

VILLAGE OF ESTERO PLANNING AND ZONING BOARD MEETING  
MARCH 16, 2021, 5:30 P.M.

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

17:30:55 >>SCOTTY WOOD: I WOULD LIKE TO WELCOME YOU TO THE  
VILLAGE OF ESTERO PLANNING AND ZONING BOARD.  
17:31:03 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.  
[PLEDGE OF ALLEGIANCE]  
17:31:19 >>SCOTTY WOOD: THANK YOU.  
TAMMY, WOULD YOU PLEASE CALL THE ROLL.  
17:31:31 >>TAMMY DURAN: BOARD MEMBER ALLEN.  
OH, HE'S NOT HERE YET.  
17:31:35 >>ANTHONY GARGANO: HERE.  
>>MARLENE NARANTIL: HERE.  
17:31:40 >>JAMES TATOLES: HERE.  
>>JOHN YARBROUGH: HERE.  
17:31:44 >>SCOTTY WOOD: HERE.  
>>TAMMY DURAN: NANCY STROUD IS IN ZOOM AS WELL.  
17:31:52 >>SCOTTY WOOD: COULD I HAVE A MOTION TO APPROVE THE  
AGENDA?  
17:31:54 >> SO MOVED.  
>> SECOND.  
17:31:56 >>SCOTTY WOOD: ALL IN FAVOR.  
ANY OPPOSED.  
17:31:58 OKAY.  
BEFORE WE GET INTO THE FIRST ITEM OF BUSINESS, I NEED  
17:32:07 TO ADVISE EVERYONE THAT THE FIRST ITEM OF BUSINESS IS A  
PUBLIC HEARING.  
17:32:12 AND IN A PUBLIC HEARING, WE -- THIS BOARD ACTS IN A  
QUASI-JUDICIAL CAPACITY -- AND I HAVE INFORMATION I  
17:32:21 NEED TO SUPPLY EVERYONE ABOUT THAT.  
>> MR. CHAIR, I THINK YOU FORGOT THE CONSENT AGENDA  
17:32:26 MINUTES.  
SORRY.  
17:32:30 >>SCOTTY WOOD: SORRY ABOUT THAT.  
COULD I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?  
17:32:35 >>MARLENE NARANTIL: SO MOVED.  
>> SECOND.  
17:32:37 >>SCOTTY WOOD: ALL IN FAVOR.  
AYE.  
17:32:43 NOW WE WILL GET INTO IT.  
THIS MEETING'S AGENDA INCLUDES A ZONING APPLICATION.  
17:32:50 IN THIS MATTER, THE BOARD SITS AT A QUASI-JUDICIAL  
CAPACITY.  
17:32:54 IF YOU TEND TO PROVIDE TESTIMONY ON THIS APPLICATION,  
YOU MUST BE SWORN IN BY THE ATTORNEY IN A MOMENT AND

17:33:00 YOU SHOULD ALSO FILL OUT PUBLIC SPEAKERS CARD AND GIVE  
TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.  
17:33:07 IN GENERAL, WE WILL HEAR AN INTRODUCTION FROM VILLAGE  
COMMUNITY DEVELOPMENT DIRECTOR AND REPRESENTATIVE  
17:33:14 THEREOF, AND A PRESENTATION FROM THE APPLICANT.  
STAFF MAY THEN MAKE A PRESENTATION AFTER THIS.  
17:33:18 I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS BEEN  
SWORN IN TO PROVIDE TESTIMONY.  
17:33:24 PLEASE BE CONCISE WITH YOUR COMMENTS NOT EXCEEDING FIVE  
MINUTES.  
17:33:29 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY  
WITNESS FOR REBUTTAL.  
17:33:35 ABOUT CROSS-EXAMINATION, WITNESSES INCLUDING THE PUBLIC  
MAY BE SUBJECT TO CROSS-EXAMINATION.  
17:33:39 THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE  
WITNESSES, BUT THE PUBLIC MAY DIRECT THE BOARD TO  
17:33:46 DIRECT QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE  
APPLICANT.  
17:33:49 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE  
INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.  
17:33:54 IF PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR  
AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE  
17:33:58 PROVIDED.  
IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION  
17:34:04 BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN  
RECEIVED ON THE QUASI-JUDICIAL MATTER WILL BE PLACED  
17:34:09 INTO THE PUBLIC RECORD.  
I WILL ALSO ASK EACH BOARD MEMBER TO SAY ANY EX-PARTE  
17:34:18 COMMUNICATION BEFORE THE APPLICATION BEFORE IT IS  
HEARD.  
17:34:21 ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THE  
APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE  
17:34:26 ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE  
APPLICATION.  
17:34:30 SO, FIRST OF ALL, ALL THOSE IN WHO INTEND TO TESTIFY  
PLEASE STAND AND --  
17:34:41 >>TAMMY DURAN: YOU GUYS ARE FOR THE --  
>> JOE'S FRESH CATCH IS THE ONLY -- FOR TIDEWATER --  
17:34:55 ANYONE FOR -- ANYONE FOR TIDEWATER DOES NOT HAVE TO  
SWEAR IN.  
17:35:00 WE ARE GOOD.  
>>NANCY STROUD: DO YOU SWEAR OR AFFIRM THAT THE  
17:35:03 TESTIMONY YOU WILL GIVE TONIGHT WILL BE THE TRUTH, THE  
WHOLE TRUTH AND NOTHING BUT THE TRUTH?  
17:35:08 >> I DO.  
>>NANCY STROUD: THANK YOU.  
17:35:13 YOU MAY BE SEATED.  
>>SCOTTY WOOD: I WOULD LIKE TO ASK MEMBERS OF THE  
17:35:18 BOARD ANY EX-PARTE COMMUNICATION?  
>> NONE.  
17:35:21 >>SCOTTY WOOD: ANY CONFLICT OF INTEREST?  
>> NO.  
17:35:23 >> NONE.  
>>SCOTTY WOOD: OKAY.

17:35:29 LETTERS AND OTHER WRITTEN COMMUNICATIONS THAT ARE ON  
THE RECORD?

17:35:37 >>MARY GIBBS: ONE E-COMMENT THAT I WILL READ.  
>>SCOTTY WOOD: YOU CAN INTRODUCE IT.

17:35:43 >>MARY GIBBS: I WILL READ IT, BUT I THOUGHT I WILL  
READ IT AFTER KATHY EXPLAINS WHAT THE CASE IS.

17:35:49 >>SCOTTY WOOD: FINE.  
KATHY, YOU WANT TO COME UP AND INTRODUCE THE ITEM FOR  
US.

17:35:53 >>KATHY EASTLEY: SURE, I AM GOING TO SIT HERE FROM  
THIS DESK.  
CAN EVERYONE HEAR ME?

17:36:06 IS THAT ANY BETTER?  
I THOUGHT IT WAS ON.

17:36:11 OKAY.  
THERE WE GO.

17:36:14 THANK YOU.  
KATHY EASTLEY, SENIOR PLANNER.

17:36:20 THIS IS AN APPLICATION FOR CONSUMPTION ON PREMISE FOR  
INDOOR AND OUTDOOR CONSUMPTION OF ALCOHOL.

17:36:31 THIS IS APPLICATION THAT WAS SUBMITTED BY JOSEPH AND  
ANGELA POMERLEAU, AND IT IS FOR JOE'S FRESH CATCH, A  
SEAFOOD MARKET AND CAFE RECENTLY OPENED IN THE COCONUT  
POINT MALL.

17:36:47 IT IS 23050 VIA VILLAGIO IN UNIT 113.  
AND IT IS FOUND IN BETWEEN FIVE GUYS AND MOE'S  
SOUTHWEST GRILL.

17:36:57 THE REQUEST IS TO BE ABLE TO SERVE BEER AND WINE IN  
THEIR INDOOR AND OUTDOOR SEATING AREA.

17:37:05 AND THE CODE DOES REQUIRE THAT THEY MEET CERTAIN  
LOCATIONAL STANDARDS, WHICH THEY HAVE.

17:37:12 THEY ARE NOT LOCATED WITHIN 500 FEET OF THE USES WHICH  
ARE PROHIBITED.

17:37:17 THEY HAVE PROVIDED HOURS OF OPERATION.

17:37:22 THEY HAVE SUFFICIENT PARKING IN THE AREA.  
AND STAFF IS RECOMMENDING APPROVAL WITH FIVE  
CONDITIONS.

17:37:27 AND WE HAVE PROVIDED RESOLUTION FOR YOUR CONSIDERATION.

17:37:40 >>SCOTTY WOOD: IS A REPRESENTATIVE OF THE APPLICANT  
HERE?

17:37:51 WELCOME.  
>>ANGELA POMERLEAU: THANK YOU.

17:37:57 I AM ANGELA POMERLEAU OF JOE'S FRESH CATCH.  
WE OPENED A SEAFOOD MARKET AND CAFE IN THE COCONUT  
POINT MALL AND NOW APPLYING FOR OUR 2COP LICENSE TO  
SERVE BEER AND WINE TO OUR GUESTS.

17:38:06 OUR CAFE CUSTOMERS WANT TO ENJOY BEER OR WINE WHILE  
THEY EAT OUR FRESH SEAFOOD.

17:38:11 WE WOULD LIKE TO BE ABLE TO OFFER THEM THAT ENJOYMENT.  
JUST A LITTLE BIT ABOUT OUR PLACE.

17:38:23 WE OFFER 30 VARIETY OF FRESH FISH AND SHELLFISH.  
OUR CAFE WE COOK AND SERVE THOSE ITEMS SIMPLY FOR  
EAT-IN OR TAKEOUT DINING.

17:38:31 THANK YOU.

17:38:33 >>SCOTTY WOOD: THANK YOU.  
ANY QUESTIONS FOR THE APPLICANT BEFORE I OPEN THE  
17:38:39 PUBLIC HEARING?  
OKAY.  
17:38:41 I WILL OPEN THE PUBLIC HEARING.  
DOES ANYONE WISH TO TESTIFY?  
17:38:50 >> I HAVE NO CARDS AS FAR AS PEOPLE.  
>> WE DO HAVE THE E-COMMENTS WHICH CAME IN WHICH  
17:38:56 ACTUALLY APPLIES TO ALL THREE CASES TONIGHT.  
AND IT IS FROM THE MILLERS AT TIDEWATER.  
17:39:07 AND THEY SAID, WE, THE MILLERS, ARE OPPOSED.  
WHY DO WE NEED EATING ESTABLISHMENTS AND BARS.  
17:39:17 I WILL TELL YOU WHY THIS UNDER PROPOSAL BY THE ESTERO  
COMMUNITY LEATHER LEADERS ALL ABOUT MONEY, MONEY AND  
17:39:22 MORE MONEY AND WHATEVER ELSE THERE IS TO BE HAD.  
THE GOAL OF THE ESTERO COMMUNITY LEADERS TO DEVELOP  
17:39:28 EVERY PIECE OF LAND IN A CASH COW.  
THE ONLY GREEN SPACE IS IN A RESIDENT'S BACK YARD.  
17:39:35 IF IT IS NOT THE COUNTY, IT WOULD CONTAIN MORE  
APARTMENTS, CONDOMINIUMS, AND SUBDIVISION LOOK LIKE  
17:39:41 THAT NIGHTMARE BY THE ROUNDABOUT.  
SO BE IT.  
17:39:46 BRING IN THE INCREASED CROWDING, TRAFFIC, AND  
POLLUTION.  
17:39:48 SO THAT APPLIES TO ALL THREE CASES.  
THEY LISTED JOE'S FRESH CATCH, THE CELL TOWER AND THE  
17:39:57 GROVE RESTAURANT.  
>>SCOTTY WOOD: NOTHING ELSE?  
17:40:01 >>MARY GIBBS: NO.  
>>SCOTTY WOOD: LET'S BRING IT BACK TO THE BOARD.  
17:40:07 ANTHONY, DO YOU WANT TO START US OFF?  
>>ANTHONY GARGANO: YEAH, I AM IN FAVOR OF THE  
17:40:14 APPLICANT'S REQUEST.  
I THINK PROVIDING IMPROVED DINING FACILITIES FOR THE  
17:40:23 RESIDENTS.  
IN THIS CASE, AN EXISTING DINING FACILITY THAT JUST  
17:40:27 WANTS TO EXPAND THEIR SERVICE.  
AND I THINK AN EXPANSION OF THIS KIND OF SERVICE FOR  
17:40:33 THE BENEFIT OF THE RESIDENTS IS SOMETHING VERY  
POSITIVE.  
17:40:37 SO I WOULD BE SUPPORTIVE OF WHAT THE APPLICANT IS  
ASKING FOR.  
17:40:43 I HAVE A QUESTION FOR STAFF.  
UNDER THE NEW LAND DEVELOPMENT CODE, I THINK THIS KIND  
17:40:56 OF APPLICATION REQUIRES A PUBLIC INSPECTION HEARING.  
DOES THIS SATISFY -- DOES THIS MEETING SATISFY THAT?  
17:41:07 >>MARY GIBBS: I BELIEVE UNDER THE NEW CODE WE ARE  
TRYING TO STREAMLINE THESE REQUESTS, AND THE ONLY  
17:41:12 REASON THIS IS COMING TO THE PLANNING AND ZONING BOARD  
AT ALL IS BECAUSE OF THE OUTDOOR SEATING.  
17:41:17 INSIDE THEY CAN ALREADY SERVE ALCOHOL, AND IT WOULD BE  
A STAFF SIGN-OFF.  
17:41:21 SO WHAT -- WHAT I THOUGHT WE HAD DONE IN THE NEW CODE  
-- I WILL HAVE TO TAKE ANOTHER LOOK, FOR THE SMALL

17:41:29 CASES THAT JUST ARE COMING FOR, LIKE, THE OUTSIDE  
SEATING IN AN ESTABLISHED AREA, WE WOULD NOT REQUIRE --  
17:41:37 AT LEAST THE INTENT WAS NOT TO REQUIRE AN INFORMATION  
MEETING BECAUSE THEY ARE PRETTY MINOR AND DON'T HAVE  
17:41:42 ANY IMPACT.  
THIS WOULD BE JUST ONE PUBLIC HEARING.  
17:41:48 AND IF YOU WEREN'T COMFORTABLE, YOU CAN, OF COURSE,  
CONTINUE THAT -- CONTINUE THE PUBLIC HEARING.  
17:41:52 >>ANTHONY GARGANO: I AM JUST LOOKING FOR  
CLARIFICATION.  
17:41:58 42.2 -- OR 44.4, I FORGET NOW.  
A STATEMENT IS FOR ALCOHOL -- OUTDOOR ALCOHOL  
17:42:08 CONSUMPTION REQUIRES A PUBLIC INFORMATION MEETING.  
AND I JUST WANT TO MAKE SURE WE ARE DOING EVERYTHING WE  
17:42:16 NEED TO DO TO PROCESS AND GRANT THE APPLICANT'S  
REQUEST.  
17:42:17 >>MARY GIBBS: OKAY.  
I WAS THINKING THAT ANY OUTDOOR -- THE INTENT OF THE  
17:42:25 NEW CODE, ANY OUTDOOR SERVICE OF ALCOHOL WOULD REQUIRE  
A PUBLIC HEARING.  
17:42:29 I DON'T THINK IT WOULD NECESSARILY BE AN INFORMATION  
MEETING UNLESS IT WAS SOMETHING LARGER.  
17:42:33 >>ANTHONY GARGANO: OKAY, ALL RIGHT.  
>>MARY GIBBS: I WILL TAKE A LOOK AT IT BECAUSE WE WILL  
17:42:38 DO A LITTLE BIT OF A GLITCH BILL ONCE WE FIND SOME OF  
THESE LITTLE THINGS WE THOUGHT WERE ALL PERFECT.  
17:42:42 >>ANTHONY GARGANO: OKAY.  
I AM GOOD.  
17:42:47 >>SCOTTY WOOD: MARLENE?  
>>MARLENE NARANTIL: I THINK IT IS A GREAT IDEA.  
17:42:51 I THINK IT IS ANOTHER NICE AMENITY TO HAVE WITH THE  
SEAFOOD RESTAURANT.  
17:42:56 I HAD A QUESTION -- A COUPLE OF QUESTIONS THOUGH.  
THE OUTDOOR SEATING IS NOT VERY LARGE.  
17:43:03 IS IT BASICALLY ON THE FRONT OF THE BUILDING?  
>>MARY GIBBS: YEAH, IT IS NOT LARGE.  
17:43:09 >>MARLENE NARANTIL: HOW MANY SEATS WILL THAT ENTAIL?  
>>MARY GIBBS: A SMALL AMOUNT OF SEATS.  
17:43:15 I DON'T REMEMBER EXACTLY.  
>>MARLENE NARANTIL: ACCORDING TO THE FLOORPLAN  
17:43:21 SUBMITTED, FOUR TABLES AND LOOKS LIKE EIGHT, TEN -- 12  
-- 12 OUTDOOR SEATS.  
17:43:26 THAT IS REALLY THE EXTENT OF IT.  
IT IS ON THE SIDEWALK IN FRONT OF THE BUILDING.  
17:43:34 >>MARLENE NARANTIL: THE ONLY PROBLEM WITH THE OUTDOOR  
SEATING IS IT IS VERY NARROW WITH THE SIDEWALKS THAT GO  
17:43:40 TO THE DIFFERENT UNITS THERE, THE SUITES WHERE THE  
BUSINESSES ARE.  
17:43:45 BUT I DO THINK IT IS A GOOD IDEA, BECAUSE, AS I  
UNDERSTAND IT, NONE OF THE OTHER RESTAURANTS LIKE MOE'S  
17:43:54 SOUTHWEST GRILL AND ANY OF THE OTHERS, FIVE GUYS, THEY  
DON'T HAVE ALCOHOL.  
17:44:00 >>MARY GIBBS: I THINK THAT MOE'S HAS ALCOHOL.  
THEY HAVE CERVEZA.

17:44:06 I HOPE THEY HAVE OUTDOOR --  
>>MARLENE NARANTIL: I WAS IN MOE'S A COUPLE OF WEEKS  
17:44:12 AGO AND I DIDN'T NOTICE IT.  
>>MARY GIBBS: RIGHT BY THE CASH REGISTER.  
17:44:16 YOU CAN GET YOUR BEER.  
I DID WANT TO MENTION THAT SIMON HAS TO APPROVE THESE  
17:44:20 AS WELL.  
SIMON WILL LOOK AT THE PATIO SEATING IF CLOSER TO THE  
17:44:30 MAIN STREET AREA WHERE TOMMY BAHAMAS IS, THEY ARE  
PARTICULAR OF THE OUTDOOR SEATING AND ROPE THEM OFF SO  
17:44:34 PEOPLE CAN WALK.  
BUT HERE YOU COME RIGHT OUT TO THE PARKING LOT AND NOT  
17:44:41 LIKE IT IS BLOCKING OFF A PEDESTRIAN CROSSING.  
>>SCOTTY WOOD: JIM?  
17:44:45 >>JAMES TATOLES: I THINK ANYTHING THAT IS GOING TO  
ENHANCE BUSINESS IN THIS THING THAT WE HAVE JUST GONE  
17:44:52 THROUGH IS SOMETHING THAT WILL BENEFIT THE WHOLE  
COMMUNITY.  
17:44:56 BECAUSE WE GOT TO KEEP THE BUSINESSES GOING.  
I AM FOR IT.  
17:45:01 >>SCOTTY WOOD: JOHN?  
>>JOHN YARBROUGH: I SUPPORT THE REST OF THE ZONING  
17:45:08 BOARD.  
I THINK ONE THING THE LETTER THAT YOU GOT, MARY, SAID  
17:45:14 THIS IS BREAKING NEW GROUND.  
THIS IS EXISTING -- AN EXISTING BUILDING.  
17:45:22 >>MARY GIBBS: YEAH.  
>>JOHN YARBROUGH: SO IT WASN'T ADDING ANYTHING THAT  
17:45:27 WASN'T ALREADY PREPLANNED EVEN THOUGH IT IS A DIFFERENT  
BUSINESS.  
17:45:29 >>MARY GIBBS: I THINK THE LETTER WAS MORE GEARED TO  
THE OTHER -- THE OTHER CASE.  
17:45:34 >>JOHN YARBROUGH: I UNDERSTAND WHERE HE WAS COMING  
FROM.  
17:45:37 SO I AM FULLY SUPPORTED.  
>>SCOTTY WOOD: TIM, ARE YOU THERE?  
17:45:45 >> NO.  
>>SCOTTY WOOD: OKAY.  
17:45:51 SO I ALSO SUPPORT THE APPLICANT'S DESIRE FOR A 2COP  
LICENSE.  
17:45:59 THERE ARE CONDITIONS THAT STAFF HAS RECOMMENDED.  
APPROVAL IS LIMITED TO A 2COP LICENSE IN CONJUNCTION  
17:46:03 WITH A RESTAURANT.  
AND THE OTHER TYPE OF LICENSE IS SOUGHT, A NEW APPROVAL  
17:46:10 IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE WILL BE  
REQUIRED.  
17:46:14 APPROVAL IS LIMITED TO SUITE 113, WHICH IN THE INDOOR  
AREA 1583 SQUARE FEET AND OUTDOOR OF 160 SQUARE FEET.  
17:46:28 APPROVAL TO THE SALE AND SERVICES OF ALCOHOLIC  
BEVERAGES BETWEEN 10 A.M. TO 7 P.M. MONDAY THROUGH  
17:46:34 SATURDAY AND 10 TO 2:00 ON SUNDAY BOTH FOR INDOOR AND  
OUTDOOR SEATING.  
17:46:40 NO OUTDOOR ENTERTAINMENT IS PERMITTED WITHOUT AN AMOUNT  
TO THIS RESTITUTION.

17:46:46 IF IT IS DETERMINED THAT INACCURATE OR MISLEADING  
INFORMATION TO STAFF AND THE PLANNING AND ZONING BOARD  
17:46:54 AND IF THE DECISION IS NO DOES NOT COMPLY WITH THE LAND  
DEVELOPMENT CODE, ANY TIME THE PLANNING AND ZONING  
17:47:00 BOARD CAN REVOKE THE DECISION.  
IF THE APPROVAL IS REVOKED, THE APPLICANT MUST SEEK  
17:47:06 NECESSARY APPROVALS BY FILING AN APPLICATION FOR PUBLIC  
HEARING IN SECTION WITH 4-402 OF THE LAND DEVELOPMENT  
17:47:11 CODE.  
ON THAT NOTE, COULD I HAVE A MOTION TO APPROVE THE  
17:47:15 APPLICATION?  
>> I'LL MAKE A MOTION THAT WE APPROVE THE APPLICANT'S  
17:47:27 REQUESTED RELIEF.  
AND I WOULD SAY THAT, AS I SAID BEFORE, I AM VERY  
17:47:38 SUPPORTIVE OF WHAT THIS APPLICANT IS SEEKING TO DO.  
I MAKE THE MOTION THAT IS SUBJECT TO THE CONDITIONS AS  
17:47:46 STIPULATED IN THE DRAFT RESOLUTION BY STAFF.  
>> SECOND.  
17:47:51 >>MARLENE NARANTIL: I WILL SECOND THAT.  
I WOULD JUST LIKE TO ADD SOMETHING OR -- THIS IS FOR  
17:47:55 BEER AND WINE.  
NOW WHAT HAPPENS WHEN AN APPLICANT DECIDES THEY WOULD  
17:48:03 LIKE TO OFFER SPIRITS RATHER THAN JUST BEER AND WINE?  
MUST THEY COME BACK US TO?  
17:48:09 BECAUSE I DON'T REMEMBER US EVER CONSIDERING ANYTHING  
LIKE THAT.  
17:48:12 >>MARY GIBBS: WELL, TYPICALLY IF THEY WANT TO DO,  
LIKE, HARD LIQUOR, THAT IS A 4COP LICENSE.  
17:48:20 THEY WOULD HAVE TO GO TO THE STATE AND GET APPROVAL AND  
HAVE A ZONING SIGN-OFF FROM US.  
17:48:26 WE HAVE A CONDITION THIS IS LIMITED TO 2COP ONLY AND IF  
THEY ARE GOING TO CHANGE IT, WE WILL HAVE TO -- THEY  
17:48:34 WILL HAVE TO GET A NEW APPROVAL.  
>>SCOTTY WOOD: ANY OTHER DISCUSSION?  
17:48:40 ROLL CALL, PLEASE.  
>>TAMMY DURAN: BOARD MEMBER ALLEN IS ABSENT.  
17:48:45 >>ANTHONY GARGANO: YES.  
>>MARLENE NARANTIL: YES.  
17:48:48 >>JAMES TATOLES: YES.  
>>JOHN YARBROUGH: YES.  
17:48:54 >>SCOTTY WOOD: YES.  
GOOD LUCK WITH YOUR LICENSE.  
17:48:57 >> THANK YOU VERY MUCH.  
>>MARY GIBBS: I CAN SEASON SEE ON THE MENU THEY HAVE  
17:49:03 LOBSTER ROLLS IF ANYBODY LIKES LOBSTER.  
[LAUGHTER]  
17:49:08 >>SCOTTY WOOD: OKAY.  
WE HAVE TWO MORE ITEMS ON THE AGENDA AND BOTH OF THESE  
17:49:16 ITEMS ARE PUBLIC INFORMATION MEETINGS AS OPPOSED TO THE  
PUBLIC HEARING THAT WE JUST CONDUCTED.  
17:49:21 A PUBLIC INFORMATION MEETING IS JUST THAT.  
IT IS AN INFORMATION MEETING.  
17:49:26 IT IS NOT A DECISION-MAKING MEETING.  
WE DO NOT MAKE A DECISION AT PUBLIC INFORMATION

17:49:31 MEETINGS.  
THE PURPOSE OF A PUBLIC INFORMATION MEETING IS FOR AN  
17:49:37 APPLICANT TO EXPLAIN WHAT IT IS THEY WANT TO DO AND FOR  
THE STAFF TO PROVIDE SOME COMMENTARY ABOUT THAT.  
17:49:45 AND THEN FOR PUBLIC INPUT TO BE TAKEN IN THE MEETING.  
BUT WE DON'T MAKE A DECISION.  
17:49:50 I WANT EVERYBODY TO UNDERSTAND THAT.  
ON THAT NOTE, I AM GOING TO TURN IT OVER TO MARY.  
17:49:58 THE SECOND ITEM IS THE APPLICATION BY AT&T FOR A CELL  
TOWER AT 3231 COCONUT ROAD.  
17:50:05 >>MARY GIBBS: SO WE HAVE AN APPLICATION FOR A CELL  
TOWER.  
17:50:10 THAT IS ABOUT 149 FEET TALL.  
IT IS PROPOSED TO BE LOCATED ON THE ELKS CLUB PROPERTY  
17:50:17 ON COCONUT ROAD ON THE SOUTH SIDE OF THE ROAD.  
THE PROPERTY HAS THE ELKS CLUB AND THE DISCOVERY DAY  
17:50:25 ACADEMY ON THE SAME LOT.  
THE APPLICANT IS ASKING FOR SPECIAL EXCEPTION FOR THE  
17:50:33 WIRELESS FACILITY, AND THEY ALSO NEED A VARIANCE FOR  
THE SETBACK BECAUSE THEY ARE REQUIRED TO HAVE 150-FOOT  
17:50:40 SETBACK AND SHOWING 103 FEET FROM THE SOUTHERN PROPERTY  
LINE.  
17:50:46 SO THEY ARE HERE TONIGHT TO GO OVER THEIR REQUEST AND  
MAKE PEOPLE AWARE OF WHAT IS GOING ON THERE.  
17:50:54 SO I AM GOING TO ASK THE APPLICANT, ANDY ROTENSTREICH  
-- I HOPE I PRONOUNCE THAT CORRECTLY -- TO GIVE AN  
17:51:02 OVERVIEW OF WHAT THEY ARE ASKING FOR.  
>>ANDY RODENSTREICH: THANK YOU, MARY.  
17:51:06 NANCY, HOW ARE YOU?  
>>NANCY STROUD: GOOD, THANK YOU.  
17:51:10 >>ANDY ROTENSTREICH: I AM ANDY ROTENSTEICH.  
420 20TH STREET IN BIRMINGHAM.  
17:51:15 THANK YOU FOR GETTING ME DOWN HERE AND AWAY FROM THE  
STORMS THAT WERE PASSING THROUGH TODAY.  
17:51:21 SO I'M HERE ON BEHALF OF AT&T.  
AT&T IS PROPOSING TO CONSTRUCT A 149-FOOT MONOPOLE CELL  
17:51:34 TOWER FOR THE REASON OF IMPROVING OUR COVERAGE REALLY.  
THAT IS WHAT WE ARE HERE ABOUT.  
17:51:41 WITH SO MUCH THAT IS GOING ON IN COVID, PEOPLE WORKING,  
RETIRING FROM HOME, WORKING AND SCHOOLING FROM HOME,  
17:51:48 THE NEED HAS JUST GOTTEN SO MUCH GREATER IN THE  
RESIDENTIAL AREAS.  
17:51:52 AND AT&T, ALONG WITH OTHER CARRIERS ARE OUT THERE  
TRYING TO MAKE SURE WE GET THE COVERAGE NEEDED IN THOSE  
17:51:55 AREAS.  
THIS IS ACTUALLY A SITE THAT HAS BEEN ON THE BOOKS  
17:52:00 SINCE BEFORE COVID.  
WE HAVE BEEN WORKING LONG AND HARD TO FIND A SUITABLE  
17:52:03 LOCATION.  
WE HAVE WHAT WE CALL A SEARCH RING WHICH IN ESSENCE  
17:52:13 TELLS US GENERALLY WHERE WE NEED A SITE, WHERE WE NEED  
TO PUT OUR ANTENNAS TO GET A SIGNAL WE NEED TO WORKS  
17:52:19 WITH OUR NETWORK.  
WE NEED TO KNOW WHERE OUR OTHER SITES ARE SO NOT TOO

17:52:25 CLOSE FOR ONE, TOO FAR AWAY FROM THE OTHER.  
BUT THE TOWER WE ARE PROPOSING IS ACTUALLY JUST LIKE  
17:52:31 THE ONE RIGHT OUTSIDE THE WINDOW HERE.  
A SINGLE POLE DESIGN.  
17:52:36 IT IS NOT THE TALL WITH THE GUY WIRES COMING OFF.  
AND NOT WHAT I REFER TO AS THE THREE-LEGGED MONSTER,  
17:52:43 WHICH IS THE SELF-SUPPORT TYPE TOWER THAT IS OVER THE  
HIGHWAY.  
17:52:46 SINGLE POLE DESIGN.  
WE DO THAT IN PURPOSE WHEN WE ARE IN MORE RESIDENTIAL  
17:52:54 AREAS TO MAKE IT LESS OBTRUSIVE.  
WITH THAT SAID THIS PARTICULAR SITE IS -- ACCOMPLISHES  
17:53:02 TWO GOALS FOR AT&T.  
NUMBER ONE, IT HELPS WITH COVERAGE.  
17:53:07 WE HAVE GOT SOME GAPS IN OUR COVERAGE, MAINLY ALONG 41  
AT THE INTERSECTION OF COCONUT ROAD.  
17:53:13 A LITTLE NORTH AND SOUTH OF 41 FLORIDA.  
BUT WE ALSO HAVE AN AREA IN THAT SAME LOCATION WHERE  
17:53:21 WHAT LITTLE SIGNALS THERE IS OVERLOADED.  
THIS IS A CAPACITY SITE AS WELL.  
17:53:26 WE HAVE A COVERAGE SITE AND A CAPACITY SITE.  
THE CAPACITY ISSUE COMES UP BECAUSE SO MANY PEOPLE ARE  
17:53:32 TRYING TO USE THE NETWORK AT ONE TIME.  
AND THESE ANTENNAS CAN ONLY HANDLE SO MUCH TRAFFIC, SO  
17:53:41 WE HAVE TO OFFLOAD FROM NEARBY SITES IN ORDER TO MAKE  
SURE THAT CALLS GET CONNECTED.  
17:53:48 WIRELESS BROADBAND IS ACCESSIBLE, 911 CALLS GO THROUGH,  
AND ALSO THIS SITE IS IMPORTANT TO AT&T BECAUSE IT WILL  
17:53:57 INCLUDE THE FIRST NET SYSTEM.  
FIRSTNET CAME ABOUT AFTER 9/11.  
17:54:06 WHEN 9/11 HAPPENED IN NEW YORK AND YOU HAD TRYING TO  
TALK TO POLICE TRYING TO TALK TO EMA.  
17:54:13 THEY COULDN'T COMMUNICATE WITH EACH OTHER.  
THE FEDERAL GOVERNMENT PUT OUT A BID TO BUILD A FIRST  
17:54:19 RESPONDERS NETWORK.  
AT&T WON THAT BID.  
17:54:23 WHILE THEY ARE BUILDING OUT THEIR NETWORK, THEY ARE  
BUILDING OUT THE FIRSTNET NETWORK.  
17:54:29 THIS SITE WILL BE A FIRSTNET SITE.  
SO THE FIRST THING THAT WE DO WHEN WE NEED A SITE IN A  
17:54:37 PARTICULAR AREA IS WE LOOK TO SEE IF THERE IS EXISTING  
TOWERS IN OUR SEARCH RING.  
17:54:44 OUR SEARCH RING HERE IS ABOUT A HALF MILE WIDE.  
IT IS NOT VERY BIG.  
17:54:49 TYPICALLY SEARCH RINGS FOR CAPACITY SITES ARE NOT AS  
LARGE BECAUSE WE HAVE TO BE IN A SPECIFIC AREA TO  
17:54:54 OFFLOAD TRAFFIC FROM TWO DIFFERENT SITES.  
IT IS VERY PARTICULAR WHERE YOU NEED TO BE.  
17:55:00 THE FIRST THING WE DO IS LOOK FOR EXISTING TOWERS.  
WELL, THERE WERE NONE IN OUR HALF-MILE RADIUS.  
17:55:08 THE SECOND THING WE DO IF THERE IS NOT AN EXISTING  
TOWER.  
17:55:11 WE LOOK FOR TALL BUILDINGS, RIGHT.  
WE YOU ABOUT THE ANTENNAS ON ROOF TOPS ALL THE TIME.

17:55:16 IN THE HALF-MILE AREA.  
A QUARTER MILE TO THE WEST OF WHERE WE ARE GOING AND A  
17:55:21 QUARTER MILE TO THE EAST, THERE ARE NO BUILDINGS TALL  
ENOUGH.  
17:55:24 FURTHER WEST IS THE HYATT HOTEL.  
WE WOULD LOVE TO BE ABLE TO DO THAT, BUT PUTTING IT  
17:55:30 OVER THERE DOESN'T SOLVE OUR CAPACITY ISSUE ALONG 41.  
SO THE LOCATION OF THESE THINGS IS PRETTY MUCH A  
17:55:34 SCIENCE.  
IT IS NOT AN ART, RIGHT.  
17:55:39 THE SIGNAL DICTATES WHERE WE NEED TO BE.  
ONCE WE GET A SEARCH RING, THEN WE HAVE TO GO FIND A  
17:55:47 WILLING LANDOWNER TO LEASE US PROPERTY.  
AND WE WERE FORTUNATE ENOUGH TO FIND THE ELKS LODGE  
17:55:55 WHICH WAS ONE OF THE LARGER PARCELS IN THE SEARCH RING  
THAT WAS NOT RESIDENTIAL WHERE WE COULD PLACE THIS  
17:56:01 TOWER.  
SO, MARY, HOW DO I ACCESS -- THE POWERPOINT.  
17:56:49 >>SCOTTY WOOD: WHILE THEY ARE DOING THAT AND FOR US IN  
PUBLIC.  
17:56:52 I KNOW WE HAD A HEARING OF ALCOHOL CONSUMPTION.  
I WANT TO LET YOU KNOW, THIS IS COFFEE.  
17:56:59 [LAUGHTER]  
>>ANDY ROTENSTREICH: YOU DIDN'T GET IT WITH YOUR  
17:57:03 LOBSTER ROLL?  
[LAUGHTER]  
17:57:07 SO WHAT WE ARE SHOWING HERE IS A DIAGRAM OF THE PARCEL  
WITH THE ELKS LODGE.  
17:57:13 TO THE NORTH YOU HAVE COCONUT ROAD THAT RUNS EAST-WEST.  
THE PARKING LOT TO THE ELKS LODGE IS IN FRONT OF THE  
17:57:17 BUILDING.  
THE BUILDING IS THE RECTANGULAR WITH THE DARK LINE.  
17:57:24 THE YELLOW LEADING OFF OF COCONUT ROAD AND HEADED BACK  
TO THE ORANGE KIND OF SEMICIRCLE IS OUR ACCESS EASEMENT  
17:57:34 THAT THE ELKS LODGE HAS GRANTED US TO GET TO OUR SITE  
AND THE OUTLINE IN ORANGE IS THE AREA THAT WE ARE  
17:57:38 LEASING FROM THE ELKS LODGE.  
WE ARE LEASING A VERY SMALL AREA.  
17:57:49 SIMPLY WILL BE FENCING THE -- AREA WITH A LOCKED FENCE.  
A POLE IN THE MIDDLE OF THE COMPOUND AND AT&T EQUIPMENT  
17:57:56 ON THE GROUND WHICH HOUSES THE RADIOS AND THE ANTENNAS  
ON TOP OF THE TOWER.  
17:58:04 SO THIS IS THE SAME DIAGRAM, JUST WITH AN AERIAL VIEW.  
YOU CAN SEE WE HAVE SOME PRETTY HEAVY WOODED AREAS TO  
17:58:09 THE EAST.  
WE HAVE A POWER LINE -- A BIG POWER EASEMENT RUNNING  
17:58:15 NORTH-SOUTH TO THE EAST JUST BEFORE THE WOODED AREA.  
YOU HAVE THE DISCOVERY SCHOOL WHICH IS THE BUILDING TO  
17:58:25 THE SOUTH AND A ROW OF TREES LINING -- ALL OF SUDDEN  
THE NAME OF THAT ROAD ESCAPES ME.  
17:58:29 NORTH COMMONS, MAYBE.  
LINING THE STREET THAT GOES ON THE WESTERN SIDE THE  
17:58:33 PROPERTY HEADED SOUTH.  
SO WE THOUGHT WAS A PRETTY GOOD AREA BECAUSE OF THE

17:58:36 SIZE.  
WE MEET ALL THE SETBACKS EXCEPT FOR THE REAR SETBACK,  
17:58:50 AND MARY MENTIONED WE ARE 47 FEET SHORT.  
WE TUCKED IT BEHIND THE BUILDING SO YOU WON'T READILY  
17:58:57 SEE THE EQUIPMENT FROM COCONUT ROAD, OR THE AREAS  
OUTLINED THERE.  
17:59:00 OF COURSE, YOU WILL SEE THE TOP OF THE POLE AT TIMES,  
BUT ALSO THIS TOWER WILL NOT BE LIT.  
17:59:08 THE FAA REQUIRES THAT WE LIGHT TOWERS THAT ARE 200 FEET  
AND ABOVE.  
17:59:12 THIS ONE OUT HERE IS LIT.  
SO IT MUST BE IN SOME LANDING PATTERN OR SOMETHING WITH  
17:59:17 THE AIRPORT.  
BUT OUR SITE IS NOT.  
17:59:21 WE GOT PRELIMINARY APPROVAL FROM THE FAA.  
WE WILL HAVE FINAL APPROVAL BY THE TIME WE SEEK A  
17:59:25 BUILDING PERMIT.  
THIS TOWER WILL NOT BE LIT.  
17:59:33 WILL NOT EMIT NOISE OR ODOR, DUST OR FUMES.  
NO TRAFFIC WILL BE ADDED BECAUSE OF THIS TOWER ONCE IT  
17:59:37 IS BUILT.  
THIS IS KIND OF THE COVERAGE MAPS I WAS TALKING ABOUT.  
17:59:42 WHAT WE ARE TRYING TO ACHIEVE IS THE GREEN.  
YOU SEE THE GREEN TO THE UPPER LEFT AND THE GREEN TO  
17:59:47 THE BOTTOM RIGHT?  
THOSE ARE TWO EXISTING AT&T SITES.  
17:59:55 THE YELLOW CIRCLE IN THE MIDDLE WHERE IT SAYS "COCONUT  
ROAD" IS OUR PROPOSED SITE.  
18:00:01 SO WE ARE KIND OF RIGHT IN BETWEEN THESE TWO SITES.  
AND THE PROBLEM AREAS ARE THE RED AND MUCH OF THE  
18:00:04 YELLOW.  
WE NEED TO GET AS MUCH GREEN ON THOSE HOUSES THAT IS IN  
18:00:11 THAT RED CIRCLE AND TRYING TO FILL IN THE RED TO THE  
SOUTHEAST WITH AS MUCH YELLOW THAT WE CAN WHILE ALSO  
18:00:19 OFFLOADING THE TRAFFIC FROM THE TWO SITES FROM THE  
NORTH AND SOUTH.  
18:00:23 SO AS YOU -- IF YOU ARE CLOSE TO THE TOWER, YOU SEE THE  
DARK GREEN.  
18:00:27 THE BLUE DOT IN THE NORTH AND THE BLUE DOT IN THE SOUTH  
OF THE EXISTING SITES.  
18:00:32 THE GREEN IS KIND OF THE STRONGEST SIGNAL.  
WHAT WE KIND OF REFER TO END BUILDING SIGNAL.  
18:00:39 AS YOU GET FURTHER FROM THE SITES, THE RADIO SIGNAL  
DISSIPATES GET INTO THE YELLOW AND THE RED WHERE WE ARE  
18:00:42 HAVING THE PROBLEMS.  
IF WE ARE ALLOWED TO BUILD THIS SITE, THIS IS WHAT IT  
18:00:50 LOOKS LIKE.  
ALL RIGHT.  
18:00:52 SO WE ADD ALL THIS GREEN HERE.  
WE ADD THE GREEN HERE.  
18:00:57 WE GET THIS YELLOW ALL COVERED HERE, ALL BECAUSE OF  
THAT ONE SITE, AND THE MAIN ISSUE IS WE OFFLOAD THE  
18:01:04 CAPACITY FROM THIS SITE AND OFFLOAD THE CAPACITY FROM  
THIS SITE.

18:01:09 THIS IS WHERE WE ARE HAVING THE PROBLEMS WITH THE  
DROPPED CALLS AND THE 911 CALLS NOT GOING THROUGH WE  
18:01:22 WANT TO GIVE YOU A LOOK AT WHAT LOOKS LIKE.  
I HAVE PHOTO SIMULATIONS.  
18:01:27 WE TOOK PHOTOGRAPHS HAVE DIFFERENT ANGLES.  
A MAP IN THE MIDDLE THAT SHOWS THE PROPOSED LOCATION OF  
18:01:39 THE TOWER HERE AND WENT OUT AND TOOK PHOTOGRAPHS FROM  
THE LOCATIONS WITH THE NUMBERS ON THEM.  
18:01:45 AS WE SCROLL THROUGH THESE, THIS IS THE BEFORE PICTURE  
AS IT LOOKS NOW WITH THE PHOTO SIMULATION ON LOCATION  
18:01:53 ONE ON THE PREVIOUS MAP, AND THEN THAT IS WHERE YOU  
WILL SEE THE TOWER FROM THAT PARTICULAR ANGLE IF IT IS  
18:01:57 ALLOWED TO BE BUILT.  
THAT IS ALL YOU WILL SEE FROM THIS ANGLE.  
18:02:02 THIS IS FROM LOCATION TWO.  
THAT IS WHAT YOU WILL SEE THE TOP OF THE TOWER FOR THIS  
18:02:09 ANGLE FOR THE TOWER IF IT IS BUILT.  
LOCATION THREE, BEFORE AND AFTER.  
18:02:16 SO IT IS ACTUALLY BEHIND THAT HOUSE QUITE A BIT BUT  
THAT WOULD BE THE TOP OF THE TOWER IF THAT HOUSE WASN'T  
18:02:20 THERE.  
SO PRETTY FAR BEYOND THAT.  
18:02:23 AND HERE.  
HERE IS THE TOWER HERE AND WILL HAVE AT&T ANTENNAS ON  
18:02:29 TOP WITH THE POLE DESIGN.  
AND HERE YOU WILL SEE IT FROM THIS ANGLE FROM LOCATION  
18:02:39 5 AND LOCATION 6 AND LOCATION 7.  
YOU CAN SEE THE TOP OF IT BEHIND THAT BUILDING AND SO  
18:02:46 FORTH.  
SO I AM HAPPY TO TRY TO ANSWER ANY QUESTIONS, BUT I  
18:02:53 HOPE THAT GIVES EVERYBODY A GENERAL IDEA OF WHO WE ARE,  
WHAT WE ARE DOING AND WHY WE ARE DOING IT.  
18:03:00 >>MARLENE NARANTIL: I HAVE A QUESTION.  
IS THIS POLE SOLELY FOR THE USE OF AT&T OR DO OTHER  
18:03:08 CARRIERS LOG ON TO THIS AS WELL?  
>>ANDY ROTENSTREICH: GREAT QUESTION.  
18:03:12 WE WILL BUILD THIS TOWER STRONG ENOUGH TO ACCOMMODATE  
OUR COMPETITORS.  
18:03:16 SO WHEN THE OTHER CARRIERS DECIDE THEY NEED TO IMPROVE  
THEIR COVERAGE IN THE AREA, THEY CAN HANG THEIR  
18:03:22 ANTENNAS ON THIS ONE LIKE THIS TOWER HERE.  
THERE ARE TWO CARRIERS ON THIS POLE.  
18:03:28 THIS TOWER WILL BE BUILT TO ACCOMMODATE THAT.  
>>MARLENE NARANTIL: I DIDN'T KNOW HOW THAT WORKED  
18:03:31 BECAUSE I REMEMBER WHEN CELL PHONES FIRST BECAME  
PREVALENT.  
18:03:35 THERE WAS SUCH AN INADEQUATE NUMBER OF TOWERS AROUND  
HERE AND MY SON WAS HERE FROM CALIFORNIA.  
18:03:41 AND HE HAD A CARRIER -- I FORGET WHO IT WAS.  
IT WASN'T WORKING HERE.  
18:03:44 AND IT WAS RIDICULOUS.  
HOW COULD IT BE THAT BAD.  
18:03:49 BUT I AM GLAD TO HEAR THAT IT IS SHARED.  
>>ANDY ROTENSTREICH: YEAH, WE DO THAT EVERY DAY.

18:03:53 WE GET ON THERE AS THEY GET ON OURS.  
WE HAVE TO.

18:03:58 I MEAN, WE WANT TO MAKE IT SO THAT WE DON'T NEED TO  
BUILD THREE OR FOUR POLES.

18:04:04 WE BUILD ONE.  
>>SCOTTY WOOD: ANYONE ELSE?

18:04:10 I HAVE A COUPLE -- SORRY, GO AHEAD, JOHN.  
>>JOHN YARBROUGH: THAT'S OKAY.

18:04:17 SO MARY WILL REMEMBER WHEN I WAS WITH THE COUNTY, WE  
WENT THROUGH I THINK THE BEGINNING OF THESE POLES.

18:04:29 SO THE ELKS CLUB SUPPORTIVE OF THE REVENUE THEY ARE  
GOING TO MAKE?

18:04:31 >>ANDY ROTENSTREICH: YES, SIR.  
AND I WILL SAY THAT BECAUSE THEY HAVE SIGNED THE LEASE.

18:04:35 SO, YES.  
THEY -- THEY WERE WILLING TO LEASE A SPACE.

18:04:40 WE NEGOTIATED A RENTAL PRICE.  
AND THEY AGREED TO IT.

18:04:47 AND BOTH SIGNS HAVE -- SIDES HAVE SIGNED THE LEASE.  
YES, SIR.

18:04:49 >>SCOTTY WOOD: I HAVE A COUPLE OF QUESTIONS.  
NOW YOU MENTION THAT YOU -- YOU LOOKED AT VARIOUS

18:04:55 SITES.  
IS THIS THE ONLY SITE THAT WILL SOLVE THE PROBLEM?

18:05:01 >>ANDY ROTENSTREICH: SO THE ANSWER IS YES.  
AND HERE IS WHY.

18:05:07 BECAUSE BASICALLY EVERYTHING AROUND US IS RESIDENTIAL.  
TO HIT THAT AREA TRYING TO HIT WITH THE CAPACITY ISSUE

18:05:13 WHICH IS A VERIFY NIGHT AREA.  
WE DON'T HAVE A LOT OF OPTIONS.

18:05:20 THIS IS THE LARGEST, THE BEST ACCESS AND BEST MET THE  
ORDINANCE.

18:05:25 >>SCOTTY WOOD: WHICH LEADS ME TO MY OTHER TWO POINTS.  
NOW IN SELECTING THE LOCATIONS OF THE PHOTOGRAPHS THAT

18:05:36 YOU TOOK AND SHOWED US, DID YOU DO A BLUE TEST TO FIND  
OUT EXACTLY WHERE THEY WOULD BE?

18:05:40 >>ANDY ROTENSTREICH: YES, SIR, THAT'S --  
>>SCOTTY WOOD: HOW HIGH THEY ARE?

18:05:44 >>ANDY ROTENSTREICH: THAT IS HOW WE DO THE PHOTO ZOOMS.  
WE FLOAT A BALLOON AND TAKE PICTURES AND YOU CAN SEE

18:05:51 THE TOP OF THE BALLOON AND THAT IS HOW THEY SUPERIMPOSE  
IT.

18:05:55 >>SCOTTY WOOD: NEXT THING -- AND MY LAST COMMENT.  
WHO ARE YOU NEIGHBORS THAT YOU TALKED TO ABOUT THIS.

18:05:59 >>ANDY ROTENSTREICH: WE HAVEN'T HAD INITIAL DISCUSSIONS  
WITH THE NEIGHBORS, BUT WE ARE PLANNING ON HAVING A GET

18:06:06 TOGETHER AT THE ELKS LODGE AND NOTIFY THE NEIGHBORS SO  
THEY CAN COME AND SEE WHAT WE ARE DOING.

18:06:11 SO WE WILL BE REACHING OUT TO THEM BEFORE WE COME BACK  
TO YOU FOR A DECISION.

18:06:15 >>SCOTTY WOOD: OKAY, ANYTHING ELSE?  
>> I WANT TO MAKE A COMMENT.

18:06:23 I KNOW -- I CAN VOUCH FOR THE NEED OFF THIS, BECAUSE --  
FROM A PERSONAL EXPERIENCE STANDPOINT.

18:06:29 I WAS A AT&T CUSTOMER -- MY FIRST CELL PHONE WAS WITH  
AT&T -- I WAS A AT&T CUSTOMER FOR 20 YEARS.

18:06:35 I MOVED INTO MY CURRENT HOUSE.  
I HAD NO COVERAGE.

18:06:40 ZERO COVERAGE IN MY CURRENT HOUSE.  
SO I HAD TO -- THAT NECESSITATED ME TO SWITCH TO ONE OF  
18:06:44 YOUR COMPETITORS.

>>ANDY ROTENSTREICH: YOU KNOW, IT'S A CHALLENGE BECAUSE  
18:06:50 OF SO MUCH OF THE AREA IN FLORIDA, SOUTHERN FLORIDA  
PARTICULARLY IS RESIDENTIAL.

18:06:55 AND, OF COURSE, WE ARE NOT ALLOWED TO GO ON RESIDENTIAL  
PROPERTIES, RIGHT.

18:06:58 ZONED RESIDENTIAL.  
THAT IS WHY WE LOOK FOR CHURCHES AND SCHOOLS AND ELK  
18:07:04 LODGES AND THINGS LIKE THAT 37.

BECAUSE IT GETS US ON THE RESIDENTIAL NEIGHBORHOODS  
18:07:09 WITHOUT GETTING ON RESIDENTIAL PROPERTIES.  
SO IT IS A CHALLENGE.

18:07:14 YOU KNOW, WHEN YOU ARE IN A MORE URBAN AREA, IT IS  
LITTLE LESS OF A CHALLENGE, BUT SOUTH FLORIDA IS NOT  
18:07:24 BUILT OUT A LOT OF THE OTHER COUNTRY BECAUSE OF  
REGIONS.

18:07:27 AND IT IS HARD TO FIND GOOD LOCATIONS AND WE THINK WE  
FOUND ONE HERE.

18:07:31 WE HAVE BEEN WORKING THIS SITE FOR OVER TWO YEARS.  
WE ARE HOPING THAT WE -- THAT YOU WILL SEE WE HAVE DONE  
18:07:36 OUR HOMEWORK.

WE ARE AT THE ONLY SITE THAT WORKS TO GET THE COVERAGE  
18:07:40 WE NEED.

>>SCOTTY WOOD: ANYONE ELSE?

18:07:44 PUBLIC INPUT.  
OH, YOU HAVE -- GO AHEAD, MARY.

18:07:51 >>MARY GIBBS: STAFF HAS A COUPLE OF SUGGESTIONS.  
AND I KNOW ANDY SAID THAT IS THE ONLY SITE THAT WORKED.

18:07:56 I THINK WHEN WE HAD A ZOOM MEETING WITH YOU QUITE A FEW  
MONTHS AGO, WE SUGGESTED THAT YOU LOOK AT -- THE LITTLE  
18:08:03 STILL HAVE PARK AREA IN BONITA THAT IS NOT TOO FAR FROM  
THERE.

18:08:07 I WONDER IF YOU LOOKED SPECIFICALLY AT THAT?

>>ANDY ROTENSTREICH: I REMEMBER DISCUSSION NOW THAT YOU  
18:08:10 SAY THAT.

WE WILL LOOK AT THAT AGAIN AND TELL YOU WHY WE  
18:08:12 COULDN'T.

I CAN JUST SAY FROM GENERAL TERMS, I BELIEVE THE  
18:08:19 ANSWER IS GOING TO BE BECAUSE THIS IS SUCH A SMALL  
SEARCH RING.

18:08:22 BECAUSE OF THE CAPACITY ISSUE, BUT WE WILL LOOK AT THAT  
AND MAKE SURE THAT -- I KNOW EXACTLY WHERE YOU ARE  
18:08:27 TALKING ABOUT -- AND THAT WE HAVE A RESPONSE.

>>MARY GIBBS: OKAY.

18:08:30 AND THEN YOU MENTIONED THE BALLOON TEST.  
BUT I THINK -- I WAS GOING TO SUGGEST THAT YOU  
18:08:37 COORDINATE A BALLOON TEST WITH THE STAFF, WITH MAPS, SO  
WE CAN -- WE CAN VERIFY THESE PICTURES.

18:08:42 >>ANDY ROTENSTREICH: LET ME BE A LITTLE MORE CLEAR.  
WE FLOAT A BALLOON TO TAKE THE PICTURES.

18:08:48 HAVE WE DONE AN OFFICIAL BALLOON TEST REQUIRED BY THE  
ORDINANCE?

18:08:50 NO, WE HAVEN'T.  
WE ARE HAPPY TO DO WHAT THE ORDINANCE REQUIRES THERE.

18:08:55 >>MARY GIBBS: BECAUSE THE PICTURES LOOKED -- I WAS  
GOING TO ASK HOW FAR AWAY THE PICTURES -- BECAUSE SOME

18:09:01 OF THEM LOOKED FAR AWAY WITH THE TREES BIGGER THAN  
149-FOOT POLE.

18:09:05 IT LOOKED A LITTLE CONFUSING.  
AND THEN I WANTED TO ALSO JUST TIBURON THE RECORD

18:09:11 VERIFY THE HEIGHT, BECAUSE WE HAD CONFLICTING  
INFORMATION TIBURON THE APPLICATION THAT SAID 150 FEET

18:09:16 WHICH IS A DIFFERENT PROCESS.  
SO IS IT 149.

18:09:21 >>ANDY ROTENSTREICH: THE OFFICIAL HEIGHT OF THE TOWER  
IS 149 FEET.

18:09:25 A PROVISION IN YOUR ORDINANCE IF WE STAY UNDER 150  
FEET, THAT THERE IS A -- LESS OF A PROCESS THAT WE GO

18:09:30 THROUGH.  
I CAN'T REMEMBER EXACTLY THE DETAILS.

18:09:36 BUT WE DID -- WE LOWERED IT FROM 150 TO 149.  
>>MARY GIBBS: 150 FEET, IT IS REQUIRED TO BE A PLANNED

18:09:40 DEVELOPMENT ZONING.  
AND IF LESS THAN THAT, IT IS SPECIAL EXCEPTION PROCESS.

18:09:46 SO I JUST WANTED TO CLARIFY THAT.  
AND THEN I WOULD ALSO SUGGEST THAT BEFORE WE COME BACK

18:09:53 AGAIN, I THINK THERE SHOULD BE MORE OUTREACH TO THE  
NEIGHBORS, BECAUSE WE -- WE GOT SOME CALLS.

18:09:57 WE TRIED TO REACH OUT.  
I KNOW COVID HAS MADE IT DIFFICULT, BUT I THINK SOME

18:10:10 PEOPLE FROM THE COLONY THAT DON'T EVEN KNOW AND I KNOW  
COVID MADE IT DIFFICULT AND WE NEED MORE OUTREACH.

18:10:17 >>ANDY ROTENSTREICH: WE WANTED TO GET THIS OUT HERE  
TONIGHT TO MAKE SURE PEOPLE KNOW WHAT IS HAPPENING IN

18:10:21 GENERAL BUT WE ARE HAPPY TO DO THAT.  
>>SCOTTY WOOD: ANYBODY FROM THE PUBLIC WANT TO SPEAK?

18:10:25 DO YOU HAVE CARDS?  
>>TAMMY DURAN: FIVE COMMENT CARDS HERE AND ONE

18:10:29 E-COMMENT.  
>>SCOTTY WOOD: GO AHEAD.

18:10:33 >>TAMMY DURAN: I WILL READ THE NAME AND GIVE ME A  
MOMENT TO WIPE THE PODIUM.

18:10:40 DICK GLADING, EVAN COHEN AND JOHN MCFADDEN ARE GOING TO  
BE THE FIRST THREE.

18:11:05 >> I WOULD LIKE TO THANK THE COMMITTEE FOR LETTING ME  
SPEAK.

18:11:08 MY NAME IS DICK GLADING, AND I LIVE ON TIBURON ON  
PEPPERCORN ON PELICAN LANDING.

18:11:17 I AM NOT USED TO PUBLIC SPEAKING, AND I AM NOT AS  
POLISHED AS THE GENTLEMAN THAT IS HERE.

18:11:24 PLEASE BE AWARE THAT I AM ONE OF THE SO-CALLED  
NEIGHBORS THAT THEY DESCRIBED.

18:11:27 AND I AM NOT HAPPY ABOUT THE TOWER.  
NEITHER ARE THE REST OF THE NEIGHBORS TIBURON THAT  
18:11:33 STREET.  
I WILL SAY UP FRONT I AM NOT REPRESENTING THEM.  
18:11:39 I AM REPRESENTING MYSELF; HOWEVER, IF THIS GOES MUCH  
FURTHER, I AM SURE AT THAT POINT WE WILL TRY BAND  
18:11:46 TOGETHER AS LARGER GROUP WITH MORE SUPPORT AGAINST THE  
TOWER.  
18:11:52 I ALSO HAVE BEEN HERE NOT VERY LONG, MAYBE A YEAR AND  
A HALF OR SO AND DON'T HAVE PHONE COVERAGE.  
18:11:56 SO I DO UNDERSTAND PROGRESS.  
I DO UNDERSTAND THE PHONES.  
18:12:04 HOWEVER, PELICAN LANDING IS AN UNIQUE COMMUNITY AND  
THIS PARTICULAR AREA OF FLORIDA IS IN AND OF ITSELF A  
18:12:10 RATHER ATTRACTIVE SPECIAL COMMUNITY.  
AND TO PUT UP A TOWER THAT LOOKS LIKE THE ONE OVER  
18:12:19 HERE, I AM NOT SURE THAT ENHANCES OUR COMMUNITY.  
IT IS REALLY WHILE NOT IN RESIDENTIAL DISTRICT  
18:12:29 APPROXIMATELY 200 YARDS FROM A RESIDENTIAL DISTRICT,  
ALL RIGHT.  
18:12:37 THEY ARE NOT GOOD AT ALGEBRA OR GEOMETRY, BUT LET ME  
SHOW YOU THAT THE PHOTOS PUT UP THERE ARE ABSOLUTELY  
18:12:40 EXCELLENT.  
I MEAN, I DON'T SEE THAT DARN TOWER AT ALL.  
18:12:47 IN FACT, IF THAT GENTLEMAN COULD GUARANTEE THAT IS WHAT  
I WOULD SEE OUT OF FRONT OF MY HOUSE, I WILL GO HELP  
18:12:54 HIM BUILD THE TOWER, OKAY.  
BECAUSE I DON'T HAVE THAT PHONE RECEPTION.  
18:12:59 ALL RIGHT.  
I DO WITH A DIFFERENT CARRIER.  
18:13:05 THAT IS NOT WHAT YOU SEE.  
I CAN SEE THE SCHOOL.  
18:13:10 AND I CAN SEAT ELK CLUB FROM MY HOUSE.  
YOU PUT THAT TOWER THERE, ALL RIGHT, AND THAT STANDS  
18:13:17 RIGHT IN FRONT OF MY HOUSE.  
AND I AM NOT THE ONLY ONE THERE THAT HAS THE SAME  
18:13:22 PROBLEM.  
WATERSIDE COMMUNITY WITHIN PELICAN LANDING, THE ENTIRE  
18:13:31 STREET OF WATERSIDE WILL FACE THAT TOWER.  
EVERY SINGLE HOUSE ON THAT STREET WILL SEE IT.  
18:13:38 IT IS NOT GOOD FOR OUR PROPERTY VALUES.  
IT IS NOT GOOD FOR THE TAX SITUATION IN TOWN.  
18:13:45 AND IT IS INAPPROPRIATE FOR THIS COMMUNITY.  
LITERALLY WITHIN A QUARTER OF A MILE THERE, THERE IS  
18:13:56 STILL HAVE PROPERTY THAT COULD SUPPORT THIS TOWER.  
SO I'M HERE TO BEG YOU ALL DURING YOUR CONSIDERATIONS  
18:14:07 TO CONSIDER US, YOUR CONSTITUENTS.  
YOU ARE ONE OF US.  
18:14:11 DON'T LET THIS TAKE PLACE, PLEASE.  
THANK YOU.  
18:14:30 >>MARY GIBBS: WHERE IS THE NEXT SPEAKER, TAMMY?  
>> I THINK -- I AM EVAN COHEN.  
18:14:35 I THINK MY NEIGHBOR IS VERY WELL SPOKEN.  
THANK YOU FOR THAT.

18:14:40 SO IN WATERSIDE AND PELICAN LANDING WE HAVE 46 --  
>>SCOTTY WOOD: SPEAK CLOSER TO THE MIC, PLEASE.

18:14:46 >> 46 HOMES THAT WILL ALL LOOK DIRECTLY TO THE NEW  
TOWER.

18:14:50 WE WILL GO TO STRAIGHT TO THE POINT.  
OTHER ALTERNATIVE LOCATIONS.

18:14:54 WE WOULD LIKE TO LOOK AT OTHER ALTERNATIVE LOCATIONS.  
THE OPEN FIELDS CLOSER TO 41 THAT ARE STILL TO BE BUILT  
18:15:00 AND DEVELOPED.  
SO THOSE SHOULD BE CONSIDERED.

18:15:05 ONE MENTIONED THE BONITA INDUSTRIAL PARK THAT SHOULD BE  
CONSIDERED.

18:15:11 I HEARD HAPPILY THAT THERE WAS NO -- THE TOWER WAS NOT  
GOING TO BE LIT.

18:15:18 SO THAT CERTAINLY A MITIGANT.  
IN TERMS OF PROCESS, WE WILL BE ANXIOUSLY LOOKING  
18:15:23 FORWARD OF THE FULL PROCESS OF HOW IT IS TO BE APPROVED  
BECAUSE NONE OF US AT WATERSIDE, THE 46 HOMES AND THE  
18:15:31 OTHER FEW HUNDRED IN PELICAN LANDING WILL BE HAPPY  
ABOUT IT AT ALL.

18:15:35 QUESTIONS FROM SOMEONE WHO IS NOT TECHNICAL, OKAY.  
HOW DO THE OTHER CARRIERS SOLVE THIS PROBLEM?

18:15:42 DOES IT HAVE TO BE 149.9 FEET.  
THERE ARE OTHER MODELS, 105-FOOT VERSIONS OF THIS?

18:15:52 ARE THERE NOT EXISTING STRUCTURE THAT'S COULD BE USED.  
I KNOW IT DOESN'T FIT PERFECTLY, THAT'S TRUE.

18:15:56 BUT WE CAN EXCEPT THAT.  
THAT'S IT.

18:16:00 THAT WOULD BE A BIG PROBLEM FOR US AND WE WILL START TO  
LOOK INTO IT AND SEE IF WE CAN FIND A BETTER SOLUTION  
18:16:05 FOR AT&T WHICH IS FINE, BUT ALSO FOR THE NEIGHBORHOOD.  
THANK YOU.

18:16:07 >>SCOTTY WOOD: THANK YOU.  
>>TAMMY DURAN: JOHN, YOU ARE NEXT AND JACK KELLER.

18:16:25 >> GOOD AFTERNOON.  
MY NAME IS JOHN MCFADDEN.

18:16:33 I BUILT MY HOME AND MOVED IN EXACTLY 23 YEARS AGO  
TODAY.

18:16:39 IN WATERSIDE IN PELICAN LANDING.  
MY HOME IS APPROXIMATELY 250 FEET AWAY FROM THIS  
18:16:45 PROPOSED TOWER.  
NEEDLESS TO SAY, I, LIKE MY NEIGHBORS, FEEL THE SAME  
18:16:53 WAY.  
WE CERTAINLY APPRECIATE THE NEED FOR ADDITIONAL CELL  
18:16:57 COVERAGE.  
AS A HEALTH CARE PROVIDER, I AM VERY COGNIZANT OF THE  
18:17:09 NEED FOR STRONG CELL RECEPTION FOR EMERGENCY SERVICES.  
AND WE VALUE THE NEED TO ENHANCE THOSE SERVICES.

18:17:21 MY CONCERN IS THE LOCATION BEING SO CLOSE TO  
RESIDENTIAL COMMUNITY.

18:17:31 IMMEDIATELY TO THE SOUTH, AGAIN, LESS THAN 200 FEET ARE  
CONDOMINIUMS CALLED THE TIDES AT PELICAN LANDING.

18:17:38 THESE ARE NOT APARTMENT BUILDINGS THAT ARE RENTALS.  
THEY ARE OWNER-OCCUPIED.

18:17:44 AGAIN, OUR SINGLE-FAMILY HOMES ARE IMMEDIATELY TO THE WEST.

18:17:47 ADDITIONAL CONDOMINIUMS ARE IMMEDIATELY TO THE NORTHWEST.

18:17:55 WHAT I WOULD REQUEST IS INFORMATION ABOUT THE NEED FOR 150-FOOT TOWER AS MORE AND MORE CELL PHONES MOVE TO 5G.

18:18:06 IS THERE STILL A NEED FOR SUCH HEIGHT?  
COULD EXISTING TALL STRUCTURES BE USED THAT ARE WITHIN

18:18:19 THAT AREA TO SUPPORT THE NUMBER OF 5G CELL USAGE?  
IF NOT, AND IF THERE IS STILL A NEED FOR A 150-FOOT

18:18:28 TOWER, COULD IT SIMPLY BE MOVED CLOSER TO THE COMMERCIAL AREAS OF 41 WHERE THE PERSPECTIVE FROM THE

18:18:37 SINGLE-FAMILY HOMES AND THE CONDOMINIUM AND THE RESIDENCES WITHIN THAT IMMEDIATE AREA WILL BE LESS THAN

18:18:46 HAVING SOMETHING LITERALLY LOOMING OUTSIDE OF YOUR FRONT DOOR OR YOUR LANAI OR BALCONY.

18:18:53 SO I, AGAIN, AS A CONSTITUENT REQUEST YOUR CONSIDERATION AND AT&T'S CONSIDERATION TO CONTINUE TO

18:19:01 SEARCH FOR A MORE APPROPRIATE LOCATION.  
WE CERTAINLY SUPPORT THE NEED FOR THE TOWER OR SOME

18:19:10 TYPE OF STRUCTURE TO IMPROVE CELL COVERAGE, BUT WE RESPECTFULLY REQUEST THAT IT BE PLACED IN A MORE

18:19:16 COMMERCIAL AREA THAN LITERALLY WITHIN A FEW HUNDRED FEET OF A RESIDENTIAL HOME.

18:19:21 THANK YOU.

>>TAMMY DURAN: SCOTT, YOU ARE GOING TO BE NEXT.

18:19:37 >> GOOD EVENING, MY NAME IS SCOTT CREAGER.  
I LIVE ON GLENWATER LANE IN THE WATERSIDE COMMUNITY

18:19:43 WITHIN PELICAN LANDING.  
MY NEIGHBORS HAVE BEEN VERY ELOQUENT EXPRESSING THEIR

18:19:48 CONCERN ABOUT THE PROJECT FOR THE AT&T TOWER.  
THE ONE THING I DID WANT TO BRING UP JUST IN ADDITION

18:19:55 IS, WHEN I REVIEWED THE POWERPOINT PRESENTATION, WHICH I DID RECEIVE EARLIER, I DID NOTICE THAT THERE WAS NO

18:20:01 BALLOON TEST OR NO PERSPECTIVE FROM PELICAN LANDING SPECIFICALLY THE WATERSIDE COMMUNITY.

18:20:10 THE -- THE BALLOON TEST THAT WAS NOT OFFICIAL ACCORDING TO VILLAGE ORDINANCES DID NOT TAKE INTO CONSIDERATION

18:20:19 THE -- THE MOST RESIDENTIAL AREAS OF THE PELICAN LANDING COMMUNITIES.

18:20:26 I WOULD MAKE SURE OR ASK THAT THE VILLAGE REQUESTS THAT AT&T DO A BALLOON TEST FROM PELICAN LANDING TO SHOW

18:20:33 THAT LITERALLY THIS TOWER WILL BE AS SAID BEFORE 250, 300 FEET FROM A NUMBER OF HOMES IN THAT AREA AND

18:20:40 HOPEFULLY THERE ARE SOME OTHER SUITABLE LOCATION THAT'S WILL BE LESS IMPACTFUL TO THE RESIDENTS.

18:20:47 AND WILL BE FIT -- WILL BE MORE FITTING WITH THE COMMERCIAL SECTOR OF THE 41 CORRIDOR.

18:20:51 AND WITH THAT, THANK YOU.  
AND I APPRECIATE YOUR CONSIDERATION FOR OUR CONCERNS

18:20:57 ABOUT THE CELL TOWER.  
>>SCOTTY WOOD: THANK YOU.

18:21:08 >>TAMMY DURAN: JACK IS THE LAST SPEAKER.  
>> GOOD AFTERNOON.

18:21:13 MY NAME IS JACK LENISH.  
THE FIRST PERSON FROM THE WATERSIDE COMMUNITY THAT IS  
18:21:18 SPEAKING TO YOU TONIGHT.  
NONE OF US KNEW WE WOULD ALL GOING TO BE HERE.  
18:21:23 EVERYTHING THAT I WAS GOING TO SAY HAS ALREADY BEEN  
COVERED, AND I WON'T SAY ANY MORE.  
18:21:31 HOWEVER, I DID WANT TO COMMENT THAT ONE OF THE PUSHES  
FOR AT&T IS TO GET THIS LOCATION.  
18:21:37 IF THIS BOARD CAN LISTEN TO EVERYTHING THAT WE HAVE  
BEEN SAYING AND IGNORE IT, I GUESS I CAN UNDERSTAND IT.  
18:21:44 IT IS YOUR CALL.  
BUT I AM WONDERING WHETHER AT&T COULD RESPOND TO THE  
18:21:53 FACT THAT THERE ARE OTHER CELL TOWERS THAT HAVE BEEN  
CAMOUFLAGED.  
18:21:57 I HAVE SEEN SOME THAT LOOK LIKE SMOKESTACKS.  
I HAVE SEEN SOME THAT LOOK LIKE PINE TREES.  
18:22:04 THERE COULD BE SOME REQUIREMENT FOR THIS PROPOSAL TO  
CAMOUFLAGE THE TOWER.  
18:22:10 AND THE ONLY WAY WE CAN GO, I THINK THAT WILL BE MUCH  
BETTER THAN LOOKING AT AN ANTENNA.  
18:22:16 THANK YOU.  
>>TAMMY DURAN: THAT IS THE LAST SPEAKER CARD FOR  
18:22:20 SOMEONE IN HERE.  
BUT WE DO HAVE ONE E-COMMENT THAT MARY IS GOING TO  
18:22:24 READ.  
>>MARY GIBBS: I HAVE AN E-COMMENT CARD FROM WALLACE  
18:22:31 WADE AT WATERSIDE DRIVE, PELICAN LANDING.  
THAT MAKES NUMBER SIX.  
18:22:37 I AM RESIDENT OF PELICAN LANDING THE WATERSIDE ADJACENT  
TO NORTH COMMONS DRIVE AND THE LOCATION OF THE ELKS  
18:22:43 LODGE PROPERTY.  
RESEARCH SHOW THAT'S 90% OF HOME BUYERS ARE LESS  
18:22:51 INTERESTED IN CELL TOWERS AND PAY LESS IN PROXIMITY OF  
CELL TOWER ANTENNAS.  
18:22:56 DOCUMENTATION DROPS TO 20% AS FOUND IN MULTIPLE  
SURVEYS.  
18:23:03 REFERENCE KAREN MCDONOUGH IMPACTS OF WIRELESS TOWER ON  
RESIDENTIAL PROPERTY VALUES.  
18:23:09 CELL TOWERS SHOW HEALTH RISKS, SHORT-TERM AND LONG-TERM  
HEALTH RISK WITHIN 300 TO 400 METERS, HEADACHES,  
18:23:18 DIZZINESS, FATIGUE AND SLEEPING DISORDERS.  
AND MANY CLAIM THAT THE INDUSTRIAL LOOK OF THE CELL  
18:23:24 TOWER WILL DAMAGE THE AESTHETICS OF THE COMMUNITY AND  
AESTHETICS OF PELICAN LANDING MAKES IT ONE OF THE MOST  
18:23:28 DESIRABLE COMMUNITY.  
IN SAN FRANCISCO, THIS ISSUE WENT TO THE CALIFORNIA  
18:23:33 SUPREME COURT WHO RECENTLY RULED THAT THE CITY CAN  
REJECT THE INSTALLATION OF 5G BASED ON AESTHETIC VALUE  
18:23:39 ALONE.  
I URGE THE CITY OF ESTERO TO DISAPPROVE THE CELL TOWER  
18:23:48 IN CLOSE PROXIMITY OF PELICAN LANDING AND COULD DEGRADE  
PROPERTY VALUES, SERIOUS HEALTH RISKS TO THE RESIDENTS  
18:23:55 AND DEGRADE THE AESTHETICS OF THE COMMUNITY.  
AND RELOCATION OF THE CELL TOWER THE EAST SIDE OF 41

18:24:00 SHOULD BE CONSIDERED OF THE NEGATIVE EFFECTS OF THE  
CELL TOWER OF THE PROPERTY OWNERS ON PELICAN LANDING.  
18:24:06 THANK YOU FOR INCLUDING YOUR ISSUES IN THE DECISION  
REGARDING THE PROPOSED CELL TOWER, WHICH, BY THE WAY,  
18:24:11 WE ARE NOT MAKING A DECISION TONIGHT.  
JUST TO CLARIFY THAT.  
18:24:17 AND IF I MAY ADD ONE THING.  
THE SPEAKER BEFORE MR. LENISH TALKED OF DISGUIISING AND  
18:24:23 CAMOUFLAGING THE TOWER.  
THAT IS ONE THING WE TALKED TO THE APPLICANT SOME TIME  
18:24:29 AGO THE POSSIBILITY OF MAKING IT LOOK LIKE A TREE OR  
SOMETHING.  
18:24:34 YOU KNOW SOMETIMES THEY MAKE THEM LOOK LIKE GIANT FLAG  
POLES.  
18:24:36 SOMETIMES THEY MAKE THEM LOOK LIKE TREES AND THAT IS  
ONE THING THAT WE DISCUSSED.  
18:24:41 AND I THINK MAYBE, YOU KNOW, THEY CAN TAKE THE INPUT  
HERE TONIGHT AND GO BACK AND CONSIDER SOME OF THAT.  
18:24:46 >>SCOTTY WOOD: OKAY.  
ANY OTHER PUBLIC INPUT?  
18:24:51 OKAY.  
THEN WE WILL CLOSE PUBLIC INPUT.  
18:24:58 AND THANK THE APPLICANT FOR HIS PRESENTATION.  
AND YOU NOW RECEIVED COMMENTARY AND HOPE YOU WILL  
18:25:04 CONSIDER IT AS YOU MOVE FORWARD.  
>>MARY GIBBS: MAY SUGGEST ONE MORE THING FOR THE  
18:25:07 NEIGHBORS THAT ARE HERE.  
WHEN WE -- WHEN MATT WORKS WITH THE APPLICANT AND  
18:25:16 SCHEDULING THIS BALLOON TEST, SOME WAY WE CAN MAKE SURE  
THAT WE NOTIFY APPLICANTS SO THEY ARE AWARE OF THAT AND  
18:25:21 COORDINATE.  
WE WILL COORDINATE THAT SO EVERYBODY WILL KNOW.  
18:25:26 >>SCOTTY WOOD: THANK YOU.  
>>MARLENE NARANTIL: I JUST HAD A QUESTION.  
18:25:29 >>SCOTTY WOOD: YEAH.  
>>MARLENE NARANTIL: DIDN'T WE LOOK AT SOME PLANS FOR A  
18:25:38 MOTEL ON THAT CORNER OF COCONUT ROAD AND 41?  
>>SCOTTY WOOD: YES, WE DID APPROVE ONE.  
18:25:46 >>MARLENE NARANTIL: THEY HAVEN'T BUILT IT YET, BUT CAN  
SOMETHING BE PLACED ON THAT BUILDING BECAUSE YOU ARE  
18:25:51 ALREADY MANY FEET UP AND THE POLE WOULDN'T HAVE TO BE  
THAT HIGH AND MAYBE IT WOULD AESTHETICALLY LOOK A LOT  
18:25:56 BETTER.  
BUT, OF COURSE, IF THEY DON'T BUILD IT NOW, WE DON'T  
18:26:01 KNOW WHEN THEY WILL BUILD IT.  
AND WHETHER THAT WILL HELP AT ALL.  
18:26:06 >>MARY GIBBS: THERE WAS -- THERE WAS A HOTEL APPROVED.  
I THINK THEY HAVE GOTTEN THEIR DEVELOPMENT ORDER BUT  
18:26:10 NOT THE BUILDING PERMIT YET.  
WE DID ALSO TALK TO THE APPLICANT SOME TIME AGO ABOUT  
18:26:19 -- AND MAYBE EVEN APPROACHING THE COLONY, BECAUSE THEY  
HAVE THOSE HIGH RISES THERE AND WAS THERE A POSSIBILITY  
18:26:27 TO PUT SOMETHING ON TOP OF ONE OF THE HIGH RISES SO IT  
IS NOT AS VISIBLE.

18:26:34 SO THOSE WILL BE SUGGESTIONS TOO.  
>>MARLENE NARANTIL: IT WOULD BE WORTH LOOKING INTO IF  
18:26:41 THAT IS GOING TO BE BUILT.  
>> SCOTTY, MR. CHAIRMAN, BROUGHT UP THE QUESTION TO THE  
18:26:51 APPLICANT ABOUT HOW MUCH HOMEWORK HE HAS DONE WITH THE  
APPLICANTS.  
18:26:56 AND I THINK THE -- THE APPLICANTS THAT WE ARE -- SORRY,  
WITH THE NEIGHBORS, EXCUSE ME.  
18:27:01 AND I THINK THE NEIGHBORS THAT WERE HERE TONIGHT.  
THEY HAVE REALLY BROUGHT UP SOME REALLY EXCELLENT  
18:27:10 POINTS AND I WOULD JOIN NEW ENCOURAGING THE APPLICANT  
TO DO HIS NECESSARY HOMEWORK WITH THE NEIGHBORS.  
18:27:19 >>SCOTTY WOOD: ANYONE ELSE?  
OKAY.  
18:27:21 THAT CONCLUDES THAT ITEM.  
THANK YOU.  
18:27:49 OKAY, YOU OUR NEXT ITEM IS ANOTHER PUBLIC INFORMATION  
MEETING REGARDING THE GROVE AT UNIVERSITY HIGHLANDS,  
18:27:57 DISTRICT 5.  
A 6.3-ACRE VACANT PARCEL LOCATED ON THE WEST SIDE OF  
18:28:08 BEN HILL GRIFFIN PARKWAY SOUTH OF CUBE SMART SELF  
STORAGE, ADJACENT TO TIDEWATER.  
18:28:16 THIS WOULD INVOLVE AS IT GOES DOWN THROUGH THE PROCESS  
A REZONING TO ALLOW OUTDOOR CONSUMPTION OF ALCOHOL IN A  
18:28:27 RESTAURANT BAR AREA, FOOD COURT AREA, HOTEL/MOTEL  
AND/OR RETAIL USES.  
18:28:33 I WOULD LIKE TO REMIND EVERYBODY THIS IS A PUBLIC  
INFORMATION MEETING.  
18:28:37 WE WILL NOT BE MAKING A DECISION TONIGHT.  
AND NOR ARE WE REALLY IN A POSITION TO APPROVE OR RULE  
18:28:48 ON PERMITTED USES PER SE AS PART OF THAT.  
I JUST WANT EVERYONE TO UNDERSTAND THAT.  
18:28:53 MARY, DO YOU WANT TO SAY ANYTHING BEFORE THE APPLICANT  
MAKES HIS PRESENTATION?  
18:28:57 >>MARY GIBBS: WELL, YOU STOLE MY THUNDER WITH THE  
WHOLE INTRODUCTION SO I AM NOT SURE I HAVE MUCH TO ADD.  
18:29:06 I WANTED TO INTRODUCE JOHN CONROY, THE APPLICANT.  
NOT SURE HE WAS THERE -- HE WAS SITTING BEHIND THE POE  
18:29:09 POST.  
I WANT TO MAKE SURE HE WAS HERE.  
18:29:15 WE DO HAVE SIGNIFICANT AMOUNT OF PUBLIC COMMENT CARDS  
WE HAVE BEEN RECEIVING OVER THE WEEKEND SO ABOUT 50  
18:29:22 PUBLIC COMMENT CARDS WE NEED TO READ TONIGHT.  
BUT I -- LIKE MR. CONROY TO EXPLAIN KIND OF WHAT HE IS  
18:29:29 PROPOSING BECAUSE I ASKED FOR KIND OF A POTPOURRI OF  
DIFFERENT USES.  
18:29:33 I WILL JUST TURN IT OVER TO HIM.  
>>JOHN CONROY: PERFECT.  
18:29:35 THANK YOU VERY MUCH.  
GOOD EVENING, EVERYBODY.  
18:29:41 LIKE MARY SAID, MY NAME IS JOHN CONROY, THE OWNER OF  
SOUTH REAL ESTATE GROUP.  
18:29:46 WE HAVE DONE A NUMBER OF DEVELOPMENTS IN ESTERO.  
AND WE OWN THIS PROPERTY.

18:29:52 PART OF THE TEAM -- I AM THE ONLY ONE HERE, BUT PART OF  
THE TEAM IS NEALE MONTGOMERY.  
18:29:58 SHE IS OUR COUNSEL ON THIS.  
AND DAVID CORBAN OF DAVID CORBAN ARCHITECT IS OUR  
18:30:04 ARCHITECT.  
HE DID A LOT OF WORK IN NAPLES.  
18:30:11 VERY PROMINENT ARCHITECT.  
AND PENINSULA ENGINEERING.  
18:30:17 DAN WATERS AND CHRIS SCOTT HAVE HELPED US CONTINUE  
PROJECT THUS FAR.  
18:30:25 AS YOU MENTIONED MR. WOOD, WE DO -- THIS IS A 6.3-ACRE  
PIECE OF PROPERTY WE OWN ON BEN HILL GRIFFIN PARKWAY.  
18:30:34 A NICE AERIAL OF THE SITE.  
TIDEWATER TO THE WEST AND APARTMENTS TO THE SOUTH AND  
18:30:41 GRANDEZZA GOLF COURT TO THE EAST HERE.  
A LITTLE HISTORY ABOUT THIS PARCEL.  
18:30:46 WE ACTUALLY PURCHASED BOTH OF THE UNIVERSITY HIGHLANDS  
PROPERTIES IN 2018.  
18:30:49 THIS IS THE NORTH PARCEL.  
WE ALSO OWN AND DEVELOPED THE SOUTHERN PARCEL, WHICH IS  
18:30:56 JUST NORTH OF MIRAMAR WHERE THE CHASE BANK IS, THE  
STARBUCKS, TIDEWATER AND ADDITIONAL RETAIL BUILDINGS  
18:31:02 THERE.  
WE MET WITH SURROUNDING HOAS SINCE 2018 WHILE WE HAVE  
18:31:09 DONE THE DEVELOPMENT OF THE SOUTH PARCEL AND WE FIELDDED  
MANY CALLS OVER THE LAST THREE YEARS OF RESIDENTS IN  
18:31:16 THE AREA MAKING SUGGESTIONS WHAT WE SHOULD DEVELOP IN  
THIS AREA AND THIS CORRIDOR AND CONSISTENTLY RECEIVED  
18:31:22 REQUEST FOR MORE RESTAURANT CHOICE NOTICE AREA.  
NOT THE CHAIN RESTAURANTS, BUT GOOD RESTAURANTS, UNIQUE  
18:31:29 RESTAURANTS, AND AT THE SAME TIME, WE RECOGNIZE THAT  
THE VILLAGE OF ESTERO IS DESIRING MORE WALKABLE,  
18:31:35 BIKEABLE, AND COMMUNAL OUTDOOR AREAS.  
SO WHAT WE HAVE DONE HERE -- WELL, FOOD TRUCK AND FOOD  
18:31:45 HALLS -- I DON'T KNOW IF YOU WERE AWARE OF THIS, BUT  
THEY HAVE BEEN TAKING OVER THE COUNTRY.  
18:31:52 THEY ARE VERY, VERY POPULAR TO DO LARGE FOOD HALLS WITH  
LOTS OF DIFFERENT SMALL KITCHEN SO AS THAT A GROUP OF  
18:31:58 PEOPLE CAN COME -- YOU CAN GET BARBECUE IF YOU WANT.  
YOU CAN GET ITALIAN IF YOU WANT.  
18:32:03 YOU CAN GET MEXICAN IF YOU WOULD LIKE.  
THERE IS ACTUALLY A -- A NEW ONE GOING IN DELRAY BEACH  
18:32:10 MARKET THAT WILL BE OVER 15,000 SQUARE FEET, FOUR  
STORIES WITH 27 VENDORS IN IT.  
18:32:17 DOWN IN NAPLES, I DON'T KNOW IF YOU HAVE BEEN TO  
CELEBRATION PARK.  
18:32:21 BUT CELEBRATION PARK IS A FOOD TRUCK PARK DOWN IN  
NAPLES.  
18:32:24 IT HAS BEEN WILDLY SUCCESSFUL.  
THEY HAVE SIX FOOD TRUCKS.  
18:32:29 IT IS NOTHING FANCY, BUT IT IS AN AMAZING ATMOSPHERE.  
A GREAT ENVIRONMENT.  
18:32:34 AND LIKE I SAID, IT HAS BEEN EXTREMELY, EXTREMELY  
POPULAR.

18:32:39 SO KIND OF WHAT WE ARE THINKING WITH THIS PROPERTY IS  
WANTED TO COME UP WITH SOMETHING A LITTLE UNIQUE.  
18:32:44 A LITTLE CREATIVE.  
WE THINK THAT THE VILLAGE OF ESTERO DESERVES SOMETHING  
18:32:50 LITTLE HIGHER THAN FOOD TRUCK PARK BUT WANTED TO KIND  
OF MIX THE IDEA OF FOOD HALL, GIVING RESIDENTS WHAT  
18:32:58 THEY HAD ASKED FOR IN TERMS OF MORE RESTAURANT OPTIONS.  
AND SO OUR CONCEPT IS AN OUTDOOR COLLECTION OF  
18:33:06 RESTAURANTS AND SHOPS THAT WE CAN ACTUALLY IN A  
PARK-LIKE SETTING.  
18:33:09 I AM GOING TO MOVE THAT THERE.  
AND WHAT THIS WILL PROVIDE IS LOCAL AND DIVERSE  
18:33:13 DIFFERENT RESTAURANTS.  
IT IS A HIGH-END BLEND BETWEEN THE TWO CONCEPTS AND NOT  
18:33:19 JUST BE ANY RESTAURANT.  
THESE WILL BE LOCAL RESTAURANTS THAT ARE A GREAT FIT  
18:33:22 TOGETHER.  
IT IS GOING TO BE DIFFERENT CULTURES OF FOOD.  
18:33:26 GREAT FOR GROUPS.  
SOMETHING FOR EVERYONE.  
18:33:30 AND IT IS GOING TO HAVE INDOOR, OUTDOOR COVERED IN  
OUTDOOR DINING AREAS.  
18:33:33 I THINK THIS IS IMPORTANT BECAUSE IT PROVIDES A SAFE  
ENVIRONMENT THAT PROMOTES OUTDOOR LIVING.  
18:33:39 AND I THINK WITH COVID, PEOPLE HAVE BEGUN FOCUSING ON  
THE OUTDOOR EXPERIENCE MORE.  
18:33:44 I THINK THIS IS AN OPPORTUNITY TO CREATE A SAFE  
ENVIRONMENT THAT PROMOTES OUTDOOR DINING AND LIVING AND  
18:33:51 AS A DEVELOPER WE HAVE A RESPONSIBILITY TO THINK  
CREATIVELY OF NEW PROJECTS.  
18:33:54 ALSO, THIS IS SOUTHWEST FLORIDA.  
THIS IS WHY WE LIVE HERE.  
18:33:58 IT IS FOR THE WEATHER.  
SOME DESIGN FEATURES.  
18:34:04 WE WANT TO BE VERY SENSITIVE TO THE NEIGHBORHOODS THAT  
ARE AROUND.  
18:34:08 AND YOU WILL SEE WHEN WE GET TO OUR SITE PLAN THAT WE  
HAVE ORIENTED THE BUILDING TOWARD BEN HILL GRIFFIN,  
18:34:14 AWAY FROM TIDEWATER.  
WE THINK THAT AN ACCESSIBLE AND PROVIDE A WAY TO SET IT  
18:34:24 UP AND PROVIDES A SOUND BUFFER FOR THE NEIGHBORHOOD.  
WE WOULD LIKE TO PLANT A HEDGE ALONG THE PERIMETER.  
18:34:27 TWO FOLD.  
BECAUSE, ONE, IT CREATES A DESIGNATED SPACE SO WHEN YOU  
18:34:32 ARE INSIDE OF THIS YOU FEEL LIKE A DIFFERENT PLACE.  
YOU DON'T SEE BEN HILL GRIFFIN PARKWAY.  
18:34:36 YOU DON'T SEE THE NEIGHBORHOODS.  
YOU FEEL LIKE YOU ARE ALMOST IN A GROVE.  
18:34:41 IT HELPS KEEP CUSTOMERS CONTAINED.  
IF WE ARE GOING TO DO ALCOHOL CONSUMPTION, QUITE DOOR  
18:34:48 CONSUMPTION, I THINK IT IS IMPORTANT TO KEEP THE  
CUSTOMERS CONTAINED AND THAT IS WHAT THIS HEDGE WOULD  
18:34:51 DO.  
LASTLY, WE WANT TO PROVIDE AN EXPERIENCE.

18:34:58 THIS ISN'T GOING TO BE LIKE A CAFETERIA.  
NICE OUTDOOR LOUNGE AREAS WITH TRELLISES AND OVERHEAD  
18:35:03 LIGHTS.  
AND OUTDOOR ACTIVITIES SO PEOPLE CAN BE ACTIVE AS WELL.  
18:35:13 PUBLIC BENEFITS THAT WE SEE HERE IS THAT THIS IS A  
COMMUNAL OUTDOOR PARK-LIKE AREA.  
18:35:18 WE THINK IT WILL BE GREAT FOR THE NEIGHBORHOOD,  
COMMUNITY AND ALL OF SOUTHWEST FLORIDA AND ALLIANCE  
18:35:22 WITH ESTERO'S VISION.  
THERE WILL BE INTERCONNECTIVITY THROUGHOUT THE SITE  
18:35:27 THAT YOU WILL SEE WHEN WE GET TO THE SITE PLAN.  
IT WOULD ENGAGE THE NEIGHBORHOOD AND COMMUNITY, EASILY  
18:35:35 ACCESSIBLE BY FOOT OR BIKE, AND A PLACE FOR COMMUNITY  
EVENTS.  
18:35:39 IF WE WANTED TO DO A FARMER'S MARKET OR SOMETHING LIKE  
THAT.  
18:35:42 AND I THINK IT IS SETTING A NEW STANDARD FOR  
DEVELOPMENT.  
18:35:46 IT IS A CREATIVE AND REALLY CULTIVATING AND NEW  
EXPERIENCE IN ESTERO.  
18:35:53 THIS IS THE SITE PLAN JUST NOT WITH ANY BUILDINGS  
CONTINUE TO, BUT WHAT I WANTED TO SHOW YOU HERE IS THAT  
18:36:02 WHAT I AM ABOUT TO SHOW YOU THIS JUST THIS INNER AREA.  
IT STILL LEAVES OPPORTUNITY FOR DEVELOPMENTS ON THE  
18:36:07 NORTH AND SOUTH SIDE, BUT IN THIS CENTER AREA WITH  
PARKING SURROUNDING IT -- I APOLOGIZE -- THIS IS WHAT  
18:36:13 WE ARE PROPOSING.  
IF YOU SEE, THERE ARE SIX KITCHENS.  
18:36:21 WE HAVE GOT ONE, TWO, THREE, FOUR, FIVE, SIX KITCHENS.  
WE HAVE AN INDOOR SEATING AREA WITH A BAR JUST LIKE ANY  
18:36:27 TYPICAL RESTAURANT.  
AND THEN WE HAVE AN OUTDOOR -- AN OPEN OUTDOOR SEATING.  
18:36:33 IN WILL ALL BE COVERED.  
THIS WILL PROVIDE SHELTERER FROM ANY WEATHER, BUT STILL  
18:36:40 GIVE YOU THE OPPORTUNITY TO SIT AND DINE OUTSIDE.  
SO THE IDEA, AGAIN, IF YOU HAVE BEEN TO CELEBRATION  
18:36:46 PARK OR ANY OF THESE FOOD TRUCKS.  
YOU HAVE THE OPPORTUNITY TO SELECT FROM THESE SIX  
18:36:51 KITCHENS WHATEVER CUISINE WOULD YOU LIKE.  
AND WOULD YOU GO AND SIT AT ANY OF THE OPEN AND  
18:36:57 AVAILABLE TABLES.  
WHAT WE HAVE DONE HERE IS WE DESIGNED FOUR SEPARATE  
18:37:09 BUILDINGS THAT SURROUND THE CENTER KIND OF QUAD BUILT  
IN PHASES.  
18:37:12 WE WOULD HAVE A RESTAURANT COLLECTION LIKE I MENTIONED  
INDOOR SEATING, OUTDOOR COVERED SEATING AND OUTDOOR  
18:37:19 UNCOVERED SEATING AND TIBURON THE NORTH END, WE WOULD  
HAVE COMPLIMENTARY USES.  
18:37:23 WE WOULD HAVE A COFFEE USER WHO IS VERY INTERESTED IN  
DOING A ROASTERY OUT HERE.  
18:37:29 WE TALKED TO BAKERIES, ICE CREAM STORES.  
THE WHOLE IDEA HERE IS THAT THIS NORTH END WOULD BE  
18:37:35 KIND OF ACTIVATED AND ENGAGED IN THE MORNING AND YOU  
COULD WALK AND BRING YOUR DOG AND YOU COULD HAVE A CUP

18:37:41 OF COFFEE OUTSIDE AND EAT A CROISSANT.  
IN THE EVENINGS, THE SOUTH END WILL BE ACTIVATED.

18:37:49 SO WOULD YOU HAVE A SHARED MIDDLE AREA, BUT KIND OF THE  
18:37:56 INTENT HERE IS TO HAVE TWO KIND OF SEPARATE ZONES THAT  
ARE ACTIVATED AT DIFFERENT TIMES.  
WE WOULD HAVE PATHS AND OPEN AIR LAWN BETWEEN THE  
18:37:59 BUILDINGS.  
AND WE WOULD CREATE A FLOW BETWEEN THE BUILDINGS.

18:38:05 SO MAYBE AFTER YOU EAT, YOU CAN GO GRAB SOME ICE CREAM  
OR HAVE A COFFEE BEFORE YOU LEAVE.

18:38:15 THE EXISTING ZONING ON THIS PROPERTY PART OF THE  
TIMBERLAND AND TIBURON.

18:38:23 Z-97 ESTABLISHING ZONING FOR THE PROPERTY AND AMENDED  
BY RESOLUTION Z-10-031.

18:38:31 THIS IS MIXED USE DEVELOPMENT, AS I AM SURE YOU KNOW,  
WITH RESIDENTIAL COMPONENTS, COMMERCIAL COMPONENTS AND  
18:38:41 THIS PROPERTY IS IN COMMERCIAL TWO.  
AND WHEN YOU LOOK AT THE COMP PLAN THAT WE ARE LOOKING  
18:38:51 AT RIGHT NOW THIS IS IN URBAN COMMERCIAL AND BULLET  
POINTS I TOOK DIRECTLY FROM YOUR CAMP PLAN, WORD FOR  
18:38:55 WORD.

THE IDEA BEHIND THIS URBAN COMMERCIAL IS TO FOSTER  
18:39:01 DEVELOPMENT OF UNIQUE DESTINATIONS RATHER THAN A STRIP  
DEVELOPMENT PATTERN.

18:39:05 YOU WILL SEE ON THE SOUTH SIDE THAT IS KIND OF WHAT WE  
DID THE STRIP DEVELOPMENT PATTERN AND IT WORKED.

18:39:11 WE FEEL LIKE ON THIS SITE, IT COULD BE BETTER AND MORE  
UNIQUE AND FULFILL THAT.

18:39:18 YOU ALSO HAVE IN THE COMP PLAN THAT THE URBAN  
COMMERCIAL SHOULD SERVE NEARBY NEIGHBORHOODS AND  
18:39:26 CONSUMERS FROM OUTSIDE ESTERO WITH DAILY AND OCCASIONAL  
NEED FOR GOOD AND SERVICES.

18:39:32 AGAIN, WE FEEL LIKE THIS PROJECT DOES EXACTLY THAT.  
IN THE USES, ALSO DIRECTLY FROM YOUR COMP PLAN, SAY  
18:39:38 THAT'S URBAN COMMERCIAL USES SHOULD FROM PROVIDE A  
BROAD MIX OF COMMERCIAL USES TO FOSTER CONVENIENCE AND  
18:39:45 EFFICIENCY FOR A BROADER LIVE, WORK, PLAY ENVIRONMENT,  
INCLUDING SHOPPING, RESTAURANT HAD, HOTEL AND OFFICE.

18:39:58 IN THE MOST RECENT AMENDMENT AFFECTING OUR PROPERTY  
Z-10-031.

18:40:03 IN AREA TWO, WE HAVE PERMITTED USE FOR A RESTAURANT.  
THAT IS NOT UP FOR DEBATE AT ALL.

18:40:10 HOWEVER THE CONSUMPTION ON PREMISE, THAT IS PERMITTED.  
WE DO NEED TO -- EXCUSE ME, WE NEED TO MEET WITH YOU  
18:40:14 ALL FOR THAT.  
THAT IS PART OF THE PROCESS.

18:40:19 SO WE ARE REQUESTING CONSUMPTION ON PREMISE AS A USE.  
AND ALSO OUTDOOR SEATING MAY BE PERMITTED THROUGH THE  
18:40:24 ADMINISTRATIVE AMENDMENT PROCESS.  
I KNOW WE ARE NO LONGER DOING THE ADMINISTRATIVE AMOUNT  
18:40:30 PROCESS AND WE GO THROUGH PROCESS WITH YOU.  
SO WE ARE REQUESTING OUTDOOR SEATING FOR CONSUMING THE  
18:40:35 ALCOHOL HERE.  
IN THE LAND DEVELOPMENT CODE, WE HAVE EXEMPTIONS FOR

18:40:41 LOCATION STANDARDS FOR RESTAURANTS.  
WE ARE REQUESTING/CONFIRMING EXEMPTION TO THAT LOCATION  
18:40:52 STANDARD AS A RESTAURANT.  
AND THEN -- OH, YES.  
18:40:58 AND THEN THE NEXT PART OF THE REQUEST HAS TO DO WITH  
THE HOTEL/MOTEL.  
18:41:05 AND THERE IS A LITTLE BIT OF INTERPRETATION HERE AND WE  
HAVE BEEN DEALING WITH THIS WITH THE VILLAGE A LITTLE  
18:41:11 BIT AND WHAT WE ARE TRYING TO DO IS CLARIFY SOMETHING.  
THE MIRAMAR HOTEL ZONING, WHICH WAS DONE IN 20 18 RIGHT  
18:41:23 HERE.  
IN THE LAND USE EXHIBIT WHICH IS BACK OF THAT SAYS  
18:41:31 THERE IS A 6.4-ACRE PARCEL WITH 200 HOTEL UNITS AS A  
FUTURE LAND USE.  
18:41:38 OUR COUNSEL, NEALE MONTGOMERY, AND THE OWN OTHER SOLD  
THIS TO US WERE INTIMATELY PART OF THIS ENTIRE  
18:41:43 RESOLUTION FOR MIRAMAR.  
AND OUR PROPERTY IS THE ONLY PROPERTY THAT EVEN COMES  
18:41:49 CLOSE TO A 6.4-ACRE PARCEL.  
THERE IS ALSO AN ALLOCATION OF DEVELOPMENT RIGHTS THAT  
18:41:55 WERE PROVIDED BY THE SELLER TO THE VILLAGE DURING THE  
DRAFTING OF THIS MIRAMAR ZONING AMENDMENT THAT CLEARLY  
18:42:02 SHOWED 200 HOTEL UNITS ON OUR PARCEL.  
SO NEALE MONTGOMERY, OUR COUNSEL, THE INTENT OF THE 200  
18:42:10 UNITS TO GO TO OUR PROPERTY SO MUCH SO THAT WHEN WE  
CLOSED AND BOUGHT THE LAND THE SELLER DESIGNED  
18:42:16 DEVELOPMENT RIGHTS FOR 200 HOTEL UNITS.  
THE VILLAGE HAS TAKEN THE POSITION THAT THE  
18:42:21 DOCUMENTATION IS NOT CLEAR BECAUSE THAT ZONING  
AMENDMENT WAS FOR MIRAMAR.  
18:42:26 SO AS PART OF THIS REQUEST, WE ARE ASKING FOR DOCUMENT  
TO CLARIFY THAT WE DO HAVE THOSE RIGHTS SUFFICIENT TO  
18:42:34 THE VILLAGE.  
SO, IN CONCLUSION, WE FEEL THEIR OUR PROJECT ACTUALLY  
18:42:40 REALLY FITS THE DESIGNATED ZONING OF THE PROPERTY.  
WE ARE ALLOWED TO HAVE RESTAURANTS.  
18:42:45 IT IS THE OUTDOOR SEATING AND OUTDOOR CONSUMPTION OF  
ALCOHOL THAT WE ARE ASKING FOR.  
18:42:50 WE THINK IT FITS WITH THE INTENTS OF THE FUTURE LAND  
USE MAP AND THE COMPREHENSIVE PLAN AND WENT TO THE WORD  
18:42:56 FOR WORD ITEMS TAKEN FROM THE COMP PLAN.  
WE THINK IT FITS THE DESIRES AND NEEDS OF THE  
18:43:01 COMMUNITY, THE NEIGHBORHOODS.  
WE THINK IT FITS THE VISION OF THE VILLAGE OF ESTERO.  
18:43:08 SO WE ARE ASKING FOR THE PLANNING AND ZONING BOARD'S  
REQUEST AND CONFIRMATIONS ON THE PERMITTED USES.  
18:43:21 QUESTIONS AND COMMENTS.  
>>MARLENE NARANTIL: I HAVE A QUESTION.  
18:43:25 ARE YOU PLANNING ON OUTDOOR ENTERTAINMENT IN YOUR SPACE  
THAT'S YOU ARE DESCRIBING?  
18:43:29 >>JOHN CONROY: THERE WILL LIKELY BE SOME PART OF MUSIC,  
YES, THAT IS TYPICAL IN RESTAURANTS AND OUTDOOR  
18:43:33 SEATING, YES.  
>>MARLENE NARANTIL: THE ONLY PROBLEM IS YOU HAVE

18:43:37 RESIDENTIAL AROUND THERE WHICH COULD BE A PROBLEM  
THOUGH.

18:43:39 >>JOHN CONROY: ABSOLUTELY.  
SO THAT IS, AGAIN, WHY WE ORIENTED THE BUILDING THE WAY

18:43:44 IT WAS.  
WE DO WANT TO PROVIDE LANDSCAPE BUFFERS AROUND THAT AND

18:43:51 WE ARE VERY SENSITIVE TO THE NOISE CONCERNS OF THE  
NEIGHBORHOODS, ABSOLUTELY.

18:43:56 >>MARLENE NARANTIL: WELL, I COULD -- I COULD ENVISION  
YOU WORKING VERY CLOSELY WITH THE NEIGHBORS.

18:43:59 >>JOHN CONROY: ABSOLUTELY.  
>>MARLENE NARANTIL: AS YOU PURSUE THIS PROJECT.

18:44:04 >>JOHN CONROY: ABSOLUTELY.  
AND JUST TO GIVE YOU A LITTLE BIT OF HISTORY.

18:44:11 WE DEVELOPED PART THE ESTERO GRANDE PROPERTY AT ESTERO  
PARKWAY AND 41 AND A LOT OF CONCERNS AND COMMENTS FROM

18:44:19 BRECKENRIDGE THAT WE WORKED WITH THEM TO GET THROUGH  
THE PROCESS.

18:44:24 ON THE SOUTH PARCEL CONCERNS FROM GRANDEZZA TOOK COME  
UP WITH ACCEPTABLE SOLUTIONS AS PART OF THE PROCESS

18:44:27 THERE.  
HERE WOULD BE NO DIFFERENT AT ALL.

18:44:31 WE WOULD LIGHTNING WELCOME ANY COMMENTS AND CONCERNS  
AND WORKING WITH TIDEWATER TO MAKE SURE EVERYONE IS

18:44:37 ACCEPTABLE.  
BUT AGAIN WE ARE ZONED FOR RESTAURANT.

18:44:43 WE ARE ZONED FOR, YOU KNOW, UP TO -- ALMOST 50,000  
SQUARE FEET OF RETAIL.

18:44:47 ALMOST 100,000 SQUARE FEET OF OFFICE.  
SO THIS COULD BE A VERY DENSELY DEVELOPED SITE AND

18:44:54 ACTUALLY I WOULD ARGUE THIS WOULD BE LESS DENSE THAN  
THAT.

18:44:57 >>MARLENE NARANTIL: WILL THERE ALSO BE TRAFFIC  
CONCERNS I AM SURE THE NEIGHBORS ARE GOING TO BE VERY

18:45:03 -- BECAUSE THAT WAS PROBLEMATIC UNTIL THEY PUT THAT  
STOP SIGN -- THE STOPLIGHT THERE BECAUSE OF MANY

18:45:08 ACCIDENTS THERE.  
>>JOHN CONROY: YES.

18:45:12 >>MARLENE NARANTIL: SO I COULD SEE A LOT OF ISSUE  
THAT'S WILL BE COMING UP.

18:45:18 >>JOHN CONROY: YEP.  
>> I THINK YOU ARE ON TO SOMETHING.

18:45:21 I REALLY DO.  
>>JOHN CONROY: THANK YOU.

18:45:26 >> IT BEATS A STRIP MALL.  
I AM VERY FAMILIAR WITH CELEBRATION.

18:45:34 I KNOW -- BUT I HAVE NEVER SEEN THIS CONCEPT BEFORE.  
>>JOHN CONROY: RIGHT.

18:45:40 >> IT MAY NOT OFFSET EVERYTHING THAT YOU WANT TO DO AT  
ONE TIME BUT, YOU KNOW, I WOULD RATHER SEE SOMETHING

18:45:50 LIKE THAT THAN A HOTEL.  
>>JOHN CONROY: YEAH.

18:46:00 >> AND I THINK THAT THE LOCATION -- YOU COULDN'T HAVE  
HIT A BETTER LOCATION BECAUSE THERE IS SO MANY

18:46:09 RESIDENTIAL NEIGHBORS CLOSE BY THAT WILL WALK, RIDE  
THEIR BIKE.

18:46:14 I MEAN, WE ARE FINALLY GETTING SOMEWHERE WHERE PEOPLE  
DON'T HAVE TO GET IN THEIR CAR AND GO.

18:46:21 I DON'T LIVE NEAR THERE, BUT, YOU KNOW -- I THINK YOU  
ARE CONTINUE TO SOMETHING.

18:46:26 I DON'T THINK YOU HAVE IT QUITE FIGURED OUT, BUT -- I  
AM INTERESTED TO SEE HOW IT TURNS OUT.

18:46:31 >> WHAT ARE SOME OF THE THINGS WE WOULD NEED TO WORK ON  
IN TERMS OF FIGURING IT OUT?

18:46:41 >> I THINK ONE OF THE MAIN THING IS NOT TRYING TO PUT  
TOO MUCH INTO IT.

18:46:43 YOU KNOW, TOO MANY USES.  
YOU DON'T WANT IT TOO BUSY.

18:46:48 YOU WANT BUSY, OBVIOUSLY.  
BUT YOU DON'T WANT IT WHERE PEOPLE ARE LIKE, I DON'T  
18:46:52 WANT TO GO THERE.  
IT IS TOO CROWDED.

18:46:54 CAN'T FIND A PARKING PLACE.  
THAT IS A TOUGH CORNER.

18:47:09 YOU GO, YOU KNOW, FROM MIRAMAR OVER.  
SO I THINK IT WILL WORK BUT I DON'T HAVE ANY MAGIC, SO  
18:47:18 I CAN'T TELL YOU IF IT WORKS OR DOESN'T WORK.  
BUT IT IS A WHOLE NEW CONCEPT.

18:47:22 AND I LIKE IT.  
>>JOHN CONROY: I APPRECIATE THE FEEDBACK.

18:47:26 THANK YOU VERY MUCH.  
>>SCOTTY WOOD: JIM?

18:47:33 >>JAMES TATOOLE: LAST WEEK I WENT TO UNIVERSITY PARK  
ON TWO DIFFERENT OCCASIONS AT TWO DIFFERENT  
18:47:36 RESTAURANTS.  
SO YOU GOT WHAT YOU ARE TALKING ABOUT IS ALREADY  
18:47:42 MODIFIED FOR WHAT YOU ARE TALKING ABOUT, BUT IT IS  
ALREADY GOOD AT UNIVERSITY PARK WITH ALL THE  
18:47:47 RESTAURANTS, WITH THE OPEN SPACE, WITH THE FARMER'S  
MARKET AND THE SHOWS.

18:47:56 AND BASICALLY, THE STUDENTS FROM FLORIDA GULF COAST  
UNIVERSITY WITH THEIR HOUSING THERE.

18:48:01 BUT THEY ARE ATTRACTING PEOPLE UP AND DOWN THE ROAD.  
SO THE ONLY QUESTION I HAVE GOT IS -- IS OVERBUILDING  
18:48:09 AND WHAT KIND OF MARKET STUDIES TO SEE THAT THIS ISN'T  
GOING TO BE A SATURATED AREA?

18:48:13 >>JOHN CONROY: WELL, WE ALREADY HAVE SIGNIFICANT  
INTEREST FOR THE KITCHENS.

18:48:18 WE ALREADY HAVE PROBABLY FOUR OR FIVE PEOPLE THAT SAID  
IF YOU DO THIS, WE WOULD LOVE TO BE THERE.

18:48:23 SO WE HAVE A LOT OF INTEREST.  
AND LIKE I SAID, WE ALREADY HAVE A COFFEE ROASTERY WHO  
18:48:30 WILL BE INTERESTED IN ONE OF THE THREE FREE-STANDING  
BUILDINGS ON THE NORTH END AND THEY THINK THEY CAN  
18:48:43 BRING A BAKERY AND ICE CREAM AS WELL POTENTIALLY.  
>> YEAH, I THINK IT IS AN UNIQUE CONCEPT.

18:48:48 I LIKE SOMETHING UNIQUE LIKE THIS.  
I THINK IT ADDS ADDITIONAL CHARACTER TO THE -- TO THE

18:48:54 VILLAGE.  
BUT YOU -- YOU HAD MENTIONED IN YOUR OPENING REMARKS  
18:49:01 THAT THIS -- THIS TYPE OF CONCEPT IS SWEEPING THE  
COUNTRY.  
18:49:06 I THINK -- I PERSONALLY WOULD LIKE TO SEE SOME EXAMPLES  
OF SUCCESS STORIES.  
18:49:15 >>JOHN CONROY: ABSOLUTELY.  
>>JAMES TATOLES: THAT WILL BE FROM PLACES SIMILAR TO  
18:49:18 ESTERO.  
I THINK THAT KIND OF THING WOULD CERTAINLY BE OF  
18:49:21 INTEREST.  
>>JOHN CONROY: YES, OF COURSE.  
18:49:28 >>SCOTTY WOOD: QUESTION.  
>>JOHN CONROY: YES, SIR.  
18:49:31 >>SCOTTY WOOD: HAVE YOU STUDIED THE DEMOGRAPHICS OF  
YOUR MARKET?  
18:49:34 >> ABSOLUTELY, YES.  
>>SCOTTY WOOD: DESCRIBE THEM.  
18:49:36 >>JOHN CONROY: OF THIS MARKET?  
CELEBRATION PARK IS 75% OVER 55.  
18:49:43 I KNOW CONCERN ABOUT AGE, BUT ACTUALLY CELEBRATION PARK  
IS A HUGE HIT FOR THE OVER 55 POPULATION.  
18:49:49 AND WE DON'T SEE THIS BEING ANY DIFFERENT.  
I KNOW THAT THE -- ESTERO DOES HAVE A OLDER DEMOGRAPHIC  
18:49:58 AND I THINK THAT IS ACTUALLY WHAT WE ARE APPEALING TO.  
AND I THINK THAT THE PUBLIC DOESN'T REALIZE HOW MUCH  
18:50:03 THEY WOULD REALLY ENJOY THIS.  
>>SCOTTY WOOD: NEXT QUESTION.  
18:50:07 YOU MENTION BUFFERING.  
CAN YOU DESCRIBE WHAT THE BUFFERING IS?  
18:50:14 >>JOHN CONROY: WE TALKED OF A HEDGE THAT WOULD GO ALL  
THE WAY AROUND.  
18:50:18 WE TALKED ABOUT A DRY TREATMENT AREA TO THE WEST THAT  
SEPARATES THE PARCEL OR SITE IN TIDEWATER.  
18:50:25 IF YOU LOOK AT THE LANDSCAPING WE PUT IN OUR  
PRETREATMENT AREA IN THE SOUTHERN PARCEL, WE DID PRETTY  
18:50:34 SIGNIFICANT LANDSCAPE AND WILL PLAN TO DO SIMILAR, YOU  
KNOW, DENSE LANDSCAPE IN THAT BUFFER.  
18:50:39 >>SCOTTY WOOD: YOU ARE NOT THINKING OF ANY KIND OF A  
STRUCTURE ALONG THE PROPERTY LINE?  
18:50:43 I AM THINKING OF THE NOISE FACTOR.  
FOR THE NEIGHBORS.  
18:50:49 BECAUSE THE NOISE FACTOR IS SIGNIFICANT WHEN YOU HAVE  
-- YOU HAVE A LARGE RETAIL RESTAURANT FACILITY ADJACENT  
18:50:58 TO RESIDENTIAL.  
>>JOHN CONROY: UNDERSTOOD.  
18:51:02 AGAIN, THAT IS PART OF WHY WE WOULD TRY TO SET UP THE  
SITE PLAN WITH A LOT OF THE OPEN AREAS TO THE EAST SIDE  
18:51:12 OF THE BUILDING AND TO THE STRUCTURES WAS TO TRY DO  
EXACTLY WHAT YOU ARE TALKING ABOUT.  
18:51:15 BLOCK SOME OF THE NOISE.  
I WOULD THINK THAT THIS WOULD BE SIMILAR TO -- IF YOU  
18:51:21 TRIED TO DO ANY STRUCTURE, YOU KNOW, WEST OF IT TO TRY  
TO BLOCK THE NOISE.

18:51:30 >>SCOTTY WOOD: SOUNDS LIKE WE NEED A NOISE BALLOON  
TEST.

18:51:31 [LAUGHTER]  
BY THE WAY, THE OTHER THING THAT -- THAT I HAVE A  
18:51:39 QUESTION ON -- ALMOST A COMMENT ABOUT.  
THE VILLAGE HAS APPROVED FIVE HOTEL SITES.  
18:51:45 NONE OF WHICH ARE BUILT.  
SO I AM SOMEWHAT PUZZLED BY YOUR INTEREST IN WHAT WOULD  
18:51:51 BE A SIXTH HOTEL SITE.  
>>JOHN CONROY: ABSOLUTELY.  
18:51:56 WE CURRENTLY HAVE NOBODY INTERESTED IN DEVELOPING A  
HOTEL IN THIS PARCEL.  
18:52:00 THIS IS JUST MORE CLARIFYING SOMETHING THAT WE FELT  
THAT WE HAD WHEN WE PURCHASED THE PROPERTY.  
18:52:06 AND SO WE WOULD LIKE TO HAVE THOSE RIGHTS, BUT WE HAVE  
-- WE DON'T HAVE ANYONE LINED UP TO DO A HOTEL.  
18:52:14 THERE WAS ABOUT SIX OR NINE MONTHS -- PROBABLY A YEAR  
AGO NOW BECAUSE IT WAS PRECOVID, WE DID HAVE A HOTELIER  
18:52:23 WHO WAS INTERESTED, BUT RIGHT NOW NO PLANS FOR THAT  
HOTEL DEVELOPMENT.  
18:52:28 IN THE FUTURE IF A BOUTIQUE -- YOU NOTICE IF WE MOVE  
FORWARD ON THIS SITE, ON THIS CONCEPT, THERE IS NOT A  
18:52:35 LOT OF AREAS TO DO ANYTHING SUBSTANTIAL WITH A HOTEL.  
IT WOULD LIKELY BE A SMALLER BOUTIQUE TYPE HOTEL THAT  
18:52:42 WOULD GO HERE, BUT, AGAIN, THOSE ARE RIGHTS WE FELT  
THAT WE PURCHASED AND PART OF THE LAND WHEN WE BOUGHT  
18:52:47 IT.  
AND SO WE WANTED CLARIFICATION ON THAT.  
18:52:56 >>SCOTTY WOOD: WELL, MY OWN OBSERVATION IS PUTTING A  
HOTEL IN ANY OF THESE TWO AREAS ON THE DIAGRAM IS LIKE  
18:53:06 PUTTING 12 SARDINES IN AN EIGHT-SARDINE CAN.  
>>JOHN CONROY: I WOULD AGREE WITH THAT DEPENDING ON THE  
18:53:11 SIZE OF THE HOTEL, BUT YES.  
>>SCOTTY WOOD: WING THE WHOLE PROPERTY, LESS IS MORE.  
18:53:15 YOU CAN EASILY GO OVERBOARD.  
EVEN I -- WITH IDEAS, CAN -- SO YOU NEED TO KEEP  
18:53:22 THROTTLING BACK.  
>>JOHN CONROY: OKAY.  
18:53:26 >>SCOTTY WOOD: ANY OTHER COMMENTS FROM THE BOARD  
BEFORE I OPEN IT UP FOR PUBLIC COMMENT?  
18:53:30 MARY?  
>>MARY GIBBS: I JUST WANT TO EXPLAIN A LITTLE BIT  
18:53:33 ABOUT THE PROCESS.  
BECAUSE A COUPLE OF THINGS THAT THE GENTLEMAN SAID.  
18:53:42 WHAT -- WHAT NEEDS TO HAPPEN HERE IS THIS WILL BE AN  
AMENDMENT TO THE PLAN DEVELOPMENT ZONING.  
18:53:47 TO THAT REQUIRES PUBLIC HEARING.  
THAT WILL NEED TO COME TO PLANNING AND ZONING BOARD FOR  
18:53:54 A RECOMMENDATION AND THEN GO TO VILLAGE COUNCIL FOR  
APPROVAL.  
18:53:58 EVEN THOUGH JOHN KEEPS SAYING THAT A HOTEL IS A  
PERMITTED USE.  
18:54:02 IT IS NOT A PERMITTED USE ON THIS PARCEL.  
WE DISAGREE -- WE HAVE BEEN TALKING ABOUT THIS FOR

18:54:05 MONTH.  
WE TOLD THEM YOU GOT TO AMEND THE ZONING TO HAVE THE  
18:54:10 HOTEL CONSIDERED.  
IT MIGHT HAVE BEEN THE INTENT OF THE SELLER, FOR SURE,  
18:54:15 BUT THAT IS NOT WHAT THE LANGUAGE SAID.  
SO THIS WILL BE AN AMENDMENT THAT WILL COME TO PLANNING  
18:54:21 AND ZONING FOR RECOMMENDATION AND THEN TO COUNCIL.  
SO THERE WILL BE TWO HEARINGS.  
18:54:27 >> IS THAT HOW IS IT -- IS THAT FOR THE OUTDOOR SEATING  
AND CONSUMPTION AS WELL.  
18:54:31 DOES THAT GO TO COUNCIL?  
>>MARY GIBBS: YES.  
18:54:36 YOU HAVE TO AMEND THE ZONING RESOLUTION.  
THE COUNTY COMMISSION APPROVED THE OLD ZONING  
18:54:39 RESOLUTION.  
SO IN ORDER TO AMEND THE ZONING, THAT WOULD HAVE TO GO  
18:54:45 TO COUNCIL, BECAUSE IT IS IN THE RESOLUTION.  
THEY WILL HAVE TO DO AN ORDINANCE TO DO THAT.  
18:54:48 >> OKAY.  
BECAUSE IN THE -- OUR PERMITTED USE IS CONSUMPTION  
18:54:56 ON-PREMISE PERMITTED GROUP THREE RESTAURANT AND OUTDOOR  
SEATING THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS.  
18:55:01 >>MARY GIBBS: WHICH THE COUNTY HAS, BUT THE VILLAGE  
DOESN'T HAVE.  
18:55:03 >> CORRECT.  
BUT DOES THE ADMINISTRATIVE AMENDMENT PROCESS GO  
18:55:09 THROUGH PLANNING AND ZONING OR DOES THAT GO THROUGH  
COUNCIL AS WELL?  
18:55:13 >> BECAUSE YOU ARE AMENDING YOUR ZONING RESOLUTION,  
THAT GOES TO COUNCIL.  
18:55:16 JUST WANTED TO CLARIFY.  
IT IS A LITTLE CONFUSING.  
18:55:19 BUT WE HAVE GOT A LOT OF MOVING PARTS BECAUSE YOU MAY  
HAVE THE HOTEL.  
18:55:24 YOU HAVE ALREADY GOT RETAIL ALLOWED ON THE PROPERTY.  
>> CORRECT.  
18:55:28 >>MARY GIBBS: YOU WANT TO DO THE FOOD THING.  
WITH THE OUTDOOR SEATING SO A LOT -- THE RESTAURANT  
18:55:35 THAT WAS ALLOWED -- THE CON SUFFERING ON PREMISE ALLOW  
THE IN THE COUNTY RESOLUTION WAS IN CONJUNCTION WITH A  
18:55:41 STANDARD TYPE RESTAURANT WHICH THANK IS TYPICALLY LIKE  
INSIDE THE RESTAURANT.  
18:55:44 A LITTLE BAR AREA.  
NOT REALLY ENVISION AS AN OUTDOOR KIND OF BAR THAT YOU  
18:55:49 WALK AROUND FROM PLACE TO PLACE.  
SO I DIDN'T WANT TO REALLY GET INTO -- AND I WANTED TO  
18:55:56 SAY BECAUSE THE ATTORNEY SAID REQUESTING CONFIRMATION  
IS PERMITTED USES.  
18:56:03 THAT IS NOT WITHIN THE PLANNING AND ZONING BOARD'S PER  
VIEW TO REQUEST -- AND GRANT CONFIRMATION.  
18:56:09 THE COMMUNITY DEVELOPMENT DIRECTOR'S PURVIEW.  
THOSE THINGS ARE NOT WITHIN YOUR PURVIEW TO DECIDE.  
18:56:16 AND NANCY -- I DON'T KNOW IF NANCY WANT TO ADD  
ANYTHING?

18:56:19 IF SHE IS STILL THERE.  
>>NANCY STROUD: I AM STILL HERE.

18:56:24 AND, YES.  
IN -- THESE USES WOULD NEED TO BE APPROVED THROUGH

18:56:29 REZONING PROCESS.  
SO THAT IS WHY THIS PUBLIC INFORMATION MEETING IS ABOUT

18:56:38 BASICALLY A PROPOSED REZONING.  
>> CORRECT.

18:56:43 >>SCOTTY WOOD: OKAY.  
I WOULD LIKE TO OPEN IT UP TO PUBLIC INPUT.

18:56:48 TAMMY?  
>>TAMMY DURAN: I HAVE THREE COMMENT CARDS FOR HERE.

18:57:01 STEVEN NOVAK, CEDRIC ANDERSON AND PAUL LESSER -- IS THE  
ORDER FOR THEM AND I WILL WIPE IT DOWN.

18:57:21 >> THANK YOU.  
MY NAME IS STEVEN NOVAK.

18:57:30 I LIVE 10613 JACKSON SQUARE DRIVE IN ESTERO IN THE  
COMMUNITY OF TIDEWATER.

18:57:35 MR. CONROY DID MENTION THAT HE HAS TALKED TO NUMEROUS  
HOAS ABOUT THIS, BUT HE HAS YET TO COME TO TIDEWATER,

18:57:44 THE NEAREST NEIGHBOR TO DISCUSS IT WITH US.  
I AM OPPOSED TO THE REZONING TO PERMIT CONSUMPTION OF

18:57:51 ALCOHOL ON THE PREMISE AND THE OUTDOOR CONSUMPTION OF  
ALCOHOL, AS WELL AS THE PROPOSED FOOD HALLS, FOOD

18:57:57 TRUCKS AND OUTDOOR GAMES.  
I AM NOT SURE I HEARD MR. CONROY MENTION THE GAMES, BUT

18:58:02 IT IS IN THE PRESENTATION.  
THEY ARE PLANNING OUTDOOR GAMES LIKE CORNHOLE AND OTHER

18:58:09 GAMES.  
THIS IS AN INTERESTING CONCEPT AS MANY OF YOU HAVE

18:58:15 POINTED OUT.  
HOWEVER, THIS IS SIMPLY NOT THE RIGHT LOCATION FOR SUCH

18:58:19 A VENUE.  
THE PROPOSED LOCATION FOR THE GROVE IS ENTIRELY TOO

18:58:25 CLOSE TO THE COMMUNITY OF TIDEWATER.  
WHILE THE PROPOSAL MENTIONS THAT THE BUILDINGS WILL BE

18:58:32 ORIENTED TOWARD BEN HILL GRIFFIN AND THAT THERE WILL BE  
A SOUND BUFFER.

18:58:39 EXTENSIVE LANDSCAPING IS NOT GOING TO ENOUGH TO DEAL  
WITH THE NOISE POLLUTION FROM THE OUTDOOR VENUES AND

18:58:44 THE GAMES BEING PLAYED.  
I DON'T KNOW, BUT I CAN HEAR MY NEIGHBORS THROUGH THE

18:58:49 HEDGES.  
THE EXTERIOR WALL OF TIDEWATER AND THE HOMES ON TORCH

18:58:57 KEYWAY ARE MERE FEET AWAY FROM THIS PARCEL.  
I ASK YOU TO IMAGINE SITTING OUTSIDE ON YOUR LANAI IN

18:59:05 THE EVENING WITH LARGE NUMBERS OF PEOPLE CONGREGATING,  
DRINKING, PARTYING AND PLAYING GAMES ON THE OTHER SIDE

18:59:12 OF THE WALL EVERY NIGHT OF THE WEEK.  
IF YOU WOULDN'T HAVE IT IN YOUR BACK YARD, THEN WE

18:59:18 SHOULDN'T HAVE IT EITHER.  
I WOULD ALSO LIKE TO ADDRESS HOW VEHICLE TRAFFIC WILL

18:59:26 ACCESS THE GROVE.  
FROM BEN HILL GRIFFIN, THE PUBLIC WILL ENTER ON

18:59:32 TIDEWATER KEY BOULEVARD.  
THE ENTRANCE TO TIDEWATER OR EVERETT PARKWAY.

18:59:41 THE EXTENSIVE RETAIL TRAFFIC WILL THEN PROCEED ON A  
PRIVATELY OWNED ROAD, TIBURON WAY TO THE GROVE.

18:59:53 THE TRAFFIC FROM ESTERO PARKWAY WILL HAVE DIRECT ACCESS  
ON TIBURON PARKWAY DIRECTLY TO THE GROVE.

18:59:59 YOU MAY NOT KNOW IT, BUT AS -- YOU MAY NOT KNOW IT, BUT  
AS PARTS OF AN UMBRELLA ASSOCIATION CREATED MANY YEARS

19:00:07 AGO BY UNIVERSITY HIGHLAND LIMITED PARTNERSHIP,  
TIDEWATER RESIDENTS FIND THEMSELVES NOW RESPONSIBLE FOR

19:00:16 51% OF THE REPAVING AND ROADWAY MAINTENANCE COSTS FOR  
TIBURON WAY.

19:00:21 THIS DOES NOT SEEM RIGHT THAT THE RESIDENTS OF  
TIDEWATER WILL BE FOOTING MORE THAN HALF THE BILL FOR A

19:00:28 ROADWAY USED FOR COMMERCIAL RETAIL TRAFFIC.  
I WOULD LIKE TO PLANT THE SEED WITH THE VILLAGE OF

19:00:38 ESTERO, TIBURON WAY AS AN ACCESS ROADWAY FOR THIS  
COMMERCIAL RETAIL SHOULD BECOME A ROLLE ROADWAY THAT IS

19:00:44 MAINTAINED BY THE VILLAGE OF ESTERO AND NOT THE  
UMBRELLA ASSOCIATION.

19:00:49 THIS SHOULDN'T BE ON THE BACK OF -- THE BACK OF  
RESIDENTS OF TIDEWATER, GRANDEZZA AND OTHER ELEMENTS IN

19:00:56 THE ASSOCIATION.  
STILL ON THE SUBJECT OF TRAFFIC, LET'S TALK ABOUT THE

19:01:05 VEHICLE TRAFFIC FROM BEN HILL GRIFFIN ON TO TIDEWATER  
KEY BOULEVARD.

19:01:10 WITH THE INCREASE OF TRAFFIC HEADED TO THE GROVE, IT  
WILL BECOME A NIGHTMARE TO ENTER AND EXIT OUR TIDEWATER

19:01:15 COMMUNITY.  
BEFORE WE KNOW IT, A TRAFFIC LIGHT WILL BE NEEDED AT

19:01:22 THE INTERSECTION ON BEN HILL GRIFFIN AND THE RESIDENTS  
OF TIDEWATER WILL BE RESPONSIBLE FOR THE HEFTY BILL FOR

19:01:27 THE LIGHT.  
COMMERCIAL DEVELOPMENT SHOULD NOT RESULT IN A HEAVY

19:01:33 FINANCIAL BURDEN FOR RESIDENTS WHO LIVE NEXT TO THE  
PARCEL.

19:01:39 IN CLOSING, I REPEAT THAT I AM STRONGLY OPPOSED TO THE  
GROVE PROPOSAL.

19:01:43 I ASK THAT THE VILLAGE OF ESTERO DO WHAT IT HAS DONE  
FOR THE FIVE YEARS I HAVE LIVED IN ESTERO, AND THIS IS,

19:01:51 PUTTING THE CONCERNS AND REQUIREMENTS OF THE RESIDENTS  
FIRST AND FOREMOST IN YOUR DECISIONS.

19:01:56 THANK YOU.  
>>SCOTTY WOOD: THANK YOU.

19:02:13 >>TAMMY DURAN: CEDRIC.  
>> THANK YOU FOR THE OPPORTUNITY SPEAK TONIGHT.

19:02:18 MY NAME IS CEDRIC ANDERSON.  
>>SCOTTY WOOD: SPEAK INTO THE MIC, PLEASE.

19:02:23 >> CAN YOU HEAR ME NOW?  
>> BETTER.

19:02:31 >> CEDRIC ANDERSON, 20995 BUTTERMILK COURT, ESTERO, IN  
GRANDEZZA, DIRECTLY ACROSS THE STREET FROM THIS

19:02:39 DEVELOPMENT.  
I'M HERE TO SPEAK AS A RESIDENT AND SPEAK AS PRESIDENT

19:02:47 OF THE HOMEOWNER ASSOCIATION FOR CYPRESS COVE A.  
58 HOMES LOCATED IN PARALLEL TO BEN HILL GRIFFIN AND  
19:02:59 DIRECTLY ACROSS FROM THE GROVE, THE DEVELOPMENT.  
I HAVE READ THE STANDARDS YOUR PLANNING AND DEVELOPMENT  
19:03:05 REGULATION GUIDELINES.  
VERY WELL WRITTEN.  
19:03:08 VERY COMPREHENSIVE.  
AND A LOT OF MY COMMENTS HAVE TO DO WITH THAT DOCUMENT.  
19:03:18 WE ARE A QUIET RESIDENTIAL AREA AND HAVE BEEN FOR 21  
YEARS OR SO.  
19:03:23 AND WE UNDERSTAND DEVELOPMENT AND THE NEED FOR  
DEVELOPMENT IN ESTERO.  
19:03:30 BUT WE ALSO UNDERSTAND THIS 6.5 ACRES IS RIGHT IN THE  
MIDDLE AND CLOSE PROXIMITY TO THREE RESIDENTIAL AREAS,  
19:03:38 TIDEWATER, THE APARTMENTS, AND GRANDEZZA.  
SO THE PROXIMITY CLOSE.  
19:03:55 HERE IS MY CONCERNS AND OPPOSITION TO THIS DEVELOPMENT.  
THE -- EXCUSE ME.  
19:04:04 THE CONCEPT IS VERY BROAD.  
THIS REQUEST FOR REZONING.  
19:04:07 THERE ARE A LOT OF MOVING PARTS.  
A LOT WE DON'T UNDERSTAND AND ALCOHOL CONSTRUCTION IS  
19:04:13 SOMETHING WE DO UNDERSTAND.  
MUSIC WITH THE OUTSIDE.  
19:04:24 SO THE RESTAURANT COMPARTMENT THAT BRINGS A NEW REALM  
OF NOISE LEVEL.  
19:04:31 WE HAVE A LOT OF TRAFFIC ON BEN HILL GRIFFIN AND YOU  
GET TO HOTEL DEVELOPMENT, THE TRAFFIC BECOMES A MAYOR  
19:04:36 PROBLEM.  
WE HAVE ENOUGH TRAFFIC ON BEN HILL GRIFFIN AND TO GET  
19:04:44 IN AND OUT OF THE GROVE TRAFFIC-WISE WILL HAVE  
SIGNIFICANT INCREASE IN THE NOISE LEVEL THAT WE ALREADY  
19:04:53 ARE SUBSTANTIAL NOISE LEVEL FROM TRAFFIC.  
I HAVE NOTICED IN ESTERO THAT THE HOTELS THAT ARE IN --  
19:05:04 IN THE SURROUNDING AREAS ARE SET BACK FROM MAJOR  
THOROUGH FARES.  
19:05:08 THIS WILL NOT BE SET BACK.  
THIS WILL BE RIGHT ON BEN HILL GRIFFIN.  
19:05:12 I DON'T KNOW THE SIZE OF THE HOTEL.  
THERE IS A LOT WE DON'T UNDERSTAND AND WE NEED TO  
19:05:19 UNDERSTAND OBVIOUSLY MORE, BUT SEVERAL STORIES OF A  
HOTEL, COMPACTED INTO A SMALL LOCATION, LIMITED PARK  
19:05:29 ALSO CREATE -- CREATE ISSUE THAT'S I DON'T THINK WE  
WANT TO SEE IN THIS AREA.  
19:05:41 SO I THINK IF YOU LOOK AT YOUR STANDARDS, AND I AM --  
QUIET NEIGHBORHOODS ARE A FACTOR.  
19:05:48 AND THIS IS A PROBLEM FOR US.  
SO THE -- THE SENSE OF URGENCY IS MORE TO FOLLOW.  
19:05:58 AND CERTAINLY WE WILL BE INTERESTED AND WE WILL WANT TO  
HEAR MORE ABOUT THIS DEVELOPMENT.  
19:06:05 BUT RIGHT NOW, I AM SPEAKING IN OPPOSITION.  
AND I AM SPEAK ON BEHALF OF THE BOARD OF DIRECTORS FOR  
19:06:15 THE CYPRESS COVE A HOMEOWNER ASSOCIATION, 58 HOMES.  
AND THANK YOU FOR YOUR TIME.

19:06:20 >>SCOTTY WOOD: THANK YOU.  
>>TAMMY DURAN: PAUL IS LAST.

19:06:55 >> GOOD EVENING, MIME NAME IS PAUL LESSER, BUTTERMILK COURT.

19:06:58 I HAVE BEEN A RESIDENT THERE FOR TEN YEARS NOW.  
I AM ALSO A -- ALSO A MEMBER OF THE BOARD OF CYPRESS

19:07:04 COVE A AS WELL.  
AND SO I AM SPEAKING ON BEHALF OF BOTH OF US.

19:07:10 BUT I HAVE TO ADMIT I AM SPEAKING A LOT FROM MY OWN PERSONAL EXPERIENCE.

19:07:17 AND I JUST WANT TO TAKE YOU BACK TO UNIVERSITY VILLAGE WHICH DIDN'T HAVE ANYTHING TO DO WITH THIS PARTICULAR

19:07:23 BOARD, BUT WE WENT UP TO THE ZONING MEETINGS ON THAT. I PERSONALLY WENT THERE FIVE DAYS.

19:07:27 SPOKE THREE TIMES.  
AND WHILE WE GOT SOME CONCESSIONS, SOME OF THE SAME

19:07:36 ISSUES THAT ANDY ADDRESSED -- EXCUSE ME CEDRIC ADDRESSED AND THAT I'LL ADDRESS ARE SOME OF THE SAME

19:07:44 ISSUES WE ARE CONCERNED WITH HERE.  
ONLY IT IS EVEN CLOSER TO US.

19:07:49 I HEARD THE SPEAKER FOR THE COMPANY MENTION THAT ACROSS THE STREET IS GRAND CANYON GOLF -- GRANDEZZA GOLF

19:07:59 COURSE.  
50 HOMES NOT JUST THE GOLF COURSE.

19:08:05 BUT I WILL TRY TO BE BRIEF, BUT WHEN THE OPPORTUNITY WAS FOR THE VILLAGE OF ESTERO TO BE INCORPORATED.

19:08:12 I WHOLEHEARTEDLY ENDORSED IT.  
AND ONE OF THE REASONS I ENDORSED IT, I THOUGHT THE

19:08:19 RESIDENTS OF ESTERO WILL NOW HAVE A VOICE.  
PEOPLE FROM THEIR OWN COMMUNITY WHO CARE ABOUT THEIR

19:08:22 OWN COMMUNITY.  
AND SO I WENT BACK, AND I WANT TO TAKE THIS TO A HIGHER

19:08:30 LEVEL AND LOOK AT THE COMPREHENSIVE PLAN FOR ESTERO.  
AND BULLET NUMBER 4 SAYS IT ESTABLISHES THE IMPORTANCE

19:08:40 OF PROTECTING AND ENHANCING RESIDENTIAL NEIGHBORHOODS.  
AND FURTHER ON IN THE FUTURE LAND USE SESSION, IT TALKS

19:08:48 OF NEIGHBORHOODS.  
ESTERO IS A VILLAGE OF NEIGHBORHOODS, SOME LARGE, SOME

19:08:55 SMALL, SOME MORE ESTABLISHED, SOME NEWER, ENSURING COMPATIBILITY OF NEW DEVELOPMENT TO PROTECT THE

19:09:01 INTEGRITY OF EXISTING AND FUTURE RESIDENTIAL NEIGHBORHOODS IS A KEY TO SUSTAINING THE QUALITY OF

19:09:05 LIFE.  
AND YOU KNOW, WE CAN GET INTO IT AT THIS POINT

19:09:14 SPECIFICS OF -- OR TRY TO -- OF NOISE AND TRAFFIC AND ALL THOSE ITEMS.

19:09:18 I AM SURE WE WILL GET TO THAT IN THE FUTURE, BUT WHAT I AM REALLY ASKING IS YOU CONSIDER WHAT IS THE QUALITY OF

19:09:23 LIFE FOR THE PEOPLE IN TIDEWATER.  
THE PEOPLE ACROSS THE STREET IN GRANDEZZA.

19:09:29 AND IS THE GOOD HERE.  
ARE THEY JUST GOING TO BE WORDS ON A PIECE OF PAPER, OR

19:09:38 ARE THEY GOING TO BE FOUNDING PRINCIPLES FOR THE VILLAGE OF ESTERO.

19:09:45 I SINCERELY HOPE THEY WILL BE SOUNDING PRINCIPLES FOR  
THE VILLAGE OF ESTERO AND PROTECT THE QUIET RESIDENCE  
19:09:50 OF ESTERO.  
THANK YOU VERY MUCH.

19:09:55 >>TAMMY DURAN: THAT WAS THE LAST COMMENT CARD AND THE  
E-COMMENTS WE ARE TURNING TO NANCY.

19:10:03 >>NANCY STROUD: WELL, WE HAVE QUITE A NUMBER OF  
WRITTEN COMMENTS THAT WERE SENT IN RECENTLY.  
19:10:08 SO THEY ARE NOT IN YOUR PACKETS.  
AND AT THIS POINT, WE THOUGHT IT WOULD BE PRUDENT TO  
19:10:13 READ THEM.  
SO I WILL TRY GET THROUGH THIS EXPEDITIOUSLY BUT  
19:10:20 FAIRLY.  
THE FIRST PUBLIC COMMENT CARD IS FROM JOSEPH MANISCUSA  
19:10:32 IN TIDEWATER.  
HE SAYS I WOULD LIKE TO STATE MY OBJECTION ALLOWING THE  
19:10:38 GROVE TO DEVELOP IN PART AND WHOLE, THE LAND ADJACENT  
TO THE FRONT OF TIDEWATER.  
19:10:42 FIRST, LET ME SAY, I AM NOT AGAINST DEVELOPING THIS  
AREA.  
19:10:46 RETAIL VENUES WILL BE MOST WELCOMED.  
I AM CONCERNED WITH THE ADDITION OF SEVERAL FOOD  
19:10:50 ESTABLISHMENTS FOR THESE REASONS.  
OUTSIDE FOOD AND BEVERAGE SERVICE INVITES TRAFFIC INTO  
19:10:55 THE LATE NIGHTS OF THE EVENING.  
THIS WOULD BRING ACCOMPANYING NOISE BOTH FOSTERED BY  
19:11:02 CROWDS AND TRAFFIC REGARDLESS OF WHICH SIDE OF THESE  
ESTABLISHMENTS DINING AND GAMES WERE LOCATED.  
19:11:07 20,000 STUDENTS THREE MILES AWAY WILL ENSURE THAT A  
HEALTHY NUMBER OF PATRONS COULD BE AVAILABLE.  
19:11:13 RESTAURANTS HAVE GARBAGE RECEPTACLES IN THE REAR THAT  
COULD EASILY INTRODUCE UNWANTED ODORS AND VARMINTS.  
19:11:20 IT WILL DIRECTLY AFFECT THE QUALITY OF LIFE FOR  
TIDEWATER NEIGHBORS WHOSE CHOSEN QUIET LIFESTYLE IS  
19:11:26 DIRECTLY ACROSS THE STREET.  
THE UNWANTED SOUNDS OF TRASH REMOVAL TRAFFIC AT ALL  
19:11:33 HOURS OF THE DAY AND NIGHT WILL BE DISTURBING TO  
NEIGHBORS NEARBY.  
19:11:36 THANK YOU.  
NEXT COMMENT IS FROM GILBERT ROSENTHAL, TIDEWATER.  
19:11:45 ACCORDING TO THE ESTERO REGULATIONS, THERE ARE  
RESTRICTIONS ON NOISE CONTROL.  
19:11:50 I BELIEVE JUST THE COMING AND GOING OF EVERYONE TO THIS  
AREA, IT WILL AFFECT OUR ENTIRE COMMUNITY FROM THE  
19:11:55 STANDPOINT OF SUBSTANTIAL ADDITIONAL NOISE AND  
PARTYING.  
19:11:59 IN ADDITION, THERE WILL BE TRAFFIC CONGESTION ON  
TIBURON WHICH, I BELIEVE, WILL IMPEDE INGRESS AND  
19:12:04 EGRESS FROM OUR RESIDENTS.  
ANOTHER CONCERN IS THE TRASH WHICH I BELIEVE WILL  
19:12:10 ACCUMULATE AS A RESULT OF ALL THE NUMEROUS VISITORS  
COMING TO THIS VENUE.  
19:12:18 THE NEXT ONE FROM LAURA ROSENTHAL FROM TIDEWATER.  
AND IT IS REPETITION OF WHAT I JUST READ SO I WON'T

19:12:26 READ IT AGAIN.  
THE NEXT IS DEBRA BEAVER FROM TIDEWATER.

19:12:34 SAYING I REQUEST THAT THIS PROJECT IS NOT APPROVED DUE  
TO THE POTENTIAL NOISE, TRAFFIC AND CONGESTION ACTIVITY

19:12:42 THAT WILL DISTURB RESIDENTS OF TIDEWATER, LONGITUDE  
APARTMENTS AND POSSIBLY GRANDEZZA.

19:12:49 TIDEWATER ALREADY GETS LOUD NOISES FROM CONCERTS AND  
CROWDS FROM THE ARENA.

19:12:52 WE DON'T NEED MORE NOISE.  
IMAGINE SIX RESTAURANTS PACKED FULL UNTIL BARS CLOSE.

19:12:59 THE CROWD NOISE WILL BE HIGH LEVEL.  
TRAFFIC ON BEN HILL GRIFFIN WILL INCREASE AND THE

19:13:06 HOT-RODDING ALREADY ON BHG ON FRIDAY AND SATURDAY  
NIGHTS WILL BE EVEN MORE DISRUPTIVE TO RESIDENTS TRYING

19:13:13 TO ENJOY THEIR OWN EVENING AT HOME AND OR SLEEPING.  
THESE PROPOSED ACTIVITIES SHOULD BE IN AN OPEN LAND

19:13:18 AREA OR PARK FAR FROM RESIDENTS.  
PLEASE DO NOT PROCEED WITH THE PLANS FOR THE GROVE

19:13:22 UNIVERSITY HIGHLANDS PROJECT.  
I AM AFRAID IF IT HAPPENS, MY NICE LIFE IN ESTERO WILL

19:13:27 BE CUT SHORT.  
THANK YOU FOR CONSIDERING MY REQUEST.

19:13:36 NEXT IS PHILLIP COSTELLO FROM TIDEWATER.  
AS RESIDENTS OF TIDEWATER, IT IS A RETIREMENT

19:13:40 COMMUNITY.  
WE STAND IN OPPOSITION OF THE PROPOSED DEVELOPMENT

19:13:45 BEING CONSIDERED FOR AN EMPTY PARCEL OF LAND ON BEN  
HILL GRIFFIN.

19:13:49 THIS AREA ENCOMPASSES RESIDENTIAL HOMES AND APARTMENTS  
WITH A LARGE RETIRED POPULATION.

19:13:54 THE PROPOSED SITE COULD HAVE THE POTENTIAL FOR MORE  
TRAFFIC CONGESTION, UNWANTED NOISE, AND BE AN UNFAIR

19:14:02 NUISANCE FOR THOSE RESIDENTS BOARDING ON TIBURON ROAD.  
FOR THESE REASONS, WE ASK THAT THE VILLAGE OF ESTERO

19:14:08 RECONSIDER THIS PROPOSAL FOR ANYTHING OTHER THAN  
RESIDENTIAL DEVELOPMENT.

19:14:19 THEN KATHLEEN HANKINS FROM TIDEWATER.  
SAYS MOST OF US CHOSE TIDEWATER 55 AND ABOVE COMMUNITY

19:14:25 FOR THE QUIET AND SAFE COMFORT IT PROVIDES.  
MY HOME IS ONE OF 24 HOMES WHOSE BACK YARD WALL SITS

19:14:33 DIRECTLY ADJACENT TO TIBURON WAY.  
MANY ENJOY QUIET EVENING ON LANAIS ENTERTAINING FAMILY

19:14:38 AND GUESTS.  
NOISE, FOOD, GARBAGE ODORS AND TRAFFIC EXHAUST AND

19:14:45 FUMES WILL BE A CONSTANT INTERFERENCE OF THE LIFE WE  
HAVE INVESTED.

19:14:51 BECAUSE OF THE DESIGN OF OUR PULTE VILLAS ALONG TIBURON  
WAY, WE ARE CONCERNED OF ANY STRUCTURAL HIGHLIGHT IN

19:14:58 THE GROVE THAT WILL PROVIDE PERSONS OF THE HEIGHT THE  
ABILITY TO LOOK ONTO OUR POOLS AND MEAN MORE CONCERN

19:15:06 INTO OUR BEDROOMS AND EVEN THROUGH INTO OUR BATHROOMS.  
IN CONCLUSION, I FEEL THAT THE DEVELOPMENT OF THE GROVE

19:15:11 WILL PROVIDE TIDEWATER RESIDENTS WITH A LOSS OF  
SECURITY AND PRIVACY AND OUR WAY OF LIFE WILL BE

19:15:18 DESTROYED BY HEIGHTENED NOISE, ODORS, LIGHTS, INCREASED TRAFFIC.

19:15:23 OPPOSED TO THIS CHANGE OF ZONING AND DID YOU SEE THIS SET A BEGINNING FOR MORE ZONING CHANGES DETRIMENTAL FOR

19:15:29 RESIDENTS AND THE TOWN OF ESTERO.  
THANK YOU.

19:15:37 THEODORE PANDELIS FROM TIDEWATER.  
A FULL-TIME TAX-PAYING VOTER.

19:15:43 MY CONCERN IS TIBURON ROAD.  
THIS PREVIOUSLY OWNED PARCEL IN A UMBRELLA THAT OUR

19:15:49 DEVELOPER HAS AGREED TO BE PART OF.  
WE HAVE TRANSITIONED FROM DEVELOPER CONTROL AND

19:15:55 TIDEWATER RESIDENTS HAVE TO TAKE ON THE LION'S SHARE OF  
MAINTENANCE FOR TIBURON ROAD.

19:16:02 THE VILLAGE OF ESTERO.  
AND MASSIVE TAX REVENUE FROM NEW DEVELOPMENT ON THIS

19:16:08 PROPOSED PARCEL OF LAND, BECAUSE THE ONLY  
INGRESS-EGRESS OF THE RETAIL PROPERTY IS THROUGH OUR

19:16:14 TIDEWATER KEY BOULEVARD AND TIBURON ROAD.  
WE HAVE ALREADY SUFFERED ENVIRONMENTAL AND FINANCIAL

19:16:17 IMPACT.  
I URGE THE VILLAGE OF ESTERO TO DO A COMPLETE

19:16:22 EVALUATION OF TIBURON ROAD BEFORE ANY DECISIONS ARE  
VOTED ON.

19:16:27 I AM ASKING THAT YOU TAKE RESPONSIBILITY ON A ROAD THAT  
IS YOURS.

19:16:37 NEXT IS TERRY ZISK AT TIDEWATER.  
THE PROPOSED PLAN FOR A FOOD COURT-TYPE SETTING WITH A

19:16:44 LARGE OUTDOOR LAWN ACTIVITIES AND POSSIBLE MOTEL IS  
TOTALLY UNACCEPTABLE TO THE TIDEWATER COMMUNITY DUE TO

19:16:51 ASSUMED LEVELS OF NOISE AND TRAFFIC IMMEDIATELY  
ADJACENT TO OUR OVER 55 RETIREMENT COMMUNITY.

19:16:59 IT CAN BE EXPECTED THAT THE DEVELOPMENT COULD ATTRACT  
NOISY COLLEGE AND HIGH SCHOOL STUDENTS.

19:17:04 AND THE CURRENT RACING OF CARS UP AND DOWN ESTERO  
BOULEVARD AND BEN HILL GRIFFIN ROAD.

19:17:10 TIDEWATER IS APPROVED BY ESTERO PLANNING AND ZONING TO  
BE AN OVER 55 RETIREMENT COMMUNITY, THE GOAL OF WHICH

19:17:16 IS NOW JEOPARDIZED BY THE PROPOSED PLAN FOR  
DEVELOPMENT.

19:17:19 IN ADDITION TO ENTRANCE TO ANY DEVELOPMENT ON THE SITE  
MUST BE FROM BEN HILL GRIFFIN AND NOT TIBURON WHICH IS

19:17:24 CURRENTLY A ROAD CUTTING THROUGH THE COMMUNITY OF  
TIDEWATER AND I BELIEVE IS PARTIALLY OWNED AND

19:17:29 MAINTAINED BY TIDEWATER.  
THE NOISY RECREATIONAL AREA LOCATED ADJACENT TO A QUIET

19:17:38 RETIREMENT COMMUNITY IS TOTALLY UNACCEPTABLE AND SHOULD  
NOT RECEIVE APPROVAL.

19:17:43 PLEASE CONSIDER SOMETHING TASTEFUL AND QUIET ON THE  
LAND IF QUESTION AND CONGRUENT TO THE QUIET AND

19:17:55 ATTRACTIVE COMMUNITY OF TIDEWATER.  
PAUL CASILLO.

19:18:03 SAYS -- IS FAIRLY LONG.  
I HAVE READ THE PRESENTATION BRIEF AND I AM OPPOSED TO

19:18:08 THE ZONING CHANGE TO ALLOW OUTDOOR DRINKING.  
I AM OPPOSED TO OUTDOOR DINING IN THE PLAN AS IT  
19:18:14 STANDS.  
LANDSCAPING IS NOT AN ADEQUATE SOUND BUFFER.  
19:18:21 THE BUILDING OF DENSITY MORE THAN 175 POUNDS PER SQUARE  
FOOT IS NECESSARY TO PROVIDE AN ADEQUATE SOUND BUFFER  
19:18:27 ALONG THE LENGTH OF TIBURON WAY.  
THE SITE IS CURRENTLY PROPOSED AND MUCH MORE  
19:18:34 SUBSTANTIAL NOISE BARRIER THAN INDICATED IN THE PLAN TO  
PREVENT VOICE AND MUSIC FROM TRAVELING FROM THE  
19:18:40 RESTAURANT AREA TO THE TIDEWATER HOMES.  
NOISE LEVELS PRODUCED BY PEOPLE AND MUSIC WILL EASILY  
19:18:46 PROPAGATE THE TIDEWATER PROPERTY AND WILL SUBSTANTIALLY  
OF THE AIRBORNE NOISE LIMITS ESTABLISHED IN THE ESTERO  
19:18:51 NOISE CODE.  
ALSO TO PREVENT SOUND FROM REACHING TIDEWATER, NO  
19:19:00 VEHICLE ACCESS SHOULD BE ALLOWED ON TIBURON WAY TO  
ELIMINATE A WINDOW TO CROSS TIBURON WAY OF THE PROPOSED  
19:19:09 OUTDOOR DINING AREAS.  
U.S.A.  
19:19:14 ESTERO HAD 15,003 HOUSEHOLDS.  
30 RESTAURANTS WOULD BE AN AVERAGE NUMBER FOR ESTERO.  
19:19:21 60 RESTAURANTS WOULD BE AS HIGH AS THE DENSITY IN SAN  
FRANCISCO.  
19:19:23 THE CITY IN THE U.S. WITH THE HIGHEST NUMBER OF  
RESTAURANTS PER 10,000 HOUSEHOLDS.  
19:19:30 ADJACENT MIRAMAR OUTLETS HAVE TEN.  
SHOPS AT GRAND OAKS HAVE EIGHT.  
19:19:35 UNIVERSITY VILLAGE HAS SIX.  
CORKSCREW COMMONS, FIVE.  
19:19:40 AND ESTERO COMMONS, TWO.  
FIVE RESTAURANTS IN ESTERO, AND THREE ARE WITHIN TWO  
19:19:48 KILOMETERS OF THE PROPOSED SITE.  
ANOTHER 27 AT NEARBY GULF COAST TOWN CENTER.  
19:19:57 A TOTAL OF 80 RESTAURANTS WITHIN FIVE KILOMETERS OF THE  
SITE.  
19:20:03 I CHOOSE MAINTAINING THE PEACE AND QUIET FROM  
INCREASING FROM 80 TO 86.  
19:20:10 ANOTHER ISSUE IS THE HEIGHT OF THE HOTEL MOTEL.  
RESIDENTS ARE CONCERNED THAT A TALLER BUILDING WILL  
19:20:19 VIEW THE BACKYARDS OF PEOPLE ALONG TIBURON KEYWAY.  
THE BUILDINGS SHOULD BE LIMITED TO PREVENT THIS FROM  
19:20:22 HAPPENING.  
I AM ABOUT A QUARTER OF THE WAY THROUGH.  
19:20:30 I THINK IT -- IT MAY BE A GOOD IDEA IN THE FUTURE TO  
CONSIDER ESTABLISHING A TIME LIMIT ON WHICH TO PROVIDE  
19:20:38 WRITTEN COMMENTS.  
SO YOU CAN HAVE THESE IN YOUR PACKAGE TO READ AND SO WE  
19:20:48 WON'T NECESSARILY NEED TO READ 50 OR MORE AT THE  
MEETING.  
19:20:51 GOING ON.  
TERESA PERERO.  
19:20:56 REZONING WOULD BE A VERY BAD IDEA.  
WE ALREADY HEAR THE MUSIC FROM THE UNIVERSITY VILLAGE

19:21:05 BAR ACROSS THE STREET AND DOWN THE ROAD OF THE MARLIN'S BREWHOUSE.

19:21:08 IN WILL BE IN OUR FRONT YARD.  
NO AMOUNT OF LANDSCAPE ALSO CAN KEEP THAT NOISE OUT.

19:21:14 THIS WILL NOT HELP THE HOME VALUES IN TIDEWATER.  
THIS WILL BRING MUCH UNWANTED TRAFFIC TO OUR BEAUTIFUL

19:21:20 COMMUNITY.  
NEXT IS LINDA HASETT.

19:21:31 I WOULD LIKE TO -- A FEW POINTS CONCERNING THE DEVELOPMENT OF THE LAND SPECIFIED ABOVE.

19:21:36 I AM CONCERNED OF THE NOISE LEVELS AND HOURS OF OPERATION.

19:21:40 REFER TO THE NOISE ORDINANCES OF ESTERO.  
THERE IS A FLORIDA GULF COAST UNIVERSITY WITHIN A

19:21:46 SHOWER DISTANCE FROM THE PROPOSED DEVELOPMENT.  
THESE 100-PLUS COLLEGE STUDENTS WILL BE FREQUENTING THE

19:21:55 RESTAURANT AND BARS WITH MUSIC AND OUTDOOR GAMES THEY WILL BE VERY RAUCOUS.

19:22:02 THE RESIDENTS IN THE COMMUNITY DID NOT HAVE THIS HIGH LEVEL OF ACTIVITY IN OUR STATE AND IS NOT ACCEPTABLE.

19:22:09 THE EGRESS IS CONCERNING FOR ME AND THE RESIDENTS OF TIDEWATER.

19:22:15 WILL BE USING TIDEWATER AND TIBURON KEY BOULEVARD.  
MORE TRAVELED AND WEAR AND TEAR OF THESE.

19:22:23 TIDEWATER OWNS 100% OF THAT ROAD AND 50% OF TIBURON.  
THAT WILL CAUSE TIDEWATER RESIDENTS TO PAY FOR THE

19:22:32 REPAIR OF THE ROADS NEEDED MUCH SOONER WITH THE NEED OF THE EGRESS OF YOUR DEVELOPMENT.

19:22:35 THAT IS HIGHLY UNACCEPTABLE.  
THERE ALSO ISN'T A STREETLIGHT TO EXIT TIDEWATER ON TO

19:22:41 BEN HILL GRIFFIN.  
WITH INCREASED TRAFFIC HOW IS THAT GOING TO BE

19:22:44 ADDRESSED?  
HAS A TRAFFIC STUDY BEEN DONE?

19:22:49 STOREFRONTS AT UNIVERSITY PLAZA THAT ARE EMPTY.  
THERE IS ALSO SPACE IN THE STRIP MALL DOWN THE ROAD

19:22:53 THAT ARE EMPTY.  
BESIDE ASKING WHY NOT USE THESE AREAS, WHAT MAKES YOU

19:23:01 THINK THAT YOU CAN FILL YOUR PROPOSED DEVELOPMENT.  
BRIGHT LIGHTS SHINING INTO TIDEWATER SHOULD BE

19:23:05 ADDRESSED.  
WE BUILT FOR OUR HEALTH AND HAPPINESS.

19:23:12 THE RAUCOUS AND BRIGHT LIGHTS IN MY PEACEFUL HOME IS NOT THE SETTING WHEN I MOVED HERE.

19:23:17 A STRESS IN MY HEALTH AND HAPPINESS.  
NOT A HEALTHY ENVIRONMENT LIVING HERE IN TIDEWATER.

19:23:27 MINE AND THE RESIDENTS OF TIDEWATER'S HEALTH WILL BE REDUCED.

19:23:30 TAKE MY COMMENTS INTO CONSIDERATION AND HOPE THIS PROJECT IS NOT PURSUED.

19:23:37 HARRY SCHAFFER IS NEXT.  
THE PROPOSED PROJECT IS UTILIZING THE TIDEWATER

19:23:43 ENTRANCE AND EXIT.  
TIDEWATER RESIDENTS PAYING FOR THIS, AND MY SUGGESTION

19:23:48 NOT USE IT FOR DEVELOPMENT.  
ACCESS FOR THE DEVELOPMENT SHOULD BE OFF OF THE  
19:23:54 SOUTHERN ROAD OF THE DEVELOPMENT SITE ONLY LIMITING THE  
USAGE OF TIBURON WAY.  
19:24:00 THE CONCEPT OF YARD GAMES DEFEATS THE PURPOSE OF BUYING  
A 55-PLUS COMMUNITY DUE TO NOISE AND THE AGE OF THE  
19:24:04 PLAYER.  
THE NIGHTLY NOISE WE ENCOUNTER FROM BEN HILL GRIFFIN IS  
19:24:12 OBNOXIOUS ESPECIALLY THE DRAG RACING DURING THE  
WEEKEND.  
19:24:17 AND BUILD A BARRIER BETWEEN BEN HILL IS ANOTHER SOURCE  
TO BOUNCE NOISE TO TIDED.  
19:24:20 WATER.  
A PROPOSED HOTEL IS A 24-HOUR OPERATION THAT MAY BRING  
19:24:28 EXCESSIVE NOISE AND TRAFFIC TO TIDEWATER ESPECIALLY A  
POSSIBLE 200 UNIT HOTEL.  
19:24:37 NEXT IS OLGA ALVAREZ.  
IN REGARDS TO THIS NEW DEVELOPMENT AT THE GROVE, THERE  
19:24:43 ARE SEVERAL MAJOR CONCERNS THAT I HAVE AS RESIDENT OF  
TIDEWATER.  
19:24:47 ONE IS NOISE AND THE OTHER IS THE CURRENT TRAFFIC  
PATTERNS TO ACCESS THE DINING ESTABLISHMENTS BEING  
19:24:50 PLANNED.  
MOST DISTURBING IS THE ENTRANCE TO OUR DEVELOPMENT,  
19:24:58 TIDEWATER KEY BOULEVARD IS THE MAIN ACCESS ROAD  
CONNECTED TO TIBURON TO ENTER THE RESTAURANTS BEING  
19:25:02 PLANNED.  
TIDEWATER KEY BOULEVARD IS THE ONLY ENTRANCE-EXIT BY  
19:25:08 ALL THE HOMEOWNER AND INCREASED TRAFFIC WILL BE A  
NIGHTMARE.  
19:25:13 THE GROVE IS TO BE CONSTRUCTED ON THE CORNER OF BEN  
HILL GRIFFIN PARKWAY EAST SIDE AND TIBURON WAY WEST  
19:25:21 SIDE BETWEEN TIDEWATER KEY AND EVERGLADES PARKWAY WHICH  
COULD BECOME A MAJOR TRAFFIC PROBLEM IF THIS ISSUE IS  
19:25:26 CAREFULLY ANALYZED.  
IF POSSIBLE, CONSIDERATION SHOULD BE GIVEN TO ALLOW  
19:25:34 ENTRY FROM BEN HILL GRIFFIN INTO EVERGLADES PARKWAY AS  
THE MAIN ENTRY INTO THE SHOPS.  
19:25:38 IT WOULD HELP MITIGATE MOST OF THE INCREASED TRAFFIC  
AND NOISE FOR THE HOMEOWNERS IN TIDEWATER THAT BACK UP  
19:25:43 TO TIBURON.  
PLEASE CONSIDER THIS MATTER CAREFULLY FOR US.  
19:25:56 CARRIE AND ROBIN COSGROVE.  
THEY SAY AS RESIDENTS OF TIDEWATER AND OVER 55  
19:26:03 RESIDENTIAL COMMUNITY BACKING UP TO THE PROPOSED  
PROJECT CALLED "THE GROVE" WE ARE OPPOSED TO THIS  
19:26:07 PROJECT.  
THE BIGGEST CONCERNS ARE THE NOISE GENERATED THE  
19:26:12 OUTDOOR ACTIVITIES ESPECIALLY LATER IN THE EVENING, THE  
AMOUNT OF TRAFFIC TRAVELING ON TIBURON TO ENTER AND  
19:26:20 EXIT, ATTRACTION OF RATS, MICE TO THE DUMPSTERS LOCATED  
ON THE TIBURON SIDE.  
19:26:24 THERE IS A PARCEL OF LAND LOCATED ADJACENT TO THE  
UNIVERSITY VILLAGE SHOPS THAT WE BELIEVE IS A BETTER

19:26:30 FIT FOR THIS PROJECT THAT IS NOT LOCATED NEXT TO A  
19:26:38 RESIDENTIAL AREA AND WOULD BE AN IDEAL ADDITION TO THE  
UNIVERSITY SHOPS.  
19:26:49 NEXT IS STEVEN ZISK FROM TIDEWATER.  
WE MOVED TO ESTERO FROM KEY WEST TO BE IN A PEACEFUL  
19:26:53 ENVIRONMENT.  
WE THOUGHT WE FOUND THE DEVELOPMENT IN TIDEWATER TAMPA  
19:26:59 OUTDOOR CONSUMPTION AND GAMES AND I AM SURE MUSIC WOULD  
BE DEVASTATING TO US.  
19:27:03 THE UNIVERSITY OF AREA, THEY HAVE PLENTY OF LAND FOR  
THAT KIND OF STUFF.  
19:27:09 THIS IS COMMUNITY FOR RETIRED PEOPLE OR THOSE WHO ARE  
NOT RETIRED BUT SEEK A PEACEFUL, QUIET COMMUNITY IN  
WHICH TO LIVE.  
19:27:14 THIS IS NOT THE LOCATION TO PUT THESE TYPES OF  
SUGGESTED DEVELOPMENTS.  
19:27:17 AGAIN, DON'T MAKE THIS AREA LIKE MIAMI AND LAUDERDALE.  
THIS IS A WONDERFUL AREA FOR PEOPLE WHO DESIRE IT TO  
19:27:24 LIVE IN A QUIET, WELL-RUN AND AESTHETICALLY APPEALING  
COMMUNITY.  
19:27:28 ADDITIONALLY THEY WANT THE ENTRANCE TO BE IN THE BACK  
WHICH WOULD CAUSE PEOPLE TO USE THE TIDEWATER ENTRANCE  
19:27:34 FROM BEN HILL GRIFFIN TO GET BACK THERE AND WE WILL BE  
STUCK WITH TOO MUCH TRAFFIC.  
19:27:37 PLEASE DON'T DO THIS FOR US.  
WE PERSONALLY SEARCHED A LOT OF COMMUNITIES BEFORE WE  
19:27:41 DECIDED TO MOVE TO ESTERO.  
THIS WILL BE DEVASTATING FROM A STANDPOINT OF  
19:27:47 DISRUPTION OF NOISE.  
WE CAN HEAR NOISE FROM THE OUTLET WHICH IS MUCH FURTHER  
19:27:51 AWAY.  
NO WAY TO DAMPEN ANY AMOUNT OF NOISE THAT CLOSE TO US.  
19:27:56 NO WAY.  
PLEASE DON'T DO THIS.  
19:28:00 THIS IS KAREN BUTLER.  
ADDENDUM TO THE FIRST COMMENT, RESPONDING TO  
19:28:07 DEVELOPER'S RECENT DESCRIPTION REGARDING GAMES,  
BUILDING CONFIGURATION AND LANDSCAPING.  
19:28:12 I AM NOT OPPOSED TO CONCEPT OF THE GROVE.  
A FUN PLACE TO EAT AND HANG OUT BUT SHOULD NOT BE  
19:28:18 DEVELOPED UP TO A 55 AND UP RETIREMENT COMMUNITY.  
EXAMPLES OF GAMES MENTIONED CORNHOLE TOSS AND LAWN  
19:28:27 JENGA PLAYED AT PICNICS AND TAILGATING PARTIES.  
HOOTING, HOLLERING AND CHEERING IS ALL PART OF THE FUN  
19:28:33 OF THE GAMES, AND OFTEN WHEN THESE GAMES ARE PLAYED BY  
COLLEGE-AGE PATRONS OR PEOPLE CONSUMING ALCOHOL, THE  
19:28:40 REVERBERATION ESCALATES.  
THE LANDSCAPE SOUNDS LIKE A VISUAL BARRIER BUT NOT A  
19:28:45 NOISE BARRIER.  
DISTANCE IS THE ONLY THING THAT CAN DAMPEN NOISE.  
19:28:52 SOUND DROPS SIX DECIBELS EVERY TIME YOU DOUBLE THE  
DISTANCE OF THE SOURCE.  
19:28:59 OUR MASTER BEDROOMS OVER 100 FEET FROM THE WALL  
PROPERTY.

19:29:01 NOT HEDGES, WALLS OR BUILDING STRUCTURE ALSO REDUCE THE NOISE WE WILL EXPERIENCE.

19:29:06 WE FEAR IF THIS PROJECT CONTINUES, OUR PROPERTY VALUE WILL DECREASE.

19:29:13 NO ONE WANTS TO PURCHASE A RESALE OF THE VILLAS BECAUSE OF PROPERTY.

19:29:14 TRAFFIC IS A HUGE CONCERN.  
PLEASE CONSIDER REJECTING THE LOCATION OF THIS

19:29:19 PROPOSAL.  
THERE ARE OTHER PARCELS IN ESTERO THAT ARE NOT IN THE

19:29:28 BACK YARD OF A RETIREMENT COMMUNITY.  
NEXT IS GREG GARHART.

19:29:36 THIS DEVELOPMENT COULD BE A WELCOME ADDITION TO THE AREA BOTH ECONOMICALLY AND SOCIALLY HOWEVER WITHOUT

19:29:46 APPROPRIATE PRECAUTIONS, IT WILL BE DETRIMENTAL TO THE TIDE OWNER PROPERTY VALUE.

19:29:51 INGRESS AND EGRESS COULD NOT BE THE MAIN ROAD FROM TIDEWATER.

19:29:57 TIDEWATER CANNOT BE HELD ACCOUNTABLE WITH FACILITIES.  
ROADS WILL NEED TO BE FOR THE GOVERNING AGENCY FOR

19:30:01 AREA.  
ADDITIONAL ROAD WILL BE NEEDED FOR SOLE USE OF THIS

19:30:04 DEVELOPMENT.  
NOISE WILL BE AN ISSUE WITHOUT TRAFFIC AND PEOPLE IN

19:30:09 BUSINESSES WITH OUTDOOR ACTIVITIES MUST HAVE ASSURANCES OF THE METHOD TO MITIGATE NOISE.

19:30:18 A CAR COUNT WILL NEED TO BE DETERMINED AND NOISE BARRIERS CARRY OVER INTO TIDEWATER HOMES ADJACENT TO

19:30:24 DEVELOPMENT.  
POSITIVE METHOD FOR COMPLIANCE TO ANY REQUIREMENTS MUST

19:30:30 BE DEVELOPED AND AGREED TO BY ESTERO AND DEVELOPER NOT JUST PAT ON BACK AND WINK, DEVELOPER WILL COMPLY, BUT

19:30:37 ACTUAL RIGHT TO TAKE ACTION INCLUDING CURTAILING PROPERTY USE FOR VIOLATIONS.

19:30:43 AGAIN, TIDEWATER PROPERTY OWNERS AT SEVERE RISK OF HAVING THEIR PROPERTY VALUES DESTROYED BY THIS

19:30:46 DEVELOPMENT.  
THEREFORE, IT IS ASKED OF ESTERO PLANNING AND ZONING

19:30:52 BOARD TO MAKE SURE ALL OPTIONS ARE REVIEWED TO PROTECT TIDEWATER PROPERTY OWNERS BEFORE APPROVAL IS GIVEN FOR

19:31:00 DEVELOPMENT.  
NEXT IS JOHN AND CINDY WOLF.

19:31:09 THIS IS NOT WHAT WAS PRESENTED TO US ORIGINALLY AND WE DON'T SUPPORT THESE CHANGES.

19:31:13 WE WERE LED TO BELIEVE THAT MR. HOFFMAN WAS GOING TO BUILD A TWO-STORY HOTEL TO INCLUDE A RESTAURANT.

19:31:19 THE CHANGES THAT ARE NOW BEING PRESENTED HAVE RAISED THE FOLLOWING CONCERNS: ONE, MUCH ADDED TRAFFIC ON

19:31:26 TIBURON AND EVERGLADES PROPERTY WHICH WE, TIDEWATER RESIDENTS, ARE 51% RESPONSIBLE FOR.

19:31:31 TWO, WE DON'T FEEL THAT RETAIL SHOPS SHOULD BE ADDED WHEN PLENTY OF EMPTY STORES WITHIN A THREE-MILE RADIUS,

19:31:41 MIRAMAR OUTLETS, UNIVERSITY VILLAGE AND THE GOLF COURSE TOWN CENTER.

19:31:44 THREE, PLENTY OF BARS WITHIN THE SAME THREE-MILE RADIUS.

19:31:50 FOUR, WE FEEL THAT THE ADDED NOISE WILL PUT AN UNDUE HARDSHIP OF THE TIDEWATER RESIDENTS THAT WILL BE VERY

19:31:56 INCONSISTENT TO THE TIDE WATER COMMUNITY.

19:32:03 FIVE, ALREADY PLENTY OF DRAG RACING ON BEN HILL GRIFFIN AND ESTERO PARKWAY THAT GO UNPOLICED.

19:32:07 TOO MANY BARS IN THE AREA THAT WILL BE CONTRIBUTED TO THIS.

19:32:14 WE HOPE THAT IT WILL BE CONSIDERED BEFORE APPROVING AND DOESN'T FALL ON DEAF EARS.

19:32:21 I WONDER IF THE BOARD WOULD LIKE TO TAKE A SHORT BREAK? OR I CAN KEEP GOING.

19:32:30 IT IS UP TO YOU.

19:32:30 YOU HAVE BEEN LISTENING --

>>SCOTTY WOOD: FIVE-MINUTE BREAK.

19:38:52 >>SCOTTY WOOD: OKAY, WE ARE BACK ON.

19:38:55 HI, NANCY.

19:38:55 >>NANCY STROUD: HI.

19:38:59 ALL RIGHT, WE ARE ABOUT HALFWAY THROUGH.

19:38:59 >>SCOTTY WOOD: OKAY.

19:39:06 >>NANCY STROUD: OKAY, SO MICHAEL PATRICELLI FROM GRANDEZZA.

19:39:16 I AM OPPOSED TO ANY REZONING OF THE 6.3 ACRES OF LAND ON GRIFFIN PARKWAY OF THE LOCATION OF ANY SIZE.

19:39:20 THE PARCEL OF LAND IS SURROUNDED BY HUNDREDS OF RESIDENTIAL PROPERTIES TO THE EAST, GRANDEZZA.

19:39:25 TO THE WEST, TIDEWATER.

19:39:30 AND TO THE SOUTH LONGITUDE APARTMENTS.

19:39:30 IT WILL BE MORE SUITED IN AN AREA LESS POPULATED BY PRIVATE RESIDENCES.

19:39:38 THE MULTISTORY BUILDING WILL EFFECT PRIVACY BY ALLOWING HOTEL GUESTS WITH DIRECT SIGHT LINES INTO THE HOMES OF SURROUNDING COMMUNITIES AND INCREASING NOISE AND LIGHT POLLUTION IN OUR NEIGHBORHOODS.

19:39:42 IT IS ALSO MY UNDERSTANDING THAT THE ZONING RESOLUTION NUMBER 20-18-17 REFERENCED IN THE PROPERTY OWNER'S PRESENTATION APPROVED CONSTRUCTION OF A HOTEL ON THE NORTHWEST CORNER OF MIRAMAR OUTLETS, PROPERTY ADJACENT TO I-75 WHICH IS MORE APPROPRIATE LOCATION FOR THIS TYPE OF COMMERCIAL BUILDING.

19:40:02 FINALLY, THERE ARE NINE OTHER HOTELS SERVING ESTERO VISITORS BETWEEN CORKSCREW AND ALICO ROAD ALL OF WHICH ARE SEPARATED FROM RESIDENTIAL AREAS.

19:40:09 WE DO NOT NEED A HOTEL BUILT IN THE MIDST OF RESIDENTIAL PROPERTIES ON BEN HILL GRIFFIN ROAD.

19:40:24 TIM SHEEDY FROM TIDEWATER.

19:40:40 HE SAYS I AM CONCERNED WHAT THEY USE THE LAND FOR.

19:40:40 VICTOR KERSINA FROM TIDEWATER.

19:40:46 HE SAYS HELLO BOARD MEMBERS.

19:40:46 I AM A RESIDENT OF TIDEWATER ADJACENT TO THE PROPOSED SITE.

19:40:49 I AM STRONGLY OPPOSED TO ANY ZONING CHANGE THAT ALLOWS FOR THE BUILDING OF A HOTEL OR FOOD COMPLEX.

19:40:57 A FIVE-STORY HOTEL POSE AS THREAT TO THE PRIVACY OF MY  
COMMUNITY, AS WELL AS THE RESIDENTS OF GRANDEZZA AND TO  
19:41:04 BE HONEST TO THE PRIVACY OF ALL NEARBY DWELLERS.  
THE FOOD COMPLEX PRESENTS MANY CONCERNS.  
19:41:10 FOOD ESTABLISHMENTS ATTRACT VERMIN, A MAJOR PROBLEM.  
ADDITIONALLY NOISE LEVELS WILL DRAMATICALLY INCREASE.  
19:41:17 FOOD ODORS WILL BE INCESSANT AND TRAFFIC WILL BE  
PROBLEMATIC.  
19:41:22 NOT TO BE OVERLOOKED THE NEGATIVE IMPACT ON THE RESALE  
VALUE OF THE HOME.  
19:41:27 THE DEVELOPERS SAY THEY KNOW WHAT ESTERO RESIDENTS  
WANT.  
19:41:31 NOBODY TALKED TO ME OR THE RESIDENTS OF TIDEWATER AND  
WE ARE THE COMMUNITY THAT WILL BE MOST IMPACTED.  
19:41:36 A DESCRIPTION OF THE RESTAURANT COMPLEX, OUTDOOR  
DINING, DRINKING, GAMES, FOOD TRUCKS, FOOD HALLS.  
19:41:42 WHAT IS THIS, A CARNIVAL.  
DECISIONMAKERS OF THE VILLAGE DO WHAT IS WEST NOT ONLY  
19:41:48 FOR ESTERO BUT ALSO THE RESIDENTS.  
PLEASE DO NOT ALLOW THE ESTABLISHMENTS TO DESTROY THE  
19:41:58 PEACEFUL AND CLEAN ESTABLISHMENTS WE NOW ENJOY.  
PAUL WHITESIDE FROM TIDEWATER SAID THIS PLAN SHOULD  
19:42:07 NEVER BE IMPLEMENTED ADJACENT TO THE 55 AND OVER  
COMMUNITY.  
19:42:11 THE PARTY-LIKE CARNIVAL ATMOSPHERE FROM COLLEGE  
COMMUNITIES AND NOISE LEVELS THAT WILL EXCEED EVEN THE  
19:42:15 VILLAGE'S NOISE ORDINANCES.  
RESIDENTS OF TIDEWATER HAVE A RIGHT TO EXPECT THAT THE  
19:42:22 VILLAGE OF ESTERO WILL HONOR AND SUPPORT THE LIFESTYLE  
OF THE SENIOR COMMUNITY WHICH WAS APPROVED FOR THIS  
19:42:24 LOCATION.  
THIS PLAN IS IN DIRECT CONFLICT WITH THAT.  
19:42:32 MOREOVER, PROPERTY VALUE ALSO DEFINITELY BE IMPACTED.  
WHAT SENIOR PURCHASER WOULD BE NEXT TO A PLACE WHERE  
19:42:40 MUSIC BLASTS INTO THEIR PRIVATE SPACE.  
WOULD YOU CHOOSE TO BACK UP IN THAT.  
19:42:44 I THINK NOT.  
VALUE WILL DECLINE AS THE WE WOULD BE IMPACTED BY THIS  
19:42:49 PLAN.  
NEXT IS LAURA KEENAN OF TIDEWATER.  
19:42:56 THE PLAN WILL CLEARLY BE A NEGATIVE IMPACT THE  
COMMUNITY AND HOME VALUES IN TIDE WATER.  
19:43:03 THE OUTDOOR ASPECT WILL APPEAL TO THE COLLEGE COMMUNITY  
RESULTING IN LEVEL OF NOISE OF HOURS WITH SENIORS  
19:43:10 DINING ON THE LANAI AND TRYING TO SLEEP.  
ABSURD THAT THE VILLAGE IS AWARE THAT AN OVER 55  
19:43:16 COMMUNITY EXISTS NEXT TO IT.  
THERE IS ALSO A EXPECTATION OF A ENVIRONMENT SUPPORTIVE  
19:43:23 AND THAT LIFESTYLE.  
THIS IS CLOSER SO SGCU NOT CLOSER TO TIDEWATER.  
19:43:34 NEXT IS DAVID PASCRELL FIREWORKS TIDEWATER.  
THREE QUESTIONS.  
19:43:38 WHAT ARE THE ANTICIPATED HOUR OF OPERATIONS FOR THE  
ESTABLISHMENTS?

19:43:43 SEEMS TO BE A DISCONNECT -- THE INTENT IS TO HAVE A  
19:43:55 HIGH-END COLLECTION OF RESTAURANTS AND RETAIL BUILDINGS  
AND THE OUTDOOR ACTIVITIES ARE CORNHOLE AND LOOKING FOR  
19:44:03 AN UNIQUE ATMOSPHERE OR FOR THOSE LOOKING FOR A PLACE  
TO PARTY.  
19:44:13 MARILYN EUZU FROM TIDEWATER SAYS, I WOULD LIKE TO  
SUBMIT TO YOU TWO MAJOR REASONS WHY THE GROVE  
UNIVERSITY HIGHLANDS WILL BE DETRIMENTAL TO TIDEWATER.  
19:44:23 RECENTLY I MOVED FROM A CONDO DEVELOPMENT IN HISTORIC  
NAPLES.  
19:44:27 THE CONDOS ABUTTED THE RESTAURANTS.  
IT ENTICED THE RODENT POPULATION TO ESTABLISH  
19:44:32 THEMSELVES ON OUR PROPERTIES.  
POISON BOXES WERE PLACED THROUGHOUT OUR GROUNDS.  
19:44:38 A DEAD RAT AT THE FOOT OF MY STAIRCASE.  
THIS PROJECT WILL DO DAMAGE TO OUR SMALL COMMUNITY.  
19:44:44 SECONDLY, WE HAVE SO MUCH NOISE POLLUTION HERE IN  
TIDEWATER.  
19:44:50 HIGHWAY 75 WHICH ABUTS OUR WEST SIDE CREATES NOISE IN  
THE EXTREME ESPECIALLY IN CERTAIN TIMES OF THE DAY.  
19:44:56 THERE IS ALSO NOISE EMANATING FROM HERTZ ARENA AND  
MIRAMAR OUTLETS.  
19:45:04 THE TRAFFIC ON BEN HILL GRIFFIN IS A REAL SAFETY HAZARD  
AS IT STANDS NOW.  
19:45:11 FUTURE DEVELOPMENT CAN ONLY EXACERBATE THE SITUATION.  
PLEASE TAKE MY CONCERNS SERIOUSLY.  
19:45:18 BECKY AND ROBERT OSTERBERG FROM TIDEWATER SAY, AS PROUD  
RESIDENTS OF ESTERO AND TIDEWATER, WE ARE GRATEFUL FOR  
19:45:28 THE ZONING AND PLANNING BOARD VIGIL AND OVERNIGHT OF  
OUR COMMUNITY.  
19:45:32 LIVING IN TIDEWATER WHICH IS A 55-PLUS ADULT COMMUNITY  
PUTS US DIRECTLY BEHIND THE GROVE PROJECT.  
19:45:37 LITERALLY FOR MY HUSBAND AND I AS WE ARE IN THE FIRST  
ROW OF HOMES INSIDE TIDEWATER'S GATES.  
19:45:45 WE STRONGLY URGE THE BOARD FOR DECLINE REZONING FOR THE  
GROVE AS WE BELIEVE IT IS THE WRONG LOCATION.  
19:45:53 THIS WILL BE A MAGNET FOR YOUNG PEOPLE TO CONGREGATE  
AND PARTY BOISTEROUSLY WITH MUCH OF IT OUTDOORS.  
19:46:00 WHY WOULD SUCH A PLAN BE APPROVED FOR A ADJACENT  
55-PLUS COMMUNITY LIKE TIDEWATER.  
19:46:05 A TERRIBLE JUXTAPOSITION OF RESOURCES.  
THANK YOU FOR YOUR CONSIDERATION.  
19:46:12 PATRICIA POLSTEF FROM TIDEWATER.  
AGAINST HOTEL.  
19:46:17 FOR INDOOR, OUTDOOR ENTERTAINING AREAS PROVIDING  
STRICTLY ENFORCED NOISE ORDINANCE ADHERED TOO.  
19:46:25 TRAFFIC NEEDS TO BE CONTROLLED, POSSIBLY INSTALLING A  
LIGHT AT THE ENTRANCE OF TIDEWATER.  
19:46:36 NEXT IS LAURA PONZIO OF TIDEWATER.  
I AM CONCERNED OF THE INCREASED NOISE LEVEL COMING FROM  
19:46:42 THE PROPOSED OUTDOOR DINING AND BAR AREAS AS WELL AS  
THE INCREASED TRAFFIC ON TIBURON WAY AND TIDEWATER KEY  
19:46:47 BOULEVARD.  
THE INCREASED TRAFFIC WILL CAUSE MORE AND WEAR AND TEAR

19:46:54 OF TIBURON WAY WITH THE RESIDENTS OF TIDEWATER  
RESPONSIBLE FOR 51% OF THE COST TO REPAIR.

19:47:00 A RESIDENTIAL AREA AND PLENTY OF OPTION IN THE AREA  
ESTERO FOR DINING AND WE DO NOT NEEDS THIS SPACE TO BE

19:47:13 SATURATED WITH ADDITIONAL DINING AND BARS.  
DIANE TABBY FROM TIDEWATER.

19:47:23 DEAR BOARD MEMBERS, I AM WRITING TO EXPRESS MY DEEP  
CONCERN AND ARDENT OPPOSITION TO THE PROPOSED USE OF

19:47:27 LAND ADJACENT TO MY COMMUNITY.  
IT IS MY UNDERSTANDING THAT THE PROPOSED DEVELOPMENT OF

19:47:33 THE GROVE INCLUDES RESTAURANTS, OUTDOOR GAME ACTIVITY,  
MUSIC AND ENTERTAINMENT.

19:47:37 MY OBJECTIONS INCLUDE BUT ARE NOT LIMITED TO THE  
FOLLOWING, ONE, TRAFFIC.

19:47:43 CONGESTION, VOLUME NOISE AND INTERFERENCE IN THE FLOW  
OF DRIVING IN THE ENTRANCE OF OUR COMMUNITY AND TIBURON

19:47:46 WAY.  
TWO, NOISE POLLUTION.

19:47:51 WE ARE ALREADY SUBJECTED TO MORE THAN ENOUGH NOISE FROM  
HERTZ ARENA AND TAILGATING AND CONCERTS AND OUTLETS.

19:48:01 SOUND BUFFERS DOING NOT TO ELIMINATE THE DISTURBANCES.  
THREE, LIGHT POLLUTION.

19:48:05 THIS TYPE OF EVENTUAL LIEU REQUIRE LOTS OF LIGHT THAT  
WILL INTERFERE IN THE AMBIENCE OF US WHO ARE FACING

19:48:14 THIS FROM TIDEWATER KEYWAY.  
VERMIN.

19:48:16 THAT WILL RESULT FROM RESTAURANTS.  
WE DON'T WANT THAT.

19:48:18 FIVE, DRINKING.  
THIS TYPE OF EVENTUAL LIEU ATTRACT A YOUNG CROWD,

19:48:26 ROWDINESS AND DRUNK DRIVING IS A MAJOR CONCERN THAT  
WILL IMPACT OUR COMMUNITY.

19:48:29 RESIDENTS OF TIDEWATER CHOSE THIS COMMUNITY BECAUSE IT  
IS SUPPOSED TO BE A QUIET ONE.

19:48:34 WE ALREADY THIS ENOUGH DISAPPOINTMENT FROM THE  
ABOVE-MENTIONED NOISE POLLUTION.

19:48:37 I URGE TO YOU RECONSIDER THIS PLAN.  
I DO NOT WISH TO BE FORCED TO MOVE BECAUSE OF ALL THE

19:48:43 PROBLEMS THIS UNDOUBTEDLY WILL CAUSE, NOR DO I WANT MY  
HOME VALUE TO DECREASE.

19:48:48 WHO WOULD WANT TO BE SUBJECTED TO ALL OF THIS.  
I HAVE NO DOUBT AS A RESIDENT OF TORCH KEYWAY, I AND MY

19:48:55 NEIGHBORS WILL FEEL THE MOST NEGATIVE AND IMMEDIATE  
IMPACT OF THIS DEVELOPMENT.

19:49:00 PLEASE FIND ANOTHER MORE APPROPRIATE SPACE FOR THIS  
PROPOSED DEVELOPMENT.

19:49:10 KAREN AND EDWARD SCOLOMERO AT TIDEWATER.  
AGAINST.

19:49:14 I THINK THIS WILL CAUSE TRAFFIC AND MAKE OUR OVER 55  
COMMUNITY A HANGOUT FOR COLLEGE KIDS.

19:49:23 GARY AND KAREN BUTLER FROM TIDEWATER.  
WE WOULD LIKE TO SAY -- WE ARE VERY MUCH AGAINST THE

19:49:28 PROPOSED GROVE DEVELOPMENT.  
THE BACK OF OUR HOME, AS WELL AS ALL OF THE HOMES ON

19:49:35 TORCH KEYWAY ARE ADJACENT TO THE WALL LOCATED ON  
TIBURON WAY.

19:49:39 ALL MASTER BEDROOMS ARE LOCATED TO THE BACK SIDE OF THE  
HOUSE LESS THAN 100 FEET FROM THE PROPOSED DEVELOPMENT.

19:49:46 OUR MAJOR CONCERNS ARE NOISE, TRAFFIC AND PROPERTY  
VALUE OF OUR HOMES.

19:49:56 ESTERO ORDINANCE 20 19.20.4-3 DEFINES NOISE ANY NOISE  
THAT DISTURBING HUMANS AND LOW FREQUENCY SOUNDS CAUSED

19:50:03 BY AMPLIFIED BASS MUSIC.

19:50:14 IT SAYS EXCESSIVE RAUCOUS NOISE INTERFERES WITH THE  
WELL BEING AND PRIVACY OF THE HOMES AND PROTECTS THE

19:50:19 COUNTRY'S RESIDENTS TO CONDUCT A NORMAL PURSUIT OF  
LIFE.

19:50:24 THE CHAPTER FOR THE HEALTH, SAFETY AND PEACE AND QUIET  
OF THE RESIDENTS.

19:50:33 WE ANY THE GROVE WILL VIOLATE THE PROTECTION WITH  
22,000 COLLEGE KIDS DOWN THE ROAD TO LOVE TO PARTY OUT  
ON THE WEEKENDS.

19:50:38 LASTLY THE ADDED TRAFFIC IS THE AREA -- IS  
UNIMAGINABLE.

19:50:44 PLEASE CONSIDER NOT ALLOWING THE PROJECT GO THROUGH.  
THE TIDEWATER COMMUNITY IS AN ASSOCIATION OF RESIDENTS

19:50:48 AGE 55 AND OLDER.

19:50:53 MANY OF US HAVE CHOSEN THIS AREA FOR A PEACEFUL AND  
RELAXED RETIREMENT.

19:50:58 THIS PROPOSAL WOULD CERTAINLY DEGRADE THAT DESIRED  
LIFESTYLE.

19:51:00 WE DON'T THINK ANYONE WOULD LIKE THIS IN THEIR OWN BACK  
YARD.

19:51:06 WE CERTAINLY DO NOT.

19:51:10 ARNOLD AND DEBBY.

19:51:10 WE ARE CONCERNED WITH THE PROPOSED GROWTH PROJECT  
CONCERNS.

19:51:14 TRAFFIC ON OUR ROADS TIBURON ROAD AND TIDEWATER KEY  
BOULEVARD.

19:51:20 DRINKING AND DRIVING ON OUR INTERNAL ROADS.

19:51:33 MAINTENANCE OF THE ROADS, NOISE AND LIGHT POLLUTION THE  
PROJECT WILL CREATE JULIETTE AND JOHN FROM TIDEWATER.

19:51:41 100% OF OUTDOOR DRINKING THIS ALONG WITH THE TYPE OF  
VENUES HAVE YOUNG PEOPLE LOOKING TO PARTY.

19:51:46 WE ARE CONCERNED WITH NOISE AND LIGHT POLLUTION.  
SMELLS INCLUDE COFFEE ROASTING AND BAKERY WILL LINGER  
CONTINUOUSLY.

19:51:53 CERTAIN SECTIONS OF TIDEWATER CAN SMELL FOOD FROM THE  
UNIVERSITY VILLAGE A CONSIDERABLE DISTANCE AWAY.

19:52:01 TIDEWATER ALREADY HEARS LIVE MUSIC FROM MIRAMAR OUTLETS  
AND HERTZ ARENA WHEN PEOPLE TAILGATE AND HAVE  
ADDITIONAL OUTDOOR CONCERTS.

19:52:05 THIS WILL UTILIZE TIDEWATER MAIN ENTRANCE AND TIBURON  
ROAD.

19:52:11 THE UPPER FLOORS OF ANY PROPOSED MOTEL AND HOTEL WILL  
HAVE PEOPLE LOOKING INTO OUR BACK LANAIS.

19:52:17 THESE TYPE OF VENUES WILL TAKE AWAY FROM OUR QUALITY OF  
LIVING AND HAVING AN ADVERSE EFFECT ON THE VALUE OFF

19:52:20 OUR HOME.  
WE GREATLY APPRECIATE YOU TAKING TIME TO REVIEW OUR  
19:52:26 COMMENTS AND THOSE OF OUR FELLOW TIDEWATER RESIDENTS IN  
REJECTING THESE PROPOSALS.  
19:52:37 SUNSHINE FROM TIDEWATER.  
NO OUTDOOR CAME AND CARNIVAL ATMOSPHERE TO PROPERTY  
19:52:44 ADJACENT TO SO MANY RESIDENCES.  
I KNOW THIS A MIXED USE PROPERTY, BUT WE MUST TAKE INTO  
19:52:51 CONSIDERATION ALL OF THE RESIDENCES AROUND THE AREA.  
VINCENT MARCHETTA.  
19:52:58 AS TIDEWATER RESIDENT, I AM GENUINELY CONCERNED WITH  
THE NEW DEVELOPMENT PROPOSAL RIGHT OUTSIDE OUR  
19:53:01 ENTRANCE.  
THE LEVEL OF NOISE WHAT AMOUNTS TO A LARGE NUMBER OF  
19:53:07 COMMERCIAL BUSINESSES AND AN ADULT OUTDOOR PLAYGROUND  
WITH ALCOHOL IS GOING TO IMPACT OUR SENIOR QUALITY OF  
19:53:10 LIFE.  
WE DO NOT NEED TO ENDURE ANY MORE NOISE.  
19:53:16 IN ADDITION, NOT HAVING AN EGRESS TO BEN HILL GRIFFIN  
WILL ADD TO THE USE OF TIBURON WAY AND TIDEWATER KEY  
19:53:24 ROADS AND MORE TRAFFIC ROADS ALONG WITH THE QUICKER  
DETERIORATION OF THE ROAD.  
19:53:30 IS THE VILLAGE OF ESTERO WILLING TO ABSORB ALL ROAD  
REPAIR?  
19:53:36 THIS WILL PLACE ROAD REPAIR ON TIDEWATER COMMUNITIES  
AND EFFECT OUR PROPERTY VALUES.  
19:53:43 AS A RESIDENT, THIS NEEDS TO BE CONSIDERED IN ANY  
FUTURE DEVELOPMENT.  
19:53:46 ROBERT SHERWOOD.  
AS RESIDENTS OF TIDEWATER WHO RESIDE CLOSE TO THE WALL  
19:53:54 FACING THIS PROPERTY, WE ARE ADAMANT OPPOSED WITH THE  
NUMBER OF EATING VENUES, ALCOHOL AND NOISE CONSUMPTION.  
19:54:02 WE WILL NOT BE PROPOSED TO A HOTEL BUT THIS WILL  
DESTROY THE ENJOYMENT OF OUR RETIRED LIFE.  
19:54:11 AND WILL INCREASE TRAFFIC BY NONTIDEWATER RESIDENCES.  
ROBERT STALEY FROM TIDEWATER.  
19:54:18 I AM TOTALLY OPPOSED TO OUTDOOR BARS, RESTAURANTS AND  
ENTERTAINMENT.  
19:54:23 A FOOD PARK IS TERRIBLE FOR THIS LOCATION WITH LIMITED  
ACCESS AND LIMITED PARKING.  
19:54:27 WE HEAR THE LOUD ENTERTAINMENT FROM UNIVERSITY PLAZA  
AND THAT IS SAY CROSS THE STREET.  
19:54:33 WE ARE TOLD A HOTEL WAS GOING THERE AND ALREADY  
APPROVED FROM THE MIRAMAR SHOPPING AREA.  
19:54:44 LINDA BEARD FROM TIDEWATER.  
WRITING TO INDICATE NONSUPPORT OF THE PROPOSED CHANGE  
19:54:50 TO THE ZONING OF THE PARCEL IN FRONT OF TIDEWATER  
FACING BEN HILL GRIFFIN.  
19:54:57 WE BOUGHT IN EXPENSIVE EXCLUSIVE COMMUNITY TO HAVE A  
QUIET, PRIVATE LIFE.  
19:55:02 OPEN AIR FOOD TRUCKS AND ALCOHOL CONSUMPTION BY  
20-SOMETHING IS NOT WHY WE BOUGHT IN ESTERO.  
19:55:09 THIS WILL HAVE NOISE, ADDITIONAL TRAFFIC AND CONCERN  
FOR SAFETY OF THE GUESTS.

19:55:15 I AM NOT FOND OF HAVING A CARNIVAL ATMOSPHERE OUTSIDE  
OF OUR GATE.

19:55:19 THIS IS PRESTIGIOUS COMMUNITY AND THIS WILL REDUCE THE  
VALUE AND APPEAL OF OUR PROPERTIES.

19:55:26 EVAN MILLER FROM TIDEWATER.  
REPRESENTING EVAN AND BARBARA MILLER.

19:55:37 I BELIEVE THAT WE ALREADY READ THIS.  
IT INVOLVES THE CELL TOWER.

19:55:56 WE THE MILLERS ARE OPPOSED TO THE DEVELOPMENT.  
WHY DO WE NEED MORE EATING ESTABLISHMENT AND BARS ON

19:56:01 THE UNDEVELOPED LAND.  
WE HAVE THREE MALLS THAT HAVE MORE EATING AND

19:56:07 ENTERTAINMENT VENUES THAN WHAT IS BEING PROPOSED.  
I TELL YOU WHY THIS UNDER PROPOSAL BY THE ESTERO

19:56:11 COMMUNITY LEADERS.  
IT IS ALL ABOUT MONEY, MONEY, AND MORE MONEY AND

19:56:17 WHATEVER ELSE THERE IS TO BE HAD.  
I BELIEVE WE ALREADY GAVE THAT YOU.

19:56:23 TOM RINEHART FROM TIDEWATER.  
HOME ON THE GROVE OF THE DEVELOPMENT TO THE DEVELOPMENT

19:56:29 TO THE ESTERO COUNCIL PENDING DESIGN REVIEW.  
FOR RESIDENTS OF TIDEWATER, THE GROVE AS PROPOSED

19:56:35 INCURS SUBSTANTIAL LONG-TERM EXPENSES AND  
INCONVENIENCES TO THE TIDEWATER COMMUNITY WITH NO

19:56:39 BENEFITS OR REMEDIES.  
THE TIDEWATER HOA IS RESPONSIBLE FOR 51% OF THE

19:56:44 MAINTENANCE OF TIBURON WAY AND PROPOSED PROJECT WILL  
INCREASE WEAR AND TEAR AND NOISE ALONG TIBURON WAY.

19:56:53 BECAUSE TIBURON WAY INTERSECTS TIDEWATER KEY BOULEVARD  
THE ONLY ROAD IN AND OUT OF TIDEWATER, RESIDENTS WILL

19:57:01 EXPERIENCE INCREASED WAIT TIMES FROM BEN HILL GRIFFIN  
PARKWAY.

19:57:05 IN ADDITION TO THE ACCELERATED WEAR ON TIBURON WAY AND  
INCREASED CONGESTION AT THE INTERSECTION AND THE SOLE

19:57:12 POINT OF ENTRY OF EGRESS AND THE ADDITIONAL NOISE AND  
LIGHT WILL AFFECT RESIDENTS ALONG TIBURON WAY AND ALONG

19:57:21 EVERGLADES PARKWAY NORTH AND THE FLOW BETWEEN THE GROVE  
AND HERTZ ARENA.

19:57:27 THE PROPOSAL IS VAGUE ON THE ADDITION OF A HOTEL SOME  
TIME IN THE NEAR FUTURE.

19:57:33 LACKING ANY DETAILS, ONE CAN REASONABLY ASSUME THAT THE  
ADDITION OF THE HOTEL CAN EXACERBATE ABOVE.

19:57:45 THAT IS ALL EXCEPT FOR SOME VERY LATE ARRIVING COMMENT  
CARDS, SOME OF WHICH ARRIVED AT 7:42, JUST A FEW

19:57:54 MINUTES AGO.  
>>MARY GIBBS: NANCY, ALSO ONE I THINK YOU MISSED THAT I

19:57:59 WAS GOING TO READ THAT CAME IN EARLIER IN THE PACKET  
FROM CHRISTINE MUELLER THAT LIVES ON MANATEE KEY LANE.

19:58:07 SHE SAID I THINK THIS PLACE LOOKS AMAZING AND FILLS A  
MUCH-NEEDED VOID FOR ENTERTAINMENT AND FOOD OPTION IN

19:58:10 THE AREA.  
LOOKING FORWARD IT.

19:58:16 I JUST WANTED TO SAY, THERE WAS -- THERE IS A LETTER IN  
SUPPORT.

19:58:22 SO I WANTED TO MAKE SURE I READ THAT.  
>>NANCY STROUD: THERE ARE 12 MORE THAT CAME IN AFTER  
19:58:26 THE MEETING STARTED.  
ONE FROM ROSEMARY MCELROY FROM TIDEWATER.  
19:58:34 PLEASE EXPLAIN HOW AND WHERE PARKING AREAS AND TRAFFIC  
ENTERING AND EXITING THE AREA ARE LOCATED.  
19:58:41 WHAT DOES YOUR TRAFFIC STUDY SHOW FOR INCREASED TRAFFIC  
IMPACT ON ROADWAYS.  
19:58:46 IS IT THE DEVELOPER'S INTENTION TO PARTICIPATE,  
CONTRIBUTE AND PLAY DUES TO THE T & T CONSORTIUM.  
19:58:56 AND THE T & T CONSORTIUM FUND.  
AND TRAFFIC DISRUPTION BEFORE A PROJECT COMMENCE.  
19:59:03 THAT WAS ONE.  
ANOTHER ONE FROM WELDON WEBB FROM TIDEWATER.  
19:59:09 NOISE KNOWN FACT THAT OUTDOOR DINING COMBINED WITH  
ALCOHOL LEADS TO INCREASED NOISE LEVEL.  
19:59:14 HOTELS ALSO INCREASE NOISE FROM TRAFFIC AND GROUPS OF  
INDIVIDUALS GATHERING AT THE POOL OR THE PARKING LOT.  
19:59:22 TRAFFIC RESTAURANTS LEAD TO INCREASED NOISE AS DO  
HOTELS.  
19:59:27 ROAD STRUCTURE WILL NOT SUPPORT INCREASE OF VOLUMES OF  
TRAFFIC.  
19:59:31 ANY TIME YOU CREATE A VENUE THAT ATTRACT LARGE NUMBERS  
OF PEOPLE AUTOMOBILES AND SERVICING ALCOHOL, YOU HAVE  
19:59:38 INCREASE LEVELS OF PEOPLE, TRAFFIC AND NOISE.  
WHAT ACTION WILL BE INCLUDED TO ENSURE THAT NOISE,  
19:59:45 LIGHT POLLUTION AND TRAFFIC WILL NOT BE AN ISSUE TO THE  
RESIDENTS OF TIDEWATER.  
19:59:49 ONE FROM STEVEN NOVAK.  
>>MARY GIBBS: NANCY, REREAD HIS -- HIS WAS IN PERSON  
19:59:57 AND READ HIS EARLIER.  
>>NANCY STROUD: WHO ELSE.  
20:00:01 WILLIAM DONOVAN FROM TIDEWATER.  
I HAVE THREE PRIMARY CONCERNS THAT I WOULD LIKE TO GET  
20:00:05 ON THE RECORD.  
THEY ARE NUMBER ONE, THE NOISE THAT WILL BE GENERATED  
20:00:09 FROM THE PROPOSED PROJECT.  
RESEARCH INDICATES THAT SHRUBS WILL NOT ALLEVIATE THE  
20:00:15 NOISE THAT WILL BE GENERATED TO A LEVEL THAT MEETS THE  
ESTERO NOISE ORDINANCE.  
20:00:20 TWO, TO ADD ADDITIONAL RESTAURANTS TO THIS IMMEDIATE  
AREA IS UNNECESSARY WHEN YOU CONSIDER THE NUMBER OF  
20:00:26 RESTAURANTS ALREADY IN A TWO-MILE RADIUS OF THE  
PROJECT.  
20:00:30 AND THREE, RODENTS WILL BE ATTRACTED TO THE WASTE  
GENERATED BY SUCH A FACILITY.  
20:00:34 THANK YOU.  
FROM GERALD BACHY.  
20:00:42 WE ARE OPPOSED TO THE REQUEST OF A TALL HOTEL ON BEN  
HILL ACROSS THE STREET FROM GRANDEZZA.  
20:00:48 IN WOULD BE AN INVASION OF PROPERTY FOR ALL THE HOMES  
IN THE AREA.  
20:00:51 INCREASE MY PROPERTY VALUE, COST CONGESTION AND BRING  
MORE TRANSIENT PEOPLE INTO A BEDROOM COMMUNITY AREA.

20:00:57 MY DOMINANT WESTERN VIEW WILL BE LOST.  
IT WILL IMPACT ALL THE REASONS I MOVED TO BEAUTIFUL  
20:01:01 ESTERO AND GRANDEZZA.  
THE NOISE AND ACTIVITY SHOULD BE LOCATED CLOSER TO THE  
20:01:06 INTERSTATE AND INDUSTRIAL AREA.  
THE BIGGEST PROBLEM IS THE HEIGHT OF THE BUILDING BEING  
20:01:11 CONSIDERED AND THAT HOTEL GUESTS WILL BE ABLE TO LOOK  
RIGHT INTO MY HOME, YARD AND POOL.  
20:01:20 PLEASE, PLEASE, PLEASE DO NOT LET THIS MOVE FORWARD.  
AND ONE FROM JAMES RALERO.  
20:01:26 THE PROJECT SOUNDS LIKE IT WOULD YIELD AN INTERESTING  
AND SOMEWHAT UNIQUE DESTINATION FOR ENTERTAINMENT  
20:01:32 ATTRACTING COLLEGE STUDENTS AND YOUNGER ADULTS.  
WHILE INTERESTING, THE PROJECT IS NOT ONE THAT FITS  
20:01:38 INTO THE SETTING WHERE TIDEWATER AND GRANDEZZA IS  
LOCATED.  
20:01:42 WILL DEFINITELY INCREASE THE NOISE LEVEL IN OUR AREA ON  
A DAILY BASIS.  
20:01:45 AND WHAT WILL IT DO TO TRAFFIC?  
IN ADDITION TO THE TWO LARGE COMMUNITIES MIRAMAR  
20:01:50 OUTLETS AND HERTZ ARENA.  
DUE TO THE NATURE OF THE PROJECT, THEY ARE LIKELY TO  
20:01:58 NUMEROUS VEHICLE OFF ROADERS WHO CONSUME A FEW MORE  
DRINKS THAN THE LEGAL LIMIT ALLOWS.  
20:02:05 IS THE PROJECT GOING TO ALLOW UNDERAGED DRINKERS.  
REGARDING THE STORAGE FACILITY AND PAINTING OF THE  
20:02:13 HERTZ ARENA, YOU WILL GIVE SERIOUS CONSIDERATION OF THE  
CONCERNS OF THE SENIOR CITIZEN POPULATION OF THE AREA.  
20:02:29 THANK YOU.  
ONE FROM LINDA ANDERSON AT GRANDEZZA.  
20:02:41 I AM A RESIDENT AND ALREADY HAVE A RED LIGHT -- RED  
LIGHTED SIGN LIGHTING UP OUR WINDOWS.  
20:02:49 DO NOT NEED OPEN OUTSIDE BAR AND RESTAURANT WITH MUSIC.  
THE GROVE WOULD BE A NUISANCE.  
20:02:54 WE DO NOT NEED A HOTEL LOOKING OVER OUR NEIGHBORHOOD.  
I AM AGAINST THIS REZONING.  
20:03:02 ONE FROM ELIZABETH MORADA FROM GRANDEZZA.  
PLEASE DENY THE REQUEST FOR FIVE-STORY HOTEL ACROSS  
20:03:10 FROM GRANDEZZA AS IT WILL BE A DETRIMENT TO THE RIGHT  
FOR PRIVACY, QUIET AND TO MAINTAIN OUR PROPERTY VALUES.  
20:03:16 I THINK THAT IS IT.  
TAMMY, DID YOU -- NO, TWO MORE.  
20:03:26 ROSEMARY MCELROY FROM TIDEWATER.  
ADDITIONALLY TO MY QUESTIONS I SUBMITTED MY CONCERNS  
20:03:29 AND QUESTIONS.  
THIS PROJECT IS UNACCEPTABLE AS PRESENTED.  
20:03:36 IF THE DEVELOPER WOULD HAVE CONTACTED OUR ADJOINING  
ENTRYWAY.  
20:03:41 ANSWER TO MY QUESTIONS WOULD INDICATED RISK AND COST TO  
ALL OF OUR SURROUNDING COMMUNITIES AND POTENTIALLY  
20:03:45 DISCOURAGED THEIR PROPOSAL.  
I ASK THE COUNCIL TO DENY THE DEVELOPER'S PLAN.  
20:03:52 AND THE LAST ONE IS -- THE LAST SOMEONE FOR  
VIRGINIA HIWASKI.

20:04:00 FROM TIDEWATER.  
I DO NOT APPROVE THE PROPOSED PLAN.

20:04:06 THERE ARE SO MANY PLACES FOR FOOD NEAR THE COLLEGE  
ALREADY.

20:04:10 AND THE NOISE WILL BE INCREASED IN OUR AREA.  
WE ALREADY HAVE THE ARENA.

20:04:14 THE INCREASE IN TRAFFIC WOULD BE DIFFICULT AND THE COST  
OF MAINTAINING ALL THE ROAD WITH THE NEW TRAFFIC WOULD

20:04:17 BE UNFAIR.  
ALREADY WE ARE HEAR TRAFFIC FROM 75 AND BEN HILL ALL

20:04:21 HOURS.  
AND WILL BRING MORE TRASH LEFT BEHIND.

20:04:26 WE MOVED HERE WITH GREEN AND TREES, NOW IT IS BECOMING  
VERY CROWDED.

20:04:30 ANY VISITORS WOULD NOT BE QUIET.  
THANK YOU.

20:04:35 THANK YOU.  
THAT'S IT.

20:04:42 >>TAMMY DURAN: WE HAVE ONE MORE SPEAKER CARD.  
>>MARY GIBBS: WE HAVE ONE MORE CARD.

20:04:51 >>MARY GIBBS: PETER DURS Y FROM GRANDEZZA IS HERE IN  
PERSON.

20:04:54 >> GOOD EVENING, AND I APPRECIATE THE TIME YOU ARE  
SPENDING ON THIS ONE.

20:05:01 I AM PETER DURS Y.  
I AM ON THE MASTER BOARD OF THE GRANDEZZA PROPERTY

20:05:07 OWNERS ASSOCIATION.  
I AM NOT SPEAKING FOR THE PROPERTY OWNERS ASSOCIATION

20:05:16 AT THIS TIME AS WE HAVE NOT REVIEWED THIS IN ONE OF OUR  
BOARD MEETINGS, BUT I WILL BE TAKING IT TO THE NEXT

20:05:23 BOARD MEETING AND AT THE FUTURE -- NEXT HEARING THAT I  
HAVE, I WILL BE BACK TO EXPRESS THE OPINION AND

20:05:31 POSITION OF THE GRANDEZZA MASTER BOARD.  
JOHN CONLEY DID REACH OUT TO US SIX MONTHS AGO.

20:05:37 AT THE TIME THE HOFFMAN GROUP WERE CONSIDERING  
PURCHASING THE PROPERTY FOR A HOTEL.

20:05:47 MYSELF AND DENEL SHIELDS, ALSO A MEMBER OF THE MASTER  
BOARD, MET WITH JOHN.

20:05:52 AND WE ACTUALLY WALKED ALONG THE PROPERTY LINE OF THE  
HOMEOWNERS ALL THE WAY ACROSS FROM WHERE THE HOTEL

20:05:58 WOULD BE LOCATED.  
AND EXPRESSED OUR VIEW ON HOW WE FELT ABOUT IT.

20:06:08 WE DO UNDERSTAND THAT THE HEIGHT IN THE ZONING  
DOCUMENTS SAY 45-FOOT MAXIMUM HEIGHT, ALTHOUGH AT THE

20:06:16 TIME IT WAS OUR UNDERSTANDING THAT A HOTEL IS NOT ZONED  
FOR THAT AREA, BUT THEN ON FURTHER READING THE

20:06:23 DOCUMENTS, WE SAW THAT THE AMENDMENT IN 2018, ALTHOUGH  
THE DOCUMENT -- THE AMENDMENT WAS FOR A MIRAMAR LOCATED

20:06:34 HOTEL RIGHT NEXT TO MIRAMAR OUTLETS, THE DOCUMENT DID  
MENTION A 6.4 ACRE BEING ZONED FOR THE HOTEL, WHICH WE

20:06:43 DON'T UNDERSTAND HOW THAT GOT IN THE DOCUMENT, AND IT  
SEEMS LIKE IT WAS AN OVERSIGHT WHEN THE VILLAGE COUNCIL

20:06:49 ACTUALLY APPROVED IT.  
I DON'T BELIEVE THEY KNEW THEY WERE APPROVING A

20:06:56 DOCUMENT THAT HAD THE HOTEL INCLUDED IN THAT 6.4-ACRE  
LOT.

20:07:00 I WILL MENTION ONE OTHER THING.  
WHEN THE STORAGE UNIT WAS APPROVED, WE MET WITH THE  
20:07:06 DEVELOPER AT THAT TIME.  
AND WE WERE SHOWN LINE-OF-SIGHT DIAGRAMS, STRAIGHT LINE  
20:07:17 OF SIGHT TO THE 45-FOOT HEIGHT OF THE HOTEL.  
AND WE WERE QUITE NAIVE BECAUSE WE DID NOT REALIZE THAT  
20:07:25 THE LINE OF SIGHT WAS FROM THE TOP OF ONE TREE THAT WAS  
IN FRONT OF THAT HOTEL.  
20:07:31 KIND OF CONVENIENTLY PLACED.  
AND ONCE THE HOTEL WAS BUILT, THE HUGE STRUCTURE BEING  
20:07:40 VIEWED BY THE HOMEOWNER.  
AS YOU CONSIDER THIS, IF, IN FACT, SOMETHING IS  
20:07:44 APPROVED ALONG THESE LINES.  
TWO CONCERNS.  
20:07:48 ONE IS NOISE.  
ACROSS THE GOLF COURSE IS MAINLY A -- A PITCHING WEDGE  
20:07:57 TO THE FIRST HOME FROM THIS PROPERTY TO GRANDEZZA.  
THE FIRST HOME ACROSS BUTTER MERE ROAD.  
20:08:08 AND SECONDLY IF ANY SIGNS OR LIGHTS AT HIGH ELEVATION  
ARE INSTALLED, THAT IS A PROBLEM.  
20:08:15 THE LAST COMMENT BY MRS. ANDERSON ACTUALLY INDICATED  
THE BIG LARGE RED SIGN ON THE STORAGE UNIT SHINES  
20:08:23 DIRECTLY INTO THE FRONT DOOR AND INTO THE LIVING ROOM.  
AND I HAVE TO DEAL WITH THAT.  
20:08:26 SO THOSE ARE TWO CONSIDERATIONS.  
AND ONCE AGAIN, I THANK YOU FOR SPENDING ALL THIS TIME  
20:08:29 ON THIS HEARING.  
IT HAS BEEN ALMOST TWO HOURS.  
20:08:35 AND I KNOW YOU ALL ARE BUSY PEOPLE AND PROBABLY WANT TO  
GET HOME AS WELL.  
20:08:37 THANK YOU VERY MUCH.  
APPRECIATE THE WORK YOU DO AND I KNOW IT TAKES A LOT OF  
20:08:41 YOUR PERSONAL TIME.  
THANK YOU.  
20:08:51 >>SCOTTY WOOD: WE ARE DONE WITH PUBLIC INPUT?  
>>MARY GIBBS: I THINK THE APPLICANT WANTED TO ADDRESS  
20:08:55 SOME THINGS.  
>>SCOTTY WOOD: GO AHEAD.  
20:08:58 >>MARY GIBBS: HOLD ON.  
I DO WANT TO SAY AND I WANT TO ASK NANCY.  
20:09:03 THIS IS NOT A PUBLIC HEARING.  
THIS IS A INFORMATION MEETING.  
20:09:07 WE ARE NOT HERE TO TESTIFY AND DO PUBLIC HEARING TYPE  
THINGS.  
20:09:11 SO I AM NOT SURE WHAT JOHN WANTS TO TALK ABOUT.  
>>JOHN CONROY: I JUST -- THEY WERE A LOT OF COMMENTS.  
20:09:16 I JUST WOULD LIKE TO INFORM THE RESIDENTS OF SOME OF MY  
THOUGHTS ON SOME OF THOSE COMMENTS IF THAT'S OKAY.  
20:09:23 PERFECT.  
I WOULD LIKE TO THANK EVERYONE WHO SPOKE AND GAVE THEIR  
20:09:26 OPINIONS.  
THIS ENTIRE IDEA STEMMED FROM HEARING CLEARLY OTHER

20:09:32 RESIDENTS COMMENTS AND SUGGESTIONS ON OUR DEVELOPMENT TO THE SOUTH.

20:09:36 MOST OF THESE PEOPLE I AM SURE VISITED OR DINED ON FIFTH AVENUE AND THIRD STREET IN NAPLES, CONSIDERED

20:09:43 SOME OF THE NICEST AND MOST EXCLUSIVE AREAS IN THE COUNTRY AND FIFTH AVENUE AND THIRD STREET ARE FULL OF

20:09:49 OUTDOOR SEATING AND ALCOHOLIC CONSUMPTION. COMMENTS ABOUT RESTAURANTS, BARS AND TRASH.

20:09:54 WE DEVELOPED THE TEXAS ROADHOUSE AT ESTERO AND ESTERO GRAND.

20:09:59 AND THIS RESTAURANT IS APPROXIMATELY 7,000 SQUARE FEET WITH 225 SEATS.

20:10:05 ON THE 6.3 ACRE THAT'S WE HAVE HERE, I CAN FIT AND CURRENTLY HAVE THE RIGHTS TO DEVELOP WITHOUT FOUR TO

20:10:12 FIVE OF THOSE FREE-STANDING RESTAURANTS ON THIS PROPERTY ALL WITH BARS AND CONSUMPTION OF ALCOHOL IN

20:10:15 THEM.

20:10:22 THAT WOULD BE 35,000 SQUARE FEET OF RESTAURANT TRASH AND OVER 1,000 SEATS FOR TRAFFIC WITHOUT REZONING ANYTHING.

20:10:25 WITHOUT DOING THIS PROCESS.

20:10:31 WHAT WE ARE PROPOSE SOMETHING 3,000 SQUARE FEET OF KITCHENS WITH DUMPSTER AS CLOSE TO BEN HILL GRIFFIN AS POSSIBLE TO IMPACT TIDEWATER AS LITTLE AS POSSIBLE.

20:10:36 THE COMMENTS ABOUT TRAFFIC.

20:10:40 FIRST OF ALL, WE HAVE NO CONTROL OVER THE ACCESS POINTS OF OUR PROPERTY.

20:10:46 THESE ACCESS POINTS ARE PREDETERMINED BY LEE COUNTY DOT AND THE ZONING RESOLUTION ITSELF.

20:10:50 THIS IS A MIXED PLANNED DEVELOPMENT.

20:10:55 AND THIS IS EXACTLY WHAT IT IS. A MIXED-USE DEVELOPMENT.

20:10:59 IT IS A MIX OF RESIDENTIAL AND COMMERCIAL USES AND ALL THE COMMERCIAL USES IN THE ENTIRE ZONING GETS ACCESS FROM THE BACK.

20:11:04 THAT IS EXACTLY WHAT WE DID ON THE SOUTH PARCEL FROM HIGHLAND OAKS DRIVE.

20:11:09 THOSE ACCESS POINTS WERE DETERMINED BY THE MPD LONG BEFORE TIDEWATER WAS EVEN THERE.

20:11:19 ADDITIONAL TRASH AND TRAFFIC -- SORRY ADDITIONAL TRAFFIC AND TRASH DUMPSTERS IS PART OF ALL DEVELOPMENT.

20:11:25 WE CURRENTLY WITHOUT REZONING THE PROPERTY HAVE THE RIGHT TO BUILD 40,000 SQUARE FEET OF RETAIL AND 60,000 SQUARE FEET OF OFFICE SPACE WITH THE MAXIMUM HEIGHT AS HE MR. DURSLEY OF 45 FEET.

20:11:33 WE CAN FIT A FOUR-STORY OFFICE BUILDING ON THE SITE WITHOUT DOING ANY REZONING.

20:11:36 WE HAVE THOSE RIGHTS.

20:11:40 THAT IS ALMOST 100,000 SQUARE FEET OF DEVELOPMENT THAT WE COULD BUILD WITHOUT REZONING, WITHOUT GOING THROUGH THIS PROCESS.

20:11:43 BUT THIS PROPOSAL IS FOR SIGNIFICANTLY LESS DENSE TRAFFIC THAN WHAT WE COULD DO.

20:11:49 THE NOTION THAT PROPERTY VALUE ALSO DECREASE, I

20:11:54 ACTUALLY DISAGREE.  
ZILLOW DID A STUDY AND DESPITE THE ADDITIONAL TRAFFIC  
20:12:01 THAT STARBUCKS PROVIDES, PROPERTY VALUE WITHIN ONE MILE  
OF A STARBUCKS IS 45% HIGHER OF SIMILAR PROPERTY VALUES  
20:12:08 THAT AREN'T, WHY?  
BECAUSE OF CONVENIENCE AND PROXIMITY.  
20:12:13 DOWNTOWN NAPLES PROXIMITY VALUES ARE HIGH BECAUSE OF  
PROXIMITY TO COFFEE SHOPS AND RESTAURANTS ON FIFTH  
20:12:21 AVENUE AND ALMOST ALL OF THESE RESTAURANTS HAVE BARS IN  
THEM AND ALL OF THEM HAVE OUTDOOR SEATING AND OUTDOOR  
20:12:25 CONSUMPTION.  
THE PUBLIC OPINION OF MOVED FROM DOWNTOWN NAPLES.  
20:12:34 MILLIONS DOLLARS CONDOS DIRECTLY ABOVE THESE OUTDOOR  
SEATING.  
20:12:37 CONVENIENCE AND PROXIMITY ARE EXTREMELY IMPORTANT  
VALUES IN PROPERTY VALUE AND I THINK THE ABILITY TO  
20:12:43 WALK OR BIKE TO AN OUTDOOR DESTINATION LIKE THIS WOULD  
LIKELY INCREASE THE VALUES.  
20:12:47 IN ADDITION THESE RESIDENTS BOUGHT A PROPERTY NEXT TO A  
COMMERCIAL PIECE OF PROPERTY.  
20:12:51 THE COMMERCIAL ZONING IS NOTHING NEW.  
AND THE RIGHT TO DEVELOP RESTAURANTS ON THAT PROPERTY  
20:12:55 IS NOTHING NEW.  
THIS IS A FACT NOW JUST AS MUCH AS IT WAS A FACT WHEN  
20:13:01 THEY PURCHASED THEIR HOME.  
THERE ARE SOME MENTIONING OF VACANT RETAIL SHOPS.  
20:13:07 WELL, OUR PROPERTY TO THE SOUTH OF 22,000 SQUARE FEET  
IN OUR RETAIL CENTER.  
20:13:13 THERE IS ONE 1500-SQUARE-FOOT SPACE THAT IS NOT LEASED.  
THERE IS AT -- A LEASE OF 20,000 SQUARE FEET.  
20:13:21 VACANCIES ARE NOT NEW DEVELOPMENTS IN BEN HILL GRIFFIN  
BUT OLD-STYLE CENTERS LIKE MIRAMAR AND UNIVERSITY  
20:13:29 VILLAGE PRECISELY WHAT THE COMP PLAN AND OUR CONCEPT  
MOVE AWAY FROM.  
20:13:33 CONCERNS OF THE MAINTENANCE COST OF TIBURON WAY.  
I AM ON THE BOARD OF THE TIMBERLAND AND TIBURON  
20:13:38 ASSOCIATION.  
MULTIPLE PEOPLE MENTIONED THAT TIDEWATER IS RESPONSIBLE  
20:13:43 FOR 51% OF TIBURON WAY.  
WELL, THEY ARE ACTUALLY 51% RESPONSIBLE OF ALL THE  
20:13:50 ROADS AND ALL THE STORMWATER MANAGEMENT IN THE ENTIRE  
921-ACRE DEVELOPMENT.  
20:13:55 SO WE ARE TALKING OF TIBURON WAY IS NOT GOING TO CHANGE  
THE BIG PICTURE HERE.  
20:13:59 WHEN WE DEVELOPED THE SOUTH PARCEL, THERE WERE NO  
CONCERNS ABOUT MAINTENANCE COSTS OF HIGHLAND OAKS DRIVE  
20:14:06 THAT THEY ARE EQUALLY RESPONSIBLE FOR AS TIBURON WAY.  
REGARDING NOISE AND OPERATING HOUR CONCERNS, THIS IS A  
20:14:13 VERY ACTIVE AREA WITH THE HOCKEY ARENA, MIRAMAR  
OUTLETS, UNIVERSITY VILLAGE AND WE ARE WILLING TO  
20:14:21 ACCEPT SIMILAR OF OPERATING NOISE; HOWEVER, WE  
SHOULDN'T BE TREATED DIFFERENTLY BECAUSE WE ARE THE  
20:14:25 LAST PARCEL TO BE DEVELOPED.  
CONCERN OF THE AGE OF OUR CUSTOMER.

20:14:29 I DON'T THINK THE PUBLIC REALIZE HOW MUCH THEY ARE GOING TO ENJOY THIS.

20:14:34 I WOULD ESTIMATE THAT CELEBRATION PARK IN NAPLES IS 70% OVER 55.

20:14:39 WE FEEL THIS IS SOMETHING MORE ENJOYABLE FOR THE COMMUNITY THAN A STRAIGHTFORWARD 40,000-SQUARE-FOOT

20:14:45 RETAIL DEVELOPMENT AND ANYONE WHO HAS A CONCERN OF THAT TO VISIT CELEBRATION PARK IN NAPLES.

20:14:50 WE HAVE DONE A LOT OF DEVELOPMENT IN ESTERO. LIKE I MENTIONED EARLIER CONCERNS FROM GRANDEZZA

20:14:55 REGARDING OUR PARCEL TO THE SOUTH. AND WE WORKED WITH THEM.

20:15:03 AND MY IPAD JUST DIED. BUT WE WORKED WITH THEM AND A COMPROMISE THAT WORKED

20:15:07 FOR EVERYONE. FOR ESTERO GRANDE, CONCERN FROM BRECKENRIDGE AND WE

20:15:12 WORKED WITH THEM TO COME TO THE AGREEMENT. ON THIS PROJECT WE ARE HAPPY TO WORK WITH TIDEWATER TO

20:15:16 COME UP WITH SOLUTIONS. I PERSONALLY REACHED OUT TO MR. NOVAK AND MR. DURSLEY OF

20:15:28 GRANDEZZA AND AGREED TO MEET WITH ZOOM AND THEY BOTH RESPONDED THEY WERE UNABLE TO EAT BEFORE THIS MEETING

20:15:33 BUT HOPEFULLY WE WILL MEET WITH THEM SOON. WE HAVE DONE MULTIPLE DEVELOPMENTS IN THIS VILLAGE AND

20:15:38 BELIEVE AN OPPORTUNITY FOR ESTERO TO RAISE THE BAR IN TERMS OF WHAT THEY OFFER THEIR NEIGHBORHOOD AND THEIR

20:15:43 CITY AND WE WOULD LOVE TO BE A PART OF IT. SO, THANK YOU VERY MUCH.

20:15:48 >>SCOTTY WOOD: OKAY.

20:15:54 >>MARY GIBBS: MAY I ALSO SAY WE ARE HAPPY TO FACILITATE ANY MEETINGS AND ATTEND MEETINGS TOO.

20:15:57 YOU KNOW, WE ARE ALWAYS HERE.

20:15:57 >> YES, THANK YOU VERY MUCH.

20:16:02 >>MARY GIBBS: EVEN LATE.

20:16:02 >>SCOTTY WOOD: OKAY. THAT CONCLUDES THAT ITEM.

20:16:09 AND THIS CONCLUDES OUR AGENDA, BUT BEFORE WE TAKE A MOTION TO ADJOURN, I WOULD LIKE TO RECOGNIZE JOHN

20:16:17 YARBROUGH FOR HIS SERVICE. HE IS GOING TO BE LEAVING THE BOARD AND HE HAS A LONG

20:16:23 AND DISTINGUISHED RECORD OF PUBLIC SERVICE TO LEE COUNTY AND ESTERO.

20:16:28 AND WE THANK YOU, JOHN, FOR ALL THIS SERVICE.

20:16:33 >>JOHN YARBROUGH: THANK YOU. A PLEASURE WORKING WITH THE BOARD, WITH MARY AND HER

20:16:40 STAFF, AND YOU GUYS KEEP DOING THE RIGHT THING, MAKING TOUGH DECISIONS.

20:16:45 AND IT'S BEEN FUN.

20:16:45 >>MARY GIBBS: WE ACTUALLY HAVE A PROCLAMATION FOR JY AT THE COUNCIL MEETING TOMORROW, BUT THEN HE TOLD ME HE

20:16:52 CAN'T COME BECAUSE HE HAS A CLOSING. SO -- WE WILL SAVE IT FOR YOU.

20:16:57 >>JOHN YARBROUGH: DON'T WORRY ABOUT IT.

20:16:57 >>SCOTTY WOOD: OKAY, A MOTION TO ADJOURN.

20:17:01 >>MARY GIBBS: CAN I BRING UP ONE MORE THING?  
>>SCOTTY WOOD: SURE.

20:17:05 >>MARY GIBBS: LOOKING AT MEETINGS FOR APRIL BECAUSE WE  
ARE TRANSITIONING TO NEW BOARD, BUT THEY DON'T -- THAT  
20:17:11 WON'T START UNTIL MAY 1.  
SO JY IS WELCOME TO COME BACK THEN.

20:17:16 >>SCOTTY WOOD: COME TO THE APRIL MEETING.  
>>MARY GIBBS: BUT WE ARE TRYING TO SET A DATE FOR  
20:17:18 TRAINING.  
SO WHAT WE ARE LOOKING AT BECAUSE THE DRB MEETS ON  
20:17:26 WEDNESDAYS AND YOU MEET ON TUESDAY, BUT THE SECOND AND  
FOURTH TUESDAY FOR MEETINGS.

20:17:31 WILL THAT BE A PROBLEM FOR ANYBODY?  
>>SCOTTY WOOD: MEET ON TUESDAYS.

20:17:36 >>MARLENE NARANTIL: WHICH TUESDAY.  
THE SECOND OR --

20:17:40 >>MARY GIBBS: THE SECOND AND FOURTH.  
>>MARLENE NARANTIL: I WILL HAVE TO CHANGE A COUPLE OF  
20:17:43 THINGS, BUT I COULD DO IT.  
>>SCOTTY WOOD: THAT WILL START IN MAY.

20:17:48 >>MARY GIBBS: MAYBE IN APRIL.  
>>SCOTTY WOOD: WE WILL DO A MEETING IN APRIL, BUT  
20:17:53 WHETHER THE SECOND OR THE FOURTH, I DON'T KNOW.  
>>MARY GIBBS: PROBABLY THE FOURTH.

20:17:57 >>MARLENE NARANTIL: I CAN MAKE THE FIRST ONE, BECAUSE  
I HAVE A -- I HAVE ANOTHER ENGAGEMENT.  
20:18:02 BUT AFTER THAT, I DON'T KNOW.  
COULD WE MEET A DIFFERENT TUESDAY INSTEAD OF SECOND?

20:18:09 >>MARY GIBBS: WELL.  
WE ARE JUST TRYING GET INPUT.  
20:18:13 MAYBE I CAN TALK TO YOU AND FIGURE OUT -- TRYING TO GET  
EVERYBODY'S INPUT FOR CALENDARS.

20:18:22 >>SCOTTY WOOD: OKAY, ARE WE DONE?  
>>MARY GIBBS: THAT'S IT.

20:18:29 >>SCOTTY WOOD: MOTION TO ADJOURN.  
>> SO MOVED.

20:18:32 >>SCOTTY WOOD: SECOND?  
ALL IN FAVOR.

20:18:39 WE ARE ADJOURNED.