

VILLAGE OF ESTERO PLANNING AND ZONING BOARD
TUESDAY, NOVEMBER 17, 2020, 5:30 P.M.

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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

05:32:50 [SOUNDING GAVEL]
05:32:57 >>Scotty Wood: WELCOME TO THE VILLAGE OF ESTERO PLANNING AND
05:32:58 ZONING BOARD.
05:32:59 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
05:33:02 [PLEDGE OF ALLEGIANCE]
05:33:26 >>Scotty Wood: THANK YOU.
05:33:31 MAY I HAVE THE ROLL CALL, PLEASE?
05:33:46 >> BOARD MEMBER ALLEN?
05:33:47 BOARD MEMBER ALLEN?
05:33:57 >> HE'S ON MUTE.
05:34:03 >> YES.
05:34:04 >> BOARD MEMBER GARGANO.
05:34:05 >>Anthony Gargano: HERE.
05:34:07 >> BOARD MEMBER NARATIL?
05:34:10 BOARD MEMBER TATOOLE IS NOT HERE.
05:34:12 BOARD MEMBER YARBROUGH?
05:34:14 >>John Yarbrough: HERE.
05:34:15 >>Scotty Wood: HERE.

05:34:16 MAY I HAVE A MOTION TO APPROVE THE AGENDA?
05:34:24 >> SO MOVED.
05:34:26 >> SECOND.
05:34:28 >>Scotty Wood: ALL IN FAVOR SAY AYE.
05:34:30 CARRIES.
05:34:39 >>Mary Gibbs: MR. CHAIR, MAY I INTRODUCE OUR NEW STAFF
05:34:43 PERSON WHO I DON'T THINK YOU CAN SEE BECAUSE HE DOESN'T HAVE
05:34:48 THE CAMERA, BUT THE ONES THAT ARE HERE CAN SEE?
05:34:50 JIM HART IS OUR DEVELOPMENT REVIEW MANAGER, AND HE'S SITTING
05:34:54 AT THE TABLE THAT DOESN'T HAVE A MICROPHONE.
05:34:57 JUST ASK HIM TO WAVE, I GUESS.
05:35:00 HE'S AN ENGINEER WITH QUITE A BIT OF CONSTRUCTION
05:35:04 EXPERIENCE.
05:35:04 AND HE IS GOING TO BE REPLACING WALTER McCARTHY WHO KEEPS
05:35:10 TRYING TO RETIRE, BUT WE WON'T LET HIM.
05:35:13 JIM HAS BEEN HERE FOR LIKE FOUR DAYS NOW.
05:35:17 FOUR DAYS.
05:35:18 WE'RE IMMERSING HIM INTO THE LAND DEVELOPMENT CODE.

05:35:21 I HOPE HE COMES BACK TOMORROW.
05:35:25 >> WELCOME, JIM.
05:35:26 >>Scotty Wood: JIM, WELCOME.
05:35:28 WE CAN CERTAINLY USE YOUR EXPERTISE, AND WE LOOK FORWARD TO
05:35:32 WORKING WITH YOU.
05:35:35 >>Mary Gibbs: HE SAYS THANK YOU, IN CASE YOU CAN'T HEAR IT.
05:35:39 >>Scotty Wood: THIS EVENING'S BUSINESS IS A WORKSHOP ON THE

05:35:44 DRAFT OF THE LAND DEVELOPMENT CODE PART 2.
05:35:47 ON THAT NOTE, I'M GOING TO TURN IT OVER TO YOU, MARY, TO TEE
05:35:51 IT UP FOR OUR GUESTS AND OUR CONSULTANTS TO GO FORWARD.
05:35:58 >>Mary Gibbs: ALL RIGHT.
05:36:00 AS YOU MAY RECALL, WE HAD A WORKSHOP ON OCTOBER 27th ON
05:36:05 THE LAND DEVELOPMENT CODE.
05:36:06 WE STARTED OFF WITH THE ZONING -- HOLD ON.
05:36:13 TECHNICAL DIFFICULTIES.
05:36:15 CAN YOU HEAR ME?
05:36:26 >>Scotty Wood: YES, I CAN HEAR YOU.
05:36:30 >>Mary Gibbs: WELL, APPARENTLY NOBODY ELSE CAN.
05:36:32 HOLD ON FOR A MOMENT.
05:36:33 THEY WERE TRYING TO FIX IT, AND THEY SAY IT MAY TAKE FIVE
05:38:07 MINUTES.
05:38:07 ANYBODY KNOW ANY GOOD JOKES?
05:49:27 [WORKING ON TECHNICAL DIFFICULTIES]
05:49:29 >>Mary Gibbs: HELLO.
05:49:30 HELLO? REMEMBER US AT THE MEETING?
05:49:34 I THINK WE ARE GOOD TO GO NOW.
05:49:42 >>Scotty Wood: OKAY, MARY.
05:49:47 GO AHEAD.
05:49:47 >>Mary Gibbs: ALL RIGHT.
05:49:48 FOR THOSE THAT MAY HAVE FORGOTTEN, WE'RE ON THE LAND
05:49:52 DEVELOPMENT CODE WORKSHOP, PART 2.
05:49:56 AGAIN, YOU MAY RECALL THAT LAST MONTH WE DID THE WORKSHOP,

05:49:59 THE FIRST ONE ON THE LAND DEVELOPMENT CODE WHERE WE
05:50:02 DISCUSSED THE ZONING CHAPTERS.
05:50:04 WE'VE GOT OUR CONSULTANTS HERE THAT YOU CAN SEE ON ZOOM FROM
05:50:08 CLARION AND JOHNSON ENGINEERING.
05:50:11 TONIGHT, WE ARE DOING THE SECOND PART OF THE CODE WHICH
05:50:15 WOULD HAVE SENT TO YOU AND IT INCLUDES THE DEVELOPMENT
05:50:19 STANDARDS, WHICH IS ARCHITECTURE, LANDSCAPING, OPEN SPACE,
05:50:23 THAT TYPE OF THING AND THE NATURAL RESOURCES WHICH IS THE
05:50:26 ENVIRONMENTAL CHAPTERS, MISCELLANEOUS, ENVIRONMENTAL, AND WE
05:50:30 ALSO ARE INCLUDING CHAPTER 6, WHICH IS SIGNS AND THE CHAPTER
05:50:37 8, WHICH IS IMPACT FEES AND CONCURRENCY AND THAT TYPE OF
05:50:41 THING AND THE CHAPTER ON NONCONFORMITIES.
05:50:44 AND THESE WERE SENT TO YOU IN AN E-MAIL THAT I BELIEVE I
05:50:48 SENT TO EVERYBODY TODAY.

05:50:50 SO IF YOU DON'T CHECK YOUR VILLAGE E-MAIL, YOU MAY WANT TO
05:50:53 CHECK.
05:50:53 BUT WE ALSO HAVE COPIES FOR YOU HERE TODAY AS WELL.
05:50:56 SO THE CONSULTANTS ARE GOING TO BE EXPLAINING TONIGHT THESE
05:51:02 TOPICS.
05:51:04 AND AT THE END OF THE DISCUSSION, WE'LL TALK ABOUT THE NEXT
05:51:07 STEPS.
05:51:08 I MAY NEED TO TALK TO YOU ABOUT AN ADDITIONAL MEETING OR
05:51:11 STARTING ANOTHER MEETING IN DECEMBER, EARLIER BECAUSE OF
05:51:17 SOME OTHER CASES WE'VE GOT COMING UP, TOO.
05:51:20 AT THE END, WE'LL TALK ABOUT THE ADDITIONAL MEETING OR TWO.

05:51:23 I'M GOING TO TURN IT OVER TO THE CONSULTANTS AND THEN JUST
05:51:30 REMIND THEM THAT WE HAVE THE NO JARGON POLICY.
05:51:36 IF THEY USE TOO MUCH FANCY JARGON, THEY ARE GOING TO GET
05:51:39 FINED A QUARTER FOR TOO MUCH JARGON AND WE'LL PUT THAT IN
05:51:43 THE SWEAR JAR AND SAVE UP SOME MONEY.
05:51:45 CRAIG, ARE YOU GOING TO START IT OFF?
05:51:51 >> YES, I'LL START IT OFF.
05:51:53 WE HAVE A PowerPoint PRESENTATION.
05:51:58 GOOD EVENING, EVERYONE.
05:51:59 IT'S A PLEASURE FOR US TO BE BACK.
05:52:04 AS YOU KNOW, THE LAST MEETING WE WERE WITH YOU -- AND DAVID,
05:52:11 IF YOU COULD GO TO THE NEXT SLIDE.
05:52:15 AS MARY SAID, WHAT WE ARE GOING TO DO TODAY IS TO HIGHLIGHT
05:52:19 THE SECOND INCREMENT OF MATERIALS THAT YOU'VE BEEN PROVIDED.
05:52:26 >>Mary Gibbs: CRAIG.
05:52:28 JUST A MINUTE, I THINK WE'RE HAVING SOME TROUBLE HEARING.
05:52:31 >> CAN YOU HEAR ME NOW?
05:52:39 >> I CAN HEAR YOU, CRAIG.
05:52:43 >>Mary Gibbs: IN PERSON HERE, ARE WE OKAY NOW?
05:52:52 >> CRAIG RICHARDSON: IT'S A REAL PLEASURE FOR US TO BE HERE
05:52:58 TONIGHT.
05:53:00 WE AT YOUR LAST MEETING, WE COVERED THE FIRST INCREMENT OR
05:53:05 MODULE OF MATERIALS THAT WE PROVIDED.
05:53:07 THAT WAS, AS MARY MENTIONED, CHAPTERS THREE AND FOUR OF THE
05:53:11 NEW LAND DEVELOPMENT CODE.

05:53:13 REALLY, THAT'S SORT OF THE FOUNDATIONAL PIECE WHERE WE
05:53:16 COVERED THE ZONING DISTRICTS AND THE USE REGULATIONS.
05:53:21 TONIGHT, WHAT WE ARE COVERING ARE PRIMARILY WHAT I WOULD
05:53:26 CALL THE SITE DEVELOPMENT STANDARDS, THE DEVELOPMENT
05:53:30 STANDARDS.
05:53:31 IN OTHER WORDS, THOSE KIND OF STANDARDS THAT DEAL WITH NOT
05:53:35 USE OR NOT SETBACKS, BUT THE QUALITY OF DEVELOPMENT THAT THE
05:53:39 VILLAGE IS GOING TO EXPECT.
05:53:41 IN OTHER WORDS, THE MINIMUMS THAT THE VILLAGE IS GOING TO
05:53:44 EXPECT WHEN DEVELOPMENT OCCURS.

05:53:47 IN ADDITION TO THAT, WE WILL COVER THE IMPACT FEES AND THE
05:53:52 CONCURRENCY REGULATIONS AND THEN NONCONFORMITIES, WHICH WE
05:53:58 HAVE CONSOLIDATED IN CHAPTER 9.
05:54:01 AS YOU CAN SEE, WE COVERED CHAPTER 3 AND 4.
05:54:04 THIS SET OF MATERIAL WE'RE GOING TO TALK ABOUT TONIGHT IS
05:54:08 CHAPTERS 5 THROUGH 9 AND THEN WE ALSO PROVIDED THE RELEVANT
05:54:13 DEFINITIONS IN CHAPTER 10.
05:54:15 WITH THAT, WE WILL HAVE COVERED MOST ALL OF THE NEW LDC WITH
05:54:21 THE EXCEPTION OF THE GENERAL PROVISIONS ARTICLE WHICH IS
05:54:25 PRETTY SHORT AND THEN ADMINISTRATION, WHICH ARE THE
05:54:27 PROCEDURES.
05:54:27 SO WITH THAT, WE'RE GOING TO LAUNCH INTO SORT OF THE
05:54:33 HIGHLIGHTS OF EACH OF THE CHAPTERS INDIVIDUALLY.
05:54:35 CHAPTER 5 IS PROBABLY -- OR IS THE LONGEST CHAPTER IN THIS
05:54:40 DEVELOPMENT CODE.

05:54:42 IT INCLUDES ALL SITE DEVELOPMENT STANDARDS, AND THAT
05:54:45 INCLUDES THINGS LIKE OFF-STREET PARKING REQUIREMENTS,
05:54:50 MOBILITY AND CONNECTIVITY REQUIREMENTS, LANDSCAPING,
05:54:54 ARCHITECTURAL, FORM AND DESIGN STANDARDS.
05:54:56 FENCING REQUIREMENTS.
05:54:57 LIGHTING REQUIREMENTS.
05:54:59 WE'VE ADDED A FEW THINGS LIKE IN SECTION 5-8 WHICH WE'LL
05:55:05 TALK ABOUT IN A FEW MINUTES, GREEN BUILDING STANDARDS AS
05:55:07 WELL AS SOME RESIDENTIAL IMPACT STANDARDS IN 5-13.
05:55:12 SO WITH THAT, WE'RE GOING TO SORT OF BRIEFLY SUMMARIZE FOR
05:55:19 YOU WHAT WE THINK ARE THE IMPORTANT PARTS OF EACH OF THESE
05:55:23 SECTIONS HIGHLIGHTING SORT OF KEY ELEMENTS AS WELL AS ANY
05:55:29 KIND OF CHANGES.
05:55:30 SO, DAVID, IF YOU COULD GO TO THE NEXT SLIDE.
05:55:33 THE FIRST SECTION THAT I WANT TO COVER IS THE OFF-STREET
05:55:37 PARKING, THE BICYCLE PARKING, AND THE LOADING STANDARDS.
05:55:41 GENERALLY SPEAKING, ONE OF THE THINGS WE HAVE DONE.
05:55:44 AGAIN, WE'VE TALKED ABOUT MOVING OR MAKING THIS CODE MORE
05:55:47 USER FRIENDLY.
05:55:50 WE HAVE CONSOLIDATED ALL OF THE OFF-STREET PARKING STANDARDS
05:55:54 INTO A TABLE.
05:55:56 AND EACH OF THE USES THAT HAVE BEEN IDENTIFIED IN YOUR
05:55:59 ZONING DISTRICTS WE HAVE PLACED IN A PARKING, OFF-STREET
05:56:06 PARKING TABLE, WHICH IDENTIFIES WHAT THE MINIMUM
05:56:11 REQUIREMENTS, OFF-STREET PARKING REQUIREMENTS ARE FOR EACH

05:56:13 OF THESE USES.
05:56:14 THE OTHER THING THAT I WANT TO POINT OUT IS TO HELP ANYONE
05:56:19 THAT'S INTERESTED TO IDENTIFY WHAT KIND OF -- SPECIFICALLY
05:56:26 FOR EACH USE, WHAT KIND OF CHANGE HAS BEEN MADE.
05:56:30 WE HAVE IN THE TABLE, AS YOU CAN SEE, THERE IS THAT MIDDLE
05:56:33 SECTION THAT'S SORT OF A PINK AND LIGHT PINK COLOR OR MAUVE

05:56:38 COLOR, AND THAT IS -- THOSE ARE YOUR CURRENT STANDARDS FOR
05:56:42 THAT USE.
05:57:01 >> DID CRAIG JUST FREEZE?
05:57:04 >>Craig Richardson: WE INCLUDED IT IN THIS -- ACTUALLY, GO
05:57:07 BACK, DAVID.
05:57:08 OKAY.
05:57:11 WE'VE INCLUDED IT IN THE DRAFT JUST TO HELP ANYONE THAT'S
05:57:18 INTERESTED TO SEE THE CHANGES.
05:57:20 THERE HAVEN'T BEEN A LOT OF CHANGES.
05:57:23 MOST OF THE STANDARDS HAVE BEEN CARRIED FORWARD.
05:57:27 THERE ARE SOME NEW USES.
05:57:28 WE'VE ADDED STANDARDS FOR THOSE NEW USES.
05:57:31 WE'VE ALSO MADE SOME SMALL REFINEMENTS OR REDUCTIONS FOR
05:57:36 SOME OF THE RETAIL USES, THE RESTAURANT USES AND THE
05:57:39 HOSPITAL USES BASED UPON CURRENT BEST PRACTICES.
05:57:43 IN OTHER WORDS, THERE HAVE BEEN A LOT OF STUDIES THAT HAVE
05:57:45 BEEN DONE BY THE INSTITUTE OF TRAFFIC ENGINEERS OVER THE
05:57:48 LAST FEW YEARS.
05:57:49 BASED UPON THOSE, WE HAVE MADE SOME REFINEMENTS TO A FEW OF

05:57:55 THESE USES.
05:57:56 THE OTHER THING THAT WE'VE DONE, A COUPLE OF NEW PROVISIONS
05:57:59 THAT I WANT TO FLAG FOR YOU IS THERE IS A NEW PROVISION
05:58:04 DEALING WITH ELECTRIC VEHICLE CHARGING STATIONS.
05:58:11 THERE ARE PROVISIONS THAT ACTUALLY REQUIRE ELECTRICAL OR
05:58:16 BASICALLY SAY THAT UP TO 10% OF THE SPACES CAN BE USED FOR
05:58:19 ELECTRICAL PARKING SPACES CAN BE USED FOR ELECTRICAL VEHICLE
05:58:25 CHARGING STATIONS.
05:58:26 THERE IS A REQUIREMENT THAT THERE BE AT LEAST ONE ELECTRICAL
05:58:29 VEHICLE CHARGING STATION IN PARKING LOTS BETWEEN 25 AND 150
05:58:35 SPACES AND THAT THERE BE THREE ELECTRICAL VEHICLE CHARGING
05:58:39 STATIONS IN PARKING LOTS THAT ARE OVER 150.
05:58:44 THE OTHER THING I JUST WILL MENTION IS WE HAVE ADDED SOME
05:58:49 BASIC BICYCLE PARKING STANDARDS FOR COMMERCIAL AND
05:58:53 MULTIFAMILY USES.
05:58:56 BASICALLY, WHAT THOSE DO IS REQUIRE THAT 5%, THERE WILL BE
05:59:01 COMMERCIAL USES, FOR MULTIFAMILY USES THAT BICYCLE PARKING
05:59:09 SPACES BE ADDED AND THE MINIMUM REQUIREMENT IS 5% OF THE
05:59:14 NUMBER OF PARKING SPACES THAT YOU HAVE.
05:59:16 NOW, THERE ARE PROVISIONS THAT ALSO ALLOW DEVIATIONS TO
05:59:19 THOSE STANDARDS THROUGH A REQUEST WITH THE DIRECTOR.
05:59:27 THOSE ARE ALSO NEW STANDARDS OR NEW PROVISIONS IN THE
05:59:32 PARKING STANDARDS.
05:59:33 WITH THAT, I AM GOING TO TURN THE PRESENTATION OVER TO LAURA
05:59:39 DEJOHN AND MIKE BOSI.

05:59:43 THEY'LL TALK ABOUT LANDSCAPING AND THEN TALK ABOUT THE
05:59:46 ARCHITECTURAL STANDARDS.

05:59:47 >>Laura DeJohn: THANK YOU.
05:59:52 I'LL ASK UP FRONT IF EVERYONE CAN HEAR ME OKAY.
05:59:55 SO LANDSCAPE STANDARDS ARE A BIG ITEM WE'RE GOING TO TALK
06:00:06 ABOUT TONIGHT.
06:00:08 THE DIRECTION FOR ESTERO'S CODE WAS TO KIND OF APPRECIATE
06:00:14 LANDSCAPE AS AN IMPORTANT ASSET WITHIN ESTERO, LANDSCAPE IS
06:00:21 NOT JUST FOR THE PURPOSE OF BUFFERING OR CREATING AN EDGE TO
06:00:24 A PROPERTY, BUT LANDSCAPE SHOULD BE INTEGRATED IN SITE
06:00:28 DESIGN, AND IT SHOULD BE SOMETHING THAT CONTINUES TO BE KIND
06:00:31 OF A HALLMARK THAT YOU ACKNOWLEDGE AND YOU SEE AS SOMETHING
06:00:35 THAT IS DONE VERY WELL IN ESTERO.
06:00:38 SO THAT WAS THE PREMISE FOR ORGANIZING THIS SECTION OF THE
06:00:43 CODE.
06:00:45 ON THIS SLIDE, YOU JUST SEE THAT THERE'S A WHOLE BASIC TABLE
06:00:49 OF CONTENTS OF WHAT WE'VE PUT INTO THE LANDSCAPE STANDARDS.
06:00:53 THE TRANSITIONAL CODE HAD LANDSCAPE STANDARDS SPLIT UP AMONG
06:00:58 DIFFERENT CHAPTERS.
06:00:59 WHAT THEY WERE 10, CHAPTER 14.
06:01:02 WE HAVE PUT ALL MATTERS RELATED TO LANDSCAPING AND TREE
06:01:07 PROTECTION AND HOW TO GO ABOUT ENSURING THE INTEGRITY OF THE
06:01:11 LANDSCAPE IN ONE AREA OF YOUR CODE.
06:01:14 WE'RE GOING TO HIT THE HIGHLIGHTED TOPICS THAT ARE LISTED
06:01:18 HERE THAT ARE EITHER NEW OR BEING EXPANDED OR UPDATED FOR

06:01:23 ESTERO.
06:01:24 THE FIRST THING THAT'S NEW IS A PLANT PALETTE FOR ESTERO.
06:01:34 THE FORMER TRANSITIONAL CODE HAD A LIST OF NATIVE TREES AND
06:01:40 A LIST OF EXOTIC TREES THAT MUST BE REMOVED.
06:01:43 WHAT WE HAVE DONE IS A COMPREHENSIVE LIST THAT TAKES INTO
06:01:48 ACCOUNT WITH HORTICULTURAL BACKGROUND AND SURVIVABILITY
06:01:53 CONSIDERATIONS AND WHAT ARE THE LOOK AND FEEL OF THE TYPES
06:01:55 OF TREES, PALMS, SHRUBS, GROUND COVERS, VINES AND GRASSES
06:01:59 THAT ARE CHARACTERISTIC OF ESTERO AND THAT ARE GOING TO BE
06:02:03 ABLE TO LIVE IN THE CLIMATE OF ESTERO.
06:02:06 SO THIS RECOMMENDED SET OF PLANT MATERIALS IS GOING TO GO A
06:02:13 LONG WAY IN GUIDING AND CREATING A HARMONIOUS LOOK IN THE
06:02:18 VILLAGE IF YOU HAVE THIS KIND OF PALETTE FROM WHICH THE
06:02:21 DESIGNERS CAN WORK.
06:02:24 AND, OF COURSE, ANYONE FROM OUTSIDE THE AREA DOING WORK IN
06:02:28 ESTERO WOULD THEREFORE HAVE GUIDANCE BUILT INTO YOUR CODE ON
06:02:32 WHAT TYPE OF PLANT MATERIALS MAKE SENSE AND LOOK GOOD AND
06:02:36 HAVE DONE WELL IN ESTERO.
06:02:37 SO THAT'S SOMETHING NEW.
06:02:41 WE ARE CARRYING FORWARD THE PLANT MATERIAL STANDARD WHICH
06:02:45 IDENTIFY MINIMUMS SUCH AS THE MINIMUM HEIGHT OF THE TREES,
06:02:50 MINIMUM CLEAR TRUNKS FOR PALM TREES.
06:02:54 WE RESOLVED INCONSISTENCIES THAT WERE A RESULT OF HAVING THE
06:02:59 CHAPTER 33 ESTERO STANDARDS VERSUS THE OLD TRANSITIONAL LEE

06:03:03 COUNTY CHAPTER 10 STANDARDS AND QUALITY OF THE PLANT

06:03:08 MATERIALS REMAINS A FLORIDA NUMBER 1 QUALITY GRADE OR
06:03:14 BETTER, AND WE DO MAINTAIN THE REQUIREMENT THAT 75% OF
06:03:18 REQUIRED TREES MUST BE NATIVE.
06:03:20 NOW TREE PRESERVATION HAS BEEN, LIKE I SAID, BUILT INTO YOUR
06:03:27 LANDSCAPE SECTION BECAUSE ANY APPROACH TO DOING THE DESIGN
06:03:31 OF A NEW DEVELOPED SITE OR RENOVATIONS OR CHANGES TO A SITE
06:03:38 MAKES SENSE TO BEGIN WITH IDENTIFYING THE IMPORTANCE OF
06:03:42 PRESERVING THE TREES THAT ARE ALREADY THERE.
06:03:47 THE TRANSITIONAL CODE THAT YOU INHERITED AT A VERY -- HAD A
06:03:52 VERY NARROW DEFINITION OF TREES WORTHY OF PRESERVATION ONLY
06:03:55 TO DEFINE THEM AS FLORIDA CHAMPION TREE PER FLORIDA RECORDS
06:04:02 OF CHAMPION TREES.
06:04:03 THAT ALMOST JUST SEEMED LIKE A DISCONNECT IN THE CODE TO
06:04:08 HAVE SUCH A NARROW DEFINITION FOR TREE WORTHY OF
06:04:13 PRESERVATION.
06:04:13 WE'VE EXPANDED THAT DEFINITION TO BE MORE CONSISTENT WITH
06:04:17 THE PRACTICE, WHICH IS TO IDENTIFY TREES WORTHY OF
06:04:21 PRESERVING ON A SITE AS OF COURSE THE FLORIDA CHAMPION
06:04:28 TREES.
06:04:29 HERITAGE TREES, WHICH ARE ALREADY DEFINED AS LARGE 20-INCH
06:04:34 CALIPER OR GREATER LIVE OAKS, SLASH PINES, LONGLEAF PINE AND
06:04:43 ANY NATIVE TREE OF THE 39 FAMILY OF TREES ALREADY IDENTIFIED
06:04:46 AS PROTECTED TREES PER YOUR TRANSITIONAL CODE.
06:04:49 THIS INCLUDES HEALTHY SABAL PALMS THAT ARE OF A MINIMUM
06:04:53 SIZE.

06:04:54 SO THE TAKEAWAY HERE IS THAT TREES WORTHY OF PRESERVATION
06:04:58 ARE NO LONGER JUST A STRICTLY DEFINED.
06:05:02 IT NOW ENCOMPASSES WHAT ARE TYPICALLY SEEN WORTHY OF
06:05:07 PRESERVATION, INCLUDING THE HERITAGE TREES AND DECENT SIZE
06:05:11 NATIVE TREES.
06:05:13 WHAT THAT MEANS IS THAT ANY PERSON DOING DEVELOPMENT WOULD
06:05:23 BE LIMITED AND PROHIBITED FROM IMPACTING THOSE TREES, SUCH
06:05:27 AS CUTTING THEM DOWN, DESTROYING THEM, DEFOLIATING THEM WITH
06:05:32 CHEMICALS, AND THEY WOULD HAVE TO GO THROUGH AN APPLICATION
06:05:36 PROCESS IN ORDER TO ASK PERMISSION TO REMOVE OR REPLACE ANY
06:05:41 OF THOSE TYPE OF TREES THAT HAVE BEEN DEFINED AS TREES
06:05:44 WORTHY OF PRESERVATION.
06:05:46 MOVING ON, ONCE WE'VE KIND OF GOTTEN PAST THE FOUNDATIONAL
06:05:55 CRITERIA THAT TREES WORTHY OF PRESERVATION HAVE TO BE
06:05:58 IDENTIFIED AND MAINTAINED ON THE SITE, THERE IS POTENTIAL,
06:06:02 AS THE VILLAGE IS GETTING BUILT OUT, YOU WILL HAVE SITES
06:06:05 THAT DO NOT EVEN HAVE TREES WORTHY OF PRESERVATION OR
06:06:08 EXISTING TREES.
06:06:10 MIGHT BE REDEVELOPMENT SITES.
06:06:12 ANYTIME THERE'S NEW DEVELOPMENT, A GENERAL TREE REQUIREMENT

06:06:16 EXISTS.
06:06:17 THAT'S ALREADY ESTABLISHED SINGLE-FAMILY LOTS NEED TO HAVE
06:06:20 AT LEAST ONE TREE PER LOT.
06:06:22 OTHER TYPES OF DEVELOPMENTS NEED ONE TREE FOR EVERY 3500
06:06:26 SQUARE FEET OF DEVELOPMENT AREA.

06:06:28 IT'S JUST A WAY TO MAINTAIN THAT KIND OF CANOPY COVERAGE AND
06:06:32 APPEARANCE WITHIN THE VILLAGE.
06:06:35 AN UPDATE IS THAT IN ORDER TO ENCOURAGE STREET TREES, MIGHT
06:06:39 AS WELL GIVE CREDIT TO ANY DEVELOPER INSTALLING STREET TREES
06:06:44 WITHIN HIS DEVELOPMENT, THOSE WOULD NOW COUNT TOWARD
06:06:50 SATISFYING THE GENERAL TREE REQUIREMENT.
06:06:53 SO IT'S AN INCENTIVE TO HELP ENCOURAGE MORE STREET TREES ON
06:06:57 PROPERTIES THAT COULD DEVELOP WITH STREETS AND ACCOMMODATE
06:07:00 THE STREET TREES.
06:07:01 PERIMETER BUFFERS ARE BEING CARRIED FORWARD PER THE
06:07:10 STANDARDS ALREADY IN EFFECT.
06:07:12 JUST TO POINT OUT, CONSISTENT WITH THE ESTERO COMPREHENSIVE
06:07:16 PLAN, THE COMMERCIAL PROJECTS THAT ARE INSIDE OF A MIXED-USE
06:07:20 DEVELOPMENT ARE NOT REQUIRED TO PROVIDE BUFFERS BETWEEN USES
06:07:25 WITHIN THE PROJECT.
06:07:27 THIS IS ANOTHER WAY TO INCENTIVIZE AND ENCOURAGE THAT MORE
06:07:30 UNIFIED SENSE OF PLACE WITHIN A MIXED-USE PROJECT AND NOT
06:07:34 CREATE BARRIERS AND BOUNDARIES AND BUFFERS BETWEEN USES
06:07:38 WITHIN A MIXED-USE PROJECT.
06:07:39 NOW, OPEN SPACE HAS ALWAYS BEEN A REQUIREMENT WITHIN THE
06:07:46 TRANSITIONAL CODE.
06:07:48 THIS IS THE FIRST TIME IN OUR DRAFT FOR ESTERO, THIS WILL BE
06:07:53 THE FIRST TIME THAT THERE'S A SET OF PRIORITIES ON HOW
06:07:59 DEVELOPER OR DESIGNER LAYING OUT A SITE MUST PRIORITIZE HOW
06:08:03 THE OPEN SPACE IS DESIGNED ON THE SITE.

06:08:06 THIS IS GOING BACK AGAIN TO THE COMPREHENSIVE PLAN AND KIND
06:08:08 OF THE PUBLIC INPUT THE PRESERVATION OF NATIVE AND
06:08:14 INDIGENOUS PRESERVATION ON A SITE WOULD BE PRIORITY NUMBER
06:08:18 ONE IN THE DETERMINATION OF HOW OPEN SPACE GETS ALLOCATED,
06:08:22 HOW THE OPEN SPACE REQUIREMENT GETS SATISFIED ON THE SITE.
06:08:26 IF THERE'S NATIVE AND INDIGENOUS VEGETATION, THAT'S THE
06:08:30 PRIORITY.
06:08:30 IF THERE'S NOT NATIVE AND INDIGENOUS VEGETATION ON-SITE,
06:08:35 THEN PROVIDING THE OPEN SPACE OF PUBLIC INTEREST IS WHAT
06:08:40 SHOULD BE NEXT IN LINE OF PRIORITY.
06:08:42 NEXT SLIDE.
06:08:43 WE ALREADY HAVE IN THE TRANSITIONAL CODE AND IT WAS PART OF
06:08:49 THE ESTERO COMMUNITY PLANNING EFFORT, THERE'S ALREADY AN
06:08:53 OPEN SPACE OF PUBLIC INTEREST DEFINED.
06:08:55 IT'S DESCRIBED AS HAVING FEATURES THAT ALLOW PEOPLE TO SIT
06:09:01 DOWN, HAVE SHADE, HAVE PEDESTRIAN AMENITIES ON A SITE.

06:09:05 SO THE FACT THIS WAS ALREADY IN THE CODE, IT JUST WASN'T
06:09:10 EXPLAINED AS HAVING TO BE -- IN WHAT CIRCUMSTANCES IT GETS
06:09:17 IMPLEMENTED.
06:09:18 NOW, THE CODE DEFINES THAT EITHER YOU PRESERVE NATIVE
06:09:21 VEGETATION ON YOUR SITE IF YOU DON'T HAVE ANY, YOU DEDICATE
06:09:26 OPEN SPACE IN A WAY THAT IS SATISFYING THIS CRITERIA FOR
06:09:32 BEING AN OPEN SPACE OF PUBLIC INTEREST.
06:09:34 MIKE IS GOING TO GIVE US A BRIEF OVERVIEW OF HOW CULTIVATED
06:09:44 TREES BECAME A HOT TOPIC IN OUR CODE UPDATE.

06:09:55 >> THANK YOU, LAURA.
06:09:56 MY NAME IS MIKE BOSI, PROFESSIONAL PLANNER WITH JOHNSON
06:10:00 ENGINEERING.
06:10:00 I'VE BEEN WITH JOHNSON AND LAURA FOR THE PAST YEAR AND A
06:10:03 HALF.
06:10:04 PRIOR TO MY WORK WITH JOHNSON, I WAS THE PLANNING DIRECTOR
06:10:10 AT COLLIER COUNTY.
06:10:11 ONE OF THE ISSUES THAT CAME UP OVER THE LAST FIVE, SIX YEARS
06:10:15 HAVE BEEN MATURED SITES, COMMERCIAL SITES THAT HAVE
06:10:19 COMPLETELY REDONE THEIR LANDSCAPING TO CODE MINIMUM, AND THE
06:10:24 DISRUPTION AND THE REACTION THAT'S CREATED WITHIN THE
06:10:29 COMMUNITY, ESPECIALLY WITHIN NORTH NAPLES.
06:10:32 THERE WERE TWO INDIVIDUAL SITES THAT WENT THROUGH THAT.
06:10:34 AND COLLIER WENT THROUGH AN EFFORT TO TRY TO DO A BETTER JOB
06:10:39 OF PROTECTING MATURE COMMERCIAL LANDSCAPING PLANS.
06:10:42 THE TREE REMOVAL PERMIT -- THE TREE REMOVAL PROCESS IS
06:10:46 DEDICATED TO ANYTHING THAT IS A CULTIVATED TREE, WHICH IS A
06:10:50 TREE INSTALLED AS PART OF A LANDSCAPING PLAN, ANY
06:10:53 DEVELOPMENT ORDER WILL HAVE THE BUFFERING AND THE PARKING
06:10:57 LOT TREES AND ALL THE TREES REQUIRED.
06:11:00 IF YOU WANT TO REMOVE THOSE, THERE'S GOING TO BE A NEW
06:11:03 PROCESS THAT'S ESTABLISHED, AND IT'S SUBJECT TO THE HEALTH
06:11:07 AND SAFETY CONDITIONS CONTAINED IN SECTION 2505 WHICH IS
06:11:11 YOUR TREE REMOVAL STANDARD THAT TALKS ABOUT WHEN TREES
06:11:14 CREATE SAFETY ISSUES RELATED TO BUCKLING AND INTERFERENCE

06:11:17 WITH UTILITIES, ALSO THE HEALTH OF THE INDIVIDUAL TREE.
06:11:21 ONE COMPONENT OR ONE OF THE THINGS THAT WERE INFLUENCED BY
06:11:25 THE REGULATIONS CONSIDERED IN COLLIER, WHERE WE SAID, WHEN
06:11:29 WE HAVE MATURE LANDSCAPING PLANS, IF YOU WANT TO REPLACE
06:11:33 THOSE MATURE TREES, WE'RE GOING TO REQUIRE A LITTLE BIT
06:11:37 LARGER TREE SPECIMEN, AND THAT'S GOING TO BE DICTATED BY
06:11:42 SECTION 5-405.
06:11:45 ALSO PLACE A LIMITATION IN TERMS OF PERCENTAGE OF THE TREES
06:11:48 THAT COULD BE REPLACED WITHIN AN APPROVED LANDSCAPE PLAN.
06:11:52 OVER THAT ONE-YEAR PERIOD, IT ALLOWS UP TO 10% MAX.
06:11:57 AND ANOTHER ASPECT THAT WE'VE INCORPORATED WITHIN THE
06:12:01 DESIGN, REPLACEMENT OF THE REMOVED TREES SHALL NOT BE

06:12:03 LOCATED IN ONE CONTIGUOUS AREA, BUT SHE SHOULD BE EVENLY
06:12:08 DISPERSED THROUGHOUT THE PROJECT.
06:12:10 JUST A REMINDER, THIS WOULD NOT BE APPLICABLE TO
06:12:12 SINGLE-FAMILY HOMES.
06:12:13 THIS IS ONLY A SITE THAT HAS AN EXISTING DEVELOPMENT ORDER
06:12:19 AND A LANDSCAPE PLAN THAT'S ASSOCIATED WITH THAT DEVELOPMENT
06:12:22 ORDER.
06:12:23 NEXT SLIDE.
06:12:24 AND THEN ANOTHER SECTION THAT WE HAVE INCORPORATED IS
06:12:28 UPDATED IRRIGATION STANDARDS.
06:12:30 THESE STANDARDS ARE -- WERE REALLY ADDRESSED TO ATTENTION TO
06:12:35 WATER SUPPLY PROTECTION AND WATER CONSERVATION MEASURES.
06:12:39 AS YOU SEE, SOME OF THE COMPONENTS IN WHICH THE DIRECTION IS

06:12:42 PROVIDED FOR, IT'S REALLY MAKING SURE THAT THE AMOUNT OF
06:12:46 WATER THAT'S NEEDED TO MAINTAIN A HEALTHY -- THE HEALTHY
06:12:49 LANDSCAPING PLAN IS THE MINIMAL THAT WE KNOW THAT FOR THAT
06:12:56 SUSTAINABILITY IN TERMS OF MAKING SURE THAT WE CAN BE AS
06:12:59 PRUDENT IN TERMS OF OUR WATER CONSERVATION AS POSSIBLE.
06:13:02 FROM THIS SLIDE, WE'RE GOING TO TRANSITION TO THE
06:13:07 ARCHITECTURAL COMPONENT OF THE LAND DEVELOPMENT CODE.
06:13:09 LAURA IS GOING TO TAKE BACK OVER.
06:13:15 >>Laura DeJohn: THE ARCHITECTURAL SECTION OF THE CODE HAS
06:13:18 BEEN SUBJECT TO SOME SUBSTANTIAL CHANGES FROM THE
06:13:23 TRANSITIONAL CODE, AND THIS HAS ALL BEEN DRIVEN BY --
06:13:29 THERE'S ALREADY A GREAT FOUNDATION AND WORK BY YEARS OF DRB
06:13:35 MEMBERS WHO HAVE PUT FORTH IDEAS ABOUT EXPANDING THE
06:13:41 ARCHITECTURAL STYLE OPTIONS WITHIN THE VILLAGE, NOT TOO
06:13:46 BROADLY, BUT AT LEAST TO, YOU KNOW, ACKNOWLEDGE THAT THERE
06:13:50 ARE SUBSTYLES OF MEDITERRANEAN.
06:13:54 THERE'S SUBSTYLES OF FLORIDA VERNACULAR, AND THE IDEA HERE
06:13:58 IS TO PUT FORTH A CODE THAT EXPLAINS THAT IN DETAIL AND
06:14:04 GIVES DIRECTION TO APPLICANTS WHO ARE LOOKING TO DEVELOP IN
06:14:08 THE VILLAGE EXACTLY WHAT THE VILLAGE IS LOOKING FOR.
06:14:13 AND THEN IN ADDITION TO THAT, WE'RE GOING TO GO OVER SOME
06:14:17 PRETTY ROBUST, NEW MIXED-USE DEVELOPMENT STANDARDS THAT ARE
06:14:22 BEING ADDED AS WELL.
06:14:23 SO NEXT SLIDE.
06:14:26 FOR ARCHITECTURAL STANDARDS, AS I SAID, WHAT'S CURRENTLY IN

06:14:32 THE TRANSITIONAL CODE IS REFERENCE TO MEDITERRANEAN AND
06:14:37 REFERENCE TO FLORIDA VERNACULAR WITHOUT GETTING INTO TOO
06:14:40 MUCH NUANCE OR GRANULAR LEVEL DESCRIPTIONS OF WHAT THOSE TWO
06:14:48 TYPES OF STYLES MEANS.
06:14:51 YOU ALL KNOW ON THE PLANNING BOARD THAT YOU SEE APPLICATIONS
06:14:54 COME ALONG WHERE THERE MIGHT BE A CREATIVE IDEA OF HOW
06:14:59 SOMETHING IS MEDITERRANEAN WHEN IT DOESN'T EXACTLY LOOK
06:15:02 MEDITERRANEAN TO YOUR EYE.

06:15:04 WHAT WE'VE DONE IS DIG INTO PUTTING A LOT MORE GRAPHICS AND
06:15:10 A LOT MORE EXPLANATION, AS I SAID, TO ELABORATING ON THE
06:15:16 SUBSTYLES THAT MAKE UP MEDITERRANEAN AND SUBSTYLES THAT MAKE
06:15:19 UP FLORIDA VERNACULAR TO GIVE MORE GUIDANCE AND DESCRIBE THE
06:15:24 EXPECTATION IN THE VILLAGE TO ANYONE APPLYING TO DO
06:15:29 DEVELOPMENT HERE.
06:15:30 WE DID DISCUSS I KNOW EARLY IN THIS KIND OF SCOPING OF OUR
06:15:38 LDC AMENDMENT PROJECT, WE TALKED ABOUT HOW BROAD WOULD THE
06:15:46 VILLAGE BE WANTING TO GO WITH DIFFERENT OPTIONS OF
06:15:49 ARCHITECTURE.
06:15:50 AND THE DIRECTION WE GOT WAS TO REALLY STICK WITH THE
06:15:52 MEDITERRANEAN IN FLORIDA VERNACULAR WHILE GIVING A NOD AND
06:16:00 UNDERSTANDING THAT THERE COULD BE ALTERNATIVES.
06:16:03 SO INSTEAD OF, AGAIN, BEING A LITTLE OPEN-ENDED AND
06:16:07 INTERPRETIVE ON HOW THOSE COME ALONG IN THE PROCESS, WE HAVE
06:16:14 DEFINED WHAT WE CALL THE ABILITY TO SEEK AND GET APPROVAL
06:16:19 THROUGH A HEARING PROCESS OF ALTERNATIVE STYLES.

06:16:24 PRAIRIE IS IDENTIFIED AS AN ALTERNATIVE STYLE BECAUSE THAT
06:16:27 -- THAT IS IN LINE WITH THE TYPE OF STYLE USED FOR THE LEE
06:16:33 HEALTH MEDICAL VILLAGE.
06:16:35 NOT EXACTLY MEDITERRANEAN, NOT EXACTLY FLORIDA VERNACULAR.
06:16:39 WITH THAT PRAIRIE STYLE, IT DOES FIT IN I THINK WITH THE
06:16:43 VILLAGE STYLE AND IT HAS BEEN A SUCCESSFUL PROJECT.
06:16:48 THAT COULD BE REQUESTED.
06:16:49 WITH HELP FROM THE CONGRESS FOR NEW URBANISM, THE IDEA OF
06:16:54 ICONIC BUILDINGS IS SOMETHING THAT ANY COMMUNITY KIND OF
06:16:58 WANTS TO BE SPECIAL AND UNIQUE AND STAND OUT IN THEIR
06:17:03 COMMUNITY.
06:17:04 SO WE REFERENCE IN THE CODE THAT CERTAIN BUILDINGS FOR CIVIC
06:17:08 PURPOSES AND THAT ARE KIND OF KEY MARQUEE LOCATIONS NEXT TO
06:17:15 PUBLIC GATHERING PLACES COULD HAVE THEIR OWN UNIQUE ICONIC
06:17:18 ARCHITECTURE AS WELL.
06:17:19 ADDITIONALLY, WHEN IT COMES TO ARCHITECTURE, THE CONCERN
06:17:26 ABOUT COLORS CAME UP.
06:17:30 AND THERE WAS ALREADY LANGUAGE IN YOUR TRANSITIONAL CODE
06:17:33 SAYING THAT YOU EXPECT NEUTRAL WARM EARTH TONES OR SUBDUED
06:17:38 PASTELS.
06:17:42 THE LACK OF CLARITY THERE AND INTEREST IN A LOT MORE OF THE
06:17:46 WHITE AND GRAY TYPE OF COLOR SCHEMES OF LATE LED TO
06:17:52 IDENTIFYING IN THE NEW CODE THAT WHITE OR GRAY ARE
06:17:56 PROHIBITED AS PREDOMINANT COLORS.
06:18:02 >> I HAVE A QUESTION ABOUT THAT.

06:18:04 DOES THAT APPLY TO THOSE WHO HAVE ALREADY -- THE CORNER OF
06:18:14 ESTERO PARKWAY, RUSTY'S AND DINO'S, THEY RECENTLY REPAINTED
06:18:18 THE PROJECT THERE AND THEY ARE ALL WHITE.
06:18:21 I DON'T THINK THERE'S A CONTRASTING COLOR.

06:18:23 SO THIS NOW BEGINS ANEW, THAT YOU CAN'T USE WHITE OR GRAY?
06:18:31 >>Mary Gibbs: THAT WOULD START WITH NEW PROJECTS.
06:18:33 SO SOMEBODY HAS ALREADY PAINTED IT AND IT'S WHITE AND THEY
06:18:37 LEAVE IT THAT WAY, THAT'S OKAY.
06:18:39 BUT IF SOMEBODY CAME IN, ONCE THIS IS ADOPTED, IF SOMEBODY
06:18:42 COMES IN WITH A NEW PROJECT THAT WANTS TO PAINT IT TOTALLY
06:18:46 WHITE, THAT WOULD NOT COMPLY.
06:18:51 >>Marlene Naratil: WELL, THEY LET THEM DO IT.
06:18:55 >>Mary Gibbs: I THINK RUSTY'S DID IT WITHOUT A PERMIT.
06:18:58 ENDED UP GOING BACK TO DESIGN REVIEW BOARD WHERE THEY HAD
06:19:02 ALREADY PAINTED IT AND THEY TRIED TO MAKE THEM TONE IT DOWN
06:19:05 WITH A FEW DIFFERENT SHADES OF WHITE, WHICH YOU CAN'T REALLY
06:19:08 TELL.
06:19:09 BUT THAT WAS LIKE A RETROFIT OF ONE THEY PAINTED WITHOUT A
06:19:14 PERMIT.
06:19:19 >>Laura Dejohn: TO YOUR POINT, MARY, IT WOULD NOT BE A
06:19:22 RETROACTIVE IMPLEMENTATION.
06:19:25 LIKE ONCE THIS CODE IS ADOPTED, THEN IT APPLIES TO ANY
06:19:29 FUTURE PROJECTS OR FUTURE PAINTING EFFORTS.
06:19:38 >>Scotty Wood: LAURA, I HAVE A QUESTION.
06:19:40 YOU HAVE A NEW BUILDING, NEW DEVELOPMENT, AND THEY GO AHEAD

06:19:43 AND JUST PAINT IT WHITE AND IGNORE THE LDC, WHAT IS OUR
06:19:49 REMEDY?
06:19:52 >>Laura Dejohn: I'D LIKE MARY TO CHIME IN.
06:19:56 IF IT'S A VIOLATION OF CODE, USUALLY CODE ENFORCEMENT WOULD
06:20:01 BE THE ACTION.
06:20:02 CITED FOR VIOLATING CODE AND THEN A CERTAIN AMOUNT OF TIME
06:20:06 TO COME INTO COMPLIANCE WITH THE CODE.
06:20:09 >>Mary Gibbs: WHEN WE HAD SOME BEFORE THAT HAD PAINTED THEM
06:20:12 AND DIDN'T REALIZE THEY NEEDED A PERMIT, THE ONES THAT
06:20:15 PAINTED IT ALL GRAY OR PAINTED IT ALL WHITE, WE'VE TAKEN
06:20:20 THEM EITHER TO DESIGN REVIEW BOARD AND THEN SOMETIMES THEY
06:20:24 END UP KIND OF MIXING AND MATCHING THE COLORS SO THEY MIGHT
06:20:28 TONE IT DOWN OR THEY MIGHT MIX IT UP SO IT'S NOT A SOLID
06:20:32 GRAY.
06:20:33 THEY MAY HAVE SOME VARIATIONS OF THE COLORS.
06:20:35 WE DON'T USUALLY SEND IT TO CODE ENFORCEMENT.
06:20:38 WE MIGHT CITE THEM, BUT THEN WE END UP GOING BACK TO DESIGN
06:20:43 REVIEW BOARD.
06:20:43 WHAT WE WERE TRYING TO DO IN THE CODE, BECAUSE RIGHT NOW THE
06:20:47 LANGUAGE IN THE CODE SAYS NEUTRAL WARM EARTH TONES OR
06:20:50 SUBDUED PASTELS, SO IT DOESN'T, IN MY OPINION, GRAY AND
06:20:54 WHITE ARE NOT EARTH TONES, SO THEY WOULD NOT BE ALLOWED AT
06:21:00 ALL.
06:21:00 THIS NEW LANGUAGE IS JUST SAYING THAT THEY ARE PROHIBITED TO
06:21:03 BE THE PREDOMINANT COLOR.

06:21:06 IT STILL ALLOWS YOU TO MIX IN DIFFERENT COLORS OF SHADES.
06:21:21 >>Laura DeJohn: MOVING ON, I MENTIONED THAT THERE'S SOME
06:21:24 ROBUST NEW MIXED-USE DEVELOPMENT STANDARDS.
06:21:28 THERE ARE FOUR CATEGORIES.
06:21:30 SUBSTANDARDS THAT APPLY TO MIXED-USE DEVELOPMENT.
06:21:33 WE ARE GOING TO TALK ABOUT THE FIRST TWO.
06:21:35 PLACEMAKING AND CRIME PREVENTION THROUGH ENVIRONMENTAL
06:21:39 DESIGN.
06:21:39 PLACEMAKING IS A CONCEPT INTRODUCED IN YOUR COMPREHENSIVE
06:21:49 PLAN.
06:21:50 THERE ARE EXPLANATIONS IN THE COMPREHENSIVE PLAN ABOUT HOW
06:21:54 PLACEMAKING IS A TECHNIQUE TO KIND OF FORTIFY THE WAY THAT A
06:22:01 DEVELOPMENT PROVIDES INTEGRATION AND OPPORTUNITIES FOR
06:22:05 PEOPLE TO GATHER AND ACTIVITIES FOR PEOPLE AS WELL AS
06:22:11 CONNECTIVITY BETWEEN DIFFERENT USES.
06:22:16 SO WE PUT THE NUTS AND BOLTS STANDARDS AND REQUIREMENTS INTO
06:22:20 THE LAND DEVELOPMENT CODE TO HELP FURTHER DEFINE HOW A
06:22:27 PROPOSED PROJECT CAN MEET CRITERIA AND SATISFY WHAT MAKES A
06:22:35 PROJECT SATISFIED PLACEMAKING.
06:22:37 STARTING OFF WITH MIX OF USE, IF YOU'RE GOING TO HAVE A
06:22:40 MIXED-USE PROJECT, IT MAKES SENSE TO HAVE A RATIO THERE AND
06:22:44 AVOID OVERLY DOMINATING ONE USE OVER ANOTHER.
06:22:50 80% OF GROSS FLOOR AREA COULD BE DEDICATED TO ANY SINGLE USE
06:22:55 IN A MIXED-USE PROJECT.
06:22:58 FOR HOUSING CHOICES, THERE MUST BE AT LEAST TWO DIFFERENT

06:23:01 TYPES OF HOUSING OFFERED, AND NO MORE THAN 80% OF A SINGLE
06:23:06 HOUSING TYPE.
06:23:07 THAT MEANS HAVING TOWNHOMES AS WELL AS APARTMENTS OR HAVING
06:23:11 SINGLE-FAMILY AS WELL AS TOWNHOMES.
06:23:15 JUST DIFFERENT FORMATS TO, AGAIN, HAVE THAT MORE VARIETY AND
06:23:20 NOT SO UNIFORM.
06:23:22 GATHERING PLACES ARE, AGAIN, SOMETHING HIGHLIGHTED IN THE
06:23:27 COMPREHENSIVE PLAN AND IN YOUR VILLAGE CENTER.
06:23:31 SO ANY MIXED-USE DEVELOPMENT WOULD NEED TO HAVE 10% OF THEIR
06:23:35 SITE DEDICATED FOR USE BY THE PUBLIC.
06:23:41 HAVING MULTIMODAL OPPORTUNITIES, SERVING MULTIPLE TRAVEL
06:23:46 TYPES AND CONNECTING WITH SIDEWALKS, INTERNAL AND EXTERNAL
06:23:52 CONNECTION OPTIONS IS A KEY TO ANY TYPE OF DEVELOPMENT, BUT
06:23:56 ESPECIALLY MIXED-USE.
06:24:01 >>John Yarbrough: I'D LIKE TO MENTION SOMETHING GOING BACK
06:24:03 TO THAT.
06:24:03 WE TALKED ABOUT A YEAR OR TWO AGO, BUT THE POTENTIAL OR THE
06:24:14 NEED THAT WILL COME ABOUT BECAUSE OF THE INCREASE IN
06:24:21 POPULATION BECAUSE OF WEATHER IS THE POTENTIAL OF PEDESTRIAN
06:24:28 OVERPASSES.
06:24:32 I THINK THAT SOUTHWEST FLORIDA AND FLORIDA IS ONE OF THE
06:24:40 LEADING STATES AND AREAS FOR PEDESTRIAN, BICYCLE DEATHS.

06:24:50 AND WE HAVE TWO ROADS THAT JUMP OUT AT YA -- 41, CORKSCREW
06:25:02 WHERE PEOPLE ARE KILLED.
06:25:06 I'M NOT SAYING IT'S SOMETHING THAT IS AN IMMEDIATE NEED, BUT

06:25:18 I THINK THE WHOLE IDEA OF WE EXPECT PEOPLE TO USE THEIR
06:25:29 BICYCLES AND FEEL SAFE, WE'VE GOT TO MAKE IT SAFER.
06:25:38 I WOULD JUST LIKE TO PUT IT IN EVERYONE'S THOUGHTS THAT AT
06:25:41 SOME POINT THERE'S GOT TO BE SOME SAFE CONNECTIVITY, BECAUSE
06:25:47 CROSSING 41 OR CROSSING CORKSCREW AT CERTAIN TIMES OF THE
06:25:54 YEAR OR THE DAY, YOU'RE TAKING YOUR LIFE INTO YOUR OWN
06:25:58 HANDS.

06:25:58 IT'S CERTAINLY AN EXPENSIVE ENDEAVOR, BUT WE CAN'T IGNORE
06:26:16 IT.

06:26:16 I THINK THE STATE OF FLORIDA HAS IGNORED IT.

06:26:18 THERE ARE SOME OUTSTANDING AREAS IN FLORIDA.

06:26:21 THERE IS THE PINELLAS TRAIL IN ST. PETERSBURG THAT YOU ALL
06:26:29 HAVEN'T LOOKED AT IT, YOU SHOULD.

06:26:31 IT GOES OVER U.S. 19, WHICH IS PROBABLY ONE OF THE BUSIEST
06:26:37 FOUR-LANE ROADS IN THE WHOLE STATE.

06:26:41 IT JUST GOES RIGHT OVER THE TOP.

06:26:44 SO JUST FOOD FOR THOUGHT.

06:26:47 BECAUSE IF WE DON'T MAKE CONNECTIVITY, ALLOW PEOPLE TO FEEL
06:26:58 SAFE, THEY ARE NOT GOING TO USE IT.

06:27:00 THEY ARE NOT GOING TO WALK.

06:27:02 THEY ARE NOT GOING TO RIDE THEIR BIKES ACROSS THESE
06:27:05 INTERSECTIONS.

06:27:08 I'VE DONE IT, BUT YOU REALLY GOT TO HAVE YOUR HAT ON A
06:27:13 SWIVEL.

06:27:15 SO JUST SOMETHING TO THINK ABOUT.

06:27:17 I'M NOT SAYING SHOULD GO IN THIS PLAN, BUT IT'S AN ISSUE.

06:27:26 >>Mary Gibbs: I THINK THAT'S REALLY IMPORTANT.

06:27:27 AND WHEN WE HAVE OUR BICYCLE/PEDESTRIAN MASTER PLAN STUDY,
06:27:31 THAT CAME UP AS WELL.

06:27:34 SO IT IS SOMETHING THAT WE ARE LOOKING AT.

06:27:37 IT'S A LITTLE MORE LONG-RANGE.

06:27:39 AN INTERESTING THING, JUST A SIDEBAR, WITH OUR VILLAGE
06:27:43 CENTER PROPERTY THAT WE'RE LOOKING AT TRYING TO DECIDE WHAT

06:27:45 WE WANT TO DO WITH THAT, WE'RE ALSO EXPLORING THE OPTION
06:27:49 WITH TRYING TO CONNECT IT TO KORESHAN ON THE OTHER SIDE OF

06:27:54 41 WITH SOME SORT OF UNDERPASS, GOING UNDER THE BRIDGE,
06:27:59 WHICH --

06:28:02 >>John Yarbrough: UNDERPASSES ARE DIFFICULT IN SOUTH FLORIDA
06:28:05 BECAUSE IT'S WET.

06:28:06 I'M NOT SAYING WE'RE ANYWHERE NEAR WHAT I'M GOING TO

06:28:10 MENTION, BUT SOME OF THE GREATEST PEDESTRIAN OVERPASSES ARE
06:28:15 IN EUROPE WHERE THEY ACTUALLY HAVE ROUNDABOUTS, WHERE YOU

06:28:19 COULD GET ON A ROUNDABOUT AT 41, GET OFF AT KORESHAN, GET

06:28:26 OFF AT CORKSCREW, AND NEVER HAVE TO PASS A CAR.
06:28:31 WE'RE NOT THERE YET.
06:28:32 I'M NOT PRETENDING WE ARE.
06:28:35 BUT THERE ARE OTHER WAYS TO DO IT.
06:28:48 >>Laura Dejohn: IN LINE WITH THE TOPIC OF CONNECTIVITY, WE
06:28:51 DO KIND OF HIT THAT ON SEVERAL LEVELS WITH PLACEMAKING
06:28:55 STANDARDS.

06:28:56 ROADS WERE ADDRESSED AND DESCRIBED AS MOST PREFERRED TO HAVE
06:29:00 NOT ONLY ACCESS SO THAT SERVICES ARE PROVIDED ALONG ALLEYS
06:29:04 AND THE HOMES, THE FRONTS OF BUILDINGS AND THE MAIN STREETS,
06:29:10 MORE TRADITIONAL NEIGHBORHOOD DESIGN CONCEPT.
06:29:16 PARKING IS IDENTIFIED AS NEEDING TO BE MORE HIDDEN TO EITHER
06:29:21 THE SIDES OR THE REAR OF BUILDINGS, AGAIN, FOR THAT MORE
06:29:25 TRADITIONAL NEIGHBORHOOD FEEL IN MIXED-USE DEVELOPMENTS.
06:29:29 DESIGNING FOR TRANSIT IS REQUIRED.
06:29:32 AND THEN THESE ATTRIBUTES OF WHAT KIND OF DEFINES A SENSE OF
06:29:39 PLACE IN ANY PROJECT, SOMETIMES GETS OVERLOOKED TO
06:29:46 INCORPORATE COMMUNITY IDENTITY.
06:29:48 WE IDENTIFY THAT A GATEWAY MONUMENT WOULD BE REQUIRED AS
06:29:52 PRIMARY ENTRANCES, ADDRESSED COMMUNITY HERITAGE BY
06:29:57 PRESERVING A HISTORIC FEATURE IF ONE EXISTS OR A SPECIMEN
06:30:00 TREE IF ONE EXISTS AND WHERE NOT FEASIBLE, THAT CAN BE
06:30:04 WAIVED.
06:30:05 INCLUDING PUBLIC ART IS A GROWING TREND IN A LOT OF
06:30:11 COMMUNITIES IS A REQUIREMENT, AND THAT WOULD BE BUILT INTO
06:30:14 THESE MIXED-USE DEVELOPMENTS.
06:30:18 LASTLY, ADDRESSING ENVIRONMENTAL FEATURES, WHETHER IT'S
06:30:21 GREEN INFRASTRUCTURE, CONNECTING TO TRAILS, OR JUST SIMPLY
06:30:25 EDUCATIONAL SIGNAGE, AND THAT ALSO COULD BE WAIVED IF THE
06:30:31 CIRCUMSTANCES DO NOT ALLOW.
06:30:32 AND THAT WOULD BE A DIRECTOR LEVEL WAIVER THAT COULD BE
06:30:36 GRANTED, BECAUSE WE HAD TO ACKNOWLEDGE THAT SOME OF THESE

06:30:39 MIGHT NOT FIT EVERY SITUATION.
06:30:43 THE OTHER NEW TYPE OF REQUIREMENT THAT WASN'T IN THE CODE,
06:30:50 IN THE TRANSITIONAL CODE IS TO ADDRESS CRIME PREVENTION
06:30:54 THROUGH ENVIRONMENTAL DESIGN.
06:30:58 THIS IS LIKE A BODY OF STANDARDS THAT ARE INCORPORATED IN A
06:31:01 LOT OF LOCAL COMMUNITY CODES.
06:31:05 I KNOW THE PEOPLE IN THE LAW ENFORCEMENT WORLD LOVE IT WHEN
06:31:11 THERE ARE CODES REQUIRING CRIME PREVENTION TO BE CONSIDERED
06:31:14 OR THOUGHT ABOUT AT THE TIME OF SITE DEVELOPMENT.
06:31:19 KEY PRINCIPLES THERE ARE TO ALLOW FOR NATURAL SURVEILLANCE.
06:31:24 THAT'S LIKE NOT HAVING HIDING SPOTS IN THE DESIGN OF YOUR
06:31:27 LANDSCAPING OR YOUR BUILDINGS.
06:31:29 NATURAL ACCESS CONTROL IS A WAY TO KIND OF DEFINE WHAT IS
06:31:34 PUBLIC VERSUS PRIVATE SPACE.

06:31:40 JUST MAKING IT MORE CLEAR AND DEFINED.
06:31:43 TERRITORIAL REINFORCEMENT IS SIMILAR.
06:31:45 AGAIN, DESIGNING INTO YOUR SITE A LITTLE BIT OF INDICATOR
06:31:47 AND SAFETY FACTOR MAKES SENSE, AND IT MAKES SENSE TO HAVE
06:31:54 CODE STANDARDS THAT KIND OF POINT TO THAT IN ANY TYPE OF NEW
06:31:58 DEVELOPMENT.
06:31:58 CRAIG WILL JUMP IN NOW BECAUSE HE WORKED ON THESE GREEN
06:32:08 BUILDING STANDARDS.
06:32:09 I THINK THE REST OF THE CHAPTER 5.
06:32:11 >>Craig Richardson: THANKS, LAURA.
06:32:16 ONE NEW -- ANOTHER NEW SECTION THAT WE HAVE INCLUDED IN THE

06:32:19 CODE IS A SECTION TITLED "GREEN BUILDING STANDARDS."
06:32:24 YOU KNOW, ONE OF THE -- WHEN WE DID THE RECONNAISSANCE AND
06:32:31 THE COMP PLAN, TALKED TO PEOPLE IN THE COMMUNITY, ONE ISSUE
06:32:36 OR AREA THAT THEY WERE INTERESTED IN TRYING TO IMPROVE UPON
06:32:42 WAS THIS IDEA OF SUSTAINABILITY OR GREEN BUILDING PRACTICES,
06:32:47 FEATURES THAT WOULD BE INCORPORATED INTO THE DEVELOPMENT.
06:32:50 AN INCREASING NUMBER OF COMMUNITIES REALLY ACROSS THE
06:32:55 COUNTRY ARE MOVING IN THIS DIRECTION, BUT THESE TYPE OF
06:33:02 STANDARDS ARE VERY NEW.
06:33:05 AT LEAST OUR THINKING HAS BEEN IF WE'RE GOING TO DO
06:33:07 SOMETHING LIKE THIS, THAT WE NEED TO PROVIDE, WHILE WE'LL
06:33:13 HAVE REQUIREMENTS, BUT WE NEED TO PROVIDE AS MUCH
06:33:16 FLEXIBILITY AS WE REASONABLY CAN.
06:33:20 SO THE WAY THESE CURRENT GREEN BUILDING STANDARDS ARE LAID
06:33:24 OUT IS THEY WOULD APPLY TO ANY RESIDENTIAL DEVELOPMENT THAT
06:33:31 HAS MORE THAN -- OR SIX OR MORE UNITS.
06:33:36 AND THERE WOULD BE -- THERE WERE A CERTAIN NUMBER OF POINTS
06:33:40 THAT WOULD HAVE TO BE ACHIEVED BY THAT DEVELOPMENT.
06:33:42 AND THERE ARE SORT OF TWO LEVELS.
06:33:44 A DEVELOPMENT BETWEEN 6 AND 29 UNITS WOULD BE REQUIRED TO
06:33:48 GAIN THREE POINTS.
06:33:50 ANYTHING ABOVE 30 WOULD BE REQUIRED TO HAVE FOUR POINTS.
06:33:54 WITH RESPECT TO NONRESIDENTIAL DEVELOPMENT, THERE'S A
06:33:57 THREE-POINT REQUIREMENT FOR PROJECTS BETWEEN 8,000 AND
06:34:01 25,000 SQUARE FEET AND THEN FOUR POINTS FOR ANYTHING OVER

06:34:06 25,000 SQUARE FEET.
06:34:08 HOW DO ACHIEVE POINTS?
06:34:12 WHAT WE HAVE DONE IS INCLUDED IN THE SECTION IS A TABLE THAT
06:34:21 HAS A LOT OF DIFFERENT OPTIONS FOR A DEVELOPER TO ACHIEVE
06:34:25 THESE POINTS.
06:34:28 FOR EXAMPLE, IF SOMEONE WANTED TO CONSTRUCT A LEED GOLD
06:34:34 BUILDING, THEY WOULD BE EXEMPTED.
06:34:36 BUT YOU CAN ACHIEVE POINTS FOR SILVER LEED CERTIFICATION OR
06:34:41 A BRONZE LEED CERTIFICATION.
06:34:43 AS YOU CAN SEE FROM THIS TABLE ON THE SLIDE, 2.5 POINTS FOR

06:34:48 SILVER AND 1.5 POINTS FOR BRONZE.
06:34:55 LOCATION.
06:34:58 YOU BUILD IN THE VILLAGE CENTER OR YOU BUILD IN THE
06:35:02 TRANSITIONAL MIXED-USE AREA WITH MIXED-USE DEVELOPMENT AND
06:35:05 YOU RECEIVE POINTS FOR THAT.
06:35:08 USE OF PASSIVE SOLAR IN TERMS OF YOUR ENVIRONMENTAL DESIGN.
06:35:15 USE OF ALTERNATIVE SOLAR.
06:35:19 ENERGY EFFICIENCY IN TERMS OF USING ENERGY STAR APPLIANCES,
06:35:24 YOU RECEIVE POINTS FOR THAT.
06:35:25 USE OF -- OR CONSTRUCTING BUILDINGS WITH UNIVERSAL DESIGN.
06:35:30 UNIVERSAL DESIGN BEING THIS IDEA THAT YOU'RE GOING TO DESIGN
06:35:34 THE BUILDING SO THAT IT IS A PLACE THAT PEOPLE AS THEY AGE
06:35:42 CAN USE -- CAN CONTINUE TO USE THE UNIT AND I THINK THAT A
06:35:49 LOT OF THE DEVELOPMENT IN THE VILLAGE ALREADY PROBABLY
06:35:54 COMPLIES WITH A LOT OF THOSE TYPE OF STANDARDS, FOR EXAMPLE,

06:35:58 REQUIRING FIRST FLOOR BEDROOM AND KITCHENS AND FAMILY AREAS.
06:36:09 REQUIRING BARS IN THE BATHROOMS AND IN THE SHOWERS.
06:36:12 ENSURING THAT DOORWAYS AND PASSAGEWAYS ARE WIDE ENOUGH SO
06:36:17 THAT SOMEONE WITH -- THAT'S IN A WHEELCHAIR CAN ACTUALLY
06:36:21 ACCESS THE BEDROOMS.
06:36:23 SO THERE'S A GROUP OF FEATURES DEALING WITH THAT CONCEPT
06:36:28 WHERE POINTS ARE GIVEN.
06:36:31 WATER CONSERVATION, FACILITIES, PLANNING OF A COMMUNITY --
06:36:36 PLANTING OF A COMMUNITY GARDEN MEETING CERTAIN CRITERIA.
06:36:39 I TALKED EARLIER ABOUT EV CHARGING STATIONS OR CHARGING
06:36:47 STATIONS IN PARKING LOTS AND SOMEONE COULD GET POINTS FOR
06:36:50 THAT.
06:36:51 PLEASE TAKE A LOOK AT THIS.
06:36:55 WHAT WE TRIED TO DO IS DESIGN SOMETHING THAT WOULD ENSURE
06:36:58 DEVELOPMENTS WITH RESIDENTIAL AND NONRESIDENTIAL OF A
06:37:02 CERTAIN SIZE ARE GOING TO HAVE SOME BASIC GREEN BUILDING
06:37:06 TEACHES FEATURES, SUSTAINABILITY FEATURES, BUT THERE'S A
06:37:11 REAL MIX OF OPTIONS FOR SOMEONE TO USE TO COMPLY WITH THAT
06:37:15 POINT SYSTEM.
06:37:16 DAVID, NEXT SLIDE.
06:37:19 ACTUALLY, GEOFF GREEN WITH OUR FIRM IS GOING TO COVER THE
06:37:26 BALANCE OF THE ARTICLE 5 SLIDES.
06:37:28 GEOFF.
06:37:35 >>Geoff Green: THANK YOU, CRAIG.
06:37:38 IS MY AUDIO ACCEPTABLE?

06:37:38 GREAT.
06:37:38 SECTION 5-6, EXTERIOR LIGHTING STANDARDS.
06:37:42 THIS SECTION CARRIES FORWARD MANY OF THE EXISTING STANDARDS
06:37:44 IN YOUR TRANSITIONAL CODE SUCH AS THE MAXIMUM ILLUMINATION
06:37:47 THAT'S ALLOWED ON THE LOT LINE.
06:37:50 ONE NEW PROVISION, AS MANY OF YOU KNOW, LED LIGHTS ARE

06:37:57 BECOMING MORE AND MORE POPULAR.
06:37:58 THEY HAVE A LOT OF ADVANTAGES.
06:37:59 THIS UPDATED CODE INCLUDES SOME ADDITIONAL STANDARDS TO
06:38:02 REGULATE THOSE.
06:38:03 A LOT OF LED LIGHTS CAN TEND TOWARDS THE COOL END OF THE
06:38:10 COLOR SPECTRUM.
06:38:10 IT'S A LITTLE BIT OF A HARSHER LIGHT.
06:38:13 SO THIS CODE INCLUDES STANDARDS THAT REGULATE THE COLOR
06:38:17 TEMPERATURE.
06:38:18 IT RETAINS THE REQUIREMENT THAT FIXTURES BE FULL CUT OFF,
06:38:22 FULLY SHIELDED TO PREVENT SORT OF GLARE GOING OFF THE SITE.
06:38:27 THERE ARE SOME ADDITIONAL STANDARDS WITH RESPECT TO SPECIAL
06:38:32 USES AND CERTAIN SITE FEATURES.
06:38:34 SO, FOR EXAMPLE, OFF-STREET PARKING AREAS HAVE SPECIAL
06:38:38 STANDARDS.
06:38:39 ATHLETIC FIELDS, THOSE ARE FACILITIES THAT OFTEN NEED A
06:38:43 DIFFERENT KIND OF LIGHT THAN OTHER TYPES OF USES, BUT THERE
06:38:47 ARE SPECIAL REQUIREMENTS THAT LIMIT HOURS OF OPERATION AND
06:38:52 THE AMOUNT OF GLARE THAT THOSE PRODUCE.

06:38:56 THERE IS ALSO A GENERALIZED HOURS OF ILLUMINATION
06:38:59 REQUIREMENT.
06:38:59 IT REQUIRES A 10 P.M. CUTOFF, PROVIDING IT'S ADJACENT TO
06:39:05 RESIDENTIAL DEVELOPMENT.
06:39:05 THIS IS NOT APPLIED TO RESIDENTIAL USES ITSELF.
06:39:08 IT APPLIES TO ANY SORT OF COMMERCIAL, OTHER NONRESIDENTIAL
06:39:12 USE, EXCEPT FOR AGRICULTURE.
06:39:14 SECTION 5-13 IS A NEW ONE.
06:39:19 THESE RESIDENTIAL IMPACT STANDARDS ARE DESIGNED TO TRY TO
06:39:23 ADDRESS THE NEGATIVE IMPACTS THAT MIGHT RESULT FROM HAVING
06:39:28 COMMERCIAL DEVELOPMENT NEXT TO EXISTING RESIDENTIAL
06:39:31 NEIGHBORHOODS OR POSSIBLE NEW RESIDENTIAL NEIGHBORHOODS.
06:39:35 WHEN I SAY RESIDENTIAL NEIGHBORHOODS, I'M PRIMARILY TALKING
06:39:37 ABOUT SINGLE-FAMILY HOMES.
06:39:39 SO THESE ARE RULES THAT APPLY WITHIN 300 FEET EITHER OF LAND
06:39:44 THAT IS USED FOR RESIDENTIAL PURPOSES OR THAT'S IN ONE OF
06:39:47 YOUR RESIDENTIAL ZONING DISTRICTS.
06:39:49 IT'S ADDRESSED AT THE DEVELOPMENT ORDER APPLICATION TIME,
06:39:56 AND IT'S REALLY A SERIES OF STANDARDS THAT ARE DESIGNED TO
06:39:58 MAKE SURE THAT THOSE ELEMENTS OF A DEVELOPMENT THAT MAY HAVE
06:40:03 PARTICULAR NEGATIVE IMPACTS ON RESIDENTIAL DEVELOPMENT ARE
06:40:07 DESIGNED IN SUCH A WAY TO MINIMIZE THOSE IMPACTS TO THE
06:40:11 MAXIMUM EXTENT PRACTICABLE.
06:40:14 FOR EXAMPLE, REQUIRED PARKING IS REQUIRED TO BE PREFERABLY
06:40:18 PLACED IN A LOCATION THAT IS DISTANT FROM THE RESIDENTIAL

06:40:21 AREA, AND IF IT CAN'T, IT REQUIRES ADDITIONAL SCREENING AND
06:40:26 ADDITIONAL BUFFERING TO TRY TO REDUCE THE NOISE AND THE

06:40:29 LIGHT THAT YOU'LL GET FROM AUTOMOBILE PARKING.
06:40:32 OTHER PLACES AROUND THE SITE, IT REQUIRES INCREASED
06:40:35 PERIMETER BUFFERING, IF IT'S NECESSARY TO HAVE ADEQUATE
06:40:39 SEPARATION BETWEEN THE COMMERCIAL AND THE RESIDENTIAL USES.
06:40:42 AND IF THERE ARE ANY NOISE-MAKING DEVICES, DRIVE-THROUGH
06:40:50 ORDER, WHATEVER THOSE ARE CALLED, THOSE ARE REQUIRED TO BE
06:40:53 DIRECTED AWAY FROM RESIDENTIAL PROPERTY.
06:40:55 IT ALSO PROVIDES THE VILLAGE WITH THE ABILITY TO REQUIRE OR
06:41:01 MANDATE OPERATIONAL STANDARDS.
06:41:03 IF IT'S A TYPE OF USE THAT MIGHT BE PERCEIVED TO HAVE
06:41:08 PARTICULAR IMPACTS LATE AT NIGHT.
06:41:11 NOW YOU CAN GO TO THE NEXT ONE.
06:41:13 MOBILITY AND CONNECTIVITY STANDARDS.
06:41:16 THIS CARRIES FORWARD MANY OF THE EXISTING TECHNICAL
06:41:19 REQUIREMENTS THAT ARE CURRENTLY IN THE TRANSITIONAL CODE.
06:41:22 THERE ARE SOME OF THE DETAILED TECHNICAL REQUIREMENTS THAT
06:41:27 HAVE BEEN MOVED INTO A SEPARATE APPENDIX, SO THIS IS A
06:41:30 LITTLE BIT EASIER TO READ.
06:41:32 SOME OF THE CHANGES, THERE ARE REQUIREMENTS REGARDING COUNTY
06:41:35 BUS STOPS, SO THOSE ARE NOW GOING TO BE ENFORCED BY THE
06:41:39 VILLAGE AND THERE IS A NEW SIDEWALK REQUIREMENT.
06:41:42 ALL SIDEWALKS ARE REQUIRED TO HAVE -- ALL STREETS ARE
06:41:45 REQUIRED TO HAVE SIDEWALKS WITHIN RESIDENTIAL SUBDIVISIONS.

06:41:49 THERE NEEDS TO BE A SIDEWALK ON AT LEAST ONE SIDE OF THE
06:41:52 STREET, AND IN NONRESIDENTIAL COMMERCIAL AREAS, THERE'S
06:41:55 REQUIRED TO BE SIDEWALKS ON TWO SIDES OF THE STREET.
06:41:58 THIS IS A STANDARD THAT LEE COUNTY IMPLEMENTED A FEW YEARS
06:42:02 AGO, SO THIS IS REALLY UPDATING TO MATCH WHAT THEY HAVE
06:42:06 DONE.
06:42:06 SECTION 510 IS UTILITIES.
06:42:09 THIS IS A SHORT SECTION.
06:42:12 GENERALLY CARRIES FORWARD THE EXISTING PROVISIONS IN THE
06:42:14 TRANSITIONAL CODE THAT REQUIRE DEVELOPMENT TO LINK TO
06:42:19 POTABLE WATER AND SANITARY SEWER SERVICES WHEN THEY ARE
06:42:22 WITHIN A CERTAIN DISTANCE AND MEET OTHER CRITERIA.
06:42:26 THERE'S ALSO A SMALL CHANGE THAT ALLOWS THE USE OF REUSE
06:42:30 WATER, GRAY WATER, TO ENCOMPASS ANY USE THAT'S ALSO ALLOWED
06:42:35 BY STATE LAW.
06:42:36 CHAPTER 6 IS SIGNAGE.
06:42:40 THIS PROVISION REALLY CARRIES FORWARD MOST OF WHAT IS IN
06:42:46 YOUR CURRENT TRANSITIONAL CODE.
06:42:48 IT ALSO INCORPORATES THE SIGN PROVISIONS THAT APPLIED BACK
06:42:52 BEFORE THE VILLAGE WAS INCORPORATED AS PART OF THE ESTERO
06:42:54 PLANNING COMMUNITY.
06:42:55 A COUPLE OF BIG CHANGES, AS PER THE COMPREHENSIVE PLAN,
06:43:00 BILLBOARDS ARE NOW PROHIBITED.
06:43:03 AND WE HAVE TAKEN SEVERAL OF THE LONG SECTIONS WITH LOTS OF

06:43:09 WORDS AND TRIED TO MAKE IT A LITTLE EASIER TO UNDERSTAND A
06:43:12 LITTLE EASIER TO USE BY PLACING MANY OF THE SIGN REGULATIONS
06:43:16 IN TABLES THAT SORT OF MORE CLEARLY SET OUT WHAT STANDARDS
06:43:20 APPLY, HOW MANY SIGNS YOU'RE ALLOWED TO PROVIDE, WHAT KIND
06:43:24 OF SIGNS YOU'RE ALLOWED TO PROVIDE, AND ANY DIMENSIONAL
06:43:27 STANDARDS.
06:43:28 THE GOAL IS THAT THIS MAKES IT EASIER TO UNDERSTAND THE
06:43:31 REGULATIONS AND LIMITATIONS THAT APPLY TO SIGNS, DEPENDING
06:43:35 ON THE TYPE OF DEVELOPMENT.
06:43:44 >>David Henning: THE NEXT CHAPTER THAT WE WILL BE
06:43:45 DISCUSSING IS CHAPTER 7, NATURAL RESOURCES.
06:43:48 THIS IS PART OF THE FIRST PACKET ALONG WITH CHAPTER 5 THAT
06:43:51 MADE IT YOUR WAY.
06:43:52 IT CONSOLIDATES THE NATURAL RESOURCE STANDARDS IN A SINGLE
06:43:55 CHAPTER, SPREAD THROUGHOUT MULTIPLE CHAPTERS IN THE
06:43:58 TRANSITIONAL CODE.
06:43:59 IT LARGELY CARRIES FORWARD EXISTING PROTECTIONS FROM THAT
06:44:02 TRANSITIONAL LDC.
06:44:04 THE EXCEPTION BEING THAT REMOVES MATERIAL THAT WAS SPECIFIC
06:44:08 TO OTHER PARTS OF LEE COUNTY.
06:44:10 IT'S ACTUALLY A SLIGHTLY SHORTER SECTION THAN IT WAS IN THE
06:44:13 TRANSITIONAL CODE.
06:44:15 SECTION 7-1, INCLUDES THE PURPOSE OF THE CHAPTER, PROTECTING
06:44:23 NATURAL, HISTORIC, AND SCENIC RESOURCES, YOUR AIR, WATER AND
06:44:28 ECOLOGICAL INTEGRITY.
06:44:29 SECTION 7-2 HAS -- DISCUSSES ENVIRONMENTAL PROTECTION

06:44:38 GROUPED BY SUBJECT MATTER.
06:44:40 SO THERE HAS BEEN A SLIGHT REORDERING OF WHAT WAS --
06:44:46 CLARIFYING WHAT WAS IN THE TRANSITIONAL LDC.
06:44:49 7-201 IS WILDLIFE AND HABITAT PROTECTION.
06:44:53 AND WITHIN EACH OF THE SUBSECTIONS WITHIN THAT SECTION ARE
06:44:58 PROTECTIONS OF DIFFERENT KIND OF ANIMALS OR HABITATS.
06:45:01 THERE ARE SPECIFIC PROTECTIONS CARRIED FORWARD FOR BALD
06:45:04 EAGLES, INCLUDING INCENTIVES AVAILABLE FOR PLANS THAT ALLOW
06:45:07 BUFFERS AROUND THEIR PROTECTED NEST.
06:45:12 THERE IS A CARRIED FORWARD REFERENCE TO THE LEE COUNTY
06:45:15 MANATEE PROTECTION PLAN TO THE DEGREE THAT ADDRESSES LANDS
06:45:18 AND WATERS WITHIN THE VILLAGE OF ESTERO.
06:45:21 AND THERE ARE PROTECTIONS FOR HABITATS OF OTHER SPECIES THAT
06:45:25 ARE LISTED FOR PROTECTION EITHER BY THE STATE OR FEDERAL
06:45:30 GOVERNMENT.
06:45:30 THINGS OTHER THAN BALD EAGLES AND MANATEES, YOUR FLORIDA
06:45:34 PANTHERS, YOUR GOPHER TORTOISES, BURROWING OWLS, A FULL LIST
06:45:39 IN APPENDIX H BUT THEY ARE THINGS PROTECTED SPECIFICALLY BY
06:45:44 EITHER THE STATE --
06:45:47 AFTER WILDLIFE AND HABITAT PROTECTION, THE NEXT SUBJECT

06:45:51 MATTER OF PROTECTION IS WELL FIELD.
06:45:55 PROTECTING YOUR POTABLE GROUNDWATER AND AQUIFERS BY CARRYING
06:46:00 FORWARD THOSE PROVISIONS FROM THE TRANSITIONAL LDC AS WELL.
06:46:03 IN THIS SECTION, IT IS A BIT OF A TECHNICAL READ BUT WE DID
06:46:08 CLARIFY THE LANGUAGE THAT IDENTIFIED THE WELL PROTECTION

06:46:10 ZONES TO MAKE IT A LITTLE EASIER TO COMPREHEND FOR THOSE WHO
06:46:15 WERE DETERMINING IF THEY WERE A PART OF ONE OF THE
06:46:19 PROTECTION ZONES.
06:46:20 THE REST OF THESE PROTECTIONS GROUPED BY SUBJECT.
06:46:24 WE DID CARRY FORWARD WETLAND PROTECTIONS, AS THEY WERE SET
06:46:29 OUT BY THE STATE AND BY THE SOUTH FLORIDA WATER MANAGEMENT
06:46:34 PROTECTION -- EXCUSE ME, THE SOUTH FLORIDA WATER -- THE
06:46:40 SOUTHWEST FLORIDA WATER MANAGEMENT AREA.
06:46:42 AND MANGROVE PROTECTION AS WELL, CARRYING FORWARD PROTECTION
06:46:49 AND RESTORATION OF MANGROVES.
06:46:52 THERE ARE STANDARDS IN THIS CODE, AND THERE WERE STANDARDS
06:46:56 IN THE TRANSITIONAL CODE REQUIRING RESTORATION PLANS IF
06:46:59 MANGROVES WERE DAMAGED WITHIN THE PROCESS OF DEVELOPMENT OR
06:47:04 CONSTRUCTION.
06:47:05 THERE ARE CLEAN WATER PROTECTIONS FOR THOSE WATERS THAT ARE
06:47:11 DISCHARGED INTO EITHER A SEWER OR A WATER BODY, PROTECTING
06:47:18 AGAINST CONTAMINATION AND POLLUTION, ALSO CARRIED FORWARD
06:47:22 FROM THE TRANSITIONAL CODE.
06:47:24 AND THEN YOUR SURFACE WATER MANAGEMENT ALSO CARRIED FORWARD
06:47:28 FROM THE TRANSITIONAL CODE, WHICH DEALS WITH RUNOFF AND
06:47:31 RETENTION ABOVE.
06:47:36 PART OF THAT THAT'S RELEVANT FOR THE SITE PLANS THAT MAY BE
06:47:40 BROUGHT BEFORE THE PLANNING AND ZONING BOARD ARE THE
06:47:42 ACTIVATION OF BANK SLOPES FOR NEW PROJECTS THAT HAVE TO BE 6
06:47:50 FEET HORIZONTAL FOR EVERY ONE FEET THAT THEY RISE.

06:47:53 ALSO, IN LINE WITH PROVISIONS THAT THE VILLAGE HAS ADOPTED,
06:48:00 BUT SOMEWHAT ROBUST IN GENERAL FOR OTHER COMMUNITIES THAT
06:48:04 WE'VE DEALT WITH, THE FIRST FLOOR IS SET FOR ONE FOOT OVER
06:48:09 THE FLOOD INSURANCE RATE MAP BASE FLOOD.
06:48:13 MARY, I CAN JUST SEE YOU TAKING THE JARGON LANGUAGE, BUT
06:48:17 UNFORTUNATELY, THE FACT IS THIS CHAPTER HAS SOME OF IT.
06:48:20 THESE ARE FEMA TERMS.
06:48:21 THE FLOOD INSURANCE RATE MAP, FIRM MAPS OR ONE FOOT OVER THE
06:48:26 HUNDRED-YEAR, THREE DAY DESIGN ELEVATION.
06:48:30 WHAT MIGHT COME ONCE IN A HUNDRED YEARS, THREE DAYS' WORTH
06:48:34 OF RAIN, WHICHEVER OF THOSE OTHER STANDARDS ARE GREATER,
06:48:38 MAKING SURE YOU CAN ACCOUNT FOR THE WATER THAT MIGHT COME
06:48:41 ACROSS THE SURFACE OF A SITE.
06:48:42 >>Mary Gibbs: I'LL BE SENDING YOU AN INVOICE, DAVID, FOR THE
06:48:47 JARGON CHARGES.
06:48:50 >>David Henning: KEEP THE LIST OUT.

06:48:52 I'LL DO MY BEST.
06:48:53 THE NEXT SECTION, THE FLOOD HAZARD REDUCTION STANDARDS.
06:48:56 THIS IS WHAT CARRIES FORWARD AS WELL FROM THE TRANSITIONAL
06:49:01 CODE.
06:49:01 THIS IS THE SECTION THAT STATE AND FEDERAL EMERGENCY
06:49:05 MANAGEMENT ASSOCIATION, FEMA LOOK AT FOR THEIR FLOOD
06:49:09 MANAGEMENT AND FLOOD HAZARD STANDARDS.
06:49:11 I WANT TO PAUSE ON THIS SECTION BECAUSE IT'S STRUCTURED A
06:49:17 LITTLE DIFFERENTLY THAN THE REST OF THE CODE.

06:49:19 EVERYWHERE ELSE IN THE NEW LDC, IN THE NEW DRAFT THAT WE
06:49:24 PREPARED FOR YOU, THE ADMINISTRATIVE PROVISIONS THEY ARE IN
06:49:30 CHAPTER 2.
06:49:31 EVERYWHERE ELSE IN THE NEW LDC WE WORKED WITH YOUR STAFF TO
06:49:36 CREATE FOR YOU.
06:49:36 IF THERE ARE DEFINITIONS, THOSE DEFINITIONS ARE COLLECTED IN
06:49:40 CHAPTER --
06:49:41 THIS SECTION, 7-3 HAS ITS OWN ADMINISTRATIVE PROVISIONS AND
06:49:49 DEFINITIONS.
06:49:51 THE REASON FOR THAT IS IT GETS VIEWED AND APPROVED BY STATE
06:49:54 AND FEDERAL AGENCIES, EITHER AS REGULATIONS OR WHEN THE
06:49:59 VILLAGE IS GOING FOR GRANTS, ET CETERA.
06:50:01 THIS IS ALSO THE HOME TO STANDARDS FOR MARINE FACILITIES,
06:50:06 YOUR DOCKS, DOCK BOXES, BOAT RAMPS, HOW LONG THEY CAN BE,
06:50:10 WHERE THEY CAN BE SITED AND WHAT'S REQUIRED FOR THOSE.
06:50:14 AND VERY TECHNICAL STANDARDS AND EQUATIONS USED TO DETERMINE
06:50:19 THE IMPACT FOR HURRICANE PREPAREDNESS, BOTH WHEN A NEW
06:50:23 PROJECT COMES ON, BOTH FOR SHELTER AVAILABILITY AND THE
06:50:27 EVACUATION IMPACTS.
06:50:29 WITH THAT, WE'LL BE PLAYING TAG A LITTLE BIT.
06:50:34 I'LL PASS BACK TO GEOFF FOR THIS CHAPTER.
06:50:39 >> THANKS, DAVID.
06:50:40 CHAPTER 8 IS PUBLIC FACILITY FUNDING AND COORDINATION.
06:50:43 THESE ARE GENERALLY THE PROVISIONS REGARDING IMPACT FEES AND
06:50:47 THE PROVISIONS REGARDING CONCURRENCY.

06:50:49 MUCH OF THIS IS CARRIED FORWARD FROM THE TRANSITIONAL CODE.
06:50:53 THE ROAD AND PARK IMPACT FEE, THOSE WERE CARRIED FORWARD BY
06:50:57 THE VILLAGE WHEN IT WAS INCORPORATED, AND THERE WERE TWO
06:51:00 ORDINANCES IN 2018 THAT UPDATED THE ROAD AND PARK IMPACT FEE
06:51:08 PROVISIONS.
06:51:09 WE HAVE TAKEN THOSE ORDINANCES AND INCORPORATED THEM INTO
06:51:11 THE PROVISIONS THAT YOU SEE IN THE DRAFT.
06:51:14 THEY ARE UPDATED A LITTLE BIT TO REFLECT CHANGES IN STATE
06:51:20 LAW, BUT THEY ARE BASICALLY WHAT WAS ADOPTED BY THE VILLAGE
06:51:23 BACK IN 2018.
06:51:24 THE VILLAGE, THE STATUTE ALSO INCLUDES PROVISIONS FOR THE
06:51:32 VILLAGE TO COLLECT VARIOUS IMPACT FEES THAT THE COUNTY

06:51:35 COLLECTS RELATED TO FIRE PROTECTION, EMERGENCY MEDICAL
06:51:38 SERVICES, AND SCHOOL IMPACT FEES.
06:51:41 ONE CHANGE IS THAT THERE ARE CERTAIN CREDITS THAT DEVELOPERS
06:51:45 CAN GET.
06:51:49 THE EXPIRATION PERIOD OF THE CREDITS HAS BEEN REDUCED FROM
06:51:53 20 YEARS TO 10 YEARS, WHICH WOULD MAKE IT A LITTLE LESS OF
06:51:57 AN ADMINISTRATIVE BURDEN FOR VILLAGE STAFF.
06:52:00 FINALLY, THE CONCURRENCY SECTION HAS GOTTEN AN UPDATE
06:52:03 PRIMARILY JUST TO REFLECT THE COMPREHENSIVE PLAN AND THE
06:52:08 CONCURRENCY STANDARDS IN THE COMPREHENSIVE PLAN AND CHANGES
06:52:12 IN STATE LAW SINCE IT WAS LAST UPDATED.
06:52:14 SO THERE ARE CONCURRENCY REQUIREMENTS FOR POTABLE WATER, FOR
06:52:17 SANITARY SEWER, SOLID WASTE, SURFACE WATER MANAGEMENT, AND

06:52:21 ALSO FOR SCHOOLS.
06:52:23 ONE CHANGE FROM THE TRANSITIONAL CODE IS TRANSPORTATION
06:52:29 CONCURRENCY HAS BEEN REMOVED.
06:52:32 IT'S NOT MANDATORY.
06:52:34 THE STATE DOES NOT REQUIRE IT ANY LONGER.
06:52:37 ANY TRANSPORTATION IMPACTS THAT NEW DEVELOPMENT MIGHT HAVE
06:52:41 ON SURROUNDING ROADWAYS IS ADDRESSED THROUGH THE TRAFFIC
06:52:45 IMPACT STUDIES THAT NEW DEVELOPMENTS ARE REQUIRED TO DO
06:52:50 PURSUANT TO A PROVISION IN THE MOBILITY AND CONNECTIVITY
06:52:53 STANDARDS.
06:52:54 SO THOSE ARE YOUR CHANGES TO PUBLIC FACILITY FINANCING.

06:53:01 >>David Henning: Thanks, GEOFF.
06:53:04 Chapter 9, the last substantive chapter of the code,
06:53:08 establishes those rules for nonconformities, essentially
06:53:12 uses, lots, buildings that were legal and conformed to the
06:53:17 code at the time they were created but may not meet the
06:53:21 standards to the new LDC as it has been adopted, modified
06:53:29 since.
06:53:29 Generally the uses are allowed to continue in place, but
06:53:32 this section does establish rules governing what happens
06:53:34 when they are discontinued or when they are destroyed, and
06:53:39 generally, your current rules for nonconformities are
06:53:42 carried forward.
06:53:42 The goal is to and the thing the chapter sets out to do is
06:53:51 to bring older properties into compliance as it is feasible

06:53:57 TO DO SO AND AS NEW DEVELOPMENT AND REDEVELOPMENT TAKES
06:53:59 PLACE.
06:54:00 ONE EXAMPLE OF THIS, STRUCTURES THAT ARE DAMAGED BY FIRE OR
06:54:04 OTHER NATURAL FORCES.
06:54:09 A BIT OF AN EXCEPTION TO WHERE YOU'RE NOT ALLOWED TO
06:54:12 CONTINUE YOUR NONCONFORMITY, WHEN THERE'S BEEN A SIGNIFICANT
06:54:15 DETERIORATION OF THE PROPERTY, THAT IS NOT THE CASE WHEN
06:54:20 THERE'S BEEN A DISASTER OR SOMETHING THAT HAS DAMAGED 50% OF

06:54:23 THE VALUE KIND OF ALL AT ONCE.
06:54:25 IN THAT CASE, THE LAWFULLY EXISTING NONCONFORMITY OR
06:54:31 LAWFULLY EXISTING SINGLE-FAMILY DWELLING OR MOBILE HOME CAN
06:54:34 BE REBUILT SO LONG AS IT IS NOT EXPANDED ON.
06:54:39 YOU ALL HAVE BEEN VERY PATIENT WITH US.
06:54:44 THE NEXT STEPS FOR THIS PROCESS IN ADDITION TO THESE
06:54:49 WORKSHOPS, YOU ALL WERE OUR FIRST.
06:54:52 WE WILL BE AT THE DESIGN REVIEW BOARD AND VILLAGE COUNCIL AS
06:54:55 WELL.
06:54:56 WE'LL BE RECEIVING FEEDBACK FROM ALL OF YOU AND ALSO
06:54:58 PRODUCING OUR PUBLIC HEARING DRAFT, THE ADOPTION-READY
06:55:02 DOCUMENT, SOMETHING THAT REMOVES THE FOOTNOTES THAT HAVE
06:55:05 BEEN INCLUDED TO GUIDE THROUGH THE DOCUMENT DURING THE
06:55:08 DRAFTING PROCESS, AND THAT COULD BE KIND OF ADOPTED AS IS
06:55:12 WHEN THE COUNCIL IS READY.
06:55:14 PUBLIC HEARINGS ARE EXPECTED IN DECEMBER AND JANUARY.
06:55:19 FOR ANYONE WHO DOESN'T HAVE THEIR OWN COPY OR WANTS TO

06:55:23 SUBMIT THEIR OWN PUBLIC COMMENTS, YOU CAN SEE THE WEBSITE ON
06:55:26 THE SCREEN FOR WHERE YOU CAN DO SO.
06:55:28 NOW WE WILL STOP AND TAKE YOUR QUESTIONS AND DISCUSSION.
06:55:35 >>Scotty Wood: OKAY, BOARD MEMBERS, ANY QUESTIONS?
06:55:47 >>Tim Allen: I HAVE ONE, IF IT'S OKAY.
06:55:48 IT MAY BE SILLY.
06:55:49 ARE THE DEFINITIONS IN SECTION 10 APPLICABLE TO ALL OF THE
06:55:54 CODE, THE PRIOR SECTIONS IN THE CODE?
06:55:57 SO HAS ANYONE CHECKED TO SEE IF THERE ARE WORDS THAT APPEAR
06:55:59 IN THE DEFINITION LIST THAT DO NOT APPEAR ELSEWHERE IN THE
06:56:03 BODY OF THE LDC?
06:56:05 FOR EXAMPLE, THE WORLD CAPILLARITY.
06:56:09 I COULDN'T FIND IT ANYWHERE ELSE IN THE DOCUMENT.
06:56:16 IT APPEARS THERE ARE CONSISTENCY ISSUES BETWEEN WORDS WE
06:56:19 BOTHER TO DEFINE THAT ARE NOWHERE IN THE LDC.
06:56:22 IF I MISSED IT, FORGIVE ME.
06:56:25 TO BE CONSISTENT WITH PUNCTUATION AND THE WORDS,
06:56:35 MULTIFAMILY, EITHER WE INCLUDE THE DASH IN THE MIDDLE OR WE
06:56:38 DON'T.
06:56:39 IT SPLITS BACK AND FORTH.
06:56:41 WE TALK ABOUT DOUBLE-TIERED BILLBOARDS IN THE DEFINITIONS,
06:56:48 BUT WE DON'T HAVE -- THERE SHOULDN'T BE ANY DISCUSSION OF
06:56:50 TYPES OF BILLBOARDS BECAUSE WE DON'T ALLOW ANY TYPE OF
06:56:53 BILLBOARD, DOUBLE OR SINGLE, TRIPLE, OR ANYTHING ELSE.
06:56:56 I GUESS I'M LOOKING AT THE DEFINITIONS AND TRYING TO FIND

06:56:59 THE CORRESPONDING PARTS OF THE DOCUMENT AND I GET LOST.
06:57:03 THANK YOU.
06:57:05 >>Mary Gibbs: IF I CAN EXPLAIN A LITTLE BIT, THE
06:57:09 DEFINITIONS, WE TOOK THEM FROM ALL DIFFERENT PARTS OF THE

06:57:12 COUNTY CODE.
06:57:14 THEY WERE IN SEVERAL DIFFERENT SECTIONS, AND WE PUT THEM ALL
06:57:17 INTO THE ONE SECTION IN THE BACK.
06:57:19 SO THE DEFINITIONS SHOULD ALL BE THERE IN ALPHABETICAL ORDER
06:57:25 FOR ALL THE CHAPTERS.
06:57:27 NOW, IT DOESN'T MEAN EVERY SINGLE WORD IN THE LAND
06:57:30 DEVELOPMENT CODE IS DEFINED.
06:57:32 SO IF YOU HAVE SOME SPECIFIC WORDS AND YOU WANT TO LET US
06:57:36 KNOW, WE CAN CHECK THAT.
06:57:38 THE BOARDS, INTERESTING THAT YOU BRING THAT UP BECAUSE --
06:57:43 JUST ON THE BILLBOARDS, I WAS GOING TO SAY, YOU BROUGHT THAT
06:57:46 UP AND I BROUGHT THE SAME QUESTION UP TO THE CONSULTANTS.
06:57:49 I SAID, WHY DO WE NEED TO INCLUDE SOME OF THESE DEFINITIONS,
06:57:53 LIKE WE HAVE A DEFINITION OF POLE SIGNS, BUT WE ONLY ALLOW
06:57:56 MONUMENT SIGNS, AND WHY DO WE NEED TO HAVE A DEFINITION FOR
06:57:59 BILLBOARDS IF WE DON'T ALLOW THEM?
06:58:02 THEY SUGGESTED THAT WE NEED TO RETAIN THOSE BECAUSE THERE
06:58:05 ARE SOME EXISTING SIGNS, AND THERE ARE SOME BILLBOARDS.
06:58:09 THERE ARE SOME POLE SIGNS.
06:58:12 THEY SUGGESTED RETAINING THOSE DEFINITIONS FOR THOSE
06:58:15 PURPOSES, CORRECT, DAVID?

06:58:18 AM I EXPLAINING THAT RIGHT?
06:58:20 >>David Henning: YES.
06:58:22 >>Dr. Tim Allen: THAT MAKES SENSE.
06:58:23 AND, MARY, THANK YOU.
06:58:25 IF YOU COULD COME UP WITH A SIMILAR EXPLANATION FOR WHY
06:58:28 SMALL INTESTINES APPEAR IN OUR DEFINITIONS LIST, I WOULD BE
06:58:32 HAPPY --
06:58:34 >>Mary Gibbs: WHAT WAS THAT WORD?
06:58:36 I THINK I MISSED THAT.
06:58:39 >>Dr. Tim Allen: UNDER CAPILLARY, SMALL INTESTINES.
06:58:42 I JUST DON'T KNOW THAT -- SOME WORDS MERRIAM-WEBSTER, WE
06:58:51 DON'T NEED TO EXPLAIN CAPILLARY ACTION IF IT'S NOWHERE ELSE
06:58:55 IN THE DOCUMENT.
06:58:57 >>Mary Gibbs: WE'LL LOOK AT THAT FOR SURE.
06:58:59 I MUST HAVE DOZED OFF WHEN I WAS READING THOSE PARTS.
06:59:05 >>Dr. Tim Allen: BELIEVE ME, I WAS GETTING PRETTY SLEEPY
06:59:08 WHEN I GOT TO SECTION 10.
06:59:10 >>Mary Gibbs: I CAN RELATE TO THAT.
06:59:14 I HAVE TO TELL YOU.
06:59:15 FEW CUPS OF COFFEE.
06:59:17 ALL RIGHT.
06:59:19 WE'LL TAKE A LOOK AT THAT.
06:59:23 ANY OTHERS YOU HAVE, SEND THEM ALONG.
06:59:29 >>Scotty Wood: ANYONE ELSE?
06:59:38 >>Mary Gibbs: MAY I JUST REMIND -- WHAT I WAS GOING TO SAY

06:59:43 ALSO, YOU ALL ARE THE FIRST.
06:59:45 TOMORROW WE'RE DOING THE COUNCIL WORKSHOP ON THE SAME THINGS
06:59:48 AND THEN TOMORROW NIGHT WE HAVE DESIGN REVIEW BOARD TO GET
06:59:51 THEIR INPUT.
06:59:52 THAT'S WHY I THINK I HAD MARYANN CALL OR TRY TO LOOK AT
06:59:58 POTENTIALLY AN EXTRA MEETING IN DECEMBER BECAUSE WE DO HAVE
07:00:02 A COUPLE OF CASES.
07:00:03 I THINK WE'LL HAVE THAT SCHOOL DISTRICT SITE COMING BACK FOR
07:00:06 THEIR COMP PLAN AMENDMENT AND THE PAVICH PROPERTY MAY BE
07:00:12 COMING BACK AND WE MAY HAVE SOME MORE LAND DEVELOPMENT CODE
07:00:14 TO FINISH UP.
07:00:15 SO I WAS LOOKING AT -- THE MEETING OF DECEMBER 15 IS
07:00:20 SUPPOSED TO BE YOUR PUBLIC HEARING ON THE LAND DEVELOPMENT
07:00:22 CODE.
07:00:22 WHAT I WAS THINKING IS THAT WE COULD START EARLIER AT 4:00
07:00:26 AND MAYBE COVER THE SCHOOL SITE AND MAYBE PAVICH, IF THEY
07:00:30 ARE READY.
07:00:31 BUT I ALSO WAS WONDERING ABOUT A SPECIAL MEETING ON DECEMBER
07:00:35 1st BECAUSE ALL THIS LAND DEVELOPMENT CODE WE'RE WRAPPING
07:00:40 UP, BUT WE STILL HAVE THE CHAPTER ON THE PROCEDURES THAT
07:00:45 NANCY STROUD WAS DRAFTING THAT WE'RE GOING TO HAVE AVAILABLE
07:00:49 I THINK LATER THIS WEEK WE'LL SEND THAT OUT.
07:00:52 DAVID, I THINK WE HAVE THE CHAPTER AND PROCEDURES AND MAYBE
07:00:56 SOME APPENDICES ON CROSS SECTIONS OF ROADS.
07:01:04 AND CHAPTER 1, WHICH IS ADMINISTRATIVE PROVISIONS.

07:01:12 ARE THOSE THE THREE LEFT?
07:01:14 >> THAT'S CORRECT.
07:01:17 CHAPTERS ONE, TWO AND A COUPLE OF APPENDICES THAT HAVE
07:01:21 TECHNICAL DIAGRAMS IN THEM AND THEN THE RULES OF
07:01:25 MEASUREMENT.
07:01:27 >>Mary Gibbs: THOSE ARE THE REMAINING CHAPTERS.
07:01:29 IF I SEND THEM OUT LATER THIS WEEK, WE DON'T REALLY -- I
07:01:34 DON'T KNOW THAT WE CAN SQUEEZE ALL THAT IN TO DECEMBER
07:01:38 15th MEETING.
07:01:40 IT'S A LOT TO SQUEEZE.
07:01:41 LAND DEVELOPMENT CODE IS SUPPOSED TO BE ADOPTED WITHIN A
07:01:49 YEAR OF YOUR COMP PLAN.
07:01:50 THAT IS THE OVERARCHING DEADLINE.
07:01:54 THE SCHEDULE WE'RE LOOKING AT NOW IS TO GET IT TO THE
07:01:57 COUNCIL IN JANUARY FOR PUBLIC HEARING AND POSSIBLY THE FIRST
07:02:02 PUBLIC HEARING IN DECEMBER.
07:02:04 AGAIN, WE'RE KIND OF PUSHING THE ENVELOPE HERE.
07:02:08 SO I'M TRYING TO SEE IF WE CAN SQUEEZE IN THAT ONE EXTRA
07:02:13 MEETING IN DECEMBER TO KEEP WITH THE SCHEDULE THAT THE
07:02:16 COUNCIL WAS LOOKING AT.
07:02:21 >>Scotty Wood: IS THAT OKAY WITH EVERYBODY ON THE BOARD?
07:02:26 >> DECEMBER 1st YOU SAID?

07:02:29 >>Mary Gibbs: YEAH, DECEMBER 1st, WHICH IS A TUESDAY.
07:02:34 PROBABLY 5:30.
07:02:42 >> AND THE 15th WOULD BE 4.

07:02:44 >>Mary Gibbs: AT 4:00.
07:02:45 YEAH, I THINK THAT MIGHT WORK.
07:03:03 WE'RE TRYING TO JUGGLE A LOT OF MEETINGS.
07:03:06 THAT SOUNDS LIKE IT MIGHT WORK FOR EVERYBODY.
07:03:17 >>Scotty Wood: MARY, BEFORE WE LEAVE THE SUBJECT, IS THERE
07:03:21 ANYBODY FROM THE PUBLIC IN ATTENDANCE TONIGHT?
07:03:26 >>Mary Gibbs: NO, BUT I'M GLAD YOU ASKED THAT QUESTION
07:03:28 BECAUSE WE DID RECEIVE ONE LETTER THAT I THINK TAMMY WAS
07:03:34 GOING TO READ.
07:03:36 WE'RE STARTING TO GET A FEW COMMENTS IN.
07:03:39 TAMMY GOT ONE LETTER FOR TONIGHT.
07:03:41 WHAT I WAS GOING TO DO IS TRY TO CONSOLIDATE OR PUT TOGETHER
07:03:47 ALL THOSE COMMENTS THAT WE GET, AND WHEN WE COME BACK TO
07:03:50 MAYBE THE NEXT MEETING OF PLANNING AND ZONING, WE CAN HAVE
07:03:55 THOSE COMMENTS FOR ALL OF YOU TO LOOK AT.
07:03:57 WE ARE JUST TRICKLING IN RIGHT NOW.
07:04:00 I SHARED THEM WITH THE CONSULTANT, SO WE'LL HAVE SOME
07:04:04 COMMENTS AND WE'LL HAVE SOME RESPONSES TO THAT.
07:04:09 >>Scotty Wood: THANK YOU.
07:04:11 >>Mary Gibbs: TAMMY CAN READ THE LETTER, THE E-MAIL THAT WE
07:04:14 GOT.
07:04:15 >>Scotty Wood: GO AHEAD, TAMMY.
07:04:16 >>Tammy Duran: IT IS FROM MARY SHIVELY FROM THE CASCADES AT
07:04:20 ESTERO.
07:04:21 WE NEED MORE NATURAL LAND FOR PRESERVES FOR ANIMALS, CLEAN

07:04:25 WATER, AIR, ET CETERA.
07:04:26 WE FEAR THAT ESTERO HAS ALREADY BECOME OVERBUILT AND
07:04:30 OVER-COMMERCIALIZED.
07:04:31 PLEASE STOP ALL THE MULTIFAMILY BUILDINGS AND UNNEEDED
07:04:35 COMMERCIAL BUILDINGS.
07:04:36 LET'S UTILIZE THE VACANT PROPERTIES EVEN IF THEY REQUIRE
07:04:39 REMODELING.
07:04:41 WE WOULD LIKE OUR COMMENTS SHARED WITH ALL FOUR MEETINGS,
07:04:45 VILLAGE COUNCIL, DESIGN REVIEW, PLANNING AND ZONING AND LAND
07:04:47 DEVELOPMENT MEETINGS.
07:04:48 REALIZE THAT STOPPING RESTRICTS THE FLOW OF MONEY WHICH IS
07:04:56 FUNDAMENTAL TO ALL THOSE INVOLVED.
07:04:57 PLEASE, PLEASE CALM THINGS DOWN FOR THE SAKE OF THE FUTURE
07:05:01 GENERATION.
07:05:01 THERE ARE OTHER COMMUNITIES WHERE TO BUILD.
07:05:05 THANK YOU, VILLAGE OF ESTERO.
07:05:08 >>Scotty Wood: THANK YOU, TAMMY.
07:05:13 >>Mary Gibbs: LIKE I SAID, I GOT A FEW COMMENTS, BUT I'D

07:05:16 LIKE TO CONSOLIDATE THEM AND I THINK COME BACK TO THE NEXT
07:05:20 MEETING WITH YOU ALL AND I'LL KIND OF RUN THROUGH THEM.
07:05:25 IF THAT'S OKAY.
07:05:31 >>Scotty Wood: OKAY BY ME.
07:05:34 >>Mary Gibbs: DID YOU ALL HAVE GENERAL COMMENTS OR
07:05:36 SUGGESTIONS OR THOUGHTS OTHER THAN CAPILLARY ACTION?
07:05:48 >>Dr. Tim Allen: I MAY NEVER LIVE THAT ONE DOWN, RIGHT?

07:05:53 >>Scotty Wood: I WOULD HAVE A GENERAL QUESTION FOR CRAIG.
07:05:57 THE DRAFT IN ITS CURRENT FORM, HOW DO YOU CONSIDER IT VERSUS
07:06:03 THE TRANSITIONAL CODE?
07:06:05 IS IT SIGNIFICANTLY TIGHTER THAN THE TRANSITIONAL CODE OR
07:06:11 SLIGHTLY TIGHTER OR WHATEVER?
07:06:14 IN OTHER WORDS, HOW ARE POTENTIAL DEVELOPERS LIKELY TO REACT
07:06:18 TO THIS LDC AS IT'S DRAFTED?
07:06:23 >>Craig Richardson: WELL, RIGHT NOW, IT'S DIFFICULT FOR ME
07:06:26 TO PREDICT HOW THE DEVELOPERS WILL REACT.
07:06:30 I CAN TELL YOU IT'S MUCH TIGHTER THAN YOUR TRANSITIONAL
07:06:34 CODE.
07:06:34 IT'S MUCH CLEARER AND IT'S MUCH MORE RELEVANT TO DEVELOPMENT
07:06:39 ISSUES IN ESTERO.
07:06:42 THE LANGUAGE IS MUCH CLEARER IF YOU ACTUALLY READ IT.
07:06:46 I THINK ONE OF THE THINGS THAT WE DID IS WE WENT THROUGH --
07:06:52 EVEN THE PROVISIONS THAT ARE BEING CARRIED FORWARD TO THE
07:06:54 EXTENT THAT WE FELT LIKE THERE WAS SOME LACK OF CLARITY, WE
07:06:57 TRIED TO CLARIFY THOSE, AND WE CHECKED THOSE WITH STAFF TO
07:07:03 MAKE SURE WE'RE INTERPRETING THEM CORRECTLY.
07:07:06 ANYWAY, LIKE I SAID, IT IS DEFINITELY TIGHTER THAN THE
07:07:15 TRANSITIONAL CODE IS.
07:07:16 THERE ARE A NUMBER OF NEW PROVISIONS.
07:07:21 LANDSCAPING THAT MIKE WENT OVER AND THE ARCHITECTURAL
07:07:31 STANDARDS.
07:07:32 I THINK WE'VE GOTTEN A LOT MORE SPECIFICITY.

07:07:36 >>Scotty Wood: ANYONE ELSE?
07:07:37 MARY, ANY CLOSING COMMENTS?
07:07:45 >>Mary Gibbs: NO.
07:07:46 >>Scotty Wood: CAN I HAVE A MOTION TO ADJOURN?
07:07:50 >> SO MOVED.
07:07:54 >> SECOND.
07:07:54 >>Scotty Wood: ALL IN FAVOR?
07:07:58 >> AYE.
07:07:59 >>Scotty Wood: WE'RE ADJOURNED AND THANK YOU TO OUR FRIENDS
07:08:02 AT CLARION FOR A JOB WELL DONE.
07:08:05 >>Craig Richardson: THANK YOU.
07:08:06 AND JOHNSON ENGINEERING, TOO.
07:08:08 DONE A GREAT JOB.
07:08:10 >>Scotty Wood: OKAY.

07:08:13 >>Craig Richardson: THANKS A LOT.
07:08:14 BYE-BYE.

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