

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, FEBRUARY 3, 2021, 9:30 A.M.

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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

09:29:59 >>Mayor Ribble: I CALL OUR MEETING FOR FEBRUARY THE 3rd
09:30:01 FOR THE VILLAGE COUNCIL TO ORDER.
09:30:05 I WOULD LIKE TO REMIND EVERYONE TO PLEASE SILENCE THEIR CELL
09:30:07 PHONES.
09:30:08 I KNOW WE HAVE A PRETTY CROWDED COUNCIL MEETING.
09:30:10 I APPRECIATE EVERYBODY STAYING SEPARATED, SOCIAL DISTANCING.
09:30:15 I WANT TO REMIND EVERYONE AS THEY COME TO THE PODIUM TO KEEP
09:30:18 YOUR MASK IN PLACE AND PLEASE SPEAK INTO THE MIKE SO WE CAN
09:30:21 HEAR YOU.
09:30:22 AS WELL AS THE COUNCIL MEMBERS, PLEASE SPEAK INTO THE
09:30:24 MICROPHONE.
09:30:25 THIS MORNING WE ARE BLESSED TO HAVE PASTOR MARK GOODMAN, WHO
09:30:31 IS NO STRANGER TO US.
09:30:33 PASTOR FROM THE CHRIST COMMUNITY MINISTRIES OF ESTERO AND
09:30:35 ALSO WITH THE ESTERO FIRE DEPARTMENT.
09:30:42 >> THANK YOU SO MUCH FOR HAVING ME AGAIN TODAY.
09:30:43 IT'S ALWAYS AN HONOR AND A PRIVILEGE TO BE ABLE TO PRAY FOR
09:30:46 ALL OF YOU.

09:30:46 LET'S BOW OUR HEADS AND PRAY.
09:30:47 DEAR HEAVENLY FATHER, WE THANK YOU FOR THIS DAY.
09:30:50 WE THANK YOU FOR YOUR GOODNESS TO US.
09:30:52 WE THANK YOU THAT WE GET TO LIVE IN A PLACE SO SPECIAL AS
09:30:55 THE VILLAGE OF ESTERO, JUST A GRAND PLACE THAT YOU HAVE
09:30:58 PROVIDED FOR US AND SUCH A GREAT DAY FOR US TO HONOR YOU IN
09:31:01 IT AND TO BE ABLE TO HAVE THIS MEETING.
09:31:03 I JUST PRAY YOUR DIVINE GUIDANCE AND WISDOM UPON THE MAYOR
09:31:08 AND THE COUNCIL MEMBERS AND THE STAFF AND THE ATTORNEYS AND
09:31:13 STAFF, ANYONE WHO HAS ANYTHING TO DO WITH THE RUNNING OF
09:31:15 THIS COUNTRY, WE JUST PRAY THAT YOU WOULD GIVE THEM
09:31:18 UNDERSTANDING AND WISDOM BEYOND THEMSELVES, EVEN DIVINELY.
09:31:21 WE JUST ASK FOR THIS, AND WE ASK THAT YOU WOULD JUST PROTECT
09:31:24 OUR FIRST RESPONDERS AND OUR MEN AND WOMEN IN THE MILITARY,
09:31:28 AND WE JUST ASK ALL THESE THINGS IN YOUR MIGHTY NAME.
09:31:31 AMEN.
09:31:34 >>Mayor Ribble: PLEASE JOIN ME IN THE PLEDGE TO THE FLAG.
09:31:36 [PLEDGE OF ALLEGIANCE]

09:31:53 >>Mayor Ribble: MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
09:31:55 >>Carol Sacco: COUNCIL MEMBER LEVITAN?
09:31:57 >>Howard Levitan: HERE.
09:31:58 >>Jon McLain: HERE.
09:32:00 >>Jim Boesch: HERE.
09:32:01 >>Nick Batos: HERE.
09:32:04 >>Jim Wilson: HERE.

09:32:06 >>Vice-Mayor Errington: HERE.
09:32:07 >>Mayor Ribble: HERE.
09:32:09 BURT, WOULD YOU LIKE TO CERTIFY OUR FOLKS ON ZOOM THAT THEY
09:32:12 ARE PART OF THIS MEETING TODAY.
09:32:14 >>Burt Saunders: YES, IF YOU'LL JUST HAVE A MOTION TO
09:32:16 AUTHORIZE THE PARTICIPANTS VIA ZOOM TO PARTICIPATE REMOTELY
09:32:20 DUE TO THE CORONAVIRUS ISSUE AND THEIR DESIRE TO STAY AWAY
09:32:27 FROM MEETINGS OF THIS NATURE.
09:32:29 HAVE A MOTION TO APPROVE THAT.
09:32:30 >>Mayor Ribble: MOTION IS MADE BY VICE-MAYOR ERRINGTON.
09:32:32 SECOND BY NICK BATOS.
09:32:36 ALL IN FAVOR, AYE.
09:32:38 IT'S UNANIMOUS.
09:32:40 THE AYES HAVE IT.
09:32:41 NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
09:32:44 DOES ANYONE HAVE ANY ADDITIONS, DELETIONS OR CHANGES TO THE
09:32:47 AGENDA?
09:32:51 >>Howard Levitan: BILL, WERE WE GOING TO MOVE UP ITEM 7A AND
09:32:54 8A?
09:32:55 >>Mayor Ribble: SENT AN E-MAIL OUT TO ALL OF US LAST NIGHT.
09:32:59 I WAS WAITING FOR YOU TO BRING IT UP, HOWARD, SINCE IT'S
09:33:02 YOUR REQUEST.
09:33:03 GO AHEAD, HOWARD.
09:33:05 MAKE THE REQUEST.
09:33:06 >>Howard Levitan: I REQUEST THAT WE MOVE UP ITEM 7A AND 8A

09:33:10 TO TAKE THAT RIGHT AFTER THE FIRST PUBLIC COMMENTS, I GUESS.
09:33:19 I DON'T SEE THAT ON THE THING.
09:33:23 RIGHT UP ABOVE -- THE FIRST ACTION ITEM.
09:33:25 >>Mayor Ribble: YOU MADE THE MOTION.
09:33:27 WE HAVE A SECOND BY COUNCILMAN BOESCH.
09:33:31 DO WE NEED TO CALL THE ROLL -- WE DON'T NEED TO CALL THE
09:33:34 ROLL.
09:33:35 >>Burt Saunders: IF THERE'S NO OBJECTION.
09:33:36 >>Mayor Ribble: ANY OBJECTIONS?
09:33:38 OKAY.
09:33:38 SO MOVED.
09:33:39 ANY OTHER CHANGES TO THE AGENDA?
09:33:40 BESIDES THAT ONE ITEM.
09:33:43 OKAY.

09:33:45 HEARING NONE, WE'LL NOW TAKE PUBLIC COMMENT ON THE
09:33:48 NON-AGENDA ITEMS.
09:33:49 MADAM CLERK, YOU HAVE SEVERAL PEOPLE.
09:33:51 >>Carol Sacco: YES, MAYOR.
09:33:52 OUR FIRST IS MR. MARK NOVITSKI.
09:33:59 >> GOOD MORNING.
09:34:00 TODAY I WANT TO TALK ABOUT ECCL'S EFFORTS FOR A RECOGNITION
09:34:04 POCKET PARK.
09:34:05 BACK IN 2019, WHEN I ATTENDED THE VETERANS CEREMONY HELD BY
09:34:08 THE ESTERO VILLAGE COUNCIL, A COUPLE OF US VETERANS GOT
09:34:12 TOGETHER AND DECIDED WE COULD PROBABLY DO BETTER.

09:34:14 THE ECCL WITH A STRONG VOICE AND A HISTORY OF ADVOCACY AND A
09:34:19 LOGICAL CHOICE TO HOLD -- I'M SORRY, HEAD THE EFFORT.
09:34:23 A COMMITTEE WAS FORMED UNDER THE RECREATION AND CULTURE
09:34:26 COUNCIL TO EXPLORE THE CONCEPT OF A VETERAN RECOGNITION
09:34:30 POCKET PARK SOMEWHERE IN ESTERO.
09:34:31 THE COMMITTEE INCLUDED REPRESENTATIVES FROM LEE HEALTH,
09:34:34 COCONUT POINT, BLUE ZONES, AMERICA HOUSE, BONITA ESTERO
09:34:39 REALTORS ASSOCIATION, ESTERO RESIDENTS AND VETERANS.
09:34:42 THE CONCEPT OF THE RECOGNITION POCKET PARK WAS TO DISPLAY
09:34:47 THE SERVICE FLAGS AND THE AMERICAN FLAG.
09:34:50 THROUGH RESEARCH, DETERMINED WE DID NOT NEED ELECTRICITY AS
09:34:54 WE COULD INSTALL THE POLES WITH SOLAR LIGHTS TO ILLUMINATE
09:34:58 THE FLAGS AT NIGHT.
09:34:59 A FEW BENCHES WOULD BE INSTALLED TO ALLOW ANYONE TO SIT AND
09:35:02 REFLECT.
09:35:03 UNDERSTANDING THE VILLAGE HAD LIMITED FUNDS AND NUMEROUS
09:35:08 NEEDS FOR FUNDING, THE COMMITTEE BELIEVED THEY COULD RAISE
09:35:10 THE FUNDS FROM PRIVATE SOURCES.
09:35:12 THE VILLAGE WOULD NOT BE RESPONSIBLE FOR MAINTENANCE AND
09:35:16 REPAIR OF THE PARK.
09:35:17 THE COMMITTEE MEMBERS INVESTIGATED WITH THE HELP OF AREA
09:35:26 RESIDENTS POTENTIAL LOCATIONS AND PERFORMED AN ANALYSIS OF
09:35:29 EACH LOCATION.
09:35:29 EACH LOCATION WAS REVIEWED BY THE COMMITTEE MEMBERS AS TO
09:35:34 WHO OWNED THE SITE, VISIBILITY, ACCESS, PARKING, ET CETERA,

09:35:39 AND WHICH GOVERNMENT ENTITY HAD RESPONSIBILITY FOR THE
09:35:41 APPROVAL.
09:35:41 THE COMMITTEE CONTACTED ESTERO HIGH SCHOOL FOR DESIGN
09:35:45 ASSISTANCE AND RECEIVED 20 UNIQUE DESIGNS.
09:35:48 THE DESIGNS WERE PROVIDED IN THE SURVEY AND OVER 500
09:35:52 INDIVIDUALS VOTED FOR THE BEST DESIGN.
09:35:54 THE STUDENTS WERE RECOGNIZED ON JANUARY 27th.
09:35:57 I COME HERE TODAY AS THE ECCL COO RESPONSIBLE FOR THE
09:36:04 CULTURE AND RECREATION COUNCIL, VETERANS RECOGNITION POCKET
09:36:08 PARK COMMITTEE TO APOLOGIZE IF WE EXCEEDED OUR AUTHORITY OR

09:36:11 ATTEMPTED TO SPEAK FOR THE VILLAGE OF ESTERO OR ANY VILLAGE
09:36:14 COUNCIL PERSON.
09:36:16 THANKS FOR ALLOWING ME TO SPEAK AND PROVIDE INSIGHT INTO THE
09:36:21 ISSUE.
09:36:21 WE'VE LEARNED THROUGH THIS PROCESS WE NEED TO INFORM THE
09:36:24 VILLAGE COUNCIL EARLY IN THE PROCESS AT A COUNCIL MEETING OF
09:36:28 ANY EFFORTS WHICH MAY INVOLVE THE VILLAGE OF ESTERO.
09:36:31 THANKS.
09:36:32 >>Mayor Ribble: THANK YOU, MARK.
09:36:34 >>Carol Sacco: MR. ED WEIL.
09:36:44 >> GOOD MORNING, ASSISTANT COACH ED WEIL.
09:36:48 ESTERO HIGH SCHOOL.
09:36:49 I'M PLEASSED TO ANNOUNCE THAT WE WON LAST NIGHT 7-0 AGAINST
09:36:55 LELY.
09:36:56 SEMIFINALS.

09:36:57 SIX GIRLS SCORED AND HAD A SHUTOUT.
09:37:02 THURSDAY, WE PLAY NAPLES FOR THE FINALS IN THE DISTRICT.
09:37:08 IT WILL BE 7:00 AT JEFF SOMMER'S STADIUM AND IT'S FOR THE
09:37:13 CHAMPIONSHIP.
09:37:13 THE TEAM HAS SCORED OVER 87 GOALS AVERAGING 6.7 GOALS PER
09:37:20 GAME.
09:37:20 THEY ARE AN AMAZING GROUP OF YOUNG LADIES.
09:37:23 I WANT TO THANK MARILYN EDWARDS FOR DOING THE RELATIONS FOR
09:37:28 US IN MANY WAYS.
09:37:29 SHE'S BEEN A FANTASTIC SUPPORTER OF US AND SO HAS THE
09:37:32 COUNCIL.
09:37:33 I THANK YOU ALL AND GOD BLESS YOU.
09:37:39 >>Mayor Ribble: FORGOT TO MENTION ONE THING, HOW I'M
09:37:40 CELEBRATING WITH THE ESTERO HIGH SCHOOL MASK ON TODAY IN
09:37:43 SUPPORT OF YOUR EFFORTS.
09:37:44 THERE WERE A COUPLE OF PEOPLE HERE WHO THOUGHT I WAS A
09:37:46 KANSAS CITY CHIEF FAN, WHICH I'M NOT GOING TO DISCLOSE IF I
09:37:49 AM OR NOT.
09:37:50 BUT THIS IS REALLY TO SUPPORT THE HIGH SCHOOL TODAY.
09:37:52 THAT'S WHY I'M WEARING THE MASK.
09:37:54 ANYONE ELSE SIGNED UP TO SPEAK?
09:37:56 >>Carol Sacco: NO, MAYOR.
09:37:56 >>Mayor Ribble: OKAY.
09:37:57 NEXT UP ON THE AGENDA IS THE CONSENT AGENDA.
09:38:00 DO ANY OF THE COUNCIL MEMBERS HAVE COMMENTS REGARDING THE

09:38:04 COUNCIL MEETING MINUTES OR RESOLUTIONS?
09:38:05 HEARING NONE, I'LL ENTERTAIN A MOTION TO APPROVE THE CONSENT
09:38:10 AGENDA.
09:38:10 MOVED BY BOESCH, SECONDED BY NICK BATOS.
09:38:15 ALL IN FAVOR SIGNIFY BY SAYING AYE.
09:38:18 SO MOVED.

09:38:22 NEXT ON THE AGENDA, WE'RE GOING TO MOVE THIS AROUND A LITTLE
09:38:27 BIT.
09:38:27 WE'LL GO TO ITEM NUMBER 7.
09:38:32 WE NOW HAVE AN OPEN PUBLIC HEARING.
09:38:34 WE HAVE ON THE AGENDA ORDINANCE 2020-09, FIRESTONE REZONING
09:38:40 CASE CONTINUED FROM DECEMBER THE 2nd, 2020, DECEMBER THE
09:38:44 9th, 2020, AND JANUARY THE 6th, 2021.
09:38:49 THIS IS ALSO A PUBLIC HEARING, AND IN THIS MATTER, THE
09:38:52 COUNCIL WILL SIT IN -- CAPACITY.
09:38:58 HAS THE ORDINANCE BEEN PROPERLY ADVERTISE?
09:39:01 >>Carol Sacco: YES.
09:39:02 >>Mayor Ribble: WOULD THE CLERK PLEASE READ THE TITLE OF THE
09:39:04 ORDINANCE?
09:39:04 >>Carol Sacco: CONTINUED SECOND READING OF ORDINANCE
09:39:07 2020-09, AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE
09:39:09 OF ESTERO, FLORIDA, CONSIDERING A ZONING AMENDMENT TO THE
09:39:13 ESTERO TOWN CENTER COMMERCIAL PLANNED DEVELOPMENT TO ALLOW
09:39:16 AUTO REPAIR AND SERVICE, GROUP I, AS A STAND-ALONE USE ON
09:39:22 PROPERTY LOCATED IN THE SOUTHEAST QUADRANT OF CORKSCREW ROAD

09:39:25 AND THREE OAKS PARKWAY AND CONSISTING OF APPROXIMATELY 1.14
09:39:28 ACRES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;
09:39:31 AND PROVIDING AN EFFECTIVE DATE.
09:39:34 >>Mayor Ribble: EVERYONE IN THE AUDIENCE BEAR WITH ME.
09:39:37 I'LL TAKE ABOUT THREE OR FOUR MINUTES TO READ THE OFFICIAL
09:39:40 STATEMENT THAT EXPLAINS THE QUASI-JUDICIAL PROCEDURE THAT
09:39:43 WE'RE ABOUT TO GET INVOLVED IN.
09:39:45 LADIES AND GENTLEMEN, THIS MORNING'S AGENDA HAS A ZONING
09:39:47 ITEM FOR THE COUNCIL DECISION.
09:39:50 ON THIS ITEM, THE COUNCIL SITS IN ITS QUASI-JUDICIAL
09:39:54 CAPACITY.
09:39:54 THE DECISION OF WHETHER OR NOT TO APPROVE THE APPLICATION,
09:39:58 LIKE ALL QUASI-JUDICIAL ITEMS MUST BE BASED ON THE CRITERIA
09:40:01 IN THE LAND USE ORDINANCE AND THE LAND DEVELOPMENT CODE AND
09:40:06 ON SUBSTANTIAL COMPETENT EVIDENCE THAT IS PRESENTED AT THIS
09:40:10 HEARING.
09:40:11 IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION THAT
09:40:16 IS THE SUBJECT OF TODAY'S QUASI-JUDICIAL HEARING, YOU MUST
09:40:19 BE SWORN IN BY MADAM CLERK IN A MOMENT.
09:40:23 AND YOU SHOULD FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
09:40:26 TO THE CLERK BEFORE SPEAKING.
09:40:27 PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY ON
09:40:32 AN APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.
09:40:36 THE GENERAL PUBLIC -- [NOISE] -- BE PERMITTED TO
09:40:41 CROSS-EXAMINE WITNESSES BY THE PUBLIC OR MAY REQUEST THE

09:40:45 COUNCIL TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER STAFF
09:40:48 OR THE APPLICANT.

09:40:49 THE APPLICANT AND THE VILLAGE STAFF MAY CROSS-EXAMINE
09:40:53 WITNESSES.
09:40:54 COUNCIL MEMBERS MAY ALSO QUESTION ANY OF THE WITNESSES.
09:40:56 FURTHER DETAILS OF THE QUASI-JUDICIAL PROCEDURE MAY BE
09:41:00 OBTAINED FROM THE CLERK, BUT, IN GENERAL, MADAM CLERK WILL
09:41:05 SWEAR IN ANY PERSONS WHO INTEND TO PROVIDE TESTIMONY ON THE
09:41:08 APPLICATION TODAY.
09:41:09 WE WILL FIRST HEAR AN INTRODUCTION FROM THE VILLAGE
09:41:13 COMMUNITY DEVELOPMENT DIRECTOR, MARY GIBBS.
09:41:16 THEN THE APPLICANT WILL ADDRESS THE COUNCIL.
09:41:18 MARY GIBBS, VILLAGE COMMUNITY DEVELOPMENT DIRECTOR, WILL
09:41:21 THEN BE CALLED UPON FOR ANY FURTHER TESTIMONY.
09:41:25 AFTER THIS, I WILL ALLOW ANYONE FROM THE PUBLIC WHO HAS BEEN
09:41:28 SWORN IN TO PROVIDE TESTIMONY.
09:41:30 MAKE SURE YOUR COMMENTS ARE CONCISE AS THE PUBLIC TESTIMONY
09:41:35 IS LIMITED TO THREE MINUTES PER INDIVIDUAL.
09:41:37 IN ADDITION, IF ANY COUNCIL MEMBERS HAVE AN EX PARTE
09:41:41 COMMUNICATIONS REGARDING TODAY'S APPLICATION, THAT MEMBER
09:41:44 WILL NEED TO DISCLOSE THE SUBJECT MATTER OF THAT
09:41:48 COMMUNICATION OF THE PERSON TO WHOM THE COUNCIL MEMBER
09:41:52 SPOKE.
09:41:52 IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST ON ANY
09:41:55 ACTION, THE MEMBER MUST DISCLOSE THE CONFLICT, RECUSE HIM OR

09:41:59 HERSELF FROM PARTICIPATION IN THE DISCUSSION OR VOTING.
09:42:03 WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING STAND
09:42:08 AND RAISE THEIR RIGHT HAND?
09:42:11 MADAM CLERK, WILL YOU PLEASE ADMINISTER THE OATH.
09:42:13 >>Carol Sacco: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
09:42:16 TRUTH AND NOTHING BUT THE TRUTH SO HELP YOUR GOD?
09:42:22 >>Mayor Ribble: I'LL NOW ASK OUR COUNCIL MEMBERS IF THEY
09:42:24 HAVE ANY EX PARTE DISCLOSURES THEY'D LIKE TO DISCLOSE.
09:42:28 NICK BATOS?
09:42:30 >>Nick Batos: I'VE MET WITH THE DEVELOPER AND THE TEAM, HIS
09:42:33 TEAM, AND THEY EXPLAINED THEIR PROJECT TO ME.
09:42:39 >>Mayor Ribble: JIM?
09:42:41 >>Jim Boesch: I HAVE NONE.
09:42:42 >>Mayor Ribble: KATY?
09:42:43 >>Vice-Mayor Errington: NONE.
09:42:45 >>Jon McLain: I'VE HAD PHONE CONVERSATION RECENTLY WITH THE
09:42:50 DEVELOPER'S SALES TEAM AND DISCUSSION CENTERED AROUND THE
09:42:56 LOWE'S PLAZA, NOT THE APPLICATION FOR FIRESTONE.
09:43:00 >>Mayor Ribble: I'VE HAD NONE AT ALL.
09:43:02 I'LL GO NOW TO MR. LEVITAN.
09:43:03 >>Howard Levitan: I'VE ALREADY UPDATED ALL MY CONTACTS.
09:43:08 I'VE HAD CONTACTS OVER THE LAST YEAR OR SO WITH ALL OF THE
09:43:16 DEVELOPER'S REPRESENTATIVES.
09:43:17 BUT SINCE THE LAST TIME I UPDATED YOU, THE LAST HEARING, I

09:43:20 HAVE HAD NO CONTACTS, BUT I DID DO A SITE VISIT YESTERDAY.

09:43:27 >>Mayor Ribble: IS THAT IT, HOWARD?

09:43:29 >>Howard Levitan: YES.

09:43:29 >>Mayor Ribble: JIM WILSON?

09:43:31 JIM, YOU'RE MUTED STILL.

09:43:35 >>Jim Wilson: YEP.

09:43:36 NONE.

09:43:37 >>Mayor Ribble: OKAY.

09:43:38 THAT WAS SHORT AND SWEET.

09:43:39 MADAM CLERK, ARE THERE ANY LETTERS OR WRITTEN COMMUNICATIONS

09:43:44 THAT HAVE BEEN RECEIVED AND ACCEPTED?

09:43:46 ON THE PART OF THIS PROCEEDING?

09:43:48 >>Carol Sacco: THERE WAS ONE LETTER THAT IS IN THE PACKET.

09:43:52 >>Mayor Ribble: OKAY.

09:43:52 I'LL NOW CALL ON OUR COMMUNITY DEVELOPMENT DIRECTOR, MARY.

09:44:02 >>Mary Gibbs: GOOD MORNING, COUNCIL.

09:44:03 CAN YOU HEAR ME OKAY?

09:44:05 >> YES.

09:44:05 >>Mary Gibbs: OKAY.

09:44:06 THIS IS THE ZONING CASE FOR ESTERO TOWN CENTER.

09:44:12 I'M JUST GOING TO SPEND A COUPLE OF MINUTES REFRESHING YOUR

09:44:16 MEMORY ABOUT THIS BECAUSE IT HAS BEEN CONTINUED QUITE A FEW

09:44:18 TIMES.

09:44:19 THE APPLICANT IS KRG ESTERO, LLC.

09:44:22 THEY ARE ASKING TO AMEND THE ZONING FOR THE ESTERO TOWN

09:44:25 CENTER CPD TO DO A STAND-ALONE AUTOMOBILE REPAIR AND SERVICE

09:44:30 GROUP I, WHICH WOULD ALLOW THE FIRESTONE COMPLETE AUTO CARE.

09:44:34 THIS PROPERTY IS THREE ACRES.

09:44:37 IT'S IN THE LOWE'S PLAZA, AND THE THREE ACRES IS JUST ON

09:44:41 CORKSCREW ROAD JUST WEST OF THE DENTIST OFFICE.

09:44:45 THEY ARE ASKING TO BUILD THE FIRESTONE AUTO CARE ONE ACRE OF

09:44:49 THE THREE-ACRE SITE.

09:44:50 PLANNING AND ZONING BOARD HAD A PUBLIC HEARING.

09:44:53 THIS IS BACK IN AUGUST, AND THEY RECOMMENDED DENIAL AND THE

09:44:56 STAFF ALSO RECOMMENDED DENIAL.

09:44:59 I'LL JUST SPEND A MINUTE JUST TO REFRESH YOUR MEMORY ABOUT

09:45:02 WHY WE DID THAT.

09:45:05 EXPLAINED IN THE STAFF REPORT AND AT THE PLANNING AND ZONING

09:45:10 BOARD HEARING IN AUGUST, THERE WAS A LENGTHY DISCUSSION.

09:45:12 THERE WAS A LONG HEARING.

09:45:13 AND THERE WAS A DISCUSSION, BUT IT CENTERS AROUND THE LAND

09:45:17 USE CATEGORY, WHICH IS TRANSITIONAL MIXED-USE.

09:45:21 AND THIS CATEGORY ENCOURAGES MIXED USE.

09:45:24 IT WAS CHANGED FROM OUR OLD COMPREHENSIVE PLAN, WHICH WAS

09:45:27 CALLED GENERAL INTERCHANGE.

09:45:29 AND THE GENERAL INTERCHANGE CATEGORY WAS VERY DESIGNATED TO

09:45:33 BE AUTO-ORIENTED TO FIT WITH I-75 AND THE INTERCHANGE WOULD
09:45:39 ALLOW STRICTLY COMMERCIAL USES, NO RESIDENTIAL, THINGS LIKE
09:45:43 FAST-FOOD RESTAURANTS, GAS STATIONS, AND THINGS LIKE THAT.
09:45:47 SO THE IDEA BEHIND PUTTING IN THIS NEW TRANSITIONAL
09:45:50 MIXED-USE CATEGORY WAS TO GET AWAY FROM JUST THAT STRICTLY

09:45:53 COMMERCIAL AND TO ENCOURAGE MORE OF A MIXED-USE, SOME SORT
09:45:58 OF RESIDENTIAL COMMERCIAL, DIFFERENT TYPES OF THINGS THAT
09:46:02 WOULD MAKE IT BECOME MORE OF A PLACE WHERE YOU CAN LIVE AND
09:46:05 WORK AND HAVE PEDESTRIAN WALKABILITY.

09:46:08 SOMETHING A LITTLE BIT BETTER.

09:46:09 SO THAT'S THE REASON BEHIND THAT.

09:46:13 THERE WAS ALSO WHAT CAME UP AT PLANNING AND ZONING, THERE
09:46:16 WAS A QUESTION ABOUT THIS PROPERTY BECAUSE THEY ARE
09:46:19 SPLITTING IT.

09:46:20 THIS FIRESTONE WOULD BE ON THE EASTERN PART OF THE PARCEL,
09:46:23 WHICH IS A LITTLE OVER AN ACRE.

09:46:24 AND THAT LEAVES LESS THAN TWO ACRES FOR ANOTHER PARCEL,
09:46:28 WHICH WOULD BECOME ANOTHER USE.

09:46:30 THE DISCUSSION AT PLANNING AND ZONING, WE FELT THAT IT WOULD
09:46:33 BE BETTER TO KEEP IT AS ONE PARCEL.

09:46:35 THERE WOULD BE A BETTER CHANCE TO GET SOMETHING MORE
09:46:37 WELL-SUITED TO TRANSITIONAL MIXED-USE.

09:46:40 BUT AT THE HEARING, THE APPLICANT DISAGREED WITH THAT, AND
09:46:43 THEY'LL BE EXPLAINING THE REASONS TODAY.

09:46:46 I THINK THEY BASICALLY FELT THAT THIS IS KIND OF AN AUTO
09:46:49 ORIENTED COMMERCIAL SHOPPING CENTER, AND THEY'VE JUST GOT A
09:46:53 FEW LOTS LEFT AND THEY WANT TO COMPLETE THAT.

09:46:56 THEY WILL BE EXPLAINING THAT WHEN THEY GET UP TO DO THEIR
09:46:58 TESTIMONY.

09:46:59 SO JUST TO GIVE YOU A LITTLE MORE OF AN UPDATE, AFTER THE

09:47:03 PLANNING AND ZONING BOARD MEETING, THE APPLICANT STEPPED
09:47:08 BACK AND MADE CHANGES AND CAME BACK IN.

09:47:10 THE CHANGES WERE MOSTLY ABOUT THE ARCHITECTURE AND THE
09:47:12 LANDSCAPING TO TRY TO ENHANCE THE ARCHITECTURE.

09:47:15 AND THEY HAVE DONE A NICE JOB WITH THE ARCHITECTURE.

09:47:18 SO WE CAME TO FIRST READING BACK IN NOVEMBER WITH THE
09:47:21 COUNCIL.

09:47:22 THE COUNCIL HAD SOME MORE QUESTIONS ABOUT THE ARCHITECTURE
09:47:24 AND THE LANDSCAPING, QUESTIONS ABOUT THE SIDEWALKS,
09:47:28 QUESTIONS ABOUT THIS AMENITY AREA THAT THEY ARE PROPOSING
09:47:32 THAT'S PART OF THE ORIGINAL ZONING THAT WOULD BE IN THE
09:47:34 NORTHWEST CORNER OF THE PROPERTY.

09:47:36 SO THERE WERE SEVERAL QUESTIONS THAT BASICALLY SAID
09:47:40 APPLICANT PROVIDE US MORE INFORMATION.

09:47:42 SO THE PUBLIC HEARING WAS ACTUALLY DECEMBER 2nd.

09:47:46 THAT WAS OUR SECOND READING, AND WHEN WE HAD THE PUBLIC

09:47:49 HEARING, SOME MORE QUESTIONS WERE RAISED AND THEY RELATED TO
09:47:54 THE OUTDOOR STORAGE AREA, LOWE'S, THAT MIGHT HAVE BEEN A
09:47:57 CODE VIOLATION.
09:47:58 AND THERE WAS A QUESTION ABOUT THE TRAFFIC LIGHT, AND THERE
09:48:03 WERE SOME OTHER QUESTIONS ABOUT THIS AMENITY AREA NEEDING
09:48:07 MORE DETAIL.
09:48:08 SO THEN THE CASE WAS CONTINUED AGAIN A COUPLE OF TIMES,
09:48:12 CONTINUED TO JANUARY 6th.
09:48:14 HERE WE ARE TODAY.

09:48:15 IF I CAN GIVE YOU JUST A LITTLE MORE OF AN UPDATE ON SOME OF
09:48:20 THE THINGS THAT HAVE HAPPENED SINCE THE LAST TIME, THERE HAS
09:48:24 BEEN SOME PROGRESS MADE ON A FEW ITEMS THAT YOU HAD ASKED
09:48:27 ABOUT.
09:48:28 SO THE FIRST THING IS, THERE WERE QUESTIONS ABOUT THIS
09:48:31 AMENITY AREA, IF YOU REMEMBER, IT'S GOING TO BE LIKE A WOOD
09:48:36 DECK AREA WITH SOME LANDSCAPING AND SAVING THE HERITAGE
09:48:41 TREES ON THE CORNER, WHICH WAS PART OF THE ORIGINAL ZONING,
09:48:43 BUT IT WAS A LITTLE BIT VAGUE AS TO HOW AND WHEN THAT WAS
09:48:47 GOING TO HAPPEN.
09:48:47 SO THE APPLICANT HAS WORKED WITH OUR LAND USE ATTORNEY TO
09:48:51 COME UP WITH AN AGREEMENT THAT WOULD SPECIFY HOW THAT'S
09:48:55 GOING TO HAPPEN AND WHEN AND MORE DETAILS.
09:48:57 AND THAT IS THE NEXT ITEM ON THE AGENDA.
09:48:59 WE KEPT THEM AS TWO SEPARATE ITEMS.
09:49:02 BUT THERE'S A ZONING CONDITION THAT EXPLAINS IT A LITTLE BIT
09:49:04 MORE, AND I KNOW THE APPLICANT WANTS TO EXPLAIN WHAT THEY
09:49:07 HAVE DONE WITH THAT.
09:49:08 THE SECOND THING RELATED TO THE LOWE'S, THE QUESTIONS ABOUT
09:49:12 THE OUTDOOR STORAGE, AND SO WE HAD OUR CODE ENFORCEMENT
09:49:15 STAFF, STANLEY, WENT OUT AND LOOKED AT IT.
09:49:19 HE DID SEND THEM A NOTICE OF VIOLATION.
09:49:22 I THINK THAT WENT OUT ON JANUARY 21st.
09:49:25 THE OUTDOOR STORAGE AREA IS LIMITED FOR THE COUNTY
09:49:29 ADMINISTRATIVE AMENDMENT, AND IT LOOKS LIKE THEY HAVE SORT

09:49:32 OF EXPANDED THAT AREA AND GONE INTO SOME PARKING THAT IS NOT
09:49:37 SUPPOSED TO BE PART OF THIS AREA.
09:49:38 AND THEN THE FENCE, THE QUESTION ABOUT THE FENCE THAT HAD
09:49:41 LIKE THE BLACK FLAPPING VISQUEEN IN IT, THAT WAS NOT
09:49:45 APPROVED, AND THAT'S NOT ALLOWED.
09:49:47 AND THAT ADMINISTRATIVE AMENDMENT HAS GOT TO BE EITHER A
09:49:50 FENCE OR WALL THAT MATCHES THE ARCHITECTURE OF THE BUILDING.
09:49:53 WE SENT THAT LETTER OUT.
09:49:56 STANLEY WAS CONTACTED ON MONDAY, I BELIEVE, BY THE CORPORATE
09:50:01 LOWE'S PEOPLE WHO CALLED AND SAID WE'VE GOTTEN THE LETTER.
09:50:04 WE WANT TO MEET WITH YOU.
09:50:05 WE WANT TO WORK WITH YOU ON THAT.

09:50:07 I'M SURE THE APPLICANT WILL BE EXPLAINING THAT IN A LITTLE
09:50:10 MORE DETAIL.
09:50:11 HARD TO BREATHE.
09:50:13 THE THIRD ITEM IS THE TRAFFIC LIGHT, AND THERE WERE
09:50:17 QUESTIONS BROUGHT UP ABOUT THAT AND THE PROPORTIONATE SHARE
09:50:20 AND HOW THAT WAS GOING TO HAPPEN.
09:50:22 AND THERE IS A CONDITION IN THE ZONING ORDINANCE THAT
09:50:24 ADDRESSES THE PROPORTIONATE SHARE.
09:50:27 WE MADE IT A LITTLE BIT MORE SPECIFIC.
09:50:29 WE PUT IN THE DOLLAR AMOUNT WHICH IS APPROXIMATELY \$35,000,
09:50:33 AND THAT WOULD BE PAID PRIOR TO ISSUANCE OF THE DEVELOPMENT
09:50:37 ORDER FOR FIRESTONE.
09:50:40 SO THAT BASICALLY COVERS.

09:50:46 I WANTED TO EXPLAIN THE BACKGROUND A LITTLE MORE.
09:50:48 WE DO HAVE TWO ORDINANCES IN YOUR PACKET.
09:50:50 WE HAVE ONE FOR APPROVAL WITH CONDITIONS AND WE'VE GOT ONE
09:50:52 FOR DENIAL BASED ON WHAT YOU WANT TO DO.
09:50:55 I'M HAPPY TO ANSWER ANY QUESTIONS OR I CAN TURN IT OVER TO
09:50:58 THE APPLICANT.
09:50:59 >>Mayor Ribble: WE'RE NOT GOING TO DO QUESTIONS YET.
09:51:01 WE WANT TO HEAR FROM THE APPLICANT.
09:51:03 ARE YOU GOING TO PRESENT FOR THE APPLICANT OR DELEGATE THAT?
09:51:22 >>Neale Montgomery: MR. KIRBY IS GOING TO START.
09:51:28 >> GOOD MORNING.
09:51:30 FOR THE RECORD, DOUG KIRBY WITH KITE REALTY GROUP
09:51:34 REPRESENTING THE APPLICANT.
09:51:35 MOST OF THE TEAM IS HERE TO ANSWER ANY FURTHER QUESTIONS.
09:51:39 I'M GOING TO ADDRESS THE THREE POINTS THAT MARY BROUGHT UP
09:51:41 AND THEN WAYNE ARNOLD WITH GRADYMINOR IS GOING TO ADD SOME
09:51:46 ADDITIONAL TESTIMONY, AND NEALE WILL WRAP UP AS NECESSARY
09:51:49 FROM THERE.
09:51:49 LIKE I SAID, MOST OF THE TEAM IS HERE TO ANSWER ANY SPECIFIC
09:51:53 QUESTIONS THAT YOU MAY HAVE DURING THE PROCESS.
09:51:54 THE FIRST ITEM THAT MARY BROUGHT UP WAS THE PEDESTRIAN AND
09:51:59 OPEN AREA ISSUE.
09:52:02 THAT CAME FROM THE ORIGINAL ZONING APPROVAL FROM 2003.
09:52:05 IN THAT ORIGINAL ZONING APPROVAL, THERE WAS A CONDITION AND
09:52:08 A COMMITMENT IN THERE TO PROVIDE .1 ACRES OF OPEN SPACE AND

09:52:12 PEDESTRIAN AREA.
09:52:13 FURTHERMORE, IT WAS MEANT TO -- THE REQUIREMENT WAS TO
09:52:17 PRESERVE THE HERITAGE TREES THAT ARE AT THAT CORNER.
09:52:21 SO THAT HAS BEEN DONE IN ACCORDANCE WITH THE ORIGINAL
09:52:25 DEVELOPMENT ORDER AND THE FIVE SUBSEQUENT DEVELOPMENT ORDERS
09:52:27 THAT HAVE GONE ON HERE.
09:52:29 THAT HAS BEEN MET.
09:52:31 THE EXISTING TREES HAVE BEEN RETAINED, AND THERE IS A

09:52:36 SIDEWALK THAT MEANDERS AROUND THAT AREA TO ALLOW FOR THE
09:52:39 PEDESTRIAN OPEN SPACE.
09:52:40 AS PART OF THIS ZONING AMENDMENT PROCESS, WE WERE ASKED BY
09:52:44 COUNCIL TO ADD SOME ADDITIONAL ENHANCEMENTS TO THAT, AND
09:52:47 THAT IS THE AREA THAT YOU SAW AT THE PREVIOUS HEARING AND
09:52:52 DISCUSSIONS.
09:52:52 WE'VE WILLINGLY PROVIDED THAT AREA TO PROVIDE SOME VERY
09:52:57 ATTRACTIVE DESIGN THAT PLAYS OFF OF THE TREES AND USES THOSE
09:53:01 AS SHADE AND PROVIDES A SEATING AREA.
09:53:05 THIS DESIGN WE'VE COMMITTED TO WILL BE DONE AS PART OF THE
09:53:09 FIRESTONE DEVELOPMENT, AND IT WILL BE COMPLETED PRIOR TO
09:53:13 THEIR CC.
09:53:15 SO THAT WILL BE DONE BEFORE THEY OPEN.
09:53:16 AS MARY SAID, THERE'S A CONDITION IN THE EXISTING -- IN YOUR
09:53:22 PACKET FOR APPROVAL THAT HAS THAT.
09:53:25 IT MENTIONS THE COMMITMENT.
09:53:28 ADDITIONALLY, THERE IS A COMMITMENT, OR AN AGREEMENT THAT IS

09:53:30 ON THE AGENDA THAT YOU KNOW ABOUT TO -- THAT WILL -- WE HAVE
09:53:33 REVIEWED AND APPROVED AND AGREED TO WITH STAFF AND WE'RE
09:53:36 PREPARED TO SIGN THAT IN THE ZONING MOVES FORWARD.
09:53:39 AS FAR AS LOWE'S CLEANUP, MARY IS CORRECT.
09:53:43 I UNDERSTAND THE SAME THING THAT SHE SAID.
09:53:45 LOWE'S DID CONTACT THE VILLAGE EARLIER THIS WEEK AND HAVE
09:53:50 COMMITTED TO WORK WITH THE VILLAGE TO CLEAN IT UP AND MAKE
09:53:55 THAT MORE ATTRACTIVE.
09:53:56 I DON'T KNOW MUCH MORE THAN THAT, BUT THAT IS WHAT THEY ARE
09:53:59 PLANNING ON DOING.
09:54:00 I DO KNOW THAT THEY WERE LOOKING AT POSSIBLY MAKING A
09:54:03 PERMANENT SOLUTION HERE.
09:54:04 THIS AREA WAS ORIGINALLY SET UP AFTER A HURRICANE FOR RELIEF
09:54:09 EFFORTS AND APPEARS IT JUST STAYED SINCE THEN AND KIND OF
09:54:13 MORPHED INTO SOMETHING MORE THAN WHAT IT WAS ORIGINALLY
09:54:16 INTENDED TO.
09:54:16 BUT THEY HAVE COMMITTED THAT THEY ARE GOING TO CLEAN THAT UP
09:54:18 AND WORK WITH THE VILLAGE TO CLEAN THAT UP.
09:54:20 REGARDING THE TRAFFIC SIGNAL, I THINK YOU ALL HEARD AT ONE
09:54:25 OF THE HEARINGS RECENTLY THAT THERE IS AN EASEMENT THAT THE
09:54:29 COUNTY WANTED FROM US.
09:54:31 WE'VE BEEN WORKING FOR MONTHS WITH THE COUNTY TO TRY TO COME
09:54:34 TO AN AGREEMENT ON THAT EASEMENT DOCUMENT.
09:54:38 THE ORIGINAL DOCUMENT THAT THEY PROVIDED, THEY WANTED US TO
09:54:42 WARRANT TITLE TO THEM, AND THEY WANTED US TO TAKE ON THE

09:54:47 LIABILITY, ASSUME THE LIABILITY FOR THE SIGNAL.
09:54:49 ALL OF THAT FOR FREE.
09:54:50 WE'RE WILLING TO GIVE THE EASEMENT FOR FREE, BUT WE JUST
09:54:53 CAN'T AGREE TO GIVING UP A LIABILITY ISSUE, AN UNKNOWN

09:54:58 LIABILITY ISSUE AND WARRANT TITLE ON THAT.
09:55:00 I DON'T THINK ANYBODY ELSE HERE WOULD AGREE TO SOMETHING
09:55:02 LIKE THAT.
09:55:05 SO WE'VE WORKED WITH THE COUNTY SINCE JULY AND IT WASN'T
09:55:10 UNTIL MAYOR RIBBLE CONTACTED THE COUNCIL -- OR THE
09:55:13 COMMISSIONER FOR THE COUNTY UNTIL THE STAFF REALLY STARTED
09:55:15 TAKING IT SERIOUSLY.
09:55:16 I WILL TELL YOU THAT WE FINALLY COME TO AN AGREEMENT ON A
09:55:20 DOCUMENT, AND THAT IS BEING ROUTED INTERNALLY IN OUR OFFICE
09:55:24 FOR SIGNATURE.
09:55:24 I HOPE TO BE ABLE TO DELIVER THAT TO THE COUNTY ANY DAY NOW.
09:55:28 AS MARY SAID, THERE IS A CONDITION, AND WE HAVE AGREED TO
09:55:36 PAY OUR PROPORTIONATE SHARE OF THE SIGNAL AS RELATED TO THIS
09:55:40 PARCEL, PARCEL A.
09:55:42 THE AMOUNT IS \$36,000.
09:55:48 WE'VE AGREED TO PAY THAT IN LINE WITH A DEVELOPMENT ORDER
09:55:52 THAT'S ISSUED FOR THE FIRESTONE.
09:55:54 SINCE THE SITE IS MOSTLY DEVELOPED, AND HAS BEEN DEVELOPED
09:55:56 SINCE 2007, WE DON'T CONTROL ALL THE PROPERTY ANYMORE.
09:56:02 WE HAVE COMMITTED OR WE ARE HERE TO COMMIT THAT WE WILL PAY
09:56:05 OUR PROPORTIONATE SHARE FOR ANY FURTHER DEVELOPMENT THAT WE

09:56:08 BRING FORWARD, BUT WE'RE ASKING THAT THIS IS DEALT WITH THE
09:56:12 SAME WAY AS PLAZA DEL SOL ACROSS THE STREET, WHICH IS IN A
09:56:16 SIMILAR SITUATION.
09:56:16 IT WAS MOSTLY DEVELOPED PRIOR TO THE RECESSION, AND NOW IT'S
09:56:21 BEING -- ADDITIONAL DEVELOPMENT IS GOING ON, AND THEY ARE
09:56:24 PAYING THEIR PROPORTIONATE SHARE RELATED TO THOSE
09:56:26 DEVELOPMENT ORDERS AS THEY MOVE FORWARD.
09:56:28 AND WE ASK -- AND THEN THE REST OF IT THEY ARE ASKING TO BE
09:56:31 DEALT WITH IN A SPECIAL ASSESSMENT.
09:56:33 WE'RE JUST ASKING FOR THE SAME CONSIDERATION ON THAT.
09:56:35 SO AS YOU'RE AWARE, THIS PROJECT WAS DEVELOPED PRIOR TO THE
09:56:42 GREAT RECESSION IN 2008.
09:56:44 SINCE THAT TIME, THE REST OF THE SITE, INCLUDING THE SITE
09:56:48 WE'RE TALKING ABOUT, THE PARCEL WE'RE TALKING ABOUT TODAY
09:56:51 [INDISCERNIBLE].
09:56:52 THE OTHER PARCEL IS THE ONE NEXT TO RUBY TUESDAY'S, AS WE
09:56:56 ALL KNOW.
09:56:56 STAFF HAS AGREED WITH THIS APPROVAL THAT THE ARCHITECTURE
09:56:59 AND THE LANDSCAPING THAT WE'VE PROPOSED WITH THIS
09:57:03 DEVELOPMENT AND WITH THE FIRESTONE DEVELOPMENT, IT IS
09:57:06 COMPATIBLE WITH THE REST OF THE DEVELOPMENT.
09:57:08 THIS USE WILL BE A SUCCESSFUL ADDITION TO THE VILLAGE OF
09:57:11 ESTERO AND THE ESTERO TOWN COMMONS, AND IT WILL BRING
09:57:16 ADDITIONAL TAX REVENUE TO THE VILLAGE IF IT'S DEVELOPED.
09:57:19 THE REQUEST WE'RE ASKING FOR TODAY IS TO ALLOW FOR AN AUTO

09:57:22 REPAIR AND SERVICE AS A STAND-ALONE USE, AN AUTO REPAIR AND
09:57:27 SERVICE IS AN APPROVED USE IN THIS PD ALREADY.
09:57:30 THE ISSUE IS THAT IT WAS ONLY ALLOWED IF IT'S PART OF
09:57:33 ANOTHER USE WITHIN THIS PARCEL.
09:57:36 NOT REALLY SURE HOW WE WOULD GET ANOTHER USE ON THIS PARCEL
09:57:42 OTHER THAN A FIRESTONE THAT WOULDN'T BE AN ACCESSORY USE,
09:57:47 AUTO REPAIR AND INSTALLATION WOULDN'T BE AN ACCESSORY USE TO
09:57:51 ANOTHER USE LIKE FIRESTONE.
09:57:55 WITH THAT, I'M GOING TO LET WAYNE WRAP UP, AND THEN WE'RE
09:57:58 HERE TO ANSWER ANY QUESTIONS.
09:58:17 >> GOOD MORNING, MAYOR AND COUNCIL.
09:58:19 I AM WAYNE ARNOLD, A CERTIFIED PLANNER WITH Q. GRADYMINOR
09:58:23 AND ASSOCIATES.
09:58:23 I'VE TESTIFIED HERE NUMEROUS TIMES.
09:58:25 AND I TESTIFIED ON THIS CASE BACK IN DECEMBER REPRESENTING
09:58:30 KRG REALTY.
09:58:31 I'VE EVALUATED THE APPLICATION AND MATERIALS THAT YOU HAVE.
09:58:36 AND IN A PROFESSIONAL PLANNING ROLE, I'VE CONCLUDED THAT IT
09:58:39 IS CONSISTENT WITH YOUR COMPREHENSIVE PLAN AND YOUR
09:58:42 TRANSITIONAL LAND USE CATEGORY.
09:58:44 I READ THROUGH THE STAFF REPORT AND THE TESTIMONY THAT WAS
09:58:47 PROVIDED BY STAFF, AND IT'S A LITTLE BIT NEBULOUS, IN MY
09:58:51 OPINION, ON WHERE THAT RECOMMENDATION FOR DENIAL COMES FROM.
09:58:54 I UNDERSTAND THAT IT IS A TRANSITIONAL MIXED-USE CATEGORY
09:58:58 MOVING FORWARD.

09:58:59 AS MR. KIRBY SAID, WE'RE DEALING WITH A 1.1-ACRE PARCEL OF
09:59:03 LAND THAT WOULD HARDLY SUPPORT AS AN OUTPARCEL A RESIDENTIAL
09:59:07 LAND USE.
09:59:08 AND THE PD, AS MARY INDICATED, WAS DEVELOPED AT A PLAN WHEN
09:59:12 RESIDENTIAL WAS NOT PERMITTED IN THIS AREA NEAR THE
09:59:15 INTERCHANGE.
09:59:15 HAD THIS DEVELOPED AS A MIXED-USE PROJECT FROM DAY ONE, I
09:59:18 THINK WE WOULD BE FINE.
09:59:20 BUT THE REALITY IS, YOUR CODE AND YOUR COMPREHENSIVE PLAN
09:59:24 ALLOWS FOR STAND-ALONE COMMERCIAL USES IN THIS FUTURE LAND
09:59:27 USE CATEGORY.
09:59:28 YOU HAVE TWO SPECIFIC POLICY REFERENCES WHERE IT SAYS YOU
09:59:30 CAN HAVE STAND-ALONE COMMERCIAL, AND THERE'S NOT A
09:59:34 REQUIREMENT FOR MIXED-USE.
09:59:36 IT'S AN OPTION, IN MY OPINION.
09:59:38 I'VE GONE THROUGH SEVERAL THINGS, AND I'M NOT GOING TO GO
09:59:43 BACK AND LOOK AT THE VARIOUS SLIDES.
09:59:46 BUT THE USE IS COMPARABLE TO OTHER USES THAT MR. KIRBY SAID.
09:59:50 YOU ALREADY HAVE AUTO REPAIR AND SERVICE.
09:59:52 IT COULD HAVE BEEN ASSOCIATED ON THE ANCHOR PARCEL AS THEY
09:59:55 CALL IT WHERE LOWE'S WAS CONSTRUCTED.
09:59:57 IT WAS NOT CONTEMPLATED ON THE OUTPARCEL WHAT'S CALLED

10:00:00 VILLAGE USES.
10:00:02 AND IN THIS CASE, THE VILLAGE PARCELS THAT ARE THERE ALLOW
10:00:05 FOR A VARIETY OF OTHER LAND USES THAT TO ME ARE MORE INTENSE

10:00:11 THAN THE AUTO AND REPAIR SERVICES THAT ARE REQUESTED.
10:00:15 THE PARCEL TODAY WITHOUT QUESTION COULD SUPPORT A FAST-FOOD
10:00:19 RESTAURANT.
10:00:20 IT COULD SUPPORT A CONVENIENCE STORE WITH GAS PUMPS,
10:00:23 PHARMACIES WITH DRIVE-THROUGH, BANKS WITH DRIVE-THROUGH,
10:00:26 MEDICAL OFFICE COMPLEXES, ALL OF THOSE ARE HIGH-TRAFFIC
10:00:29 GENERATORS AND INTENSE USES, AND THOSE ARE PERMITTED BY
10:00:32 RIGHT.
10:00:33 SO, AS WE'VE PROPOSED THE PROJECT, YOU HEARD MARY SAY THAT
10:00:38 OTHER ENHANCEMENTS HAVE COME BACK.
10:00:41 WE FORMALIZED THE OPEN SPACE, WHICH WAS THE SUBJECT OF MUCH
10:00:45 DISCUSSION.
10:00:46 I THINK THE ARCHITECTURE, WE ALL CONCURRED, WAS A NICE JOB.
10:00:49 THEY DID A VERY NICE JOB FROM FIRESTONE'S PERSPECTIVE OF
10:00:53 ADDRESSING ALL COMPONENTS AND ALL SIDES OF THE BUILDING WITH
10:00:55 REGARD TO THE PROJECT, INCLUDING ITS LANDSCAPING.
10:00:59 IT IS COMPATIBLE, AND YOUR STAFF REPORT SAYS THAT AS WELL,
10:01:04 AS DOES YOUR ORDINANCE.
10:01:05 SO IN MEETING SOME OF THOSE CRITERIA THAT YOU HAVE FOR
10:01:08 ZONING CASES, AND EVEN IN YOUR NEW COMPREHENSIVE PLAN,
10:01:11 YOU'RE GETTING HIGH-QUALITY ARCHITECTURE.
10:01:14 YOU'RE GETTING INTERCONNECTIVITY THROUGH EITHER THE
10:01:17 VEHICULAR SIGNAL CONNECTION THAT'S PLEDGED HERE AND
10:01:21 PEDESTRIAN INTERCONNECTIONS THROUGHOUT THE SITE.
10:01:22 AND AGAIN, JUST TO FURTHER THE WHOLE MIXED-USE ASPECT OF

10:01:26 YOUR TRANSITIONAL MIXED-USE CATEGORY, THE STOCK DEVELOPMENT
10:01:29 IMMEDIATELY TO THE EAST WILL HAVE A STRONG RESIDENTIAL
10:01:31 COMPONENT THAT WILL HAVE PEDESTRIAN ACCESS TO THIS FACILITY.
10:01:34 WE'RE PROVIDING THE PUBLIC GATHERING PLACES YOU DESIRE.
10:01:39 WE HAVE EXISTING VEGETATION THAT'S GOING TO BE PROTECTED,
10:01:43 AND THEN ENHANCED THROUGH THE PUBLIC SPACE.
10:01:46 IN FACT, THERE IS A PATTERN BOOK THAT'S BEEN ESTABLISHED FOR
10:01:48 THE PROJECT.
10:01:50 PROBABLY ONE OF THE FIRST ONES IN ESTERO.
10:01:52 THAT'S BEING FURTHERED WITH THE COMMITMENTS BEING MADE BY
10:01:55 FIRESTONE FOR TRACT A.
10:01:56 SO FROM KITE'S PERSPECTIVE, HEARD MR. KIRBY SAY, THEY'VE
10:02:04 BEEN INVOLVED IN THIS PROJECT FOR A NUMBER OF YEARS.
10:02:07 I CAN SAY FROM MY CONVERSATION WITH DOUG, NOBODY HAS
10:02:10 CONTACTED THEM WITH A DESIRE TO PUT RESIDENTIAL ON THE
10:02:13 REMAINING OUTPARCEL THAT'S A PART OF THIS PROJECT.
10:02:16 I DON'T SEE IT HAPPENING.
10:02:16 I DON'T THINK THE DENSITY SUPPORTS THAT, IN MY PROFESSIONAL

10:02:19 OPINION.
10:02:20 MIXED USE IS NOT REQUIRED, AND WHAT'S BEEN PROPOSED IS
10:02:24 CONSISTENT WITH YOUR COMPREHENSIVE PLAN AND YOUR LAND
10:02:26 DEVELOPMENT REGULATIONS.
10:02:27 AND AS MARY INDICATED, YOU HAVE TWO ORDINANCES IN YOUR
10:02:31 PACKET.
10:02:32 ONE WITH CONDITIONS FOR APPROVAL, AND WE WOULD ENCOURAGE YOU

10:02:35 TO APPROVE THAT.
10:02:36 THANK YOU.
10:02:39 >>Mayor Ribble: THANK YOU.
10:02:58 >>Neale Montgomery: GOOD MORNING.
10:02:58 FOR THE RECORD, NEALE MONTGOMERY.
10:03:00 AS MARY INDICATED, YOU DO HAVE TWO ORDINANCES: ONE FOR
10:03:03 APPROVAL WITH EXTENSIVE CONDITIONS AND ONE FOR DENIAL.
10:03:07 THE ONLY ISSUE AND THE RECOMMENDATION OF THE ORDINANCE FOR
10:03:11 DENIAL IS AN INCONSISTENCY WITH THE COMP PLAN.
10:03:13 THIS SUBMITS THAT WE DID NOT MEET OUR BURDEN OF PROOF.
10:03:17 I WOULD SUBMIT THAT'S NOT TRUE.
10:03:19 THERE WAS EXTENSIVE TESTIMONY PROVIDED AS PART OF THE RECORD
10:03:23 AT THE PLANNING AND ZONING BOARD.
10:03:26 TWO EXPERT PLANNING WITNESSES WENT THROUGH EXTENSIVELY
10:03:28 CONSISTENCY WITH THE COMP PLAN AND EACH OF THE EXPERTS
10:03:31 WITHIN THEIR AREA OF DISCIPLINE ADDRESSED CONSISTENCY WITH
10:03:34 THE COMP PLAN.
10:03:35 THE APPLICATION IN ORDER TO BE FOUND SUFFICIENT HAS TO
10:03:38 ADDRESS CONSISTENCY WITH THE COMP PLAN.
10:03:41 THE TESTIMONY BEFORE YOU, THREE TIMES I THINK, FROM
10:03:47 MR. ARNOLD ADDRESSED CONSISTENCY WITH THE COMP PLAN.
10:03:52 THE STAFF TESTIMONY AT THE PLANNING AND ZONING BOARD WAS
10:03:55 THEY DIDN'T FEEL THAT IT WAS CONSISTENT WITH THE DISCUSSION
10:03:58 OR THE EXPRESSED INTENT DURING THE HEARINGS ON THE
10:04:01 TRANSITIONAL MIXED-USE LAND USE CATEGORY.

10:04:04 FROM OUR PERSPECTIVE, WE HAVE TO RELY ON THE WORDS THAT ARE
10:04:08 WRITTEN.
10:04:08 AND THE WORDS THAT ARE WRITTEN SAY YOU CAN HAVE COMMUNITY
10:04:12 COMMERCIAL, REGIONAL COMMERCIAL.
10:04:14 YOU GET TO THOSE THINGS IN CARS.
10:04:16 THE IDEA THAT WE'RE GOING TO GO THROUGH ANOTHER TWO YEARS TO
10:04:22 PUT SIX UNITS ON A CORNER WHEN THERE'S NO MARKET -- AND I
10:04:25 WOULD SUBMIT IT'S INCONSISTENT WITH YOUR NEW LAND
10:04:28 DEVELOPMENT CODE -- IS NOT REASONABLE.
10:04:30 HAVING PROVIDED TESTIMONY AND HAVING MET OUR BURDEN OF
10:04:33 PROOF, THE BURDEN SHIFTS.
10:04:35 THE BURDEN SHIFTS TO THE CITY OR THE VILLAGE TO ESTABLISH
10:04:40 HOW WE'RE INCONSISTENT, AND THERE IS NO TESTIMONY NOR
10:04:44 SPECIFIC REFERENCE TO ANY PROVISION IN THE COMP PLAN THAT

10:04:48 WE'RE INCONSISTENT.
10:04:49 BASED ON THAT, I WOULD RESPECTFULLY REQUEST THAT YOU ADOPT
10:04:53 THE ORDINANCE FOR APPROVAL WITH CONDITIONS.
10:04:56 THANK YOU.
10:04:56 >>Mayor Ribble: OKAY.
10:04:58 DOES THE COUNCIL HAVE ANY QUESTIONS FOR THE APPLICANT?
10:05:00 KATY?
10:05:03 >>Vice-Mayor Errington: THE FIRESTONE COMPLETE AUTO CARE
10:05:11 STORE SEEKING APPROVAL TODAY MEANS THE BUSINESS WILL SELL
10:05:14 TIRES, CHANGE OIL, WORK ON BRAKES AND INSTALL BATTERIES.
10:05:18 THE PROPOSED DEVELOPMENT ATTEMPTS TO MEET THE CORKSCREW ROAD

10:05:23 OVERLAY, BUT THE SITE ORIENTATION BASICALLY TURNS THE
10:05:27 STRUCTURE AND ACTIVITY AWAY FROM THE CORRIDOR BECAUSE OF ITS
10:05:31 GIVEN PROPOSED USE OF HAVING GARAGE DOORS OPEN WORKING ON
10:05:36 CARS AND NOT VISIBLE FROM CORKSCREW ROAD.
10:05:38 THE BUILDING DOES NOT CREATE A CONTINUOUS STREET FRONT AS
10:05:43 THE PARKING LOT COVERS MORE THAN HALF THE FRONTAGE ON
10:05:47 CORKSCREW ROAD.
10:05:48 THIS PROPOSED SITE FALLS WITHIN SPECIAL FLOOD HAZARD AREA
10:05:54 AH.
10:05:54 THE REPORT STATES -- IT'S IN THE PACKET -- THAT THERE ARE NO
10:05:58 ENVIRONMENTAL CONCERNS.
10:06:02 HOWEVER, ALL THE PRODUCTS AND SERVICES TO BE PERFORMED ON
10:06:07 THE PROPERTY ARE ENVIRONMENTAL CONCERNS.
10:06:10 CHANGING OIL, BRAKE WORK AND SELLING BATTERIES.
10:06:15 IF THIS HAZARDOUS MATERIAL SHOULD COMBINE WITH FLOODING OF
10:06:19 THE SITE, THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL NOT
10:06:23 HANDLE ALL THE POLLUTANTS THAT WILL EVENTUALLY FLOW INTO THE
10:06:26 ESTERO RIVER.
10:06:27 REMEMBER, THIS IS A SPECIAL FLOOD HAZARD AREA, AH.
10:06:32 THE THREE TRADE-OFF AMENITIES OFFERED TO MOVE THIS PROJECT
10:06:36 FORWARD ARE LACKING.
10:06:38 NONE OF THESE THREE AREAS HAVE PROPOSED LIGHTS FOR SAFETY,
10:06:42 ACCORDING TO THE LEE COUNTY SHERIFF'S OFFICE CRIME
10:06:46 PREVENTION SPECIALIST, LIGHTS ARE A MAJOR DETERRENT TO
10:06:50 CRIME, DARK INVITES CRIMINAL ACTIVITY.

10:06:54 IN MY OPINION, THIS PROJECT IS NOT READY TO MOVE FORWARD
10:06:58 WITHOUT ADDRESSING THE CONCERNS I'VE MENTIONED.
10:07:02 THIS PROJECT WOULD LEAVE A HUGE CARBON FOOTPRINT IN THE
10:07:06 VILLAGE OF ESTERO AND POTENTIALLY IN THE ESTERO RIVER AND IN
10:07:10 GROUNDWATER WITH FLOODING.
10:07:13 >>Mayor Ribble: ANYBODY ELSE FROM COUNCIL HAVE ANY COMMENTS
10:07:16 OR QUESTIONS FOR THE APPLICANT?
10:07:20 HEARING NONE --
10:07:21 >>Howard Levitan: BILL, WAIT A SECOND.
10:07:24 ARE WE AT COUNCIL COMMENTS OR ARE YOU ASKING FOR QUESTIONS?

10:07:27 I WOULD LIKE TO CLOSE THE PUBLIC HEARING AND THEN GIVE
10:07:29 COMMENTS.
10:07:29 >>Mayor Ribble: SUPPOSED TO BE ASKING QUESTIONS OF THE
10:07:31 APPLICANT AT THIS POINT.
10:07:32 >>Howard Levitan: I HAVE NO QUESTIONS AT THIS POINT.
10:07:34 >>Mayor Ribble: KATY HAD A STATEMENT, BUT THERE WERE SOME
10:07:37 QUESTIONS IN THERE.
10:07:39 DID YOU WANT TO RESPOND TO THE QUESTIONS.
10:07:40 >>Neale Montgomery: YEAH, WE HAVE AN ENGINEER HERE WHO CAN
10:07:42 ADDRESS THE STORMWATER MANAGEMENT SYSTEM AND SUBMIT THAT
10:07:46 THERE ARE NO POLLUTANTS.
10:07:47 PLUS, YOUR STAFF INCLUDED A CONDITION THAT REQUIRED A FLOOR
10:07:52 SCRUBBER AND THEN AN OIL WATER SEPARATOR AND ANYTHING THAT'S
10:07:56 ON THE FLOOR DOESN'T GO INTO THE STORMWATER MANAGEMENT
10:07:58 SYSTEM.

10:07:58 IT'S REQUIRED TO BE DIRECTED INTO THE SEWER DISCHARGE
10:08:04 SYSTEM.
10:08:04 BUT I'M NOT AN ENGINEER.
10:08:06 BRENDAN CAN ADDRESS THAT.
10:08:13 >> FOR THE RECORD, BRENDAN SLOAN.
10:08:18 I'M THE DIRECTOR OF ENGINEERING FOR AVALON ENGINEERING.
10:08:20 I'M THE CIVIL ENGINEER ON THIS PROJECT.
10:08:23 SO TO ADDRESS YOUR CONCERNS, WE ARE IN A FLOOD HAZARD ZONE.
10:08:26 THE REQUIREMENT FOR THE FINISHED FLOOR OF THE BUILDING IS TO
10:08:28 BE ONE FOOT ABOVE THE FLOOD HAZARD ZONE.
10:08:32 AND THE STORMWATER SYSTEM IS PART OF A PREVIOUSLY PERMITTED
10:08:36 SYSTEM THAT IS TREATED AND DISCHARGED INTO A SWALE ALONG THE
10:08:44 THREE OAKS PARKWAY RIGHT-OF-WAY.
10:08:46 SO THE BUILDING ITSELF WOULD BE CONTAINED WITH A SCUPPER
10:08:50 SYSTEM THAT WOULD TAKE ANY POLLUTANTS THAT WERE INTERIOR TO
10:08:53 THE BUILDING, WHICH WOULD BE ABOVE THE FLOOD ZONE ELEVATION,
10:08:57 INTO A SCUPPER SYSTEM, AND THEN INTO A GREASE TRAP FOR
10:09:01 OUTFALL INTO THE SEWER SYSTEM, NOT IN THE STORMWATER
10:09:04 DRAINAGE SYSTEM.
10:09:04 SO THE EFFLUENT DISCHARGE FOR ANY TOXIC MATERIALS THAT WOULD
10:09:09 BE USED WOULD BE INTERNAL TO THE BUILDING AND WOULD NOT BE
10:09:12 INTERIOR TO THE STORMWATER SYSTEM.
10:09:16 >>Vice-Mayor Errington: I HAVE A QUESTION.
10:09:16 >>Mayor Ribble: YES, KATY.
10:09:17 >>Vice-Mayor Errington: OKAY.

10:09:18 I UNDERSTAND THAT.
10:09:20 WHAT I'M REFERRING TO IS THAT IT'S -- THIS SITE IS,
10:09:24 ACCORDING TO WHAT I'VE READ, WILL BE FLOODED SOMEDAY.
10:09:28 THAT'S ALMOST A GIVEN.
10:09:30 WHAT HAPPENS WITH, WHEN WATER COMES IN THERE AND GOES OVER
10:09:34 THE FLOOR WHERE YOU CAN'T CONTROL THAT, WHERE DOES THAT

10:09:38 WATER GO?
10:09:39 >>Brendan Sloan: SO THE ELEVATION OF THE BUILDING, WHICH IS
10:09:43 THE ELEVATION OF THE DRAIN INTERIOR TO THE BUILDING ITSELF
10:09:46 WOULD BE ONE FOOT ABOVE THE FLOOD ELEVATION.
10:09:48 SO THE BUILDING ITSELF WOULD NOT FLOOD.
10:09:50 IT WOULD BE ABOVE THAT FLOOD ZONE AS WITH THE SCUPPER SYSTEM
10:09:55 AND DISCHARGE INTO THE GREASE TRAP SYSTEM THAT WOULD GO INTO
10:09:58 THE SANITARY SEWER.
10:09:59 SO THE BUILDING ITSELF WILL NOT FLOOD.
10:10:01 IT WOULD BE BUILT ABOVE THAT FLOOD ZONE.
10:10:06 >>Mayor Ribble: NEALE, DO YOU HAVE SOMETHING TO ADD TO THIS
10:10:08 OR NO?
10:10:10 >>Neale Montgomery: TO THE ENVIRONMENTAL QUESTION, I WOULD
10:10:13 LIKE THE LANDSCAPE ARCHITECT TO COME UP, BECAUSE I BELIEVE
10:10:17 YOU INDICATED THAT THE GARAGE DOORS OR BAYS WOULD BE
10:10:21 VISIBLE.
10:10:22 AND I BELIEVE THAT THE LANDSCAPE PROVIDES --
10:10:27 >> FOR THE RECORD, DAVID KULSVEEN WITH LANDESCO, LANDSCAPE
10:10:31 ARCHITECT.

10:10:36 THE BUILDING, THE GARAGE DOOR OPENINGS FACE IN THE SIDES OF
10:10:39 THE BUILDING, NOT CORKSCREW.
10:10:40 THEY ARE SCREENED THROUGH THE BUFFERS ALONG CORKSCREW WITH
10:10:47 HIGHER CANOPY, AN UNDERSTORY CANOPY, AND THEN ALSO SHRUBS
10:10:52 THAT WOULD GROW IN THAT TO CREATE A VISUAL SCREEN ALL THE
10:10:57 WAY UP.
10:10:57 YOU WILL HAVE OPENINGS WITH ANY NATURAL LANDSCAPE, BUT ASIDE
10:11:03 FROM BUILDING A WALL, THAT'S ABOUT AS GOOD AS IT GETS TO
10:11:06 SCREEN ON ANY SITE.
10:11:11 DO YOU HAVE A QUESTION?
10:11:13 >>Mayor Ribble: NICK HAS A QUESTION.
10:11:14 >>Nick Batos: JUST A POINT OF INTEREST.
10:11:17 THE BAYS -- THE REPAIR TIRE CHANGING TO BE DONE, ARE THOSE
10:11:22 AIR CONDITIONED?
10:11:25 >> SORRY.
10:11:25 I COULDN'T UNDERSTAND THAT.
10:11:27 WHAT DID YOU SAY?
10:11:28 >>Nick Batos: THE BAYS WHERE THE WORK IS GOING TO BE DONE,
10:11:31 ARE THOSE AIR CONDITIONED?
10:11:33 >> I'M NOT SURE.
10:11:34 >>Mayor Ribble: HE IS THE LANDSCAPE GUY, NICK.
10:11:36 >>Nick Batos: THE REASON I'M ASKING, JUST TO UNDERSTAND THE
10:11:39 DOORS BEING CLOSED, IN OTHER FACILITIES THAT WE HAVE IN THE
10:11:44 AREA DO THE SAME TYPE OF WORK, THEY APPARENTLY ARE AIR
10:11:49 CONDITIONED BECAUSE THE DOORS IN THE SUMMERTIME ARE CLOSED.

10:11:52 SO I'M JUST WONDERING WHETHER THESE DOORS ARE GOING TO BE
10:11:56 OPEN YEAR-ROUND WHEN WORK IS BEING DONE OR CLOSED.

10:12:01 >> JEFF LAZENBY WITH PALMETTO CAPITAL GROUP.
10:12:03 WE'RE A PREFERRED DEVELOPER FOR FIRESTONE.
10:12:05 THE BUILDING IS FULLY AIR CONDITIONED, BUT THE DOORS, THE
10:12:09 BAY DOORS ARE OPEN TIME TO TIME.
10:12:12 >>Nick Batos: MORE THAN LIKELY, DURING THE SUMMER MONTHS, OF
10:12:16 COURSE, AND MOST OF THE TIME DURING THE YEAR, THOSE DOORS
10:12:19 WILL BE CLOSED WHEN THE CAR IS IN THERE AND TIRES ARE BEING
10:12:22 CHANGED.
10:12:24 >>Jeff Lazenby: YES, SIR.
10:12:25 >>Nick Batos: THANK YOU.
10:12:27 >>Mayor Ribble: ANY OTHER QUESTIONS FOR THE APPLICANT?
10:12:29 GO AHEAD, NEALE.
10:12:30 >>Neale Montgomery: I DIDN'T ADDRESS LIGHTING.
10:12:32 WE DO HAVE TO PROVIDE A PHOTOMETRICS AND THE LIGHTING WILL
10:12:36 BE EVALUATED BY YOUR DRB OR BY YOUR NEW MEGABOARD.
10:12:40 SO THAT CONCERN CAN BE MORE FULLY ADDRESSED AT THAT TIME.
10:12:47 >>Jon McLain: I'VE GOT A QUESTION.
10:12:48 TRACT A, MARY, YOU INDICATED THIS IS ABOUT A THREE-ACRE
10:12:52 SITE.
10:12:52 AND THIS DEVELOPMENT THAT WE'RE CONSIDERING TODAY IS GOING
10:12:55 TO TAKE ABOUT ONE ACRE OF THAT.
10:12:57 THAT LEAVES US TWO ACRES IN THAT.
10:12:59 IF WE APPROVE THIS, IT'S GOING TO CREATE A RE-PLAT OF THE

10:13:07 ENTIRE THREE-ACRE SITE.
10:13:08 MY CONCERN IS, WHEN YOU DO A TRACT A ON THE INITIAL
10:13:15 DEVELOPMENT THAT THE LOWE'S CENTER PUT TOGETHER, WAS TRACT A
10:13:20 ORIGINALLY CONCEPT WAS TO BE A DEVELOPMENT GOES IN THERE AND
10:13:25 TAKES UP ALL THREE ACRES AND NOW WE'RE KIND OF TAKING A
10:13:29 SLICE OF THE PIE OUT?
10:13:30 OR IS THAT PRETTY NORMAL IN LAND DEVELOPMENT TO SEE THESE
10:13:34 KIND OF CHANGES THAT ARE REQUIRED?
10:13:36 MY CONCERN FOR THAT IS WHEN YOU START TAKING PIECES OUT, IT
10:13:42 DOESN'T LEAVE YOU QUITE THE KIND OF DEVELOPMENT PROPERTY
10:13:45 LEFT TO PUT IN SOMETHING THAT'S GOING TO BE WHAT WE WANT TO
10:13:50 SEE THERE IN THE FUTURE.
10:13:53 >>Mary Gibbs: WHEN THIS WAS ORIGINALLY DONE, IT WAS DONE
10:13:55 WITH LARGER TRACTS.
10:13:57 SO IT'S NOT UNCOMMON TO SEE SOMEBODY COME IN WITH A TRACT
10:14:00 AND THEY SUBDIVIDE IT INTO SMALLER ONES.
10:14:03 SO, YOU KNOW, IT'S HARD TO SAY WHAT WAS THE INTENT.
10:14:06 WAS THE INTENT TO HAVE BIGGER USES?
10:14:08 I THINK ON THE ORIGINAL PLAN, THIS TRACT WAS SHOWN AS A
10:14:11 RESTAURANT OR SOMETHING.
10:14:12 SO THEY ARE ASKING TO SPLIT THIS AND THEN THEY HAVE TO
10:14:16 RE-PLAT IT TO CREATE THAT OTHER LOT, WHICH WOULD BE FOR SOME
10:14:21 OTHER USE THAT IS ALLOWED BY THE ZONING OR ELSE THEY HAVE TO
10:14:24 COME BACK.

10:14:25 IT'S NOT UNCOMMON TO START WITH LARGER TRACTS AND THEN SPLIT
10:14:28 THEM, BUT IT DOES KIND OF CREATE SOMETHING THAT YOU WEREN'T
10:14:34 EXPECTING.
10:14:34 IF YOU LOOK AT THE ORIGINAL PATTERN BOOK, AS THEY MENTIONED,
10:14:37 PATTERN BOOK FOR THE ZONING, IT LOOKS LIKE IT HAD LARGER
10:14:42 TRACTS AND KIND OF A NICE LANDSCAPED KIND OF DRIVEWAY.
10:14:47 I THINK IT HASN'T DEVELOPED EXACTLY AS IT WAS ANTICIPATED IN
10:14:51 THE BEGINNING, THE WHOLE CENTER.
10:14:54 >>Mayor Ribble: ANY OTHER QUESTIONS?
10:14:55 NICK.
10:14:56 >>Nick Batos: MARY, THE PIECE OF PROPERTY WE'RE TALKING
10:14:59 ABOUT AND THE LARGER THREE ACRES, ISN'T IT TRUE THAT THERE
10:15:02 IS ALREADY A DEVELOPED PIECE TO THE EAST OF THAT PROPERTY?
10:15:11 >>Mary Gibbs: THE DENTIST'S OFFICE IS DIRECTLY EAST, YES.
10:15:15 >>Nick Batos: THAT DENTIST OFFICE THIS PROPERTY, AND THEN
10:15:17 THE ONE FURTHEST WEST COMPRISE THAT LARGER THREE-ACRE PIECE
10:15:22 OF PROPERTY.
10:15:24 >>Mary Gibbs: NO.
10:15:25 THE DENTIST OFFICE IS SEPARATE.
10:15:26 SO THIS -- TO THE WEST OF THE DENTIST OFFICE ALL THE WAY
10:15:29 OVER TO THREE OAKS IS ONE TRACT THAT IS THE THREE ACRES, AND
10:15:34 THEN THE FIRESTONE IS THE EASTERN PART OF THAT.
10:15:37 IT'S JUST DIRECTLY WEST OF THE DENTIST OFFICE BUT IT LEAVES
10:15:40 AN EXTRA LOT BASICALLY BETWEEN FIRESTONE AND THEN THREE
10:15:46 OAKS.
10:15:48 >>Nick Batos: THANK YOU.

10:15:49 >>Mayor Ribble: ANY OTHER QUESTIONS FROM THE COUNCIL?
10:15:51 OKAY.
10:15:53 MOVING RIGHT ALONG.
10:15:55 DOES THE APPLICANT OR THE DIRECTOR WISH TO QUESTION ANY
10:15:59 WITNESSES AT THIS POINT?
10:16:01 NEALE?
10:16:09 >>Neale Montgomery: I KNOW YOU HAVE TO TAKE PUBLIC INPUT.
10:16:11 >>Mayor Ribble: YEAH, THAT'S NEXT.
10:16:13 OKAY.
10:16:14 ALL RIGHT.
10:16:15 HEARING NONE, WE'LL MOVE RIGHT ALONG.
10:16:16 WE'LL NOW TAKE PUBLIC COMMENT ON THIS ITEM.
10:16:19 DOES THE CLERK HAVE ANY E-COMMENTS TO READ FOR THE RECORD OR
10:16:22 ANYONE SIGNED UP TO SPEAK?
10:16:24 >>Carol Sacco: NO, MAYOR.
10:16:26 >>Mayor Ribble: I'LL NOW OPEN THE FLOOR FOR PUBLIC COMMENT.
10:16:30 NO ONE IS SIGNED UP?
10:16:33 OKAY.
10:16:33 ARE THERE ANY FURTHER QUESTIONS FROM THE COUNCIL ON ANY OF
10:16:38 THESE ISSUES?

10:16:39 DO YOU HAVE ANY CLOSING COMMENTS YOU'D LIKE TO MAKE,
10:16:47 MS. MONTGOMERY, OR NO?
10:16:49 >>Neale Montgomery: YES, SIR.
10:16:50 >>Mayor Ribble: GO AHEAD.
10:16:53 >>Wayne Arnold: THIS IS WAYNE ARNOLD FOR THE RECORD.

10:16:56 JUST TO ADDRESS BEFORE NEALE CLOSES THE ISSUE ABOUT THE
10:16:59 PARCEL AND THE SIZE, THERE ARE DEVELOPMENT REGULATIONS IN
10:17:01 THE PD DOCUMENT THAT EXPRESS WHAT THE MINIMUM LOT SIZES MAY
10:17:05 BE.
10:17:06 AND WE EXCEED THOSE STANDARDS, AND I THINK THERE ARE A
10:17:09 NUMBER OF PLATTED LOTS TODAY.
10:17:11 I THINK IT'S SIX PLATTED LOTS ALREADY OUT THERE.
10:17:14 SO THE PLATTING PROCESS IS NORMAL.
10:17:16 THIS WAS A VERY CONCEPTUALIZED MASTER PLAN WHEN IT WAS
10:17:20 ORIGINALLY ADOPTED.
10:17:20 SO THE PLATTING FUNCTION IS VERY TYPICAL, AS MARY SAID.
10:17:26 >>Mayor Ribble: ANY OTHER COMMENTS, NEALE, FOR THE
10:17:31 APPLICANT?
10:17:32 >>Neale Montgomery: NO, SIR.
10:17:33 NOT AT THIS TIME, UNLESS YOU HAVE QUESTIONS YOU WOULD LIKE
10:17:35 US TO RESPOND TO.
10:17:37 >>Mayor Ribble: LAST CALL ON QUESTIONS.
10:17:39 OKAY.
10:17:39 MOVING ALONG, HOW ABOUT MARY GIBBS, OUR DIRECTOR, ANY
10:17:42 COMMENTS BEFORE WE CLOSE THIS?
10:17:48 >>Mary Gibbs: I DON'T WANT TO BELABOR IT, BUT I THINK THERE
10:17:50 WERE A COUPLE OF QUESTIONS BY THE PLANNER JUST RELATED TO
10:17:54 THE COMPREHENSIVE PLAN.
10:17:55 IT JUST BOILS DOWN TO A DISAGREEMENT ON INTERPRETATION OF
10:17:58 THE PLAN.

10:18:00 I'M A CERTIFIED PLANNER, TOO.
10:18:02 SO I DON'T THINK IN MY EXPERT OPINION THAT THIS IS
10:18:05 CONSISTENT.
10:18:06 I THINK A COUPLE OF THE POLICIES THEY CITED WERE A LITTLE
10:18:09 BIT MISREAD.
10:18:12 SO I CITED A COUPLE OF POLICIES THAT RELATE TO SITE LOCATION
10:18:16 STANDARDS THAT'S NOT REALLY RELEVANT.
10:18:18 I DO AGREE WITH THEM AND I STATED AT THE PLANNING AND ZONING
10:18:20 BOARD THAT WE DID NOT SAY THIS PARCEL HAD TO BE USED FOR
10:18:24 RESIDENTIAL BECAUSE THAT JUST DOESN'T MAKE SENSE, BUT THERE
10:18:27 COULD BE OTHER OPPORTUNITIES FOR SOMETHING THAT WOULD BE
10:18:30 MORE COMPLEMENTARY OR A MIX OF COMMERCIAL, SO THAT IT WOULD
10:18:33 CREATE A LITTLE MORE ACTIVITY IN THE CENTER.
10:18:35 THAT'S BASICALLY IT.
10:18:42 >>Jon McLain: THIS HAS BEEN GOING ON QUITE SOME TIME AND YOU
10:18:45 DENIED IT, AND THE BOARD HAS DENIED IT.

10:18:47 WITH ALL THE CHANGES THAT HAVE GONE ON, WHAT IS THE STAFF'S
10:18:50 POSITION ON A RECOMMENDATION TO THE COUNCIL AT THIS POINT?
10:18:53 >>Mary Gibbs: WELL, THE RECOMMENDATION IS STILL DENIAL BASED
10:18:57 ON THE COMPREHENSIVE PLAN.
10:18:59 WE DO SAY THAT THE APPLICANT HAS MADE A LOT OF EFFORTS TO
10:19:03 IMPROVE THE ARCHITECTURE AND THE LANDSCAPING, AND WITH THE
10:19:07 AGREEMENT, TIGHTEN UP THE AGREEMENT FOR THE AMENITY AREA,
10:19:11 THERE HAVE BEEN VERY MANY IMPROVEMENTS.
10:19:13 I DO WANT TO RECOGNIZE THAT.

10:19:14 BUT WE MAINTAIN OUR RECOMMENDATION.
10:19:17 >>Mayor Ribble: NICK?
10:19:18 >>Nick Batos: MARY -- SORRY, LET ME MAKE SURE I UNDERSTAND
10:19:21 WHAT YOU SAID NOW AND PRIOR TO THIS.
10:19:25 THIS USE, AS YOU SEE IT, COULD HAVE BEEN APPROVED OR
10:19:32 ACCEPTABLE TO YOU IF IT WERE IN A DIFFERENT PORTION OF THE
10:19:35 PROPERTY THAT'S CONNECTED TO THE LOWE'S BUILDING?
10:19:38 >>Mary Gibbs: THE ORIGINAL ZONING APPROVED THIS TYPE OF USE,
10:19:43 BUT IT HAD TO BE ACCESSORY TO ANOTHER USE.
10:19:46 SO BASICALLY, IF LOWE'S WAS SOMETHING, AND THEY HAD THE AUTO
10:19:53 REPAIR BACK THERE AND IT WAS CONNECTED, IT WAS SUBORDINATE
10:19:58 AND ACCESSORY, THAT WAS ALLOWED.
10:19:59 BUT THIS IS NOT WHAT THIS IS.
10:20:02 AND THAT'S WHY THEY HAD TO COME BACK AND GET THE ZONING
10:20:04 AMENDMENT.
10:20:06 >>Nick Batos: IN OTHER CASES, WE'VE MADE AGREEMENTS TO ALLOW
10:20:11 FOR A CHANGE WHERE SOMETHING WAS NOT ALLOWED, BUT WE'VE
10:20:18 ALLOWED IT IN OTHER PLACES THROUGHOUT THE VILLAGE.
10:20:22 >>Mary Gibbs: WELL, IF SOMETHING IS ZONED PROPERLY FOR THIS
10:20:26 TYPE OF USE, IT COULD BE SOMEWHERE ELSE IN THE VILLAGE, IF
10:20:29 THAT'S YOUR QUESTION.
10:20:32 >>Nick Batos: IS THIS TIME FOR COMMENTS BESIDES QUESTIONS?
10:20:35 >>Mayor Ribble: YEAH, I GUESS YOU COULD MAKE A COMMENT.
10:20:37 I WANT TO CLOSE THE HEARING, EVERYBODY HAS A CHANCE.
10:20:45 WE JUDGE THE APPLICANT ON THE MERITS OF THE CASE.

10:20:47 ARE WE GOING TO GO AROUND THE VILLAGE NOW AND DIG UP ALL
10:20:50 THESE OTHER CASES?
10:20:51 >>Nick Batos: I'M NOT GOING TO BRING UP ANY OTHER CASES, MR.
10:20:53 MAYOR.
10:20:54 >>Howard Levitan: BILL, I THINK WE SHOULD DEAL WITH THE
10:20:56 PUBLIC HEARING AND EITHER CLOSE IT OR KEEP IT OPEN FOR
10:20:58 TESTIMONY AND THEN HAVE OUR OWN COMMENTS.
10:21:01 >>Mayor Ribble: THAT'S NOT HOW IT WORKS, HOWARD.
10:21:04 THAT'S NOT EXACTLY HOW IT WORKS.
10:21:06 ANY OTHER COMMENTS FROM COUNCIL?
10:21:09 I DON'T WANT TO STIFLE ANYBODY.
10:21:11 >>Vice-Mayor Errington: I HAVE ANOTHER COMMENT.

10:21:13 MARY, I'VE BEEN IN AGREEMENT WITH EVERYTHING, I MEAN, ABOUT
10:21:17 WHAT EVERYONE IS DEALING WITH IS THE BEAUTY OF THE LOCATION,
10:21:22 THE STRUCTURE OF THE BUILDING AND ALL OF THAT WITH THE
10:21:25 DESIGN REVIEW BOARD AND THE PLANNING.
10:21:27 SO MY WHOLE CONCERN IS WHAT'S GOING IN THERE.
10:21:31 AND I'M CONCERNED ABOUT THE ENVIRONMENT, AND THAT'S MY
10:21:37 THRUST HERE.
10:21:37 SO I CAN'T SUPPORT THIS BECAUSE OF THAT.
10:21:41 WE DON'T HAVE AN ENVIRONMENTAL CONCERN NOW WITH THIS.
10:21:47 ONCE IT'S BUILT, THEN ESTERO HAS INHERITED AN ENVIRONMENTAL
10:21:52 CONCERN.
10:21:53 SO THAT'S MY THRUST ON THIS.
10:21:54 I THINK WE'RE PUTTING IN A HUGE CARBON FOOTPRINT WITH ALL OF

10:21:59 THIS.
10:22:01 I HAVE NO OBJECTIONS FOR IT TO BE SOMEPLACE ELSE IF IT'S IN
10:22:05 THE RIGHT PLACE, BUT WHY BRING SOMETHING IN WHEN WE DON'T --
10:22:11 WITH THE ENVIRONMENT THAT WE DON'T NEED RIGHT NOW?
10:22:13 >>Mayor Ribble: ANY OTHER COMMENTS?
10:22:15 >>Howard Levitan: I HAVE EXTENSIVE COMMENTS, BILL, BUT I'LL
10:22:18 WAIT UNTIL YOU CLOSE THE PUBLIC HEARING.
10:22:20 >>Mayor Ribble: OKAY.
10:22:23 >>Wayne Arnold: MR. MAYOR, IF I MIGHT.
10:22:24 AGAIN, WAYNE ARNOLD.
10:22:26 I WANTED TO TOUCH ON A COUPLE OF POINTS AFTER MARY SPOKE AND
10:22:29 MAYBE IT'S HELPFUL FOR ALL OF US TO READ THE LANGUAGE IN THE
10:22:31 PD DOCUMENT TODAY WITH REGARD TO AUTO REPAIR AND SERVICE
10:22:34 USES.
10:22:35 IT SAYS GROUP I ONLY, WHICH IS WHAT WE'RE DISCUSSING.
10:22:37 IT SAYS LIMITED TO ONE AS A SUBORDINATE USE TO PERMITTED USE
10:22:41 WITHIN THE PARCEL.
10:22:42 IT'S TALKING ABOUT THIS PARCEL, THE VILLAGE PARCEL ONE,
10:22:45 WHICH THIS IS A PART OF.
10:22:46 SO THE USE IS PERMITTED TODAY AS A SUBORDINATE.
10:22:49 WE'RE ASKING TO YOU APPROVE IT AS A STAND-ALONE USE.
10:22:51 SO THE USE IS NOT A NEW INSERTION HERE.
10:22:55 THE USE IS PERMITTED.
10:22:56 IT'S ALSO PERMITTED ON THE ANCHOR PARCEL AS MARY MENTIONED
10:22:59 WHICH IS LOWE'S HAS BEEN DEVELOPED.

10:23:00 I WOULD SAY AS WELL WITH REGARD TO THE COMPREHENSIVE PLAN
10:23:05 POLICIES, I DON'T THINK I MISSTATED ANYTHING.
10:23:07 MY TESTIMONY INCLUDED LAST TIME THIS SPECIFIC -- THE
10:23:12 SPECIFIC CITATIONS FROM YOUR COMPREHENSIVE PLAN WITH THE
10:23:14 EXACT LANGUAGE THAT REFERENCES THAT YOU CAN HAVE STAND-ALONE
10:23:17 COMMERCIAL USES.
10:23:18 I DO AGREE WITH MARY, THIS ISN'T GOING TO BE RESIDENTIAL,
10:23:21 BUT YOU CAN HAVE STAND-ALONE COMMERCIAL.

10:23:23 SO THE QUESTION IS, IS IT COMPATIBLE LAND USE?
10:23:26 STAFF CONCLUDED THAT IT IS.
10:23:27 I CONCLUDE THAT IT IS.
10:23:28 SO I THINK WE'VE MET THAT FAIR TEST.
10:23:32 I DON'T THINK THERE'S ANYTHING INCONSISTENT WITH THE
10:23:33 COMPREHENSIVE PLAN AND WHAT'S BEING PROPOSED.
10:23:37 >>Mayor Ribble: ANY OTHER COMMENTS FROM COUNCIL?
10:23:42 HOWARD, I'M GOING TO CLOSE THE HEARING.
10:23:43 THEN WE'LL GO INTO A MOTION.
10:23:44 SO I DON'T KNOW, IF YOU WANT TO MAKE A COMMENT, YOU'VE GOT
10:23:47 TO DO IT SO THAT THE APPLICANT CAN REBUT WHAT YOU'RE SAYING
10:23:51 IF THAT'S THE CASE.
10:23:53 >>Burt Saunders: MR. MAYOR, IF I MIGHT, CLOSING THE PUBLIC
10:23:55 HEARING I THINK WOULD BE APPROPRIATE AT THIS POINT.
10:24:00 >>Nancy Stroud: ABSOLUTELY.
10:24:01 IF THE PUBLIC HAS FINISHED THEIR COMMENTS, THEN IT'S
10:24:04 APPROPRIATE TO CLOSE IT.

10:24:05 >>Mayor Ribble: I'LL NOW CLOSE THE PUBLIC HEARING.
10:24:06 WE'LL MAKE IT OFFICIAL.
10:24:08 >>Nancy Stroud: THEN THE COUNCIL CAN DISCUSS --
10:24:11 >>Mayor Ribble: ANY COMMENTS FROM COUNCIL?
10:24:13 >>Howard Levitan: I WOULD LIKE TO HAVE THE FLOOR.
10:24:16 >>Mayor Ribble: GO AHEAD.
10:24:17 SO RECOGNIZED.
10:24:18 >>Howard Levitan: OKAY.
10:24:20 AND I APOLOGIZE IN ADVANCE FOR THIS BEING SOMEWHAT LENGTHY,
10:24:24 BUT I'LL TRY AND GET THROUGH IT AS QUICKLY AS I CAN.
10:24:26 I THINK THIS IS A HARD PROBLEM FOR US BECAUSE FIRESTONE DID
10:24:31 DO A GOOD JOB ON DESIGN AND SITE PLAN.
10:24:35 AND THE APPLICANT HAS REALLY GONE ABOVEBOARD TO SOLVE ALL OF
10:24:42 OUR ISSUES WITH RESPECT TO THE AMENITY AREA THAT WE ASKED
10:24:47 FOR.
10:24:48 I SPENT THE LAST TWO DAYS, ALMOST FULL DAYS, LOOKING OVER AT
10:24:54 EVERYTHING, ALL OF THE EVIDENCE THAT HAD BEEN SUBMITTED.
10:24:57 I WENT BACK TO THE ORIGINAL HEARING EXAMINER'S REPORT, THE
10:25:00 ZONING RESOLUTION, THE PUBLIC INFORMATION MEETING, THE
10:25:03 PLANNING BOARD HEARING, WHICH IS EXTENSIVE EVIDENCE, AND OUR
10:25:08 SEVERAL MEETINGS, ALL OF WHICH ARE NOW PART OF THE RECORD.
10:25:11 AND WITH RESPECT TO THE ISSUE OF MIXED-USE, I THINK THAT'S
10:25:18 ONE OF THE AREAS WHERE THE APPLICANT IS OFF BASE A LITTLE.
10:25:23 THE TRANSITIONAL MIXED-USE AREA ALLOWS FOR A BROAD AREA OF
10:25:27 MIX OF USES, SUBJECT TO COMPATIBILITY.

10:25:31 AND THERE'S WELL-DEFINED IN BOTH THE COMP PLAN AND THE
10:25:36 DEFINITIONAL SECTION, IN THE COMMUNITY DESIGN SUBELEMENT.
10:25:40 THE GOAL OF THE TRANSITIONAL MIXED-USE AREA IS TO FOSTER
10:25:45 COMPATIBLE MIXED-USE CENTERS THAT CAN SERVE AS CENTRAL

10:25:49 GATHERING PLACES FOR ESTERO RESIDENTS, BUSINESS PEOPLE, AND
10:25:53 VISITORS.
10:25:54 ONE OF THE GOALS IS TO ACTIVATE THE STREETS.
10:25:56 IT IS ALREADY A MIXED-USE SITE, AND THAT'S WHERE THE
10:26:00 APPLICANT IS WRONG.
10:26:01 THERE'S NOTHING IN OUR COMP PLAN THAT SAYS THAT MIXED USE
10:26:05 HAS TO INCLUDE RESIDENTIAL.
10:26:09 YOU CAN LOOK AT THE DEFINITIONAL SECTION FOR THAT.
10:26:11 EVEN A SINGLE BUILDING CAN BE MIXED USE, AND THE EXAMPLE
10:26:16 THAT WAS GIVEN IS A MIX OF COMMERCIAL AND CIVIC USE IN THE
10:26:20 SAME BUILDING.
10:26:21 THERE'S NO REQUIREMENT FOR A RESIDENTIAL USE IN THE MIDDLE
10:26:25 OF AN OVERALL COMMERCIAL CENTER.
10:26:28 AS A MATTER OF FACT, THIS WOULD PROBABLY BE INCOMPATIBLE.
10:26:32 BUT THE DEFINITION OF MIXED-USE IS CLEAR.
10:26:36 COMPLEMENTARY USES WHICH ARE COMPATIBLE WITH EACH OTHER AND
10:26:39 WOULD SERVE THE SAME USERS WITHOUT REQUIRING A CAR OR A BIKE
10:26:45 WALK TRIP ON A CIRCUITOUS OR INHOSPITABLE ROUTE.
10:26:49 NOW, I DON'T KNOW HOW MANY PEOPLE ARE GOING TO COME BY BIKE
10:26:52 OR BY WALKING TO THE CENTER BECAUSE IT'S ALMOST IMPOSSIBLE
10:26:58 TO GET THERE.

10:26:59 THE SIDEWALKS ARE NARROW.
10:27:02 AS A MATTER OF FACT, ON THE THREE OAKS SIDE, THERE'S NO
10:27:05 SIDEWALK INTO THE CENTER.
10:27:07 THE MOST IMPORTANT CRITERIA IN RESPECT TO MIXED-USE IS THE
10:27:12 CHARACTER OF THE SURROUNDING AREA, AND THAT'S NOT JUST THIS
10:27:16 CENTER.
10:27:16 ALL OF THE TESTIMONY BY THE APPLICANT AS TO COMPATIBILITY
10:27:20 WITH SURROUNDING AREAS, AND I LISTENED CAREFULLY FOR THAT AT
10:27:23 THE PLANNING BOARD MEETING ONLY MENTIONED THE COMMERCIAL
10:27:27 SITES ACROSS THE STREET AND IN THE PLAZA DEL SOL.
10:27:33 WHAT IT DIDN'T MENTION WAS COMPATIBILITY WITH RESPECT TO THE
10:27:40 FACT THAT IMMEDIATELY BEHIND THE CENTER IS A LARGE
10:27:44 RESIDENTIAL AREA.
10:27:47 NEXT DOOR TO THE WEST ACROSS THREE OAKS IS A LARGE
10:27:49 SINGLE-FAMILY RESIDENTIAL AREA, AND THAT WE HAVE NOW
10:27:53 APPROVED FOR A LARGE APARTMENT PROJECT WITH SOME COMMERCIAL
10:28:01 IMMEDIATELY EAST WITH A MUCH IMPROVED PEDESTRIAN ACCESS INTO
10:28:06 THE CENTER.
10:28:08 AND IT'S THIS PART OF IT THAT GIVES ME PROBLEM.
10:28:13 MIXED-USE PATENTS UNDER THE COMP PLAN REQUIRE THEM TO BE
10:28:18 INTEGRATED IN THE OVERALL DESIGN FRAMEWORK TO CREATE A
10:28:22 PEDESTRIAN FRIENDLY HUMAN-SCALE ENVIRONMENT.
10:28:25 THAT'S OUR LANGUAGE.
10:28:27 UNFORTUNATELY, THE CENTER, AS IT CURRENTLY STANDS, IS FAR
10:28:30 FROM PEDESTRIAN FRIENDLY.

10:28:32 THE EXISTING CENTER HAS LARGE GAPS IN THE SIDEWALKS AND DOES
10:28:36 NOT COMPLY EVEN WITH THE ORIGINAL ZONING.
10:28:39 THE ORIGINAL ZONING IN EXHIBIT D OF THE -- WHICH IS THE
10:28:46 DESIGN STANDARDS, THE SO-CALLED PATTERN BOOK, INCLUDED
10:28:49 SIDEWALKS ON BOTH SIDES OF THE ROADWAY NETWORK.
10:28:53 THAT'S IN SECTION C-5.
10:28:54 AND IT ALSO REQUIRES PAVERS TO PROVIDE TRAFFIC-CALMING TO
10:28:59 ALLOW SAFE PEDESTRIAN ACCESS ACROSS AND THROUGH THE CENTER.
10:29:05 IN ONE OF THE TESTIMONY, BEFORE THE PLANNING BOARD, THERE
10:29:10 WAS A BIG DISCUSSION ABOUT THAT PEOPLE WOULD BE IN THE
10:29:14 FIRESTONE PLACE WOULD NATURALLY GRAVITATE TOWARDS AND GO TO
10:29:19 LOWE'S WHILE THEY ARE WAITING FOR THEIR CAR TO BE SERVICED.
10:29:25 IT WAS VERY INTERESTING.
10:29:28 THE ATTORNEY FOR THE APPLICANT SAID THAT MOST OF THE PEOPLE
10:29:31 DROPPING OFF THE CARS ARE MEN.
10:29:33 I DON'T KNOW WHERE THAT CAME FROM.
10:29:34 BUT THOSE GUYS WOULD NECESSARILY GO ACROSS THE STREET INTO
10:29:38 LOWE'S.
10:29:39 UNFORTUNATELY, THERE'S NO CROSSWALK FOR THEM TO GET THERE.
10:29:41 THE SIDEWALK IS ON THE OTHER SIDE OF THE STREET.
10:29:44 THEY HAVE TO CROSS THAT STREET IN ORDER TO DO THAT.
10:29:46 THAT'S NOT WHAT WAS REQUIRED BY THE COUNTY IN THE ORIGINAL
10:29:49 ZONING RESOLUTION, AND NOTHING IN THIS CURRENT PLAN DOES IT.
10:29:54 AS A MATTER OF FACT, IF YOU LOOK AT THE SIDEWALK PLAN FOR
10:29:58 THE FIRESTONE STORE, THE FIRESTONE SIDEWALK IN THE FRONT

10:30:04 ALONG THAT INTERNAL ROAD DEAD ENDS INTO GRASS ON BOTH SIDES,
10:30:11 BOTH EAST AND WEST.
10:30:12 THAT TO ME IS NOT PEDESTRIAN FRIENDLY.
10:30:15 THAT ALSO DOES NOT MEET THE REQUIREMENTS OF OUR LAND
10:30:19 DEVELOPMENT CODE.
10:30:20 THIS IS THE OLD CODE, 33-362, WHICH REQUIRES THEM TO DO
10:30:25 THAT.
10:30:27 COUNCILMAN ERRINGTON MENTIONED THE CORKSCREW ROAD OVERLAY.
10:30:32 AND I THINK SHE'S RIGHT ABOUT THAT.
10:30:34 33-404 REQUIRES PEOPLE-ORIENTED SPACES ALONG THE STREET.
10:30:40 THIS IS CORKSCREW ROAD, THAT ARE VISUALLY ATTRACTIVE AND
10:30:44 PROVIDE FOR PEDESTRIAN CONNECTION.
10:30:45 NOW, THERE IS A SIDEWALK FROM FIRESTONE ONTO THAT, BUT WHAT
10:30:49 PEOPLE LOOK AT THROUGH THE BUFFER WILL BE ANOTHER PARKING
10:30:54 LOT BECAUSE HALF OF THE BUILDING, BECAUSE OF THE WAY IT'S
10:30:58 ORIENTED TO, SO THAT WE DON'T SEE THE GARAGE DOORS, HALF OF
10:31:03 THAT WILL BE JUST THE CARS PARKED AND THE TIRES THAT ARE
10:31:06 TEMPORARILY STORED THERE AND THE MACHINERY AND THE TRUCKS
10:31:11 DELIVERING TIRES.
10:31:12 THAT TO ME DOESN'T ACTIVATE -- THAT'S NOT WHAT WE INTENDED
10:31:15 UNDER THE CORKSCREW ROAD OVERLAY.
10:31:17 WE MADE THIS AREA A TRANSITIONAL MIXED-USE AREA FOR A

10:31:24 REASON.
10:31:25 GIVEN THE STATUS OF THE RESTAURANTS AND RETAIL USES IN
10:31:30 ESTERO AND THE COUNTRY, FOR THAT MATTER, THIS AREA IS LIKELY

10:31:33 TO CHANGE.
10:31:37 WHY ADD A USE THAT DOES NOT FURTHER THE GOALS OF THE
10:31:41 TRANSITIONAL MIXED-USE IN THIS AREA?
10:31:45 NO EVIDENCE HAS BEEN PROVIDED BY THE APPLICANT TO SHIFT FROM
10:31:49 ANCILLARY USE TO STAND-ALONE USE WAS EITHER INTENDED BY THE
10:31:53 HEARING EXAMINER BY RESOLUTION OR JUST HAPPENED.
10:31:57 SUCH USE WOULD BE MUCH BETTER IN THE BACK OF THE CENTER
10:32:00 WHERE IT WAS ORIGINALLY PLANNED, BUT THERE WOULD BE A
10:32:05 COMPATIBILITY ISSUE THERE AS WELL, BECAUSE SUBSEQUENT TO THE
10:32:10 ORIGINAL RESOLUTION, THERE'S NOW A BIG RESIDENTIAL AREA
10:32:12 BEHIND THAT.
10:32:14 ONE OF THE RULES UNDER THE COUNTY CODE THAT WE'RE REQUIRED
10:32:20 TO DO IN THE CONTEXT OF A ZONING RESOLUTION IS TO MAKE
10:32:27 FINDINGS UNDER SECTION 34-145.
10:32:32 I THINK THE SECTION IS D-4.
10:32:36 AND THE FINDING HAS TO BE THAT IT'S COMPATIBLE WITH EXISTING
10:32:41 AND PLANNED USES IN SURROUNDING AREAS.
10:32:43 I DO NOT BELIEVE THAT THIS IS A COMPATIBLE USE WITH THE
10:32:49 PLANNED USES IN THE SURROUNDING AREA.
10:32:51 WE HAVE PLANNED IMMEDIATELY NEXT DOOR FOR RESIDENTIAL AREA
10:32:58 IN WHAT WAS A GENERAL INTERCHANGE THAT DIDN'T ALLOW
10:33:01 RESIDENTIAL AREAS.
10:33:02 THAT'S WHAT THE PLAN IS, NOT TO HAVE THE RESIDENTIAL AREA
10:33:05 HERE, BUT TO SOMEHOW, NOW THAT THOSE FOLKS ARE GOING TO HAVE
10:33:09 AN ACCESS ROAD BECAUSE THE SURROUNDING AREA INCLUDES ISLAND

10:33:15 CLUB, CORKSCREW WOODLANDS, AND ALL THE PEOPLE AT THE HOTEL
10:33:19 AND THE OFFICE BUILDING, THAT THEY WANT TO COME OVER HERE
10:33:22 FOR LUNCH OR WHATEVER OR TO GO TO LOWE'S, HOW ARE THEY GOING
10:33:25 TO GET HERE BECAUSE THE SIDEWALK SYSTEM IS NO GOOD?
10:33:28 AND NOW WE'RE ADDING AN AUTO USE TO THAT.
10:33:31 OVERALL, I AGREE WITH THE STAFF, AND I AGREE WITH THE STAFF
10:33:37 REPORTS, AND I AGREE WITH THE STAFF TESTIMONY, AND I FIND IT
10:33:42 MORE CONCLUSIVE TO ME THAN THE APPLICANT'S TESTIMONY.
10:33:48 I BELIEVE THAT THIS IS INCONSISTENT WITH THE COMP PLAN,
10:33:51 PARTICULARLY THE TRANSITIONAL MIXED-USE GOALS.
10:33:55 IT DOES NOT MEET THE CORKSCREW OVERLAY PROVISIONS, AND IT
10:33:59 DOESN'T EVEN MEET THE ORIGINAL ZONING RESOLUTION AS TO
10:34:03 PEDESTRIAN SAFETY.
10:34:03 FOR ALL THOSE REASONS, I INTEND TO VOTE TO DENY THIS.
10:34:08 THANK YOU.
10:34:08 >>Mayor Ribble: ANY OTHER COMMENTS FROM COUNCIL?
10:34:10 HEARING NONE, I'LL ENTERTAIN A MOTION REGARDING THIS
10:34:14 ORDINANCE.

10:34:15 HOWARD?
10:34:19 >>Howard Levitan: I MOVE TO DENY THE APPLICATION.
10:34:22 >>Mayor Ribble: DO I HAVE A SECOND?
10:34:24 SECONDED BY KATY ERRINGTON.
10:34:26 ANY OTHER COMMENTS BEFORE WE CALL THE ROLL.
10:34:27 MADAM CLERK, PLEASE CALL THE ROLL.
10:34:31 >>Carol Sacco: COUNCIL MEMBER WILSON?

10:34:35 >>Jim Wilson: THE MOTION IS TO DENY.
10:34:37 >>Burt Saunders: THAT'S WHAT I WANTED TO CLARIFY IN CASE
10:34:39 THERE'S ANY CONFUSION.
10:34:41 THE MOTION IS TO DENY.
10:34:42 A VOTE IN FAVOR OF THE MOTION IS A VOTE TO DENY THE
10:34:44 APPLICATION.
10:34:45 >>Mayor Ribble: THAT'S CORRECT.
10:34:47 >>Jim Wilson: MY VOTE IS AYE.
10:34:51 >>Nick Batos: NO.
10:34:54 >>Jim Boesch: AYE.
10:34:57 >>Jon McLain: AYE.
10:34:59 >>Howard Levitan: AYE.
10:35:02 >>Vice-Mayor Errington: AYE.
10:35:03 >>Mayor Ribble: AYE.
10:35:05 THE MOTION PASSES.
10:35:06 OKAY.
10:35:11 WHERE IS OUR DIRECTOR, MARY GIBBS?
10:35:15 >>Nancy Stroud: MR. MAYOR, SINCE THE AGREEMENT, WHICH IS THE
10:35:18 ITEM FOLLOWING IS DEPENDENT ON THE APPROVAL OF THIS PROJECT,
10:35:24 I WOULD PROPOSE THAT THIS AGREEMENT NOW IS MOOT.
10:35:30 DOES THE APPLICANT AGREE?
10:35:32 >>Neale Montgomery: [INAUDIBLE]
10:35:34 >>Nancy Stroud: THERE'S NO NEED TO TAKE IT UP.
10:35:37 >>Mayor Ribble: BURT, DO WE NEED TO DO ANYTHING WITH THIS AS
10:35:39 A COUNCIL OR NO?

10:35:43 >>Burt Saunders: I DON'T BELIEVE SO.
10:35:45 MOVE ON TO THE NEXT ITEM.
10:35:46 >>Mayor Ribble: ITEM 8 IS NOW PULLED.
10:35:49 THAT TAKES US BACK TO OUR NORMAL SCHEDULE.
10:35:56 ITEM NUMBER 6.
10:35:57 THE NEXT ITEM ON THE AGENDA IS THE WILLIAMS ROAD BICYCLE AND
10:36:00 PEDESTRIAN IMPROVEMENTS, CONCEPT DESIGN CONTRACT.
10:36:03 STEVE, WOULD YOU LIKE TO INTRODUCE THIS, PLEASE?
10:36:06 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL, THIS
10:36:08 ITEM IS CONSISTENT WITH YOUR ADOPTED CAPITAL IMPROVEMENT
10:36:13 PROGRAM AND IS A RECOMMENDED PROJECT WITHIN THE NEXT COUPLE
10:36:19 OF YEARS.
10:36:20 OUR APPROACH IS TO BRING PROJECTS FORWARD TO YOU IN CONCEPT
10:36:28 DESIGN AND THEN PRELIMINARY DESIGN TO GET THESE READY FOR

10:36:30 CONSTRUCTION AS SOON AS POSSIBLE.
10:36:32 IT WILL BE A DECISION POINT AT THIS POINT WHETHER YOU MOVE
10:36:37 FORWARD WITH THE CONCEPT DESIGN.
10:36:40 ONCE THOSE CONCEPTS ARE COMPLETE, THEY WILL BE BROUGHT BACK
10:36:42 TO THE VILLAGE COUNCIL.
10:36:44 AGAIN, YOU'LL HAVE ANOTHER SHOT AT APPROVING OR DELAYING THE
10:36:49 PROJECT AND ULTIMATELY THEN YOU'LL HAVE THE FINAL DECISION
10:36:54 WHETHER TO MOVE THIS FORWARD ONCE THE PROJECT IS BID AND
10:36:58 IT'S READY FOR A FINANCIAL COMMITMENT.
10:37:00 I'D LIKE TO HAVE DAVID WILLEMS COME FORWARD AND BRIEFLY
10:37:07 DISCUSS THE DETAILS OF THIS FOR THE BENEFIT OF THE COUNCIL

10:37:10 AND THE PUBLIC.
10:37:10 >>Mayor Ribble: TAMMY --
10:37:13 >>Tammy Duran: COMING RIGHT NOW.
10:37:14 >>Mayor Ribble: HE'S ON HIS WAY NOW.
10:37:20 >>Steven Sarkozy: I WOULD NOTE THAT BEFORE DAVID GETS HERE,
10:37:23 THE TOTAL PROJECT TODAY IS, WITH THE SUGGESTED -- JUST UNDER
10:37:30 \$120,000.
10:37:31 AGAIN, THIS IS IN THE BUDGET, AND WE'RE PROPOSING THAT BANKS
10:37:35 ENGINEERING BE THE FIRM THAT WOULD DEVELOP THE CONCEPT FOR
10:37:41 COUNCIL CONSIDERATION AT A LATER DATE.
10:37:47 >>Burt Saunders: MR. MAYOR, IF I MIGHT ASK A QUESTION AS
10:37:49 WE WAIT FOR DAVID TO COME DOWN.
10:37:51 IN THE PACKET IS A PROPOSED GENERAL CONDITION.
10:37:54 THE VILLAGE ALREADY HAS AN EXISTING CONTRACT, I BELIEVE, AND
10:38:00 IT'S A STANDARD FORM AGREEMENT THAT WOULD BE USED FOR THIS
10:38:04 PROJECT.
10:38:05 SO THERE ARE SOME THINGS IN THE GENERAL CONDITIONS THAT MAY
10:38:07 BE PROBLEMATIC.
10:38:10 I'M ASSUMING THAT THE GENERAL CONDITIONS DO NOT NEED TO BE
10:38:13 APPROVED SINCE WE ALREADY HAVE AN EXISTING AGREEMENT.
10:38:15 IS THAT CORRECT?
10:38:16 >> YES, THAT'S CORRECT.
10:38:20 >>Mayor Ribble: DAVID, YOU'RE UP.
10:38:22 >>David Willems: WILLIAMS ROAD BIKE PED IMPROVEMENTS.
10:38:27 THIS IS BASICALLY A CONTINUATION OF THE MASTER PLAN THAT WE

10:38:30 HAD CREATED FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS.
10:38:33 IN THAT MASTER PLAN, OUR CONSULTANT IDENTIFIED A LACK OF
10:38:36 EAST-WEST CORRIDORS THROUGH THE VILLAGE.
10:38:38 WE HAD SOME DECENT NORTH-SOUTH, BUT THERE WAS A LACK OF EAST
10:38:42 AND WEST.
10:38:42 AT COCONUT ROAD WITH ESTERO PARKWAY, WE FIXED THE PROBLEM TO
10:38:47 THE NORTH AREA.
10:38:48 WHAT WE'RE TRYING TO DO IS FIX THE PROBLEM WITH THE
10:38:50 EAST-WEST THROUGH THE CENTER OF THE VILLAGE.
10:38:52 AND WHAT THIS WOULD ENTAIL IS HIRING A CONSULTANT TO COME UP

10:38:56 WITH A PRELIMINARY CONCEPT FOR BICYCLE AND PEDESTRIAN
10:39:00 IMPROVEMENTS ALONG WILLIAMS ROAD.
10:39:02 IT WOULD EXTEND FROM THREE OAKS PARKWAY ALL THE WAY TO U.S.
10:39:06 41.
10:39:06 AND ALL WE'RE APPROVING HERE IS THE CONCEPT.
10:39:09 WE WOULD HAVE TO COME BACK TO COUNCIL TO GET APPROVAL OF
10:39:12 THAT CONCEPT AND THEN EXECUTE ANOTHER CONTRACT IN ORDER TO
10:39:16 GO TO THE ACTUAL DESIGN AND PERMITTING.
10:39:20 HERE, THE COST FOR THE CONSULTANT IS \$119,000.
10:39:25 A LOT OF THAT COST GOES INTO THE SURVEYING BECAUSE THEY ARE
10:39:28 GOING TO SURVEY THE WHOLE CORRIDOR, AND THIS WILL BE THE
10:39:30 ONLY TIME WE HAVE TO SURVEY IT.
10:39:32 WE WON'T HAVE TO DO THAT AGAIN FOR THE DESIGN AND
10:39:35 PERMITTING.
10:39:35 AND WHAT WE'RE REQUESTING FROM COUNCIL IS THAT WE APPROVE

10:39:39 THAT CONTRACT PLUS AN ADDITIONAL 10% CONTINGENCY, AND THEN
10:39:44 AUTHORIZE THE VILLAGE MANAGER TO EXECUTE THAT CONTRACT.
10:39:49 >>Mayor Ribble: QUESTIONS FROM COUNCIL?
10:39:50 HEARING NONE, I'LL ENTERTAIN A MOTION ON THIS ITEM.
10:39:57 >>Carol Sacco: I HAVE SOME COMMENT.
10:39:58 >>Mayor Ribble: BOESCH MADE THE MOTION.
10:39:59 OH, PUBLIC COMMENT.
10:40:01 ANYONE SIGNED UP FOR PUBLIC COMMENT?
10:40:03 >>Carol Sacco: YES, E-COMMENT CARD FROM PATRICK McGARRY OF
10:40:07 SPRING RIDGE REPRESENTING HIMSELF.
10:40:09 PLEASE ADD ADDITIONAL STREETLIGHTS AT THE INTERSECTION OF
10:40:12 RIVER RANCH AND WILLIAMS ROAD.
10:40:14 ALSO, PLEASE MAKE SURE LANDSCAPING AND EXISTING FOLIAGE IN
10:40:18 AREAS DOES NOT BLOCK DRIVERS' VIEW AT THE INTERSECTION OF
10:40:21 RIVER RANCH AND WILLIAMS ROAD.
10:40:23 THANK YOU.
10:40:25 >>Mayor Ribble: IS THAT IT?
10:40:26 >>Carol Sacco: YES, SIR.
10:40:28 >>Mayor Ribble: WE HAVE A MOTION BY BOESCH.
10:40:32 SECOND BY KATY ERRINGTON.
10:40:33 MADAM CLERK, PLEASE CALL THE ROLL.
10:40:35 >>Carol Sacco: COUNCIL MEMBER LEVITAN?
10:40:37 >>Howard Levitan: AYE.
10:40:38 >>Jon McLain: AYE.
10:40:39 >>Jim Boesch: AYE.

10:40:40 >>Nick Batos: AYE.
10:40:42 >>Jim Wilson: AYE.
10:40:44 >>Vice-Mayor Errington: AYE.
10:40:46 >>Mayor Ribble: AYE.
10:40:48 THE NEXT ITEM ON THE AGENDA IS THE BEN HILL GRIFFIN
10:40:52 LANDSCAPE DESIGN.

10:40:53 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ITEM?
10:40:57 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
10:40:59 AGAIN, LIKE THE PREVIOUS ITEM, WE'RE PROPOSING TO ENHANCE
10:41:04 SOME OF THESE PROJECTS THROUGH THE INITIAL DESIGN PHASE,
10:41:08 MOVING US ALONG ON THE DEVELOPMENT PROCESS.
10:41:12 AGAIN, SUBJECT TO FUTURE COUNCIL AUTHORIZATION.
10:41:16 AGAIN, DAVID WILLEMS, OUR DIRECTOR OF PUBLIC WORKS, IS HERE
10:41:19 TO DISCUSS THE DETAILS OF THIS PROJECT.
10:41:22 >>David Willems: JUST REAL BRIEFLY, AS A BACKGROUND, BEN
10:41:24 HILL GRIFFIN WAS ORIGINALLY DESIGNED AND BUILT AND
10:41:27 MAINTAINED UNDER AN MSBU.
10:41:30 SO ABOVE WHAT THE NORMAL COUNTY STANDARDS ARE FOR
10:41:34 LANDSCAPING.
10:41:34 A COUPLE OF YEARS AGO, THAT MSBU EXPIRED.
10:41:40 IT WASN'T RE-UPPED, SO NOW THE COUNTY IS MAINTAINING THAT
10:41:44 ROADWAY BASICALLY AT THEIR NORMAL STANDARDS.
10:41:47 AND WHAT THAT RESULTED IN, THERE WERE A COUPLE MONTHS THERE
10:41:50 THAT IT WASN'T MAINTAINED AT ALL.
10:41:53 IT BECAME OVERGROWN.

10:41:55 SOME OF THE VEGETATION DIED.
10:41:56 THE COUNTY REMOVED THAT VEGETATION AND NOW WE'LL HAVE SHRUBS
10:42:01 AND TREES THAT ARE GOING TO BE THERE, BUT NOT REALLY
10:42:03 MAINTAINED TO THE LEVEL THAT THE VILLAGE WOULD NORMALLY
10:42:07 EXPECT.
10:42:08 SO THE PROPOSAL IS TO, INSTEAD OF JUST LETTING IT SIT THERE,
10:42:11 UPGRADE THAT TO MORE OF WHAT THE VILLAGE EXPECTS.
10:42:15 AND IN THIS FIRST PHASE, WE WOULD HIRE A LANDSCAPE ARCHITECT
10:42:18 OR PROPOSE TO USE BRUCE HOWARD AND ASSOCIATES AND AN
10:42:23 ENGINEER SO THAT WE CAN SURVEY THE WHOLE CORRIDOR AND
10:42:27 UNDERSTAND ANY ENGINEERING ISSUES, AND WE'RE PROPOSING TO
10:42:30 HIRE RWA.
10:42:31 IN YOUR PACKET, WE HAVE THE COST ASSOCIATED WITH THAT.
10:42:35 SIMILAR TO THE PREVIOUS ITEM, THIS IS JUST FOR CONCEPT
10:42:40 DESIGN.
10:42:41 WE'D BRING BACK THE CONCEPT TO COUNCIL FOR APPROVAL, AND WE
10:42:44 WOULD STILL NEED ANOTHER APPROVAL FROM COUNCIL TO ACTUALLY
10:42:48 HIRE ANYBODY TO DO THE ACTUAL CONSTRUCTION PLANS AND
10:42:51 PERMITTING.
10:42:52 SO WE'RE LOOKING FOR IS APPROVAL OF THOSE TWO CONTRACTS WITH
10:42:57 AN ADDITIONAL 10% CONTINGENCY FOR ANY UNFORESEEN ISSUES OR
10:43:01 ITEMS THAT POP UP AND AUTHORIZATION FOR THE VILLAGE MANAGER
10:43:07 TO EXECUTE THOSE.
10:43:07 >>Mayor Ribble: ANY QUESTIONS FOR THE COUNCIL ON THIS ITEM?
10:43:13 >>Jim Wilson: MR. MAYOR --

10:43:16 >>Mayor Ribble: HANG ON A MINUTE, JIM.
10:43:19 JON IS TALKING.

10:43:20 >>Jon McLain: ARE WE TALKING ABOUT THE MEDIAN ONLY OR BOTH?
10:43:23 >>David Willems: THE ENTIRE CORRIDOR.
10:43:27 >>Mayor Ribble: JIM WILSON, I'M SORRY.
10:43:29 GO AHEAD, YOU'RE UP, JIM.
10:43:30 >>Jim Wilson: NO PROBLEM.
10:43:32 I NOTICED THAT, OF COURSE, THIS WILL OCCUR IF APPROVED
10:43:36 WITHIN THIS FISCAL YEAR, WILL THE ACTUAL LANDSCAPE
10:43:41 IMPROVEMENTS BE DONE NEXT FISCAL YEAR?
10:43:46 >>David Willems: I DON'T KNOW SPECIFICALLY.
10:43:47 IT COULD, ABSOLUTELY.
10:43:48 THIS IS A RELATIVELY SHORT ROADWAY COMPARED TO SOME OF THE
10:43:52 OTHER ONES WE'VE LOOKED AT.
10:43:53 SO IT CAN HAPPEN FASTER THAN ESTERO PARKWAY OR A LOT OF THE
10:43:57 OTHER ROADWAYS.
10:43:58 IT'S ONLY A MILE LONG.
10:44:00 >>Jim Wilson: OKAY.
10:44:01 >>Mayor Ribble: ANY OTHER QUESTIONS FROM COUNCIL?
10:44:03 >>Jim Wilson: IF IT'S APPROPRIATE, MR. MAYOR, I'D LIKE TO
10:44:06 MAKE THE MOTION THAT WE APPROVE THIS.
10:44:07 >>Mayor Ribble: HANG ON.
10:44:08 WE'RE NOT THERE YET.
10:44:11 >>Jon McLain: -- BUDGET APPROVAL FOR THIS UPGRADE IN THE
10:44:13 CAPITAL PLAN?

10:44:14 IF SO, WHAT IS THE AMOUNT OF THAT?
10:44:19 >>David Willems: IT IS IN THE AGENDA ITEM.
10:44:22 WE HAVE \$130,000 BUDGETED THIS YEAR FOR THIS ITEM.
10:44:26 AND RIGHT NOW, WHAT WE'RE ASKING FOR IS \$78,000.
10:44:30 >>Jon McLain: BUT IF WE ACTUALLY -- WE APPROVE THE DESIGN
10:44:32 WORK AND ALL THAT, BUT THE ACTUAL IMPLEMENTATION OF THE
10:44:37 VEGETATION AND THE IRRIGATION AND ALL, WHAT IS THE BUDGETED
10:44:40 COST FOR THAT?
10:44:41 >>David Willems: I DON'T HAVE THAT IN FRONT OF ME.
10:44:45 MILLION AND A HALF OR TWO MILLION DOLLARS.
10:44:47 AND THAT'S IN NEXT YEAR'S BUDGET, NEXT FISCAL.
10:44:50 SO OCTOBER OF THIS YEAR IS WHEN THAT MONEY, UNLESS WE --
10:44:55 >>Jon McLain: THE REASON I ASK THAT, WE WANT TO DO A GREAT
10:44:59 JOB ON THE ROADWAY, BUT I THINK IT'S GOOD ALWAYS TO MAKE
10:45:02 SURE THE ARCHITECT THAT'S GOING TO BE DESIGNING THIS HAS AN
10:45:05 UNDERSTANDING OF OUR EXPECTATIONS FROM THE DOLLARS
10:45:11 STANDPOINT.
10:45:12 A DESIGN APPROVED FINANCIALLY.
10:45:15 >>Mayor Ribble: ANY OTHER COMMENTS FROM COUNCIL?
10:45:16 MR. WILSON, YOU WERE GOING TO MAKE A MOTION.
10:45:18 >>Carol Sacco: EXCUSE ME, SIR, WE HAVE A PUBLIC COMMENT.
10:45:21 >>Mayor Ribble: PUBLIC COMMENT.
10:45:24 >>Carol Sacco: I WOULD LIKE TO CALL UP BRIAN SCHULTZ IS FROM
10:45:27 THE GRANDEZZA REPRESENTING HIMSELF.

10:45:36 >>Mayor Ribble: IS THIS THE ONLY COMMENT WE HAVE?

10:45:38 >>Carol Sacco: YES, SIR.

10:45:43 >> GOOD MORNING.

10:45:44 BRIAN SCHULTZ.

10:45:46 I THANK YOU FOR YOUR TIME ALLOWING ME TO GIVE MY THOUGHTS ON

10:45:50 THE LANDSCAPING, THE BOULEVARD AND THE VILLAGE.

10:45:55 I'VE BEEN A RESIDENT SINCE 2006 IN GRANDEZZA, AND I'VE

10:45:59 WATCHED THE VILLAGE GROW.

10:46:01 MY BACKGROUND CAREER AS GENERAL MANAGER IN PRIVATE CLUBS.

10:46:07 I CAME HERE FOR MY LAST RUN OF 13 YEARS AT WEST BAY CLUB.

10:46:12 DURING THAT TIME, I WAS INSTRUMENTAL IN THE DESIGN OF

10:46:16 LANDSCAPING THERE AND MANAGED ALL THE PROPERTIES AND

10:46:18 INFRASTRUCTURE BESIDES BOTH OF THE CLUBS THERE.

10:46:21 I COME TO YOU TODAY WITH MY COMMENTS AND THOUGHTS REGARDING

10:46:27 THE LOOK OF THE ESTERO LANDSCAPING.

10:46:31 ESTERO PARKWAY, IN MY EYES, WAS OVERKILL.

10:46:38 THE DOLLARS SPENT COULD HAVE BEEN SPENT IN ANOTHER WAY, MUCH

10:46:43 MORE BEAUTIFICATION WITH LESS SHRUBBERY.

10:46:46 IT'S NOT ABOUT THE MONEY THAT WE SPENT THERE.

10:46:49 IT'S ABOUT THE LOOK OF IT.

10:46:52 TREES WERE PLANTED FOUR TO FIVE FEET APART FROM EACH OTHER.

10:46:59 THOUSANDS OF PLANTS AND SHRUBBERY JAMMED IN BETWEEN THE

10:47:05 TREES.

10:47:07 NO AREAS FOR GREEN GRASS.

10:47:10 IF YOU LOOK AT THE BOULEVARDS OF BONITA AND NAPLES, THERE'S

10:47:18 SHRUBBERY.

10:47:19 THERE'S GRASS.

10:47:20 THERE'S BEAUTIFUL PALM TREES, MAYBE SOME OAK TREES.

10:47:23 THEN THERE'S GRASS AGAIN.

10:47:24 IT GIVES IT A SOFT REFINED LOOK.

10:47:31 25% -- AND I'M GUESSING -- BUT 25% OF THE PLANTS THAT WERE

10:47:34 USED COULD HAVE BEEN PUT IN THERE AND THE REST OF THE MONEY

10:47:38 AND THOSE PLANTS COULD HAVE BEEN USED SOMEWHERE ELSE WITHIN

10:47:41 THE VILLAGE.

10:47:42 THE COST OF TRIMMING, REPLACING PLANTS, DEAD SHRUBBERY IS

10:47:49 MUCH MORE THAN THE COST OF MOWING GRASS.

10:47:54 THERE'S NO LOOK OF A SOFT LOOK ON ESTERO PARKWAY.

10:47:58 WHAT HAPPENS WHEN ALL THESE TREES, THESE OAK TREES AND THESE

10:48:01 PALM TREES GROW AND MATURE?

10:48:05 THEY ARE ALL GOING TO BE JAMMED TOGETHER.

10:48:06 TO ME, IT'S A TOTAL CLUSTER.

10:48:11 I CAN'T IMAGINE IF BEN HILL GRIFFIN IS BUDGETED FOR A

10:48:17 MILLION AND A HALF TO TWO MILLION, WHAT THE COST OF ESTERO

10:48:20 PARKWAY WAS.

10:48:22 I BROUGHT HERE -- AND I'M SORRY I DID THIS FROM MY CAR.

10:48:31 I DIDN'T WANT TO GET KILLED, BUT I TOOK PICTURES AS I WENT

10:48:34 UP AND DOWN 41 -- [NOT SPEAKING INTO THE MICROPHONE]
10:48:42 >>Burt Saunders: MR. MAYOR, TO BE ON THE RECORD, HE NEEDS TO
10:48:44 USE THE MICROPHONE.
10:48:45 >>Mayor Ribble: YOU'RE ONLY ALLOWED THREE MINUTES.
10:48:47 CAN YOU WRAP THIS UP IN THE NEXT 15 --

10:48:49 >> THESE ARE PICTURES OF BONITA.
10:48:51 THEN PICTURES OF ESTERO AND ESTERO ON 41.
10:48:54 LOOK AT THE DIFFERENCE IN THE BOULEVARDS.
10:49:02 >>Mayor Ribble: HAND IT TO THE CLERK.
10:49:03 >> WHAT ABOUT CURBING?
10:49:05 ARE WE GOING TO PUT CURBING IN WITH THESE BOULEVARDS?
10:49:07 YOU KNOW, WE HAVE THE DESIGN CENTER, MIROMAR OUTLETS,
10:49:14 COCONUT MALL, HERTZ CENTER, GCU, ALL THESE PEOPLE COME OFF
10:49:19 OF EXIT 123 AND THEY SHOULD DRIVE INTO A BEAUTIFUL,
10:49:23 BEAUTIFUL ESTERO.
10:49:25 THE VILLAGE TO ME SOUNDS BEAUTIFUL.
10:49:28 >>Mayor Ribble: SIR, YOU NEED TO WRAP IT UP.
10:49:30 WE HAVE A THREE-MINUTE LIMIT AND YOU'RE OVER.
10:49:32 >> OKAY.
10:49:33 YOU GOT MY POINT.
10:49:33 >>Mayor Ribble: YES.
10:49:34 >> I HOPE YOU TAKE IN CONSIDERATION WHEN WE SPEND THE MONEY,
10:49:36 THAT WE SPEND IT NOT IN A WAY THAT'S -- YOU GOT IT.
10:49:43 >>Mayor Ribble: THANK YOU.
10:49:44 MADAM CLERK, THAT'S IT?
10:49:47 >>Carol Sacco: YES, MAYOR.
10:49:48 >>Mayor Ribble: OKAY.
10:49:49 NOW WE'LL MAKE THE MOTION.
10:49:50 MR. WILSON, BACK TO YOU.
10:49:54 >>Jim Wilson: THANK YOU, MR. MAYOR.

10:49:56 I WOULD MOVE THAT WE APPROVE THE CONTRACTS, TO MOVE FORWARD
10:50:02 WITH THE DESIGN.
10:50:04 >>Mayor Ribble: SECOND BY JON McLAIN.
10:50:06 MADAM CLERK, PLEASE CALL THE ROLL.
10:50:08 >>Carol Sacco: COUNCIL MEMBER WILSON?
10:50:10 >>Jim Wilson: AYE.
10:50:12 >>Nick Batos: AYE.
10:50:13 >>Carol Sacco: COUNCIL MEMBER BOESCH HAD TO LEAVE AT 11 A.M.
10:50:19 COUNCIL MEMBER McLAIN?
10:50:20 >>Jon McLain: AYE.
10:50:21 >>Howard Levitan: AYE.
10:50:22 >>Vice-Mayor Errington: AYE.
10:50:25 >>Mayor Ribble: AYE.
10:50:25 THE MOTION PASSES.
10:50:28 WE'LL NOW TAKE PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA.
10:50:31 ANYONE SIGNED UP TO SPEAK?

10:50:33 >>Carol Sacco: NO, MAYOR.
10:50:34 >>Mayor Ribble: WE'LL GO INTO COUNCIL COMMENTS.
10:50:37 NICK, DO YOU HAVE ANYTHING?
10:50:38 >>Nick Batos: NO THANK YOU.
10:50:39 >>Mayor Ribble: JIM, MR. BOESCH HAD AN APPOINTMENT HE HAD TO
10:50:43 LEAVE FOR.
10:50:43 MR. LEVITAN, ANY COMMENTS FOR COUNCIL?
10:50:46 >>Howard Levitan: NOTHING EXCEPT THAT I ALSO HAVE TO LEAVE
10:50:52 AT 11:00.

10:50:54 >>Burt Saunders: MR. MAYOR, I'VE BECOME A LITTLE CONFUSED
10:50:56 HERE.
10:50:57 ITEM 8A, HAS THAT BEEN TAKEN CARE OF?
10:51:06 >>Carol Sacco: 8A --
10:51:08 >>Nancy Stroud: IS THAT THE AGREEMENT?
10:51:10 THAT WAS MOOT.
10:51:11 >>Mayor Ribble: THAT WAS PULLED.
10:51:12 YOU MIGHT HAVE BEEN TAKEN A NAP THERE, BURT, I DON'T KNOW.
10:51:16 >>Burt Saunders: I WAS.
10:51:17 >>Mayor Ribble: JIM WILSON, ANY COMMENTS?
10:51:20 >>Jim Wilson: YES.
10:51:21 JUST I'M VERY GLAD TO SEE THESE TWO ITEMS, THE WILLIAMS ROAD
10:51:26 PROJECT AND THE BEN HILL GRIFFIN PROJECT MOVED FORWARD OFFER
10:51:31 OF THE CAPITAL IMPROVEMENT PROGRAM TO KIND OF PROVE TO THE
10:51:35 PUBLIC THAT WE'RE GOING TO CONTINUE TO MOVE FORWARD ON ALL
10:51:39 OF THE WORK WE'VE DONE CREATING THE CAPITAL IMPROVEMENT PLAN
10:51:43 AND THAT WE'RE GOING TO IMPLEMENT IT.
10:51:44 I THINK THAT'S EXCITING NEWS.
10:51:47 >>Mayor Ribble: THANKS, JIM.
10:51:48 KATY?
10:51:49 >>Vice-Mayor Errington: I HAVE A COUPLE OF COMMENTS.
10:51:51 ONE IS IN REFERENCE TO GRASS NOT BEING SHOWN, TOO MUCH GRASS
10:51:58 ON ESTERO PARKWAY, THAT IS THE GOAL, AS I REMEMBER, THAT WE
10:52:02 DISCUSSED ON COUNCIL.
10:52:04 WE WANT TO SAVE THE LIVES OF THE WORKERS WHO HAVE TO GET OUT

10:52:06 AND MOW THE GRASS.
10:52:08 AS YOU REMEMBER, A MAN WAS KILLED IN BONITA SPRINGS LAST
10:52:13 YEAR.
10:52:13 THAT'S DANGEROUS WHEN A PERSON HAS TO GO OUT AND MOW GRASS.
10:52:17 SO OUR GOAL AND OBJECTIVE IS TO CUT DOWN ON THE GRASS MOWING
10:52:21 SO WE CAN SAVE THE LIVES OF OUR LANDSCAPERS.
10:52:24 PLEASE BE SAFE.
10:52:26 CONTINUE TO WEAR YOUR MASK.
10:52:27 I THANK ALL OF YOU FOR DOING THAT HERE IN THE VILLAGE.
10:52:32 WE'RE GOING TO GET THROUGH THIS TIME WITH YOUR HELP.
10:52:37 THANK YOU VERY MUCH.
10:52:38 >>Mayor Ribble: JON?

10:52:39 >>Jon McLain: JUST A COMMENT ON ESTERO PARKWAY.
10:52:45 ONE OF THE THINGS WE'RE TRYING TO ACCOMPLISH WAS OBVIOUSLY
10:52:48 SAFETY OF OUR ROADWAY, AND WE DIDN'T PUT ROUNDABOUTS IN
10:52:51 THERE.
10:52:52 WE CAN'T PUT SPEED BUMPS IN.
10:52:54 IN THE DESIGN PHASE, WE ACTUALLY PLANTED EXCESS TREES IN
10:53:00 ORDER TO CREATE A MORE UMBRELLA EFFECT SIMILAR IN SOME WAYS
10:53:03 TO COCONUT.
10:53:05 AND THE IDEA THERE IS AS THEY MATURE, THEY WILL CREATE A
10:53:10 LESS OPEN SPACE FREEWAY LOOK SO THAT PEOPLE WILL BE
10:53:14 CONSCIOUS OF THE SPACE THAT THEY ARE DRIVING IN AND
10:53:16 HOPEFULLY THAT WILL REDUCE SPEED, AT LEAST THE EXPERTS HAVE
10:53:20 TOLD US THAT.

10:53:21 SO THAT WAS PART OF THE DESIGN THAT WE HAD IN THERE.
10:53:23 THAT'S ALL I HAVE.

10:53:24 >>Mayor Ribble: I ONLY HAVE ONE THING, JON.
10:53:27 THAT'S TO COMPLIMENT YOU ON ANNOUNCING THE RIBBON CUTTING.
10:53:30 WHAT IS THE DATE?

10:53:31 FEBRUARY 11 AT 11 A.M.

10:53:36 GOOD JOB WITH THAT.

10:53:37 I'M LOOKING FORWARD TO IT.

10:53:38 I KNOW A LOT OF OUR COMMISSIONERS ARE GOING TO BE ATTENDING
10:53:40 THAT DATE.

10:53:41 SO YOU FOLKS THAT CAN MAKE IT, WHY WE APPRECIATE YOU BEING
10:53:44 THERE.

10:53:45 BURT SAUNDERS, YOU'RE UP.

10:53:47 >>Burt Saunders: ONE QUICK THING.

10:53:48 NANCY STROUD HAD POINTED OUT TO THE VILLAGE I GUESS ABOUT A
10:53:52 WEEK OR TWO AGO OF THE FILING OF A SENATE BILL, SENATE BILL
10:53:57 496.

10:53:59 SAME LANGUAGE THAT WAS IN A BILL THAT ULTIMATELY WAS VETOED
10:54:03 BY THE GOVERNOR LAST YEAR.

10:54:05 IT HAS SOME LANGUAGE THAT IS DETRIMENTAL TO THE VILLAGE.

10:54:12 I DON'T KNOW IF NANCY WOULD LIKE TO KIND OF DESCRIBE WHY
10:54:16 THAT LANGUAGE IS A PROBLEM, BUT WE'RE GOING TO BE WORKING
10:54:19 WITH OUR LOCAL DELEGATION TO TAKE THAT SENATE BILL 496.

10:54:25 IT TAKES THE LANGUAGE OUT OF IT, THAT WOULD BE OFFENSIVE TO
10:54:27 THE VILLAGE.

10:54:28 NANCY, WHY DON'T YOU SPEND A MINUTE EXPLAINING WHY THAT IS A
10:54:32 PROBLEM, AND THEN I CAN ADVISE THE COUNCIL AS TO THE PROCESS
10:54:35 WE'LL GO THROUGH TO TRY TO CHANGE THAT LANGUAGE.

10:54:39 >>Nancy Stroud: I'LL BE BRIEF.

10:54:40 THE LANGUAGE WOULD ONLY AFFECT THE VILLAGE OF ESTERO AND NO
10:54:44 OTHER MUNICIPALITY OR COUNTY IN FLORIDA.

10:54:48 AND IT WOULD REQUIRE ESTERO TO AMEND ITS COMPREHENSIVE PLAN
10:54:53 AND ITS LAND DEVELOPMENT REGULATIONS TO, AS IT'S DESCRIBED

10:54:57 IN THE LEGISLATION, INCORPORATE ALL APPROVED DEVELOPMENT
10:55:01 ORDERS BY LEE COUNTY.
10:55:05 THAT'S VERY VAGUE LANGUAGE.
10:55:08 THAT'S NOT A PLANNING PRINCIPLE.
10:55:10 IT'S JUST NOBODY REALLY EVEN KNOWS WHAT THAT MEANS.
10:55:13 BUT IT OBVIOUSLY IS AN ATTEMPT TO FREEZE DEVELOPMENT
10:55:18 APPROVALS FROM LEE COUNTY AND JUST IS REALLY A BAD IDEA.
10:55:24 HOPEFULLY WITH BURT'S HELP AND THE LEGISLATIVE DELEGATION'S
10:55:30 HELP, WE'LL BE ABLE TO STOP THAT FROM PROCEEDING.
10:55:35 >>Burt Saunders: INTERESTINGLY, THE OFFENDING LANGUAGE IS
10:55:37 SIMPLY CHANGING ONE WORD.
10:55:41 THE EXISTING LAW TALKS IN TERMS OF ADOPTED COMPREHENSIVE
10:55:46 PLANS.
10:55:47 AND THE EFFORT IN SENATE BILL 496 IS TO CHANGE THAT WORD
10:55:51 "ADOPTED" TO "EFFECTIVE."
10:55:53 IT'S ONLY A ONE-WORD CHANGE, BUT IT HAS A MAJOR IMPACT ON
10:55:58 THE VILLAGE.

10:55:58 THE EFFORT WILL BE TO MAKE SURE THAT THAT ONE WORD IS NOT
10:56:01 CHANGED.
10:56:02 I'LL REPORT BACK TO THE COUNCIL FROM TIME TO TIME AS THIS
10:56:06 PROGRESSES.
10:56:06 >>Mayor Ribble: I WANT TO MAKE A COMMENT ON THIS.
10:56:08 THIS IS THE SECOND YEAR WE'VE ATTACKED THIS ONE.
10:56:10 YOU FOLKS MET, REMEMBER, WE WERE DOWN THIS UGLY ROAD LAST
10:56:13 YEAR.
10:56:13 BUT I DO WANT TO GIVE A KUDOS TO THE FLORIDA LEAGUE OF
10:56:16 CITIES, BECAUSE THEIR HEAD LOBBYIST, DAVID CRUISE IS THE ONE
10:56:20 WHO CALLED ME LAST YEAR IN THE MIDDLE OF THE WEEK AND TOLD
10:56:23 ME, DO YOU KNOW ANYTHING ABOUT THIS HOUSE BILL?
10:56:27 AND I SAID, NO, I DON'T KNOW ANYTHING ABOUT IT.
10:56:29 THEN WE GOT AHOLD OF NANCY, OF COURSE.
10:56:32 AND SHE LOOKED INTO IT.
10:56:34 IF IT WOULDN'T BE FOR THOSE FOLKS LOOKING OUT -- CAN YOU
10:56:39 IMAGINE, THIS ONLY AFFECTS ESTERO, THIS LOBBYIST IN
10:56:41 TALLAHASSEE, WE WONDER WHY WE'RE PAYING OUR DUES.
10:56:44 THIS IS A GOOD CASE WHERE THEY ARE REALLY LOOKING OUT FOR US
10:56:46 AND DOING THE BEST INTEREST.
10:56:48 BECAUSE THEY GO THROUGH EACH AND EVERY ONE OF THE BILLS IN
10:56:50 THE HOUSE AND THE SENATE, AND THEY DIVIDE UP WHAT
10:56:55 MUNICIPALITIES ARE AFFECTED AND ARE AWARE OF IT AND FOLLOW
10:56:58 UP ON IT.
10:56:59 I THINK THAT IS A PRETTY GOOD KUDO FOR THAT ORGANIZATION.

10:57:03 BURT, I THANK YOU.
10:57:04 I KNOW YOU WORKED ON IT ALL WEEKEND.
10:57:06 NANCY, I KNOW YOU WORKED ON IT ALL WEEKEND.
10:57:08 WE HAD ABOUT 72 HOURS OF PHONE CALLS GOING AROUND ALL

10:57:11 WEEKEND TO GET THIS FINISHED.
10:57:12 TODAY WE'LL GET THE LETTERS OUT.
10:57:14 SENATOR RODRIGUES AND SENATOR PASSIDOMO, AND THEN TO OUR
10:57:19 LEGISLATORS THAT ARE IN THE HOUSE AS WELL.
10:57:21 BUT LETTERS WRITTEN TO THEM PERSONALLY AND NOT RUBBER STAMP
10:57:26 LETTER LIKE SOME OF THE E-MAILS WE GET THAT ARE RUBBER
10:57:30 STAMPED.
10:57:31 BURT, AGAIN, THANK YOU.
10:57:32 IS THAT IT?
10:57:33 >>Burt Saunders: YES, SIR.
10:57:35 >>Mayor Ribble: STEVE?
10:57:36 >>Steven Sarkozy: NOTHING.
10:57:37 >>Mayor Ribble: OKAY.
10:57:37 I'M GOING TO ADJOURN OUR MEETING.
10:57:39 DO I HAVE A MOTION TO ADJOURN THE REGULAR MEETING?
10:57:42 >> SO MOVED.
10:57:42 >>Mayor Ribble:
10:57:43 [SOUNDING GAVEL]
10:57:43 OKAY.
10:57:44 WE'LL GO RIGHT BACK IN.
10:57:45 DO WE NEED TO TAKE A BREAK?

10:57:48 >>Vice-Mayor Errington: CAN WE STAND FOR A MINUTE?
10:57:49 >>Mayor Ribble: WE'LL TAKE A TWO-MINUTE STAND BREAK IN
10:57:53 PLACE.
10:57:53 [RECESS]
11:01:32 >>Mayor Ribble: OKAY.
11:01:33 I WOULD LIKE TO CALL THE MEETING BACK TO ORDER.
11:01:34 FOR THE RECORD, WE HAVE COUNCILMAN LEVITAN HAD AN
11:01:40 APPOINTMENT.
11:01:41 JIM BOESCH HAD AN APPOINTMENT.
11:01:42 >>Carol Sacco: THAT IS CORRECT.
11:01:42 >>Mayor Ribble: BUT WE STILL HAVE A QUORUM HERE IN THE ROOM
11:01:49 AND WITH OUR MEMBER MR. WILSON ON ZOOM WITH US.
11:01:54 DAVID, YOU'RE UP, I THINK.
11:01:58 >>David Willems: WHAT WE WANTED TO DO, STAFF WANTED TO
11:02:00 PROVIDE AN UPDATE ON SOME THINGS FOR THE LANDSCAPING AT THE
11:02:03 WILLIAMS ROAD VIA COCONUT ROUNDABOUT.
11:02:06 WHEN THE DEVELOPMENT EDERA CAME IN FOR A ZONING, PART OF
11:02:11 THAT ZONING REQUIRED THEM TO DO SOME LANDSCAPING WITHIN THE
11:02:12 VIA COCONUT RIGHT-OF-WAY, WHICH INCLUDED THE ROUNDABOUT AT
11:02:18 WILLIAMS.
11:02:18 WHEN THEY CAME IN AND STARTED DOING THEIR PERMITTING, STAFF
11:02:21 REVIEWED IT AND HAD A LITTLE BIT OF A CONCERN BECAUSE THEY
11:02:24 WERE ONLY PROPOSING TO BASICALLY PUT IN SABAL PALMS AND THAT
11:02:27 WAS IT.
11:02:28 NO TREES, NO OTHER PALM TREES.

11:02:30 WHAT WE'VE DONE ON ESTERO PARKWAY, THAT DOESN'T REALLY FIT
11:02:34 IN WITH ALL THE OTHER LANDSCAPING, INCLUDING, WHICH NOVA DID
11:02:38 ON THE NORTHERN SECTION.
11:02:39 WE WANTED TO HIRE SOMEBODY.
11:02:40 WE HIRED BRUCE HOWARD TO LOOK AT THE DESIGN AND COME UP WITH
11:02:45 A CONCEPT OF WHAT WE COULD IMPLEMENT THERE THAT WOULD FIT IN
11:02:47 WITH WHAT WAS DONE BY GENOVA AND ALSO FIT IN WITH THE ESTERO
11:02:52 PARKWAY.
11:02:53 BRUCE ISN'T ABLE TO BE HERE, SO I'M GOING TO TRY TO PLAY
11:02:56 LANDSCAPE ARCHITECT AND GO OVER WHAT HIS CONCEPT WAS AND
11:02:59 THEN WHAT HIS DESIGN RECOMMENDATIONS ARE.
11:03:02 GET SOME FEEDBACK FROM COUNCIL IF THERE'S ANYTHING YOU DO OR
11:03:05 DON'T LIKE, AND THEN WE'LL TAKE THAT BACK TO BRUCE AND COME
11:03:07 UP WITH MORE OF A FINAL DESIGN.
11:03:09 ONE PART THAT MAKES THIS A LITTLE BIT DIFFERENT IS THAT
11:03:11 WE'LL BE WORKING WITH THE DEVELOPER OF EDERA TO IMPLEMENT A
11:03:15 LOT OF THIS.
11:03:16 THEY HAVE AGREED TO DO SOME OF THE LANDSCAPING, SO WE'LL
11:03:18 WORK WITH THEM TO SEE WHAT WE CAN GET THEM TO DO.
11:03:21 AND SOME OF IT WE MAY STILL HAVE TO DO BECAUSE THIS IS ABOVE
11:03:24 AND BEYOND WHAT THEIR ORIGINAL APPROVAL REQUIRED.
11:03:27 THIS IS WHAT IT LOOKS LIKE RIGHT NOW.
11:03:35 ONE OF THE REASONS THAT WE WANT TO DO THE LANDSCAPING IS
11:03:38 IT'S REALLY NOT SAFE TO HAVE A ROUNDABOUT THAT'S NOT
11:03:41 LANDSCAPED, ESPECIALLY ONE THAT'S TRAVELED AS MUCH AS THIS

11:03:44 ONE.
11:03:44 IT'S BETTER IF YOU CAN'T SEE ACROSS BECAUSE THE ONLY CAR YOU
11:03:48 SHOULD BE WORRIED ABOUT IS THE ONE COMING FROM THE LEFT.
11:03:50 SOMETIMES PEOPLE GET DISTRACTED WHEN THEY CAN SEE ALL THE
11:03:54 WAY ACROSS THE ROUNDABOUT.
11:03:55 YOU CAN SEE THERE REALLY ISN'T MUCH LANDSCAPING THERE, SO WE
11:03:58 HAVE A REALLY GOOD OPPORTUNITY TO REALLY BEAUTIFY IT.
11:04:00 HERE'S WHAT THE ORIGINAL DESIGN WAS.
11:04:06 SABAL PALMS IN THE ROUNDABOUT AND SABAL PALMS DOWN THE
11:04:09 MEDIAN.
11:04:09 WHAT BRUCE IS DOING, HE KIND OF LOOKED AT IT FROM WHAT'S OUT
11:04:14 THERE RIGHT NOW AND WHAT WE COULD DO THAT WOULD INCORPORATE
11:04:17 SIMILAR TO WHAT WE DID IN ESTERO PARKWAY.
11:04:19 THERE'S SOME GOOD LANDSCAPING OUT THERE RIGHT NOW.
11:04:21 THERE'S SOME COCONUT PALMS ON THE SOUTH SIDE AND OAKS ON THE
11:04:25 SOUTH SIDE OF WILLIAMS.
11:04:27 AND THEN HERE, THIS IS WHERE HE KIND OF STARTED DESIGNING IT
11:04:32 FROM THE OUTSIDE IN.
11:04:34 SO HE LOOKED AT THESE MEDIANS THAT ARE COMING UP TO THE
11:04:36 ROUNDABOUT AND WHAT WOULD FIT INTO WHAT WE'VE DONE ON ESTERO
11:04:39 PARKWAY.
11:04:40 WHAT HIS THOUGHTS ARE IS THE ALEXANDER PALMS, WHICH ARE THE

11:04:43 SKINNY PALMS WE ALREADY HAVE ON VIA COCONUT AND ESTERO
11:04:46 PARKWAY, AND THEN POTENTIALLY SOME BIG BISMARCK PALMS AT THE
11:04:50 INTERSECTION HERE.

11:04:51 THEN TO BUILD ON THAT TO MAINTAIN THE SIGHT LINES, HE WOULD
11:04:56 LOOK AT DOING SOME GROUND COVER HERE, WHICH COULD BE THE
11:04:59 PERENNIAL PEANUT WHICH WE ALREADY HAVE ON BOTH ROADWAYS, BUT
11:05:03 KEEP IT LOW SO YOU CAN SEE THE PEDESTRIANS AND THE CARS THAT
11:05:06 ARE ONCOMING.

11:05:08 ONE OF THE THINGS IS, WE ALREADY HAVE COCONUT PALMS THAT
11:05:11 KIND OF WRAP AROUND THE SOUTHERN END OF THE ROUNDABOUT, AND
11:05:15 WHAT BRUCE IS THINKING IS MAYBE YOU JUST CONTINUE THAT ALL
11:05:19 THE WAY AROUND SO YOU HAVE BASICALLY THE ROUNDABOUT AND YOU
11:05:22 HAVE COCONUT PALMS ALL THE WAY AROUND IT.

11:05:24 AND THEN JUST SIMILAR, YOU'D HAVE SOME UNDERSTORY, SOME
11:05:29 SHRUBS OR SOME GROUND COVER ALONG THERE.

11:05:34 ONE PART THAT I DIDN'T EXPLAIN WHEN WE WERE TALKING ABOUT
11:05:38 THE EXISTING, THERE IS A POWER LINE THAT GOES RIGHT ACROSS
11:05:41 THE ROUNDABOUT HERE.

11:05:43 WE COULD LOOK AT PUTTING THAT UNDERGROUND, BUT THAT IN AND
11:05:47 OF ITSELF IS PROBABLY GOING TO COST 100 TO 200 THOUSAND
11:05:51 DOLLARS TO DO IT.

11:05:52 SO IT'S GOING TO BE RELATIVELY EXPENSIVE.

11:05:55 BRUCE, HE THINKS THE ROUNDABOUT IS STILL GOING TO LOOK GOOD
11:05:58 WITH IT THERE OR NOT.

11:05:59 I'LL GET INTO THE COST AT THE END.

11:06:02 JUST TO PUT IT UNDERGROUND IS MORE THAN 50% OF WHAT WE'RE
11:06:06 PROPOSING TO PAY FOR THE LANDSCAPING.

11:06:08 SO IT'S A SIGNIFICANT COST FOR THIS PROJECT.

11:06:10 THIS MAY NOT BE SOMETHING THAT WE DO BECAUSE IT'S ACTUALLY
11:06:15 ON THE PROPERTY TO THE NORTH.

11:06:17 IT'S ON THE NORTH POINT PROPERTY.

11:06:19 BUT IT WOULD LOOK GOOD TO KIND OF MIMIC WHAT'S ON THE SOUTH
11:06:23 SIDE WITH THE OAKS AND PUT THAT ON THE NORTH SIDE.

11:06:25 THE OAKS WOULD START COMING OVER THE ROADWAY AS YOU ENTER
11:06:29 THE ROUNDABOUT.

11:06:30 I THINK KIND OF THE MOST IMPACTFUL PART OF IT IS WHAT DO WE
11:06:34 DO WITH THE ROUNDABOUT ITSELF?

11:06:37 WHAT BRUCE IS RECOMMENDING IS WE PUT IN SOME LARGE PALM
11:06:39 TREES, NOT THE SABAL PALMS THAT WERE ORIGINALLY PROPOSED,
11:06:43 BUT SOMETHING A LITTLE BIT BIGGER, ROYAL PALMS OR BISMARCK
11:06:46 PALMS.

11:06:46 I'LL SHOW YOU A LITTLE BIT MORE DETAIL LATER.

11:06:48 BUT PUT THOSE IN THE CENTER ON TOP OF FILL, SO WE WOULD
11:06:52 ACTUALLY FILL THE ROUNDABOUT UP A COUPLE OF FEET AND THEN
11:06:55 YOU WOULD HAVE THE PALMS, AND THEN UNDERNEATH THE PALMS,
11:06:59 WHAT BRUCE IS PROPOSING IN THE CENTER, IT WOULD BE SAW

11:07:03 PALMETTOS, WHICH THEY GROW UP REALLY THICK AND REALLY TALL
11:07:06 SO IT WOULD DO A GOOD JOB OF BLOCKING THE VIEW ACROSS THE
11:07:09 ROUNDABOUT.
11:07:10 AND THEN HE WOULD PUT SHRUBS IN FRONT OF THOSE, WHICH COULD
11:07:13 BE COCOPLUM OR FERNS OR DIFFERENT THINGS JUST TO ADD A
11:07:18 LITTLE BIT MORE DEPTH.
11:07:19 HE'S PROPOSING RIGHT NOW THAT WE WOULD PUT GRASS AROUND THE

11:07:22 EDGE, BUT IT COULD BE THAT OR IT COULD BE PERENNIAL PEANUT.
11:07:26 THOSE DETAILS CAN BE WORKED OUT AS WE MOVE FURTHER ALONG.
11:07:29 ONE OTHER THING THAT HE'S PROPOSING, IT'S NOT DIRECTLY
11:07:34 LANDSCAPE RELATED.
11:07:35 IT'S MORE HARD SCAPE.
11:07:36 HE THINKS IT WOULD MAKE THE ROUNDABOUT LOOK A LOT BETTER IF
11:07:39 WE DID SOMETHING WITH THE CROSSWALKS, WHETHER IT'S PAVERS OR
11:07:43 SOMETHING, IT WOULD JUST DIFFERENTIATE KIND OF THE BEGINNING
11:07:46 OF THE ROUNDABOUT, AND IF YOU'LL NOTICE HERE, THESE
11:07:50 CROSSWALKS ARE IN A DIFFERENT LOCATION THAN WHERE THE
11:07:53 EXISTING ONES ARE.
11:07:54 THE REASON THAT WE'RE PROPOSING THAT IS THE LOCATION OF THE
11:07:57 EXISTING PEDESTRIAN CROSSWALKS IS NOT THE IDEAL LOCATION.
11:08:02 THEY ACTUALLY RECOMMEND YOU PUT IT CLOSER TO THE ROUNDABOUT.
11:08:04 SO IF WE WERE TO DO THE PAVERS, WE'D ALSO RECOMMEND MOVING
11:08:08 IT BECAUSE IT'S ACTUALLY SAFER IN THIS PROPOSED LOCATION
11:08:11 THAN IT IS IN THE EXISTING.
11:08:13 IT JUST MAKES THE PEDESTRIANS A LOT EASIER TO SEE FOR
11:08:15 VEHICLES ENTERING AND EXITING THE ROUNDABOUT.
11:08:19 SO THIS IS JUST A FEW OF WHAT YOU MIGHT EXPECT WITH THIS
11:08:23 CONCEPT.
11:08:23 AS YOU SEE RIGHT AT THE ROUNDABOUT, WE WOULD HAVE COCONUT
11:08:27 PALMS.
11:08:28 BEHIND THERE ON EACH CORNER, YOU WOULD HAVE OAK TREES.
11:08:32 YOU WOULD HAVE THE COCONUTS AND THEN THE OAK TREES.

11:08:34 YOU'D HAVE THAT ALL THE WAY AROUND, AND THEN IN THE MEDIANS,
11:08:38 YOU WOULD HAVE SINGULAR PALM TREES, WHETHER THEY ARE
11:08:41 BISMARCKS OR ALEXANDERS.
11:08:43 SAME WAY AROUND THE WHOLE ROUNDABOUT.
11:08:47 AND THEN THIS IS REALLY I THINK WHERE BRUCE WOULD LIKE TO
11:08:50 GET SOME INPUT.
11:08:51 HE'S PUT TOGETHER TWO CONCEPTS MUCH WE COULD DO IN THE
11:08:55 CENTER.
11:08:55 THE UNDERSTORY IS PRETTY MUCH THE SAME WHERE YOU WOULD HAVE
11:08:58 THE SAW PALMETTOS, SOME SHRUBS AND THEN SOME LOWER-LEVEL
11:09:03 PLANT MATERIAL.
11:09:04 BUT HE WANTED SOME INPUT, DO WE WANT TO DO ROYAL PALMS,
11:09:09 WHICH IS WHAT WE HAVE HERE, WHICH WE HAVE ON ESTERO PARKWAY,
11:09:11 OR WOULD WE WANT TO DO BISMARCK PALMS WHICH IS ALSO

11:09:15 SOMETHING WE HAVE ON ESTERO PARKWAY.
11:09:17 THIS MATCHES THE PLANT PALETTE THAT WE'VE ALREADY USED, BUT
11:09:21 I THINK THIS IS KIND OF THE FOCAL POINT.
11:09:23 SO I THINK THIS IS WHERE YOU WANTED SOME INPUT.
11:09:27 BENEFIT FOR ROYAL PALMS, THAT'S ACTUALLY CONSIDERED A NATIVE
11:09:30 PALM TREE.
11:09:31 THE BISMARCKS DO WELL IN FLORIDA BUT THEY ARE NOT
11:09:34 TECHNICALLY NATIVE.
11:09:35 AND THEN HE JUST WANTED TO SHOW WHERE SOMETHING SIMILAR TO
11:09:39 THIS HAS BEEN DONE.
11:09:40 THIS IS KIND OF WHAT HE USED AS A KIND OF INSPIRATION FOR

11:09:44 WHAT HE WANTED TO DO.
11:09:45 THIS A ROUNDABOUT OVER IN WESTIN.
11:09:47 IT IS ACTUALLY RIGHT AS YOU ENTER WHERE THEIR BALL FIELDS
11:09:51 ARE, ATHLETIC FACILITIES AND POOL.
11:09:54 IT'S JUST A REAL COMPLETE WHERE THE WHOLE ROUNDABOUT IS
11:09:57 LANDSCAPED.
11:09:58 YOU CAN SEE THAT THE PALMS IN THE MIDDLE KIND OF REFLECT
11:10:01 WHAT HE'S TRYING TO DO ON VIA COCONUT.
11:10:04 OUR ROUNDABOUT IS A LITTLE BIT BIGGER, SO THAT CENTER MEDIAN
11:10:08 IS GOING TO HAVE MORE LANDSCAPING THAN WHAT YOU SEE HERE.
11:10:12 REALLY QUICKLY, THESE ARE CLOSE-UPS OF WHAT THE PALM TREES
11:10:16 WOULD LOOK LIKE.
11:10:18 THE UPPER RIGHT ARE THE COCONUT PALMS THAT WOULD BE AROUND
11:10:22 THE PERIMETER.
11:10:24 SOLITAIRE PALMS ARE ALEXANDER PALMS LIKELY IN THE MEDIANS.
11:10:28 YOU CAN SEE HOW SKINNY THEY ARE, WHICH ALLOWS GOOD
11:10:31 VISIBILITY AROUND THEM.
11:10:32 THEN IN THE CENTER IS WHERE YOU WOULD PROPOSE EITHER THE
11:10:35 ROYAL PALMS OR BISMARCK PALMS.
11:10:37 AND THEN FOR THE LOWER-LEVEL SHRUBS, HE'S GOING TO USE A MIX
11:10:41 -- WANTED TO USE A MIX OF SOME THAT ARE JUST GREEN AND THEN
11:10:45 ALSO SOME THAT ARE FLOWERING.
11:10:47 IN THE LOWER LEFT IS THE -- SOME SHRUBS THAT ARE ALREADY
11:10:50 USED ON THE CORRIDOR.
11:10:52 WITH THAT, JUST IF YOU HAVE ANY COMMENTS OR QUESTIONS, CAN I

11:10:56 BRING THEM BACK TO BRUCE -- I CAN BRING THEM BACK TO BRUCE
11:11:00 BEFORE HE STARTS WORKING ON A LITTLE MORE DETAIL ON THESE.
11:11:02 >>Mayor Ribble: ANY COMMENTS FROM COUNCIL?
11:11:08 >>Jon McLain: I'VE GOT A COUPLE, I GUESS.
11:11:09 OVERALL, I THINK I LIKE THE DESIGN.
11:11:10 WE'VE GOT TO DO SOMETHING INSIDE OF THAT.
11:11:13 I KIND OF PREFER THE LOOK OF THE ROYAL PALM.
11:11:17 IT'S NOT MAYBE A BAD LOCATION.
11:11:20 ROYAL PALMS, THE ISSUE WITH THEM IS THEY DO DROP THEIR
11:11:23 FRONDS, BUT I THINK THERE IS ENOUGH SPACE IN THERE IF THEY

11:11:28 DROP, IT'S NOT GOING TO BE A PEDESTRIAN OR AUTOMOBILE ISSUE
11:11:31 IN THERE.
11:11:31 SO THAT WOULD BE ONE.
11:11:33 I ALSO WOULD NOT ENCOURAGE THE USE OF GRASS ON THE OUTSIDE
11:11:38 PERIMETER OF THE ROUNDABOUT.
11:11:39 YOU'VE GOT PAVERS ALREADY, JUST TO SAVE THE MAINTENANCE COST
11:11:44 OF MAINTAINING THE SHRUBBERY THERE, LET'S NOT ADD ANOTHER
11:11:47 COST OF HAVING TO MOW THAT EVERY COUPLE OF WEEKS.
11:11:50 BECAUSE THE INSIDE, IF YOU KEEP GRASS AWAY FROM IT WOULDN'T
11:11:53 HAVE TO BE MAINTAINED BUT MAYBE ONCE A MONTH OR SIX, EIGHT
11:11:57 WEEKS, SOMETHING LIKE THAT.
11:11:58 OTHER THAN THAT, I THINK IT'S GOOD.
11:12:03 MY QUESTION WOULD BE, THIS IS OUR FIRST ROUNDABOUT TREATMENT
11:12:07 WE'RE DOING.
11:12:07 WE'RE LOOKING AT ROUNDABOUTS ON COCONUT AND THE LIKE.

11:12:11 SO THEY MAY HAVE SIMILAR TYPE THEMES, I WOULD THINK, MAYBE,
11:12:15 FOR THE CENTER ISLAND, IT WOULD BE CONSISTENT MOVING THROUGH
11:12:17 THERE.
11:12:19 >>David Willems: I THINK IT WOULD BE BENEFICIAL TO LEAVE IT
11:12:20 SIMILAR.
11:12:21 I THINK THIS LEAVES THE FLEXIBILITY THAT MAYBE WE CHOOSE
11:12:23 ROYALS HERE, BUT WE CHOOSE BISMARCKS AT THE NEXT ONE -- YOU
11:12:27 COULD EVEN USE COCONUTS BECAUSE YOU DON'T HAVE ANY ISSUES
11:12:31 WITH PEDESTRIANS UNDERNEATH THERE OR ANYTHING.
11:12:32 BUT I THINK THERE IS FLEXIBILITY WHERE IT COULD LOOK SIMILAR
11:12:35 BUT NOT IDENTICAL.
11:12:38 >>Jon McLain: I LIKE THE PAVER IDEA.
11:12:40 I THINK THAT'S A GOOD IDEA BECAUSE WE'RE TRYING TO ENCOURAGE
11:12:44 PEDESTRIANS AND BICYCLISTS, THE PAVERS GIVE DRIVERS A SENSE
11:12:48 OF SPACE, I THINK AND ALSO A KIND OF RUMBLE STRIP.
11:12:52 HOPEFULLY THEY ARE NOT THINKING ABOUT IT TOO LATE AND
11:12:55 DRIVING OVER SOMEBODY.
11:12:56 BUT I THINK IT ADDS A NICE DIMENSION TO THE PROJECT.
11:13:04 >>Mayor Ribble: NICK?
11:13:05 >>Nick Batos: DAVE, HOW DO WE HANDLE THE BICYCLE PATHS?
11:13:12 >>David Willems: SO EVENTUALLY WE COULD DO IT IF WE WANTED
11:13:16 TO DO KIND OF A BIGGER PROJECT HERE, WE COULD ADDRESS IT
11:13:19 HERE.
11:13:19 WHEN YOU HAVE A -- EVENTUALLY -- I SUSPECT THAT WHEN WE DO
11:13:29 THE BIKE-PED CONCEPT ALONG WILLIAMS ROAD WE'LL WANT TO PUT

11:13:32 BIKE LANES ONTO WILLIAMS.
11:13:34 THERE'S ALREADY BIKE LANES ON VIA COCONUT.
11:13:36 THE CORRECT WAY FOR A BICYCLIST TO GO THROUGH A ROUNDABOUT
11:13:40 IS TO NOT ACTUALLY GO THROUGH THE ROUNDABOUT.
11:13:43 IF YOU LOOK AT THE NEWER ROUNDABOUTS, THERE'S ACTUALLY A
11:13:46 SLIP LANE THAT TAKES THAT BIKE LANE AND TAKES THE

11:13:49 PEDESTRIANS UP ONTO THE SIDEWALK.
11:13:51 SO EVENTUALLY WE'RE GOING TO WANT TO DO THAT SLIP LANE.
11:13:55 AND THEN INSTEAD OF THE FIVE OR SIX FOOT SIDEWALK, YOU
11:13:58 ACTUALLY HAVE TO DO A 10 OR 12 BECAUSE NOW IT'S NOT A
11:14:01 SIDEWALK.
11:14:02 IT'S A MULTIUSE PATH WHEN IT GOES AROUND THE ROUNDABOUT.
11:14:04 SO THAT'S PROBABLY SOMETHING THAT WILL BE RECOMMENDED WITH
11:14:07 THE BIKE PED FOR WILLIAMS.
11:14:10 IT DOESN'T HAVE TO HAPPEN HERE, BUT WE COULD ADD THAT, BUT
11:14:14 THAT'S GOING TO BE RELATIVELY EXPENSIVE.
11:14:17 PROBABLY ANOTHER SEVERAL HUNDRED THOUSAND DOLLARS TO
11:14:19 INCORPORATE THAT INTO THE DESIGN.
11:14:25 >>Nick Batos: IF YOU'RE TAKING BICYCLES, BICYCLISTS AND
11:14:29 PUTTING THEM ON THE SIDEWALKS AS THEY ARE GOING AROUND THE
11:14:32 ROUNDABOUT, THAT MEANS YOU'RE GOING TO HAVE TO CHANGE THE
11:14:35 SIDEWALKS THAT ARE THERE NOW AND MAKE THEM WIDER.
11:14:37 >>David Willems: YES.
11:14:38 >>Nick Batos: IT COULD AFFECT THE LANDSCAPING THAT WE WOULD
11:14:42 BE PUTTING IN NOW.

11:14:43 >>David Willems: WE WOULD MAKE SURE -- WE'RE AWARE THAT WILL
11:14:46 BE COMING AT SOME POINT.
11:14:47 THIS LANDSCAPING WILL NOT BE PUT IN A PLACE WHERE THAT WOULD
11:14:50 AFFECT THAT.

11:14:50 >>Nick Batos: THANK YOU.

11:14:52 >>Mayor Ribble: KATY?

11:14:53 >>Vice-Mayor Errington: I AGREE WITH WHAT JON SAID ABOUT THE
11:14:57 ROYAL PALMS.

11:14:58 I THINK THAT ADDS A TOUCH OF CLASS TO THAT AREA.

11:15:03 AND I LIKE THE PAVERS.

11:15:06 THE LESS GRASS WE HAVE TO MOW, AS MENTIONED EARLIER, THE
11:15:11 BETTER OFF WE WILL BE BECAUSE I COULD SEE A PERSON TRYING TO
11:15:14 CUT THE GRASS AND CARS GOING AROUND IN A CIRCLE.

11:15:17 THAT COULD BE VERY DANGEROUS.

11:15:18 TALK TO BRUCE ABOUT THAT, AND SEE WHAT WE COULD DO.

11:15:21 >>David Willems: WE ALREADY TALKED ABOUT IT.

11:15:23 I THINK HE WILL FEEL COMFORTABLE WITH SOMETHING ELSE AS
11:15:26 WELL.

11:15:27 THE OTHER ISSUE WITH THE SOD IS THE AMOUNT OF FERTILIZING TO
11:15:32 KEEP THE SOD LOOKING GOOD.

11:15:35 SHRUBS DON'T NEED AS MUCH.

11:15:37 >>Vice-Mayor Errington: WHERE ARE YOU GETTING THE WATER?

11:15:38 IS IT FROM THE WELLS THAT THROW OUT THE IRON?

11:15:41 >>David Willems: THIS IS GOING TO BE PART OF EDERA.

11:15:44 PART OF THE AGREEMENT WITH EDERA, THE ADJACENT DEVELOPMENT,

11:15:46 IS THAT WE'RE CONNECTING INTO THEIR IRRIGATION.

11:15:51 >>Vice-Mayor Errington: SO THE IRON WILL NOT COME ON THE

11:15:54 SIDEWALKS.
11:15:54 >>David Willems: I'LL LOOK AT THAT SPECIFICALLY.
11:15:57 I'M ASSUMING YOU'RE REFERRING TO ESTERO PARKWAY.
11:16:00 >>Vice-Mayor Errington: YES.
11:16:00 >>David Willems: WE'RE WORKING WITH BRUCE ON THAT AS WELL.
11:16:03 THERE ARE SOME SYSTEMS THAT YOU CAN HOOK UP TO THE
11:16:06 IRRIGATION SYSTEM SO THAT IT REMOVES THE IRON BEFORE IT DOES
11:16:08 THAT.
11:16:09 SO WE'RE WORKING ON THAT.
11:16:10 >>Vice-Mayor Errington: GOOD.
11:16:11 OKAY.
11:16:11 THAT'S GOOD.
11:16:11 >>Mayor Ribble: ANYTHING ELSE FROM COUNCIL?
11:16:15 >>Jon McLain: WHEN NICK WAS TALKING ABOUT THE BICYCLISTS,
11:16:17 LET'S MAKE SURE WE INCORPORATE THE SAFEST WAY FOR THEM TO
11:16:20 GET THROUGH THERE.
11:16:22 I BICYCLED AROUND THERE BEFORE BECAUSE PEOPLE AREN'T THAT
11:16:29 FAMILIAR WITH ROUNDABOUTS AROUND HERE, IT CAN BE A LITTLE
11:16:32 TREACHEROUS FOR A BICYCLIST IN THERE.
11:16:35 SO AS YOU TALK TO BRUCE, MAKE SURE THAT WE ALLOW ENOUGH
11:16:39 SPACE FOR THE BICYCLES.
11:16:40 >>David Willems: ABSOLUTELY.
11:16:42 YES.

11:16:44 >>Jim Wilson: MR. MAYOR?
11:16:45 >>Mayor Ribble: YES, JIM.
11:16:47 >>Jim Wilson: I JUST WANT TO CONCUR THAT I AGREE WITH JON.
11:16:50 I THINK THE ROYAL PALMS IS A GOOD IDEA, AND I ALSO AM
11:16:55 CONCERNED ABOUT THE GRASS SO WE CAN ADD THAT TO THE INPUT
11:16:59 WE'RE GIVING BRUCE HOWARD.
11:17:03 >>Mayor Ribble: OKAY.
11:17:03 ANY OTHER COMMENTS FROM COUNCIL?
11:17:05 ALL RIGHT.
11:17:08 IS THAT IT, DAVID?
11:17:09 >>David Willems: THAT'S IT.
11:17:10 >>Mayor Ribble: STEVE, ANYTHING ELSE?
11:17:11 MOTION TO ADJOURN?
11:17:13 >>Vice-Mayor Errington: SO MOVED.
11:17:13 >>Mayor Ribble: MEETING IS ADJOURNED.
11:17:15 THANK YOU VERY MUCH.

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