEM ABOUT THAT.
04:45:56 WE'RE ALSO TRYING TO BALANCE THE FACT THAT WE INITIALLY
04:45:59 THOUGHT THERE ARE SO MANY WETLANDS ON THE PROPERTY, BUT THE
04:46:03 MORE RESEARCH THEY HAVE DONE INTO THAT SHOWS THAT THERE'S SO
04:46:06 MUCH MELALEUCA THAT THEY ARE PRETTY BAD SHAPE.
04:46:10 WE'RE TRYING TO BALANCE THE NEED FOR FIELDS WITH A NEED FOR
04:46:13 WETLAND PRESERVATION AND ALL THESE DIFFERENT THINGS.

04:46:17 SO THOSE ARE SOME OF THE THINGS WE'VE BEEN WORKING ON.
04:46:22 >>James Tatoes: WHAT I HEAR NOW IS IN ORDER TO GET ON THE
04:46:25 SITE, YOU HAVE TO GO THROUGH THE BUILDING.
04:46:26 BUT AFTER HOURS, IF YOU'RE GOING TO DO WHAT JOHN SAID,
04:46:29 HAVING SOME OF THE OPEN SPACE AVAILABLE TO THE PUBLIC AND,
04:46:33 JUST LIKE MARY IS TALKING ABOUT, HAVE COMMUNITY USES WITH
04:46:36 IT, IT WOULD SEEM KIND OF AWKWARD TO HAVE PEOPLE GO THROUGH
04:46:40 THE BUILDING --
04:46:41 >>Dana Hume: YEAH, WE WOULD HAVE TO MAKE PROVISIONS IN THE
04:46:45 SITE PLAN SO THAT IF IT TURNS OUT AT THE END OF THE DAY THAT
04:46:52 THE PUBLIC USE AREAS ARE IN THE BACK OF THE SCHOOL, THAT WE
04:46:57 WILL HAVE TO FIGURE OUT A WAY TO SECURE THE SCHOOL FROM THAT
04:47:03 AREA ALSO.
04:47:03 SO WE MAY END UP POTENTIALLY HAVING TWO SETS OF FENCES.

04:47:11 ONE THAT WILL STAY OPEN DURING THE DAY WHILE THE KIDS ARE IN
04:47:15 SCHOOL SO THEY CAN ACCESS THE FIELDS AND THE GREEN AREAS,
04:47:22 AND GATES, AND THOSE WILL STAY OPEN DURING THE DAY.
04:47:27 WHEN SCHOOL IS OUT, THEN THOSE GATES GET CLOSED SO NOBODY
04:47:32 CAN GET INTO THE BUILDING.
04:47:34 WE HAVE NOT GOTTEN THAT FAR ON THE SITE PLANNING PROCESS.
04:47:39 >>John Yarbrough: RIGHT.
04:47:39 THIS IS JOHN AGAIN.
04:47:40 I UNDERSTAND THAT.
04:47:41 JUST KEEP IN MIND AS YOU PROBABLY ALREADY KNOW, LEE COUNTY,
04:47:48 BACK WHEN I WAS WITH LEE COUNTY, WE HAD OVER 30 SCHOOL

04:47:56 INTERLOCAL AGREEMENTS AND WE WERE ABLE TO WORK OUT MUCH MORE
04:47:59 COMPLICATED THINGS THAN THIS.
04:48:01 SO I THINK WE'LL FIND A WAY THAT WORKS FOR EVERYBODY.
04:48:05 >>Dana Hume: ABSOLUTELY.
04:48:06 JOHN, I'M FAMILIAR WITH TANGLEWOOD BECAUSE THAT'S WHERE MY
04:48:10 KIDS GREW UP AND THAT'S WHERE WE PLAYED SOCCER FOR YEARS.
04:48:13 >>John Yarbrough: YES.
04:48:14 SAME IDEA.
04:48:15 SAME IDEA.
04:48:15 >>Dana Hume: EXACTLY.
04:48:22 >> I WAS MAKING A COMMENT, DON'T FORGET TO INCLUDE THE
04:48:27 PUBLIC USE IN YOUR TRAFFIC IMPACT STUDY.
04:48:30 >>Dana Hume: YES, SIR.
04:48:33 >> SCOTTY, JUST -- YOU CAN'T SEE, JUST SO YOU KNOW, THERE
04:48:38 ARE SOME PEOPLE IN THE AUDIENCE.
04:48:40 I DON'T KNOW IF THEY ARE HERE TO QUESTION OR COMMENT ON
04:48:42 THIS.
04:48:43 >>Scotty Wood: OKAY.
04:48:44 BEFORE WE OPEN IT UP TO PUBLIC COMMENT, I HAVE A QUESTION
04:48:47 REGARDING THE LIGHTING THAT MIGHT OCCUR ON THIS SITE.
04:48:53 SPECIFICALLY, THE LIGHTING AS IT WOULD AFFECT THE PROPERTY,
04:48:56 THE RESIDENTIAL PROPERTIES ON THE NORTH END OF WHAT IS
04:48:59 LIKELY TO BE WHERE THE SCHOOL WILL BE.
04:49:03 ANY THOUGHTS YET ON LIGHTING?
04:49:10 >>Dana Hume: I KNOW WHEN WE DO OUR LIGHTING, WE MEET THE

04:49:13 VILLAGE STANDARDS FOR LIGHTING.
04:49:17 ALL LIGHTS HAVE TO SHINE INTO THE PROPERTY, HAVE ZERO OR .5
04:49:21 FOOT-CANDLES AT THE PROPERTY LINE.
04:49:25 THE FIELD WILL NOT BE LIT, SO IT WILL BE FOR DAYLIGHT USE
04:49:32 ONLY, AT LEAST AT THIS TIME.
04:49:34 SO THEY'LL HAVE YOUR STANDARD SECURITY LIGHTING IN THE
04:49:41 PARKING LOTS AND STUFF LIKE THAT AT NIGHTTIME SO THAT IT CAN
04:49:46 BE VISIBLE FOR THE CAMERAS AND WHATNOT, BUT WE WILL FOLLOW
04:49:51 ALL OF THE LIGHTING STANDARDS.
04:49:59 >> THE TECHNOLOGY IN LIGHTING HAS COME A LONG WAY.

04:50:01 SO THERE'S VERY LITTLE SPILLAGE.
04:50:06 WE DID THAT ACTUALLY AT ESTERO HIGH SCHOOL TO ACCOMMODATE --
04:50:19 RIGHT ON THE SOUTH SIDE.
04:50:20 YOU CAN WORK THROUGH THAT.
04:50:23 >>Dana Hume: ABSOLUTELY.
04:50:25 EVERYTHING IS LED NOW, SO WITH THE MODERN TECHNOLOGY, WE'RE
04:50:31 ABLE TO KEEP ALL OF THE LIGHT ONTO OUR PROPERTY AND NOT
04:50:35 LIGHT UP THE NEIGHBOR'S BACKYARD.
04:50:40 >> RIGHT.
04:50:41 >>Scotty Wood: OKAY.
04:50:42 IF WE'RE THROUGH WITH COMMENTS FROM THE BOARD AND STAFF, I
04:50:45 WOULD LIKE TO OPEN IT UP NOW TO PUBLIC COMMENT.
04:50:49 TAMMY, DO YOU HAVE ANY CARDS?
04:50:52 >>Mary Gibbs: COULD I SUGGEST, FIRST, WE DO HAVE SOME PEOPLE
04:50:55 THAT ARE HERE.

04:50:57 MAYBE WE ASK THE PEOPLE IN THE AUDIENCE IF THEY WANT TO
04:50:59 SPEAK FIRST BEFORE WE READ THE CARDS.
04:51:02 >>Scotty Wood: SURE, NO PROBLEM.
04:51:04 >>Mary Gibbs: I THINK WE HAVE TO CLEAN THE MICROPHONE.
04:51:08 SO I THINK WE NEED A MINUTE FOR TAMMY TO CLEAN THE
04:51:12 MICROPHONE.
04:51:13 WE'LL TAKE THE PEOPLE THAT ARE HERE AND WE'LL READ THE ONES
04:51:16 THAT WE GOT ELECTRONICALLY.
04:51:19 JUST FOR THOSE OF YOU WHO AREN'T HERE, I THINK WE'VE ONLY
04:51:39 GOT TWO OR THREE PEOPLE SPEAKING IN PERSON.
04:51:41 SO THEY ARE FILLING OUT THEIR SPEAKER CARD AND THEY WILL BE
04:52:12 UP TO THE PODIUM SHORTLY.
04:53:09 >>Tammy Duran: JEFF OCEAN WILL BE THE FIRST SPEAKER.
04:53:13 MAKE SURE YOU TALK INTO THE MIKE.
04:53:17 >> THANK YOU.
04:53:17 I LIVE NEXT DOOR AT COPPER OAKS.
04:53:22 I'M ALSO ON THE COPPER OAKS CDD.
04:53:27 WE CURRENTLY HAVE THE COPPER OAKS SOME FLOODING PROBLEMS
04:53:34 WHEN WE HAVE LARGE RAINS, WHEN WE HAD, OF COURSE, THE
04:53:39 HURRICANES, WE'VE HAD THE LARGE STORMS.
04:53:42 WE'VE HAD FLOODING IN THE STREETS.
04:53:46 THE WATER IN THAT AREA WHERE THE SCHOOL IS TALKING ABOUT
04:53:54 GOING TAKES UP A LOT OF THE AREA WHERE THE WATER -- I DON'T
04:54:02 KNOW THE PROPER TERMINOLOGY -- BUT THE WATER GOES THERE AND
04:54:07 IT SITS THERE SO IT DOESN'T COME INTO OUR COMMUNITY.

04:54:10 I THINK IF SCHOOLS GO IN THERE AND A LOT OF CONCRETE AND
04:54:16 HARD SURFACE AREAS GO THERE, WE'RE GOING TO HAVE ADDITIONAL
04:54:19 FLOODING COMING INTO COPPER OAKS.
04:54:22 AND THAT WILL CREATE A PROBLEM.
04:54:26 THE TRAFFIC PROBLEM IS A DEFINITE PROBLEM.
04:54:33 RIGHT NOW, AS YOU ALL CAME HERE, WE ALL WENT THROUGH THE

04:54:39 SAME TRAFFIC PROBLEMS.
04:54:40 WE DO NOT EVEN HAVE OUR NORTHERN FRIENDS COMING DOWN HERE
04:54:42 YET, WHICH WILL INCREASE THE TRAFFIC.
04:54:45 THEY ARE TALKING ABOUT 2300 STUDENTS GOING TO THE SCHOOL,
04:54:50 AND IF THERE IS A LARGE PROPONENT OF THEM COMING WITH
04:54:55 PARENTS, WE'RE JUST GOING TO HAVE AN UNBELIEVABLE AMOUNT OF
04:54:58 TRAFFIC ON BOTH CORKSCREW AND THREE OAKS, AND THEN PUTTING
04:55:02 UP A LIGHT THERE IS NOT GOING TO HELP IT.
04:55:06 IN MY OPINION, THIS IS GOING TO HURT IT AND CREATE MORE
04:55:08 TRAFFIC THERE.
04:55:09 THE CONGESTION RIGHT NOW IS BAD ENOUGH, AND IT'S GOING TO DO
04:55:13 NOTHING BUT GET WORSE.
04:55:16 ALSO, THE LIGHTING NEEDS TO BE TAKEN A LOOK AT SO THE
04:55:22 LIGHTING IS NOT GOING TO BE DIRECTLY -- THE PROPERTY
04:55:25 LITERALLY ABUTS COPPER OAKS COMMUNITY RIGHT NOW.
04:55:28 HOUSES BACK UP APPROXIMATELY 30 SINGLE-FAMILY HOUSES BACK UP
04:55:37 TO THIS PROPERTY.
04:55:39 ALSO, ON THE BACK OF THIS PROPERTY, WHICH WOULD BE GOING
04:55:48 ALONG ROUTE 75, THAT AREA IS A COLLECTION AREA FOR ROUTE 75

04:55:52 RIGHT NOW.
04:55:53 I DON'T KNOW WHAT THEY ARE GOING TO DO ABOUT THAT, BECAUSE
04:55:56 WE HAVE A POND BEHIND OUR COMMUNITY.
04:55:59 ADJACENT TO THAT IS ANOTHER POND, WHICH IS THE COLLECTION
04:56:02 AREA FOR 75, AND I DON'T KNOW WHAT THEY ARE GOING TO DO
04:56:07 THERE BECAUSE THERE IS A TREMENDOUS AMOUNT OF WATER COMING
04:56:09 OFF OF 75 DOWN THERE RIGHT NOW.
04:56:11 THAT HAS GOT TO BE LOOKED AT BECAUSE THAT IS A POTENTIAL
04:56:16 PROBLEM FOR MORE FLOODING.
04:56:17 THAT'S ALL I HAVE.
04:56:18 THANK YOU.
04:56:35 >>Tammy Duran: THE NEXT SPEAKER GOING TO BE EDWARD FRANZ.
04:56:50 >> GOOD AFTERNOON, FOLKS.
04:56:52 MY NAME IS EDWARD FRANZ.
04:56:57 I HAVE A LITTLE BIT OF BACKGROUND IN THIS AS FAR AS SECURITY
04:57:01 AND WATER PROBLEMS.
04:57:02 I'M CONCERNED WITH THE 30 HOUSES ALONG COPPER OAKS.
04:57:07 I HAVE TWO HOUSES THERE.
04:57:08 BOTH OF MY HOUSES HAVE OVER TWO FEET OF WATER IN THE BACK
04:57:11 ALREADY.
04:57:12 THIS IS DAYS AFTER THE RAIN.
04:57:14 IT USUALLY STAYS THERE ABOUT A TWO, TWO AND A HALF MONTH
04:57:17 PERIOD.
04:57:18 THERE IS A FLOOD AREA THAT'S BEHIND MY HOUSE THAT GOES IN 40
04:57:22 FEET INTO THE SCHOOL PROPERTY.

04:57:25 THE CIRCULAR THING YOU HAVE ON THE MAP.
04:57:27 THAT'S A LOW AREA.

04:57:30 OUR SITE IS UP 11.5 FEET.
04:57:33 IT WAS SUPPOSED TO BE 12 FEET ABOVE SEA LEVEL.
04:57:35 IT'S 11.5 FEET.
04:57:37 ARE YOU GOING TO BRING IN SAND PADS AND THEN BUILD UP THE
04:57:42 AREA AND MORE WATER WILL DRAIN INTO COPPER OAKS?
04:57:45 HOW ARE YOU GOING TO HANDLE THE DITCH WHICH ALREADY HAS
04:57:48 WATER HALF FILLED UP TO IT?
04:57:50 IN FACT, MY PART IS RUNNING OVER, UNTIL YOUR PROPERTY RIGHT
04:57:53 NOW.
04:57:54 THERE IS A CONCERN.
04:57:55 I DO REPRESENT THE HOA GRIEVANCE COMMITTEE FOR THE COPPER
04:58:00 OAKS.
04:58:01 I'M HERE TO SPEAK ON THEIR BEHALF AND SEVERAL PEOPLE
04:58:05 CONCERNED, ALL 30 HOUSES THAT JEFF MENTIONED EARLIER.
04:58:10 THERE IS CONCERN ABOUT WATER THERE AND SITTING THERE.
04:58:13 I TALKED TO THE HEALTH DEPARTMENT.
04:58:15 THEY ARE ALSO CONCERNED ABOUT IT.
04:58:16 I HAVEN'T WRITTEN ANYTHING TO THE SCHOOL BOARD.
04:58:18 THE PROPERTY, IF YOU CAN BRING IT UP, I CAN POINT TO CERTAIN
04:58:22 AREAS ON THE MAP, IF YOU CAN BRING IT UP, PLEASE.
04:58:24 I WENT OVER TO THE WEST SIDE AND I LOOKED AT SEVERAL
04:58:41 EXHIBITS YOU HAVE THERE.
04:58:42 YOU SHOW A DRAINAGE DITCH THAT GUESS TO THE POST OFFICE,

04:58:46 WHICH I SO A UP IS RENTED FROM THE -- FROM THE LEE COUNTY
04:58:54 SCHOOL SYSTEM TO COPPER OAKS.
04:58:58 YOU SEE ON THE SITE --
04:59:03 >> MAKE SURE YOU ARE TALKING IN THE MIKE OR THEY CAN'T HEAR
04:59:05 YOU.
04:59:06 >> IF YOU'RE LOOKING ON THE SITE RIGHT NOW, IF YOU LOOK
04:59:09 BEHIND WHERE THE POST OFFICE IS AT, THE LAND IS LEASED FROM
04:59:12 THE SCHOOL.
04:59:12 THERE IS A DRAINAGE DITCH THAT DEFINITELY GOES ON THE SCHOOL
04:59:17 SIDE OF THE PROPERTY.
04:59:18 IF YOU GO FROM THERE AND MOVE RIGHT TO THE BACK, GOING FROM
04:59:24 THREE OAKS PARKWAY TO THREE OAKS PARKWAY TO 75, YOU WILL SEE
04:59:31 THAT THE DITCH GOES ON THE SCHOOL PROPERTY, AND HALF THE
04:59:35 DITCH ALL THE WAY IN THE BACK IS ON THE SCHOOL PROPERTY.
04:59:38 THAT IS PRESENTLY FILLED WITH WATER RIGHT NOW AND BEEN THAT
04:59:41 WAY FOR A WHILE.
04:59:43 I MEASURED 22 INCHES WHEN I CAME.
04:59:45 ACCORDING TO LEE COUNTY, NOT SUPPOSED TO HAVE ANY STANDING
04:59:50 WATER ON RESIDENTIAL PROPERTY 72 HOURS AFTER.
04:59:55 CAN'T BE OVER SEVEN OR SIX INCHES DEEP 72 HOURS AFTER THE
04:59:59 LAST RAIN.
05:00:00 THIS DOES NOT MEET THE LEE COUNTY REGS ON THIS.
05:00:06 SO I HAVE A CONCERN.
05:00:07 RIGHT NOW, IT DOESN'T MEET THAT.

05:00:10 AS JEFF SAYS, YOU'RE GOING TO PUT MORE CONCRETE SURFACE,
05:00:14 MORE RUNOFF.
05:00:15 LESS WATER WILL GET ABSORBED AND THEN GO INTO THE AQUIFERS.
05:00:20 BUT YOU HAVE MORE RUNOFFS THAT WILL GO INTO THAT DITCH I
05:00:30 DON'T KNOW HOW THE SCHOOL WILL BE FACING, PARALLEL TO THREE
05:00:32 OAKS PARKWAY OR GOING FROM EAST TO WEST.
05:00:36 IF IT GOES NORTH TO SOUTH, AND YOU HAVE A PARKING LOT IN
05:00:41 FRONT, ALL THAT IS GOING TO DRAIN TOWARDS THE POST OFFICE, I
05:00:45 WOULD ASSUME.
05:00:46 THAT DITCH DOESN'T HANDLE IT RIGHT NOW.
05:00:50 I UNDERSTAND THERE IS A PLAN GOING ON FOR THREE OAKS PARKWAY
05:00:53 TO DIG THE DITCH DEEPER AND GO OVER TO ESTERO BOULEVARD.
05:01:02 I THINK THE PLAN -- I DON'T KNOW.
05:01:02 YOU GUYS ARE INVOLVED IN THAT.
05:01:02 YOU CAN CHECK INTO THAT.
05:01:04 DOES THAT PLAN HAVE TO BE DONE FIRST SO IT CAN HANDLE THE
05:01:08 ADDITIONAL WATER THAT ACCUMULATES IN THE DITCH?
05:01:10 THAT'S MY QUESTION.
05:01:11 AGAIN, I DO REPRESENT THE HOMEOWNER GRIEVANCE COMMITTEE OF
05:01:18 THREE OAKS.
05:01:19 THERE ARE 30 HOUSES ALONG THAT LINE, EXACTLY 30.
05:01:21 THANK YOU.
05:01:32 >>Tammy Duran: THE LAST SPEAKER IS MARYBETH OCEAN.
05:01:45 >> HELLO.
05:01:46 I REPRESENT SOME OF THE NEIGHBORS THAT LIVE IN COPPER OAKS,
05:01:49 AND I DO LIVE IN THE SECOND SECTION IN THE BACK.

05:01:54 THE BIG CONCERNS OUR NEIGHBORS WILL HAVE AND THE WHOLE
05:01:58 COMMUNITY IS GOING TO BE TRAFFIC AND WATER.
05:02:00 WHERE IS ALL THE WATER GOING TO GO IF YOU TAKE ALL OF THOSE
05:02:05 ACRES?
05:02:06 AND THAT'S ALL, YOU KNOW -- SUPPOSEDLY, THAT SHOULD BE
05:02:10 PROTECTED LAND.
05:02:11 AND YOU'RE JUST ELIMINATING THAT WITH THIS AMENDMENT.
05:02:16 SO YOU HAVE HUGE PROBLEMS.
05:02:19 WE'RE TALKING THE DRAINAGE DITCH BEHIND THE COMMUNITY THERE
05:02:22 THAT IS --
05:02:24 >> MAKE SURE YOU'RE TALKING IN THE MIKE.
05:02:26 THEY CAN'T HEAR YOU.
05:02:27 >> THE DRAINAGE DITCH THAT IS BEHIND THE HOMES THAT ED WAS
05:02:30 TALKING ABOUT IS A HUGE PROBLEM.
05:02:33 IT'S NEVER DRAINED PROPERLY.
05:02:36 WE GO TO ONE DISTRICT, AND THEY SAY IT'S SUPPOSED TO GO
05:02:40 EAST, AND THEN SOMEONE ELSE SAYS IT'S SUPPOSED TO GO WEST.
05:02:47 IT'S A HUGE PROBLEM RIGHT NOW.
05:02:49 AND THE TRAFFIC WILL BE EVEN MORE.
05:02:50 THAT WILL BE THE BIG KILLER, ESPECIALLY IF THEY PUT A

05:02:57 STOPLIGHT.
05:02:58 IT'S NOT A HUNDRED FEET FROM CORKSCREW AND THREE OAKS IF YOU
05:03:02 PUT A TRAFFIC LIGHT THERE.
05:03:03 SO THAT'S HUGE.
05:03:07 THAT'S MY INPUT.

05:03:08 THANK YOU.
05:03:16 >>Mary Gibbs: WE ALSO -- WE'RE GOING TO BE LOOKING AT THESE
05:03:19 ISSUES SO THAT THE NEIGHBORS DON'T THINK -- WE'RE NOT
05:03:23 IGNORING YOU.
05:03:24 WE KNOW THE DRAINAGE IS A BIG DEAL AND WE KNOW THE TRAFFIC
05:03:26 IS IMPORTANT.
05:03:27 SO WE'LL BE LOOKING AT THAT AS WE GO THROUGH THIS PROCESS
05:03:31 AND THE REPRESENTATIVE, IS AN ENGINEER.
05:03:35 I KNOW HE TOOK A LOT OF NOTES, TOO.
05:03:38 WE ALSO HAVE, I THINK -- I'M NOT SURE YOU CAN ANSWER.
05:03:43 I DON'T THINK YOU CAN RAISE YOUR HAND.
05:03:45 MAYBE AT THE END, BUT WE HAVE A COUPLE MORE E-COMMENT CARDS,
05:03:51 I THINK, TAMMY, THAT YOU NEED TO READ.
05:03:53 >>Tammy Duran: YES.
05:03:54 THE FIRST ONE IS FROM JULIE JOHNSTON.
05:04:01 I DO NOT THINK A SCHOOL WOULD BE A GOOD IDEA ON THIS
05:04:04 PROPERTY BEHIND COPPER OAKS.
05:04:05 THE TRAFFIC PROBLEMS IT WOULD CREATE WOULD BE VERY BAD ON
05:04:08 THREE OAKS PARKWAY.
05:04:10 THE SCHOOL ZONE TRAFFIC AREA WOULD CREATE MANY PROBLEMS IN
05:04:13 THAT SMALL AREA JUST PAST A MAJOR INTERSECTION OF CORKSCREW
05:04:17 ROAD AND THREE OAKS.
05:04:18 I THINK IT WOULD CAUSE A PROBLEM, A LOT OF PROBLEMS WITH
05:04:21 TRAFFIC.
05:04:21 THANK YOU.

05:04:21 JODY WALLBURN.
05:04:25 POTENTIAL CONFLICT WITH TIMES THE NEW SCHOOL WOULD LET OUT
05:04:32 AT THE SAME TIME AS THE MIDDLE SCHOOL JUST NORTH OF THIS
05:04:35 LOCATION.
05:04:35 TRAFFIC CONCERNS STRONGLY SUGGESTED THAT IF THIS LAND USE IS
05:04:41 APPROVED, IT WILL BE MANDATED THAT THE SCHOOL MUST MAKE THE
05:04:45 PARENT PICKUP LINE FULLY CONTAINED ON THE SCHOOL PROPERTY
05:04:48 AND NOT BACK UP ON THREE OAKS PARKWAY.
05:04:56 >>Mary Gibbs: I RECEIVED A LETTER FROM SCOTT HAMMEL WHO IS
05:04:59 FROM THE ROOKERY.
05:05:00 HE ACTUALLY CAME INTO THE OFFICE YESTERDAY AND DROPPED OFF
05:05:03 LETTERS FOR THE COUNCIL.
05:05:04 I'LL QUICKLY READ IT.
05:05:07 IT'S BASICALLY ABOUT THE TRAFFIC.
05:05:09 IT SAYS, DEAR VILLAGE OF ESTERO COUNCIL MEMBERS, FOLLOWING
05:05:11 ARE MY COMMENTS WITH RESPECT TO THE BUILD OF THE TWO

05:05:15 SCHOOLS, ELEMENTARY AND MIDDLE SCHOOL ON THREE OAKS.
05:05:18 TRAFFIC CONGESTION, THE MORNING TRAFFIC ON THREE OAKS NORTH
05:05:21 OF CORKSCREW IS SO CONGESTED RIGHT NOW THAT BY ADDING MORE
05:05:24 SCHOOL BUSES, SCHOOL, STAFF AND PARENTS TAKING THEIR KIDS TO
05:05:27 SCHOOL WOULD CAUSE SIGNIFICANT DELAYS FOR ALL THOSE THAT ARE
05:05:29 ANXIOUSLY USING THE NORTH-SOUTH THOROUGHFARE.
05:05:31 SCHOOL BUSES AND SCHOOL TRAFFIC EXITING THE PROPOSED SCHOOL
05:05:35 ONTO THREE OAKS AND HEADING SOUTH WOULD FIRST HAVE TO HEAD
05:05:38 NORTH, DO A U-TURN AND HEAD BACK TO CORKSCREW ROAD AND WAIT

05:05:42 IN THE ALREADY LONG LINE OF TRAFFIC FOR THE LIGHT TO CHANGE.
05:05:45 WITH ESTERO'S NEW GROWTH EAST, MAJORITY OF STUDENTS MAY
05:05:48 ORIGINATE FURTHER EAST ON CORKSCREW ROAD.
05:05:51 IT MAKES THE MOST SENSE TO LOCATE THE SCHOOL IN THAT AREA.
05:05:53 IN THE FUTURE, CORKSCREW ROAD WILL BE I HAD WOOPER.
05:05:55 TALKS ABOUT THE TRAFFIC AT THE POST OFFICE AND LIBRARY, THE
05:06:01 ARCOS CAR WASH, THE MEDICAL CENTER, THE HOTELS AND
05:06:06 RESTAURANTS.
05:06:06 TALKS ABOUT THE CORKSCREW AND THREE OAKS INTERSECTION BEING
05:06:10 AT A STAND-STILL DURING THE MORNING RUSH HOUR, MIDDAY, LATE
05:06:14 AFTERNOON AND EVENING.
05:06:16 CLOSE PROXIMITY, 7-ELEVEN, LOWE'S, RESTAURANTS, STRIP MALL,
05:06:20 BANKS AND OTHER BUSINESSES.
05:06:21 THEN IT TALKS ABOUT CHILD SAFETY IF THE SCHOOLS WERE TO BE
05:06:25 BUILT, IT MAY RESULT IN LOCAL RESIDENTS' CHILDREN HAVING TO
05:06:28 WALK TO SCHOOL AND CROSS A FOUR-LANE PARKWAY.
05:06:31 POTENTIAL EXISTS FOR CREATING A VERY DANGEROUS SITUATION.
05:06:35 THEN HE DID AN ESTIMATE OF NEW HOME AND APARTMENT
05:06:38 CONSTRUCTION ON THREE OAKS, WHICH IS MOSTLY IN THE COUNTY
05:06:41 WHERE THEY ARE BUILDING A LOT OF APARTMENTS ON THE NORTH
05:06:46 SIDE OF THREE OAKS.
05:06:47 MAY ADD 7600 VEHICLES TO THREE OAKS PARKWAY.
05:06:50 ESTERO PARKWAY COMPLETION, HAVING THE BRAND-NEW SMOOTH
05:06:55 ROADWAY MAY INCREASE FROM TRAFFIC TO 41 TO THREE OAKS NORTH
05:06:58 AS DRIVERS LOOK TO MAKE THEIR WAY TO THE INTERSTATE.

05:07:02 WITH ALL THE NEW APARTMENTS AND DEVELOPMENT CONSTRUCTED ON
05:07:04 U.S. 41, ACCESS TO I-75 VIA ESTERO PARKWAY.
05:07:10 THEN IT SAYS THE FUTURE BUILD SITE IS LARGER, THERE IS A
05:07:13 FUTURE BUILD SITE ON THE SOUTHWEST CORNER OF THREE OAKS AND
05:07:16 ESTERO PARKWAY, 31 ACRES, AND THAT WHEN FULLY DEVELOPED WILL
05:07:22 ADD TO THE TRAFFIC CONGESTION.
05:07:23 SO BASICALLY THAT LETTER.
05:07:26 I THINK THAT COMPLETES ALL THE LETTERS THAT WE RECEIVED,
05:07:30 TAMMY?
05:07:31 >>Tammy Duran: YES.
05:07:40 >>Mary Gibbs: SO I THINK WE'RE DONE WITH THE PUBLIC INPUT.
05:07:43 THERE IS A QUESTION, DO YOU WANT TO TAKE THE QUESTION FROM

05:07:51 THE AUDIENCE MEMBER?
05:07:52 >> I THINK WE SHOULD.
05:07:56 >>Mary Gibbs: YOU HAVE TO COME BACK UP AND TALK AT THE
05:07:58 MICROPHONE.
05:07:58 BECAUSE NOBODY CAN HEAR YOU UNLESS --
05:08:04 >> YEAH, THERE IS A TRAFFIC CONCERN, AND THERE IS A WATER
05:08:06 CONCERN.
05:08:06 MY MAIN CONCERN IS YOU HAVE TO BRING IN FILL DIRT TO RAISE
05:08:10 EVERYTHING UP AND THE WATER IS JUST GOING TO DRAIN NORTH
05:08:13 INTO THAT DRAINAGE DITCH.
05:08:15 YOU DO NOT HAVE ANY OTHER DRAINAGE DITCH PLANNED ON THAT.
05:08:18 IF YOU DRAIN IT THROUGH THREE OAKS PARKWAY, IF YOU SEE THE
05:08:22 DITCH ALONG THREE OAKS PARKWAY, THAT ONLY GOES DOWN TWO

05:08:25 FEET.
05:08:25 THE DITCH ALONG CORKSCREW GOES DOWN, I THINK EIGHT TO NINE
05:08:31 FEET.
05:08:32 SO THERE'S A PROBLEM THERE.
05:08:34 WHERE ARE YOU GOING TO SEND ALL THIS WATER TO?
05:08:37 THAT'S MY BIG QUESTION.
05:08:39 I'M VERY CONCERNED ABOUT AS I'M PART OF THE GRIEVANCE
05:08:43 COMMITTEE FOR OVER 300 HOUSES THERE.
05:08:45 THAT IS A CONCERN.
05:08:47 I'M STARTING A PETITION TO THE HEALTH DEPARTMENT BECAUSE THE
05:08:51 WATER THAT SITS IN THE BACK.
05:08:53 SO THERE ARE DRAINAGE PROBLEMS.
05:08:55 THANK YOU FOR YOUR TIME AND EVERYTHING.
05:08:57 >>Mary Gibbs: THANK YOU.
05:08:58 THAT WAS MR. FRANZ.
05:09:00 CORRECT?
05:09:01 OKAY.
05:09:04 >>Scotty Wood: ANYONE ELSE, MARY?
05:09:05 >>Mary Gibbs: NO, NOBODY ELSE.
05:09:07 >>Scotty Wood: OKAY.
05:09:09 I THINK WE CAN THEN CLOSE THE PUBLIC INFORMATION MEETING.
05:09:14 I'D LIKE TO THANK JOHNSON ENGINEERING AND LEE COUNTY SCHOOL
05:09:19 DISTRICT FOR APPEARING AND ALSO THANK THE RESIDENTS FOR
05:09:24 COMING UP AND GIVING US THEIR INPUT.
05:09:27 WE APPRECIATE IT.

05:09:28 ANY OTHER COMMENTS OR QUESTIONS FROM ANYBODY BEFORE WE CLOSE
05:09:32 IT?
05:09:36 >> I'D LIKE A VERIFICATION, PRETTY MUCH KNOW THE ANSWER, BUT
05:09:41 ALL OF THIS IS GOING TO BE REVIEWED THROUGH THE SOUTHWEST
05:09:44 FLORIDA WATER MANAGEMENT DISTRICT CONCERNING ITSELF WITH ALL
05:09:48 OF THE WATER PROBLEMS, CORRECT?
05:09:51 >>Dana Hume: YEAH, DANA HUME, FOR THE RECORD.
05:09:53 YES, AS WE GO THROUGH THE DESIGN OF THE SITE, WE WILL HAVE

05:09:59 TO GO BACK TO THE WATER MANAGEMENT DISTRICT AND GO THROUGH
05:10:03 ALL OF THEIR MODELING AND CRITERIA FOR DISCHARGING OFF-SITE
05:10:09 AND ALSO MEETING THE VILLAGE OF ESTERO'S GUIDELINES ALSO.
05:10:13 BUT THAT'S TO COME.
05:10:17 THAT WILL BE PART OF THE DESIGN REVIEW BOARD PROCESS.
05:10:26 I'M SURE THOSE QUESTIONS WILL COME UP.
05:10:28 >> I WAS TRYING TO POINT OUT THAT THIS IS NOT GOING TO BE
05:10:31 LOOKED AT AS AN INDIVIDUAL PROJECT, BUT IT'S GOING TO BE
05:10:34 LOOKED AT AS HOW IT IMPACTS EVERYTHING THAT'S ALREADY OUT
05:10:38 THERE.
05:10:38 BASICALLY, WHEN YOU DO SOMETHING LIKE THIS, THE GOAL IS TO
05:10:42 IMPROVE THE AREA RATHER THAN TO CAUSE MORE PROBLEMS.
05:10:46 >>Dana Hume: CORRECT.
05:10:47 AND THAT IS PART OF THE WATER MANAGEMENT PERMITTING PROCESS.
05:10:51 WE HAVE TO TAKE INTO ACCOUNT ADJACENT PROPERTIES AND HOW THE
05:10:57 PROPERTIES DISCHARGE AND WHERE THAT DISCHARGE GOES AND WHERE
05:11:01 IS OURS GOING TO GO AND THOSE TYPES OF THINGS, YES.

05:11:04 >>Mary Gibbs: IF I CAN ADD, OUR PUBLIC WORKS DIRECTOR REALLY
05:11:08 HAS A VERY EXTENSIVE BACKGROUND ON STORMWATER MANAGEMENT.
05:11:12 WE HAVE OUR STORMWATER MASTER PLAN.
05:11:14 SO IN ADDITION TO WATER MANAGEMENT, WE'LL BE LOOKING AT IT
05:11:18 VERY CLOSELY AS WELL.
05:11:23 >>Scotty Wood: ANYTHING ELSE?
05:11:30 >>Dr. Tim Allen: THIS IS TIM.
05:11:31 I APPRECIATE THE COMMENTS FROM THE RESIDENTS.
05:11:32 I THINK YOU ALL BROUGHT UP IMPORTANT FACTORS.
05:11:36 THERE IS NO DOUBT THAT DEVELOPMENT ALONG THREE OAKS OF ANY
05:11:40 TYPE WILL INCREASE TRAFFIC, AND THAT'S PART OF LIFE, I
05:11:44 GUESS, IN SOUTHWEST FLORIDA, BUT WE ARE EXPECTED, I BELIEVE,
05:11:47 TO MANAGE THAT TRAFFIC WELL AND MANAGE NEW TRAFFIC VOLUME AS
05:11:53 WELL AS POSSIBLE, ESPECIALLY TUNED IN TO THE PERSON WHO
05:11:57 COMMENTED THAT THE SCHOOL PICKUP LINE SHOULD BE COMPLETELY
05:12:00 RETAINED WITHIN THE SCHOOL PROPERTY AND NOT ALLOWED TO EXIST
05:12:06 ON THREE OAKS PARKWAY EITHER IN THE MORNING OR IN THE
05:12:09 EVENING.
05:12:09 OF COURSE, THE WATER MANAGEMENT ISSUE IS VERY IMPORTANT.
05:12:13 I'M CONFIDENT THAT THE SCHOOL BOARD AND, OF COURSE, THE
05:12:18 VILLAGE ALL HEARD THESE COMMENTS AND WILL TAKE THEM
05:12:23 SERIOUSLY AND TRY TO MAKE SURE THAT THE RIGHT PRODUCT GETS
05:12:26 DELIVERED TO THE RESIDENTS OF ESTERO.
05:12:31 >>Scotty Wood: THANK YOU, TIM.
05:12:32 ANYONE ELSE?

05:12:32 OKAY.
05:12:38 I'LL ADJOURN THE PUBLIC INFORMATION MEETING.
05:12:40 MARY, HOW MUCH TIME WOULD YOU LIKE BEFORE WE START THE
05:12:43 WORKSHOP?

05:12:44 >>Mary Gibbs: DO WE WANT TO TAKE A TEN-MINUTE BREAK SO WE
05:12:47 CAN GET THE NEXT CONSULTANTS HOOKED UP ON THE ZOOM?
05:12:54 >>Scotty Wood: THAT'S FINE WITH ME.
05:12:56 IS THAT ALL RIGHT WITH THE REST OF THE BOARD?
05:12:58 >> YES.
05:12:59 >>Scotty Wood: SO BE IT.
05:13:01 WE ARE ADJOURNED AND WE WILL RECONVENE IN TEN MINUTES.
05:13:05 [RECESS]
05:22:26 >>Mary Gibbs: ARE WE READY TO START THE LAND DEVELOPMENT
05:22:29 CODE WORKSHOP?
05:22:30 IS SCOTTY MUTED?
05:22:36 >>Scotty Wood: YEAH, I'M HERE.
05:22:38 I CAN START IT.
05:22:41 [SOUNDING GAVEL]
05:22:41 RECONVENING THE PLANNING AND ZONING BOARD TO CONDUCT A
05:22:47 WORKSHOP ON THE NEW LAND DEVELOPMENT CODE.
05:22:51 I WOULD LIKE TO NOTE THAT THE CURRENT DRAFT 214 PAGES.
05:22:58 THAT'S DOWN FROM ROUGHLY A THOUSAND PAGES WITH THE
05:23:01 TRANSITIONAL LAND DEVELOPMENT CODE.
05:23:03 SO CONGRATULATIONS ON DOWNSIZING.
05:23:09 I WILL TURN IT OVER TO MARY TO START IT OFF.

05:23:13 >>Mary Gibbs: THANK YOU.
05:23:14 BUT WE HAVE MORE COMING.
05:23:16 SO WE HAVEN'T DOWNSIZED IT AS MUCH AS YOU MIGHT WANT.
05:23:20 SO THE LAND DEVELOPMENT CODE, AS YOU ALL KNOW, IS A VERY
05:23:29 MAJOR PROJECT, AND IT'S ONE OF SEVERAL THAT THE COUNCIL HAS
05:23:34 DONE IN THE LAST FIVE YEARS SINCE INCORPORATION.
05:23:36 SO I WAS EXPLAINING THIS TO THE COUNCIL LAST WEEK AT A
05:23:40 WORKSHOP THAT'S VERY SIMILAR TO WHAT WE'RE DOING WITH YOU
05:23:44 ALL TONIGHT.
05:23:44 AND WE WERE TALKING TO THE COUNCIL ABOUT ALL THE MAJOR
05:23:48 STUDIES THEY HAVE DONE SINCE INCORPORATION FIVE YEARS AGO,
05:23:51 STARTING WITH THE VILLAGE TRAFFIC STUDY, THE STORMWATER
05:23:55 MASTER PLAN, AND THEN IF YOU REMEMBER, THE COMPREHENSIVE
05:24:00 PLAN.
05:24:00 WE'VE ALSO DONE A BICYCLE PEDESTRIAN MASTER PLAN AND A PARKS
05:24:04 AND RECREATION MASTER PLAN.
05:24:06 FOR A SMALL CITY, IT'S ONLY BEEN INCORPORATED FOR FIVE
05:24:11 YEARS.
05:24:12 THESE ARE VERY PROGRESSIVE PROJECTS, AND I THINK WE SHOULD
05:24:17 BE -- COUNCIL SHOULD BE PROUD, PLANNING AND ZONING SHOULD BE
05:24:20 VERY PROUD.
05:24:21 THESE ARE PRETTY BIG ACHIEVEMENTS.
05:24:23 AND THIS LAND DEVELOPMENT CODE IS REALLY LIKE THE LAST BIG
05:24:26 PROJECT TO COMPLETE THIS LIST OF PROJECTS.
05:24:30 SO THIS LAND DEVELOPMENT CODE IS IMPORTANT BECAUSE THIS IS

05:24:34 THE FIRST ONE THAT IS REALLY THE VILLAGE'S OWN CODE.
05:24:38 WE HAVE THE TRANSITIONAL CODE FROM THE COUNTY THAT WE
05:24:42 INHERITED WITH THE CHARTER AS PART OF INCORPORATION.
05:24:45 BUT THIS ONE IS GOING TO BE OUR VERY FIRST ONE, AND I THINK
05:24:50 SOMETHING WE CAN BE PROUD OF.
05:24:53 LAND DEVELOPMENT CODES ARE REQUIRED FOR EVERY COUNTY AND
05:24:57 CITY IN THE STATE.
05:24:58 I THINK MORE IMPORTANT THAN JUST THE FACT THAT IT'S REQUIRED
05:25:01 IS THAT IT REALLY SETS THE STANDARDS FOR WHAT THE VILLAGE IS
05:25:04 GOING TO LOOK LIKE IN THE FUTURE AND THE TYPE OF DEVELOPMENT
05:25:08 THAT'S GOING TO OCCUR.
05:25:09 I THINK IT'S HELPFUL FOR RESIDENTS, BECAUSE THEY KNOW WHAT
05:25:12 TO EXPECT WHEN A PROJECT IS BEING BUILT, AND IT'S ALSO
05:25:16 HELPFUL I THINK FOR PRIVATE DEVELOPERS, BECAUSE THEY KNOW
05:25:19 WHAT'S EXPECTED OF THEM WHEN THEY ARE GOING TO BUILD.
05:25:22 SO EVEN THOUGH THIS IS REALLY A VERY TECHNICAL DOCUMENT,
05:25:27 IT'S VERY IMPORTANT AND HAS A VERY BIG IMPACT ON THE
05:25:30 COMMUNITY.
05:25:30 WE ARE VERY, VERY EXCITED TO FINALLY BE BRINGING THIS
05:25:37 FORWARD AFTER A LOT OF WORK.
05:25:39 WE'VE BEEN WORKING ON IT QUITE SOME TIME, BUT WE HAVE HAD A
05:25:43 FEW UNEXPECTED DELAYS DUE TO COVID, BUT I'M JUST SUPER
05:25:48 EXCITED TO BE BEING FORWARD WITH THIS.
05:25:50 SO WHAT I'D LIKE TO DO IS INTRODUCE OUR CONSULTANTS THAT
05:25:55 HAVE ALSO DONE A HUGE AMOUNT OF WORK ON THIS PROJECT, AND

05:25:58 THEN I'M GOING TO TURN IT OVER TO THEM WHEN THEY COVER THE
05:26:02 PowerPoint.
05:26:03 SO WE HAVE ON OUR ZOOM -- SOME ARE VISIBLE, MAYBE NOT ALL --
05:26:10 FIRST OF ALL, WE HAVE CLARION AND ASSOCIATES, AND THEY ARE A
05:26:14 LARGE FIRM.
05:26:15 THEY ARE BASED IN CHAPEL HILL, NORTH CAROLINA, WE HAVE CRAIG
05:26:19 RICHARDSON, AND DAVID HENNING.
05:26:21 THEY ARE WAVING SO YOU CAN SEE THEM ON ZOOM.
05:26:24 THEY ARE ATTORNEYS AND PLANNERS, AND I TOLD THE COUNCIL, I
05:26:30 THINK THAT WAS AN INTERESTING COMBINATION, BUT IT SCARES ME
05:26:33 A LITTLE BIT TO HAVE ATTORNEYS AND PLANNERS AND ONE PERSON.
05:26:38 WE DID A VERY GOOD JOB WITH THIS.
05:26:40 THEY HAVE DONE HUNDREDS OF CODES ACROSS THE COUNTRY, SO THEY
05:26:43 ARE VERY KNOWLEDGEABLE IN CODE WRITING.
05:26:47 THEN WE ALSO HAVE LAURA DIJON.
05:26:49 I DON'T SEE LAURA ON THERE, BUT SHE MIGHT BE LURKING IN THE
05:26:53 BACKGROUNDS.
05:26:54 YOU ALL REMEMBER LAURA FROM JOHNSON ENGINEERING.
05:26:58 THERE SHE IS.
05:26:59 WAVE, LAURA.
05:27:00 SHE HAS DONE A LOT OF WORK ON OUR COMPREHENSIVE PLAN, IN
05:27:03 PARTICULAR THE LAND USE SECTION.

05:27:05 SO SHE PROVIDED A GREAT TRANSITION ON THIS PROJECT BECAUSE
05:27:09 WE HAVE TO TAKE SOME OF THE THINGS FROM THE COMPREHENSIVE
05:27:11 PLAN AND MELD IT INTO THE LAND DEVELOPMENT CODE.

05:27:14 SHE'S BEEN VERY KEY IN HELPING WITH THAT.
05:27:16 THEN WE HAVE NANCY STROUD, OUR LEGAL COUNSEL.
05:27:21 AND NANCY HAS DONE A LOT OF WORK ON CODES.
05:27:24 I SEE SHE'S WAVING.
05:27:26 SHE'S DONE QUITE A FEW CODES.
05:27:28 SHE NEVER BRAGS.
05:27:31 SHE'S A VERY HUMBLE PERSON.
05:27:32 SO NOBODY REALLY KNOWS THAT SHE'S GOT A VERY PROMINENT STATE
05:27:36 AND NATIONAL REPUTATION, BUT YOU WOULD NEVER KNOW IT,
05:27:39 BECAUSE SHE WON'T TELL YOU.
05:27:41 SHE'S PROBABLY EMBARRASSED THAT I SAID THAT.
05:27:43 I THINK WE HAVE A VERY GOOD TEAM THAT WORKED ON THIS
05:27:47 PROJECT.
05:27:49 WHAT THEY ARE GOING TO COVER FOR YOU TONIGHT IS JUST SOME OF
05:27:52 THE BASICS, AND JUST EXPLAIN HOW WE GOT TO THE POINT WHERE
05:27:57 WE'RE AT, AND THEN THEY ARE GOING TO GO OVER THE THREE AND
05:28:04 FOUR, THE ZONING CHAPTER.
05:28:06 AFTER THEY GIVE YOU THE BACKGROUND, COVER CHAPTER THREE AND
05:28:08 FOUR, YOU ARE GOING TO GET SOME OTHER CHAPTERS COMING UP
05:28:12 SOON, WHICH WILL BE THE REMAINDER OF THE DOCUMENT.
05:28:15 I TALKED TO THE COUNCIL AT LENGTH ABOUT THIS, SO I MAY TALK
05:28:18 TO A LITTLE BIT AT THE END ABOUT WHAT'S COMING NEXT.
05:28:22 TONIGHT, AGAIN, THEY'LL COVER THE BASICS AND THE FIRST PART
05:28:26 OF THE CODE.
05:28:28 AS I TOLD THE COUNCIL, WE HAVE MORE THINGS COMING IN

05:28:31 NOVEMBER AND DECEMBER, SO HAPPY HOLIDAYS, EVERYBODY.
05:28:34 WE'RE HERE TO KIND OF RUIN YOUR HOLIDAYS WITH MANY MEETINGS
05:28:38 AND LOTS OF THINGS TO COVER.
05:28:39 SO I'M GOING TO TURN IT OVER TO THEM.
05:28:44 I THINK THE PRESENTATION IS GOING TO BE ABOUT 35 MINUTES,
05:28:49 MAYBE 40.
05:28:50 AND WE CAN DO QUESTIONS EITHER DURING OR AFTER.
05:28:53 IT'S YOUR CHOICE.
05:28:55 I DID TELL THE COUNCIL -- I DID TELL THEM I'VE GIVEN THE
05:29:02 CONSULTANTS VERY STRICT INSTRUCTIONS.
05:29:07 THEY CANNOT USE JARGON.
05:29:08 IF THEY USE JARGON, IT WILL BE LIKE THE SWEAR JAR WHERE YOU
05:29:11 HAVE TO DEPOSIT A QUARTER EVERY TIME YOU USE TOO MUCH
05:29:14 JARGON.
05:29:14 I HAVE A COUPLE OF DOLLARS FROM THEM FROM THE COUNCIL
05:29:16 MEETING THE OTHER DAY.
05:29:18 MAYBE I CAN MAKE A COUPLE MORE TONIGHT.
05:29:20 WE'LL SEE.

05:29:22 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO CRAIG
05:29:31 RICHARDSON WHO IS GOING TO START THE PRESENTATION.
05:29:36 >> THANK YOU, MARY.
05:29:37 GOOD EVENING.
05:29:39 EVERYONE, COMMISSIONERS, IT'S A PLEASURE FOR US TO BE HERE
05:29:44 FOR MYSELF, FOR DAVID, FOR LAURA AND FOR NANCY.
05:29:55 IN TERMS OF --

05:29:55 [INDISCERNIBLE]
05:29:56 THE ZONING DISTRICT CHAPTER AND THE USE REGULATIONS FOR THE
05:30:04 DEVELOPMENT CODE.
05:30:05 AS MARY SAID, WE'LL BE FOLLOWING THIS VERY SHORTLY WITH THE
05:30:10 BALANCE OF THE CODE.
05:30:11 JUST TO GIVE YOU A SENSE OF WHERE WE'RE GOING TONIGHT.
05:30:15 I AM GOING TO TAKE JUST A COUPLE OF AND COVER BACKGROUND.
05:30:19 IT WAS MENTIONED EARLIER THAT WE REDUCED THE SIZE OF THE
05:30:41 CODE.
05:30:41 I WANT TO GIVE YOU A SENSE OF HOW WE'VE DONE IT AND WHAT THE
05:30:45 RESULTS FROM A DISTRICT PERSPECTIVE THAT MEANS.
05:30:47 THEN DAVID AND I ARE GOING TO REVIEW THE ZONING CHAPTERS.
05:30:56 LAND DEVELOPMENT CODE, CHAPTERS THREE AND FOUR.
05:30:59 TALK ABOUT NEXT STEPS.
05:31:01 AND IF THERE ARE ANY REMAINING QUESTIONS, WE'LL TAKE THE
05:31:04 QUESTIONS AT THAT TIME.
05:31:04 DAVID, GO AHEAD TO THE NEXT SLIDE.
05:31:08 IN TERMS OF GENERAL BACKGROUND AND MARY TALKED ABOUT THIS,
05:31:16 THE VILLAGE HAS ACCOMPLISHED A LOT SINCE ITS INCORPORATION
05:31:24 AT THE VERY END OF 2014.
05:31:25 THE COMPREHENSIVE PLANNING PROCESS, IN TERMS OF RELATIVE TO
05:31:31 THE NEW LAND DEVELOPMENT CODE, THE COMPREHENSIVE PLAN A
05:31:37 SIGNIFICANT AMOUNT OF WORK AND PUBLIC INPUT IN PREPARING
05:31:40 THAT PLAN.
05:31:44 TOOK MULTIPLE YEARS TO DO THAT.

05:31:46 THE OFFICIAL APPROVAL OF THE COMPREHENSIVE PLAN IN NOVEMBER
05:31:56 OF 2019, WHICH WAS ABOUT A YEAR AGO.
05:31:58 WE STARTED DRAFTING THE CODE A LITTLE BEFORE THAT.
05:32:05 PUT OUR OARS IN THE WATER AND DIG IN THE LAST 12 TO 14
05:32:11 MONTHS TO PREPARE THE NEW LAND DEVELOPMENT CODE.
05:32:14 THE FOCUS ON THE NEW CODE IS IMPLEMENT THE COMPREHENSIVE
05:32:22 PLAN LAND USE POLICIES AND OTHER POLICIES IN THE CODE.
05:32:24 WE ARE ANTICIPATING THE ADOPTION OF THE NEW LAND DEVELOPMENT
05:32:31 CODE EARLY NEXT YEAR, IN JANUARY OF 2021.
05:32:34 SO A LITTLE OVER A YEAR AFTER YOUR COMPREHENSIVE PLAN IS
05:32:39 ACCEPTED.
05:32:39 WITH THE LAND DEVELOPMENT CODE AND THE COMPREHENSIVE PLAN.
05:32:51 THE COMPREHENSIVE PLAN DOCUMENT IS A BROAD, LONG-RANGE
05:32:59 VISION OF DESIGN, GROWTH AND DEVELOPMENT IN THE VILLAGE.

05:33:02 IT'S NOT A TECHNICAL DOCUMENT.
05:33:03 THE DEVELOPMENT CODE, ON THE OTHER HAND, IS A TECHNICAL
05:33:06 DOCUMENT.
05:33:07 IT IS QUITE DETAILED.
05:33:09 THE ZONE DISTRICTS AND USE REGULATIONS WHICH IDENTIFY WHAT
05:33:19 TYPE OF DEVELOPMENT CAN GO -- ALONG WITH THE BASIC BUILDING,
05:33:35 IN TERMS OF HEIGHT, SETBACK, AND LOT WIDTH, LOT AREA
05:33:40 REQUIREMENTS, THINGS OF THAT NATURE.
05:33:41 SECONDLY, THE SITE DEVELOPMENT STANDARDS, WHICH ARE YOUR
05:33:47 LANDSCAPING REQUIREMENTS, YOUR ARCHITECTURAL STANDARDS, YOUR
05:33:49 PARKING REQUIREMENTS, OPEN SPACE STANDARDS, LIGHTING

05:33:54 REQUIREMENTS, THAT SORT OF THING.
05:33:56 FINALLY, THE PROCEDURES.
05:33:58 IN OTHER WORDS, WHAT ARE THE TYPES OF PERMITS THAT HAVE TO
05:34:04 BE APPROVED AND WHAT IS THE PROCEDURE FOR APPROVING THEM,
05:34:07 WHETHER IT BE A PLANNED DEVELOPMENT OR A REZONING, A
05:34:15 VARIANCE, ANY OF THE ACTUAL PROCEDURAL REQUIREMENTS FOR
05:34:20 PERMITTING.
05:34:21 THOSE ARE THE THREE COMPONENTS OF THE LAND DEVELOPMENT CODE.
05:34:24 VERY TECHNICAL DOCUMENT.
05:34:27 NEXT SLIDE.
05:34:28 IN TERMS OF -- I TALKED ABOUT THIS, AND I THINK IT'S
05:34:33 IMPORTANT.
05:34:38 -- BEYOND IMPLEMENTING THE COMPREHENSIVE PLAN THAT WE FELT
05:34:44 LIKE -- AS WE DRAFTED THE NEW LAND DEVELOPMENT CODE.
05:34:50 CODE AND TRANSITIONAL CODE.
05:35:11 AND JUST TO GIVE YOU SOME EXAMPLES.
05:35:13 THE OLD CODE, THE TRANSITIONAL CODE HAVE 34 CHAPTERS.
05:35:19 THE NEW CODE HAS TEN.
05:35:20 THE OLD CODE HAD 15 APPENDICES.
05:35:25 THE NEW CODE HAS 8.
05:35:26 THE OLD TRANSITIONAL CODE HAD SIX ZONING DISTRICTS.
05:35:32 THE NEW VILLAGE CODE HAS 17.
05:35:34 SO YOU CAN SEE THERE ARE SUBSTANTIAL CHANGES.
05:35:43 WE BASICALLY -- WHERE THERE WERE RULES AND ZONING DISTRICTS
05:35:48 COMPLETELY IRRELEVANT TO THE DISTRICT, THEY WERE REMOVED.

05:35:52 NEW WAS CREATED, IT WAS CREATED.
05:35:57 THE STRUCTURAL CHANGES RESULT IN ALSO A SIGNIFICANT
05:36:02 REDUCTION IN THE DOCUMENT.
05:36:03 I THINK THE OTHER THING THAT'S IMPORTANT TO ALSO POINT OUT
05:36:07 IS THAT THE ACTUAL FORMAT AND STRUCTURE IS MUCH MORE USER
05:36:17 FRIENDLY.
05:36:17 WE INCREASED THE USE OF EXPLANATORY TABLES, PHOTOGRAPHS AND
05:36:22 GRAPHICS IN THE DOCUMENT AND PROVIDE THE STRUCTURE WHEN I
05:36:29 TALK ABOUT THE CHAPTERS.
05:36:30 I'LL GIVE YOU SOME EXAMPLES IN THE ZONING DISTRICTS.

05:36:35 FINALLY, I THINK GOING BACK TO THE FACT THAT THERE ARE NOW
05:36:46 TEN CHAPTERS IN THE NEW LAND DEVELOPMENT CODE, IF YOU LOOK
05:36:50 IN THE BOTTOM RIGHT SIDE OF THE SLIDE, YOU'LL SEE THOSE TEN
05:36:56 CHAPTERS.
05:36:56 AGAIN, JUST CONCEPTUALLY, THEY ARE URBANIZED BY
05:37:04 CONSOLIDATING PROCEDURES IN ONE CHAPTER.
05:37:07 CHAPTER 2 ADMINISTRATION.
05:37:09 ZONING DISTRICTS AND USES -- USE REGULATIONS ARE INTEGRATED
05:37:16 CHAPTERS THREE AND FOUR.
05:37:17 THE SITE DEVELOPMENT STANDARDS ARE IN ABOUT THREE CHAPTERS.
05:37:24 CHAPTER 5, SITE DEVELOPMENT STANDARDS, SIGN STANDARDS AND
05:37:30 NATURAL RESOURCE STANDARDS.
05:37:31 WE ALSO HAVE A COUPLE OF ADDITIONAL CHAPTERS IN THE CODE,
05:37:34 ONE DEALING WITH YOUR IMPACT FEES AND YOUR CONCURRENCY
05:37:38 REQUIREMENTS.

05:37:38 THAT'S CHAPTER 8.
05:37:40 CALLED PUBLIC FACILITY FUNDING AND COORDINATION.
05:37:42 [INDISCERNIBLE]
05:37:46 USE, STRUCTURES, LOTS, SIGNS OR SITE FEATURES IN CHAPTER 9.
05:37:52 THEN WE CONSOLIDATED ALL THE DEFINITIONS INTO CHAPTER TEN,
05:37:56 ALONG WITH RULES OF MEASUREMENT, INTERPRETATION, THINGS OF
05:38:01 THAT NATURE.
05:38:02 SO YOU'VE GOT TWO CHAPTERS, ORGANIZATIONALLY THEY REVOLVE
05:38:11 AROUND PROCEDURES BEING CONSOLIDATED, ZONING DISTRICTS AND
05:38:13 USES BEING CONSOLIDATED, AND THE DEVELOPMENT STANDARDS BEING
05:38:17 INTEGRATED IN THREE OR FOUR CHAPTERS.
05:38:20 WITH THAT -- THE MOST RECENT DELIVER OF THE ZONING DISTRICTS
05:38:30 AND THE USE REGULATIONS CHAPTERS.
05:38:33 FOUR.
05:38:35 WITH RESPECT TO THE ZONING DISTRICT CHAPTER, IT HAS BEEN
05:38:40 MODERNIZED AND SIMPLIFIED.
05:38:42 WE USED AS A STARTING POINT THE ZONE DISTRICTS AND THE
05:38:49 TRANSITIONAL LAND DEVELOPMENT CODE.
05:38:51 AND THE OTHER KEY COMPONENT WAS THE COMPREHENSIVE PLAN
05:39:18 DIRECTION AND THE CURRENT CONDITIONS IN THE COMMUNITY.
05:39:20 AS I NOTED EARLIER, IT RESULTED IN A LOT OF CONSOLIDATION OF
05:39:25 YOUR CURRENT DISTRICT WITH SIMPLIFICATION.
05:39:36 THREE RESIDENTIAL DISTRICTS, THREE COMMERCIAL.
05:39:58 A COUPLE OF SPECIAL PURPOSE DISTRICTS.
05:40:03 SOME PLANNED DEVELOPMENT DISTRICTS.

05:40:08 GO TO THE NEXT SLIDE.
05:40:13 IN SUM, THIS IS A TABLE THAT SHOWS THE LAYOUT OF ALL OF THE
05:40:24 DISTRICTS THAT ARE IN YOUR NEW LAND DEVELOPMENT CODE.
05:40:28 THIS IS A TABLE IN THE CODE AT THE VERY BEGINNING OF THAT
05:40:37 CHAPTER THREE.
05:40:37 IT JUST GIVES YOU A QUICK PICTURE OF THE STRUCTURE IN THE

05:40:44 CODE.
05:40:44 IF YOU'LL GO TO THE NEXT SLIDE.
05:40:49 I THINK IT'S ALSO IMPORTANT IN SORT OF JUST LOOKING AT THE
05:40:56 CHAPTER THREE FROM THE BIG-PICTURE PERSPECTIVE, IT'S
05:41:00 IMPORTANT TO ALSO EMPHASIZE HOW EACH OF THESE DISTRICTS THAT
05:41:05 WERE IN THAT TABLE ARE STRUCTURED WITH THE EXCEPTION OF THE
05:41:10 PLANNED DEVELOPMENT DISTRICTS.
05:41:11 THERE ARE FOUR EXCEPTIONS IN EVERY ONE OF THE DISTRICT.
05:41:17 IN TERMS OF THE LAYOUT, THE USES ARE DIFFERENT BUT THE
05:41:22 LAYOUT IS THE SAME.
05:41:24 AS YOU CAN SEE WE ALSO INTEGRATED PHOTOGRAPHS AND SOME
05:41:30 GRAPHICS AND TABLES IN THESE DISTRICTS.
05:41:33 THE FIRST THING THAT YOU'LL FIND STRUCTURALLY IN THE
05:41:40 DISTRICT, SHORT PURPOSE STATEMENT TELLING YOU EXACTLY WHAT
05:41:43 THE PURPOSE IS.
05:41:44 THIS IS THE RESIDENTIAL SINGLE-FAMILY DISTRICT IN THE NEW
05:41:48 LAND DEVELOPMENT CODE.
05:41:49 SO THERE IS A PURPOSE STATEMENT THERE.
05:41:52 AND THEN BELOW THAT, THERE ARE SOME AERIAL PHOTOGRAPHS,

05:41:59 AERIAL AND OTHER PHOTOGRAPHS THAT SHOW CONCEPTUALLY BASED
05:42:03 UPON THE -- USES ALLOWED HOW DEVELOPMENT, SINGLE-FAMILY
05:42:10 DEVELOPMENT CAN BE LAID OUT IN THIS DISTRICT.
05:42:13 THE VILLAGE SORT OF COMPONENT OF THE DISTRICT -- USE TABLE.
05:42:22 THE USE TABLE WILL SHOW WHAT USES ARE ALLOWED BY RIGHT, THE
05:42:27 PERMITTED USES, SPECIAL EXCEPTION OR IF THERE IS AN EXISTING
05:42:32 USE THAT'S ALLOWED TO CONTINUE.
05:42:35 IN ADDITION TO THE PRINCIPAL USES, THERE IS A LIST OF
05:42:41 ACCESSORY USES.
05:42:42 BOTH THE PRINCIPAL USES AND THE ACCESSORY USES ARE LAID OUT
05:42:48 IN THE THIRD ELEMENT OR COMPONENT OF THE DISTRICT STRUCTURE.
05:42:52 FINALLY, ON THE FINAL, WE CAN GO TO THE NEXT SLIDE.
05:42:59 THE DENSITY AND DIMENSIONAL STANDARDS TABLE.
05:43:05 A TABLE THAT SHOWS WHAT THE NORMAL -- IN THE DISTRICT OR A
05:43:11 LOT COVERAGE REQUIREMENT, THE LOT WIDTH REQUIREMENT, SETBACK
05:43:15 REQUIREMENTS, SETBACK -- SETBACK FROM WATER BODY
05:43:20 REQUIREMENTS, BUILDING HEIGHT REQUIREMENTS AND DENSITY
05:43:25 REQUIREMENTS.
05:43:31 SEVERAL OF THE DISTRICTS, THERE WILL BE SOME ADDITIONAL
05:43:33 STANDARDS -- IMPROVE WALKABILITY AND THEY'LL FOLLOW THESE
05:43:45 TABLES.
05:43:45 THE OTHER THING THAT YOU'LL FIND IN THIS DRAFT RIGHT NOW IS
05:43:51 FOOTNOTES AT THE END OF THE DISTRICT.
05:43:56 VERY EXPLANATORY.
05:43:58 THEY WILL PROVIDE SOME BACKGROUND INFORMATION ABOUT THE USES

05:44:00 OR ABOUT -- IT WAS CARRIED FORWARD.
05:44:10 -- IN THE ADOPTED VERSION OF THE CODE, BUT JUST INCLUDED

05:44:13 THEM FOR BACKGROUND INFORMATION AS YOU GO THROUGH THE CODE.
05:44:18 THERE ARE FOUR RESIDENTIAL DISTRICTS.
05:44:35 A SINGLE-FAMILY DISTRICT, A RESIDENTIAL MULTIFAMILY
05:44:38 DISTRICT.
05:44:40 MOBILE HOME DISTRICT AND A RECREATIONAL VEHICLE DISTRICT.
05:44:45 I'LL TALK ABOUT THOSE IN A FEW MINUTES.
05:44:48 THREE COMMERCIAL BASED DISTRICTS, CONVENTIONAL DISTRICTS.
05:44:53 TWO OF THEM BASICALLY HAVE BEEN CARRIED FORWARD.
05:45:00 TWO SPECIAL PURPOSE DISTRICTS.
05:45:07 TWO LEGACY DISTRICTS.
05:45:08 THE LEGACY DISTRICTS ARE EXISTING PLANNED UNIT DEVELOPMENTS
05:45:15 -- APPROVED BY LEE COUNTY YEARS AGO THAT EXIST IN THE
05:45:20 VILLAGE.
05:45:21 THE INTENT IS -- THEY ARE NOT GOING TO EXPAND, BUT THEY ARE
05:45:25 RECOGNIZED.
05:45:26 AND ALLOWED TO BE CARRIED FORWARD AND DEVELOPED.
05:45:29 THE SIXTH -- THE SIX CURRENT PLANNED DEVELOPMENTS ARE
05:45:34 CARRIED FORWARD WITH A FEW REFINEMENTS.
05:45:36 THEN THE OVERLAY DISTRICTS ARE ALSO CARRIED FORWARD.
05:45:40 NEXT SLIDE.
05:46:05 THERE IS ONE AGRICULTURE ZONING DISTRICT IN THE LDC
05:46:10 PRIMARILY BECAUSE THERE'S STILL SOME AGRICULTURAL LANDS.
05:46:17 CONSOLIDATED SEVERAL EXISTING DIFFERENT AG DISTRICTS IN THE

05:46:24 OLD CODE AND JUST AS ONE DISTRICT.
05:46:27 ONE DISTRICT ALLOWS AGRICULTURAL USES WHAT WAS CONSIDERED TO
05:46:35 BE SORT OF INCOMPATIBLE USES THAT WERE IN THE OLD AG
05:46:40 DISTRICT.
05:46:45 EXCAVATION ACTIVITIES.
05:46:49 IN ADDITION TO THAT, SINGLE-FAMILY HOMES CAN BE BUILT.
05:47:01 MOBILE HOMES CAN BE BUILT IF THEY ARE ON FIVE ACRES.
05:47:04 THERE'S A FIVE ACRE LOT AREA REQUIREMENT WHERE SINGLE-FAMILY
05:47:09 HOMES HAVE TO BE ON THE LOT AT LEAST 39,500 SQUARE FEET, AT
05:47:14 LEAST A LITTLE BIT UNDER AN ACRE IN SIZE.
05:47:17 AND THEN IN ADDITION TO THAT, THERE ARE SOME SPECIAL
05:47:21 EXCEPTION USES, THINGS LIKE PLACES OF WORSHIP, SCHOOLS ARE
05:47:29 ALLOWED AS A SPECIAL EXCEPTION USE.
05:47:32 THAT'S THE AGRICULTURE DISTRICT.
05:47:36 WITH RESPECT TO -- I'M SORRY, THE SOUR RESIDENTIAL ZONING
05:47:42 DISTRICTS, RESIDENTIAL SINGLE-FAMILY DISTRICT, IT IS A TRUE
05:47:47 RESIDENTIAL SINGLE-FAMILY DISTRICT.
05:47:50 SINGLE-FAMILY RESIDENCES ARE COMMITTED BY RIGHT.
05:47:55 OTHER TYPES OF RESIDENTIAL USES, MULTIFAMILY OR TOWN HOUSE
05:48:02 ARE NOT ALLOWED IN THE DISTRICT.
05:48:03 BIGGER ALLOWED DISTRICTS ARE USES SUPPORT SINGLE-FAMILY
05:48:12 DEVELOPMENT, MINOR UTILITIES, THINGS OF THAT.
05:48:14 7500 SQUARE FEET.
05:48:20 BASICALLY, THE DIMENSIONAL STANDARDS FROM THE OLD

05:48:25 RESIDENTIAL SINGLE-FAMILY ONE DISTRICT WERE CARRIED FORWARD
05:48:29 INTO THIS DISTRICT.
05:48:30 SINGLE-FAMILY DISTRICT, THERE IS A RESIDENTIAL MULTIFAMILY
05:48:39 DISTRICT.
05:48:41 BASICALLY THAT WAS A CARRY-FORWARD DISTRICT FROM THE OLD
05:48:46 RM-2 IN THE OLD CODE.
05:48:49 [AUDIO IS OVERMODULATED]
05:48:53 SEVERAL LOCATIONS IN THE VILLAGE TODAY THAT HAVE
05:48:56 MULTIFAMILY.
05:48:56 MULTIFAMILY, TOWN HOUSE.
05:49:04 -- ALLOWED IN THIS DISTRICT ALONG WITH SINGLE-FAMILY.
05:49:08 THE DIMENSIONAL STANDARDS FROM THE OLD RM-2 ARE GENERALLY
05:49:16 CARRIED FORWARD.
05:49:16 IN ADDITION TO THE RESIDENTIAL MULTIFAMILY DISTRICT, THERE
05:49:23 IS A MOBILE HOME DISTRICT AND A RECREATIONAL VEHICLE
05:49:27 DISTRICT THAT HAVE BEEN CREATED.
05:49:31 TO RECOGNIZE AND ALLOW FOR THE CONTINUATION OF --
05:50:33 >>Tammy Duran: CAN YOU TALK, CHAIRMAN WOOD?
05:50:35 OKAY.
05:50:39 WE'RE TRYING TO FIX THE SOUND, SO GIVE US ONE SECOND.
05:50:55 >> YOU'RE STILL ON.
05:50:57 YOU'RE MUTED.
05:50:58 THE PHONE IS ON.
05:52:42 >>Tammy Duran: CAN YOU TALK NOW, CHAIRMAN WOOD?
05:52:44 >>Scotty Wood: HERE I AM.
05:52:46 CAN YOU HEAR ME?

05:52:47 >>Tammy Duran: WE'RE BACK ONLINE.
05:52:49 THANK YOU.
05:52:49 SORRY, GUYS.
05:53:00 >> AUTUMN TWO, RESIDENTIAL FAMILY DISTRICT OR TALKING ABOUT
05:53:06 THE MOBILE HOME DISTRICT.
05:53:09 >>Mary Gibbs: I THINK YOU WERE AT THE END, RIGHT?
05:53:11 I THINK THE RESIDENTIAL MULTIFAMILY.
05:53:31 >> THE LAST TWO DISTRICTS IN THE RESIDENTIAL DISTRICTS ARE
05:53:34 THE MOBILE HOME DISTRICT AND THE RECREATIONAL VEHICLE
05:53:38 DISTRICT.
05:53:39 THE PURPOSE OF THOSE DISTRICTS WERE TO RECOGNIZE THE
05:53:43 EXISTING MOBILE HOME PARKS DEVELOPMENT THAT ARE NOW IN THE
05:53:49 VILLAGE AS WELL AS RECREATIONAL VEHICLE DEVELOPMENT THAT'S
05:53:54 IN THE VILLAGE, BUT NOT TO ALLOW IT TO EXPAND, BUT RECOGNIZE
05:53:58 THAT IT CAN CONTINUE TO EXISTING AND ESTABLISH SOME RULES
05:54:03 FOR HOW IT CAN BE -- WHAT CAN BE DONE WHEN MOBILE HOMES
05:54:14 OUTDATED, FOR EXAMPLE.
05:54:16 WHAT WAS DONE IS THERE WAS A LOT OF CONSOLIDATION.
05:54:24 A NUMBER OF MOBILE HOME DISTRICTS IN THE OLD COUNTY CODE,
05:54:28 AND THE MOBILE HOME DISTRICT WAS CREATED.

05:54:31 IT WAS REALLY BASED UPON THE OLD MOBILE HOME RESIDENTIAL
05:54:37 DISTRICT.
05:54:37 BUT SOME SPECIFIC RULES THAT ARE INCLUDED IN THAT DISTRICT.
05:54:48 FIRST OF ALL, THAT DEALT WITH THE PLACEMENT OF MOBILE HOMES.
05:54:54 NUMBER ONE, YOU COULD REPLACE AN EXISTING MOBILE HOME WITH A

05:54:59 DOUBLE-WIDE MOBILE HOME IF -- IF THE DOUBLEWIDE WOULD COMPLY
05:55:05 WITH THE DIMENSIONAL STANDARDS IN THE DISTRICT.

05:55:09 SECONDLY, ALLOWS FOR A MOBILE HOME TO BE REPLACED IF
05:55:17 DESTROYED BY A STORM.

05:55:19 FINALLY, THERE IS A PROVISION THAT ALLOWS FOR AN OLD MOBILE
05:55:22 HOME TO BE REPLACED BY A NEW MOBILE HOME AS LONG AS THE NEW
05:55:29 MOBILE HOME HAS THE SAME BUILDING FOOTPRINT AS THE OLD
05:55:32 MOBILE HOME.

05:55:33 YOU'RE NOT GOING TO GET LARGER.

05:55:36 NEW ONES -- OLD ONES CAN BE REPLACED BY NEW MOBILE HOMES.

05:55:40 THERE'S SOME ADDITIONAL RULES THAT DEAL WITH POTENTIAL
05:55:47 REDEVELOPMENT OF THE COMMON AREAS, THE FACILITIES FOR MOBILE
05:55:53 HOMES.

05:55:54 BUT IF THEY ARE DONE, THERE ARE REQUIREMENTS TO IMPROVE
05:55:57 AESTHETICS, IN TERMS OF IMPROVING LANDSCAPE BUFFER,
05:56:01 PERIMETER BUFFERS AROUND THE MOBILE HOME DEVELOPMENT OR
05:56:04 PARK, AS WELL AS COMPLIANCE WITH SOME OF THE NEW LANDSCAPING
05:56:09 REQUIREMENTS, FOR EXAMPLE, IN THE NEW CODE.

05:56:12 THAT'S WHAT IS DONE WITH THE MOBILE HOME DISTRICT AND THE RV
05:56:23 DISTRICT, BASICALLY IT ALLOWS THE RVs TO CONTINUE NOT --
05:56:36 IF COMMON AREAS ARE IMPROVED TO IMPROVE AESTHETICS.

05:56:39 THE OTHER THING THAT'S IMPORTANT, AND THIS IS IN THE
05:56:44 DISTRICT, EACH OF THESE DISTRICTS IS THE STATEMENT, AT THE
05:56:50 BOTTOM OF THIS SLIDE THAT SAYS INTENT OF THE VILLAGE COUNCIL
05:56:54 IN ESTABLISHING THIS DISTRICT ON THE MAP AND ADOPTING INTO

05:56:58 THE LDC NOT BE APPLIED ANY OTHER LOCATION IN THE VILLAGE.

05:57:04 THAT IS STILL THE MOBILE HOME DISTRICT, THE RV DISTRICT,
05:57:09 ALSO RESIDENTIAL MULTIFAMILY DISTRICT.

05:57:12 I MENTIONED EARLIER WITH RESPECT TO THE RESIDENTIAL
05:57:16 MULTIFAMILY DISTRICT, IT IS REALLY JUST BEING APPLIED TO
05:57:20 CERTAIN LOCATIONS, SPECIFIC LOCATIONS IN THE VILLAGE FOR
05:57:26 EXISTING MULTIFAMILY DEVELOPMENT.

05:57:27 WITH RESPECT TO THE COMMERCIAL DISTRICTS, THERE ARE THREE.
05:57:32 TWO OF THEM ARE BASICALLY CARRY-FORWARDS.

05:57:36 THE CONVENTIONAL CENTRAL OFFICE DISTRICT, COMMUNITY
05:57:40 COMMERCIAL DISTRICT, AND THEN THE ONE -- NEW ELEMENTS IS IN
05:57:46 THE URBAN COMMERCIAL REDEVELOPMENT DISTRICT.

05:57:48 CURRENT C-1 DISTRICT, BUT THERE ARE REFINEMENTS AND
05:57:56 REFINEMENTS ARE TO ENCOURAGE HIGHER QUALITY REDEVELOPMENT,
05:58:02 ALLOW U.S. 41 -- DEVELOPED.

05:58:06 THE USES THAT ARE ALLOWED IN THE DISTRICT INCLUDE COMMUNITY

05:58:12 AND NEIGHBORHOOD SERVING DISTRICTS, RESIDENTIAL -- OFFICES,
05:58:19 LODGING.
05:58:19 BUT THERE ARE SOME DISTRICTS IN THE OLD C-1 DISTRICT, LIKE
05:58:25 SOME INDUSTRIAL USES THAT AREN'T COMPATIBLE OR DESIRABLE FOR
05:58:30 THE TYPE OF DEVELOPMENT THAT THE COMMUNITY WANTS TO SEE IN
05:58:34 THE VILLAGE, AND THEY WERE REMOVED.
05:58:37 IN ADDITION TO THAT, SOME BASIC STANDARDS THAT WERE ADDED TO
05:58:44 ENCOURAGE THE IMPROVEMENT OF PEDESTRIAN CIRCULATION AND
05:58:48 CONNECTIVITY.

05:58:50 THERE'S AN EXAMPLE OF ONE OF THE STANDARDS.
05:58:52 IT'S NOT A HARD AND FAST RULE THAT REQUIRES -- IMPROVED
05:59:00 PEDESTRIAN CIRCULATION.
05:59:00 AS I MENTIONED, WITH RESPECT TO THE COMMERCIAL SPECIAL
05:59:06 OFFICE DISTRICT AND THE COMMUNITY COMMERCIAL DISTRICT, THESE
05:59:09 WERE CARRIED FORWARD.
05:59:11 COMMERCIAL SPECIAL OFFICE FROM THE OLD CS-2 DISTRICT AND THE
05:59:17 COMMUNITY COMMERCIAL EXISTING COMMUNITY COMMERCIAL AND
05:59:23 COMMERCIAL GENERAL DISTRICT.
05:59:24 JUST AS A NOTE, AND I THINK THIS IS IMPORTANT BECAUSE THIS
05:59:29 IS FOUND IN CHAPTER TWO, CHAPTER FOUR, IS THE REQUIREMENT
05:59:34 CARRIED FORWARD ALL COMMERCIAL DEVELOPMENT CURRENT REZONE
05:59:39 NEEDS TO GO THROUGH PLANNING DEVELOPMENT.
05:59:42 WITH RESPECT TO A SPECIAL PURPOSE DISTRICT, CRITICAL
05:59:50 DISTRICT HAS BEEN CARRIED FORWARD.
05:59:51 WE HAVE ADDED A PARKS AND COMMUNITY FACILITIES DISTRICT
05:59:56 WHICH ALLOWS FOR ACTIVE AND PASSIVE RECREATION.
06:00:02 THERE IS A PUBLIC COMMENT THAT SUGGESTS TRAILS AND LIBRARIES
06:00:05 AND SCHOOLS.
06:00:08 THERE WAS A COMMENT, SOMEONE FROM THE PUBLIC THAT WE SHOULD
06:00:14 ALSO ALLOW -- FACILITIES IN THE DISTRICT AND WE'RE TAKING
06:00:17 THAT UNDER ADVISEMENT.
06:00:18 I MENTIONED EARLIER IN THE NEXT SLIDE, THE LEGACY DISTRICT.
06:00:24 THE LEGACY DISTRICT ARE BASICALLY DISTRICTS THAT RECOGNIZE
06:00:30 EXISTING DEVELOPMENT THAT WAS APPROVED A NUMBER OF YEARS AGO

06:00:36 BY LEE COUNTY.
06:00:37 OLD PLANNED UNIT DEVELOPMENT.
06:00:40 RPD/CPD THAT EXISTS IN THE VILLAGE.
06:00:45 THEY WILL BE RECOGNIZED AND ALLOWED TO DEVELOP CONSISTENT
06:00:48 WITH THE APPROVALS THAT THEY INITIALLY RECEIVED, BUT THEY
06:00:53 WILL NOT BE ALLOWED IN TERMS OF EXPANDING INTO OTHER AREAS
06:00:57 OF COMMUNITY.
06:00:58 THE PLANNED UNIT DEVELOPMENTS OF BRECKENRIDGE, THE LAKES OF
06:01:05 ESTERO, THE VINES, WILDCAT RUN AND THE RPD/CPD IS PELICAN
06:01:15 LANDING.
06:01:16 FINALLY, WITH RESPECT TO THE PLANNED DEVELOPMENT DISTRICTS,
06:01:19 I MENTIONED THAT THOSE DISTRICTS -- THERE ARE SIX DISTRICTS

06:01:27 CARRIED FORWARD, REALLY FIVE, AND A REFERENCE TO ONE, THEY
06:01:33 HAVE BEEN CARRIED FORWARD WITH SOME REFINEMENTS FOR THE
06:01:39 MIXED-USE DEVELOPMENT DISTRICT TO IMPLEMENT THE
06:01:42 COMPREHENSIVE PLAN.
06:01:43 THE PD DISTRICTS MUST HAVE A MASTER PLAN CONCEPT APPROVED.
06:01:49 PATTERN BOOK.
06:01:52 UNDERGROUND UTILITIES ARE REQUIRED FOR ALL NEW DEVELOPMENT
06:01:55 IN THE PLANNED DEVELOPMENT DISTRICT.
06:01:57 NEXT SLIDE.
06:02:00 JUST TO POINT OUT AND CLARIFY VERY CLEAR IN THE NEW LAND
06:02:08 DEVELOPMENT CODE THAT THERE'S A LOT OF FLEXIBILITY IN THE
06:02:11 DISTRICTS BUT FEW STANDARDS CAN'T BE DEVIATED.
06:02:20 THE ARCHITECTURE AND DESIGN STANDARDS -- FEW WEEKS --

06:02:27 DEVIATED FROM.
06:02:27 WE ADDED NEW BUILDING STANDARDS.
06:02:30 DEVIATION FROM THAT.
06:02:42 THE ONE DISTRICT WHERE WE HAD MADE SOME REFINEMENTS IS IN
06:02:46 THE MIXED-USE PLANNED DEVELOPMENT DISTRICT.
06:02:48 IT WAS DONE TO IMPLEMENT THE TRANSITIONAL MIXED-USE FUTURE
06:02:54 LAND USE MAP DESIGNATION FROM THE COMPREHENSIVE PLAN.
06:02:57 TO ENCOURAGE MORE WALKABLE, MIXED-USE, PEDESTRIAN FRIENDLY
06:03:02 DEVELOPMENT.
06:03:03 THERE'S ALSO SOME DENSITY BONUSES.
06:03:10 THEY HAVE BEEN IMPLEMENTED IN THAT MIXED-USE SECTION FOR
06:03:13 LANDS DESIGNATED TRANSITIONAL MIXED-USE ON THE FUTURE LAND
06:03:16 USE ELEMENT.
06:03:17 I WANTED TO MENTION, PLANNED DEVELOPMENT FOR THE VILLAGE
06:03:21 CENTER HAS BEEN CARRIED FORWARD AS IT WAS APPROVED.
06:03:30 THERE IS A REFERENCE TO THE COMPACT COMMUNITY PLANNED
06:03:36 DEVELOPMENT IN THE LEE COUNTY CODE.
06:03:38 IT'S NOT INCORPORATED -- THE LAND IS NOT IN THIS CODE, BUT
06:03:42 IT IS INCORPORATED BY REFERENCE BECAUSE THE DEVELOPMENT IN
06:03:48 THE ESTERO PLAN DEVELOPMENT HAS TO COMPLY WITH THE COMPACT
06:03:53 COMMUNITY PLANNED DEVELOPMENTS.
06:03:55 THAT HAS BEEN REFERENCED.
06:03:59 WITH RESPECT TO THE OVERLAY DISTRICT, CORKSCREW ROAD
06:04:02 OVERLAY, U.S. 41 OVERLAY CARRIED FORWARD.
06:04:05 THEY PROPOSE SOME BASIC STANDARDS TO IMPROVE AESTHETICS

06:04:11 ALONG THOSE CORRIDORS.
06:04:16 COMPATIBILITY DISTRICT HAS BEEN SCALED BACK DRAMATICALLY
06:04:20 FROM THE OLD CODE SINCE THERE ARE SOME HEIGHT REQUIREMENTS
06:04:28 IN THE VILLAGE TO ADDRESS THE COMPATIBILITY ISSUES RELATED
06:04:32 TO THE REGIONAL AIRPORT.
06:04:35 WITH RESPECT TO SPECIAL RULES THAT ARE ACTUALLY FOUND IN
06:04:50 CHAPTER 4, BUT I WOULD LIKE TO MENTION THEM BECAUSE THEY ARE
06:04:54 RELEVANT TO THE DISTRICTS, USES -- USE IS FIVE ACRES OR

06:05:00 LARGER, REZONING ON LANDS -- REZONING.
06:05:04 I WANT TO EMPHASIZE THAT.
06:05:05 ON LAND FIVE ACRES OR MORE, AREA MUST BE APPROVED AS A
06:05:10 PLANNED DEVELOPMENT DISTRICT.
06:05:12 THERE ARE SOME EXCEPTIONS FOR VILLAGE, COUNTY OR STATE
06:05:15 PARKS, PUBLIC SCHOOLS, PLACES OF WORSHIP AND RELIGIOUS
06:05:19 FACILITIES.
06:05:19 AS I MENTIONED EARLIER, ALL COMMERCIAL DEVELOPMENT REQUIRING
06:05:25 ZONING MUST BE APPROVED AS PLANNED DEVELOPMENT.
06:05:27 I'M GOING TO TURN IT OVER FOR A FEW MINUTES TO LAURA.
06:05:32 WE'VE ALSO INCLUDED IN THIS PACKAGE A ZONING MAP THAT SHOWS
06:05:38 YOU -- DRAFT ZONING MAP THAT SHOWS THE PROPOSED LOCATION OF
06:05:43 THESE DIFFERENT DISTRICTS.
06:05:55 >> THE NEW VILLAGE OF ESTERO ZONING MAP, WHICH YOU CAN SEE
06:05:58 HERE REALLY ACCOMPLISHED WHAT WAS IN THE TRANSITIONAL CODE,
06:06:03 ACTUALLY, LEE COUNTY HAS 65 ZONING DISTRICTS COVERING THE
06:06:07 ENTIRETY OF THE COUNTY.

06:06:10 27 OF THOSE DISTRICTS WERE WITHIN THE VILLAGE LIMITS AND AS
06:06:16 CRAIG MENTIONED EARLIER, CONSOLIDATED MIX NOW AT 17
06:06:21 DIFFERENT DISTRICTS WITHIN THE VILLAGE.
06:06:24 ABOUT 80% OF THE VILLAGE IS OCCUPIED WITH JUST A FEW
06:06:29 DISTRICTS.
06:06:30 MAINLY OCCUPIED WITH PLANNED DEVELOPMENT, ALREADY APPROVED
06:06:37 PLAN DEVELOPMENT.
06:06:38 THAT IS THE LARGE BLUE AREA YOU SEE AND THE LARGE PALE
06:06:43 YELLOW AREAS THAT YOU SEE.
06:06:46 AND THEN THE PINKS BELONG IN YOUR CORRIDORS, THE PINK
06:06:51 COMMERCIAL PLANNED DEVELOPMENT FOCUS, ESPECIALLY AROUND I-75
06:06:55 AND CORKSCREW.
06:06:57 WITH THE MAJORITY OF THE PROPERTIES BEING PLANNED
06:07:01 DEVELOPMENT, YOU ALSO THEN HAVE A DECENT AMOUNT OF
06:07:05 AGRICULTURE, WHICH YOU WOULD PROBABLY NOT EXPECT, BUT THE
06:07:08 PANEL GREEN OVER NEAR -- AND THEN SOME GREEN AREAS KIND OF
06:07:15 INTERSPERSED WITHIN THE VILLAGE, EITHER PRESERVE LANDS OR A
06:07:19 FEW REMNANT AG PARCELS THAT COULD EVENTUALLY BE --
06:07:26 WITH NEW SINCE KIND OF CONVERTING THE TRANSITIONAL ZONING
06:07:32 MAP INTO THE VILLAGE MAP, IS THAT YOU DO HAVE NOW YOUR
06:07:36 ESTERO PLANNED DEVELOPMENT, GENOVA, CORRECTLY REPRESENTED ON
06:07:41 THE MAP, NEAR VIA COCONUT POINT INTERSECTION OF CORKSCREW
06:07:45 ROAD.
06:07:46 IT'S LIKE A BROWNISH COLOR.
06:07:50 FIRST ESTERO PLAN DEVELOPMENT.

06:07:52 AND THEN YOUR ANNEX LAND ON COCONUT ROAD, WE HAVE REFLECTED
06:08:00 AS AN ADDITION TO THE VILLAGE BOUNDARY WITH ZONING
06:08:04 DESIGNATION OF SINGLE-FAMILY WHERE YOU DID AN ANNEXATION NOT
06:08:10 TOO LONG AGO ALONG COCONUT ROAD.

06:08:12 OTHER THAN THAT, I COULD ANSWER ANY QUESTIONS IF YOU HAVE ON
06:08:15 THE ZONING MAP.
06:08:16 THE VILLAGE WEBSITE DOES HAVE A SERIES OF MAPS THAT SHOW
06:08:21 BEFORE AND AFTER.
06:08:22 ANY PROPERTY OWNER, ANYONE WITHIN THE PLANNING AND ZONING
06:08:26 BOARD WHO WANTS TO BE SEE COMPREHENSIVELY EACH CHANGE THAT
06:08:30 HAS OCCURRED FROM A PRIOR ZONING DESIGNATION PER LEE COUNTY
06:08:34 TO THE CURRENT ZONING DESIGNATION PROPOSED FOR THE VILLAGE
06:08:38 OF ESTERO, YOU CAN SEE THE MAPS IN THE SERIES ON THE VILLAGE
06:08:42 WEBSITE.
06:08:49 >> I HAVE ONE QUESTION.
06:08:50 IT'S REALLY FOR CRAIG, I THINK.
06:08:52 LAURA, YOU ARE SOMEWHAT CONFINED TO SOUTHWEST FLORIDA.
06:08:56 CRAIG I THINK HAS A BIGGER TERRITORY.
06:08:58 CRAIG, HOW WOULD YOU CHARACTERIZE THIS ZONING MAP COMPARED
06:09:03 WITH OTHER COMMUNITIES THAT YOU'VE WORKED WITH?
06:09:06 IS THIS TYPICAL?
06:09:08 IS IT NOT TYPICAL?
06:09:11 WHAT STANDS OUT?
06:09:15 >> THE REAL THING THAT STANDS OUT --
06:09:20 THERE ARE FEW COMMUNITIES WHERE WE'VE WORKED, WHERE THIS HAS

06:09:23 BEEN THE CASE -- THAT IS THE AMOUNT OF PLANNED DEVELOPMENT
06:09:30 APPROVALS THAT YOU HAVE THAT EXIST IN THE VILLAGE.
06:09:32 THAT IS DIFFERENT.
06:09:38 THAT'S NOT A BAD OR GOOD THING.
06:09:40 I THINK THAT YOU'VE USED YOUR PLAN DEVELOPMENT PROCEDURE
06:09:42 VERY WELL.
06:09:44 GET HIGH QUALITY DEVELOPMENT WITH IT.
06:09:46 THAT'S THE BIG DIFFERENCE.
06:09:47 -- PERCENT OF THE LAND, THAT'S PRETTY SIGNIFICANT.
06:09:57 >>Mary Gibbs: COULD I ADD SOMETHING?
06:09:59 I THINK THAT THE ZONING DISTRICT THEMSELVES ARE PRETTY
06:10:02 STANDARD COMPARED TO OTHER PLACES.
06:10:04 I MEAN, ALMOST EVERYWHERE HAS AGRICULTURE DISTRICT,
06:10:09 RESIDENTIAL DISTRICT, KIND OF STANDARD NOMENCLATURE FOR THE
06:10:12 DIFFERENT DISTRICTS.
06:10:12 SO I THINK IN THAT WAY, IT'S SIMILAR TO MOST OTHER PLACES.
06:10:19 >> THAT'S TRUE.
06:10:32 >> ONE MORE CHAPTER TO WORK OUR WAY THROUGH.
06:10:35 CHAPTER FOUR --
06:10:41 [INDISCERNIBLE]
06:10:41 -- CONSOLIDATES ALL THE SPECIFIC --
06:10:50 CHAPTER 3, USE TABLES ASSOCIATED WITH EACH CONVENTIONAL
06:10:53 DISTRICT, AGGREGATED USE FOR ALL THE PLANNED DEVELOPMENT
06:10:58 DISTRICT.
06:10:59 THERE WAS A COLUMN THERE THAT HAD AN OPTION FOR CROSS

06:11:05 REFERENCES.
06:11:06 SOMETHING MORE SPECIFIC TO THE USE THAT DIDN'T NEED TO BE
06:11:13 REPEATED EVERY TIME THE USE AROSE, EVEN IN A ZONING
06:11:16 DISTRICT.
06:11:17 MOST OF THOSE CROSS-REFERENCES -- ALL OF THE CROSS
06:11:20 REFERENCES ARE TO CHAPTER 4.
06:11:27 -- THAT ARE DISCUSSED HERE.
06:11:29 THEY ARE ORGANIZED WITH PRINTABLE -- USES DEPENDING ON HOW
06:11:35 THEY ARE BEING USED ON THE SITE.
06:11:38 AND THEY CONTAIN SPECIFIC STANDARDS.
06:11:43 ALSO HOME FOR NECESSARY PROVISIONS IN THE CODE ABOUT
06:11:58 ALCOHOLIC BEVERAGES --
06:12:05 [INDISCERNIBLE]
06:12:10 THE NOTABLE CHANGES IN THE PRINCIPAL -- MAIN USE OF THE SITE
06:12:14 IS WE HIGHLIGHTED SOME OF THEM FOR YOU HERE.
06:12:17 FIRST IS BAR USE.
06:12:22 ONLY ALLOWED WITH COUNCIL REVIEW ON LAND DESIGNATED
06:12:27 TRANSITIONAL MIXED-USE IN THE VILLAGE CENTER IN THE PLAN.
06:12:30 A BRAND-NEW USE THAT WAS NOT IN THE TRANSITIONAL CODE IS THE
06:12:43 PUB AND MICROBREWERY, WINERY, DISTILLERY, WHICH PLACES
06:12:49 LIMITS ON NON-PRODUCTION AREAS.
06:12:52 THESE REALLY ARE PEOPLE MAKING BEER OR MAKING WINE, BUT IT
06:12:55 ALSO MAY HAVE A TASTING AREA OR A SMALL RESTAURANT OR FOOD
06:13:02 COMPONENT WITH IT.
06:13:05 REQUIREMENTS -- SPILLOVER EFFECTS FROM THE PRODUCTION AND

06:13:16 DISTRIBUTION SIDE.
06:13:18 MORE RETAIL AREA.
06:13:22 WE DO LIST A MEDICAL MARIJUANA DISPENSARIES.
06:13:26 THE RULE IN THE CODE THAT IF SOMETHING IS NOT LISTED AS
06:13:32 PERMITTED, IT IS --
06:13:35 IN THE CASE OF MEDICAL MARIJUANA DISPENSARIES BECAUSE
06:13:38 SPECIFICALLY PROHIBITED BY A SPECIFIC VILLAGE ORDINANCE
06:13:41 RIGHT NOW BECAUSE THERE'S ONGOING INTERPRETATION AT THE
06:13:45 STATE, WE HAVE LISTED IT AS A USE AND PROHIBITED IT IN THIS
06:13:50 SECTION.
06:13:50 GOLF COURSE CONVERSIONS, WE LOOK AT CONVERTING A GOLF COURSE
06:13:56 WHICH IS EITHER IN OR ADJACENT TO A PLANNED DEVELOPMENT.
06:14:01 THE CONVERSION ITSELF -- EXTRA LOOK -- USES AROUND IT -- IT
06:14:13 REQUIRES NO ADVERSE IMPACTS IN THE MASTER PLAN.
06:14:16 INCLUDE PRESERVE AREAS USED TO BUFFER SOME OF THE IMPACT OF
06:14:20 THE CONVERSION TO THE SURROUNDING NEIGHBORS.
06:14:23 WIRELESS FACILITIES.
06:14:26 THIS IS ANOTHER SITUATION WHERE STATE LAW HAS GENERATED A
06:14:29 CHANGE FOR YOUR LOCAL CODE.
06:14:31 A NEW LAW THAT ALLOWS SMALL WIRELESS FACILITIES IN THE
06:14:38 PUBLIC RIGHT-OF-WAYS.
06:14:39 THOSE RIGHT-OF-WAYS, VILLAGE CONTROL, ALONG VILLAGE ROADS,

06:14:44 THE STATE SAYS THAT YOU CANNOT -- THINGS SUCH AS MAKING --
06:15:07 THE NEXT CATEGORY, ACCESSORIES USES.
06:15:18 >> COULD I STOP YOU BEFORE YOU GO ON TO THAT SECTION?

06:15:21 I WANT TO TALK ABOUT GOLF COURSE CONVERSION.
06:15:22 I DON'T KNOW IF YOU'RE FAMILIAR WITH PERHAPS ONE OF THE
06:15:26 LANDMARK ISSUES OF WHAT HAPPENS TO PROPERTY VALUES WHEN A
06:15:31 GOLF COURSE CLOSURES IN A GOLF COURSE COMMUNITY, THE LAKE
06:15:35 ORLANDO GOLF CLUB IS PROBABLY THE BEST EXAMPLE, WHERE
06:15:39 PROPERTY VALUES WERE DESTROYED BY -- BASICALLY THEY WERE CUT
06:15:45 IN HALF WHEN THE GOLF COURSE CLOSED.
06:15:47 THE QUESTION IS, THAT'S OBVIOUSLY AN ADVERSE IMPACT, WHICH
06:15:52 YOU MENTIONED IN THE PROVISION.
06:15:54 MY QUESTION IS, TO WHAT DEGREE WOULD THE VILLAGE HAVE TO
06:16:02 ASSESS A DEVELOPER OF A CLOSED GOLF COURSE COMMUNITY,
06:16:09 SOMETHING IN ADDITION TO IMPACT FEES TO REFLECT THE LOSS OF
06:16:14 PROPERTY VALUES TO THE ADJACENT LANDOWNERS?
06:16:24 >> IT'S AN INTERESTING QUESTION.
06:16:27 IF I GET SOMETHING WRONG, I'LL INVITE NANCY TO CHIME IN AS
06:16:30 WELL TO MAKE SURE I'VE GOT THE UNDERSTANDING CORRECT FOR THE
06:16:34 VILLAGE.
06:16:35 THE ADVERSE IMPACT THAT'S DISCUSSED HERE IS NOT NECESSARILY
06:16:42 THE IMPACT OF THE CLOSURE ITSELF.
06:16:44 IT WOULD BE AN ADVERSE IMPACT OF WHATEVER NEW USE IS THERE,
06:16:49 HAVE THE POTENTIAL TO FLOW ONTO THE OTHER PROPERTIES WE CAN
06:16:59 POINT YOU TO THE LOCATION, DO A QUICK LOOK -- BUILT ON I
06:17:07 BELIEVE OTHER SOUTHWEST FLORIDA COMMUNITIES THAT ARE DEALING
06:17:09 WITH A SIMILAR ISSUE.
06:17:13 WE CAN LOOK TOWARD THE END OF THIS WITH GENERAL QUESTIONS --

06:17:17 WHETHER THERE'S ACTUAL IMPACT FEE LANGUAGE OF ANY KIND OR
06:17:21 ANY KIND OF POOL OF FUNDS THAT ARE BEING PAID BY THE
06:17:25 DEVELOPER.
06:17:26 OFF THE TOP OF MY HEAD, I DON'T RECALL THOSE NECESSARILY
06:17:29 BEING INCLUDED.
06:17:30 NANCY.
06:17:34 >>Nancy Stroud: I WAS GOING TO SAY, IT'S A REALLY
06:17:39 INTERESTING QUESTION.
06:17:39 I DO THINK IT WOULD BE QUITE A BIT OF LEGAL JEOPARDY IN
06:17:48 TRYING TO HAVE THE DEVELOPER SOMEHOW COMPENSATE THROUGH
06:17:52 REGULATION THE OWNERS.
06:17:55 AS YOU KNOW, IMPACT FEES ARE PRETTY WELL REGULATED, PRETTY
06:18:05 ESTABLISHED IN CASE LAW AND THERE'S NO SUCH KIND OF FEE THAT
06:18:08 I'M AWARE OF REALLY ANYWHERE THAT COMES ABOUT BECAUSE OF
06:18:15 GOVERNMENT REGULATION.
06:18:18 IT MIGHT BE SOMETHING BY CONTRACT THAT THE OWNERS WITHIN THE
06:18:22 COMMUNITY MIGHT WORK OUT, BUT NOT ON THE GOVERNMENT'S PART.
06:18:28 I THINK WHAT DAVID WAS SAYING IS THAT THESE REGULATIONS

06:18:34 REALLY WORK INDIRECTLY IN THAT WAY TO AT LEAST TRY TO
06:18:42 MAINTAIN PROPERTY VALUES BY ENSURING THAT THERE ARE BUFFERS
06:18:49 AND THE KIND OF UNITS THAT MIGHT GO IN THERE DOES NOT HAVE
06:18:54 ADVERSE IMPACTS ON THE SURROUNDING PROPERTY.
06:19:05 >> IF THAT ANSWERS THE QUESTION, I'LL MOVE ON TO THE NEXT.
06:19:11 >> ABSENT THAT KIND OF REMEDY, IF YOU WILL, THEN IT'S GOING
06:19:15 TO BECOME LITIGATION ON THE PART OF ADJACENT PROPERTY OWNERS

06:19:21 IF THEY FEEL THEIR PROPERTY VALUES HAVE BEEN INJURED BY THE
06:19:25 CONVERSION, WHICH THEN WILL PRODUCE LEGAL FEES FOR THE
06:19:29 VILLAGE.
06:19:30 ANYWAY, ONWARD.
06:19:38 >>Nancy Stroud: THAT'S AN INTERESTING SCENARIO.
06:19:40 >> NANCY MADE A VERY IMPORTANT POINT.
06:19:44 YOU CAN GET TO THE ISSUE TO SOME DEGREE INDIRECTLY.
06:19:50 IT BECOMES VERY IMPORTANT TO LOOK AT MITIGATION REQUIREMENTS
06:19:53 IN TERMS OF OPEN SPACE ISSUES AND OTHER AMENITIES THAT WE'VE
06:19:58 PROVIDED THAT COULD -- SOME OF THE PROPERTY VALUE AS YOU GO
06:20:02 THROUGH AND REVIEW THIS.
06:20:08 >> IF YOU LOOK AT THE MAIN DOCUMENT, THE ACTUAL MODULE, IT
06:20:16 LAYS OUT --
06:20:17 >> THANK YOU, DAVID.
06:20:18 THE NEXT CATEGORY OF USES THAT HAVE A -- ACCESSORY USES.
06:20:27 THERE ARE TWO NEW LISTED USES AND ONE OLD LISTED USE THAT
06:20:35 SOMETIMES CAUSE PROBLEMS.
06:20:36 ELECTRIC VEHICLE CHARGING STATIONS ARE NEW USE.
06:20:41 WE ESTABLISHED THREE LEVELS WHERE THEY ARE ALLOWED.
06:20:44 REGULATION OF A -- HOW FREQUENT THAT CHARGING OCCURS.
06:20:54 LITTLE PODIUM OR STATION THAT CHARGES FASTER.
06:21:07 THE OLDER USE, OUTDOOR STORAGE.
06:21:20 FOR A PARTICULAR DISTRICT, THE URBAN COMMERCIAL, THE PLANNED
06:21:26 DEVELOPMENTS, ALL OF THE PLANNED DEVELOPMENTS.
06:21:29 THERE IS A PROHIBITION OF OUTDOOR STORAGE IN FRONT OF THE

06:21:32 PRINCIPAL STRUCTURES.
06:21:33 FINALLY, ANOTHER NEW USE OR NEW TO THE CODE IS PICKLEBALL.
06:21:41 A NEW PICKLEBALL FACILITY IN A CONVENTIONAL DISTRICT WOULD
06:21:44 ONLY BE ALLOWED BY SPECIAL EXCEPTION WHICH REQUIRES PUBLIC
06:21:48 HEARING, AND THERE ARE STANDARDS THERE THAT ALLOW LIMITS
06:21:51 POTENTIALLY ON OUTDOOR LIGHTING AND NOISE SO AS NOT TO
06:21:55 CREATE ADVERSE IMPACTS TO THE AREAS OF ADJACENT PROPERTIES.
06:22:06 >> PICKLEBALL HAS VERY PUBLIC --
06:22:15 >> YES, IT HAS A VERY ACTIVE FOLLOWING.
06:22:17 THE NEXT CATEGORY OF USE IS TEMPORARY USES.
06:22:26 THE TEMPORARY USE SECTION, YOU HAVE A LITTLE DIFFERENT FROM
06:22:31 SECTIONS.
06:22:32 WE HAVE A WHOLE TABLE, USES ARE PERMITTED WITHIN ALL OF THE
06:22:39 POTENTIAL CONVENTIONAL ZONING DISTRICTS.

06:22:42 NOT ONLY WHETHER THEY ARE PERMITTED, WHETHER THEY REQUIRE
06:22:48 SOME TEMPORARY PERMIT DISCUSSED AS PART OF THE NEXT MODULE.
06:22:55 FARMERS MARKETS HAVE A RESTRICTION BASED ON THE CALENDAR,
06:23:07 SPECIFIC MONTHS, AND INSTEAD TO PROVIDE MORE FLEXIBILITY IN
06:23:11 RESPONSE TO SEASONS AND HOW THINGS ARE RUN.
06:23:17 THE MARKET HAS TO HAVE ESTABLISHED RULES.
06:23:30 SPECIAL EVENTS ARE A CATEGORY OF TEMPORARY USE.
06:23:35 IT'S NOT A SPECIAL MEMORIAL DAY SALE.
06:23:46 NOT A SPECIAL EVENT WE'RE TALKING ABOUT.
06:23:48 CARNIVAL AT A RELIGIOUS FACILITY.
06:23:51 A BLOCK PARTY.

06:23:52 DIFFERENT KINDS OF SPECIAL EVENTS THAT OCCUR LESS FREQUENTLY
06:23:59 ON AN INDIVIDUAL SITE.
06:24:00 HAS ITS OWN PERMITTING REQUIREMENTS LISTED.
06:24:06 >> DAVID, BEFORE YOU LEAVE THAT.
06:24:08 I'M CONFUSED ON THE FARMERS MARKET PROVISION.
06:24:14 THE WAY I READ IT, IT SAYS THAT A MARKET MAY BE OPEN A
06:24:18 MAXIMUM OF 60 DAYS A YEAR.
06:24:22 WELL, ALL THE MARKETS WE APPROVE ARE OPEN USUALLY FOUR,
06:24:26 FIVE, SIX MONTHS A YEAR.
06:24:28 >>Mary Gibbs: BUT WE'RE COUNTING THE DAYS -- SORRY, DAVID,
06:24:32 TO JUMP IN.
06:24:34 >> BY ALL MEANS, GO FOR IT.
06:24:36 >>Mary Gibbs: WE JUST COUNT THE DAYS, AND THIS CAME UP AT
06:24:38 THE COUNCIL, TOO, YOU COUNT THE DAYS.
06:24:40 THEY ARE ONLY OPEN ONE OR TWO DAYS A WEEK.
06:24:43 THE ONES WE'VE HAD ARE OPEN ONE DAY A WEEK.
06:24:46 THAT COUNTS AS A DAY.
06:24:49 >> I SEE.
06:24:49 THIS IS THE NUMBER OF DAYS THEY ARE OPEN.
06:24:51 THANK YOU FOR THE CLARIFICATION.
06:24:52 >>Mary Gibbs: RIGHT.
06:24:53 WE TRIED TO MAKE THE 60 IN ORDER TO ACCOMMODATE THE ONES
06:24:56 THAT WE HAVE NOW.
06:24:57 >> OKAY.
06:24:58 THAT MAKES SENSE.

06:24:59 THANK YOU.
06:25:01 >> SO THE LAST PACKET, MODULE PACKET, PART OF CHAPTER 10.
06:25:11 USES IDENTIFIED IN THE USE TABLE.
06:25:16 EVENTUALLY THEY WILL BE ALPHABETICALLY WITH ALL THE OTHER
06:25:22 DEFINITIONS FROM THE ENTIRE LDC TO GIVE YOU A COMPLETELY
06:25:26 PICTURE OF WHAT IT IS WE'RE BRINGING TO YOU TODAY.
06:25:32 BE ON THE LOOKOUT FOR A MUCH LENGTHIER AND MORE TECHNICAL
06:25:40 SET OF DEFINITIONS THAT BY NECESSITY COMES WITH THE NEXT
06:25:44 MODULE.
06:25:45 THAT'S REALLY WHERE WE'LL STOP.

06:25:57 >> I HAVE A QUESTION, A COUPLE -- COCONUT POINT SHOPPING
06:26:02 CENTER IS A -- HOW ARE DRIs HANDLED IN THIS?
06:26:09 >>Mary Gibbs: WELL, I CAN ANSWER THIS.
06:26:11 DRIs ARE GENERALLY PLANNED DEVELOPMENTS, SO THERE'S
06:26:17 ZONING.
06:26:17 THEY ARE LISTED AS PLANNED DEVELOPMENTS, AND ZONING AND DRI
06:26:21 DEVELOPMENT ORDERS BASICALLY CONTROL THE DEVELOPMENT.
06:26:29 DRIs, AS LONG AS THEY DON'T EXPIRE OR CHANGE ARE USUALLY
06:26:33 CONSIDERED VESTED TO WHAT WAS APPROVED, AND IF THEY CHANGE,
06:26:37 THEN YOU RELOOK AT THAT.
06:26:39 THEY ARE BASICALLY TREATED.
06:26:41 ALL THE PLANNED DEVELOPMENTS ARE REALLY TREATED THE SAME.
06:26:45 THEY ARE DEVELOPED IN ACCORDANCE WITH THEIR ZONING
06:26:47 RESOLUTION OR ORDINANCE THEN THAT'S TYPICALLY HOW THEY ARE
06:26:51 TREATED.

06:26:55 >> SO THEY ARE GRANDFATHERED THEN AS WELL.
06:26:57 >>Mary Gibbs: WELL, THIS IS A NANCY QUESTION.
06:27:00 IS IT GRANDFATHERED?
06:27:02 I THINK TO THE EXTENT THAT THEY ARE DEVELOPING IN ACCORDANCE
06:27:04 WITH THEIR DEVELOPMENT ORDER, AND THEIR ZONING RESOLUTION,
06:27:12 THEN THEY ARE CONSIDERED IN COMPLIANCE.
06:27:17 THEY MAKE CHANGES, THEN YOU RELOOK AT THAT.
06:27:20 YOU THINK ABOUT COCONUT POINT, WHEN THEY CAME IN AND WANTED
06:27:23 TO CHANGE WHAT WAS APPROVED AS LIKE AN ALF UNIT OVER AT THE
06:27:28 ROUNDABOUT AT WILLIAMS AND VIA COCONUT, THEY WANTED TO
06:27:34 CHANGE THAT FOR APARTMENTS.
06:27:36 AND THEY HAD TO COME BACK AND THEY HAD TO AMEND THE ZONING
06:27:40 TO ADD THE APARTMENTS.
06:27:41 SO THEN YOU GET TO LOOK AT THAT.
06:27:43 AS THEY CHANGE, YOU'RE LOOKING AT THAT ESSENTIALLY LIKE A
06:27:50 NEW PROJECT, EXCEPT AS CONSTRAINED BY THEIR DRI.
06:27:58 >> THANK YOU.
06:27:58 QUESTIONS FROM OTHER BOARD MEMBERS?
06:28:02 I HAVE ONE FOR CRAIG AND DAVID.
06:28:13 HOW WOULD YOU CHARACTERIZE THESE TWO CHAPTERS, VIS-A-VIS
06:28:19 OTHERS THAT YOU HAVE WORKED ON?
06:28:21 ARE WE MORE RESTRICTED, LESS RESTRICTIVE?
06:28:27 WHAT IS THE LIKELY DEVELOPER REACTION TO THESE, VIS-A-VIS
06:28:31 THE TRANSITIONAL CODE?
06:28:34 >> THE TWO CHAPTERS THAT WE'RE TALKING ABOUT I THINK ARE

06:28:39 RIGHT ON THE MONEY IN TERMS OF -- FOR THE TYPE OF
06:28:43 DEVELOPMENT THAT YOU HAVE IN ESTERO.
06:28:44 I WOULDN'T CHARACTERIZE THEM AS LEAST RESTRICTIVE OR MORE
06:28:51 RESTRICTIVE.
06:28:53 I THINK THE RESTRICTIVE NATURE OF THESE WILL BE MORE -- IS
06:29:03 ADDRESSED MORE IN CHAPTER FIVE AND SOME OF THE SITE

06:29:05 DEVELOPMENT REQUIREMENTS.
06:29:07 I THINK YOU GUYS -- STANDARDS IN TERMS OF QUALITY
06:29:14 DEVELOPMENT ISSUES AND THINGS OF THAT NATURE.
06:29:16 I WOULD CHARACTERIZE THIS MORE AS BEING A RIGHT-SIZE FIT FOR
06:29:23 ESTERO IN TERMS OF THE DISTRICTS YOU HAVE AND THE -- AND
06:29:29 YOUR USE OF PLANNED DEVELOPMENT.
06:29:35 >> THE LIST IN THE TRANSITIONAL CODE AND THE LEE COUNTY CODE
06:29:39 OF ALL THE DIFFERENT ZONING DISTRICTS THERE, THERE ARE SO
06:29:42 MANY THINGS THAT SIMPLY WEREN'T APPLICABLE TO YOU ALL AT ALL
06:29:46 IN THE VILLAGE.
06:29:47 SOME LITERALLY WERE APPLIED IN SPECIFIC OTHER COMMUNITIES.
06:29:53 OTHERS THAT AREN'T THE TYPE OF DEVELOPMENT THAT YOU HAVE OR
06:29:56 LOOKING FOR HERE.
06:30:01 SOMEBODY COMING TO DEVELOP IS ABLE TO SEE THINGS ABOUT YOUR
06:30:06 COMMUNITY SPECIFICALLY, WHICH I THINK IS A TREMENDOUS
06:30:09 BENEFIT FOR THE CHAPTER.
06:30:20 >>Mary Gibbs: I HAVE A COUPLE OF THINGS I WANTED TO ADD, IF
06:30:22 YOU DON'T HAVE ANY OTHER QUESTIONS.
06:30:24 I WANTED TO TALK ABOUT THE NEXT STEPS, WHICH IS YOU'LL BE

06:30:31 GETTING SOME MORE READING MATERIALS COMING SOON.
06:30:35 WE'RE TRYING TO WRAP UP THE REST OF THE CHAPTERS OF THE
06:30:39 CODE.
06:30:39 DAVID MENTIONED CHAPTER TEN, WHICH IS DEFINITIONS.
06:30:43 I RECOMMEND THAT IF YOU HAVE INSOMNIA, BECAUSE IT'S REALLY
06:30:48 DRY.
06:30:49 HOWEVER, I THINK WHAT YOU DO HAVE COMING THAT WILL BE OF
06:30:54 INTEREST ARE THE CHAPTERS CRAIG MENTIONED ON ARCHITECTURE
06:30:57 AND LANDSCAPING AND SOME OF THOSE STANDARDS.
06:30:58 PARKING, SOME OF IT'S A LITTLE TECHNICAL, BUT I THINK WE'LL
06:31:04 GET A GOOD DISCUSSION ON THE ARCHITECTURE, PAINTING, COLORS,
06:31:08 LANDSCAPING, SOME OF THOSE THINGS THAT WE'VE REVIEWED
06:31:11 DIFFERENT PROJECTS AND WE TALK ABOUT.
06:31:13 SO I THINK THOSE WILL BE MAYBE OF THE MOST INTEREST TO YOU,
06:31:18 SOME OF THESE CHAPTERS COMING UP.
06:31:20 WE'RE EXPECTING -- WE'VE GOT PLANS AGAIN, LIKE I MENTIONED
06:31:25 TO KIND OF RUIN YOUR HOLIDAYS WITH MEETINGS.
06:31:29 BUT WE'VE GOT --
06:31:32 >> THAT'S OKAY.
06:31:33 WE CAN'T TRAVEL.
06:31:33 >>Mary Gibbs: RIGHT.
06:31:34 NOBODY CAN GO ANYWHERE, SO, HEY, MERRY CHRISTMAS.
06:31:38 WE'LL PUT A LITTLE BOW ON YOUR DOCUMENT AND THAT WILL BE
06:31:41 YOUR GIFT.
06:31:41 AT THE NEXT MEETING, WHAT WE'RE TRYING TO DO IS RUN

06:31:48 CONCURRENTLY WORKSHOPS WITH THE COUNCIL AND THE PLANNING AND
06:31:53 ZONING BOARD AND THEN DESIGN REVIEW BOARD, SO THIS OCTOBER

06:31:57 1, WE COVERED ALL THE ZONING.
06:32:00 OH, GOOD.
06:32:02 THANK YOU FOR PUTTING THAT UP.
06:32:03 THE SCHEDULE.
06:32:04 WE TRIED TO COVER ALL THE ZONING WITH THE COUNCIL, PLANNING
06:32:07 AND ZONING, AND WE'VE GOT DESIGN REVIEW BOARD TOMORROW NIGHT
06:32:11 TO WRAP THAT UP.
06:32:12 THEN WE'RE EXPECTING TO GET THE DOCUMENTS HOPEFULLY AROUND
06:32:16 THE SECOND WEEK OF NOVEMBER.
06:32:18 WE'VE GOT PLANNING AND ZONING BOARD, YOUR MEETING ON THE
06:32:22 17th.
06:32:23 WE HOPE TO COVER THE REMAINING DOCUMENTS.
06:32:25 AND THEN THE FOLLOWING DAY, WE DO A WORKSHOP WITH THE
06:32:28 COUNCIL AND THEN THAT NIGHT, WE DO DESIGN REVIEW BOARD.
06:32:31 SO WE'VE GOT A HEFTY SCHEDULE COMING UP.
06:32:34 AND THEN WE'VE GOT PUBLIC HEARINGS TENTATIVELY SCHEDULED IN
06:32:40 DECEMBER, SO WE'VE GOT FIRST PUBLIC HEARING WITH COUNCIL ON
06:32:44 DECEMBER 2nd.
06:32:45 WE TENTATIVELY PUT A PUBLIC HEARING FOR PLANNING AND ZONING
06:32:49 BOARD ON THE 15th BECAUSE THAT'S THE DATE OF YOUR MEETING
06:32:52 IN DECEMBER.
06:32:53 IT'S A LITTLE CLOSE TO CHRISTMAS, BUT WE'RE TRYING TO WORK
06:32:57 AROUND THE HOLIDAYS.

06:32:59 AND THEN A SECOND PUBLIC HEARING AT THE COUNCIL WOULD BE IN
06:33:03 JANUARY.
06:33:04 AND THOSE ARE OUR TARGET DATES.
06:33:06 IT MAY SLIP A LITTLE BIT BECAUSE OF THE HOLIDAY, BUT THAT'S
06:33:08 WHAT WE'RE TRYING TO STICK TO THAT FOR NOW.
06:33:13 THAT'S WHY I TOLD THE COUNCIL WE'RE LIKE THE GRINCH.
06:33:22 WE'RE HERE TO KEEP YOU VERY BUSY THIS HOLIDAY SEASON.
06:33:26 >> MARY, BEFORE WE CLOSE THIS, IS THERE ANYBODY WHO WANTS TO
06:33:31 GIVE ANY PUBLIC COMMENT AT THIS POINT?
06:33:35 >>Mary Gibbs: THERE IS.
06:33:36 WELL, THERE'S NOBODY HERE.
06:33:37 >>Tammy Duran: WE HAVE E-COMMENT.
06:33:39 >>Mary Gibbs: THAT'S RIGHT.
06:33:40 OKAY.
06:33:41 WE HAVE VIRTUAL COMMENTS FROM TAMMY.
06:33:49 >>Tammy Duran: MARK NOVINSKY.
06:33:52 HE'S REPRESENTING ECCL.
06:33:54 THE ECCL IS CONCERNED WITH THE DEFINITION OF SMALL WIRELESS
06:33:59 FACILITIES.
06:34:00 IS THERE A MAX HEIGHT, A MAX FOOTPRINT, LANDSCAPE
06:34:05 REQUIREMENTS, UPDATED TO REFLECT THE CHANGES TO STATE LAW IN
06:34:10 2017 THAT ALLOW SMALL WIRELESS FACILITIES IN THE PUBLIC
06:34:14 RIGHT-OF-WAY.
06:34:15 DOES THE VILLAGE HAVE THE ABILITY TO DENY A SMALL WIRELESS

06:34:19 FACILITY IN THE VILLAGE-OWNED PUBLIC RIGHT-OF-WAY?

06:34:23 THIS APPEARS TO BE A HOME-RULE ISSUE GONE AMOK.
06:34:26 BOB DION.
06:34:31 I KNOW THAT THE CHAPTER 7 NATURAL RESOURCE OF THE CODE WILL
06:34:35 BE DISCUSSED AT YOUR NOVEMBER 9th MEETING.
06:34:38 BUT IT'S NEVER TOO EARLY TO ADDRESS OUR GREAT ESTERO RIVER
06:34:42 AND THE CONTACT OF LAND DEVELOPMENT.
06:34:45 THE ESTERO RIVER IS CONSIDERED A SPECIAL WATER.
06:34:47 THE DEGRADATION THAT SHOULD RESULT IN A CLEAN AND PROPERLY
06:34:52 FLOWING RIVER AND YET IMPAIRED BY BACTERIA.
06:34:54 THAT IS A DISGRACE.
06:34:57 YOU KNOW THAT SOME OF THAT BACTERIA IS FROM HUMAN RACE, THE
06:35:00 CHEMICALS IN THE BACTERIA PROVE THIS.
06:35:02 ALSO, THE RIVER IS RESTRICTED BY SEDIMENTS WHICH HAMPERS
06:35:07 STORMWATER FLOW WHICH RESULTS IN FLOODING.
06:35:09 SO WHEN REVIVING LAND DEVELOPMENT PROJECT, THE ESTERO RIVER
06:35:13 SHOULD ALWAYS BE AN IMPORTANT PART OF THE REVIEW.
06:35:16 GROUNDWATER CONTAMINANTS, STORMWATER FLOW, SEWAGE CONCERNS
06:35:19 NEED TO BE REVIEWED FOR EACH PROJECT.
06:35:22 BEYOND THIS, MEDIUM TO LARGE PROJECTS SHOULD BE ASSESSED A
06:35:25 FEE TO BE USED BY THE VILLAGE SPECIFICALLY TO CLEAN UP THE
06:35:28 BACTERIA IN THE RIVER AND REMOVE THE SEDIMENT AS NEEDED TO
06:35:32 KEEP THE RIVER ROLLING EFFECTIVELY.
06:35:34 THANK YOU FOR YOUR EFFORTS IN THIS AREA, BOB DION.
06:35:37 THAT'S IT.
06:35:46 >>Scotty Wood: ARE THERE ANY OTHER COMMENTS FROM ANYONE ELSE

06:35:49 BEFORE WE CLOSE THE WORKSHOP?
06:35:50 HEARING NONE, I WILL OFFER ON BEHALF OF THE PLANNING AND
06:36:00 ZONING BOARD, THANKS TO CRAIG, DAVID, AND LAURA AND EVEN
06:36:05 NANCY WHO HAS OBVIOUSLY PARTICIPATED ACTIVELY IN THIS.
06:36:12 WE LOOK FORWARD TO THE NEXT SESSION.
06:36:13 IT'S QUITE A PROJECT THAT YOU HAVE AND WE APPRECIATE ALL THE
06:36:16 WORK YOU'RE PUTTING INTO IT.
06:36:18 CAN I HAVE A MOTION TO ADJOURN?
06:36:23 >> I MAKE A MOTION TO ADJOURN.
06:36:25 >> SECOND.
06:36:28 >>Scotty Wood: ALL THOSE IN FAVOR?
06:36:31 >> AYE.
06:36:32 >>Scotty Wood: ANY OPPOSED?
06:36:37 >> SOUNDS LIKE BENTLEY IS OPPOSED.
06:36:39 [DOG BARKING]
06:36:41 >> YEAH, MY DOG.
06:36:44 >> BENTLEY IS OUR TEN-POUND SHETLAND SHEEP DOG WHO IS A
06:36:51 BARKER.
06:36:51 HOW DO YOU HERD SHEEP, YOU BARK?
06:36:53 BENTLEY IS A BARKER.

06:36:56 ANYWAY, WE'RE ADJOURNED.
06:36:57 THANK YOU, EVERYONE.

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