

VILLAGE OF ESTERO
PLANNING AND ZONING BOARD
TUESDAY, DECEMBER 1, 2020
5:30 P.M.

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

05:34:29 >>CHAIRMAN SCOTTY WOOD: I'LL START IT.
05:34:30 (SOUNDING GAVEL)
05:34:31 CALLING THE DECEMBER 1st MEETING OF THE VILLAGE OF
05:34:34 ESTERO PLANNING AND ZONING BOARD TO ORDER.
05:34:43 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
05:34:45 I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF
05:34:49 AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION
05:34:54 UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.
05:34:58 >>CHAIRMAN WOOD: THANK YOU.
05:35:07 COULD SOMEONE CALL THE ROLL?
05:35:09 I GUESS IT'S YOU, MARY.
05:35:12 >>Mary Gibbs: ALL RIGHT.
05:35:14 BOARD MEMBER ALLEN?
05:35:25 >>Dr. Tim Allen: I AM HERE.
05:35:25 >>ANTHONY GARGANO: HERE.
05:35:26 >>Marlene Naratil: HERE.
05:35:28 >>James Tatooles: HERE.

05:35:29 >>JOHN YARBROUGH: HERE.
05:35:33 >>CHAIRMAN WOOD: HERE.
05:35:35 COULD I HAVE A MOTION TO APPROVE THE AGENDA?
05:35:37 >> I SO MOVE.
05:35:41 >>Marlene Naratil: SECOND.
05:35:42 >> ALL IN FAVOR?
05:35:44 AYE.
05:35:45 AND THE OPPOSED?
05:35:47 OKAY.
05:35:47 SINCE WE HAVE A QUORUM, WE CAN APPROVE THE -- WE CAN APPROVE
05:35:51 THE CONSENT AGENDA.
05:35:52 SO I WOULD LIKE A MOTION TO APPROVE THE CONSENT AGENDA WHICH
05:35:55 CONSISTS OF THE MINUTES OF OUR SEPTEMBER, OCTOBER, AND
05:35:59 NOVEMBER MEETINGS.
05:35:59 >> MOVE TO APPROVE.
05:36:07 >>Marlene Naratil: SECOND.
05:36:08 >>CHAIRMAN WOOD: ALL IN FAVOR?

05:36:11 OKAY.
 05:36:12 TONIGHT, WE HAVE A WORKSHOP TO REVIEW THE LAND DEVELOPMENT
 05:36:15 CODE DRAFT PART 2-C, AND I WILL LET MARY OPEN IT AND THEN
 05:36:23 SHE CAN GIVE IT OVER TO NANCY AND TO OUR FRIENDS FROM
 05:36:29 CLARION.
 05:36:31 >>Mary Gibbs: THANK YOU EVERYBODY.
 05:36:31 JUST A REMINDER THAT THIS IS THE THIRD WORKSHOP IN OUR LAND
 05:36:36 DEVELOPMENT CODE.

05:36:38 THE ZONING CHAPTERS WE DID IN OCTOBER AND THEN LAST MONTH WE
 05:36:43 HAD THE LARGE QUANTITY OF MATERIALS ON-SITE DEVELOPMENT
 05:36:48 STANDARDS, IMPACT FEES, CONCURRENCY, SOME OTHER CHAPTERS.
 05:36:53 AND SO THE ONE THAT YOU HAVE TONIGHT IS THE FINAL SECTION,
 05:37:00 AND IT'S THE CHAPTERS THAT DEAL WITH THE GENERAL
 05:37:01 ADMINISTRATIVE PROCEDURES, AND THEN THE PROCESSES AND
 05:37:06 PROCEDURES.
 05:37:07 AND WE HAVE THE CLARION FOLKS THAT ARE GOING TO GO OVER A
 05:37:11 COUPLE OF THE CHAPTERS AND THEN THE LARGEST CHAPTER, NANCY
 05:37:16 STROUD WILL BE EXPLAINING.
 05:37:17 SO IF YOU DON'T HAVE ANY OTHER QUESTIONS AT THIS TIME, I
 05:37:21 WILL TURN IT OVER TO THE CONSULTANTS.
 05:37:23 AND I DO THINK, I WAS GOING TO MENTION, I DO THINK WE MAY
 05:37:27 HAVE ONE MEMBER OF THE PUBLIC ON ZOOM.
 05:37:30 I'M NOT SURE.
 05:37:31 I DON'T WANT TO FORGET PUBLIC INPUT AT THE END.
 05:37:40 SO IF YOU DON'T HAVE ANY OTHER QUESTIONS, I WILL TURN ITSELF
 05:37:42 OVER TO CRAIG RICHARDSON.
 05:37:45 >>Craig Richardson: ALL RIGHT.
 05:37:46 WELL, THANK YOU, MARY, AND GOOD EVENING, BOARD MEMBERS.
 05:37:51 IT'S GOOD TO SEE EVERYONE.
 05:37:52 GLAD TO HEAR TONIGHT IT'S WARM DOWN IN FLORIDA.
 05:37:58 DAVID, IF YOU COULD GO TO THAT SECOND SLIDE.
 05:38:02 JUST TO REITERATE WHAT MARY SAID, YOU KNOW, WE HAVE ACTUALLY
 05:38:05 HAD WORKSHOPS ON A LARGE PART OF THE NEW LAND DEVELOPMENT

05:38:10 CODE.
 05:38:11 AND WHAT WE ARE REALLY FOCUSING ON TONIGHT IS CHAPTERS ONE
 05:38:16 AND TWO WHICH DEAL WITH THE ADMINISTRATION.
 05:38:19 JUST HOW PERMITS ARE APPROVED, SORT OF WHAT I WOULD CALL
 05:38:27 FOUNDATIONAL ADMINISTRATIVE -- ADMINISTRATION RULES AND JUST
 05:38:31 MAKING THE ORDINANCE FUNCTION WELL, AND THEN ANYTHING
 05:38:34 RELATED OR TO THAT WITH RESPECT TO THE DEFINITIONS OF RULES
 05:38:40 OF CONSTRUCTION.
 05:38:41 WE HAVE ALSO INCLUDED THAT WHICH IS IN CHAPTER 10.
 05:38:44 SO WITH THAT, WITHOUT FURTHER ADO, I WILL GO AHEAD AND
 05:38:48 LAUNCH INTO THIS.
 05:38:52 I'LL DISCOVER ONE, NANCY TWO, AND DAVID IS GOING TO WRAP UP
 05:38:56 WITH A BRIEF EXPLANATION OF CHAPTER 10.

05:39:01 CHAPTER 1 IS REALLY STRAIGHTFORWARD.
05:39:03 IF YOU LOOKED AT THE CODE, IT'S A SHORT CHAPTER.
05:39:05 IT'S ABOUT 10 PAGES LONG.
05:39:07 IT'S IMPORTANT.
05:39:08 I MEAN, IT'S A SET OF PROVISIONS THAT HAVE TO BE IN YOUR
05:39:13 DEVELOPMENT CODE TO ENSURE THAT THE CODE FUNCTIONS PROPERLY
05:39:18 ADMINISTRATIVELY.
05:39:19 A LOT OF THE MATERIAL IN THERE IS VERY STRAIGHTFORWARD.
05:39:23 EVEN THOUGH AS I SAID IT'S IMPORTANT.
05:39:26 YOU KNOW, THERE ARE RULES, THAT ARE BASICALLY GOOD
05:39:31 AUTHORIZATION UNDER THE FLORIDA CONSTITUTION AND STATE LAW.
05:39:35 IN YOUR CHARTER, THAT THE VILLAGE HAS TO ADOPT THE LAND

05:39:39 DEVELOPMENT CODE, THERE'S A SET OF GENERAL PURPOSE
05:39:42 STATEMENTS THAT ARE CLOSE LINKED TO YOUR CURRENT NEWLY
05:39:50 ADOPTED COMPREHENSIVE PLAN.
05:39:51 THERE ARE RULES THAT GOVERN WHO THE ORDINANCE APPLIES TO,
05:39:56 PRIMARILY, ANY DEVELOPMENT WITHIN THE VILLAGE, AND IT
05:40:02 INCLUDES SPECIFIC PROVISIONS STATING THAT IN TERMS OF HOW
05:40:07 THE ORDINANCE APPLIES TO GOVERNMENT VILLAGE.
05:40:10 ANYTHING THAT THE VILLAGE DEVELOPS IS SUBJECT TO REVIEW
05:40:15 UNDER THE CODE, AND ANY OTHER GOVERNMENTAL ENTITY THAT
05:40:20 DEVELOPS IN THE VILLAGE IS SUBJECT TO THE CODE, TO THE
05:40:23 EXTENT IT IS ALLOWED BY EITHER FEDERAL OR STATE LAW.
05:40:28 THERE IS THE OFFICIAL ZONING MAP.
05:40:32 WE TALKED ABOUT THAT WHEN WE DISCUSS THE ZONING DISTRICTS IN
05:40:35 CHAPTER 3.
05:40:36 IT'S ESTABLISHED IN THIS CHAPTER AS WELL.
05:40:39 NEXT SLIDE, DAVID.
05:40:41 IN ADDITION TO THAT, THERE ARE SOME RULES THAT CLEARLY SET
05:40:50 DOWN, THAT ANSWER THE QUESTION, IF I HAVE AN EXISTING
05:40:55 APPLICATION THAT'S BEEN REVIEWED AND DETERMINED TO BE
05:41:02 COMPLETE OR SUFFICIENT FOR REVIEW, WHAT ARE THE RULES?
05:41:12 IN CHAPTER 1, WHAT IT STATES IS IF YOU HAVE A COMPLETE OR
05:41:15 SUFFICIENT APPLICATION, THEN YOU ARE GOING TO BE REVIEWED
05:41:19 UNDER THE CURRENT REGULATIONS, THE ONCE YOU -- YOU SUBMITTED
05:41:25 THE APPLICATIONS UNDER.
05:41:26 HOWEVER, THERE'S ALSO AN APPLICATION THAT SAYS IF FOR SOME

05:41:29 REASON IT WOULD BE BETTER THAT YOU BE REVIEWED UNDER THE
05:41:36 LAND DEVELOPMENT CODE, AND COULD ALSO RESUBMIT THE
05:41:38 APPLICATION AND REVIEW IT UNDER THE CODE.
05:41:41 IN ADDITION TO THAT THERE'S A SET OF RULES THAT RECOGNIZE
05:41:48 THE VALIDITY OF THE EXISTING DEVELOPMENT APPROVALS EITHER BY
05:41:51 THE VILLAGE, SINCE IT'S AN INCORPORATION, OR BY LEE COUNTY
05:41:57 PRIOR TO THE INCORPORATION, THAT THOSE PROVISIONS ARE
05:42:00 RECOGNIZED AS BEING LEGITIMATE AND VALID, AS LONG AS THERE'S
05:42:09 NOT SUBSTANTIAL MODIFICATION TO THOSE PROVISIONS.

05:42:18 THE APPLICATION ALSO PROVIDES A REVISION IF THERE'S AN
05:42:22 EMERGENCY SITUATION, SOMETHING NEEDS TO BE CALLED FOR SAFETY
05:42:27 OF THE COMMUNITY, THE COUNCIL COULD ACT ON THAT BY
05:42:29 RESOLUTION WITHOUT GOING THROUGH A FULL ADOPTION PROCESS, AS
05:42:33 LONG AS IT'S CONSISTENT WITH STATE LAW.
05:42:37 AND THAT'S A NEW PROVISION.
05:42:39 THERE'S ALSO A REQUIREMENT OR PROVISION THAT REQUIRES 72
05:42:48 HOURS BEFORE THEY ACTUALLY BEGIN TO NOTIFY THE DIRECTOR
05:42:53 ABOUT CONSTRUCTION ACTIVITIES SO THAT THE VILLAGE CAN
05:42:55 MONITOR THAT.
05:43:00 >>Mary Gibbs: COULD I GO BACK TO THAT ONE SLIDE?
05:43:02 I JUST WANTED TO ADD TO THE PLANNING AND ZONING BOARD
05:43:05 MEMBERS THE EMERGENCY EXEMPTION AUTHORITY, AN EXAMPLE OF
05:43:07 THAT IS WHEN COVID HIT, AND THE COUNCIL TALKED ABOUT
05:43:14 ALLOWING RESTAURANTS TO CONDUCT SOME BUSINESS TO DO OUTDOOR
05:43:25 SEATING AND MAYBE PLACES THAT DIDN'T HAVE OUTDOOR SEATING,

05:43:29 SO TO INVOKE THIS KIND OF LIKE A RULE LIKE THE GOVERNOR
05:43:32 WOULD INVOKE, AND SAID THIS IS OUR EMERGENCY TEMPORARY
05:43:36 OUTDOOR SEATING RULE, WHICH STILL DIDN'T COMPLY WITH THE
05:43:40 CODE, SO THAT'S THE KIND OF THING THIS EMERGENCY EXCEPTION
05:43:43 WOULD LET THE COUNCIL MEET AND SAY, OKAY, WE NEED TO RELAX
05:43:47 THE RULES FOR THE FOLLOWING REASONS ON A TEMPORARY BASIS.
05:43:51 THAT'S ALL THAT IS.
05:43:52 AND THEN THE REQUIREMENT FOR THE DEVELOPER TO PROVIDE
05:43:56 NOTICE, A LOT OF CONSTRUCTION PROJECTS GOING ON, WE HAVE A
05:43:58 LOT OF CITIZEN INTERESTS, COUNCIL IS ALWAYS ASKING, NOW, YOU
05:44:05 JUST DON'T WANT TO DRIVE BY AND YOU SEE A LOT, YOU
05:44:08 KIND OF WANT TO KNOW WHAT'S GOING ON.
05:44:09 SO YOU HAVE ASKED THE DEVELOPERS OR THE CONSTRUCTION PEOPLE
05:44:13 TO PROVIDE US NOTICE WHEN YOU START BUILDING SO THAT WE WILL
05:44:18 KNOW, WE GET THE PHONE CALLS, AND PEOPLE ASKED FOR RESIDENCE
05:44:24 CALL, AND WE ALSO WANT TO HAVE LIKE A LIAISON PERSON FROM
05:44:27 THAT PROJECT, BECAUSE IF WE HAVE ISSUES, WE USUALLY END UP
05:44:31 HAVING TO SEND CODE ENFORCEMENT OUT, AND THEN THEY ARE
05:44:33 DEALING WITH THE CONTRACTOR, AND MAYBE NOT THE PERSON IN
05:44:36 CHARGE
05:44:37 SO WE WANT TO MAKE SURE WE HAVE A PERSON THAT WE KNOW IS THE
05:44:40 PERSON WITH AUTHORITY THAT WE CAN CONTACT IF THERE ARE
05:44:44 PROBLEMS ON THE SITE, WE HAVE ESTERO, IF THERE IS A LOT OF
05:44:49 DUST PROBLEM, WE TRY TO CONTACT FIVE OR SIX DIFFERENT PEOPLE
05:44:52 AND IT WASN'T VERY EFFECTIVE.

05:44:54 SO WE ARE TRYING TO DO THAT TO WORK BETTER FOR THE
05:44:58 CONSTRUCTION SITES AND I THINK THAT'S A GOOD PROVISION.
05:45:01 I'M EXCITED ABOUT THAT.
05:45:02 >> I TURN IT OVER TO NANCY TO COVER CHAPTER 2.
05:45:14 >>Nancy Stroud: THANK YOU, CRAIG.

05:45:15 I HAVE TO THANK CLARION RIGHT AT THE BEGINNING FOR SETTING
05:45:22 UP BASICALLY THE TEMPLATE FOR THIS CHAPTER.
05:45:24 THIS CHAPTER IS A VERY USEFUL CHAPTER BECAUSE IT REALLY
05:45:27 TAKES DIFFERENT PROCEDURES THAT ARE SCATTERED ALL OVER THE
05:45:31 LEE COUNTY AND PUTS THEM IN ONE PLACE.
05:45:35 AND I THINK IT WILL HELP THE LAY READER, ESPECIALLY, TO
05:45:40 UNDERSTAND HOW PROCESSES WORK IN THE VILLAGE.
05:45:45 AND SOME OF THAT IS DONE BY HAVING NEW GRAPHICS, PICTURES,
05:45:52 NOW, CAN HAVE A LOT OF INFORMATION IN ONE PLACE, AND MAKE IT
05:45:56 VERY EASY TO UNDERSTAND AND ALSO FLOW CHARTS THAT YOU CAN
05:46:05 SEE THROUGHOUT THE VARIOUS KINDS OF PERMITS AND APPROVAL
05:46:08 PROCESSES AND OTHER KIND OF SUMMARY PROCEDURES.
05:46:11 IT'S ALSO THE CASE THAT THIS CHAPTER, BECAUSE IT
05:46:15 CONSOLIDATES SO MUCH THROUGHOUT THE LEE COUNTY CODE, REALLY
05:46:20 TOOK A TEAM EFFORT WITH THE STAFF AND CLARION TO FIGURE OUT
05:46:25 WHAT THE PROCESSES ARE, YOU KNOW, WHAT DUPLICATIONS WE COULD
05:46:29 ELIMINATE, WHAT WE COULD STREAMLINE.
05:46:31 SO I THINK THIS IS GOING TO BE A VERY USEFUL CHAPTER.
05:46:41 SO LET'S GO TO THE NEXT SLIDE.
05:46:43 OKAY.

05:46:43 SO THE FIRST SUBSTANTIVE SECTION IN THIS CHAPTER IS THIS
05:46:50 SUMMARY TABLE OF APPLICATIONS.
05:46:52 AND YOU SEE IN THIS TABLE ALL THE MAJOR KINDS OF
05:46:55 APPLICATIONS THAT THE VILLAGE PROCESSES FOR DEVELOPMENT.
05:47:04 AND THEY INCLUDE EVERYTHING, FOR EXAMPLE, FROM COMPREHENSIVE
05:47:07 PLAN AMENDMENTS TO REZONINGS TO DEVELOPMENT ORDERS AND TO
05:47:12 OTHER ADMINISTRATIVE PROCESSES.
05:47:16 AND WHAT THIS CHART SHOWS IS THE ROLES OF THE DECISION
05:47:20 MAKING BODIES FOR EACH APPLICATION.
05:47:23 THE VILLAGE COUNCIL, THE LAND USE BOARD, THE STAFF, AND THEN
05:47:28 AT THE RIGHT YOU SEE WHICH OF THESE APPLICATIONS REQUIRE
05:47:33 PUBLIC APPLICATION MEETINGS.
05:47:34 SO SORT OF APPLICATIONS AT A GLANCE.
05:47:41 THAT'S THE SUMMARY TABLE.
05:47:43 SO THE TEXT INSIDE THE CHAPTER ALSO HAS MORE OF THE DETAIL
05:47:49 AND THE EXPLANATION OF ALL OF THAT.
05:47:51 IT SHOWS IN ONE PLACE A LOT OF DIFFERENT INFORMATION.
05:47:56 IN GOING ONTO THE NEXT SECTION, WHICH DESCRIBES THE DECISION
05:47:59 MAKING AND ADVISORY BODIES AND PERSONS, REALLY, IN THE
05:48:04 VILLAGE, WHAT WE ARE PROPOSING AS THREE.
05:48:08 THE VILLAGE COUNCIL, THE LAND USE BOARD, WHICH WOULD BE A
05:48:12 PLANNING ZONING AND DESIGN BOARD, PROBABLY THE MOST
05:48:16 INTERESTING DEVELOPMENT IN THIS, AND THEN THE COMMUNITY
05:48:22 DEVELOPMENT DIRECTOR.
05:48:24 AND IT SETS OUT THE VARIOUS RESPONSIBILITIES AND AUTHORITIES

05:48:27 OF EACH.

05:48:30 WHAT'S NEW, IF YOU GO BACK, THROUGHOUT THE DECISION MAKING
05:48:36 SECTION HERE, WHAT HAS HAPPENED IS THAT THE CODE IS NOW
05:48:43 DELEGATING SOME MORE ADMINISTRATIVE REVIEW TO THE DIRECTOR,
05:48:48 SO THAT SMALLER PROJECTS SUCH AS SMALL DEVELOPMENT ORDERS
05:48:54 AND SMALL ZONING ITEMS CAN BE DONE BY THE STAFF AND NOT HAVE
05:49:00 TO GO THROUGH THE EXTRA TIME OF GOING THROUGH A LAND USE
05:49:05 BOARD.
05:49:07 THEN AS SOMETHING TO CONSIDER, SOMETHING THAT CAME UP DURING
05:49:12 OUR PROCESS, LOOKING AT THE CODE, THE CODE CONSOLIDATES THE
05:49:20 PZB AND DRB RESPONSIBILITIES INTO ONE BOARD WHICH WE ARE
05:49:28 CALLING THE PLANNING ZONING AND DESIGN BOARD, PZDB, AND WHAT
05:49:35 THAT WOULD DO IS REVIEW BASICALLY THE LARGER PROJECTS AND BE
05:49:39 ABLE TO LOOK AT PROJECTS IN A MORE COMPREHENSIVE WAY,
05:49:43 BECAUSE THEY ARE LOOKING NOT ONLY AT THE KINDS OF ISSUES
05:49:48 THAT COME UP AS PZB NOW BUT ALSO THE KINDS OF ISSUES THAT
05:49:52 COME UP IN THE DEVELOPMENT ORDER PROCESS, FOR EXAMPLE, THAT
05:49:56 DRB NOW HANDLES.
05:49:59 SO THAT'S SOMETHING WE WOULD REALLY APPRECIATE YOUR COMMENTS
05:50:02 ON, BECAUSE WE KNOW THAT'S SOMETHING THAT SHOULD BE CHANGED.
05:50:07 THIS PART ALSO CLARIFIES WHEN APPEALS CAN BE TAKEN TO
05:50:15 DECISIONS OF THE COUNCIL, PZDB, OR THE STAFF, AND CREATES AN
05:50:24 APPEAL FOR SOME OF THOSE PROCESSES THAT DIDN'T HAVE AN
05:50:27 APPEAL BEFORE.
05:50:29 SO IT'S KINDS OF SOUPS TO NUTS PART OF THIS CHAPTER.

05:50:37 >>Mary Gibbs: CAN WE GO BACK ONE SLIDE?
05:50:38 I WANTED TO ADD A COUPLE.
05:50:41 SO THE THINGS THAT WOULD BE DELEGATED TO THE STAFF THROUGH
05:50:45 YOU, A COUPLE OF EXAMPLES ARE -- I DON'T KNOW IF YOU GUYS
05:50:49 REMEMBER WHEN WE HAD SOME OF THESE TIMES WHERE PEOPLE HAD TO
05:50:54 GO TO THE HEARING BECAUSE THERE WAS A SIDE SETBACK AND IT
05:50:58 WAS JUST A FEW INCHES INTO THE SETBACK BECAUSE THERE WAS A
05:51:01 SURVEY ERROR, OR STUCCO, YOU KNOW, WENT INTO THE SETBACK AND
05:51:06 WE HAD THESE VERY MINOR SETBACKS, AND WE HAVE TO TAKE THEM
05:51:09 TO PLANNING AND ZONING BOARD FOR A VARIANCE, AND IT'S
05:51:13 HOLDING UP PEOPLE'S CLOSINGS AND THINGS LIKE THAT, AND
05:51:20 REALLY FIND A BETTER WAY TO DO THIS.
05:51:22 SO THOSE ARE THE KINDS OF THINGS WE ARE PROPOSING INSTEAD OF
05:51:24 GOING TO PLANNING AND ZONING BOARD.
05:51:26 AND THEN THINGS THAT DESIGN REVIEW BOARD WAS LOOKING AT, BUT
05:51:31 THEY DIDN'T REALLY WANT TO LOOK AT, WERE THINGS THAT THERE
05:51:34 WERE A LOT OF WHAT I CALL LIMITED DEVELOPMENT ORDER SO THAT
05:51:38 THE SMALLER DEVELOPMENT ORDERS, LET'S SAY THERE WAS --
05:51:41 BROOKS WAS DOING A CLUBHOUSE EXPANSION, INTERNAL TO THE
05:51:46 DEVELOPMENT, DIDN'T HAVE ANY EXTERNAL IMPACT, YOU KNOW, THEY
05:51:50 WERE EXPANDING PART OF THE BUILDING OR CAME INTO A CLUBHOUSE
05:51:54 EXPANSION THAT DIDN'T REALLY AFFECT ANYBODY, AND DESIGN
05:51:58 REVIEW BOARD SAID, WHY ARE WE LOOKING AT THESE?

05:52:00 WELL, THE CODE SAYS YOU HAVE TO LOOK AT THEM, BUT THEY WERE
05:52:03 SO SMALL AND THEY REALLY HAVE LIMITED IMPACTS THAT IT'S

05:52:06 SOMETHING THAT THE STAFF COULD LOOK AT.
05:52:07 SO THOSE WERE THE KINDS MUCH THINGS THAT IN THIS CODE WE ARE
05:52:11 PROPOSING THAT WERE JUST DONE BY THE STAFF.
05:52:13 AND THEN LET'S SAY IN THE OFF CHANCE SOMETHING GOT DENIED,
05:52:18 THEY CAN ALWAYS BE APPEALED TO ANOTHER BOARD TO DESIGN
05:52:21 REVIEW BOARD OR WHATEVER THE BOARD OR COUNCIL.
05:52:24 SO THERE'S ALWAYS AN APPEAL PROVISION FOR STAFF DECISIONS,
05:52:28 BUT AT LEAST IT STREAMLINES THE PROCESS BY HAVING NOT HAVING
05:52:33 TO GO TO PUBLIC HEARINGS.
05:52:35 AND THEN THE ITEM THAT NANCY BROUGHT UP THAT I THINK IS THE
05:52:40 BIGGEST CHANGE OR PROPOSED CHANGE IN HERE OF PUTTING THE TWO
05:52:44 BOARDS INTO ONE BOARD, PART OF THE REASON FOR THAT, WHEN WE
05:52:49 WERE LOOKING AT THE THINGS SAYING, OKAY, STAFF REVIEWS THE
05:52:52 SMALLER PROJECTS, AND THE OTHER BOARD REVIEWS THE LARGER
05:52:55 PROJECTS, SOMETIMES IN THE PAST, PLANNING AND ZONING BOARD
05:52:58 HAD A PROJECT WHERE WE HAVE DONE THE ZONING, AND YOU HAD A
05:53:02 LOT OF THE DESIGN ASPECTS COME UP AT THE ZONING HEARING, AND
05:53:07 WE TELL YOU, WELL, NO, THAT'S REALLY THE DESIGN REVIEW
05:53:09 BOARD.
05:53:10 THEN IT GOES TO THE DESIGN REVIEW BOARD AND THE DESIGN
05:53:12 REVIEW BOARD STARTS ASKING ABOUT THE ZONING QUESTIONS, AND,
05:53:15 NO, NO, THAT'S THE PLANNING AND ZONING BOARD.
05:53:17 SO THERE'S SOMETIMES THERE'S OVERLAP.
05:53:20 AND WE WERE TRYING TO SEE IF THERE WAS A WAY WE COULD ARC
05:53:23 DATE THE OVERLAP.

05:53:25 BUT AGAIN, IT'S THE MOST SUBSTANTIAL CHANGE IN THIS CHAPTER
05:53:30 SO WE REALLY WOULD LIKE YOUR INPUT ON WHETHER YOU THINK
05:53:33 THAT'S A GOOD IDEA, BECAUSE WE HAVE TO GO BACK TO COUNCIL
05:53:36 AND PRESENT TO THE THEM.
05:53:41 >>Dr. Tim Allen: MARY?
05:53:42 MAY I INTERRUPT?
05:53:43 THIS IS TIM.
05:53:44 WHERE DID THE PUSH TO COMBINE THE TWO BOARDS COME FROM?
05:53:47 IS THAT SOMETHING THAT THE COUNCIL HAS ASKED FOR?
05:53:50 OR IS THAT SOMETHING WE CAME UP WITH, YOUR STAFF AND THE
05:53:54 CONSULTANTS?
05:53:56 >>Mary Gibbs: IT HAS BEEN -- I THINK IT CAME UP AT THE
05:54:02 COUNCIL ONCE IN THE CONTEXT OF WE HAVE HAD SOME PROBLEMS
05:54:06 WITH QUORUMS, GETTING QUORUMS WITH THE DESIGN REVIEW BOARD.
05:54:10 SO IT'S COME UP AS JUST A GENERAL QUESTION BEFORE TRYING TO
05:54:14 GET QUORUMS, AND SO WHEN WE WERE LOOKING AT THIS CODE
05:54:19 CHANGE, THE CONSULTANTS AND I TALKED ABOUT IT AND SAID, HERE
05:54:23 IS AN IDEA, IT MAY NOT BE THE IDEA THAT EVERYBODY WANTS, BUT
05:54:27 HERE IS A PROPOSAL, AND SO WE FLUSHED IT OUT A LITTLE BIT.

05:54:30 WE KIND OF LOOKED AT A LOT OF DIFFERENT THINGS, AND THIS IS
05:54:34 ONE OF THE PROPOSALS THAT CAME OUT OF THIS.
05:54:41 >>Marlene Naratil: MARY, DO OTHER COMMUNITIES EVER DEAL WITH
05:54:44 THIS ISSUE AND GO AHEAD AND PUT THE TWO TOGETHER WITH THE
05:54:49 SEVEN MEMBER BOARD?
05:54:52 >>Craig Richardson: THIS IS CRAIG.

05:54:53 ONE OF THE ISSUES THAT I MENTIONED TO MARY AND THE STAFF,
05:54:59 THAT NANCY EARLY -- EARLIER INNING THIS PROCESS, WE HAVE
05:55:03 DEFINITELY SEEN IT HAPPEN IN SMALLER COMMUNITIES.
05:55:08 TYPICALLY, YOU WON'T SEE IN THE A REALLY LARGE URBAN
05:55:12 COMMUNITY WITH 200,000 OR 300,000 PEOPLE.
05:55:16 THEY DON'T HAVE AS MUCH DIFFICULTY IN TERMS OF JUST FINDING
05:55:21 BOARD MEMBERS.
05:55:22 BUT DEFINITELY WE HAVE SEEN IT HAPPEN IN THE DEVELOPMENT
05:55:29 CODES IN SMALLER COMMUNITIES.
05:55:30 ONE OF THE OTHER BENEFITS TO IT IS IN MAKING DECISIONS, NOT
05:55:36 ONLY ABOUT PLANNING ISSUES LIKE YOU DO IN ADVISING
05:55:43 DEVELOPMENTS AND REZONINGS IS -- AND ALSO DEALING WITH
05:55:47 DESIGN, THEY HAVE A MUCH MORE HOLISTIC VIEW OF HOW THE
05:55:52 DEVELOPMENT PROCESS WORKS.
05:55:53 SO THERE'S, AT LEAST IN MY PERSPECTIVE, SOME TO THAT TOO.
05:56:01 >>Mary Gibbs: ONE OF THE THINGS, IF I CAN ADD TO WHAT CRAIG
05:56:02 IS SAYING, ONE OF THE THINGS WE TALKED ABOUT WITH CRAIG, AND
05:56:06 OF COURSE IT DOES WORK IN DIFFERENT STATES SO THE RULES ARE
05:56:10 A LITTLE DIFFERENT IN THESE OTHER STATES THAT THERE ARE
05:56:13 CERTAIN THINGS YOU CAN OR CAN'T DO, BUT THEY HAVE THE
05:56:15 BOARD -- AND THIS WAS AN IDEA THAT WE KIND OF SAID, NO, THIS
05:56:21 IS NOT SO GOOD -- YOU HAVE A BOARD, BUT THEN YOU RECONVENE
05:56:24 AS ANOTHER BOARD.
05:56:25 SO KIND OF LIKE THE COUNTY DOES WITH THE BOARD OF COUNTY
05:56:28 COMMISSIONERS AND THEN THEY RECONVENE AS THE PORT AUTHORITY

05:56:33 BUT IT'S STILL THEM.
05:56:34 SO YOU CAN HAVE A BOARD THAT WOULD RECONVENE, PLANNING AND
05:56:38 ZONING BOARD AND RECONVENE AS DESIGN BOARD, BUT WHAT YOU ARE
05:56:45 NOT STREAMLINING THE PROCESSION AND STILL HAVING TO HEAR ALL
05:56:47 THE CASES.
05:56:48 SO WE HAVE BEEN THROUGH A LOT OF ITERATIONS OF WHAT WOULD
05:56:52 WORK AND WHAT WOULDN'T WORK, AND WE DISMISSED A LOT OF IDEAS
05:56:55 THAT DIDN'T SEEM LIKE THEY WERE WORKABLE.
05:56:57 >> THIS IS SCOTTY.
05:57:02 I HAD A QUESTION FOR NANCY.
05:57:03 NANCY, IT SHOWS THE COMBINED BOARD WOULD HAVE SEVEN MEMBERS.
05:57:11 IS IT CONCEIVABLE THAT PERHAPS FOR TRANSITION PURPOSES,
05:57:15 MAYBE THE COMBINED BOARD COULD START WITH NINE MEMBERS AND
05:57:18 THEN AFTER STIPULATED TO, SAY TWO YEARS OR WHATEVER, COULD
05:57:27 BRING THAT DOWN TO SEVEN MEMBERS, THE THEORY BEING THAT IT

05:57:30 EASES THE TRANSITION RATHER THAN THROWING A SWITCH AND
 05:57:32 SUDDENLY YOU HAVE RIGHT NOW, I THINK WE HAVE, I THINK 11 OR
 05:57:39 12 PEOPLE SERVING ON THE TWO BOARDS, AND SUDDENLY IT'S 7.
 05:57:44 AND MAYBE IF WE HAD A TRANSITIONAL NUMBER THAT MIGHT HELP
 05:57:50 JUST GET IT DONE AND GET IT DONE WITH MINIMAL CONTROVERSY
 05:57:53 AND WHATEVER.
 05:57:53 >> THAT'S A VERY -- AND THERE'S NO LEGAL IMPEDIMENT TO DOING
 05:58:01 THAT.
 05:58:01 THAT CERTAINLY COULD BE DONE, IN A TRANSITIONAL BOARD, AND
 05:58:05 THEN AFTER SEVERAL YEARS THE MEMBERSHIP CHANGES.

05:58:13 >>Marlene Naratil: DO YOU HAVE TO PUT ACTUAL DATES IN TO
 05:58:16 SATISFY HOW LONG THIS WOULD GO ON?
 05:58:19 LIKE WOULD YOU SAY THE FIRST TWO YEARS?
 05:58:22 OR WOULD IT BE SUBJECT TO DETERMINATION AS NEEDED?
 05:58:30 >>Nancy Stroud: IT COULD WORK EITHER WAY.
 05:58:33 DEPENDING ON WHAT THE COUNCIL WANTS TO DO, IF IT WANTS TO
 05:58:37 SET A TIME FRAME SO THAT THERE'S SOME PREDICTABILITY ON ONE
 05:58:42 THING THAT HAPPENED, YOU CAN THAT WAY OR ALTERNATIVELY JUST
 05:58:48 SAY WE'LL DECIDE DOWN THE ROAD.
 05:58:50 BUT THEY CAN ALWAYS DECIDE THE ROAD.
 05:58:53 THEY CAN ALWAYS CHANGE THE VOTE.
 05:58:55 >> MAY I ASK WHAT WAS THE ORIGINAL THINKING WHEN THE TWO
 05:59:00 BOARDS WERE SET UP IN THE INITIAL SET-UP?
 05:59:05 I AM JUST CURIOUS HOW IT EVOLVED.
 05:59:09 >>Mary Gibbs: WELL, I THINK IN THE INITIAL WHEN THE VOTES
 05:59:14 WERE INCORPORATED THERE WAS ALWAYS THE PREMISES OF THE
 05:59:17 DESIGN REVIEW BOARD WHICH WAS THE DBRC, DESIGN REVIEW
 05:59:22 COMMITTEE, I THINK IT WAS CALLED, AND IT WAS LIKE A
 05:59:25 SELF-APPOINTED KIND OF A GROUP, BECAUSE ESTERO WASN'T A
 05:59:29 CITY, SO IT WAS A GROUP OF INTERESTED CITIZENS AND
 05:59:34 PROFESSIONALS THAT SAID WE WANT TO REVIEW THESE PROJECTS,
 05:59:38 THEY CAME TO US AT THE COUNTY -- THIS IS MY RECOLLECTION.
 05:59:42 AGAIN, IT'S BEEN ABOUT SIX YEARS, SO MY MIND ISN'T AS SHARP
 05:59:46 AS IT USED TO BE.
 05:59:48 BUT THEY CAME TO THE COUNTY AND SAID, WE WANT TO BE

05:59:50 COMMITTED, AND THE COUNTY SAID, YOU CAN'T BE A COUNTY
 05:59:53 COMMISSION APPOINTED COMMITTEE, BUT YOU CAN BE LIKE YOUR OWN
 05:59:58 DESIGN REVIEW BOARD AND WE WILL WORK WITH YOU SO THAT YOU
 06:00:00 CAN WORK OUT THE DIFFERENT PROJECTS AND YOU CAN STILL
 06:00:03 PROVIDE RECOMMENDATIONS TO COUNTY STAFF.
 06:00:05 AND SO THAT'S HOW THAT WAS SET UP.
 06:00:08 THERE WAS NO PLANNING AND ZONING BOARD AT THE TIME.
 06:00:11 IT WAS JUST THE DESIGN REVIEW GROUP, THE PLANNING AND ZONING
 06:00:15 BOARD DIDN'T COME INTO EFFECT UNTIL THE VILLAGE INCORPORATED
 06:00:20 BECAUSE THE STATUTES REQUIRE THAT YOU HAVE A LOCAL PLANNING
 06:00:23 AGENCY, WHICH IS YOUR PLANNING AND ZONING BOARD.

06:00:26 SO THAT'S WHEN THE ZONING BOARD WAS SET UP.
06:00:30 AFTER INCORPORATION.
06:00:30 AND THEN INCORPORATION, I THINK THE OLD DESIGN REVIEW
06:00:35 COMMITTEE JUST SORT OF MORPHED INTO THE NEW DESIGN REVIEW
06:00:38 BOARD.
06:00:38 >> SO PLANNING AGENCY IS REQUIRED BUT DESIGN REVIEW BOARD IS
06:00:43 JUST SOMETHING WE KIND OF INHERITED?
06:00:49 >>Nancy Stroud: REQUIRED TO HAVE A LOCAL AGENCY WHICH IS
06:00:50 WHAT THE PLANNING AND ZONING BOARD DID, AND IT'S TYPICAL
06:00:55 THROUGHOUT THE STATE.
06:00:57 VERY TYPICAL IN MY EXPERIENCE TO HAVE DESIGN REVIEW BOARDS
06:01:00 OR APPEARANCE BOARDS, ALTHOUGH MANY COMMUNITIES DO, AND AS
06:01:04 MARY SAID, GIVEN THE HISTORY OF ESTERO, THERE WAS, I GUESS,
06:01:12 A DECISION THAT THAT SHOULD CONTINUE IN SOME WAY.

06:01:17 I WOULD ALSO JUST MENTION HERE THAT ALSO COMMUNITIES OFTEN
06:01:23 HAVE HISTORIC PRESERVATION BOARDS, AND THE COUNTY HAS, YOU
06:01:27 KNOW, HISTORIC PRESERVATION COMMISSION BOARD.
06:01:31 WHAT THIS CODE DOES IS TO MAKE THE LAND USE BOARD THAT SAME
06:01:39 BOARD IN TERMS OF LOOKING AT HISTORIC BUILDINGS IF THEY EVER
06:01:44 COME UP FOR SOME SORT OF RENOVATION FOR REVIEW.
06:01:48 SO YOU WOULD BE WEARING -- IT'S A CONSOLIDATED BOARD IN
06:01:53 SEVERAL WAYS.
06:01:53 >> ANTHONY, I HAVE AN EDITORIAL COMMENT AND A QUESTION.
06:02:01 MY EDITORIAL COMMENT IS, I SERVED TEN YEARS UP NORTH ON A
06:02:09 ZONING BOARD, AND THE WAY -- AND THIS WAS A COMMUNITY OF 60,
06:02:16 000 PEOPLE, AND THE WAY THINGS WERE STRUCTURED, LOCAL
06:02:19 GOVERNMENTWISE, THERE WAS JUST A ZONING BOARD AND A SEPARATE
06:02:25 PLANNING AND DESIGN BOARD.
06:02:26 SO PLANNING AND DESIGN WAS UNDER ONE BOARD, AND ONLY ZONINGS
06:02:31 WAS UNDER THE OTHER BOARD.
06:02:32 SO I ALWAYS FOUND IT INTERESTING THE WAY WE HAVE BEEN
06:02:36 STRUCTURED TO HEAR THAT.
06:02:38 SO THAT'S MY EDITORIAL COMMENT.
06:02:39 MY QUESTION IS, MY UNDERSTANDING WITH THE DESIGN REVIEW
06:02:42 BOARD IN HAVING PROBLEMS GETTING A QUORUM WAS THERE WAS
06:02:47 DIFFICULTY IN GETTING SUFFICIENT NUMBER OF QUALIFIED BOARD
06:02:54 MECHANICS WHO COULD ACTUALLY SERVE ON THE BOARD AND HAVE THE
06:02:58 APPROPRIATE QUALIFICATIONS.
06:03:03 HOW DO YOU THINK THIS CHANGE WILL IMPACT THAT PROBLEM?

06:03:10 >>Mary Gibbs: NANCY, DO YOU WANT TO --
06:03:14 >>Nancy Stroud: I WOULD SAY PART OF THE PROBLEM OF
06:03:18 MEMBERSHIP ON BOARDS LIKE THE DRB OR EVEN HISTORIC
06:03:24 PRESERVATION BOARD IS OFTEN THAT, AT LEAST IN FLORIDA, THE
06:03:28 CONFLICT RULES ARE SO STRINGENT THAT ANYONE WHO HAS AN
06:03:33 ACTIVE PRACTICE, A KIND OF, YOU KNOW, DEVELOPMENT THAT IS
06:03:42 GOING TO COME BEFORE THE BOARD, HAS TO RECUSE HIMSELF OR

06:03:47 HERSELF.
 06:03:48 AND THAT PART OF GETTING AND MAINTAINING QUALIFIED PEOPLE.
 06:03:57 THE OTHER PROBLEM, OF COURSE, IS WHEN YOU ARE IN A SMALL
 06:03:59 COMMUNITY, YOU JUST DON'T HAVE THAT MANY PEOPLE TO DRAW
 06:04:03 FROM.
 06:04:04 WE HAVE VERY QUALIFIED PEOPLE, I THINK, IN THE VILLAGE.
 06:04:08 IT'S JUST A SMALLER GROUP, AND THEY ARE VERY ACTIVE IN THEIR
 06:04:13 OWN PRACTICES.
 06:04:16 SO THAT BOARD HAS A LARGER NUMBER OF PEOPLE THAN WOULD BE
 06:04:26 PRESUMABLY ON THE PZBD IF IT WERE CONSOLIDATED.
 06:04:33 THEY WOULDN'T HAVE THE MAJORITY BEING THE PROFESSIONAL
 06:04:36 ARCHITECTS AND SO FORTH.
 06:04:37 >> THIS IS A GENERAL QUESTION, AND MAYBE I AM CONFUSED HERE,
 06:04:48 BUT IS THE DIRECTOR THE SAME THING AS THE VILLAGE MANAGER,
 06:04:50 OR ARE THOSE TWO DIFFERENT THINGS?
 06:04:54 >>Nancy Stroud: THE DIRECTOR IS THE COMMUNITY DEVELOPMENT
 06:04:57 DIRECTOR, MARY.
 06:04:58 >> OKAY, THANK YOU.

06:05:02 >>Nancy Stroud: SO LET'S GO TO THE NEXT SLIDE.
 06:05:07 >>Mary Gibbs: MAY I SAY SOMETHING BEFORE WE LEAVE THIS
 06:05:09 TOPIC, BECAUSE IT IS A BIG ONE?
 06:05:11 I DON'T REALLY WANT TO PUT EVERYBODY ON THE SPOT, BECAUSE I
 06:05:13 THINK IT'S A BIG CHANGE AND EVERYBODY NEEDS TIME TO THINK
 06:05:16 ABOUT THAT.
 06:05:16 BUT I THINK IT WOULD BE IMPORTANT, AND I THINK THE COUNCIL
 06:05:19 IS GOING TO WANT TO KNOW WHAT THE PLANNING AND ZONING BOARD
 06:05:23 AND DESIGN REVIEW BOARD THINK ABOUT IT.
 06:05:25 SO MAYBE IF YOU WANT TO GIVE IT SOME MORE THOUGHT, WE COME
 06:05:28 BACK, I THINK DECEMBER 15th WE HAVE GOT ANOTHER MEETING,
 06:05:32 BUT IF YOU HAVE GOT ISSUES OR CONCERNS, OR THE FUNCTIONS OF
 06:05:41 PLANNING AND ZONING BOARD ARE ONE THING AND THEN THE REVIEW
 06:05:44 BOARD GETS INTO MORE DETAIL, SO IF THERE'S CONCERNS OR
 06:05:47 CONSTERNATION OR FINANCIAL FUNCTIONS HOW THAT WOULD WORK, WE
 06:05:53 WANT TO HEAR YOUR THOUGHTS, IF YOU HAVE GOT ANY CONCERNS, IF
 06:05:55 YOU THINK IT'S A GOOD IDEA IF YOU DON'T THINK IT'S A GOOD
 06:05:58 IDEA, IF YOU THINK IT MAKES MORE SENSE TO HAVE TWO BOARDS,
 06:06:01 IF YOU THINK PUTTING THE TWO BOARDS IS A GREAT IDEA, IF YOU
 06:06:04 THINK THERE SHOULD BE A DIFFERENT AMOUNT OF MEMBERS.
 06:06:06 THOSE ARE THINGS WE REALLY WOULD LIKE TO TAKE BACK TO
 06:06:09 COUNCIL, SOME OF THE BOARD'S THOUGHTS, BECAUSE IT DOES
 06:06:13 AFFECT THE TWO BOARDS.
 06:06:14 AND I THINK THE COUNCIL WOULD LIKE TO HEAR SOME INPUT.
 06:06:18 I DON'T WANT TO PUT YOU ON THE SPOT TONIGHT, BUT I DO THINK

06:06:22 IT WOULD BE HELPFUL IF YOU WANT TO THINK ABOUT IT SOME.
 06:06:25 >> WELL, ANOTHER QUESTION.
 06:06:31 BOTH BOARDS CURRENTLY NOW MEET ONCE A MONTH OR MORE OFTEN AS

06:06:35 REQUIRED.

06:06:37 >>Mary Gibbs: DESIGN REVIEW BOARD TYPICALLY MEETS TWICE A

06:06:40 MONTH.

06:06:41 >> TWICE A MONTH.

06:06:43 SO HOW MANY -- I MEAN, FROM THE STANDPOINT OF TIME REQUIRED

06:06:50 TO CONTRIBUTE TO THE BOARD, HOW MANY MEETINGS A MONTH WOULD

06:06:55 THE BOARD MEMBERS BE ATTENDING?

06:06:59 WHAT WOULD YOU ANTICIPATE?

06:07:01 >>Mary Gibbs: WE TALKED ABOUT THAT, AND WE WERE THINKING TWO

06:07:04 MEETINGS A MONTH, OR THE OTHER OPTION WOULD BE -- DESIGN

06:07:09 REVIEW BOARD DOESN'T ALWAYS HAVE TWO MEETINGS A MONTH.

06:07:11 IT DEPENDS ON WHAT COMES IN FOR REVIEW.

06:07:13 IT COULD BE TWO MEETINGS A MONTH, OR IF IT WAS ONE MEETING A

06:07:18 MONTH IT WOULD PROBABLY NEED TO BE A LONGER MEETING. SO

06:07:20 IT -- IT WOULD BE UP TO THE BOARD, DO YOU WANT TO HAVE A

06:07:23 LONGER MEETING ONCE A MONTH OR DO YOU WANT TO HAVE A COUPLE

06:07:26 OF SHORTER MEETINGS TWICE A MONTH? IT'S HARD TO TELL, YOU

06:07:30 KNOW.

06:07:30 THERE WILL BE MORE THINGS FOR STAFF TO REVIEW THAT WON'T GO

06:07:34 TO THESE BOARDS, BUT AGAIN IT'S TWO BOARDS, SO THERE WOULD

06:07:37 BE MORE ITEMS.

06:07:39 SO I WOULD THINK, MY GUESS WOULD BE TWICE A MONTH.

06:07:43 >>Dr. Tim Allen: MARY, THIS IS TIM.

06:07:46 JUST SOME INITIAL OFF-THE-CUFF THOUGHTS THAT I WILL SHARE

06:07:50 WITH YOU FOR FEEDBACK.

06:07:51 I LIKE THE IDEA OF MINIMIZING DUPLICATION OF EFFORTS AND

06:07:58 POSSIBLE MEETINGS, THINGS LIKE THAT.

06:07:59 I LIKE EFFICIENCY HAVING ONE BOARD.

06:08:03 BUT IT WAS MY UNDERSTANDING IT WOULD BE ON THE DESIGN REVIEW

06:08:06 BOARD REQUIRED CERTAIN CREDENTIALS THAT DON'T APPLY TO THE

06:08:12 ZONING BOARD MEMBERS.

06:08:15 AND I DON'T SEE ANY MENTION IN THE DOCUMENT OF RETAINING ANY

06:08:19 OF THOSE QUALIFICATIONS FOR THE MEMBERS OF THE NEW BOARD.

06:08:23 SO HAVE YOU THOUGHT ABOUT MAKING SURE AT LEAST SOME

06:08:29 PROFESSIONALS ARE REPRESENTED ON THE DESIGN REVIEW BOARD,

06:08:32 THE ARCHITECTS AND THINGS LIKE THAT?

06:08:35 THOSE THAT'S JUST SOME INITIAL THOUGHT THAT I HAD.

06:08:40 >>Mary Gibbs: YES, AND THANK YOU.

06:08:42 THE BOARDS ARE COMBINED, DO NEED ABSOLUTELY GOING TO NEED AN

06:08:46 ARCHITECT, BECAUSE YOU DO HAVE A LOT OF -- LOT OF BUILDING,

06:08:50 FACADE THINGS.

06:08:52 YOU NEED SOMEBODY THESE AN ARCHITECT, AND IT MIGHT BE GOOD

06:08:56 TO HAVE AN ENGINEER, MIGHT BE GOOD TO HAVE A LANDSCAPE

06:08:58 ARCHITECT.

06:08:59 SO I THINK THERE ARE THOSE FUNCTIONS THAT IF YOU DON'T WANT

06:09:03 TO JUST RELY ON PLANNING AND ZONING BOARD TO HAVE TO DEAL

06:09:06 WITH SOME OF THOSE TECHNICAL FUNCTIONS.

06:09:10 >>Dr. Tim Allen: THEN IT WOULD SEEM LIKE THE RIGHT PLACE TO
 06:09:12 SPECIFY SOME OF THOSE REQUIREMENTS WOULD BE IN THE MANNER OF
 06:09:15 APPOINTMENT TO THE BOARD, SPECIFY THE NUMBER OF MEMBERS,
 06:09:19 ET CETERA, WHAT THEIR DUTIES ARE GOING TO BE.
 06:09:22 IT SEEMS LIKE THERE SHOULD BE A PLACE IN THERE TO DEFINE
 06:09:26 THAT SO THAT THERE'S NO QUESTION AND MAKE SURE THAT WE HAVE
 06:09:29 QUALIFIED PEOPLE IN THOSE TECHNICAL AREAS.
 06:09:36 >>Nancy Stroud: YES, AS YOU WILL SEE IN THE MEMBERSHIP
 06:09:37 PROVISION, IT SAYS HOW MANY MEMBERS AND WHEN THEY ARE
 06:09:40 APPOINTED AND SO FORTH.
 06:09:44 THE QUALIFICATION INCLUDES AT LEAST FOUR MEMBERS BEING
 06:09:49 RESIDENTS AND OTHER MEMBERS OWNING A BUSINESS, OWNING
 06:09:54 PROPERTY, WORKING IN THE VILLAGE, AND THE MEMBERS OF THE
 06:09:57 BOARD SHALL HAVE DIVERSE BACKGROUND AND WHEREVER POSSIBLE
 06:10:01 PRIOR EXPERIENCE, AND THEN IT GOES THROUGH THE WHOLE SERIES
 06:10:04 OF PRACTICES THAT ARE VERY HELPFUL, INCLUDING ENGINEERING,
 06:10:09 ARCHITECTURAL, LANDSCAPE ARCHITECTURE, BUILDING DESIGN --
 06:10:16 >>Dr. Tim Allen: AND CHANGE FROM WHEREVER POSSIBLE?
 06:10:19 THAT'S VERY GENERAL.
 06:10:20 WAS IT MORE STRICT IN THE PRIOR VERSION?
 06:10:25 >>Nancy Stroud: YES, EXISTING DRB IS MORE STRICT.
 06:10:28 AND I THINK THE IDEA ABOUT MAKING IT A LITTLE MORE FLEXIBLE
 06:10:36 IS TO ANTICIPATE THAT THERE MAY BE TIMES WHEN YOU DON'T FIND
 06:10:43 A VOLUNTEER ARCHITECT, YOU KNOW, WHO IS GOING TO BE ABLE TO
 06:10:46 FILL THE SLOT.

 06:10:47 I MEAN, THAT'S WHY WE HAVE HAD PROBLEMS FILLING THE DRB
 06:10:53 SOMETIMES.
 06:10:55 >>Dr. Tim Allen: IT JUST SEEMS THAT WHEREVER POSSIBLE MEANS
 06:10:57 OKAY, IF YOU WANT, OTHERWISE COUNCIL JUST APPOINTS WHOMEVER
 06:11:02 THEY WANT FOR WHATEVER REASON THEY WANT.
 06:11:05 WHEREVER POSSIBLE, THIS SEEMS A LITTLE LOOSE.
 06:11:07 IF WE THINK IT'S IMPORTANT THAT MEMBERS HAVE SOME TECHNICAL
 06:11:10 EXPERIENCE, THEN WE SHOULD PROBABLY BE MORE CONCRETE THERE.
 06:11:14 BUT I AM SYMPATHETIC, THE WORD SYMPATHETIC THERE, TO THE
 06:11:19 PROBLEM OF FINDING PEOPLE WHO CAN BOTH BE ON THE BOARD AND
 06:11:22 THE THIRD PARTY OBJECTIVE INSIDE SUCH A SMALL VILLAGE.
 06:11:34 >>Craig Richardson: LET ME MENTION ONE OTHER THING.
 06:11:37 ESTERO ALREADY FOCUSES PRETTY HEAVILY ON DESIGN ISSUES.
 06:11:40 BUT IN A NUMBER OF COMMUNITIES WHERE WE WORKED THE LAST
 06:11:43 DECADE, THEY HAVE REALLY RATCHETED UP THEIR DESIGN
 06:11:46 REQUIREMENTS.
 06:11:47 AND ONE OF THE THINGS THEY HAVE DONE, THERE ARE A LOT OF
 06:11:52 EFFICIENCY AND REVIEW BENEFITS TO THIS CONSOLIDATED BOARD TO
 06:11:57 THE DEVELOPMENT APPLICANT IN TERMS OF THE NUMBER OF
 06:12:00 MEETINGS.
 06:12:00 BUT ONE OF THE OTHER THINGS THAT THESE OTHER COMMUNITIES

06:12:03 HAVE DONE IS THEY HAVE INCREASED THEIR CAPACITY, THEIR STAFF
06:12:08 CAPACITY, TO DEAL WITH URBAN DESIGN, OR DESIGN ISSUES.
06:12:11 IN OTHER WORDS, BY BRINGING SOMEONE ON STAFF THAT CAN
06:12:15 PROVIDE SOME VERY DETAILED RECOMMENDATIONS AND EVALUATION OF

06:12:19 DESIGN ISSUES, WHICH WOULD BE OF ASSISTANCE TO THE
06:12:26 NONEXPERTS, THE NONARCHITECTS, ON A REVIEW BOARD LIKE THIS.
06:12:32 SO THAT'S CERTAINLY SOMETHING ELSE TO CONSIDER.

06:12:36 >> I GUESS THIS IS A QUESTION, CRAIG, FOR YOU BASED ON YOUR
06:12:44 EXPERIENCE WITH OTHER COMMUNITIES.

06:12:47 IF YOU HAVE A COMBINED BOARD, YOU HAVE A FEW MEMBERS THAT
06:12:50 HAVE ZONING EXPERT, A FEW MEMBERS THAT HAVE THE
06:12:53 ARCHITECTURAL PLANNING EXPERTISE, AND SO YOU HAVE A FEW
06:12:59 MEMBERS DRIVING ONE SET OF ISSUES AND A FEW MEMBERS DRIVING
06:13:04 THE OTHER SET OF ISSUES, AND IN ESSENCE YOU WIND UP WITH TWO
06:13:11 BOARDS.

06:13:18 >>Craig Richardson: YOU KNOW, I AM NOT AWARE OF A PROBLEM,
06:13:23 BUT OBVIOUSLY THAT'S ONE OF THE REASONS I RAISED THIS ISSUE
06:13:26 OF INCLUDING THE CAPACITY AT THE STATE LEVEL, BECAUSE YOU
06:13:33 HAVE GOT A MUTUAL PERSON THAT'S PROVIDING RECOMMENDATIONS TO
06:13:37 PEOPLE THAT -- AT LEAST INITIALLY NOT EXPERTS.

06:13:43 I THINK YOU WILL FIND THAT AS YOU SIT ON A BOARD LIKE THIS,
06:13:47 YOU WILL BECOME MUCH MORE KNOWLEDGEABLE OVER TIME, IN TERMS
06:13:51 OF DEALING WITH DESIGN ISSUES.

06:13:56 >>Dr. Tim Allen: CRAIG, DO YOU THINK COMBINING THE BOARD
06:13:57 NECESSARILY MEANS THERE'S GOING TO NEED TO BE SOME
06:14:00 ADDITIONAL STAFF POSITIONS IN THE VILLAGE TO HANDLE THAT,
06:14:03 SERVICE THAT NEW BOARD?

06:14:05 >>Craig Richardson: I DON'T WANT TO SAY IT'S NECESSARY.
06:14:07 I JUST RAISE IT AS SOMETHING THAT'S THAT POTENTIALLY COULD

06:14:11 BE A BENEFIT.

06:14:12 AND CERTAINLY THERE'S NO QUESTION THAT IT'S DEFINITELY
06:14:16 HAPPENING IN OTHER COMMUNITIES, YOU KNOW, A STRONG EMPHASIS
06:14:24 ON DESIGN ISSUES.

06:14:26 AND YOU GUYS ALREADY HAVE.

06:14:27 I HAVE BEEN USING THE DESIGN REVIEW BOARD AS SORT OF THE
06:14:31 FOCAL POINT.

06:14:32 BUT THERE ARE SOME BENEFITS TO HAVING THE CAPACITY AT THE
06:14:38 STAFF LEVEL, TOO.

06:14:39 >> THIS IS SCOTTY.

06:14:41 JUST AN OBSERVATION.

06:14:44 WHEN A PARTICULAR APPLICATION GOES THROUGH THE PROCESS RIGHT
06:14:47 NOW, BEFORE IT EVER GETS TO OCCASIONAL, IT'S GOING TO TWO
06:14:54 COMPLETE CYCLES, IF YOU WILL.

06:14:56 CYCLE NUMBER 1 IS THE PLANNING AND ZONING BOARD AND CYCLE
06:14:59 NUMBER 2 IS THE DESIGN AND REVIEW BOARD.

06:15:02 AND SO POTENTIALLY A CONSOLIDATED BOARD WOULD STREAMLINE

06:15:09 THAT PROCESS, AND I THINK THERE'S SOME POTENTIAL STAFF
06:15:12 BENEFITS FROM STREAMLINING, BECAUSE WE'LL HAVE ONE STAFF
06:15:17 REPORT, AS AN EXAMPLE, RATHER THAN TWO.
06:15:21 AND SO FROM THAT PARTICULAR PERSPECTIVE, THE COMBINATION
06:15:27 WOULD APPEAR TO BE HELPFUL.
06:15:35 >>Marlene Naratil: AND THE PROPOSED IDEA WOULD ELIMINATE
06:15:36 REDUNDANCIES THAT WE FACE.
06:15:38 BECAUSE MANY TIMES WE WILL THINK, WELL, HAS THE DESIGN

06:15:44 REVIEW BOARD REVIEWED THIS YET, BECAUSE IT WAS OUT OF OUR
06:15:47 PURVIEW, WITH THE ZONING AND THE PLANNING ISSUES.
06:15:51 AND IF YOU ADD THOSE OTHER PEOPLE, YOU HAVE TO CONSOLIDATE,
06:15:57 I THINK, VERY CAREFULLY.
06:15:58 AND I DON'T KNOW IF SEVEN MEMBERS WOULD BE ABLE TO DO IT.
06:16:01 >> ONE OF THE QUESTIONS THAT I HAVE, MANY COMMUNITIES DO NOT
06:16:08 HAVE PLANNING AND DESIGNING AND DESIGN REVIEW BOARDS.
06:16:12 THEY JUST HAVE A STAFF.
06:16:13 AND HAVE A DIRECTOR TO REVIEW SMALLER PROJECTS THROUGH THE
06:16:19 STAFF, AND THEY CAN PUT A STAFF REPORT THROUGH ANYWAY.
06:16:23 SO SHOULDN'T YOU TRY TO LEAN TOWARDS MORE PROJECTS BEING
06:16:28 REVIEWED IN-HOUSE, NOT HAVING TO BRING THEM BEFORE THE
06:16:32 PLANNING AND ZONING BOARD?
06:16:39 >> VOLUNTEER SALARIES ARE A LOT LOWER THAN STAFF SALARIES.
06:16:42 [LAUGHTER]
06:16:45 >> ONE OF THE THINGS I WOULD LIKE TO JUST POINT OUT IS THAT
06:16:51 I THINK IT'S DOABLE, BUT I THINK IT'S APPLES AND ORANGES,
06:16:58 BECAUSE THE DESIGN REVIEW BOARD ARE PROFESSIONALS WORKING.
06:17:07 I DON'T THINK THERE'S ANYBODY ON THIS BOARD THAT IS
06:17:12 PROFESSIONALLY WORKING IN THE FIELD WE ARE MAKING DECISIONS
06:17:21 ABOUT.
06:17:21 AND I DON'T THINK THAT'S A BAD THING.
06:17:23 I THINK IT'S A GOOD THING THAT YOU HAVE SOMEONE THAT'S
06:17:29 UNBIASED, IN ANY NUMBER OF WAYS AS OPPOSED TO -- I KNOW SOME
06:17:40 OF THE PROBLEMS THAT HAVE BEEN HAD WITH THE THIS DESIGN

06:17:43 REVIEW BOARD HAVE BEEN CONFLICTS.
06:17:46 AND I DON'T REMEMBER ANY CONFLICTS SINCE I HAVE BEEN HERE ON
06:17:58 THE PLANNING AND ZONING BOARD.
06:18:00 SO I THINK WE NEED TO BE CAUTIOUS.
06:18:04 BECAUSE I THINK ONE OF THE BOARDS COULD -- I DON'T WANT TO
06:18:15 SAY MONOPOLIZE, BUT COULD HAVE VERY STRONG FEELINGS DUE TO
06:18:21 THE FACT THAT THERE'S POTENTIAL PROJECTS INVOLVED THAT -- I
06:18:32 AM NOT SAYING THAT ANYBODY IS CHEATING IN ANY WAY, BUT I
06:18:38 JUST THINK IT'S BETTER FOR -- CERTAINLY FOR THE PLANNING AND
06:18:43 ZONING BOARD, BECAUSE WE DON'T HAVE TO HAVE THE PROFESSIONAL
06:18:49 KNOWLEDGE THAT MAYBE DESIGN AND REVIEW DO.
06:18:55 BUT YOU GET A MORE HONEST -- NOT HONEST.
06:19:01 I DON'T MEAN THEY ARE NOT HONEST.

06:19:05 YOU ARE GETTING MORE -- VIEW OF PEOPLE WHO OWN THIS
 06:19:09 COMMITTEE WHO JUST MOVED HERE AND WHO SHOP HERE AND WHO
 06:19:14 WORK -- MOST OF US PROBABLY DON'T EVEN WORK ANYMORE.
 06:19:22 SO I THINK IT'S PUTTING TWO DIFFERENT KINDS OF PEOPLE, OR
 06:19:25 TWO DIFFERENT KINDS OF PROFESSIONALS, BECAUSE I CONSIDER
 06:19:32 THAT EVERYBODY IS A PROFESSIONAL, POTENTIALLY AT ODDS.
 06:19:40 THOSE ARE MY COMMENTS.
 06:19:41 >> I WOULD ADD THAT WHILE COMBINING THE BOARD STREAMLINES
 06:19:48 THE PROCESS FOR DEVELOPERS, DO WE SACRIFICE THAT YOUR
 06:19:58 PROJECT HAS TO UNDERGO BY HAVING TWO GATEKEEPERS, TWO
 06:20:02 DIFFERENT GATEKEEPERS?
 06:20:06 I WOULD JUST TOSS THAT OUT THERE.

06:20:11 >>Craig Richardson: I CAN ONLY SAY THE PERSONS THAT WE HAVE
 06:20:13 HAD, IT DOES NOT.
 06:20:16 YOU KNOW, IF THE BOARD IS ADEQUATELY STAFFED, AND YOU HAVE
 06:20:21 GOOD REVIEW STANDARDS IN YOUR CODE, AND YOU OBVIOUSLY HAVING
 06:20:31 GOOD MEMBERSHIP IS IMPORTANT.
 06:20:32 THESE ARE ALL ISSUES THAT LAY BOARDS WITH A OF PROFESSIONALS
 06:20:41 HAVE BEEN ABLE TO ADDRESS.
 06:20:47 >>Mary Gibbs: THESE ARE ALL GREAT COMMENTS.
 06:20:49 I REALLY APPRECIATE THE FEEDBACK.
 06:20:50 IT GIVES YOU A LOT TO THINK ABOUT.
 06:20:55 >>Nancy Stroud: YES, THANK YOU FOR THOSE REALLY GOOD POINTS.
 06:21:00 >>Chairman Wood: AND IT'S MY UNDERSTANDING, BECAUSE I HAPPEN
 06:21:03 TO LOOK AT ALL THE AGENDAS.
 06:21:06 THE DESIGN REVIEW BOARD HAS NOT HAD A CHANCE TO REVIEW THIS
 06:21:10 MATTER AS WE ARE TONIGHT.
 06:21:11 SO THAT'S ANOTHER REASON WHY IT'S IMPORTANT TO LET A LITTLE
 06:21:15 TIME GO HERE, BECAUSE I BELIEVE THEY MEET ON THE 9th OF
 06:21:20 DECEMBER.
 06:21:20 AND THEN ON THE 15th.
 06:21:26 >>Mary Gibbs: WE HAVE A TIME ISSUE BECAUSE OF THE WAY THE
 06:21:28 MEETINGS ARE SET UP.
 06:21:30 SO WE HAVE GOT YOU ALL TONIGHT.
 06:21:33 THEN WE HAVE THE COUNCIL TOMORROW MORNING.
 06:21:35 WE ARE DOING THE SAME -- BASIC SAME PRESENTATION.
 06:21:38 BUT THE DESIGN REVIEW BOARD DOESN'T MEET UNTIL NEXT WEEK.

06:21:42 SO THEY ARE A WEEK BEHIND.
 06:21:43 AND I REALLY WANTED TO GET THEIR INPUT BEFORE THE COUNCIL
 06:21:47 BUT THE MEETINGS WEREN'T WORKING BECAUSE THERE'S ONLY
 06:21:49 CERTAIN AMOUNT OF MEETINGS IN DECEMBER.
 06:21:52 SO WE ARE GOING TO HAVE TO GO BACK WITH FEEDBACK TO THE
 06:21:55 COUNCIL AND TRY TO GET EVERYBODY'S FEEDBACK, AND IT'S GOING
 06:22:00 TO BE A LITTLE BIT TRICKY, BUT WE'LL DO IT.
 06:22:04 BUT IT DOES GIVE YOU A LITTLE MORE TIME TO THINK ABOUT IT.
 06:22:10 >>Chairman Wood: LET ME ALSO SUGGEST TO OTHER MEMBERS OF THE

06:22:11 BOARD, IF BETWEEN NOW AND DECEMBER 15th YOU HAVE ANY
06:22:16 IDEAS, OBSERVATIONS, I WOULD ENCOURAGE YOU TO WRITE THEM OR
06:22:23 CONTACT, OTHERWISE CONTACT BOTH NANCY AND MARY AND GET THAT
06:22:28 INPUT IN, BECAUSE THAT'S WHAT THEY WANT RIGHT NOW.
06:22:31 AND SO TWO DAYS FROM NOW, YOU GET UP AND YOU THINK OF
06:22:37 SOMETHING.
06:22:38 DON'T HESITATE TO GET AHOLD OF NANCY OR MARY AND GET TO THE
06:22:41 THEM.
06:22:47 >>Nancy Stroud: THANK YOU, SCOTTY.
06:22:48 WE'LL GO ON TO THE NEXT SECTION IN THIS CHAPTER, WHICH IS
06:22:55 THE SET OF THE GENERAL PROCEDURES THAT APPLY TO ALL
06:23:02 APPLICATIONS, AND THIS SETS OUT, FOR EXAMPLE, A
06:23:08 CLARIFICATION OF WHEN PREAPPLICATION CONFERENCES ARE
06:23:12 REQUIRED.
06:23:14 THEY ARE REQUIRING ACTUALLY MORE PRE-APP CONFERENCES IN THIS
06:23:19 CODE THAN ARE REQUIRED UNDER THE LEE COUNTY CODE, AND THAT'S

06:23:22 JUST A GREAT WAY TO FLESH OUT A LOT OF ISSUES AND ACTUALLY
06:23:28 MAKE THE APPLICATION PROCESS BETTER, WE THINK, FOR THE
06:23:32 APPLICANT.
06:23:33 THEY DON'T HAVE TO GO THROUGH AS MANY ITERATIONS.
06:23:38 IT ALSO UPDATES THE TIME FRAMES FOR REVIEW TO COMPLY WITH
06:23:44 THE NEW STATUTES PASSED IN THE LAST TWO YEARS THAT SET UP
06:23:49 SOME TIME FRAMES APPLICABLE UNDER THE LEGISLATIVE PREEMPTION
06:23:56 TO ALL LOCAL GOVERNMENT REVIEWS.
06:24:00 AND IT ALSO ADDS, FOR EXAMPLE, A TIME LIMIT FOR THE LIFE OF
06:24:07 SPECIAL EXCEPTIONS, WHICH IS NOT THERE IN OUR TRANSITIONAL
06:24:12 CODE.
06:24:13 THERE ARE TIME LIMITS FOR OTHER KINDS OF APPROVALS, BUT NOT
06:24:17 FOR SPECIAL EXCEPTIONS.
06:24:18 SO WE SET IT UP SO THAT A SPECIAL EXCEPTION MUST MAKE
06:24:25 SUBSTANTIAL PROGRESS WITHIN ONE YEAR OR GET AN EXTENSION,
06:24:30 WHICH IS REALLY TO ONE YEAR FOR THE APPROVAL -- BEFORE THE
06:24:35 APPROVAL EXPIRES.
06:24:36 BUT YOU WILL SEE THROUGHOUT THIS SECTION VARIOUS GRAPHICS
06:24:43 AND SO FORTH THAT HELP TO GIVE A BETTER COMPREHENSIVE
06:24:48 PICTURE OF THE PROCESSES.
06:24:52 SO GOING ON.
06:24:55 FOR EXAMPLE, THE DIFFERENT PUBLIC NOTIFICATION REQUIREMENTS,
06:25:02 DIFFERENT KINDS OF APPROVALS ARE SET OUT IN THIS TABLE.
06:25:09 WE ALSO INCREASED THE NOTIFICATION REQUIREMENTS SO THAT, FOR
06:25:14 EXAMPLE, COMPREHENSIVE PLAN AMENDMENTS, PLAN MAP AMENDMENTS

06:25:19 UNDER THE -- DO NOT REQUIRE THAT NOTICE BE POSTED ON THE
06:25:23 PROPERTY BY PEOPLE THAT THERE'S A PROPOSED CHANGE, BUT WE
06:25:28 HAVE ADDED THAT IN HERE, AND WE BASICALLY CLEANED UP A LOT
06:25:34 OF THE NOTICE REQUIREMENTS FOR THE OTHER APPROVALS.
06:25:39 IT EXPANDS NOTICE TO ADJACENT PROPERTY OWNERS, ESPECIALLY

06:25:43 THROUGH THE SIGN POSTING, AND THEN, OF COURSE, IT INCLUDES
06:25:47 THE STATUTORY REQUIREMENTS FOR PAPER ADS.
06:25:53 IT ALSO SAYS ADS WILL BE POSTED ON THE COUNCIL WEBSITE,
06:26:00 WHICH YEARS AGO WHEN CODES WERE WRITTEN YOU DIDN'T HAVE THAT
06:26:03 KIND OF REQUIREMENT, BUT NOW IT ONLY SEEMS REASONABLE TO DO
06:26:06 THAT.
06:26:18 THERE ARE CERTAIN NEW PROCEDURES APPLICABLE TO SPECIFIC
06:26:23 KINDS OF APPROVALS.
06:26:25 AND I WILL JUST POINT OUT SOME OF THE MORE IMPORTANT
06:26:29 CHANGES, I GUESS.
06:26:32 FOR A PLANNED DEVELOPMENT MASTER CONCEPT PLAN, WE TIGHTENED
06:26:36 UP THE REQUIREMENTS FOR COMPLETING AND MAKING SUBSTANTIAL
06:26:43 PROGRESS ON A PLANNED DEVELOPMENT.
06:26:45 SO IN ORDER FOR YOUR MASTER CONCEPT PLAN NOT TO EXPIRE IN
06:26:53 FIVE YEARS, YOU HAVE TO HAVE A DEVELOPMENT OR PLAT APPROVED
06:27:00 FOR 50% OF THE DEVELOPMENT WITHIN THAT FIVE YEAR PERIOD.
06:27:05 AND IN THE SAME WAY, A DEVELOPMENT ORDER EXPIRES IN FIVE
06:27:10 YEARS, IF NOT SUBSTANTIALLY COMMENCED OR CONSTRUCTED, A AND
06:27:18 THAT FOR EACH OF THOSE THERE ARE ACTUAL EXTENSIONS ALLOWED,
06:27:22 BUT THIS IS A WAY TO ENSURE THAT DEVELOPMENT APPROVALS JUST

06:27:27 DON'T LINGER ON FOR DECADES.
06:27:31 AND THERE IS LESS KIND OF SPECULATIVE DEVELOPMENT, I GUESS.
06:27:38 WE BEEFED UP THE SPECIAL EXCEPTION APPROVAL STANDARDS, PUT
06:27:41 IN MORE CRITERIA FOR REVIEW OF THE SPECIAL EXCEPTION,
06:27:47 BECAUSE SPECIAL EXCEPTIONS ARE THOSE USES THAT MAY BE
06:27:52 COMPATIBLE IN AN AREA BUT ARE NOT NECESSARILY -- THEY TAKE,
06:27:57 YOU KNOW, A CERTAIN AMOUNT OF REVIEW AND CARE TO ENSURE THAT
06:28:04 THEY ARE COMPATIBLE.
06:28:06 AND SO THE STANDARDS HAVE TO BE BEEFED UP FOR THAT PURPOSE.
06:28:19 WE HAVE A NUMBER OF COUNTY ZONING APPROVALS IN THE LAND
06:28:23 DEVELOPMENTS THAT INCORPORATE A REQUIREMENT FOR A FINAL
06:28:32 APPROVAL WITHOUT ANY KIND OF CODE PROVISION IN THE LEE
06:28:34 COUNTY CODE FOR WHAT A FINAL APPROVAL IS, SO WE CLARIFIED
06:28:41 WHAT THAT IS BY CREATING THAT PROCESS.
06:28:43 AND WE DON'T ANTICIPATE THAT NEW PLAN DEVELOPMENTS WILL HAVE
06:28:50 THAT, BUT FOR THOSE THAT ARE STILL BUILDING OUT AND HAVE
06:28:53 THEIR EXISTING APPROVALS, THIS WILL CLARIFY HOW THAT'S
06:28:57 SUPPOSED TO HAPPEN.
06:29:05 BEING AND THE COMPREHENSIVE PLAN DEVELOPMENT REQUIRED FOR
06:29:08 BARS, THAT THE COUNCIL WOULD NEED TO APPROVE THEM, SO WE
06:29:11 CREATED THIS BAR SPECIAL PERMIT PROCESS.
06:29:16 THE REST OF THE PROCESSES CARRY FORWARD A LOT OF WHAT THE
06:29:20 STANDARD IN THE LEE COUNTY CODE, WHEN IT SEEMED REASONABLE
06:29:24 AND APPROPRIATE, AND THERE AREN'T TOO MANY CHANGES IN THESE
06:29:37 SECTIONS LIKE WE JUST DISCUSSED IN THE BOARD PORTION.

06:29:42 ONTO THE NEXT SLIDE.

06:29:47 THAT'S THE END OF MY PROCESSES.
06:29:49 I CAN TALK ABOUT THEM ALL NIGHT BUT I WILL SPARE YOU THE
06:29:51 DETAILS, UNLESS YOU HAVE ANY QUESTIONS.
06:30:00 >>David Henning: THE CHAPTER I HAVE TO PRESENT TO YOU TODAY
06:30:02 IS PART OF A CHAPTER.
06:30:03 PARTS OF THE CHAPTERS HAVE ALREADY COME BEFORE YOU, NAMELY
06:30:06 THE DEFINITION, WHICH IN THE LARGEST, THERE'S SO MUCH WE ARE
06:30:13 DEFINING BUT THESE OTHER SECTIONS ARE ALSO VERY IMPORTANT.
06:30:16 THEY ARE THE RULES FOR CONE INSTRUCTION, INTERPRETATION, AND
06:30:19 MEASUREMENT.
06:30:19 AND WE PROVIDE THOSE TECHNICAL RULES THAT YOU NEED TO KNOW
06:30:23 HOW TO MEASURE BUILDING HEIGHT OR AREA.
06:30:29 THE BUILDING HEIGHT GOES TO THE TOP OF THE FLAT PORTION OF A
06:30:32 ROOF.
06:30:36 THE CODE SHOWN ON THE SLIDE.
06:30:40 AND ALSO RETAINING FORMULAS SUCH AS DENSITY FOR ADULT LIVING
06:30:45 FACILITY, BOTH ADULT LIVING FACILITIES AND CARE FACILITIES,
06:30:51 THERE COMES A POINT IN YOUR PLAN IN THE CODE WHERE YOU NEED
06:30:54 TO KNOW WHAT THAT MEANS FOR THE DENSITY OF THE COMMUNITY AS
06:30:59 COMPARED TO INDIVIDUAL APARTMENTS OR SINGLE-FAMILY HOME.
06:31:03 AND THERE HAS BEEN A CLARIFICATION HERE, IN THE TRANSITIONAL
06:31:11 CODE FOR SOME PORTIONS, YOU WOULD CONSIDER THAT THE CORE
06:31:15 PEOPLE WOULD BE THE SAME AS THE DEVELOPMENT UNIT, AND THAT'S
06:31:18 BEEN SWITCHED TO TWO BEDS, SOMETHING THAT IS BOTH EASIER TO

06:31:22 ADMINISTER AND ALSO TO BE CONSISTENT WITH OTHER PORTIONS OF
06:31:27 THE CODE AND USED THAT DIFFERENTIATION.
06:31:31 IT ALSO INCLUDES THINGS LIKE HOW TO INTERPRET THE GRAND
06:31:36 ROOF, HOW AND/OR ARE DIFFERENTIATED, AND THINGS THAT ARE
06:31:44 MANDATORY.
06:31:45 ALL OF THOSE KINDS OF INTERPRETIVE ITEMS ARE WITHIN THESE
06:31:49 FIRST THREE SECTIONS OF CHAPTER 10 THAT ARE NEW TO THIS
06:31:54 MODULE, AND MUCH OF IT CARRIED FORWARD FROM THE TRANSITIONAL
06:32:00 CODE.
06:32:02 >>Mary Gibbs: MAY I ADD SOMETHING?
06:32:03 COULD WE GO BACK TO THAT SLIDE FOR A MINUTE?
06:32:06 MAY I ADD SOMETHING?
06:32:07 THIS IS JUST MY EDITORIAL COMMENT.
06:32:09 BUT CHAPTER 10 IS THE CHAPTER THAT I THINK ENGINEERS LOVE
06:32:14 BECAUSE IT TELLS YOU HOW TO MEASURE LOTS, SETBACKS AND
06:32:17 THINGS, BUT WILL PUT YOU TO SLEEP, OR PUTTING ME TO SLEEP IN
06:32:21 A NANOSECOND.
06:32:22 HOWEVER, YOU KNOW, IT'S NECESSARY TO BE IN THERE.
06:32:25 BUT WE POINTED OUT JUST A COUPLE THINGS THAT WE CHANGED THAT
06:32:29 I THINK ONE OF THE THINGS ON BUILDING HEIGHT CAME OUT OF
06:32:33 SOME DISCUSSIONS THAT WE HAD AT DESIGN REVIEW BOARD AND AT
06:32:37 PLANNING AND ZONING BOARD, AND WE REALIZED THERE WAS A
06:32:41 CONFLICT IN THE LANGUAGE, BECAUSE YOU MAY NOT REMEMBER, BUT

06:32:43 WE HAD I THINK IT WAS THE SMART STORAGE FACILITY ON BEN HILL
06:32:51 GRIFFIN AND THERE WAS A QUESTION ABOUT THE BUILDING HEIGHT,

06:32:53 AND THEY THOUGHT THAT THE BUILDING HEIGHT WAS OKAY, AND I
06:32:57 THINK IT WAS ACTUALLY BOARD MEMBER GARGANO POINTED OUT
06:33:04 SOMETHING AND SAID, DOESN'T THIS SAY IT CAN ONLY BE 45 FEET
06:33:07 UNLESS THE DEVIATION OF VARIANCE IS GRANTED? AND WE LOOKED
06:33:11 BACK AT THAT LANGUAGE AND SAID, OOH, THAT IS WHAT THAT SAYS.
06:33:16 BUT THERE WAS ANOTHER SECTION OF THE CODE THAT SAID COULD
06:33:18 YOU GO HIGHER IF YOU INCREASED YOUR SETBACKS.
06:33:21 SO WE TRIED TO MELD THIS LANGUAGE TOGETHER TO MAKE IT
06:33:24 CONSISTENT AND PROVIDE A LITTLE BIT MORE FLEXIBILITY, SO WE
06:33:29 THINK THE WAY WE PUT THE LANGUAGE, AND GO TO 45 FEET, AND
06:33:35 YOU CAN GO LIKE AN EXTRA 12 FEET FOR AN ARCHITECTURAL
06:33:39 FEATURES THAT ARE NOT HABITABLE, BUT ANYTHING OVER THAT YOU
06:33:44 WOULD HAVE TO GO TO DEVIATION OR VARIANCE.
06:33:46 SO WE COMPROMISED.
06:33:48 WE HAD A BIG DISCUSSION AT DESIGN REVIEW BOARD, AND THEY
06:33:51 FELT LIKE THEY SHOULD DECIDE ANY HEIGHT, AND WE SAID, NO,
06:33:55 PLANNING AND ZONING SETS LIMITS ON HEIGHTS, HAVE TO BE
06:33:59 FRUGAL BUT WE WANT TO BE A LITTLE MORE FLEXIBLE.
06:34:02 SO WE ENDED UP WITH THAT COMPROMISE, WHICH I THINK IS PRETTY
06:34:06 GOOD AND WE WILL BE ASKING DESIGN REVIEW BOARD FOR THEIR
06:34:09 THOUGHTS.
06:34:09 BUT I THINK THAT FIRST CAME FROM YOU ALL.
06:34:12 AND SO I WANTED TO POINT THAT OUT BECAUSE IT WAS PROBABLY
06:34:15 THE BIGGEST CHANGE IN THIS CHAPTER.
06:34:18 AND THEN THE WAY WE COUNT DENSITY FOR THESE COVERED LIVING

06:34:23 FACILITIES IN THE COUNTY CODE, I THINK IT WAS BASED ON -- I
06:34:31 FORGET.
06:34:32 IT'S VERY CONFUSING BECAUSE YOU NEVER KNEW WHETHER IT WAS
06:34:34 BEDS OR UNITS OR PEOPLE OR HOW YOU COUNTED.
06:34:37 SO IT WAS VERY CONFUSING.
06:34:39 SO WE TRIED TO CLARIFY THAT SO PEOPLE WOULD UNDERSTAND IT
06:34:43 BETTER.
06:34:46 >>David Henning: RIGHT.
06:34:46 THERE WAS A SCATTERING OF DIFFERENT WAYS IN THE TOWN ON A
06:34:52 TRANSITIONAL CODE AND IT IS NOT CONSISTENTLY THE BEDS
06:34:55 VERSION, AND IT'S RIGHTS THERE IN THE INTERPRETATION
06:34:58 SECTION.
06:35:03 >>Mary Gibbs: ONE TO ONE AND THEN TWO TO ONE, AND BEDS, AND
06:35:07 UNITS, AND ROOMS, AND ITSELF WAS MIND BOGGLING.
06:35:10 SO WE HOPE WE MADE IT BETTER.
06:35:14 BUT, YEAH, OKAY, I'M DONE.
06:35:17 >>David Henning: SO WITH THAT, IN THE SERIES OF THREE
06:35:19 WORKSHOPS NOW, ON YOUR SCREEN ARE THE DATES FOR THE VILLAGE
06:35:25 COUNCIL, THAT THERE WAS AN ASSOCIATED PLANNING AND ZONING

06:35:30 BOARD WORKSHOP AS WELL.
06:35:31 YOU NOW HAVE SEEN THE ENTIRETY OF THE LAND DEVELOPMENT CODE.
06:35:35 AND AGAIN ANYONE THAT DOESN'T HAVE A DIRECT LINE TO MARY,
06:35:41 THE WEBSITE WHERE YOU CAN PROVIDE THOSE PUBLIC COMMENTS IS
06:35:45 THERE AT THE BOTTOM.
06:35:47 WE ARE NOW RECEIVING FEEDBACK FROM YOU ALL, AND YOU CAN SEE

06:35:51 THE LIST OF MEETINGS THAT MARY MENTIONED EARLIER IN THE
06:35:54 PRESENTATION, FOR HOW WE MOVE FORWARD TOWARDS COMPLETION.
06:36:00 THIS IS THE LAST SLIDE WITH CON DENT, QUESTIONS AND
06:36:03 DISCUSSION.
06:36:04 SO I WILL LEAVE IT HERE AND SEE IF THERE IS ANY ADDITIONAL
06:36:06 QUESTIONS THAT YOU HAVE INFORM ME.
06:36:08 >> I HAVE A COUPLE.
06:36:13 I'M A LITTLE BIT CONFUSED BY KNOCKOFF ACCOMMODATIONS.
06:36:18 IT'S IN THE MEASUREMENT SECTION 10-302, BRAVO 2 FOXTROT.
06:36:28 I JUST DON'T KNOW WHAT A LOCKUP ACCOMMODATION REALLY MEANS.
06:36:32 I THINK I HAVE AN IDEA WHAT IT MEANS BUT IT'S NOT DEFINED
06:36:35 LATER AND IT'S PUT INTO QUOTATION MARKS AS IF IT'S A SPECIAL
06:36:39 USE OF THE PHRASE.
06:36:41 SO MAYBE SOME CLARITY THERE.
06:36:45 THERE'S A FOOTNOTE, BECAUSE THE TIME SHARES ARE TAKEN OUT OF
06:36:50 THAT SENTENCE.
06:36:52 >>Mary Gibbs: AND I THINK MY RECOLLECTION OF THE LANGUAGE
06:36:55 THAT CAME FROM THE COUNTY CODE -- AND IT WAS SPECIFICALLY
06:37:00 PUT IN -- I REMEMBER THIS BECAUSE IT WAS PLANTATION ON
06:37:08 CAPTIVA WHERE THEY HAD THESE -- I GUESS LIKE THE HOTEL
06:37:12 ROOMS, BUT THEY HAVE LIKE LOCK-OFF UNITS BUT THEN RENT THEM
06:37:18 AS TWO UNITS.
06:37:18 I THINK IT WAS PUT IN THE COUNTY CODE TO SAY IF YOU WERE
06:37:21 DOING LOCK-OFF UNITS, THEN THEY COUNTED AS TWO BECAUSE THERE
06:37:27 WERE REALLY TWO HOTEL ROOMS.

06:37:28 >> I THINK THAT'S WHAT IT'S GETTING AT BUT THAT MIGHT BE A
06:37:32 GOOD PLACE TO DEFINE.
06:37:33 THE OTHER QUESTION I HAVE, LOOKING A LITTLE FURTHER DOWN IN
06:37:36 THE SAME SECTION, IS SIDE SETBACKS, TALK ABOUT MEASURING
06:37:42 SIDE SETBACKS WITH RIGHT ANGLES.
06:37:45 I WASN'T VERY GOOD IN GEOGRAPHY BUT I THINK IT'S REALLY HARD
06:37:48 TO TAKE A RIGHT ANGLE TO A CURVE.
06:37:53 SO THERE MUST BE SOME NEW WORDS THAT COULD -- BETTER WORDS
06:37:57 THAT WOULD ADDRESS THAT.
06:37:58 I THINK I KNOW WHAT YOU ARE TRYING TO SAY, BUT IT DOESN'T
06:38:02 SEEM TO WORK ON A MAP.
06:38:03 I'M NOT AN ENGINEER.
06:38:05 MAYBE AN ENGINEER FEELS A LITTLE DIFFERENTLY THAT YOU CAN
06:38:08 MEASURE RIGHT ANGLES TO CURVES.
06:38:13 >>Chairman Wood: THIS IS SCOTTY.

06:38:14 THERE'S ONE WAY TO DO IT WITHOUT HAVING A DEGREE IN
06:38:17 ENGINEERING.
06:38:18 YOU CAN EXPRESS IT.
06:38:19 WHEN YOU HAVE A CURVE, RIGHT ANGLE TO THE TANGENT OF THE
06:38:23 CURVE.
06:38:25 >>Dr. Tim Allen: THAT'S WHAT I THOUGHT, TOO, BUT I DIDN'T
06:38:26 WANT TO OFFER THAT, SO ...
06:38:34 AND WHILE I HAVE GOT THE MICROPHONE, I WILL JUST ASK ANOTHER
06:38:37 QUESTION.
06:38:37 IT SEEMS LIKE STATE LAW ADDRESSES THE ISSUE OF DOGS IN

06:38:43 OUTDOOR SEATING RESTAURANTS, AND I DON'T KNOW THAT WE NEED
06:38:46 TO READDRESS IT.
06:38:48 IT JUST SEEMS LIKE WE SPEND A LOT OF TIME TALKING ABOUT DOGS
06:38:52 AND OUTDOOR SEATING AREAS WHEN IT'S BEEN RESOLVED AT THE
06:38:55 STATE LEVEL.
06:38:56 >>Mary Gibbs: AND THAT'S MY FAULT.
06:38:57 THAT WAS IN THE COUNTY CODE.
06:39:00 AND I MADE CLARION PUT IN THE THIS CODE.
06:39:02 AND THE REASON IS BECAUSE WE HAVE REQUESTS FROM COCONUT
06:39:07 POINT, AND IN THE COUNTY CODE, WHEN I THINK THE HEALTH
06:39:10 DEPARTMENT CAME UP WITH THE LAWS, THEY SAID THAT EVERY
06:39:15 COUNTY HAD TO ADOPT SOMETHING.
06:39:17 SO WE PUT IT IN THE COUNTY CODE, BUT THE COCONUT POINT AND
06:39:20 BELL TOWER ARE THE ONES THAT REALLY WERE PROACTIVE ON IT AND
06:39:24 THEY CAME TO ALL THE MEETINGS AND THEY REALLY WANTED IT TO
06:39:26 BE IN THE CODE.
06:39:27 SO WE GET OCCASIONAL, YOU KNOW, QUESTIONS FROM COCONUT
06:39:30 POINT.
06:39:31 SO I JUST WANTED TO RETAIN IT IN THE CODE, BECAUSE WE HAVE
06:39:34 HAD PEOPLE CALL BEFORE ABOUT IT, AND THEN THE STAFF WAS
06:39:37 LIKE, WE DON'T NOBODY WHAT THIS IS.
06:39:39 AND IT'S LIKE, OH, IT'S DOGGY DINING, KNOW ALL ABOUT IT.
06:39:44 >>Dr. Tim Allen: I GUESS YOU JUST REFER THEM BACK TO THE
06:39:46 STATE CODE, THE STATE LAW.
06:39:49 >>Mary Gibbs: WE COULD.

06:39:50 WE COULD.
06:39:50 BUT TO ME, I LIKE HAVING IN THE THERE.
06:39:54 >>Dr. Tim Allen: DO WE SET STRICTER REGULATIONS THAN THE
06:39:56 STATE LAW DOES?
06:39:58 >>Mary Gibbs: NO, NO, NO.
06:40:00 BUT I LIKE DOGS, SO I THINK IT'S GOOD.
06:40:03 >> I LOVE DOGS.
06:40:04 THAT'S WHY WE SHOULDN'T BE INTO IT.
06:40:07 BUT THE STATE HAS ALREADY TAKEN A POSITION, DOG OWNERS HAVE
06:40:11 TO DECIDE WHETHER THEY HAVE THEIR DOGS WITH THEM DINING.
06:40:15 I DON'T KNOW WHY WE ARE INVOLVED IN THAT DECISION.

06:40:18 BUT IT'S JUST A COMMENT.
 06:40:20 AND THAT'S ALL OF MY COMMENTS, BY THE WAY.
 06:40:25 >>Marlene Naratil: I THINK YOU DO HAVE TO HAVE SOME POINT OF
 06:40:27 REFERENCE WHERE IF MARY'S OFFICE GETS A CALL ABOUT IT AND
 06:40:30 SHE CAN REFER THEM TO IT, WE JUST CAN'T ASSUME THAT PEOPLE
 06:40:33 HAVE READ THE CODE OR KNOW WHAT THE STATE LAW IS.
 06:40:37 I THINK IT'S A GOOD IDEA TO MAKE IT -- KEEP IN THE THERE.
 06:40:40 >> WELL, WE COULD COMPLETELY DUPLICATE THE STATE STATUTE
 06:40:46 THEN IF THAT'S THE ISSUE.
 06:40:51 >>Marlene Naratil: WELL, A LITTLE BIT MORE, PERHAPS --
 06:40:53 >> BUT I AM SAYING WE COULD DUPLICATE EVERY PART OF THE
 06:40:55 STATE STATUTE FOR EVERYTHING.
 06:40:57 IT'S REDUNDANT IS WHAT I AM GETTING AT.
 06:41:02 >>Marlene Naratil: BUT THIS DOG THING, I KNOW I HAVE FRIENDS

 06:41:04 WHO WERE CONCERNED ABOUT SOMEPLACE AS LOUGH THEM TO JUMP ON
 06:41:07 PEOPLE, AND THEY SAID ISN'T THERE SOMETHING IN THE LAW?
 06:41:11 THEY ASKED ME.
 06:41:12 I SAID, I AM NOT AWARE, BUT I AM GLAD YOU BROUGHT IT UP
 06:41:18 BECAUSE IT MIGHT BE SOMETHING THAT IS GOOD TO HAVE.
 06:41:21 AS I SAID, MARY, PEOPLE REQUEST REFER THAT --
 06:41:26 >>Mary Gibbs: I WOULD LIKE TO GO TO HORSE DINING AS MY NEXT
 06:41:29 MOVE BUT I FIGURED I WOULD LIMIT TO THE DOG DINING FOR NOW.
 06:41:34 >>Dr. Tim Allen: I WOULD ENCOURAGE YOU TO RECONSIDER WHETHER
 06:41:36 THAT NEEDS TO BE HERE F.IT HAS NOTE BEEN ADDRESSED, IT'S
 06:41:39 STATE LAW, THAT'S ONE THING.
 06:41:40 BUT IF IT ALREADY IS, IT SEEMS LIKE WE ARE DOING SOMETHING
 06:41:44 REDUNDANT.
 06:41:45 AND AS YOU SAY WE COULD ADD HORSE DINING NEXT.
 06:41:48 WHERE DO WE DRAW THE LINE?
 06:41:52 >>Mary Gibbs: I HAVE ALL RIGHT, I HAVE GOT THAT NOTED.
 06:41:56 >> AND MY DOG IS VERY WELL-BEHAVED IN THE OUTDOOR DINING
 06:42:01 FACILITIES.
 06:42:02 I WON'T LET HER JUMP ON YOU, MARLENE.
 06:42:11 >>Chairman Wood: AND BENTLEY CAN'T REACH THE TABLE.
 06:42:12 >>Mary Gibbs: BUT NOT CATS BECAUSE I WAS RECENTLY BITTEN BY
 06:42:16 A CAT AND SWELLED MY LEG UP FOR THREE WEEKS.
 06:42:21 I WANT TO MAKE THAT PERFECTLY CLEAR.
 06:42:23 >> WE JUST WANT TO BE SURE TO GET PUBLIC INPUT IF THERE IS
 06:42:28 ANY.

 06:42:30 >>Chairman Wood: NOW WE CAN ASK FOR ANY PUBLIC INPUT.
 06:42:34 >>Mary Gibbs: AND THERE'S NOBODY IN THE IN THE AUDIENCE
 06:42:36 HERE.
 06:42:37 DO WE HAVE ANYONE ONLINE?
 06:42:40 NO?
 06:42:40 I THOUGHT WE HAD SOMEBODY ON ZOOM EARLIER BUT NOW IT DOESN'T
 06:42:44 APPEAR?

06:42:45 NOBODY ON ZOOM FOR PUBLIC INPUT.
06:42:49 GOING ONCE, GOING TWICE.
06:42:53 >>Dr. Tim Allen: MARY, ONE THING I FORGOT TO MENTION.
06:42:56 I ENCOURAGE IN THE PROOFREADING WE BE CONSISTENT WITH
06:42:59 CAPITALIZATION OF WORDS, VILLAGE, VILLAGE CLERK, VILLAGE
06:43:03 MANAGER, DIRECTOR, BOARD MEMBERS.
06:43:08 THERE'S A COUPLE OF INCONSISTENCIES IN THE CAPITALIZATION OF
06:43:11 THE FIRST LETTER.
06:43:14 >>Mary Gibbs: AND I THINK DIRECTOR SHOULD ALWAYS BE TOTALLY
06:43:18 CAPITALIZED.
06:43:21 >>Dr. Tim Allen: ALL THE WAY THROUGH.
06:43:22 ALL CAPS, YES.
06:43:23 >> CAPITAL C, COMMUNITY, CAPITAL D, DEVELOPMENT.
06:43:30 >>Nancy Stroud: YOU KNOW, ONCE YOU GET A MUNI CODE THEY
06:43:33 DON'T LIKE CAPS AWAY AT ALL AND THEY TAKE AWAY A LOT OF
06:43:37 CAPITALS.
06:43:42 >>Mary Gibbs: ALL RIGHT.
06:43:48 >>Nancy Stroud: THAT'S THEIR PROTOCOL.

06:43:50 I WRITE WITH A LOT OF CAPS, BUT, YOU KNOW, CONSISTENCY IS
06:43:55 THE ISSUE, RIGHT?
06:44:00 >> THAT'S RIGHT.
06:44:01 AND THEN YOU GO BACK TO THE TANGENT TO WHEN WE WERE TALKING
06:44:05 ABOUT, INTERIOR CURVE OR EXTERIOR CURVE, CORRECT, IT MOVES
06:44:10 THE SET BACK QUITE DRAMATICALLY.
06:44:12 SO THERE'S ISSUES THAT LIKE THAT SLIP THROUGH THESE
06:44:15 PROCESSES, AND WE DON'T ANTICIPATE THEM.
06:44:18 AND IT'S HARD TO WRITE A CODE LIKE THIS.
06:44:21 SO YEOMAN'S EFFORTS, SO CONGRATULATIONS TO ALL OF YOU WHO
06:44:25 WORKED ON IT.
06:44:26 I KNOW IT'S BEEN A LONG SLOUGH AND WE ARE ALMOST THERE.
06:44:39 >>Chairman Wood: ANYONE ELSE?
06:44:44 OKAY.
06:44:44 I THINK WE CAN HAVE A MOTION TO ADJOURN.
06:44:48 BUT BEFORE DOING SO, I WANT TO REMIND EVERYBODY THAT OUR
06:44:51 NEXT MEETING IS THE 15th OF DECEMBER AT 4:00.
06:44:55 NOT AT 5:30.
06:44:57 BECAUSE WE ARE GOING TO HAVE SOME REGULAR PLANNING AND
06:45:02 ZONING BOARD MATTERS TO CONSIDER AS WELL AS WHAT WILL THEN
06:45:06 BE A PUBLIC HEARING ON THE LAND DEVELOPMENT CODE.
06:45:09 SO --
06:45:11 >>Mary Gibbs: IF I COULD ADD, AT THE 4:00 MEETING ON THE
06:45:14 15th, WE ARE GOING TO HAVE THE SCHOOL SITE, THREE OAKS,
06:45:21 THREE OAKS PARKWAY SCHOOL SITE, FOR THE COMPREHENSIVE PLAN

06:45:24 AMENDMENT WILL BE AT 4:00.
06:45:26 I THOUGHT WE WERE GOING TO HAVE THE RETURN OF THE PAVICH
06:45:33 PROPERTY, BUT WE JUST GOT A RESUBMITTAL TODAY SO WE AREN'T

06:45:36 GOING TO HAVE ENOUGH TIME TO GET THAT DONE FOR THE AGENDA.
06:45:39 WE WERE HOPING TO HAVE BOTH.
06:45:41 IT LOOKS LIKE WE ARE GOING TO HAVE THE SCHOOL SITE AT 4 AND
06:45:44 THEN THE LAND DEVELOPMENT CODE WILL BE A PUBLIC HEARING AT
06:45:46 5:30.
06:45:47 AND WE ARE GOING TO -- THE CONSULTANTS ARE PUTTING TOGETHER
06:45:50 THE DOCUMENT, TAKING ALL THE MODULES AND PUT IT ALL TOGETHER
06:45:55 IN ONE DOCUMENT.
06:45:58 AND THEN WHEN WE COME TO -- COME BACK TO THE NEXT MEETING,
06:46:02 WE GO TO COUNCIL, WE ARE GOING TO TRY TO TAKE ALL THE PUBLIC
06:46:05 INPUT WE HAVE GOTTEN.
06:46:06 WE HAVE GOTTEN SOME LETTERS AND SOME SUGGESTIONS, AND PUT
06:46:09 THAT ALL TOGETHER AND PUT THAT IN EVERYBODY'S PACKETS SO YOU
06:46:12 WILL KNOW WHAT THE PUBLIC INPUT IS.
06:46:15 AND WE MAY MAKE SOME REVISIONS.
06:46:18 WE GOT A LOT OF PUBLIC INPUT FROM DESIGN REVIEW BOARD ON
06:46:23 ARCHITECTURAL, LANDSCAPING, SO WE WILL BE MAKING -- WE WILL
06:46:26 BE SUGGESTING TO THE COUNCIL THAT WE MAKE SOME CHANGES BASED
06:46:28 ON THEIR INPUT.
06:46:30 SO WE WILL PROBABLY SEND YOU ALL FOR THE 15th A COPY OF
06:46:34 ALL THE PUBLIC INPUT, AND PROBABLY TALK TO YOU ABOUT WHAT
06:46:40 FURTHER REVISIONS WE MIGHT BE MAKING.

06:46:47 >>Chairman Wood: OKAY.
06:46:47 CAN I HAVE A MOTION TO ADJOURN?
06:46:49 >> SO MOVED.
06:46:53 >> SECOND.
06:46:55 >>Chairman Wood: ALL IN FAVOR?
06:46:57 AYE.
06:46:57 ANY OPPOSED?
06:46:59 WE ARE ADJOURNED.
06:47:00 THANK YOU EVERYONE!
06:47:01 (MEETING ADJOURNED)

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