

VILLAGE OF ESTERO COUNCIL MEETING  
WEDNESDAY, DECEMBER 2, 2020  
9:30 A.M.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME  
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE  
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.  
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE  
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

09:30:00 >>Mayor Ribble: GOOD MORNING.  
09:30:02 CAN YOU BELIEVE IT'S DECEMBER 2nd ALREADY?  
09:30:04 TIME IS FLYING BY.  
09:30:07 AND JUST TO REMIND EVERYONE, WE HAVE ONE MORE COUNCIL  
09:30:10 MEETING, DECEMBER THE 9.  
09:30:12 WE'LL HAVE TWO MEETINGS IN THE MONTH OF DECEMBER.  
09:30:15 I'D LIKE TO CALL THE DECEMBER 2nd VILLAGE COUNCIL MEETING  
09:30:17 TO ORDER.  
09:30:18 I WOULD LIKE TO REMIND EVERYONE, AS ALWAYS, TO SILENCE YOUR  
09:30:21 CELL PHONES, PLEASE.  
09:30:23 IF YOU HAVE TO HAVE A PRIVATE MEETING, PLEASE GO OUT IN THE  
09:30:26 HALLWAY.  
09:30:27 THE LAST COUPLE OF MEETINGS WE HAD, WE HAD THREE OR FOUR  
09:30:29 MEETINGS GOING ON DURING OUR MEETING.  
09:30:31 IT'S VERY DISRUPTIVE.  
09:30:33 THIS MORNING I'M PLEASSED TO ANNOUNCE THAT PASTOR JOHN ROTH  
09:30:36 FROM THRIVE COMMUNITY CHURCH IS HERE TO DO THE INVOCATION.  
09:30:40 PASTOR?

09:30:49 >> GOOD MORNING, LET'S PRAY.  
09:30:50 O LORD GOD, YOUR MERCIES ARE NEW EVERY MORNING AND GREAT IS  
09:30:54 YOUR FAITHFULNESS AND WE THANK YOU.  
09:30:56 EVEN AFTER THIS THANKSGIVING, O LORD, WHERE IT WAS MUCH MORE  
09:31:00 DIFFICULT AND DIFFERENT FOR ALL OF US, WE PRAISE YOU AND  
09:31:02 THANK YOU.  
09:31:03 FOR YOU ARE A MERCIFUL GOD AND YOU HAVE GIVEN US MANY GOOD  
09:31:08 THINGS IN THIS COMMUNITY.  
09:31:09 WE PRAY FOR OUR CIVIC LEADERS TODAY, O LORD, THAT YOU REALLY  
09:31:13 WORK IN THEM YOUR WISDOM, GRANT TO THEM, SUPPORT THEM IN ALL  
09:31:16 THE TOUGH DECISIONS BEFORE THEM.  
09:31:18 WE THANK YOU, LORD, THAT YOU HAVE GIVEN US THE OPPORTUNITIES  
09:31:22 TO GATHER TOGETHER THIS MORNING AND TO DISCUSS THESE MATTERS  
09:31:26 TO BRING A BETTER HEALING TO THIS WHOLE COMMUNITY WHERE  
09:31:32 THERE ARE THOSE WHO ARE RIGHT NOW FACING DIFFICULTY  
09:31:36 ECONOMICALLY, MEDICALLY, LORD.  
09:31:38 THOSE WHO ARE FACING DEPRESSION AND ANXIETY OVER THIS

09:31:43 PANDEMIC AS WELL.  
09:31:43 WE PRAY FOR YOUR HEALING IN ALL THE WAYS THAT WE CAN BRING  
09:31:48 IT AND BE YOUR INSTRUMENTS.  
09:31:49 WE LIFT UP TO YOU, O LORD, OUR SCHOOLS AND THOSE WHO ARE  
09:31:53 TEACHING OUR CHILDREN.  
09:31:54 WE PRAY FOR THEIR PROTECTION, FOR OUR FIRST RESPONDERS FOR  
09:31:59 THOSE WHO ARE, O LORD, WORKING ON THE FRONT LINES OF THIS  
09:32:03 PANDEMIC.

09:32:06 WE PRAY FOR YOUR PROTECTION.  
09:32:07 O LORD, FOR THOSE WHO GO ABOUT THEIR DAILY BUSINESS, LORD  
09:32:11 THAT WE WOULD SEE EACH OTHER MORE HUMANELY, THAT OUR  
09:32:14 CONVERSATIONS WOULD BE MORE JUST, THAT OUR UNDERSTANDING OF  
09:32:20 EACH OTHER WOULD GROW MORE DEEPLY IN OUR SOCIETY.  
09:32:23 AND WE ASK, O LORD, DURING THIS TIME OF TRANSITIONS WITHIN  
09:32:27 OUR FEDERAL GOVERNMENT AND LOCAL AND STATE GOVERNMENTS, TOO,  
09:32:32 LORD, THAT YOUR GUIDING HAND WOULD BE UPON IT ALL.  
09:32:34 O LORD, AS WE LOOK FORWARD TO THE END OF THIS YEAR AND THE  
09:32:38 BEGINNING OF THE NEXT AS WELL, WE ASK THAT OUR THANKS  
09:32:42 GIVINGS THAT WE HAVE CELEBRATED THIS LAST WEEK WOULD TURN  
09:32:45 INTO SERVICE TO OUR FELLOW HUMAN BEINGS, AND THAT YOU WOULD  
09:32:51 UNITE OUR NATION AROUND YOUR GOODNESS AND GRACE.  
09:32:55 ALL THIS WE PRAY IN YOUR NAME, AMEN.  
09:32:58 >>Mayor Ribble: AMEN.  
09:32:59 THANK YOU, PASTOR ROTH.  
09:33:01 PLEASE STAND AND JOIN ME IN THE PLEDGE OF THE FLAG.  
09:33:05 [PLEDGE OF ALLEGIANCE]  
09:33:21 >>Mayor Ribble: MADAM CLERK, PLEASE CALL THE ROLL.  
09:33:23 >> COUNCIL MEMBER LEVITAN?  
09:33:25 >>Howard Levitan: HERE.  
09:33:27 >>Jon McLain: HERE.  
09:33:28 >>Jim Boesch: HERE.  
09:33:30 >>Nick Batos: HERE.  
09:33:36 >>Mayor Ribble: JIM WILSON?

09:33:37 >>Jim Wilson: I WAS MUTED.  
09:33:39 I'M SORRY.  
09:33:40 I'M HERE.  
09:33:42 >>Carol Sacco: VICE-MAYOR ERRINGTON.  
09:33:43 >>Vice-Mayor Errington: HERE.  
09:33:45 >>Mayor Ribble: HERE.  
09:33:49 >> MR. MAYOR, WE HAVE THREE COUNCIL MEMBERS ATTENDING  
09:33:53 REMOTELY.  
09:33:54 YOU'LL NEED A MOTION TO AUTHORIZE THAT.  
09:33:55 WE HAVE THE CONCERNS OF THE PANDEMIC.  
09:33:58 SO IT'S JUSTIFIED FOR MEMBERS TO PARTICIPATE REMOTELY.  
09:34:01 SIMPLY NEED A MOTION TO AUTHORIZE THAT PARTICIPATION.  
09:34:04 >> SO MOVED.

09:34:06 >>Mayor Ribble: SECONDED BY MR. BOESCH.  
09:34:07 MADAM CLERK, PLEASE CALL THE ROLL ON THE MOTION?  
09:34:11 >>Carol Sacco: COUNCIL MEMBER LEVITAN?  
09:34:13 >>Howard Levitan: AYE.  
09:34:15 >>Jon McLain: AYE.  
09:34:17 >>Jim Boesch: AYE.  
09:34:20 >>Nick Batos: AYE.  
09:34:22 >>Jim Wilson: AYE.  
09:34:24 >>Vice-Mayor Errington: AYE.  
09:34:26 >>Mayor Ribble: AYE.  
09:34:27 NEXT ON THE AGENDA IS APPROVAL OF THE AGENDA.  
09:34:30 DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES TO THE  
  
09:34:34 AGENDA?  
09:34:36 >>Jim Boesch: MOTION TO APPROVE.  
09:34:37 >>Mayor Ribble: SECONDED BY?  
09:34:40 MADAM CLERK, PLEASE CALL THE ROLL ON THE AGENDA.  
09:34:42 >>Jim Wilson: AYE.  
09:34:45 >>Nick Batos: AYE.  
09:34:46 >>Jim Boesch: AYE.  
09:34:48 >>Jon McLain: AYE.  
09:34:50 >>Howard Levitan: AYE.  
09:34:53 >>Vice-Mayor Errington: AYE.  
09:34:53 >>Mayor Ribble: AYE.  
09:34:55 NEXT ON THE AGENDA IS PUBLIC COMMENT.  
09:34:59 MADAM CLERK, DO WE HAVE ANYONE SIGNED UP FOR PUBLIC COMMENT?  
09:35:03 >>Carol Sacco: YES, MAYOR.  
09:35:04 WE HAVE MR. JOE MICELI FROM ROOKERY POINT.  
09:35:07 >>Mayor Ribble: WHILE JOE IS WALTZING UP TO THE PODIUM, I  
09:35:10 WANT TO MAKE A COMMENT TO ANTONIO, KYLE, AND STEVE AND TAMMY  
09:35:14 THAT WHAT A GREAT IMPROVEMENT ON OUR TECHNOLOGY HERE THIS  
09:35:18 MORNING.  
09:35:18 JOB WELL DONE.  
09:35:19 I KNOW IT WAS A LITTLE TRYING GETTING ALL THESE GADGETS TO  
09:35:22 WORK AND TALK TO EACH OTHER, BUT IT LOOKS LIKE WE FINALLY  
09:35:25 GOT THIS THING RUNNING LIKE A SWISS WATCH.  
09:35:28 OKAY.  
09:35:29 YOU'RE UP.  
  
09:35:31 >> THANK YOU, GOOD MORNING, MAYOR, AND COUNCIL PEOPLE.  
09:35:34 JOE MICELI, 20271 ROOKERY DRIVE.  
09:35:38 I'M HERE TODAY NOT IN A JOCLAR MOOD.  
09:35:44 THERE WILL BE NO POEMS OR FUN TODAY.  
09:35:47 THIS IS A SERIOUS TOPIC.  
09:35:48 I'M VERY MUCH CONCERNED IN THE VILLAGE OF ESTERO ABOUT ALL  
09:35:54 OF THIS OVERGROWTH AND DEVELOPMENT THAT IS CURRENTLY  
09:35:56 OCCURRING.  
09:35:57 A FEW YEARS AGO, ALL OF US, COUNCIL, MYSELF INCLUDED, WE

09:36:03 HIKED UP TO FORT MYERS TO TELL THE COUNTY COMMISSIONERS WE  
09:36:07 WERE CONCERNED ABOUT ALL OF THIS OVERGROWTH AND DEVELOPMENT.  
09:36:13 AND WHAT DID THEY DO?  
09:36:15 THEY DISRESPECTED ME.  
09:36:18 THEY DISRESPECTED YOU BECAUSE THEY DIDN'T HEAR A WORD ANY OF  
09:36:21 US WAS SAYING.  
09:36:24 NOW, WE FAST-FORWARD TO TODAY.  
09:36:27 ABOUT A MONTH OR SO AGO, MAYBE TWO, WE HAD A VERY WONDERFUL  
09:36:31 PRESENTATION BY DR. SAVARESE FROM FGCU.  
09:36:37 I SPOKE IN FAVOR OF THE VILLAGE TO SUPPORT THE CONSORTIUM TO  
09:36:42 LOOK AT CLIMATE CHANGE HERE IN ESTERO AND THE COUNTY.  
09:36:49 YET TODAY, YOU'RE GOING TO PASS JUDGMENT AND MOST LIKELY  
09:36:54 APPROVE AN ADDITIONAL GROWTH AND DEVELOPMENT THAT WE REALLY  
09:36:58 DO NOT NEED IN ESTERO.  
09:37:00 YOU CANNOT HAVE IT BOTH WAYS.  
09:37:04 IF YOU'RE GOING TO BE CONCERNED ABOUT THE ENVIRONMENT, AS MY

09:37:08 MOTHER USED TO TELL ME -- GOD REST HER SOUL -- YOU MUST  
09:37:12 STAND UP AND DO THE RIGHT THING.  
09:37:14 I AM HERE TODAY BECAUSE THE RIGHT THING IS FOR ME TO COME  
09:37:17 HERE IN PERSON AND TELL YOU YOU'VE GOT TO STOP ALL OF THIS  
09:37:22 UNNECESSARY GROWTH FOR MONETARY GAIN FOR A FEW INDIVIDUALS.  
09:37:30 WE DON'T NEED IT.  
09:37:31 AND IF YOU'RE GOING TO APPROVE THE AGENDA ITEM THAT I CANNOT  
09:37:37 STAY AND SPECIFICALLY PROVIDE MY REASONS FOR YOU TO DENY  
09:37:42 THAT, THINK ABOUT WHAT'S GOING ON HERE.  
09:37:46 LOOK DOWN THE ROAD, LADY AND GENTLEMEN.  
09:37:50 LOOK DOWN THE ROAD.  
09:37:51 OUR GRANDCHILDREN ARE GOING TO INHERIT WHAT'S HAPPENING.  
09:37:56 THAT'S ALL I HAVE TO SAY EXCEPT I WISH YOU, YOUR FAMILIES A  
09:38:02 VERY PEACEFUL, HAPPY HOLIDAY SEASON AND CERTAINLY A PEACEFUL  
09:38:09 NEW YEAR.  
09:38:12 THANK YOU VERY MUCH.  
09:38:13 I HOPE THAT YOU WILL DO THE RIGHT THING ON THAT AGENDA ITEM,  
09:38:18 WHICH I'M NOT SUPPOSED TO SPEAK ABOUT.  
09:38:21 >>Mayor Ribble: MR. MICELI, YOU'VE COME HERE A LONG TIME.  
09:38:24 I THINK THIS IS YOUR SIXTH YEAR HERE AT THIS UNIVERSITY OF  
09:38:28 ESTERO.  
09:38:29 I WANT TO CAUTION YOU IN THE FUTURE, IF YOU CAN'T BE HERE  
09:38:31 FOR THE ACTUAL ITEM, YOU NEED TO WRITE DOWN, SEND AN E-MAIL  
09:38:34 TO OUR CLERK SO THAT YOUR COMMENTS ARE HEARD UNDER THE RIGHT  
09:38:38 PART OF THE PRESENTATION.

09:38:39 THIS IS FOR PUBLIC COMMENT FOR ITEMS THAT ARE NOT ON THE  
09:38:42 AGENDA.  
09:38:45 >> WHAT I SPOKE ABOUT, MR. MAYOR --  
09:38:46 >> THE IMPLICATION WAS THERE.  
09:38:48 IN ALL FAIRNESS, THE PEOPLE, THE DEVELOPERS THAT DEAL WITH

09:38:51 THIS, THEY HAVE THE RIGHT TO A FAIR HEARING.  
09:38:53 I'D RATHER THAT WE DO THIS IN THE RIGHT ORDER AS DESIGNED.  
09:38:57 >> WITH ALL DUE RESPECT, SIR, I DID NOT MENTION THE ITEM --  
09:39:02 AGENDA ITEM.  
09:39:02 I KNEW I COULD NOT BE HERE.  
09:39:05 AND I CAME HERE TO ADDRESS YOU --  
09:39:08 >>Mayor Ribble: NANCY, DO YOU WANT TO RESPOND TO THAT.  
09:39:10 I DON'T WANT TO OPEN UP PANDORA'S BOX ON THESE PUBLIC  
09:39:15 COMMENTS?  
09:39:15 I'M TALKING TO OUR ATTORNEY, NANCY STROUD.  
09:39:18 >>Nancy Stroud: GOOD MORNING, COUNCIL.  
09:39:20 GOOD MORNING.  
09:39:21 I GUESS IT'S JUST TO CONFIRM THAT, YES, THERE'S ALWAYS AN  
09:39:25 OPPORTUNITY TO SEND IN WRITTEN COMMENTS, AND THOSE WRITTEN  
09:39:29 COMMENTS ARE READ INTO THE RECORD DURING THE AGENDA ITEM.  
09:39:34 SO IT IS HELPFUL TO KNOW THAT, JUST AS A WORD OF ADVICE.  
09:39:41 >> THANK YOU FOR POINTING THAT OUT.  
09:39:42 >>Mayor Ribble: HAPPY HOLIDAYS TO YOU AS WELL, JOE.  
09:39:45 >> THANK YOU, SIR.  
09:39:46 >>Mayor Ribble: YOU KNOW WE THINK HIGHLY OF YOU.

09:39:48 WE'RE TRYING TO KEEP ORDER IN OUR MEETINGS HERE.  
09:39:50 NEXT ON THE AGENDA IS A CONSENT AGENDA.  
09:39:52 DO ANY OF THE COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS  
09:39:54 REGARDING THE CONSENT AGENDA MINUTES AND RESOLUTIONS?  
09:39:59 HEARING NONE, I'LL ENTERTAIN A MOTION.  
09:40:01 >>Jim Boesch: MAKE A MOTION.  
09:40:02 >>Mayor Ribble: JIM BOESCH.  
09:40:03 SECOND BY NICK BATOS.  
09:40:06 MADAM CLERK, PLEASE CALL THE ROLL?  
09:40:09 >>Carol Sacco: COUNCIL MEMBER LEVITAN?  
09:40:11 >>Howard Levitan: AYE.  
09:40:12 >>Jon McLain: AYE.  
09:40:14 >>Jim Boesch: AYE.  
09:40:15 >>Nick Batos: AYE.  
09:40:17 >>Jim Wilson: AYE.  
09:40:19 >>Vice-Mayor Errington: AYE.  
09:40:21 >>Mayor Ribble: AYE.  
09:40:22 THE NEXT ITEM ON THE AGENDA IS RESOLUTION 2020-25 OF THE  
09:40:27 VILLAGE COUNCIL OF VILLAGE OF ESTERO, FLORIDA.  
09:40:29 COVID-19 CARES ACT CONTRACTS AND BUDGET AMENDMENT.  
09:40:34 MADAM CLERK, PLEASE READ THE RESOLUTION.  
09:40:37 >>Carol Sacco: RESOLUTION 2020-25, COVID-19 CARES ACT  
09:40:42 CONTRACTS AND BUDGET AMENDMENT.  
09:40:44 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF  
09:40:45 ESTERO, FLORIDA, RATIFYING THE CONTRACTS TO PROCURE PERSONAL  
  
09:40:50 PROTECTIVE GEAR AND COMMUNITY TESTING FOR VILLAGE RESIDENTS.

09:40:53 APPROVING A BUDGET AMENDMENT AND PROVIDING AN EFFECTIVE  
09:40:57 DATE.  
09:40:58 >>Mayor Ribble: STEVE, DO YOU WANT TO INTRODUCE THIS?  
09:41:00 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.  
09:41:03 THIS ITEM COMES TO YOU AT THE RECOMMENDATION OF OUR VILLAGE  
09:41:07 ATTORNEY WHO SUGGESTS THAT TO MORE FORMALIZE OUR CONTRACTUAL  
09:41:12 OBLIGATIONS HERE WITH REGARD TO EXPENDITURES RELATED TO THE  
09:41:18 CARES ACT, BETTER ENSURES THAT THE VILLAGE WILL BE FULLY  
09:41:21 REIMBURSED FOR THESE EXPENDITURES.  
09:41:23 THE TOTAL AMOUNT THAT WE RECEIVED OR WILL RECEIVE FROM THE  
09:41:28 CARES ACT IS \$475,000.  
09:41:32 AND THE ACTION BEFORE THE COUNCIL APPROVES THE BUDGET FOR  
09:41:35 THE EXPENDITURES IN THESE AMOUNTS AND ALSO FORMALLY AMENDS  
09:41:40 THE CONTRACTS FOR TWO OF THE SUPPLIERS FOR SERVICES, LAB 24  
09:41:47 AND FULL THROTTLE MARKETING, FOR TESTING SERVICES AND ALSO  
09:41:54 FOR SAFETY MASKS.  
09:41:56 SO IT COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL AND  
09:42:00 UPON THE ADVICE OF THE VILLAGE.  
09:42:07 >>Mayor Ribble: COMMENTS FROM COUNCIL?  
09:42:08 >>Howard Levitan: BILL, I WOULD LIKE TO COMMENT.  
09:42:10 >>Mayor Ribble: JON IS FIRST.  
09:42:12 >>Jon McLain: I'M OBVIOUSLY IN FAVOR OF DOING THIS.  
09:42:14 I THINK IT'S A GREAT OPPORTUNITY TO PROVIDE HEALTH CARE  
09:42:19 OPPORTUNITIES FOR OUR RESIDENTS IN HERE.

09:42:21 MY CONCERN IN READING THIS MORNING THE AFTER REPORT WAS THE  
09:42:27 LENGTH OF TIME IT TOOK TO GET THE RESULTS.  
09:42:29 IT WAS SUPPOSED TO BE I THINK 24 HOURS AND IT TURNED OUT TO  
09:42:33 BE UPWARDS OF 72 HOURS, MAYBE EVEN IN ADDITION TO THAT.  
09:42:37 THE NEXT BUSINESS GUY, I THINK WHEN YOU UNDERPERFORM OUR  
09:42:45 CONTRACT -- AND I DON'T KNOW IF WE'RE GOING TO TALK ABOUT  
09:42:49 THAT LATER OR NOT -- BUT I DO THINK THERE SHOULD BE SOME  
09:42:52 REDUCTION IN THE COST WE PAY FOR THESE SERVICES SINCE THEY  
09:42:55 DIDN'T PERFORM UP TO EXPECTATIONS.  
09:42:57 >>Mayor Ribble: HOWARD?  
09:42:59 >>Howard Levitan: YEAH, I WANTED TO ALSO REITERATE JON'S  
09:43:04 FEELINGS.  
09:43:05 I'M VERY DISAPPOINTED IN THE LAG TIME ON THE TEST RESULTS.  
09:43:11 THE WHOLE PURPOSE I THOUGHT WAS TO GET THESE TESTS SO PEOPLE  
09:43:15 GOING AWAY FOR THANKSGIVING COULD FEEL SOME COMFORT THAT  
09:43:20 THEY WEREN'T GOING TO GO BACK HOME AND INFECT THEIR  
09:43:24 FAMILIES.  
09:43:24 BUT BE THAT AS IT MAY, THIS SORT OF PROVES THE POINT THAT  
09:43:29 MAYBE WE OUGHT TO STICK TO OUR BUSINESS OF RUNNING THE CITY  
09:43:34 AND NOT TRY THINGS THAT MAYBE DON'T MAKE THE PUBLIC VERY  
09:43:41 HAPPY.  
09:43:42 MY CONCERN WITH THE CONTRACTS THEMSELVES, HOWEVER, IS THAT  
09:43:44 I'M NOT SEEING THE OWNERSHIP AFFIDAVITS THAT WE NORMALLY DO

09:43:48 WITH CONTRACTS SO THAT WE CAN KNOW WHETHER OR NOT WE MIGHT  
09:43:51 HAVE A PERSONAL CONFLICT OF INTEREST IN ORDER TO VOTE ON

09:43:55 THEM.

09:43:55 SO THAT'S BEEN A PART OF OUR PURCHASING REQUIREMENTS FOR A  
09:44:01 LONG, LONG TIME.

09:44:02 AND I'M NOT SEEING ANYTHING WITH RESPECT TO THAT,

09:44:05 PARTICULARLY WITH RESPECT TO NOT LAB CORPS, BUT THE PPE

09:44:09 VENDOR WHO I NEVER HEARD OF.

09:44:11 BUT APPARENTLY IS LOCATED IN ESTERO.

09:44:16 >>Mayor Ribble: OKAY.

09:44:17 JIM.

09:44:20 >>Jim Boesch: I HAVE A LITTLE OF A NEGATIVE REACTION IN

09:44:23 THAT, AS YOU KNOW, I'VE BEEN FOLLOWING THIS DAILY, THE

09:44:30 REPORTS THAT KYLE GIVES TO US, AND I WOULD LIKE TO KEEP IN

09:44:35 MIND, TOO, THAT, FIRST OF ALL, APRIL 20th, WE HAD

09:44:42 ACCUMULATED 30 COVID CASES.

09:44:45 AS OF THIS MORNING, KYLE'S REPORT, WE'VE NOW REACHED 958

09:44:51 COVID CASES AND WILL SOON -- MADE A PREDICTION BEFORE

09:44:57 CHRISTMAS -- WE'LL HAVE A THOUSAND BY THE END OF NEXT WEEK,

09:45:02 WE'LL HAVE A THOUSAND CASES.

09:45:04 MAYBE EVEN BY THE END OF THIS WEEK THAT WE'VE ACCUMULATED.

09:45:06 SO THE CONCEPT THAT WE'RE BEING GIVEN DAILY THAT THE NEXT

09:45:13 THREE, FOUR WEEKS ARE GOING TO BE DRASTICALLY INFECTED AREAS

09:45:20 OF TIME AND PEOPLE.

09:45:22 IT'S IMPORTANT FOR US TO MIND ALL OF THE MASKS, SOCIAL

09:45:27 DISTANCING, MINIMUM AMOUNT OF PEOPLE GETTING TOGETHER.

09:45:33 AND I THINK KYLE IS GOING TO GIVE HIS REPORT.

09:45:37 THE BOTTOM LINES TO THOSE TESTING, THE PEOPLE FROM ESTERO

09:45:42 WERE HIRED, THE COUNTY PERCENTAGES.

09:45:48 WE SHOULD DEFINITELY BE FOCUSING IN THE NEXT THREE OR FOUR

09:45:51 WEEKS ON EXTRA CARE AND ADDRESSING THE FACT THAT WE'RE

09:45:57 CONCERNED ABOUT HOW -- IF WE'RE NOT CONCERNED ABOUT GETTING

09:46:01 THE VIRUS OURSELVES, PLEASE, BE CONCERNED ABOUT SPREADING

09:46:05 THE VIRUS TO OTHER PEOPLE.

09:46:07 >>Mayor Ribble: NICK?

09:46:10 >>Nick Batos: I ALSO WAS A LITTLE DISAPPOINTED IN THE LENGTH

09:46:13 OF TIME IT TOOK.

09:46:15 HOWEVER, I DID HAVE THE OPPORTUNITY TO SPEAK TO A NUMBER OF

09:46:18 PEOPLE WHO TOOK THE TEST.

09:46:21 AS FAR AS THE PEOPLE -- ALTHOUGH IT WAS A LITTLE BIT LONGER,

09:46:24 THE PEOPLE I SPOKE TO AVERAGED ABOUT TWO DAYS TO GET IT, BUT

09:46:28 THEY WERE EXTREMELY HAPPY WITH THE OPPORTUNITY AND THE

09:46:31 PROCESS THAT THEY WENT THROUGH TO GET IT.

09:46:32 THEY WERE SURPRISED AND HAPPY THAT THERE WAS NO LONG WAITS,

09:46:38 AND THAT IT WAS ORGANIZED THERE WELL.

09:46:41 AND I THINK THAT THE CITY CAME OUT LOOKING VERY WELL, THAT

09:46:45 THEY OFFERED THIS TO THE RESIDENTS OF ESTERO.  
09:46:48 >>Mayor Ribble: ANY OTHER COMMENTS FROM COUNCIL?  
09:46:50 I'M GOING TO MAKE A QUICK COMMENT.  
09:46:57 NICK, I DON'T FULLY AGREE WITH WHAT YOU SAID ABOUT EVERYBODY  
09:47:01 IS HAPPY WITH WHAT WE DID.  
09:47:03 I'VE HEARD A LOT OF COMPLAINTS.

09:47:05 I GOT A LOT OF E-MAILS.  
09:47:06 I KNOW THE CLERK HAS RECEIVED A LOT OF NEGATIVE PRESS.  
09:47:10 I'M VERY DISAPPOINTED IN OUR CONTRACT WITH LAB CORPS.  
09:47:13 THAT IS NOT WHAT WE WERE TOLD.  
09:47:15 WE WERE TOLD 24-HOUR TURNAROUND.  
09:47:17 IF YOU RECALL, WHEN MARILYN EDWARDS WROTE UP ALL OUR PR  
09:47:22 STAFF, WHICH SHE DID AN OUTSTANDING JOB GETTING THIS THING  
09:47:24 MARKETED, AND I HAD A LOT OF CALLS FROM WINK NEWS, FROM NBC  
09:47:28 2, AND I WAS ON SEVERAL NEWS RELEASES TALKING ABOUT THE 24  
09:47:33 HOURS, AND WE EVEN TALKED TO THIS LIKE TWO MEETINGS BEFORE  
09:47:36 THIS HAPPENED.  
09:47:37 LAB CORPS KNEW WHAT THEY TOLD US.  
09:47:39 THEY GAVE US A COMMITMENT OF A 24-HOUR TURNAROUND.  
09:47:42 THE DEAL WAS THAT IF WE HAVE A LOVED ONE THAT COMES IN TO  
09:47:45 VISIT US AND THEY ARE NOT FEELING WELL, WHEN THEY GET OFF  
09:47:48 THE PLANE, THEY CAN GO OVER THERE, GET A TEST, AND IN 24  
09:47:51 HOURS WOULD KNOW.  
09:47:53 VICE VERSA TO THAT, IF WE HAVE SOMEBODY COMING IN AND THEY  
09:47:55 ARE NOT TOO SURE ABOUT MOM AND DAD OR GRANDPOP AND GRANDMA,  
09:48:00 WE'RE GETTING TESTED, WHICH MY WIFE AND I DID.  
09:48:03 WE WERE 20th IN LINE.  
09:48:04 WE WAITED IN LINE LIKE ANYONE ELSE.  
09:48:06 WE PULLED UP AND WE GOT TESTED.  
09:48:08 WE HAD TWO GREAT NURSES THAT WERE VERY PROFESSIONAL, BUT THE  
09:48:10 ONE NURSE SAID TO ME, WE'LL GET BACK WITH YOU IN THREE TO

09:48:15 FIVE DAYS.  
09:48:16 KYLE, YOU REMEMBER, I CALLED YOU AND TOLD YOU THAT WAS THE  
09:48:21 COMMENT SHE MADE.  
09:48:22 YOU ASSURED ME IT WAS A MISTAKE BECAUSE WE HAD TALKED ABOUT  
09:48:25 THIS FOR LIKE TWO WEEKS, THAT IT WAS 24 HOURS.  
09:48:29 SO I WAS CONCERNED.  
09:48:32 WELL, THEN WHAT HAPPENED, AT 1:15 THURSDAY MORNING, THE DAY  
09:48:36 OF THANKSGIVING, MY WIFE AND I GET OUR TESTS BACK THAT, OF  
09:48:40 COURSE, WE WERE NEGATIVE, WHICH WAS GOOD NEWS.  
09:48:42 BUT THE BAD NEWS IS, I HAD A BUNCH OF NEIGHBORS THAT WERE  
09:48:45 EXPECTING COMPANY AND THEY WANTED TO HAVE THEIR TEST BACK  
09:48:48 WHO GOT TESTED ON MONDAY AND WAITED FOREVER.  
09:48:51 JON, TO YOUR POINT AND THEN I'LL GET OFF MY RANT ON THIS  
09:48:54 BECAUSE I DON'T WANT TO WEAR IT OUT.  
09:48:56 WHAT IT IS, IT IS.



09:48:57 BUT IN A BUSINESS RELATIONSHIP IN A CONTRACT, WE HAVE AN  
09:49:00 UNDERSTANDING.  
09:49:00 WE SHOULD BE GETTING SOME TYPE OF A REFUND OR A DECREASE IN  
09:49:08 THE PRICE WE'RE PAYING PER TEST.  
09:49:10 THE 120 BUCKS A TEST I DON'T THINK IS VALIDATED UNDER THE  
09:49:13 LACK OF PERFORMANCE.  
09:49:14 MR. MANAGER, I'LL LEAVE THAT UP TO YOU FOLKS TO WORK IT OUT.  
09:49:19 I'M GIVING YOU MY POINT OF VIEW AS A RESIDENT OF ESTERO.  
09:49:23 KATY.  
09:49:27 >>Vice-Mayor Errington: BILL, MAYOR, I CONCUR WITH  
  
09:49:30 EVERYTHING YOU'VE SAID.  
09:49:32 I'VE HAD COMPLAINTS THAT HAVE REACHED ME IN THE LAST FEW  
09:49:35 DAYS THAT THE RESULTS WERE NOT FAST ENOUGH.  
09:49:39 I KNOW THAT KYLE TOOK ON A VERY DIFFICULT JOB, A VERY  
09:49:44 DIFFICULT TASK, AND I UNDERSTAND HE UNDER THE CIRCUMSTANCES  
09:49:47 HAS DONE A GREAT JOB WITH THAT.  
09:49:49 I DO FEEL THAT THE LAB 24 OWES US SOME KIND OF DISCOUNT ON  
09:49:56 WHAT WE HAVE AGREED TO PAY THEM BECAUSE WHEN YOU GET YOUR  
09:50:01 RESULTS BACK IN 24 HOURS OR ELSE YOU HAVE TO WAIT FOR A  
09:50:05 WEEK, THAT'S NOT ACCEPTABLE.  
09:50:06 THAT IS NOT ACCEPTABLE.  
09:50:08 AND I HAVE HAD PEOPLE COMPLAINING TO ME ABOUT THE CODING.  
09:50:12 THEY DON'T KNOW HOW TO READ THE CODING.  
09:50:14 THERE WAS NO WAY TO UNDERSTAND HOW TO READ THE CODING.  
09:50:18 SO THEY NEED TO CLEAN UP THEIR ACT A LITTLE BIT AND LET US  
09:50:22 CONTINUE TO WORK WITH THEM.  
09:50:24 I BELIEVE IT REALLY ADDS VALUE TO THE COMMUNITY.  
09:50:29 PEOPLE HAVE SAID IT'S WONDERFUL THAT WE ARE TRYING TO DO  
09:50:31 SOMETHING LIKE THIS, BUT WHEN IT COMES BACK TO PROMISES MADE  
09:50:35 AND PROMISES NOT KEPT, THAT IS NOT US.  
09:50:40 THAT'S NOT ACCEPTABLE.  
09:50:42 I AGREE WITH YOU, MAYOR.  
09:50:44 BUT LET'S THROW THE BALL BACK IN THEIR COURT NOW AND LET  
09:50:48 KYLE HANDLE THAT, THAT THEY OWE US SOMETHING NOW.  
09:50:51 THEY OWE US BIG TIME BECAUSE THEY DIDN'T COME THROUGH WITH  
  
09:50:55 WHAT THEY SAID THEY WOULD.  
09:50:56 >>Mayor Ribble: THANK YOU, VICE-MAYOR, FOR YOUR COMMENTS.  
09:50:58 ANY OTHER COMMENTS FROM COUNCIL?  
09:51:00 KYLE, DID YOU WANT TO RESPOND TO ANY OF THESE?  
09:51:02 >>Kyle Coleman: NO.  
09:51:04 JUST TO SAY THAT I AGREE.  
09:51:06 I WOULDN'T HAVE COME OUT IN FRONT OF THE PUBLIC SAYING 24  
09:51:09 HOURS IF THEY HADN'T SAID MULTIPLE TIMES IT WOULD BE 24  
09:51:13 HOURS.  
09:51:13 IT'S FRUSTRATING BECAUSE, LIKE YOU SAID, THAT'S WHAT PEOPLE  
09:51:16 BUILT THEIR PLANS AROUND.

09:51:18 HEARING THAT, IT UNDERCUTS WHAT WE'RE TRYING TO DO HERE.  
09:51:20 WE'LL WORK ON IT.  
09:51:22 >>Mayor Ribble: OKAY.  
09:51:23 THAT SOUNDS GOOD.  
09:51:24 WE KNOW YOU'RE ON TOP OF THIS AND WE KNOW YOU AND STEVE WILL  
09:51:27 FOLLOW UP AND WE FEEL COMFORTABLE WITH THAT.  
09:51:29 ANYBODY SIGNED UP FROM THE PUBLIC TO SPEAK TO THIS ITEM?  
09:51:31 >>Carol Sacco: NO, MAYOR.  
09:51:32 >>Mayor Ribble: I'D LIKE TO ENTERTAIN A MOTION REGARDING  
09:51:34 THIS AGENDA ITEM.  
09:51:36 MR. BOESCH.  
09:51:36 SECONDED BY MR. BATOS.  
09:51:41 IT LOOKS LIKE YOU TWO FOLKS ARE THE ONLY ONES VOTING TODAY  
09:51:44 OR MAKING MOTIONS TODAY.

09:51:45 MADAM CLERK, PLEASE CALL THE ROLL FOR THE MOTION.  
09:51:50 >>Carol Sacco: COUNCIL MEMBER WILSON?  
09:51:52 >>Jim Wilson: I ACTUALLY HAVE A QUESTION BEFORE WE VOTE.  
09:51:55 THIS DOES NOT -- A YES VOTE DOES NOT APPROVE PAYMENT TO THIS  
09:52:01 VENDOR, IS THAT CORRECT?  
09:52:05 >>Mayor Ribble: MR. ATTORNEY, WHAT DO YOU THINK ABOUT THIS?  
09:52:07 >>Burt Saunders: YOU'VE GOT A COUPLE OF PROBLEMS.  
09:52:13 ONE IS FUNDS HAVE TO BE EXPENDED BY THE END OF DECEMBER.  
09:52:15 I DON'T KNOW WHAT THE STATUS IS IN TERMS OF PAYMENT TO THIS  
09:52:18 PARTICULAR VENDOR.  
09:52:19 TO USE THE FEDERAL FUNDS AND BE REIMBURSED, THOSE FUNDS HAVE  
09:52:22 TO BE EXPENDED BEFORE DECEMBER 31st.  
09:52:25 SO WE HAVE A VERY LIMITED TIME PERIOD.  
09:52:28 THIS AMENDMENT -- THIS RESOLUTION DOES AUTHORIZE PAYMENT.  
09:52:33 I THINK THAT THE MODIFICATION ON THE MOTION IS THAT STAFF  
09:52:37 WILL NEGOTIATE TO TRY TO GET SOME REDUCTION, BUT I THINK YOU  
09:52:42 HAVE TO LEAVE IT TO STAFF AT THIS POINT TO WORK THAT OUT AND  
09:52:46 WHATEVER THAT REDUCTION IS.  
09:52:47 WE'RE NOT GOING TO HAVE ENOUGH TIME --  
09:52:49 >>Mayor Ribble: MAYBE THE BETTER APPROACH WOULD BE TO TABLE  
09:52:51 IT AT THIS TIME AND BRING IT BACK DECEMBER THE 9th AND  
09:52:54 GIVE YOU SOME TIME TO WORK IT OUT.  
09:52:56 >>Burt Saunders: WE CAN CERTAINLY DO THAT.  
09:52:58 KEEP IN MIND BY DECEMBER 31st, THOSE FUNDS HAVE TO BE  
09:53:01 EXPENDED.

09:53:01 >>Mayor Ribble: IF THEY GET AGREEMENT, WE CAN GET THIS THING  
09:53:03 OKAYED ON THE 9TH, AND CAROL IS PRETTY QUICK AT WRITING  
09:53:07 CHECKS.  
09:53:07 GET THE CHECK MAILED OUT ON THE 10th, AND WE'LL BE IN GOOD  
09:53:10 SHAPE.  
09:53:12 >>Burt Saunders: YOU HAVE TWO VENDORS HERE, THOUGH?  
09:53:14 IS THAT CORRECT?

09:53:15 ONE OF THEM PERFORMED.  
09:53:16 YOU DON'T WANT TO HOLD UP -- NECESSARILY HOLD UP PAYMENT FOR  
09:53:21 THE ONE.  
09:53:22 WHY DON'T WE MODIFY THIS RESOLUTION TO AUTHORIZE THE PAYMENT  
09:53:26 FOR THE ONE VENDOR, AND THEN CONTINUE --  
09:53:29 >>Mayor Ribble: LET'S BE SPECIFIC.  
09:53:31 CAN YOU HELP US WITH THIS MOTION?  
09:53:34 >>Kyle Coleman: IT'S FULL THROTTLE.  
09:53:36 THAT'S THE COMPANY PUTTING OUT THE MASK MAILER.  
09:53:38 WE WOULDN'T MAKE THAT PAYMENT UNTIL WE'VE SEEN THE MASKS GET  
09:53:40 HERE.  
09:53:41 >>Mayor Ribble: WE CAN WAIT UNTIL THE 9th ON THESE.  
09:53:43 >>Kyle Coleman: THAT'S FINE.  
09:53:45 >>Mayor Ribble: JUST TABLE IT.  
09:53:46 IS EVERYONE OKAY WITH TABLING THIS UNTIL THE 9th UNTIL THE  
09:53:49 NEXT MEETING?  
09:53:50 WE HAVE CONSENSUS?  
09:53:51 NICK?

09:53:52 >>Nick Batos: YES.  
09:53:53 >>Mayor Ribble: JIM?  
09:53:55 >>Jim Boesch: YES.  
09:53:55 >>Mayor Ribble: JIM WILSON, YOU'RE ALL RIGHT WITH THAT,  
09:53:58 TABLING IT TO THE 9th.  
09:53:59 >>Jim Wilson: I MAKE IT AS A FORMAL MOTION.  
09:54:01 I MOVE THAT WE TABLE THIS MOTION UNTIL DECEMBER 9th.  
09:54:05 >>Mayor Ribble: OKAY.  
09:54:06 DO I HAVE A SECOND ON THAT MOTION?  
09:54:08 JON McLAIN.  
09:54:09 VERY GOOD.  
09:54:10 MADAM CLERK, PLEASE CALL THE ROLL.  
09:54:11 >>Carol Sacco: COUNCIL MEMBER WILSON?  
09:54:14 >>Jim Wilson: AYE.  
09:54:14 >>Nick Batos: AYE.  
09:54:16 >>Jim Boesch: AYE.  
09:54:18 >>Jon McLain: AYE.  
09:54:20 >>Howard Levitan: AYE.  
09:54:22 >>Vice-Mayor Errington: AYE.  
09:54:23 >>Mayor Ribble: AYE.  
09:54:24 THE NEXT ITEM ON THE AGENDA IS THE SECOND READING OF  
09:54:28 ORDINANCE 2020-09, FIRESTONE REZONING CASE.  
09:54:33 MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?  
09:54:36 >>Carol Sacco: YES.  
09:54:37 >>Mayor Ribble: WILL THE CLERK PLEASE READ THE TITLE OF THE  
  
09:54:39 ORDINANCE?  
09:54:40 >>Carol Sacco: 2020-09 ORDINANCE OF THE VILLAGE COUNCIL OF  
09:54:42 THE VILLAGE OF ESTERO, FLORIDA, CONSIDERING A ZONING

09:54:46 AMENDMENT TO THE ESTERO TOWN CENTER COMMERCIAL PLANNED  
09:54:49 DEVELOPMENT, TO ALLOW AUTO REPAIR AND SERVICE, GROUP I, AS A  
09:54:56 STAND-ALONE USE ON PROPERTY LOCATED IN THE SOUTHEAST  
09:54:58 QUADRANT OF THE CORKSCREW ROAD AND THREE OAKS PARKWAY AND  
09:55:01 CONSISTING OF APPROXIMATELY 1.14 ACRES; PROVIDING FOR  
09:55:06 CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN  
09:55:08 EFFECTIVE DATE.  
09:55:10 >>Mayor Ribble: STEVE, DO YOU WANT TO INTRODUCE THIS,  
09:55:11 PLEASE?  
09:55:13 >>Steven Sarkozy: THANK YOU, MAYOR, AND MEMBERS OF COUNCIL.  
09:55:15 THIS IS THE SECOND READING, OF COURSE, OF THE FIRESTONE TIRE  
09:55:20 STORE APPLICATION TO DEVELOP A THREE-ACRE SITE, A 6400  
09:55:25 SQUARE FOOT FACILITY FOR AN AUTO CARE CENTER AT THE LOWE'S  
09:55:31 PLAZA.  
09:55:31 AT THIS POINT, I'LL TURN IT OVER TO MARY GIBBS FOR FURTHER  
09:55:35 INTRODUCTION AND EXPLANATION OF THE PROJECT IN GREATER  
09:55:40 DETAIL.  
09:55:48 >>Mary Gibbs: GOOD MORNING.  
09:55:49 I THINK WE FIRST NEED TO HAVE OUR ATTORNEY TALK ABOUT THE  
09:55:54 QUASI-JUDICIAL.  
09:55:59 >>Nancy Stroud: THAT'S TRUE.  
09:56:01 THANK YOU, MARY.

09:56:02 BECAUSE THIS IS A QUASI-JUDICIAL HEARING, OF COURSE, BEFORE  
09:56:08 ANY TESTIMONY IS GIVEN, WE'LL NEED TO SWEAR IN ANY  
09:56:11 WITNESSES.  
09:56:11 THAT WOULD INCLUDE MARY.  
09:56:15 SO WITH YOUR PERMISSION, MR. MAYOR, ANYONE IN THE AUDIENCE  
09:56:19 WHO IS GOING TO BE TESTIFYING TODAY, PLEASE RAISE YOUR RIGHT  
09:56:25 HAND.  
09:56:26 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT  
09:56:28 TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT  
09:56:31 THE TRUTH?  
09:56:32 >> I DO.  
09:56:33 >>Nancy Stroud: THANK YOU.  
09:56:34 MEMBERS OF THE COUNCIL SHOULD AT THIS TIME DISCLOSE ANY EX  
09:56:41 PARTE COMMUNICATIONS THEY MAY HAVE HAD ON THIS MATTER.  
09:56:45 >>Mayor Ribble: NICK, ANY?  
09:56:47 >>Nick Batos: YES.  
09:56:48 I HAD A ZOOM MEETING WITH THE DEVELOPER AND HIS TEAM.  
09:56:54 THEY WENT OVER THE PROJECT AS THEY SAW IT AND EXPLAINED IT  
09:56:56 TO ME.  
09:56:57 >>Mayor Ribble: JIM?  
09:56:59 >>Jim Boesch: I HAVE NO --  
09:57:01 >>Mayor Ribble: JON?  
09:57:02 >>Jon McLain: I HAD A MEETING ALSO WITH THE DEVELOPER AND  
09:57:05 THEIR ATTORNEY A COUPLE OF MONTHS BACK JUST GOING OVER THE  
09:57:08 BASIC PLAN.

09:57:09 THAT WAS CONDUCTED HERE IN THE CONFERENCE ROOM UPSTAIRS.  
09:57:14 >>Mayor Ribble: VICE-MAYOR ERRINGTON?  
09:57:16 >>Vice-Mayor Errington: I HAVE NO CONFLICTS AT ALL.  
09:57:20 >>Mayor Ribble: HOWARD?  
09:57:22 >>Howard Levitan: YEAH.  
09:57:23 I HAVE HAD SEVERAL MEETINGS BOTH IN PERSON AND BEFORE COVID  
09:57:28 AND BY ZOOM WITH REPRESENTATIVES OF THE OWNER OF THE  
09:57:30 SHOPPING CENTER, THE MANAGEMENT, THE DEVELOPMENT GROUP FOR  
09:57:34 THIS PROJECT, THE ENGINEER, THE FIRESTONE PEOPLE, AND THE  
09:57:41 ATTORNEY, ALL TO DISCUSS IN DETAIL THESE PROPOSALS.  
09:57:46 >>Mayor Ribble: JIM WILSON?  
09:57:47 >>Jim Wilson: I HAVE NO CONFLICTS WITH THIS.  
09:57:49 >>Mayor Ribble: MARY, BACK TO YOU.  
09:57:50 >>Mary Gibbs: ALL RIGHT.  
09:57:51 >>Nancy Stroud: JUST ONE MORE THING.  
09:57:53 I'M SORRY.  
09:57:54 IF THERE HAVE BEEN ANY WRITTEN COMMUNICATIONS REGARDING THIS  
09:57:57 THAT HAVE COME TO THE VILLAGE, THEN THAT BECOMES PART OF THE  
09:57:59 RECORD OF THE PROCEEDINGS.  
09:58:02 HAVE THERE BEEN ANY, MARY?  
09:58:05 >>Mary Gibbs: NO, I HAVE NOT SEEN ANY.  
09:58:06 >>Nancy Stroud: THANK YOU.  
09:58:08 >>Mary Gibbs: ALL RIGHT.  
09:58:09 WE'RE READY TO START NOW WITH THE PUBLIC HEARING FOR THE  
09:58:11 FIRESTONE TIRE STORE.

09:58:14 AS MENTIONED, I THINK EVERYBODY KNOWS WHERE THIS PROJECT IS  
09:58:18 LOCATED.  
09:58:18 IT'S IN THE LOWE'S PLAZA ON CORKSCREW ROAD.  
09:58:22 THIS IS A THREE-ACRE PIECE.  
09:58:24 THE FIRESTONE TIRE CENTER WOULD BE BUILT JUST OVER AN ACRE  
09:58:29 OF THE THREE-ACRE PIECE THAT'S AT THE CORNER OF THREE OAKS  
09:58:32 AND CORKSCREW ROAD ON THE SOUTH SIDE.  
09:58:34 THE APPLICANT IS ASKING FOR A ZONING AMENDMENT BECAUSE THE  
09:58:39 USE OF AUTO REPAIR GROUP ONE IS NOT ALLOWED AS A STAND-ALONE  
09:58:45 USE IN THE ZONING APPROVED BY THE COUNTY.  
09:58:48 THAT'S THE REASON FOR THE AMENDMENT TODAY.  
09:58:49 WE HAD A PLANNING AND ZONING PUBLIC HEARING BACK IN AUGUST  
09:58:56 ON THIS CASE.  
09:58:56 THE STAFF HAD RECOMMENDED DENIAL, AND THE PLANNING AND  
09:58:59 ZONING BOARD BASICALLY RECOMMENDED DENIAL WITH A 4-2 VOTE  
09:59:03 BASED ON THE STAFF RECOMMENDATION.  
09:59:04 IF I CAN JUST ELABORATE FOR A MINUTE ABOUT THE STAFF  
09:59:09 RECOMMENDATION, IT WAS NOT TO APPROVE IT BASED ON THE  
09:59:12 COMPREHENSIVE PLAN LAND USE CATEGORY.  
09:59:14 SO THE LAND USE CATEGORY FOR THIS PROPERTY IS CALLED  
09:59:17 TRANSITIONAL MIXED-USE IN OUR NEW COMPREHENSIVE PLAN.

09:59:21 AND IT WAS CHANGED FROM A GENERAL INTERCHANGE CATEGORY IN  
09:59:23 THE OLD PLAN.

09:59:26 AND THE REASON FOR THIS WAS TO TRANSITION AWAY FROM THE  
09:59:29 INTERCHANGE TYPES OF USES THAT ARE TYPICALLY FOUND IN THE

09:59:33 FOUR QUADRANTS OF I-75, WHICH ARE GENERALLY VERY AUTO  
09:59:37 ORIENTED USES, GAS STATION, FAST-FOOD TYPE OF THINGS.  
09:59:42 SO THE TRANSITIONAL MIXED-USE WAS TO PROVIDE AND ENCOURAGE  
09:59:46 MORE MIXED-USE.

09:59:47 SO AT THE PLANNING AND ZONING BOARD MEETING IN AUGUST, THERE  
09:59:49 WAS QUITE A LENGTHY DISCUSSION ABOUT THE COMPREHENSIVE PLAN  
09:59:52 AND THE PROJECT IN GENERAL.

09:59:54 THE APPLICANT IS GOING TO EXPLAIN WHEN THEY GET UP TO DO  
09:59:58 THEIR PORTION OF THE PRESENTATION TODAY, THEY ARE GOING TO  
10:00:00 EXPLAIN WHY THEY DO BELIEVE IT'S CONSISTENT WITH THE PLAN.

10:00:03 BUT I WANTED TO JUST EXPLAIN THE STAFF'S POINT OF VIEW  
10:00:06 BEFORE WE GET INTO THE DETAILS.

10:00:08 NOW, SINCE THE PLANNING AND ZONING BOARD MEETING HAPPENED IN  
10:00:12 AUGUST, THE APPLICANT HAS MADE SEVERAL REVISIONS TO THEIR  
10:00:15 PLANS, AND THEY RESUBMITTED INFORMATION TO US, WHICH YOU HAD  
10:00:20 IN YOUR FIRST READING PACKET A FEW WEEKS AGO.

10:00:22 AND THEY TRY TO DO THIS IN RESPONSE TO SOME OF THE QUESTIONS  
10:00:27 THAT CAME UP AT THE PLANNING AND ZONING BOARD MEETING.

10:00:29 SO THEY ARE GOING TO GO INTO DETAIL ABOUT IT.

10:00:32 BUT BASICALLY, THEY REVISED SOME OF THE LANDSCAPING, REVISED  
10:00:36 THE ARCHITECTURALS ON A COUPLE OF THE SIDES OF THE PROJECT,  
10:00:39 AND THEY'VE ADDED SOME GREEN SCREEN.

10:00:42 SO THEY'LL TRY TO SOFTEN THE BUILDING, AND THEY WILL BE  
10:00:44 EXPLAINING THAT WHEN THEY GET UP IN A COUPLE OF MINUTES.  
10:00:49 AT THE FIRST READING, WHICH WE HAD A FEW WEEKS AGO, THERE

10:00:52 WERE SEVERAL QUESTIONS WHERE THE COUNCIL SAID THEY WANTED TO  
10:00:55 HAVE MORE INFORMATION EXPLAINED BY THE APPLICANT TODAY.

10:00:59 SO BASICALLY WHAT THE COUNCIL ASKED FOR WAS THAT THEY  
10:01:03 EXPLAIN A LITTLE BIT MORE ABOUT THE ARCHITECTURE AND THE  
10:01:05 LANDSCAPING AND IN PARTICULAR, WHAT THE RECENT REVISIONS  
10:01:08 WERE TO THE ARCHITECTURAL PLANS.

10:01:11 THERE WERE QUESTIONS ABOUT THE HERITAGE TREES ON THE SITE,  
10:01:15 AND THERE IS A NEW AMENITY AREA THAT THE APPLICANT HAS  
10:01:19 PROPOSED AS A CONDITION IN THE ZONING.

10:01:21 THE AMENITY AREA, THERE WERE QUESTIONS ABOUT THE HERITAGE  
10:01:25 TREES AND WHICH TREES WOULD BE PROTECTED IN THE AMENITY  
10:01:28 AREA, AND ON THE REMAINDER OF THE LOT.

10:01:30 SO THEY WILL BE ADDRESSING THAT TODAY.

10:01:33 THERE WERE QUESTIONS ABOUT THE SIDEWALKS AND THAT AMENITY  
10:01:36 AREA, AND WHETHER THEY WERE ALREADY THERE OR WHETHER SOME  
10:01:39 WOULD BE CONSTRUCTED.

10:01:42 AND THEN THE QUESTION WAS HOW LARGE IS THE AMENITY AREA AND

10:01:44 WHO IS GOING TO BE RESPONSIBLE FOR THE MAINTENANCE OF THAT  
10:01:47 AREA?  
10:01:47 AND THEN THERE WERE OTHER QUESTIONS ABOUT HOW THAT WILL BE  
10:01:51 HANDLED.  
10:01:52 WILL IT BE A CONDITION OF ZONING?  
10:01:54 WILL THERE BE A SEPARATE AGREEMENT?  
10:01:57 WILL THE CENTER BE -- SHOPPING CENTER DEVELOPER BE THE ONE  
10:02:01 RESPONSIBLE FOR THAT?

10:02:02 SO THE APPLICANT PLANS TO DISCUSS THAT TODAY. AND THEN  
10:02:06 THERE WERE A COUPLE OF ODDS AND ENDS QUESTIONS ABOUT WHAT'S  
10:02:08 GOING ON WITH RUBY TUESDAY'S, WHICH I THINK THEY CAN EXPLAIN  
10:02:11 THAT.  
10:02:12 AND WERE THERE PLANS FOR THE OTHER PORTION OF THE FIRESTONE  
10:02:16 LOT SINCE IT'S ONLY TAKING UP HALF OF THE LOT.  
10:02:21 THOSE WERE THE BASIC QUESTIONS.  
10:02:22 THE APPLICANT HAS A POWERPOINT PRESENTATION.  
10:02:25 IT SHOULD RUN ABOUT 40 MINUTES, 45 MINUTES.  
10:02:28 IF YOU DON'T HAVE ANY QUESTIONS, I'LL BE TURNING IT OVER TO  
10:02:32 THE APPLICANT.  
10:02:33 I DID WANT TO MENTION THAT WE HAVE TWO ORDINANCES IN YOUR  
10:02:36 PACKET TODAY.  
10:02:37 WE'VE GOT ONE FOR APPROVAL AND ONE FOR DENIAL.  
10:02:39 SO DEPENDING ON WHAT YOU WANT TO DO -- AND WE CAN GO INTO  
10:02:43 THE CONDITIONS IF YOU HAVE ANY FURTHER QUESTIONS.  
10:02:50 >>Howard Levitan: MARY, I HAVE ONE QUICK QUESTION.  
10:02:52 >>Mayor Ribble: YES, HOWARD.  
10:02:52 >>Howard Levitan: MARY, GIVEN ALL OF THE INFORMATION THAT  
10:02:55 YOU NOW HAVE FROM THE APPLICANT, IS YOUR STAFF  
10:02:58 RECOMMENDATION STILL TO DENY?  
10:03:01 >>Mary Gibbs: THE STAFF RECOMMENDATION IS STILL TO DENY,  
10:03:04 YES.  
10:03:06 >>Howard Levitan: BASED ON THE COMPREHENSIVE PLAN.  
10:03:09 >>Mary Gibbs: THAT'S CORRECT.

10:03:11 >>Howard Levitan: THANK YOU.  
10:03:12 >>Mayor Ribble: I GUESS WE SHOULD GO AHEAD AND HEAR FROM --  
10:03:17 >>Mary Gibbs: I THINK NEALE MONTGOMERY IS GOING TO INTRODUCE  
10:03:22 IT FOR THE APPLICANT, AS SOON AS WE WIPE DOWN THE  
10:03:26 MICROPHONE.  
10:04:03 >>Neale Montgomery: GOOD MORNING.  
10:04:07 FOR THE RECORD, NEALE MONTGOMERY.  
10:04:08 I APPRECIATE MARY'S INTRODUCTION TODAY.  
10:04:13 LET ME JUST START OFF WITH WHERE WE LEFT OFF AT THE FIRST  
10:04:18 READING.  
10:04:19 COUNCILMAN BOESCH, YOU INDICATED THAT YOU DID NOT WANT THIS  
10:04:23 TO BE BOILERPLATE ARCHITECTURE, AND YOU EXPRESSED DISMAY  
10:04:28 ABOUT THE BURGER KING AND THE FACT THAT THAT WAS

10:04:31 BOILERPLATE.  
10:04:32 WHEN WE DID SPEAK WITH COUNCILMAN BATOS AND COUNCILMAN  
10:04:36 McLAIN, THEY BOTH EXPRESSED A CONCERN ABOUT THE  
10:04:39 ARCHITECTURE AND IN PARTICULAR, THEY WANTED TO SEE THE SOUTH  
10:04:43 ELEVATION AND THE ELEVATION FACING THREE OAKS TO BE ENHANCED  
10:04:47 IN TERMS OF LANDSCAPING AND BREAKING UP THE FACADE.  
10:04:51 SO SOME OF THE INFORMATION THAT WE PROVIDED TO THE STAFF  
10:04:56 ADDRESSED, WE HOPE, THOSE CONCERNS THAT YOU ALL EXPRESSED.  
10:05:00 THE ARCHITECT IS HERE TODAY, AND HE WILL GO THROUGH THE  
10:05:03 ARCHITECTURE AND THE LANDSCAPE ARCHITECT WILL GO THROUGH THE  
10:05:07 CHANGES TO THE LANDSCAPING.  
10:05:09 MARY IS CORRECT, COUNCILMAN McLAIN ASKED QUESTIONS ABOUT  
  
10:05:12 THE AMENITIES CENTER.  
10:05:13 THE AMENITIES AREA IS DESIGNATED IN THE ORIGINAL ZONING, AND  
10:05:18 IT WILL BE NOT THE RESPONSIBILITY OF THE FIRESTONE BUT OF  
10:05:21 THE OWNER OF THE CENTER, AND IT WILL BE MAINTAINED BY THE  
10:05:25 PROPERTY OWNERS ASSOCIATION.  
10:05:28 DOUG KIRBY IS HERE.  
10:05:31 HE REPRESENTS KITE, THE OWNER OF THE CENTER, AND HE WILL GO  
10:05:35 THROUGH THE DESIGN OF THE AMENITY CENTER AND WHAT'S PROPOSED  
10:05:38 AND WE'LL EXPLAIN, YES, THERE ARE HERITAGE TREES IN THERE  
10:05:42 AND THEY WILL BE MAINTAINED.  
10:05:44 THIS IS AN EXISTING COMMERCIAL PLANNED DEVELOPMENT.  
10:05:48 IT IS APPROVED FOR 265,000 SQUARE FEET.  
10:05:51 THE GENTLEMAN THAT SPOKE EARLIER WAS CONCERNED ABOUT ADDING  
10:05:54 DEVELOPMENT.  
10:05:55 THIS DOES NOT ADD DEVELOPMENT.  
10:05:56 WE'RE NOT EXCEEDING THE AMOUNT OF APPROVED SQUARE FOOTAGE.  
10:05:59 AN AUTO PARTS STORE IS AN APPROVED USE ON THIS PARTICULAR  
10:06:03 PROPERTY.  
10:06:03 AUTO REPAIR AND SERVICE IS ALSO PERMITTED IN CONJUNCTION  
10:06:06 WITH A PRIMARY USE.  
10:06:08 ONE CAN SUBMIT THAT REPAIR AND SERVICE IS IN CONJUNCTION  
10:06:13 WITH A PRIMARY USE AND WE DON'T EVEN NEED TO BE THERE, BUT  
10:06:16 THE STAFF FELT THAT FOR THE SAKE OF CLARITY, WE SHOULD GO  
10:06:19 THROUGH THIS EMPLOYEES.  
10:06:20 SO WHAT WE'RE REALLY HERE FOR IS NOT FOR THE AUTO PARTS  
  
10:06:25 STORE.  
10:06:25 WE CAN SELL THE TIRES ALL DAY LONG.  
10:06:27 IT IS TO CLARIFY THE ABILITY TO PUT THE TIRES ON THE CARS.  
10:06:31 MARY INDICATED WE DID HAVE A HEARING BEFORE THE PLANNING AND  
10:06:37 ZONING BOARD, AND SHE EXPRESSED CONCERNS THAT WE NOT TALK AS  
10:06:40 LONG AS WE DID BEFORE.  
10:06:42 SO WHAT I WOULD LIKE TO DO, SO AS NOT TO TALK AS LONG, WAS  
10:06:45 TO MAKE SURE THAT ALL THE EVIDENCE IS ON THE RECORD.  
10:06:48 I'LL PROVIDE THE CLERK WITH A TRANSCRIPT OF THE PLANNING AND



10:06:51 ZONING BOARD AND A TRANSCRIPT TO THE FIRST READING SO THAT  
10:06:53 THAT INFORMATION CAN CARRY FORWARD, AND WE WON'T BORE YOU  
10:06:56 WITH GOING THROUGH ALL THAT AGAIN.  
10:06:58 TRY TO JUST HIGHLIGHT YOUR CONCERNS.  
10:06:59 AND WITH THAT, I'M GOING TO TURN IT OVER TO ROB KLEMPLE WHO  
10:07:08 IS THE ARCHITECT WHO WILL WALK THROUGH THE ARCHITECTURE AND  
10:07:11 HOPEFULLY ADDRESS THE CONCERNS WE HEARD YOU GUYS RAISE.  
10:07:13 THANK YOU.  
10:07:16 >> GOOD MORNING.  
10:07:25 CAN YOU HEAR ME WELL?  
10:07:26 >>Mayor Ribble: YES.  
10:07:29 >> GREAT.  
10:07:29 I'M ROB KLEMPLE.  
10:07:32 I'M WITH SGA DESIGN GROUP, ARCHITECT REPRESENTING THIS  
10:07:33 PROJECT.  
10:07:34 WE'RE VERY PROUD OF THIS PROJECT AND THE WAY IT'S TURNED OUT

10:07:38 AND THE EFFORTS AND THE SENSITIVITY THAT'S GONE INTO THE  
10:07:40 DESIGN OF THIS PROJECT WITH THE SURROUNDING CONTEXT AS WELL  
10:07:45 AS UNDERSTANDING THE CODE IMPLICATIONS AND THE REQUIREMENTS.  
10:07:47 WE BELIEVE WE'VE CREATED A REALLY SPECIAL PROJECT FOR THIS  
10:07:53 SITE.  
10:07:53 AND IT IS VERY UNIQUE SPECIAL DESIGN FOR FIRESTONE AND ITS  
10:07:59 ENTIRE FLEET.  
10:08:00 IT'S BEYOND THE BRAND THAT FIRESTONE HAS FOR THE NATIONAL  
10:08:03 ACCOUNT.  
10:08:03 WE BELIEVE THAT WE'VE REALLY KIND OF HONED IN ON WHAT  
10:08:07 SPECIFICALLY NEEDS TO BE DONE FOR THIS SITE.  
10:08:09 WITH THAT, I WANTED TO SHOW YOU A FEW IMAGES QUICKLY HERE.  
10:08:18 I'LL JUMP AHEAD HERE.  
10:08:40 TITLE SLIDE.  
10:08:41 SO I WON'T CAMP OUT TOO LONG ON THIS SLIDE RIGHT HERE, BUT I  
10:08:45 WANTED TO PROVIDE A VISUAL REMINDER OF WHAT WE'RE LOOKING AT  
10:08:49 AND SOME OF THE DETAILS, THE PIECES AND THE PARTS AND THE  
10:08:51 DETAILS THAT MAKE THIS SPECIAL, MAKE IT THE FLORIDIAN FEEL,  
10:08:55 MAKE IT FEEL ESTERO.  
10:08:56 THE TOWN COMMONS HERE, AND SOME OF THE SPRINGBOARD ELEMENTS  
10:09:01 THAT WE USE TO DESIGN SPECIFICALLY THE FIRESTONE, IF YOU  
10:09:05 NOTICE, THE BOOK-END FEATURES FOR THE DEVELOPMENT HERE, THE  
10:09:11 CHANGES IN THE ROOFLINES, THE TILE ROOF, THE ARCHES, THE  
10:09:15 SUBTLE CHANGES IN THE COLORATION, PROJECTING ELEMENTS VERSUS  
10:09:21 BACKGROUND ELEMENTS.

10:09:21 SO THERE'S A HIERARCHY HERE THAT MAKES SENSE THAT MAKES IT  
10:09:26 UNIQUE AND SPECIAL.  
10:09:26 THESE ARE THE THINGS THAT WE TOOK TO HEART TO MAKE SURE THAT  
10:09:29 THIS PROJECT REALLY REFLECTS.  
10:09:32 SO THIS IS THE SUBMITTED 2-D ELEVATIONS, WHICH YOU'RE

10:09:36 PROBABLY FAMILIAR WITH.  
10:09:38 WE DID THE SAME THING.  
10:09:38 WE USED LITERALLY THOSE SAME DETAILS BUT APPLIED IT TO THIS  
10:09:44 CANVAS HERE.  
10:09:45 WE LOOKED AT THE CORNER ELEMENTS.  
10:09:47 YOU CAN SEE LEFT AND RIGHT, GOING FROM TOP TO BOTTOM ON THE  
10:09:50 2D ELEVATIONS HERE.  
10:09:52 YOU CAN SEE HOW WE ACCENTUATED THE CORNERS, BOOK END THOSE  
10:09:56 PIECES.  
10:09:57 THERE IS A HIERARCHY HERE, THE RIGHT ELEMENT, THE ENTRY, THE  
10:10:01 PEDESTRIAN NODE SO THAT IDENTIFIES IT AS A CORNER ANCHOR  
10:10:04 ELEMENT SO IT'S MORE PROMINENT THAN THE OTHERS.  
10:10:07 IT HAS THE TILE ROOFS.  
10:10:08 THE ROOFLINE CHANGES.  
10:10:09 WE HAVE NOT ONLY THE BOOKEND ELEMENTS, BUT WE ALSO HAVE AN  
10:10:13 INTERMEDIATE ELEMENT.  
10:10:14 SO THAT WHOLE FACADE HAS CONSTITUENT PARTS THAT ARE LINKED  
10:10:18 TOGETHER WITH ADDITIONAL DETAILS AND PARTS.  
10:10:20 SO IT'S BROKEN DOWN INTO HUMAN SCALE PIECES.  
10:10:25 SO SOME OF THE CHANGES THAT WE PROVIDED LATELY BASED ON THE  
  
10:10:29 COMMENTS IS PROVIDING SOME MORE KIND OF SOFT-SCAPE AND SOME  
10:10:33 MORE ELEMENTS THAT ARE HUMAN SCALE TO MITIGATE THE  
10:10:35 PERCEPTION THAT THERE IS A LACK OF DETAIL OR MAYBE A LESSER  
10:10:38 DEGREE AMOUNT OF DETAIL TO THE WEST ELEVATION, WHICH IS THAT  
10:10:42 MIDDLE FACADE RIGHT THERE.  
10:10:44 I BELIEVE IT'S DETAIL SIX.  
10:10:46 AND THEN THE SOUTH ELEVATION, WHICH IS ON THE LOWER RIGHT,  
10:10:51 LOOKING AT THE LEFT SIDE OF THE PAGE THERE.  
10:10:53 YOU CAN SEE THERE IS A GREEN SCREEN.  
10:10:55 THAT GREEN SCREEN IS A METAL SCREEN THAT ALLOWS FOR  
10:11:01 PLANTINGS AND VINES TO GROW UP ON THAT.  
10:11:03 THE LANDSCAPE ARCHITECT WILL TALK A LITTLE BIT ABOUT WHAT  
10:11:07 WE'VE CHOSEN FOR THAT PARTICULAR GREEN SCREEN.  
10:11:11 SO WE HAVE THREE ON THE WEST ELEVATION FACING THE WEST, AND  
10:11:14 THEN ONE ON THE SOUTH.  
10:11:16 SO WE HAVE SOME ADDITIONAL EXHIBITS THAT WE WANT TO SHARE  
10:11:19 AND BE ABLE TO TELL THE STORY OF ALL OF THESE KIND OF  
10:11:22 CONSTITUENT PARTS WITH SHADOW LINES, PROJECTION, THE  
10:11:26 HIERARCHY OF THE PIECES THAT WE THINK MAKES SENSE HERE,  
10:11:30 QUITE LITERALLY IS COMPATIBLE AND CONTINUOUS WITH THE TOWN  
10:11:36 COMMONS.  
10:11:37 HERE'S THE 3D RENDERING SHOWING THE LANDSCAPING, THE  
10:11:42 LAYERING OF THE LANDSCAPING WITH THE DRIVE AISLE.  
10:11:45 ON THE RIGHT SIDE, YOU SEE, OF COURSE, THE PROMINENT CORNER  
10:11:49 FEATURE, WHICH IS THE ENTRY AND THE INTERMEDIATE FEATURE  
  
10:11:53 WHICH IS ALMOST IN THE CENTER OF THE IMAGE THERE AND THEN

10:11:56 THE LINKING DEVICES.  
10:11:57 THE BANDING, THE TEXTURES, THE BALUSTRADE, WHICH IS A LITTLE  
10:12:02 DETAIL THAT'S COMING FROM THE TOWN COMMONS.  
10:12:04 AGAIN, HERE'S ANOTHER IMAGE THAT SHOWS THAT LAYERING EFFECT  
10:12:08 WITH THE LANDSCAPING, THE HARD SCAPE, AS WELL AS THE  
10:12:11 ARCHITECTURAL ENHANCEMENTS, THE DETAIL, THE BALUSTRADE AS  
10:12:15 LINKING ELEMENTS BETWEEN THE MAJOR PIECES ALONG THAT CANVAS  
10:12:19 OF THE FACADE.  
10:12:20 THE TILE CANOPIES THAT ARE PROJECTING NOW.  
10:12:23 THE GOOSE NECK KIND OF LIGHTING, THE SPECIALTY LIGHTING.  
10:12:26 SO ALL OF IT HAS A SENSE AND PURPOSE, ELEGANCE OF DETAIL AND  
10:12:33 UNIQUENESS.  
10:12:35 HERE'S A VIEW FROM THE SOUTHEAST PORTION OF THE SITE.  
10:12:40 YOU SEE THE LANDSCAPING, THE LOW PLANTINGS IN THE  
10:12:44 FOREGROUND.  
10:12:44 THE HARD SCAPE OR SOME OF THE PARKING.  
10:12:46 YOU SEE THE CANOPY TREES KIND OF IN THE MID GROUND OR THE  
10:12:50 BACKGROUND THERE AS WELL AS THE BUILDING AND HOW IT ALL KIND  
10:12:54 OF LAYERS AGAINST EACH OTHER.  
10:12:56 AGAIN, REALLY, THE IDENTIFICATION OF THE CORNER ELEMENTS IS  
10:13:01 BEING KIND OF ANCHOR ELEMENTS OR KEYSTONE ELEMENTS FOR THAT  
10:13:06 SIMILAR TO THE TOWN COMMONS.  
10:13:08 THE CANOPIES, THE ROOFLINE.  
10:13:10 THEN ALSO YOU CAN SEE THE GREEN SCREEN, I THINK, UNDER THE  
  
10:13:13 CANOPY ON THE SOUTH SIDE UNDER THE TOWER ELEMENT THAT SAYS  
10:13:16 FIRESTONE AND BRIDGESTONE ON THE OTHER SIDE.  
10:13:18 SO THAT'S ONE OF THE ELEMENTS THAT WE HAVE ADDED.  
10:13:20 OF COURSE, THE OTHER THREE, WHICH ARE ON THE OTHER SIDE,  
10:13:24 WHICH WE'LL SEE IN JUST A MINUTE.  
10:13:25 THIS IS THE NORTHEAST PORTION.  
10:13:28 THIS IS THE APPROACH TO THAT CORNER ELEMENT FROM CORKSCREW.  
10:13:31 YOU CAN SEE THE SIDEWALK THERE WITH THE PLANTINGS.  
10:13:34 AGAIN, THE LAYERING OF THE LANDSCAPING WITH THE LOW  
10:13:37 PLANTINGS VERSUS THE CANOPY TREES AND THE SPECIALTY TREES.  
10:13:42 AND THEN THIS IS A CLOSE-UP OF THE GREEN SCREENS, AGAIN, TO  
10:13:47 MITIGATE ANY PERCEPTION THAT THERE IS A LACK OF DETAIL OR A  
10:13:51 DIMINISHED DETAIL TO THE BACK, SO TO SPEAK, OF THE BUILDING,  
10:13:56 WHICH IT'S NOT.  
10:13:57 WE LOOKED AT IT CAREFULLY AS HAVING ALMOST EQUAL WEIGHT WITH  
10:14:01 ALL OF THE OTHER FACADES.  
10:14:03 FOUR-SIDED ARCHITECTURE.  
10:14:04 YOU CAN SEE HERE BASICALLY AN EIGHT-FOOT SCREEN FOR SCALE.  
10:14:08 EIGHT-FOOT, EIGHT-INCHES IN WIDTH.  
10:14:11 IT'S PRETTY SUBSTANTIAL -- IT'S NOT A SMALL DEVICE -- TO  
10:14:15 HELP SOFTEN THAT PORTION OF THE FACADE.  
10:14:18 HERE'S ANOTHER VIEW OF THE OTHER GREEN SCREEN, THE FOURTH,  
10:14:25 THE LAST ONE OF THAT THAT FACES THE WEST.

10:14:29 AGAIN, THE LOW PLANTINGS.  
10:14:31 THE BUILDING, I ALSO WANT TO POINT OUT, WE NOT ONLY LOOKED  
  
10:14:35 AT IT HORIZONTALLY BREAKING UP THE FACADE, MAKING SURE WE  
10:14:39 HAD VIGNETTES THAT WE REALLY FOCUSED ON FOR THE UNIQUE  
10:14:43 DESIGNS TO MAKE SURE WE HAD THE DETAILS THERE, BUT WE LOOKED  
10:14:45 AT IT VERTICALLY, TOO, FOR HUMAN SCALE.  
10:14:48 WE HAVE THIS KIND OF BRICK PLINTH OR WAINSCOT GOING ACROSS  
10:14:53 THE BUILDING TO GIVE IT SCALE AND THE BANDINGS TO BREAK IT  
10:14:56 UP.  
10:14:58 IT DOES MAKE IT FEEL.  
10:14:59 IT'S NOT MASSIVE AT ALL.  
10:15:01 IT IS A SMALLER FOOTPRINT OF THE BUILDING, BUT THE ADDED  
10:15:04 DETAILS BRING THAT UNIQUENESS AND KIND OF HUMAN SCALE LEVEL  
10:15:07 THAT WE WERE LOOKING FOR.  
10:15:09 THAT'S CONSISTENT WITH TOWN COMMONS.  
10:15:11 AND THEN HERE'S THE NORTHWEST ELEVATION THAT SHOWS, AGAIN,  
10:15:17 SOME MORE LANDSCAPING, THE DETAILS OF THE BUILDING AND AS  
10:15:21 WELL AS THE SITE AMENITIES, ONE OF SEVERAL THAT ARE  
10:15:24 THROUGHOUT THE SITE THAT WE'LL SEE IN SOME FORTH-COMING  
10:15:28 IMAGERY HERE.  
10:15:30 WE HAVE SEVERAL AREAS WHERE WE HAVE LAYERING OF LANDSCAPING  
10:15:33 WITH THE SITE AMENITIES.  
10:15:35 THE COURTYARD OR THE POCKET-PARK-TYPE OF OPPORTUNITIES FOR  
10:15:39 PEDESTRIANS.  
10:15:39 HERE IS A VIEW.  
10:15:43 A QUICK COUPLE OF SHOTS LOOKING FROM THE PROPERTY LINE ON  
10:15:47 THE NORTHEAST SIDE OF THE PROPERTY NEAR THE SIDEWALK ON  
  
10:15:50 CORKSCREW.  
10:15:51 SO HERE WE'RE BEING VERY INTENTIONAL ON HOW WE LAYER THE  
10:15:55 LANDSCAPING WITH CONSIDERATION OF THE PARKING FIELD AND THE  
10:16:00 DRIVE AISLE THAT'S BEYOND IT.  
10:16:02 WE'RE CREATING THAT STRAIGHT EDGE THAT THE CODE KIND OF  
10:16:05 REQUIRES AND ASKS FOR SO WE'RE TRYING TO MAKE A REALLY GOOD  
10:16:08 DEFINITION OF THAT WHILE ALSO MITIGATING SOME OF THOSE VIEWS  
10:16:12 INTO THE PARKING AREA.  
10:16:13 BUT THEN HERE, THEORETICALLY, LOOKING IN THE MEDIAN, WE'RE  
10:16:19 LOOKING BACK TO SEE THE LAYERING OF THE LANDSCAPING.  
10:16:22 YOU SEE THE TOWER ELEMENT WITH THE TILE ROOF AND A PORTION  
10:16:26 OF THE BUILDING, NOT ALL OF THE BUILDING, BUT ALL OF THOSE  
10:16:30 KIND OF BRINGING TOGETHER.  
10:16:35 THEN ANOTHER VIEW FROM THE SOUTHEAST, KIND OF QUADRANT OF  
10:16:40 THE SITE.  
10:16:41 YOU SEE THE AMOUNT OF LANDSCAPING THAT WE HAVE ON NOT ONLY  
10:16:43 THE PERIMETER, WHICH IS PRETTY SUBSTANTIAL, LANDSCAPE  
10:16:46 ARCHITECT WILL TALK A LITTLE BIT MORE ABOUT THAT, BUT THE  
10:16:49 LANDSCAPING THAT'S INTERIOR AND THEN WHAT THE BUILDING LOOKS

10:16:52 LIKE, HOW IT'S REPRESENTED IN THAT LANDSCAPE ENVIRONMENT.  
10:16:59 HERE'S ONE OF THE SITE AMENITIES, OPPORTUNITIES HERE.  
10:17:02 LITTLE MINI-COURTYARD.  
10:17:04 LIKE I SAID, ALMOST LIKE A LITTLE POCKET PARK AREA.  
10:17:07 LANDSCAPE, ABILITY TO SIT DOWN.  
10:17:09 TRAVELING PATHS TO THE BUILDING AND OUT TOWARDS THE  
  
10:17:13 PERIMETER TO CONNECT WITH THE REST OF THE DEVELOPMENT.  
10:17:17 AND THEN ANOTHER OPPORTUNITY WITH SOME SITE AMENITIES, SOME  
10:17:21 SEATING AND SOME SITE PATHS THAT ALLOW PEDESTRIANS THAT  
10:17:24 TRAVEL THROUGH HERE, TAKE A LITTLE RESPITE, RIDE THEIR BIKE  
10:17:28 THROUGH, WHATEVER THEY SO CHOOSE.  
10:17:32 WITH THAT, I'LL TURN IT OVER TO OUR LANDSCAPE ARCHITECT TO  
10:17:37 TALK ABOUT THE LANDSCAPE.  
10:17:39 THANK YOU.  
10:17:43 >>Jon McLain: THE LAST SLIDE YOU SHOWED, IS THAT ON THE  
10:17:45 CORNER OF CORKSCREW AND THREE OAKS?  
10:17:50 >> ROB KLEMPLE: NO, SIR.  
10:17:52 THAT IS AT THE SOUTHEAST CORNER OR QUADRANT OF THE SITE.  
10:17:56 IF I BACKED THE CAMERA UP, THAT WOULD BE THE ANTERIOR DRIVE  
10:17:59 TO TOWN COMMONS.  
10:18:00 DOES THAT MAKE SENSE?  
10:18:02 >>Jon McLain: DO YOU HAVE ANY ILLUSTRATIONS OF WHAT THE --  
10:18:06 >> ROB KLEMPLE: I DON'T HAVE ANY ILLUSTRATIONS OF THE  
10:18:08 CORNER.  
10:18:09 WE HAVE NOT BEEN ASKED TO PROVIDE ANY OF THOSE.  
10:18:09 THE DEVELOPER CAN SPEAK A LITTLE BIT MORE ABOUT THAT.  
10:18:33 >>David Kulsveen: GOOD MORNING, COUNCIL.  
10:18:34 MY NAME IS DAVID KULSVEEN WITH LANDESCO.  
10:18:37 WE PROVIDED THE LANDSCAPE ARCHITECTURE SERVICES ON THIS  
10:18:41 FIRESTONE.  
10:18:42 AND I'LL GO THROUGH A LITTLE BIT OF THE LOOK AND FEEL OF THE  
  
10:18:46 LANDSCAPE THAT ROB WAS JUST DISCUSSING THERE.  
10:18:49 THIS IS A PLANT PALETTE SHOWING THE TREES, PALMS, SHRUBS,  
10:18:57 ALL THE LANDSCAPE MATERIALS USED ON THIS JOB.  
10:19:03 YOU CAN SEE A GREAT DEAL OF COLOR.  
10:19:06 A LOT OF THAT IS YEAR-ROUND COLOR, LIKE THE MUHLY GRASS THAT  
10:19:10 OFFERS THAT PINK-PURPLISH HUE.  
10:19:16 THE DWARF OYSTER PLANT THAT COMPLEMENTS THAT WITH GREEN AND  
10:19:20 PURPLE, WHICH IS ALSO A PERMANENT OR YEAR-ROUND COLOR.  
10:19:25 YOU HAVE THE BIRD OF PARADISE.  
10:19:30 IT KIND OF GUYS WITH THE ROYAL POINCIANA TREE THAT'S ON THE  
10:19:35 TOP, A MAJOR CANOPY TREE THAT'S FOR THAT PEDESTRIAN AMENITY  
10:19:40 AREA IN THE SOUTHEAST PORTION OF THE CORNER DOWN HERE, IF  
10:19:44 YOU CAN SEE WHERE MY MOUSE IS.  
10:19:47 WE'VE KIND OF SPREAD OUT THE LANDSCAPE MATERIAL THROUGHOUT  
10:19:50 THIS SITE TO OFFER INTEREST WITH SOME SUBTROPICAL TREES,

10:19:56 PAIRED WITH SOME OLD FLORIDA CANOPY TREES, LIKE THE SLASH  
10:20:01 PINE, THE PIGEON PLUM, AND, OF COURSE, THE SABAL PALMS.  
10:20:09 GIVE YOU AN IDEA OF WHERE THEY SIT ON THE SITE HERE.  
10:20:11 THIS IS A LOOK AT EACH OF THE ELEVATIONS.  
10:20:16 THE NORTH, SOUTH, EAST, AND WEST BUFFERS LOOKING INTO THE  
10:20:20 SITE.  
10:20:21 JUST TO GIVE YOU AN IDEA OF THE HIERARCHY OF THE CANOPY  
10:20:24 TREES TO THE UNDERSTORY, ALL THE WAY DOWN TO THE GROUND WITH  
10:20:26 THE SHRUB HEDGE THAT SURROUNDS THIS SITE.  
10:20:30 EACH ONE OF THESE BUFFERS, THE NORTH AND THE SOUTH, ARE

10:20:37 20-FOOT WIDE AND THE EAST AND WEST ARE 5-FOOT WIDE, BUT THAT  
10:20:41 IS JUST A MINIMUM, ACTUALLY.  
10:20:44 IN THE NORTH, IT'S CLOSER TO 30 -- OVER 30-FOOT AND THE  
10:20:50 OTHER SIDES VARY FROM FIVE PLUS.  
10:20:56 THOSE BUFFERS ON THE NORTH AND SOUTH, FIVE TREES AND A  
10:21:00 DOUBLE STAGGERED HEDGEROW ARE REQUIRED FOR EACH HUNDRED  
10:21:03 LINEAR FEET.  
10:21:04 ON THE EAST AND WEST, JUST FOUR TREES PER HUNDRED LINEAR  
10:21:08 FEET, WHICH YOU CAN SEE MULTIPLE UNDERSTORY TREES AND SHRUBS  
10:21:11 HAVE BEEN ADDED IN TO UPGRADE THE LANDSCAPE.  
10:21:14 THIS IS A LOOK FROM CORKSCREW, THAT BUFFER THERE ON THE  
10:21:20 NORTH.  
10:21:21 IT'S OVER 30 FEET, WHEN 20-FOOT IS ACTUALLY REQUIRED.  
10:21:25 YOU CAN SEE THE 20-FOOT BUFFER WIDTH HERE FROM THE  
10:21:30 RIGHT-OF-WAY TO THE -- WHERE THAT 20-FOOT WOULD FALL.  
10:21:34 AND WE GO PAST THAT IN TOWARD THE SITE WHERE THE PARKING  
10:21:37 AREA IS CLOSE TO THE PARKING AND THE CORNER OF THE FIRESTONE  
10:21:44 TOWER THERE.  
10:21:47 HERE'S A BIRD'S-EYE LOOK FROM THE NORTHEAST -- ACTUALLY,  
10:21:55 NORTHWEST.  
10:21:56 YOU CAN SEE THE TOWER THERE.  
10:21:58 CORKSCREW IS OVER HERE TO THE LEFT SIDE OF THE SCREEN.  
10:22:01 YOU CAN SEE THE INVITE HERE TO THE PEDESTRIAN AMENITY AT THE  
10:22:05 FRONT OF THE BUILDING WHERE THERE ARE MULTIPLE BENCHES FOR  
10:22:09 CONGREGATING EITHER FOR THE FIRESTONE CUSTOMERS WHILE THEY

10:22:15 WAIT OR THE PUBLIC, THE PASSERSBY THAT WANT TO STOP AND TAKE  
10:22:20 A REST AND ENJOY THAT SPACE.  
10:22:22 HERE'S A GOOD SHOT ALSO OF THE WEST SIDE OF THE BUILDING  
10:22:27 WITH THOSE GREEN SCREENS THAT ROB WAS TALKING ABOUT TO HELP  
10:22:31 BREAK UP THE ARCHITECTURE AND ADD INTEREST AND COLOR AND  
10:22:35 SOFTEN THAT.  
10:22:38 THAT IDEALLY WOULD BE A CONFEDERATE JASMINE VINE THAT GROWS  
10:22:43 ON THAT THAT OFFERS A DEEP GREEN COLOR YEAR ROUND AND  
10:22:46 OCCASIONAL WHITE BLOOMS THAT ARE FRAGRANT AND WILL WAFT  
10:22:52 AROUND THE SITE THERE ON DAYS THAT, I GUESS, IT'S BREEZY AND  
10:22:55 YOU GET TO ENJOY THAT.

10:22:56 A LOOK FROM THE NORTHEAST INTO THE SITE SITTING OVER TOP OF  
10:23:03 CORKSCREW.  
10:23:04 YOU CAN SEE THE LAYERING OF CANOPY TREES FROM THIS VIEW.  
10:23:09 YOU ALSO HAVE UNDERSTORY TREES AS WELL, ACCENT TREES LIKE  
10:23:14 THE CRAPE MYRTLE THAT OFFERS NICE COLORS.  
10:23:19 DAHOON HOLLY AND THE CENTER ISLANDS HERE WOULD BE SHADY LADY  
10:23:28 BLACK OLIVE THAT WILL HELP REDUCE THAT HEAT ISLAND EFFECT ON  
10:23:32 THE PARKING LOT SO IT DOESN'T HEAT UP TOO MUCH AND SHADES  
10:23:35 THAT AND KIND OF PROVIDES A NICE GREENSPACE -- I GUESS GREEN  
10:23:45 AREA WITHIN THE SITE IN THE PARKING AREA.  
10:23:47 THIS IS THE SOUTHEAST VIEW OVER TOP OF THE ROYAL POINCIANA,  
10:23:54 YOU CAN SEE.  
10:23:55 IT'S A REALLY NICE SHADE TREE.  
10:23:57 SITS OVER TOP OF PEDESTRIAN AMENITY.

10:24:00 SO WINDING SIDEWALK AS YOU SAW WITH BENCHES AND MULTIPLE  
10:24:05 SHADE OPPORTUNITIES.  
10:24:07 IT ALSO OFFERS A LOT OF COLOR AND INTEREST LOOKING TOWARD  
10:24:13 ESTERO TOWN COMMONS SHOPPING CENTER.  
10:24:16 THIS AREA HERE IS ALSO USABLE FOR THE ESTERO TOWN COMMONS  
10:24:26 CUSTOMERS THAT ARE WALKING THROUGH THE SITE OR MAYBE AT ONE  
10:24:30 OF THE OTHER LOCATIONS, ONE OF THE OTHER STORES ON-SITE THAT  
10:24:34 WANT TO GET A WALK-IN OR THE FIRESTONE CUSTOMERS WAITING ON  
10:24:38 THEIR VEHICLES.  
10:24:38 THIS IS THE THIRD PEDESTRIAN AMENITY IN THE SOUTHWEST  
10:24:46 CORNER.  
10:24:46 IT'S JUST A BASIC CONCRETE SEAT WALL.  
10:24:51 YOU GOT A BUNCH -- A MASSING OF SABAL PALMS HERE TO THE LEFT  
10:24:59 SIDE OF THE PROPERTY LINE WITH THE PINK MUHLY GRASS AS THE  
10:25:01 UNDERSTORY TO SOFTEN THAT AND CREATE A BIT OF A BUFFER.  
10:25:06 THIS IS UNDERNEATH THE ROYAL POINCIANA AND THAT OTHER  
10:25:13 PEDESTRIAN AMENITY AREA WITH THE PINK MUHLY GRASS AND THOSE  
10:25:18 THREE DIFFERENT BENCHES.  
10:25:19 SOME NICE LIGHT POLES, THE WINDING SIDEWALK THROUGH, AND  
10:25:27 THAT IS A NICE ANCHOR FOR THE PROJECT IN THAT SOUTHEAST  
10:25:32 CORNER.  
10:25:32 WITH THAT SAID, I'M GOING TO TURN IT OVER TO MR. STEPHENS  
10:25:41 REPRESENTING FIRESTONE.  
10:25:43 DOES ANYONE HAVE ANY QUESTIONS?  
10:25:54 >> GOOD MORNING.

10:26:06 MY NAME IS CLAY STEPHENS.  
10:26:08 I AM THE VICE PRESIDENT OF REAL ESTATE STRATEGY FOR PALMETTO  
10:26:11 CAPITAL GROUP, WHO ACTUALLY IS THE DEVELOPER OF THIS  
10:26:14 PROJECT.  
10:26:14 HOWEVER, I'M IN A PRETTY UNIQUE POSITION.  
10:26:17 UP UNTIL ONE MONTH AGO, I WAS THE VICE PRESIDENT OF REAL  
10:26:20 ESTATE FOR BRIDGESTONE RETAIL OPERATIONS, WHICH YOU MORE

10:26:23 COMMONLY KNOW AS FIRESTONE COMPLETE AUTO CARE.  
10:26:26 I WAS ACTUALLY HERE IN ESTERO SEVERAL YEARS AGO WHEN WE  
10:26:29 FIRST LOOKED AT THIS SITE.  
10:26:30 SO IN A UNIQUE POSITION HERE TO KIND OF TELL YOU A LITTLE  
10:26:34 BIT MORE THIS MORNING ABOUT FIRESTONE AND WHO WE ARE AND OUR  
10:26:39 ROLE AS WE SEE IT -- OR THEY SEE IT -- IN THE COMMUNITY.  
10:26:42 I APOLOGIZE IN ADVANCE IF I INADVERTENTLY SAY "WE" SEVERAL  
10:26:47 TIMES REFERRING TO FIRESTONE.  
10:26:49 I'M FOUR WEEKS REMOVED.  
10:26:51 IT'S GOING TO TAKE A WHILE TO LOSE THAT HABIT.  
10:26:53 SINCE MARCH, FIRESTONE WAS DEEMED THROUGHOUT THE ENTIRE  
10:26:56 COUNTRY AS AN ESSENTIAL BUSINESS.  
10:26:58 THAT'S EVERY JURISDICTION IN THE COUNTRY.  
10:27:01 WE STAYED OPEN WHILE MUCH OF THE COUNTRY HAD STOPPED DRIVING  
10:27:05 OR COMMUTING, EXCEPT FOR FIRST RESPONDERS AND OTHER  
10:27:08 ESSENTIAL WORKERS.  
10:27:09 FIRESTONE CONTINUED TO PROVIDE THAT SERVICE TO HEALTH CARE  
10:27:13 WORKERS, OTHER MEDICAL PROFESSIONALS, LAW ENFORCEMENT, AND  
  
10:27:16 THEN OTHER BUSINESSES AS THEY KEPT THE COUNTRY MOVING.  
10:27:20 WE WERE VERY PROUD OF THAT ROLE AND TOOK IT VERY SERIOUSLY.  
10:27:26 FIRESTONE KEPT THESE AND ALL OTHER ESSENTIAL WORKERS ON THE  
10:27:30 ROAD THROUGH THE TIME.  
10:27:31 IT WASN'T JUST THEIR INDIVIDUAL VEHICLES.  
10:27:33 IT WAS ALSO THEIR FLEETS.  
10:27:34 IT WAS POLICE CARS.  
10:27:36 IT WAS AMBULANCES.  
10:27:37 IT WAS TRUCKS.  
10:27:39 ANYTHING THAT WAS DEEMED ESSENTIAL THAT HAD TO KEEP MOVING,  
10:27:42 WE KEPT ROLLING, BOTH LITERALLY AND FIGURATIVELY.  
10:27:46 FIRESTONE WAS VERY PROACTIVE IN INTRODUCING SAFETY MEASURES  
10:27:50 FOR CUSTOMERS AND TEAMMATES IN ALL OF OUR LOCATIONS VERY  
10:27:53 QUICKLY.  
10:27:54 WE SAW THE CONCERNS.  
10:27:55 WE WANTED TO MAKE SURE THAT WE MADE EVERYBODY FEEL AS  
10:27:57 COMFORTABLE AS POSSIBLE.  
10:27:59 IT'S SOMETHING WE TOOK VERY SERIOUSLY.  
10:28:01 WE HAD DAILY MEETINGS FROM MARCH ALL THE WAY THROUGH JULY  
10:28:05 WHEN THE PANDEMIC REALLY FIRST WAS HITTING THE COUNTRY.  
10:28:09 AND EVERY DAY DEDICATED TWO HOURS TO SEEING WHAT COULD WE DO  
10:28:13 TO SERVE THE COMMUNITY NOT JUST IN A LARGER NATIONAL  
10:28:17 PERSPECTIVE, BUT ALSO IN A LOCAL PERSPECTIVE, HOW COULD WE  
10:28:22 HELP LOCAL COMMUNITIES WITH OUR SERVICE.  
10:28:24 AGAIN, WE TOOK IT VERY SERIOUSLY.  
  
10:28:27 OUTSIDE OF THE DEFINITION OF THE TYPICAL ESSENTIAL WORKERS,  
10:28:30 AS WE'VE ALL COME TO KNOW THAT TERM SINCE PROBABLY MARCH, WE  
10:28:35 DEEM ALL OF THE -- WE DEEMED ALL OF OUR CUSTOMERS ESSENTIAL



10:28:41 AND THEIR NEEDS.  
10:28:42 IN FACT, THE NUMBER ONE -- FIRST THING YOU LEARN THE FIRST  
10:28:45 STAY AT BRIDGESTONE IS THE CUSTOMERS ARE CALLED THE BOSS  
10:28:49 BECAUSE THAT'S WHO WE WORK FOR SO WE REFER TO THEM AS  
10:28:52 BOSSES.  
10:28:52 I SAT THROUGH MULTIPLE MEETINGS FOR ALMOST THREE AND A HALF  
10:28:55 TO FOUR YEARS WHERE EVERY DAY WE RECEIVED E-MAILS FROM  
10:28:58 CUSTOMER SERVICE TEAMS WITH PEOPLE TELLING US THE GREAT  
10:29:01 STORIES OF HOW WE HAD HELPED THEM, WHETHER A STORE STAYING  
10:29:05 OPEN TWO HOURS LATE BECAUSE THEIR CHILD WAS COMING HOME FROM  
10:29:08 COLLEGE AND HAD A FLAT TIRE.  
10:29:09 WHETHER IT WAS SOMEONE WHO NEEDED TO GO MAKE SURE THEY GOT  
10:29:12 THEIR MOTHER TO DOCTORS' APPOINTMENTS AND WAS ABLE TO COME  
10:29:15 AND THEY WERE ABLE TO GET HER CAR SERVICED, ESPECIALLY  
10:29:17 DURING THE PANDEMIC.  
10:29:18 THEY WERE ABLE TO DO IT SAFELY WITH CONTACTLESS OPTIONS.  
10:29:22 EVERY DAY WE SAW THE STORIES OF HOW OUR SERVICE WAS  
10:29:25 ESSENTIAL, NOT JUST SINCE MARCH, BUT BASICALLY ALMOST 100  
10:29:29 YEARS IN THE COMMUNITIES THEY SERVE.  
10:29:30 ANOTHER THING I WANTED TO SPEAK QUICKLY TO WAS THE ROLE THAT  
10:29:36 FIRESTONE VIEWS ITS ROLE IN THE COMMUNITY IS NOT JUST AS A  
10:29:39 BUSINESS OPERATING.

10:29:40 WE GAVE BACK TO THE COMMUNITIES.  
10:29:41 WE CONSTANTLY STROVE TO DO THAT.  
10:29:44 THE BOYS AND GIRLS CLUB OF AMERICA WAS OUR NUMBER ONE  
10:29:47 COMMUNITY INITIATIVE.  
10:29:49 SINCE 2015, FIRESTONE HAS RAISED OVER \$10 MILLION FOR THE  
10:29:53 BOYS & GIRLS CLUBS OF AMERICA.  
10:29:57 IN 2019 ALONE, IT WAS \$4 MILLION.  
10:29:59 THAT WAS DONE THROUGH BOTH TEAMMATE CONTRIBUTIONS IN THE  
10:30:03 STORE PLUS THE CASH CUBES OR OTHER OPPORTUNITIES TO DONATE  
10:30:06 WHEN ONE OF THE BOSSES CAME INTO THE STORE AND WAS PAYING  
10:30:10 FOR THEIR SERVICE.  
10:30:10 THAT PROVIDED OVER 130 GRANTS TO THE BOYS & GIRLS CLUBS OF  
10:30:15 AMERICA TO PURCHASE 30 VANS, HIRED DRIVERS FOR THOSE VANS  
10:30:21 AND OTHER TRANSPORTATION TO GET CHILDREN SAFELY TO AND FROM  
10:30:23 THE CLUBS BOTH BEFORE, DURING, AND AFTER SCHOOL ACTIVITIES.  
10:30:27 IN LEE COUNTY ALONE I BELIEVE THE BOYS AND GIRLS CLUB HAS  
10:30:30 FIVE LOCATIONS AND SERVICES OVER 1700 CHILDREN A YEAR.  
10:30:35 OUR STORES LOCALLY ALWAYS PARTNER WITH THAT LOCAL BOYS AND  
10:30:39 GIRLS CLUB TO MAKE SURE THEY GIVE BACK TO THE COMMUNITY.  
10:30:42 I THINK BEING RECENTLY REMOVED FROM FIRESTONE, I MEAN, IT'S  
10:30:49 A VERY UNIQUE COMPANY.  
10:30:50 THAT'S WHY IT'S BEEN AROUND FOR OVER A HUNDRED YEARS.  
10:30:53 DON'T JUST VIEW THEIR SERVICE AS SIMPLY PROVIDING TIRES OR  
10:30:56 SERVICE.  
10:30:57 IT'S BECOMING A VALUED PART OF THE COMMUNITIES IN WHICH THEY

10:30:59 -- YOU KNOW, THE EMPLOYEES LIVE.  
10:31:01 AND THEY GIVE BACK TO THOSE COMMUNITIES.  
10:31:04 THE LOCATION THAT I'VE SEEN HERE IS SOME OF THE RENDERINGS  
10:31:08 OF THIS LOCATION I CAN SAY WOULD PROBABLY BE ONE OF THE  
10:31:12 NICEST ONES I'VE SEEN IN THE THREE AND A HALF PLUS YEARS  
10:31:16 THAT I WAS AT FIRESTONE.  
10:31:18 I THINK IT'S A TESTAMENT TO THE DEDICATION AND THE  
10:31:21 RELATIONSHIP THEY WANT WITH THE COMMUNITY AND THAT THEIR  
10:31:25 EMPLOYEES WANT WITH THE COMMUNITY IN TERMS OF THE APPEARANCE  
10:31:28 OF THE BUILDING, THE SERVICE THEY PROVIDE, AND THEN THE  
10:31:30 ONGOING SERVICE OUTSIDE OF JUST OPERATING THE STORE THAT  
10:31:33 THEY WANT TO PROVIDE TO THE COMMUNITY.  
10:31:34 APPRECIATE YOUR TIME.  
10:31:37 JUST WANTED TO TAKE A FEW MINUTES AND PROVIDE THAT UNIQUE  
10:31:40 PERSPECTIVE AND APPRECIATE YOUR CONSIDERATION.  
10:31:51 >> I SALUTE FIRESTONE'S EFFORTS DURING THE PANDEMIC.  
10:31:54 I THINK THAT'S OBVIOUSLY AN IMPORTANT SERVICE.  
10:31:54 IN REGARDS TO THAT, THIS PARTICULAR SITE, WOULD WE EXPECT TO  
10:31:58 HAVE EMERGENCY VEHICLES IN THEIR TRUCKS?  
10:32:02 WHAT IS THE DEDICATED CUSTOMER THAT'S GOING TO BE THERE, AND  
10:32:06 ARE THERE LIMITS TO THE TYPES OF VEHICLES THAT WOULD COME  
10:32:08 IN?  
10:32:10 >> CLAY STEPHENS: ABSOLUTELY, YES.  
10:32:12 THESE STORES ARE LIMITED -- WELL, IN GENERAL, THESE STORES.  
10:32:15 BECAUSE OF THE BAYS AND THE LIFT EQUIPMENT, IT'S GOING TO BE  
  
10:32:19 PASSENGER-LIKE TRUCKS AND COMMERCIAL VEHICLES.  
10:32:21 POLICE CAR, A CAR THAT SIZE, SUVs, THERE ARE NO OTHER -- I  
10:32:25 MEAN, THERE ARE NO FIRE TRUCKS.  
10:32:27 THERE ARE NO LARGER EIGHT-WHEELED VEHICLES OR ANYTHING OF  
10:32:30 THAT NATURE THAT COME THROUGH THESE STORES.  
10:32:36 >>Mayor Ribble: ANY OTHER QUESTIONS FROM COUNCIL?  
10:32:38 THANK YOU VERY MUCH.  
10:32:41 >> APPRECIATE YOUR TIME.  
10:32:42 THANK YOU.  
10:32:58 >> GOOD MORNING.  
10:32:59 I'M DOUG KIRBY WITH KITE REALTY GROUP.  
10:33:03 WE ARE THE DEVELOPER OF ESTERO TOWN COMMONS AND STILL OWN  
10:33:06 THE MAJORITY OF THE PROPERTY OUT THERE.  
10:33:08 AS MARY AND NEALE BOTH SAID, THE CENTER WAS DEVELOPED OR IS  
10:33:12 A COMMERCIAL PLANNED DEVELOPMENT APPROVED AS A MIXED-USE  
10:33:15 COMMERCIAL CENTER BY THE COUNTY WITH INPUT FROM ESTERO  
10:33:18 DESIGN REVIEW COMMITTEE BACK IN 2003.  
10:33:21 CPD IS ENTITLED TO 265,000 SQUARE FEET OF NUMEROUS DIFFERENT  
10:33:26 KINDS OF COMMERCIAL USES.  
10:33:28 MOST OF THE CENTER WAS DEVELOPED BETWEEN 2005 AND 2008.  
10:33:34 IT'S ABOUT 90% BUILT OUT FOR WHAT WILL ULTIMATELY FIT ON --

10:33:38 OR WHAT WILL FIT ON THE PROPERTY.  
10:33:39 AS YOU CAN SEE IN THIS EXHIBIT HERE, THE INFRASTRUCTURE WAS  
10:33:43 ALL IN PLACE TO PROVIDE FOR EASY ACCESS, BOTH FOR VEHICLES  
10:33:47 AND PEDESTRIANS INTO AND THROUGHOUT THE CENTER.

10:33:52 ALL OF THE BUILDINGS ARE INTERCONNECTED WITH SIDEWALKS IN  
10:33:55 SOME FORM OR FASHION SO THAT PEDESTRIANS CAN WALK BETWEEN  
10:33:59 THE BUILDINGS AND CAN ULTIMATELY WALK BACK OUT TO THE PUBLIC  
10:34:02 ROADS.

10:34:02 FIRESTONE, AS YOU'VE SEEN AND FURTHER EXHIBITED HERE IN  
10:34:08 BLUE, THEY ARE GOING TO EXPAND ON THAT NETWORK AND FURTHER  
10:34:10 CONNECT IT TO THE REST OF THE CENTER AND TO THE PUBLIC  
10:34:13 ROADS.

10:34:13 THERE IS A MASTER STORMWATER SYSTEM FOR THIS PROPERTY, AND  
10:34:19 IT SERVICES THE ENTIRE PROPERTY.

10:34:21 SINCE THE RECESSION, IT'S BEEN PRETTY DIFFICULT TO GET  
10:34:25 PEOPLE INTERESTED, GET INTEREST IN THE REMAINING PARCELS  
10:34:28 HERE AT ESTERO TOWN CENTER, AND THEY'VE SAT VACANT BASICALLY  
10:34:33 SINCE 2008-2009.

10:34:36 WE'VE TALKED TO NUMEROUS COMMERCIAL RESTAURANTS, RETAIL  
10:34:42 USERS, END USERS, AND THEY HAVE ALL PASSED FOR SOME REASON  
10:34:45 OR ANOTHER.

10:34:46 THE REMAINING PARCELS ARE NOT CONDUCIVE TO A RESIDENTIAL  
10:34:50 DEVELOPMENT MAINLY BECAUSE OF THEIR SIZE BUT, FURTHERMORE,  
10:34:53 BECAUSE THEY WERE IN FRONT OF AN ACTIVE SHOPPING CENTER AND  
10:34:56 IMMEDIATELY ADJACENT TO ARTERIAL ROADS AND WITHIN A QUARTER  
10:35:00 OF A MILE OF THE INTERSTATE.

10:35:01 THESE LOTS ARE BEST SUITED FOR COMMERCIAL USE THAT IS  
10:35:06 COMPLEMENTED BY AND/OR COMPLEMENTARY TO THE REMAINING USES  
10:35:12 IN THE CENTER, SUCH AS A FIRESTONE STORE.

10:35:14 I THINK YOU ALL ASKED AT THE FIRST READING ABOUT PLANS FOR  
10:35:16 THE RUBY TUESDAY.

10:35:18 WE DO NOT OWN THAT PROPERTY ANYMORE, SO I DON'T HAVE ANY  
10:35:21 INSIGHT INTO WHAT THE LONG-TERM PLANS ARE FOR THAT.

10:35:25 HOWEVER, I HAVE HEARD IT IS FOR SALE AND/OR LEASE.

10:35:28 THERE'S A RUMOR OUT ON THE STREET THAT IT IS UNDER CONTRACT,  
10:35:32 BUT WE -- CONFIRM THAT AS OF YET.

10:35:34 AS YOU KNOW, THE RESTAURANT INJURY HAS BEEN SEVERELY HURT  
10:35:38 DURING THE PANDEMIC.

10:35:39 THERE ARE TWO RESTAURANTS.

10:35:40 THIS IS ONE AND ONE ACROSS THE STREET THAT HAVE CLOSED IN  
10:35:42 THE IMMEDIATE AREA.

10:35:43 IT LOOKS LIKE IN EXCESS OF 30 IN LEE COUNTY AS A WHOLE HAVE  
10:35:48 CLOSED AS WELL.

10:35:49 >>Mayor Ribble: NEALE MONTGOMERY, CAN YOU FIND OUT WHAT'S  
10:35:52 GOING ON WITH THE RUBY TUESDAY'S PROPERTY?

10:35:54 THERE'S A LOT OF US CONCERNED ABOUT THAT.

10:35:56 >>Neale Montgomery: YES, I WILL LOOK INTO THAT.  
10:35:58 >>Mayor Ribble: IF THAT'S UNDER CONTRACT, WHAT'S THE GAME  
10:36:01 PLAN?  
10:36:03 >> DOUG KIRBY: ANY CHANGE OF USE WILL HAVE TO COME BEFORE  
10:36:05 THE VILLAGE.  
10:36:06 SO YOU'LL KNOW AT THAT POINT FROM EITHER A BUILDING PERMIT  
10:36:09 OR USE CHANGE.  
10:36:12 WITHIN THE ORIGINAL CPD AND IN THE PATTERN BOOK THAT WAS  
  
10:36:15 ATTACHED TO IT, THERE IS A CONDITION TO PRESERVE THE LIVE  
10:36:17 OAKS ON THE CORNER THAT WE'VE ALL TALKED ABOUT.  
10:36:22 INCORPORATE THAT INTO A PEDESTRIAN OPEN SPACE AREA.  
10:36:25 THIS HERE IS THE ORIGINAL MASTER CONCEPT PLAN, AND IT'S  
10:36:29 IDENTIFIED IN THIS AREA RIGHT HERE.  
10:36:31 IT IS IDENTIFIED AS A TENTH OF AN ACRE.  
10:36:34 THAT'S WHAT THE COMMITMENT WAS BACK IN 2003.  
10:36:37 SINCE THE P&Z -- OR EXCUSE ME, IT'S NOW DEVELOPED IN  
10:36:42 ACCORDANCE WITH THAT AND IN ACCORDANCE WITH ALL THE ORIGINAL  
10:36:45 AND THE SUBSEQUENT DEALS THAT HAVE BEEN ISSUED WITH THIS  
10:36:48 PROPERTY.  
10:36:50 SINCE THE P&Z HEARING, WE'VE BEEN ASKED TO PROVIDE  
10:36:53 ADDITIONAL ELEMENTS TO THIS AMENITY AREA.  
10:36:56 WE TOOK THE CURVILINEAR GATHERING AREAS THAT YOU SAW BACK IN  
10:36:59 THE FIRESTONE PROPERTY AND EXPANDED AND USED SOME OF THESE  
10:37:02 SAME ELEMENTS.  
10:37:03 AS YOU SEE HERE, THE GRAY IS THE EXISTING SIDEWALKS THAT ARE  
10:37:07 IN THERE AND THAT MEANDERS AROUND THE TWO LIVE OAKS THAT ARE  
10:37:11 IN THERE AND THE SABAL PALMS OR THE PALM TREES THAT ARE IN  
10:37:14 THERE.  
10:37:15 SO WE'VE TAKEN THAT CONCEPT, THAT CIRCLE LINEAR PATTERN,  
10:37:20 GATHERING AREAS AND PROPOSING TO PUT IN A COMPOSITE DECK,  
10:37:24 ABOUT 1200 SQUARE FEET DECK IN THERE, MADE OUT OF COMPOSITE  
10:37:28 MATERIAL, WHICH IS A PLASTIC OR RECYCLED MATERIAL.  
10:37:30 IT'S EASIER TO MAINTAIN AND LASTS MUCH LONGER THAN YOUR  
  
10:37:34 TYPICAL WOOD.  
10:37:35 SO THAT WILL BE A CIRCULAR PATTERN.  
10:37:38 TREE WELLS AROUND THE TREES AND BENCHES AROUND THOSE AND ON  
10:37:42 THE EDGE OF THE DECK TO PROVIDE SEATING AND A GATHERING AREA  
10:37:47 FOR PEDESTRIANS AND PEOPLE IN THE COMMUNITY.  
10:37:50 WE'VE DECIDED -- WE DECIDED TO USE THE EXISTING STRUCTURE  
10:37:54 AND MAJESTY OF THE TREES TO PROVIDE SHADE AND WELCOME PEOPLE  
10:38:00 IN THERE SO THEY HAVE A PLACE TO GATHER, INSTEAD OF TRYING  
10:38:02 TO BUILD SOMETHING, WE'LL USE NATURE THAT'S SITTING THERE.  
10:38:05 WE'RE GOING TO FURTHER ACCENTUATE THIS WITH ADDITIONAL  
10:38:11 LANDSCAPING EXTENDING OUT IN A CONTINUED CIRCULAR PATTERN  
10:38:15 FROM THIS DECK OUT TOWARDS THE INTERSECTION AND THEN BACK IN  
10:38:19 TOWARDS THE DEVELOPMENT.

10:38:20 WE'RE ALSO PROVIDING INTERCONNECTION WALKWAY BACK INTO THE  
10:38:25 FUTURE DEVELOPMENT AREA, IN BETWEEN THREE OAKS AND THE  
10:38:28 FIRESTONE PARCEL SO THAT CAN CONNECT BACK INTO THAT WHENEVER  
10:38:31 THAT IS DEVELOPED.  
10:38:32 THIS AREA IS DOUBLE THE SIZE OF WHAT IS REQUIRED WITHIN THE  
10:38:37 CPD.  
10:38:39 IT'S IN EXCESS OF TWO-TENTHS OF AN ACRE RIGHT NOW.  
10:38:45 WE'VE WORKED WITH OR HAVE BEEN WORKED OVER BY STAFF TO HAVE  
10:38:48 A CONDITION THAT WILL ENSURE THAT THIS AREA IS COMPLETED IN  
10:38:50 THE MANNER PRESENTED HERE.  
10:38:52 THE CONDITION PROPOSED IS THAT THE MASTER DEVELOPER -- US --  
10:38:54 WILL SUBMIT FOR DEVELOPMENT ORDER WITHIN TWO YEARS OF

10:38:58 APPROVAL THIS ORDINANCE AMENDMENT.  
10:38:59 A DRAFT AGREEMENT TO BE EXECUTED BETWEEN US AND THE VILLAGE  
10:39:04 WILL BE SUBMITTED WITH THE D.O. FOR THE FIRESTONE THAT WILL  
10:39:09 COMMIT TO THAT GETTING DONE.  
10:39:12 AND THEN THIS AGREEMENT MUST BE APPROVED PRIOR TO THE  
10:39:14 CERTIFICATE OF COMPLETION BEING ISSUED FOR FIRESTONE.  
10:39:18 IN ADDITION, THE AMENITY AREA MUST BE COMPLETED WITH --  
10:39:22 WITHIN 18 MONTHS OF ISSUANCE OF THAT D.O. AND THEN NO  
10:39:26 FURTHER D.O.s WILL BE ISSUED FOR THE REMAINDER PARCEL  
10:39:30 WITHOUT THIS AMENITY AREA BEING INCLUDED IN IT.  
10:39:32 THERE ARE TWO OPPORTUNITIES TO ENSURE THE ENHANCED AMENITY  
10:39:34 AREA IS COMPLETED.  
10:39:35 ONE WITHIN THE FIRESTONE D.O. AND TIED TO THEIR CERTIFICATE  
10:39:38 OF COMPLETION, AND THEN HOLDING ANY FURTHER D.O.s FOR THE  
10:39:43 REMAINDER PORTION.  
10:39:45 IN ADDITION, I THINK WE SAID, WE WILL MAINTAIN THIS AREA AS  
10:39:49 A PROPERTY OWNER, AS PROPERTY MANAGER, ALONG WITH THE  
10:39:53 REMAINDER OF THE COMMON AREAS, WHICH INCLUDE THE ROADS AND  
10:39:56 THE SIDEWALKS ASSOCIATED WITH THE ROADS.  
10:39:57 AT THIS TIME, WE DON'T HAVE ANY CONCRETE PLANS FOR THE  
10:40:00 REMAINDER TRACT.  
10:40:02 WE LOOKED AT ADDING ADDITIONAL SHOP BUILDINGS AND/OR OTHER  
10:40:07 SINGLE USER BUILDING, BUT THERE'S NOTHING CONCRETE AT THIS  
10:40:09 POINT.  
10:40:10 WE ANTICIPATE AS THE FIRESTONE PROJECT MOVES FORWARD THAT

10:40:14 WILL GENERATE MORE INTEREST IN THE PROPERTY AGAIN AND GIVE  
10:40:16 US AN OPPORTUNITY TO COME UP WITH A PLAN, A CONCRETE PLAN  
10:40:19 THAT COMPLEMENTS THE REST OF THE CENTER AND THE COMMUNITY.  
10:40:22 ANY OTHER QUESTIONS?  
10:40:26 I'M HERE TO ANSWER.  
10:40:27 THANK YOU FOR YOUR TIME.  
10:40:28 >>Neale Montgomery: I HAVE A COUPLE OF QUESTIONS BEFORE YOU  
10:40:30 GO, IF I COULD.  
10:40:31 MR. KIRBY, YOU DO CENTERS ALL ACROSS THE COUNTRY, CORRECT?

10:40:36 >>DOUG KIRBY: CORRECT.  
10:40:36 >>Neale Montgomery: TO ANSWER COUNCILMAN BOESCH'S QUESTION,  
10:40:40 DO YOU THINK THAT THIS IS A -- [NOT SPEAKING INTO A  
10:40:45 MICROPHONE]  
10:40:48 >>Howard Levitan: WE CAN'T HEAR HER.  
10:40:49 CAN SHE MOVE CLOSER TO THE MIKE?  
10:40:51 >>Neale Montgomery: SORRY.  
10:40:52 MY QUESTION WAS, TO RESPOND TO COUNCILMAN BOESCH'S CONCERN  
10:40:57 ABOUT WHETHER THIS IS A BOILERPLATE FIRESTONE, I KNOW KITE  
10:41:01 HAS CENTERS ACROSS THE COUNTRY, AND MR. KIRBY IS RESPONSIBLE  
10:41:04 FOR SEVERAL OF THOSE.  
10:41:05 SO I WANTED HIM TO OFFER HIS PROFESSIONAL OPINION AS TO  
10:41:09 WHETHER OR NOT THIS IS A BOILERPLATE ARCHITECTURE AND  
10:41:11 LANDSCAPING.  
10:41:13 >> KIRBY: NO.  
10:41:14 NO, IT'S NOT.

10:41:15 WE OWN 82 CENTERS ACROSS THE COUNTRY.  
10:41:17 WE HAVE ONE CENTER THAT WE JUST ACQUIRED IN INDIANAPOLIS  
10:41:22 THAT HAS A FIRESTONE IN IT, AND IT WAS -- FORGIVE ME -- IT  
10:41:27 WAS A DOG.  
10:41:29 WHILE WE WERE ACQUIRING IT, THEY WERE IN THE PROCESS OF  
10:41:32 UPDATING IT.  
10:41:32 AND THEY'VE UPDATED IT TO THE CURRENT PROTOTYPE.  
10:41:34 BUT IT LOOKS ABSOLUTELY NOTHING LIKE THIS.  
10:41:37 IT IS STARK BLACKS AND GRAYS, WHICH ARE MORE OF THE COMMON,  
10:41:42 CONTEMPORARY COLORS THAT YOU'RE SEEING IN DEVELOPMENT, BUT  
10:41:44 IT'S ALL STRAIGHT LINES AND BLACKS AND GRAYS. IT LOOKS  
10:41:48 NOTHING LIKE THIS.  
10:41:49 >>Neale Montgomery: MR. KIRBY, YOU WERE INVOLVED ORIGINALLY  
10:41:51 WHEN THIS PROJECT WAS APPROVED BY THE COUNTY.  
10:41:55 DID YOU THEN HAVE TO GO THROUGH THE ESTERO COMMUNITY  
10:41:58 PLANNING PANEL, A KIND OF PREDECESSOR TO THE VILLAGE?  
10:42:02 >> KIRBY: I PERSONALLY WAS NOT INVOLVED AT THAT TIME, BUT  
10:42:05 KITE REALTY WAS, OBVIOUSLY, AND YES.  
10:42:09 ESTERO DESIGN REVIEW COMMITTEE HAD LOTS OF INPUT ON THE  
10:42:12 OVERALL DESIGN AND EVERY SUBSEQUENT D.O. HAS BEEN SUBMITTED  
10:42:15 AND APPROVED BY THE EDRC.  
10:42:18 >>Neale Montgomery: I'M GOING TO SHOW YOU A -- DOCUMENT HERE  
10:42:20 AND ASK YOU IF YOU RECOGNIZE THAT DOCUMENT.  
10:42:22 >> KIRBY: I DO.  
10:42:24 >>Nancy Stroud: MS. MONTGOMERY, CAN YOU GIVE US A COPY OF  
  
10:42:26 THE DOCUMENT AS WELL?  
10:42:27 CAN YOU IDENTIFY IT THEN?  
10:42:37 >>KIRBY: YEAH, THAT IS THE ORIGINAL PATTERN BOOK THAT IS  
10:42:39 ATTACHED TO THE CPD DOCUMENT THAT WAS APPROVED BY THE COUNTY  
10:42:40 AND THE ESTERO DESIGN REVIEW COMMITTEE.

10:42:42 >>Neale Montgomery: EVEN BEFORE THE VILLAGE REQUIRED PATTERN  
10:42:45 BOOKS, THIS CENTER HAD A PATTERN BOOK, IS THAT CORRECT?  
10:42:48 >> KIRBY: CORRECT.  
10:42:49 I DON'T THINK IT'S WHAT YOU'RE TYPICALLY USED TO SEEING  
10:42:52 THESE DAYS, BUT IT SPELLED OUT HOW THE CENTER WAS TO BE  
10:42:55 DEVELOPED, THE ARCHITECTURE, THE ELEMENTS THAT YOU SEE OUT  
10:42:57 THERE TODAY ARE ALL SPELLED OUT IN THERE AS WELL AS THE  
10:43:01 BUFFERING AND LANDSCAPING REQUIREMENTS.  
10:43:04 >>Neale Montgomery: AND THERE'S AN ADDITIONAL PATTERN BOOK  
10:43:07 SUBMITTED WITH FIRESTONE.  
10:43:09 SO THERE ARE TWO PATTERN BOOKS -- [NOT SPEAKING INTO THE  
10:43:10 MICROPHONE] -- IS THAT CORRECT?  
10:43:12 >> KIRBY: CORRECT.  
10:43:14 FIRESTONE SUBMITTED A PATTERN BOOK SPECIFICALLY FOR THEIR  
10:43:16 PARCEL, AND IT WILL BE A PART OF THE ORDINANCE AS WELL.  
10:43:22 >>Neale Montgomery: MR. KIRBY, I BELIEVE YOU SAID THIS, BUT  
10:43:24 I KNOW THE STAFF EXPRESSED A CONCERN ABOUT THE CONSISTENCY  
10:43:28 WITH THE COMP PLAN WAS BECAUSE THEY WERE LOOKING FOR  
10:43:31 MIXED-USE.  
10:43:33 THIS IS AN APPROVED CPD.

10:43:36 IN YOUR PROFESSIONAL OPINION, IS THERE ANY LIKELIHOOD OF  
10:43:39 RESIDENTIAL ON THIS PARCEL?  
10:43:42 >> KIRBY: NO, NOT ON THIS PARCEL AND NOT THE WAY THE REST  
10:43:46 OF THE SHOPPING CENTER IS DEVELOPED TODAY.  
10:43:48 THERE'S NOT AN OPPORTUNITY TO PUT RESIDENTIAL.  
10:43:52 IF IT WOULD HAVE BEEN DONE DIFFERENTLY, GIVEN THE  
10:43:55 OPPORTUNITY TO PUT THE RESIDENTIAL IN THE BACK, SIMILAR TO  
10:43:57 WHAT THEY ARE DOING NEXT DOOR, THEN I COULD HAVE SEEN THAT.  
10:44:00 BUT THE WAY IT'S DEVELOPED NOW, IT IS NOT.  
10:44:03 IN FACT, IN THE EXISTING CPD, RESIDENTIAL IS NOT AN APPROVED  
10:44:06 USE.  
10:44:06 THE ONLY THING THAT'S EVEN CLOSE IS AN OPPORTUNITY TO  
10:44:10 CONVERT COMMERCIAL SQUARE FOOTAGE TO HOTEL USES AND/OR  
10:44:14 OFFICES.  
10:44:14 AND THAT'S EVEN LIMITED SQUARE FOOTAGE AS WELL.  
10:44:18 >>Neale Montgomery: IN THE ORIGINAL APPROVED PATTERN BOOK,  
10:44:22 THERE IS A REQUIREMENT TO DO THE AMENITY AREA, BUT THERE IS  
10:44:26 NO TIMELINE ESTABLISHED, CORRECT?  
10:44:28 >> KIRBY: CORRECT, NO TIMING ESTABLISHED WITH IT OR  
10:44:32 ANYTHING MORE SPECIFIC THAN AN OPEN PEDESTRIAN SPACE AREA.  
10:44:35 >>Neale Montgomery: IN YOUR OPINION, DOES THIS DESIGN GO  
10:44:37 ABOVE AND BEYOND WHAT WAS ORIGINALLY ENVISIONED IN THIS  
10:44:40 DOCUMENT?  
10:44:41 >> KIRBY: YEAH, I BELIEVE IT DOES GO ABOVE AND BEYOND.  
10:44:45 AS I SAID, IT ONLY REQUIRES AN OPEN SPACE AND PEDESTRIAN  
  
10:44:48 AMENITY AREA, WHICH THE SIDEWALK AND THE AREA AROUND IT IS

10:44:52 AN OPEN SPACE AND THE SIDEWALK IS THE PEDESTRIAN AREA.  
10:44:56 >>Neale Montgomery: I DON'T HAVE ANY QUESTIONS.  
10:44:57 >>Mayor Ribble: THERE WAS A COMMENT IN THE BACK.  
10:45:00 CLAY, I THINK YOU HAD YOUR HAND UP.  
10:45:03 >> CLAY STEPHENS: THE QUESTION HAD BEEN ASKED IF THIS WAS A  
10:45:06 TYPICAL DESIGN FOR FIRESTONE, AND I JUST THOUGHT IT  
10:45:09 IMPORTANT TO POINT OUT, THAT 2200 LOCATIONS THROUGHOUT THE  
10:45:12 COUNTRY AND IN MY TIME THERE, WE HAD JUST STARTED BUILDING  
10:45:17 NEW PROTOTYPES, CALLED IT 150 STORES OVER THREE, THREE AND A  
10:45:20 HALF YEARS.  
10:45:21 WE DON'T HAVE ANY OTHER LOCATIONS THAT WOULD HAVE THESE  
10:45:24 TYPES OF LANDSCAPING AND ARCHITECTURAL UPGRADES BUT  
10:45:28 PARTICULARLY NOT THE ADJACENCIES WITH THE POCKET PARK AND  
10:45:34 GREENSPACE AREAS THAT SURROUND THE STORE.  
10:45:36 VERY ATYPICAL.  
10:45:37 IT'S A BEAUTIFUL LOCATION, BUT IT IS NOT TYPICAL FOR THE  
10:45:39 STORE.  
10:45:42 >>Mayor Ribble: JON, YOU HAD SOMETHING?  
10:45:44 >>Jon McLain: MR. KIRBY, BEING A DEVELOPER, COULD YOU GO  
10:45:47 BACK TO YOUR FIRST SLIDE THAT SHOWS THE OVERALL LOOK -- THIS  
10:45:53 ONE RIGHT HERE.  
10:45:54 YOU KNOW, I THINK THE PATTERN BOOK THAT YOU HAD FOR THE  
10:45:58 DEVELOPMENT, WHEN YOU LOOK AT THE LOWE'S AND THE LIKE, VERY  
10:46:02 ATTRACTIVE.

10:46:02 THE SIDE BUILDINGS ARE ARCHITECTURALLY IN THE MEDITERRANEAN  
10:46:07 SCHEME THAT WE'VE LOOKED AT.  
10:46:09 I THINK THE FIRESTONE PEOPLE HAVE DONE A NICE JOB PRESENTING  
10:46:12 THEM.  
10:46:13 BUT WHEN I LOOK AT THIS OVERVIEW HERE AND YOU BEING A  
10:46:19 DEVELOPER, WHEN I LOOK AT THIS, I DON'T SEE THE CURRENT  
10:46:23 OUTDOOR STORAGE THAT LOWE'S CURRENTLY HAS.  
10:46:28 IN FACT, I TOOK SOME PICTURES OF THIS A COUPLE OF DAYS AGO.  
10:46:31 TAMMY, I DON'T KNOW IF YOU CAN SHOW THOSE UP PRETTY QUICKLY  
10:46:35 FOR ME OR NOT, BUT WHEN I LOOK AT THIS, I DON'T SEE THIS  
10:46:38 OUTSIDE AREA IN EXISTENCE WHEN THIS WAS TAKEN.  
10:46:42 AND I'M WONDERING WHAT THE APPROVAL AND WHO APPROVED THIS  
10:46:46 OUTSIDE STORAGE AREA THAT YOU'RE ABOUT TO SEE.  
10:46:50 BECAUSE IT DOESN'T DO MUCH FOR THE PATTERN BOOK THAT'S IN  
10:46:53 PLACE FOR FIRESTONE, FOR THE DEVELOPMENT.  
10:46:55 THIS IS WHAT THE CURRENT LOOK IS ON THE OUTSIDE OF LOWE'S  
10:47:01 SHOPPING MALL WHERE YOU HAVE SOME OF YOUR SECONDARY LOOKING  
10:47:06 RIGHT OUT INTO THIS AREA HERE.  
10:47:08 THIS DOES NOT SEEM TO FIT ANY PATTERN BOOK I WOULD LOOK AT.  
10:47:12 AND I'M CONCERNED ABOUT THE OVERALL MAINTENANCE OF THE  
10:47:18 DEVELOPMENT, INCLUDING THE NEW AMENITY PARK THAT YOU'VE GOT.  
10:47:23 WHAT CAN BE DONE TO CORRECT THIS KIND OF SITUATION?  
10:47:30 >>Howard Levitan: WE CAN'T SEE THOSE PICTURES.



10:47:40 >>Mayor Ribble: I CAN TELL YOU, HOWARD, THEY ARE NOT PRETTY  
10:47:44 PICTURES.

10:47:44 I'VE NOT SEEN THIS BEFORE, BUT THIS IS A LITTLE ALARMING  
10:47:47 THAT THIS IS GOING ON OVER THERE.  
10:47:51 >>Tammy Duran: CAN YOU SEE THEM NOW?  
10:47:54 >>Howard Levitan: YES, I DO.  
10:47:55 I THINK I CAN ALSO ANSWER THAT QUESTION.  
10:47:57 MARY MAY BE ABLE TO AS WELL.  
10:48:00 MY UNDERSTANDING IS THAT THERE WAS AN ADMINISTRATIVE ACTION  
10:48:07 TAKEN BY THE COUNTY THAT ALLOWED THAT WITH THAT KIND OF  
10:48:11 SCREENING.  
10:48:12 IT MAY BE SOMETHING THAT WAS DONE BEFORE WE GOT INVOLVED TO  
10:48:17 THIS THING.  
10:48:18 MARY MAY BE ABLE TO ADD MORE TO THAT.  
10:48:21 I HAVE SOME QUESTIONS OF MR. KIRBY WHEN YOU GET TO THAT  
10:48:24 POINT, BILL.  
10:48:28 >>Mary Gibbs: IF I CAN ELABORATE AND I HAVE HAD STANLEY GO  
10:48:31 OUT AND LOOK AT THIS BECAUSE WE'VE HAD OVER THE YEARS  
10:48:34 CONSTANT PROBLEMS WITH LOWE'S, EVEN IF THERE WAS AN  
10:48:36 ADMINISTRATIVE AMENDMENT, THAT -- WHAT YOU'RE SEEING THERE,  
10:48:41 THE VISQUEEN OR WHATEVER YOU CALL IT, THAT IS NOT ALLOWED.  
10:48:45 SO THAT WILL HAVE TO GO.  
10:48:48 NO MATTER WHAT, THAT KIND OF SCREENING MATERIAL ON A FENCE  
10:48:51 IS NOT ALLOWED.  
10:48:52 THAT'S NOT EVEN ALLOWED IN AN INDUSTRIAL AREA.  
10:48:55 WE'LL HAVE TO GET THAT FIXED.  
10:48:56 >>Mayor Ribble: GET ON TOP OF THIS AND GET THIS REMOVED OR

10:48:58 WHAT?  
10:48:59 >>Mary Gibbs: I SPOKE TO MR. KIRBY BEFORE THE MEETING, AND I  
10:49:02 BELIEVE, YOU KNOW, HE'S GOING TO GET WITH LOWE'S AS WELL AND  
10:49:04 WORK WITH US TO GET THAT FIXED.  
10:49:09 >>Jon McLain: I GUESS LOWE'S OWNS THAT PROPERTY AND I WOULD  
10:49:12 LOOK TO YOU AS A DEVELOPER TO SAY, LOOK, WE'VE HAD THESE  
10:49:15 STRINGENT ARCHITECTURAL FEATURES, AND THIS IS CLEARLY A  
10:49:20 SIGNIFICANT VIOLATION IN MY MIND.  
10:49:23 IN ORDER TO IMPROVE THE LOOK OF THIS WHOLE DEVELOPMENT, I  
10:49:26 THINK FIRESTONE CAN DO THAT, I THINK THIS NEEDS TO BE REMEDY  
10:49:29 VERY QUICKLY.  
10:49:30 >>Mayor Ribble: I WANT TO MAKE A COMMENT UNDER CIVILITY  
10:49:33 HERE.  
10:49:33 LOOKING AT THIS WHOLE PROJECT, WHEN I SAW THIS TREE YOU GUYS  
10:49:36 HAD PLANNED, ROYAL POINCIANA -- IS THAT HOW YOU PRONOUNCE  
10:49:40 IT?  
10:49:41 NICE RED TREE.  
10:49:42 IT WENT RIGHT WITH THE FIRESTONE LOGO.  
10:49:47 I THOUGHT, WOW, WHAT A CLEVER IDEA.

10:49:50 THEN I SAW THE LOWE'S CANVAS ON THE FENCE, AND IT IS LIKE A  
10:49:53 MOOD SWING.  
10:49:54 WE NEED TO TAKE A LOOK AT THIS AND GET IT FIXED.  
10:49:57 >> YEAH, MARY BROUGHT IT TO MY ATTENTION YESTERDAY WHEN I  
10:49:59 GOT INTO TOWN.  
10:50:00 I LOOK A LOOK AT IT, TOOK PICTURES OF IT, SENT IT TO OUR  
  
10:50:02 ASSET MANAGER WHO IS ALREADY WORKING WITH LOWE'S TO SOLVE  
10:50:07 THE PROBLEM.  
10:50:08 WE'RE WORKING ON IT.  
10:50:09 WAYNE STILL HAS TO FINISH --  
10:50:13 >>Howard Levitan: I HAVE SOME QUESTIONS FOR DOUG KIRBY, IF  
10:50:18 YOU DON'T MIND.  
10:50:19 >>Mayor Ribble: HOWARD, YOU'RE UP.  
10:50:21 >>Howard Levitan: MS. MONTGOMERY SHOWED YOU THE SO-CALLED  
10:50:24 PATTERN BOOK, WHICH I THINK THEY CALLED THE DESIGN  
10:50:28 GUIDELINES.  
10:50:28 AND IN THERE, THERE'S ALSO -- THERE ARE SEVERAL PARAGRAPHS  
10:50:35 THAT ARE PERTINENT.  
10:50:37 ONE OF THEM IS NUMBER FOUR OF THE PUBLIC AREAS, COMMON  
10:50:42 PUBLIC AREAS SECTION.  
10:50:44 IT TALKS ABOUT THE CENTER PROVIDING A VARIETY OF PUBLICLY  
10:50:48 ACCESSIBLE AMENITIES, NOT JUST THE CORNER ONE, WHICH IS A  
10:50:54 SEPARATE PARAGRAPH, AND I'M NOT SEEING THAT THROUGH THE  
10:50:59 CENTER.  
10:51:00 PARAGRAPH FIVE OF THAT PROVISION ALSO TALKS ABOUT A  
10:51:02 PEDESTRIAN NETWORK TO BE ESTABLISHED THROUGHOUT THE PROJECT,  
10:51:06 AND EVEN PROVIDES A PICTURE OF WHAT IT WOULD BE.  
10:51:12 AND I NOTICED FROM THIS OVERHEAD THAT YOU HAVE ON THE SCREEN  
10:51:15 NOW, THERE ARE MANY GAPS IN THE PEDESTRIAN SECTIONS.  
10:51:21 IN OTHER WORDS, IF YOU LOOK AT THE INTERNAL ROADWAY, RUBY  
10:51:28 TUESDAY'S HAS NO SIDEWALK ALONG THERE, NOR DOES THE OPEN  
  
10:51:32 SPACE, NOR DOES THE BANK PARCEL, WHICH IS NOW A DENTIST  
10:51:37 OFFICE AND ON THE WAY OVER TO THE DOLLAR TREE SITE, THERE  
10:51:44 ISN'T ANY SIDEWALK EXCEPT ON THE OTHER SIDE OF THE STREET,  
10:51:47 AND THERE ARE PEOPLE THAT SPEED ON THAT STREET, AND IF YOU  
10:51:50 HAVE TO CROSS THE STREET IN ORDER TO BE PART OF THE SIDEWALK  
10:51:55 NETWORK, I THINK THAT'S A REAL PROBLEM.  
10:51:58 THIS CENTER IS JUST NOT, IN MY MIND, UP TO PAR FROM A  
10:52:04 PEDESTRIAN STANDPOINT.  
10:52:06 AND THESE ARE THE KIND OF THINGS -- I NOTICED THAT THE  
10:52:08 FIRESTONE PARCEL HAS PLENTY OF SIDEWALKS ALONG ITS CORNER,  
10:52:13 BUT THEY DON'T GO ANYWHERE.  
10:52:15 SO THAT WOULD FORCE THEM TO DO SOMETHING.  
10:52:20 PEOPLE WALKING OUT OF FIRESTONE TO GO TO THE OTHER STORES,  
10:52:23 TO DO SOMETHING.  
10:52:24 THE QUESTION I HAVE FOR MR. KIRBY IS SORT OF RELATED TO THIS

10:52:30 WHOLE ASPECT OF IT.  
10:52:33 KITE REALTY OWNS HOW MUCH OF THE CENTER RIGHT NOW?  
10:52:37 >>Doug Kirby: THEY OWN ALL BUT THE RUBY TUESDAY'S AND THE  
10:52:40 DENTAL OFFICE PARCEL.  
10:52:42 >>Howard Levitan: OKAY.  
10:52:43 HAVE YOU MADE ARRANGEMENTS TO PARTICIPATE WITH THE CITY,  
10:52:47 WITH THE VILLAGE IN REGARDS TO THE COST FOR THE TRAFFIC  
10:52:52 LIGHT THAT WE'RE IN THE PROCESS OF BUILDING, PAY YOUR  
10:52:58 PROPORTIONATE SHARE OF THAT?  
10:53:00 >>Doug Kirby: WE ARE WORKING WITH THE VILLAGE TO BE PART OF  
  
10:53:02 THE SPECIAL TAX DISTRICT AND REIMBURSE THE VILLAGE THROUGH  
10:53:06 TAXES MOVING FORWARD.  
10:53:07 >>Howard Levitan: BUT YOU AREN'T WILLING TO JUST PAY IT UP  
10:53:10 FRONT NOW.  
10:53:11 >>Doug Kirby: BECAUSE WE DON'T OWN THE MAJORITY OF THE  
10:53:13 PROPERTY -- OR WE DON'T OWN ALL THE PROPERTY AT THIS POINT.  
10:53:17 >>Howard Levitan: WHY WOULD THAT MATTER?  
10:53:20 WHY CAN'T YOU PAY WHAT YOU DO OWN?  
10:53:22 YOU OWN EVERYTHING EXCEPT FOR TWO LOTS.  
10:53:25 >>Doug Kirby: THE OPPORTUNITY IS THERE TO DO A SPECIAL  
10:53:27 TAXING DISTRICT AND SPREAD THE COST OUT OVER A NUMBER OF  
10:53:31 YEARS, AND THAT IS PREFERABLE TO US AT THIS TIME.  
10:53:36 >>Howard Levitan: YOU'RE TELLING US YOU BASICALLY DON'T HAVE  
10:53:38 THE MONEY TO DO THIS NOW EVEN THOUGH YOU'RE SELLING THE  
10:53:40 FIRESTONE LOT.  
10:53:42 >>Doug Kirby: WE'RE TRYING TO PRESERVE OUR CAPITAL GIVEN THE  
10:53:45 CURRENT ECONOMIC CONDITION WITH THE PANDEMIC.  
10:53:47 >>Howard Levitan: I GUESS THEN HOW DO WE KNOW -- HOW ARE WE  
10:53:50 GOING TO BE SURE THAT YOU ARE GOING TO BUILD THE AMENITY  
10:53:55 AREA IN THE CORNER AND PROTECT THOSE TREES?  
10:53:58 I KNOW YOU'RE REQUIRED TO DO IT.  
10:53:59 IT SAYS SO RIGHT IN YOUR ZONING.  
10:54:02 BUT HOW DO WE KNOW THAT'S GOING TO HAPPEN?  
10:54:06 I'VE SEEN NOTHING IN THAT CONDITION.  
10:54:08 AS A MATTER OF FACT, YOU'RE NOT EVEN A PARTY TO THE  
  
10:54:09 CONDITION, BECAUSE THE CONDITION IS IN THE FIRESTONE ZONING.  
10:54:11 HOW WOULD WE EVER ENFORCE THAT AGAINST FIRESTONE WHEN IT'S  
10:54:15 REALLY YOUR OBLIGATION?  
10:54:19 >>Doug Kirby: I THINK IT'S OUTLINED IN THE CONDITION THAT WE  
10:54:22 AS THE MASTER DEVELOPER WILL ENJOIN AN AGREEMENT WITH THE  
10:54:26 VILLAGE AS PART OF THE D.O. PROCESS FOR THE FIRESTONE.  
10:54:30 >>Howard Levitan: THAT'S NOT SHOWN IN ANY DOCUMENT THAT WE  
10:54:32 HAVE.  
10:54:33 I KNOW THERE IS A DRAFT BEING CIRCULATED BECAUSE I JUST GOT  
10:54:37 IT ON MY PHONE.  
10:54:38 BUT NOBODY FROM THE PUBLIC HAS SEEN THAT.

10:54:39 THE COUNCIL HASN'T SEEN THAT.  
10:54:42 >>Doug Kirby: IT'S INCLUDED IN THE PACKET THAT I FOUND  
10:54:45 ONLINE YESTERDAY.  
10:54:46 IN THE PROPOSED ORDINANCE THAT IS OUT THERE, IF YOU SO  
10:54:52 CHOOSE TO APPROVE IT ALONG WITH THE --  
10:54:55 >>Howard Levitan: EVEN WITH THAT, WHAT HAPPENS IF YOU GUYS  
10:54:57 JUST DECIDE, WELL, WE'RE NOT GOING TO DO THAT BECAUSE WE  
10:54:59 DON'T HAVE ANY DOUGH?  
10:55:01 HOW DO WE ASSURE OURSELVES THAT THOSE TREES ARE GOING TO BE  
10:55:09 PROTECTED AND THAT WE ACTUALLY GET WHAT WE ASKED FOR, OTHER  
10:55:11 THAN TO GO THROUGH SOME KIND OF LEGAL BATTLE WITH YOU GUYS?  
10:55:15 >>Doug Kirby: I THINK THAT COULD BE OUTLINED IN THE  
10:55:17 AGREEMENT BETWEEN THE MASTER DEVELOPER AND THE VILLAGE WHEN  
10:55:20 THAT IS WORKED OUT DURING THE D.O. PROCESS WITH FIRESTONE.

10:55:23 THERE IS A FINANCIAL --  
10:55:24 >>Howard Levitan: TO BE HONEST WITH YOU, MR. KIRBY, I WOULD  
10:55:27 RATHER HAVE THAT WORKED OUT NOW.  
10:55:29 WHY IS IT THAT WE CANNOT WORK OUT AN AGREEMENT SO WE KNOW  
10:55:33 WHAT WE'RE GOING TO GET?  
10:55:36 WHY IS THIS COMING TO US AT THE VERY LAST MINUTE?  
10:55:42 >>Doug Kirby: I THINK THIS CONDITION HAS BEEN BANTERED BACK  
10:55:45 AND FORTH BETWEEN US AND STAFF FOR SEVERAL WEEKS.  
10:55:48 >>Howard Levitan: I LOOKED BACK IN MY NOTES, MR. KIRBY, IN  
10:55:51 OUR DISCUSSIONS I TALKED ABOUT THIS.  
10:55:53 I ASKED FOR A BOND TO RUN TO THE CITY.  
10:55:56 I ASKED FOR PUBLIC EASEMENT TO THAT AREA, AND NONE OF THIS  
10:56:01 HAS BEEN CONSIDERED AT ALL.  
10:56:03 OUR FIRST MEETINGS WITH YOU WERE ALMOST A YEAR AGO -- MY  
10:56:06 FIRST MEETINGS.  
10:56:07 AND I'M JUST -- I'M REALLY SURPRISED ABOUT THIS.  
10:56:12 I DON'T KNOW WHY THE LAWYERS HAVEN'T GOTTEN IN.  
10:56:18 I ASKED MS. MONTGOMERY SPECIFICALLY TO WORK ON THIS ISSUE  
10:56:20 WITH NANCY STROUD, OUR ATTORNEY.  
10:56:24 AND IT'S NOW THE VERY LAST DAY OF THIS, AND WE'RE BEING  
10:56:29 ASKED TO APPROVE A ZONING WHEN WE DON'T HAVE THE ASSURANCES  
10:56:33 TO GO FORWARD.  
10:56:35 SO I'M VERY CONCERNED ABOUT THIS.  
10:56:36 I HAVE OTHER CONCERNS THAT I'LL RAISE WHEN THE TIME COMES,  
10:56:41 BUT THIS ONE IN PARTICULAR, I WOULD LIKE TO HAVE ASSURANCES

10:56:44 THAT WE KNOW WE'RE GOING TO GET WHAT WE ASKED FOR, AND THAT  
10:56:48 THERE WILL BE SIDEWALKS THROUGHOUT THIS CENTER AND NOW WE  
10:56:52 KNOW THAT THE LOWE'S AREA IS OUT OF CODE.  
10:56:58 SINCE YOU HAVE SAID THAT YOU OWN THAT AS WELL, THAT BECOMES  
10:57:01 YOUR PROBLEM.  
10:57:02 SO HOW DO WE KNOW THAT WE'RE GOING TO GET WHAT WE REALLY --  
10:57:05 WHAT YOU'VE COMMITTED ALREADY TO DO IN THE DESIGN

10:57:08 GUIDELINES?  
10:57:09 THAT WAS A QUESTION.  
10:57:12 >>Mayor Ribble: WELL, I DON'T WANT TO PILE ON, BUT HOWARD  
10:57:14 BRINGS UP A GREAT POINT.  
10:57:15 THE ONE THAT REALLY BOTHERS ME IS THE TRAFFIC LIGHT.  
10:57:17 I MEAN, WE WENT THROUGH THIS NONSENSE FOR THREE YEARS OVER  
10:57:21 AT PELICAN COLONY BOULEVARD WITH TWO DEVELOPERS.  
10:57:24 ONE HAS BEEN VERY COOPERATIVE.  
10:57:26 THROUGH THE PROPERTY SALE, IT SOUNDS LIKE WE'RE GOING TO  
10:57:28 HAVE OUR DEAL DONE HERE NEXT WEEK.  
10:57:30 BUT IT'S BEEN A LONG, LONG TIME.  
10:57:32 AND NOW WE'VE GOT ANOTHER TRAFFIC LIGHT OVER HERE THAT'S  
10:57:35 NEEDED WHERE WE'VE HAD SOME FATALITIES.  
10:57:37 AND THAT LIGHT IS A REAL CONCERN.  
10:57:39 AND NOW I'M HEARING THAT WE'RE NOT SURE WE'RE GOING TO PAY  
10:57:42 FOR IT.  
10:57:42 I'M NOT REAL EXCITED ABOUT THIS PROJECT KNOWING THAT.  
10:57:45 YOU FOLKS HAVE TO STEP UP TO THE PLATE WITH SOME  
  
10:57:47 RESPONSIBILITY.  
10:57:48 YOU'RE NOT GOING TO HAVE TO PICK UP THE WHOLE TAB, BUT  
10:57:50 CERTAINLY I WOULD EXPECT YOU TO PAY YOUR FAIR SHARE OF THAT  
10:57:53 TRAFFIC LIGHT.  
10:57:55 >>Doug Kirby: WE'VE COMMITTED TO PAYING IT THROUGH TAXING  
10:57:58 DISTRICT OVER THE NEXT SEVERAL YEARS.  
10:57:59 WITH REGARD TO THE AMENITY AREAS, THERE WAS TALK ABOUT DOING  
10:58:04 A BOND.  
10:58:05 THE CHALLENGE WITH THE BOND IS THAT IF WE FAIL, THEN THE  
10:58:08 VILLAGE HAS TO CALL IT AND ACTUALLY GO BUILD IT.  
10:58:11 AND THERE WAS SOME PUSH-BACK ON THAT FROM THE VILLAGE'S  
10:58:14 STANDPOINT.  
10:58:14 IF THAT IS THE POSITION THAT THE VILLAGE WANTS TO TAKE,  
10:58:17 WE'LL POST A BOND FOR THE AMOUNT TO DO THAT.  
10:58:21 BUT OUR COMMITMENT IS TO DO IT AND GET IT DONE IN ACCORDANCE  
10:58:23 WITH THE CONDITION THAT'S OUT THERE RIGHT NOW.  
10:58:26 >>Mayor Ribble: NICK?  
10:58:28 >>Nick Batos: MARY, ON SOMETHING -- CONVERSATIONS ON THIS  
10:58:33 TYPE OF A PROBLEM ON OTHER PROJECTS THAT WE HAVE AROUND THE  
10:58:36 VILLAGE.  
10:58:37 IN SOMETHING LIKE THIS, CAN IT BE DONE TO ACCOMMODATE THE  
10:58:41 CONCERNS THAT PEOPLE HAVE, THAT THE PARK HAS TO BE DONE  
10:58:47 BEFORE CONSTRUCTION CAN BEGIN ON THIS PROPERTY, AND WOULD  
10:58:50 THAT RESOLVE THE DISCUSSION THAT HOWARD HAS?  
10:58:55 >>Mary Gibbs: DOES THIS WORK?  
  
10:58:56 CAN YOU HEAR ME?  
10:58:57 OKAY.  
10:58:58 YOU MEAN THE AMENITY AREA?

10:59:01 WELL, THE ISSUE, WHEN I WAS TALKING TO THE APPLICANT ABOUT  
10:59:04 THIS AND HOW TO DO THE TIMING, THE PROBLEM IS, IF YOU DO  
10:59:07 THAT AMENITY AREA NOW, THEY ARE GOING TO COME IN.  
10:59:12 THERE WILL BE POTENTIALLY ANOTHER BUILDING BETWEEN FIRESTONE  
10:59:16 AND THIS AMENITY AREA, WHICH WILL COME IN FOR ANOTHER  
10:59:19 SEPARATE DEVELOPMENT ORDER.  
10:59:21 NOW, IF YOU DO THE AMENITY AREA, YOU GO TO BUILD THE OTHER  
10:59:24 THING, YOU'RE GOING TO TEAR UP THE -- YOU'RE GOING TO TEAR  
10:59:27 IT UP DURING CONSTRUCTION.  
10:59:29 SO THE IDEA WAS, IF THEY COULD DO IT SIMULTANEOUSLY, THEN  
10:59:33 YOU WON'T BE TEARING IT UP.  
10:59:35 >>Nick Batos: I'M SORRY.  
10:59:37 YOU'RE SAYING CONSTRUCTION ON THE EMPTY LOT THAT'S GOING TO  
10:59:40 BE THERE?  
10:59:40 >>Mary Gibbs: YES.  
10:59:41 IF YOU SEE --  
10:59:42 >>Nick Batos: THEY MIGHT NOT SELL THAT FOR 10 YEARS, 20  
10:59:45 YEARS.  
10:59:46 WE HAVE A SITUATION ON A PROJECT JUST WEST OF HERE WHERE  
10:59:56 THEY PROMISED A LINEAR PARK AND THE SAME TYPE OF THING.  
11:00:03 THEY HAVE TO GET THROUGH THE CONSTRUCTION.  
11:00:04 WHO KNOWS WHEN THEY ARE GOING TO FINISH CONSTRUCTION OVER  
  
11:00:06 THERE.  
11:00:07 I THINK THAT IT'S JUST LEAVING TOO MUCH UNKNOWNNS.  
11:00:13 I MEAN, I DON'T SEE -- IF THE PARK IS GOING TO BE THERE,  
11:00:16 EVEN IF SOMEBODY COMES AND BUILDS THERE, THAT PARK IS GOING  
11:00:20 TO HAVE TO STAY THERE.  
11:00:21 AND I DON'T THINK WE SHOULD HAVE TO WAIT UNTIL THIS PIECE OF  
11:00:24 PROPERTY IS SOLD TO GET THAT.  
11:00:29 >>Doug Kirby: THE DISCUSSION OF THE TIMING AROUND IT AFTER,  
11:00:32 TO DO IT AFTER THE FIRESTONE WAS TO GIVE THE FIRESTONE TIME  
11:00:35 TO GET IN AND CONSTRUCT THEIR BUILDING AND NOT BE  
11:00:37 INTERRUPTED BY ANY CONSTRUCTION GOING ON ON THE ADJACENT  
11:00:41 PARCEL.  
11:00:43 SO THAT WAS THE REASON WHY WE PUT THE TIMING -- WE ADDRESSED  
11:00:47 THE TIMING THE WAY WE DID IN THE CONDITION.  
11:00:50 >>Mary Gibbs: MAY I ADD ONE THING JUST ABOUT THE TRAFFIC  
11:00:54 SIGNAL THAT YOU ASKED MR. KIRBY ABOUT, JUST TO CLARIFY?  
11:01:00 THERE'S A CONDITION, IF YOU ARE GOING TO APPROVE IT, THERE  
11:01:02 IS A CONDITION IN HERE THAT THEY WOULD PAY A PROPORTIONATE  
11:01:05 SHARE FOR THE TRACT A, WHICH IS THE FIRESTONE PIECE.  
11:01:09 SO TRACT A WOULD PAY THE PROPORTIONATE SHARE IN ORDER TO GET  
11:01:13 THEIR DEVELOPMENT ORDER.  
11:01:15 I THINK WHEN MR. KIRBY IS TALKING ABOUT DOING THE SPECIAL  
11:01:17 ASSESSMENT DISTRICT IS FOR THE OTHER PIECES THAT KITE OWNS.  
11:01:22 BUT THE FIRESTONE TRACT WOULD BE PAYING THE PROPORTIONATE  
11:01:27 SHARE.

11:01:28 >>Mayor Ribble: GO AHEAD, NICK.  
11:01:29 >>Nick Batos: MARY, CAN I JUST ASK, ON THE ORIGINAL  
11:01:32 DEVELOPMENT ORDER, AM I CORRECT IN SAYING THAT THEY AGREED  
11:01:35 TO PAY THE PROPORTIONAL SHARE OF THE TRAFFIC LIGHT WHEN THE  
11:01:41 WARRANTS DECLARED THAT IT WOULD BE REQUIRED?  
11:01:47 BEFORE THE VILLAGE WAS ESTABLISHED WITH THE COUNTY.  
11:01:50 >>Mary Gibbs: I'M TRYING TO REMEMBER IF -- SOME OF THE  
11:01:52 DEVELOPMENT ORDERS HAD CONDITIONS FROM THE COUNTY THAT WHEN  
11:01:56 THE LIGHT WAS NEEDED, EVERYBODY WOULD HAVE TO PAY A  
11:01:59 PROPORTIONATE SHARE.  
11:02:01 THE PROPERTY TO THE NORTH I THINK HAD IT.  
11:02:04 I THINK THIS HAD IT.  
11:02:06 AS YOU KNOW, WE'VE HAD TROUBLE CHASING PEOPLE DOWN ON THE  
11:02:10 NORTH SIDE, TOO.  
11:02:11 >>Mayor Ribble: YEAH, THAT'S WHY WE'RE BRINGING IT UP NOW.  
11:02:13 WE WANT TO GET THIS THING PUT TO BED.  
11:02:14 >>Nick Batos: WHAT I'M TRYING TO GET AT, FROM WHAT MY  
11:02:18 RECOLLECTION WAS -- AND I COULD BE WRONG -- THIS IS AN  
11:02:20 OBLIGATION THEY'VE HAD FROM THE TIME THEY BUILT THIS PLACE.  
11:02:24 AND NOW TO SAY THAT THEY DON'T WANT TO PAY IT BECAUSE THEY  
11:02:28 LIKE TO SPREAD OUT.  
11:02:29 I MEAN, WE ALL WOULD LIKE TO SPREAD OUT OUR EXPENSES AND NOT  
11:02:32 HAVE TO PAY IT TODAY.  
11:02:34 BUT ON THE OTHER HAND, SOMEBODY HAS TO PAY FOR IT TODAY AND  
11:02:38 IT WILL BE US.  
  
11:02:38 THE TAXPAYERS PAY IT TODAY AND HAVE TO WAIT FOR TEN YEARS TO  
11:02:42 GET THE MONEY BACK, AND I DON'T THINK THAT'S RIGHT EITHER.  
11:02:46 >>Howard Levitan: I WANT TO ADD ONE THING, GUYS.  
11:02:48 WE'VE APPROVED IN GENERAL THE CONCEPT OF A SPECIAL  
11:02:51 ASSESSMENT TAXING DISTRICT, BUT WE HAVE NOT APPROVED ANY  
11:02:54 SPECIFIC ONES.  
11:02:55 SO RIGHT NOW, THERE'S NOTHING ON THE TABLE WITH RESPECT TO  
11:03:00 THIS PARTICULAR TRAFFIC LIGHT AND THIS PARTICULAR CENTER.  
11:03:03 THIS IS ALL DISCUSSION AT THIS POINT.  
11:03:07 THERE HAS BEEN NO DISCUSSION YET ARE OF ANY SPECIFIC TAXING  
11:03:12 DISTRICT FOR THIS, THAT WOULD PAY FOR THIS TRAFFIC LIGHT.  
11:03:15 THE ONLY THING THAT WE'VE AGREED TO DO IS PAY THE COUNTY  
11:03:18 RIGHT NOW BEFORE IT GETS GOING.  
11:03:21 I'M REALLY CONCERNED ABOUT THIS WHOLE ISSUE.  
11:03:24 >>Mayor Ribble: KATY, YOU WANT TO MAKE A COMMENT?  
11:03:27 >>Vice-Mayor Errington: YES.  
11:03:28 I RESPECT ALL THE WORK THAT OUR STAFF HAS PUT INTO THIS.  
11:03:32 IT'S BEEN TREMENDOUS AMOUNT OF TIME, AND I'M NOT HAPPY WITH  
11:03:38 THE TRAFFIC LIGHT SITUATION AS DISCUSSED THIS MORNING.  
11:03:42 THAT WHOLE AREA THERE IS REALLY COMPACT.  
11:03:47 IT'S VERY DIFFICULT TO GET IN THERE TO JET'S PIZZA OR THE

11:03:52 TROPIC CAFE.  
11:03:54 WHERE YOU ARE GOING IN THERE IS TIGHT AND CONGESTED.  
11:03:58 AND I'M HAVING DIFFICULTY SEEING A TIRE STORE IN THAT SAME  
11:04:04 AREA.

11:04:04 I AM FAMILIAR WITH A COUPLE OF THOSE STORES, FIRESTONE, IN  
11:04:09 THE CINCINNATI AREA, AND WHAT I FOUND IS THAT THEY LIKE TO  
11:04:13 GET SITUATED NEAR THE INTERSTATE.  
11:04:18 AND WHAT HAPPENS OVER A PERIOD OF TIME, THEY START SERVICING  
11:04:22 BIG TRUCKS AND THE TIRES FROM BIG TRUCKS NEAR -- VERY NICE  
11:04:28 LOCATIONS AND INTERSECTIONS, AND THEN THEY ARE WORKING ON  
11:04:31 TRUCK TIRES.  
11:04:32 18-WHEELER TRUCK TIRES.  
11:04:35 SO THAT CONCERNS ME.  
11:04:36 THE OTHER THING IS, THE ROYAL POINCIANA TREE THAT'S  
11:04:43 BEAUTIFUL, IT'S ONLY BEAUTIFUL FOR ABOUT ONE MONTH OUT OF  
11:04:45 THE YEAR.  
11:04:47 THE REST OF THE TIME IT SHEDS ITS LEAF.  
11:04:50 IT IS AN UGLY TREE THE REST OF THE YEAR.  
11:04:54 >>Mayor Ribble: YOU'RE CRUSHING ME, KATY.  
11:04:56 I LOVE THAT TREE.  
11:04:58 >>Vice-Mayor Errington: 11 MONTHS YOU'LL LOOK AT NOTHING.  
11:05:03 BEAUTIFUL WHEN IT'S BLOOMING.  
11:05:04 THE MUHLY GRASS ONLY BLOOMS A CERTAIN PERIOD OF TIME.  
11:05:07 SO YOU'RE LOOKING AT AN AREA THAT WILL NOT HIDE ANYTHING.  
11:05:12 YOU LOOK AT THE EAST SIDE, I THINK IT'S THE EAST SIDE WHERE  
11:05:15 THE BAY DOORS OPEN UP, OKAY, THOSE ARE -- I DON'T KNOW -- I  
11:05:20 COUNTED THREE, SIX, EIGHT DOORS, I GUESS, THEY WILL BE OPEN  
11:05:25 MOST OF THE TIME.  
11:05:26 SO WHEN YOU LOOK INSIDE THERE, IT WILL BE NOTHING BUT TIRES

11:05:30 AND PEOPLE WORKING ON CARS WITH TIRES.  
11:05:33 OKAY.  
11:05:34 IF YOU'RE TRYING TO SELL RUBY TUESDAY'S AND YOU LOOK ACROSS  
11:05:37 THE PARKING LOT, YOU'RE LOOKING AT CARS AND TIRES IN AN OPEN  
11:05:41 BAY AREA, AND THAT'S VERY, VERY UNSIGHTLY.  
11:05:47 THE WOOD THAT YOU'RE TALKING ABOUT, THE COMPOSITE WOOD TO  
11:05:52 MAKE THE DECK, THAT IN ITSELF AFTER A COUPLE OF YEARS, IF  
11:05:55 YOU DON'T GET EXACTLY THE RIGHT MATERIAL, IT WILL LOOK VERY,  
11:06:00 VERY BAD.  
11:06:00 AND IT WILL BE SUSCEPTIBLE TO ALL KINDS OF, I THINK, ACTIONS  
11:06:05 FROM WHOEVER TO COME IN THERE AND ROLLERBLADE, WHATEVER THEY  
11:06:10 WANT TO DO ON IT.  
11:06:11 I HAVE TROUBLE WITH THAT.  
11:06:14 THEN YOUR CONCRETE SEATING AREA, ALL OF THAT IS CONCRETE.  
11:06:21 IT JUST CREATES MOLD.  
11:06:23 CONCRETE OVER A PERIOD OF TIME IN FLORIDA HAS BLACK MOLD ON  
11:06:28 IT.



11:06:29 SO THIS COULD BECOME A VERY UNSIGHTLY AREA.  
11:06:33 YOU COMBINE THAT WITH TIRES, WHERE WILL YOU PUT ALL THESE  
11:06:36 TIRES?  
11:06:36 I KNOW IN THE CINCINNATI AREA, THEY HAD LOTS OF TIRES  
11:06:39 OUTSIDE.  
11:06:40 THEY STORE THEM OUTSIDE.  
11:06:42 SO EVERYTHING DOESN'T GO INSIDE.  
11:06:47 YOU SAID -- SOMEONE SAID THAT COMMERCIAL TRUCKS, THE

11:06:53 18-WHEELERS WILL NOT BE COMING IN THERE AT ALL.  
11:06:56 IF 18-WHEELER ON THE INTERSTATE HAS A NEED FOR A TIRE, WHAT  
11:07:02 HAPPENS?  
11:07:02 CAN ANYBODY ANSWER THAT?  
11:07:08 >>Mayor Ribble: CLAY IS GOING TO ANSWER IT.  
11:07:10 >> CLAY STEPHENS: AGAIN, I JUST LEFT FIRESTONE A MONTH AGO.  
11:07:13 I CAN ASSURE YOU THAT THERE'S NOT A FIRESTONE COMPLETE AUTO  
11:07:17 CARE IN THE UNITED STATES THAT SERVICES 18-WHEELERS.  
11:07:19 THEY DON'T HAVE THE CAPACITY, A LIFT AND A BAY HAS WEIGHT  
11:07:23 LIMITS WHERE THE LIFT WILL BUCKLE.  
11:07:25 BUT THE LARGEST TRUCK YOU WILL SEE IN ANY FIRESTONE COMPLETE  
11:07:29 AUTO CARE IS LIKE A FORD F250-SIZED TYPE TRUCK.  
11:07:33 ANYTHING WITH A HIGHER WEIGHT THAN THAT, A CABLE VAN, THAT  
11:07:37 TYPE OF TRUCK, ANYTHING LARGER THAN THAT CANNOT BE WORKED  
11:07:40 ON.  
11:07:41 ALSO, THE STORAGE FOR THE TIRES IN GENERAL, NEW TIRES CANNOT  
11:07:45 BE STORED OUTSIDE PERMANENTLY.  
11:07:48 IT VOIDS WARRANTIES AND THERE ARE A LOT OF FEDERAL LAWS  
11:07:52 REGARDING HOW TIRES HAVE TO BE STORED OR OTHERWISE THOSE  
11:07:56 TIRES HAVE TO BE SOLD FOR SALVAGE.  
11:07:58 THEY WEATHER.  
11:08:00 THEY GET DRY ROT AND OTHERS.  
11:08:01 THEY ARE STORED INSIDE IN MEZZANINE AREAS USUALLY IN THE  
11:08:05 STORE.  
11:08:06 BUT WITH ALL DUE RESPECT, THERE ARE NO -- IF IT'S A

11:08:09 FIRESTONE, THERE'S NO ABILITY TO DO AN 18-WHEELER.  
11:08:12 THAT'S NOT A CORE BUSINESS OR EVEN ANY BUSINESS FOR  
11:08:15 FIRESTONE COMPLETE AUTO CARE.  
11:08:16 >>Vice-Mayor Errington: WHAT DO YOU DO WITH YOUR OLD TIRES  
11:08:18 THEN?  
11:08:19 WHAT DO YOU DO WITH THEM UNTIL YOU HAUL THEM OFF SOMEPLACE?  
11:08:25 >> CLAY STEPHENS: I BELIEVE -- SO THE TIRES ARE GENERALLY  
11:08:26 TEMPORARILY -- IF THEY'RE NOT INSIDE, THEY ARE MOVED OUTSIDE  
11:08:29 FOR THE PICKUP WHERE THEY ARE SOLD FOR SALVAGE.  
11:08:31 IF SOMEONE HAS TIRES THAT ARE REPLACED, THEY BRING THEM IN.  
11:08:34 THERE'S GENERALLY A STORAGE AREA, AND THEY ARE FREQUENTLY  
11:08:36 PICKED UP AND EITHER IF THEY ARE STILL IN DECENT CONDITION,  
11:08:39 THEY ARE SOLD FOR SALVAGE OR THEY ARE DISPOSED OF.

11:08:42 THE STORES PAY LIKE A TIRE DISPOSAL FEE TO A COMPANY WHO  
11:08:46 TAKES THESE AND HAULS THESE TIRES OFF.  
11:08:47 >>Vice-Mayor Errington: HOW OFTEN DO THEY DO THAT?  
11:08:50 >> CLAY STEPHENS: I HONESTLY CAN'T SPEAK TO THAT, BUT IT'S  
11:08:53 NOT STORED, THERE ARE NOT MOUNTAINS OF TIRES BEING STORED  
11:08:57 OUTSIDE, PARTICULARLY IN A DEVELOPMENT LIKE THIS.  
11:08:59 IT'S NOT SOMETHING OUR CUSTOMERS WOULD WANT TO SEE OR THAT  
11:09:04 WOULD BE A SAFETY PRACTICE.  
11:09:06 >>Mayor Ribble: SPECIFICALLY, DO THEY STORE TIRES OUTSIDE AT  
11:09:08 ALL?  
11:09:09 >> NO.  
11:09:10 >>Mayor Ribble: 5, 10, 20?

11:09:12 I DON'T KNOW IS THERE A NUMBER?  
11:09:13 >> CLAY STEPHENS: NO.  
11:09:14 >>Mayor Ribble: SO NO OUTSIDE STORAGE.  
11:09:16 >> CLAY STEPHENS: NO.  
11:09:17 >>Vice-Mayor Errington: I THOUGHT YOU JUST SAID THERE WOULD  
11:09:19 BE OUTSIDE STORAGE IF THEY ARE OLD.  
11:09:21 >> CLAY STEPHENS: NO, I SAID THE TIRES WOULD BE SET OUTSIDE  
11:09:23 IF -- I'M NOT SURE IN THIS PARTICULAR DEVELOPMENT PLAN, I  
11:09:26 WOULD HAVE TO SEE --  
11:09:30 >> THEY ARE IN THE DUMPSTER AREA, AND I DON'T THINK IT SHOWS  
11:09:33 CLEARLY IN THIS, AND I DON'T WANT TO -- I COULD SPEND ALL  
11:09:35 DAY TRYING TO FIND THE RIGHT SLIDE.  
11:09:37 BUT THERE IS A DUMPSTER ENCLOSURE AREA BEHIND THE FIRESTONE  
11:09:41 ON THE SOUTH SIDE, AND THAT AREA IS EXPANDED FOR AN  
11:09:46 ADDITIONAL ENCLOSED AREA FOR THOSE USED TIRES TO BE STORED  
11:09:49 UNTIL THEY CAN BE PICKED UP.  
11:09:50 THEY ARE NOT OUTSIDE.  
11:09:51 IT'S WITHIN AN ENCLOSED WALL AS PART OF THE DUMPSTER.  
11:09:55 >>Vice-Mayor Errington: WHAT KIND OF VIEW, CAN YOU DESCRIBE  
11:09:57 WITH THE DOORS BEING OPEN ALL DAY AND MEN OR WOMEN INSIDE  
11:10:01 THERE WORKING ON THE TIRES, AND THAT'S WHAT WOULD BE VIEWED  
11:10:05 IF RUBY TUESDAY'S RESTAURANT IS -- WHAT SHOULD REOPEN, OR  
11:10:10 WHOEVER IS GOING TO BE THERE, WHAT WOULD YOU DO TO BLOCK  
11:10:14 THAT VIEW?  
11:10:18 >> I DON'T BELIEVE I CAN SPEAK DIRECTLY TO THAT.

11:10:20 PERHAPS THE ARCHITECTS CAN.  
11:10:22 GENERALLY, THE BAY DOORS ARE OPEN AND THEY ARE DOING THE  
11:10:24 WORK.  
11:10:24 BUT OUR LOCATIONS, THE FIRESTONE LOCATIONS THROUGHOUT THE  
11:10:27 COUNTRY ARE ADJACENT TO GROCERY.  
11:10:29 VERY HIGH, NICE GROCERY STORES IN FRONT OF COSTCOS.  
11:10:33 THEY ARE NEXT TO RESTAURANTS VERY FREQUENTLY.  
11:10:35 IT'S NOT SOMETHING THAT MOST PEOPLE, DEPENDING ON WHERE THE  
11:10:42 BAY DOORS ARE ANGLED, WHICH DIRECTION, THEY ARE NOT

11:10:45 SOMETHING THAT IS OBJECTIONABLE.  
11:10:47 FIRESTONE IS ADJACENT TO MANY OTHER RESTAURANTS, GROCERY  
11:10:50 STORES, LOWE'S, CHAIN RESTAURANTS THROUGHOUT THE COUNTRY.  
11:10:55 >>Vice-Mayor Errington: BUT YOU'RE NOT THAT CLOSE AS THIS  
11:10:57 PROPERTY WHERE RUBY TUESDAY'S IS NOW.  
11:11:00 >> SOME ARE 20 FEET, 30 FEET.  
11:11:03 JUST RIGHT OVER -- DIRECTLY ADJACENT.  
11:11:06 >>Mayor Ribble: NICK, YOU HAVE SOMETHING.  
11:11:07 >>Nick Batos: AM I MISTAKEN OR WHEN KATY IS TALKING ABOUT  
11:11:11 RUBY TUESDAY'S, ISN'T THE DENTAL OFFICE BETWEEN THE BAY  
11:11:16 DOORS AND THE RUBY TUESDAY PROJECT?  
11:11:22 >> YES.  
11:11:25 >>Mayor Ribble: OKAY.  
11:11:26 MOVING RIGHT ALONG.  
11:11:34 >>Neale Montgomery: BEFORE WE MOVE ON TO THE NEXT WITNESS, I  
11:11:36 DO WANT TO GO BACK TO CONDITION 21, WHICH IS THE AMENITY

11:11:39 AREA.  
11:11:39 COUNCILMAN LEVITAN IS CORRECT.  
11:11:42 HE DID, AT A MEETING A YEAR AGO, ASKED ABOUT THE AMENITY  
11:11:45 CENTER.  
11:11:45 AND BECAUSE HE ASKED ABOUT IT, THAT IS WHY MR. KIRBY SPENT A  
11:11:52 LOT OF TIME DESIGNING IT AND REVISITING IT, REWORKING ON IT.  
11:11:55 BUT I'LL LET HIM SPEAK TO THAT FIRST.  
11:11:58 >>Doug Kirby: YEAH, OUR INTENT HAS BEEN TO ADD THIS AMENITY  
11:12:01 AREA WHEN THIS CORNER HAS BEEN DEVELOPED.  
11:12:04 IT'S BEEN OUR INTENT ALL ALONG.  
11:12:06 THAT'S BEEN THE CONVERSATIONS I HAD PREVIOUSLY WITH  
11:12:10 COUNCILMAN LEVITAN AND OTHERS.  
11:12:12 SINCE THE P&Z HEARING, WE'VE HEARD THE ISSUE AND SPENT A  
11:12:19 CONSIDERABLE AMOUNT OF TIME DESIGNING IT, TRYING TO USE THE  
11:12:22 ELEMENTS AS PART OF THE FIRESTONE PROJECT AND USE THE  
11:12:26 ELEMENTS THERE NOW TO CREATE A NICE GATHERING AREA, POCKET  
11:12:29 PARK, IF YOU WILL, AND WE'RE COMMITTED TO GET IT DONE WITHIN  
11:12:32 THE TIME FRAMES OUTLINED IN THIS CONDITION.  
11:12:34 >>Neale Montgomery: MR. KIRBY, MR. LEVITAN READ FROM I  
11:12:38 BELIEVE HE SAID IN PARAGRAPH 5 ABOUT THE [NOT SPEAKING INTO  
11:12:40 THE MICROPHONE] NATURE OF OTHER AMENITY AREAS IN THE CENTER.  
11:12:43 ARE THERE OTHER AMENITY AREAS IN THE CENTER?  
11:12:44 >>Howard Levitan: I CAN'T HEAR HER AGAIN.  
11:12:47 >>Doug Kirby: SHE ASKED ABOUT THE OTHER AMENITY CENTERS IN  
11:12:49 THE AREA, AND I DON'T HAVE THAT SLIDE.

11:12:52 YES, THERE ARE AMENITY AREAS THROUGHOUT THIS DEVELOPMENT AT  
11:12:56 RUBY TUESDAY'S, THERE ARE BENCHES.  
11:12:58 AT THE DENTIST OFFICE, THERE ARE BENCHES AND GATHERING  
11:13:01 AREAS.  
11:13:01 IN THE SHOP BUILDING RIGHT HERE, IN BETWEEN THE TWO SHOP

11:13:05 BUILDINGS, I THINK THERE'S THREE OR FOUR PICNIC TABLES AND  
11:13:07 BENCHES AND BIKE RACKS THAT PROVIDE A GATHERING AREA IN  
11:13:11 BETWEEN, AND THEN WHAT'S OUTLINED IN THE CPD AND IN THE  
11:13:14 PATTERN BOOK ATTACHED TO THE CPD IS THE ARCADE ACROSS THE  
11:13:17 FRONT OF LOWE'S IS ALL IDENTIFIED AS PET AMENITY AREA AND  
11:13:22 MAINTAINED AS THAT WAY.  
11:13:27 >>Neale Montgomery: AND THE STAFF HAD CONDITIONS IN THE  
11:13:30 STAFF REPORT TO THE PLANNING AND ZONING BOARD.  
11:13:32 WE DIDN'T GET TO THEM, BUT THEY WERE AVAILABLE.  
11:13:35 CONDITION 21 WAS IN THERE.  
11:13:38 IT WAS PROBABLY TWO SENTENCES.  
11:13:39 BASED ON INPUT FROM THE STAFF IN YOUR DRAFT ORDINANCE WHICH  
11:13:44 HAS BEEN AVAILABLE TO THE PUBLIC JUST AS THE CONDITIONS  
11:13:47 PRESENTED TO THE PLANNING AND ZONING BOARD HAVE BEEN  
11:13:50 AVAILABLE, IT WAS A SUBSTANTIALLY BEEFED UP PROVISION THAT  
11:13:55 MADE IT CLEAR WHAT THE TIMING WOULD BE FOR PROVIDING THAT  
11:13:59 AMENITY, PROVIDE THE ASSURANCE THAT COUNCILMAN LEVITAN HAS  
11:14:05 EXPRESSED ABOUT MAKING SURE HE KNEW WHEN, WHAT AND HAVE  
11:14:09 ENFORCEABILITY ON THE AMENITY CENTER.  
11:14:11 AND WE BELIEVE THAT CONDITION DOES THAT.

11:14:13 IF THERE'S STILL CONCERN THAT WE NEED MORE VERBIAGE, THEN I  
11:14:16 WOULD ASK THAT WE -- I ASKED MARY WHAT OTHER CONDITIONS DO  
11:14:25 WE WANT BECAUSE IT'S PRETTY SUBSTANTIAL AT THE MOMENT.  
11:14:31 IF WE COULD ADD TO IT, IF NEED BE.  
11:14:33 AND IN REGARDS TO THE SIGNAL, BOTH THE CENTER TO THE NORTH  
11:14:37 AND THIS CENTER HAD A ONE-PAGE DOCUMENT THAT'S COUNTY  
11:14:41 PREPARED AND MADE THEM SIGN THAT SAID WHEN THE WARRANTS WERE  
11:14:45 MET AND WHEN THE -- THAT THE SIGNAL WAS APPROVED, THEN YOU  
11:14:49 OWE THE MONEY.  
11:14:50 KITE WAS THE ONE ON BEHALF OF THE COUNTY THAT DID THE  
11:14:54 WARRANT STUDY.  
11:14:55 THEY HIRED JIM BANKS TO PROVE TO THE COUNTY THAT IT WAS  
11:14:58 NEEDED.  
11:14:58 I CAN'T EVEN SAY HOW MANY YEARS, I'LL LET YOU SAY, AFTER  
11:15:03 THAT WARRANT STUDY WAS PRESENTED TO THE COUNTY TO TRY TO GET  
11:15:07 THEM INTERESTED IN PROCEEDING FORWARD.  
11:15:14 AND THE -- TO THE NORTH SIGNED THE SAME DOCUMENT THAT WE DO.  
11:15:18 DAVID WILLEMS TRIED TO GET THE COUNTY TO SEND A WRITTEN  
11:15:22 NOTICE TO SEVERAL PEOPLE SAYING, YES, THE COUNTY HAS  
11:15:25 APPROVED THIS SIGNAL AND COULD NEVER GET THEM TO DO THAT,  
11:15:28 WHICH IS WHY THE VILLAGE AND THE PROPERTY OWNERS HAVE NOTES  
11:15:31 IN A DIFFERENT DIRECTION.  
11:15:33 I'LL LET YOU RESPOND TO THAT.  
11:15:35 >>Doug Kirby: YEAH, WE DID THE WARRANT STUDY SOMETIME IN  
11:15:39 2014, PROVIDED THAT TO THE COUNTY, AND SHOWING THEM THAT THE

11:15:44 WARRANTS WERE NEEDED AND WERE NECESSARY AND MET.

11:15:49 YES, THE CONDITION THAT IS ATTACHED TO THE ORIGINAL D.O. HAS  
11:15:54 ONE LINE IN IT THAT SAYS WE'LL PAY OUR PROPORTIONATE SHARE  
11:15:58 BASED ON THE TRAFFIC STUDY.  
11:15:59 ATTACHED TO THAT D.O., WHEN THE WARRANTS ARE MET AND WHEN  
11:16:02 THE COUNTY AND F.D.O.T. APPROVE THE SIGNAL.  
11:16:08 >>Howard Levitan: WELL, THE WARRANTS HAVE BEEN MET AND THE  
11:16:10 COUNTY HAS APPROVED, SO WHERE'S THE PAYMENT?  
11:16:15 >>Doug Kirby: THE COUNTY HAS NOT APPROVED THE SIGNAL YET.  
11:16:20 >>Mayor Ribble: DAVID, IS THAT RIGHT?  
11:16:27 >>Howard Levitan: WELL, IRRESPECTIVE OF THAT, BILL, THE  
11:16:30 ISSUE IS, AS SOON AS THE COUNTY DOES APPROVE IT, WHICH THEY  
11:16:34 WILL DO, BECAUSE WE'VE ALREADY SUBMITTED THE PLANS, I THINK,  
11:16:38 WILL WE RECEIVE PAYMENT FOR THE WHOLE CENTER FROM MR.  
11:16:41 KIRBY'S COMPANY?  
11:16:46 WE DON'T HAVE TO TALK ABOUT STRETCHING THESE PAYMENTS OUT.  
11:16:50 THAT'S UP TO US WHETHER THAT'S AFFORDED TO ANY DEVELOPMENT.  
11:16:55 THE ISSUE IS WHY CAN'T WE GET PAID NOW OR WHENEVER THE  
11:16:59 COUNTY APPROVES THE PLAN?  
11:17:04 >>Doug Kirby: WE RESPECTFULLY REQUEST THAT WE BE ADDED TO  
11:17:07 THE SPECIAL TAXING DISTRICT THAT YOU'VE BEEN CONTEMPLATING  
11:17:10 BECAUSE OF THE FRACTIONAL OWNERSHIP WITHIN OUR CENTER AND  
11:17:11 THE CENTER TO THE NORTH.  
11:17:18 >>Mayor Ribble: OKAY.  
11:17:19 MOVING RIGHT ALONG.

11:17:20 WHO'S NEXT?  
11:17:28 >> GOOD MORNING.  
11:17:28 I'M WAYNE ARNOLD, A CERTIFIED PLANNER WITH Q. GRADY, MINOR &  
11:17:31 ASSOCIATES.  
11:17:32 I'M HERE REPRESENTING KITE REALTY GROUP.  
11:17:34 I'M GOING TO TALK A LITTLE BIT ABOUT YOUR COMP PLAN  
11:17:37 CONSISTENCY.  
11:17:38 I TESTIFIED ALSO AT YOUR PLANNING AND ZONING BOARD HEARING.  
11:17:49 OBVIOUSLY, THEIR RESPONSE WAS NOT A CONSISTENT  
11:17:52 RECOMMENDATION, AND THERE WAS A LOT OF DISCUSSION ABOUT THE  
11:17:55 MIXED-USE NATURE OF WHAT THE POLICY SAYS.  
11:17:58 AND THE POLICY THAT WE'RE TALKING ABOUT IS YOUR LAND USE  
11:18:02 CATEGORY THAT WE'RE IN THE NEW TRANSITIONAL MIXED-USE.  
11:18:05 THIS WAS FORMERLY GENERAL INTERCHANGE, WHICH, BY THE WAY,  
11:18:07 DID NOT ALLOW RESIDENTIAL USE.  
11:18:09 SO YOUR NEW TRANSITIONAL CATEGORY DOES ALLOW IT.  
11:18:12 IT DOESN'T MANDATE IT.  
11:18:14 IT CLEARLY CONTEMPLATES THAT YOU CAN HAVE STAND-ALONE  
11:18:20 COMMERCIAL PROJECTS.  
11:18:21 IT SAYS MIXED-USE OR SINGLE-USE COMMERCIAL IS ALLOWED  
11:18:25 SUBJECT TO COMPATIBILITY STANDARDS IN PUBLIC HEARING.  
11:18:27 WELL, WE'RE HERE FOR THE PUBLIC HEARING.  
11:18:29 THAT DOESN'T MANDATE THAT THIS BE A RESIDENTIAL PARCEL.

11:18:31 WE HAD QUITE A DEBATE AT THE ZONING BOARD.  
11:18:35 IT'S CLEARLY OUTPARCELS TO A REGIONAL SHOPPING FACILITY, THE  
  
11:18:39 LOWE'S.  
11:18:40 YOU'RE NOT GOING TO, IN MY OPINION, ATTRACT A RESIDENTIAL  
11:18:44 DEVELOPER ON A ONE-ACRE OUTPARCEL.  
11:18:47 THE DENSITY PERMIT HERE IS UP TO TEN UNITS AN ACRE.  
11:18:50 I DON'T THINK SOMEBODY WILL TAKE THAT PARCEL AND PUT TEN  
11:18:52 UNITS ON AN OUTPARCEL.  
11:18:53 IT JUST ISN'T THE MODEL THAT RESIDENTIAL DEVELOPERS ARE  
11:18:55 LOOKING FOR.  
11:18:58 AND IT DOESN'T MAKE SENSE.  
11:18:59 I HAVEN'T SEEN ANOTHER EXAMPLE OF THAT WHERE AN OUTPARCEL  
11:19:02 WOULD SUPPORT SOMETHING LIKE THAT.  
11:19:04 KEEP IN MIND THIS IS A COMMERCIAL PLANNED DEVELOPMENT TODAY  
11:19:06 THAT ALLOWS MANY OTHER USES.  
11:19:07 IT ALLOWS PHARMACIES WITH DRIVE-THROUGHS.  
11:19:10 IT ALLOWS FAST FOOD RESTAURANTS, IT ALLOWS CONVENIENCE  
11:19:13 STORES WITH GAS PUMPS.  
11:19:14 IT ALLOWS ANY NUMBER OF RETAIL USERS.  
11:19:17 WE'RE ASKING FOR A USE THAT CLEARLY IS GOING ABOVE AND  
11:19:20 BEYOND WHAT BUILDING ARCHITECTURE AND LANDSCAPING THAT  
11:19:22 YOU'VE SEEN.  
11:19:24 MY OPINION AS A PROFESSIONAL PLANNER, IT'S CONSISTENT WITH  
11:19:28 YOUR COMPREHENSIVE PLAN POLICY.  
11:19:31 AGAIN, YOU HAVE ANOTHER POLICY THAT IMPLEMENTS THE  
11:19:33 TRANSITIONAL MIXED USE.  
11:19:35 AGAIN, IT CONTEMPLATES SINGLE USE COMMERCIAL DEVELOPMENT  
  
11:19:38 WITH AN F.A.R., FLOOR AREA RATIO, OF 1.  
11:19:41 THAT MEANS I CAN BUILD 43,560 SQUARE FEET ON ONE ACRE.  
11:19:47 THAT'S CLEARLY NOT GOING TO HAPPEN IN THIS SCENARIO, BUT  
11:19:49 WE'RE WELL WITHIN THE RANGE OF THE ONE F.A.R. THAT'S  
11:19:52 CONTEMPLATED FOR STAND-ALONE COMMERCIAL USES.  
11:19:56 THE POLICY ALSO TALKS ABOUT THAT THIS CATEGORY IS IN AREAS  
11:20:00 THAT ARE CATEGORIZED BY AND CHARACTERIZED BY EXISTING OR  
11:20:04 EMERGING DEVELOPMENTS.  
11:20:05 THIS IS AN EXISTING DEVELOPMENT.  
11:20:06 MR. KIRBY SAID WE'RE 90% DEVELOPED, WHICH IT IS.  
11:20:09 THIS IS WHERE THE VILLAGE IS LARGEST AND MOST INTENSE  
11:20:12 COMMERCIAL DEVELOPMENT WILL BE LOCATED.  
11:20:13 THAT'S WHAT THE POLICY SAYS, AND THAT'S ESSENTIALLY WHAT WE  
11:20:16 HAVE.  
11:20:17 THESE WERE AREAS FORMERLY GENERAL INTERCHANGE FOR URBAN.  
11:20:21 CLEARLY, THAT'S BEEN NOTED FOR THE RECORD AND IT ALSO POINTS  
11:20:24 OUT THAT BROADWAY AND 41 AND COCONUT POINT AREAS WOULD ALSO  
11:20:27 BE IN ADDITION TO THE INTERCHANGE AREAS SUITABLE FOR THIS  
11:20:31 LAND USE CATEGORY.

11:20:33           THERE ARE OTHER OBJECTIVES AND POLICIES THAT TALK ABOUT  
11:20:36           THESE HAVING LOCATION STANDARDS, FOR INSTANCE.  
11:20:38           THIS WOULD QUALIFY FOR A REGIONAL COMMERCIAL USE, THAT WOULD  
11:20:42           QUALIFY FOR NEIGHBORHOOD COMMERCIAL.  
11:20:44           WE HAPPEN TO HAVE A MIX, PROBABLY MORE OF A COMMUNITY-SIZE  
11:20:47           SHOPPING CENTER, BUT IT'S CHARACTERIZED TO ME HAVING A  
  
11:20:51           REGIONAL ATTRACTOR WHICH IS A LOWE'S.  
11:20:53           YOU DON'T FIND THOSE IN A COMMUNITY SHOPPING CENTER  
11:20:56           TYPICALLY AND YOU DON'T FIND THEM IN MANY PLACES.  
11:20:58           IT'S A REGIONAL DRAW.  
11:20:59           YOU'RE NOT GOING TO ATTRACT, IN MY OPINION, A RESIDENTIAL  
11:21:03           DEVELOPMENT TO BE IN FRONT OF THE LOWE'S.  
11:21:04           IF LOWE'S WAS NOT HERE, AS MR. KIRBY SAID, AND YOU HAD AN  
11:21:07           OPPORTUNITY TO PUT A RESIDENTIAL DEVELOPMENT ON 25 ACRES  
11:21:11           THAT SUPPORTS THE LOWE'S, YOU WOULD PROBABLY HAVE AN  
11:21:13           OPPORTUNITY TO HAVE A TRUE MIXED-USE HERE.  
11:21:15           BUT UNTIL SOMETHING LIKE LOWE'S GOES AWAY AND THE ENTIRE  
11:21:19           CENTER IS REDEVELOPED, THIS IS NOT GOING TO BE A MIXED-USE  
11:21:21           PROJECT AND IT'S NOT REQUIRED TO BE.  
11:21:23           THERE ARE ALSO INTERCONNECTIONS REQUIRED.  
11:21:28           YOU APPROVED THE STOCK DEVELOPMENT PROJECT TO THE EAST.  
11:21:30           THERE'S GOING TO BE A SIGNAL IN SOME FORM HERE IN THE NEAR  
11:21:33           FUTURE.  
11:21:33           THERE'S INTERCONNECTIVITY WITH PEDESTRIAN ACCESS TO THREE  
11:21:37           OAKS AND TO CORKSCREW ROAD.  
11:21:40           SO WE MEET THOSE TYPES OF CONNECTIVITY.  
11:21:44           YOU TALKED ABOUT THE PUBLIC SPACES PROVIDED HERE.  
11:21:46           THERE'S ADEQUATE INFRASTRUCTURE.  
11:21:48           WE DON'T HAVE ANY IMPACT WITH THIS USE TO ADJACENT LAND  
11:21:50           USES.  
11:21:50           THE USE TO ME IS NO MORE INTENSE THAN ANY OTHER USE  
  
11:21:54           PERMITTED.  
11:21:55           AS MS. MONTGOMERY INDICATED, IT'S ESSENTIALLY AN ACCESSORY  
11:21:58           USE APPROVED TODAY THAT COULD BE LOCATED ON THE ANCHOR  
11:22:01           PARCEL ADJACENT TO LOWE'S TODAY WITHOUT IT COMING TO YOU FOR  
11:22:04           THE ZONING HEARING.  
11:22:05           YOU HAVE ALL THESE OTHER STANDARDS ABOUT VISUAL SCREENING,  
11:22:11           ET CETERA.  
11:22:12           I THINK THE LANDSCAPE ARCHITECT AND THE ARCHITECT HAVE BOTH  
11:22:13           POINTED THOSE OUT THAT WE'VE GONE ABOVE AND BEYOND.  
11:22:17           YOU HEARD THE FIRESTONE REPRESENTATIVE INDICATE THAT WE EVEN  
11:22:21           HAVE A FACILITY FOR ESTERO THAT'S UNLIKE ANY OTHER IN THEIR  
11:22:24           CHAIN OF THOUSANDS OF BUILDINGS.  
11:22:26           WE ALSO, AS THEY INDICATED, WE HAVE ANOTHER PATTERN BOOK  
11:22:31           THAT APPLIES SPECIFICALLY TO THIS LOT, SO YOU KNOW WHAT  
11:22:34           YOU'RE GOING TO GET AND WHAT YOU'RE APPROVING TODAY IS

11:22:37 EXACTLY WHAT'S GOING TO BE BUILT.  
11:22:38 YOU ALSO HAVE YOUR SECTION 33 OF YOUR LAND DEVELOPMENT CODE  
11:22:45 THAT TALKS ABOUT THIS.  
11:22:46 ENCOURAGES MIXED-USE DEVELOPMENT, BUT IT ALSO TALKS ABOUT  
11:22:50 INTERCONNECTIVITY, IT TALKS ABOUT RETAIL, IT TALKS ABOUT  
11:22:52 OFFICE DEVELOPMENT AND THINGS OF THAT NATURE.  
11:22:55 AGAIN, YOUR LAND DEVELOPMENT CODE, NOR YOUR COMPREHENSIVE  
11:22:57 PLAN MANDATE THAT THIS BE A MIXED-USE PROJECT.  
11:23:00 SO THE STAND-ALONE USE CAN BE APPROVED.  
11:23:02 SO MY PROFESSIONAL OPINION AS I'VE EVALUATED THE  
  
11:23:07 APPLICATION, THE PROPOSED AMENDMENT IS CONSISTENT WITH YOUR  
11:23:10 COMPREHENSIVE PLAN.  
11:23:11 IT'S CONSISTENT WITH YOUR CORKSCREW OVERLAY.  
11:23:14 THE TIRE CENTER USE IS COMPATIBLE AND COMPLEMENTARY TO THE  
11:23:17 OTHER USES AND SURROUNDING PROPERTIES AND THE SINGLE  
11:23:20 OUTPARCEL IS NOT GOING TO BE -- IT'S NOT A VIABLE  
11:23:23 RESIDENTIAL USE ON THIS PARCEL.  
11:23:25 I WOULD ENCOURAGE YOU TO APPROVE THE PROJECT THAT'S BEEN  
11:23:28 PROVIDED TO YOU TODAY.  
11:23:30 HAPPY TO ANSWER QUESTIONS IF YOU HAVE ANY.  
11:23:32 IF NOT, I'LL TURN THE FLOOR BACK TO MS. MONTGOMERY.  
11:23:35 >>Mayor Ribble: OKAY.  
11:23:36 ANY QUESTIONS FROM COUNCIL?  
11:23:37 NEALE, DO YOU HAVE ANYTHING ELSE BEFORE WE MOVE THIS ALONG?  
11:23:46 WE STILL HAVE TO TAKE PUBLIC COMMENT, CORRECT?  
11:23:51 DO YOU HAVE SOMETHING ELSE, STEVE?  
11:23:57 >>Steven Sarkozy: SOME MEMBERS OF STAFF HAVE ASKED FOR ABOUT  
11:23:59 A TEN-MINUTE RECESS.  
11:24:02 >>Mayor Ribble: TEN-MINUTE RECESS.  
11:24:04 >>Steven Sarkozy: AT SOME POINT HERE.  
11:24:05 >>Mayor Ribble: DO YOU WANT TO DO THAT, NEALE?  
11:24:08 ARE YOU ALL RIGHT WITH THAT?  
11:24:09 LET'S TAKE TEN MINUTES, ACTUALLY, TAKE 12.  
11:24:12 LET'S COME BACK AT 25 OF 12.  
11:24:16 [ SOUNDING GAVEL ]  
11:24:17 12-MINUTE RECESS.  
11:24:18 [RECESS]  
11:35:53 >>Nancy Stroud: IN THE BREAK IN THE LAST FEW MINUTES, WE'VE  
11:35:56 HAD A CHANCE TO TALK WITH THE APPLICANT.  
11:35:58 WE RECOMMEND, AND THE APPLICANT AGREES THAT WE SHOULD HAVE A  
11:36:02 CONTINUANCE OF THIS HEARING.  
11:36:05 WE'VE HAD A NUMBER OF ISSUES COME UP THAT I THINK THE STAFF  
11:36:07 CAN WORK ON, MAYBE BRING SIDES TOGETHER.  
11:36:13 AND WE SUGGEST THAT WE TRY TO MAKE THE DECEMBER 9th  
11:36:17 MEETING, BUT IF THAT'S NOT POSSIBLE, THEN THE FIRST MEETING  
11:36:20 IN JANUARY.  
11:36:22 >>Mayor Ribble: ALL RIGHT, DO WE WANT TO ALLOW FOR PUBLIC



11:36:25 COMMENT OR JUST END IT HERE AT THIS POINT IN TIME?  
11:36:28 >>Nancy Stroud: I THINK AS LONG AS YOU HAVE A PUBLIC  
11:36:29 HEARING, IT WOULD BE A GOOD IDEA TO HAVE THE PUBLIC COMMENT.  
11:36:33 >>Mayor Ribble: NEALE, ARE YOU ALL RIGHT WITH THAT?  
11:36:37 WE'LL DO PUBLIC COMMENT AND CONTINUE AFTER THAT.  
11:36:39 >>Neale Montgomery: [NOT SPEAKING INTO THE MICROPHONE]  
11:36:42 >>Mayor Ribble: THIS WILL GIVE YOU TIME TO FIND A TREE  
11:36:44 THAT'S RED ALL THE TIME, NOT JUST A MONTH OF THE YEAR.  
11:36:48 [ LAUGHTER ]  
11:36:49 NOW WE'LL TAKE PUBLIC COMMENT ON THIS ITEM.  
11:36:54 >>Carol Sacco: MR. BARRY FREEDMAN FROM THE VINES,  
11:36:57 REPRESENTING ECCL.

11:37:00 >>Howard Levitan: CAN I HAVE A POINT OF ORDER, BILL?  
11:37:02 >>Mayor Ribble: SURE, GO AHEAD.  
11:37:03 >>Howard Levitan: BEFORE BARRY FREEDMAN EXPRESSES THE POINT  
11:37:07 OF VIEW OF THE ECCL AND I GUESS HIMSELF AS WELL, BARRY IS A  
11:37:13 MEMBER OF OUR DESIGN REVIEW BOARD.  
11:37:20 YOU CAN TALK TO NANCY STROUD ABOUT THIS, BUT IF HE'S  
11:37:24 PARTICIPATED IN THE DECISIONS OF THE ECCL AND GIVES THEIR  
11:37:30 OPINION ABOUT THIS PROJECT, THEN HE'S PROBABLY GOING TO BE  
11:37:33 PRECLUDED FROM PARTICIPATING AT THE LEVEL OF THE DESIGN  
11:37:38 REVIEW BOARD WHEN HE GETS THERE.  
11:37:41 SO I'M WONDERING IF THAT'S REALLY A SMART THING TO HAVE  
11:37:45 HAPPEN.  
11:37:46 >>Mayor Ribble: NANCY, WHAT DO YOU WANT TO DO HERE?  
11:37:50 WHAT'S YOUR ADVICE?  
11:37:51 >>Nancy Stroud: I THINK I WOULD RECOMMEND THAT PERHAPS WE  
11:37:54 SHOULD HAVE A CONVERSATION BEFORE YOU GIVE YOUR COMMENT AND  
11:37:59 IN THE INTERIM THEN, WE CAN TALK.  
11:38:03 >>Mayor Ribble: ANYONE ELSE SIGNED UP, MADAM CLERK?  
11:38:05 >>Carol Sacco: NO, MAYOR.  
11:38:06 >>Mayor Ribble: OKAY, HEARING NONE, THEN THIS ITEM IS  
11:38:08 ADJOURNED, CORRECT?  
11:38:09 NEALE?  
11:38:11 >>Nancy Stroud: CAN YOU HAVE A VOTE ON A CONTINUANCE FOR  
11:38:13 THIS MATTER UNTIL DECEMBER 9th?  
11:38:16 >>Mayor Ribble: OKAY.

11:38:16 NEED A MOTION.  
11:38:17 NICK MADE THE MOTION, SECOND BY JON McLAIN.  
11:38:21 MADAM CLERK -- GO AHEAD.  
11:38:27 >> [NOT SPEAKING INTO A MICROPHONE]  
11:38:30 >>Howard Levitan: I CAN'T HEAR WHO IS TALKING.  
11:38:32 >>Mayor Ribble: DECEMBER 9th, ARE YOU OKAY WITH DECEMBER  
11:38:34 9th?  
11:38:35 >>Nancy Stroud: AND IN THE EVENT WE'RE NOT READY BY DECEMBER  
11:38:38 9th, THE FIRST MEETING IN JANUARY.

11:38:43 >> JANUARY 6.  
11:38:44 >>Mayor Ribble: ALL RIGHT WITH THAT, HOWARD?  
11:38:46 >>Howard Levitan: I'M ALL RIGHT WITH CONTINUING IT.  
11:38:47 I HAVEN'T EVEN STARTED ON MY CONCEPT -- ON MY DISCUSSION OF  
11:38:52 WHETHER OR NOT THIS IS CONSISTENT WITH OUR COMPREHENSIVE  
11:38:57 PLAN.  
11:38:57 >>Mayor Ribble: WHY DON'T YOU, THE ATTORNEY AND THE MANAGER  
11:38:59 WORK THAT OUT THEN, OKAY?  
11:39:02 >>Nick Batos: MAY I ASK SOMETHING?  
11:39:04 SINCE WE'RE NOT SURE AS TO THE TWO DAYS, WHETHER WE MAKE THE  
11:39:12 9th OR IT WOULD HAVE TO BE ON THE 3rd OR 4th --  
11:39:17 >>Carol Sacco: JANUARY 6.  
11:39:19 >> I APOLOGIZE.  
11:39:21 I HAD MY MICROPHONE TURNED OFF WHEN I WAS SAYING FOR THE  
11:39:24 PUBLIC, I THINK YOU HAVE TO HAVE A DATE CERTAIN.  
11:39:27 IF YOU SAY THE MOTION --

11:39:29 >>Nick Batos: BEING THAT, MAYBE WE SHOULD SUGGEST THAT IT BE  
11:39:31 THE 6th?  
11:39:38 >>Nancy Stroud: IF WE DECIDE THE DECEMBER 9 AND IT'S NOT  
11:39:41 READY, THEN WE CAN COME BACK AND ASK FOR A CONTINUANCE TO  
11:39:44 THE 6th.  
11:39:45 LET'S SAY IT'S CONTINUED TO DECEMBER 9, THAT WILL MEAN THAT  
11:39:49 WE DON'T HAVE TO READVERTISE THE WHOLE THING.  
11:39:52 THANK YOU.  
11:39:55 >>Nick Batos: IF WE'RE GOING TO DO THAT --  
11:39:57 >>Nancy Stroud: WITH THE UNDERSTANDING THAT WE MIGHT AGAIN  
11:39:59 ASK FOR ANOTHER ONE.  
11:40:01 >>Nick Batos: NANCY, IF WE ARE GOING TO DO THAT, THEN MAYBE  
11:40:04 WE SHOULD MAKE THE DECISION AT LEAST A COUPLE OF DAYS IN  
11:40:07 ADVANCE SO WE CAN NOTIFY THE PUBLIC SO THEY DON'T END UP  
11:40:10 COMING HERE AGAIN AND HAVING TO NOT -- NOTHING TAKE PLACE.  
11:40:16 I DON'T THINK IT WOULD BE FAIR TO THEM.  
11:40:17 >>Mayor Ribble: YEAH, WE DON'T WANT BARRY TO HAVE TO COME  
11:40:21 BACK TWICE.  
11:40:21 >>Nick Batos: THERE MIGHT BE OTHERS.  
11:40:23 >>Nancy Stroud: WE'LL BE TALKING TO MR. FREEDMAN, TOO.  
11:40:26 WE WILL DO THAT.  
11:40:26 >>Mayor Ribble: WE HAVE A MOTION AND A SECOND.  
11:40:28 MADAM CLERK, PLEASE CALL THE ROLL?  
11:40:30 >>Carol Sacco: COUNCIL MEMBER LEVITAN?  
11:40:31 >>Howard Levitan: AYE.

11:40:34 >>Jon McLain: AYE.  
11:40:34 >>Jim Boesch: AYE.  
11:40:36 >>Nick Batos: AYE.  
11:40:38 >>Jim Wilson: AYE.  
11:40:40 >>Vice-Mayor Errington: AYE.

11:40:42 >>Mayor Ribble: AYE.  
11:40:42 OKAY.  
11:40:45 THANK YOU, FOLKS.  
11:40:46 THE NEXT ITEM ON THE AGENDA IS THE SECOND READING OF  
11:40:49 ORDINANCE 2020-08, STORMWATER DISCHARGE ORDINANCE.  
11:40:53 HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?  
11:40:59 >>Carol Sacco: YES, MAYOR.  
11:41:01 2020-08, ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF  
11:41:04 ESTERO, FLORIDA, PROVIDING FOR PROHIBITION OF ILLICIT  
11:41:07 DISCHARGES TO STORMWATER SYSTEMS; PROVIDING FOR PURPOSE,  
11:41:11 PROVIDING FOR PENALTY; PROVIDING FOR CONFLICT; PROVIDING FOR  
11:41:14 SEVERABILITY, PROVIDING FOR CODIFICATION; PROVIDING AN  
11:41:18 EFFECTIVE DATE.  
11:41:19 >>Mayor Ribble: STEVE, DO YOU WANT TO INTRODUCE THIS ITEM?  
11:41:21 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL, THIS  
11:41:24 IS THE SECOND READING OF THE ORDINANCE THAT'S REQUIRED UNDER  
11:41:28 OUR NPDES ILLICIT DISCHARGE ORDINANCE REQUIRED BY FEDERAL  
11:41:35 GUIDELINES TO HELP PROTECT PUBLIC WATERWAYS.  
11:41:39 THE NPDES PERMIT IS THE NATIONAL POLLUTION DISCHARGE  
11:41:44 ELIMINATION SYSTEM PERMITTING PROCESS THAT THE VILLAGE IS  
  
11:41:48 REQUIRED TO BE INVOLVED WITH AND CONFORM WITH REGULATIONS.  
11:41:54 THIS PROHIBITS ANY DISCHARGE OF DRAINAGE SYSTEMS DIRECTLY  
11:42:00 INTO STORMWATER SYSTEMS WITH CERTAIN EXCEPTIONS.  
11:42:05 THE WHOLE INTENT IS TO PROTECT THE QUALITY OF WATER IN OUR  
11:42:10 PUBLIC WATERWAY SYSTEMS, AS WE MENTIONED.  
11:42:12 THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL, AND IT  
11:42:17 IS PART OF THE ONGOING INSPECTION AND MONITORING PROCESS  
11:42:21 THAT WE HAVE RELATED TO THE NPDES PERMIT, WHICH WE'RE  
11:42:27 REQUIRED TO HAVE.  
11:42:29 >>Mayor Ribble: OKAY.  
11:42:29 QUESTIONS FROM COUNCIL?  
11:42:30 NO QUESTIONS OR COMMENTS FROM COUNCIL.  
11:42:36 DO WE HAVE ANY PUBLIC COMMENT?  
11:42:37 >>Carol Sacco: NO, MAYOR.  
11:42:39 >>Mayor Ribble: I'LL TAKE A MOTION -- ENTERTAIN A MOTION ON  
11:42:43 THE ITEM.  
11:42:44 JON McLAIN.  
11:42:45 SECONDED BY NICK BATOS.  
11:42:46 MADAM CLERK, PLEASE CALL THE ROLL.  
11:42:48 >>Carol Sacco: COUNCIL MEMBER WILSON?  
11:42:50 >>Jim Wilson: AYE.  
11:42:51 >>Nick Batos: AYE.  
11:42:52 >>Jim Boesch: AYE.  
11:42:54 >>Jon McLain: AYE.  
11:42:56 >>Howard Levitan: AYE.  
  
11:42:58 >>Vice-Mayor Errington: AYE.

11:43:00 >>Mayor Ribble: AYE.  
11:43:01 ANYONE SIGNED UP FOR PUBLIC COMMENT?  
11:43:06 >>Carol Sacco: NO, MAYOR.  
11:43:07 >>Mayor Ribble: OKAY.  
11:43:08 MOVING RIGHT ALONG.  
11:43:10 NOW IT'S TIME FOR COUNCIL REPORTS OR ANY UPDATES.  
11:43:12 HOWARD, WE'LL START WITH YOU TODAY.  
11:43:15 >>Howard Levitan: THANK YOU, BILL.  
11:43:16 BE GLAD TO.  
11:43:18 I RECEIVED AN E-MAIL -- I THINK YOU ALL GOT THIS E-MAIL,  
11:43:21 FROM OUR FRIENDS AT THE ECCL, ABOUT A VETERANS POCKET PARK.  
11:43:29 AND IN THAT E-MAIL OR IN THE ATTACHMENT TO THAT E-MAIL, IT  
11:43:34 SAYS THAT SEVERAL LOCAL ORGANIZATIONS, INCLUDING THE ESTERO  
11:43:38 VILLAGE COUNCIL HAVE EXPRESSED THEIR INTEREST AND SUPPORT  
11:43:41 FOR THIS INITIATIVE.  
11:43:42 I MUST HAVE MISSED THAT MEETING BECAUSE I DON'T KNOW  
11:43:45 ANYTHING ABOUT IT.  
11:43:46 AND I'D LIKE TO KNOW IF THERE ARE PEOPLE ON COUNCIL THAT  
11:43:50 HAVE BEEN ENCOURAGING OR APPROVING THIS AND IF SO, LET'S  
11:43:55 HAVE A DISCUSSION ON IT BECAUSE THIS IS THE KIND OF THING  
11:43:58 THAT'S USUALLY BROUGHT UP AT THE CPI DISCUSSIONS -- CIP  
11:44:02 DISCUSSIONS, I'M SORRY.  
11:44:03 AND ONE THAT I MIGHT SUPPORT, BUT I DON'T KNOW ANYTHING  
11:44:08 ABOUT IT.

11:44:09 AND I'M A LITTLE IRRITATED THAT THE ECCL GETS OUT IN FRONT  
11:44:13 OF US AND SAYS THAT WE ARE SUPPORTING IT.  
11:44:19 >>Mayor Ribble: ANY COMMENTS?  
11:44:20 ANYONE HAVE KNOWLEDGE OF THIS?  
11:44:21 OKAY.  
11:44:23 I WAS ASKED THIS MORNING ABOUT IT BY --  
11:44:25 >>Jim Wilson: KATY HAS GOT HER HAND UP.  
11:44:27 >>Mayor Ribble: KATY.  
11:44:29 >>Vice-Mayor Errington: MANY, MANY, MANY MONTHS AGO, BEFORE  
11:44:32 COVID, THERE WAS A MEETING I WAS ASKED TO JOIN ABOUT A  
11:44:38 POCKET PARK WITH MAYBE DOING SOMETHING LIKE THAT FOR  
11:44:41 VETERANS.  
11:44:42 OTHER THAN THAT, THAT'S ALL I KNOW.  
11:44:46 SO I DID NOT REPRESENT COUNCIL.  
11:44:48 I WAS JUST ASKED WHAT I THOUGHT ABOUT IT, AND IT SEEMED LIKE  
11:44:51 A GOOD IDEA.  
11:44:53 SO WITH COVID HITTING, I HAVE NOT BEEN INVOLVED, AND I DON'T  
11:44:57 KNOW WHERE THE REST OF THE INFORMATION IS COMING FROM.  
11:45:01 I THINK THEY NEED TO BE HEARD.  
11:45:04 BUT, NO, I DID NOT REPRESENT COUNCIL.  
11:45:06 >>Mayor Ribble: I DON'T MIND THEM BEING HEARD, KATY.  
11:45:09 I HAVE A MONTHLY CHAT WITH JIM GILMARTIN.  
11:45:15 WE DIDN'T HAVE ONE LAST MONTH, BUT WE HAD ONE THIS PAST

11:45:18 MONDAY.  
11:45:18 HE WENT OVER HIS STRATEGIC PLAN.

11:45:22 HE WENT OVER THAT HE HAD MET WITH THE NEW CHAIRMAN OF THE  
11:45:24 LEE COUNTY COMMISSIONERS, KEVIN RUANE, AND THEY TALKED ABOUT  
11:45:28 WATER.  
11:45:28 I LISTENED TO WHAT HE HAD TO SAY.  
11:45:30 WE TALKED FOR 20 MINUTES.  
11:45:32 HE DIDN'T BRING UP THIS POCKET PARK THING TO ME AT ALL.  
11:45:36 IT'S VERY DISAPPOINTING WHEN I READ THIS STUFF.  
11:45:40 IT ALMOST LOOKS LIKE WE'RE BEING AMBUSHED BECAUSE HE HAS THE  
11:45:43 HIGH SCHOOL STUDENTS BEING ENGAGED TO DO A PLAN TO PUT  
11:45:45 PRESSURE ON US THAT WHEN THIS DOES COME TO PLAY, WE'RE GOING  
11:45:49 TO BE INTIMIDATED TO SUPPORT IT.  
11:45:51 I DON'T THINK WE OPERATE THE COUNCIL THAT WAY, AND I DON'T  
11:45:53 THINK IT'S FAIR TO THE TAXPAYERS THAT RESPOND THAT WAY.  
11:45:55 IF THEY FELT STRONGLY ABOUT THIS, THEY SHOULD COME TO  
11:45:59 COUNCIL MEETING.  
11:46:00 THEY SHOULD HAVE VOICED THEIR OPINION LIKE PEOPLE WITH THE  
11:46:03 PICKLEBALL INTEREST DID, AND THEN WE'D ENTERTAIN THEIR  
11:46:06 CONCEPT OR THEIR PLAN AND COMMENTS AT THAT POINT.  
11:46:09 BUT WHEN I READ THIS E-MAIL YESTERDAY, IN FACT, I WAS  
11:46:12 RUNNING AN ERRAND WITH MY WIFE AND SHE WAS READING E-MAILS  
11:46:17 ALOUD TO ME AND SHE GOT THIS E-MAIL AND SHE'S READING IT TO  
11:46:20 ME.  
11:46:21 I DON'T KNOW ANYTHING ABOUT THIS.  
11:46:22 I DON'T KNOW ANYTHING ABOUT A POCKET PARK OR IMPLIED WE'RE  
11:46:24 GOING TO PAY FOR THIS THING UNLESS THEY HAVE MONEY I DON'T

11:46:27 KNOW OF.  
11:46:28 ANYWAY, I'M JUST AS CONCERNED AS ANYONE ELSE AND THAT'S MY  
11:46:31 SPIN ON IT.  
11:46:31 ANY OTHER COMMENTS ON THIS ISSUE?  
11:46:36 >>Jon McLain: FOR FUTURE POTENTIAL CONFLICTS LIKE THIS,  
11:46:38 SHOULD WE MAYBE SEND THEM A LITTLE LETTER TO SAY THAT WE  
11:46:41 DON'T WANT TO BE PART OF JOINING COMMUNICATIONS UNTIL WE'VE  
11:46:46 GOT APPROVAL AT COUNCIL LEVEL? SOMETHING TO THAT EFFECT.  
11:46:50 >>Mayor Ribble: THAT WOULD BE A GOOD THING FOR OUR MANAGER  
11:46:52 TO DO.  
11:46:52 STEVE, CAN YOU DO THAT?  
11:46:54 >>Steven Sarkozy: SURE.  
11:46:54 >>Mayor Ribble: OKAY.  
11:46:55 THAT WOULD BE GREAT.  
11:46:56 HOWARD, ANYTHING ELSE?  
11:46:57 >>Howard Levitan: NO.  
11:46:58 I'M ALL SET, THANKS.  
11:46:59 >>Mayor Ribble: THANKS FOR BRINGING THAT UP.  
11:47:01 THAT SAVED ME MY FIVE MINUTES AT THE END.

11:47:03 OKAY.  
11:47:04 JIM WILSON.  
11:47:04 >>Jim Wilson: NO.  
11:47:07 JUST -- NO, I HAVE NO REPORT.  
11:47:09 >>Mayor Ribble: KATY?  
11:47:11 VICE-MAYOR?

11:47:12 >>Vice-Mayor Errington: I'M GOOD.  
11:47:13 THANK YOU.  
11:47:14 >>Mayor Ribble: THANK YOU, KATY.  
11:47:16 NICK?  
11:47:16 >>Nick Batos: I HAVE TWO THINGS.  
11:47:18 ONE, I KNOW GARY ISRAEL AT OUR LAST MEETING BROUGHT TO OUR  
11:47:24 ATTENTION THAT ESTERO'S BEN ALLEN WAS PARTICIPATING IN "THE  
11:47:30 VOICE."  
11:47:32 I GUESS WE ARE ALL PROUD THAT HE HAS MOVED ON LAST NIGHT AND  
11:47:35 WILL BE GOING INTO THE SEMIFINALS.  
11:47:38 I ALSO WOULD LIKE --  
11:47:39 >>Mayor Ribble: VOTED FOR HIM, NICK.  
11:47:42 >>Nick Batos: I WOULD SUGGEST WE ALL SUPPORT HIM.  
11:47:44 >>Mayor Ribble: I'M WONDERING IF YOU DID.  
11:47:46 DID YOU VOTE FOR HIM?  
11:47:47 >>Nick Batos: I NEVER ANSWER WHO I VOTE FOR.  
11:47:50 >>Mayor Ribble: OH, BOY.  
11:47:51 GEEZ.  
11:47:52 >>Nick Batos: THE OTHER THING IS, I'D LIKE TO ASK THE  
11:47:55 MANAGER IF HE COULD PUT ON THE AGENDA FOR THE NEXT MEETING  
11:47:59 OR A MEETING SHORTLY, ABOUT THE UPCOMING ELECTION IN MARCH.  
11:48:06 I THINK WE HAVE TO MAKE A DECISION AS TO WHAT SERVICES WE'RE  
11:48:10 GOING TO TAKE FROM THE SUPERVISOR OF ELECTIONS AS WE HAVE  
11:48:13 DONE EACH OF THE LAST TWO ELECTIONS WE'VE HAD.  
11:48:17 AS WE ALL REMEMBER, WE ALL TOOK -- DECIDED IN THE LAST TWO

11:48:21 ELECTIONS, WE DECIDED TO DO THE VOTE BY MAIL AND THE DAY OF  
11:48:27 THE ELECTION.  
11:48:28 WE DECIDED NOT TO HAVE THE EARLY ELECTIONS.  
11:48:33 EARLY VOTING.  
11:48:34 WHATEVER IT IS, I THINK WE HAVE TO BRING IT UP SO THEY CAN  
11:48:37 NOTIFY THE SUPERVISOR OF ELECTION WHAT WE WANT ANYWAY.  
11:48:39 >>Mayor Ribble: ARE YOU ALL RIGHT WITH THAT, STEVE?  
11:48:41 OKAY.  
11:48:43 SOUNDS GOOD.  
11:48:44 >>Howard Levitan: BILL, CAN I ADD TO THAT?  
11:48:47 NOT ONLY THAT, BUT I THINK WE NEED TO PUBLICIZE THE FACT  
11:48:49 THROUGH OUR VARIOUS SOURCES, MARILYN, ET CETERA, THAT THERE  
11:48:52 IS AN ELECTION IN THREE DISTRICTS AND THAT RIGHT AS OF NOW,  
11:48:56 THERE ARE ONLY TWO CANDIDATES IN TWO OF THE DISTRICTS THAT  
11:48:59 WE NEED TO SEE IF WE CAN GET A LITTLE MORE PARTICIPATION.

11:49:07 >>Nick Batos: LET ME ADD ON TO THAT.  
11:49:09 HOWARD, YOU'RE ABSOLUTELY RIGHT.  
11:49:10 I'VE BEEN TRYING UNSUCCESSFULLY FOR PROBABLY SIX MONTHS.  
11:49:14 BUT I THINK IF WE CAN -- MARILYN OR THE STAFF CAN GET  
11:49:20 LETTERS OUT TO ALL OF THE PEOPLE AND THROUGH THE E-MAIL  
11:49:22 SYSTEMS, TRY TO GET AS MANY SOURCES OF GETTING PEOPLE  
11:49:26 INTERESTED TO RUN.  
11:49:29 >>Howard Levitan: YEAH, ABSOLUTELY.  
11:49:30 THE PETITION PERIOD IS ALMOST OVER I THINK THE 12th OF  
11:49:36 DECEMBER.

11:49:36 SO IF THOSE PEOPLE, YOU KNOW, THAT PRECLUDES THEM FROM  
11:49:41 QUALIFYING BY PETITIONS, AND THAT WEEK IN JANUARY, THEY ARE  
11:49:44 GOING TO HAVE TO PAY SIX OR SEVEN HUNDRED BUCKS TO RUN,  
11:49:48 THEY'VE GOT TO GET THAT INFORMATION OUT.  
11:49:51 >>Nick Batos: I THINK, THOUGH, THE AMOUNT OF MONEY IS  
11:49:54 CONSIDERABLY LESS THAN THAT, HOWARD.  
11:49:56 >>Howard Levitan: I THINK WE'VE ASKED THE SUPERVISOR, AND  
11:50:00 IT'S 600 AND SOMETHING.  
11:50:03 IT'S BASED ON THE SALARIES.  
11:50:06 >>Mayor Ribble: ALL RIGHT.  
11:50:07 IS THAT IT, NICK?  
11:50:09 >>Nick Batos: THAT'S IT.  
11:50:10 >>Mayor Ribble: JIM?  
11:50:12 >>Jim Boesch: PASS.  
11:50:12 >>Mayor Ribble: JON?  
11:50:13 >>Jon McLain: TWO THINGS.  
11:50:15 ESTERO PARKWAY, WE HAVE A RIBBON CUTTING AT THE FRONT OF THE  
11:50:17 CASCADES DEVELOPMENT ON NEXT THURSDAY, DECEMBER 10th.  
11:50:22 WE'VE INVITED SOME DIGNITARIES.  
11:50:24 WE'RE GOING TO HAVE THE MAYOR SPEAK.  
11:50:26 WE'RE GOING TO HAVE TRAFFIC CONTROL.  
11:50:29 SO IT SHOULD BE A GOOD EVENT.  
11:50:31 IF YOU'RE LISTENING, PLEASE ATTEND.  
11:50:34 THIS IS A GREAT UPGRADE TO OUR TRAFFIC SYSTEMS HERE IN  
11:50:38 ESTERO AND NICE BEAUTIFICATION PROJECT ALSO.

11:50:41 >>Mayor Ribble: YOU WANT US THERE AT 9:30, CORRECT?  
11:50:43 >>Jon McLain: COUNCIL CAN BE THERE ABOUT 9:30.  
11:50:46 THE EVENT ACTUALLY STARTS AT 10.  
11:50:47 AND WE'RE GOING TO BE PRACTICING SOCIAL DISTANCING.  
11:50:51 WE ASK ALL ATTENDEES TO WEAR THEIR MASK, AND IT SHOULD BE A  
11:50:55 NICE EVENT.  
11:50:56 >>Mayor Ribble: IT'S BRING YOUR OWN COFFEE.  
11:50:58 WE'RE NOT GOING TO HAVE ANYTHING THERE FOR ANYBODY, RIGHT?  
11:51:00 >>Jon McLain: WE WON'T HAVE ANY WATER.  
11:51:02 I'M NOT SURE IF KYLE PLANNED ON BRINGING SOME EXTRA MASKS.  
11:51:07 IF WE HAVE THEM, MAYBE WE'LL HAVE SOME OF THOSE AVAILABLE IN

11:51:09 CASE SOMEBODY FORGETS.  
11:51:10 >>Mayor Ribble: WE'RE NOT SERVING ANYTHING.  
11:51:12 >>Jon McLain: NO.  
11:51:13 >>Mayor Ribble: IT'S GOING TO BE COME THERE, PRESENT AND CUT  
11:51:16 THE RIBBON --  
11:51:18 >>Jon McLain: YEP.  
11:51:19 AND THERE WILL BE PARKING WITHIN THE CASCADES.  
11:51:21 SO THERE WILL BE TRAFFIC DIRECTIONS AS YOU COME IN THE  
11:51:25 ENTRY.  
11:51:27 THEY'LL DIRECT YOU RIGHT INTO WHERE THE PARKING SPOT IS.  
11:51:30 >>Mayor Ribble: HERE'S A STICKING POINT I'D LIKE TO BRING  
11:51:32 UP.  
11:51:33 YOU DON'T HAVE TO GIVE ME AN ANSWER NOW.  
11:51:35 WE HAVE TO FIGURE OUT WHO WILL CUT THE RIBBON.

11:51:39 >>Jon McLain: MAYBE YOU AND RAY SANDELLI, THE COMMISSIONERS,  
11:51:42 YOU ALL --  
11:51:43 >>Mayor Ribble: LET ME FIND OUT HOW MANY COMMISSIONERS ARE  
11:51:45 COMING.  
11:51:45 I'LL CONTACT HIM TODAY AGAIN.  
11:51:48 >>Jon McLain: GET A GROUP PICTURE IN THERE.  
11:51:50 >>Mayor Ribble: WE SHOULD HAVE THE COUNCIL IN THE PICTURE.  
11:51:53 >>Jon McLain: OH, FOR SURE.  
11:51:54 >>Mayor Ribble: ALL RIGHT.  
11:51:55 WE'LL FIGURE THAT OUT.  
11:51:56 NEED A BIG RIBBON, A LONG RIBBON.  
11:51:59 >>Jon McLain: WE'VE ALREADY GOT IT.  
11:52:01 >>Mayor Ribble: CAROL, BRING YOUR WIDE-ANGLED LENS.  
11:52:04 >>Jon McLain: WE WOULDN'T WANT SMALL SCISSORS FOR OUR MAYOR.  
11:52:07 WE HAVE LARGE SCISSORS.  
11:52:09 ONE OTHER COMMENT, A LOT OF COMMENTS AND A LOT OF THOUGHTS  
11:52:13 FROM A LOT OF PEOPLE ABOUT ALDI'S.  
11:52:15 IT'S BEEN A LONG TIME GOING.  
11:52:19 THE DEVIL IS IN THE DETAILS I THINK ON THESE THINGS.  
11:52:22 I TALKED WITH MARY YESTERDAY.  
11:52:24 IF YOU GO BY THERE RIGHT NOW, THEY FINALLY MADE THE CUT ONTO  
11:52:29 41.  
11:52:30 I THINK THEY ARE PAVING IT TODAY.  
11:52:31 SO IF THINGS GO AS THEY WANT TO PLAN THEM, IT'S PROBABLY  
11:52:36 GOING TO BE CLOSE TO THE END OF THE YEAR, MAYBE BEFORE

11:52:39 CHRISTMAS IS THE ESTIMATE.  
11:52:40 THERE'S NO GUARANTEES ON THAT BECAUSE THEY HAVE TO GET  
11:52:43 EVERYTHING APPROVED.  
11:52:44 BUT IT LOOKS LIKE IT'S COMING ALONG REALLY WELL.  
11:52:46 IT'S GOING TO BE A NICE ADDITION IN THAT WHOLE QUADRANT UP  
11:52:49 THERE WITH SPROUTS AND ALL THE REST OF THE DEVELOPMENT.  
11:52:54 SO IT'S GOING TO BE A NICE-LOOKING AREA WITH WALMART THERE.



11:52:56 THAT'S ALL I HAVE.  
11:52:58 >>Mayor Ribble: I JUST GOT ONE THING.  
11:53:00 SINCE A LOT OF PEOPLE ARE COMING BACK OVER IN MY NECK OF THE  
11:53:04 WOODS, DON ESLICK IS WELL KNOWN AND RESPECTED OVER THERE, I  
11:53:08 ALMOST FELT GUILTY BECAUSE I HAVEN'T TALKED TO DON IN, GOSH,  
11:53:12 THREE MONTHS.  
11:53:13 SO I DECIDED ON WEDNESDAY BEFORE THANKSGIVING LAST WEEK I  
11:53:16 WAS GOING TO GIVE HIM A CALL.  
11:53:18 HE ANSWERED THE PHONE RIGHT AWAY.  
11:53:19 HIS MIND IS AS CLEAR AS A BELL.  
11:53:21 HE'S VERY ARTICULATE.  
11:53:23 HE'S GOING THROUGH REHAB, AND HE'S SAYING THAT FOR WALKING,  
11:53:28 HE CAN WALK WITHOUT A CANE AND WITHOUT A WALKER, BUT HE IS  
11:53:34 LIMITED TO HOW FAR HE CAN WALK.  
11:53:35 SO IF YOU GET A CHANCE, YOU MIGHT WANT TO GIVE HIM A CALL  
11:53:37 AND WISH HIM A GOOD HOLIDAY.  
11:53:39 BUT HE'S BACK ON THE MEND.  
11:53:40 HE'S RECUPERATED, SO GOD BLESS HIM.

11:53:42 HE'S DONE WELL.  
11:53:43 STEVE, DO YOU HAVE ANY COMMENTS FOR US TODAY?  
11:53:45 >>Steven Sarkozy: YES, MAYOR.  
11:53:47 WHAT I'D LIKE TO DO IS PROVIDE AN UPDATE REGARDING THE  
11:53:52 COUNTY ACTION OUT ON EAST CORKSCREW REGARDING THE FPP  
11:53:56 PROJECT.  
11:53:57 THIS HAS GONE THROUGH THE COUNTY PLANNING PROCESS, AND  
11:54:01 THERE'S A PRELIMINARY AGREEMENT THAT THEY ARE TAKING FORWARD  
11:54:05 FOR ULTIMATELY COMMISSION REVIEW.  
11:54:07 WE'VE INCLUDED IN THE PACKET THE STIPULATION OF SETTLEMENT  
11:54:16 BY THE COUNTY WITH THE PROPERTY OWNER AND SOME OF THE  
11:54:20 ATTACHMENTS.  
11:54:20 THE TOTAL PACKAGE THAT'S ONLINE IS SOME 60 PAGES LONG.  
11:54:25 BUT THE 9 PAGES OF THE STIPULATED SETTLEMENT, PLUS THE  
11:54:29 ATTACHMENTS IS INFORMATIVE.  
11:54:35 I'D ALSO LIKE TO HAVE NANCY STROUD COMMENT ON THIS AS WELL.  
11:54:39 NANCY HAS LOOKED AT THIS AND MONITORED IT AT THE REQUEST OF  
11:54:43 COUNCIL AND CAN PROVIDE YOU SOME INSIGHTS AS WELL.  
11:54:46 NANCY.  
11:54:48 >>Nancy Stroud: THANK YOU.  
11:54:49 I HAVE TO SAY, AFTER SO MANY ZOOM MEETINGS IT'S REALLY NICE  
11:54:52 TO BE PHYSICALLY PRESENT BACK IN ESTERO, EVEN WITH THE MASK.  
11:54:57 I DID HAVE AN OPPORTUNITY TO TAKE A LOOK AT THE STIPULATION  
11:55:03 OF SETTLEMENT THAT THE COUNTY HAS NOW MADE AVAILABLE.  
11:55:11 I WOULD LIKE TO INFORM YOU ABOUT THE PROCESS AND SOME OF THE

11:55:14 INTERESTING PROVISIONS IN THE SETTLEMENT.  
11:55:20 THE SETTLEMENT ANTICIPATES SEVERAL PUBLIC HEARINGS,  
11:55:24 INCLUDING ONE BEFORE THE HEARING EXAMINER, WHICH I BELIEVE

11:55:27 IS GOING TO HAPPEN ON THURSDAY.  
11:55:31 THAT'S ONLY THE BEGINNING.  
11:55:32 AND THEN THERE WILL BE TWO PUBLIC HEARINGS BEFORE THE  
11:55:35 COMMISSIONERS.  
11:55:39 APPARENTLY, THEY ANTICIPATE THAT THAT WILL BE AT THE  
11:55:41 BEGINNING OF THE YEAR, 2021.  
11:55:45 AND THEN BECAUSE THE SETTLEMENT DISCLOSES THAT THE COUNTY  
11:55:52 BELIEVES THAT SOME OF THE PROVISIONS OF SETTLEMENT ARE IN  
11:55:56 CONFLICT WITH THE COMPREHENSIVE PLAN, UNDER THE BURT HARRIS  
11:56:01 ACT, THEY WILL BE TAKING THE SETTLEMENT TO CIRCUIT COURT FOR  
11:56:07 A HEARING BEFORE A CIRCUIT COURT JUDGE, WHICH CAN DECIDE  
11:56:15 THAT IT'S OKAY TO BE INCONSISTENT WITH THE COMPREHENSIVE  
11:56:19 PLAN, PURSUANT TO THE HARRIS ACT.  
11:56:23 IF THE AGREEMENT PROTECTS THE PUBLIC INTEREST, SERVED BY THE  
11:56:27 COMPREHENSIVE PLANNING ACT AND IS THE APPROPRIATE RELIEF  
11:56:31 NECESSARY TO PREVENT THE COUNTY'S REGULATIONS FROM  
11:56:35 INORDINATELY BURDENING THE PROPERTY.  
11:56:39 SO I THINK -- AND THERE WILL BE OPPORTUNITY AT THAT CIRCUIT  
11:56:42 COURT HEARING FOR THE PUBLIC TO PARTICIPATE.  
11:56:46 SO THERE ARE FOUR HEARINGS AT WHICH ESTERO MIGHT WANT TO  
11:56:55 PROVIDE SOME PUBLIC COMMENT.  
11:57:02 THE AGREEMENT INCLUDES A MASTER CONCEPT PLAN, AND IT REALLY  
  
11:57:06 LOOKS IN LARGE EXTENT LIKE A PLANNED DEVELOPMENT AGREEMENT,  
11:57:11 WHICH YOU'VE SEEN BEFORE.  
11:57:12 SO IT HAS A SCHEDULE OF USES AND CONDITIONS AND DEVELOPMENT  
11:57:16 REGULATIONS AND SAYS THAT ONCE APPROVED, THAT THE PROJECT IS  
11:57:24 TO BE CONSIDERED A MIXED-USE PLANNED DEVELOPMENT.  
11:57:28 I DON'T KNOW IF YOU KNOW SOME OF THE PARAMETERS OF THE PLAN.  
11:57:33 YOU PROBABLY KNOW IT BETTER THAN I DO.  
11:57:37 56% OF THE AREA IS TO BE PRESERVED IN A CONSERVATION  
11:57:40 EASEMENT, BUT ONLY DEDICATED ON A PHASED PROCESS OR PHASED  
11:57:46 BASIS AS DEVELOPMENT ORDERS FOR DIFFERENT PHASES ARE ISSUED.  
11:57:50 THE MAXIMUM RESIDENTIAL UNITS ARE 5,208, AND THERE'S ALSO  
11:57:58 PROVISION FOR COMMERCIAL AREA UP TO 100,000 SQUARE FEET AND  
11:58:03 SOME OTHER MISCELLANEOUS USES.  
11:58:05 AND THE FFD AGREES TO PAY FOR THE REGULAR IMPACT FEES AND  
11:58:14 PROPORTIONATE SHARE PAYMENT, BUT INTERESTINGLY TO ME, THE  
11:58:20 COUNTY WILL PAY TO FFD \$1.5 MILLION IN CONSIDERATION OF  
11:58:26 FFD'S RELINQUISHING ITS MINING RIGHTS.  
11:58:30 THAT \$1.5 MILLION IS AVAILABLE TO BE USED AS A CREDIT FOR  
11:58:38 THEIR PAYMENT OF THEIR PROPORTIONATE FAIR SHARE.  
11:58:41 THE AGREEMENT FREEZES THE COUNTY LAND DEVELOPMENT CODE AS  
11:58:50 APPLICABLE TO THE DEVELOPMENT WHEN THE DEVELOPMENT IS  
11:58:55 APPROVED.  
11:58:56 SO THROUGHOUT THE WHOLE BUILD-OUT OF THE DEVELOPMENT,  
11:59:01 TODAY'S LAND DEVELOPMENT CODE WILL BE USED AS ANY CHANGES TO  
11:59:06 THE LAND DEVELOPMENT CODE WILL NOT BE APPLICABLE THEN LATER

11:59:12 ON.  
11:59:12 AND THEN, OF COURSE, FFD AGREES TO DISMISS ITS BURT HARRIS  
11:59:16 CASE AND ITS REGULATORY TAKINGS CASE.  
11:59:23 SO THOSE ARE THE BROAD PARAMETERS.  
11:59:24 I HAVEN'T HAD A CHANCE -- AND I DON'T THINK THAT STAFF HAS  
11:59:28 HAD A CHANCE TO LOOK MORE CLOSELY AT THE ACTUAL DEVELOPMENT  
11:59:32 PROPOSAL.  
11:59:35 IF THE COUNCIL WISHES TO HAVE SOME TESTIMONY BY THE VILLAGE  
11:59:41 AT ANY OF THESE HEARINGS -- AND I RECOMMEND THAT WE HAVE THE  
11:59:46 STAFF TAKE A CLOSER LOOK AT WHAT THE ACTUAL PLANS WOULD BE.  
11:59:51 >>Mayor Ribble: NICK?  
11:59:53 >>Nick Batos: IF I'M NOT MISTAKEN, THE 5,208 ACRES THAT ARE  
11:59:59 INVOLVED, BEFORE THE COUNTY CHANGED THE ZONING ON IT, WOULD  
12:00:04 HAVE ALLOWED FOR 520 HOMES.  
12:00:11 ONE PER EVERY TEN ACRES.  
12:00:12 ONE HOME FOR EVERY TEN ACRES.  
12:00:16 >>Nancy Stroud: I BELIEVE THAT'S CORRECT.  
12:00:18 >>Nick Batos: -- GOING FROM 520 HOMES, UP TO 5200 HOMES.  
12:00:23 WELL, THIS IS SOMETHING THAT I'VE TALKED ABOUT A NUMBER OF  
12:00:26 TIMES AND WE'VE BROUGHT THIS UP.  
12:00:27 THERE'S BEEN SOME RELUCTANCE AT TIMES.  
12:00:30 BUT I THINK THAT WE SHOULD, AGAIN -- ESPECIALLY IF WE HAVE  
12:00:36 AN OPPORTUNITY MAYBE TO CHANGE THIS, SINCE THEY ARE  
12:00:42 PREEMPTING DISCUSSION AND GOING RIGHT TO THE COURTS, AND I  
12:00:46 THINK THAT WE SHOULD HAVE AN OPPORTUNITY TO EXPRESS OUR  
  
12:00:49 CONCERN BECAUSE I STILL HAVE A CONCERN THAT WE'RE GOING TO  
12:00:51 BE NOW ADDING OVER 5,000 HOMES TO THE OVER 6,000 HOMES THAT  
12:00:58 THEY ARE IN THE PROCESS OF BUILDING AT THIS POINT.  
12:01:00 SO WE'RE GOING TO BE HAVING 11,000 OR SO HOMES IN ADDITION  
12:01:04 TO THE 5,000 WE HAD ON CORKSCREW ROAD.  
12:01:07 SO I THINK THAT WE SHOULD DO EVERYTHING WE CAN TO NOT ALLOW  
12:01:13 THIS MASSIVE CONSTRUCTION GOING ON AT CORKSCREW ROAD.  
12:01:18 PEOPLE IN ESTERO ARE JUST GOING TO PAY THE PRICE WITH  
12:01:21 TRAFFIC.  
12:01:22 >>Mayor Ribble: STEVE, YOU'RE GOING TO HAVE BRIEFINGS WITH  
12:01:24 THE COUNCIL HERE IN THE NEXT THREE TO FIVE DAYS, CORRECT?  
12:01:26 WHY DON'T WE PUT THAT ON AS ONE OF YOUR TALKING POINTS SO WE  
12:01:33 GET --  
12:01:34 >>Steven Sarkozy: WHAT'S THE TIMING, NANCY OF THE HEARINGS?  
12:01:37 >>Nancy Stroud: WELL, THE HEARING EXAMINER HEARING WILL TAKE  
12:01:40 PLACE THIS WEEK.  
12:01:40 BUT THE FIRST AND SECOND PUBLIC HEARINGS BEFORE THE  
12:01:43 COMMISSION WILL TAKE PLACE NEXT YEAR.  
12:01:47 AND I DON'T HAVE A DATE ON THOSE.  
12:01:49 >>Howard Levitan: IF YOU DON'T SPEAK AT THE HEARING  
12:01:51 EXAMINER, YOU'RE NOT ALLOWED TO SPEAK AT THE COMMISSION,

12:01:55 EXCEPT WITH RESPECT TO THE COMP PLAN.  
12:01:58 >>Mayor Ribble: THAT'S CORRECT.  
12:02:01 >>Nancy Stroud: I'M SORRY, MARY, I CAN'T HEAR YOU.  
12:02:06 >>Mary Gibbs: I THINK THAT MIGHT BE DIFFERENT BECAUSE THIS  
  
12:02:08 IS A SETTLEMENT AGREEMENT.  
12:02:10 IT'S NOT QUASI-JUDICIAL ZONING CASE.  
12:02:13 SO WHEN I SAW THAT THE HEARING EXAMINER HEARING IS TOMORROW,  
12:02:19 I THINK YOU DON'T HAVE TO PARTICIPATE TO GO PARTICIPATE AT  
12:02:22 THE COUNTY COMMISSION, BECAUSE IT'S A SETTLEMENT AGREEMENT.  
12:02:26 >>Howard Levitan: WE PROBABLY OUGHT TO CONFIRM THAT SO WE  
12:02:29 CAN MAKE CERTAIN THAT WE DO PARTICIPATE.  
12:02:35 >>Mayor Ribble: WE CAN GET ALL THOSE DATES FROM STEVE WHEN  
12:02:37 WE SIT DOWN WITH HIM IN THE NEXT FEW DAYS.  
12:02:40 STEVE, YOU'LL HAVE ALL THAT?  
12:02:41 FROM NANCY, CORRECT?  
12:02:44 >>Steven Sarkozy: NANCY, WILL YOU CHECK TO MAKE SURE THAT WE  
12:02:47 PRESERVE OUR RIGHTS TO -- AS A COUNCIL, TO COMMENT ON?  
12:02:53 >>Nancy Stroud: YES, I WILL.  
12:02:54 >>Steven Sarkozy: WHERE WILL IT BE MOST APPROPRIATE?  
12:02:57 >>Nancy Stroud: IT MAY BE THAT WE NEED TO SEND A STAFF  
12:03:00 MEMBER TO AT LEAST PRESERVE OUR RIGHTS BY AN APPEARANCE  
12:03:05 TOMORROW.  
12:03:05 >>Mayor Ribble: IT'S TOMORROW?  
12:03:07 >>Steven Sarkozy: THAT'S THE ISSUE.  
12:03:08 >>Nancy Stroud: THURSDAY.  
12:03:09 TOMORROW, YES.  
12:03:11 >>Mayor Ribble: WHO CAN WE SEND FOR THIS?  
12:03:15 >>Steven Sarkozy: A MEMBER OF OUR COMMUNITY DEVELOPMENT  
12:03:17 STAFF.  
  
12:03:18 [ LAUGHTER ]  
12:03:23 >>Howard Levitan: I HOPE THAT MEANS MARY.  
12:03:24 YOU KNOW, APROPOS TO WHAT NICK HAS SAID, IS THEY ARE  
12:03:33 PLANNING AT LEAST 30,000 UNITS IN THE DRGR.  
12:03:37 WE KNOW THAT.  
12:03:37 WE'VE KNOWN THAT FOR A LONG TIME.  
12:03:39 YOU'RE NEVER GOING TO BE ABLE TO BUILD ENOUGH ROAD CAPACITY  
12:03:44 TO SATISFY THAT.  
12:03:46 I MEAN, WE'RE NOT GOING TO HAVE AN EIGHT LANE OR SIX LANES  
12:03:52 WITHIN OUR IMMEDIATE TIME.  
12:03:55 WE'LL ALWAYS BE CHASING THE TRAFFIC ON CORKSCREW ROAD, AND  
12:04:01 IT'S GOING TO GET MUCH WORSE FOR THE VILLAGE.  
12:04:03 THIS IS SOMETHING THAT WE KEEP TALKING ABOUT THIS AND YET WE  
12:04:06 DON'T DO ANYTHING.  
12:04:07 IT'S BEEN SIX YEARS NOW AS A VILLAGE ALMOST, AND I THINK  
12:04:11 WE'VE GOT TO REALLY DIG IN AT LEAST ON ONE OF THESE PROJECTS  
12:04:15 AND REALLY GO ALL THE WAY.

12:04:24 >>Jon McLain: I AGREE WITH YOU, HOWARD.  
12:04:26 I JUST DON'T KNOW WHAT THE PLAN IS TO DO THAT.  
12:04:28 WE'VE BEEN UP ON VARIOUS OTHER PROJECTS TALKING.  
12:04:31 IN MY EXPERIENCE, I DON'T THINK THE EARS WERE OPEN IN MOST  
12:04:34 CASES.  
12:04:36 WE NEED, IF WE WANT TO MAKE SOME POSITIVE CHANGE TO THIS  
12:04:41 THAT'S GOING TO HAVE FAVORABLE IMPACT IN THE FUTURE FOR  
12:04:44 ESTERO, WE JUST CAN'T TALK ABOUT IT.

12:04:46 I THINK WE REALLY NEED TO CAUCUS TOGETHER, MAYBE WITH  
12:04:49 ADDITIONAL HELP AND DEVELOP A PLAN THAT WE THINK MAKES SENSE  
12:04:59 TO COUNTER THE CONTINUED DEVELOPMENT OUT THERE.  
12:05:04 UNTIL THERE IS A ROAD SYSTEM DEVELOPED THAT CAN HANDLE THE  
12:05:06 INCREASED TRAFFIC.  
12:05:09 >>Mayor Ribble: OKAY.  
12:05:10 WE HAVE OUR ASSIGNMENTS TO SIT DOWN WITH YOU AND TALK ABOUT  
12:05:12 THIS, RIGHT?  
12:05:13 ALL RIGHT.  
12:05:14 ANYTHING ELSE, STEVE?  
12:05:17 >>Steven Sarkozy: THAT'S IT.  
12:05:19 >>Mayor Ribble: OKAY.  
12:05:21 WHO WANTS TO GO FIRST?  
12:05:23 NANCY OR BURT?  
12:05:24 >>Burt Saunders: I DON'T HAVE ANYTHING TO ADD.  
12:05:27 >>Nancy Stroud: YOU'LL HEAR FROM ME LATER THIS AFTERNOON AT  
12:05:29 THE WORKSHOP.  
12:05:30 NOTHING ELSE NOW.  
12:05:31 THANK YOU.  
12:05:33 >>Mayor Ribble: ALL RIGHTY.  
12:05:34 LET'S SEE, I NEED A MOTION TO ADJOURN THE MEETING AND MOTION  
12:05:38 TO START.  
12:05:39 NICK.  
12:05:39 SECONDED BY JON McLAIN.  
12:05:40 FORMAL MEETING IS ADJOURNED.

12:05:42 [ SOUNDING GAVEL ]  
12:05:43 THE LAND DEVELOPMENT CODE, MR. SARKOZY.  
12:05:50 >>Steven Sarkozy: WELL, THIS IS FAIRLY STRAIGHTFORWARD.  
12:05:51 WE'VE BEEN MEETING REGULARLY REGARDING THE LAND DEVELOPMENT  
12:05:55 CODE AS WE APPROACH A TIME WHEN WE CAN GET THIS APPROVED.  
12:06:00 THIS HAS BEEN OVER A YEAR IN PREPARATION.  
12:06:06 IT'S A BIG STEP FOR THE VILLAGE AND THE CONTENT OF THE LAND  
12:06:11 DEVELOPMENT CODE WILL GUIDE DEVELOPMENT FOR DECADES TO COME.  
12:06:16 I'D LIKE TO TURN IT OVER TO MARY GIBBS, AS MARY IS  
12:06:22 SHEPHERDING THIS THROUGH, COORDINATING WITH THE CONSULTANT  
12:06:26 AND ATTORNEYS' ACTIONS ON THIS IMPORTANT ITEM.  
12:06:28 MARY?  
12:06:29 >>Mary Gibbs: ALL RIGHT.

12:06:31 THIS IS OUR LAST WORKSHOP TODAY.  
12:06:34 AS YOU RECALL, WE'VE HAD A SERIES OF WORKSHOPS OVER THE PAST  
12:06:38 FEW MONTHS.  
12:06:39 WE HAD THE ZONING WORKSHOP AND THE CHAPTERS IN OCTOBER.  
12:06:43 AND WE HAD IN NOVEMBER THE DEVELOPMENT STANDARDS AND A LOT  
12:06:47 OF CHAPTERS ON THE CONCURRENCY IMPACT FEES AND MISCELLANEOUS  
12:06:50 CHAPTERS.  
12:06:51 SO THIS IS THE FINAL PORTION OF THE CODE THAT YOU'VE GOT  
12:06:54 HERE TODAY.  
12:06:55 AND IT CONTAINS THE GENERAL ADMINISTRATIVE PROVISIONS AND A  
12:07:00 LARGE CHAPTER THAT NANCY PUT TOGETHER THAT TALKS ABOUT ALL  
12:07:04 OUR DIFFERENT PROCESSES AND PROCEDURES.

12:07:06 THE CONSULTANTS HAVE A PowerPoint PRESENTATION THAT'S  
12:07:10 FAIRLY BRIEF.  
12:07:11 SO I'M GOING TO TURN IT OVER.  
12:07:13 I THINK THE CONSULTANTS, WE'VE GOT THE CONSULTANTS FROM  
12:07:16 CLARION THAT ARE GOING TO GO OVER THE SMALL CHAPTERS AND  
12:07:19 NANCY WILL HANDLE CHAPTER TWO.  
12:07:22 SO WE'LL TURN IT OVER TO THEM, AND THEY ARE GOING TO EXPLAIN  
12:07:26 THAT.  
12:07:26 AND THEN WE'LL TALK ABOUT THE NEXT STEPS.  
12:07:29 I DID WANT TO MENTION THAT WE HAD OUR WORKSHOP, THE PLANNING  
12:07:32 AND ZONING BOARD LAST NIGHT ON THIS CHAPTER.  
12:07:35 WE GOT SOME GOOD FEEDBACK, BUT WE DON'T HAVE DESIGN REVIEW  
12:07:39 BOARD UNTIL NEXT WEDNESDAY.  
12:07:40 SO WE DON'T HAVE THEIR FEEDBACK YET.  
12:07:41 SO WITHOUT FURTHER ADO, I'LL TURN IT OVER -- ARE THE CLARION  
12:07:47 FOLKS THERE?  
12:07:49 I DON'T SEE ANYBODY.  
12:07:54 >>David Henning: WE ARE ON.  
12:07:56 >>Mary Gibbs: YOU ARE ON.  
12:07:57 WE CAN'T SEE YOU.  
12:07:58 ARE YOU INVISIBLE?  
12:08:03 >>David Henning: DOES THAT LET YOU SEE OUR FACES?  
12:08:05 >>Mary Gibbs: ALL RIGHT, WE CAN SEE YOU.  
12:08:09 >>Craig Richardson: IF WE CAN GET THE PowerPoint UP.  
12:08:11 NEXT SLIDE.

12:08:17 GOOD MORNING, COUNCIL MEMBERS.  
12:08:21 THIS IS CRAIG RICHARDSON WITH CLARION AND ASSOCIATES.  
12:08:24 WITH ME IS DAVID HENNING.  
12:08:32 JUST TO VERY QUICKLY REITERATE WHAT MARY SAID, WE HAVE GONE  
12:08:36 THROUGH ALL OF THE CHAPTERS IN THE NEW LAND DEVELOPMENT CODE  
12:08:40 WITH THE EXCEPTION OF THE CHAPTERS DEALING WITH -- I USE THE  
12:08:44 TERM ADMINISTRATION, THE PROCEDURES.  
12:08:46 AND SOME OF THE BASIC RULES GOVERNING JUST THE FUNCTIONING  
12:08:52 OF THE DOCUMENT.

12:08:55 THAT'S IN CHAPTER 1.  
12:08:56 THE PROCEDURES THEMSELVES ARE 2.  
12:09:00 I'M GOING TO COVER 1.  
12:09:02 NANCY IS GOING TO COVER 2.  
12:09:03 THEN WE ALSO MADE SOME CHANGES OR ADDITIONS TO CHAPTER 10,  
12:09:08 WHICH IS THE DEFINITIONS, ADDING DEFINITIONS THAT ARE  
12:09:13 RELEVANT TO THESE TWO CHAPTERS AS WELL AS SOME RULES OF  
12:09:19 MEASUREMENT, A SECTION WHICH DAVID WILL COVER.  
12:09:23 QUICKLY, WITH RESPECT TO CHAPTER 1, I LIKE TO CHARACTERIZE  
12:09:28 THE CHAPTER 1 AS VERY SHORT, IF YOU'VE LOOKED AT IT, IT'S  
12:09:32 ABOUT TEN PAGES IN THE CODE, BUT IT INCLUDES JUST SOME BASIC  
12:09:38 PROVISIONS THAT ARE IMPORTANT TO THE FUNCTIONING OF THE CODE  
12:09:43 ITSELF.  
12:09:45 IT IDENTIFIES THE AUTHORITY THE VILLAGE HAS UNDER THE STATE  
12:09:50 CONSTITUTION AND STATE STATUTES IN YOUR CHARTER TO ADOPT THE  
12:09:54 LAND DEVELOPMENT CODE.

12:09:55 WE SET OUT SOME GENERAL PURPOSE AND INTENT STATEMENTS IN THE  
12:10:00 CHAPTER THAT ARE ALIGNED WITH YOUR NEWLY ADOPTED  
12:10:04 COMPREHENSIVE PLAN.  
12:10:07 THERE ARE RULES GOVERNING APPLICABILITY, WHO THE CODE  
12:10:11 APPLIES TO.  
12:10:12 BASICALLY, ANY DEVELOPMENT WITHIN THE VILLAGE.  
12:10:15 AND THEN WE ALSO HAVE SPECIFIC RULES IN TERMS OF  
12:10:19 APPLICABILITY WITH RESPECT TO GOVERNMENTAL ENTITIES, MAKING  
12:10:24 IT CLEAR.  
12:10:26 WHEN THE VILLAGE DEVELOPS PROPERTY IN THE VILLAGE, THE  
12:10:32 VILLAGE HAS TO COMPLY WITH THE CODE AND THEN RULES GOVERNING  
12:10:37 STATE AND FEDERAL ENTITIES, TOO.  
12:10:39 THE SECTION ALSO ESTABLISHES THE OFFICIAL ZONING MAP, WHICH  
12:10:43 WE TALKED ABOUT IN THE PRESENTATION WHEN WE TALKED ABOUT THE  
12:10:47 ZONING DISTRICTS.  
12:10:50 AND THEN IF YOU GO TO THE NEXT SLIDE, DAVID, I THINK THE  
12:10:54 OTHER COUPLE OF VERY IMPORTANT PROVISIONS IN THE SHORT  
12:10:58 CHAPTER DEAL WITH REALLY STATING CLEARLY WHAT THE RULES ARE  
12:11:04 WHEN YOU ADOPT THIS NEW CODE IN TERMS OF HOW DO YOU DEAL  
12:11:12 WITH APPLICATIONS THAT HAVE BEEN ACCEPTED, DETERMINED TO BE  
12:11:17 COMPLETE, ARE IN THE REVIEW PROCESS, BUT HAVEN'T BEEN  
12:11:20 APPROVED?  
12:11:24 THE RULE THAT'S ESTABLISHED IN THIS CHAPTER BASICALLY SAYS,  
12:11:29 IF YOU HAVE AN APPLICATION LIKE THAT, THEN YOU WILL BE  
12:11:32 REVIEWED UNDER THE RULES OR REGULATIONS IN EXISTENCE WHEN

12:11:38 YOU SUBMITTED THE APPLICATION.  
12:11:39 IN OTHER WORDS, UNDER THE TRANSITIONAL CODE.  
12:11:41 THERE ALSO IS A PROVISION IN THERE THAT IF THE DEVELOPMENT  
12:11:44 APPLICANT WOULD PREFER TO BE REVIEWED UNDER THE NEW LDC,  
12:11:50 THEN THEY COULD DO THAT.

12:11:52 IN ADDITION TO THAT, WE HAVE ADDED A PROVISION THAT ALLOWS  
12:11:57 FOR THE VILLAGE COUNCIL BY RESOLUTION TO ADOPT PROVISIONS  
12:12:07 THAT WOULD ALLOW THE DEVIATIONS FROM THE LDC UNDER EMERGENCY  
12:12:12 CONDITIONS TO ADDRESS PUBLIC HEALTH AND SAFETY ISSUES,  
12:12:16 ACTIONS THAT YOU'VE TAKEN IN RESPONSE TO THE COVID PANDEMIC,  
12:12:23 FOR EXAMPLE.  
12:12:24 AND THEN THERE IS ANOTHER PROVISION THAT WE HAVE ADDED,  
12:12:29 WHICH NOW REQUIRES ANY DEVELOPER TO PROVIDE NOTIFICATION TO  
12:12:35 THE VILLAGE, SPECIFICALLY THE DIRECTOR, 72 HOURS BEFORE THEY  
12:12:41 ARE ACTUALLY GOING TO INITIATE CONSTRUCTION ON A DEVELOPMENT  
12:12:47 SITE JUST TO MAKE SURE THAT ADEQUATE PROTECTIONS ARE IN  
12:12:52 PLACE TO ENSURE THERE'S NO EXTERNAL NEGATIVE IMPACTS, AND  
12:12:59 THERE'S BEEN MITIGATION TO THOSE KIND OF IMPACTS AS PART OF  
12:13:04 THE CONSTRUCTION PROCESS.  
12:13:06 >>Mary Gibbs: CRAIG, MAY I ADD SOMETHING ON THIS?  
12:13:10 >>Craig Richardson: SURE.  
12:13:10 >>Mary Gibbs: JUST A COUPLE OF COMMENTS ON THE SLIDE.  
12:13:13 THE FIRST THING CRAIG TALKED ABOUT ARE APPLICATIONS THAT ARE  
12:13:15 IN PROCESS BECAUSE WHAT WE'RE TRYING TO DETERMINE IS, WHAT  
12:13:19 CODE -- IF WE'VE GOT SOMETHING IN-HOUSE NOW THAT WE'VE BEEN  
  
12:13:21 REVIEWING, IS IT GOING TO BE REVIEWED UNDER THE OLD CODE OR  
12:13:24 THE NEW CODE?  
12:13:26 SO THE SUGGESTION THAT WE HAVE PUT FORWARD IS THAT IF YOU'VE  
12:13:31 SUBMITTED IT UNDER THE OLD CODE AND WE'VE GOT IT IN-HOUSE  
12:13:34 NOW, BUT IT HAS TO BE COMPLETE OR SUFFICIENT.  
12:13:37 IT CAN'T BE WHAT I CALL THE COCKTAIL NAPKIN SKETCH THROWN IN  
12:13:42 UNDER THE DOOR TO BEAT A DEADLINE.  
12:13:45 SO WE'RE TRYING TO BE REASONABLE WITH PEOPLE THAT HAVE BEEN  
12:13:49 IN THE PROCESS FOR MONTHS AND MONTHS, AND IT FEELS LIKE IF  
12:13:55 YOU HAVE A NEW CODE, YOU DON'T WANT TO GET TO THE 11th  
12:13:58 HOUR AND TELL THEM THEY HAVE TO GO BACK AND REDO THEIR WHOLE  
12:14:00 APPLICATION TO MEET THE NEW CODE.  
12:14:02 SO THAT'S THE WAY WE'VE GOT IT NOW.  
12:14:04 WE'RE ALSO LOOKING AT THE APPLICATIONS THAT WE'VE GOT IN  
12:14:06 PROCESS NOW TO SEE IF ANY ARE GOING TO BE AFFECTED.  
12:14:10 SO WE'LL HAVE A LITTLE BIT MORE INFORMATION ON THAT WHEN WE  
12:14:13 COME BACK TO THE PUBLIC HEARING.  
12:14:15 I JUST WANTED TO LET YOU KNOW ABOUT THAT.  
12:14:20 >>Craig Richardson: LET ME MENTION ONE OTHER THING AND I  
12:14:23 FORGOT TO MENTION IT WHEN WE TALKED ABOUT THE APPLICATIONS  
12:14:24 IN PROCESS.  
12:14:25 THERE'S ALSO ANOTHER RULE IN THAT SECTION THAT MAKES IT VERY  
12:14:30 CLEAR, IF SOMEONE HAS AN EXISTING DEVELOPMENT APPROVAL,  
12:14:33 WHETHER IT HAS BEEN APPROVED BY THE VILLAGE OR APPROVED BY  
12:14:37 LEE COUNTY PRIOR TO INCORPORATION, THAT THOSE VALID  
  
12:14:41 APPROVALS ARE GOING TO BE RECOGNIZED.



12:14:44 THE DEVELOPMENT APPROVAL CAN MOVE FORWARD AS LONG AS THE  
12:14:50 APPROVAL DOESN'T EXPIRE AND THE DEVELOPMENT APPROVAL  
12:14:56 COMPLIES WITH THE TERMS AND CONDITIONS OF ITS APPROVAL.  
12:15:01 IF IT EXPIRES OR IF THERE IS A SUBSTANTIAL MODIFICATION,  
12:15:04 THEN ANY FURTHER DEVELOPMENT IS GOING TO HAVE TO COMPLY WITH  
12:15:09 THE NEW LDC.  
12:15:12 SO THAT IN SUM IS CHAPTER 1.  
12:15:19 I WILL TURN IT OVER TO NANCY NOW WHO IS GOING TO OVERVIEW  
12:15:22 CHAPTER 2.  
12:15:22 >>Nancy Stroud: THANK YOU, CRAIG.  
12:15:29 I WOULD LIKE TO THANK CLARION FOR ACTUALLY PROVIDING THE  
12:15:34 TEMPLATE FOR CHAPTER 2.  
12:15:35 YOU'LL SEE IN HERE THAT THERE ARE A LOT OF GRAPHS AND  
12:15:37 CHARTS, AND THEY ARE GRAPHS AND CHARTS THAT CLARION HAS  
12:15:44 BASICALLY DEVELOPED AND WE'VE PUT OUR INFORMATION INTO IT.  
12:15:49 AND THE CHARTS ARE REALLY QUITE HELPFUL, I THINK, ESPECIALLY  
12:15:53 TO THE LAY READER.  
12:15:54 THERE ARE ALWAYS A NUMBER OF PEOPLE IN THE COMMUNITY WHO  
12:15:58 KNOW THE CODE BACKWARDS AND FORWARDS, BUT IT'S A VERY SMALL  
12:16:02 GROUP.  
12:16:03 THIS CHAPTER I THINK IN ADDITION TO HAVING BETTER GRAPHICS  
12:16:09 AND CHARTS, SHOWS YOU, I THINK, IN BETTER, MAYBE MORE PLAIN  
12:16:15 ENGLISH WHAT THE ACTUAL PROCESS IS FOR GETTING DEVELOPMENT  
12:16:19 APPROVALS ARE IN THE VILLAGE.

12:16:21 ALSO, I WORKED VERY CLOSELY WITH THE STAFF BECAUSE IN THE  
12:16:26 EXISTING LDC, THE TRANSITIONAL LDC, YOU SEE THESE PROCEDURES  
12:16:32 AND CRITERIA SCATTERED ALL OVER IN DIFFERENT CHAPTERS.  
12:16:36 SO THIS WAS A BIG PROCESS OF PUTTING PROCEDURES TOGETHER IN  
12:16:41 ONE PLACE AND ELIMINATING DUPLICATIONS AND I THINK BETTER  
12:16:48 EXPLAINING TO THE COMMUNITY WHAT THE VARIOUS PROCESSES ARE.  
12:16:57 SO LET ME SAY THAT THE FIRST SECTION IN THIS CHAPTER  
12:17:02 SUMMARIZES THE APPLICATIONS -- THE MAJOR APPLICATIONS THAT A  
12:17:08 DEVELOPMENT MIGHT NEED TO GO THROUGH IN THE VILLAGE.  
12:17:12 AND IT GOES FROM THE MOST DISCRETIONARY, A COMPREHENSIVE  
12:17:15 PLAN AMENDMENT TO THE MORE ADMINISTRATIVE, THAT'S JUST  
12:17:21 HANDLED BASICALLY BY THE STAFF.  
12:17:23 BUT YOU SEE IN THIS TABLE ON THE SCREEN THAT THIS  
12:17:31 SUMMARIZES, I THINK VERY CLEARLY, ONCE YOU GET USED TO THE  
12:17:39 TABLE, THE BODIES THAT REVIEW VARIOUS APPLICATIONS,  
12:17:46 INCLUDING THE COUNCIL, THE LAND USE BOARD, THE COMMUNITY OR  
12:17:50 THE COMMUNITY DEVELOPMENT DIRECTOR, AND HOW THE PROCESS  
12:17:57 MIGHT GO FROM ONE TO THE OTHER.  
12:17:59 SO, FOR EXAMPLE, IN THE COMPREHENSIVE PLAN AMENDMENT, YOU  
12:18:02 SEE THAT THE COMMUNITY DEVELOPMENT DIRECTOR MAKES A STAFF  
12:18:07 REPORT.  
12:18:08 THE LAND USE BOARD MAKES A RECOMMENDATION, AND THEN THE  
12:18:11 DECISION IS MADE BY THE COUNCIL.

12:18:13 SO FOR VARIOUS APPLICATIONS, YOU SEE THAT WHOLE SEQUENCE.  
12:18:20 AND THEN THERE ARE ALSO INDICATIONS HERE OF WHERE A PUBLIC  
  
12:18:26 INFORMATION MEETING IS MANDATORY.  
12:18:29 SO IT'S KIND OF LIKE APPLICATIONS AT A GLANCE.  
12:18:33 OF COURSE, THE REST OF THE CHAPTER GOES INTO MORE DETAIL IN  
12:18:36 THE VERBIAGE, IN THE TEXT ABOUT ALL OF THIS.  
12:18:40 YES, SIR.  
12:18:45 >>Jon McLain: ON THAT CHART, YOU HAVE THE FLOW CHART.  
12:18:47 IT ACTUALLY READS, IF I'M LOOKING AT THAT RIGHT, IT READS  
12:18:51 RIGHT TO LEFT.  
12:18:53 IS THAT THE WAY THE APPROVAL PROCESS WOULD BE?  
12:18:56 PUBLIC INFORMATION MEETINGS, COMMUNITY --  
12:18:57 >>Nancy Stroud: YES.  
12:18:58 BECAUSE IT NORMALLY WOULD START WITH THE STAFF AND PROCEED  
12:19:03 UP TO WHATEVER DECISION-MAKING BODY IT IS.  
12:19:07 ARE YOU SUGGESTING THAT IT SHOULD GO THE OTHER DIRECTION?  
12:19:12 >>Jon McLain: I USUALLY READ LEFT TO RIGHT.  
12:19:16 >>Nancy Stroud: YES.  
12:19:18 WHAT THIS REALLY FOCUSES YOU ON, I THINK, IS WHO THE  
12:19:21 DECISION MAKER IS.  
12:19:22 AND THEN HOW DO YOU GET TO THE DECISION MAKER.  
12:19:25 >>Jon McLain: HOW YOU GET TO THERE.  
12:19:27 >>Nancy Stroud: YES.  
12:19:28 >>Nick Batos: NANCY, AM I READING THIS CORRECT, ON THE SAME  
12:19:32 CHART THAT YOU'RE SHOWING HERE, ARE WE NOW GOING TO HAVE, OR  
12:19:36 BEING PROPOSED ONE PLANNING ZONING AND DESIGN BOARD?  
12:19:41 >>Nancy Stroud: THAT'S A SLIDE OR TWO LATER.  
  
12:19:45 BUT IT'S VERY IMPORTANT CHANGE OR PROPOSED CHANGE ANYWAYS.  
12:19:52 IF I CAN SORT OF PROCEED TO THE NEXT ONE.  
12:19:58 WE WILL GET THERE QUICKLY, ACTUALLY.  
12:20:01 IN TERMS OF DESCRIPTIONS OF THE VARIOUS DECISION-MAKING AND  
12:20:08 ADVISORY BODIES, GENERALLY WHAT THIS CODE IS DOING IS  
12:20:15 DELEGATING SOMEWHAT MORE APPROVALS TO THE STAFF, BUT THOSE  
12:20:23 ARE RELATIVELY SMALL APPROVALS.  
12:20:25 THE WAY THE COUNCIL SET UP THE SYSTEM ORIGINALLY, THERE  
12:20:30 REALLY WAS VERY LITTLE STAFF APPROVAL GOING ON.  
12:20:33 AND SOME OF THE VERY MINOR THINGS THAT WENT TO EITHER  
12:20:36 PLANNING AND ZONING BOARD OR DRB WERE SO VERY MINOR THAT  
12:20:41 SOME OF THE TIMES THE BOARD SAID, WHY ARE WE EVEN LOOKING AT  
12:20:44 THIS FIVE-FOOT SETBACK ISSUE?  
12:20:46 SO THERE HAS BEEN SOME MORE OF THAT HAPPENING.  
12:20:53 IT ALSO CLARIFIES THE APPEAL AUTHORITY.  
12:20:59 OFTEN IN THE LDC, THE TRANSITIONAL LDC, THERE WOULD BE A  
12:21:04 DECISION MAKER AND THEN NO APPEAL TO A HIGHER BODY.  
12:21:10 SO ANY APPEAL THAT WOULD HAPPEN WOULD GO IMMEDIATELY TO THE  
12:21:14 COURT.

12:21:14 WELL, WE SET UP A BETTER -- I THINK A BETTER APPEAL PROCESS  
12:21:19 SO THAT THERE'S ALWAYS -- USUALLY THERE'S ANOTHER BODY  
12:21:23 WITHIN THE COUNCIL THAT GETS TO HEAR AN APPEAL BEFORE  
12:21:27 ANYTHING GOES TO COURT.  
12:21:29 AND NOW TO THE BIG CHANGE, WHAT WE'VE DONE IS TO PROPOSE A  
12:21:37 CONSOLIDATION OF THE PZB AND THE DRB INTO ONE BOARD.

12:21:42 PZDB.  
12:21:45 IT'S STRUCTURED TO BE SEVEN MEMBERS, TO HAVE MEMBERSHIP THAT  
12:21:53 IS STAGGERED, LIKE YOUR EXISTING BOARDS ARE.  
12:21:58 STAGGERED TERMS, THAT INCLUDE PERSONS, PROFESSIONALS WHO  
12:22:03 HAVE EXPERIENCE IN VARIOUS DIFFERENT PLANNING AND  
12:22:09 DEVELOPMENT PROFESSIONS.  
12:22:13 AND THIS BOARD WOULD BE RESPONSIBLE FOR THE REVIEW OF LARGER  
12:22:18 PROJECTS, BASICALLY, BECAUSE SOME OF THE SMALLER PROJECTS  
12:22:21 ARE BEING DELEGATED TO THE STAFF.  
12:22:24 THERE WAS A LOT OF DISCUSSION ABOUT THIS AT PZB LAST NIGHT.  
12:22:29 A LOT OF GOOD QUESTIONS AND A LOT OF GOOD COMMENTS.  
12:22:33 I DON'T KNOW, MARY, IF YOU WANT TO --  
12:22:35 >>Mayor Ribble: DID THEY ENDORSE IT OR NO?  
12:22:38 >>Nancy Stroud: WE ASKED THEM TO THINK ABOUT IT AND GET BACK  
12:22:44 TO US ON THE NEXT MEETING, WHICH IS THE 9th.  
12:22:47 >>Mary Gibbs: I THINK THEY MEET ON THE 15th.  
12:22:49 WE KIND OF SPRUNG IT ON THEM, SO THEY DIDN'T HAVE A LOT OF  
12:22:53 TIME TO THINK.  
12:22:54 THEY HAD QUESTIONS ABOUT HOW IT WAS GOING TO WORK BECAUSE  
12:22:57 THEY ARE LIKE A LAY BOARD AND THEN THE DESIGN REVIEW BOARD  
12:23:00 HAS A LOT OF TECHNICAL EXPERTISE.  
12:23:02 IF YOU MERGED THEM TOGETHER, HOW DOES THAT WORK?  
12:23:05 AND IF THEY DON'T HAVE ANY BACKGROUND IN ARCHITECTURE.  
12:23:08 SO THEY HAD MANY QUESTIONS, BUT WE TRIED TO -- WE TOLD THEM,  
12:23:12 GIVE IT SOME THOUGHT AND WHEN WE COME BACK TO THEIR NEXT

12:23:14 MEETING ON THE 15th, IF THEY HAVE SOME MORE INPUT OR IF  
12:23:18 THEY HAVE ANY BEFORE THE COUNCIL MEETING, WE WOULD LIKE  
12:23:20 THEIR INPUT.  
12:23:21 BUT IT WAS JUST TOO PRELIMINARY TO GET TOO MUCH INPUT FROM  
12:23:25 THEM.  
12:23:26 >>Nancy Stroud: THEY DID HAVE CONCERNS SUCH AS, WELL, THIS  
12:23:30 BOARD WOULD BE REVIEWING MORE PROJECTS, HOW OFTEN WOULD IT  
12:23:33 HAVE TO MEET?  
12:23:35 THE PLANNING AND ZONING BOARD MEETS BASICALLY ONCE A MONTH.  
12:23:38 THE DRB MEETS MOSTLY TWICE A MONTH.  
12:23:41 SO THAT BOARD MIGHT NEED TO MEET MORE OFTEN THAN THE PZB  
12:23:49 DOES.  
12:23:49 THERE WERE QUESTIONS ABOUT HOW MUCH EFFICIENCY IN THE  
12:23:54 DEVELOPMENT REVIEW PROCESS WOULD THIS PROVIDE?  
12:23:59 AND GOOD DISCUSSION ABOUT THAT.

12:24:02 WHAT DO OTHER COMMUNITIES IN FLORIDA AND THE COUNTRY DO IN  
12:24:08 TERMS OF THESE BOARDS?  
12:24:12 AND CRAIG HAD SOME GOOD PERSPECTIVE ON THAT.  
12:24:17 BASICALLY, CRAIG, YOU CAN STEP IN HERE IF YOU WANT.  
12:24:23 >>Craig Richardson: ONE OF THE QUESTIONS THAT CAME UP AT THE  
12:24:27 MEETING LAST NIGHT WAS -- YOU KNOW, HAVE WE SEEN THIS IN OUR  
12:24:33 WORK IN FLORIDA AND ACROSS THE COUNTRY IN TERMS OF REVIEW  
12:24:35 RESPONSIBILITY BOARDS BEING CONSOLIDATED.  
12:24:43 MY RESPONSE WAS CLEARLY, YES, WE HAVE IN THE SMALLER  
12:24:47 COMMUNITIES.

12:24:50 IN THE COMMUNITIES THAT THERE ARE OF THE SIZE OF THE  
12:24:53 VILLAGE, IN PARTICULAR, LESS THAN 15,000, 20,000 CITIZENS,  
12:25:00 FOR SEVERAL REASONS.  
12:25:02 ONE INVOLVES JUST FINDING THE CITIZEN PARTICIPANTS AND  
12:25:09 PROFESSIONALS WHO WOULD BE WILLING TO PARTICIPATE.  
12:25:13 SECONDLY, ONE OF THE OTHER BENEFITS TO COMBINING THE BOARDS  
12:25:19 IS THE EFFICIENCY ISSUE NANCY MENTIONED.  
12:25:22 IN OTHER WORDS, THE NUMBER OF REVIEW HEARINGS THAT BOTH THE  
12:25:29 STAFF AND REVIEW BOARDS WOULD BE INVOLVED IN AS WELL AS THE  
12:25:33 DEVELOPMENT COMMUNITY WOULD BE LESS THAN THE REVIEW PROCESS  
12:25:38 COULD POTENTIALLY BE A LITTLE FASTER.  
12:25:40 ANYWAY, WE HAVE DEFINITELY SEEN THIS IN A NUMBER OF SMALLER  
12:25:45 COMMUNITIES.  
12:25:52 >>Nancy Stroud: IF YOU HAVE ANY MORE QUESTIONS OR  
12:25:55 DISCUSSION, MARY, DID YOU WANT TO ADD ANYTHING TO THAT  
12:25:58 DISCUSSION?  
12:26:03 >>Nick Batos: NANCY AND MARY, I'M AWARE AS EVERYBODY IS  
12:26:06 HERE, WHAT'S HAPPENED OVER THE LAST COUPLE OF YEARS AND THE  
12:26:09 DIFFICULTY WE'VE HAD BETWEEN THE TWO BOARDS AND STAFFING  
12:26:12 THEM AND SO FORTH.  
12:26:13 THE ONE THING THAT I THINK EVERYBODY SHOULD TAKE A STEP BACK  
12:26:18 AND TRY TO RECALL, ESTERO HAS BEEN FOR THE LAST 15 OR SO  
12:26:25 YEARS, 17 YEARS, BEFORE WE WERE A CITY AND NOW THAT WE ARE  
12:26:31 OUR OWN CITY, BEEN RECOGNIZED FOR THE DIFFERENCE AND THE  
12:26:37 OUTSTANDING DIFFERENCES AND THE RESULTS OF WHAT PROJECTS WE

12:26:41 HAVE BEEN APPROVING OR HAVE BEEN APPROVED.  
12:26:49 THE DESIGN OF THAT WAS A RESULT OF PEOPLE WHO TOOK THE TIME  
12:26:53 AND HAD THE EXPERTISE AND WORKED WITH THE DEVELOPERS TO GET  
12:26:58 A BETTER PROJECT.  
12:27:01 NOTHING TO DO WITH THE COUNTY.  
12:27:02 THIS IS NOT TO BE PUT -- TO PUT DOWN THE COUNTY STAFF OR ANY  
12:27:08 OTHER INDIVIDUAL STAFF, BUT APPARENTLY THAT PROCESS RESULTED  
12:27:12 IN US BECOMING WHAT WE ARE, KNOWN FOR THE DIFFERENCE.  
12:27:15 I DON'T THINK THERE'S ANY OTHER PLACE IN LEE COUNTY AND  
12:27:21 PROBABLY LOTS OF OTHER PARTS OF THE STATE THAT HAVE BEEN SO  
12:27:24 SUCCESSFUL IN HAVING DEVELOPMENTS LOOK AS GOOD AS THEY ARE.

12:27:27 AND I'M AFRAID THAT ONCE WE TURN THIS OVER TO A DIFFERENT  
12:27:32 PROCESS, WE'RE GOING TO LOSE SOME OF THAT.  
12:27:34 AND THAT WOULD BE A GREAT CHANGE.  
12:27:37 WHAT WE'RE NOTED FOR, AND PEOPLE NOTICE AS SOON AS THEY  
12:27:43 DRIVE IN, WHETHER IT'S FROM THE NORTH OR FROM THE SOUTH,  
12:27:46 THEY KNOW WHEN THEY ARE IN ESTERO BECAUSE THEY SEE THE  
12:27:49 DIFFERENCE IN THE ARCHITECTURAL AND THE DESIGN AND THE  
12:27:52 LANDSCAPING, AND I JUST QUESTION WHETHER OR NOT BY TURNING  
12:27:59 THIS OVER TO STAFF THEY ARE GOING TO BE ABLE TO DO THE SAME  
12:28:04 THING BECAUSE THEY WEREN'T ABLE TO DO IT WHEN THEY WERE IN  
12:28:07 THE COUNTY AND WE'RE NOT GETTING THAT.  
12:28:10 THAT'S WHY WHEN WE DID IT OURSELVES, WE BECAME THAT -- WE  
12:28:14 DIDN'T START THE SYSTEM.  
12:28:15 WE COPIED IT FROM BOCA, BUT I THINK IT RESULTED IN A MAJOR  
  
12:28:20 DIFFERENCE.  
12:28:21 AND PROBABLY THE MOST OUTSTANDING CHANGE BETWEEN OTHER PARTS  
12:28:25 OF LEE COUNTY.  
12:28:27 >>Howard Levitan: CAN I RESPOND TO THAT, BILL?  
12:28:29 CAN YOU HEAR ME?  
12:28:30 >>Mayor Ribble: GO AHEAD, HOWARD.  
12:28:31 >>Howard Levitan: I JUST WANT TO SEE IF I CAN REASSURE MY  
12:28:37 FRIEND NICK.  
12:28:38 WE AREN'T PROPOSING THIS LIGHTLY.  
12:28:43 THIS IS A REAL ATTEMPT TO STREAMLINE THIS PROCESS.  
12:28:49 AND THE ONLY WAY IT WORKED WAS TO TAKE THE ESTERO UNIQUE  
12:28:55 FEATURES OF OUR FORM-BASED ELEMENTS THAT WE DEVELOPED FOR  
12:28:58 THE VILLAGE CENTER AND NOW HAVE EXPANDED TO TRANSITIONAL  
12:29:03 MIXED-USE AREAS AND CODIFY THEM INTO THE LAND DEVELOPMENT  
12:29:09 CODE.  
12:29:10 SO, FOR EXAMPLE, WITH RESPECT TO THE DESIGN OF BUILDINGS,  
12:29:13 WE'VE TAKEN THE TWO PREFERRED CHOICES OF MEDITERRANEAN AND  
12:29:18 OLD-FLORIDA, AND EXPANDED THOSE DEFINITIONS WITH EXAMPLES.  
12:29:24 AND WE'VE DONE THAT WITH ALL OF THE VARIOUS ARCHITECTURAL  
12:29:29 AND DESIGN AND LANDSCAPING ASPECTS OF THE LAND DEVELOPMENT  
12:29:35 CODE.  
12:29:37 WHAT NEXT FOLLOWS FROM THAT IS TO MAKE ABSOLUTELY CERTAIN  
12:29:41 THAT THE BOARDS AND THE COUNCILS ARE NOT SPENDING THEIR TIME  
12:29:46 ON MINOR LIMITED DEVELOPMENT ORDER ISSUES AND ALL OF THE  
12:29:50 OTHER THINGS THAT CAN REALLY BE HANDLED ON AN ADMINISTRATIVE  
  
12:29:53 BASIS.  
12:29:54 BUT WE ALSO ADDED THAT ONE FEATURE THAT WE CAME UP WITH A  
12:29:57 YEAR OR SO AGO, WHICH WAS IF A VILLAGE COUNCIL DOESN'T LIKE  
12:30:01 WHAT'S HAPPENING, THEY HAVE THE RIGHT TO APPEAL THOSE  
12:30:04 ORDERS, THOSE ADMINISTRATIVE ORDERS AS WELL.  
12:30:07 SO WE HAVE ABSOLUTE -- THE VILLAGE COUNCIL WILL HAVE  
12:30:12 ABSOLUTE CONTROL OVER THIS, BUT AS LONG AS IT'S GOING ALONG

12:30:15 SMOOTHLY AND THE LAND DEVELOPMENT CODE IS NOT BEING DEVIATED  
12:30:18 FROM, WHICH IS WHY WE PUT A LOT OF THAT STUFF INTO THE COMP  
12:30:22 PLAN, WHICH DOESN'T ALLOW DEVIATIONS, THAT WE WILL BE ABLE  
12:30:25 TO OVERSEE THE PROCESS WITHOUT HAVING TO DO CONSTANT WORK  
12:30:34 BECAUSE THE BOARD -- THIS SHOULD REALLY BE HANDLED AT THE  
12:30:37 PLANNING BOARD -- AT THIS BOARD LEVEL, THE MAJORITY OF THIS  
12:30:42 WORK.  
12:30:43 IT'S THE EXACT OPPOSITE.  
12:30:44 IF YOU SAW WHAT HAPPENED AT TODAY'S ZONING HEARING, IT'S THE  
12:30:47 EXACT OPPOSITE.  
12:30:48 WE'RE DOING THE WORK, AND IT SHOULD BE DONE AT THE BOARD  
12:30:52 LEVEL.  
12:30:53 THIS WILL GIVE THE BOARDS THE EXPERTISE BY HAVING SOME  
12:30:56 PROFESSIONALS ON IT, TO BE ABLE TO DEAL WITH PATTERN BOOK  
12:31:00 ISSUES, FOR EXAMPLE, WHICH ARE CRITICAL TO THE ZONING  
12:31:03 PROCESS FOR PLANNED DEVELOPMENTS WITHOUT HAVING TO KICK IT  
12:31:08 DOWN TO THE DESIGN REVIEW BOARD AND BRING IT BACK UP.  
12:31:11 THIS IS A STREAMLINING EFFORT.

12:31:14 I THINK IT'S REALLY A SMART IDEA, AND I HOPE YOU ALL WILL  
12:31:18 ULTIMATELY AGREE WITH THAT.  
12:31:19 YEAH, I HAVE SOME DETAILS THAT WE HAVE TO WORK OUT,  
12:31:22 ESPECIALLY WITH THE EXISTING BOARDS, BUT THIS IS THE  
12:31:27 OVERVIEW THAT I THINK IS REALLY GOING TO MAKE OUR PROCESS  
12:31:32 WORK BETTER IN THE FUTURE.  
12:31:38 >>Mayor Ribble: OKAY.  
12:31:38 MOVING RIGHT ALONG.  
12:31:39 >>Nancy Stroud: I SHOULD MENTION ONE SUGGESTION FROM THE PZB  
12:31:45 WAS PERHAPS TRANSITIONING THE SIZE OF THE NEW BOARD AND  
12:31:48 START OFF FOR THE FIRST COUPLE OF YEARS WITH NINE MEMBERS,  
12:31:51 WHICH WOULD INCLUDE MORE PROFESSIONAL ARCHITECTS AND SO  
12:31:54 FORTH.  
12:31:55 AFTER A CERTAIN NUMBER OF YEARS, GO TO SEVEN MEMBERS.  
12:31:59 I JUST WANTED TO RELAY THAT TO YOU.  
12:32:06 >>Vice-Mayor Errington: NANCY, WOULD YOUR SEVEN-MEMBER BOARD  
12:32:11 CONSIST OF LIKE A LANDSCAPE ARCHITECT AND THEN THE REST OF  
12:32:14 THE BOARD WOULD BE MADE UP OF PZB AND THEN DRB?  
12:32:18 IS THAT THE CONCEPT?  
12:32:21 >>Nancy Stroud: THE MEMBERSHIP DOES NOT REQUIRE ANY  
12:32:27 PARTICULAR PROFESSIONAL.  
12:32:30 THE EXISTING DRB DOES NOW.  
12:32:32 BUT WE'VE LEFT IT FAIRLY FLEXIBLE FOR THE COUNCIL SAYING  
12:32:37 THAT CERTAIN PROFESSIONS SHOULD BE REPRESENTED.  
12:32:41 ARCHITECTS, LANDSCAPE ARCHITECTS AND SO FORTH.

12:32:43 I THINK THE PROBLEM WITH REQUIRING CERTAIN PROFESSIONALS IS  
12:32:48 THAT SOMETIMES YOU JUST DON'T HAVE THEM AVAILABLE, AND IT  
12:32:54 SORT OF TIES YOUR HANDS A LITTLE MORE.

12:32:57 >>Howard Levitan: -- TAKES CARE OF THE STATE CONFLICT OF  
12:33:00 INTEREST LAW BECAUSE THEN THOSE PEOPLE HAVE TO STEP -- ARE  
12:33:04 NOT ALLOWED TO DO THEIR WORK IN ESTERO.  
12:33:07 THERE'S A WHOLE LOT OF ISSUES THERE THAT I THINK YOU'VE ALL  
12:33:10 BEEN BRIEFED ON IN YOUR COUNCIL BRIEFINGS.  
12:33:13 >>Mayor Ribble: GREAT POINT.  
12:33:16 >>Nancy Stroud: OKAY.  
12:33:17 SO MOVING ALONG, THERE'S ALSO A NEW SECTION IN HERE THAT  
12:33:22 SETS OUT GENERAL PROCEDURES THAT APPLY TO ALL KINDS OF  
12:33:27 DEVELOPMENT APPROVALS.  
12:33:30 AND THEN, OF COURSE, THERE ARE GOING TO BE SPECIAL  
12:33:32 PROCEDURES FOR CERTAIN KINDS OF DEVELOPMENT APPROVAL, BUT WE  
12:33:36 WANTED TO STANDARDIZE THE BASIC PROCESS.  
12:33:39 AND WE DO THAT IN THIS SECTION.  
12:33:42 IT CLARIFIES, FOR EXAMPLE, WHEN PRE-APPLICATION CONFERENCES  
12:33:46 ARE REQUIRED, AND WE'RE REQUIRING MORE PRE-APPLICATION  
12:33:50 CONFERENCES AS MANDATORY BECAUSE WE FIND THAT IF YOU HAVE A  
12:33:56 PRE-APPLICATION CONFERENCE, YOU CAN IDENTIFY ISSUES UP FRONT  
12:34:01 AND APPLICANTS CAN BE BETTER PREPARED TO COMPLETE THEIR  
12:34:06 APPLICATIONS SO THAT THEY CAN GO FORWARD.  
12:34:10 IT ALSO UPDATES REVIEW TIMES TO COMPLY WITH NEW STATUTORY  
12:34:16 REQUIREMENTS, FOR EXAMPLE.

12:34:17 WE HAVE PROPOSED A TIME LIMIT FOR THE LIFE OF SPECIAL  
12:34:25 EXCEPTIONS, SO THAT YOU HAVE TO MAKE SUBSTANTIAL PROGRESS IN  
12:34:32 COMPLETING YOUR SPECIAL EXCEPTION WITHIN A YEAR, AND YOU CAN  
12:34:36 GET A ONE-YEAR EXTENSION OR THE APPROVAL LAPSES.  
12:34:41 SO THAT'S JUST TO ENSURE THAT APPROVALS DON'T STAY OUT THERE  
12:34:45 FOREVER AND NEVER GET BUILT.  
12:34:50 THERE ARE CERTAIN APPROVALS THAT CAN'T HAVE EXPIRATION  
12:34:55 DATES.  
12:34:57 SO WE HAVE MAINTAINED THOSE, BUT FOR SPECIAL EXCEPTIONS, FOR  
12:35:01 EXAMPLE, CHURCHES AND PUBLIC SCHOOLS AND CERTAIN USES ARE  
12:35:07 REQUIRED TO GO THROUGH A SPECIAL EXCEPTION PROCESS.  
12:35:10 THEY MAY OR MAY NOT BE COMPATIBLE IN THE AREA AND YOU WANT  
12:35:14 TO HAVE A BETTER REVIEW, A SPECIAL REVIEW, AND MAYBE MORE  
12:35:18 CONDITIONS ON THEIR APPROVAL THAN OTHER KINDS OF USES.  
12:35:21 ON TO THE NEXT, THIS SECTION ALSO REVISES AND ACTUALLY  
12:35:31 INCREASES PUBLIC NOTICE REQUIREMENTS, ESPECIALLY FOR  
12:35:35 POSTINGS OF PROPERTY.  
12:35:37 IN OTHER WORDS, SIGNS THAT HAVE TO GO UP ON PROPERTY THAT'S  
12:35:41 GOING TO BE GOING THROUGH THE APPROVAL PROCESS.  
12:35:44 FOR EXAMPLE, RIGHT NOW, A PROPERTY THAT COMES IN FOR A  
12:35:48 CHANGE TO THEIR FUTURE LAND USE MAP HAS TO COMPLY WITH  
12:35:56 STATUTORY REQUIREMENTS, BUT THAT MEANS YOU HAVE TO READ THE  
12:35:58 NEWSPAPER AND GENERALLY BE VERY DILIGENT ABOUT NOTICE.  
12:36:01 WE'VE NOW ADDED A REQUIREMENT THAT A SIGN HAS TO BE POSTED  
12:36:05 ON THE PROPERTY, SO ADJACENT AND PEOPLE WHO GO BY WILL KNOW.

12:36:13 AND WE'VE MAINTAINED, OF COURSE, THE REQUIREMENTS OF THE  
12:36:16 STATUTE FOR NEWSPAPER ADS AND SO FORTH.  
12:36:18 WE'VE ALSO REQUIRED NOTICE ON THE VILLAGE WEBSITE BECAUSE  
12:36:23 THE STATUTE NEVER ANTICIPATED THAT DIGITAL NOTICE WOULD BE  
12:36:27 SO IMPORTANT, AND NOW IT IS.  
12:36:29 IT'S A FACT OF LIFE, AND WE WANT TO MAKE SURE THAT THAT  
12:36:32 CONTINUES.  
12:36:34 SO THE NEXT SLIDE.  
12:36:37 THE BULK -- THE BIGGER PART OF THE CHAPTER IS IN THE  
12:36:44 APPLICATION SPECIFIC REVIEW PROCEDURES, AND THIS GOES  
12:36:47 THROUGH EACH TYPE OF APPLICATION, AND THERE'S MORE DETAIL  
12:36:52 ABOUT WHAT'S REQUIRED IN THE APPLICATION AND IN THE PROCESS.  
12:36:57 JUST TO POINT OUT A FEW THINGS, THOUGH, THE EXPIRATION  
12:37:03 PERIODS OF BOTH PD MASTER CONCEPT PLANS AND DEVELOPMENT  
12:37:08 ORDERS HAVE BEEN CHANGED A BIT IN OUR PROPOSAL SO THAT THE  
12:37:14 EXPIRATION DATE IS A SHORTER PERIOD OF TIME.  
12:37:20 IT'S STILL FAIRLY LONG, IN MY OPINION, BUT, FOR EXAMPLE, PD  
12:37:27 MASTER PLAN HAS TO HAVE AN APPROVED DEVELOPMENT ORDER OR  
12:37:32 PLAT WITHIN FIVE YEARS FOR 50% OF THE DEVELOPMENT.  
12:37:37 AND THEY CAN GET EXTENSIONS BUT A LIMITED NUMBER OF  
12:37:40 EXTENSIONS.  
12:37:42 SAME THING FOR THE DEVELOPMENT ORDER.  
12:37:45 IT HAS TO PROCEED WITH CONSTRUCTION OR SUBSTANTIAL  
12:37:48 COMMENCEMENT, MEANING 50% OF THE APPROVED DEVELOPMENT, OR IT  
12:37:55 WILL EXPIRE IN FIVE YEARS.

12:37:58 ANOTHER THING TO POINT OUT IN HERE, THERE'S A LOT OF THIS  
12:38:02 THAT I'M SKIPPING, OF COURSE.  
12:38:03 THERE'S A LOT OF DETAIL, BUT SOME OF THE CHANGES I JUST  
12:38:05 WANTED TO POINT OUT, WE'VE BEEFED UP THE SPECIAL EXCEPTION  
12:38:11 APPROVAL STANDARDS WHICH WERE REALLY VERY GENERAL AND  
12:38:15 SOMEWHAT -- WELL, I'LL JUST SAY GENERAL IN THE EXISTING  
12:38:21 CODE.  
12:38:22 WE'VE CREATED A FINAL PLAN APPROVAL PROCESS.  
12:38:28 THAT'S A CONCEPT THAT LIVES IN HAD SOME OLD COUNTY ZONING  
12:38:34 RESOLUTIONS FOR PLANNED DEVELOPMENT.  
12:38:36 BUT THE COUNTY ACTUALLY NEVER HAD A CODE PROVISION FOR THAT.  
12:38:43 SO WE'VE CLARIFIED WHAT THE FINAL PLAN APPROVAL PROCESS IS  
12:38:46 FOR THESE OLDER PDs.  
12:38:51 WE DON'T ANTICIPATE THAT THE VILLAGE WILL USE THAT CONCEPT  
12:38:55 IN THEIR OWN PDs.  
12:38:59 AND THIS ALSO PROVIDES THAT ONCE YOU BUILT OUT A PLANNED  
12:39:04 DEVELOPMENT, YOU'VE DONE YOUR FINAL PLAN APPROVALS, AND  
12:39:09 ANYTHING TO CHANGE ANY MAJOR CHANGES IN A PLANNED  
12:39:13 DEVELOPMENT THEN DOESN'T GO THROUGH A FINAL PLAN APPROVAL  
12:39:17 PROCESS, BUT GOES THROUGH A PUBLIC HEARING.  
12:39:26 >>Nick Batos: DOES THAT INCLUDE DEVELOPMENTS OF A REGIONAL



12:39:28 IMPACT?  
12:39:30 >>Nancy Stroud: WELL, YES.  
12:39:31 SINCE THAT OLD COUNTY APPROVALS FOR DEVELOPMENTS OF REGIONAL  
12:39:34 IMPACT INCLUDE PDs, USUALLY THEY ARE TOGETHER.

12:39:44 THERE ARE ALSO SOME PDs THAT WERE APPROVED WITHOUT DRI  
12:39:49 APPROVAL.  
12:39:50 IT INCLUDES SOME DRIs -- IT INCLUDES ALL DRIs, BUT THERE  
12:39:54 ARE OTHER PLANNED DEVELOPMENTS THAT ARE INCLUDED.  
12:39:57 AND THEN THE LAST THING I JUST WANT TO POINT OUT IS THAT THE  
12:40:00 COMPREHENSIVE PLAN SET UP A REQUIREMENT THAT ANYONE WHO  
12:40:06 NEEDS APPROVAL FOR A BAR HAS TO COME TO THE COUNCIL, SO WE  
12:40:11 HAD TO CREATE A SPECIAL PERMIT PROCESS FOR THAT.  
12:40:14 IT WASN'T IN THE EXISTING LDC.  
12:40:17 NEXT SLIDE.  
12:40:20 I GUESS THAT'S IT.  
12:40:24 >>Jim Boesch: ARE WE GOING TO GO LONGER THAN 1:00?  
12:40:29 ARE WE GOING TO GO LONGER, ANOTHER 15 MINUTES?  
12:40:32 >>Nancy Stroud: WE'RE ALMOST DONE.  
12:40:33 >>Jim Boesch: BECAUSE I HAVE TO LEAVE AT 1:00.  
12:40:36 >>Nancy Stroud: I THINK WE HAVE ANOTHER FIVE MINUTES AND  
12:40:39 THAT'S THE END OF MY PRESENTATION.  
12:40:41 >>Jim Boesch: I DON'T WANT TO BE RUDE.  
12:40:42 >>Nancy Stroud: I'LL TURN IT BACK TO DAVID.  
12:40:46 >>David Henning: THE LIGHT IS AT THE END OF THE TUNNEL HERE.  
12:40:50 THERE ARE A COUPLE OF SLIDES LEFT AT THE END.  
12:40:54 I'LL ENDEAVOR TO GO QUICKLY.  
12:40:55 IN CHAPTER 10, THE MAJORITY OF THIS CHAPTER IS THE  
12:40:58 DEFINITIONS WHICH HAVE ALREADY COME FORWARD AND BEEN  
12:41:02 RELEASED IN OTHER MODULES.

12:41:04 BUT THERE ARE ALSO THESE PROVISIONS THAT ASSIST IN  
12:41:07 INTERPRETING THE CONSTRUCTION OF THE DOCUMENT.  
12:41:13 HOW DIFFERENT GRAMMAR WORKS, HOW "AND" AND "OR" WORK, WHAT  
12:41:15 LANGUAGE IS MANDATORY AND WHAT IS DISCRETIONARY, ALL OF  
12:41:18 WHICH FOLLOWS CONVENTIONS, BUT WE HAVE THEM RECORDED HERE SO  
12:41:22 THAT THERE'S NO AMBIGUITY IN THAT REGARD.  
12:41:25 IT ALSO INCLUDES PARTICULARLY IDENTIFYING HOW DIFFERENT  
12:41:32 MEASUREMENTS ARE TAKEN.  
12:41:35 THAT INCLUDES BUILDING HEIGHT MEASUREMENTS, GOING TO THE TOP  
12:41:38 OF THE FLAT SECTION OF A FLAT ROOF OR THE TOP OF A PITCHED  
12:41:42 MANSARD ROOF, ET CETERA.  
12:41:44 AND DENSITY CONSIDERATIONS THAT EXIST BOTH IN THE CODE AND  
12:41:50 THE PLAN CLARIFYING HOW YOU DEAL WITH THINGS THAT AREN'T,  
12:41:54 FOR EXAMPLE, APARTMENTS OR SINGLE-FAMILY HOMES WHEN IT COMES  
12:41:57 TO DENSITY.  
12:41:58 AND IN THAT REGARD, ADULT LIVING FACILITIES, CONTINUING CARE  
12:42:03 FACILITIES, WHICH WERE DEALT WITH, WITH A MIXTURE OF NUMBERS

12:42:07 OF PEOPLE AND SQUARE FOOTAGE AND BEDS AND DIFFERENT WAYS.  
12:42:13 NOW, INSTEAD OF THAT KIND OF ODDBALL COLLECTION OF DIFFERENT  
12:42:17 WAYS OF DEALING WITH IT, TWO BEDS WILL BE CONSIDERED A  
12:42:20 DEVELOPMENT UNIT.  
12:42:24 >>Mary Gibbs: DAVID, CAN WE GO BACK AND MAY I ADD ONE  
12:42:27 COMMENT?  
12:42:28 ON THE BUILDING HEIGHT MEASUREMENT, I JUST WANT TO BRING  
12:42:31 THIS TO THE COUNCIL'S ATTENTION BECAUSE WHAT WE'RE PROPOSING

12:42:34 IS A LITTLE DIFFERENT THAN WHAT WE HAVE RIGHT NOW.  
12:42:37 WE HAVE A COUPLE OF CONFLICTS IN THE CODE BECAUSE WE HAD OUR  
12:42:40 CHAPTER 33 ESTERO PROVISIONS AND THEN WE HAD THE OLD COUNTY  
12:42:42 PROVISIONS.  
12:42:43 SO WE HAVE A PROVISION THAT SAYS IF YOU GO ABOVE -- YOU  
12:42:46 CAN'T GO ABOVE 45 FEET WITHOUT A DEVIATION OR VARIANCE.  
12:42:51 BUT IN THE OTHER SECTION, YOU COULD GO HIGHER WITH INCREASED  
12:42:54 SETBACKS.  
12:42:55 SO WE HAD A CONFLICT WITH THE PLANNING AND ZONING BOARD AND  
12:42:58 THE DESIGN REVIEW BOARD ON THIS CUBE SMART CASE, IF YOU  
12:43:01 RECALL, WHERE THEY WANTED TO GO A COUPLE OF FEET ABOVE 45  
12:43:04 FEET.  
12:43:04 SO WHAT WE'VE DONE IS WE'VE KIND OF MELDED THE LANGUAGE  
12:43:08 TOGETHER TO SAY YOU CAN GO, IF YOU'RE 45 FEET, YOU CAN GO  
12:43:13 HIGHER FOR AN ARCHITECTURAL FEATURE.  
12:43:14 YOU CAN GO ABOUT ANOTHER 12 FEET, BUT IF YOU GO HIGHER THAN  
12:43:18 THAT, YOU'RE GOING TO NEED A DEVIATION OR VARIANCE.  
12:43:20 SO IT GIVES YOU A LITTLE FLEXIBILITY TO GET YOUR  
12:43:23 ARCHITECTURAL FEATURES IN, BUT WITHOUT BEING ABLE TO GO  
12:43:27 UNLIMITED. SO THAT WAS -- THAT'S A BIGGEST CHANGE I THINK  
12:43:30 IN THAT CHAPTER.  
12:43:31 I WANT TO MAKE SURE EVERYBODY WAS AWARE OF THAT.  
12:43:33 OKAY, DAVID.  
12:43:38 >>David Henning: THANK YOU, MARY.  
12:43:39 WITH THAT, YOU'VE NOW BEEN THROUGH IN THE SERIES OF THREE

12:43:43 WORKSHOPS, SHOWN ON THE SCREEN, THE ENTIRETY OF THE CODE.  
12:43:45 WE'VE BROUGHT IT FORWARD IN THAT SERIES OF MODULES FOR  
12:43:48 ANYONE WHO MAY BE WATCHING AND MAY NOT HAVE A DIRECT LINE TO  
12:43:52 PUBLIC COMMENT, THERE IS ALSO THAT WEB PAGE LINK FOR PUBLIC  
12:43:55 COMMENTS THERE ON THE BOTTOM.  
12:43:57 AND OUR DATES GOING FORWARD OR SHOWN AS FAR AS NEXT  
12:44:01 MEETINGS.  
12:44:01 WE ANTICIPATE BEING NEXT BEFORE YOU FOR PUBLIC HEARING,  
12:44:06 PUBLIC HEARINGS ON DECEMBER 9th AND DECEMBER 15th.  
12:44:09 AND MEETING WITH PLANNING AND ZONING BOARD AND DESIGN REVIEW  
12:44:12 BOARD AROUND THOSE TIMES AS WELL.  
12:44:17 >>Mary Gibbs: IF I MIGHT ADD ONE THING, WHAT WE'RE DOING FOR  
12:44:19 YOUR PACKET FOR THE 9th IS WE'RE GOING TO GET THIS

12:44:22 DOCUMENT INSTEAD OF THREE SEPARATE CHUNKS, IT'S GOING TO BE  
12:44:26 MELDED TOGETHER INTO ONE FINAL -- ONE DOCUMENT.  
12:44:29 AND WE'RE ALSO TAKING ALL THE PUBLIC INPUT THAT WE'VE GOTTEN  
12:44:32 TO DATE.  
12:44:33 WE'VE GOT SOME E-MAILS AND LETTERS AND E-COMMENTS, AND WE'RE  
12:44:37 GOING TO COMPILE ALL OF THOSE, SO WE'LL INCLUDE THAT IN YOUR  
12:44:40 PACKET FOR NEXT WEEK SO THAT YOU'LL BE ABLE TO GET AN IDEA  
12:44:44 OF WHAT THE FLAVOR OF THE PUBLIC INPUT IS.  
12:44:46 THEN WE MAY HAVE SOME SUGGESTIONS, WE'RE LOOKING AT THAT NOW  
12:44:49 WITH THE CONSULTANTS.  
12:44:50 WE DID GET SOME GOOD INPUT FROM DESIGN REVIEW BOARD ON SOME  
12:44:53 OF THE TECHNICAL THINGS.

12:44:54 SO WE'RE LOOKING AT THAT NOW TO SEE IF WE DO SUGGEST ANY  
12:44:58 CHANGES, WE'LL BRING IT BACK TO COUNCIL WITH A BULLET POINT  
12:45:02 LIST OR SOMETHING THAT SAYS HERE ARE SOME SUGGESTED CHANGES.  
12:45:05 BUT WE'RE WORKING ON THAT NOW, SO WE'LL SEE IF WE CAN GET  
12:45:08 THROUGH THAT.  
12:45:11 >>Mayor Ribble: GREAT.  
12:45:12 DAVID AND CRAIG, GREAT JOB.  
12:45:13 GOOD PACKET.  
12:45:14 NANCY, THANKS FOR YOUR INPUT.  
12:45:16 MARY AND THE STAFF.  
12:45:18 REALLY GOOD DETAIL.  
12:45:23 A LOT OF IT IS CLEAR AS MUD TO ME BUT STARTING TO UNDERSTAND  
12:45:27 A LITTLE MORE OF IT NOW.  
12:45:29 ANYWAY, GOOD JOB AND GREAT PowerPoint TODAY.  
12:45:32 ANYONE HAVE ANYTHING ELSE FOR MARY, THE STAFF AND NANCY?  
12:45:35 OKAY.  
12:45:36 I KNOW YOU WANT TO GET OUT OF HERE, JIM.  
12:45:38 [ SOUNDING GAVEL ]  
12:45:39 MEETING ADJOURNED.  
12:45:40 WE GOT YOU OUT EARLY.

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