

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD
WEDNESDAY, MAY 11, 2021, 4:30 P.M.

DISCLAIMER:

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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.

04:30:19 >>Howard Levitan: I CALL THE MEETING OF THE PLANNING,
04:30:21 ZONING AND DESIGN BOARD IN ORDER AND ASK THAT YOU ALL RISE
04:30:28 FOR THE PLEDGE OF ALLEGIANCE.
04:30:31 [PLEDGE OF ALLEGIANCE]
04:30:52 >>Howard Levitan: WE ASK EVERYONE TO WEAR A MASK TONIGHT AND
04:30:56 TO SILENCE ALL YOUR CELL PHONES, IF YOU CAN.
04:30:58 AND I WILL ASK, MADAM CLERK, COULD YOU CALL THE ROLL?
04:31:05 >>Tammy Duran: BOARD MEMBER GARGANO?
04:31:08 >>Anthony Gargano: HERE.
04:31:12 >>Barry Jones: HERE.
04:31:13 >>Marlene Naratil: HERE.
04:31:15 >>Michael Sheeley: HERE.
04:31:17 >>James Tatoes: HERE.
04:31:20 >> BOARD MEMBER WALLACE IS NOT HERE TODAY.
04:31:25 >>Kristin Jeannin: HERE.
04:31:28 >>Scotty Wood: HERE.
04:31:29 >>Howard Levitan: HERE.

04:31:31 THE NEXT ITEM OF BUSINESS IS THE APPROVAL OF THE AGENDA.
04:31:36 MARY, DID YOU HAVE A CHANGE?
04:31:39 >>Mary Gibbs: YES, WE HAD A REQUEST TO SWITCH THE ORDER OF
04:31:41 THE MOBILE HOME VARIANCE, TO PUT THAT IN FRONT OF THE CAR
04:31:46 WASH BECAUSE IT WILL NOT TAKE VERY LONG.
04:31:50 IT IS JUST A QUICK INFORMATION MEETING.
04:31:53 >>Howard Levitan: WITH THAT CHANGE, I'LL ACCEPT A MOTION TO
04:31:55 ACCEPT THE AGENDA.
04:31:57 >> SO MOVED.
04:31:59 >>Marlene Naratil: SECOND.
04:31:59 >>Howard Levitan: ALL IN FAVOR?
04:32:00 OPPOSED?
04:32:03 PASSED.
04:32:05 THE FIRST ITEM OF BUSINESS IS THE APPROVAL OF THE PLANNING,
04:32:15 ZONING AND DESIGN BOARD RULES OF PROCEDURE.
04:32:17 I WOULD LIKE TO ASK -- OR NANCY WILL TALK ABOUT THIS.
04:32:30 >>Nancy Stroud: GOOD EVENING, EVERYONE.
04:32:31 YOU HAVE ALL RECEIVED A COPY OF THE PROPOSED RULES.

04:32:36 THEY SHOULD LOOK QUITE FAMILIAR TO YOU IN MOST PARTS, BUT
04:32:39 I'D LIKE TO GO OVER SOME OF THE PROPOSED CHANGES.
04:32:44 AND I WOULD START FIRST WITH THE MEMBERSHIP AND OFFICERS ON
04:32:52 PAGE 2.
04:32:54 IT PROVIDES THAT THERE IS AN OPTION FOR CO-CHAIRS OF THE
04:32:59 BOARD, WHICH, OF COURSE, THE COUNCIL HAS OPTED FOR THIS
04:33:04 TIME.

04:33:05 AND WITH CO-CHAIRS, THERE'S NO NEED FOR A VICE-CHAIRMAN.
04:33:08 IN THE FUTURE, THERE IS A CHAIRMAN, THEN THE BOARD WOULD
04:33:11 VOTE AS THEY HAVE DONE IN THE PAST FOR A VICE-CHAIRMAN.
04:33:17 THE WAY THAT WE'VE POSED THAT THE CO-CHAIRS WORK IS THAT IN
04:33:25 THE BEGINNING, THEY ESTABLISH A YEARLY SCHEDULE FOR TRADING
04:33:30 OFF THE CHAIRMANSHIP FOR EACH MEETING, WHICH OUR CO-CHAIRS
04:33:36 HAVE DONE.
04:33:38 AND IF THERE NEEDS TO BE ANY DEVIATION FROM THAT FOR CERTAIN
04:33:42 CIRCUMSTANCES, THEN WE CAN -- THE STAFF WILL WORK WITH THE
04:33:46 CO-CHAIRS FOR THAT.
04:33:50 THE NEXT CHANGE, WHICH YOU'RE ALL VERY AWARE OF, IN THE
04:33:57 MEETING SECTION ON PAGE 4, REGULAR MEETINGS ARE HELD BY THE
04:34:01 BOARD ON THE SECOND TUESDAY OF THE MONTH, AND THEN A SECOND
04:34:04 MEETING DURING THE MONTH WOULD BE SCHEDULED BY THE VILLAGE
04:34:08 MANAGER, OR MARY, ON THE FOURTH TUESDAY, DEPENDING ON THE
04:34:14 NEED.
04:34:15 THE NEXT ITEM ON PAGE 5 CHANGES THE CURFEW FOR THE MEETING.
04:34:24 SINCE WE'RE MEETING EARLIER, WE MOVED BACK THE CURFEW SO
04:34:29 THAT IT USED TO BE TEN.
04:34:30 IT'S NOW 9:00.
04:34:32 AND IF THE BOARD NEEDS TO GO PAST 9:00, THEN THEY NEED TO
04:34:37 VOTE ON DOING THAT DURING THE MEETING.
04:34:40 BUT OTHERWISE, WE WOULD EXPECT NOT TO GO LATER THAN 9:00.
04:34:44 IT GIVES US FOUR AND A HALF HOURS TO CONDUCT BUSINESS.
04:34:50 PROBABLY UNUSUAL THAT YOU'D HAVE TO GO PAST 9:00.

04:34:55 THE QUORUM FOR THIS NEW BOARD IS GOING TO BE FIVE PEOPLE.
04:34:58 THAT'S ON PAGE SIX.
04:35:01 THE MAJORITY OF THE FULL MEMBERSHIP OF THE BOARD, WHICH
04:35:03 WOULD BE FIVE PEOPLE.
04:35:07 ON PAGE 7, PUBLIC COMMENTS ARE LIMITED TO FIVE MINUTES PER
04:35:13 SPEAKER.
04:35:13 I GUESS THAT'S STILL THE SAME, UNLESS THE CHAIRMAN OR THE
04:35:17 BOARD ALLOWS A DIFFERENT TIME LIMIT, WHICH CAN HAPPEN,
04:35:21 ESPECIALLY WHEN SOMEONE COMES UP TO REPRESENT AN
04:35:24 ORGANIZATION.
04:35:26 WHAT NEXT?
04:35:29 ON PAGE 10, THE REGULAR MEETING AGENDA ORDER, WE'VE
04:35:33 CONFORMED TO HOW MEETINGS HAVE BEEN HELD.
04:35:37 THAT SHOULD LOOK VERY FAMILIAR TO YOU, ALTHOUGH IT'S A

04:35:41 CHANGE IN THE RULES OF PROCEDURE.
04:35:43 MOST OF THE MORE SIGNIFICANT CHANGES HAPPEN IN THE CONDUCT
04:35:47 OF THE PUBLIC HEARINGS AND IN THE QUASI-JUDICIAL HEARINGS.
04:35:51 SO I DIRECT YOU TO PAGE 11 WHERE THAT STARTS, AND IT SHOWS
04:35:57 THE CONDUCT WHICH YOU'RE FAMILIAR WITH.
04:36:00 THE CHAIRMAN INTRODUCING THE STAFF, AND THEN THE APPLICANT,
04:36:04 BUT ON PAGE 12, WE'VE IDENTIFIED SOME CHANGES THAT WE HOPE
04:36:10 WILL HELP TO STREAMLINE THE MEETINGS AS WE GO THROUGH THESE
04:36:15 QUASI-JUDICIAL HEARINGS.
04:36:19 ONE CHANGE IS THAT THE APPLICANT NEEDS TO PROVIDE TO THE
04:36:24 VILLAGE STAFF TEN DAYS BEFORE THE PUBLIC HEARING THE

04:36:27 DOCUMENTS THAT IT PROPOSES FOR ITS APPLICATION TO BRING
04:36:31 BEFORE THE BOARD.
04:36:32 AND THAT -- THOSE DOCUMENTS, PLUS THE MEETING AGENDA WOULD
04:36:39 BE SENT TO THE BOARD NO LATER THAN SEVEN DAYS BEFORE THE
04:36:42 MEETING.
04:36:42 SO YOU'LL HAVE SEVEN DAYS TO REVIEW THE DOCUMENTS.
04:36:46 AND WE'VE HAD THAT KIND OF TIME FRAME BEFORE, BUT I THINK
04:36:51 THE NEW BOARD CHAIRS ARE VERY INTERESTED IN MAKING SURE THAT
04:36:58 WE REALLY OBSERVE THAT SO THE BOARD CAN HAVE ALL THE
04:37:01 DOCUMENTS IT NEEDS.
04:37:03 IF EXPERT TESTIMONY IS GOING TO BE PRESENTED BY THE
04:37:07 APPLICANT, THEN THIS REALLY SAYS THAT AND ENCOURAGES THAT TO
04:37:14 BE IN WRITTEN FORM.
04:37:16 THAT WOULD BE PRESENTED WITH THAT PACKAGE SEVEN DAYS
04:37:21 BEFOREHAND.
04:37:22 AND THEN HAVE THE EXPERT AVAILABLE AT THE MEETING.
04:37:25 SO IF THERE ARE ANY QUESTIONS, THE EXPERT CAN STAND UP AND
04:37:28 GIVE TESTIMONY.
04:37:30 OTHERWISE, WRITTEN MATERIALS SHOULD BE SUFFICIENT,
04:37:33 ESPECIALLY IN THINGS LIKE REFERENCES TO NUMEROUS COMP PLAN
04:37:37 POLICIES.
04:37:39 SO THAT SHOULD HELP TO STREAMLINE THINGS.
04:37:44 AND THEN THE NEW PROPOSAL IS TO HAVE THE APPLICANT ALSO
04:37:53 PROVIDE TO THE STAFF AT LEAST EIGHT DAYS PRIOR TO THE
04:37:58 SCHEDULED MEETING WHAT WE'RE CALLING AN EIGHT-DAY LETTER.

04:38:01 THIS IS SIMILAR TO WHAT LEE COUNTY DOES, WHICH SUMMARIZES
04:38:05 THE ISSUES WITH THE STAFF REPORT AND STATING ALL THE ISSUES
04:38:10 THAT IN ITS OPINION REMAIN UNRESOLVED.
04:38:13 SO THIS NARROWS DOWN THE ISSUES FOR THE BOARD'S
04:38:17 CONSIDERATION.
04:38:18 AND THE APPLICANT'S PRESENTATION IS LIMITED IN TIME TO ONE
04:38:25 HOUR IN TOTAL, NOT INCLUDING ANY QUESTIONS THAT THE BOARD IS
04:38:30 GOING TO ASK OR ANY CROSS-EXAMINATION, BUT THAT'S TO TRY,
04:38:34 AGAIN, TO STREAMLINE THE MEETINGS.
04:38:39 I'D LIKE TO THINK THAT SUPREME COURT ARGUMENTS TAKE ABOUT

04:38:43 THAT MUCH TIME.
04:38:45 SO AN APPLICANT SHOULD BE ABLE TO PRESENT ITS APPLICATION IN
04:38:49 THAT TIME.
04:38:50 AND THEN ON PAGE 13, THERE'S A CHANGE TO PUBLIC INPUT.
04:39:03 SO ALL LETTERS OR E-MAILS TO THE BOARD FROM THE PUBLIC MUST
04:39:10 BE RECEIVED AS OF NOON ON THE MONDAY PRIOR TO THE HEARING.
04:39:17 THEN THOSE E-MAILS WILL BE DISTRIBUTED TO THE BOARD.
04:39:20 ANY OTHER PUBLIC THAT IS -- THE PUBLIC WISHES TO MAKE, THEY
04:39:24 COME TO THE MEETING AND PRESENT TO THE BOARD INSTEAD OF
04:39:29 MAILING IN E-MAILS WHILE THE BOARD IS DELIBERATING.
04:39:34 I THINK THOSE ARE THE MAJOR CHANGES.
04:39:43 LET ME LEAF THROUGH THIS A LITTLE MORE.
04:39:45 YES, THOSE ARE THE MAJOR CHANGES.
04:39:49 ANY COMMENTS OR QUESTIONS?
04:39:50 I WOULD BE GLAD TO ENTERTAIN.

04:39:54 >>Howard Levitan: DID MAKE ONE CHANGE WITH RESPECT TO THE
04:39:56 TIMING OF PUBLIC INFORMATION MEETINGS.
04:39:59 I THINK ONE OF THE COMMENTS WE GOT, THE QUESTION WAS ASKED.
04:40:11 THAT'S ON PAGE 18.
04:40:13 ONE OF THE THINGS, IF YOU REALIZE, THAT THE COUNCIL DOES NOT
04:40:17 HAVE A FIVE-MINUTE RULE.
04:40:19 THEY USE THREE MINUTES.
04:40:21 THIS IS AN ATTEMPT ON PUBLIC INFORMATION PORTION OF OUR
04:40:25 MEETINGS TO CONFORM TO WHAT THE COUNCIL DOES AS AN
04:40:30 EXPERIMENT TO SEE WHETHER THREE MINUTES IS SUFFICIENT.
04:40:33 YOU CAN ALWAYS EXTEND THE TIME FOR PEOPLE IF THEY ASK FOR
04:40:38 MORE TIME TO THE CHAIR.
04:40:41 BUT WE'RE TRYING TO SEE WHETHER THREE MINUTES WILL WORK ON
04:40:44 AN ACROSS-THE-BOARD BASIS.
04:40:47 IT MAY NOT, BUT THIS IS THE FIRST ATTEMPT AT THAT.
04:40:51 THAT'S WHY THERE IS A DIFFERENCE BETWEEN THE FIVE MINUTES
04:40:53 AND THE THREE MINUTES FOR PUBLIC INFORMATION MEETINGS.
04:40:57 AT THAT STAGE IN THE PROCEEDINGS ON PROPOSED REZONINGS AND
04:41:03 DEVELOPMENT ORDERS, WE'RE VERY PRELIMINARY.
04:41:06 DON'T HAVE PEOPLE FILE AN APPLICATION BEFORE A PUBLIC
04:41:10 INFORMATION MEETING IS HELD, SO I THINK WE MAY BE ABLE TO
04:41:16 STREAMLINE IT A LITTLE BIT MORE FOR JUST THAT PURPOSE AND
04:41:20 WE'LL SEE HOW IT WORKS.
04:41:22 WE CAN ALWAYS CHANGE EITHER THE TIME LIMIT OR THE RULES IF
04:41:28 IT DOES -- AND WE WILL CHANGE THE NOTICE ACCORDINGLY.

04:41:34 [INAUDIBLE]
04:41:36 ANYBODY HAVE ANY OTHER QUESTIONS?
04:41:43 >>Anthony Gargano: I HAD A QUESTION.
04:41:44 I DON'T KNOW THAT IT NEEDS TO BE ADOPTED AS A PART OF THE
04:41:47 RULES OF PROCEDURE, BUT FOR A LOT OF THE PUBLIC PEOPLE THAT
04:41:52 ATTEND THESE MEETINGS, THEY ARE ATTENDING FOR THE FIRST

04:41:55 TIME.
04:41:55 AND THEY ARE NOT FAMILIAR WITH THE PROCESSES.
04:41:58 AND I JUST WONDER IF FOR THE EDIFICATION OF THE PUBLIC WHEN
04:42:02 WE HAVE PUBLIC IN ATTENDANCE, IT MIGHT SERVE THE PUBLIC WELL
04:42:09 FOR THE CHAIR TO DEFINE THE DIFFERENCE BETWEEN A PUBLIC
04:42:13 HEARING AND A PUBLIC INFORMATION MEETING AND A WORKSHOP,
04:42:20 BECAUSE I THINK THAT OPERATES TO SET A LEVEL OF EXPECTATION
04:42:22 FROM THE PUBLIC.
04:42:24 >>Howard Levitan: I THINK WE CAN ADD TO THE LANGUAGE THAT'S
04:42:28 IN THE AGENDAS SO THAT PEOPLE WILL GET THAT INFORMATION.
04:42:34 I THINK THAT'S A GOOD IDEA.
04:42:36 ANYBODY ELSE?
04:42:38 IF NOT --
04:42:44 >>Barry Jones: NANCY, I HAD ONE QUESTION.
04:42:45 IN A PREVIOUS RENDITION OF THIS, IF YOU WERE LIKE CONFLICTED
04:42:51 OUT ON VOTING, YOU STILL COULD PARTICIPATE IN THE PUBLIC
04:42:53 INFORMATION MEETING.
04:42:55 AS I READ THIS NOW, IT DOESN'T SOUND LIKE THAT IS THE CASE.
04:42:58 IS THAT TRUE OR ARE YOU JUST CONFLICTED OUT FROM THE VOTING

04:43:01 PORTION WHEN YOU HAVE A PUBLIC HEARING?
04:43:07 IT'S PAGE 8.
04:43:08 I'M TRYING TO GET A CLARIFICATION TO MAKE SURE I KNOW IF AND
04:43:11 WHEN I HAVE TO CONFLICT OUT.
04:43:13 NO ONE CAN VOTE OR PARTICIPATE IN DEBATE OR DISCUSSION ON AN
04:43:20 ITEM AT A PUBLIC HEARING OR A QUESTION OR A PROPOSED --
04:43:26 >>Nancy Stroud: THE QUESTION IS WHETHER YOU COULD DO IT IN A
04:43:28 PUBLIC INFORMATION MEETING WHEN THERE'S NO DECISION BEING
04:43:31 MADE.
04:43:31 >>Barry Jones: WHAT AM I SUPPOSED TO DO?
04:43:34 I'M SORRY I MISSED THAT.
04:43:35 >>Nancy Stroud: I THINK PROBABLY TO AVOID AN APPEARANCE OF
04:43:38 BIAS, IT'S PROBABLY NOT A GOOD IDEA TO PARTICIPATE.
04:43:43 PUBLIC INFORMATION MEETINGS ARE REALLY ONLY FOR THE BOARD TO
04:43:46 ASK QUESTIONS.
04:43:48 SO, YOU KNOW, I THINK ON OCCASION WE'VE SAID IF THAT HELPS
04:43:53 TO CLARIFY, YES.
04:43:54 BUT I THINK MY PREFERENCE IS JUST TO PROTECT YOU FROM ANY
04:44:02 BIAS.
04:44:02 >>Barry Jones: THAT'S ALL I NEEDED TO KNOW.
04:44:04 THANK YOU.
04:44:05 >>Marlene Naratil: DOES THAT INCLUDE NOT BEING ABLE TO SIT
04:44:08 AT THE DAIS HERE?
04:44:10 >>Nancy Stroud: YES.
04:44:11 >>Marlene Naratil: THEY WOULD HAVE TO REMOVE THEMSELVES BUT

04:44:13 NOT FROM THE MEETING ROOM?
04:44:14 >>Nancy Stroud: LEAVE THE DAIS AND SIT DOWN IN THE MEETING.

04:44:17 THAT'S FINE.
04:44:18 >>Barry Jones: VERY GOOD.
04:44:20 >>Marlene Naratil: I'VE SEEN BOTH PRACTICED.
04:44:22 >>Barry Jones: REMOTE PARTICIPATION EITHER BY MEMBERS OR
04:44:26 EXPERTS OR PRESENTERS IS STATUTORY, SO IT DOESN'T NEED TO BE
04:44:29 SPELLED OUT ANYWHERE, IS THAT CORRECT?
04:44:31 THANK YOU.
04:44:36 >>Howard Levitan: ANY OTHER COMMENTS?
04:44:38 IF NOT, I'LL ACCEPT A MOTION TO APPROVE THESE RULES FOR
04:44:43 COMMENCING AS OF TODAY.
04:44:46 >> SO MOVED.
04:44:48 >> SECOND.
04:44:49 >>Howard Levitan: MADAM CLERK, WILL YOU CALL THE ROLL,
04:44:52 PLEASE?
04:44:53 >>Tammy Duran: BOARD MEMBER GARGANO?
04:44:56 >>Anthony Gargano: YES.
04:44:56 >>Kristin Jeannin: YES.
04:44:58 >>Barry Jones: YES.
04:45:00 >>Marlene Naratil: YES.
04:45:02 >>Michael Sheeley: YES.
04:45:04 >>James Tatoes: YES.
04:45:06 >> BOARD MEMBER WALLACE IS ABSENT.
04:45:08 CHAIRMAN WOOD?

04:45:10 >>Scotty Wood: YES.
04:45:11 >>Howard Levitan: YES.
04:45:12 IN LIGHT OF THE FACT THAT THE CAR WASH FOLKS HAVE GRACIOUSLY
04:45:22 AGREED TO GO LATER ON THE AGENDA, I'LL CALL FOR THE PUBLIC
04:45:25 INFORMATION MEETING, WHICH IS ITEM NUMBER 7.
04:45:32 >>Mary Gibbs: I WOULD LIKE TO DO A QUICK EXPLANATION WHILE
04:45:35 TAMMY IS CLEANING THE PODIUM.
04:45:39 PUBLIC INFORMATION MEETING IS JUST THAT.
04:45:40 IT'S JUST TO EXPLAIN THE INFORMATION.
04:45:42 IT IS NOT ANYTHING WHERE YOU HAVE TO VOTE ON IT.
04:45:46 THE VOTING WILL COME -- AND THIS IS FOR ANYBODY IN THE
04:45:49 PUBLIC THAT MIGHT NOT KNOW AS WELL -- WE PRESENT A BRIEF
04:45:53 OVERVIEW OF WHAT THE REQUEST IS AND THEN WE'LL COME BACK
04:45:57 LATER TO THE PUBLIC HEARING WHERE YOU'LL ACTUALLY VOTE TO
04:46:00 APPROVE IT OR NOT APPROVE IT.
04:46:01 THAT'S THE PURPOSE OF THE PUBLIC INFORMATION MEETING.
04:46:04 WE DID EXPLAIN TO THE APPLICANTS THAT THERE'S NO VOTE
04:46:06 TONIGHT.
04:46:06 THIS IS JUST TO PROVIDE INFORMATION.
04:46:09 AND THIS MOBILE HOME VARIANCE, MATT IS GOING TO EXPLAIN IT.
04:46:13 HE ONLY HAS LIKE FOUR PowerPoint SLIGHTS BUT ASKING FOR A
04:46:19 VARIANCE FROM A SETBACK BETWEEN MOBILE HOMES.
04:46:21 OUR MOBILE HOME DISTRICTS, THERE ARE VARIOUS SETBACKS
04:46:25 DEPENDING ON WHAT THE MOBILE HOME DISTRICT IS.

04:46:27 WE HAVE SOME ODD SETBACK PROVISIONS IN THE MOBILE HOME
DISTRICTS IN ESTERO AND LEE COUNTY, AS A MATTER OF FACT.
04:46:30 SO THIS ONE, THERE'S A TEN-FOOT SETBACK BETWEEN MOBILE
04:46:33 HOMES, AND THAT'S WHAT THEY NEED THE VARIANCE FROM.
04:46:37 IT'S SEVERAL INCHES, AND IT'S IN CORKSCREW WOODLANDS, WHICH
04:46:39 YOU KNOW IS EAST OF THE LOWE'S PLAZA, SOUTH OF CORKSCREW
04:46:45 ROAD, BACK KIND OF NESTLED IN -- MATT IS GOING TO EXPLAIN IT
04:46:49 BECAUSE THE APPLICANT IS I THINK ON THE PHONE, BUT THEY HAD
04:46:56 A -- [MICROPHONE CUTS OUT] -- IN THEIR OFFICE SO THEY CAN'T
04:47:00 COME IN PERSON.
04:47:04 THEY DO HAVE THE OWNER HERE.
04:47:06 I THINK HE WILL EXPLAIN FOR A MINUTE.
04:47:07 >>Matt Noble: FOR THE RECORD, MATT NOBLE.
04:47:12 MARY KIND OF STOLE A LOT OF THE THUNDER.
04:47:14 IT'S A VERY SIMPLE APPLICATION.
04:47:16 IT'S AT 10823 LITTLE HERON.
04:47:20 KIND OF IN THE MIDDLE OF CORKSCREW WOODLANDS.
04:47:25 THIS ACTUALLY IS A SURVEY FOR THE NEIGHBORING PROPERTY.
04:47:29 WE HAVE BEEN IN CLOSE CONTACT WITH THE NEIGHBORS DURING THIS
04:47:36 PROCESS.
04:47:40 WE DID RECEIVE THE APPLICATION FROM THE APPLICANT, AND THE
04:47:40 -- [CELL PHONE RINGING] -- AND WE ALSO HAVE BEEN IN CONTACT
04:47:48 WITH THE NEIGHBORS AS WELL.
04:47:53 THE NEIGHBORS DID GO OUT AND PROVIDE THEIR OWN SURVEY OF
04:47:55 THEIR LOT TO JUST DEMONSTRATE WHERE THE TRAILER WAS SET
04:47:59 ABOUT 30 YEARS.
04:48:03
04:48:04 I WOULD SAY THAT REALLY THIS CASE IS BECAUSE OF THE TRAILER
04:48:11 SET THAT WAS DONE ON THE NEIGHBOR'S LOT 30 YEARS AGO.
04:48:15 IT JUST CAME TO LIGHT THROUGH THIS PROCESS.
04:48:18 THAT TRAILER WAS ESSENTIALLY SET AT FOUR INCHES OFF THE
04:48:23 PROPERTY BOUNDARY.
04:48:24 THE REQUIREMENT 30 YEARS AGO WAS TO SET IT AT A FOOT OFF THE
04:48:28 PROPERTY BOUNDARY, BUT DUE TO I WOULD SAY PROBABLY THE
04:48:32 STANDARDS OF SURVEYING THAT WAS DONE 30 YEARS AGO VERSUS THE
04:48:36 STANDARDS OF SURVEYING THAT'S DONE NOW, THAT'S A VERY GOOD
04:48:41 EXPLANATION, IN MY MIND, OF WHY THE TRAILER ENDED UP WHERE
04:48:45 IT ENDED UP.
04:48:48 >> WHAT IS THE SIDE LINE REQUIREMENT?
04:48:49 >>Matt Noble: TO MAKE IT REALLY CONFUSING FOR EVERYTHING,
04:48:53 THIS STREET IS A 1-9 STREET.
04:48:57 ONE SIDE IS REQUIRED TO BE 9 FEET.
04:48:59 THE OTHER SIDE IS REQUIRED TO BE 1 FOOT.
04:49:02 THEY ARE ALL STAGGERED ON EACH LOT AS YOU GO AROUND THE
04:49:06 CIRCLE.
04:49:07 THAT RESULTS IN THE TEN FOOT BETWEEN THE UNITS IF EVERYBODY
04:49:11 IS STAGGERED EXACTLY RIGHT.

04:49:13 IN THIS CASE, OBVIOUSLY, IT'S NOT.
04:49:17 BUT THIS IS THE LATEST SURVEY OF THE SUBJECT SITE.
04:49:23 THE THING I WOULD POINT OUT ABSENT THE TRAILER SET NEXT
04:49:29 DOOR, THEY ACTUALLY ARE MEETING ALL OF THE ON-SITE SETBACKS
04:49:33 FOR THIS LOT.

04:49:34 IT'S THE FACT OF THAT NEIGHBORING TRAILER NOT RESPECTING
04:49:40 THAT ONE FOOT SETBACK 30 YEARS AGO THAT'S CAUSING KIND OF AN
04:49:46 ISSUE FOR THIS TRAILER RESET.
04:49:48 I WOULD POINT OUT, TOO, THAT THE TRAILER FOLKS THAT SET THIS
04:49:58 HAVE DONE THIS A LOT IN LEE COUNTY IN ESTERO IN THIS PARK.
04:50:04 YOU SHOULD NOTICE THE NOTCH IN THAT UPPER CORNER.
04:50:08 THEY WERE ANTICIPATING MEETING THE ONE FOOT.
04:50:11 THAT'S WHY THE TRAILER WAS NOTCHED TO MAKE SURE THAT THEY
04:50:14 HAD THAT TEN FEET.
04:50:16 BUT BECAUSE THAT TRAILER ON THE NEIGHBORING LOT DIDN'T
04:50:20 RESPECT THE ONE FOOT 30 YEARS AGO, IT DOESN'T MATTER THAT IT
04:50:25 WAS ACTUALLY NOTCHED.
04:50:26 IT STILL DOESN'T PROVIDE THE TEN FEET.
04:50:28 SO THEY HAVE BEEN TRYING TO DO EXACTLY WHAT THEY SHOULD BE
04:50:33 DOING.
04:50:33 ON THE LEFT, THAT'S THE NEIGHBORING TRAILER.
04:50:40 HEATHER COATS IS THE OWNER.
04:50:42 HEATHER COATS ACTUALLY I THINK YESTERDAY PROVIDED A NICE
04:50:47 E-MAIL TO ME THAT SHE UNDERSTANDS WHAT'S GOING ON.
04:50:52 SHE DIDN'T KNOW 30 YEARS AGO THAT THE TRAILER DIDN'T MEET
04:50:55 THE SETBACK.
04:50:57 SHE SUPPORTS THE VARIANCE FOR HER NEIGHBORS.
04:51:02 SHE REALIZED THAT THE NEIGHBORS HAD NO INTENT OF NOT MEETING
04:51:06 THE SETBACK.
04:51:07 AND SHE SUPPORTS THE VARIANCE.

04:51:09 THIS IS THE NEW TRAILER ON THE SUBJECT SITE.
04:51:17 THERE HAS BEEN SOME DISCUSSION ABOUT IT ACTUALLY IS MEETING
04:51:21 FEMA ELEVATION REQUIREMENTS.
04:51:22 THERE IS NO ISSUE THERE.
04:51:27 >> IS IT BIGGER THAN THE OTHER TRAILERS?
04:51:30 >>Matt Noble: NO.
04:51:31 IT PRETTY MUCH MEETS THE STANDARD FOR CORKSCREW WOODLAND.
04:51:36 IT IS A 24-FOOT WIDE TRAILER, 40, 41 FEET IN DEPTH.
04:51:40 IT'S NOT OUT OF CHARACTER WITH THE OTHER TRAILERS THAT YOU
04:51:44 FIND.
04:51:44 SOME ARE SMALLER, OF COURSE, BUT THIS FITS PRETTY MUCH THE
04:51:50 MAXIMUM SIZE OF THE TRAILER IN CORKSCREW WOODLANDS.
04:51:56 >>Marlene Naratil: THE TRAILERS, THEY ARE OWNED BY -- THE
04:52:00 LOT IS OWNED BY THE TRAILER OWNER AS WELL?
04:52:03 >>Matt Noble: THAT'S CORRECT.
04:52:05 >>Marlene Naratil: BECAUSE THAT'S VERY UNUSUAL, ISN'T IT?

04:52:08 MANY OF THESE PLACES YOU RENT THE PROPERTY TO PUT YOUR
04:52:11 TRAILER ON.
04:52:12 >>Matt Noble: THERE ARE A VARIETY OF CIRCUMSTANCES FROM
04:52:15 GROUND LEASES TO OUTRIGHT OWNERSHIP.
04:52:18 THIS IS AN ACTUAL PARK OF OUTRIGHT OWNERSHIP WHERE PEOPLE
04:52:21 ACTUALLY OWN THE LOTS.
04:52:22 >>Marlene Naratil: NEVER FOUND AN ISSUE BEFORE AFTER ALL
04:52:26 THESE YEARS?
04:52:27 >>Matt Noble: NOT WITH THESE TWO.

04:52:29 NOW, THIS IS NOT A TERRIBLY UNUSUAL CIRCUMSTANCE.
04:52:33 I KIND OF DEAL WITH IT EVERY DAY HERE OF PEOPLE LOOKING TO
04:52:37 RESET TRAILERS AND FIGURING OUT, ARE THEY A ONE-FOOT/NINE
04:52:43 FOOT.
04:52:44 THERE ARE OTHER SETBACK REQUIREMENTS FOR OTHER STREETS.
04:52:46 IT GETS KIND OF COMPLICATED.
04:52:55 >>Barry Jones: IF YOU'RE SEEING THIS CONSISTENTLY IS THIS
04:52:56 SOMETHING THAT COULD BE HANDLED ADMINISTRATIVELY PROVIDED
04:53:01 NOT THE TEN FOOT RATHER THAN HAVE ITEMS LIKE THIS?
04:53:05 >>Mary Gibbs: I CAN ANSWER THAT.
04:53:06 IN THE NEW CODE, WE DO HAVE AN ALLOWANCE TO DO THESE
04:53:10 ADMINISTRATIVELY IF IT'S LESS THAN A FOOT.
04:53:13 HOWEVER, BECAUSE THIS ONE WAS A LITTLE COMPLICATED AND WE
04:53:16 FIRST GOT A COUPLE OF BETTERS OF OBJECTION FROM THE
04:53:18 NEIGHBORS, I WOULD NEVER DO IT ADMINISTRATIVELY UNLESS I HAD
04:53:22 LETTERS OF NO OBJECTION FROM THE NEIGHBORS.
04:53:24 AND WE HAD A COUPLE OF E-COMMENTS THAT SAID THEY OBJECTED.
04:53:29 SO IT WAS JUST VERY CONFUSING SO WE THOUGHT IT WOULD BE
04:53:32 EASIER TO BRING IT IN HERE AND HAVE THE PUBLIC HEARING AND
04:53:35 BE DONE.
04:53:36 BUT THERE ARE ALLOWANCES IN THE NEW CODE FOR THE ONES WHERE
04:53:39 THERE ARE NO OBJECTIONS THAT WE CAN DO THESE
04:53:41 ADMINISTRATIVELY.
04:53:42 WHICH WE WOULD TYPICALLY DO.
04:53:46 >>Barry Jones: THANK YOU, WOULD IT MAKE SENSE TO GO AHEAD

04:53:48 AND APPROVE THE DEVIATION FOR LOT 11 OR IS THE INTENT IF
04:53:54 THEY REPLACE THE TRAILER -- [INAUDIBLE] -- SETBACK.
04:53:59 >>Mary Gibbs: THEY DID NOT REQUEST IT, SO I DON'T THINK YOU
04:54:01 CAN APPROVE THAT.
04:54:03 >>Barry Jones: WHEN DOES THIS COME UP?
04:54:06 TIME OF OWNERSHIP TRANSFER?
04:54:07 >>Mary Gibbs: YEAH.
04:54:08 >>Barry Jones: IT'S COMING.
04:54:13 OKAY.
04:54:13 THAT WAS ALL.
04:54:14 THANK YOU.
04:54:16 >>Matt Noble: I WANTED TO VERY BRIEFLY, WE HAD LIKE THREE OR

04:54:19 FOUR COMMENTS.
04:54:21 >>Mary Gibbs: CAN I COMMENT ABOUT THE COMMENTS?
04:54:27 >>Howard Levitan: IS THERE ANYBODY FROM THE PUBLIC HERE
04:54:28 TONIGHT THAT WANTS TO TALK ON THIS?
04:54:30 >>Tammy Duran: I DON'T HAVE ANYTHING.
04:54:32 >>Mary Gibbs: WE HAVE THE PROPERTY OWNER.
04:54:33 THE TWO E-COMMENTS -- THE TWO E-COMMENTS IN YOUR PACKET
04:54:37 ALREADY AND THERE WERE A COUPLE OF MISCONCEPTIONS, AND WE'RE
04:54:40 ADDRESSING THEM.
04:54:41 WE CAN GO INTO THAT, OR WE CAN ASK IF THE PROPERTY OWNER, IF
04:54:46 YOU WANT TO HEAR FROM THE PROPERTY OWNER OR NOT.
04:54:49 >>Howard Levitan: WHAT I WAS THINKING WAS IF THE BOARD WOULD
04:54:55 INDULGE ME, I'D LIKE TO DELEGATE THIS BACK TO THE STAFF SO

04:55:00 THEY CAN DEAL WITH IT ADMINISTRATIVELY, UNLESS THE BOARD
04:55:04 FEELS THEY WANT TO DO A PUBLIC HEARING ON IT.
04:55:06 GO RIGHT BACK WHERE IT BELONGS.
04:55:15 >>Mary Gibbs: I'M GOOD WITH THAT.
04:55:22 >>Howard Levitan: DO WE NEED A MOTION FOR THAT, NANCY?
04:55:26 >>Nancy Stroud: YES.
04:55:27 >>Howard Levitan: WOULD SOMEBODY LIKE TO MOVE WE DELEGATE
04:55:29 THIS BACK -- AND ASK THE STAFF TO DEAL WITH IT
04:55:32 ADMINISTRATIVELY?
04:55:33 >>Marlene Naratil: THAT MOTION, YES.
04:55:35 >>Howard Levitan: SECOND BARRY.
04:55:37 ALL IN FAVOR?
04:55:39 ALL OPPOSED?
04:55:40 IT PASSED.
04:55:49 >> THANK YOU VERY MUCH.
04:55:52 >>Howard Levitan: NOW LET'S GO BACK TO, WE ARE GOING TO MOVE
04:55:54 INTO WORKSHOP.
04:55:58 THERE ARE NO VOTES TAKEN ON A WORKSHOP.
04:56:03 WE CAN ASK QUESTIONS OF THE APPLICANT AND TRY TO GET A
04:56:08 BETTER UNDERSTANDING AMONG OURSELVES OF THE NATURE OF THE
04:56:12 PROJECT AND THE PUBLIC WILL BE ABLE TO PARTICIPATE.
04:56:16 WITH THAT IN MIND, MARY, ARE YOU GOING TO PRESENT?
04:56:24 >>Mary Gibbs: I'M JUST GOING TO INTRODUCE THIS.
04:56:26 I THINK BRENT ADDISON IS HERE AND THEY HAVE THE CONSULTANTS
04:56:32 FOR THE CAR WASH PEOPLE.

04:56:33 I WANTED TO FRAME THIS UP AND SAY YOU ALL HAD PUBLIC
04:56:36 INFORMATION MEETINGS BACK IN AUGUST AND JANUARY, BUT I
04:56:41 SUGGESTED TO THE APPLICANT TO COME BACK AND DO ANOTHER
04:56:44 WORKSHOP BECAUSE WE'VE GOT A NEW BOARD NOW, AND I KNOW SOME
04:56:48 OF YOU ARE FAMILIAR WITH THE CAR WASH BECAUSE YOU'VE BEEN
04:56:52 THROUGH A FEW MEETINGS.
04:56:53 BUT I DON'T THINK EVERYBODY WAS FAMILIAR WITH THE CAR WASH.
04:56:56 I SPOKE TO THE OWNER AND SAID I THINK IT WOULD BE HELPFUL TO

04:57:00 HAVE A WORKSHOP AND BRING EVERYBODY UP TO DATE.
04:57:03 THEY MADE A LOT OF CHANGES.
04:57:04 I'D LIKE THEM TO EXPLAIN WHAT THE CHANGES ARE THAT HAVE BEEN
04:57:07 MADE AND MAYBE EXPLAIN A LITTLE BIT ABOUT SOME SUGGESTED
04:57:12 MEETINGS WITH SOME OF THE NEIGHBORS AT THE VINES.
04:57:15 AND TO BRING YOU ALL UP TO DATE BECAUSE THEY WILL BE COMING
04:57:18 BACK, I THINK, SOON WITH THE DEVELOPMENT ORDER FROM THE
04:57:21 PUBLIC HEARING, AND I JUST THOUGHT THIS WOULD BE BENEFICIAL
04:57:25 TO EVERYBODY.
04:57:26 I THINK BRENT ADDISON IS GOING TO KICK IT OFF.
04:57:31 I DID WANT TO MENTION THAT -- I THINK WE RECEIVED ONE E
04:57:36 COMMENT THAT YOU GOT.
04:57:37 WE E-MAILED TO ALL OF YOU BECAUSE WE GOT IT BEFORE THE
04:57:40 CUTOFF DATE.
04:57:42 AND WE DO HAVE, I THINK AT LEAST ONE SPEAKER FROM THE
04:57:45 PUBLIC.
04:57:52 >>Brent Addison: FOR THE RECORD, BRENT ADDISON WITH BANKS

04:57:54 ENGINEERING, REGISTERED PROFESSIONAL ENGINEER IN THE STATE
04:57:57 OF FLORIDA.
04:57:58 THANK YOU, EVERYBODY, FOR HAVING US TONIGHT, LETTING US
04:58:03 PRESENT AT THE PZDB, THE NEW BOARD.
04:58:06 AS MARY SAID, WE'VE HAD MULTIPLE BOARD MEETINGS FROM THE
04:58:11 PREVIOUS VERSION OF THE DESIGN REVIEW BOARD BACK IN AUGUST
04:58:16 AND I BELIEVE JANUARY.
04:58:19 ALSO, DURING THAT PROCESS, WE'VE HAD PUBLIC COMMENT AT BOTH
04:58:25 OF THOSE MEETINGS, AND WE HAVE CONTINUED TO TRY TO ADDRESS
04:58:29 SOME OF THOSE CONCERNS.
04:58:31 WE'VE ALSO HAD MEETINGS WITH THE VINES COMMUNITY.
04:58:35 I HAVE NOT BEEN A PART OF THE MEETINGS BUT THE OWNER HAS,
04:58:38 AND HE'S HERE AND CAN SPEAK TO THOSE.
04:58:40 AMONGST THOSE REVISIONS AND THOSE MEETINGS, WE'VE HAD A LOT
04:58:48 OF ARCHITECTURAL CHANGES WHICH YOU'LL SEE TONIGHT.
04:58:55 IN THE PRESENTATION WE HAVE THE DIFFERENT VERSIONS, KIND OF
04:58:57 THE EVOLUTION OF WHERE WE'VE COME TO TODAY FOR THE PEOPLE
04:59:00 WHO HAVEN'T BEEN REVIEWING THIS ON THE OLD DESIGN REVIEW
04:59:03 BOARD.
04:59:03 I WOULD LIKE TO ASK BEFORE WE START, SO WE'RE GOING TO HAVE
04:59:07 THE OTHER CONSULTANTS COME UP.
04:59:11 WHEN WE SUBMITTED THE INFORMATION, THE HARD COPIES TO THE
04:59:15 COUNCIL -- OR EXCUSE ME, TO THE PZDB, WE DID NOT -- WE HAD
04:59:21 NOT HAD TIME TO CREATE THE RENDERINGS, THE VIEWS SO WE
04:59:27 WEREN'T ABLE TO PROVIDE THOSE IN THE PACKET.

04:59:29 WE HAVE THOSE TONIGHT, AND WITH YOUR PERMISSION, WE'D LIKE
04:59:33 TO BE ABLE TO PRESENT THOSE.
04:59:35 I THINK IT WILL ELABORATE ON THE ELEVATIONS THAT YOU SEE.
04:59:40 >>Howard Levitan: SINCE WE JUST PASSED THE PROCEDURAL RULES

04:59:44 WITH THAT CHANGE IN IT, I THINK THAT'S APPROPRIATE FOR
04:59:46 TONIGHT, BUT YOU SHOULD KNOW THAT BOTH SCOTTY AND I AS
04:59:51 CHAIRS ARE REALLY GOING TO PUT OUR FEET DOWN AND ASK ALL THE
04:59:54 APPLICANTS TO GET THE MATERIALS IN ON A TIMELY BASIS TEN
04:59:58 DAYS AHEAD OF TIME IN THE FUTURE SO THAT WE CAN REVIEW IT
05:00:02 AND THE PUBLIC CAN REVIEW IT AND NOT JUST SEE SOMETHING AT A
05:00:06 MEETING THAT THEY HAVE NEVER SEEN BEFORE.
05:00:09 FINE FOR TONIGHT, BUT WE REALLY INTEND TO STICK TO THAT.
05:00:15 >>Brent Addison: I UNDERSTAND.
05:00:17 THANK YOU.
05:00:19 >> I CONCUR.
05:00:27 >>Brent Addison: THANKS EVERYBODY FOR HAVING US TONIGHT.
05:00:30 I'M REPRESENTING THE CLEAN MACHINE CAR WASH AND REPRESENTING
05:00:35 THE OWNER TONIGHT IS MYSELF, BANKS ENGINEERING, GREG DISERIO
05:00:41 WITH DAVID M. JONES AND ASSOCIATES, THE LANDSCAPE ARCHITECT.
05:00:45 STEPHEN SEATON, THE ARCHITECT, JIM BANKS, TRAFFIC ENGINEER,
05:00:48 AND SAM SHROYER, THE ACOUSTICAL CONSULTANT.
05:00:51 PART OF OUR PRESENTATION IS GOING TO BE MYSELF, ENGINEERING.
05:00:57 GREG WITH LANDSCAPING AND THEN STEPHEN, WHO HAS THE MOST
05:01:00 INFORMATION TO PRESENT.
05:01:02 THE TRAFFIC CONSULTANT AND THE ACOUSTICAL CONSULTANT ARE NOT

05:01:06 GOING TO PRESENT, BUT THEY ARE HERE FOR QUESTIONS.
05:01:08 THIS IS THE PROPOSED SITE TO FAMILIARIZE EVERYBODY.
05:01:17 GO TO THE AERIAL.
05:01:19 SO HERE IS OUR SITE RIGHT HERE BESIDE US IS TYSON EYE AND
05:01:27 THEN THE NEW ALDI IS RIGHT NEXT TO US WITH THE VINES IN THE
05:01:30 BACK.
05:01:31 THIS IS OUR REQUEST AS PART OF OUR DEVELOPMENT ORDER.
05:01:39 SITE PLAN LANDSCAPING, ARCHITECTURAL REVIEW FOR THE
05:01:42 DEVELOPMENT ORDER APPLICATION.
05:01:44 3600-SQUARE-FOOT DRIVE-THROUGH CAR WASH, AND WE ARE ZONED
05:01:50 COMMUNITY COMMERCIAL.
05:01:54 ALSO, JUST TO MAKE EVERYBODY CLEAR, AFTER OUR TWO PREVIOUS
05:01:58 MEETINGS WE SUBMITTED OUR DEVELOPMENT ORDER, AND WE HAVE
05:02:01 RESPONDED TO COMMENTS FROM STAFF AND INCLUDING SOME OF THOSE
05:02:06 FROM THE PUBLIC.
05:02:07 AND RIGHT NOW, WE WANTED TO PRESENT TO YOU BEFORE WE RESPOND
05:02:10 BACK, WHICH IS HOPEFULLY FOR OUR FINAL SUBMITTAL FOR
05:02:14 DEVELOPMENT ORDER.
05:02:15 AGAIN, THIS IS THE SITE ON AN AERIAL.
05:02:20 THIS IS OUR SITE PLAN.
05:02:24 SO THE SITE PLAN FOR THE MOST PART HASN'T CHANGED FROM THE
05:02:27 ORIGINAL PRESENTATIONS.
05:02:29 WE'VE MADE SOME TWEAKS ALONG THE WAY.
05:02:32 THE THINGS I'D LIKE TO POINT OUT FROM OUR PREVIOUS
05:02:38 PRESENTATION -- PRESENTATIONS, EXCUSE ME, IS ONE OF JIM

05:02:42 WALLACE'S COMMENTS PREVIOUSLY, WE HAD THE DUMPSTER ENCLOSURE
05:02:46 THAT WAS FACING OUT INTO THE DRIVEWAY FOR THE TRUCKS TO
05:02:50 ACCESS FROM THIS ADJACENT ROAD.
05:02:55 AFTER GOING BACK AND GOING THROUGH THE PLANS, WE WERE ABLE
05:02:58 TO WORK WITH SOLID WASTE, AND WE ACTUALLY NOW HAVE THE
05:03:02 DUMPSTER ENCLOSURE THAT'S FACING INTERNAL TO THE PROPERTY,
05:03:06 SO WE'VE ADDRESSED THAT COMMENT.
05:03:08 GREG WILL TALK ABOUT IT MORE, BUT ALSO PREVIOUSLY, YOU SEE A
05:03:14 CLOUD AROUND OUR MONUMENT SIGN.
05:03:17 OUR MONUMENT SIGN WAS PREVIOUSLY OVER HERE, AND THAT
05:03:20 MONUMENT SIGN WAS MOVED IN ORDER TO SAVE SOME OF THE LARGER
05:03:24 HERITAGE TREES THERE THAT WE WERE ORIGINALLY PRESENTING TO
05:03:28 REMOVE.
05:03:28 OTHER THAN THAT, ON THE SITE PLAN, THAT'S ABOUT IT THAT WE
05:03:35 CHANGED IN THE LAST REVISION.
05:03:38 I DID WANT TO ADDRESS, AND THIS WAS SUBMITTED WITH OUR
05:03:41 DEVELOPMENT ORDER AS PART OF OUR RESIDENTIAL IMPACT
05:03:44 NARRATIVE, PREVIOUS CONCERNS FROM OUR PUBLIC MEETINGS AND
05:03:51 FROM LETTERS AND MEETINGS WITH THE VINES, THERE WERE NOISE
05:03:54 CONCERNS FOR THE VACUUMS.
05:03:56 THERE WERE CONCERNS ABOUT THE HOURS OF OPERATION, THE
05:04:00 CONSTRUCTION OF A SCHOOL BUS STOP, TRAFFIC, STORMWATER
05:04:05 ENTERING THE VINES AND THE CHEMICALS FROM THE CAR WASH AND
05:04:09 THE EXISTING LANDSCAPING AT THE VINES' ENTRANCE.
05:04:13 AS FAR AS THE NOISE CONCERNS, EARLIER IN THE PROCESS, WE

05:04:18 AGREED TO MOVE THE EQUIPMENT THAT RUNS THE VACUUMS, THE
05:04:23 MACHINES THAT RUN THE VACUUMS, AND WE AGREED TO MOVE THAT
05:04:27 INSIDE OF THE BUILDING TO HELP TO ABATE THAT NOISE.
05:04:31 WE'VE ALSO ADDED A WALL EXTENDING FROM THE EXIT OF THE
05:04:37 TUNNEL, YOU CAN SEE IT HERE.
05:04:38 IT'S KIND OF SMALL, BUT EXTENDING FROM THE EXIT TO TRY TO
05:04:41 DEFLECT SOME OF THAT NOISE.
05:04:44 AND THEN THEY CAN TALK ABOUT IT LATER, BUT WE ALSO AGREED,
05:04:49 ONE OF THE THINGS THAT WAS BROUGHT UP WAS TO HAVE DOORS AT
05:04:52 THE EXIT TO THE TUNNEL WHERE THE BLOWERS ARE, AND TO HAVE
05:04:55 THOSE DOORS OPEN AND CLOSE IN BETWEEN CARS, AND WE HAVE
05:04:59 AGREED TO ADD THOSE DOORS AS WELL.
05:05:02 ON HOURS OF OPERATION, THE TYPICAL HOURS OF OPERATION FOR
05:05:08 THE OTHER CLEAN MACHINE SITES AROUND THIS AREA ARE 7 A.M. TO
05:05:13 8 P.M., AND IN ORDER TO ADDRESS SOME OF THE CONCERNS, THE
05:05:19 OWNER HAS AGREED TO OPEN AT 8 INSTEAD OF 7 IN THE MORNING.
05:05:23 SO AFTER MOST BUSINESSES, OTHER BUSINESSES HAVE OPENED UP.
05:05:27 FOR THE BUS STOP, WE HAD CONTACTED LEE COUNTY SCHOOL BOARD,
05:05:32 AND WE HAVE A LETTER FROM THEM BASICALLY SAYING THAT THERE'S
05:05:36 NO STOPS -- THE BUS DOES NOT STOP IN THIS AREA, AND THEY
05:05:39 DON'T HAVE ANY PLANS FOR A BUS STOP IN THAT AREA.
05:05:43 FOR TRAFFIC, WE PROVIDED A TRAFFIC IMPACT STATEMENT, AND IT

05:05:50 SHOWS NO DEFICIENCIES IN THE SITE.
05:05:52 AGAIN, JIM IS HERE TO SPEAK ON THAT IF THERE ARE ANY
05:05:55 QUESTIONS.

05:05:57 STORMWATER, AS FAR AS THE CHEMICALS IN THE CAR WASH, ALL OF
05:06:02 THE CHEMICALS -- THIS IS A RECYCLE SYSTEM.
05:06:06 SO EVERYTHING THAT WASHES FROM THE CARS GOES DOWN AND GETS
05:06:09 CAUGHT INTO A SYSTEM THAT CATCHES THIS AND THEN FUNNELS
05:06:14 THOSE CHEMICALS, THE WASH WATER INTO A RECYCLE SYSTEM.
05:06:19 MAJORITY OF THAT WATER IS REUSED FOR OTHER CAR WASHES.
05:06:23 THE PORTION THAT IS NOT REUSED HAS TO PASS THROUGH AN OIL
05:06:27 WATER SEPARATOR AND THEN ACTUALLY DRAINS INTO COUNTY SEWER.
05:06:32 IT DOES NOT DRAIN INTO STORM.
05:06:33 SO THERE WILL BE NO CAR WASH CHEMICALS GOING INTO THE
05:06:36 STORMWATER SYSTEM.
05:06:37 WITH RESPECT TO THE STORMWATER SYSTEM ITSELF, THIS AREA --
05:06:45 THIS AREA WAS ORIGINALLY PERMITTED -- THE VINES PERMIT
05:06:49 PREDATES 2000, BUT THIS AREA WAS PREVIOUSLY PERMITTED IN
05:06:54 2000 FROM THE WATER MANAGEMENT DISTRICT, AND IT INCLUDED THE
05:06:58 PIECE TO THE EAST OF US THAT IS VACANT AND TYSON EYE.
05:07:03 AND THIS PARCEL.
05:07:05 AND THIS IS ALL PART OF THE MASTER STORMWATER SYSTEM FOR THE
05:07:08 VINES.
05:07:11 THE PERMIT INCLUDES A DRY PRETREATMENT SYSTEM.
05:07:14 THERE IS A CONTROL STRUCTURE IN THE CORNER OF THE PROPERTY
05:07:18 BEHIND US THAT CURRENTLY DRAINS THERE.
05:07:21 SO TYSON EYE TODAY DRAINS IN ACTUALLY ONTO OUR PROPERTY, AND
05:07:26 THEN DRAINS UNDER THE ROAD BEHIND US THROUGH A SWALE INTO
05:07:30 THE DRY DETENTION CONTROL STRUCTURE, AND THEN INTO THE VINE

05:07:35 SYSTEM.
05:07:36 THEY ARE WORKING WITH JIM HART THROUGH OUR DEVELOPMENT ORDER
05:07:39 PROCESS AND WE'RE -- JIM AND I ARE WORKING TOGETHER TO MAKE
05:07:45 SURE WE ACCOMMODATE ANY DRAINAGE FROM TYSON EYE, ANY VOLUME
05:07:49 ACCOUNTED FOR ON OUR PROPERTY AND THEN THE VOLUME REQUIRED
05:07:52 ON OUR PROPERTY FOR DRY PRETREATMENT.
05:07:55 BECAUSE IT IS A PERMITTED SYSTEM AND BECAUSE IT IS DESIGNED,
05:08:01 IT WAS DESIGNED TO FLOW TO THE EAST, THERE WERE SOME
05:08:05 QUESTIONS ABOUT DRAINING OUT TO THE D.O.T. RIGHT-OF-WAY, BUT
05:08:09 WE WON'T BE ABLE TO DO THAT, THEY WON'T ALLOW US TO DO THAT
05:08:12 BECAUSE OF THE HISTORICAL DRAINAGE PATTERNS.
05:08:15 WE HAVE TO CONTINUE THAT HISTORICAL DRAINAGE PATTERN.
05:08:18 AND THEN THE LAST ONE OF THE LIST OF CONCERNS WAS THE
05:08:22 LANDSCAPING, THE EXISTING LANDSCAPING AT THE ENTRANCE TO THE
05:08:27 VINES, AND WE ARE PROPOSING TO MAINTAIN THAT LANDSCAPING IN
05:08:31 THERE AS WELL AS WE'RE ACTUALLY ADDING A SIDEWALK THAT
05:08:36 CONNECTS TO THE 41 SIDEWALK AND THEN COMES BACK AND GETS
05:08:39 BACK HERE TO THE BACK OF THE PROPERTY, AND THEN PARALLEL ON

05:08:43 OUR PROPERTY.
05:08:43 WE'VE ACTUALLY DESIGNED THE SIDEWALK.
05:08:46 YOU CAN SEE IT KIND OF MEANDERS TO MAKE SURE WE ACCOMMODATE
05:08:49 THE VINES' LANDSCAPING AND THEN WE'RE ALSO BECAUSE OF OUR
05:08:53 REQUIREMENTS FOR CAR WASH USE, WE'RE GOING TO BE ADDING SOME
05:08:57 SIGNIFICANT LANDSCAPING OF OUR OWN.
05:08:59 I CAN EITHER TURN IT OVER TO GREG OR I CAN ANSWER ANY

05:09:09 QUESTIONS ON THE SITE PLAN ENGINEERING.
05:09:18 >>Howard Levitan: I HAVE ONE QUESTION.
05:09:19 I KNOW THERE IS A LOT BEHIND YOU TO THE EAST BETWEEN THIS
05:09:22 PROPERTY AND I ASSUME THERE'S A WALL AT THE VINES.
05:09:30 >>Brent Addison: THAT'S MY UNDERSTANDING, YES, SIR.
05:09:31 >>Howard Levitan: WHAT IS THE DIMENSION OF THAT DISTANCE
05:09:34 BETWEEN YOU AND THE VINES?
05:09:36 >>Brent Addison: HONESTLY, I DON'T KNOW.
05:09:38 DOES ANYBODY ELSE IN THE GROUP KNOW?
05:09:39 WE CAN GET THAT DIMENSION FOR YOU.
05:09:42 I DON'T HAVE IT IN THIS INFORMATION THAT I HAVE WITH ME
05:09:47 TODAY.
05:09:47 I DON'T KNOW IT RIGHT OFF THE TOP OF MY HEAD.
05:09:49 >> IT'S ROUGHLY 250 FEET.
05:09:53 >> WHO SAID THAT?
05:09:57 >> 250 FEET.
05:10:00 >> I'M SORRY, WHAT?
05:10:01 , JIM?
05:10:03 >> ROUGHLY 250 FEET FROM THE PROPERTY LINE TO THE NEAREST
05:10:07 HOUSE.
05:10:11 >> FIND THAT OUT DEFINITELY AT SOME POINT?
05:10:13 >>Brent Addison: SURE.
05:10:14 >>Howard Levitan: I ASK, IN LOOKING AT THE -- THERE IS NO
05:10:17 DEFINITION OF CAR WASH IN THE CODE, BUT THERE IS A
05:10:20 DEFINITION OF SOMETHING CALLED A VEHICLE AND BOAT REPAIR AND

05:10:26 MAINTENANCE.
05:10:26 AND, UNFORTUNATELY, THERE IS A 200-FOOT SETBACK PROVISION.
05:10:32 I JUST WANT TO MAKE CERTAIN THAT WE INADVERTENTLY AREN'T
05:10:37 VIOLATING THE 200-FOOT MARK WHICH IS IN 4-142.
05:10:43 >>Brent Addison: SURE.
05:10:44 I'LL WORK WITH JIM AND MARY AND WE'LL CONFIRM THAT AS PART
05:10:48 OF OUR DEVELOPMENT ORDER PROCESS.
05:10:50 >>Howard Levitan: ANY OTHER QUESTIONS ON SITE PLAN?
05:10:52 >>Kristin Jeannin: I HAVE A QUESTION ABOUT THE DOOR THAT YOU
05:10:55 REFERENCED THAT YOU'RE ADDING THAT OPENS AND CLOSES BEFORE,
05:11:00 AFTER EVERY CAR.
05:11:01 IS IT SET UP SO THAT WHEN THE VACUUM STOPS, THAT'S WHEN IT
05:11:07 OPENS OR IS THAT --
05:11:11 >>Brent Addison: I DON'T PERSONALLY KNOW THE ANSWER TO THAT

05:11:13 QUESTION.
05:11:13 I CAN SEE IF ANYBODY IN MY GROUP DOES.
05:11:18 DOES THE DOOR COINCIDE WITH THE BLOWERS TURNING OFF, THE
05:11:24 OPENING OF THE DOOR?
05:11:26 >>Tammy Duran: WE NEED YOU ON THE MICROPHONE, PLEASE.
05:11:31 >>Howard Levitan: INTRODUCE YOURSELF AS WELL.
05:11:32 TELL US WHO YOU ARE.
05:11:33 >> COLIN RASKIN.
05:11:36 I'M THE OWNER.
05:11:36 THE DOOR WILL OPEN WHEN THE CAR IS ABOUT TO EXIT THE TUNNEL.
05:11:40 THEN IT WILL CLOSE.

05:11:42 IT DOESN'T COINCIDE WITH THE VACUUMS.
05:11:48 >>Kristin Jeannin: TELL ME HOW IT PROGRESSES.
05:11:51 LIKE, THE CAR GOES THROUGH.
05:11:52 IT GETS WASHED.
05:11:54 WHEN DOES THE DOOR -- WHEN DOES THE BLOWER HAPPEN AND WHEN
05:11:58 DOES THE DOOR OPENING HAPPEN?
05:12:00 >> IT'S LIKELY IT'S PAST THE BLOWER AND THE BLOWERS -- WE
05:12:04 HAVE SILENCERS WHICH -- QUIET, WHICH ON OTHER PROJECTS WE
05:12:12 HAVEN'T HAD TO DO.
05:12:13 WE DID IT ON THIS ONE.
05:12:16 WE DIDN'T NEED THE SILENCERS BUT ADDED THEM ANYWAY.
05:12:20 THE BLOWERS ARE EXTREMELY QUIET BUT THEY WILL BE SHUT OFF SO
05:12:24 YOU WON'T HEAR THE WHISTLING NOISE AND THE DOOR WILL OPEN
05:12:28 AND SHOULD GET VERY LITTLE SOUND COMING OFF THE BLOWERS
05:12:32 THEMSELVES.
05:12:32 IT SHOULD BE THE QUIETEST CAR WASH.
05:12:40 >>Kristin Jeannin: FORGIVE ME.
05:12:41 I STILL DON'T UNDERSTAND.
05:12:43 THE DOOR OPENS AND THEN BLOWERS OR BLOWERS THEN DOORS?
05:12:47 >> DOORS AND CARS FINISH WITH BLOWERS, THEN DOOR OPENS, CAR
05:12:51 GOES OUT.
05:12:52 BLOWERS ARE TOWARDS THE END BE.
05:12:58 >>Howard Levitan: TO DO WITH WE HAVE DECIBEL DATA?
05:13:02 >> YES.
05:13:02 WE HAVE A SOUND ENGINEER TODAY.

05:13:04 >>Howard Levitan: YOU DON'T NEED HIM TODAY BUT YOU WILL NEED
05:13:06 HIM AT THE PUBLIC HEARING.
05:13:07 >> WE'VE MADE CHANGES BASED ON SOME COMMENTS AND TRIED TO
05:13:15 EXCEED THE REQUIREMENTS.
05:13:16 >>Marlene Naratil: I HAVE A QUESTION ABOUT THE APPEARANCE OF
05:13:18 THE DOORS.
05:13:19 ARE THEY LIKE GARAGE DOORS?
05:13:22 >> THEY ARE ONLY FOR WHEN OPERATIONAL.
05:13:23 THEY WILL BE CLEAR VINYL DOORS, AND THEN WE'LL HAVE PROPER
05:13:29 DOORS WHEN WE CLOSE AT NIGHT.

05:13:31 IT'S JUST PURELY FOR THE NOISE ISSUE IS TO ALLEVIATE THAT.
05:13:35 TO BE HONEST WITH YOU, WITH THE NOISE, ONLY TIME YOU'RE
05:13:38 GOING TO HAVE AN ISSUE IS WHEN THE ROAD IS QUIETER IN THE
05:13:44 EVENING AND THAT'S WHEN THE DOOR WILL HELP.
05:13:46 BUT DURING THE DAY, THE NOISE OF THE ROAD IS GOING TO BE
05:13:48 NOISIER THAN THE DRYERS THEMSELVES WITH THE SILENCERS AND
05:13:53 THE WALL AND EVERYTHING ELSE.
05:13:54 I EXPECT TO MAKE IT LAST HOUR, 8:00 OR SOMETHING, AND THAT'S
05:14:02 WHEN YOU'LL REALLY APPRECIATE HAVING THE DOOR.
05:14:04 OTHER THAN THAT THE NOISE OF THE ROAD WILL BE NOISIER THAN
05:14:07 THE CAR WASH.
05:14:15 >>Howard Levitan: UNDERNEATH THE CANOPIES ALONG THE BACK OF
05:14:17 THE PROPERTY, YOU HAVE INDIVIDUAL VACUUMS, IS THAT CORRECT?
05:14:21 >> WE HAVE A CENTRAL SYSTEM.
05:14:25 AND THEY CREATE NOISE.

05:14:30 AND THAT'S ONE OF THE THINGS WE TALKED ABOUT WHERE WE MOVED
05:14:33 THEM INSIDE THE BUILDING SO YOU WOULDN'T HEAR THE NOISE OF
05:14:36 THE BIG TURBINES THAT MAKE THE NOISE OF THE VACUUMS
05:14:42 THEMSELVES.
05:14:42 AND THAT WILL BE PLUMBED UNDERGROUND.
05:14:45 SO AESTHETICALLY, YOU'RE NOT GOING TO SEE LIKE BIG HOSES AND
05:14:49 THINGS OF THAT ABOVE -- UP ABOVE, UNDERGROUND AND COME UP IN
05:14:55 EACH SPOT.
05:14:56 SO THE PARKING SPOT, SO IT'S LIKE TO MINIMIZE VISUALLY TO
05:15:01 MAKE IT MORE APPEALING AND ALSO YOU WOULDN'T HEAR THE NOISE.
05:15:06 >>Howard Levitan: I WOULD SUGGEST THAT WHEN YOU COME TO THE
05:15:09 PUBLIC HEARING, YOU HAVE A NOISE EXPERT THAT CAN TESTIFY TO
05:15:12 THAT OR GIVE US A WRITTEN REPORT IN YOUR SUBMISSION WITH ALL
05:15:17 THAT DATA SO WE KNOW WHAT THE DECIBEL LEVELS ARE GOING TO BE
05:15:21 AT CERTAIN DISTANCES.
05:15:23 THAT'S WHY THE DISTANCE BETWEEN YOU AND THE HOUSES IS REALLY
05:15:29 IMPORTANT.
05:15:29 >> YEAH, WE HAVE THEM HERE TONIGHT AND I PAID A LOT OF MONEY
05:15:33 FOR HIM TO COME.
05:15:38 >>Howard Levitan: THIS IS JUST A WORKSHOP.
05:15:40 >> WE WANT YOU TO KNOW THAT WE HAVE GOTTEN -- YOU'RE GOING
05:15:43 TO SEE THE BUILDING ITSELF AND PROBABLY WIN AWARDS FOR CAR
05:15:47 WASH WHEN YOU ACTUALLY SEE IT.
05:15:50 BUT WE HAVE GONE OUT OF OUR WAY TO REALLY MAKE THIS A
05:15:55 BEAUTIFUL FACILITY AND TO MAKE IT WHERE IT'S BY FAR THE

05:16:03 CLEANEST LOOKING FACILITY AND THE QUIETEST FACILITY.
05:16:10 LIKE SOMEBODY MENTIONED, THERE IS A PARCEL BEHIND US.
05:16:12 I LOOKED INTO BUYING THAT, AND I'M GLAD I DIDN'T.
05:16:18 I DO BELIEVE THAT WE HAVE TO HELP WITH THE NOISE ISSUES, THE
05:16:23 VISUAL APPEARANCE.
05:16:26 WE'RE GOING TO BE GOOD NEIGHBORS.

05:16:29 THAT'S WHAT WE TRIED TO GET ACROSS IN OUR PREVIOUS HEARINGS.
05:16:35 >>Barry Jones: DO YOU HAVE ANY ACOUSTIC DATA OF A FACILITY
05:16:38 WITH THE DOOR IN PLACE?
05:16:39 OR DID YOU PUT ONE ON YOUR BONITA SPRINGS OPERATION?
05:16:42 >> WHAT WE DID IS WE HAVE SOME LOCATION IN PORT ST. LUCIE,
05:16:48 WHICH HAS SILENCERS ON THE DRYERS.
05:16:52 ACTUALLY WENT OUT THERE AND TESTED THE SOUND OF THAT AS
05:16:55 OPPOSED TO NOT ALREADY BROUGHT IT BELOW -- I THINK IT TOOK
05:17:01 TEN DECIBELS OFF.
05:17:02 >>Barry Jones: YOU'RE DOING SILENCERS AND DOORS.
05:17:06 >> THE DOORS THEY DON'T HAVE DATA FOR, BUT THEY DO SAY -- IT
05:17:11 MAKES SENSE THAT IT DOES REDUCE THE SOUND BECAUSE OF THE
05:17:14 DOOR OPENING AND CLOSING.
05:17:16 WE DON'T HAVE ACTUAL DATA FOR IT.
05:17:18 WITHOUT THE DOORS, WE'RE ALREADY BELOW THAT CRITERIA ANYWAY.
05:17:23 IT'S JUST AS AN ABUNDANCE OF CAUTION AND TO MAKE PEOPLE FEEL
05:17:28 COMFORTABLE, WE'RE ADDING THE DOOR.
05:17:29 THE ONLY THING THE DOOR WILL HELP IN THAT TIME WHERE THE 41
05:17:39 ITSELF GETS A LITTLE QUIETER.

05:17:41 >>Barry Jones: YOU HAVE DATA STRAIGHT AWAY AS WELL AS DATA
05:17:44 AT 90 DEGREES.
05:17:46 >> YES.
05:17:46 OUR LOCATION IN PORT ST. LUCIE, THERE ARE HOMES WITHIN 50
05:17:53 FEET OF THE -- SO THE SILENCERS ARE REALLY -- THEY REALLY DO
05:17:58 MAKE A BIG DIFFERENCE.
05:18:00 WE'LL TRY AND GET OVER THERE.
05:18:05 I'D LIKE HIM TO HEAR THE DIFFERENCE IT MAKES, BUT IT'S A
05:18:09 HUGE DIFFERENCE.
05:18:10 THEN WE ADD THAT DOOR, I THINK MY CONCERN -- I THINK WE'LL
05:18:16 ALL FEEL A LITTLE BETTER.
05:18:23 >>Howard Levitan: IN TERMS OF YOUR SITE PLAN, CAN YOU
05:18:26 DISCUSS THE STACKING?
05:18:28 >> YES.
05:18:29 >>Howard Levitan: YOU MAY WANT TO HAVE BRENT DO THIS.
05:18:34 I HAVE SOME CONCERNS THAT EVEN WITH YOUR -- THE AMOUNT OF
05:18:42 STACKING THAT IS SHOWN ON THE SITE PLAN, IT'S GOING TO OOZE
05:18:51 OUT ON THE FRONTAGE ROAD BEHIND THERE.
05:18:56 >> IF WE DIDN'T FEEL THIS WAS ENOUGH STACKING, WE WOULDN'T
05:19:00 BE PROPOSING IT.
05:19:02 HERE WE HAVE AROUND 12 CARS FOR THE PAY STATIONS WHERE YOU
05:19:08 PAY AND THEN WE HAVE ROOM FOR ANOTHER THREE AFTER IT.
05:19:13 THIS IS A CONVENIENCE THING.
05:19:15 PEOPLE TEND TO WASH THEIR CAR WHEN THEY HAVE TIME.
05:19:18 IT'S NOT SOMETHING THAT PEOPLE WILL WAIT A LONG TIME TO DO.

05:19:23 SO IF THAT STACK STARTS TO GET CLOSE TO THE END, THEY DRIVE
05:19:29 OFF AND COME BACK LATER IN THE EVENING.

05:19:32 WE'VE SEEN IT IN -- SPILLING ONTO THE ROAD HAS NEVER BEEN AN
05:19:37 ISSUE.
05:19:38 THIS IS ACTUALLY QUITE A LOT OF THE STACKING COMPARED TO
05:19:41 MOST OTHER CAR WASHES.
05:19:43 WE WANT MORE STACKING, AS MUCH AS WE CAN GET, BECAUSE WE
05:19:46 KNOW CUSTOMER KEEPS GOING, DOESN'T STOP.
05:19:49 NOT GOING TO SIT THERE AND WAIT IF THE -- OUR MODEL IS AN
05:19:54 EXPRESS CAR WASH, WHICH MEANS THAT YOU'RE IN LINE TWO
05:19:58 MINUTES.
05:19:59 IF THEY SEE A LINE THAT'S LONG, THEY ARE NOT GOING TO BE IN
05:20:03 THERE TEN MINUTES.
05:20:04 THEY ARE GOING TO COME BACK AT A TIME WHERE IT'S QUIETER AND
05:20:07 MORE CONVENIENT.
05:20:09 THERE IS QUITE A LOT OF THE STACKING THERE.
05:20:14 >>Howard Levitan: MERGE.
05:20:16 >> THE MERGE OCCURS JUST AFTER THE GATES.
05:20:19 >>Howard Levitan: I UNDERSTAND WHERE.
05:20:20 HOW DOES IT WORK?
05:20:21 IS IT CONTROLLED BY THE GATE?
05:20:23 >> YES.
05:20:23 THE GATE OPENS AND THERE ARE SENSORS UNDER THE CONCRETE.
05:20:27 SO IT KNOWS ONCE IT'S PAST THE GATE ITSELF, THE GATE WILL
05:20:32 CLOSE AND THEN IT ALL MERGES INTO ONE.

05:20:34 THAT'S HOW WE KNOW WHAT WASH PERSON IS GOING TO GET.
05:20:38 >>Barry Jones: ONLY ONE GATE OPENS AT ONCE.
05:20:43 >> ONLY ONE OPENS AT ONCE.
05:20:45 OTHERWISE, SOMEBODY GETS SOMEBODY ELSE'S WASH AND WE GET
05:20:48 CHAOS.
05:20:48 >>Howard Levitan: ONE OF THE REAL PROBLEMS IS LIKE IN A
05:20:51 FAST-FOOT RESTAURANT, THEY DON'T CONTROL THAT.
05:20:56 AND YOU WIND UP HAVING PROBLEMS AT THE MERGE.
05:21:00 NOW, YOU CONTROL IT BY THE GATE WILL NOT OPEN UNTIL THE CAR
05:21:05 NEXT TO YOU HAS GONE PAST.
05:21:07 >> HAS GONE THROUGH, CORRECT.
05:21:08 IT WON'T OPEN UNTIL -- WE PROBABLY ALLOW THREE CARS AND
05:21:13 MAYBE FOUR, DEPENDING ON HOW IT OPERATES, HOW IT FEELS AFTER
05:21:18 THE STACK, BUT SEQUENCE OF WHO GETS WHAT WASH, BECAUSE
05:21:26 SOMEBODY GOES CRAZY IF THEY PAID FOR THE TOP WASH AND THEY
05:21:30 GET THE BOTTOM WASH AND YOU END UP WITH SOME NOT HAPPY
05:21:33 PEOPLE.
05:21:33 IT'S AN IMPORTANT PART OF OUR PROCESS.
05:21:38 >>Marlene Naratil: I HAVE A QUESTION ABOUT THE SERVICES THAT
05:21:40 YOU PROVIDE.
05:21:41 THE CAR WASH, AND I NOTICE THAT YOU OFFER VACUUMING.
05:21:45 AND I WANTED TO MENTION SOMETHING ABOUT YOUR SIGN LANGUAGE
05:21:50 LATER WHEN WE GET TO THAT.
05:21:51 ANYWAY, SO YOU HAVE VACUUMING OF THE INTERIOR OF THE CAR.

05:21:56 YOU HAVE WASHING OF THE CAR.

05:21:59 DO YOU DO ANY OIL CHANGES OR ANY OF THAT?
05:22:02 >> NO.
05:22:04 OUR WASH CAN BE RUN BY ONE PERSON.
05:22:07 SO BASICALLY IT'S MINIMAL LABOR.
05:22:10 THE CUSTOMER WILL VACUUM THEIR OWN CAR.
05:22:13 SO THAT'S WHY WE HAVE ALL THESE DIFFERENT STALLS, THEY
05:22:17 VACUUM THEIR OWN CAR.
05:22:19 WE DO HAVE AMENITIES THERE TO HELP THEM CLEAN THEIR CAR,
05:22:23 LIKE WE PROVIDE TOWELS IN CASE THEY WANT TO WIPE THE INSIDE
05:22:27 OF THEIR CAR.
05:22:28 WE HAVE GLASS CLEANER AND THINGS LIKE THAT.
05:22:30 OUR MODEL IS TO BE VERY SIMPLE, SIMPLE, QUICK, CLEAN, WHICH
05:22:35 IS WHY WE PICK CLEAN MACHINE, AND THEN JUST IN AND OUT.
05:22:40 WE DON'T HAVE ANY OTHER REVENUE STREAMS, LIKE EVEN VENDING
05:22:49 MACHINES.
05:22:50 I DON'T LIKE THEM.
05:22:51 I LIKE SIMPLE.
05:22:52 NICE AND SIMPLE.
05:22:54 THIS IS A SIMPLE BUSINESS.
05:23:08 >>Brent Addison: NEXT UP IS GREG DISERIO.
05:23:15 >>Gregory Diserio: GOOD EVENING.
05:23:16 GREG DISERIO, REGISTERED LANDSCAPE ARCHITECT WITH JONES AND
05:23:21 ASSOCIATES.
05:23:22 SINCE THE LAST TIME WE WERE HERE, WE HAVE MODIFIED THE
05:23:28 LANDSCAPING SLIGHTLY.

05:23:30 A COUPLE OF THINGS WE HAVE DONE, WE HAVE PREPARED AND
05:23:34 SUBMITTED A TREE EVALUATION FOR THE EXISTING TREES ON THE
05:23:39 SITE, AND WE ARE MAINTAINING ALL THE TREES CONSIDERED
05:23:44 HERITAGE TREES UNDER THE CODE.
05:23:45 THERE IS ONE OAK TREE THAT WAS NOT A HERITAGE TREE, BUT IT
05:23:55 IS BEING REMOVED.
05:23:56 WE ALSO DID TRANSECTS FOR ANY PROTECTED SPECIES AND FOUND
05:24:00 NONE ON THE SITE.
05:24:01 AS BRENT MENTIONED WITH MAINTAINING THE EXISTING HERITAGE
05:24:08 TREES, CANOPIES AND OAKS ON THE SITE, HE DID SHIFT THE
05:24:13 MONUMENT SIGN FURTHER TO THE SOUTH TO BE ABLE TO DO THAT.
05:24:20 AS BRENT ALSO MENTIONED, ALL THE EXISTING LANDSCAPING AT THE
05:24:25 ENTRANCE IS SCHEDULED TO REMAIN.
05:24:27 IT RANGES FROM BASICALLY A TWO-FOOT, TWO AND A HALF FOOT
05:24:30 HEIGHT UP -- SIX-FOOT HEIGHT ON THAT VINTAGE TRACE PARKWAY
05:24:37 THERE.
05:24:38 WE ARE PROVIDING OUR OWN BUFFER IN ADDITION TO WHAT'S OUT
05:24:44 THERE, SO WE'RE NOT RELYING ON THE LANDSCAPING TO MEET ANY
05:24:47 OF OUR BUFFER NEEDS.
05:24:49 WE ALSO -- THERE WERE COMMENTS AT THE LAST ONE ABOUT

05:24:53 POSSIBLY PROVIDING TALLER HEDGE MATERIAL ALONG THE EAST
05:24:58 PROPERTY LINE.
05:24:59 WE HAVE SPECIFIED A ROW OF 7-GALLON PLANT MATERIAL WHICH
05:25:03 WILL GO IN A FOOT HIGHER AND MAINTAINED AT A MINIMUM OF FOUR
05:25:07 FOOT HEIGHT AGAIN TO HELP SCREEN SOME OF THE CARS IN THE

05:25:12 VACUUM BAYS THERE.
05:25:14 I ALSO ADDED FIVE-FOOT PITCH APPLE AS EXIT TO THE TUNNEL,
05:25:22 BASICALLY HELP SOFTEN THE WALL THAT WAS PUT IN AND ALSO TO
05:25:25 HELP, TRY TO DAMPEN ANY NOISE.
05:25:31 AND THEN THE OTHER, JUST SOME MINOR TWEAKS WITH THE
05:25:34 LANDSCAPING TO ADJUST -- MANEUVERING OF WHERE SHIFTED THE
05:25:41 DUMPSTER AROUND.

05:25:44 MAKE SOME MINOR MODIFICATIONS FOR THAT.
05:25:46 AGAIN, HERE IS THE -- ALL THE EXISTING OAKS THAT ARE BEING
05:25:56 -- THEY WILL BE REQUIRED TO HAVE SOME LIMB PRUNING.
05:26:02 A CERTIFIED ARBORIST WILL BE DOING THAT.
05:26:06 AS THE WAY THE TREES ARE GROWING IN THE OPEN, THEY ARE
05:26:08 ONE-SIDED, THE CONSTRUCTION PART OF THE EAST IN SOME CASES.
05:26:12 AGAIN, SAME PLANT MATERIAL.

05:26:17 JUST TYPICAL VARIETY OF NATIVE AND ADAPTABLE, NONNATIVE
05:26:22 MATERIAL.

05:26:23 I CAN TURN IT OVER TO THE ARCHITECT OR ADDRESS ANY QUESTIONS
05:26:29 YOU MAY HAVE.

05:26:30 THANK YOU VERY MUCH.

05:26:48 >>Brent Addison: BRENT ADDISON, FOR THE RECORD AGAIN.
05:26:51 WE HAD SOMEBODY DO MEASUREMENTS ON PROPERTY APPRAISERS, IT
05:26:53 COMES OUT ABOUT 278 FEET ACCORDING TO THE PROPERTY
05:26:56 APPRAISER'S --

05:27:01 >>Stephen Seaton: MY NAME IS STEVE SETON.
05:27:03 I AM THE ARCHITECT.

05:27:09 I'LL GO THROUGH THE ARCHITECTURE OF THE BUILDING.
05:27:11 WE'LL PRESENT WHAT WE DID INITIALLY AND PROGRESS WITH THE
05:27:15 DESIGN TO SHOW HOW IT'S IMPROVED OVER THE PROGRESSION OF
05:27:18 DESIGN.

05:27:18 THIS IS BASICALLY THE PLAN AS IT STANDS.
05:27:36 FOR THE MOST PART, THE PLAN HAS NOT CHANGED.
05:27:39 IT IS STRETCHED OUT AS FAR AS THE ENTRY AND EXIT GOES BUT
05:27:44 THE BASIC LAYOUT OF THE EQUIPMENT AND THE TUNNEL AND THE
05:27:47 OFFICES, THOSE ARE ALL CONSISTENT THROUGH THE DESIGN.

05:27:50 THIS SHOWS YOU THE ORIGINAL ROOF.
05:27:55 THIS WAS THE ORIGINAL DESIGN WHICH GOES BACK TO CLEAN
05:27:59 MACHINE'S PREVIOUS DESIGNS IN THE OTHER AREA.

05:28:02 SO WE PROGRESSED ON FROM THAT.
05:28:05 THIS IS JUST THE SIDE VIEWS OF THOSE DESIGNS.

05:28:09 THE DIFFERENT MATERIALS.
05:28:13 THIS IS WHAT WE DID BACK IN JANUARY.

05:28:19 THIS IS ONE WHERE WE TOOK THE FRONT AND THE EXIT WAYS AND
05:28:22 INCREASED THE CANOPY LENGTHS AND CHANGED THE OVERALL
05:28:26 APPEARANCE ON THE EXTERIORS.
05:28:36 WE BASICALLY PUT A LOT OF OUR HIP ROOFS AND SLOPE ROOFS AND
05:28:36 WE ACTUALLY HAVE A FLAT PORTION OF THE ROOF TO TRY AND GO
05:28:38 MORE TOWARD YOUR MEDITERRANEAN APPEARANCE AND FEEL OF
05:28:42 ESTERO.
05:28:42 THIS IS WHAT WE PROGRESSED THE LAST TIME IN JANUARY.
05:28:47 I WAS TRYING TO KEEP SOME OF THE SAME CHARACTERISTICS THAT

05:28:50 THEY HAVE IN THE PREVIOUS ONES.
05:28:52 REALLY WASN'T WORKING WITH YOUR MEDITERRANEAN STYLE.
05:28:55 JIM AND I WENT BACK AND FORTH ON THIS.
05:28:58 THANK YOU VERY MUCH FOR THAT.
05:28:58 YOU'LL SEE IT IN THE FINAL PROGRESSION MUCH MORE APPEASING
05:29:02 TO WHAT THE REST OF THE ARCHITECTURE IS.
05:29:04 THIS IS JUST THE OTHER ELEVATIONS.
05:29:07 LIKE I SAID, PLAN-WISE, FOR THE MOST PART, IT HAS NOT
05:29:12 CHANGED.
05:29:13 THE ONLY THING THAT CHANGED IN THE PLAN IS THE SCREEN WALL
05:29:17 FOR THE ACOUSTICS OF THE SOUND AS YOU EXIT.
05:29:21 ONCE AGAIN, THIS IS THE ROOF THAT HAS NOT CHANGED TOO MUCH
05:29:29 AS THE DESIGN GOES, AND THIS IS MORE AS IT CURRENTLY STANDS
05:29:31 RIGHT NOW, WHERE THE APPEARANCE OF THE FACADES ARE MUCH MORE
05:29:34 IN CHARACTER TO THE ESTERO APPEARANCE OF THE ARCHITECTURE
05:29:38 WHERE WE TOOK THE WINDOWS, WHICH WERE STOREFRONT, AND WE
05:29:42 MADE THEM THE ARCH APPEARANCE, MORE MEDITERRANEAN
05:29:45 APPEARANCE, AS FAR AS THAT GOES, AND THEN WE HAVE A LOT MORE
05:29:51 SLOPES IN THE ROOF.
05:29:52 THEY ARE NOW MORE HIP.
05:29:54 ALSO, WHAT WE DO IS WE WORKED IN TWO DIFFERENT COLOR
05:29:59 SCHEMES.
05:29:59 THIS IS THE EXACT SAME ELEVATION, BUT WE JUST PRESENTED IN
05:30:03 TWO DIFFERENT COLOR SCHEMES SO YOU CAN SEE THE TWO OPTIONS
05:30:07 WE'RE LOOKING AT.

05:30:07 THE FIRST ONE, WE CAN GO BACK.
05:30:10 I'LL CALL THIS MORE CLASSICAL COLORS OF THE MEDITERRANEAN
05:30:15 AND MORE TRADITIONAL AS FAR AS THE APPEARANCE GOES.
05:30:17 THESE ARE THE ENTRY AND EXIT WITH THE DOORS, AND WE'RE USING
05:30:26 STONE AROUND THE BASE.
05:30:29 USING NATURAL MARBLE ELEMENTS FOR THE DIAMOND SHAPE.
05:30:32 THE ROOF IS CONCRETE TILE.
05:30:35 THE COLORS, MATCHING WHATEVER THE COLOR SCHEME IS WITH THE
05:30:39 BUILDING.
05:30:40 AND THEN WE'VE GOT SOME OF THE AWNING ELEMENTS FOR THE
05:30:45 PORTIONS ON THE WEST FACADE, WHICH WOULD BE METAL.
05:30:48 ONCE AGAIN, THIS IS BASICALLY THE SAME ELEVATION, JUST

05:30:53 DIFFERENT COLOR SCHEMES WITH DIFFERENT COLORS OF ROOF AND
05:30:57 PAINT COLORS.
05:30:57 AND THEN THESE ARE SOME OTHER SITE ELEMENTS THAT WE HAVE
05:31:04 ON-SITE.
05:31:04 THE DUMPSTER, WHICH IS PRETTY STANDARD DUMPSTER, THERE'S
05:31:08 NOTHING SPECIAL ABOUT IT.
05:31:10 THE CANOPY STRUCTURES FOR THE CARS AND WHERE THE VACUUM
05:31:13 HOSES WILL BE ALLOCATED THROUGHOUT THE SITE.
05:31:17 ONCE AGAIN, THIS SHOWS OPTION ONE AND OPTION TWO AS FAR AS
05:31:21 THE COLOR SCHEME GOES.
05:31:25 >> WHAT IS THE MATERIAL IN THE CANOPY?
05:31:28 >>Stephen Seaton: CANVAS.
05:31:29 I NEED TO GET TO THE RENDERING.

05:31:47 I'M SORRY, WE DIDN'T HAVE TIME TO GET THEM INTO THE ACTUAL
05:32:37 PRESENTATION.
05:32:38 THEY TOOK A LITTLE LONGER TO REFINE THAN ANTICIPATED.
05:32:41 BUT I'LL HAVE EVERYTHING READY FOR THE OFFICIAL MEETING
05:32:43 COMING UP.
05:32:44 THIS IS AS YOU ENTER INTO THE FACILITY.
05:32:48 PAY STATIONS WHERE YOUR PEOPLE ARE QUEUING UP AS YOU'RE
05:32:51 GOING INTO THE ENTRANCE.
05:32:52 YOU'LL SEE THE CANOPIES OVER THERE TO YOUR RIGHT.
05:32:55 ONCE AGAIN, THIS IS COLOR SCHEME OPTION ONE.
05:32:57 THIS IS AS YOU'RE LOOKING AT THE FRONT DOOR.
05:33:01 WE TOOK AWAY THE CANOPY PORTIONS OF IT SO WE'RE NOT
05:33:06 OBSCURING THE VIEW FROM THE FRONT.
05:33:09 I DIDN'T MEAN TO SHOW THE ACTUAL STRUCTURE OF THE CANOPIES.
05:33:13 THOSE WILL GO AWAY.
05:33:14 JUST SUPPOSED TO BE THE POLES WHERE THE VACUUM HOSES ARE
05:33:18 HOUSED.
05:33:18 THAT'S ALL YOU'RE SUPPOSED TO SEE THERE.
05:33:21 THIS IS LIKE YOUR BIRD'S-EYE VIEW OVERLOOKING AHEAD OF IT.
05:33:27 THIS IS AS YOU EXIT THE FACILITY.
05:33:30 YOU'LL SEE THE SOLID DOOR.
05:33:34 OVER THERE.
05:33:35 THAT IS THE WALL WE ADDED TO HELP WITH THE SOUND COMING WAY
05:33:38 AS YOU EXIT THE FACILITY.
05:33:41 THIS IS AS YOU GO DOWN 41.

05:33:46 ON 41 YOU'RE SEEING IT.
05:33:49 THIS IS THE BASIC LOOK OF THE FOLIAGE OF THE TREES.
05:33:54 THEN WE HAVE ONE WHERE WE TOOK THE TREES AWAY.
05:33:57 IT WON'T LOOK LIKE THIS BUT I WANTED TO TAKE THE TREES SO
05:34:00 YOU COULD SEE THE ELEVATION AS IT STANDS.
05:34:05 >> GO BACK TO THE SLIDE THAT SHOWED THE WALL.
05:34:10 >>Stephen Seaton: SURE.
05:34:13 THAT ONE.

05:34:14 >>Howard Levitan: IS THERE A WALL ON THE OTHER SIDE OF THAT?
05:34:17 >>Stephen Seaton: NO, IT'S OPEN.
05:34:18 >>Howard Levitan: ISN'T THAT THE CLOSEST TO THE BACK?
05:34:22 >>Stephen Seaton: THAT'S CLOSEST TO THE STREET.
05:34:31 THE NEXT SET OF -- ONCE AGAIN, THIS IS THE ENTRYWAY JUST
05:34:35 LOOKING FARTHER BACK TO GIVE YOU AN OVERALL PERSPECTIVE OF
05:34:38 THE ACTUAL FACILITY ITSELF.
05:34:42 AND THIS IS AS YOU KIND OF DRIVE INTO THE FACILITY COMING UP
05:34:46 THE FRONTAGE ROAD.
05:34:51 >> WHICH ROAD WAS THAT?
05:34:53 >>Stephen Seaton: THAT'S THE ENTRY ROAD TO THE LEFT HERE IS
05:34:57 WHERE YOU GO INTO THE --
05:35:02 >> THE ROAD TO THE EAST OF THE BUILDING.
05:35:03 >>Stephen Seaton: YES, THAT'S CORRECT.
05:35:04 WE ALSO DID RENDERINGS WITH THE SECOND COLOR OPTION, WHICH I
05:35:18 CAN GO BACK AND SHOW YOU THE COLORS IF YOU WISH TO SEE IT.
05:35:22 HAPPY TO TAKE ANY QUESTIONS YOU MAY HAVE.

05:35:24 >>Marlene Naratil: I HAVE A QUESTION ABOUT YOUR SIGN.
05:35:28 I JUST THOUGHT IT WAS A LITTLE BIT STILTED.
05:35:32 CLEAN MACHINE CAR WASH AND THEN FREE VACUUMS.
05:35:41 I THINK THEY ARE GOING TO GET A VACUUM CLEANER.
05:35:48 BEING A TEACHER FOR SO MANY YEARS, YOU SEE WHERE I'M COMING
05:35:51 FROM.
05:35:52 PERHAPS SOMETHING LIKE INTERIOR VACUUMING OR SOMETHING LIKE
05:36:00 THAT.
05:36:01 >> I'M SURE THE WORDING CAN BE MORE CLARIFIED.
05:36:05 >>Marlene Naratil: TO ME IT'S STILTED QUITE A BIT.
05:36:09 >>Stephen Seaton: LIKE FREE VACUUMS ARE AVAILABLE.
05:36:12 >>Marlene Naratil: QUESTION ALSO, ARE THERE PLACES FOR THE
05:36:16 CAR OWNER TO SIT AND RELAX WHILE THE CAR IS BEING CLEANED?
05:36:23 >>Stephen Seaton: NO, THEY ARE IN THE CAR.
05:36:25 THEY NEVER GET OUT OF THE CAR.
05:36:29 >>Marlene Naratil: I'M SO USED TO THE ONES THAT THE PEOPLE
05:36:33 GET OUT.
05:36:36 >>Mary Gibbs: I WAS GOING TO MAKE A COMMENT BUT I COULDN'T
05:36:38 GET MY MICROPHONE TO WORK.
05:36:39 WE HAVE TO LOOK AT THE SIGNAGE.
05:36:41 WE DIDN'T LOOK AT THE DETAILS OF IT.
05:36:43 I'M NOT SURE ABOUT THE ADVERTISING FOR FREE VACUUMS.
05:36:47 WE HAVE TO LOOK AT THE CODE AND SEE WHAT THE LANGUAGE SAYS
05:36:52 ABOUT ADDITIONAL THINGS YOU CAN PUT.
05:36:54 >> THAT IS A COMMENT I HAD AS WELL.

05:36:56 I THINK THAT IS A PRODUCT ADVERTISEMENT.
05:36:59 I DON'T THINK IT'S APPROPRIATE FOR MONUMENT SIGN.
05:37:02 I'LL LET THE STAFF LOOK AT THAT.
05:37:05 DO YOU FOLKS HAVE A COLOR PREFERENCE AS TO YOUR OPTION ONE

05:37:13 OR OPTION TWO?
05:37:14 >>Stephen Seaton: ME PERSONALLY, I LIKE OPTION ONE.
05:37:22 >>Howard Levitan: I GUESS THE APPLICANT.
05:37:28 >> [NOT SPEAKING INTO A MICROPHONE]
05:37:34 >>Mary Gibbs: I THINK THE STAFF SUGGESTED THE OPTION TWO.
05:37:36 I THINK WE SUGGESTED OPTION TWO BECAUSE WE THOUGHT THAT WAS
05:37:39 A LITTLE BIT MORE FITTING WITH ALDI'S AND WALMART AND THE
05:37:43 NEARBY, THE LOOKS OF THE NEARBY BUSINESSES.
05:37:47 >>Howard Levitan: PICK ONE AND THEN WE WOULD DEAL WITH IT
05:37:53 ONE WAY OR THE OTHER, BUT I'D LIKE TO SEE ALL THE RENDERINGS
05:38:01 USING ONE ALTERNATIVE.
05:38:04 >>Stephen Seaton: OKAY, OF COURSE.
05:38:08 >>Howard Levitan: MY PERSONAL PREFERENCE IS FOR THE
05:38:11 TRADITIONAL BECAUSE IT WOULD FIT BETTER IN THE NEIGHBORHOOD,
05:38:18 BUT YOU HAVE TO MAKE THAT DECISION.
05:38:20 WE'RE NOT GOING TO TELL YOU HOW TO DESIGN.
05:38:26 ALL OF OUR PROFESSIONALS MIGHT, BUT I THINK YOU HAVE TO HAVE
05:38:30 THE CHOICE ONE WAY OR THE OTHER, AND THEN WE WOULD DECIDE
05:38:35 WHETHER WE LIKE IT OR NOT.
05:38:39 >> OKAY.
05:38:40 WE'LL SHOW ONE FOR THE PRESENTATION.

05:38:44 >>Howard Levitan: ANYBODY HAVE QUESTIONS OF THE ARCHITECT?
05:38:48 >> DO YOU HAVE A RENDERING THAT SHOWS, THAT INCLUDES THE
05:38:51 LOCATION OF THE DUMPSTER, WHERE THAT'S GOING TO BE SITTING?
05:38:59 >>Stephen Seaton: WE DIDN'T HAVE ONE FARTHER BACK.
05:39:03 IT'S KIND OF LIKE SITTING -- IF YOU LOOK AT THE OVERALL SITE
05:39:07 PLAN, YOU'LL SEE WHERE IT'S LOCATED.
05:39:12 >>Barry Jones: DOESN'T MATCH THE ROTATION ON THE CIVIL PLAN.
05:39:16 >>Stephen Seaton: I THINK WE NEED TO TWEAK IT MORE.
05:39:19 WE'LL FIX THAT SO THEY MATCH.
05:39:22 >>Michael Sheeley: GO BACK TO YOUR 41 RENDERING, PLEASE.
05:39:30 FIRST OF ALL, I WAS ON THE DRB AND YOU CAME THROUGH A COUPLE
05:39:34 OF TIMES, AND WE APPRECIATE THE EVOLUTION THE BUILDING HAS
05:39:38 MADE FROM WHERE IT STARTED.
05:39:40 I COMMEND YOU FOR MAKING THE CHANGES AND BRINGING THE
05:39:43 BUILDING AS FAR AS YOU HAVE.
05:39:45 MY PERSONAL OPINION IS THAT THIS COLOR SCHEME IS PREFERABLE
05:39:51 THAN THE OTHER.
05:39:52 THAT'S MY PERSONAL OPINION.
05:39:54 BUT I THINK THAT WHAT YOU HAVE DONE AND MAY WANT TO CONSIDER
05:39:59 IS I THINK THAT PERHAPS THE DETAILING AND THE EXUBERANCE
05:40:03 THAT YOU DEMONSTRATED HAS GONE A BIT FAR WITH THIS BUILDING,
05:40:08 AND YOU HAVE KIND OF THROWN TOO MUCH STUFF AT IT, PERSONAL
05:40:11 OPINION.
05:40:12 YOU MIGHT WANT TO CONSIDER MAYBE GETTING RID OF THE CORNERS
05:40:17 OF THE TOWER CHANGE OF COLOR, WHICH APPEARS TO BE SOLDIERS

05:40:26 LINED UP.
05:40:27 HIGHLIGHTS THE MASS OF THE ELEMENT.
05:40:31 THE BANNING AROUND THE WINDOWS I THINK ARE SUPERFLUOUS AND
05:40:37 OTHER THINGS IN MY VIEW GIVE IT A BETTER APPEARANCE.
05:40:41 I'M ALSO TROUBLED BY SOME OF THE CIRCULAR WHEN THOSE ON THIS
05:40:45 ELEVATION AND FLAT ARCHES ON THE OTHER SIDE.
05:40:49 I THINK IF YOU FOLLOW THROUGH WITH ONE OR THE OTHER, I THINK
05:40:52 YOU MIGHT HAVE BETTER CONSISTENCY IN THE DESIGN.
05:40:55 >> OKAY, THANK YOU.
05:40:56 >>Michael Sheeley: ALSO, THE COLOR VARIATIONS AND CHOICE YOU
05:40:59 SEE MADE ON THE UPPER BANDING AND DARK PANELS, I WOULD MAYBE
05:41:05 PERHAPS RELOOK AT THOSE AS WELL.
05:41:17 >>Kristin Jeannin: DO YOU HAVE ACTUAL COLOR SWATCHES OF THE
05:41:19 PAINT COLORS YOU'RE PROPOSING?
05:41:21 >>Stephen Seaton: I CAN ORDER THEM FOR THE NEXT MEETING SO
05:41:23 YOU CAN SEE THE REAL PAINT COLORS AS OPPOSED TO A RENDERED
05:41:27 IMAGE.
05:41:27 >>Kristin Jeannin: YEAH, WHEN YOU SEE THE ELEVATIONS, IT
05:41:31 LOOKS VERY COLD GRAY.
05:41:35 IN THE RENDERING, IT'S A LITTLE BIT MORE CHEERFUL, LITTLE
05:41:40 MORE WARMER.
05:41:41 I THINK IN FAIRNESS OF THIS BEING A WORKSHOP AND YOU NOT
05:41:45 WANTING TO HAVE TO PRESENT THESE COLORS 99 MORE TIMES, I DO
05:41:49 THINK THAT IT'S A TRICKY MATTER FOR YOU GUYS TO TRY TO FIND
05:41:54 THAT FINE LINE WHERE ESTERO WILL BE HAPPY WITH THE COLORS AS

05:41:59 THE VILLAGE, BUT I DO LIKE, I ALSO JUST WANT TO SAY I THINK
05:42:03 THE DIRECTION OF THIS BEING A LITTLE BIT DIFFERENT THAN THE
05:42:09 OTHER OPTION THAT WE DO SEE A LOT OF IN THIS AREA, LIKE TRY
05:42:15 TO FIND THAT BALANCE OF SOMETHING THAT IS A LITTLE BIT
05:42:19 DIFFERENT BUT NOT SO DIFFERENT THAT YOU'RE GOING TO GET A
05:42:22 LOT OF NEGATIVE FEEDBACK ABOUT IT BEING TOO COLD OR TOO NOT
05:42:27 FITTING THOSE NATURAL COLORS THAT ESTERO IS LOOKING FOR.
05:42:31 >>Stephen Seaton: WE'LL BRING IN A COLOR BOARD.
05:42:33 IT WILL CONVEY SO MUCH BETTER WHEN YOU SEE THE ACTUAL PAINT.
05:42:38 >>Howard Levitan: WHAT IS THE COLOR REQUIREMENT IN THE CODE
05:42:40 NOW?
05:42:41 >>Mary Gibbs: THE COLORS SAY WARM EARTH TONES, SUBDUED
05:42:45 PASTELS.
05:42:46 IT SAYS YOU CANNOT BE PREDOMINANTLY WHITE OR PREDOMINANTLY
05:42:52 GRAY.
05:42:56 >>Howard Levitan: I THINK GIVE WHEREIN WE ARE IN THE CODE,
05:42:59 THESE RENDERINGS MIGHT BE A PROBLEM.
05:43:03 >>Barry Jones: KIND OF GREEN AND PURPLISH TO ME, WHERE THIS
05:43:08 HAS MUCH MORE OF A GRAYISH COLOR.
05:43:12 AGAIN, WHICH ONE WE'RE DEALING WITH OR MY EYES DECEIVING ME?
05:43:17 >>Stephen Seaton: YEAH, UNFORTUNATELY WITH PRINTERS AND
05:43:19 RENDERINGS, THAT'S WHY I GET THE ACTUAL COLOR BOARD WITH THE

05:43:23 ACTUAL PAINT, THIS SHOULD CLEAR UP A LOT OF STUFF.
05:43:29 >>Barry Jones: I THINK THE CONCEPT WAS PREDOMINANTLY GRAY
05:43:31 WAS NOT GOING TO WORK.

05:43:32 AND THEN ON THE COLUMNS, MIKE WAS TALKING ABOUT, THEY SEEM
05:43:37 TO REALLY STAND OUT IN THIS COLOR SCHEME, WHERE IF THERE'S A
05:43:41 LITTLE BIT OF DIFFERENCE IN SHADING LIKE THE SECOND COLOR
05:43:44 SCHEME, TO ME, THAT DOESN'T BOTHER ME AS MUCH, AS LONG AS IT
05:43:49 IS A MINOR DIFFERENCE IN SHADING AND GIVES A -- STARK
05:43:56 DIFFERENCE BETWEEN A MINOR DIFFERENCE IN SHADING VERSUS
05:44:02 MAJOR IN HOW MUCH IT JUMPS OUT AT ME.
05:44:04 AGAIN, YOU'VE DONE A GREAT -- I KNOW YOU'VE INVESTED A LOT
05:44:09 IN TRYING TO MAKE THIS THE BEST CAR WASH.
05:44:12 TRUST ME, WE HAVE THE BEST WALMART.
05:44:14 WE HAVE THE BEST EVERYTHING IN ESTERO.
05:44:18 JUST ASK ANYBODY.
05:44:19 THEY ARE HAPPY WHEN THEY ARE DONE THAT THEY DID IT THAT WAY.
05:44:22 YES, WE HAVE THE BEST STORAGE FACILITIES.
05:44:26 NATIONAL AWARDS.
05:44:27 IT'S WHAT CONSULTANTS LIVE FOR.
05:44:35 >>Howard Levitan: IS THERE ANYBODY ELSE PRESENTING TONIGHT?
05:44:44 >>Scotty Wood: HOWARD, I HAVE SOMETHING.
05:44:45 I WAS IN A CAR WASH ABOUT A YEAR AGO, NOT THIS PARTICULAR
05:44:49 ONE, AND THERE WAS A MECHANICAL FAILURE, AND THE TUNNEL LINE
05:44:56 STOPPED AND CARS WERE TRAPPED IN THERE, SOME CARS WERE
05:45:00 TRAPPED IN THERE FOR UPWARDS OF TWO HOURS BEFORE THEY COULD
05:45:05 FIGURE OUT HOW TO EXTRICATE THE CARS.
05:45:08 I JUST WANT TO MAKE SURE WHEN WE DO REVIEW THIS THE NEXT
05:45:11 TIME, I'D LIKE TO KNOW WHAT THE EMERGENCY EVACUATION PLAN IS

05:45:16 IN THE EVENT OF A MECHANICAL FAILURE, PARTICULARLY WHEN
05:45:19 THERE'S ONLY ONE PERSON ON-SITE SUPERVISING THE OPERATION OF
05:45:25 THE MACHINES.
05:45:31 >>Barry Jones: THERE IS A BYPASS DRIVE THAT --
05:45:40 >>Scotty Wood: THESE ARE THE PEOPLE INSIDE THE TUNNEL.
05:45:43 >> THERE'S NO BYPASS.
05:45:46 THAT'S PROBABLY WHERE THE ISSUES COME IN, CAN'T PUSH THEM
05:45:49 OUT.
05:45:49 WE HAVE A BYPASS LANE BEFORE YOU ENTER THE TUNNEL, SO THERE
05:45:52 IS AN ISSUE -- AND PEOPLE CAN DRIVE SLOWLY OUT OF THE TUNNEL
05:46:01 ITSELF.
05:46:14 >>Howard Levitan: IS YOUR TRAFFIC PERSON HERE TONIGHT?
05:46:18 >> YEAH, HERE ALSO.
05:46:24 >>Howard Levitan: I'D LIKE TO GET HIM TO COMMENT ON THE
05:46:26 STACKING ISSUE.
05:47:26 >>James Banks: JIM BANKS.
05:47:28 I'M THE TRAFFIC ENGINEER.
05:47:28 WHAT IS THE STACKING AMOUNT?

05:47:30 ARE YOU TALKING ABOUT VEHICLES STACKING TO WAIT TO ENTER THE
05:47:33 CAR WASH?

05:47:35 >>Howard Levitan: BEFORE THE GATES?
05:47:37 FROM THE GATES TO THE ACCESS ROAD.

05:47:38 >>James Banks: AS YOU WERE PREVIOUSLY TOLD, 12 TOTAL
05:47:42 VEHICLES CAN STACK BEFORE THE GATE AND THEN 3 AFTER THE GATE
05:47:45 AND THEN 2 TO 3 IN THE TUNNEL.

05:47:48 SO WE'RE TALKING 15, 16 VEHICLES STACKING.
05:47:53 NOW, AS THE OWNER HAD MENTIONED TO YOU BEFORE, HE OPERATES A
05:47:58 LOT OF THESE TYPE CAR WASHES, AND THEY HAVEN'T SEEN THAT
05:48:02 KIND OF DEMAND.

05:48:03 I'M NOT SAYING IT WOULDN'T EVER HAPPEN, BUT MOST OFTEN,
05:48:06 THESE ARE CONVENIENCE TYPE FACILITIES SO WHEN THE QUEUE GETS
05:48:11 CONSIDERABLE, MOST PEOPLE WILL NOT WAIT IN A LINE THAT LONG
05:48:15 TO WASH THEIR CAR.

05:48:16 HE ALSO DIDN'T MENTION THAT ONE OF THE REASONS THEY LIKED
05:48:20 THIS LOCATION IS THEIR BUSINESS ACTUALLY PLAYS OFF OTHER
05:48:24 BUSINESSES.

05:48:25 IN OTHER WORDS, MOST PEOPLE DON'T GET UP AND GET IN THEIR
05:48:28 CAR AND DRIVE TO A CAR WASH.

05:48:31 THEY ARE TYPICALLY OUT ON THE ROAD DOING ANOTHER ERRAND,
05:48:35 WHETHER IT'S GOING TO ALDI'S OR WALMART, SO WHEN THEY DO
05:48:39 COME TO THIS SITE AND YOU CAN SEE THIS WHERE THEY TYPICALLY
05:48:42 PUT THESE CAR WASHES NEXT TO THESE LARGE RETAIL BOXES, IF
05:48:46 THE LINE IS LONG, IT WILL TYPICALLY GO AND ACTUALLY DO THEIR
05:48:50 SHOPPING AND THEN COME BACK LATER TO SEE IF THE LINE HAS
05:48:52 SHORTENED UP.

05:48:54 AGAIN, I'VE BEEN TOLD BY THE OWNER THAT THE STACKING THAT
05:48:58 THEY HAVE AT THIS LOCATION IS MORE THAN ADEQUATE TO
05:49:01 ACCOMMODATE THE DEMAND THAT THEY EXPECT AT THIS LOCATION.

05:49:12 >>Howard Levitan: AT SOME POINT WOULD LIKE EMPIRICAL DATA ON
05:49:15 THAT FROM A TRAFFIC STANDPOINT AND WHAT THE IMPACT MIGHT BE

05:49:18 ON THE ACCESS ROAD IF, IN FACT, THE LINE SNAKED UP ONTO THE
05:49:24 ROAD.

05:49:27 >> WE CAN CERTAINLY PROVIDE THAT ADDITIONAL INFORMATION.
05:49:29 BEFORE I CAME TO THIS, I DIDN'T REALIZE THAT WAS ACTUALLY A
05:49:33 CONCERN.

05:49:35 RESPECTFULLY RESPOND TO IT THAT YOU DID BRING IT UP.

05:49:38 WE WILL PROVIDE THE ADDITIONAL.

05:49:39 WE CAN DO THE QUEUING ANALYSIS AND STACKING ANALYSIS AND THE
05:49:42 TIME IT TAKES FROM THE TIME ENTER THE SITE TO BE PROCESSED
05:49:47 THROUGH THE CAR WASH AND EXIT.

05:49:49 WE CAN RUN THAT DELAY PERIOD IN ORDER TO DETERMINE WHAT'S
05:49:53 GOING TO BE -- WE'LL CALL IT THE 95 PERCENTILE STACKING.

05:49:57 THAT IS 95 PERCENT OF THE SAME IT WILL BE THIS OR LESS.

05:50:02 >>Howard Levitan: MY EXPERIENCE WITH THE AUTOMATIC CAR

05:50:04 WASHES, THERE'S ONE UP AT GULF COAST NEAR THE STORES.
05:50:12 IT'S ALWAYS BACKED UP, AND THEY HAVE MORE STACKING THAN
05:50:15 THIS.
05:50:17 AND IT MOVES PRETTY QUICKLY, BUT THEY HAVE A HUGE
05:50:22 ENTRANCEWAY THAT GOES WINDING AROUND.
05:50:25 SO IT NEVER BACKS OUT ONTO THE ROAD, BUT THIS HAS LESS
05:50:32 STACKING.
05:50:36 >>James Banks: WE'LL PROVIDE ADDITIONAL ANALYSIS.
05:50:39 WE CAN HAVE THE OWNER COME UP AND SPEAK AGAIN.
05:50:41 IF THEY LOCATE THESE TYPE OF CAR WASHES IN AREAS WHERE YOU
05:50:43 HAVE HIGHER RENTAL OCCUPANCY VERSUS MORE HOMEOWNERS, YOU

05:50:47 HAVE TYPICALLY HIGHER DEMAND.
05:50:49 THIS IS IN AN AREA WHERE MOST OF THE SURROUNDING RESIDENTS
05:50:52 ARE HOMEOWNERS.
05:50:53 SO THEY ARE NOT EXPECTING THAT KIND OF DEMAND AT THIS
05:50:56 LOCATION.
05:50:57 THEY THINK IT'S GOING TO BE A VERY SUCCESSFUL BUSINESS OR
05:51:00 THEY WOULDN'T GO WITH THIS LOCATION.
05:51:01 BUT THEY DON'T BELIEVE THEY ARE GOING TO HAVE THAT KIND OF
05:51:04 DEMAND AT THIS LOCATION BECAUSE AGAIN, MOST OF THE RESIDENTS
05:51:08 THAT ARE NEARBY ACTUAL ARE HOMEOWNERS.
05:51:10 >>Howard Levitan: JUST RAISING THE ISSUE, JIM.
05:51:14 I'D LIKE SOME EXPERT TESTIMONY ON THAT.
05:51:17 I'D LIKE SOME TESTIMONY AT THE HEARING ON THAT.
05:51:23 >>James Banks: OKAY.
05:51:31 >> -- RUN BY ONE PERSON.
05:51:33 RUN BY ANYBODY.
05:51:34 BUT WE'LL BE RUNNING IT WITH AROUND THREE EMPLOYEES.
05:51:37 AND WE'RE DOING THAT SO THAT WE MAKE SURE THAT THE -- IS
05:51:43 CLEAN AND SOMEBODY THERE TO HELP WITH THE PAY STATIONS.
05:51:45 SOMEBODY TO LOAD THE CARS.
05:51:46 SO WE ACTUALLY STAFF THE CAR WASH WITH MORE THAN MOST.
05:51:53 SO THE PLACE DOES, IS UNDER CONTROL.
05:51:56 DOES LOOK NICE.
05:51:57 APPEARANCE IS GOOD.
05:51:58 NO HOSES IN THE GROUND, THINGS LIKE THAT.

05:52:02 >>Kristin Jeannin: I UNDERSTAND LIKE -- I THINK WE WANT MORE
05:52:07 THAN ANECDOTAL EVIDENCE BASICALLY.
05:52:11 BUT I'VE SEEN OTHER OPERATIONS VERY SIMILAR TO THIS, AND
05:52:17 WHEN YOU'RE STAFFED PROPERLY, LIKE YOU SAY, SOME OF THE
05:52:20 STAFF WILL GO UP RIGHT TO WHERE THE PEOPLE ARE INSERTING
05:52:24 THEIR CARDS AND MAKE SURE THEY AREN'T GETTING HELD UP THERE,
05:52:26 SO THEY KEEP THE TRAFFIC RUNNING ALONG.
05:52:28 AND IT MAKES SENSE BECAUSE IT'S GOOD FOR THEIR BUSINESS,
05:52:31 TOO, RIGHT?
05:52:36 >> WE'RE ALSO MEMBERSHIP DRIVEN AS WELL.

05:52:38 SO WHEN YOU JOIN OUR MEMBERSHIP, YOU HAVE A LITTLE MICROCHIP
05:52:42 IN YOUR CAR AND THE GATE AUTOMATICALLY OPEN SO THE CARS
05:52:46 PROCESS FAIRLY QUICKLY.
05:52:48 THAT'S MAKES UP 60, 70 PERCENT OF OUR BUSINESS.
05:52:51 IT COMES BACK TO THE VOLUME.
05:52:54 WE LOOK AT EACH AREA AND THE SIZE OF THE DEMOGRAPHICS AND
05:52:59 THE SIZE OF THE POPULATION.
05:53:02 THIS WILL BE A NICE NICHE WASH FOR US.
05:53:07 IT'S NOT A MIAMI OR SOMETHING LIKE THAT WHERE YOU'RE GOING
05:53:12 TO HAVE HUGE VOLUMES OR EVEN FORT MYERS.
05:53:18 THIS IS MORE LIKE A BOUTIQUE WASH.
05:53:22 WE FEEL IT FITS IN NICELY, BUT WE DON'T FEEL WE NEED BIGGER
05:53:26 BECAUSE THE AREA WOULDN'T SUPPORT IT.
05:53:28 THANK YOU.
05:53:41 >>Barry Jones: MARY, IN THE EVENT THERE WAS BACKUP IN THE

05:53:44 ROADWAY, THAT BECOMES AN ENFORCEMENT ISSUE WITH STAFF,
05:53:47 RIGHT?
05:53:50 >>Mary Gibbs: [INAUDIBLE]
05:53:51 >>Barry Jones: ALL BEST INTENTIONS, ALL THINGS ARE POSSIBLE.
05:53:54 IF IT IS POSSIBLE, WHAT'S THE REMEDY?
05:54:02 >>Mary Gibbs: IT IS AN ENFORCEMENT ISSUE AND THAT'S REALLY
05:54:05 DIFFICULT TO DEAL WITH.
05:54:07 WHAT DO YOU DO?
05:54:08 SEND CODE ENFORCEMENT OUT?
05:54:09 IT'S NOT LIKE A VERY EFFECTIVE WAY.
05:54:11 SO THAT'S WHY IT BEHOOVES THE PROPERTY OWNER TO MAKE SURE IT
05:54:15 WORKS WELL BECAUSE WE DON'T WANT IT TO BECOME OUR
05:54:17 ENFORCEMENT ISSUE.
05:54:21 >> IT'S NOT A VERY BIG ROAD IS IT?
05:54:24 WHAT IS THE WIDTH OF THE ROAD?
05:54:26 >> 20 FEET.
05:54:31 >> IT'S SMALLER THAN SOME SUBDIVISIONS.
05:54:36 IS THERE A WAY TO PUT A STIPULATION THAT IF STACKING BECOMES
05:54:39 A PROBLEM AND ENFORCEMENT ISSUE OF THREE TIMES THAT THEY ARE
05:54:41 REQUIRED TO BUILD ADDITIONAL STACKING IN ORDER TO MAINTAIN
05:54:46 THEIR OPERATIONAL LICENSING, IS THERE A WAY TO GIVE THE
05:54:49 PEOPLE SOME ASSURANCE THAT IT'S NOT GOING TO BECOME A
05:54:53 PROBLEM AND YET PUT THE APPLICANT ON NOTICE THAT HE'S
05:54:57 COMMITTED TO IT NOT BEING A PROBLEM, AND IF IT IS, HE'S
05:55:00 GOING TO FIX IT?

05:55:01 >>Nancy Stroud: I THINK WE COULD PROBABLY THINK OF A
05:55:05 CONDITION THAT WOULD TRIGGER A REVIEW.
05:55:08 >>Barry Jones: MAKE MORE WORK FOR YOU, JUST TRYING TO HELP
05:55:11 EVERYBODY FEEL MORE COMFORTABLE.
05:55:14 >>Howard Levitan: I WOULD LIKE TO SEE STAFF WORK ON THAT
05:55:17 ISSUE AND SEE WHAT THEY CAN COME UP WITH THAT MIGHT BE

05:55:19 ACCEPTABLE TO EVERYBODY.
05:55:21 THAT'S A TOUGH ROAD BACK THERE.
05:55:24 I DON'T KNOW HOW MANY TRUCKS ARE USING THAT ROAD TO ACCESS
05:55:28 ALDI'S, BUT I THINK THAT'S AN ISSUE.
05:55:36 >> WE'LL LOOK AT THAT OURSELVES TO SEE IF THERE'S SOMETHING
05:55:40 WE CAN ALL AGREE ON.
05:55:41 WE'LL TRY SOME IDEAS AS WELL.
05:55:44 >> IS IT POSSIBLE TO PUT SOME TRAFFIC CONTROL MECHANISM AT
05:55:47 THE ENTRANCE?
05:55:49 WHERE ONCE YOU'RE STACKED WITH 12, THERE IS A RED LIGHT,
05:55:51 SOMETHING, I DON'T KNOW, SOME MECHANISM THAT ESSENTIALLY
05:55:55 NEGATES PULLING IN.
05:56:00 >>Barry Jones: SOMEBODY STACKS ON THE OUTSIDE OF THE GATE --
05:56:03 >> WE'LL LOOK INTO OPTIONS AND GET BACK TO YOU.
05:56:15 >> I WANT TO MAKE SURE WE GET THE MONUMENT SIGNS LOOKED AT
05:56:18 REAL QUICK, BECAUSE THAT'S SOMETHING YOU GUYS HAVE PURVIEW
05:56:20 ON.
05:56:21 I WANT TO MAKE SURE WE GO THROUGH THAT.
05:56:23 OBVIOUSLY NOT THE SIGN DESIGNER.

05:56:25 THIS OBVIOUSLY FOLLOWS COLOR SCHEME NUMBER ONE.
05:56:30 WE HAVE PREVIOUSLY HAD TWO DIFFERENT VERSIONS OF THE
05:56:33 MONUMENT SIGN.
05:56:34 WE TOOK THE MORE PREFERRED VERSION FROM THE BOARD AND THEN
05:56:37 MODIFIED IT ACCORDINGLY.
05:56:41 I THINK WE ENHANCED THE ARCHITECTURAL FEATURES AT THE TOP OF
05:56:45 THE SIGN MATCHING CLOSER TO THE BUILDING.
05:56:48 I THINK WE HAD STONE ON THE BOTTOM BEFORE.
05:56:50 JIM WALLACE'S RECOMMENDATION, GOT RID OF THE STONE BECAUSE
05:56:53 IT'S GOING TO BE COVERED UP WITH LANDSCAPING.
05:56:55 AND THEN ADDED THE ADDRESS ON THE SIDE OF THE SIGN.
05:57:02 >> WHAT'S THE CODE ON THE DIMENSIONS OF A MONUMENT SIGN?
05:57:09 >>Mary Gibbs: MONUMENT SIGN HAS TO BE WIDER THAN TALLER.
05:57:12 AND A COMMERCIAL SIGN I THINK CAN BE 17.
05:57:18 >>Howard Levitan: IT TAPERS UP?
05:57:33 >>Mary Gibbs: 25 -- I'VE BEEN CUT OFF TONIGHT.
05:57:39 >> IT'S OKAY FOR THE ROOF TO BE WIDER THAN THE BASE.
05:57:41 WE ALREADY TALKED ABOUT THE ISSUE OF SIGNAGE ITSELF.
05:57:51 >>Mary Gibbs: THE ROOF CAN BE A LITTLE WIDER.
05:57:53 THE ROOF CAN BE WIDER.
05:57:56 IT'S AN AVERAGE WIDTH AND HEIGHT.
05:58:01 >> THESE ARE PICTURES OF THE BUILDING SIGNS AND THIS IS THE
05:58:09 SECOND OPTION WHICH SOUNDS LIKE MAYBE THE ONE WE'RE GOING
05:58:13 WITH.
05:58:13 AND THE BUILDING SIGNAGE.

05:58:17 THAT'S ALL I HAVE.
05:58:32 >>Howard Levitan: I'D LIKE TO OPEN UP THE PUBLIC COMMENT.

05:58:37 WE ALSO SAY THAT WE'VE GOTTEN SO FAR FOR TONIGHT'S MEETING
05:58:42 SEVERAL -- A LONG CHAIN OF E-MAILS FROM THE COMMUNITY AND
05:58:48 OUR OWN STAFF.
05:58:50 WE HAVE THOSE AND IT'S PART OF THE RECORD.
05:58:55 DO YOU HAVE ANY CARDS, TAMMY?
05:59:00 >>Tammy Duran: I HAVE ONE CARD TO SPEAK TODAY AND WE HAD ONE
05:59:03 E-MAIL THAT WE SENT YOU GUYS, THE E-COMMENT REGARDING THE
05:59:07 CAR WASH.
05:59:07 >>Howard Levitan: WE RECEIVED THOSE.
05:59:09 >>Tammy Duran: YES.
05:59:11 BARRY FREEDMAN IS OUR ONLY CARD TONIGHT.
05:59:25 >> THANK YOU.
05:59:26 A WHILE AGO I ASKED NANCY IF IT WOULD BE POSSIBLE TO HAVE A
05:59:31 SLIGHT SUSPENSION OF YOUR RULES SO THAT I COULD SPEAK FOR A
05:59:34 LITTLE BIT MORE THAN THE FIVE MINUTES.
05:59:36 I'LL BE THE ONLY SPEAKER SO I'VE ELIMINATED THIS GAGGLE OF
05:59:39 PEOPLE TO COME FROM THE COMMUNITY TO BASICALLY TELL YOU ALL
05:59:41 THE SAME THING.
05:59:43 >>Howard Levitan: YOU NEED TO REQUEST THAT OF THE CHAIR AND
05:59:46 JUST STATE FOR THE RECORD THAT YOU SPEAK FOR THE COMMUNITY
05:59:48 AND THAT YOU'VE BEEN AUTHORIZED TO DO THAT.
05:59:51 >> OKAY.
05:59:52 THANK YOU.

05:59:52 I THINK I'VE GIVEN YOU A COPY OF MY REMARKS.
05:59:57 MAYBE ALL OF YOU HAVE IT ALREADY.
06:00:01 >>Mary Gibbs: I SENT IT WITH THE E-COMMENTS THAT WE RECEIVED
06:00:04 BEFORE NOONTIME YESTERDAY.
06:00:06 I FORWARDED THAT TO ALL OF YOU, AND I INCLUDED BARRY
06:00:10 FREEDMAN'S LETTER AND SAID HE WOULD ASK FOR THE SUSPENSION
06:00:13 OF TIME TONIGHT.
06:00:14 I THINK A REMINDER TO EVERYBODY, YOU MIGHT WANT TO CHECK
06:00:17 YOUR E-MAILS BEFORE THE MEETING.
06:00:21 MAY I JUST SUGGEST THAT MAYBE ONE WEEK BEFORE THE MEETING
06:00:36 YOU CAN CHECK FOR YOUR PACKETS, AND THEN THE DAY BEFORE,
06:00:40 AFTER NOONTIME, CHECK AND SEE IF YOU GET ANY E COMMENTS THAT
06:00:44 WE WILL BE SENDING TO YOU.
06:00:47 >>Howard Levitan: I THINK YOU STILL NEED TO MAKE THE REQUEST
06:00:49 OF THE CHAIR AND STATE PUBLICLY THAT YOU'RE SPEAKING FOR THE
06:00:53 COMMUNITY.
06:00:53 >> THAT WAS MY OPENING REMARK.
06:00:55 I'M HERE TO SPEAK ON BEHALF OF AND REPRESENT THE INTERESTS
06:00:58 OF THE VINES COMMUNITY.
06:01:00 WHILE MANY OF YOU MAY KNOW ME AS A FORMER MEMBER OF THE
06:01:03 DESIGN REVIEW BOARD AND AS A MEMBER OF THE ECCL EXECUTIVE
06:01:07 MANAGEMENT TEAM, I'M NOT HERE ON THEIR BEHALF.
06:01:10 I'M ASKING FOR A SUSPENSION OF YOUR RULES TO SPEAK ON BEHALF
06:01:14 OF THE ENTIRE VINES COMMUNITY AND MAYBE TAKE A FEW EXTRA

06:01:17 MINUTES THAN THE FIVE MINUTES ON THAT SCREEN.

06:01:19 FOR THOSE OF YOU WHO MAY NOT KNOW ALL THE HISTORY OF THE
06:01:31 VINES, IT IS A COMMUNITY OF APPROXIMATELY A THOUSAND
06:01:34 RESIDENTS SURROUNDING THE 350-ACRE ESTERO COUNTRY CLUB.
06:01:37 IT WAS DEVELOPED ABOUT 35 YEARS AGO, AND THROUGH THE EFFORTS
06:01:40 OF THE ORIGINAL LEADERSHIP THAT HELPED FORM THE VILLAGE, THE
06:01:44 VINES BECAME A PART OF THE VILLAGE, ALONG WITH THE OTHER
06:01:48 DEVELOPMENTS ALONG THE NORTH SIDE OF ESTERO PARK WAY,
06:01:52 INCLUDING OSPREY COVE, BELLE LAGO AND THE RESERVE.
06:01:56 IN RECENT YEARS, WE'VE LEARNED THAT IN ORDER TO BECOME PART
06:01:59 OF THE VILLAGE OF ESTERO, THE DEVELOPABLE PROPERTY ON EITHER
06:02:03 SIDE OF THE VINES' FRONT ENTRY CAME WITH A COMMERCIAL ZONING
06:02:08 ORDINANCE THAT ALLOWS FOR THE DEVELOPMENT OF THE SO-CALLED
06:02:10 OUTPARCELS.
06:02:11 APPARENTLY ONLY THE OWNER OF THE PROPERTY CAN APPLY FOR A
06:02:15 ZONING CHANGE.
06:02:17 TO DATE, THESE OUTPARCELS HAVE BEEN DEVELOPED BY FAMILY
06:02:20 MEDICAL CENTER TO THE NORTH OF VINTAGE PARKWAY, TYSON EYE TO
06:02:24 THE SOUTH OF VINTAGE PARKWAY AND ALDI A BIT FURTHER SOUTH OF
06:02:29 VINTAGE PARKWAY AND ON THE EAST SIDE OF ROUTE 41.
06:02:32 THESE ARE PROFESSIONAL OFFICE AND RETAIL DEVELOPMENTS WHICH
06:02:36 IF THEY POSED ANY ISSUES WITH THE NEIGHBORING RESIDENTIAL
06:02:40 COMMUNITY, THOSE ISSUES WERE MITIGATED AND MANY WERE
06:02:43 INCLUDED IN THEIR DEVELOPMENT ORDER.
06:02:45 THINGS LIKE HOURS OF OPERATION, LIGHTING AND NOISE
06:02:49 REDUCTION, MAINTENANCE OF THE PROPERTY, AND PERIODIC

06:02:53 MEETINGS WITH THE VCA LEADERSHIP.
06:02:57 MEETINGS WITH THE LEADERSHIP TO ENSURE THERE WOULD BE SOME
06:03:15 CONTINUING COMPLIANCE WITH THE MITIGATION ISSUES IN THE
06:03:17 DEVELOPMENT ORDER.
06:03:18 ABOUT A YEAR AGO WHEN WE FIRST LEARNED OF THE CLEAN MACHINE
06:03:21 PROPOSAL FOR THIS 1.04-ACRE SITE AT THE SOUTHEAST SIDE OF
06:03:25 VINTAGE PARKWAY ALONG ROUTE 41 NORTH, WE, THE VCA, ALONG
06:03:31 WITH THE ADJACENT BUSINESSES, OTHER COMMUNITY ORGANIZATIONS
06:03:34 AND A GAGGLE OF VINES' RESIDENTS CAME BEFORE THE DESIGN
06:03:36 REVIEW BOARD TO INDICATE OUR STRONG OBJECTION TO THIS KIND
06:03:39 OF BUSINESS ON THE PROPOSED SITE.
06:03:41 IN GENERAL, ALL THE OBJECTIONS FELL INTO THE CATEGORIES OF
06:03:44 NOISE AND LIGHT POLLUTION, TRAFFIC STACKING AND
06:03:47 COMPATIBILITY.
06:03:48 MANY FELT AND STILL DO THAT THIS KIND OF BUSINESS IS NOT
06:03:51 COMPATIBLE WITH THE RESIDENTIAL COMMUNITY THAT IS SEVERAL
06:03:56 ESTATE HOMES WITHIN 75 YARDS OF THE PROPOSED BUSINESS.
06:03:59 MY UNDERSTANDING OF THE NEW DEVELOPMENT CODE IS THAT
06:04:01 RESIDENTIAL IMPACT FACTORS MUST BE TAKEN INTO CONSIDERATION
06:04:04 BY THE DEVELOPER IN ORDER TO GET A DEVELOPMENT ORDER.

06:04:08 WE ALSO LEARNED THAT SPECIAL USE EXCEPTIONS WERE EXCLUDED
06:04:12 FROM THE NEW CODE SINCE THE ZONING THAT CAME WITH THE
06:04:15 PROPERTY, LIKE THE ONE IN QUESTION, COULD NOT BE CHANGED BY
06:04:19 THIS BOARD OR THE VILLAGE COUNCIL AND THAT THE ONLY WAY YOU
06:04:21 OR THE VILLAGE COUNCIL CAN REFUSE TO ISSUE A DEVELOPMENT

06:04:25 ORDER IS IF THE DEVELOPER DOES NOT COMPLY WITH THE CODE THAT
06:04:29 YOU ADMINISTER, DOES NOT COMPLY -- DOES NOT CONSIDER THE
06:04:35 RESIDENTIAL IMPACT FACTORS OR DEEMED TO BE A PUBLIC SAFETY
06:04:38 ISSUE WITH THE PROPOSED BUSINESS.

06:04:40 OVER THE PAST SEVERAL MONTHS, VCA LEADERSHIP HAS BEEN IN
06:04:45 CONTACT WITH THE DEVELOPER.

06:04:46 SEVERAL MITIGATION ISSUES HAVE BEEN DISCUSSED WITH HIM,
06:04:49 EITHER IN PERSON OR VIA E-MAIL.

06:04:51 THE PRIMARY FACTORS FELT DIRECTLY IMPACT THE VINES
06:04:55 RESIDENTIAL COMMUNITY INCLUDED NOISE REDUCTION, LIGHT
06:04:58 POLLUTION, HOURS OF OPERATION, STORMWATER RUNOFF AND
06:05:02 MAINTENANCE.

06:05:03 SPECIFICALLY, THEY HAVE ASKED THAT THE END OF THE WASH
06:05:05 TUNNEL HAVE A DOOR THAT WILL NOT OPEN UNTIL THE DRYERS HAVE
06:05:09 SHUT OFF.

06:05:09 THIS WILL KEEP THE BLOWER DRYER NOISE FROM ESCAPING INTO THE
06:05:14 RESIDENTIAL COMMUNITY.

06:05:15 APPARENTLY THE DEVELOPER HAS AGREED TO ADJUST HIS BUILDING
06:05:17 DESIGN TO ACCOMMODATE THAT REQUEST.

06:05:19 WE LOOK FORWARD TO SEEING THAT IN THE DEVELOPMENT ORDER.
06:05:22 AS A FURTHER EFFORT TO REDUCE THE NOISE FROM THE FREE VACUUM
06:05:26 SYSTEM, WE HAVE ASKED FOR AN EIGHT-FOOT WALL BE CONSTRUCTED
06:05:29 ON A THREE-FOOT BERM ON THE EAST SIDE OF THE PROPERTY ALONG
06:05:34 EITHER SIDE OF THE ENTRY AND EXIT CURB CUTS TO THE PROPERTY.
06:05:37 WE'VE NOT HEARD WHETHER THAT WALL HAS BEEN INCLUDED IN THE

06:05:41 SITE PLAN.

06:05:42 I THINK WE'RE TALKING ABOUT THIS AREA RIGHT HERE.

06:05:46 BETWEEN THE ENTRANCE AND THIS SO-CALLED EXIT ENTRANCE.

06:05:53 WE WOULD LIKE TO SEE WALL RIGHT ALONG HERE ON A BERM TO
06:05:57 PREVENT THE NOISE AND THE TRAFFIC FROM BEING A SIGHT PROBLEM
06:06:02 AND A NOISE PROBLEM GOING INTO THE VINES COMMUNITY, WHICH IS
06:06:04 RIGHT IN THERE.

06:06:05 THE SITE PLAN SHOWS A REQUEST FOR A LIGHTED BILLBOARD SIGN,
06:06:14 STYLE SIGN ON BOTH THE EAST AND WEST TOWERS OF THE BUILDING,
06:06:18 ALONG WITH A MONUMENT SIGN ON THE WEST SIDE FACING ROUTE 41.

06:06:21 THE RENDERING THAT YOU SHOWED -- THAT MR. RASKIN SHOWED A
06:06:31 FEW MINUTES AGO, SHOWS THE LANDSCAPING ON ROUTE 41 TO
06:06:34 INCLUDE SOME RATHER TALL TREES, THE EXISTING TREES.

06:06:38 NOW, MAYBE EVEN MORE.

06:06:39 IT'S NOT A CLEAR VIEW OF THE BUILDING FROM ROUTE 41 BECAUSE
06:06:44 THERE WILL BE A LOT OF LANDSCAPING OUT OF THESE HIGH TREES.

06:06:47 SO WE ASKED THIS BOARD TO ELIMINATE THE BILLBOARD SIGNS ON
06:06:51 THE TOWERS OF THE PROPOSED BUILDING.
06:06:53 THEY ARE UNSIGHTLY AND WOULD MAKE THE VINES' ENTRY LOOK LIKE
06:06:56 THE ENTRANCE TO A STRIP MALL.
06:06:58 THE LIGHTED MONUMENT SIGN ALONG 41 SHOULD BE SUFFICIENT FOR
06:07:01 DRIVERS TO FIND THE BUSINESS.
06:07:03 AS PART OF OUR RESEARCH INTO THIS PROPOSED BUSINESS, WE
06:07:07 VISITED TWO OR THREE OF THEIR SITES AND OTHER LOCAL
06:07:11 OPERATIONS.

06:07:12 WE VISITED ON SATURDAYS AND SUNDAY MORNINGS, WHICH ARE THEIR
06:07:16 BUSIEST TIMES.
06:07:17 THE LOCATION ON BONITA BEACH ROAD AND THE ONE ON DANIELS
06:07:20 PARKWAY NEAR FIDDLESTICKS ROAD IN FORT MYERS EACH HAS THREE
06:07:25 PAY STATIONS.
06:07:25 SO THREE LINES TO STACK INTO.
06:07:28 BOTH THESE PROPERTIES HAVE 19 CUSTOMER VACUUM STATIONS.
06:07:34 THE PROPOSED SITE FOR ESTERO SHOWS TWO PAY STATIONS AND
06:07:37 STILL 19 VACUUM STATIONS.
06:07:40 THESE LOCATIONS ALSO HAVE LABELED BUG STOPS.
06:07:45 WE DON'T SEE THOSE AT THIS PROPOSED LOCATION.
06:07:47 BY THE WAY, WHERE WOULD EMPLOYEES PARK THEIR CAR ON THE
06:07:50 PROPERTY?
06:07:51 THERE IS NO PARKING AREA INDICATED ON THIS PROPERTY FOR ANY
06:07:56 OF THE EMPLOYEES, AND I CAN'T PARK ON THE STREET BECAUSE
06:07:59 THIS IS A CONNECTOR ROAD.
06:08:00 WHILE THE PROPOSED SITE PLAN SHOWS THE POTENTIAL FOR ABOUT
06:08:04 12 CARS TO STACK ON THE PROPERTY BEFORE ENTERING THE PAY
06:08:09 STATIONS, WE'VE LEARNED IT'S NOT REALISTIC.
06:08:13 CARS WOULD LITERALLY HAVE TO BE TOUCHING BUMPER TO BUMPER
06:08:16 PRIOR TO ENTERING THE TWO PAY STATIONS.
06:08:19 A IS MORE REALISTIC SCENARIO, BUT EVEN 8, WHICH IS MORE
06:08:24 REALISTIC, DOES COMPLY WITH THE DEVELOPMENT CODE REQUIRING
06:08:26 AT LEAST FIVE CARS TO STACK.
06:08:28 IN AN EFFORT TO KEEP THE CARS FROM STACKING BACK ONTO THE

06:08:34 CONNECTOR ROAD, WE MET WITH THE SAN CARLOS PARK FIRE CHIEF
06:08:39 ON THE SITE TO LEARN IF THERE WERE ANY PUBLIC SAFETY ISSUES
06:08:42 WITH THIS DEVELOPMENT.
06:08:44 SINCE THE CONNECTOR ROAD IS ONLY 20 FEET WIDE, THERE APPEARS
06:08:48 TO BE ENOUGH ROOM ON THE EAST SIDE OF THE RIGHT-OF-WAY TO
06:08:52 ALLOW FOR DECELERATION OF BREAKDOWN LANE PRIOR TO MAKING THE
06:08:56 TURN ONTO THE CAR WASH PROPERTY.
06:08:58 WE'RE TALKING RIGHT IN HERE.
06:09:02 APPEARS TO BE, ACCORDING TO THE FIRE CHIEF, ENOUGH AREA HERE
06:09:05 TO HAVE A SLIGHT DECELERATION LANE RIGHT HERE.
06:09:10 THE FIRE CHIEF AGREED WITH THAT ANALYSIS AND ENCOURAGED US
06:09:18 TO SEEK THAT ADJUSTMENT IN THE SITE PLAN TO MITIGATE ANY

06:09:22 EMERGENCY VEHICLE ACCESS ISSUES NOW AND IN THE FUTURE.
06:09:25 THERE WAS ANOTHER 2.4-ACRE SITE JUST EAST OF THE PROPOSED
06:09:28 SITE THAT IS LIKELY TO BE DEVELOPED IN THE FUTURE.
06:09:31 THE 20-FOOT WIDE ACCESS ROAD WILL MAKE IT DIFFICULT FOR
06:09:35 EMERGENCY VEHICLES TO GET THROUGH THE CONNECTOR ROAD IF
06:09:38 THERE IS EVER A TRAFFIC ISSUE ON THE CONNECTOR ROAD.
06:09:41 THE QUESTION IS, SHOULD THE DEVELOPERS -- PROPERTIES BE
06:09:48 RESPONSIBLE FOR THE MAINTENANCE AND PROPER RECONSTRUCTION OF
06:09:50 THE CONNECTOR ROAD AFTER THEY HAVE COMPLETED THEIR
06:09:53 DEVELOPMENT.
06:09:53 ANOTHER SERIOUS ISSUE WITH STORMWATER RUNOFF.
06:09:59 THE WEST LAKE IN THE VINES IS ABOUT A HUNDRED YARDS FROM THE
06:10:02 PROPOSED DEVELOPMENT.

06:10:04 SINCE WE APPEAR TO HAVE A HUNDRED-YEAR STORM EVERY FIVE
06:10:07 YEARS, THE WEST LAKE FLOODS INTO THE HOMES ALONG THE EAST
06:10:11 SIDE OF WEST LAKE AND DIRECTLY INTO SEVERAL HOMES IN THE
06:10:15 AREA KNOWN AS LOST CREEK.
06:10:17 THE STORMWATER RUNOFF PLAN FOR THE PROPOSED SITE APPEARS TO
06:10:20 INDICATE THAT WHEN THE DEVELOPMENT IS PAVED OVER, THE
06:10:24 STORMWATER WILL FIRST RUN INTO A RETENTION POND, AS DOES THE
06:10:27 WATER RUNOFF FROM ALDI AND WALMART, AND THEN INTO THE WEST
06:10:31 LAKE IN THE VINES.
06:10:32 THE QUESTION HERE IS, IS THERE ANY WAY THE DEVELOPER CAN
06:10:36 WORK WITH SFWM, SOUTH FLORIDA WATER MANAGEMENT, TO DIRECT
06:10:40 THE STORMWATER IN A WESTERLY OR NORTHERLY DIRECTION TO
06:10:43 PREVENT THE RESIDENTS OF THE VINES FROM ACTUALLY FINDING
06:10:45 LOST CREEK.
06:10:47 COULD THIS BE PART OF THE UNDERGROUND INFRASTRUCTURE WHEN
06:10:50 THE PROPERTY IS BEING CLEARED FOR DEVELOPMENT?
06:10:52 THE DEVELOPER, NAMELY MR. RASKIN, HAS STATED HIS WILLINGNESS
06:10:58 TO WANT TO WORK WITH US AND BE A GOOD NEIGHBOR.
06:11:01 WE ASK THE BOARD TO TAKE INTO CONSIDERATION ALL THE
06:11:04 RESIDENTIAL FACTORS THAT WE'RE AWARE OF AND POSSIBLY
06:11:07 CONSIDER SOME WE'RE NOT AWARE OF IN HELPING THE DEVELOPER
06:11:09 PUT TOGETHER A DEVELOPMENT ORDER.
06:11:11 THANK YOU FOR YOUR TIME.
06:11:12 IF YOU HAVE ANY QUESTIONS FOR ME, I WOULD BE GLAD TO ANSWER
06:11:14 THEM.

06:11:15 HOW DID I DO?
06:11:20 FIVE MINUTES?
06:11:22 THANK YOU.
06:11:27 >>Howard Levitan: ANYBODY ELSE FROM THE PUBLIC WANT TO SPEAK
06:11:29 ON THIS ISSUE?
06:11:30 THANK YOU.
06:11:36 WE'LL MOVE ON.
06:11:37 THE NEXT ITEM OF BUSINESS IS A PUBLIC HEARING WITH RESPECT

06:11:43 TO THE AMENDMENT TO ORDINANCE NUMBER 2021-04 AMENDING THE
06:11:52 LAND DEVELOPMENT CODE TO ESTABLISH AUTHORITY TO APPOINT
06:11:56 CO-CHAIRS.
06:11:56 WE HAVE A COPY OF THE ORDINANCE IN YOUR PACKET.
06:12:03 MARY, DO YOU WANT TO INTRODUCE THIS?
06:12:09 >>Mary Gibbs: I JUST WANTED TO SAY THAT WHEN WE ADOPTED THE
06:12:13 LAND DEVELOPMENT CODE IN JANUARY, THE LANGUAGE IN THE CODE
06:12:17 SAID A CHAIRMAN WOULD BE APPOINTED, BUT WHEN THE COUNCIL
06:12:21 APPROVED THE CODE, THEY SAID WE WANT TWO CO-CHAIRS.
06:12:24 SO REALLY, THIS IS A CLEANUP AMENDMENT TO GO BACK AND PUT IN
06:12:28 THE CO-CHAIR LANGUAGE THAT THE COUNCIL SAID THEY WANTED TO
06:12:31 DO.
06:12:31 IT'S VERY SIMPLE.
06:12:34 AND WE WOULD MAKE -- YOU WOULD MAKE A RECOMMENDATION TO THE
06:12:40 COUNCIL BECAUSE THIS HAS TO HAVE PUBLIC HEARINGS OF THE
06:12:45 COUNCIL.
06:12:45 SO THIS BOARD WOULD MAKE A RECOMMENDATION TO THE COUNCIL.

06:12:50 >>Howard Levitan: IF I'M CORRECT, THAT IS LEGISLATIVE
06:12:52 MATTER, SO IT'S NOT -- WE DON'T NEED A QUASI-JUDICIAL
06:12:55 HEARING.
06:12:55 NO ONE HAS TO BE SWORN IN.
06:12:57 >>Nancy Stroud: CORRECT.
06:12:58 IT'S NOT QUASI-JUDICIAL.
06:13:02 >> WHAT WAS THE REASON COUNCIL WANTED THE CO-CHAIRS FOR THIS
06:13:06 COMMITTEE?
06:13:10 >>Mary Gibbs: WELL, I DON'T REALLY REMEMBER.
06:13:12 DO YOU REMEMBER, NANCY?
06:13:15 I'M NOT SURE THEY REALLY DISCUSSED IT.
06:13:17 I THINK THE THEORY BEHIND IT WAS YOU WERE TAKING TWO BOARDS
06:13:22 AND KIND OF PUTTING IT INTO ONE AND THEN YOU'LL HAVE A LARGE
06:13:26 NUMBER OF PEOPLE ON THE BOARD.
06:13:27 SO THERE WAS THE ABILITY TO HAVE TWO CO-CHAIRS INSTEAD OF
06:13:31 ONE.
06:13:32 THE ONLY DISCUSSION I REALLY REMEMBER WAS SOME SUGGESTIONS
06:13:36 WERE TO HAVE SEVEN PEOPLE ON THE BOARD AND THEN THEY
06:13:39 DECIDED, NO, LET'S HAVE NINE PEOPLE ON THE BOARD.
06:13:42 WHEN YOU HAVE THAT MANY PEOPLE, SHOULD YOU JUST RELY ON ONE
06:13:45 CHAIR OR DO YOU NEED TO HAVE TWO CO-CHAIRS INSTEAD OF A
06:13:49 CHAIR AND VICE-CHAIR.
06:13:57 >>Howard Levitan: [INAUDIBLE] IF NOT, I WOULD ACCEPT A
06:14:00 MOTION TO RECOMMEND TO THE COUNCIL TO APPROVE THE AMENDMENT
06:14:04 ORDINANCE.

06:14:06 >>Nancy Stroud: I THINK YOU NEED TO ACCEPT PUBLIC COMMENT ON
06:14:10 THIS.
06:14:10 >>Howard Levitan: I DON'T SEE ANY PUBLIC LEFT.
06:14:13 HAS ANYONE SIGNED UP TO SPEAK?

06:14:15 >> NO.
06:14:16 >>Nancy Stroud: THANK YOU.
06:14:19 >>Howard Levitan: I WOULD ACCEPT A MOTION.
06:14:22 >> I MAKE A MOTION THAT WE RECOMMEND TO COUNCIL THE ADOPTION
06:14:24 OF ORDINANCE 2021-04.
06:14:29 >>Howard Levitan: SECOND?
06:14:32 >> SECOND.
06:14:33 >>Howard Levitan: CALL THE ROLL, PLEASE.
06:14:37 >>Anthony Gargano: YES.
06:14:40 >>Kristin Jeannin: YES.
06:14:41 >>Barry Jones: AYE.
06:14:43 >>Marlene Naratil: YES.
06:14:44 >>Michael Sheeley: AYE.
06:14:46 >>James Tatoes: YES.
06:14:48 >> BOARD MEMBER WALLACE IS ABSENT.
06:14:50 CHAIRMAN WOOD.
06:14:50 >>Scotty Wood: YES.
06:14:59 >>Howard Levitan: YES THAT ENDS THE FORMAL AGENDA.
06:15:08 I'M SORRY, WE HAVE BOARD COMMUNICATIONS AND WE ALSO HAVE THE
06:15:11 CALENDAR FOR THE REST OF THE YEAR, WHICH YOU ALL HAVE
06:15:17 RECEIVED.

06:15:18 WE POSTED THE MEETING SCHEDULE FOR ONE MEETING A MONTH.
06:15:25 AS MARY MENTIONED, THEY MAY NEED US FOR MORE THAN ONE
06:15:29 MEETING A MONTH, BUT THEY'LL LET US KNOW.
06:15:33 BUT THESE ARE THE DATES THAT HAVE BEEN SELECTED, WHICH IS
06:15:36 THE SECOND TUESDAY OF THE MONTH.
06:15:39 I WANTED TO MAKE ONE COMMENT ABOUT THE COMBINING OF THE
06:15:45 BOARDS.
06:15:48 WE DIDN'T REALLY TALK ABOUT THAT AS MUCH AT THE LAST
06:15:50 MEETING, BUT I THINK THE DISCUSSION THAT WE'VE HAD TONIGHT
06:15:53 ABOUT THE CAR WASH IS A PERFECT EXAMPLE OF WHAT THE COUNCIL
06:16:01 I THINK WAS LOOKING TOWARDS IN COMBINING THE BOARDS AS
06:16:09 OPPOSED TO ONE BOARD THAT HAD A LOT OF EXTRA -- ON ZONING
06:16:17 MATTERS AND ONE BOARD DIDN'T HAVE TREMENDOUS PROFESSIONAL
06:16:21 EXPERTISE WITH RESPECT TO DESIGN AND ENGINEERING MATTERS.
06:16:26 WE REALLY WANTED TO COMBINE OR THE COUNCIL WANTED TO COMBINE
06:16:30 THEM AND CROSS TRAIN EVERYBODY.
06:16:33 SO THAT'S REALLY WHAT THE EFFORT HERE SO THAT WE WILL GET TO
06:16:37 UNDERSTAND A LITTLE BIT MORE ABOUT THE INTRICACIES OF THE
06:16:41 LAND DEVELOPMENT CODE, AND WE WILL ALL BE DEALING WITH
06:16:49 ISSUES IN OTHER AREAS OF EXPERTISE, INCLUDING THE SITE
06:16:53 PLANS, THE LANDSCAPING OF WHICH I WILL HONESTLY SAY -- AND
06:16:59 WHEN THEY START TALKING ABOUT THE NAMES OF THE PLANTS I'M
06:17:04 TRULY AT A LOSS, BUT I'M GOING TO LEARN ALL THAT STUFF.
06:17:07 THE SAME THING WITH THE ARCHITECTURAL DESIGN, STORMWATER
06:17:09 MANAGEMENT, WETLANDS, TRAFFIC IMPACTS, I THINK ARE ALL

06:17:14 THINGS THAT ARE GOING TO BE REALLY HELPFUL IN MAKING THESE
06:17:20 KIND OF DECISIONS.
06:17:21 I NOTICED IN ONE OF THE COMMENTS TONIGHT, THERE WAS A
06:17:23 DISCUSSION OF WHAT -- THAT WE HAVE TO APPROVE A DEVELOPMENT
06:17:29 ORDER.
06:17:30 I DON'T KNOW WHERE THAT CAME FROM.
06:17:31 THAT'S NOT CORRECT.
06:17:32 ALL OF THESE COMPATIBILITY STANDARDS BETWEEN RESIDENTIAL AND
06:17:38 COMMERCIAL ARE ALL PART OF THE LAND DEVELOPMENT CODE AND,
06:17:42 MORE IMPORTANTLY, ON OUR COMPREHENSIVE PLAN.
06:17:45 AND YOU CAN GO RIGHT TO THE COMPREHENSIVE PLAN, AND IT GIVES
06:17:48 A LIST OF LIKE 20 THINGS THAT WE HAVE TO EVALUATE
06:17:54 DEVELOPMENT ORDER APPLICATION TO EVALUATE THE COMPATIBILITY
06:18:00 WITH ADJACENT AND NEARBY USES.
06:18:04 WE'RE GOING TO GET INTO ALL OF THAT STUFF.
06:18:11 >>Barry Jones: ISN'T ALREADY A LOT OF THAT DETERMINED --
06:18:15 >>Howard Levitan: THIS PARTICULAR SITUATION, IT WASN'T AS
06:18:18 CRYSTAL CLEAR.
06:18:19 MARY CAN TALK ABOUT THAT.
06:18:21 THIS IS THE OLD CONVENTIONAL ZONING.
06:18:23 CAR WASHES ARE ALLOWED UNDER THE CODE, IT WAS A SPECIAL
06:18:31 EXCEPTION.
06:18:31 BECAUSE THIS APPLICANT -- CORRECT ME IF I'M WRONG -- BECAUSE
06:18:35 THE APPLICANT APPLIED FOR THE DATE THAT THEY FINALIZED THE
06:18:40 LAND DEVELOPMENT CODE, IT MADE A DETERMINATION AT THE TIME

06:18:45 OF ADOPTING THAT IF THEY FINISH THEIR APPLICATION PROCESS BY
06:18:49 A CERTAIN DATE, THAT WE WOULD NOT REQUIRE THEM TO SEEK A
06:18:56 SPECIAL EXCEPTION OUT OF FAIRNESS FOR SOMEONE THAT WAS IN
06:18:59 THE PROCESS.
06:19:01 THAT APPLIES TO ONLY THIS CASE.
06:19:05 WE'RE ALLOWED TO --
06:19:09 >>Barry Jones: WE'RE ALLOWED TO REQUIRE AN APPLICANT TO DO
06:19:13 SOMETHING IN ADDITION TO MAINTAIN THE RIGHTS THEY ALREADY
06:19:15 HAVE?
06:19:18 >>Howard Levitan: ALL CASES BE CONSISTENT WITH THE
06:19:21 COMPREHENSIVE PLAN.
06:19:22 AND THE COMPREHENSIVE PLAN REQUIRES US TO DETERMINE WHETHER
06:19:27 THE USE IS COMPATIBLE.
06:19:29 NOT ALL USES ARE -- EVEN IF THEY ARE ALLOWED CC ZONING WILL
06:19:36 BE COMPATIBLE IN A PARTICULAR --
06:19:41 >>Barry Jones: YOU CAN SEE A SCENARIO WHERE PRIOR TO NEW
06:19:44 CODE THEY WERE ALLOWED TO DO SOMETHING AND PROPOSED NEW CODE
06:19:47 THEY COULDN'T?
06:19:48 IS THAT A TAKING?
06:19:51 >>Mary Gibbs: I DON'T THINK THAT'S EXACTLY WHAT WE'RE
06:19:52 SAYING.
06:19:53 WHAT WE'RE SAYING, THIS CASE CAME IN, THEY SUBMITTED THE DAY

06:19:56 BEFORE THE CODE BECAME ADOPTED.
06:19:58 SO THE COUNCIL MADE AN EXCEPTION AND SAID, OKAY, AS LONG AS
06:20:01 IT'S SUFFICIENT BEFORE APRIL, THEY CAN PROCEED -- THEY

06:20:05 PROCEED UNDER THE NEW CODE, BUT THEY DIDN'T HAVE TO GET THE
06:20:08 SPECIAL EXCEPTION.
06:20:09 THE THING THAT WE ADDED INTO THE CODE FOR THESE COMMERCIAL
06:20:13 DISTRICTS IS IF YOU'RE NEXT TO, IF WITHIN 300 FEET OF
06:20:16 RESIDENTIAL, THEN YOU'VE GOT TO PROVIDE THIS RESIDENTIAL
06:20:19 IMPACT STATEMENT THAT BASICALLY YOU'VE GOT TO TALK ABOUT
06:20:22 YOUR HOURS OF OPERATION AND HOW YOU MAKE YOUR PROJECT, MAKE
06:20:25 SURE IT'S COMPATIBLE.
06:20:27 SO THERE WILL BE DIFFERENT THINGS, LIKE, FOR EXAMPLE, IN A
06:20:31 DEVELOPMENT ORDER, YOU COULD PUT IN A STIPULATION THAT WHICH
06:20:34 WOULD BE THEIR HOURS OF OPERATION, WHICH THEY HAVE OFFERED
06:20:37 UP.
06:20:37 SO THAT'S A LITTLE BIT DIFFERENT THAN WHAT WE HAVE DONE
06:20:41 BEFORE, BUT NOT EXTREMELY DIFFERENT.
06:20:45 >>Barry Jones: CODIFY IT OR IS IT SUBJECTIVE?
06:20:49 >>Mary Gibbs: IT'S IN THE CODE NOW.
06:20:50 >>Barry Jones: SO THERE'S OBJECTIVE CRITERIA TO MEET.
06:20:55 >>Mary Gibbs: YEAH.
06:20:56 I THINK WE TOOK THAT FROM I THINK IT WAS SIMILAR TO WHAT THE
06:20:59 CITY OF NAPLES HAS IN THEIR CODE.
06:21:02 >>Howard Levitan: I ALSO POINT OUT THAT UNDER THE LEE CODE,
06:21:05 WHICH WAS OUR TRANSITIONAL CODE, WITH RESPECT TO CAR WASHES,
06:21:10 THERE IS A SPECIFIC PROVISION -- IT'S 341353 THAT REQUIRES
06:21:17 THAT THEY NOT ADVERSELY IMPACT ADJACENT LAND USES, HOURS OF
06:21:22 OPERATION, HIGH LEVELS OF TRAFFIC, NOISE, GLARE AND

06:21:26 INTENSITY ASSOCIATED WITH THESE USES MAY BE INCOMPATIBLE
06:21:30 WITH SURROUNDING USES, SPECIFICALLY RESIDENTIAL USES.
06:21:34 SO EVEN UNDER THE CC ZONING THAT OCCURRED, UNDER LEE COUNTY
06:21:41 LDC, THEY COULD HAVE BEEN -- THERE COULD HAVE BEEN AN ISSUE
06:21:45 ON THE DEVELOPMENT ORDER AND CLEARLY CONDITIONS.
06:21:49 >>Barry Jones: I THINK THE TERM ADVERSELY IMPACTED THEN
06:21:53 BECOMES SUBJECTIVE BECAUSE MAYBE TO THE RESIDENTS OF THE
06:21:55 VINES ANY DEVELOPMENT THERE WOULD ADVERSELY IMPACT THEIR
06:21:58 VALUE.
06:22:02 >>Howard Levitan: I THINK THE VINES HAS NOW ASKED FOR
06:22:08 CERTAIN THINGS, AND STAFF MAY BE ABLE TO NEGOTIATE THOSE.
06:22:15 >>Barry Jones: THE NEW CODE DOES CREATE A DIFFERENT
06:22:20 SUBJECTIVE THRESHOLD THAT THE PROPERTY OWNER WOULD HAVE TO
06:22:23 CROSS IN ORDER TO MAINTAIN RIGHTS THAT HE HAD UNDER THE OLD
06:22:27 STANDARD.
06:22:28 >>Mary Gibbs: I'M NOT SURE I'D CALL IT A DIFFERENT
06:22:30 SUBJECTIVE.
06:22:31 I THINK THERE'S ADDITIONAL CRITERIA FOR THE COMPATIBILITY.

06:22:38 >> THE FACT THAT A USE IS ALLOWED IN CC DISTRICT BUT NO
06:22:42 DEVELOPMENT ORDER HAS BEEN REQUESTED TO DO THAT USE, THERE'S
06:22:46 NO VESTING OF THAT.
06:22:49 >>Nancy Stroud: THAT'S CORRECT.
06:22:50 I ALSO POINT OUT, AS YOU HAD MENTIONED BEFORE, THE
06:22:55 COMPREHENSIVE PLAN ADOPTED COMPATIBILITY STANDARDS AS WELL.
06:22:59 AND EVERY APPROVAL HAS TO BE CONSISTENT WITH THE

06:23:03 COMPREHENSIVE PLAN.
06:23:04 SO THE VILLAGE HAS KIND OF BUILT IN THOSE COMPATIBILITY
06:23:09 STANDARDS AT SEVERAL LEVELS.
06:23:16 >>Barry Jones: NOWHERE DOES IT SAY RESIDENTIAL IS COMPATIBLE
06:23:19 WITH THESE 377 USES BUT NOT COMPATIBLE WITH THESE 142.
06:23:24 THERE'S NOT A LIST THAT SAYS WHAT IS COMPATIBLE SO IT
06:23:26 BECOMES SUBJECTIVE.
06:23:28 >>Nancy Stroud: IT BECOMES A MATTER OF LOOKING AT THE
06:23:30 CRITERIA AND USING THE EXPERTISE OF THE BOARD TO EVALUATE
06:23:36 IT.
06:23:42 >> IT'S GOING TO COME BACK TO COMPETENT SUBSTANTIAL
06:23:44 EVIDENCE.
06:23:45 WE NEED TO BE CERTAIN THERE ARE THOSE ISSUES, PARTICULARLY
06:23:50 NOISE ISSUES, THAT WE FIND OUT WHAT THE -- [INAUDIBLE]
06:23:56 >>Mary Gibbs: YOU MISSED, AND I WOULD SAY FOR BOARD MEMBER
06:24:00 LEVITAN, YOU DID MISS THE HEARING OR THE WORKSHOP OR MEETING
06:24:04 WHERE WE DID HAVE THE NOISE EXPERT TALK ABOUT HIS FINDINGS,
06:24:09 AND WE CAN INCLUDE THAT IN YOUR -- WHEN YOU GET THE
06:24:12 DEVELOPMENT ORDER STAFF REPORT AND SUBMITTAL, WE CAN INCLUDE
06:24:15 THAT AND, OF COURSE, THEY'LL TESTIFY.
06:24:18 >>Howard Levitan: YOU'LL GIVE US A STAFF REPORT AND
06:24:21 RECOMMENDATIONS.
06:24:22 >>Mary Gibbs: YES.
06:24:23 BUT I DO WANT TO SAY, I WANT TO MAKE A COMMENT, I THINK
06:24:27 TONIGHT WE HAD A CASE THAT WAS A LITTLE BIT CONTROVERSIAL SO

06:24:31 YOU HAVE A LOT OF EXPERTS THAT WILL BE TESTIFYING.
06:24:34 MOST OF THE CASES THAT WE HAVE ARE NOT -- PROBABLY WON'T BE
06:24:38 THIS DAUNTING.
06:24:39 DON'T FREAK OUT, LIKE, OH, MY GOSH, THESE HEARINGS ARE GOING
06:24:45 TO GO ON FOREVER BECAUSE THAT'S WHAT I WAS THINKING EARLIER.
06:24:48 THAT'S WHY WE'RE TRYING TO LIMIT, MAKE THE APPLICANT'S
06:24:52 TESTIMONY SUCCINCT AND THEN IF THERE ARE NO ISSUES, LIKE,
06:24:55 FOR INSTANCE, IF THERE WAS NO TRAFFIC ISSUE, THEN YOU DON'T
06:24:58 HAVE TO HAVE THE TRAFFIC ENGINEER TESTIFY SO YOU SAVED
06:25:03 YOURSELVES, SO YOU'RE REALLY FOCUSING ON WHAT YOU THINK THE
06:25:05 ISSUES ARE AND HAVING YOUR TESTIMONY.
06:25:08 MOST OF THESE ARE NOT GOING TO BE THAT COMPLEX.
06:25:09 WE DO HAVE A FEW.
06:25:10 I TRIED TO DO AN EASY ONE TONIGHT, AND WE THOUGHT THE MOBILE

06:25:14 HOME WOULD BE THE ONLY EASY ONE.
06:25:16 THE OTHER ONES ARE A LITTLE MORE COMPLICATED.
06:25:19 SOME OF THESE DEVELOPMENT ORDERS WILL NOT HAVE THE EXTENT OF
06:25:22 THESE ISSUES.
06:25:23 MOST OF YOUR PROJECTS WILL BE DEVELOPMENT ORDERS, NOT BIG
06:25:27 ZONING CASES.
06:25:29 LIKE I SAID, IT SOUNDS A LITTLE DAUNTING, BUT I DON'T THINK
06:25:32 IT IS, AND WE'RE HERE TO HELP YOU.
06:25:37 >>Howard Levitan: ANYTHING ELSE?
06:25:39 IF NOT, ACCEPT A MOTION TO ADJOURN.
06:25:41 >>Mary Gibbs: CAN I MAKE ONE MORE COMMENT?

06:25:43 >>Howard Levitan: ABSOLUTELY.
06:25:44 >>Mary Gibbs: I JUST WANTED TO SAY, TOO, THE MEETING COMING
06:25:47 UP FOR JUNE, I DON'T HAVE AN AGENDA YET.
06:25:52 IT'S TOO EARLY, BUT I THINK WE WILL HAVE AT LEAST ONE PUBLIC
06:25:55 INFORMATION MEETING FOR THE STOCK PROJECT, WHICH IS EAST OF
06:26:00 THE LOWE'S.
06:26:01 I THINK THEY ARE COMING IN WITH THEIR RESIDENTIAL
06:26:03 DEVELOPMENT ORDER.
06:26:03 AND THEY WANT TO HAVE AN INFORMATION MEETING.
06:26:06 THEY WERE GOING TO COME TONIGHT, BUT THEY WEREN'T QUITE
06:26:08 READY, WHICH WORKED OUT WELL.
06:26:10 WE'LL AT LEAST HAVE THAT INFORMATION MEETING.
06:26:12 I'M NOT SURE WHAT ELSE WE'LL HAVE AT THIS TIME.
06:26:14 BUT JUST TO GIVE YOU AN IDEA.
06:26:18 >>Barry Jones: HAS KITE COME TO THE TABLE YET WITH THE
06:26:21 EASEMENT ON THE TRAFFIC SIGNAL ON THAT?
06:26:22 >>Mary Gibbs: YES, THEY DID.
06:26:24 YES, THEY DID.
06:26:25 THE COUNTY HAD IT APPROVED ON THEIR AGENDA, AND I THINK
06:26:28 EVERYTHING IS -- STOCK PAID THEIR PROPORTIONATE SHARE.
06:26:33 THINGS ARE MOVING ALONG.
06:26:34 THE COUNTY HAS DONE -- I THINK DONE THE CONTRACT TO GET IT
06:26:38 BID OUT, AND EVERYTHING IS COMING ALONG WITH THE TRAFFIC
06:26:42 LIGHT.
06:26:43 YAY.

06:26:43 >>Barry Jones: CONTRACT ON THAT WILL INCLUDE THEM
06:26:46 PURCHASING, THE COUNTY IS NOT DOING A PREPURCHASE TO GET IN
06:26:49 AN ORDER FOR THE SIGNAL, BUT THE SIGNAL WILL BE IN BEFORE
06:26:52 THE STOCK COMMERCIAL STUFF IS OPENED UP PROBABLY.
06:26:56 >>Mary Gibbs: THERE WAS A CONDITION THAT THEY HAVE TO --
06:26:59 THEY ARE NOT TO OPEN UNTIL THE SIGNAL IS IN PLACE, BUT THE
06:27:03 COUNCIL MODIFIED IT A LITTLE BIT TO SAY THAT IF THE SIGNAL
06:27:06 WAS CLOSE TO BEING IN PLACE THAT THEY MAY BE ABLE TO.
06:27:13 >>Anthony Gargano: I WAS GOING TO SAY I REMEMBER WE PUT THAT
06:27:15 PENINSULA VISION IN AT THE ZONING HEARING, THAT THE LIGHT

06:27:18 WOULD BE IN EFFECT.
06:27:20 >>Barry Jones: THERE WAS A WINDOW THERE FOR IT TO GET DONE.
06:27:22 >>Mary Gibbs: THERE IS A LITTLE WINDOW BECAUSE THE SEQUENCE
06:27:24 OF EVENTS OF BUILDING THE COMMERCIAL AND THE SIGNAL ARE
06:27:28 HOPEFULLY GOING TO COME TOGETHER RIGHT ABOUT THE SAME TIME.
06:27:30 IT MAY BE OFF BY A MONTH OR TWO.
06:27:32 SO I THINK THE COUNCIL WANTED TO GIVE A LITTLE BIT OF
06:27:34 LEEWAY.
06:27:37 >>Barry Jones: MAST ARMS ARE LONG LEAD TIME RIGHT NOW.
06:27:40 >> AND REALLY EXPENSIVE, TOO.
06:27:42 >>Barry Jones: IF THE COUNTY EVER PREPURCHASES, THEN THEY
06:27:46 CAN DO THAT AND HAVE THE ITEM THERE OR AT LEAST -- THAT SHIP
06:27:56 HAS LEFT.
06:27:56 >>Mary Gibbs: I GUESS THEY DIDN'T THINK WE WERE GOOD FOR THE
06:27:59 MONEY.
06:28:00 WE PAID SOME OF THE MONEY UP FRONT.
06:28:04 >>Howard Levitan: MOTION TO ADJOURN?
06:28:08 >> SECOND.
06:28:09 >>Howard Levitan: WE ARE ADJOURNED.

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