

THE VILLAGE OF ESTERO
PLANNING AND ZONING BOARD MEETING
TUESDAY, JULY 16, 2019

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

5:30:21PM >> WELCOME TO THE JULY 16th PLANNING AND ZONING MEETING
5:30:24PM FOR THE VILLAGE OF ESTERO.
5:30:26PM PLEASE, WE WILL START WITH THE PLEDGE OF ALLEGIANCE.
5:30:30PM [PLEDGE OF ALLEGIANCE]
5:30:44PM >>Scotty Wood: THANK YOU.
5:30:45PM MADAM CLERK, WOULD YOU CALL THE ROLL, PLEASE.
5:30:47PM >> YES.
5:30:47PM >>Dr. Tim Allen: HERE.
5:30:48PM >>Anthony Gargano: HERE.
5:30:54PM >> BOARD MEMBER KING, NOT HERE.
5:31:03PM >>Marlene Naratil: HERE.
5:31:03PM >>James Tatoes: HERE.
5:30:57PM >>John Yarbrough: HERE.
5:31:04PM >>Scotty Wood: HERE.
5:31:04PM MAY I HAVE A MOTION TO APPROVE THE AGENDA?
5:31:07PM >> SO MOVED.
5:31:08PM >> SECOND?

5:31:09PM >> SECOND.
5:31:09PM >>Scotty Wood: ALL IN FAVOR?
5:31:11PM [AYES]
5:31:13PM >>Scotty Wood: ANY OPPOSED?
5:31:15PM OKAY.
5:31:16PM THERE ARE THREE AGENDA ITEMS THIS EVENING, AND TWO OF
5:31:19PM THEM INVOLVE PUBLIC HEARINGS, AND SO I NEED TO READ FOR
5:31:24PM THE RECORD THE FACT THAT OUR PUBLIC HEARINGS ARE
5:31:29PM CONDUCTED IN A QUASI-JUDICIAL FASHION, SO LET ME READ
5:31:33PM WHAT THAT ALL MEANS.
5:31:35PM IF YOU INTEND TO PROVIDE TESTIMONY FOR THESE
5:31:38PM QUASI-JUDICIAL APPLICATIONS, YOU MUST BE SWORN IN BY THE
5:31:41PM BOARD ATTORNEY IN A MOMENT, AND YOU SHOULD ALSO FILL OUT
5:31:44PM A PUBLIC SPEAKER'S CARD AND GIVE IT TO THE DEPUTY VILLAGE
5:31:47PM CLERK BEFORE THE ITEM IS CALLED.
5:31:50PM IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE
5:31:54PM COMMUNITY DEVELOPMENT DIRECTOR OR HER REPRESENTATIVE, AND

5:31:57PM THEN A PRESENTATION FROM THE APPLICANT.
5:31:59PM THE DIRECTOR MAY THEN MAKE A PRESENTATION AFTERWARDS.
5:32:03PM AFTER THIS, I'LL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
5:32:06PM BEEN SWORN IN TO PROVIDE TESTIMONY.
5:32:08PM PLEASE MAKE YOUR COMMENTS CONCISE, NOT EXCEEDING FIVE
5:32:11PM MINUTES.
5:32:12PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS
5:32:15PM FOR REBUTTAL.

5:32:17PM ABOUT CROSS-EXAMINATION: WITNESSES, INCLUDING THE PUBLIC,
5:32:19PM MAY BE SUBJECT TO CROSS-EXAMINATION.
5:32:22PM THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE
5:32:25PM WITNESSES BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT
5:32:29PM QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE
5:32:31PM APPLICANT.
5:32:33PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
5:32:35PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
5:32:38PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
5:32:42PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
5:32:45PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
5:32:48PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN
5:32:51PM RECEIVED ON THE QUASI-JUDICIAL MATTERS WILL BE PLACED
5:32:54PM INTO THE PUBLIC RECORD.
5:32:55PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX
5:32:59PM PARTE COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION
5:33:04PM BEFORE IT IS HEARD, AND ANY MEMBER THAT HAS A CONFLICT
5:33:07PM REGARDING THE PARTICULAR APPLICATION MUST DECLARE THAT
5:33:10PM CONFLICT AND WILL NOT BE ALLOWED TO PARTICIPATE IN THE
5:33:12PM DISCUSSION OR VOTE ON THAT APPLICATION.
5:33:16PM WHAT I'D LIKE TO DO IS JUST SWEAR EVERYBODY IN ON BOTH,
5:33:19PM SO IF YOU INTEND TO PROVIDE ANY TESTIMONY ON EITHER
5:33:24PM THE -- ITEM 1, TONY SACCO'S PIZZA, OR ITEM 2, BURGER
5:33:34PM KING, PLEASE RISE AND THE ATTORNEY WILL SWEAR YOU IN.
5:33:39PM >> PLEASE RAISE YOUR RIGHT HAND.

5:33:40PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT
5:33:43PM TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING
5:33:45PM BUT THE TRUTH?
5:33:45PM >> I DO.
5:33:47PM >> THANK YOU.
5:33:48PM >>Scotty Wood: WE'LL MOVE TO THE FIRST ITEM, WHICH IS A
5:33:50PM PUBLIC HEARING ON TONY SACCO'S COAL OVEN PIZZA, WHICH IS
5:33:55PM AN APPLICATION FOR A LIQUOR LICENSE, BUT BEFORE DOING SO,
5:33:58PM I'D LIKE TO KNOW, ANYTHING IN THE WRITTEN RECORD?
5:34:02PM >> WE DON'T HAVE ANY LETTERS OR ANYTHING.
5:34:05PM >>Scotty Wood: OKAY.
5:34:07PM ANY EX PARTE COMMUNICATIONS AMONG THE BOARD MEMBERS?
5:34:12PM >> NO.

5:34:13PM >> ANY CONFLICTS OF INTEREST?
5:34:15PM >> NONE.
5:34:16PM ROCK AND ROLL.
5:34:16PM >> BEFORE I START THIS, I JUST WANTED TO INTRODUCE OUR
5:34:19PM NEW SENIOR PLANNER.
5:34:22PM I'M GOING TO CALL ON STEVE CLAYMORE, AND TODAY IS HIS
5:34:27PM SECOND DAY OF WORK.
5:34:28PM WE THOUGHT WE'D BREAK HIM IN GOOD WITH THIS BOARD.
5:34:30PM >> WELCOME, STEVE.
5:34:31PM >> HE'LL BE HANDLING THIS HEARING NOW FOR ME.
5:34:35PM DO YOU WANT TO COME UP, STEVE, AND -- ALL RIGHT.
5:34:40PM SO THIS IS A -- THIS SHOULD BE VERY BRIEF.

5:34:43PM IT'S TONY SACCO'S COAL OVEN PIZZA.
5:34:46PM YOU PROBABLY ARE FAMILIAR WITH WHERE IT'S LOCATED,
5:34:51PM COCONUT POINT, IN AN EXISTING BUILDING, AND WHAT THEY ARE
5:34:54PM ASKING TO DO IS TO CHANGE THEIR LIQUOR LICENSE FROM A
5:34:56PM 2COP, WHICH IS BEER AND WINE, TO A 4COP SFS.
5:35:04PM ANYWAY, IT'S A NEW NAME; IT INCLUDES LIQUOR.
5:35:09PM SO THEY HAD RECEIVED APPROVAL FROM LEE COUNTY SOME TIME
5:35:14PM AGO FOR 2COP, WHICH IS THE BEER AND WINE FOR INDOOR AND
5:35:18PM OUTDOOR SEATING, SO NOW THEY'RE ASKING FOR THE NEW
5:35:21PM LICENSE THAT USED TO BE CALLED AN SRX LICENSE AND NOW
5:35:24PM IT'S BEEN RENAMED TO AN SFS LICENSE JUST TO MAKE YOU
5:35:29PM STUTTER WHEN YOU SAY THAT.
5:35:31PM THERE'S CERTAIN PARAMETERS FOR THIS TYPE OF LICENSE.
5:35:32PM YOU'VE GOT TO SERVE -- A MAJORITY OF WHAT YOU SERVE HAS
5:35:34PM GOT TO BE FOOD, NOT LIQUOR, SO THAT KEEPS IT FROM
5:35:38PM BECOMING A BAR, AND YOU HAVE TO HAVE -- YOU HAVE TO BE
5:35:41PM ABLE TO SERVE MEALS TO 150 PERSONS AT ONE TIME.
5:35:44PM IT USED TO BE -- USED TO STATE 150 SEATS, SO IT'S CHANGED
5:35:48PM SLIGHTLY.
5:35:49PM THEY'RE ASKING JUST TO HAVE THIS APPROVAL, AND IT WOULD
5:35:53PM ALSO APPLY INDOOR AND OUTDOOR, BUT THEY'RE NOT CHANGING
5:35:56PM THE OUTDOOR AREA; IT'S ESSENTIALLY THE SAME.
5:35:59PM AND THIS IS LOCATED IN THE MIDDLE PART OF COCONUT POINT.
5:36:02PM THERE'S SOME OTHER RESTAURANTS, BOKAMPERS AND HURRICANE
5:36:06PM GRILL & WINGS, KIND OF IN THAT AREA AROUND THE LAKE.

5:36:09PM WHEN WE LOOK AT THIS, WE WANT TO MAKE SURE THAT IT HAS TO
5:36:11PM BE 500 FEET FROM DAYCARES, CHURCHES, THOSE TYPE OF
5:36:17PM ESTABLISHMENTS, RESIDENTIAL, AND IT MEETS THOSE
5:36:20PM REQUIREMENTS.
5:36:21PM SO THEY DO MEET THE REQUIREMENTS TO BE APPROVED, AND WE
5:36:25PM HAVE RECOMMENDED APPROVAL WITH SEVERAL CONDITIONS THAT
5:36:28PM ARE IN THE RESOLUTION THAT'S KIND OF AT THE BACK OF YOUR
5:36:34PM PACKET ON THIS ITEM.
5:36:35PM THE CONDITIONS BASICALLY SAY THAT IT APPLIES TO THE 4COP

5:36:44PM SFS LICENSE AND THEN THE APPROVAL -- IF THEY NEED
5:36:48PM ANYTHING ELSE, THEY'D HAVE TO COME BACK.
5:36:50PM IT HAS TO BE ALSO A GROUP III RESTAURANT, WHICH IS YOUR
5:36:53PM STANDARD SIT-DOWN RESTAURANT. AND THE HOURS OF
5:36:55PM OPERATION, THEY'RE ASKING FOR 10:00 A.M. TO MIDNIGHT, AND
5:36:59PM THAT WOULD APPLY TO THE INDOOR AND OUTDOOR SEATING, AND
5:37:02PM THEN WHAT WE'VE DONE IS, WE'VE SAID THE OUTDOOR SEATING
5:37:05PM AREA REMAINS THE SAME AS WHAT WAS APPROVED BY THE COUNTY
5:37:07PM BEFORE.
5:37:10PM ALSO, WE HAVE A CONDITION ON MUSIC WHICH WAS CARRIED OVER
5:37:13PM FROM THE COUNTY APPROVAL, WHICH SAYS MUSIC WILL BE
5:37:16PM PLAYED, WHICH IS WHAT IT IS RIGHT NOW, LIMITED FROM 10:00
5:37:19PM A.M. TO MIDNIGHT DAILY, AND WE ARE BASICALLY SUPERSEDING
5:37:26PM THE ADMINISTRATIVE APPROVAL OF THE COUNTY WITH THE NEW
5:37:29PM CONDITIONS IN THIS APPROVAL.
5:37:30PM SO, THAT'S IT IN A NUTSHELL, AND WE HAVE THE APPLICANT

5:37:33PM HERE.
5:37:35PM KEITH LONG IS THE ATTORNEY FOR THE APPLICANT IF YOU'D
5:37:37PM LIKE TO HEAR FROM HIM.
5:37:38PM HE DOESN'T HAVE A POWERPOINT, SO --
5:37:41PM [LAUGHTER]
5:37:42PM >> DOES ANYONE WANT TO HEAR FROM HIM?
5:37:46PM >> YES, I DO.
5:37:47PM I HAVE A COUPLE QUESTIONS.
5:37:48PM >> OKAY.
5:37:49PM >> QUESTIONS FOR THE APPLICANT?
5:37:51PM >> YES.
5:37:52PM >> OKAY.
5:37:54PM YOU'RE ON.
5:38:00PM >>Keith Long: GOOD EVENING.
5:38:02PM AS DIRECTOR GIBBS HAS INDICATED, MY NAME IS KEITH LONG;
5:38:04PM I'M THE ATTORNEY FOR THE APPLICANT, TONY SACCO'S.
5:38:07PM I AM A BUSINESS AND BEVERAGE LAW ATTORNEY DOWN IN FORT
5:38:10PM MYERS.
5:38:11PM I ECHO A LOT OF THE SAME SENTIMENTS.
5:38:15PM FIRST I WANT TO THANK THE STAFF FOR THEIR WORK ON THIS.
5:38:18PM THEY DO A GOOD JOB, AND THEY'RE VERY FORTHCOMING.
5:38:20PM WHAT WE'RE ASKING HERE IS SIMPLY JUST THE ADDITION OF
5:38:24PM ALCOHOL OR SPIRITS TO THE MENU.
5:38:26PM SHE INDICATED PREVIOUSLY THEY WERE APPROVED FOR 2COP
5:38:31PM LICENSE, WHICH IS BEER AND WINE ON THE PREMISES; NOW

5:38:36PM THEY'RE SIMPLY LOOKING TO ADD SPIRITS TO THAT AS WELL.
5:38:38PM IN ORDER TO DO THAT, THE STATE OF FLORIDA REQUIRES THAT
5:38:41PM THE LICENSURE BE CHANGED FROM THE 2COP BEER AND WINE
5:38:45PM LICENSE TO A 4COP SFS, AND THAT'S A FULL LIQUOR LICENSE
5:38:50PM IN CONJUNCTION WITH FOOD SALES, WHICH IS A RESTAURANT

5:38:54PM LIQUOR LICENSE.
5:38:55PM THE REQUIREMENTS THERE OBVIOUSLY, TO PROHIBIT THAT FROM
5:38:58PM BECOMING ANYTHING BEYOND A RESTAURANT LIQUOR LICENSE, ARE
5:39:01PM THE 51% OR MORE OF THE TOTAL REVENUE IS REQUIRED TO BE
5:39:05PM FOOD SALES, AND THE REMAINDER, ANYTHING LESS THAN THAT
5:39:08PM OBVIOUSLY HAS TO REMAIN LIQUOR.
5:39:10PM THAT'S AUDITED BY THE STATE THEMSELVES WITHIN THE FIRST
5:39:13PM 60 DAYS OF LICENSURE AND THEN EVERY YEAR THEREAFTER TO
5:39:16PM MAKE SURE THAT THE COMPLIANCE IS MAINTAINED.
5:39:20PM THE NATURE OF THE RESTAURANT, THE MENU, EVERYTHING ELSE
5:39:22PM REMAINS EXACTLY THE SAME, THE HOURS.
5:39:25PM THE ONLY DIFFERENCE IS THAT THEY'RE NOW ABLE TO SELL
5:39:27PM SPIRITS ON THE MENU.
5:39:29PM >> IS THERE ANY ASSOCIATION BETWEEN TONY SACCO'S AND
5:39:39PM BOKAMPERS?
5:39:40PM BECAUSE THEY WERE MENTIONED IN THE APPLICATION.
5:39:41PM >> I THINK THAT WAS JUST FOR THE DISTANCE BETWEEN -- AS A
5:39:45PM NARRATIVE TO EXPLAIN THE LOCATION OF THE RESTAURANTS
5:39:48PM THEMSELVES.
5:39:49PM THERE'S NO ACTUAL AFFILIATION.

5:39:50PM >> THERE'S NO RULE OR LAW IN FLORIDA THAT PROHIBITS
5:39:54PM LIQUOR LICENSES OPERATING SIDE BY SIDE OR --
5:39:59PM >> NO.
5:39:59PM THOSE ARE UP TO THE CITIES AND COUNTIES.
5:40:01PM THE STATE THEMSELVES DOESN'T --
5:40:03PM >> IT'S THE SAME LICENSE THAT BOKAMPERS GOT, RIGHT?
5:40:06PM >> THAT'S RECOMMENDED, YES, MA'AM.
5:40:09PM >> ANOTHER QUESTION I HAD IS ABOUT THE PIPED-IN MUSIC.
5:40:13PM >> SURE.
5:40:15PM >> DOES THAT MEAN THERE WOULD BE NO LIVE MUSIC?
5:40:18PM >> THAT'S CORRECT.
5:40:19PM I DON'T BELIEVE THAT THE CONDITIONS PROHIBIT, IT BUT
5:40:20PM THAT'S NOT SOMETHING THAT'S EVER BEEN DONE; IT'S NOT
5:40:22PM SOMETHING THAT'S IN THE PLAN.
5:40:23PM IT WAS JUST SOMETHING THAT, FOR THE SAKE OF TRANSPARENCY,
5:40:26PM IT'S JUST WHATEVER THEY USUALLY PLAY IN THE INDOOR MUSIC;
5:40:29PM IT'S AT A CONVERSATIONAL LEVEL, JUST KIND OF IN THE
5:40:32PM BACKGROUND, JUST LIKE A DEPARTMENT STORE OR ANYTHING,
5:40:34PM JUST FOR SOME AMBIENCE, BUT IT'S NOT EVER -- IT'S NOT A
5:40:37PM PRIMARY SOURCE OF ENTERTAINMENT OR ANYTHING TO THAT
5:40:40PM DEGREE WHERE YOU WOULD EVEN -- THERE'S NO DISCERNIBLE
5:40:43PM LEVEL WHERE YOU WOULD GO THERE FOR THE MUSIC.
5:40:45PM IT'S JUST --
5:40:46PM >> THAT'S KIND OF SAD BECAUSE I DON'T KNOW WHETHER ALL OF
5:40:48PM YOU REMEMBER WHEN PAGELLI'S WAS THERE IN THAT SAME

5:40:53PM QUADRANT, THEY HAD A WONDERFUL SINGER WHO WAS LIKE, YOU

5:40:57PM KNOW, A MARIO --
5:40:59PM >> OH, OKAY.
5:41:00PM >> ANDREA BOCELLI SINGER.
5:41:06PM THE PLACE WAS PACKED, AND THEY WOULD HAVE HIM OUTDOORS,
5:41:08PM AND THE MUSIC WAS WONDERFUL.
5:41:10PM IT WAS GREAT FOR THE BUSINESSES, GREAT FOR PEOPLE GOING
5:41:13PM FOR A LITTLE ENTERTAINMENT.
5:41:14PM >> RIGHT.
5:41:14PM >> AND I WAS WONDERING, DID SOMETHING CHANGE?
5:41:18PM >> YES.
5:41:19PM >> I THINK I CAN HELP HERE.
5:41:21PM THAT WAS A JOINT ACTIVITY BETWEEN THE TWO RESTAURANTS.
5:41:24PM ONE WAS PAGELLI'S AND THE OTHER WAS --
5:41:29PM >> IT USED TO BE BOKAMPERS.
5:41:34PM >> PRE-BOKAMPERS IT WAS HEMINGWAY'S, AND THERE WAS A
5:41:38PM PARTNERSHIP BETWEEN PAGELLI'S AND HEMINGWAY'S TO JOINTLY
5:41:45PM HOST THAT MUSIC.
5:41:46PM TONY SACCO'S HAD NOTHING TO DO WITH IT.
5:41:48PM >> I KNOW, BUT WHY HAS IT CHANGED?
5:41:50PM >> I HAVE AN ANSWER FOR THAT.
5:41:51PM SO, THEY HAD THE OPERA SINGER THAT CREATED CONSTERNATION
5:41:57PM AMONGST THE RESIDENTS BECAUSE APPARENTLY THE OPERA SINGER
5:42:01PM WAS INCREDIBLY LOUD AND THE MUSIC WAFTED OVER ACROSS U.S.
5:42:05PM 41 INTO FOUNTAIN LAKES.

5:42:06PM AND WHEN I WORKED AT THE COUNTY AT THE TIME, WE GOT,
5:42:10PM SERIOUSLY, DOZENS OF COMPLAINTS ABOUT THE NOISE AND HOW
5:42:14PM HORRIBLE IT WAS.
5:42:15PM I MEAN, I THINK THE SINGER WAS GOOD, BUT IT WAS VERY
5:42:19PM DISRUPTIVE NOISE THAT WAS LATE AT NIGHT, AND THAT CREATED
5:42:24PM A WHOLE RESOLUTION WITH THE SIMON LAW PEOPLE TO CONTROL
5:42:28PM THE HOURS OF OPERATION AND SOME OF THAT MUSIC.
5:42:31PM AND I THINK THE OPERA SINGER ENDED UP LEAVING, SADLY,
5:42:35PM BECAUSE I HEARD THEY WERE GOOD, AND APPARENTLY YOU COULD
5:42:38PM HEAR IT -- YOU COULD JUST SIT OUT ON YOUR PATIO AND
5:42:40PM LISTEN TO IT FROM ACROSS THE STREET ON 41.
5:42:42PM >> SURE.
5:42:43PM >> BUT -- SO THERE'S A RESOLUTION IN YOUR PACKET BECAUSE
5:42:46PM I INCLUDED THE OLD RESOLUTIONS THAT ADDRESSED THE -- THAT
5:42:51PM IF YOU WERE GOING TO HAVE THAT TYPE OF LIVE MUSIC, THERE
5:42:53PM WERE SOME STRICTER LIMITATIONS ON THAT.
5:42:56PM IT DIDN'T PRECLUDE OPERA SINGERS BUT IT DID --
5:43:00PM >> COULDN'T THERE HAVE BEEN A WAY TO RESTRICT THE VOLUME
5:43:02PM AND STILL ALLOW THE PRESENTATION?
5:43:05PM >> WELL, THE ISSUE -- THE ISSUE IS, YOU CAN SAY YOU CAN
5:43:11PM RESTRICT THE VOLUME TO NORMAL KIND OF CONVERSATIONAL
5:43:14PM LEVELS BUT AN OPERA SINGER, I THINK IT BOUNCED OFF THE
5:43:17PM LAKE, ALSO, AND KIND OF WENT TOO FAR, SO THE MALL

5:43:21PM MANAGER, THEY HAVE A RESOLUTION TO CONTROL THAT, AND THEY
5:43:24PM ALSO HAVE LIKE A HOTLINE NUMBER SO THAT IF THERE WERE

5:43:26PM COMPLAINTS, YOU COULD CALL THEM INSTEAD OF THE COUNTY AT
5:43:29PM THE TIME AND THEY WOULD HANDLE THAT.
5:43:32PM IT TURNED INTO A REALLY BIG THING.
5:43:34PM >> YEAH.
5:43:35PM BE CAREFUL WHAT YOU WISH FOR.
5:43:37PM I HANDLE THESE EXACT MATTERS OVER THE STATE, AND I'M
5:43:41PM HANDLING ABOUT EIGHT TO 10 WHOSE PRIMARY CONCERN IS THE
5:43:44PM MUSIC BECAUSE OF THE LIVE ENTERTAINMENT.
5:43:46PM IT'S ALWAYS A CONCERN.
5:43:47PM THAT'S NOT RELATIVE IN THIS CASE.
5:43:49PM THIS IS JUST BACKGROUND MUSIC.
5:43:51PM >> ANYONE ELSE?
5:43:52PM HOW ARE YOU GOING TO HANDLE THE INCREASED SEATING
5:43:54PM CAPACITY?
5:43:55PM DO YOU HAVE ANY PROBLEMS CRAMMING ANOTHER 28 PEOPLE INTO
5:43:58PM THE --
5:43:58PM >> NO, SIR.
5:43:59PM NO, SIR.
5:43:59PM WE'VE ALREADY BEEN APPROVED FOR THE INCREASE IN OCCUPANCY
5:44:02PM BY THE FIRE INSPECTOR AND THE UTILITIES DEPARTMENT.
5:44:05PM AND THEN THE -- IN TURN, THE DIVISION HOTELS AND
5:44:09PM RESTAURANTS HAVE BEEN NOTIFIED, AS A LICENSE HAS BEEN
5:44:11PM ISSUED FOR THE INCREASE IN OCCUPANCY FOR THE 150 SEATS.
5:44:14PM >> ANYONE ELSE?
5:44:18PM OKAY.

5:44:18PM >> ALL RIGHT, THANK YOU.
5:44:20PM >> MARY, DO YOU HAVE ANYTHING TO ADD?
5:44:22PM >> I ALSO WANTED TO ADD THAT SIMON MALL ALSO SENT AN
5:44:26PM APPROVAL LETTER.
5:44:27PM THEY HAVE TO APPROVE EVERYTHING THERE.
5:44:29PM >> OKAY.
5:44:42PM [LOST AUDIO]
5:44:42PM >> I'LL OPEN THE PUBLIC HEARING.
5:44:44PM ANYONE WISHING TO TESTIFY ON THIS?
5:44:46PM NO CARDS?
5:44:46PM >> I HAVE NO ONE SIGNED UP.
5:44:47PM >> LAST CALL, PUBLIC HEARING.
5:44:49PM CLOSED.
5:44:52PM >> START US OFF.
5:44:53PM >> LET'S JUST APPROVE THIS.
5:44:57PM >> OKAY.
5:44:58PM >> YEAH, I THINK THIS IS VERY STRAIGHTFORWARD.
5:45:03PM AND IF YOU WANT A MOTION, I'LL MAKE A MOTION.
5:45:05PM >> OKAY.

5:45:06PM >> I'M GOING TO SECOND IT.
5:45:09PM >> WE HAVE A MOTION AND A SECOND.
5:45:10PM >> THE MOTION IS TO APPROVE THE APPLICATION AS REQUESTED
5:45:14PM WITH THE CONDITIONS PROVIDED BY STAFF.
5:45:21PM >> EVERYBODY ON BOARD WITH THAT MOTION?
5:45:23PM >> YES.

5:45:24PM >> ALL RIGHT.
5:45:24PM >> SOUNDS GOOD TO ME.
5:45:26PM I THINK IT WOULD BE A NICE ADDITION TO HAVE LIQUOR SERVED
5:45:30PM AS WELL AS BEER AND WINE.
5:45:32PM >> JIM?
5:45:33PM >> I THINK IT'S A NICE PLACE, AND IT WOULD JUST ADD A
5:45:36PM LITTLE MORE TO IT.
5:45:37PM >> JOHN?
5:45:39PM >> I SUPPORT IT, TOO.
5:45:42PM >> HOW ABOUT A ROLL CALL?
5:45:46PM >> BOARD MEMBER ALLEN.
5:45:48PM >> YES.
5:45:49PM >> BOARD MEMBER GARGANO.
5:45:51PM >> YES.
5:45:51PM >> BOARD MEMBER KING IS NOT HERE.
5:45:52PM >> BOARD MEMBER NARATIL.
5:45:55PM >> YES.
5:45:55PM >> BOARD MEMBER TATOOLES.
5:45:58PM >> YES.
5:45:59PM >> BOARD MEMBER YARBOROUGH.
5:46:00PM >> YES.
5:46:01PM >> CHAIRMAN WOOD.
5:46:02PM >> YES.
5:46:02PM >> THANK YOU ALL FOR YOUR TIME AND CONSIDERATION.
5:46:07PM >> THE NEXT ITEM IS THE TOWN CENTER CPD FOR BURGER KING.

5:46:19PM MATT, YOU'RE GOING TO DO THE OPENER ON IT?
5:46:22PM >>Matt Noble: I AM.
5:46:23PM FOR THE RECORD, MATT NOBLE, COMMUNITY DEVELOPMENT.
5:46:26PM THIS IS AN APPROXIMATE 1.4 ACRES, SLIGHTLY LARGER, IN THE
5:46:31PM ESTERO TOWN CENTER CPD.
5:46:34PM THIS ESSENTIALLY IS AN OUTPARCEL.
5:46:37PM THE PROPERTY IS IN TRACT B, ALSO INCLUDES RUBY TUESDAY.
5:46:42PM YOU'LL SEE IN THE CONDITIONS THERE'S A CONDITION THAT
5:46:44PM CALLS FOR A RE-PLAT OF THE AREA AS RUBY TUESDAY WAS
5:46:48PM SIMPLY DEEDED OFF, SO THERE DOES NEED TO BE A RE-PLAT OF
5:46:53PM THE SITE.
5:46:55PM YOU DO HAVE A STAFF REPORT.
5:46:56PM THE STAFF IS RECOMMENDING APPROVAL WITH ONE EXCEPTION.
5:47:00PM THAT'S DEVIATION 3.
5:47:02PM THE FIRST THING I WANT TO SAY AND IMPRESS UPON YOU IS,

5:47:04PM THE DRIVE-THRU AND FAST FOOD RESTAURANT IS ALREADY
5:47:08PM APPROVED.
5:47:09PM YOU CAN SEE THAT IN THE RESOLUTION THAT WAS ATTACHED TO
5:47:13PM THE STAFF REPORT.
5:47:18PM THERE WERE THREE NEW DEVIATIONS REQUESTED.
5:47:22PM I'M GOING TO COME BACK TO THE CROSS-SECTION THAT'S BEING
5:47:26PM ADDED IN JUST A MINUTE, BUT THERE ARE THREE NEW
5:47:28PM DEVIATIONS BEING REQUESTED BY THE APPLICANT.
5:47:31PM THE FIRST NEW DEVIATION IS A DEVIATION ON THE AMOUNT OF
5:47:37PM PARKING.

5:47:40PM THEY HAVE JUSTIFIED, IN OUR OPINION, APPROVING THE
5:47:45PM DEVIATION, AND I'LL COME BACK TO THAT.
5:47:47PM AND THE SECOND DEVIATION RELATES TO THE AMOUNT OF CARS
5:47:51PM THAT ARE PROPOSED TO BE STACKED IN THE DRIVE-THRU.
5:47:54PM AND THE THIRD DEVIATION IS NOT TO PROVIDE A SIDEWALK ON
5:47:59PM THE SOUTH SIDE OF THE PROPERTY.
5:48:08PM THIS PROJECT DID APPEAR IN FRONT OF YOU FOR A PUBLIC
5:48:11PM INFORMATION MEETING.
5:48:16PM THE REQUEST WOULD RESULT IN A LITTLE OVER 1500 -- 1500
5:48:24PM VEHICLE TRIPS PER DAY, OF WHICH 805 ARE NEW TRIPS.
5:48:28PM THE STAFF REPORT GOES THROUGH THE TRANSPORTATION ISSUES.
5:48:33PM AND I DO SEE THE APPLICANT'S TRANSPORTATION EXPERT IS IN
5:48:36PM THE AUDIENCE, SO I WON'T DWELL ON THAT A LOT.
5:48:45PM THIS WAS REVIEWED BY A VARIETY OF DISCIPLINES, AND THE
5:48:50PM RESULT OF THAT YOU'LL SEE WITHIN THE CONDITIONS,
5:48:53PM ATTACHMENT C.
5:48:55PM I'LL JUST PICK ON THE FIRE DEPARTMENT.
5:48:57PM THEY REVIEWED IT, AND THEY'RE RECOMMENDING THAT AN AUTO
5:49:01PM TURN STUDY BE PROVIDED PRIOR TO THE APPROVAL OF THE DO.
5:49:05PM SO I WANT TO TOUCH ON THE REQUEST ITSELF.
5:49:11PM THE REQUEST IS TO PUT A NEW -- OR TO ALLOW A NEW
5:49:15PM CROSS-SECTION.
5:49:17PM THERE WAS AN ORIGINAL CROSS-SECTION FOR A FAST FOOD
5:49:19PM RESTAURANT WITH DRIVE-THRU IN THE ORIGINAL APPROVAL; IT
5:49:23PM WAS IN THE DESIGN STANDARDS.

5:49:26PM THAT WOULD HAVE ALLOWED A DRIVE-THRU WITHIN FIVE FEET OF
5:49:30PM CORKSCREW ROAD.
5:49:31PM THIS PROPOSAL WOULD INCLUDE A BUFFER SO THE DRIVE-THRU
5:49:38PM WOULD BE PUSHED BACK TO ABOUT 20 FEET FROM CORKSCREW
5:49:43PM ROAD, SO IT'S ACTUALLY A BETTER SITUATION THAN THE
5:49:45PM ORIGINAL APPROVAL.
5:49:47PM I WANTED TO JUST BRIEFLY TOUCH ON REQUIRED PARKING
5:49:51PM SPACES.
5:49:52PM THAT'S RELATED TO DEVIATION NO. 1.
5:50:00PM WITHOUT THE DEVIATION, THE REQUIRED PARKING WOULD BE 44
5:50:04PM SPACES.

5:50:05PM WITH THE DEVIATION, IT WOULD BE 34 SPACES.
5:50:09PM THE APPLICANT IS PROVIDING 35.
5:50:12PM THEY'VE PROVIDED THREE STUDIES OF BURGER KING SITES IN
5:50:16PM LEE COUNTY TO JUSTIFY THE AMOUNT OF PARKING THAT THEY
5:50:19PM NEED.
5:50:19PM WE FOUND THAT TO BE CONVINCING AND SUPPORTIVE OF THE
5:50:23PM DEVIATION REQUEST.
5:50:25PM LIKEWISE WITH THE STACKING ISSUE, THEY PROVIDED SOME
5:50:31PM QUEUING STUDIES.
5:50:32PM IT WAS REVIEWED BY EVERYBODY, LIKE WALTER, OUR
5:50:35PM DEVELOPMENT REVIEW FOLKS, AND WAS FOUND TO JUSTIFY
5:50:39PM APPROVAL OF THAT DEVIATION, SO I DON'T WANT TO BELABOR
5:50:43PM THAT POINT.
5:50:44PM DEVIATION 3 IS THE SIDEWALK ON THE SOUTH SIDE OF THE

5:50:47PM PROPERTY.
5:50:50PM BASICALLY THE APPLICANT'S JUSTIFICATION IS THAT THERE ARE
5:50:57PM NO SIDEWALKS ON THE NORTH SIDE OF THAT ROAD FACILITY, BUT
5:51:04PM AS WE POINTED OUT WITH OUR ATTACHED ATTACHMENTS, ESTERO
5:51:09PM CROSSING, FOR EXAMPLE, INCLUDES SIDEWALKS ON BOTH SIDES
5:51:12PM OF THAT FACILITY; ALSO, FIRESTONE, WHICH YOU'LL BE
5:51:17PM HEARING LATER TONIGHT, WILL ALSO PROVIDE A SIDEWALK ON
5:51:20PM THE NORTH SIDE OF THE ROAD.
5:51:22PM WE THINK, OVER TIME, YOU KNOW, JUST BECAUSE THAT RUBY
5:51:26PM TUESDAY DOESN'T HAVE A SIDEWALK TODAY DOESN'T MEAN THAT
5:51:28PM IN THE FUTURE THEY WON'T.
5:51:31PM IT IS A REQUIREMENT IF THEY COME IN TO REDEVELOP THAT
5:51:34PM SIDE OR DO ANY MAJOR IMPROVEMENTS TO THAT SITE; A
5:51:38PM SIDEWALK WOULD BE REQUIRED IN FRONT OF RUBY TUESDAY'S AS
5:51:41PM WELL.
5:51:42PM SO WE ARE RECOMMENDING THAT THE DEVIATION REQUEST BE
5:51:46PM DENIED AND THAT A SIDEWALK BE INCORPORATED.
5:51:52PM I JUST WANTED TO DIRECT YOUR ATTENTION TO ATTACHMENT C,
5:51:56PM THE PROPOSED CONDITIONS.
5:51:58PM YOU'LL SEE CONDITION NO. 3 IS THE RE-PLAT, ADDRESSES THE
5:52:02PM RE-PLAT.
5:52:04PM CONDITION NO. 4 ADDRESSES THE PUENTE LANE SIGNAL, AND I
5:52:09PM WANTED TO CLARIFY BECAUSE THERE WAS SOME DISCUSSION
5:52:12PM BEFORE THE HEARING TODAY WITH THE APPLICANT THAT WE'RE
5:52:15PM ONLY TALKING ABOUT A PROPORTIONATE, THAT IS, THE BURGER

5:52:18PM KING PROPORTIONATE SHARE OF THAT LIGHT.
5:52:21PM THE VILLAGE HAS ALREADY BUDGETED \$160,000 FOR THE LIGHT
5:52:33PM STUDY, SO THE VILLAGE IS SENSITIVE THAT EVERYBODY THAT
5:52:39PM BENEFITS FROM THAT LIGHT ACTUALLY HELPS TO REPAY THE
5:52:43PM VILLAGE'S EXPENDITURES.
5:52:46PM ALSO I WANT TO TOUCH ON CONDITION NO. 7.
5:52:50PM THIS WAS A -- WHAT WE SAW AS SOMETHING THAT WAS MISSING

5:52:55PM FROM -- IT WAS A SIDEWALK CONNECTION FROM TOWN COMMONS
5:52:59PM DRIVE TO THE RESTAURANT THAT NOW THE APPLICANT IS
5:53:02PM PROVIDING ONE UP CLOSER TO CORKSCREW ROAD.
5:53:07PM IT'S THAT DIAGONAL SIDEWALK ON THE SITE PLAN.
5:53:14PM BUT A CONNECTION WITH THE DRIVEWAY IS REQUIRED BY THE
5:53:19PM CODE IN CHAPTER 33.
5:53:22PM THE APPLICANT DIDN'T PROVIDE A DEVIATION REQUEST FOR
5:53:26PM THAT, SO THIS CONDITION ACTUALLY JUST MEMORIALIZES WHAT'S
5:53:40PM REQUIRED BY THE CODE, THAT THERE SHOULD BE THAT SIDEWALK
5:53:42PM CONNECTION AT THE DRIVEWAY CONNECTION.
5:53:47PM AND WITH THAT, I'LL ANSWER ANY QUESTIONS YOU MIGHT HAVE.
5:53:50PM >>Scotty Wood: DO WE WANT TO HEAR FROM THE APPLICANT
5:53:54PM FIRST BEFORE WE GET THERE?
5:53:56PM >> YES.
5:53:56PM >> YES, LET'S, YES.
5:53:58PM OKAY.
5:54:17PM >>Neale Montgomery: GOOD EVENING.
5:54:17PM FOR THE RECORD, NEALE MONTGOMERY.

5:54:23PM THE APPLICANT, OF COURSE, AGREES WITH THE STAFF
5:54:25PM RECOMMENDATION OF APPROVAL.
5:54:26PM WE DO HAVE SOME THINGS WE DON'T AGREE WITH, BUT LET ME
5:54:28PM JUST SAY THIS: AS THE STAFF REPORT INDICATES, THIS
5:54:31PM PROPERTY WAS REZONED IN 2003.
5:54:34PM ATTACHMENT E TO YOUR STAFF REPORT IS THAT ZONING
5:54:39PM RESOLUTION.
5:54:40PM THERE'S SOME IMPORTANT THINGS THAT ARE IN THAT ZONING
5:54:42PM RESOLUTION THAT I JUST WANT TO TOUCH ON.
5:54:44PM ONE IS THAT THE PROPERTY IS ZONED FOR A FAST FOOD
5:54:48PM RESTAURANT; IT DOES ALLOW ONE FREESTANDING FAST FOOD
5:54:52PM RESTAURANT, AND THIS IS IT.
5:54:54PM THE OTHER THING IS, IF YOU LOOK AT CONDITION 6, THAT PART
5:54:57PM OF THAT ZONING RESOLUTION, IT IS A 20 PAGE DESIGN
5:55:01PM GUIDELINES.
5:55:02PM I WANT TO POINT THAT OUT BECAUSE I RESPECTFULLY DISAGREE
5:55:05PM WITH THE STAFF, THAT THERE'S NOT ENOUGH DETAIL IN THE
5:55:08PM PATTERN BOOK, BECAUSE IF YOU GO WAY BACK TO THE ESTERO
5:55:14PM COMMUNITY PLANNING PANEL AND TO THE PRESENT, THIS
5:55:17PM PARTICULAR DEVELOPMENT HAS BEEN IDENTIFIED AS ONE WHERE
5:55:22PM THE ESTERO COMMUNITY, BOTH BEFORE AND AFTER
5:55:25PM INCORPORATION, IS AN AREA WHERE THE DESIGN GUIDELINES
5:55:28PM WORKED, THAT YOU GOT A DIFFERENT LOOK FROM A LOWE'S, AND
5:55:31PM SO THIS HAS SORT OF BEEN ONE OF YOUR POSTER CHILDREN.
5:55:35PM SO IT IS A POSTER CHILD BECAUSE YOU HAVE 20 PAGES OF

5:55:38PM DESIGN GUIDELINES THAT ARE ALREADY APPROVED, AND THEY
5:55:41PM HAVE BEEN USED TO DEVELOP THE CENTER TO THIS POINT, AND
5:55:45PM THOSE DESIGN GUIDELINES, WITH THE EXCEPTION THAT WE'RE

5:55:47PM GOING TO PURSUE TODAY, WILL REMAIN IN EFFECT.
5:55:52PM AND ONE OF THE REASONS WHY WE HAVE TO ADDRESS THE
5:55:54PM CROSS-SECTION TODAY IS BECAUSE WHEN THIS WAS APPROVED IN
5:55:58PM 2003, CORKSCREW ROAD WAS A TWO-LANE ROAD.
5:56:01PM NOW IT'S A FOUR-LANE ROAD, AND THAT ADJUSTED SOME OF THE
5:56:05PM NUMBERS.
5:56:06PM SO WE HAVE TO COME IN AND GET THAT PARTICULAR ITEM
5:56:08PM ADDRESSED.
5:56:09PM I DO WANT -- AND THE STAFF SAYS THAT ONE OF THE THINGS IS
5:56:13PM -- THEY DON'T LIKE AGAIN IS THAT PATTERN BOOK, BUT IF I
5:56:16PM LOOK AT SECTION 33-391, IT SAYS THAT A PATTERN BOOK
5:56:21PM DESCRIBES THE ANTICIPATED VISUAL CHARACTER OF THE
5:56:24PM PROJECT.
5:56:24PM WELL, WE KNOW WHAT THE VISUAL CHARACTER IS OF THE PROJECT
5:56:27PM BECAUSE IT'S ALREADY ESTABLISHED, AND IT'S ESTABLISHED
5:56:28PM BASED ON THOSE DESIGN GUIDELINES.
5:56:31PM ALSO, IN SECTION 33-391 IT SAYS THAT THOSE DESIGN
5:56:36PM GUIDELINES APPLY TO REZONINGS.
5:56:39PM WE'RE NOT REZONING.
5:56:39PM AS I INDICATED, THIS PROPERTY IS ALREADY APPROVED FOR A
5:56:42PM FAST FOOD RESTAURANT.
5:56:43PM THIS IS AN ADJUSTMENT TO THE DESIGN GUIDELINES.

5:56:48PM I APPRECIATE MATT MENTIONING CONDITION 4 AND THE
5:56:53PM CLARIFICATION BECAUSE AS IT'S PRESENTLY WRITTEN, IT
5:56:57PM REFERENCES AN AGREEMENT WHERE THE OWNER OF THE CENTER HAS
5:56:59PM AN OBLIGATION TO PAY A PROPORTIONATE SHARE.
5:57:04PM THE OWNER -- PROSPECTIVE OWNER OF THIS PARCEL CAN'T MAKE
5:57:07PM THE OWNER OF THE CENTER COMPLY WITH THEIR AGREEMENT, SO
5:57:09PM IT NEEDS TO BE ADJUSTED TO APPLY JUST TO THIS PARCEL, NOT
5:57:13PM TO THE OVERALL CENTER.
5:57:14PM MEANWHILE, THAT AGREEMENT THAT BINDS THE OVERALL CENTER
5:57:17PM IS STILL OUT THERE AND IS STILL BINDING.
5:57:20PM AND WAYNE WILL ELABORATE ON THE FACT THAT WE RESPECTFULLY
5:57:25PM DISAGREE WITH THE DENIAL OF THE SIDEWALK DEVIATION.
5:57:27PM AND WITH THAT, I'M GOING TO TURN IT OVER TO WAYNE ARNOLD.
5:57:32PM >>Wayne Arnold: THANK YOU.
5:57:36PM GOOD EVENING.
5:57:36PM I'M WAYNE ARNOLD, A PROFESSIONAL PLANNER WITH Q GRADY
5:57:43PM MINOR & ASSOCIATES, REPRESENTING THE APPLICANTS TONIGHT.
5:57:46PM I'M NOT GOING TO BELABOR THE PRESENTATION; I THINK MATT
5:57:49PM DID A GOOD JOB SUMMARIZING WHERE WE ARE WITH THE ISSUES.
5:57:49PM WE'RE ALL FAMILIAR WITH THE SITE, I'M SURE.
5:57:54PM THE AREAS OF DISAGREEMENT ARE FAIRLY SHORT.
5:57:57PM WE HAVE -- I APPRECIATE THE RECOMMENDATIONS ON THE TWO
5:58:00PM DEVIATIONS RELATIVE TO THE DRIVE-THRU AND THE PARKING.
5:58:03PM THE CONDITION ADEQUATELY ADDRESSES HAVING PARKING THAT
5:58:07PM WILL BE PROVIDED BY KITE, THE OWNER OF THE REST OF THE

5:58:11PM SHOPPING PLAZA, TO ADDRESS THE PARKING REDUCTION.
5:58:14PM AND THE STUDIES FOR THESE NEW DOUBLE DRIVE-THRU
5:58:16PM DEMONSTRATES THAT THEY CYCLE PEOPLE THROUGH FASTER, THAT
5:58:19PM THE STACKING REQUIREMENTS JUST ARE NOT AS THE CODE HAS
5:58:23PM THEM, AND YOU PROBABLY WILL BE UPDATING YOUR CODE
5:58:25PM REQUIREMENTS AT SOME POINT IN THE FUTURE TO ADDRESS THAT.
5:58:30PM NEALE ADDRESSED THE PATTERN BOOK.
5:58:31PM WE THINK THAT CONDITION IS UNNECESSARY BECAUSE THERE ARE
5:58:34PM DESIGN GUIDELINES IN EFFECT.
5:58:35PM THE AMENDMENT THAT BROUGHT US HERE, WHICH WAS REALLY THE
5:58:37PM CROSS-SECTIONAL CHANGE, IS ONE OF THE EXHIBITS IN THAT
5:58:40PM DESIGN STANDARDS BOOK THAT'S PART OF THIS PD.
5:58:52PM THE APPLICANT HAS DONE A LOT OF WORK WORKING WITH MATT
5:58:56PM AND WALTER AND OTHERS TO TRY TO BRING FORWARD A SITE PLAN
5:58:59PM THAT MEETS ALL OF YOUR OBJECTIVES. ONE OF THE CONDITIONS
5:59:02PM WHAT YOU HAVE ADDRESSES A SIDEWALK CONNECTION.
5:59:04PM MATT INDICATED BEFORE THE MEETING HE'S LOOKING FOR A
5:59:06PM CONNECTION HERE WITH A CROSSWALK AND A SIDEWALK
5:59:08PM CONNECTION OR SOUTH OF OUR ENTRANCE TO ESTERO TOWN
5:59:11PM COMMONS AT THIS LOCATION THAT COULD BRING A SIDEWALK INTO
5:59:14PM THE BUILDING, SO WE'LL BE WORKING WITH STAFF TO DETERMINE
5:59:17PM WHICH IS THE BEST LOCATION FOR THAT.
5:59:19PM SO WE'RE OKAY WITH THAT CONDITION.
5:59:21PM I'M GOING TO LET NEALE ADDRESS THE TRAFFIC SIGNAL
5:59:24PM CONDITION; THAT'S BEYOND MY PAY GRADE.

5:59:27PM SIDEWALK IS ONE THAT WE DID REQUEST A DEVIATION FROM, AND
5:59:31PM I KNOW THAT STAFF DID NOT SUPPORT THAT DEVIATION.
5:59:35PM AND WE HAD PREPARED AN EXHIBIT HERE WHICH SHOWS IN RED
5:59:38PM THE EXISTING SIDEWALK AND PATHWAY CONNECTIONS THAT LINK
5:59:43PM THE LOWE'S BUILDING TO CORKSCREW DRIVE, SO THERE'S A
5:59:47PM SIDEWALK ALL ALONG CORKSCREW, THREE OAKS.
5:59:51PM THEIR SIDEWALK IS INTERNAL ALONG THE FRONTAGE OF LOWE'S.
5:59:54PM AND WE FELT CREATING A SIDEWALK TO NOWHERE, BECAUSE OUR
5:59:57PM PARCEL AND THE RUBY TUESDAY'S TO OUR EAST DO NOT HAVE
6:00:00PM SIDEWALKS -- I APPRECIATE WHAT MATT SAID ABOUT THE
6:00:03PM FIRESTONE PROPOSING TO PUT IN THEIR SIDEWALKS, BUT IN
6:00:06PM THIS PARTICULAR CASE WE DIDN'T FEEL IT WAS A NECESSITY TO
6:00:09PM HAVE THAT SMALL SIDEWALK LINK AND WOULD REQUEST THAT YOU
6:00:12PM ALL SUPPORT OUR DEVIATION REQUEST ON THAT MATTER.
6:00:15PM THAT'S REALLY IN A NUTSHELL, I THINK, THE KEY ISSUES FOR
6:00:20PM THE PROJECT, AND OUR TEAM WILL BE HAPPY TO ANSWER
6:00:23PM QUESTIONS.
6:00:23PM WE HAVE REPRESENTATIVES FROM QUALITY DINING HERE, WHO ARE
6:00:26PM THE APPLICANTS.
6:00:27PM THEY MANAGE AND OWN DOZENS OF FAST FOOD RESTAURANTS
6:00:31PM THROUGHOUT THE STATE SO THEY'RE WELL VERSED IN THIS AND

6:00:35PM THAT IS WHAT THEY DO FOR A LIVING.
6:00:37PM SO WE'LL BE HAPPY TO ANSWER ANY QUESTIONS.
6:00:39PM >> QUESTIONS?
6:00:40PM >> JIM?

6:00:41PM >> JUST TO HELP ME UNDERSTAND, IS THE OBJECTION TO THIS
6:00:44PM SIDEWALK ON THE SOUTHERN BOUNDARY JUST A COST ISSUE OR IS
6:00:47PM IT IMPINGING ON YOUR DESIGN OR ANYTHING ELSE?
6:00:51PM >> NO, I DON'T THINK IT'S -- I MEAN, IT IS A COST ISSUE,
6:00:53PM OBVIOUSLY.
6:00:54PM IT'S A COST, AND WE DIDN'T FEEL IT WAS A NECESSITY
6:00:57PM BECAUSE IT DOESN'T LINK TO ANYTHING ELSE, SO IT WILL BE A
6:01:00PM SMALL SEGMENT OF SIDEWALK THAT DOESN'T CONNECT.
6:01:02PM AND I DON'T KNOW WHEN AND IF RUBY TUESDAY'S WOULD EVER
6:01:04PM COME IN TO DO THEIR SITE, BUT THAT WOULD THEN BE THE
6:01:07PM LINKAGE THAT WOULD GET IT FARTHER TO THE EAST TO THEN
6:01:11PM LINK UP TO THE OTHER CONNECTION THAT GOES OUT TO
6:01:13PM CORKSCREW.
6:01:14PM >> SO IT'S BASICALLY A COST ISSUE.
6:01:15PM >> WELL, I THINK IT'S COST AND CONVENIENCE.
6:01:18PM I MEAN, I JUST -- AS A USER OF SIDEWALKS, I JUST HATE
6:01:20PM THESE SMALL SEGMENTS OF SIDEWALKS AND YOU'RE REQUIRED TO
6:01:23PM PUT A SIGN AT EACH END, SIDEWALK ENDS HERE, SIDEWALK ENDS
6:01:25PM HERE, AND I DON'T KNOW WHO'S USING THE SIDEWALK.
6:01:27PM >> I THINK THE GOAL IS THAT ULTIMATELY WE WILL HAVE THOSE
6:01:30PM CONNECTIONS, AND THAT'S PROBABLY WHY WE'RE RECOMMENDING
6:01:34PM THAT YOU HAVE THEM.
6:01:35PM THE SECOND THING, AND THEN MAYBE THIS IS A QUESTION FOR
6:01:37PM STAFF, ARE WE ASKING FOR A NEW PATTERN BOOK OR JUST
6:01:42PM SPECIFIC CHANGES ON THEIR DEVIATION REQUEST FOR THEIR

6:01:46PM CONDITION APPROVAL?
6:01:48PM >>Neale Montgomery: WHAT WE ASKED FOR WAS A SUPPLEMENTAL
6:01:50PM PATTERN BOOK, SO THEY'VE GOT THE DESIGN GUIDELINES AND
6:01:53PM THEN LIKE A SUPPLEMENTAL -- KIND OF LIKE A MINI PATTERN
6:01:56PM BOOK FOR THEIR LOT, WHICH THEY DID GIVE US.
6:01:59PM I THINK MATT AND WAYNE, THEY WERE TRYING TO WORK OUT A
6:02:01PM FEW OF THE REMAINING DETAILS.
6:02:03PM >> SO WE'RE NOT TOSSING THE BABY OUT WITH THE BATH WATER
6:02:07PM ON THE PATTERN BOOK.
6:02:07PM >> OH, NO.
6:02:08PM >> AND I THINK OUR ISSUE WITH THE PATTERN BOOK REFERENCE
6:02:10PM WAS SIMPLY, WE PROVIDED STAFF WITH WHAT WE DID CALL THE
6:02:12PM SUPPLEMENTAL PATTERN BOOK AND IT HAD SOME ELEVATIONS IN
6:02:15PM IT AND IT HAD THE SITE PLAN AND THINGS LIKE THAT, AND WE
6:02:16PM DON'T HAVE AN OBJECTION TO THAT PER SE, BUT WE DID NOT
6:02:19PM WANT TO HAVE TO DEVELOP A BRAND NEW PATTERN BOOK FOR THIS
6:02:22PM PROJECT.

6:02:22PM >> I AGREE.
6:02:23PM >> ANYBODY ELSE?
6:02:28PM >> OKAY.
6:02:33PM ANYTHING ELSE FROM THE APPLICANT BEFORE I OPEN A PUBLIC
6:02:35PM HEARING?
6:02:37PM >> YES, I DO.
6:02:40PM MR. FITZPATRICK IS HERE FROM QUALITY DINING.
6:02:43PM >>Daniel Fitzpatrick: GOOD EVENING TO ALL OF YOU.

6:02:45PM MY NAME IS DANIEL B. FITZPATRICK.
6:02:47PM I'M THE CHAIRMAN AND CHIEF EXECUTIVE OFFICER OF QUALITY
6:02:51PM DINING.
6:02:52PM WE OWN AND OPERATE 110 BURGER KING RESTAURANTS IN THE
6:02:55PM STATE OF FLORIDA, WE'RE FLORIDA'S LARGEST FRANCHISEE, AND
6:02:56PM WE'RE EXCITED ABOUT BEING A PART OF YOUR COMMUNITY AS
6:02:59PM WELL.
6:02:59PM I WANT TO CLARIFY THE SIDEWALK QUESTION.
6:03:01PM CLEARLY THERE COULD BE A COST ISSUE IF THAT WAS THE ONLY
6:03:06PM CHOICE, BUT WE ARE BIG BELIEVERS IN LANDSCAPING OUR
6:03:10PM PROPERTY APPROPRIATELY.
6:03:11PM SIDEWALKS CREATE AN IMPERVIOUS SURFACE, AND LANDSCAPING
6:03:15PM DOESN'T.
6:03:16PM AND WE'D RATHER SEE LOTS OF GREEN, WELL CARED FOR,
6:03:19PM MAINTAINED, WHICH IS WHAT WE DO, VERSUS PUTTING IN A
6:03:22PM SIDEWALK.
6:03:23PM AT THE END OF THE DAY I'LL PROBABLY SPEND MORE ON
6:03:25PM LANDSCAPING THAN I WILL ON SIDEWALK.
6:03:28PM THANK YOU.
6:03:29PM >> THANK YOU.
6:03:30PM >> EXCUSE ME, SIR.
6:03:31PM >> SURE.
6:03:33PM >> GO AHEAD.
6:03:33PM >> WILL THE PATTERN BOOK CONTAIN THE LANDSCAPING MATERIAL
6:03:39PM YOU WOULD USE IN LIEU OF THE SIDEWALK OR WOULD YOU HAVE

6:03:40PM TO ADD THAT?
6:03:41PM >> I'M NOT CERTAIN IF THAT'S EXACTLY WHAT THEY'RE ASKING
6:03:44PM FOR, BUT I DON'T THINK WE'VE HIRED YET OUR LANDSCAPE
6:03:49PM ARCHITECT, BUT I'VE SHARED WITH THE STAFF ON NUMEROUS
6:03:53PM MEETINGS THAT I'VE BEEN DOWN HERE, TO THE EXTENT THAT
6:03:55PM WE'D LANDSCAPE, AND I THINK THEY'VE BEEN VERY SATISFIED
6:03:58PM THAT WE'LL DO AN OUTSTANDING JOB, BUT IF THAT'S ALL THAT
6:04:00PM IT NEEDS, TO BE SUPPLEMENTED, WHATEVER THAT IS, WE'RE
6:04:03PM HAPPY TO DO IT.
6:04:03PM >> BECAUSE I'M THINKING IT WOULD BE REALLY NICE BUT I
6:04:05PM THINK IN ADVANCE WE SHOULD KNOW WHAT YOU'RE PLANNING TO
6:04:08PM PUT IN FOR THE LANDSCAPING.
6:04:12PM >>Matt Noble: IF I COULD -- MATT NOBLE.

6:04:14PM I WOULD JUST ADD THAT THEY DIDN'T SEEK ANY DEVIATIONS FOR
6:04:18PM THE REQUIRED BUFFERS.
6:04:19PM THEY ARE PROVIDING THE REQUIRED BUFFER ON ALL FOUR SIDES.
6:04:23PM >> BUT, I MEAN, NOT THE -- IN LIEU OF THE SIDEWALK, HE'S
6:04:28PM TALKING ABOUT PUTTING MORE LANDSCAPING IN, SO WHAT I'M
6:04:30PM ASKING, WE SHOULD BE ABLE TO SEE THAT.
6:04:33PM >> AT THE APPROPRIATE TIME, WE'LL SUBMIT, OF COURSE, A
6:04:36PM FULLY LANDSCAPED, ENGINEERED -- ARCHITECTURAL PLAN, I
6:04:41PM SHOULD SAY, FOR OUR LANDSCAPING.
6:04:43PM I THINK IT WILL BE WELL RECEIVED.
6:04:44PM >> THANK YOU.
6:04:46PM >> YOU'RE WELCOME.

6:04:46PM >> MATT, CAN YOU TELL ME IF THE BUFFER CAN BE -- THE
6:04:51PM BUFFER REQUIREMENTS CAN BE COMPLIED WITH ALONG WITH THE
6:04:54PM SIDEWALK ON THE SOUTHERN BORDER?
6:04:57PM IS THERE SPACE FOR THAT?
6:04:58PM >> YES.
6:04:59PM WE BELIEVE THERE IS SPACE TO ACCOMMODATE BOTH.
6:05:04PM >>Scotty Wood: ANYTHING ELSE?
6:05:06PM OKAY, I'M GOING TO OPEN THE PUBLIC HEARING.
6:05:08PM ANYONE WISH TO TESTIFY ON THIS?
6:05:09PM ANY CARDS?
6:05:10PM >> I HAVE NO ONE SIGNED UP.
6:05:12PM >>Scotty Wood: OKAY.
6:05:13PM LAST CALL.
6:05:17PM CLOSE THE PUBLIC HEARING.
6:05:19PM LET'S START IT OFF WITH JOHN THIS TIME.
6:05:20PM >> OKAY.
6:05:21PM >> WE'LL GO AROUND, AND THEN WE'LL GO FOR A MOTION.
6:05:24PM >> I CERTAINLY SUPPORT THE PROJECT.
6:05:33PM I ALSO SUPPORT THE STAFF RECOMMENDATION.
6:05:37PM I THINK THAT THE SIDEWALK IS NECESSARY, MAYBE NOT TODAY,
6:05:44PM BUT IF IT CONNECTS TO EXISTING -- OR FOLLOWING SIDEWALKS,
6:05:53PM IT'S A SAFETY ISSUE.
6:05:55PM SO I DON'T THINK IT'S LANDSCAPING OR SIDEWALK; I THINK
6:06:01PM IT'S BOTH.
6:06:02PM SO I WILL BE SUPPORTING THE PROJECT, BUT WITH THE STAFF
6:06:08PM RECOMMENDATIONS.
6:06:09PM THANK YOU.
6:06:09PM >> JIM?
6:06:11PM >> I AGREE THAT THE PROJECT IS WORTHY OF BEING APPROVED.
6:06:17PM AS FAR AS THE SIDEWALK IS CONCERNED, WHETHER IT'S
6:06:20PM LANDSCAPED OR IT'S SIDEWALK, I THINK THAT THE LANDSCAPING
6:06:23PM WOULD BE SUPERFLUOUS AND THE SIDEWALK EVENTUALLY COULD
6:06:27PM GIVE YOU AN INTERCONNECTION TO RUBY TUESDAY'S NEXT DOOR,
6:06:30PM SO I GO WITH THE SIDEWALK.

6:06:31PM >> I AGREE.
6:06:32PM I THINK THE SIDEWALK IS ALWAYS NICE BECAUSE, YOU KNOW, AS
6:06:38PM THE -- YOU'RE GETTING A FIRESTONE NEARBY; YOU HAVE THE
6:06:42PM RUBY TUESDAY, YOU'VE GOT LOWE'S; IT GIVES IT A
6:06:46PM COHESIVENESS THAT I THINK IS ATTRACTIVE.
6:06:48PM BUT I LIKE THE IDEA OF LANDSCAPING AS WELL.
6:06:51PM >> I UNDERSTAND THE APPLICANT'S ISSUE WITH REGARD TO THE
6:06:58PM SIDEWALK AND THE LACK OF CONNECTIVITY, BUT THAT MAY NOT
6:07:05PM BE A PERMANENT SITUATION, THE LACK OF CONNECTIVITY.
6:07:09PM AND THE ONE OF THE THINGS WE ALWAYS TALK ABOUT HERE IS,
6:07:12PM IN THE VILLAGE, IS ENHANCING THE WALKABILITY PERSPECTIVE
6:07:17PM IN THE VILLAGE, SO I'D HAVE TO SUPPORT -- I LIKE THE
6:07:23PM PROJECT, BUT I'D HAVE TO SUPPORT HAVING THE SIDEWALK.
6:07:26PM >> I'M ON BOARD WITH THE PROJECT WITH THE STAFF'S
6:07:35PM RECOMMENDATIONS.
6:07:35PM I'M NOT QUITE SURE, NEALE, WHAT THE ISSUE IS WITH THE --

6:07:39PM COST OF SIGNALIZATION ISSUE.
6:07:43PM I THINK THAT'S BETWEEN THE CENTER AS A WHOLE AND --
6:07:48PM >>Neale Montgomery: WELL, I THINK, IN THE CLARIFICATION, I
6:07:51PM THINK MATT TRIED TO CLARIFY IT WHEN HE SPOKE EARLIER; IT
6:07:55PM IS A CLARIFICATION OF WHO'S RESPONSIBLE FOR WHICH PORTION
6:07:58PM OF THAT PROPORTIONAL SHARE.
6:08:01PM AS WRITTEN, IT MAKES BURGER KING RESPONSIBLE FOR THE
6:08:06PM CENTER'S PAYMENT, THAT'S NOT CORRECT. AND I THINK WHAT I
6:08:08PM HEARD WAS, MATT AGREES BURGER KING SHOULD BE RESPONSIBLE
6:08:11PM FOR THEIR SHARE AND NOT FOR THE CENTER'S SHARE.
6:08:13PM SO THAT'S THE CLARIFICATION.
6:08:13PM >> I DON'T THINK WE'RE TRYING TO PUT THE WHOLE BURDEN
6:08:15PM ONTO BURGER KING.
6:08:16PM >> THAT WAS NOT OUR INTENT.
6:08:18PM OUR INTENT WAS JUST SIMPLY THE PROPORTIONATE SHARE FROM
6:08:21PM BURGER KING.
6:08:22PM >> AND I THINK THERE WAS A REQUIREMENT THAT THE FIRE
6:08:24PM DEPARTMENT BE INVOLVED ON AN AUTO TURN STUDY?
6:08:29PM >> CORRECT.
6:08:29PM >> DO WE HAVE TO MAKE THAT PART OF OUR CONDITIONS OR IS
6:08:31PM THAT JUST AUTOMATIC?
6:08:33PM >> IT'S ALREADY IN THE CONDITIONS.
6:08:34PM >> ALREADY IN THE CONDITIONS.
6:08:35PM >> GENERALLY I SUPPORT THE PROJECT, AND I'M A BIG BUG ON
6:08:39PM SAFETY SO IT MAKES ME SUPPORT THE CONCEPT OF THE

6:08:43PM SIDEWALK.
6:08:43PM AND I THINK I'VE HEARD THAT YOU CAN DO BOTH THE
6:08:46PM LANDSCAPING AND THE SIDEWALK.
6:08:47PM AND SO I SUPPORT THE PROJECT WITH THE STAFF CONDITIONS
6:08:54PM THAT WE HAVE A SIDEWALK THERE.

6:08:57PM MAY I HAVE A MOTION FROM ANYONE HERE?
6:08:59PM >> MOTION TO APPROVE WITH STAFF CONDITIONS.
6:09:01PM >> SECOND?
6:09:02PM >> SECOND.
6:09:03PM >> ANY FURTHER DISCUSSION?
6:09:07PM ROLL CALL.
6:09:09PM >> BOARD MEMBER ALLEN.
6:09:13PM >> YES.
6:09:13PM >> BOARD MEMBER GARGANO.
6:09:15PM >> YES.
6:09:15PM >> BOARD MEMBER NARATIL.
6:09:19PM >> YES.
6:09:19PM >> BOARD MEMBER TATOOLES.
6:09:21PM >> YES.
6:09:22PM >> BOARD MEMBER YARBOROUGH.
6:09:24PM >> YES.
6:09:24PM >> CHAIRMAN WOOD.
6:09:25PM >> YES.
6:09:26PM >> WE LOOK FORWARD TO HAVING THE BURGER KING.
6:09:29PM HOME OF THE WHOPPER.

6:09:32PM >> I THOUGHT THEY WERE BRINGING SAMPLES TONIGHT, BUT --
6:09:35PM [LAUGHTER]
6:09:38PM >> TONY SACCO'S AS WELL.
6:09:40PM >> I WOULD AGREE.
6:09:41PM >> THANK YOU.
6:09:42PM >> THAT'S WHY WE APPROVE LIQUOR LICENSES AROUND HERE, SO
6:09:47PM THEY'LL BRING DRINKS.
6:09:48PM >> OKAY, OUR NEXT ITEM IS A PUBLIC INFORMATION MEETING
6:09:53PM INVOLVING THE SAME GENERAL AREA, THE ESTERO TOWN COMMONS
6:09:57PM PLAZA, AND FIRESTONE IS SEEKING TO ESTABLISH A STORE IN
6:10:06PM THAT AREA.
6:10:07PM AND I'LL TURN IT OVER TO MATT.
6:10:10PM >>Matt Noble: FOR THE RECORD, MATT NOBLE.
6:10:12PM WE'RE ESSENTIALLY TWO LOTS DOWN FROM THE CASE WE JUST
6:10:14PM HEARD.
6:10:16PM THE USE -- THEY WILL BE COMING IN FOR AN AMENDMENT TO THE
6:10:20PM CENTER TO ACCOMMODATE.
6:10:24PM THE USE IS APPROVED IN THE CENTER, EXCEPT IT WAS TIED AS
6:10:29PM AN ACCESSORY USE TO ESSENTIALLY THE BIG BOX.
6:10:32PM WELL, THAT NEVER HAPPENED.
6:10:33PM NOW IT'S PROPOSED TO BE A STAND-ALONE USE ON AN
6:10:37PM OUTPARCEL.
6:10:37PM SO THEY WILL BE ENTERING INTO THE AMENDMENT TO RECTIFY
6:10:40PM THAT SITUATION.
6:10:41PM IT'S NOT THAT THE USE ISN'T APPROVED; IT'S JUST THE WAY
6:10:44PM IT WAS CONDITIONED BEFORE.

6:10:47PM AND WITH THAT, I MEAN, THIS IS A FIRESTONE SERVICE
6:10:52PM CENTER, YOU KNOW, FOR MINIMAL CAR REPAIR, BUT I WOULD
6:10:57PM LIKE TO INTRODUCE LINDA MILLER FROM THE APPLICANT TEAM.
6:11:01PM SHE'LL ADDRESS THEIR REQUEST.
6:11:07PM >>Linda Miller: GOOD EVENING.
6:11:08PM LINDA MILLER, SENIOR PLANNER WITH AVALON ENGINEERING.
6:11:12PM SINCE THIS IS MY FIRST TIME IN FRONT OF THE BOARD, I'M
6:11:15PM EXCITED TO BE HERE.
6:11:16PM >>Scotty Wood: WELCOME.
6:11:17PM >>Linda Miller: I JUST WANTED TO TELL YOU A LITTLE BIT
6:11:18PM ABOUT AVALON.
6:11:20PM AVALON IS LOCATED IN CAPE CORAL, AND WE HAVE DESIGNED AND
6:11:24PM PERMITTED PROJECTS THROUGHOUT LEE COUNTY, CAPE CORAL,
6:11:26PM CITY OF FORT MYERS AND COLLIER COUNTY FOR 39 YEARS.
6:11:30PM I HAVE BEEN WORKING FOR AVALON AS AN URBAN PLANNER FOR 15
6:11:34PM YEARS.
6:11:35PM AND I AM A CERTIFIED AMERICAN -- A MEMBER OF THE AMERICAN
6:11:39PM INSTITUTE OF CERTIFIED PLANNERS, SINCE 2008.
6:11:42PM SO, AGAIN, I'M EXCITED TO BE HERE IN FRONT OF YOU TODAY
6:11:44PM TO TALK ABOUT FIRESTONE.
6:11:47PM I HAVE WITH ME TONIGHT JOHN TATE, WHO IS THE DEVELOPMENT
6:11:52PM MANAGER FOR PALMETTO CAPITAL GROUP, AND BRENDAN SLOAN,
6:11:59PM OUR PROJECT MANAGER FROM AVALON ENGINEERING.
6:12:03PM WE'RE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE.

6:12:08PM ESTERO TOWN COMMONS IS A 33-ACRE SHOPPING CENTER LOCATED
6:12:13PM AT THE SOUTHWEST CORNER OF CORKSCREW ROAD AND THREE OAKS
6:12:16PM PARKWAY.
6:12:18PM IT WAS APPROVED UNDER RESOLUTION Z03-032 IN 2003.
6:12:24PM FIRESTONE WOULD LIKE TO DEVELOP ON A PORTION OF TRACT A,
6:12:29PM A 1.2-ACRE PARCEL, WITHIN THE VILLAGE AREA OF THE
6:12:35PM SHOPPING CENTER.
6:12:36PM THE PARCEL HAS ONE STRAP NUMBER. THE SITE IS ZONED CPD
6:12:41PM AND HAS AN URBAN COMMUNITY FUTURE LAND USE DESIGNATION.
6:12:44PM THE SITE IS ALSO LOCATED WITHIN THE CORKSCREW ROAD
6:12:48PM OVERLAY DISTRICT.
6:12:49PM THE PROJECT WILL CONSIST OF A 6,425 SQUARE FOOT AUTO
6:12:53PM REPAIR AND SERVICE GROUP I USE.
6:12:56PM AS MATT MENTIONED, WE NEED TO DO A CPD AMENDMENT TO ASK
6:12:59PM FOR THIS USE WITHIN THIS TRACT.
6:13:02PM WE HAVE TO DO A DEVELOPMENT ORDER.
6:13:03PM AND WE HAVE TO DO A RE-PLAT IN ORDER TO CONSTRUCT THE
6:13:06PM PROJECT.
6:13:11PM THE SITE IS IN A WELL-DEFINED COMMERCIAL AREA.
6:13:15PM IT CURRENTLY CONTAINS A MIXTURE OF RESTAURANTS, RETAIL
6:13:18PM SHOPS, HOTELS, AN AUTOMOBILE DEALERSHIP, A CAR WASH,
6:13:24PM MEDICAL OFFICE, AND A HOME IMPROVEMENT STORE.
6:13:29PM THE SITE IS ALSO WITHIN A WELL-ESTABLISHED EXISTING

6:13:34PM COMMERCIAL SUBDIVISION, AND IT IS CURRENTLY VACANT.
6:13:39PM THE OUTPARCEL TO THE EAST OF THE SITE IS DEVELOPED.

6:13:43PM THE SITE WILL HAVE ACCESS FROM THE INTERNAL SHOPPING
6:13:46PM CENTER ROAD AND CROSS ACCESS TO THE DENTIST OFFICE TO THE
6:13:48PM EAST.
6:13:48PM WE WILL HAVE NO DIRECT ACCESS FROM CORKSCREW ROAD.
6:13:51PM THIS IS JUST A PICTURE OF THE SITE LOCATION AREA, LOOKING
6:13:59PM SOUTH FROM CORKSCREW ROAD.
6:14:02PM THIS ONE IS JUST A PICTURE OF THE SITE LOOKING -- FACING
6:14:05PM NORTH FROM INSIDE THE SHOPPING CENTER.
6:14:09PM THE SITE WILL CONSIST OF A 6,425 SQUARE FOOT BUILDING
6:14:13PM WHICH WILL REPRESENT 13% OF THE SITE.
6:14:16PM THE SITE WILL ALSO PROVIDE 42% OPEN SPACE, 2,565 SQUARE
6:14:23PM FEET OF CONCRETE SIDEWALKS, AND 29 PARKING SPACES.
6:14:28PM THE DEVELOPMENT WILL PROVIDE A PEDESTRIAN SYSTEM.
6:14:31PM AS YOU CAN SEE FROM THE YELLOW, WE WILL HAVE A CONNECTION
6:14:35PM FROM THIS FIRESTONE TO ALL THE OTHER DEVELOPMENTS WITHIN
6:14:39PM THE CENTER, AND ALSO TO CORKSCREW ROAD AND THREE OAKS
6:14:44PM PARKWAY.
6:14:45PM SO YOU CAN SEE A LOT OF DIFFERENT CROSS-ACCESS FOR
6:14:49PM WALKING AND PEDESTRIAN SYSTEM.
6:14:53PM THE BUILDING WILL HAVE EIGHT SERVICE BAYS, A SHOWROOM
6:14:56PM AREA, A CUSTOMER SERVICE AREA, RESTROOM FACILITIES, AND
6:14:59PM OF COURSE AN INVENTORY AREA.
6:15:01PM A LITTLE BIT OF HISTORY ABOUT FIRESTONE WHICH I FOUND
6:15:04PM KIND OF INTERESTING.
6:15:06PM HARVEY FIRESTONE FOUNDED THE FIRESTONE TIRE AND RUBBER

6:15:08PM COMPANY IN AKRON, OHIO, IN AUGUST OF 1900.
6:15:15PM AND IN THE MID 1920s THEY ESTABLISHED THE FIRESTONE
6:15:20PM SERVICE CENTERS, AND THEY OFFERED BASIC CAR SERVICE AND
6:15:24PM TIRE SALES.
6:15:25PM IN 2005 THEY CHANGED THE RETAIL OPERATION A LITTLE BIT TO
6:15:29PM CALL IT FIRESTONE COMPLETE AUTO CARE.
6:15:32PM THEY HAVE A NEW LAYOUT FOR THEIR RETAIL STORES WHICH
6:15:35PM ENHANCES THE CUSTOMER EXPERIENCE.
6:15:39PM TODAY BRIDGESTONE RETAIL OPERATIONS IS LOCATED IN
6:15:43PM NASHVILLE, TENNESSEE.
6:15:44PM THEY OPERATE 2,200 TIRE STORES AND SERVICE CENTERS
6:15:50PM THROUGHOUT THE UNITED STATES.
6:15:51PM THEY ARE THE LARGEST NETWORK OF COMPANY-OWNED AUTOMOBILE
6:15:55PM SERVICE PROVIDERS IN THE WORLD.
6:15:59PM I THOUGHT THAT WAS INTERESTING.
6:16:02PM THESE ARE THE ELEVATIONS.
6:16:04PM THE BUILDING HAS DESIGN ELEMENTS THAT ARE SIMILAR TO THE
6:16:08PM LOWE'S, WHICH IS THE ANCHOR STORE IN THIS CENTER, AND IT
6:16:11PM ALSO FEATURES DESIGN ELEMENTS THAT ARE SIMILAR TO THE

6:16:14PM DENTIST'S OFFICE, WHICH IS THE DEVELOPMENT TO THE EAST OF
6:16:17PM OUR SITE.
6:16:17PM WE HAVE SIMILAR COLORS, WITH THE FOUR COLORATIONS.
6:16:22PM WE HAVE RED TILE ROOF ON THE TOWER ELEMENT, ORNAMENTAL
6:16:27PM DETAILS AND A RAISED CORNICE.
6:16:30PM I JUST WANTED TO GIVE YOU A LITTLE EXHIBIT ON WHAT

6:16:34PM FIRESTONE'S TYPICAL ELEVATIONS LOOK LIKE, WITH DESIGN
6:16:39PM ELEMENTS.
6:16:40PM THESE ARE WITH DESIGN ELEMENTS.
6:16:42PM AND WHAT WE'RE PROPOSING IS TO BRING YOU THE FIRESTONE
6:16:45PM WHICH IS ABOVE THAT.
6:16:47PM THIS BUILDING HAS CANOPIES, RAISED CORNICE, ORNAMENTAL
6:16:55PM DETAILS, COLOR CHANGES, TEXTURE CHANGES, ARCHITECTURAL
6:16:59PM RELIEFS, BANDING, IT HAS PARAPETS, AND THREE-DIMENSIONAL
6:17:04PM CORNICE TREATMENT.
6:17:06PM AS YOU CAN SEE, IT HAS VARYING ROOFLINES AND OTHER
6:17:11PM ARCHITECTURAL FEATURES WHICH IS WAY ABOVE THE TYPICAL
6:17:14PM ARCHITECTURAL FEATURES NORMALLY PROVIDED.
6:17:19PM THIS IS JUST A PICTURE OF HOW WE SCREEN THE DUMPSTER
6:17:24PM AREA.
6:17:25PM SAME COLORATIONS AS THE BUILDING, MADE OF CONCRETE, SO
6:17:30PM IT'S FULLY SCREENED.
6:17:33PM WE WANTED TO INCLUDE OUR LANDSCAPING PLAN AND TELL YOU A
6:17:36PM LITTLE BIT ABOUT THE LANDSCAPING THAT WE'RE PROPOSING.
6:17:39PM WE DO HAVE A LANDSCAPE ARCHITECT ON OUR TEAM.
6:17:41PM WE WILL BE PROVIDING 71 TREES.
6:17:44PM OUT OF THOSE, 75% WILL BE CANOPY TREES, 25% WILL BE PALM
6:17:48PM TREES.
6:17:49PM ALL OF THE TREE SPECIES COMPLY WITH WHAT'S SPECIFIED IN
6:17:53PM THE APPROVED RESOLUTION.
6:17:56PM WE ARE 100% NATIVE TREES THAT WE'RE OFFERING.

6:18:00PM THE PROJECT WILL ALSO PROVIDE 397 SHRUBS LOCATED ALONG
6:18:04PM THE SIDEWALKS, IN FRONT OF THE BUILDING, ALONG THE
6:18:07PM RIGHT-OF-WAY, AND TO SCREEN THE DUMPSTER AREA.
6:18:12PM THIS IS A COLOR RENDERING OF THE SITE.
6:18:14PM AS YOU CAN SEE, THERE'S QUITE A BIT OF OPEN GREEN SPACE
6:18:18PM PROVIDED ON THIS SITE.
6:18:19PM AND THIS IS JUST ALL OF OUR BUFFERS AND WHAT THE TREES
6:18:21PM WILL LOOK OR THE LANDSCAPING WILL LOOK FROM THE NORTH,
6:18:24PM EAST, SOUTH, AND WEST SIDE.
6:18:29PM THAT ENDS OUR PRESENTATION.
6:18:31PM WE STAND BY TO ANSWER ANY QUESTIONS YOU MIGHT HAVE.
6:18:33PM AGAIN, WE LOOK FORWARD TO WORKING WITH YOU ON THIS
6:18:36PM PROJECT.
6:18:36PM THANK YOU.
6:18:38PM >> QUESTIONS?

6:18:40PM >> I HAVE A QUESTION.
6:18:43PM WHAT PRODUCTS ARE GOING TO BE OFFERED AT THE STORE?
6:18:47PM GENERAL CATEGORIES.
6:18:48PM >> WE DO GENERAL CAR MAINTENANCE AND TIRES, AND THE
6:18:53PM PURCHASE OF TIRES, SO YOU CAN CHANGE YOUR OIL, YOU CAN --
6:18:55PM >> SO CAR MAINTENANCE INCLUDES A LITTLE BIT OF OIL
6:18:59PM BASICALLY.
6:19:00PM >> YES, CORRECT.
6:19:01PM >> HOW WILL LUBE AND OIL REFUSE BE HANDLED?
6:19:05PM >> THEY HAVE A PROGRAM WHERE THEY RECYCLE THEIR OIL AND

6:19:09PM RECYCLE THEIR TIRES.
6:19:10PM SO THE TIRES ARE PICKED UP AND THE OIL IS PICKED UP, TOO,
6:19:13PM AND TREATED PROPERLY.
6:19:15PM SO THEY GO THROUGH A RECYCLING PROGRAM.
6:19:17PM >> AND ALL THAT IS STORED THERE IN THAT ENCLOSED DUMPSTER
6:19:20PM THAT --
6:19:21PM >> YES, SIR.
6:19:23PM >> EVERYTHING.
6:19:24PM OKAY.
6:19:24PM >> IS YOUR BUILDING SIMILAR TO OTHERS, I'M ASSUMING?
6:19:29PM THERE'S ONE UP THE ROAD ON 41 IN SAN CARLOS PARK WHERE
6:19:33PM THERE'S A PUBLIX SUPERMARKET, AND THAT'S PART OF THE
6:19:36PM COUNTY, AND THAT'S BEEN THERE A WHILE.
6:19:40PM AND I WAS WONDERING, IS IT GOING TO RESEMBLE THAT ONE?
6:19:43PM >> THERE'S A LOT OF ARCHITECTURAL FEATURES THAT ARE THE
6:19:46PM SAME.
6:19:47PM I THINK THIS BUILDING HAS MORE ENHANCEMENTS FOR THIS
6:19:50PM AREA.
6:19:51PM IT TIES IN MORE TO THE ACTUAL SHOPPING CENTER AND SOME OF
6:19:54PM THE ELEMENTS ON THE LOWE'S AND IN THE OTHER BUILDINGS IN
6:19:57PM THE DEVELOPMENT.
6:19:58PM SO I THINK THAT YOU WILL FIND SOME FIRESTONE STORES THAT
6:20:02PM HAVE SIMILAR ARCHITECTURAL FEATURES AND SOME THAT HAVE A
6:20:06PM LOT LESS.
6:20:08PM >> OKAY.

6:20:09PM BUT THEY'RE ALL ABOUT THE SAME SIZE, I BELIEVE.
6:20:11PM >> YES, SAME SIZE, SQUARE FOOTAGE.
6:20:13PM SOME HAVE DOUBLE BAYS ON -- A BAY ON EACH SIDE SO THAT
6:20:16PM YOU CAN SERVICE THE CARS FROM EACH SIDE.
6:20:19PM THIS HAS ONLY A SINGLE BAY, AND SCREENED FROM CORKSCREW.
6:20:23PM >> CAN YOU TALK A LITTLE BIT ABOUT THE LANDSCAPING?
6:20:31PM THE BAYS WILL BE FACING EAST, RIGHT?
6:20:34PM >> CORRECT.
6:20:34PM >> AND I SEE THAT THERE'S PROVISIONS FOR LANDSCAPING
6:20:37PM THERE, BUT CAN YOU TELL ME A LITTLE BIT ABOUT IT?
6:20:41PM BECAUSE THE -- SOMETIMES THE APPEARANCE OF THE BAYS IS A

6:20:49PM BIT DETRACTING.

6:20:51PM >> I THINK THE LANDSCAPE ARCHITECT TRIED TO SHOW YOU AN

6:20:55PM EXAMPLE OF WHAT THE WEST SIDE WOULD BE LOOKING LIKE.

6:21:00PM NORTH, EAST -- SO IF YOU LOOK AT THE EAST SIDE, IF YOU'RE

6:21:04PM COMING -- HERE WE GO WITH DIRECTIONS.

6:21:10PM WOULD YOU COME UP HERE FOR A SECOND.

6:21:11PM >> LOOKING AT THE BUILDING, THAT'S WHAT YOU WOULD SEE,

6:21:14PM LOOKING FROM THE DENTIST'S OFFICE.

6:21:15PM >> YOU NEED TO IDENTIFY YOURSELF, I'M SORRY.

6:21:18PM >> MY NAME IS BRENDAN SLOAN.

6:21:20PM I'M A PROJECT MANAGER, CIVIL ENGINEER WITH AVALON

6:21:24PM ENGINEERING.

6:21:26PM >> AS YOU CAN SEE FROM HIS EXHIBIT, YOU HAVE LAYERS OF

6:21:30PM LANDSCAPING, YOU HAVE SOME SHRUBS, YOU HAVE SOME SMALLER

6:21:34PM CANOPY TREES, AND THEN YOU HAVE SOME LARGER TREES.

6:21:37PM HE TRIED TO SHOW THE BUILDINGS KIND OF BEHIND THE

6:21:40PM LANDSCAPE AREAS AND WHAT YOU WOULD SEE.

6:21:42PM AND OF COURSE WHEN WE BRING FORWARD OUR CPD, WE'LL HAVE

6:21:47PM MORE DETAILED LANDSCAPING PROVIDED FOR YOU.

6:21:49PM BUT WE ARE NOT REQUESTING ANY DEVIATIONS TO THE

6:21:51PM LANDSCAPING CODE WITH OUR -- WITHIN OUR PACKAGE; WE ARE

6:21:55PM PROVIDING PROBABLY MORE THAN WHAT'S REQUIRED.

6:21:58PM >> IN THAT EAST ELEVATION, AND I DON'T KNOW WHAT -- HOW

6:22:05PM MUCH TO SCALE THAT IS, BUT IN THAT EAST ELEVATION, ONE OF

6:22:07PM THE THINGS THAT STRUCK ME WAS THAT WHAT'S PLAINLY VISIBLE

6:22:12PM THROUGH THE TREES ARE ALL THE BAYS.

6:22:15PM >> CORRECT.

6:22:15PM >> BECAUSE THE TREES ARE ABOVE THE BAYS AND THE DUMPSTER.

6:22:19PM >> WE CAN LOOK AT THAT AGAIN AND ADD SOME LANDSCAPING ON

6:22:25PM THAT ONE SIDE.

6:22:26PM >> AS OF RIGHT NOW, WE'RE MEETING THE CURRENT REQUIREMENT

6:22:31PM BETWEEN TWO COMMERCIAL PARCELS FROM A BUFFER PERSPECTIVE.

6:22:35PM AS FAR AS THE SCALE OF THOSE TREES, I CAN'T CONFIRM

6:22:38PM WHETHER THAT'S CORRECT OR NOT.

6:22:39PM >> SURE.

6:22:40PM >> WE COULD HAVE A LANDSCAPE ARCHITECT LOOK AT THE

6:22:43PM VALIDITY OF THE TREE HEIGHTS.

6:22:45PM >> WELL, THIS IS ALL ABOUT MAKING COMMENTS.

6:22:47PM I'M JUST MAKING A COMMENT.

6:22:49PM >> AND THE OTHER POINT ON THIS IS, THIS BUFFER IS ALSO

6:22:53PM ADJACENT TO THE DENTIST'S OFFICE THAT ALREADY HAS

6:22:56PM LANDSCAPING PLACED ON THEIR SIDE OF THEIR PROPERTY, TOO,

6:22:58PM SO WE'LL HAVE LANDSCAPING SURROUNDING BOTH AS YOU'RE

6:23:03PM COMING -- YOU KNOW, VISIBLE FROM CORKSCREW.

6:23:04PM >> IF I CAN ADD A COMMENT, JUST THINKING ABOUT THIS, IT'S

6:23:10PM THE KIND OF THING THAT THE COUNCIL OR THE DESIGN REVIEW

6:23:13PM BOARD MIGHT ALSO ASK ABOUT AT SOME POINT SO YOU MIGHT
6:23:16PM WANT TO THINK ABOUT THAT, THE CONCERNS ABOUT THE VIEW
6:23:20PM FROM 41 AND THEN WHAT COLOR ARE THE BAY DOORS GOING TO BE
6:23:24PM AND HOW VISIBLE THAT WILL BE.
6:23:25PM SO IT MIGHT BE A COMBINATION OF THE COLORS AND THE
6:23:28PM LANDSCAPING THAT YOU MIGHT WANT TO TAKE A LOOK AT AND
6:23:31PM JUST SEE BECAUSE THAT IS KIND OF A COMMON QUESTION THAT
6:23:33PM COMES UP.
6:23:34PM >> OKAY.
6:23:35PM THANK YOU.
6:23:35PM I APPRECIATE THAT.
6:23:36PM >> ONE QUESTION THAT MAY JUST BE A CURIOSITY OF MINE AND
6:23:40PM THEN ONE FROM MATT, I THINK: THE ELEVATIONS OF THE
6:23:48PM BUILDING, IS THE ROOF PORTION -- I'LL SHOW YOU WHAT I'M
6:23:52PM LOOKING AT.
6:23:53PM PAGE 4A.
6:23:54PM IS THIS ROOF PORTION JUST A VERTICAL PLANE OR IS IT
6:23:59PM ACTUALLY LIKE A HIP ROOF SHAPE?

6:24:03PM IN FRONT OF THE LOWE'S, IF YOU LOOK AT IT, IT'S
6:24:07PM PRETENDING TO BE A NICE LITTLE ROOF APEX THERE BUT IT'S
6:24:11PM REALLY JUST A FLAT SURFACE WITH STUCCO ON IT, SO IT LOOKS
6:24:14PM PRETTY CHEESY.
6:24:15PM I'M WONDERING IF THIS IS JUST GOING TO LOOK CHEESY AS
6:24:18PM WELL, JUST A CURIOSITY, OR IS IT ACTUALLY ANGLED IN SOME
6:24:22PM WAY TO --
6:24:23PM >> THERE IS A DIFFERENCE IN THE LOWE'S ROOFLINE BECAUSE,
6:24:26PM ACTUALLY, THAT'S JUST KIND OF A FLAT ROOF COVERED WITH
6:24:28PM SOME TILES.
6:24:30PM THIS IS AN ACTUAL ROOF OF A TOWER STRUCTURE, COVERED WITH
6:24:34PM TILES.
6:24:35PM >> AND THEN MY QUESTION FOR MATT WAS, WHEN AUTO SERVICE
6:24:43PM WAS AN ACCESSORY USE SOME TIME AGO, HOW MUCH OF THE SPACE
6:24:46PM COULD HAVE BEEN USED FOR AUTO SERVICE?
6:24:51PM HOW MUCH AREA OF THE WHOLE PROJECT?
6:24:56PM >> WELL, IT WOULD HAVE BEEN ON THE MAIN TRACT.
6:25:00PM IT COULD HAVE BEEN AS LARGE AS THIS, IF THAT HELPS.
6:25:03PM SO THEY'RE NOT ASKING FOR MORE AUTO SERVICE SPACE;
6:25:06PM THEY'RE JUST MOVING IT FROM WHAT MIGHT HAVE BEEN TACKED
6:25:08PM ON THE SIDE OF A K MART TO ITS OWN PARCEL.
6:25:12PM >> CORRECT.
6:25:13PM THANK YOU.
6:25:13PM >> I HAVE A QUESTION ABOUT THE PARKING SPACES.
6:25:16PM DO YOU HAVE MANY CUSTOMERS WHO LEAVE THEIR CARS

6:25:18PM OVERNIGHT, LIKE IF THERE'S A MAJOR PROBLEM WHERE YOU
6:25:22PM CAN'T FIX IT IN ONE DAY?
6:25:24PM WOULD MANY CARS BE PARKED ON THAT LOT?

6:25:27PM >> I REALLY DON'T KNOW THE ANSWER TO THAT.
6:25:30PM I NORMALLY PASS A FEW OF THEM ON -- YOU KNOW, IN CAPE
6:25:34PM CORAL WHERE I LIVE, AND I DON'T SEE CARS PARKED THERE.
6:25:37PM BUT I -- I REMEMBER READING SOMETHING ABOUT THEM THAT
6:25:41PM THEY REQUIRE YOU TO COME PICK IT UP AT LEAST AN HOUR
6:25:44PM AFTER IT'S DONE OR BEFORE THEY CLOSE, BUT I REALLY DON'T
6:25:48PM KNOW.
6:25:49PM I WOULD HAVE TO FIND THAT OUT FOR YOU BECAUSE I WOULDN'T
6:25:51PM WANT TO SAY SOMETHING THAT WASN'T --
6:25:53PM >> YOU PROBABLY WOULDN'T HAVE MANY.
6:25:54PM >> COME UP AND IDENTIFY YOURSELF, PLEASE.
6:25:56PM >> JOHN TATE, PALMETTO CAPITAL. THEY DON'T REALLY DO
6:25:59PM MAJOR REPAIRS LIKE THAT WHERE THE CARS WOULD STAY THERE
6:26:01PM FOR A PERIOD OF TIME.
6:26:03PM IT'S NORMALLY OIL CHANGES, BATTERY CHANGES, THINGS THAT
6:26:05PM ONLY TAKE A SMALL PERIOD OF TIME, SO THEY DON'T HAVE TOO
6:26:07PM MUCH OVERNIGHT CARS.
6:26:09PM >> THAT'S WHAT I WOULD GUESS, YEAH.
6:26:10PM >> JUST CHECKING.
6:26:12PM >> A QUESTION FOR MARY'S OFFICE.
6:26:14PM DO WE HAVE ORDINANCES ABOUT OVERNIGHT PARKING IN PLACES
6:26:18PM LIKE THIS?

6:26:20PM >> NO, NOT ANY SPECIFIC ORDINANCE THAT I CAN THINK OF.
6:26:24PM WE DO HAVE SOME ZONING RESTRICTIONS IN CERTAIN ZONING
6:26:28PM CASES, LIKE I THINK THERE'S PARTICULARLY ONE ON THE
6:26:31PM WAL-MART WHERE YOU HAVE THE PROBLEMS WITH RV CAMPING AND
6:26:34PM STUFF.
6:26:35PM I KNOW THERE WAS A PARTICULAR CONDITION ON THAT ONE.
6:26:37PM >> I'VE GOT A COUPLE OF QUESTIONS.
6:26:44PM FROM THE STAFF, DO YOU HAVE ANY LEADS OF ANYTHING THAT
6:26:48PM COULD HAPPEN TO THE VACANT PROPERTY NEXT DOOR?
6:26:54PM THE PIECE NEXT DOOR, IS THERE ANYTHING THAT'S
6:27:00PM CONTEMPLATED FOR THAT THAT YOU'RE AWARE OF?
6:27:02PM >> NO; NOBODY'S CONTACTED US AT THIS POINT FOR AN END USE
6:27:04PM OF THAT PROPERTY.
6:27:05PM >> AND THE SECOND POINT I WANT TO MAKE IS THAT --
6:27:08PM >> REZONING.
6:27:09PM >> -- A WHILE BACK, THE TREES THAT WERE ALONG THE
6:27:12PM BUILDING THAT ARE THE THREE OAKS SIDE, REMEMBER THAT THEY
6:27:17PM WERE SO BIG AND THEY WERE BLOCKING OFF THE IDENTITY OF
6:27:20PM THE BUILDING AND THERE WAS NO VISIBILITY FROM A MARKETING
6:27:24PM POINT OF VIEW OF WHAT WAS THERE, AND WHAT I'M LOOKING AT
6:27:27PM HERE, IT'S JUST A VERY SMALL PORTION OF THE BUILDING AT
6:27:31PM THE EDGE OF THE BUILDING THAT'S FACING CORKSCREW, AND NOT
6:27:35PM ONLY DO YOU WANT IT TO HAVE ARCHITECTURAL, YOU KNOW,
6:27:39PM PLEASANTNESS TO IT, BUT YOU ALSO WANT TO BE ABLE TO HAVE
6:27:42PM MARKETING VISIBILITY SO PEOPLE KNOW THAT THE BUILDING IS

6:27:44PM THERE.

6:27:45PM SO I JUST WONDER WHAT KIND OF COMPENSATION THERE IS OR

6:27:50PM ANY THOUGHT BETWEEN YOUR LANDSCAPING PLANS SO THAT THERE

6:27:54PM CAN BE SOME VISIBILITY FOR MARKETING PURPOSES?

6:27:56PM BECAUSE YOU DO WANT TO MAKE THE BUILDING BE SUCCESSFUL,

6:27:59PM TOO.

6:28:00PM IT'S A DOUBLE-EDGED SWORD; YOU WANT TO IT TO LOOK PRETTY

6:28:03PM BUT YOU ALSO WANT TO LET PEOPLE KNOW IT'S THERE WHEN THEY

6:28:05PM WANT TO COME SOMEPLACE TO GET THEIR CAR FIXED.

6:28:07PM >> OUR PLAN MEETS THE CURRENT CODE REQUIREMENT FOR

6:28:10PM SPACING ALLOWED FOR TREES AND THE NUMBER OF TREES

6:28:13PM REQUIRED FOR A LINEAR SQUARE FOOTAGE ALONG CORKSCREW

6:28:17PM ROAD.

6:28:18PM OUR LANDSCAPE ARCHITECT IS FULLY AWARE OF THAT.

6:28:21PM THEY TRY TO GROUP THE TREES TO HAVE SOME OPENINGS, BUT

6:28:26PM MOST OF THE LANDSCAPING REQUIREMENTS IN JURISDICTIONS

6:28:30PM REQUIRE A CERTAIN AMOUNT OF SPACING BETWEEN THE TREES AND

6:28:33PM A CERTAIN TYPE OF TREE WHEN IT'S LOCATED NEXT TO A

6:28:36PM ROADWAY OR A SIDEWALK AREA.

6:28:38PM SO WE ALSO HAVE A NICE SIDEWALK THAT FRONTS ON THAT

6:28:41PM ROADWAY, TOO, WHICH IT WOULD BE NICE TO HAVE SOME

6:28:44PM COVERED -- CANOPY COVER TREE ON THE SIDEWALKS FOR

6:28:48PM PEDESTRIAN USE.

6:28:51PM BUT YOU MAKE A REALLY GOOD POINT.

6:28:53PM AND THE OWNER PROBABLY LOVES TO HEAR THAT BECAUSE, YOU

6:28:55PM KNOW, THEY DO WANT TO HAVE THE BUILDING VISIBLE TO THE

6:28:58PM GENERAL PUBLIC, TOO.

6:29:00PM >> FROM A POINT OF VIEW OF THE VILLAGE, WE DO GET SALES

6:29:04PM TAX, AND IT IS A PROFIT CENTER, AND WE DON'T WANT TO HAVE

6:29:09PM A BUILDING THAT'S GOING TO BE VACANT, SO IT'S IMPORTANT

6:29:12PM TO HAVE A BUSINESS THAT IS VIABLE.

6:29:14PM SO THAT'S WHY I'M SAYING THERE'S A COUNTERPOINT TO THE

6:29:17PM LANDSCAPING, TO BE ABLE TO HAVE MARKETING VISIBILITY

6:29:20PM THROUGH IT, SO I THINK THAT THAT THING SHOULD BE

6:29:23PM SOMETHING YOU SHOULD LOOK AT.

6:29:24PM >> I THINK SOMETIMES WHEN YOU WORK WITH A LANDSCAPE

6:29:26PM ARCHITECT, THEY TAKE A TALLER TREE WITH A THINNER KIND OF

6:29:30PM TRUNK COMPARED TO ANOTHER TREE THAT MAYBE HAS MORE

6:29:34PM BRANCHES AND LOWER GROWTH, SO I'M SURE THAT HE LOOKED AT

6:29:38PM THAT.

6:29:39PM UNFORTUNATELY, I'M NOT A LANDSCAPE ARCHITECT.

6:29:40PM I LOVE TO LOOK AT LANDSCAPING AND I APPRECIATE

6:29:42PM LANDSCAPING, BUT I'M SURE THAT HE LOOKED AT THAT FOR

6:29:46PM THAT, BUT I WILL DOUBLE-CHECK WITH HIM.

6:29:48PM >> YOU MIGHT WANT TO MAKE A STUDY TO SEE WHAT HAPPENS

6:29:51PM BECAUSE THAT WAS AN ISSUE IN THE PAST.

6:29:52PM >> OKAY.
6:29:53PM THANK YOU, I WILL.
6:29:56PM >> IF I COULD SAY SOMETHING, WE DO ALLOW YOU TO CLUSTER
6:29:57PM FOR VIEW CORRIDORS.

6:29:59PM YOU DON'T HAVE TO LINE THEM UP LIKE SOLDIERS, EVEN THOUGH
6:30:03PM I THINK A LOT OF ENGINEERS LIKE TO DO THAT BECAUSE IT
6:30:05PM LOOKS NICE AND NEAT.
6:30:06PM AND THEN THE SITUATION ON THREE OAKS, I MEAN, I KNOW DOUG
6:30:09PM KIRBY KNOWS, I THINK THEY DIDN'T MAINTAIN THEM EITHER FOR
6:30:13PM LIKE -- THEY PLANTED A WHOLE BUNCH OF THEM CLOSE
6:30:16PM TOGETHER, THEY GREW UP AND THEY WEREN'T MAINTAINED, AND
6:30:22PM THERE WERE TOO MANY AND THEY NEEDED TO BE WEEDED OUT.
6:30:24PM I THINK EVERYBODY KNOWS NOW NOT TO DO THAT.
6:30:26PM >> THAT'S A GOOD POINT.
6:30:27PM WE'LL BRING THAT UP TO THE LANDSCAPE ARCHITECT.
6:30:29PM >> SINCE THIS IS YOUR FIRST VENTURE INTO ESTERO, WE'RE
6:30:33PM DELIGHTED TO HAVE YOU.
6:30:34PM >> THANK YOU.
6:30:35PM >> WHEN IT COMES TO FREESTANDING SIGNAGE, WE ARE NUTS ON
6:30:38PM MONUMENT SIGNS, AND WE DO NOT LIKE LOLLIPOP SIGNS.
6:30:45PM SO TO THE EXTENT THAT YOU, IN YOUR PLANNING, WANT TO DO
6:30:47PM SOME KIND OF FREESTANDING SIGNAGE, BE AWARE OF SETBACK
6:30:51PM REQUIREMENTS, MAKE SURE IT'S A MONUMENT SIGN, AND --
6:30:54PM >> YES, SIR.
6:30:54PM >> AND A SETBACK.
6:30:56PM >> AND PROPER SETBACKS.
6:30:57PM >> THAT'S A BIGGIE.
6:30:59PM YOU HAVEN'T BEEN TO DESIGN REVIEW BOARD YET?
6:31:01PM >> NO.

6:31:03PM OUR NEXT STEP, I GUESS, IS TO SUBMIT OUR CPD APPLICATION
6:31:06PM AND THEN MOVE FORWARD WITH THAT.
6:31:08PM WE JUST WANTED TO GET YOUR OPINION ON THE PROJECT.
6:31:11PM >> ANSWERING A LOT OF QUESTIONS THERE.
6:31:14PM >> TRUE.
6:31:14PM I THINK WE'LL BE ABLE TO FINALIZE AND UPDATE OUR
6:31:18PM PRESENTATION TO ADDRESS SOME OF YOUR CONCERNS.
6:31:21PM >> ANYONE ELSE?
6:31:23PM ANYTHING FROM -- ANYTHING FURTHER FROM MATT OR MARY?
6:31:28PM OKAY.
6:31:30PM THANK YOU.
6:31:30PM I WILL OPEN PUBLIC COMMENT, ALTHOUGH I DON'T THINK WE'RE
6:31:33PM GOING TO GET ANY, BUT --
6:31:34PM >> WE HAVE NO ONE SIGNED UP.
6:31:36PM >> ALL RIGHT.
6:31:38PM THEN I'LL CLOSE PUBLIC COMMENT.
6:31:42PM AND THANK YOU.

6:31:44PM >> THANK YOU.
6:31:45PM WE APPRECIATE IT.
6:31:46PM >>Scotty Wood: THAT CONCLUDES OUR AGENDA.
6:31:55PM IS THERE ANYBODY WHO WISHES TO SPEAK ON ANYTHING THAT'S
6:31:59PM NOT ON THE AGENDA?
6:32:04PM >> NOTHING, OKAY.
6:32:06PM THEN I WILL -- OUR NEXT SCHEDULED MEETING IS AUGUST
6:32:09PM 20th, BUT STAY TUNED ON THAT BECAUSE THERE ISN'T MUCH

6:32:12PM IN THE HOPPER RIGHT NOW.
6:32:14PM ON THAT NOTE, I WILL ENTERTAIN A MOTION TO ADJOURN.
6:32:17PM >> SO MOVED.
6:32:18PM >> SECOND?
6:32:18PM >> SECOND.
6:32:19PM >> ALL IN FAVOR?
6:32:20PM [AYES]
6:32:41PM [MEETING ADJOURNED]
6:32:51PM

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