

THE VILLAGE OF ESTERO
COUNCIL ZONING HEARING
WEDNESDAY, JULY 15, 2020, 9:30 A.M.

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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.

09:30:10 >>Mayor Ribble: GOOD MORNING.
09:30:11 I WOULD LIKE TO CALL THE JULY 15th VILLAGE COUNCIL ZONING
09:30:14 HEARING TO ORDER.
09:30:15 I WOULD LIKE TO REMIND EVERYONE TO PLEASE SET YOUR CELL
09:30:18 PHONES ON THE SILENT MODE.
09:30:20 WITH US THIS MORNING, WE HAVE PASTOR TODD WESTON FROM THE
09:30:24 RIVER OF LIFE ASSEMBLY OF GOD TO PROVIDE OUR INVOCATION.
09:30:28 PASTOR?
09:30:32 >> GOOD MORNING.
09:30:33 LET'S PRAY.
09:30:34 DEAR HEAVENLY FATHER, WE THANK YOU FOR THE GIFT OF THIS
09:30:38 BRAND-NEW DAY AND FOR THE PRIVILEGE OF LIVING IN SUCH A
09:30:41 BEAUTIFUL PART OF OUR COUNTRY.
09:30:43 WE WANT TO PAUSE RIGHT NOW TO PRAY FOR OUR COUNTRY DURING
09:30:46 THE MIDST OF THIS PANDEMIC.
09:30:48 WE ASK, GOD, THAT YOU WOULD GIVE WISDOM TO OUR LEADERS.
09:30:51 WE PRAY FOR STRENGTH FOR ALL HEALTH CARE WORKERS, FIRST
09:30:57 RESPONDERS.

09:30:58 WE PRAY THAT YOU WOULD HEAL THOSE WHO ARE SICK AND THAT YOU
09:31:01 WOULD GRANT SAFETY AND PROTECTION TO ALL.
09:31:04 WE PRAY TODAY FOR THESE WHO SERVE ON THE COUNCIL FOR THE
09:31:07 VILLAGE OF ESTERO, THAT YOU WOULD GRANT THEM GUIDANCE AND
09:31:10 UNDERSTANDING AND DISCERNMENT AND COURAGE AS THEY MAKE
09:31:15 DECISIONS THAT IMPACT OUR COMMUNITY.
09:31:17 AND FOR OUR COMMUNITY WE PRAY, FOR THE BUSINESSES AND THE
09:31:22 SCHOOLS AND THE CHURCHES, FOR EVERYONE WHO CALLS ESTERO
09:31:25 HOME, WE PRAY THAT YOU WOULD POUR OUT YOUR GRACE AND MERCY
09:31:29 UPON EACH ONE.
09:31:30 NOW, BLESS TODAY'S MEETING AND IN ALL THINGS WE ASK THAT
09:31:35 YOUR WILL BE DONE.
09:31:37 IN THE NAME OF JESUS, WE PRAY.
09:31:39 AMEN.
09:31:39 >>Mayor Ribble: THANK YOU, PASTOR.
09:31:41 PLEASE JOIN ME IN THE PLEDGE OF ALLEGIANCE.
09:31:43 [PLEDGE OF ALLEGIANCE]

09:32:00 >>Mayor Ribble: MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
09:32:03 >> COUNCIL MEMBER LEVITAN?
09:32:09 >>Mayor Ribble: HOWARD, ARE YOU HERE?
09:32:10 IS HE HERE?
09:32:18 WE CAN'T HEAR HIM.
09:32:24 >>Howard Levitan: HEY, BILL, CAN YOU HEAR ME?
09:32:26 >>Mayor Ribble: WE CAN NOW.
09:32:28 >> THANK YOU.

09:32:29 >>Jon McLain: HERE.
09:32:31 >>Jim Boesch: HERE.
09:32:33 >>Nick Batos: HERE.
09:32:34 >> COUNCIL MEMBER WILSON?
09:32:37 >>Mayor Ribble: JIM WILSON?
09:32:42 >>Jim Wilson: PRESENT.
09:32:43 >>Carol Sacco: VICE-MAYOR ERRINGTON.
09:32:45 >>Vice-Mayor Errington: HERE.
09:32:46 >>Mayor Ribble: HERE.
09:32:47 WE'LL NOW TAKE PUBLIC COMMENT ON ITEMS THAT AREN'T ON THE
09:32:51 AGENDA.
09:32:51 DO WE HAVE ANYONE SIGNED UP TO SPEAK, MADAM CLERK?
09:32:54 >>Carol Sacco: NO, WE DO NOT.
09:32:56 >>Mayor Ribble: NOLEN, WERE YOU GOING TO SPEAK NOW?
09:33:00 YOU HAVE TO FILL OUT A CARD EVENTUALLY.
09:33:02 I KNOW WE TALKED ABOUT YOU SPEAKING ON NON-AGENDA ITEMS.
09:33:06 THAT'S ALL RIGHT.
09:33:07 >> I DIDN'T HEAR ANYTHING YOU SAID.
09:33:09 >>Mayor Ribble: NO, I WAS JUST SAYING, WE WANTED YOU TO
09:33:12 SPEAK ON PUBLIC COMMENT TO YOUR ISSUE ABOUT THE CHAMBER.
09:33:18 >> YES, THANK YOU.
09:33:18 THANK YOU, MAYOR, COUNCIL.
09:33:21 THE CHAMBER OF COMMERCE IS FACING SOME SIGNIFICANT CHANGES
09:33:28 AS IS MOST BUSINESSES -- AS ARE MOST BUSINESSES AND OUR CITY
09:33:35 HAVING TO DEAL WITH THE IMPACT ON THE ECONOMY.

09:33:38 OUR INCOME COMES PRIMARILY FROM FOUR SOURCES: IMPACT
09:33:41 PARTNERS, WHICH THE VILLAGE IS ONE.
09:33:45 AND I PUT A REPORT IN ALL THE WORKSTATIONS, ONE-PAGE REPORT
09:33:49 TO MAKE IT EASIER FOR ME TO SHARE THIS INFORMATION MORE
09:33:52 QUICKLY.
09:33:53 YOU CAN SEE THE IMPACT PARTNERS LISTED THERE.
09:33:56 THAT HAS NOT BEEN IMPACTED BY THE PANDEMIC.
09:33:59 WE'RE GRATEFUL FOR THAT.
09:34:01 SECONDLY, SPONSORSHIPS FOR BIG EVENTS, WE HAVE HAD SINCE
09:34:06 THIS STARTED, WE HAVE HAD NO EVENTS, PERIOD, AND NO BIG
09:34:11 EVENTS, SO NO SPONSORSHIP FUNDS COMING IN.
09:34:14 MEMBERSHIP FEES IS THE THIRD SOURCE.
09:34:18 SO MANY OF OUR MEMBERS ARE IN THE HOSPITALITY,

09:34:22 ENTERTAINMENT, RESTAURANT BUSINESS, AND EVERYBODY KNOWS HOW
09:34:25 THEY HAVE BEEN IMPACTED.
09:34:28 AND WE HAVE EXTENDED TO THEM MEMBERSHIP EVEN THOUGH THEY
09:34:33 HAVE NOT BEEN ABLE TO PAY THEIR MEMBERSHIP RENEWAL FEES.
09:34:36 WE'VE NOT KICKED ANYBODY OUT OF THE CHAMBER BECAUSE OF THIS,
09:34:42 BUT THAT HAS LIMITED OUR INCOME ALSO.
09:34:46 THE FOURTH IS THE MONTHLY EVENTS, WHICH WE HAVE NOT BEEN
09:34:50 ABLE TO HAVE ANY LIVE MONTHLY EVENTS TO AMOUNT TO ANYTHING
09:34:53 DURING THAT PERIOD OF TIME.
09:34:54 SO BECAUSE OF THAT ECONOMIC IMPACT, WE'VE HAD TO MAKE SOME
09:34:58 DIFFICULT DECISIONS, AND YOU HAVE A LIST OF THOSE.
09:35:02 WE HAD TO ACCEPT SARAH NEWCOMB'S VOLUNTARY LAYOFF.

09:35:08 SHE HAD BEEN WITH US A YEAR AND A HALF AND HAD GIVEN US GOOD
09:35:11 LEADERSHIP.
09:35:12 WE'VE REDUCED PAM MUELLER'S SALARY BY 25%.
09:35:15 SHE IS THE GIRL FRIDAY WHO MAKES EVERYTHING WORK, DOES ALL
09:35:18 THE MARKETING, THE BOOKKEEPING, PLANNING OF EVENTS AND SO
09:35:22 FORTH.
09:35:22 WE HAVE GIVEN NOTICE TO MOVE OUT OF THE EXECUTIVE CENTER
09:35:26 OFFICES OVER NEXT TO THE CHEVROLET DEALERSHIP BY THE END OF
09:35:31 THIS MONTH.
09:35:32 AND WE'VE ACCEPTED LEGACY CHURCH'S OFFER FOR FREE RENT FOR
09:35:36 2020, AND IT'S GOING TO BE VERY ADEQUATE TO MEET OUR NEEDS.
09:35:41 THE SPACE THAT THEY ARE MAKING AVAILABLE ON THE SOUTH END OF
09:35:44 THE BUILDING WILL BE THE CHAMBER ENTRANCE.
09:35:47 AND THEN I HAVE AGREED TO BECOME THE INTERIM CHAMBER
09:35:51 PRESIDENT IN SARAH'S PLACE, UNPAID, TO GET US THROUGH THIS
09:35:57 TOUGH ECONOMIC TIME, HOWEVER LONG THAT TAKES.
09:36:01 AND THESE CHANGES REDUCE OUR OPERATIONAL EXPENSES BY ABOUT
09:36:05 \$90,000 A YEAR.
09:36:07 WE BELIEVE THAT WE'LL BE ABLE TO FUNCTION EFFECTIVELY.
09:36:13 WE'VE ALREADY PUT TOGETHER A STRATEGIC PLANNING TEAM WITH
09:36:16 ALEX GREENWOOD FROM LEE HEALTH, VICE PRESIDENT THERE,
09:36:21 LEADING A STRATEGIC PLANNING TEAM, WHICH WOULD BE MEETING
09:36:25 SOON.
09:36:26 YOU SEE THE LIST OF THE BOARD OF DIRECTORS.
09:36:29 WE ACTUALLY HAVE SEVEN NEW BOARD OF DIRECTORS BECAUSE WE HAD

09:36:33 SOME VACANCIES.
09:36:35 WE HAD ONE WHO HAD TO RETIRE BECAUSE OF HEALTH.
09:36:38 WE HAVE A GREAT BOARD.
09:36:41 YOU SEE THE REPRESENTATIVES FROM THE SHERIFF'S OFFICE,
09:36:44 UNIVERSITY PRESIDENT, BUSINESSMEN, FGCU, NONPROFIT SECTOR,
09:36:50 LEE HEALTH, ESTERO FIRE RESCUE, THE REAL ESTATE WORLD, AND
09:36:55 THE VILLAGE, SO WE HAVE A GREAT BOARD.
09:36:58 >>Mayor Ribble: NOLEN, I WANT TO COMMENT ON THAT SO EVERYONE
09:37:01 DOESN'T GET CONFUSED.

09:37:02 I HAVE BEEN ASKING THE CITY IN JIM WILSON'S ABSENCE WHILE HE
09:37:09 CAN'T MAKE THE MEETINGS.
09:37:11 I DON'T WANT ANYBODY TO THINK I JUST GOT APPOINTED TO THE
09:37:13 BOARD PERMANENTLY.
09:37:14 IT'S ONLY A TEMPORARY SITUATION WHILE JIM IS OFF.
09:37:17 I AGREED TO FILL IN FOR HIM.
09:37:19 WHEN HE IS BACK, THAT HE CAN ATTEND THE MEETINGS, WHY HE'LL
09:37:23 BE RIGHT BACK IN THAT CHAIR.
09:37:24 I'M JUST KEEPING IT WARM FOR HIM.
09:37:26 >> THANK YOU, MAYOR.
09:37:27 WE'RE HAVING A MEETING ON JULY 30 AND TALKING ABOUT SOME
09:37:33 SIGNIFICANT CHANGES IN HOW WE DO BUSINESS.
09:37:36 AND I WON'T GET INTO THAT PLAN OF WHAT WE'RE GOING TO BE
09:37:39 DISCUSSING, BUT JUST GIVE YOU A COUPLE OF ILLUSTRATIONS.
09:37:43 WE'RE PROBABLY GOING TO CUT OUR MONTHLY ACTIVITIES IN HALF.
09:37:48 WE'RE PROBABLY GOING TO GIVE, EVEN WHEN IT'S OKAY TO START

09:37:52 HAVING LIVE GATHERINGS, WE'RE PROBABLY GOING TO DO IT WITH
09:37:59 THE OPTION OF PARTICIPATING BY ZOOM AS WELL AS LIVE WITH
09:38:02 SOCIAL DISTANCING, WHENEVER THAT'S PROPER.
09:38:03 SO JUST LIKE EVERYBODY ELSE, WE'RE HAVING TO SIGNIFICANTLY
09:38:08 CHANGE WHAT WE'RE DOING, AND WE WILL KEEP MOVING FORWARD AND
09:38:15 MAKE IT WORK.
09:38:17 IN OUR MEETING, WE'LL TRY TO FIGURE OUT WHAT IS IT WE CAN
09:38:20 OFFER THAT MAYBE PEOPLE ARE NOT GETTING SOMEPLACE ELSE.
09:38:26 ONE OF THE THINGS THAT WE HAVE ACCESS TO IS A LARGE NUMBER
09:38:29 OF RETIRED CEOs, VERY LARGE CORPORATIONS.
09:38:34 WE'RE GOING TO START A CEO SPEAKER SERIES TO OFFER TO OUR
09:38:40 FOLKS TO BRING THE ADVANTAGE OF HEARING FROM SOME OF THE
09:38:42 GREATEST BUSINESS LEADERS IN AMERICA.
09:38:44 FOR EXAMPLE, THE RETIRED CHAIRMAN OF THE BECHTEL
09:38:48 CORPORATION, THE LARGEST CONSTRUCTION COMPANY IN THE WORLD.
09:38:51 RETIRED CHAIRMAN OF ROCKWELL COLLINS AEROSPACE, RETIRED
09:38:55 CHAIRMAN OF DILLARD'S.
09:38:57 JOHNSONVILLE SAUSAGE, RALPH STAYER, WHO LIVES IN NAPLES.
09:39:01 AND MANY OTHER EXECUTIVES THAT WE CAN BRING BEFORE OUR
09:39:07 MEMBERSHIP IN A LEADERSHIP SERIES.
09:39:11 THAT'S JUST ONE EXAMPLE OF SOME THINGS WE'RE GOING TO BE
09:39:13 DOING DIFFERENTLY AND OBVIOUSLY YOU'D HAVE THE OPPORTUNITY
09:39:17 EVEN IF THAT IS A LIVE EVENT TO PARTICIPATE ONLINE IN A ZOOM
09:39:22 FORMAT.
09:39:22 ANYBODY HAVE QUESTIONS?

09:39:26 I WOULD BE HAPPY TO ENTERTAIN QUESTIONS, IF I CAN HEAR THEM.
09:39:30 >>Vice-Mayor Errington: DO YOU WANT ME TO SHOUT?
09:39:31 WHAT DO YOU PLAN TO DO WITH VOLUNTEERS?
09:39:36 YOU HAD A LOT OF VOLUNTEERS AT ONE TIME, AND I KNOW THAT
09:39:39 THERE ARE MANY, MANY PEOPLE IN THE COMMUNITY WHO WANT TO

09:39:43 VOLUNTEER TO DO SOMETHING.
09:39:44 I DON'T KNOW ABOUT NOW WITH COVID-19, BUT WHAT ARE YOUR
09:39:48 PLANS?
09:39:49 >> THE FIRST THING I'VE ASKED PAM MUELLER TO DO IS TO GET
09:39:52 WITH ROSALYN, WHO USED TO OVERSEE VOLUNTEERS, AND COME UP
09:39:56 WITH AN AGGRESSIVE PLAN TO ENGAGE VOLUNTEERS IN THE CHAMBER
09:40:00 AGAIN.
09:40:01 SO WE'RE ON TOP OF THAT.
09:40:04 >>Mayor Ribble: ANY OTHER QUESTIONS FOR NOLEN?
09:40:06 ALL RIGHT.
09:40:08 I JUST WANT TO CONCLUDE BY SAYING NOLEN AND I HAVE HAD
09:40:11 EXTENSIVE CONVERSATIONS, AS STEVE SARKOZY, ABOUT THE DIRE
09:40:16 SITUATION THAT THE CHAMBER IS IN.
09:40:19 YOU FOLKS WHO HAVE LIVED IN OTHER COMMUNITIES, YOU KNOW THE
09:40:22 CHAMBER OF COMMERCE ALL ACROSS THE UNITED STATES IS REALLY
09:40:24 THE BUSINESS ARM FOR ANY COMMUNITY.
09:40:26 WE WANT TO KEEP THE CHAMBER STRONG.
09:40:28 WE WANT TO KEEP A GOOD RELATIONSHIP, AND ANY WAY WE CAN HELP
09:40:33 THEM BE SUCCESSFUL, IT DOESN'T MEAN WE ALWAYS HAVE TO THROW
09:40:36 CASH AT THEM.

09:40:37 KATY, YOU BROUGHT UP A GREAT POINT ABOUT VOLUNTEERS AND
09:40:40 IN-KIND WORK.
09:40:41 WE CAN MAKE SOME THINGS HAPPEN HERE IN THE COMMUNITY.
09:40:43 NOLEN, WE'RE BEHIND YOU, AND WE WANT TO MAKE IT SUCCESSFUL.
09:40:48 >> THANK YOU MUCH.
09:40:49 >>Mayor Ribble: THANK YOU FOR COMING THIS MORNING.
09:40:50 >> I APPRECIATE THAT.
09:40:51 I HAVE A 10:00 MEETING, SO I'LL MOVE ALONG.
09:40:53 THANK YOU.
09:40:55 >>Mayor Ribble: ANYONE ELSE SIGNED UP TO SPEAK?
09:40:57 OKAY.
09:40:57 WE HAVE ON THE AGENDA THE SECOND READING OF ORDINANCE NUMBER
09:41:01 2020-04 REGARDING THE SOUTH ESTERO COMMERCIAL CENTER.
09:41:06 THIS IS ALSO A PUBLIC HEARING.
09:41:09 AND IN THAT MATTER, THE COUNCIL WILL SIT IN A QUASI-JUDICIAL
09:41:13 CAPACITY.
09:41:13 I WILL EXPLAIN THE QUASI-JUDICIAL PROCEEDINGS IN A MOMENT.
09:41:18 MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
09:41:21 >>Carol Sacco: YES.
09:41:21 >>Mayor Ribble: WILL THE CLERK PLEASE READ THE TITLE OF THE
09:41:24 ORDINANCE?
09:41:24 >>Carol Sacco: ORDINANCE NUMBER 2020-04, AN ORDINANCE OF THE
09:41:29 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
09:41:31 WITH CONDITIONS AN AMENDMENT TO THE SOUTH ESTERO COMMERCIAL
09:41:34 CENTER COMMERCIAL PLANNED DEVELOPMENT TO ALLOW FOR MEDICAL

09:41:37 OFFICE AS A USE ON THE 1.14-ACRE LOT (LOT 4) LOCATED ON THE

09:41:44 EAST SIDE OF U.S. 41, 700 FEET SOUTH OF THE CORKSCREW ROAD
09:41:48 INTERSECTION AND CORKSCREW VILLAGE SHOPPING CENTER;
09:41:51 PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND
09:41:54 PROVIDING AN EFFECTIVE DATE.
09:41:57 >>Mayor Ribble: OKAY.
09:41:57 IF EVERYONE WOULD PLEASE BEAR WITH ME.
09:42:00 AS A FORMALITY, AS NANCY HAS DIRECTED, I NEED TO READ THE
09:42:04 FOLLOWING TO YOU.
09:42:04 LADIES AND GENTLEMEN, THIS MORNING'S AGENDA IS A REQUEST FOR
09:42:07 ZONING APPROVAL FOR THE COUNCIL'S DECISION.
09:42:09 AND ON THIS ITEM, THE COUNCIL SITS IN A QUASI-CAPACITY.
09:42:14 THE DECISION OF WHETHER OR NOT TO APPROVE THIS APPLICATION,
09:42:18 LIKE ALL QUASI-JUDICIAL ITEMS, MUST BE BASED ON THE CRITERIA
09:42:23 IN THE LAND DEVELOPMENT CODE AND ON SUBSTANTIAL, COMPETENT
09:42:27 EVIDENCE THAT IS PRESENTED AT THE HEARING.
09:42:30 IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION THAT
09:42:35 IS THE SUBJECT OF TODAY'S QUASI-HEARING, YOU MUST BE SWORN
09:42:39 IN BY THE CLERK IN A MOMENT, AND YOU SHOULD FILL OUT A
09:42:42 PUBLIC SPEAKER'S CARD AND GIVE IT TO THE CLERK.
09:42:47 PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY ON
09:42:51 AN APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.
09:42:56 AFTER THE CLERK ADMINISTERS THE OATH, WE'LL HEAR AN
09:43:00 INTRODUCTORY FROM THE VILLAGE COMMUNITY DEVELOPMENT MANAGER
09:43:02 AND THEN THE APPLICANT WILL ADDRESS THE COUNCIL.

09:43:04 THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR WILL THEN BE
09:43:07 CALLED UPON FOR ANY FURTHER TESTIMONY.
09:43:10 AFTER THIS, I WILL ALLOW ANYONE FROM THE PUBLIC WHO HAS BEEN
09:43:15 SWORN IN TO PROVIDE TESTIMONY.
09:43:16 PLEASE MAKE YOUR COMMENTS CONCISELY AS PUBLIC TESTIMONY IS
09:43:21 LIMITED TO THREE MINUTES PER PERSON.
09:43:23 IN ADDITION TO ANY COUNCIL MEMBER IT HAS AN EX PARTE
09:43:29 COMMUNICATION REGARDING TODAY'S APPLICATION, THE MEMBER WILL
09:43:32 NEED TO DISCLOSE THE SUBJECT MATTER ON THAT COMMUNICATION
09:43:36 AND THE PERSON TO WHOM THE COUNCIL MEMBER SPOKE.
09:43:38 IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST ON ANY
09:43:43 ACTION, THE MEMBER MUST DISCLOSE THE CONFLICT OF INTEREST
09:43:46 AND RECUSE HIMSELF OR HERSELF FROM PARTICIPATING IN
09:43:51 DISCUSSION AND VOTING.
09:43:53 WILL THOSE WHO INTEND TO TESTIFY IN THE HEARING STAND AND
09:43:57 RAISE YOUR RIGHT HAND?
09:43:58 MADAM CLERK, WOULD YOU PLEASE ADMINISTER THE OATH?
09:44:08 >>Carol Sacco: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
09:44:10 THAT YOU ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE
09:44:13 TRUTH AND NOTHING BUT THE TRUTH?
09:44:14 THANK YOU.
09:44:17 >>Mayor Ribble: THANK YOU MUCH.
09:44:18 AT THIS TIME, EACH COUNCIL MEMBER WILL DISCLOSE ANY EX PARTE

09:44:21 COMMUNICATIONS OR CONFLICT OF INTEREST ON THE APPLICATION.
09:44:27 >> NONE.

09:44:28 >> NONE.
09:44:28 >>Mayor Ribble: NONE HERE.
09:44:29 HOWARD?
09:44:32 >>Howard Levitan: NONE.
09:44:33 >>Mayor Ribble: JIM WILSON?
09:44:35 HE MUST BE TAKING A NAP.
09:44:45 COMMUNITY DEVELOP DIRECTOR GIBBS.
09:44:49 >>Jim Wilson: NONE.
09:44:49 >>Mayor Ribble: COMMUNITY DEVELOP DIRECTOR GIBBS, HAVE YOU
09:44:52 RECEIVED ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS ON THIS
09:44:55 APPLICATION?
09:44:56 >>Mary Gibbs: NO.
09:44:59 >>Mayor Ribble: ALL RIGHT.
09:44:59 WILL MS. GIBBS PLEASE INTRODUCE THE ITEM TO THE COUNCIL?
09:45:05 >>Mary Gibbs: GOOD MORNING, COUNCIL.
09:45:07 THIS IS THE SOUTH ESTERO COMMERCIAL CENTER ZONING AMENDMENT
09:45:13 FOR A ONE ACRE PARCEL WHICH IS KNOWN AS LOT FOUR.
09:45:16 THIS PROPERTY IS SOUTH OF THE PUBLIX SHOPPING CENTER, AND
09:45:20 IT'S ACTUALLY BETWEEN THE GAS STATION AND THE MINI-WAREHOUSE
09:45:24 STORAGE.
09:45:27 IT WAS THE OLD BLOCKBUSTER BUILDING.
09:45:29 YOU PROBABLY RECALL IT AS THAT.
09:45:31 IT'S BEEN VACANT FOR QUITE A WHILE NOW, AND DR. LAM HAS
09:45:35 BOUGHT IT AND WOULD LIKE TO USE IT FOR MEDICAL OFFICE.
09:45:39 IT'S ALREADY ZONED FOR COMMERCIAL DEVELOPMENT, BUT MEDICAL

09:45:42 OFFICE WAS NOT ONE OF THE USES THAT WAS LISTED, SO THEY HAVE
09:45:46 GOT TO DO THIS AMENDMENT TO GET THE MEDICAL OFFICE ADDED.
09:45:50 STAFF HAS RECOMMENDED APPROVAL OF IT WITH SOME CONDITIONS
09:45:53 THAT ARE IN THE ZONING ORDINANCE.
09:45:57 WHEN WE RECOMMENDED APPROVAL, WE ACTUALLY ADDED THE MEDICAL
09:46:00 OFFICE USE, BUT WE DELETED SOME OF THE USES THAT WE DIDN'T
09:46:03 FEEL THAT WERE STILL CONSISTENT WITH THE LAND USE
09:46:06 CATEGORIES, SO THERE WERE SOME USES, LIKE FREIGHT AND CARGO
09:46:10 HANDLING ESTABLISHMENTS AND SOME OLD USES THAT WERE APPROVED
09:46:13 BY THE COUNTY.
09:46:14 SO WE STRUCK THROUGH THOSE.
09:46:15 IN THE ORDINANCE, YOU'LL SEE THAT THOSE USES ARE STRUCK
09:46:18 THROUGH AND MEDICAL OFFICE IS ADDED.
09:46:20 WHEN YOU HAD THE FIRST READING, YOU ASKED SEVERAL QUESTIONS
09:46:24 FOR THE APPLICANT TO ADDRESS, AND WERE THERE GOING TO BE ANY
09:46:29 EXTERIOR CHANGES TO THE BUILDING?
09:46:31 WERE THEY GOING TO REFRESH THE LANDSCAPING AND THE BUILDING
09:46:34 ITSELF?
09:46:34 AND YOU WANTED THEM TO CLARIFY IF THE PARKING WAS ADEQUATE

09:46:37 FOR MEDICAL OFFICE AND THE LEGAL ASPECTS OF MAKING CHANGES
09:46:41 TO THE SCHEDULE OF USES THAT APPLY OUTSIDE LOT 4.
09:46:46 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I CAN TURN IT OVER TO
09:46:49 THE APPLICANT TO ADDRESS THAT.
09:46:53 >>Mayor Ribble: WE WOULD LIKE TO HEAR FROM THE APPLICANT.
09:46:55 ANY QUESTIONS FOR MARY?

09:46:56 >>Mary Gibbs: THAT WILL BE GARY MULLER.
09:47:00 >>Mayor Ribble: GARY.
09:47:02 >>Mary Gibbs: I THINK THE CLERK HAS TO DO A LITTLE QUICK
09:47:04 CLEANING.
09:47:11 >>Jim Wilson: MR. MAYOR, CAN I ASK MARY A QUESTION?
09:47:17 >>Mayor Ribble: SURE.
09:47:18 >>Jim Wilson: ON THE EXHIBIT WE WERE PROVIDED, THERE ARE 29
09:47:22 PARKING SPACES AND TWO HANDICAP SPACES.
09:47:24 DOES THAT MEET OUR CODE?
09:47:28 >>Mary Gibbs: YES.
09:47:30 AND THE APPLICANT IS GOING TO ADDRESS THAT, I BELIEVE, IN
09:47:33 MORE DETAIL.
09:47:33 I THINK THERE ARE 30 -- I THOUGHT THERE WERE 30 SPACES.
09:47:38 BUT THERE ARE ENOUGH FOR MEDICAL OFFICE.
09:47:42 >>Jim Wilson: THANK YOU.
09:48:13 >>Gary Muller: GOOD MORNING.
09:48:15 FOR THE RECORD, I'M GARY MULLER WITH JOHNSON ENGINEERING,
09:48:18 REPRESENTING THE APPLICANT, BROADWAY 88 LLC.
09:48:25 WE'RE HERE TODAY TO REQUEST AN AMENDMENT TO THE EXISTING CPD
09:48:30 ZONING APPROVAL, SOUTH ESTERO COMMERCIAL CENTER TO ADD
09:48:36 MEDICAL USES AS A PERMITTED -- MEDICAL OFFICES AS A
09:48:41 PERMITTED USE ON LOT 4.
09:48:44 AS MARY STATED, SOUTH ESTERO COMMERCIAL CENTER IS LOCATED ON
09:48:48 THE EAST SIDE OF U.S. 41, APPROXIMATELY 700 FEET SOUTH OF
09:48:53 CORKSCREW ROAD.

09:48:54 IF YOU TAKE A LOOK AT THE AERIAL PHOTOGRAPH, YOU CAN SEE THE
09:49:01 SUBJECT PROPERTIES OUTLINED IN BLUE.
09:49:05 CORKSCREW ROAD IS TO THE NORTH.
09:49:07 U.S. 41 IS TO THE WEST.
09:49:11 DIRECTLY NORTH OF THE SUBJECT PROPERTY IS CORKSCREW VILLAGE
09:49:14 SHOPPING CENTER.
09:49:16 TO THE SOUTH ARE TWO LOTS WITHIN THE SUBDIVISION.
09:49:21 ONE IS VACANT AND ONE CONTAINS AN EXISTING CAR WASH.
09:49:26 TO THE EAST, WE HAVE MINI-WAREHOUSES, AND THEN TO THE WEST,
09:49:30 ACROSS CORKSCREW VILLAGE LANE, WE HAVE THE WENDY'S
09:49:34 RESTAURANT.
09:49:34 NEXT WE HAVE THE EXISTING CPD SITE PLAN FOR THE SUBDIVISION.
09:49:46 AGAIN, THE SUBJECT PROPERTY LOCATED ON THE NORTHEAST CORNER
09:49:50 OF CORKSCREW VILLAGE LANE AND COMMONS WAY, SHADED IN GRAY.
09:49:56 THIS IS THE ONLY PARCEL THAT WILL BE AFFECTED BY THE

09:49:59 PROPOSED AMENDMENT.
09:50:01 NONE OF THE AREAS, OTHER LOTS WITHIN THE SUBDIVISION WILL BE
09:50:05 IMPACTED BY THE PROPOSED REQUEST.
09:50:08 THEN IN LOOKING AT THE SITE PLAN, THE TOTAL SITE AREA IS
09:50:16 1.14 ACRES.
09:50:18 THE EXISTING BUILDING IS 6,996 SQUARE FEET.
09:50:23 WE'RE REQUIRED TO PROVIDE 32 PARKING SPACES PER VILLAGE
09:50:28 CODE, AND THAT EQUATES TO FOUR AND A HALF SPACES PER
09:50:32 THOUSAND SQUARE FEET OF FLOOR AREA.
09:50:34 THE PARKING WE HAVE PROVIDED IS 33 SPACES, INCLUDING I

09:50:38 BELIEVE FOUR HANDICAP SPACES.
09:50:41 THE OPEN SPACE REQUIRED IS .23 ACRES, WHICH IS 20% OF THE
09:50:47 SITE.
09:50:48 WE'RE ACTUALLY PROVIDING .51 ACRES OR 45% OF THE SITE, AND
09:50:54 THEN THE MAXIMUM BUILDING HEIGHT IS GOING TO BE LIMITED TO
09:50:56 20 FEET.
09:50:58 ONCE AGAIN, NO CHANGES ARE PROPOSED TO THE EXISTING BUILDING
09:51:02 SQUARE FOOTAGE OR OPEN-SPACE AREAS.
09:51:04 SO HERE IS THE PROPOSED SITE PLAN.
09:51:09 AGAIN, BUILDING IS 6,996 SQUARE FEET.
09:51:12 THE ACCESS IS OFF CORKSCREW VILLAGE LANE.
09:51:17 THE EXISTING BUFFERS ARE WHAT WERE ORIGINALLY APPROVED
09:51:23 THROUGH THE OLD CPD ZONING APPROVAL.
09:51:25 YOU HAVE A 20-FOOT BUFFER ALONG THE NORTH PROPERTY LINE, A
09:51:30 FIVE-FOOT TYPE "A" BUFFER ALONG THE EAST PROPERTY LINE, AND
09:51:35 THEN THERE'S A 10-FOOT BUFFER ALONG BOTH ROADWAYS TO THE
09:51:40 WEST AND EAST.
09:51:42 NEXT, I'D LIKE TO SHOW YOU WHAT THE EXISTING BUILDING LOOKS
09:51:50 LIKE.
09:51:50 I BELIEVE EVERYBODY HAS SEEN A COPY OF THE PATTERN BOOK, SO
09:51:54 I'LL JUST GO THROUGH THIS BRIEFLY.
09:51:56 HERE ARE THE FOUR EXISTING BUILDING ELEVATIONS.
09:52:03 HERE'S MORE OF A DETAIL OF THE FRONT OF THE BUILDING.
09:52:09 AS YOU CAN SEE, WE MEET THE EXISTING COMMERCIAL DESIGN
09:52:13 STANDARDS.

09:52:15 WE HAVE MEDITERRANEAN ARCHITECTURE, EARTH TONE COLORS,
09:52:20 STUCCO WALLS WITH THE TILE ROOF, AND VARYING HEIGHTS OF THE
09:52:24 ELEVATION.
09:52:25 HERE'S SOME MORE DETAILS WHICH FURTHER INDICATE COMPLIANCE
09:52:31 WITH THE DESIGN STANDARDS.
09:52:33 YOU CAN SEE WE HAVE THE DECORATIVE MEDALLIONS, EXTERIOR
09:52:39 BANDING AND PRECAST STONE TRIM.
09:52:41 SO, AGAIN, BASICALLY, NOTHING IS BEING CHANGED.
09:52:49 EVERYTHING IS GOING TO BE INTERIOR TO THE BUILDING.
09:52:51 DR. LAM IS A PODIATRIST.
09:52:53 HE'S JUST LOOKING FOR AN INTERIOR REMODEL.

09:52:57 THE APPLICANT IS IN COMPLETE AGREEMENT WITH THE STAFF
09:53:00 RECOMMENDATION FOR APPROVAL, INCLUDING THE PROPOSED
09:53:05 CONDITIONS.
09:53:07 AND IN SUPPORT OF THE REQUEST, I'D JUST LIKE TO SAY IT IS
09:53:11 CONSISTENT WITH ALL APPLICABLE COMPREHENSIVE PLAN POLICIES
09:53:14 FOR THE VILLAGE CENTER FUTURE LAND USE CATEGORY AND
09:53:18 COMMERCIAL DEVELOPMENT FORM.
09:53:21 IT'S CONSISTENT WITH ALL APPLICABLE ZONING AND DEVELOPMENT
09:53:24 ORDER APPROVALS AND WILL NOT ALTER THE APPROVED MASTER
09:53:27 CONCEPT PLAN OR THE EXISTING DEVELOPMENT OF THE SITE.
09:53:31 THE PROPOSED USE IS COMPATIBLE WITH THE EXISTING COMMERCIAL
09:53:36 DEVELOPMENT IN THE SURROUNDING AREA.
09:53:39 AND IMPORTANTLY, IT WILL GENERATE CONSIDERABLY LESS TRAFFIC
09:53:44 THAN THE PREVIOUS USES, PARTICULARLY IT WAS APPROVED AS A

09:53:47 BLOCKBUSTER VIDEO STORE.
09:53:49 IT'S A LOT LESS TRAFFIC.
09:53:52 IN REGARD TO YOUR QUESTIONS, AGAIN, I FEEL LIKE WE MEET THE
09:53:56 REQUIRED PARKING.
09:53:58 THE LANDSCAPING IS IN PRETTY GOOD SHAPE WITH THE EXCEPTION
09:54:02 OF THE PARAMETER BUFFERING ALONG COMMONS WAY AND CORKSCREW
09:54:08 VILLAGE LANE.
09:54:09 THERE ARE A COUPLE OF HOLES IN THE HEDGE THERE.
09:54:13 AND THE APPLICANT IS MORE THAN WILLING TO GO IN AND
09:54:17 BASICALLY REFRESH THE EXISTING LANDSCAPE, PARTICULARLY IN
09:54:21 THOSE AREAS.
09:54:22 HE'S ALSO TALKED TO ME ABOUT THE POSSIBILITY OF REPAINTING
09:54:26 THE BUILDING, AND I THINK HE WOULD BE WILLING TO DO THAT, IF
09:54:30 ASKED.
09:54:30 IF YOU HAVE ANY FURTHER QUESTIONS, I'LL BE HAPPY TO TRY AND
09:54:35 ANSWER THEM.
09:54:35 >>Mayor Ribble: ANY QUESTIONS OF JOHN?
09:54:40 >>Jon McLain: CAN YOU GO BACK TO THE ILLUSTRATION YOU HAVE
09:54:42 ON THE PARKING?
09:54:44 WHERE IS THE MAIN -- IS THERE ONE ENTRANCE?
09:54:48 >>Gary Muller: THERE'S ONE ENTRANCE OFF OF CORKSCREW VILLAGE
09:54:52 LANE, ON THE WEST SIDE OF THE PROPERTY.
09:54:56 >>Jon McLain: TWO HANDICAP SPOTS THAT ARE THERE.
09:54:59 >>Gary Muller: RIGHT.
09:55:00 >>Jon McLain: I WONDER WHY YOU HAVE THE OTHER TWO WAY OFF ON

09:55:03 THE SOUTH SIDE THERE.
09:55:04 WOULDN'T IT MAKE MORE SENSE TO PUT THEM CLOSER TO THE
09:55:07 ENTRANCE?
09:55:08 >>Gary Muller: IT PROBABLY WOULD.
09:55:09 I MEAN, I THINK ALL WE WOULD BE REQUIRED TO HAVE IS TWO
09:55:13 SPACES, AND I DON'T KNOW IF THEY WERE ORIGINALLY PUT THERE
09:55:15 FOR A REASON THAT MAYBE SOMEBODY WHO WORKED AND HAD ACCESS

09:55:19 TO THE REAR OF THE BUILDING USED THOSE.
09:55:22 BUT THE TWO WE HAVE UP FRONT MEETS THE REQUIREMENT FOR THE
09:55:25 AMOUNT OF SPACES WE HAVE.
09:55:30 >>Mayor Ribble: ANY OTHER QUESTIONS?
09:55:32 KATY.
09:55:33 >>Vice-Mayor Errington: AT ONE TIME, I KNOW THAT WAS
09:55:36 ADVERTISED BY A REALTOR FOR A PLACE OF WORSHIP, BUT I DON'T
09:55:40 SEE THAT IN THE USES HERE.
09:55:42 WAS THAT TAKEN OUT, MARY?
09:55:57 >>Mary Gibbs: WE DID NOT TAKE OUT ANY CHURCH OR PLACE OF
09:56:00 WORSHIP.
09:56:01 SO I'M LOOKING QUICKLY.
09:56:02 AND THIS IS FOR LOT 4, WHICH IS THIS PROPERTY.
09:56:09 THERE IS NO RELIGIOUS FACILITY OR PLACE OF WORSHIP LISTED.
09:56:13 SO IF THEY WERE MARKETING IT, THEY MIGHT HAVE BEEN MARKETING
09:56:17 IT --
09:56:21 >>Vice-Mayor Errington: THAT WAS NOT IN THERE.
09:56:22 THE GULLIES, THE SWALES THAT ARE BEHIND THE BUILDING,

09:56:32 THERE'S ONE BETWEEN THAT AND THE STORAGE FACILITY, THAT'S
09:56:37 KIND OF DANGEROUS.
09:56:38 THE ONE GOING TO THE -- [INAUDIBLE] -- WHOEVER TAKES OVER
09:56:46 THAT PROPERTY OUGHT TO DO SOMETHING.
09:56:48 TREES, SHRUBBERY, HIDE THAT -- [INAUDIBLE]
09:56:57 >> [NOT SPEAKING INTO A MICROPHONE]
09:56:59 >>Vice-Mayor Errington: CAN THAT CAN BE A LITTLE BIT OF A
09:57:01 HAZARD.
09:57:01 THE OTHER QUESTION I HAVE, AND THAT IS A COMMENT, HOW DOES
09:57:07 THIS FIT IN WITH THE VILLAGE CENTER?
09:57:09 THIS IS RIGHT NEXT DOOR TO THE VILLAGE CENTER.
09:57:16 TWO YEARS WORKING ON.
09:57:25 >>Mary Gibbs: I'LL TRY NOT TO TOUCH ANYTHING AGAIN.
09:57:28 THIS IS ACTUALLY IN THE VILLAGE CENTER LAND USE DESIGNATION,
09:57:32 WHICH IS A BIGGER AREA THAN WHAT I THINK YOU COMMONLY THINK
09:57:36 OF AS VILLAGE CENTER.
09:57:40 THIS IS A DEVELOPED SHOPPING CENTER, BASICALLY, AND THIS IS
09:57:43 LIKE THE BACK OUT PARCEL.
09:57:46 WHEN WE REVIEWED IT, WE WANTED TO MAKE SURE THEY HAD ALL THE
09:57:51 CONNECTIVITY THAT WE WOULD EXPECT IN A VILLAGE CENTER,
09:57:55 SIDEWALK CONNECTIONS, ARCHITECTURE, ROADWAYS, THE BUFFERING,
09:57:57 TO MAKE SURE THAT IT LOOKS REALLY GOOD WITH THE CONSTRAINT
09:58:03 THAT IT'S ALREADY A SHOPPING CENTER AND HAS A MISHMASH OF
09:58:07 USES.
09:58:08 BUT THE OVERALL SHOPPING CENTER I THINK WE WILL TRY TO FIT

09:58:11 INTO THE VILLAGE CENTER WITH THE CONNECTIONS OF THE FUTURE,
09:58:15 MAKING SURE THAT IT'S PART OF ACCESS TO THE PARK AS IT
09:58:19 DEVELOPS IN THE FUTURE WE'LL BE LOOKING AT THAT.

09:58:21 AND POSSIBLY SOME REDEVELOPMENT OF MAYBE THE MINI-WAREHOUSES
09:58:25 OR THE PROPERTY ADJACENT TO IT.
09:58:27 IT FITS VILLAGE CENTER IN TERMS OF THE EXISTING USES IN THE
09:58:33 SHOPPING CENTER ITSELF.
09:58:35 I DON'T KNOW IF THAT EXPLAINS IT WELL ENOUGH.
09:58:39 >>Vice-Mayor Errington: YOU FEEL COMFORTABLE WITH THAT?
09:58:40 >>Mary Gibbs: YEAH, BECAUSE IT'S ALREADY AN EXISTING
09:58:43 BUILDING.
09:58:43 LOOKS PRETTY GOOD.
09:58:44 IT HAS THE MEDITERRANEAN THEME AND THEY HAVE DONE REALLY AS
09:58:47 MUCH AS THEY CAN TO RETROFIT THIS LITTLE PARCEL.
09:58:56 >>Mayor Ribble: ANY OTHER QUESTIONS FROM COUNCIL?
09:58:57 GO AHEAD, KATY.
09:59:00 >>Vice-Mayor Errington: IF THIS IS APPROVED, I WOULD SAY IT
09:59:03 HAS TO BE REPAINTED.
09:59:06 THERE'S NO IF HE WANTS TO REPAINTED.
09:59:08 ALSO, LANDSCAPING MUST BE DONE.
09:59:10 ESTERO NOW HAS STANDARDS JUST LIKE ESTERO PARKWAY.
09:59:15 WE WANT EVERYTHING BROUGHT UP.
09:59:17 EVEN IF IT IS AN EXISTING BUILDING THAT'S GOING TO BE
09:59:19 REFURBISHED, REMODELED -- [INAUDIBLE] -- OUR GOAL IS TO MAKE
09:59:25 THIS A BEAUTIFUL COMMUNITY.

09:59:26 >>Mary Gibbs: IF I CAN ADD TO THAT, WE HAVE A CONDITION OF
09:59:29 APPROVAL THAT THEY HAVE TO GET A LIMITED DEVELOPMENT ORDER
09:59:31 BECAUSE OF A COUPLE OF TREES IN THE PARKING LOT.
09:59:33 AND THE REFRESHING OF THE LANDSCAPING AND THEN THE PAINTING,
09:59:37 I WOULD JUST REMIND EVERYBODY THAT THERE IS A PATTERN BOOK,
09:59:40 SO THE PAINTING WOULD HAVE TO BE CONSISTENT WITH THAT COLOR
09:59:43 SCHEME.
09:59:46 >>Mayor Ribble: IS THAT IT, KATY?
09:59:48 HOWARD?
09:59:49 >>Howard Levitan: THANK YOU.
09:59:50 I ASKED A QUESTION AT FIRST READING ABOUT WHETHER OR NOT,
09:59:56 WHAT'S THE LEGAL RATIONALE FOR CHANGING THE SCHEDULE OF USES
10:00:00 ON ONLY ONE LOT IF THE OWNERS OF THE REST OF THE SHOPPING
10:00:05 CENTER AREN'T PRESENT OR HAVEN'T APPROVED IT.
10:00:10 I HAD THOUGHT, NANCY, THAT THERE WAS SOME KIND OF STATUTORY
10:00:14 CHANGE ON THAT, BUT I CAN'T REMEMBER, I CAN'T FIND IT
10:00:16 ANYWAY.
10:00:17 MAYBE YOU COULD ADDRESS THAT.
10:00:20 THE APPLICANT HASN'T ADDRESSED IT.
10:00:25 >>Mary Gibbs: I MIGHT START AND LET NANCY ADD ON.
10:00:28 THE THOUGHT PROCESS THAT WE HAD WHEN THIS FIRST CAME IN FOR
10:00:32 LOT 4, WE LOOKED AT THE OWNERSHIP OF ALL THE OTHER PARCELS
10:00:36 AND THE OWNERSHIP HAS BEEN FRAGMENTED.
10:00:38 THERE ARE LLCs THAT OWN THE OTHER LOTS, THE GAS STATION IS
10:00:42 SEPARATE.

10:00:42 THE MINI-WAREHOUSE IS SEPARATE.
10:00:44 SO IT'S ALL BEEN SPLIT UP, SO WHEN WE LOOKED AT THIS, WE
10:00:49 THOUGHT IT WAS GOING TO BE MORE DIFFICULT TO ACTUALLY AMEND
10:00:53 THE ENTIRE DEVELOPMENT, BUT WE COULD KEEP THIS DISCRETELY TO
10:00:57 LOT 4.
10:00:58 SO WE WOULD ONLY MODIFY THE USES FOR LOT 4.
10:01:01 IT DOESN'T AFFECT ANY OF THE REST OF THE DEVELOPMENT AT ALL.
10:01:04 IT STANDS ON ITS OWN AND IS SUBJECT TO THE OLD ZONING
10:01:07 RESOLUTION.
10:01:08 SO THAT'S THE WAY WE DID IT BECAUSE OF THE FRACTIONALIZATION
10:01:11 OF THE OWNERSHIP.
10:01:12 I THINK NANCY IS GOING TO TALK NOW.
10:01:14 >>Nancy Stroud: COUNCILMAN, I'M NOT AWARE OF ANY NEW STATUTE
10:01:19 THAT WOULD REQUIRE ANOTHER WAY OF DOING THIS.
10:01:24 IT DOES MAKE SENSE TO ME THAT SINCE WE ONLY HAVE ONE
10:01:28 APPLICANT ON ONE LOT THAT THE USES WOULD BE CHANGED ONLY FOR
10:01:33 THIS LOT AND FOR THE ENTIRE -- NOT FOR THE ENTIRETY OF THE
10:01:40 DEVELOPMENT.
10:01:42 >>Howard Levitan: I THOUGHT THE LEGISLATURE ACTUALLY PASSED
10:01:47 A LAW THAT ALLOWED THIS KIND OF A THING WITHOUT THE CONSENT
10:01:51 OF THE OTHER SHOPPING CENTER PEOPLE, AS LONG AS IT DIDN'T
10:01:56 AFFECT THEM.
10:01:57 BUT I THINK -- I WANT TO JUST MAKE SURE THAT THERE WAS
10:02:02 PROPER NOTICE TO THOSE PEOPLE SO THAT THEY AT LEAST HAVE THE
10:02:10 OPPORTUNITY TO COME IN AND TELL US WHY IT MIGHT AFFECT THEM,

10:02:15 IF ANY.
10:02:16 THIS WAS THE SAME SITUATION AT ABC LIQUOR WHEN WE DID THAT
10:02:21 ONE IN THE PARADISE SHOPPES, I THINK THAT WAS THE NAME OF
10:02:25 IT, WHEN THEY RAN OUT OF DENSITY OR INTENSITY.
10:02:27 IN THEIR DEVELOPMENT.
10:02:30 BUT WE ALLOWED IT ON ONLY ONE UNIT.
10:02:34 AT THAT POINT, THEY DID GET CONSENT.
10:02:36 I JUST WANTED TO FIGURE OUT WHAT THE UNDERPINNINGS WERE.
10:02:43 IS THERE ANYBODY THAT'S GOING TO SPEAK ON BEHALF OF OTHER
10:02:47 OWNERS?
10:02:49 >>Mary Gibbs: COUNCIL MEMBER LEVITAN, IF I COULD ANSWER
10:02:51 THAT, WE DO SEND A NOTICE TO ADJACENT PROPERTY OWNERS WHEN
10:02:55 WE HAVE THE ZONING HEARINGS, SO WE DID NOTIFY ALL THE
10:02:58 ADJACENT PROPERTY OWNERS, AND THEY HAVE THE CHANCE TO COME
10:03:00 IN AND SPEAK.
10:03:02 WE DIDN'T GET ANY RESPONSES BACK FROM ANY OF THEM.
10:03:06 >>Mayor Ribble: WOULD THEY HAVE BEEN NOTICED FOR THE FIRST
10:03:09 READING THAT THIS WAS COMING UP?
10:03:10 >>Mary Gibbs: ACTUALLY, WE ACTUALLY GIVE NOTICE --
10:03:13 >>Mayor Ribble: YEAH, WE'VE NOTICED.
10:03:14 >>Mary Gibbs: TYPICALLY, BEFORE THE PLANNING AND ZONING

10:03:19 BOARD MEETING.
10:03:19 >>Mayor Ribble: HAS ANYONE SIGNED UP TO SPEAK FOR THIS,
10:03:22 CAROL?
10:03:22 OKAY.

10:03:23 ALL RIGHT, SO NO ONE IS HERE TO SPEAK ABOUT IT, HOWARD.
10:03:27 >>Howard Levitan: OKAY.
10:03:28 LET'S MOVE ON.
10:03:29 >>Mayor Ribble: JIM.
10:03:31 >>Jim Boesch: TO FOLLOW UP ON -- [INAUDIBLE]
10:03:51 >> CORRECT.
10:03:52 >>Jim Boesch: [INAUDIBLE]
10:03:53 [INAUDIBLE] -- ESPECIALLY THE MEDICAL BUILDING, WOULDN'T IT
10:04:04 BE MORE BENEFICIAL FOR THOSE PEOPLE TO MOVE THOSE TWO ON THE
10:04:11 SOUTH SIDE OF THE BUILDING THERE UP INTO THE CORNER OF
10:04:16 CORKSCREW LANE THERE, AND THAT IF THEY HAVE TO COME AND
10:04:23 THOSE OTHER TWO ARE TAKEN, THERE WOULD BE ANOTHER ONE CLOSER
10:04:25 TO THAT DOOR, FARTHEST CORNER AWAY, THEY HAVE TO GET OUT,
10:04:31 WALK AROUND AND COME AROUND TO THE FRONT DOOR.
10:04:34 WOULDN'T IT BE BETTER TO MOVE THOSE TWO TO THE SOUTH CORNER
10:04:39 OF THAT BUILDING SO THEY JUST HAVE TO WALK AROUND THE CORNER
10:04:43 TO GET TO THE FRONT DOOR?
10:04:46 >>Gary Muller: SURE.
10:04:47 I MEAN, WE COULD DO THAT, IF YOU'D LIKE TO HAVE ALL FOUR
10:04:51 HANDICAP SPACES IN FRONT OF THE BUILDING.
10:04:53 WE'RE COMING IN FOR A LIMITED REVIEW DEVELOPMENT ORDER.
10:04:59 >>Jim Boesch: I WOULD HOPE YOU WOULD CONSIDER THAT.
10:05:01 >>Mayor Ribble: NANCY, PUT THAT ON YOUR LIST.
10:05:03 I'M KEEPING TRACK HERE.
10:05:04 IS THAT IT, JIM?

10:05:08 >>Jim Boesch: THAT'S IT.
10:05:09 >>Mayor Ribble: NICK.
10:05:10 >>Nick Batos: GOING BACK IN TIME WHEN IT WAS BLOCKBUSTER, AM
10:05:15 I CORRECT IN SAYING THAT THE DOORWAY ITSELF IS ON THE
10:05:19 SOUTHWEST CORNER OF THE BUILDING?
10:05:22 >>Gary Muller: THERE ARE TWO DOORWAYS IN THE FRONT OF THE
10:05:26 BUILDING.
10:05:27 >>Nick Batos: WHAT I'M GETTING AT, IF THERE IS A DOORWAY ON
10:05:29 THE SOUTH SIDE OF THE FRONT OF THE BUILDING, THOSE TWO OTHER
10:05:33 HANDICAP SPOTS, THAT'S WHAT IT LOOKS LIKE.
10:05:38 IT'S NOT THAT FAR FROM THAT DOORWAY.
10:05:45 >>Gary Muller: THERE ARE TWO DOORWAYS IN THE FRONT OF THE
10:05:47 BUILDING.
10:05:47 THERE ARE NO DOORWAYS ON THE SOUTH SIDE.
10:05:50 THEN IN THE REAR, THERE'S I BELIEVE TWO MORE DOORS.
10:05:56 ORIGINALLY, I THINK IT WAS BROKEN UP INTO TWO OR THREE
10:06:02 SEPARATE OFFICES OR ESTABLISHMENTS.

10:06:05 I BELIEVE IT WAS ONE FOR EACH.
10:06:15 AGAIN, I'M NOT SURE WHAT'S GOING TO BE ALTERED ONCE THE
10:06:20 REMODEL IS DONE.
10:06:23 >>Jim Boesch: IF THERE ARE DOORS ON THAT SIDE, THEN
10:06:25 OBVIOUSLY IT'S APPROPRIATE.
10:06:28 IF THERE ARE NOT DOORS ON THE SIDE, MOVE THEM SO THEY CAN
10:06:32 GET INTO THE FRONT EASIER.
10:06:34 >>Gary Muller: OKAY.

10:06:35 >>Mayor Ribble: OKAY.
10:06:36 ANY OTHER QUESTIONS FROM COUNCIL?
10:06:37 DOES THE LAND USE ATTORNEY HAVE ANY CROSS-EXAMINATION OF THE
10:06:42 APPLICANT?
10:06:43 >>Nancy Stroud: NO, SIR.
10:06:46 >>Mayor Ribble: OKAY.
10:06:48 MARY, DO YOU HAVE ANY OTHER COMMENTS?
10:06:53 >>Mary Gibbs: I WOULD JUST SUGGEST IF YOU WANT TO APPROVE IT
10:06:56 THAT WE JUST ADD TO THE CONDITION WITH THE LIMITED
10:06:58 DEVELOPMENT ORDER THAT THE HANDICAP SPACES WILL BE REVIEWED
10:07:02 WITH THE LIMITED DEVELOPMENT ORDER.
10:07:04 THEY HAVE TO BE IN PROXIMITY TO WHERE THE DOORS ARE LOCATED.
10:07:06 SO WE'LL MAKE SURE WE'VE GOT THAT RIGHT.
10:07:08 AND I THINK YOU ALSO WANTED TO INCLUDE THE REPAINTING AND
10:07:15 THE REFRESHING OF THE SHRUBS.
10:07:26 >>Howard Levitan: MARY, THIS IS HOWARD.
10:07:28 I'D LIKE TO ADD SOMETHING IN THE FINDINGS, THAT WE FIND THAT
10:07:37 THERE HAS BEEN NO INCREASE IN INTENSITY OF THE USE AS PER
10:07:46 THE LUC DEFINITION.
10:07:56 >>Mary Gibbs: ALL RIGHT.
10:07:57 WE'VE GOT THAT.
10:08:03 >>Mayor Ribble: IS THAT IT, MARY?
10:08:06 GARY, IS THAT IT?
10:08:11 >>Gary Muller: THAT'S IT.
10:08:12 >>Mayor Ribble: IT DOESN'T SOUND LIKE WE HAVE PUBLIC
10:08:14 COMMENT.
10:08:14 >>Carol Sacco: WE DO NOT.
10:08:16 >>Mayor Ribble: THAT MOVES US ALONG THROUGH THE PROCESS.
10:08:18 DO I HAVE A MOTION IN REGARD TO ORDINANCE 2020-04 FROM
10:08:22 COUNCIL?
10:08:23 KATY.
10:08:23 SECONDED BY JIM BOESCH.
10:08:25 MADAM CLERK, PLEASE CALL THE ROLL.
10:08:30 >>Carol Sacco: COUNCIL MEMBER LEVITAN?
10:08:32 >>Howard Levitan: AYE.
10:08:34 >>Jon McLain: AYE.
10:08:36 >>Jim Boesch: AYE.
10:08:38 >>Nick Batos: AYE.

10:08:42 >>Jim Wilson: AYE.
10:08:43 >>Vice-Mayor Errington: AYE.
10:08:45 >>Mayor Ribble: AYE.
10:08:46 WE'RE PUTTING THAT IN THE FOUR ITEMS THAT WE NEEDED TO HAVE
10:08:51 AGREEMENT ON FOR THE LANDSCAPING AND THE PAINTING AND THE
10:08:54 PARKING AND ALL THAT.
10:08:55 >> YES.
10:08:56 >>Mayor Ribble: MOVING RIGHT ALONG --
10:09:01 >>Gary Muller: THANK YOU VERY MUCH.
10:09:01 >>Mayor Ribble: THANK YOU, GARY.
10:09:03 >>Carol Sacco: CAN YOU REMIND EVERYONE TO TALK INTO THEIR
10:09:06 MIKES.

10:09:06 IT'S KIND OF HARD TO HEAR WITH THE MASK ON.
10:09:10 >>Mayor Ribble: I'VE BEEN DIRECTED TO HAVE EVERYONE TALK
10:09:13 INTO THEIR MIKES.
10:09:15 IF YOU DON'T KNOW WHAT YOUR MIKE IS, LET US KNOW AND WE'LL
10:09:19 SHOW IT TO YOU.
10:09:21 NOW WE'RE ON THE SECOND READING OF ORDINANCE 2020-03
10:09:26 REGARDING THE OLD POST OFFICE PROPERTY REZONING.
10:09:30 THIS IS A PUBLIC HEARING.
10:09:32 AND IN THAT MATTER, THE COUNCIL WILL SIT IN ITS
10:09:35 QUASI-JUDICIAL CAPACITY.
10:09:36 I'LL EXPLAIN THE QUASI-JUDICIAL PROCEEDINGS IN A MOMENT.
10:09:39 WE ALREADY DID THAT EARLIER, BUT WE HAVE TO DO IT AGAIN.
10:09:43 MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
10:09:46 >>Carol Sacco: YES, MAYOR.
10:09:47 >>Mayor Ribble: WOULD THE CLERK PLEASE READ THE TITLE OF THE
10:09:48 ORDINANCE?
10:09:49 >>Carol Sacco: ORDINANCE 2020-03, AN ORDINANCE OF THE
10:09:52 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
10:09:54 WITH CONDITIONS A REZONING WITH AGRICULTURE (AG-2) TO
10:10:00 COMMERCIAL PLANNED DEVELOPMENT WITH DEVIATIONS TO ALLOW A
10:10:02 COMMERCIAL DEVELOPMENT ON PROPERTY LOCATED AT 8111 BROADWAY
10:10:08 EAST, EAST OF U.S. 41 AND NORTH OF ESTERO UNITED METHODIST
10:10:10 CHURCH CONSISTING OF APPROXIMATELY 1 ACRE; PROVIDING FOR
10:10:15 CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN
10:10:17 EFFECTIVE DATE.

10:10:19 >>Mayor Ribble: AGAIN, PLEASE BEAR WITH ME.
10:10:22 LADIES AND GENTLEMEN, THIS MORNING'S AGENDA HAS A REQUEST
10:10:24 FOR APPROVAL OF THE COUNCIL'S DECISION.
10:10:28 AND ON THIS ITEM, THE COUNCIL SITS IN A QUASI-JUDICIAL
10:10:33 CAPACITY.
10:10:33 THE DECISION OF WHETHER OR NOT TO APPROVE THIS APPLICATION
10:10:38 LIKE ALL QUASI-JUDICIAL ITEMS MUST BE BASED ON THE CRITERIA
10:10:42 IN THE LAND DEVELOPMENT CODE AND ON SUBSTANTIAL, COMPETENT
10:10:45 EVIDENCE THAT IS PRESENTED AT THE HEARING.

10:10:47 IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION OF
10:10:51 THIS SUBJECT OF TODAY'S QUASI-JUDICIAL HEARING, YOU MUST BE
10:10:56 SWORN IN BY THE CLERK IN A MOMENT.
10:10:58 AND YOU SHOULD FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
10:11:01 TO THE CLERK BEFORE SPEAKING.
10:11:03 PLEASE BE ADVISED THAT ANYONE WHO PROVIDES TESTIMONY ON AN
10:11:07 APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.
10:11:11 AFTER THE CLERK ADMINISTERS THE OATH, WE'LL HEAR AN
10:11:15 INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT MANAGER
10:11:18 AND THEN THE APPLICANT WILL ADDRESS THE COUNCIL.
10:11:21 THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR WILL THEN BE
10:11:24 CALLED UPON FOR ANY FURTHER TESTIMONY.
10:11:27 AFTER THIS, I WILL ALLOW ANYONE FROM THE PUBLIC WHO WAS
10:11:31 SWORN IN TO PROVIDE TESTIMONY.
10:11:33 PLEASE MAKE SURE YOUR COMMENTS ARE CONCISE AS PUBLIC
10:11:37 TESTIMONY IS LIMITED TO THREE MINUTES PER PERSON.

10:11:40 IN ADDITION TO ANY OF THE COUNCIL MEMBERS THAT HAVE HAD EX
10:11:45 PARTE COMMUNICATION REGARDING TODAY'S APPLICATION, THAT
10:11:49 MEMBER WILL NEED TO DISCLOSE THE SUBJECT MATTER OF THE
10:11:52 COMMUNICATION AND THE PERSON TO WHOM THE COUNCIL MEMBER
10:11:57 SPOKE.

10:11:57 IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST ON ANY
10:12:00 ACTION, THE MEMBER MUST DISCLOSE THE CONFLICT AND RECUSE
10:12:05 HIMSELF OR HERSELF FROM PARTICIPATING IN THE DISCUSSION OR
10:12:08 THE VOTING.

10:12:09 WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING STAND
10:12:14 AND RAISE YOUR RIGHT HAND?

10:12:16 MADAM CLERK, PLEASE ADMINISTER THE OATH.

10:12:20 >>Carol Sacco: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU
10:12:21 ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND
10:12:23 NOTHING BUT THE TRUTH.

10:12:25 THANK YOU.

10:12:26 >>Mayor Ribble: OKAY.

10:12:27 AT THIS TIME, EACH COUNCIL MEMBER WILL DISCLOSE ANY EX PARTE
10:12:30 COMMUNICATIONS OR CONFLICT OF INTEREST ON THIS APPLICATION.
10:12:34 ANYBODY ON COUNCIL?

10:12:36 HOWARD?

10:12:44 >>Howard Levitan: NONE.

10:12:46 >>Mayor Ribble: JIM WILSON?

10:12:47 >>Jim Wilson: NONE.

10:12:48 >>Mayor Ribble: OKAY.

10:12:49 NOW, MARY, WE'LL CALL ON YOU FOR YOUR PRESENTATION.

10:12:57 >>Mary Gibbs: GOOD MORNING AGAIN, COUNCIL.

10:12:58 I JUST WANTED TO STATE, WE HAVE NOT RECEIVED ANY LETTERS ON
10:13:02 THIS PARTICULAR PIECE OF PROPERTY ZONING.

10:13:05 SO THIS IS THE OLD POST OFFICE PROPERTY ON BROADWAY.

10:13:10 AND THEY ARE ASKING TO REZONE IT.
10:13:14 RIGHT NOW IT IS ZONED AS AGRICULTURE, BECAUSE POST OFFICE IS
10:13:18 FEDERAL, SO THAT WE'RE NOT REQUIRED TO REZONE AT THE TIME.
10:13:21 SO IT'S BEEN DEVELOPED FOR THE POST OFFICE.
10:13:23 THEY ARE COMING IN AND ASKING TO REZONE IT FOR SOME VARIOUS
10:13:27 TYPES OF COMMERCIAL USES.
10:13:30 WE HAD RECOMMENDED APPROVAL WITH CONDITIONS PRIMARILY
10:13:33 BECAUSE WE THOUGHT THAT THIS WAS GOING TO BE AN IMPROVEMENT
10:13:36 TO THE PROPERTY, WHICH IS VACANT NOW.
10:13:39 THERE'S AN EXISTING BUILDING, WHICH IF I'M BEING KIND IS
10:13:42 LIKE NOT THE MOST ATTRACTIVE BUILDING YOU'VE EVER SEEN.
10:13:46 IT'S BEEN THERE SINCE I THINK 1983.
10:13:49 WE DID HAVE A COUPLE OF CONCERNS, THOUGH, THAT WE BROUGHT UP
10:13:55 IN THE STAFF REPORT.
10:13:56 THE FIRST ONE IS THEY ARE ASKING FOR A FAIRLY BROAD SCHEDULE
10:13:59 OF USES FOR A POTENTIAL FOR THE PROPERTY.
10:14:02 TYPICALLY, WHEN WE HAVE ZONINGS HERE, WE USUALLY HAVE AN END
10:14:07 USER OR THE PEOPLE HAVE AN END USER IN MIND.
10:14:10 SO WHEN YOU'RE LOOKING AT THE PATTERN BOOK AND THE DIFFERENT
10:14:14 THINGS, YOU HAVE A PRETTY GOOD IDEA OF WHAT'S ACTUALLY GOING

10:14:16 ON THE PROPERTY.
10:14:17 SO THIS IS A LITTLE BIT MORE SPECULATIVE.
10:14:21 WE DON'T REALLY KNOW WHAT'S GOING ON THE PROPERTY AT THIS
10:14:22 POINT IN TIME.
10:14:23 SO YOU'VE GOT TO BE A LITTLE CAREFUL WITH THE CONDITIONS
10:14:25 THAT YOU PUT IN TO PREVENT AN UNDESIRABLE USE, FOR EXAMPLE,
10:14:30 FOR BEING NEXT DOOR BECAUSE THERE IS A SINGLE-FAMILY HOME TO
10:14:32 THE EAST.
10:14:33 SO THE SECOND ISSUE THAT WE BROUGHT UP FOR THE COUNCIL'S
10:14:36 ATTENTION ALSO IS THE SEWER ISSUE, BECAUSE SEWER CONNECTION
10:14:40 IS NOT AVAILABLE AT THIS POINT IN TIME.
10:14:43 BUT, AS YOU KNOW, FROM RECENT DISCUSSIONS AND WORKSHOPS
10:14:46 YOU'VE HAD WITH THE COUNCIL, THIS IS IN ONE OF THE AREAS
10:14:50 THAT PUBLIC WORKS HAS IDENTIFIED FOR CENTRAL SEWER
10:14:53 PROVISION.
10:14:55 THAT'S BEING STUDIED NOW.
10:14:57 THERE WILL BE A SPECIAL ASSESSMENT ORDINANCE COMING FORWARD
10:15:00 TO YOU SOON TO PUT IN PLACE THE VARIOUS MOTIONS THAT HAVE TO
10:15:04 BE STARTED TO GET THE CENTRAL SEWER TO THIS AREA AND SOME
10:15:09 OTHER AREAS AS WELL.
10:15:10 SO WE HAVE SOME CONDITIONS IN THE STAFF REPORT THAT WILL
10:15:15 ADDRESS THAT.
10:15:16 AND AT THE COUNCIL FIRST READING, YOU ASKED FOR THE
10:15:19 APPLICANT TO ADDRESS SEVERAL QUESTIONS.
10:15:22 AGAIN, THAT WAS THE SEPTIC SYSTEM.

10:15:25 CAN IT HANDLE THE PROPOSED USES?

10:15:27 AND HOW CLOSE THE SEWER IS TO THE PROPERTY AND WHEN WILL
10:15:32 THAT ACTUALLY OCCUR?
10:15:34 THERE WAS A QUESTION ABOUT HOW THE ACCESS WILL WORK.
10:15:37 A QUESTION ABOUT THE USES WITH ESPECIALLY THE SINGLE-FAMILY
10:15:42 HOME NEXT DOOR AND THE BUFFERS.
10:15:43 AND THEN YOU ASKED ALSO IF THE NEIGHBOR HAD BEEN NOTIFIED OF
10:15:48 THE HEARING, WHICH HE HAS.
10:15:51 HE WAS ACTUALLY HERE EARLIER, BUT I THINK HE LEFT.
10:15:55 WE DID NOTIFY HIM, AND WE WERE CONTACTED BY -- THAT'S
10:16:00 MR. NOBLE IS THE NEIGHBOR.
10:16:02 HE CAME IN AND MET WITH MATT NOBLE.
10:16:05 MR. NOBLE AND MR. NOBLE, BUT THEY ARE NOT RELATED.
10:16:08 I JUST WANT TO GET THAT ON THE RECORD.
10:16:10 HE DID HAVE SOME CONCERNS, I THINK PRIMARILY ABOUT THE
10:16:14 RESTAURANT AND ONE OF THE TREES IN THE BUFFER, BUT THE
10:16:17 APPLICANT'S REPRESENTATIVE HAS ALSO MET WITH HIM, SO I THINK
10:16:21 SHE CAN EXPLAIN THAT, IF HE'S NOT HERE.
10:16:23 BECAUSE I DON'T KNOW WHERE HE WENT.
10:16:26 IF YOU DON'T HAVE ANY QUESTIONS OF ME RIGHT NOW, I CAN TURN
10:16:31 IT OVER TO THE APPLICANT --
10:16:35 >>Vice-Mayor Errington: -- IT LEADS INTO THIS.
10:16:37 ON PAGE 1, ON DISCLOSURE OF -- THE AFFIDAVIT, I HAVE NEVER
10:16:43 SEEN ANYTHING THAT SAID THAT DISCLOSURE IDENTIFIED HEREIN
10:16:46 DOES NOT INCLUDE ANY BENEFIT -- INTEREST IN A LEE COUNTY

10:16:51 EMPLOYEE, COUNTY COMMISSIONER, OR HEARING EXAMINER.
10:16:55 WHY IS THAT IN THERE?
10:16:56 >>Mary Gibbs: I CAN EXPLAIN THAT.
10:16:58 ACTUALLY, THAT WAS A FORM THAT WAS TAKEN FROM THE COUNTY
10:17:01 DISCLOSURE.
10:17:03 WHEN WE STARTED UP HERE, WE USED A LOT OF THE COUNTY FORMS
10:17:07 BECAUSE WE DON'T HAVE A LOT OF STAFF TO PUT TOGETHER ALL NEW
10:17:09 FORMS.
10:17:10 AND THAT'S A LEFTOVER PART.
10:17:13 THE COUNTY HAS A DISCLOSURE ORDINANCE WHERE IF I WAS AN
10:17:16 EMPLOYEE AT THE COUNTY, I WOULD HAVE TO DISCLOSE IF I HAD
10:17:22 ANY INTEREST IN PROPERTY WHICH, OF COURSE, YOU CAN'T HAVE.
10:17:25 THAT COMES FROM THE COUNTY AND THE HEARING EXAMINER.
10:17:30 THEY HAVE THAT.
10:17:30 ALSO AT THE COUNTY, YOU CAN'T HAVE ANY EX PARTE
10:17:35 COMMUNICATIONS.
10:17:36 COMMISSIONERS CANNOT HAVE EX PARTE.
10:17:38 HOW YOU DISCLOSED THAT IN THE BEGINNING, THEY DON'T DO THAT.
10:17:42 SO THAT'S JUST A LEFTOVER FROM THAT FORM.
10:17:46 >>Mayor Ribble: NICK, DO YOU HAVE SOMETHING?
10:17:49 >>Nick Batos: MARY, IS THIS THE TIME YOU WANT US TO MENTION
10:17:52 THINGS ON THE USE LIST?
10:17:55 >>Mary Gibbs: WELL, I THINK YOU PROBABLY WANT TO HEAR FROM

10:17:57 THE APPLICANT FIRST.
10:17:58 THEY ARE GOING TO EXPLAIN THAT A LITTLE BIT AND THEN I WOULD

10:18:01 BRING THAT UP.
10:18:01 >>Mayor Ribble: WE DID JUMP AHEAD HERE A LITTLE BIT.
10:18:03 OKAY.
10:18:05 YOU'RE READY TO TURN OVER TO THE APPLICANT, CORRECT?
10:18:08 >>Mary Gibbs: AS SOON AS WE CLEAN.
10:18:09 THE FIRST SPEAKER WILL BE JEFF WRIGHT WHO WILL INTRODUCE IT.
10:18:23 >>Jeff Wright: I'M JEFF WRIGHT -- J-E-F-F W-R-I-G-H-T --
10:18:30 WITH THE HENDERSON FRANKLIN LAW FIRM.
10:18:32 WITH ME TODAY, I HAVE DEAN AND VERONICA MARTIN WITH TDM
10:18:34 CONSULTING AND DAVID KULSVEEN FROM LANDESCO, OUR LANDSCAPE
10:18:38 ARCHITECT.
10:18:39 WE INTENDED TO HAVE A REPRESENTATIVE FROM MK ARCHITECTURE TO
10:18:42 DISCUSS THE ARCHITECTURAL COMPONENTS, BUT HE APPARENTLY WAS
10:18:48 EXPOSED TO THE VIRUS AND WAS UNABLE TO MAKE IT TODAY AS A
10:18:51 PRECAUTION.
10:18:52 BUT VERONICA IS VERY WELL VERSED.
10:18:55 SHE'S BEEN IN THIS FROM STEP ONE, AND SHE WILL COVER THE
10:18:58 ARCHITECTURAL COMPONENT.
10:19:00 AS YOU KNOW, AS MARY POINTED OUT, WE ARE HERE TO PRESENT THE
10:19:03 REZONING REQUEST FOR THE PROPERTY, ONE ACRE APPROXIMATELY,
10:19:07 LOCATED NEAR THE NORTHEAST CORNER OF 41 AND BROADWAY.
10:19:10 THE FORMER U.S. POST OFFICE.
10:19:13 IT'S A REDEVELOPMENT PROJECT, AND WE'RE TRYING TO PUT THE
10:19:16 PROPERTY TO REASONABLE USE, FOLLOWING MANY YEARS AS A POST
10:19:21 OFFICE AND SITTING VACANT, AND WE WANT TO IMPROVE THE

10:19:23 MARKETABILITY OF THE PROPERTY AND PUT IT BACK INTO USE.
10:19:26 AS MARY POINTED OUT, IT IS CURRENTLY ZONED AG-2, AND IT'S A
10:19:29 VERY LIMITED LIST OF USES FOR THIS LOCATION.
10:19:33 WE'RE SEEKING A REZONE FROM THAT TO COMMERCIAL LAND
10:19:36 DEVELOPMENT TO ALLOW COMMERCIAL USE OF THE PROPERTY THAT
10:19:41 WILL LET US MOVE FORWARD WITH IMPROVING THIS SITE.
10:19:45 AND WE ALSO HAVE A CONCURRENT DEVELOPMENT ORDER THAT'S UNDER
10:19:45 REVIEW FOR THE IMPROVEMENTS.
10:19:48 WE'VE REVIEWED THE STAFF REPORT.
10:19:50 WE AGREE WITH THE RECOMMENDATION OF APPROVAL.
10:19:53 THERE ARE SEVERAL CONDITIONS AND DEVELOPMENT STANDARDS
10:19:55 ATTACHED TO THE RECOMMENDATION.
10:19:57 WE'RE FINE WITH ALL OF THOSE.
10:20:00 NO OBJECTION.
10:20:01 WE ARE REQUESTING SIX DEVIATIONS FROM THE LAND DEVELOPMENT
10:20:04 CODE.
10:20:04 THOSE ARE MAINLY TO ALLOW THE EXISTING CONDITIONS TO REMAIN
10:20:07 ON THE PROPERTY.
10:20:08 I SPOKE WITH THE ATTORNEY, YOUR VILLAGE ATTORNEY ABOUT THIS.

10:20:17 I JUST WANT TO MAKE SURE OUR EXPERTS, THEY ALL TESTIFIED
10:20:21 HERE UNDER SIMILAR PROCEEDINGS, AND WE RESPECTFULLY REQUEST
10:20:24 THAT YOU RECOGNIZE THEM AS EXPERTS TODAY.
10:20:26 AS YOU CAN SEE, WE'RE GOING TO MAKE OUR PRESENTATION VIA
10:20:31 PowerPoint.
10:20:32 HOPEFULLY KEEP IT BRIEF.

10:20:33 WE'VE INCLUDED A COPY OF THAT IN THE AGENDA BACKUP.
10:20:37 I JUST WANTED TO THANK YOU AND YOUR STAFF FOR THE
10:20:40 OPPORTUNITY TO PRESENT TODAY.
10:20:41 WE APPRECIATE YOUR PATIENCE.
10:20:44 VERONICA IS GOING TO START.
10:20:46 SHE WILL GIVE THE BULK OF THE TESTIMONY TODAY ON THE
10:20:49 PLANNING.
10:20:49 AS I SAID, THE ARCHITECTURAL COMPONENTS.
10:20:53 DAVID KULSVEEN FROM LANDESCO WILL BRIEFLY PRESENT THE
10:20:57 LANDSCAPING COMPONENT, AND DEAN MARTIN IS HERE FOR ANY
10:21:00 ENGINEERING QUESTIONS THAT MAY ARISE.
10:21:02 THANKS AGAIN FOR YOUR PATIENCE.
10:21:04 I'LL TURN IT OVER TO VERONICA AT THIS POINT.
10:21:06 THANK YOU.
10:21:07 >>Mayor Ribble: THANK YOU.
10:21:08 VERONICA MARTIN:
10:21:30 >>Veronica Martin: GOOD MORNING.
10:21:31 BEFORE I GET STARTED, I JUST WANTED TO EXPLAIN THAT I AM ONE
10:21:35 OF THE PEOPLE WHO GETS CLAUSTROPHOBIC WEARING A MASK, AND I
10:21:40 HYPERVENTILATE AND MY GLASSES FOG UP.
10:21:42 I MAY HAVE TO REMOVE MY MASK IF THAT'S OKAY WITH EVERYONE.
10:21:46 >>Mayor Ribble: ANYBODY HAVE A PROBLEM WITH THAT ON COUNCIL?
10:21:49 >> THANK YOU.
10:21:50 I APPRECIATE THAT.
10:21:51 >>Mayor Ribble: YOU ARE MORE THAN 15 FEET AWAY FROM US, SO I

10:21:55 DON'T FEEL OFFENDED BY THAT.
10:21:56 EVERYBODY HAVE THEIR OPPORTUNITY TO BE VOCAL BECAUSE THIS
10:22:03 MASK THING IS VERY CONTENTIOUS AS YOU CAN IMAGINE.
10:22:06 >>Veronica Martin: THANK YOU.
10:22:06 I APPRECIATE IT.
10:22:07 FOR THE RECORD, MY NAME IS VERONICA MARTIN.
10:22:09 I'M A SENIOR PLANNER WITH TDM CONSULTING.
10:22:13 I HAVE BEEN SO SINCE 2006.
10:22:14 I HAVE BEEN ACCEPTED AS AN EXPERT WITNESS IN THE LEE COUNTY
10:22:17 LAND DEVELOPMENT PLAN, WHICH, AS YOU KNOW, IS A TRANSITIONAL
10:22:20 PLAN FOR ESTERO.
10:22:21 I DON'T THINK WE'RE ON THE RIGHT SLIDE HERE.
10:22:25 OUR TEAM HAS BEEN WORKING WITH VILLAGE STAFF SINCE 2018 TO
10:22:40 REDEVELOP THIS OLD ESTERO POST OFFICE PROPERTY.
10:22:43 WE DO HAVE A RECOMMENDATION OF APPROVAL FROM STAFF AND ALSO

10:22:47 FROM THE PLANNING AND ZONING BOARD.
10:22:49 THE FIRST SLIDE IS THE COLOR RENDERING OF THE MASTER CONCEPT
10:22:54 PLAN THAT DOES SHOW SOME ADDITIONAL AND EXISTING
10:22:58 LANDSCAPING, PARKING LAYOUT, ACCESS, THE EXISTING BUILDING
10:23:02 AND SO FORTH.
10:23:03 WE HAVE BROUGHT THE SITE TO CODE, TO THE MAXIMUM EXTENT
10:23:09 POSSIBLE AND HAVE REQUESTED THE SIX DEVIATIONS DUE TO
10:23:13 EXISTING CONDITIONS.
10:23:13 STAFF AND THE PLANNING AND ZONING BOARD TO SUPPORT THOSE
10:23:18 REQUESTED DEVIATIONS.

10:23:19 THE COMMENTS FROM THE FIRST READING WERE REGARDING ACCESS,
10:23:26 THE BROAD SCHEDULE OF USES, THE BUFFER TO THE EAST
10:23:30 RESIDENTIAL PROPERTY AND SEPTIC.
10:23:31 I'M GOING TO GO OVER THE FIRST TWO ITEMS.
10:23:35 DAVID KULSVEEN WILL TALK ABOUT THE BUFFER AND LANDSCAPING,
10:23:39 AND THEN OUR CIVIL ENGINEER, DEAN MARTIN, WILL TALK ABOUT
10:23:42 THE SEPTIC AND UTILITIES.
10:23:44 I WILL ALSO BE COMING BACK TO TALK ABOUT THE ARCHITECTURAL
10:23:47 ELEVATIONS IN LIEU OF MIKE SHEELEY.
10:23:49 SO, AS YOU CAN SEE FROM THE AREA LOCATION MAP, THE PROPERTY
10:23:58 IS LOCATED JUST EAST OF U.S. 41 ON BROADWAY EAST.
10:24:03 THE PROPERTY CURRENTLY HAS TWO ACCESS POINTS ON BROADWAY.
10:24:06 IT MIGHT BE HARD TO SEE ON THE MAP.
10:24:10 WITH OUR DISCUSSIONS WITH STAFF, WE HAVE DECIDED TO CLOSE
10:24:14 OFF THE FULL ACCESS DRIVEWAY CLOSEST TO THE INTERSECTION.
10:24:18 THERE IS A RIGHT-TURN LANE ON BROADWAY THAT DOES TEND TO
10:24:24 BACK UP, AND WE THOUGHT THAT WAS A LIFE SAFETY ISSUE FOR THE
10:24:27 PUBLIC, SO WE ARE GOING TO CLOSE THE ONE ACCESS POINT AND
10:24:29 ONLY HAVE THE ONE FURTHEST EAST.
10:24:32 WE DID AN AUTO TREND EXHIBIT WHICH WAS SUBMITTED FOR REVIEW.
10:24:38 WE ALSO HAVE APPROVAL FROM THE ESTERO FIRE DEPARTMENT FOR
10:24:41 THAT ACCESS POINT.
10:24:42 WE TALKED ABOUT THE SCHEDULE OF USES.
10:24:49 AS YOU KNOW, WE'VE ASKED FOR A BROAD ARRAY.
10:24:56 WE HAVE WORKED WITH STAFF AND REDUCED AND DELETED USES TWICE

10:24:59 NOW.
10:24:59 ONCE AFTER WE FIRST SUBMITTED, AND THEN ONCE AFTER I BELIEVE
10:25:04 IT WAS A PLANNING AND ZONING BOARD HEARING.
10:25:06 WE REDUCED USES THAT WE THOUGHT MIGHT BE A LITTLE MORE
10:25:10 INTENSIVE OR NOT AS COMPATIBLE WITH THE RESIDENTIAL
10:25:13 NEIGHBORHOOD TO THE EAST.
10:25:16 THOSE USES WERE CONVENIENCE FOOD AND BEVERAGE STORE, AUTO
10:25:22 REPAIR SHOP, CONTRACTORS AND BUILDERS, DRUGSTORE AND
10:25:25 PHARMACY AND SO FORTH.
10:25:26 THE USES THAT WE DID PROPOSE ARE VERY SIMILAR TO THE ONES AT
10:25:30 THE SHOPPING PLAZA TO THE NORTH AND WEST.

10:25:33 WE ALSO BELIEVE THEY ARE COMPATIBLE AND SOME HAVE EXISTING
10:25:38 CONDITIONS SUCH AS LIMITED BUSINESS HOURS OR FOR THE
10:25:43 RESTAURANTS, THERE'S NO OUTDOOR SEATING PERMITTED.
10:25:45 THAT DOES BRING ME TO COMPATIBILITY WITH THE ADJACENT
10:25:50 PROPERTIES.
10:25:52 PART OF BEING A GOOD NEIGHBOR IS COMMUNICATING WITH THOSE
10:25:55 PROPERTY OWNERS AND LISTENING TO THEIR CONCERNS.
10:25:58 SINCE OUR PROPERTY IS SIMILAR TO THE ONE TO THE NORTH AND
10:26:02 WEST, WE KIND OF FOCUSED ON MR. NOBLE TO THE EAST.
10:26:07 I HAVE MET WITH MR. DAN NOBLE ON HIS PROPERTY.
10:26:11 I HAVE SENT HIM HARD COPIES OF EVERY SUBMITTAL PACKET THAT I
10:26:16 HAVE SUBMITTED TO ESTERO STAFF.
10:26:17 I ALSO ADVISED HIM OF EACH AND EVERY HEARING THAT'S BEEN
10:26:20 AVAILABLE.

10:26:21 I HAVE TALKED TO MR. NOBLE NUMEROUS TIMES ON THE PHONE TO
10:26:26 TRY TO ADDRESS HIS CONCERNS.
10:26:27 I BELIEVE WE HAVE DONE A VERY GOOD JOB.
10:26:30 ESPECIALLY WITH THE BUFFER, I THINK DAVID WILL BE ABLE TO
10:26:33 TALK MORE ABOUT THAT.
10:26:34 BEFORE I TURN THIS OVER TO DAVID, I JUST WANT TO MENTION THE
10:26:46 PART OF THE BUFFER THAT'S THE MOST IMPORTANT.
10:26:49 THERE IS AN EIGHT-FOOT-HIGH BUFFER WALL BETWEEN OUR PROPERTY
10:26:54 AND MR. NOBLE'S PROPERTY.
10:26:57 THERE IS A TEN-FOOT WIDE NATURAL VEGETATIVE BUFFER EASEMENT
10:27:02 WHERE THE BUFFER EXISTS.
10:27:05 SOME OF THE TREES HAVE DIED OUT OVER THE YEARS.
10:27:08 WE'RE GOING TO KEEP THE EXISTING MATURE TREES.
10:27:10 WE'RE GOING TO ADD A DOUBLE HEDGEROW AND THEN FILL OUT THE
10:27:15 REST OF THE BUFFER WITH THE CODE-REQUIRED TREES, ALL NATIVE
10:27:18 VEGETATION.
10:27:19 WE BELIEVE THE LIMITED USES THAT WE'VE REDUCED, THE
10:27:24 CONDITIONS, AND THE BUFFER WILL PROTECT MR. NOBLE FROM ANY
10:27:28 INCOMPATIBLE USES, ANY LIGHTING, TRESPASS, NOISE, GLARE,
10:27:34 WHAT HAVE YOU.
10:27:35 SO THAT CONCLUDES MY PORTION OF THE PRESENTATION.
10:27:40 AND IF YOU WANT, I CAN GO STRAIGHT TO THE ARCHITECTURE.
10:27:46 >>Mayor Ribble: ANY QUESTIONS FOR VERONICA?
10:27:49 >>Nick Batos: A COUPLE OF THINGS.
10:27:51 ON THE EAST PORTION BETWEEN YOUR PROPERTY AND YOUR

10:27:53 NEIGHBOR'S, HOW FAR DOES THE EXISTING WALL GO?
10:27:57 >>Veronica Martin: SO WE ASKED FOR A DEVIATION TO USE THE
10:28:02 WEST SIDE OF THE BUILDING, WHICH DOES NOT HAVE ANY DOORS OR
10:28:07 WINDOWS, AS A PORTION OF THE WALL.
10:28:09 SO THE WALL WOULD BE CONSTRUCTED FROM THE EDGE OF THE
10:28:12 BUILDING SOUTH TOWARDS BROADWAY, AND THEN NORTH FROM THE
10:28:18 EDGE OF THE BUILDING TO THE PROPERTY LINE.

10:28:24 >>Nick Batos: YOU HAVE NO WALL THERE, BUT YOU'RE GOING TO
10:28:28 CONSTRUCT A WALL GOING SOUTH AND NORTH?
10:28:33 >>Veronica Martin: CORRECT.
10:28:34 WE'RE GOING TO USE THE BUILDING IN LIEU OF THE WALL FOR
10:28:36 APPROXIMATELY 80 LINEAR FEET.
10:28:39 SO THERE WILL BE NO GAPS.
10:28:43 >>Nick Batos: IS THE WALL THAT YOU'RE PUTTING IN GOING TO BE
10:28:46 TOUCHING BUILDING OR PUT FORWARD MORE EAST OF THE BUILDING?
10:28:54 >>Veronica Martin: IT'S GOING TO TOUCH THE BUILDING.
10:28:57 >>Nick Batos: THE OTHER QUESTION I HAVE RIGHT NOW IS ON YOUR
10:28:58 COMPATIBLE USES -- [INAUDIBLE] -- MARY, WHY DO WE HAVE A
10:29:07 TATTOO PARLOR?
10:29:16 >>Mary Gibbs: I BELIEVE WE SAID EXCLUDING TATTOO PARLORS.
10:29:22 >>Nick Batos: I'M SORRY, YOU'RE RIGHT.
10:29:26 >>Mayor Ribble: CAN I JUST CONFIRM SOMETHING, BECAUSE I'M
10:29:29 CONFIRMED FROM THE PICTURE AND FROM MR. BATOS' QUESTION.
10:29:33 SO YOU'RE SAYING THE WALL IS GOING TO BE RIGHT AGAINST THE
10:29:37 BUILDING?

10:29:38 >>Veronica Martin: SO -- DIFFERENT SLIDE.
10:29:44 I'M GOING TO SEE IF I HAVE MAYBE A DIFFERENT SLIDE, IF
10:29:46 YOU'LL GIVE ME JUST A SECOND.
10:29:48 THIS IS ACTUALLY DAVID'S SLIDE, BUT THIS SLIDE SHOWS THE
10:29:56 VIEW OF THE BUFFER FROM MR. NOBLE'S PROPERTY.
10:29:59 SO THE BLUE IS THE DOUBLE HEDGEROW.
10:30:03 THE BURGUNDY COLOR IS THE ACTUAL WALL, SO YOU CAN SEE IT
10:30:07 GOES FROM PROPERTY LINE TO PROPERTY LINE, NORTH TO SOUTH,
10:30:11 WITH THE BUILDING ACTING AS THE WALL FOR 80 LINEAR FEET.
10:30:14 WE DIDN'T WANT TO BUILD A WALL RIGHT AGAINST THE BUILDING,
10:30:18 AND THEN, OF COURSE, YOU HAVE THE TREES AND SHRUBS.
10:30:20 NOW, ALL THE VEG TAKES IS ON THE RESIDENTIAL SIDE OF THE
10:30:25 WALL.
10:30:26 DOES THAT ANSWER YOUR QUESTION?
10:30:28 >>Mayor Ribble: THERE'S SPACE TO DO MAINTENANCE ON THIS
10:30:30 WITHOUT GOING ON HIS PROPERTY.
10:30:33 >>Veronica Martin: ABSOLUTELY.
10:30:33 ABSOLUTELY.
10:30:34 >>Mayor Ribble: KATY, YOU HAD SOMETHING?
10:30:37 >>Vice-Mayor Errington: I DO.
10:30:37 WITH THE SLIDE THAT YOU HAVE UP THERE NOW, I THINK
10:30:44 EVERYTHING SHOULD BE DONE TO PROTECT MR. NOBLE'S PROPERTY.
10:30:46 >>Veronica Martin: ABSOLUTELY.
10:30:48 >>Vice-Mayor Errington: HE SHOULD NOT HAVE TO SEE ANYTHING.
10:30:52 >>Veronica Martin: WE AGREE.

10:30:53 >>Vice-Mayor Errington: AND SLASH PINES DON'T DO THAT UNTIL
10:30:53 THEY ARE MATURE.
10:30:59 >>Veronica Martin: I'M GOING TO LET DAVID TALK ABOUT THE

10:31:01 TREE SPECIES.
10:31:02 I DO BELIEVE WE'RE KEEPING ALL THE EXISTING MATURE SLASH
10:31:05 PINE, BUT I THINK ALL THE NEW TREES ARE A DIFFERENT SPECIES.
10:31:09 AGAIN, I WILL LET HIM DISCUSS THAT.
10:31:11 >>Mayor Ribble: I WOULD AGREE WITH MRS. ERRINGTON ON THAT
10:31:15 COMMENT.
10:31:16 THOSE PINES ARE NOT GOING TO GET IT DONE.
10:31:19 >>Vice-Mayor Errington: THE OTHER, I READ IN HERE SOMEWHERE
10:31:23 WHERE THE ESTERO FIRE DEPARTMENT MADE NO COMMENT.
10:31:25 YOU SAID THEY DON'T HAVE -- THEY GAVE APPROVAL.
10:31:34 IS MAKING NO COMMENT GIVE APPROVAL?
10:31:36 >>Veronica Martin: WE SUBMITTED A DEVELOPMENT ORDER AT THE
10:31:37 SAME TIME AS THE REZONING, ACTUALLY PROBABLY HALFWAY
10:31:40 THROUGH.
10:31:40 AS YOU KNOW, IT'S KIND OF HARD TO REDEVELOP A PROPERTY THAT
10:31:42 WAS NOT REQUIRED TO FOLLOW ANY OF THE LAND DEVELOPMENT CODE
10:31:47 REQUIREMENTS BACK IN 1980s.
10:31:50 SO WE HAVE BEEN WORKING WITH STAFF, WITH PUBLIC WORKS, WITH
10:31:54 THE FIRE DEPARTMENT, WITH UTILITIES THROUGHOUT THIS WHOLE
10:31:57 PROCESS, AND WE'VE MADE SEVERAL REVISIONS TO BOTH THE MASTER
10:32:02 CONCEPT PLAN, THE LANDSCAPE PLAN AND THE DEVELOPMENT ORDER
10:32:05 APPLICATION BASED ON THOSE COMMENTS.

10:32:07 WE WANT THEM TO BE CONSISTENT.
10:32:08 BUT THAT'S WHY I SAID WE DO HAVE THE FIRE DEPARTMENT'S
10:32:11 APPROVAL BECAUSE WE HAD TO MAKE REVISIONS AND COORDINATE
10:32:15 WITH THEM.
10:32:16 >>Vice-Mayor Errington: THAT NEEDS TO BE REQUESTED IN THIS
10:32:19 -- [INAUDIBLE]
10:32:22 >>Veronica Martin: I CAN PROVIDE A COPY.
10:32:27 >>Mayor Ribble: ARE YOU AWARE OF THIS WITH THE FIRE
10:32:31 DEPARTMENT?
10:32:31 >>Mary Gibbs: TYPICALLY.
10:32:35 THEY DID SUBMIT A DEVELOPMENTAL ORDER WHICH IS BEING
10:32:38 REVIEWED.
10:32:39 TYPICALLY, THE FIRE DEPARTMENT COMMENTS KIND OF MORPH AS YOU
10:32:41 GO ALONG THROUGH THE PROCESS.
10:32:42 WHAT THEY HAVE SUBMITTED, WHAT THE FIRE DEPARTMENT HAS
10:32:44 SUBMITTED I THINK ARE THE STANDARD THINGS THEY LOOK FOR --
10:32:47 THE AUTO TURN TO MAKE SURE THEIR FIRE TRUCKS CAN TURN AROUND
10:32:51 AND THINGS LIKE THAT.
10:32:53 MORE OF THE DETAILS OF YOUR DEVELOPMENT ORDER.
10:32:55 WE DO HAVE A CONDITION IN HERE THAT THEY HAVE TO SUBMIT THAT
10:32:57 INFORMATION.
10:32:58 I DON'T KNOW THAT -- I DON'T THINK THEY HAVE ACTUALLY SIGNED
10:33:01 OFF WITH A FINAL APPROVAL BECAUSE WE'RE NOT AT THAT POINT
10:33:04 YET.
10:33:05 >>Vice-Mayor Errington: CAN I FIRE TRUCK TURN AROUND IN THAT

10:33:07 PARKING LOT?
10:33:08 IT'S LONG AND SLENDER.
10:33:09 >>Mayor Ribble: IF WE ARE SUPPOSED TO VOTE ON THIS TODAY,
10:33:11 SHOULDN'T WE HAVE ALL THESE THINGS CLOSED UP TODAY?
10:33:14 IT IS THE SECOND READING.
10:33:15 IF WE'RE -- I DON'T KNOW HOW WE'LL VOTE ON THIS.
10:33:19 >>Mary Gibbs: I THINK THERE IS A LITTLE DISTINCTION BETWEEN
10:33:22 WHEN WE'RE LOOKING AT ZONING CONDITIONS AND THE TYPES OF
10:33:26 CONDITIONS WE RECOMMEND, BIGGER-PICTURE THINGS, WHEN YOU GET
10:33:29 DOWN TO THESE DETAILS, SOME OF THE THINGS THAT THE FIRE
10:33:32 DEPARTMENT IS LOOKING FOR, THEY ARE LIKE TECHNICAL DETAILS
10:33:34 THAT YOU WORK OUT WITH THE STAFF THROUGH THE PROCESS.
10:33:37 LIKE THE AUTO TURN STUDY IS A STANDARD THING THE FIRE
10:33:40 DEPARTMENT GIVES US FOR EVERY PROJECT, MAKING SURE THERE'S
10:33:44 ROOM FOR THEM TO TURN AROUND AND WORKING THAT OUT.
10:33:46 I'M COMFORTABLE WITH THE CONDITIONS WE HAVE WITH THE FIRE
10:33:50 DEPARTMENT AT THIS POINT, BUT, AGAIN, IT'S UP TO THE
10:33:55 COUNCIL.
10:34:00 >>Mayor Ribble: ARE YOU DONE, KATY?
10:34:01 >>Vice-Mayor Errington: WE'LL HAVE AN OPPORTUNITY --
10:34:04 >>Mayor Ribble: YEAH, OKAY.
10:34:05 JON, DO YOU HAVE SOMETHING?
10:34:07 >>Jon McLain: HOW MANY TENANTS DO YOU EXPECT TO HAVE IN THIS
10:34:10 BUILDING?
10:34:10 DIFFERENT BUSINESSES?

10:34:13 >> THE EXISTING BUILDING IS 4800 SQUARE FEET.
10:34:16 THE ARCHITECTURAL ELEVATIONS ARE A LITTLE FLEXIBLE, SHOWING
10:34:21 THAT THE BUILDING CAN BE USED FOR ONE SINGLE TENANT OR FOR
10:34:24 MULTIPLE TENANTS, SUBDIVIDED ON THE INSIDE BECAUSE AS THE
10:34:28 POST OFFICE, THE INTERIOR JUST HAD THE MAIN WAITING ROOM AND
10:34:31 THEN THE CASHIER LINE AND THE REST WAS OPEN STORAGE.
10:34:34 IT CAN BE SUBDIVIDED FOR MULTIPLE TENANTS.
10:34:39 WE'VE HAD INTEREST OVER THE PAST I'D SAY THREE OR FOUR
10:34:44 YEARS.
10:34:45 EVERYBODY FROM A PLACE OF WORSHIP, SINGLE TENANT, TO A
10:34:50 RESTAURANT, A LANDSCAPING COMPANY, PLUMBING COMPANY, AUTO
10:34:54 REPAIR, DIFFERENT THINGS.
10:34:55 SO WE'RE TRYING TO MAKE IT FLEXIBLE.
10:34:59 AND AT THE TIME OF DO APPROVAL, WE SHOULD HAVE A TENANT IN
10:35:04 MIND.
10:35:05 AS FAR AS THE FIRE DEPARTMENT, I DO WANT TO SAY THAT WE
10:35:07 PROVIDED A T TURNAROUND AT THE REAR OF THE BUILDING, WHICH
10:35:11 IS NOT SHOWN ON THE MASTER CONCEPT PLAN BECAUSE AT THAT
10:35:14 TIME, WE WERE STILL WORKING OUT THE DETAILS WITH THE FIRE
10:35:17 DEPARTMENT.
10:35:18 THERE IS A T TURNAROUND THAT GIVES THE ACCESS.

10:35:23 >>Jon McLain: SINCE WE DON'T REALLY KNOW WHO WILL BE IN THE
10:35:26 BUILDING -- [INAUDIBLE] -- LOOKING AT YOUR PROPOSED MAP OR
10:35:32 CONCEPT PLAN, IT LOOKS LIKE YOU'VE GOT TWO HANDICAP SPOTS ON
10:35:36 THE SOUTH SIDE THERE, BUT ON THE WEST SIDE, IS THERE ANY

10:35:43 HANDICAP -- [INAUDIBLE]
10:35:46 >>Veronica Martin: WE HAVE NOT PROVIDED ANY ADDITIONAL
10:35:48 HANDICAP SPOTS.
10:35:50 THE PARKING LAYOUT WAS A LITTLE BIT UNUSUAL, SO WE WERE
10:35:53 TRYING TO MAKE THE BEST OF A SITUATION.
10:35:57 THE DO WAS SUBMITTED WITH THE LANDSCAPING COMPANY IN MIND,
10:36:01 WHICH WOULD HAVE THE ONE SINGLE ENTRANCE FACING BROADWAY
10:36:04 EAST.
10:36:07 >>Jon McLain: MY CONCERN IS YOU HAVE ONE TENANT IN THERE.
10:36:10 NOT A BIG DEAL.
10:36:11 IF YOU HAVE SIGNS IN THERE YOU COULD HAVE SIX OR EIGHT
10:36:15 TENANTS.
10:36:15 >>Veronica Martin: CORRECT.
10:36:17 >>Jon McLain: [INAUDIBLE] [INAUDIBLE] -- I DON'T KNOW HOW WE
10:36:27 WOULD HANDLE THIS, MARY, MOVING THIS FORWARD, I'D LIKE TO
10:36:49 HAVE SOMETHING SO THERE'S MORE THAN ONE TENANT --
10:36:52 [INAUDIBLE]
10:37:03 >>Veronica Martin: DURING THE ZONING PROCESS, THE PLAN THAT
10:37:06 I AM SHOWING YOU CURRENTLY IS JUST CONCEPTUAL IN NATURE.
10:37:09 THE FINAL DETAILS GET DETERMINED DURING THE DO PROCESS.
10:37:12 AND I AGREE, THE HANDICAP PARKING IS VERY IMPORTANT.
10:37:17 MY MOTHER IS HANDICAP AND HAS A HARD TIME FINDING PARKING
10:37:21 SPACES.
10:37:22 OBVIOUSLY, IF WE HAVE MULTIPLE TENANTS, WE'LL PROBABLY ADD
10:37:27 ADDITIONAL HANDICAP SPACES TO THE FRONT, WHICH WOULD BE THE

10:37:30 WEST SIDE OF THE BUILDING.
10:37:31 THERE'S ALSO A HANDICAP PARKING SPACE CODE REQUIREMENT THAT
10:37:36 YOU HAVE TO PROVIDE TWO PARKING SPACES PER EVERY 25 REQUIRED
10:37:41 PARKING SPACES, AND IT GOES UP TO THREE, ONCE YOU GET TO 50
10:37:45 AND SO FORTH AND SO ON.
10:37:46 SO WE WILL BE PROVIDING THE HANDICAP PARKING THAT'S
10:37:50 REQUIRED.
10:37:52 >>Mayor Ribble: KATY, YOU HAVE SOMETHING ELSE?
10:37:55 >>Vice-Mayor Errington: YES, I DO.
10:37:56 IT MENTIONS IN HERE THAT THERE WILL BE NO OUTDOOR SEATING
10:38:03 AND NO DRIVE-THROUGH.
10:38:05 COVID-19, DRIVE-THROUGH HAS BECOME VERY IMPORTANT AND SO HAS
10:38:11 OUTDOOR SEATING.
10:38:12 THIS CHANGED TREMENDOUSLY SINCE PLANNING AND ZONING -- WE
10:38:19 NEED TO THINK ABOUT THAT.
10:38:20 THE OTHER IS, THE COUNCIL IS GETTING VERY -- [INAUDIBLE] --
10:38:27 ON THIS SEPTIC TO SEWER.

10:38:28 THAT'S VERY, VERY CRITICAL.
10:38:30 THIS PROPERTY IS INTERESTING BECAUSE THE HILLSIDE AND
10:38:39 AWKWARD, AND YOU HAVE -- I SEE IT NOW AS AWKWARD, GOING IN
10:38:45 AND TRY TO TURN AROUND AND COME OUT.
10:38:48 I HAD HEARD RUMORS THAT THERE WAS GOING TO BE A DRIVEWAY
10:38:54 COMING AROUND THE NOBLE PROPERTY.
10:38:56 [INAUDIBLE] -- YOU CAN GET IN AND YOU'RE KIND OF LOCKED IN.
10:39:04 THE BUILDINGS IN THE BACK COMING DOWN.

10:39:10 STORAGE SHEDS.
10:39:14 >>Veronica Martin: THEY HAVE ALREADY BEEN REMOVED.
10:39:16 >>Vice-Mayor Errington: BUT IT'S AWKWARD.
10:39:18 THOSE ARE THINGS THAT I HAVE DIFFICULTY WITH.
10:39:21 COVID-19 HAS CHANGED THE CULTURE IN THIS NATION, IN THIS
10:39:25 WORLD.
10:39:25 WE NEED TO HAVE SPACE FOR PEOPLE.
10:39:30 OTHERWISE, IF THAT BECOMES A RESTAURANT, CAN'T DINE OUT,
10:39:34 CAN'T DO A DRIVE-THROUGH.
10:39:37 ONLY ONE WAY IN AND ONE WAY OUT.
10:39:40 >>Veronica Martin: IT WOULD BE VERY DIFFICULT TO PROVIDE A
10:39:42 DRIVE-THROUGH FOR EVEN A PHARMACY OR A RESTAURANT AT THIS
10:39:45 LOCATION BECAUSE OF THE LOGISTICS OF THE EXISTING
10:39:48 CONDITIONS.
10:39:49 IF A RESTAURANT WERE TO GO THERE, THEY WOULD PROBABLY ASSIGN
10:39:55 SPACES FOR CURBSIDE PICKUP, LIKE A LOT OF RESTAURANTS DO.
10:39:58 THE REALTOR ACTUALLY BROUGHT UP THE FACT THAT COVID HAS
10:40:01 CHANGED HOW WE USE RESTAURANTS AND OUTDOOR SEATING IS
10:40:08 DESIRABLE.
10:40:10 WHEN THE STAFF REPORT WAS DONE, I WANT TO SAY BACK IN
10:40:16 FEBRUARY, MARCH, WE WEREN'T IN THE COVID CRISIS.
10:40:20 AND WE HAD AGREED TO THE CONDITION THAT NO OUTDOOR SEATING
10:40:25 BE PROVIDED FOR A RESTAURANT BECAUSE OF THE PROPERTY TO THE
10:40:28 EAST, FOR MR. NOBLE.
10:40:31 BUT IF IN OUR CHANGING TIMES VILLAGE COUNCIL WOULD LIKE TO

10:40:36 REMOVE THAT CONDITION, WE'RE ALL FOR IT BECAUSE, AGAIN, WE
10:40:40 THINK TIMES ARE CHANGING AND PEOPLE DO LIKE TO SIT OUTSIDE
10:40:45 AND HAVE OPEN SPACES.
10:40:47 AND WE THOUGHT THE BUFFER WAS SUFFICIENT WITH
10:40:51 EIGHT-FOOT-HIGH SOLID WALL, THE DOUBLE HEDGEROW, THE TREES,
10:40:56 THE LIMITED HOURS OF OPERATION.
10:40:57 I THINK IT'S OPEN TILL 10 P.M. MONDAY THROUGH SATURDAY UNTIL
10:41:02 9 ON SUNDAY.
10:41:05 THOSE WERE THE CONDITIONS.
10:41:07 I THINK IT WAS 9 ON SUNDAY.
10:41:12 >>Vice-Mayor Errington: STILL, FOR MR. NOBLE'S PROPERTY
10:41:15 THAT'S KIND OF DIFFICULT, WITH WHAT YOU JUST SAID.
10:41:19 NOW CHANGED EVERYTHING TO MAKE IT AVAILABLE TO HAVE OUTDOOR

10:41:22 SEATING -- FIRST DIDN'T WANT -- [INAUDIBLE] -- WE'VE GOT TO
10:41:29 PROTECT HIS PROPERTY, TOO.
10:41:33 >>Veronica Martin: I'M SORRY.
10:41:34 I WAS TRYING TO ADDRESS YOUR QUESTION WHERE YOU SEEMED TO
10:41:37 ENCOURAGE, I GUESS, OUTDOOR SEATING AND MAYBE A
10:41:39 DRIVE-THROUGH.
10:41:40 BUT WE HAD AGREED WITH STAFF THAT WE WOULD NOT PROVIDE
10:41:43 OUTDOOR SEATING.
10:41:44 THAT'S WHY I SAID IF VILLAGE COUNCIL WANTED TO STRIKE THAT
10:41:49 CONDITION, WE WOULD BE OKAY WITH THAT.
10:41:51 >>Vice-Mayor Errington: IF YOU DO ANYTHING FOR MR. NOBLE'S
10:41:54 PROPERTY, WHAT ELSE CAN YOU ADD ON THAT WALL?

10:41:59 >>Veronica Martin: I DON'T KNOW THAT THERE'S ANYTHING
10:42:00 ADDITIONAL YOU CAN DO ASIDE FROM THE EIGHT-FOOT-HIGH WALL
10:42:04 AND DOUBLE HEDGEROW.
10:42:06 I'M OPEN TO SUGGESTIONS.
10:42:07 >>Mayor Ribble: MARY YOU'RE NODDING AND RAISING YOUR HAND.
10:42:12 WHY DON'T YOU COME UP AND REFEREE THE --
10:42:16 >>Mary Gibbs: I KNOW COVID CHANGED EVERYTHING, BUT I THINK
10:42:18 FOR THIS PARTICULAR PROPERTY, WE WOULD NOT CHANGE OUR MIND.
10:42:21 I DON'T THINK IT'S REALLY SUITABLE FOR A DRIVE-THROUGH, AND
10:42:24 WE LIMITED IT FOR THE NO OUTDOOR SEATING BECAUSE OF THE FACT
10:42:27 THAT THE NEIGHBOR IS SO CLOSE, WE THOUGHT WE WERE PRETTY
10:42:30 GENEROUS WITH THE HOURS OF OPERATION.
10:42:32 OUTDOOR SEATING, YOU GET NOISE, YOU GET COMPLAINTS.
10:42:36 WHEN MR. NOBLE CAME IN AND MET WITH MATT NOBLE, THAT WAS ONE
10:42:40 OF HIS ISSUES THAT HE WAS WORRIED ABOUT.
10:42:42 EVEN THOUGH WE TOLD HIM THERE WAS A CONDITION FOR NO OUTDOOR
10:42:45 SEATING, HE WAS CONCERNED ABOUT THE RESTAURANT.
10:42:48 HE LEFT -- THE REASON HE LEFT TODAY IS BECAUSE HE COULDN'T
10:42:51 HEAR IN THE BACK.
10:42:52 SO HE CAN'T STATE HIS CONCERN TODAY.
10:42:55 BUT THAT IS WHAT HE DISCUSSED WITH MATT NOBLE.
10:43:00 WE WOULD NOT SUGGEST CHANGING THAT CONDITION IN THIS CASE.
10:43:06 >>Mayor Ribble: JON?
10:43:09 >>Jon McLain: YOU DON'T KNOW WHO'S GOING TO BE GOING IN THIS
10:43:09 BUILDING.

10:43:15 I'D LIKE -- THE BUILDING THAT'S IN THERE NOW IS PRETTY
10:43:15 UNSIGHTLY.
10:43:16 WHAT YOU'VE GOT IN THE PROPOSED SOUTH ELEVATION WOULD BE A
10:43:16 NICE UPGRADE TO [INAUDIBLE]
10:43:16 IF YOU WERE TO GET A LANDSCAPE COMPANY IN THERE, WOULD YOU
10:43:16 MAKE A CHANGE TO THIS LOOK THAT YOU HAVE THERE WITH THE
10:43:16 MULTISPACE ROOFS AND THE LIKE OR WOULD YOU --
10:43:38 >>Veronica Martin: THAT IS THE QUESTION FOR THE ARCHITECT,
10:43:40 MIKE SHEELEY.

10:43:40 I AM GOING TO SCROLL TO THE SLIDES THAT WE HAD PREPARED FOR
10:43:45 HIM.
10:43:45 THIS IS THE EXISTING SOUTH ELEVATION.
10:43:48 YOU CAN SEE OLD POST OFFICE, HAS THE METAL FRAME AND THEN
10:43:52 THE PROPOSED VARYING HEIGHTS.
10:43:55 THERE IS A TOWER ON THE ONE CORNER.
10:43:56 THERE ARE SIGN PANELS THAT JUST GIVE FLEXIBILITY FOR
10:44:00 MULTIPLE TENANTS.
10:44:02 AT THIS TIME, WE ONLY HAVE ONE TENANT IN MIND.
10:44:05 THE DO WAS SUBMITTED FOR JUST THE LANDSCAPE COMPANY, BUT
10:44:09 DURING THE ZONING WE HAVE TO PROVIDE A LITTLE FLEXIBILITY,
10:44:13 WHICH DOES GET NARROWED DOWN DURING THE DO PROCESS.
10:44:16 I'M GOING TO GO, SINCE IT SEEMS LIKE A GOOD PLACE TO GO
10:44:22 THROUGH THE NEXT SLIDES, THE EAST ELEVATION, WHICH IS FACING
10:44:29 U.S. 41.
10:44:31 I'M SORRY.

10:44:31 EAST ELEVATION FACING MR. NOBLE'S PROPERTY.
10:44:35 YOU CAN SEE THAT THERE ARE WINDOWS THAT ACTUALLY HAVE GRATES
10:44:40 ON THEM JUST FOR AIR VENTILATION.
10:44:42 AND WE'RE PROVIDING AWNINGS OVER THOSE WINDOWS.
10:44:46 THE COLOR SCHEME IS MEDITERRANEAN.
10:44:49 THERE WAS A NEW ROOF PUT ON RECENTLY, SO IT'S NOT A TILE
10:44:52 ROOF.
10:44:52 IT IS A STANDARD ROOF.
10:44:54 THIS IS THE WEST ELEVATION FACING U.S. 41.
10:44:57 AGAIN, IT HAS SEVERAL DOORS FOR MULTIPLE TENANTS, BUT,
10:45:01 AGAIN, THOSE CAN BE REPLACED WITH WINDOWS AND JUST PLAIN
10:45:06 GLASS OR THE TINTED GLASS THAT'S REQUIRED.
10:45:09 AND THEN, OF COURSE, THE NORTH ELEVATION WHICH IS WHERE THE
10:45:11 LOADING DOCK WAS OR IS LOCATED.
10:45:16 I DON'T HAVE A LOT OF INFORMATION TO TALK ABOUT FOR THE
10:45:20 ARCHITECTURAL ELEVATIONS, EXCEPT FOR THERE WAS A PATTERN
10:45:23 BOOK THAT WAS SUBMITTED.
10:45:24 THE COLOR SCHEME IS CONSISTENT WITH ESTERO'S VIEW AND FOCUS.
10:45:30 WE PROVIDED -- MET THE CRITERIA FOR THE ARCHITECTURAL
10:45:37 FEATURES WITH THE AWNINGS, THE VARYING ELEVATIONS OF
10:45:41 HEIGHTS.
10:45:42 WE DID -- ON THE TOWER, THERE IS TILE ROOF.
10:45:49 AGAIN, WE BROUGHT IT TO CODE TO MAXIMUM EXTENT POSSIBLE.
10:45:52 MIKE DID A MUCH BETTER JOB PRESENTING THE ARCHITECTURAL
10:45:55 PORTION THAN I'M DOING TODAY.

10:45:57 I HOPE THAT ANSWERS ANY QUESTIONS YOU MAY HAVE.
10:46:02 >> NO MATTER WHO GOES IN THERE -- [INAUDIBLE]
10:46:13 >>Veronica Martin: YES.
10:46:14 WHEN YOU GO THROUGH THE DESIGN OF YOUR PROCESS AND THE
10:46:18 DESIGN OF YOUR BOARD, YOU'RE LOCKED IN TO WHAT IS SUBMITTED

10:46:23 AND THIS IS WHAT WE SUBMITTED.
10:46:24 >>Mayor Ribble: KATY.
10:46:26 >>Vice-Mayor Errington: MY LAST QUESTION FOR RIGHT NOW.
10:46:29 >>Mayor Ribble: ARE YOU SURE?
10:46:29 >>Vice-Mayor Errington: I HOPE.
10:46:30 SEPTIC TO SEWER, WE HAVEN'T ADDRESSED THAT.
10:46:38 THAT'S MAJOR.
10:46:39 MAJOR, MAJOR.
10:46:40 I GO BACK AGAIN TO MY PERSONAL FEELINGS ON PROTECTING THE
10:46:48 NOT IN MY BACKYARD PERSON, MR. NOBLE.
10:46:50 GOT TO PROTECT HIM AND THE PROPERTY.
10:46:55 SO THAT'S NUMBER ONE.
10:46:57 SEPTIC TO SEWER.
10:46:58 THAT'S MAJOR.
10:46:59 [INAUDIBLE]
10:47:02 >>Veronica Martin: I'LL LET THE ENGINEER TALK ABOUT THE
10:47:04 SEPTIC.
10:47:05 I WILL SAY AT THIS POINT, AND HE MAY ALSO SAY IT, THAT WE
10:47:09 HAVE THIS -- THE EXISTING SEPTIC INSPECTED, AND IT DID PASS
10:47:14 THE CURRENT INSPECTION.

10:47:15 IT IS SIZED TO SUIT 4800-SQUARE-FOOT BUILDING.
10:47:19 I BELIEVE THE ONLY USE ON THE ENTIRE SCHEDULE OF USES WOULD
10:47:23 BE IF A 48 -- IF A RESTAURANT WENT INTO THAT BUILDING AND
10:47:28 UTILIZED ALL 4800 SQUARE FOOT, THEY WOULD HAVE TO CONNECT TO
10:47:32 SEWER IN SOME WAY.
10:47:33 BUT EVERY OTHER USE IS BELOW THE THRESHOLD FOR MANDATORY
10:47:39 CONNECTION.
10:47:42 >>Mayor Ribble: IS THAT IT?
10:47:44 >>Veronica Martin: DEAN WILL BE ABLE TO --
10:47:45 >>Mayor Ribble: I WANT TO MAKE ONE COMMENT, BECAUSE I THINK
10:47:47 WE HAVE A WISHY-WASHY --
10:47:51 MS. ERRINGTON BROUGHT UP THE TREES, THE PINE TREES.
10:47:55 REALLY, I DON'T THINK THEY ARE GOING TO GET IT DONE IN
10:47:57 PROTECTING THAT PROPERTY BETWEEN THE PROPERTY AT STAKE HERE
10:48:02 AND THE NEIGHBOR.
10:48:02 CAN WE TAKE A LOOK AT THAT AND SEE WHAT WE CAN DO ABOUT
10:48:05 PUTTING TREES IN THERE THAT ARE DENSE?
10:48:08 >>Veronica Martin: YES, I WILL LET DAVID KULSVEEN TALK ABOUT
10:48:11 THE TREES.
10:48:12 THANK YOU.
10:48:12 I'M AVAILABLE FOR MORE QUESTIONS, TOO.
10:48:14 >>Mayor Ribble: OKAY.
10:48:15 VERONICA, PLEASE PUT YOUR MASK ON NOW THAT YOU'RE NOT --
10:48:29 THANK YOU.
10:48:34 >>David Kulsveen: GOOD MORNING.

10:48:35 I'M DAVID KULSVEEN WITH LANDESCO LANDSCAPE ARCHITECTURE.

10:48:41 I'LL GO OVER THE LANDSCAPE PORTION HERE AS SOON AS I CAN
10:48:47 FIGURE OUT HOW TO GET THIS OFF OF HERE.
10:48:49 THIS SITE IS VERY COMPACT AND RESTRICTIVE.
10:48:55 GOT THE GRADE CHANGE ALONG THE WEST SIDE OF THE PROPERTY
10:48:58 HERE.
10:48:59 AND ALSO TO THE NORTH.
10:49:01 GOT EXISTING LANDSCAPE ALONG THE EAST SIDE HERE TO MR. DAN
10:49:09 NOBLE'S PROPERTY.
10:49:10 AND THEN JUST YOUR BASIC CONNECTION HERE ALONG BROADWAY.
10:49:16 SO LOOKING AT THE BUFFERS, THIS IS A COMMERCIAL SITE TO THE
10:49:20 NORTH AND TO THE WEST, RIGHT-OF-WAY TO THE SOUTH, AND THEN
10:49:23 AG-2 OR RESIDENTIAL OVER HERE TO THE EAST.
10:49:26 I'LL JUST JUMP INTO THE EXISTING LANDSCAPE, SINCE THAT SEEMS
10:49:32 TO BE ONE OF THE BIGGEST CONCERNS RIGHT NOW.
10:49:35 WE PUT TOGETHER A MULTITIERED LANDSCAPE, AND 100% OF THE
10:49:42 PROPOSED VEGETATION AND EXISTING VEGETATION IS NATIVE.
10:49:46 SO WE'RE PLAYING ON THE SAME THEME WITH FLORIDA SLASH PINES
10:49:51 AS THE UPPER CANOPY.
10:49:53 AND WE HAVE AN UNDERSTORY CANOPY OF MAGNOLIAS, DAHOON
10:50:02 HOLLIES AND LOWER TIER OF SILVER SAW PALMETTO, ALL
10:50:06 CONSISTENT WITH THE VEGETATION OF THE AREA BUT OFFERING
10:50:11 YEAR-ROUND SCREENING BECAUSE THE PINES ARE EVERGREEN.
10:50:15 THE CONIFER, THEY DON'T THIN OUT, BUT THERE'S NOT REALLY
10:50:19 ANYTHING TO BUFFER UP THERE.

10:50:20 THEN YOU HAVE THE UNDERSTORY OF MAGNOLIA AND DAHOON, DAHOON
10:50:24 IS AN EVERGREEN AS WELL, AND THEY GROW TO ABOUT A 25 TO
10:50:28 30-FOOT SPREAD AND ABOUT 25 TO 30-FOOT HEIGHT.
10:50:32 THEN YOU HAVE THE WALL.
10:50:33 THAT'S YEAR ROUND, OBVIOUSLY.
10:50:37 SCREENING, WHICH HELPS FOR VISIBILITY.
10:50:40 SCREENING IN THAT WAY, AND ALSO FOR NOISE ATTENUATION,
10:50:44 PAIRED WITH THE BUILDING AND WHERE IT CONNECTS THERE AND
10:50:49 KNOWING THE SILVER SAW PALMETTO WHICH GROWS TO FIVE OR SIX
10:50:53 FEET TALL AND ABOUT THE SAME WIDTH.
10:50:56 IT IS A PRETTY HEFTY BUFFER FOR THAT USE AND THAT'S ARGUABLY
10:51:00 AN IMPROVEMENT TO THE VISIBILITY AND TO THE SITE FROM THE
10:51:03 EAST SIDE.
10:51:04 SO YOU HAVE A COMPLETE EXISTING CANOPY OF PINES AND MAGNOLIA
10:51:11 AND OAKS, AND I BELIEVE -- I CAN'T REMEMBER THE OTHER ONE.
10:51:17 I CAN LOOK HERE IN A SECOND.
10:51:18 AND THEN WE'RE COMING IN UNDERNEATH THAT AND FILLING THAT
10:51:22 GAP IN BETWEEN THE UNDERSTORY OF THE PINES AND THE GROUND
10:51:26 CONDITIONS DOWN HERE.
10:51:28 ARE THEY IMMEDIATE?
10:51:30 NO.
10:51:30 BUT IT DOES NOT TAKE VERY LONG FOR THAT TO FILL IN.
10:51:34 THE TREES THAT ARE GOING IN, THEY ARE 12 TO 14-FOOT HEIGHT,

10:51:39 45-GALLON SIZE TREE CONTAINERS, AND THERE ARE THREE-INCH
10:51:45 CALIPER AT SIX INCHES ABOVE THE GROUND.

10:51:47 THAT IS A PRETTY DECENT SIZE TREE.
10:51:49 >>Mayor Ribble: ARE THOSE PINES THAT YOU'RE TALKING ABOUT?
10:51:53 >>David Kulsveen: THOSE ARE ANY TREES THAT ARE PROPOSED.
10:51:56 >>Mayor Ribble: HOW MANY PINE TREES ARE THERE NOW OR HOW
10:51:58 MANY THEY PUT IN?
10:51:59 I'M TOTALLY CONFUSED ON THE PINE TREES.
10:52:02 >>David Kulsveen: I UNDERSTAND.
10:52:06 >>Vice-Mayor Errington: [INAUDIBLE]
10:52:08 >>David Kulsveen: I'LL SHOW YOU.
10:52:09 WE HAVE THESE TREES THAT ARE EXISTING IN THIS AREA.
10:52:17 THEY HAVE ACTUALLY SOME MAHOGANY, THREE.
10:52:19 THEY ARE INSIDE OF THE BUFFER AREA.
10:52:21 >>Mayor Ribble: PINE TREES?
10:52:22 >>David Kulsveen: THOSE ARE MAHOGANY.
10:52:24 THE PINE TREES ARE RIGHT HERE.
10:52:25 YOU'VE GOT NINE PINE TREES.
10:52:31 >>Vice-Mayor Errington: [INAUDIBLE] PRODUCE FRUIT THAT FALLS
10:52:35 DOWN ON PEOPLE'S CARS.
10:52:36 >>David Kulsveen: THESE ARE EXISTING TREES THAT I'M SHOWING
10:52:38 YOU RIGHT HERE.
10:52:39 >>Vice-Mayor Errington: THOSE WILL BE A NUISANCE IN THE NEAR
10:52:42 FUTURE.
10:52:44 >>David Kulsveen: THERE'S NO PARKING IN THIS AREA RIGHT HERE
10:52:46 WHERE THEY ARE.
10:52:47 THEN YOU HAVE THE PINES AND THE OAKS, AND THE MAGNOLIA.

10:52:51 THEY ARE ACTUALLY SWEET BAY MAGNOLIA, AND THEN PALM TREES,
10:52:59 WHICH ARE THE CABBAGE PALM.
10:53:01 IN TOTAL, THERE'S 21 TREES, 6 OF THOSE ARE PALM TREES AND
10:53:05 THE OTHERS ARE ALL --
10:53:08 >>Mayor Ribble: HOW MANY MAGNOLIA TREES ARE YOU PUTTING IN?
10:53:10 >>David Kulsveen: THESE ARE EXISTING.
10:53:12 >>Mayor Ribble: MAGNOLIA TREES.
10:53:14 >>David Kulsveen: THERE IS ONE EXISTING AND ONE.
10:53:16 >>Mayor Ribble: ONE.
10:53:17 >>David Kulsveen: JUST ONE.
10:53:18 SWEET BAY.
10:53:19 AND THAT'S RIGHT HERE.
10:53:20 IN THIS AREA, TO THE NORTHEAST OF THE BUILDING.
10:53:26 >>Mayor Ribble: HAVE YOU LOOKED AT THIS THING, MARY?
10:53:28 HAVE YOU LOOKED AT THIS LANDSCAPING PROPOSAL HERE?
10:53:33 >>Mary Gibbs: YES, AND WE ACTUALLY HAD BILL PRIZEY HELP US
10:53:37 WITH THE LANDSCAPING REVIEW BECAUSE WE DON'T HAVE LIKE -- WE
10:53:42 DON'T HAVE A LANDSCAPE ARCHITECT ON STAFF.
10:53:44 SO WE HAD HIM HELP, AND HE WORKED WITH DAVID.

10:53:47 >>Mayor Ribble: HE LIKED IT?
10:53:49 >>Mary Gibbs: I HAVE TO SAY, THEY WENT BACK AND FORTH FOR A
10:53:51 COUPLE OF MONTHS TO GET IT WORKED OUT, YEAH.
10:53:54 >>Mayor Ribble: SO HE CAVED OR HE HELD THE LINE?
10:53:57 >>Mary Gibbs: THEY BEAT EACH OTHER UP QUITE A BIT AND CAME
10:54:00 TO --

10:54:01 >>Mayor Ribble: I'M VERY FAMILIAR WITH THESE PINES.
10:54:03 I MEAN, THEY ARE ALL OVER GEORGIA, AND THEY USE THOSE
10:54:06 BECAUSE THEY ARE VERY, VERY INEXPENSIVE AND THE END RESULT
10:54:11 IS NOT A GOOD OUTCOME.
10:54:13 >>Mary Gibbs: WELL, AND WHEN WE -- IN OUR, LIKE, DEVELOPMENT
10:54:16 ORDER PROCESS, WE TRY TO GET THEM TO RETAIN THE EXISTING
10:54:20 VEGETATION, NATIVE AS MUCH AS POSSIBLE.
10:54:23 SO THE PINES, YOU KNOW, ARE USUALLY RETAINED.
10:54:26 THE PINES IN FLORIDA ARE KIND OF SCRAGGLY COMPARED TO UP
10:54:30 NORTH.
10:54:30 BUT, YOU KNOW, IF YOU SUPPLEMENT IT WITH THESE OTHER TREES
10:54:33 THAT ARE MORE CANOPY-TYPE TREES, THEN THEY DO FILL IN.
10:54:37 >>Mayor Ribble: JUNIPERS.
10:54:41 DID THEY CONSIDER JUNIPERS?
10:54:45 >>David Kulsveen: WHAT TYPE OF JUNIPER ARE YOU TALKING
10:54:48 ABOUT?
10:54:49 >>Mayor Ribble: I'M NOT A LANDSCAPER.
10:54:50 I KNOW IN GEORGIA, IF YOU WANT TO PROTECT YOUR PROPERTY FROM
10:54:57 YOUR NEIGHBOR, YOU PLANT JUNIPERS AT SIX FOOT AND THE NEXT
10:55:00 DAY YOU WAKE UP AND THEY ARE 12-FOOT.
10:55:02 THAT'S ALL I KNOW.
10:55:04 >>David Kulsveen: MOST OF THE PINES ARE EXISTING.
10:55:06 WE'RE ACTUALLY FILLING IN THE REMAINDER OF THE PROPERTY LINE
10:55:08 WITH THOSE SAME PINES TO THE NORTH BECAUSE MOST OF THEM ARE
10:55:12 ALL RIGHT HERE.

10:55:12 WHAT WE'VE PUT IN THERE IS ACTUALLY REALLY NICE.
10:55:16 IT ADDS SOME COLOR, SOME TEXTURE, SOME DEPTH, SOME CONTRAST.
10:55:23 IT WILL LOOK NICE.
10:55:24 AS FAR AS THE PINES GO, THEY DO OFFER SHADE.
10:55:29 AND THAT'S THE ONLY WAY YOU CAN GET THAT HEIGHT AND FIT ALL
10:55:32 THAT MATERIAL IN THERE ON THAT PROPERTY LINE BECAUSE THERE'S
10:55:36 A LOT OF MATERIAL THAT'S CALLED FOR BETWEEN A COMMERCIAL AND
10:55:39 RESIDENTIAL BUFFER FOR A TYPE C BUFFER.
10:55:41 SO YOU HAVE TO STAGGER THEM IN HEIGHT.
10:55:45 AND THAT'S WHAT IS HAPPENING FOR THE SCREENING, YOU'RE
10:55:47 FILLING IN THE UPPER STORY, MID STORY AND THE UNDERSTORY.
10:55:53 >>Vice-Mayor Errington: WHAT KIND OF PALM TREES ARE THOSE?
10:55:55 >>David Kulsveen: THAT ARE EXISTING, THEY ARE CABBAGE PALMS.
10:55:58 >>Vice-Mayor Errington: HOW OLD ARE THEY?
10:56:00 >>David Kulsveen: I HAVE NO IDEA.

10:56:03 PROBABLY WHEN THE BUILDING WAS BUILT.
10:56:04 I WOULDN'T SAY THEY ARE READY TO KICK THE BUCKET OR
10:56:07 ANYTHING.
10:56:07 THEY ARE DEFINITELY 25, 30-FOOT TALL, AND THEY LOOK NICE.
10:56:11 YOU CAN COME IN AND CLEAN THEM UP.
10:56:14 THEY'VE BEEN NEGLECTED FOR SOME TIME.
10:56:18 THEY ACTUALLY LOOK REALLY NICE WHEN THEY ARE -- MAINTAINED.
10:56:24 AND IF A LANDSCAPE COMPANY COMES, IN I EXPECT THEM TO
10:56:27 MAINTAIN IT.
10:56:31 >>Mayor Ribble: OKAY.

10:56:31 ANYTHING ELSE?
10:56:33 >>David Kulsveen: I CAN GO AROUND THE REST OF THE PROPERTY
10:56:35 IF YOU WANT.
10:56:41 >>Mayor Ribble: I THINK THE BIGGEST CONCERN WE HAD WAS THE
10:56:51 WALL AND THAT SIDE OF THE PROPERTY.
10:56:53 >>David Kulsveen: I THINK THE WALL WILL DEFINITELY HELP WITH
10:56:55 ANY ADDED VISIBILITY OR SCREENING AND ALSO FOR NOISE
10:56:58 ATTENUATION.
10:56:59 YOU CAN'T GET THAT THROUGH VEGETATION ALONE.
10:57:03 SOLID WALL LIKE THAT WILL DEFINITELY CUT DOWN ON NOISE.
10:57:09 >>Vice-Mayor Errington: I GUESS THE LITTLE SHORT SHRUB, I
10:57:16 CAN'T THINK OF THE NAME.
10:57:17 THE PALMETTO -- SILVER SAW.
10:57:27 THAT THING IS DANGEROUS.
10:57:28 WHERE IS THAT GOING TO BE?
10:57:30 >>David Kulsveen: WHAT DO YOU MEAN IT'S DANGEROUS?
10:57:33 >>Vice-Mayor Errington: STICKY.
10:57:34 >>David Kulsveen: THAT'S ON THE EAST PROPERTY LINE.
10:57:37 >>Vice-Mayor Errington: IT WOULD GO NEAR THE PARKING LOT?
10:57:40 >>David Kulsveen: THIS WILL BE ALL OUTSIDE OF THE WALL.
10:57:42 ALL THE BUFFER MATERIAL WILL BE OUTSIDE OF THE WALL FACING
10:57:47 THE PROPERTY, THE HOMEOWNER.
10:57:49 SO HE WOULD HAVE A NICE SCREEN OF VEGETATION AND THEN THE
10:57:53 WALL BEHIND THAT.
10:57:53 >>Mayor Ribble: THAT DOES MAKE A NICE BUFFER.

10:57:56 WE USE THOSE OVER IN THE COLONY.
10:57:59 >>David Kulsveen: THEY ARE AN UPGRADE TO THE SAW PALMETTO.
10:58:03 >>Mayor Ribble: THE ONLY THING I'M NOT A FAN OF ON HERE ARE
10:58:06 THE SLASH PINES.
10:58:07 IN A THOUSAND YEARS, YOU'LL NEVER CONVINC ME THAT THAT'S A
10:58:11 GREAT BUFFER.
10:58:11 THOSE THINGS ARE HORRIBLE.
10:58:13 >>David Kulsveen: I DON'T KNOW HOW WE COULD FIT ANY UPPER
10:58:17 STORY TREE IN THERE THAT WOULDN'T ENCROACH ON BOTH
10:58:20 PROPERTIES AND GET THAT MATERIAL IN THERE.
10:58:26 >>Mayor Ribble: MARY, YOU'RE OKAY WITH THIS?

10:58:30 THAT'S WHY YOU GET PAID THE BIG BUCKS.
10:58:32 ALL RIGHT.
10:58:33 ANY OTHER QUESTIONS FROM COUNCIL FOR DAVID?
10:58:37 >>Howard Levitan: BILL, I HAD A FEW QUESTIONS.
10:58:39 >>Mayor Ribble: OKAY.
10:58:40 HOWARD.
10:58:41 >>Howard Levitan: FIRST OF ALL, I THINK I AGREE WITH KATY
10:58:46 THAT -- I'M TRYING TO UNDERSTAND WHY WE SHOULD EVEN ALLOW A
10:58:52 RESTAURANT USE HERE WITHOUT AN OUTSIDE AREA.
10:58:55 I THINK IT WOULD BE VERY DIFFICULT TO GET ENOUGH OUTSIDE
10:59:00 AREA HERE, GIVEN THE WAY THE PARKING LOT LOOKS.
10:59:02 AND I JUST THINK IT'S NOT A GOOD USE.
10:59:07 THE SECOND POINT IS, MARY, IN THE CONDITION OF HOURS OF
10:59:13 OPERATION, I THINK THAT SHOULD INCLUDE DELIVERIES AS WELL.

10:59:15 I THINK YOU'VE DONE A GOOD JOB ON THE HOURS.
10:59:18 I JUST THINK DELIVERIES SHOULD BE INCLUDED SO THAT IT ALWAYS
10:59:22 HAPPENS DURING THOSE BUSINESS HOURS.
10:59:25 THE THIRD THING IS, IF YOU LOOK AT THE NORTH ELEVATION OF
10:59:28 THAT BUILDING, IT DOESN'T MATCH IN ARCHITECTURAL DESIGN ANY
10:59:33 OF THE OTHER THREE FACADES.
10:59:35 AND I THINK THAT IN ESTERO, WE'RE ALL ABOUT ALL FOUR SIDES
10:59:44 BEING EQUAL.
10:59:45 SO I GUESS I WOULD LIKE TO SEE THAT SIMILAR DESIGN.
10:59:50 SO THOSE WOULD BE MY COMMENTS.
10:59:56 >>Mayor Ribble: GOOD CATCH, HOWARD.
10:59:58 WE DIDN'T THINK OF THAT.
10:59:59 I THOUGHT YOU WERE SLEEPING.
11:00:00 GOOD COMMENT.
11:00:01 IS THAT IT, HOWARD?
11:00:03 >>Howard Levitan: YEAH, THAT'S IT FOR ME.
11:00:05 >>Mayor Ribble: JIM WILSON, DO YOU HAVE ANY COMMENTS?
11:00:08 I GUESS HE DOESN'T.
11:00:14 >>Mayor Ribble: ANY OTHER COMMENTS FOR DAVID OR QUESTIONS?
11:00:17 MARY --
11:00:20 >>Jim Wilson: I'M SORRY.
11:00:21 I WAS MUTED.
11:00:22 I'M BACK WITH QUESTIONS.
11:00:23 IS THAT OKAY?
11:00:25 >>Mayor Ribble: YES, DO YOU HAVE SOMETHING?

11:00:27 >>Jim Wilson: YES.
11:00:27 THIS, IN MY MIND, THIS IS REALLY A TWO-PART THING WHERE
11:00:33 WE'RE REZONING IT AND THEN LATER ON WE WILL BE ISSUING A
11:00:38 DEVELOPMENT ORDER.
11:00:39 BUT IF THIS APPLICANT IS GOING TO GO IN HERE WITH THREE OR
11:00:43 FOUR DIFFERENT TENANTS, I MEAN, ARE WE READY TO APPROVE
11:00:48 SOMETHING LIKE THAT AT THIS POINT OR ARE WE ONLY READY TO DO

11:00:53 HALF -- WHICH WOULD BE THE REZONING?
11:00:55 ARE WE PROTECTED IF THE DEVELOPMENT ORDER -- AT THE
11:01:00 DEVELOPMENT ORDER STAGE TO BEING INVOLVED TO BRING -- TO
11:01:04 BEING INVOLVED IN THE DETAILS?
11:01:07 >>Mary Gibbs: IF I CAN RESPOND.
11:01:08 THIS IS A LITTLE BIT DIFFERENT BECAUSE, AGAIN, THEY ARE
11:01:13 ASKING FOR MULTIPLE USES.
11:01:15 YOU DON'T REALLY KNOW.
11:01:16 THE DEVELOPMENT ORDER IS FOR THE LANDSCAPE COMPANY.
11:01:18 THEY WOULD HAVE TO ADHERE TO THE PATTERN BOOK.
11:01:21 EVERYTHING HAS TO BE CONSISTENT.
11:01:23 IF THAT SOMEHOW FALLS THROUGH AND THEY END UP DOING MULTIPLE
11:01:27 TENANTS, THEN THEY'LL GET A DEVELOPMENT ORDER FOR THAT.
11:01:30 WE'LL CHECK AND MAKE SURE EVERYTHING IS CORRECT AT THAT
11:01:34 TIME, THE PARKING, ALL THE TECHNICAL THINGS.
11:01:36 THEY ARE STILL GOING TO HAVE TO COMPLY WITH THIS PATTERN
11:01:38 BOOK.
11:01:39 WHETHER IT'S THE LANDSCAPE COMPANY OR WHETHER IT'S

11:01:43 RETAIL-TYPE TENANTS, IT'S GOING TO LOOK LIKE THIS PATTERN
11:01:47 BOOK THAT YOU'RE SEEING.
11:01:48 WE'RE COMFORTABLE, WHEN WE DO THESE DEVELOPMENT ORDERS, THEY
11:01:51 COME IN WITH THEIR ACTUAL USE, AND THEN WE EXAMINE IT.
11:01:55 WE HAVE THE GENERAL ZONING PARAMETERS, AND THEN ALL THE
11:01:57 DETAILS OF THE CODE GET LOOKED AT.
11:01:59 WE'RE COMFORTABLE WITH THAT.
11:02:01 I THINK IT'S A LITTLE AWKWARD FOR YOU ALL BECAUSE YOU'RE NOT
11:02:05 USED TO SEEING LIKE A MULTIPLE CHOICE REQUEST.
11:02:15 >>Mayor Ribble: OKAY.
11:02:16 THAT'S IT, DAVID, I THINK FOR YOU, UNLESS YOU HAVE SOMETHING
11:02:19 ELSE.
11:02:21 >>David Kulsveen: THAT'S IT, THANK YOU.
11:02:22 >>Mayor Ribble: DOES COUNCIL HAVE ANY QUESTIONS FOR MARY OR
11:02:24 THE APPLICANT?
11:02:33 >>Carol Sacco: CAN YOU SPEAK A LITTLE CLOSER?
11:02:35 >>Jon McLain: DO WE NEED THE APPLICANT'S APPROVAL THAT THEY
11:02:39 ARE GOING TO MODIFY THAT DESIGN ON THE NORTH SIDE BEFORE WE
11:02:43 TAKE A VOTE ON THIS?
11:03:04 >>Mary Gibbs: I DON'T THINK YOU NEED THE APPLICANT'S
11:03:06 APPROVAL TO DO THAT.
11:03:06 I THINK YOU CAN HAVE THE CONDITION THAT THE PATTERN BOOK
11:03:09 NEEDS TO BE MODIFIED TO BE CONSISTENT WITH THE REST OF THE
11:03:13 OTHER ELEVATIONS.
11:03:14 BUT I WAS ASKING THE APPLICANT JUST TO SEE IF THEY WANTED TO

11:03:21 SAY ANYTHING ABOUT THAT.
11:03:28 >>Jeff Wright: THE ONLY CONCERN THAT WE HAVE IS WE NEED
11:03:30 THAT AREA TO BE FUNCTIONAL AS A LOADING AREA.

11:03:32 SO OTHER THAN THAT, WE WOULDN'T HAVE ANY CONCERNS.
11:03:34 OBVIOUSLY, WE'LL MEET ALL THE REQUIREMENTS FOR WHATEVER
11:03:37 DEVELOPMENT DOES GO IN THERE.
11:03:41 >>Jon McLain: I WON'T SPEAK FOR HOWARD, BUT I WOULDN'T
11:03:42 EXPECT IT TO BE LIKE A STOREFRONT LOOK.
11:03:45 BUT I DO AGREE WITH HOWARD THAT WE ARE LOOKING AT FOUR SIDED
11:03:49 WHEN WE APPROVE -- [INAUDIBLE] -- NEEDS TO BE DRESSED UP TO
11:03:57 SOME EXTENT BUT ALLOW YOU THE FUNCTIONALITY.
11:04:00 >>Jeff Wright: THIS AGAIN IS THE BACK SIDE OF THE
11:04:02 BUILDING.
11:04:02 I UNDERSTAND EXACTLY WHAT YOU'RE SAYING, AND VERONICA MIGHT
11:04:05 HAVE SOMETHING TO ADD HERE.
11:04:06 BUT WE'RE AWARE OF THAT AESTHETIC.
11:04:08 OBVIOUSLY, IT'S NOT SOMETHING THAT IS GOING TO BE FACING THE
11:04:10 PUBLIC AS MUCH AS THE OTHER ORIENTATIONS OF THE BUILDING,
11:04:13 BUT WE'RE AWARE OF THAT.
11:04:14 VERONICA MIGHT HAVE SOMETHING TO ADD HERE.
11:04:17 >>Veronica Martin: STAFF DID BRING UP THIS ELEVATION DURING
11:04:20 THE REVIEW PROCESS.
11:04:22 MIKE WENT BACK IN AND HE ADDED IN THOSE NICHES IN THE
11:04:28 LANDSCAPING.
11:04:28 AND THE YELLOW THAT YOU'RE SEEING IS ACTUALLY A SKIN THAT

11:04:32 GOES OVER THE EXISTING METAL BUILDING.
11:04:36 AGAIN, IT IS THE LOADING AREA.
11:04:39 IT HAS THE AC UNITS.
11:04:41 ALL THAT STUFF IS BACK THERE.
11:04:43 IT'S NOT AN ENTRANCE THAT WILL BE USED BY THE PUBLIC, BUT IT
11:04:46 DOES NEED TO BE FUNCTIONAL FOR AS A LOADING DOCK.
11:04:50 THAT'S WHY IT LOOKS THE WAY IT IS.
11:04:55 >>Howard Levitan: I'D LIKE TO COMMENT ON THAT, BILL.
11:04:57 >>Mayor Ribble: GO AHEAD, HOWARD.
11:04:59 >>Howard Levitan: YOU KNOW, THERE IS A BIG PARCEL IN THE
11:05:02 BACK OF THIS BUILDING THAT YOU CAN SEE THAT NORTH ELEVATION
11:05:09 FROM.
11:05:10 AND AT SOME POINT THAT IS GOING TO GET DEVELOPED AS WELL.
11:05:13 THAT'S ONE OF THE REASONS WHY WE ASKED THAT ALL FOUR SIDES
11:05:19 HAD A SIMILAR ARCHITECTURAL DESIGN.
11:05:21 AND I JUST COULDN'T VOTE FOR THIS ON THAT BASIS WITHOUT A
11:05:28 CHANGE TO THAT PATTERN BOOK.
11:05:29 THAT'S IT.
11:05:34 >>Veronica Martin: I'LL GO BACK TO THE AREA LOCATION MAP.
11:05:36 ALL THE PROPERTIES SURROUNDING THIS DEVELOPMENT ARE ALREADY
11:05:39 DEVELOPED.
11:05:40 THERE IS A SHOPPING CENTER THAT WAS DEVELOPED AFTER THE POST
11:05:43 OFFICE WENT IN.
11:05:44 LIKE I SAID, WE'VE DONE THE BEST WE CAN WITH EXISTING
11:05:49 CONDITIONS AND COMPLYING WITH THE -- ESTERO'S ARCHITECTURAL

11:05:55 REQUIREMENTS, AND WE DO HAVE APPROVAL FROM THE DESIGN REVIEW
11:05:58 BOARD.
11:06:02 >>Mayor Ribble: MARY, DO YOU WANT TO COMMENT ON THAT?
11:06:04 THEY ARE SAYING ONE THING.
11:06:07 HOWARD IS ASKING A QUESTION.
11:06:08 >>Mary Gibbs: WELL, I THINK COUNCILMAN LEVITAN IS THINKING
11:06:11 ABOUT DOWNTOWN ESTERO, THAT PROJECT THAT WILL BE COMING IN
11:06:14 AT SOME POINT.
11:06:15 BUT IF YOU LOOK ON THE AERIAL, YOU WILL SEE THAT THERE IS A
11:06:18 PARKING LOT THAT SEPARATES THAT FROM DOWNTOWN ESTERO.
11:06:20 SO DOWNTOWN ESTERO WOULD BE LIKE ONE PARCEL NORTH AND KIND
11:06:24 OF WRAPPING AROUND.
11:06:28 SO THIS DOES KIND OF BUTT UP TO THE PARKING LOT AREA.
11:06:37 >>Howard Levitan: YOU CAN SEE RIGHT THROUGH THAT PARKING
11:06:39 LOT, MARY.
11:06:40 >>Mary Gibbs: YOU COULD ADD A CONDITION THAT SAID IT HAS TO
11:06:43 BE SIMILAR TO THE OTHER --
11:06:46 >>Mayor Ribble: WELL, I THINK THAT'S WHAT JON AND HOWARD ARE
11:06:49 GETTING AT.
11:06:49 CAN WE DO THAT?
11:06:51 >>Mary Gibbs: YES.
11:06:51 >>Mayor Ribble: CAN WE ADD THAT?
11:06:53 >>Mary Gibbs: YES, SURE.
11:06:54 >>Mayor Ribble: ARE YOU ALL RIGHT WITH THAT, NANCY?
11:06:58 >> I'VE GOT ONE.

11:06:59 >>Mayor Ribble: AND THE TREES.
11:07:00 WE NEED TO ADDRESS THOSE TREES.
11:07:02 MOVING RIGHT ALONG, IS THAT IT FOR COUNCIL QUESTIONS?
11:07:07 >>Howard Levitan: WELL, BILL, WHAT HAPPENED TO THE
11:07:09 RESTAURANT USE?
11:07:10 WE HAVEN'T FINISHED THAT DISCUSSION EITHER.
11:07:12 >>Mayor Ribble: ALL RIGHT.
11:07:13 WELL, LET'S DISCUSS IT.
11:07:14 ANY COMMENTS ON THE -- DOES THE APPLICANT WANT TO RESPOND TO
11:07:21 THE RESTAURANT?
11:07:22 IT SOUNDS LIKE THAT IS A PROBLEM.
11:07:31 JEFF WRIGHT: WE UNDERSTAND YOUR CONCERNS ABOUT THE
11:07:34 RESTAURANT.
11:07:34 OUTDOOR USE MIGHT HAVE BEEN A GOOD IDEA.
11:07:36 GIVEN THE LOCATION AND GIVEN THE CONCERNS, SEWER CAPACITY,
11:07:39 THAT BEING THE ONE USE THAT WOULD TRIGGER THE CONNECTION,
11:07:42 WE'RE OKAY WITH DELETING THAT FROM THE SCHEDULE OF USES, THE
11:07:46 RESTAURANT USE.
11:07:46 THANK YOU.
11:07:49 >>Vice-Mayor Errington: ARE YOU STILL INCLUDING A LANDSCAPE
11:07:52 COMPANY?

11:07:52 >>Jeff Wright: YES, I HAVEN'T HEARD ANY OPPOSITION TO
11:07:56 THAT, UNLESS THERE IS, WE WOULD WANT TO GO OUT OF OUR WAY TO
11:08:00 DELETE THAT USE.
11:08:02 >>Vice-Mayor Errington: THAT CHANGES THINGS, TOO, BECAUSE

11:08:08 BIG TRUCKS WITH SOD COMING IN, AND IF THEY COME IN THROUGH
11:08:12 THE ONE ENTRYWAY AND GO BACK, I DON'T THINK I WOULD WANT TO
11:08:17 LIVE NEXT DOOR TO A LAND -- I LOVE LANDSCAPING AND
11:08:21 LANDSCAPERS AND SO FORTH, BUT TO LIVE NEXT DOOR TO A
11:08:24 COMPANY, THAT'S A PROBLEM.
11:08:37 >> A LOT OF TIMES LANDSCAPE COMPANIES STORE THEIR MATERIAL
11:08:42 OUTSIDE.
11:08:42 [INAUDIBLE]
11:08:50 >>Jeff Wright: NO, I'M NOT REALLY EXACTLY SURE, BUT THE
11:08:52 ONE REASON I'M RELUCTANT TO LET GO OF THE LANDSCAPING IS
11:08:55 BECAUSE, AS HAS BEEN STATED HERE, THE SITE DEVELOPMENT PLAN
11:08:57 THAT WE'VE SUBMITTED THE DEVELOPMENT ORDER THAT'S CURRENTLY
11:09:00 UNDER REVIEW IS BASED ON IT BEING A LANDSCAPE COMPANY.
11:09:03 FOR US TO LET GO OF THAT, WE WOULD BE LETTING GO OF MORE
11:09:06 THAN JUST THAT USE.
11:09:07 WE WOULD BE LETTING GO OF SOME OF THOSE EFFORTS WE PUT IN ON
11:09:12 THE SITE DEVELOPMENT SIDE.
11:09:13 >>Mayor Ribble: NICK.
11:09:14 >>Nick Batos: MARY WHAT YOU'RE RECOMMENDING THAT WE APPROVE,
11:09:19 IS THERE OUTDOOR STORAGE PERMITTED?
11:09:23 >>Mary Gibbs: YES, AND IT'S IN THE BACK OR THE NORTH PIECE
11:09:25 OF THE PROPERTY.
11:09:26 IF THE LANDSCAPING COMPANY WENT IN, THEN THERE'S, I BELIEVE,
11:09:29 A GATE, AND THEN THE STORAGE WOULD BE IN THAT NORTH PIECE OF
11:09:32 THE PROPERTY.

11:09:36 >>Nick Batos: SHOW US WHERE THAT IS.
11:09:38 >>Mayor Ribble: WE HAVE --
11:10:10 WHERE IS THE GATE AT?
11:10:16 >>Mary Gibbs: SEE THIS CLICKER.
11:10:17 HERE.
11:10:20 THE LITTLE GREEN THING.
11:10:22 THAT'S THE GATE.
11:10:25 >>Mayor Ribble: THAT'S STORAGE ABOVE THAT TO THE NORTH.
11:10:28 >>Mary Gibbs: THAT COULD BE STORAGE, BASICALLY ENCLOSED.
11:10:31 >>Mayor Ribble: YOU'RE OKAY WITH THAT, MARY?
11:10:34 >>Mary Gibbs: WE WENT AROUND AND AROUND ON THIS.
11:10:36 THAT WAS ACTUALLY THEIR FIRST, I THINK, REQUEST, WAS WHEN WE
11:10:39 WERE FIRST APPROACHED, IT WAS FOR GREENWAYS NURSERY TO PUT
11:10:45 SOME OF THEIR STUFF OVER THERE AND MAYBE STORE SOME PLANTS
11:10:49 INSIDE THE BUILDING AND THEN DO SOME OF THE VEHICLES OUT IN
11:10:51 THE BACK.
11:10:55 BUT BECAUSE OF THE GATE AND HOURS OF OPERATION, WE WERE OKAY

11:10:58 WITH THAT.
11:10:58 AGAIN, THEY ALSO WANTED FLEXIBILITY IN CASE THAT DIDN'T WORK
11:11:01 TO HAVE THE OTHER USES.
11:11:03 WE SKINNIED IT DOWN.
11:11:05 I THINK THE RESTAURANT IS A PROBLEM WITH THE SEPTIC, SO THAT
11:11:07 SHOULD GO.
11:11:08 WE WERE OKAY WITH THAT.
11:11:11 >>Mayor Ribble: YOU'RE OKAY WITH THE LANDSCAPING, LANDSCAPE

11:11:14 COMPANY.
11:11:14 >>Mary Gibbs: YES.
11:11:16 >>Vice-Mayor Errington: MAY I ASK A QUESTION, TOO?
11:11:18 GREEN WAY, I DON'T KNOW IF THEY ARE THE ONES, THEY HAVE
11:11:25 TRUCKS NOW ON TRAILSIDE DRIVE WITH SOD LOADED AND THEY JUST
11:11:30 PARK ALONGSIDE THE ROAD, WHEREVER THEY WANT.
11:11:34 SO YOU'RE GOING TO HAVE BIG, HUGE, HUMONGOUS TRUCKLOADS OF
11:11:39 SOD COMING IN THERE.
11:11:40 WHERE WILL THEY PARK?
11:11:42 ARE THEY GOING TO PARK ON BROADWAY EAST, PULL THE BIG TRUCKS
11:11:45 INTO THE ONE ENTRYWAY AND GO DOWN?
11:11:49 HOW ARE THEY GOING TO GET SOD IN THERE?
11:11:51 THEN YOU HAVE TREES AND PLANTS AND BIG PALM TREES
11:11:56 EVERYWHERE, AND YOU HAVE MULCH.
11:11:58 MULCH ATTRACTS RODENTS.
11:12:03 I DON'T FEEL REAL COMFORTABLE WITH THAT.
11:12:06 >>Mary Gibbs: WHEN WE INITIALLY MET WAY BACK WHEN WITH
11:12:11 SOMEBODY THAT WASN'T THESE PEOPLE HERE, BUT TALKING ABOUT
11:12:13 THE GREEN WAYS NURSERY, WE KIND OF WENT BACK AND FORTH
11:12:16 BECAUSE WE KNOW IT'S A PROBLEM ON TRAILSIDE.
11:12:19 THEY ARE KIND OF SQUEEZED IN THERE.
11:12:21 THERE'S NO ROOM.
11:12:22 THEY DO PARK THE VEHICLES.
11:12:23 IT CREATES PROBLEMS WITH THE NEIGHBORS THERE.
11:12:26 SO IF THEY HAD A PLACE TO STORE SOME OF THEIR MATERIALS

11:12:30 HERE, WOULD THAT MAKE IT BETTER OR DOES THAT CREATE TWO
11:12:33 PROBLEMS?
11:12:34 WE THOUGHT IT WOULD MAKE IT BETTER.
11:12:37 I DON'T THINK YOU CAN REALLY FIT THOSE BIG TRUCKS IN THERE.
11:12:40 SO I THINK THEY WOULD HAVE TO -- IF IT WAS THEM, I THINK
11:12:43 THEY'D HAVE TO SPLIT THEIR OPERATION SO THEY WOULD DO MORE
11:12:47 OF PLANT STORAGE AND THINGS HERE.
11:12:48 >>Mayor Ribble: THIS IS GETTING TO BE LIKE AN INDUSTRIAL
11:12:51 COMPLEX NOW RATHER THAN -- THAT'S THE PROBLEM.
11:12:58 >>Mary Gibbs: IT'S KIND OF A HEAVY-TYPE COMMERCIAL USE FOR
11:13:00 SURE.
11:13:01 >>Vice-Mayor Errington: I WOULD LIKE TO KNOW EXACTLY WHAT
11:13:02 I'M VOTING ON.

11:13:06 >>Mary Gibbs: I DON'T KNOW IF YOU WANT TO ASK --
11:13:08 >>Mayor Ribble: I CAN'T VOTE FOR THIS LANDSCAPING THING.
11:13:11 IT'S NOT GOING TO WORK FOR ME.
11:13:13 TO ME IT'S GETTING MORE INTO AN INDUSTRIAL USAGE FOR THAT
11:13:17 FACILITY THAN IT IS --
11:13:20 >>Mary Gibbs: I DO THINK THE APPLICANT WANTS TO CLARIFY WHAT
11:13:23 I TRIED TO EXPLAIN.
11:13:27 >>Veronica Martin: I THINK THERE'S MAYBE CONFUSION BETWEEN A
11:13:30 LANDSCAPING CONTRACTOR AND A LAWN AND GARDEN SUPPLY STORE.
11:13:35 AND MAYBE I MISSPOKE WHEN I SAID LANDSCAPING COMPANY,
11:13:38 BECAUSE OUR DO WAS FOR A LAWN AND GARDEN SUPPLY STORE WHERE
11:13:41 YOU WOULD BUY BAGS OF MULCH, BAGS OF SOD, FLOWER BASKETS,

11:13:49 WHATEVER YOU WOULD NEED AT A REGULAR NURSERY.
11:13:55 THEY WOULDN'T BE GROWING THE TREES AND PLANTS ON-SITE.
11:13:58 THIS WOULD NOT BE AN AREA WHERE WE WOULD HAVE PILES OF SOD
11:14:05 OR PILES OF MULCH AND BIG TRUCKS COMING IN AND OUT.
11:14:08 THIS WOULD BE A LAWN AND GARDEN SUPPLY STORE, WHICH IS WHAT
11:14:12 OUR DO IS FOR.
11:14:13 LANDSCAPING CONTRACTOR WOULD FALL UNDER CONTRACTORS AND
11:14:19 BUILDERS BECAUSE THEY HAVE THE TRUCKS AND THINGS LIKE THAT,
11:14:22 AND THAT'S NOT A USE THAT WE'RE ASKING FOR.
11:14:25 >>Mayor Ribble: JON?
11:14:27 >>Jon McLain: I JUST HAVE A PROBLEM, MARY, WITH WHY -- THE
11:14:31 OUTDOOR STORAGE DOESN'T SEEM APPROPRIATE -- [INAUDIBLE] --
11:14:39 RIGHT NEXT TO RESIDENTIAL -- [INAUDIBLE] -- RIGHT NEXT TO A
11:14:45 RETAIL OUTLET.
11:14:45 IT DOESN'T SEEM LIKE COMPATIBLE USES.
11:14:50 OUTSIDE STORAGE.
11:14:51 PRETTY NARROW LOT.
11:14:54 OUTSIDE STORAGE -- [INAUDIBLE]
11:15:01 >>Mayor Ribble: DO YOU HAVE A VENDOR YOU'RE THINKING OF
11:15:05 HAVING A CONTRACT WITH?
11:15:06 ARE YOU CLOSE THAT YOU CAN TELL US THAT XYZ COMPANY IS GOING
11:15:10 IN THERE AND YOU CAN LOOK AND SEE WHAT KIND OF FACILITY THEY
11:15:13 HAVE DOWN IN NAPLES OR IN FORT MYERS?
11:15:16 ARE YOU GUYS CLOSE TO DOING SOMETHING LIKE THAT?
11:15:20 >>Veronica Martin: I'VE BEEN WORKING WITH THE REALTOR FOR

11:15:22 THIS PROPERTY.
11:15:23 WE'VE HAD SO MANY DIFFERENT PEOPLE COME AND TALK TO US ABOUT
11:15:28 PURCHASING THE PROPERTY ONCE THE ZONING IS APPROVED AND ONCE
11:15:30 THE DO IS APPROVED.
11:15:31 BUT YOU WOULD HAVE TO ASK HIM.
11:15:33 HE IS HERE.
11:15:34 JEFF, I DON'T KNOW IF YOU WANT TO SPEAK OR NOT.
11:15:38 >> [NOT SPEAKING INTO A MICROPHONE]
11:15:41 >>Howard Levitan: BILL, CAN I JUMP IN ON THIS ONE?

11:15:44 >>Mayor Ribble: YES.
11:15:44 >>Howard Levitan: WE CERTAINLY HAVE OPENED A CAN OF WORMS
11:15:48 HERE.
11:15:50 JUST FROM MY OWN KNOWLEDGE, I'M NOT SURE THAT THAT
11:15:54 PARTICULAR GARDEN SUPPLY STORE HAS BEEN A PRETTY GOOD
11:15:59 NEIGHBOR TO PEOPLE THAT LIVE OFF OF TRAILSIDE.
11:16:02 THEY SEEM TO COMPLAIN ABOUT IT ALL THE TIME.
11:16:05 I'VE SEEN THOSE SOD TRUCKS PARKED THERE, MAKING IT VERY
11:16:10 DIFFICULT TO BE ON TRAILSIDE.
11:16:11 IF YOU'RE THINKING ABOUT THAT KIND OF A BUSINESS FOR THIS
11:16:16 LOCATION, I THINK I WOULD BE -- TO ELIMINATE THE LAWN AND
11:16:22 GARDEN SUPPLY COMPLETELY AND ESPECIALLY THAT OPEN STORAGE.
11:16:28 THIS IS GOING FROM BAD TO WORSE.
11:16:33 >>Mayor Ribble: DO YOU WANT TO HAVE THE CLIENT SPEAK OR NO?
11:16:36 >>Veronica Martin: I WAS GOING TO SAY, I'M NOT FAMILIAR WITH
11:16:38 THAT PARTICULAR COMPANY, AND I'M NOT SURE IF THEY ARE THE

11:16:40 ONES WHO HAVE APPROACHED THE REALTOR SINCE WE WERE NOT PART
11:16:44 OF THAT INITIAL DIALOGUE WITH STAFF.
11:16:47 BUT I WILL LET JEFF FORSYTHE, WHO IS THE REALTOR FOR THE
11:16:52 PROPERTY TALK TO YOU AND HE NEEDS TO BE SWORN IN.
11:16:54 HE'S NOT BEEN SWORN IN.
11:16:57 >>Mayor Ribble: NANCY, DO YOU WANT TO SWEAR HIM IN, PLEASE?
11:17:00 HE WANTS TO BE SWORN --
11:17:06 >> HAVE YOU BEEN SWORN IN.
11:17:09 I'LL SWEAR YOU IN IF YOU HAVEN'T BEEN SWORN IN.
11:17:11 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
11:17:14 TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
11:17:17 THE TRUTH?
11:17:18 >> YES.
11:17:18 >> THANK YOU.
11:17:19 >>Mayor Ribble: PLEASE STATE YOUR NAME FOR THE RECORD WHEN
11:17:21 YOU GET TO THE MIKE.
11:17:22 PLEASE STATE YOUR NAME FOR THE RECORD WHEN YOU GET TO THE
11:17:27 MIKE.
11:17:27 >> CAN YOU HEAR ME?
11:17:28 >>Mayor Ribble: YES.
11:17:29 >> MY NAME IS JEFF FORSYTHE.
11:17:31 I'M WITH LEE & ASSOCIATES.
11:17:34 I'M THE BROKER REPRESENTING THE PRESENT OWNER OF THIS
11:17:39 PROPERTY.
11:17:39 ALMOST THREE YEARS AGO, THE POST OFFICE VACATED AND THE

11:17:45 CURRENT OWNERS WHO LIVE IN CALIFORNIA HIRED US TO LOOK FOR A
11:17:51 NEW OWNER.
11:17:53 AND WE SPENT A YEAR TRYING TO SELL IT.
11:17:57 BASED ON ITS PRESENT ZONING OF AG-2, WHICH IS VERY LIMITED,
11:18:03 AND AFTER ABOUT A YEAR, BECAUSE OF THE REZONING THAT WOULD

11:18:09 BE REQUIRED FOR JUST ABOUT ANY USE, I GET CALLS TWO OR THREE
11:18:14 TIMES A WEEK, JUST PEOPLE DRIVING BY AND SEEING THE SIGN,
11:18:17 AND WE TOOK IT OFF THE MARKET BECAUSE OF ALL BUYERS, BECAUSE
11:18:26 OF THE UNCERTAINTY OF WHETHER THEY COULD PUT THEIR BUSINESS
11:18:31 THERE AND THE AMOUNT OF TIME IT WOULD TAKE, THEY WITHDREW
11:18:35 AND FOUND A PROPERTY SOMEWHERE ELSE.
11:18:37 SO THE WHOLE MISSION HERE HAS BEEN TO SELL THE PROPERTY.
11:18:46 THE OWNERS ARE INVESTORS THAT DO LONG-TERM LEASE TENANTS.
11:18:51 WHEN THE POST OFFICE VACATED, IT DIDN'T FIT THEIR INVESTMENT
11:18:55 STRATEGY ANYMORE.
11:18:56 THEY WANTED TO LIQUIDATE THE PROPERTY.
11:18:59 AND SO AFTER A YEAR, WE DECIDED LET'S GO THROUGH AND GET IT
11:19:04 REZONED WITH A SCHEDULE OF USES THAT ALLOW US TO PUT THIS
11:19:12 BACK ON THE MARKET AND FIND A BUYER.
11:19:15 AND SO UNTIL WE HAVE A KNOWN, JUST LIKE WE DO WITH EXISTING
11:19:25 ZONES, WHETHER YOU'RE IN AN IPD OR CPD OR A C-1 OR WHATEVER,
11:19:34 THOSE ALL COME WITH A SCHEDULE OF USES THAT HELPS US MARKET
11:19:37 A PROPERTY BASED ON WHAT IT CAN BE USED FOR.
11:19:42 IT'S KIND OF A CHICKEN AND THE EGG THING WHERE YOU GUYS WANT
11:19:45 TO KNOW EXACTLY WHO'S GOING IN THERE, BUT WE CAN'T GET THAT

11:19:52 WITHOUT BEING ABLE TO MARKET IT AND ADVERTISE IT FOR
11:19:57 MULTIPLE USES.
11:19:58 IF WE SAID, OKAY, THIS HAS TO BE A RESTAURANT OR THIS HAS TO
11:20:02 BE A CHURCH OR WHATEVER, IT WILL TAKE US YEARS TO FIND THE
11:20:07 APPROPRIATE PARTY.
11:20:10 WE HAVE TO THROW OUT A WIDER NET AND FIND MULTIPLE
11:20:13 OPPORTUNITIES IN ORDER TO GET THIS PROPERTY SOLD.
11:20:15 SO WE'RE LOOKING AT IT THE SAME WAY AS IF YOU HAD A STRIP
11:20:24 CENTER THAT YOU WERE BUILDING FOR COMMERCIAL USE.
11:20:28 YOU DON'T KNOW WHO THE TENANTS ARE BEFORE YOU START BUILDING
11:20:31 IT OR BEFORE YOU ZONE IT.
11:20:32 YOU DO HAVE A SCHEDULE OF USES THAT ALLOWS YOU A RANGE OF
11:20:37 POSSIBILITIES, AND AT THE SAME TIME, WE'RE TRYING TO
11:20:40 PRESERVE THE VALUE OF THE EXISTING ASSET AND PROTECT THE
11:20:46 CURRENT OWNER'S INVESTMENT IN THE PROPERTY THAT WAS
11:20:53 ORIGINALLY DESIGNED FOR POST OFFICE, WHICH IS AN INDUSTRIAL
11:20:56 USE.
11:20:56 WE'RE GOING FROM A PROPERTY DESIGNED FOR INDUSTRIAL, THAT
11:20:59 HAS A FENCED YARD, THAT HAD TRUCKS PARKED THERE TO SOMETHING
11:21:02 THAT WOULD BE SUITABLE FOR WHAT -- AS IT EXISTS TODAY WITH
11:21:09 ITS OUTSIDE STORAGE OR PARKING CAPACITY, THE SQUARE FOOTAGE
11:21:13 OF THE PROPERTY, ET CETERA.
11:21:14 SO WE'RE ADDRESSING THE AESTHETICS.
11:21:19 I THINK THAT'S WHAT WE UNDERSTAND A LOT OF THIS IS ABOUT,
11:21:23 AND WE UNDERSTAND THAT.

11:21:24 AND WE UNDERSTAND NEIGHBORS.

11:21:26 SO WE JUST WANT A SCHEDULE OF USES THAT TO SOME DEGREE HAS
11:21:32 BEEN DRIVEN BY PROSPECTIVE BUYERS OF THE PAST, BUT THEY ARE
11:21:36 LONG GONE.
11:21:38 THAT WAS TWO YEARS AGO.
11:21:39 SO WHEN WE STARTED, OKAY, WHAT'S BEEN ONE OF THE MOST COMMON
11:21:45 REQUESTS FOR THE USE OF THIS PROPERTY FROM POTENTIAL BUYERS?
11:21:48 AND A COUPLE OF THEM WERE LAWN AND GARDEN-TYPE CENTERS.
11:21:53 AND IT'S A GOOD USE FOR THAT BECAUSE YOU'RE USING THE YARD
11:21:59 SPACE FOR PRODUCT, SHRUBS AND MATERIALS AND THINGS, AND
11:22:06 YOU'RE USING THE INSIDE FOR TAKE-WITH ITEMS, JUST LIKE YOU
11:22:12 WOULD IF YOU WERE GOING TO THE HOME DEPOT LAWN AND GARDEN
11:22:15 CENTER.
11:22:16 WE SEE THE LAWN AND GARDEN -- I THINK WHAT WE ALSO TYPICALLY
11:22:20 SEE IN SCHEDULE OF USES, WHICH WOULD BE ACCEPTABLE WOULD BE
11:22:26 TO SAY, OKAY, YOU'VE GOT STORAGE RESTRICTIONS IN TERMS OF
11:22:29 HEIGHT AND SCREENING AND THINGS OF THAT NATURE.
11:22:33 THAT MIGHT BE THE APPROPRIATE WAY, IN MY OPINION, TO ALLOW
11:22:42 US TO FIND THE TYPE OF USER THAT ALSO IS RESTRICTED IN OTHER
11:22:52 WAYS FOR HOW THEY USE THE YARD, HOW THEY CONCEAL THINGS THAT
11:22:57 ARE STORED THERE AND WHATNOT.
11:22:58 BUT LAWN AND GARDEN HAS BEEN A COUPLE OF REQUESTS IN THE
11:23:05 PAST.
11:23:05 WILL IT BE THAT?
11:23:07 BY THE TIME WE GET TO THE END OF THE DO PROCESS, THAT MAY

11:23:10 HAVE TO CHANGE.
11:23:12 AND DO AN AMENDED DO.
11:23:15 AND THAT PROCESS, CORRECT ME IF I'M WRONG, YOU HAVE TO
11:23:19 FOLLOW ALL THE CODES THAT EXIST FOR THAT KIND OF USE IF IT'S
11:23:25 ALLOWED.
11:23:28 IF THERE ARE RESTRICTIONS ON STORAGE OR SCREENING AND THINGS
11:23:31 OF THAT NATURE, WE WOULD BE A LITTLE BIT MORE OPEN TO THAT.
11:23:37 BUT WHAT I'M HERE FOR IS TO HELP GET THIS TO THE POINT WHERE
11:23:43 WE CAN SELL THIS PROPERTY, GET IT BACK ON THE TAX ROLL AT A
11:23:47 VALUE THAT'S WAY BETTER THAN A VACANT PIECE OF PROPERTY
11:23:51 RIGHT NOW, AND DEAL WITH THE BLIGHTED EYESORE NATURE OF IT
11:23:56 AS WELL.
11:23:56 IT'S BEEN THREE YEARS.
11:23:58 SO WE'RE JUST ASKING FOR HELP TO HELP US SELL THE PROPERTY
11:24:01 AND GET THE COMMUNITY AN APPROPRIATE USE THAT FITS ALL THE
11:24:05 REQUIREMENTS.
11:24:06 BUT THE GOAL HERE HAS BEEN TO COME UP WITH A SCHEDULE OF
11:24:10 USES THAT ALLOWS US TO FIND A BUYER FOR THE PROPERTY.
11:24:15 DOES THAT MAKE SENSE?
11:24:17 >>Mayor Ribble: YES.
11:24:18 NICK.
11:24:19 >>Nick Batos: AM I CORRECT, THE WAY YOU'RE LOOKING AT IT, IF
11:24:25 IT GOES TO THAT PARTICULAR PERSON.

11:24:30 >> I'M SORRY?
11:24:30 >>Nick Batos: IF THIS PROJECT GOES TO THE LANDSCAPE STORE,

11:24:33 WILL THIS BE SOMETHING LIKE DRIFTWOOD WHERE THEY HAVE THIS
11:24:35 LARGE AREA IN THE BACK WHERE YOU HAVE PLANTS AND YOU HAVE
11:24:38 TREES AND OTHER THINGS?
11:24:40 >> IF IT WAS A LAWN AND GARDEN IT WOULD BE THE SAME AS IF
11:24:44 YOU WENT TO THE LAWN AND GARDEN AT HOME DEPOT.
11:24:48 YOU HAVE AN OUTSIDE RETAIL AREA FOR PRODUCTS THAT YOU'RE
11:24:54 GOING TO PUT IN YOUR GARDEN.
11:24:56 AND THERE'S GOING TO BE BAGS OF FERTILIZER.
11:24:58 THERE'S GOING TO BE THINGS, TAKE-WITH TYPE.
11:25:04 IT'S NOT A LANDSCAPE CONTRACTOR WHERE YOU'RE GOING TO HAVE
11:25:08 PILES OF MULCH AND FRONT LOADERS LOADING THEIR TRUCKS AND
11:25:14 THINGS OF THAT NATURE.
11:25:17 >> DOES THE NEIGHBOR UNDERSTAND THAT THIS IS A PROBABILITY?
11:25:24 >>Mary Gibbs: MATT NOBLE SPOKE TO THE NEIGHBOR, AND MATT
11:25:26 ACTUALLY TOLD ME THAT THE NEIGHBOR WAS MORE CONCERNED ABOUT
11:25:29 THE RESTAURANT USE THAN THE -- DO YOU WANT TO ADDRESS THAT?
11:25:36 >>Matt Noble: I DID MEET WITH MR. NOBLE ABOUT A WEEK AGO,
11:25:40 AND WE DID GO OVER THE SCHEDULE OF USES.
11:25:42 AND I DID POINT OUT THE LAWN AND GARDEN USE AS A LIKELY USE
11:25:47 OF THE SITE AND DID HE HAVE ANY ISSUES WITH IT?
11:25:51 NO.
11:25:53 >>Nick Batos: DID HE UNDERSTAND THE WHOLE BACK WOULD BE USED
11:25:55 FOR THE AREA?
11:25:56 >>Matt Noble: HE DID.
11:25:58 >>Mayor Ribble: LET ME HELP YOU OUT HERE BECAUSE WE'RE

11:25:59 GETTING INTO THE WEEDS IN THIS THING.
11:26:01 I'M VERY FAMILIAR WITH THE POST OFFICE, AND I'M VERY
11:26:05 FAMILIAR WITH THE SIZE OF THE POST OFFICE VERSUS A TERMINAL.
11:26:11 THIS IS A LOCAL POST OFFICE.
11:26:13 SO IT HAD SMALL DELIVERY TRUCKS PARKED OUT THERE.
11:26:16 I DON'T KNOW HOW MANY DRIVERS THEY DISPATCHED.
11:26:19 IT LOOKS LIKE TO ME 20 OR 25, LITTLE OPERATION THERE.
11:26:22 THEY MIGHT HAVE HAD A DELIVERY OF MAYBE A 28-FOOT OR A
11:26:26 40-FOOT TRAILER A DAY FEEDING THEIR DROP-OFF IN THE MORNING
11:26:31 FOR THE LITTLE DELIVERY VEHICLES.
11:26:32 THAT'S HOW IT NORMALLY WORKS.
11:26:34 NOW, I THINK THAT IS, COMPARING THAT SMALL POSTAL OPERATION
11:26:39 WOULD BE COMPARED TO HIS COMMENTS ABOUT A LAWN AND GARDEN
11:26:44 CENTER.
11:26:44 NOW LET'S TALK ABOUT BIG TRUCK DEPOT, WHERE YOU HAVE 50
11:26:50 TRACTOR-TRAILERS, SOME OF THEM ARE EVEN DOUBLES, 40-FOOTERS
11:26:54 ALL OVER THE PLACE.
11:26:56 NOW YOU HAVE THIS BIG LANDSCAPING GUY THAT IS GOING TO PUT
11:27:00 IN SOD THAT YOU'RE TALKING ABOUT.

11:27:01 WE'RE TALKING ABOUT TWO DIFFERENT THINGS HERE.
11:27:03 LAWN AND GARDEN IS A MUCH SMALLER SCALE LIKE THIS POST
11:27:07 OFFICE IS COMPARED TO THE BIG TRUCK DEPOT, WHICH IS LIKE THE
11:27:10 BIG LANDSCAPING COMPANY.
11:27:12 DOES THAT MAKE SENSE?
11:27:13 I'M TRYING TO BE FAIR HERE.

11:27:18 >> THAT'S AN APPROPRIATE COMPARISON.
11:27:20 >>Mayor Ribble: I PERSONALLY COULD LIVE WITH THAT.
11:27:22 THE WAY YOU DESCRIBED IT, LAWN AND GARDEN, LIKE A LOWES OR A
11:27:27 HOME DEPOT, YOU DON'T GO TO HOME DEPOT TO BUY 50 YARDS OF
11:27:33 SOD.
11:27:34 THEY DON'T DO THAT.
11:27:35 THAT'S NOT THEIR CORE BUSINESS.
11:27:37 THEY ARE THE MOM AND POP PERSON WHO HAS A SMALL CAR WITH A
11:27:40 TRUNK AND YOU CAN ONLY PUT SO MANY FLOWERS AND BAGS OF STUFF
11:27:43 IN THERE.
11:27:46 >> IT'S A RETAIL STORE.
11:27:47 >>Mayor Ribble: IN MY MIND, THAT CLEARS IT UP.
11:27:50 THANK YOU, JEFF.
11:27:52 JON.
11:27:52 >>Jon McLain: WE SURE WANT TO HELP YOU SELL A PROPERTY,
11:27:54 BECAUSE WHAT YOU'RE DOING IS GOING TO IMPROVE THE
11:27:58 NEIGHBORHOOD, THAT'S FOR SURE.
11:27:59 THE QUESTION TO MARY, I DON'T CARE WHO GOES IN THERE AS LONG
11:28:06 AS RESPECTFUL OF THE NEIGHBOR AND ALL THAT.
11:28:09 I DO HAVE A PROBLEM WITH THE OUTDOOR STORAGE.
11:28:13 CAN WE SAY THAT THE USES THAT YOU LAID OUT WE'RE IN
11:28:19 AGREEMENT WITH, AS LONG AS THERE'S NO OUTSIDE STORAGE.
11:28:24 I DON'T CARE WHAT IT IS.
11:28:25 >>Mary Gibbs: YOU CAN ELIMINATE THE OUTDOOR STORAGE AS A USE
11:28:29 FROM THE SCHEDULE OF USES.

11:28:33 >>Mayor Ribble: HOW WILL IT BE A LAWN AND GARDEN IF YOU
11:28:36 DON'T ALLOW THAT?
11:28:37 AND HOW WOULD YOU ALLOW A POST OFFICE TO BE THERE IF THEY
11:28:40 CAN'T PARK THEIR TRUCKS THERE.
11:28:42 WHERE WILL THEY PARK THEM?
11:28:44 DOWN AT THE MALL AND SHUTTLE THEM UP IN THE MORNING?
11:28:47 THEY PARKED 25 OR 20 DELIVERY VEHICLES OUT THERE FOR YEARS
11:28:51 AND NOBODY COMPLAINED.
11:28:52 NOW THIS GUY WANTS TO PUT SOME SHRUBS OUT THERE FOR SALE AND
11:28:58 SOME FLOWERS AND BAGS OF MULCH.
11:29:06 I'M JUST TRYING TO BE FAIR WITH THE APPLICANT HERE.
11:29:09 I MEAN, YOU ALREADY APPROVED THIS, RIGHT?
11:29:13 BASICALLY WHEN YOU -- TELL ME WHERE YOU'RE COMING FROM
11:29:17 BECAUSE WE COUNT ON YOUR LEADERSHIP.
11:29:19 >>Mary Gibbs: AGAIN, WE WERE CONCERNED INITIALLY BEFORE

11:29:22 THESE PEOPLE WERE INVOLVED THAT IT WAS GOING TO BE GREEN
11:29:25 WAYS NURSERY MOVING OVER WITH THE BIG TRAILERS.
11:29:28 WHEN WE LOOKED AT THE SITE, I DON'T THINK THOSE BIG TRAILERS
11:29:31 WILL ACTUALLY BE ABLE TO FIT IN THERE.
11:29:33 >>Mayor Ribble: WE'RE NOT GOING TO ALLOW THAT KIND OF
11:29:34 LANDSCAPER.
11:29:35 >>Mary Gibbs: YOU COULD ALSO LIMIT THE OUTDOOR STORAGE AND
11:29:40 PUT SOME EXCLUSION THAT IT'S OUTDOOR STORAGE OF, LIKE,
11:29:45 PLANT-TYPE MATERIALS OR SMALL ITEMS.
11:29:48 >>Mayor Ribble: YOU'VE GOT TO HAVE SOMETHING.

11:29:50 YOU CAN'T JUST SAY IT'S LAWN AND GARDEN BUT YOU'RE NOT
11:29:52 ALLOWED TO SELL TREES AND FLOWERS BECAUSE YOU CAN'T STORE
11:29:55 THEM.
11:29:55 THAT'S NOT FAIR.
11:29:56 JEFF?
11:30:00 I WANT TO GET CLOSURE HERE.
11:30:01 WE'RE A SMALL FAMILY HERE.
11:30:03 LET'S GET THIS THING SOLVED.
11:30:08 >> WHEN WE LOOK AT ANY LOCATION FOR A BUSINESS, THE SCHEDULE
11:30:11 OF USES TYPICALLY MAKES A DISTINCTION BETWEEN OUTDOOR
11:30:15 STORAGE AND OUTDOOR DISPLAY.
11:30:19 IN OTHER WORDS, IF IT'S PRODUCT, IF IT'S YOUR MERCHANDISE,
11:30:25 IF IT'S YOUR INVENTORY, THAT'S DIFFERENT THAN STORING
11:30:30 MATERIALS FOR -- AS A BUILDER, HAVING PILES OF BUILDING
11:30:37 MATERIALS AROUND.
11:30:37 SO WE -- I DON'T KNOW ABOUT ESTERO AND YOUR CODES, BUT WHAT
11:30:47 WE WANT -- WHAT I'D LIKE TO PROTECT IS THE HOME AND GARDEN
11:30:49 DISPLAY OF MERCHANDISE OUTSIDE.
11:30:53 IF THERE'S A DISTINCTION BETWEEN THAT AND STORAGE, WE WOULD
11:30:59 BE HAPPY WITH THAT DISTINCTION.
11:31:02 >>Mayor Ribble: JON, DOES THAT HELP YOU?
11:31:07 >>Mary Gibbs: NOT TO MAKE IT ANY MORE CONFUSING, LET ME ASK
11:31:10 THE REALTOR, ARE YOU TALKING ABOUT THE DISPLAY BEING IN THE
11:31:15 BACK IN THAT STORAGE AREA?
11:31:17 BECAUSE WE HAD THIS ISSUE COME UP -- I DON'T KNOW IF YOU

11:31:21 REMEMBER THE GRANITE DISPLAY PLACE ON 41.
11:31:24 THAT WHOLE ISSUE CAME UP WITH THE OUTDOOR, WHAT'S OUTDOOR
11:31:27 DISPLAY VERSUS WHAT'S OUTDOOR STORAGE.
11:31:29 OUTDOOR DISPLAY, YOU KNOW, IS TYPICALLY ASSOCIATED --
11:31:33 >>Mayor Ribble: YOU'RE SUPPOSED TO BRING EASY CASES TO US.
11:31:38 THIS IS FOR A PLANNING AND ZONING COMMITTEE.
11:31:40 >>Mary Gibbs: WELL, THIS IS THE EASY ONE.
11:31:41 WE HAVE OTHERS COMING THAT ARE NOT AS EASY.
11:31:44 BUT YOU WANT TO MAKE SURE IT'S NOT INDUSTRIAL-TYPE HEAVY
11:31:49 STORAGE.
11:31:49 SO IF YOU'RE TALKING ABOUT PLANTS AND THINGS LIKE THAT --

11:31:58 >>Jeff Forsythe: THE SITE PLAN ITSELF WITH REDUCING THE
11:32:02 ACCESS TO THE ONE DRIVEWAY IS VIRTUALLY WHETHER YOU HAVE IT
11:32:07 UNDER SCHEDULE OF USES OR NOT IS VIRTUALLY ELIMINATING
11:32:10 PEOPLE THAT WANT TO USE THE YARD FOR THEIR TRUCKS AND
11:32:15 INDUSTRIAL-TYPE USES, BECAUSE THE ACCESS TO THE BACK IS TOO
11:32:20 DIFFICULT.
11:32:20 IT'S EVEN DIFFICULT TO GET IN AROUND TO THE BACK WITH A
11:32:25 TRAILER.
11:32:30 THE OUTDOOR WHAT THEY CALL STORAGE HERE WAS INTENDED FOR
11:32:34 RETAIL, LIKE A LAWN AND GARDEN, WHERE YOU'VE GOT A BACKYARD
11:32:38 WHERE CUSTOMERS CAN GO AND PICK OUT PLANTS, BECAUSE THEY
11:32:41 HAVE TO BE OUTSIDE.
11:32:42 THEY ARE GROWING.
11:32:43 THEY HAVE TO BE IN THE SUNLIGHT TO SELL THEM AND KEEP THEM

11:32:48 FRESH.
11:32:49 IT'S REALLY A RETAIL STORAGE OF PRODUCT THAT WE HAD IN MIND.
11:32:53 I DON'T SEE ANY BUILDER OR CONTRACTOR LIKING THIS ANYMORE
11:33:02 BECAUSE IT'S TOO DIFFICULT TO GET IN AND OUT WITH THE
11:33:04 EQUIPMENT.
11:33:04 >>Mayor Ribble: WE WON'T LIKE THEM EITHER.
11:33:10 JEFF FORSYTHE: LAWN AND GARDEN, BECAUSE OF THE SIZE OF THE
11:33:13 LOT AND THEY'VE GOT ADEQUATE, THEY HAVE 5,000 SQUARE FEET
11:33:16 FOR NICE INDOOR SHOW ROOM, RETAIL, HAVING A YARD OUT BACK
11:33:23 WHERE THEY HAVE CUSTOMERS GO IN AND PICK OUT PLANTS AND
11:33:25 THINGS OF THAT NATURE IS WHAT WE HAD IN MIND.
11:33:31 >>Mayor Ribble: KATY.
11:33:32 >>Vice-Mayor Errington: ESTERO HAS FOUR SHOPS AND FOUR
11:33:39 RETAIL NURSERY ITEMS.
11:33:41 DRIFTWOOD, GREEN WAY, WALMART, AND LOWES.
11:33:46 IF THIS IS LIKE A DRIFTWOOD, THEN THE INSIDE OF THE BUILDING
11:33:52 WOULD HAVE TO BE USED AS A PLACE TO GO IN AND BUY
11:33:55 FERTILIZER, POTASH, STUFF LIKE THAT.
11:34:00 IT WOULD BE A WALK-THROUGH.
11:34:01 SO YOU HAVE THE EMPLOYEES IN THE PARKING, YOU HAVE 20 SOME
11:34:05 PARKING SPOTS HERE IN THE FRONT, SO WHERE WILL YOUR
11:34:08 EMPLOYEES PARK AND THEN IN THE BACK, YOU HAVE CUSTOMERS,
11:34:14 YOU'RE WAITING TO SELL TO THE CUSTOMER SO THE CUSTOMER HAS
11:34:16 TO HAVE A PLACE TO PARK, AND THEN IN THE BACK, WHERE IT SAYS
11:34:20 OVERFLOW PARKING, THAT WOULD BE TREES AND WHATEVER THAT'S

11:34:24 GROWING THERE, BUT IF IT'S LIKE A DRIFTWOOD, FOUR NURSERY
11:34:30 ALREADY, AND THEN THERE'S ONE UP A LITTLE NORTH OUTSIDE OF
11:34:33 ESTERO, ANOTHER ONE.
11:34:44 >> THE BUYER IS GOING TO DECIDE IF --
11:34:49 >>Vice-Mayor Errington: THE BUYER IS IN BUSINESS AND DECIDES
11:34:52 THEY WOULD LIKE TO BRING THEIR TRUCKS DOWN AND PARK IS THAT
11:34:55 A PROBLEM?

11:34:55 WITH SOD?
11:34:59 >>Mayor Ribble: WE ALREADY SAID THAT'S NOT GOING TO BE THEIR
11:35:01 BUSINESS, LAWN AND GARDEN.
11:35:02 THEY ARE NOT GOING TO BE DOING SOD
11:35:04 JEFF FORSYTHE: HOW YOU RESTRICT THE SIZE OF TRUCKS IS
11:35:08 ANOTHER MATTER, I THINK.
11:35:09 THE REALITY IS, WE HAVE PLENTY OF PARKING FOR CUSTOMERS UP
11:35:15 FRONT.
11:35:15 THERE'S PLENTY OF PARKING FOR A SMALL RETAIL OPERATION.
11:35:25 >>Vice-Mayor Errington: WHERE WILL THE EMPLOYEES PARK?
11:35:26 YOU HAVE TO HAVE ROOM FOR THE CUSTOMERS.
11:35:29 >> LOOKING AT YOUR PARKING RATIO BETWEEN EMPLOYEES AND
11:35:29 CUSTOMERS FOR RETAIL, YOU HAVE 5,000 SQUARE FEET, SO TYPICAL
11:35:34 RATIO WOULD BE, WHAT, TWO PER THOUSAND SQUARE FEET OR
11:35:38 WHATEVER, THREE PER THOUSAND.
11:35:39 I THINK WE HAVE ADEQUATE PARKING FOR THAT.
11:35:41 YOU'RE PROTECTED FROM THAT BY THE BASIC PERMITTING PROCESS
11:35:54 FOR A BUSINESS.

11:35:55 THEY LOOK AT THE PARKING BEFORE THAT'S APPROVED.
11:36:00 >>Vice-Mayor Errington: HOW DOES YOUR CLIENT FEEL ABOUT THE
11:36:02 SEPTIC SEWER?
11:36:06 JEFF FORSYTHE: THE SEPTIC IS A PRACTICAL MATTER.
11:36:09 THERE'S NOTHING TO HOOK UP YET AND THAT'S NOT A LONG
11:36:11 DISTANCE FROM THE PROPERTY.
11:36:12 IF THERE WAS A SEWER LINE OUT FRONT, WE'D HAVE NO OBJECTION
11:36:16 TO IT.
11:36:16 AND THE SEPTIC IS ADEQUATE.
11:36:19 I MEAN, WE HAD A CHURCH THAT TESTED IT, AND THEY WERE FINE.
11:36:24 BUT THEN WE RAN INTO AN ISSUE, YOU HAVE TO HAVE TWO ACRES IN
11:36:30 AG-2 FOR A PLACE OF WORSHIP, SO IT DIDN'T WORK OUT ANYWAY.
11:36:34 >>Vice-Mayor Errington: BUSINESSES ON THE HILL BEHIND THIS
11:36:36 PROPERTY, THEY HAVE SEWER, CORRECT?
11:36:38 JEFF FORSYTHE: I DON'T KNOW ABOUT THAT.
11:36:41 I DON'T THINK SO.
11:36:41 IT'S A PRACTICAL MATTER.
11:36:46 >>Mayor Ribble: WE ALREADY TALKED ABOUT THAT EARLY ON.
11:36:49 THAT'S NOT EVEN AN ISSUE.
11:36:50 WHEN WE'RE READY TO DO THAT --
11:36:54 JEFF FORSYTHE: ALREADY AGREED TO HOOK UP THE SEWER.
11:36:57 >>Mayor Ribble: JON, YOU HAD YOUR HAND UP EARLIER.
11:37:00 >>Jon McLain: WE'RE NOT HERE TO ADVISE ON BUSINESS
11:37:02 APPLICATIONS FOR ANY BUILDING, BUT WE DO WANT TO HELP YOU
11:37:06 BECOME A SUCCESSFUL BUSINESS IN THERE.

11:37:09 WHEN I LOOK AT THE POTENTIAL COMPETITION OUT IN THE AREA FOR
11:37:15 LANDSCAPE COMPANY, I DON'T SEE THEM JUST STORING A FEW TREES
11:37:19 IN THE BACK, OPEN TO THE SUNSHINE.

11:37:21 I SEE A GREAT PORTION, 50% OF A PORTION OF THEIR LANDSCAPE
11:37:26 BUSINESS THAT IS DISPLAYED OUTSIDE IN A COVERED ENVIRONMENT.
11:37:30 [INAUDIBLE]
11:37:37 I'M JUST NOT IN FAVOR OF THE OUTDOOR STORAGE.
11:37:39 [INAUDIBLE]
11:37:43 I WANT TO MAKE IT AVAILABLE --
11:37:44 >>Mayor Ribble: JON, THEY CAN'T HEAR YOU.
11:37:48 >>Jon McLain: I JUST HAVE A PROBLEM WITH THAT NOT BEING ABLE
11:37:51 TO BE MANAGED PROPERLY BECAUSE THERE WILL BE TREES OUT THERE
11:37:57 FOR SUNSHINE, THOSE THAT NEED THE SHADE.
11:38:00 I DON'T WANT TO SEE AN AWNING UP OUT THERE.
11:38:02 I THINK THAT STARTS TO GO AWAY FROM THE WHOLE CONCEPT OF
11:38:05 WHAT WE'RE TRYING TO DO HERE.
11:38:07 I LIKE WHAT YOU'RE DOING.
11:38:08 I JUST DON'T LIKE THE OUTDOOR STORAGE.
11:38:15 >>Jeff Wright: I'M LOOKING AT THE PROPOSED ORDINANCE, AND
11:38:17 I'M NOT SURE IF THIS WILL PROVIDE YOU THE COMFORT YOU'RE
11:38:19 LOOKING FOR.
11:38:20 BUT THERE IS A PROVISION, A CONDITION SPECIFICALLY TO OPEN
11:38:24 STORAGE, WHICH IS ALSO ONE OF THE USES.
11:38:26 BUT THE CONDITION READS THAT OPEN STORAGE IS ONLY PERMITTED
11:38:29 IN THE PARKING LOT NORTH OF THE PROPOSED FENCE AND GATE THAT

11:38:33 CROSSES THE PARKING LOT DEPICTED ON THE MASTER CONCEPT PLAN.
11:38:36 AND HERE'S THE IMPORTANT PART.
11:38:38 MUST BE ENCLOSED AND SHIELDED AS REQUIRED BY THE LAND
11:38:41 DEVELOPMENT CODE.
11:38:41 AND WE HAVE TO GET RID OF THE BARBED WIRE AS WELL.
11:38:45 WE'RE CONFIDENT THAT IF WE APPLY THE LAND DEVELOPMENT CODE
11:38:49 REQUIREMENTS FOR THE SCREENING OF THIS OPEN STORAGE AREA, IT
11:38:52 WILL ALLEVIATE YOUR CONCERNS.
11:38:55 BUT PERHAPS STAFF WOULD CHIME IN ON EXACTLY WHAT THOSE
11:39:00 STANDARDS WOULD BE.
11:39:01 >>Mayor Ribble: MARY, TO DO YOU WANT TO COMMENT ON THAT SO
11:39:03 WE CAN MOVE THIS ALONG?
11:39:07 >>Mary Gibbs: I DON'T REMEMBER, BUT I THINK IT WAS -- IT HAS
11:39:11 TO BE SCREENED SO IT WOULD BE EITHER LIKE A WALL OR A SOLID
11:39:14 OPAQUE FENCE, CERTAIN HEIGHT, SO THAT YOU CAN'T LOOK IN AND
11:39:19 SEE IT, AND IT WON'T LOOK UGLY.
11:39:22 EITHER WALL OR FENCE REQUIREMENT.
11:39:25 AND THEN THEY HAVE THE GATE TO BLOCK IT OFF INTERNALLY.
11:39:30 ESSENTIALLY, YOU'RE NOT SUPPOSED TO SEE IT FROM ANY ANGLE.
11:39:36 >>Howard Levitan: MARY, YOU MEAN UGLY LIKE THE LOWES OVER
11:39:38 THERE, GARDEN CENTER?
11:39:42 >>Mary Gibbs: YES, KIND OF LIKE THAT, EXCEPT THIS IS
11:39:45 SMALLER.
11:39:45 THIS IS LIKE A SMALLER AREA BEHIND A GATE.
11:39:48 I'M NOT SAYING INSIDE, YOU KNOW, IT WOULD BE STACKED UP --

11:39:53 IT COULD BE STACKED UP WITH PLANTS, NOT VEHICLES, BECAUSE I
11:39:57 HEARD YOU SAY YOU DON'T WANT VEHICLES BACK THERE.
11:40:01 >>Mayor Ribble: OKAY.
11:40:02 ANY OTHER COMMENTS FROM COUNCIL?
11:40:04 ALL RIGHT.
11:40:06 HAS ANYBODY SIGNED UP FROM THE PUBLIC TO SPEAK TO THIS ITEM,
11:40:09 CAROL?
11:40:09 >>Carol Sacco: NO, I'M SORRY, MAYOR.
11:40:11 THERE IS NOT.
11:40:12 >>Mayor Ribble: THAT MOVES US RIGHT UP THE ALLEY.
11:40:15 ELIMINATES HALF OF MY COMMENTS HERE NOW.
11:40:17 NOW WE'RE GOING TO CLOSE THE HEARING FOR A FINAL DISCUSSION
11:40:22 OF COUNCIL.
11:40:23 ANY MORE LAST COMMENTS?
11:40:25 WE HAVE A MOTION FOR ORDINANCE 2020-03?
11:40:30 NICK, DO YOU WANT TO MAKE THE MOTION?
11:40:34 SECOND?
11:40:38 >>Jim Boesch: I'LL SECOND.
11:40:39 >>Mayor Ribble: JIM BOESCH.
11:40:40 MADAM CLERK, PLEASE CALL THE ROLL.
11:40:41 >>Howard Levitan: WAIT A MINUTE, BILL.
11:40:44 CAN WE HEAR A LIST OF THE CHANGES THAT WE DISCUSSED?
11:40:48 WHAT ARE WE DOING?
11:40:49 >>Mayor Ribble: NANCY STROUD IS NODDING.
11:40:51 SHE HAS A LIST.

11:40:52 GO AHEAD.
11:40:52 >>Nancy Stroud: I HOPE THIS IS THE LIST.
11:40:54 SO ON THE USES, WE WOULD ELIMINATE RESTAURANTS AS A USE.
11:41:07 WE WOULD CONTINUE TO ALLOW LAWN AND GARDEN SUPPLY STORES,
11:41:12 BUT I THINK I HEARD FOR RETAIL ONLY.
11:41:16 SO IN PARENS, YOU MIGHT PUT RETAIL ONLY.
11:41:19 >>Mayor Ribble: CORRECT.
11:41:21 >>Nancy Stroud: THEN WE WOULD HAVE UNDER HOURS OF OPERATION,
11:41:25 HOURS OF OPERATION INCLUDING DELIVERY ARE LIMITED TO THE
11:41:29 HOURS THAT ARE SET FORWARD.
11:41:32 AND THEN OPEN STORAGE, OPEN STORAGE IS ONLY PERMITTED FOR
11:41:39 RETAIL MERCHANDISE, AND IN THE PARKING LOT NORTH AS
11:41:44 DESCRIBED THERE ALREADY.
11:41:45 IN THE PATTERN BOOK, WE WOULD ADD A PHRASE, IT NOW SAYS THE
11:41:53 DEVELOPMENT MUST BE CONSISTENT WITH THE PATTERN BOOK, THE
11:41:56 OLD ESTERO POST OFFICE STATE STAMPED RECEIVED MAY 6, 2020, I
11:42:01 WOULD ADD, COMMA, EXCEPT THAT THE NORTH SIDE ELEVATION MUST
11:42:05 BE IMPROVED TO BE SIMILAR TO THE OTHER BUILDING FACES.
11:42:08 THOSE WERE THE CHANGES THAT I NOTED.
11:42:15 >>Mayor Ribble: ARE YOU ALL RIGHT WITH THAT, HOWARD?
11:42:18 >>Howard Levitan: ABSOLUTELY.

11:42:19 >>Mayor Ribble: MARY HAS A COMMENT.
11:42:23 >>Mary Gibbs: CAN I JUST CLARIFY?
11:42:23 NANCY, DID YOU SAY RESTAURANT WAS DELETED PER THE SCHEDULE
11:42:26 OF USES?

11:42:28 >>Nancy Stroud: YES.
11:42:29 >>Mary Gibbs: AND THEN CONSUMPTION ON PREMISES WOULD NEED TO
11:42:32 BE DELETED BECAUSE IT SAYS IN CONJUNCTION WITH A RESTAURANT?
11:42:37 >>Nancy Stroud: THAT WOULD BE ANOTHER DELETION AS WELL.
11:42:39 GOOD CATCH, MARY, THANK YOU.
11:42:42 >>Mary Gibbs: DID YOU WANT A NOTATION THAT THE HANDICAP
11:42:45 PARKING WOULD BE REVIEWED AT TIME OF DEVELOPMENT ORDER TO
11:42:49 MEET THE CODE?
11:42:51 >>Mayor Ribble: YES.
11:42:52 IS THAT IT?
11:42:56 WAS THAT YOUR MOTION, NICK?
11:42:59 >>Nick Batos: YES.
11:43:00 >>Mayor Ribble: THAT WAS YOUR SECOND, JIM?
11:43:02 >>Jim Boesch: ABSOLUTELY.
11:43:03 >>Mayor Ribble: MADAM CLERK, PLEASE CALL THE ROLL.
11:43:06 >> COUNCIL MEMBER WILSON?
11:43:10 >>Jim Wilson: NO.
11:43:13 >>Nick Batos: YES.
11:43:15 >>Jim Boesch: YES.
11:43:18 >>Jon McLain: NO.
11:43:22 >>Howard Levitan: YES.
11:43:26 >>Vice-Mayor Errington: NO.
11:43:29 >>Mayor Ribble: YES.
11:43:31 THE MOTION PASSES.
11:43:34 OKAY.

11:43:40 I'LL NOW TAKE A MOTION TO ADJOURN OUR PLANNING AND ZONING
11:43:44 MEETING TODAY.
11:43:44 CAN I HAVE A MOTION, PLEASE?
11:43:46 >> SO MOVED.
11:43:47 >>Mayor Ribble: SECOND BY?
11:43:48 MR. McLAIN.
11:43:49 OKAY, EVERYONE HAVE A GREAT WEEK.
11:43:52 WE'LL SEE YOU NEXT WEDNESDAY.
11:43:54 [MEETING ADJOURNED]