

THE VILLAGE OF ESTERO
PLANNING AND ZONING BOARD MEETING
TUESDAY, MAY 21, 2019
5:30 P.M.

DISCLAIMER:

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.

5:31:16PM >>Scotty Wood: I WOULD LIKE TO CALL THE MAY 21st MEETING
5:31:22PM OF THE VILLAGE OF ESTERO PLANNING AND ZONING BOARD TO ORDER.
5:31:26PM WE START THE MEETINGS WITH THE PLEDGE OF ALLEGIANCE, SO
5:31:29PM PLEASE RISE.
5:31:32PM [PLEDGE OF ALLEGIANCE]
5:31:40PM >>Scotty Wood: THANK YOU. MADAM CLERK, WOULD YOU CALL THE
5:31:52PM ROLL, PLEASE?
5:31:53PM >> BOARD MEMBER, ALLEN?
5:31:56PM >>Dr. Tim Allen: HERE.
5:31:57PM >>Anthony Gargano: HERE.
5:31:58PM >>Robert King: HERE.
5:32:00PM >>Marlene Naratil: HERE.
5:32:01PM >>John Yarbrough: HERE.
5:32:04PM >> BOARD MEMBER TATOOLE IS NOT HERE TODAY.
5:32:06PM AND CHAIRMAN WOOD.
5:32:07PM >>Scotty Wood: HERE.
5:32:07PM I WOULD LIKE A MOTION TO APPROVE THE AGENDA.

5:32:10PM >> SO MOVED.
5:32:11PM >> SECOND.
5:32:11PM >>Scotty Wood: ALL IN FAVOR?
5:32:12PM ANY OPPOSED?
5:32:15PM THE MOTION CARRIES.
5:32:16PM WE HAVE A PUBLIC INFORMATION MEETING AS THE FIRST ITEM, AND
5:32:23PM THEN ONCE THAT IS BEHIND US, WE WILL GO INTO A PUBLIC
5:32:26PM HEARING, BUT LET'S FOCUS FIRST ON THE PAVICH ESTERO PLAN
5:32:32PM DEVELOPMENT.
5:32:33PM GO AHEAD, MATT.
5:32:34PM >>Matt Noble: GOOD EVENING.
5:32:35PM MATT NOBLE WITH THE VILLAGE OF ESTERO.
5:32:37PM THIS IS A PUBLIC INFORMATION MEETING FOR A PROPOSED
5:32:41PM REZONING.
5:32:42PM IT IS THE FIRST PROPERTY, AS YOU COME OVER THE RAILROAD
5:32:45PM TRACKS ON CORKSCREW ROAD ON THE SOUTH SIDE.
5:32:47PM IT'S THAT FIRST PROPERTY.
5:32:49PM IT HAS A SINGLE-FAMILY HOME ON IT AS WELL AS AN ADDITIONAL

5:32:52PM PROPERTY BEHIND IT.
5:32:53PM THEY ARE PROPOSING A SMALL BUILDING FOR JOE'S REAL ESTATE
5:32:59PM OFFICE.
5:32:59PM HE'S ALSO PLANNING A RESTAURANT, CAFE, COFFEE SHOP ON THE
5:33:04PM FIRST FLOOR AS WELL.
5:33:06PM FRED DROVDLIC IS GOING TO PRESENT THE PUBLIC INFORMATION FOR
5:33:10PM YOU.

5:33:11PM SO I WOULD LIKE TO INTRODUCE FRED DROVDLIC AT THIS POINT.
5:33:20PM >>Fred Drovdllic: HELLO, EVERYBODY.
5:33:21PM MY NAME IS FRED DROVDLIC.
5:33:24PM I WORK FOR WALDROP ENGINEERING.
5:33:28PM I'VE BEEN A PLANNER HERE IN THE AREA SINCE LATE 2004, 2005.
5:33:33PM I'VE BEEN PLANNING -- DOING PLANNING FOR ABOUT 20 YEARS.
5:33:36PM I HAVEN'T BEEN IN FRONT OF YOU GUYS FOR QUITE A WHILE
5:33:39PM BECAUSE I ACTUALLY HAD A LITTLE BIT OF A STINT IN BETWEEN
5:33:42PM WHERE I WAS DIRECTOR OF OPERATIONS AND ACTUALLY A PASTOR OF
5:33:45PM OPERATIONS OF A CHURCH FOR SIX YEARS.
5:33:48PM IT WAS MY HOME CHURCH, AND I HAD THE PRIVILEGE TO BE ABLE TO
5:33:51PM HELP THEM IN THE MEANTIME.
5:33:53PM I MISSED PLANNING AND TIME TO GET BACK INTO PLANNING.
5:33:56PM I HOPE TO SEE YOU GUYS A LOT MORE IN THE FUTURE.
5:34:00PM YOU'LL SEE ME TWICE TODAY.
5:34:04PM MAYBE YOU'LL HAVE MY FILL AND WON'T NEED ME BACK FOR A
5:34:07PM WHILE.
5:34:10PM WE'LL SEE HOW THAT GOES.
5:34:13PM SO AS MATT SAID, IT WAS THE SOUTHWEST CORNER OF -- OH, YOU
5:34:16PM HAVE THE IS OLD ONE.
5:34:18PM OKAY.
5:34:20PM THE SOUTHWEST CORNER OF HAPPY HOLLOW LANE AND CORKSCREW
5:34:25PM ROAD.
5:34:25PM SO IT'S SANDWICHED IN BETWEEN HAPPY HOLLOW LANE AND THE GULF
5:34:29PM SEMINOLE RAILROAD ON THE SOUTH SIDE.

5:34:32PM LIKE MATT SAID, THERE IS A SINGLE-FAMILY HOUSE THERE THAT
5:34:34PM WILL BE PROBABLY MERCIFULLY TAKEN DOWN.
5:34:50PM THAT'S PROBABLY A GOOD THING.
5:34:50PM IT WAS TIME.
5:34:50PM LOOKING TO INVEST FOR JOE PAVICH AND HIS REAL ESTATE COMPANY
5:34:50PM TO INVEST IN SOME LAND HERE IN THE AREA, AND AS HE ALREADY
5:34:55PM LIVES HERE AND HE WANTS TO WORK HERE AND BUILD AN OFFICE IN
5:34:57PM A GOOD LOCATION.
5:34:58PM HE FEELS LIKE THIS IS A REALLY GOOD SPOT FOR HIM TO HAVE A
5:35:01PM REAL ESTATE OFFICE AND SOME OTHER USES THAT I THINK WILL BE
5:35:03PM A BENEFIT TO ESTERO AND ESPECIALLY THAT CORRIDOR.
5:35:05PM SO QUARTER MILE TO THE EAST IS U.S. 41 AND ABOUT 500 FEET
5:35:10PM AWAY FROM VIA COCONUT POINT ROAD.
5:35:12PM THE REZONING IS FOR .73 ACRES.

5:35:19PM IT IS A TIGHT SITE.
5:35:20PM WANT TO REZONE IT FROM AGRICULTURAL TO ESTERO PLANNED
5:35:28PM DEVELOPMENT.
5:35:28PM AND IT'S A TWO-STORY BUILDING.
5:35:30PM IT WOULD BE APPROXIMATELY 8,000 SQUARE FEET OF OFFICE AND
5:35:32PM MIXED-USES.
5:35:33PM AND THEN 1,050 SQUARE FEET, HOPEFULLY A RESTAURANT OR
5:35:38PM RETAIL.
5:35:39PM REALLY JUST DEPENDS ON OUR USE AND THE PARKING, THE FINAL AS
5:35:42PM TO WHAT ONE OF THOSE BOTTOM UNITS CAN BE USED FOR.
5:35:45PM CAFE WILL PROBABLY WORK REALLY WELL.

5:35:47PM WE HOPE FOR THAT TO HAVE SOME PUBLIC DRAW IN THERE.
5:35:52PM AND ABOUT 950 SQUARE FEET OF OUTDOOR COURTYARD SEATING,
5:35:55PM WHICH COULD BE USED FOR CAFE OR SOME OTHER -- SOME OF THE
5:35:59PM OTHER USES, AND THAT WILL ALSO BE TIED INTO THE PUBLIC AND
5:36:03PM KIND OF CIVIC SPACE THAT WILL BE TIED DIRECTLY TO THE
5:36:05PM CORKSCREW SIDEWALK.
5:36:06PM IT WOULD BE A GOOD INTERACTION WITH THE CORRIDOR.
5:36:08PM TONIGHT, WITH MY TEAM THAT'S HERE IS MATTHEW KRAGH, DOING
5:36:14PM THE ARCHITECTURE ON IT.
5:36:16PM I'LL HAVE HIM TALK ABOUT THE BUILDING A LITTLE BIT MORE.
5:36:19PM JOE PAVICH IS HERE.
5:36:21PM I'M GOING TO HAVE HIM GIVE A LITTLE BIT OF AN OVERVIEW OF
5:36:24PM HIMSELF.
5:36:24PM YOU GUYS KNOW HIM PRETTY WELL.
5:36:26PM I KNOW HE WANTS TO SAY A FEW WORDS TO YOU GUYS.
5:36:29PM GO AHEAD, JOE, COME ON UP.
5:36:35PM >>Joe Pavich Jr.: HELLO, EVERYONE.
5:36:36PM JOE PAVICH JUNIOR.
5:36:37PM I'M A REAL ESTATE BROKER IN THE AREA.
5:36:39PM OUR FAMILY MOVED DOWN HERE IN 1989, SO WHEN WE FIRST MOVED
5:36:44PM HERE, THE POPULATION WAS ABOUT 800.
5:36:46PM SO WE MOVED FROM A BIG TOWN IN CHICAGO TO ESTERO.
5:36:50PM AND, WOW, HAS THE AREA GROWN FROM THAT TO WHAT IT IS TODAY.
5:36:55PM I'VE BEEN A RESIDENT SINCE 1989.
5:36:58PM I STARTED ESTERO HIGH SCHOOL IN 1989.

5:37:02PM GRADUATED IN '93.
5:37:03PM THEN I WENT OFF AND STARTED A CAREER AND MY FATHER KEPT
5:37:07PM TELLING ME, "JOE, GET YOUR LICENSE."
5:37:10PM I FINALLY LISTENED TO HIM AND BECAME A REAL ESTATE AGENT.
5:37:13PM I ALWAYS WANTED TO INVEST IN ESTERO.
5:37:15PM IT'S A GREAT PLACE.
5:37:17PM CENTRALLY LOCATED BETWEEN NAPLES AND FORT MYERS.
5:37:20PM BEING IN THE BUSINESS I AM, I ALWAYS WANT TO BE IN BETWEEN
5:37:23PM BECAUSE I HAVE TO GO TO NAPLES, 15, 20 MINUTES, OR FT. MYERS
5:37:27PM 15, 20 MINUTES THE OTHER WAY.

5:37:29PM I FEEL LIKE WE'RE IN A GREAT SPOT.
5:37:30PM I LOVE ESTERO.
5:37:31PM MY FAMILY, YOU KNOW, MY FATHER AND I AND MY BROTHER WERE ALL
5:37:35PM IN THE BUSINESS.
5:37:36PM MY MOM AS WELL.
5:37:37PM MY FATHER STARTED THE REAL ESTATE FIRM BACK IN 1997.
5:37:41PM AND BASICALLY HE STARTED AND PASSED THE LEGACY DOWN TO ME
5:37:47PM AND MY FAMILY.
5:37:48PM I HOPE TO HAVE THIS OFFICE TO PASS IT ON TO MY FAMILY AND
5:37:51PM HAVE -- I'VE GOT THREE KIDS.
5:37:54PM MY VISION WOULD BE TO HAVE THEM WORKING WITH ME DOWN THE
5:37:57PM ROAD AT SOME POINT AS WELL.
5:37:58PM SO THIS ISN'T A PROJECT WHERE I JUST WANT TO PUT UP A BOX
5:38:03PM AND PUT A ROOF AND JUST RENT IT OUT OR TRY TO DO IT FOR AN
5:38:06PM INVESTMENT.

5:38:08PM I'M NOT REALLY DOING IT THAT WAY.
5:38:10PM I'M DOING IT FOR SOMETHING I CAN HOLD ON TO, SOMETHING TO
5:38:12PM BRING PEOPLE, SOMETHING WHERE PEOPLE CAN RIDE BIKES TO, GRAB
5:38:15PM A CUP OF COFFEE, OR, YOU KNOW, OR THE PARK IS RIGHT THERE,
5:38:19PM THE COCONUT POINT IS RIGHT HERE.
5:38:21PM EVERYTHING IS SORT OF AROUND US.
5:38:22PM I THOUGHT THIS WOULD BE SUCH A GREAT LOCATION TO PUT
5:38:25PM SOMETHING LIKE THIS.
5:38:26PM MY OFFICE WOULD BE THERE AS WELL.
5:38:28PM AND I'M REALLY LOOKING FORWARD TO HOPEFULLY, YOU KNOW,
5:38:31PM WORKING THROUGH THE PROCESS WITH YOU GUYS AND GETTING THE
5:38:34PM PROPER APPROVALS.
5:38:35PM WE'RE, OBVIOUSLY, HAVING A BIG NAME IN ESTERO, THE GOAL IS
5:38:39PM TO, YOU KNOW, TO COMPLY.
5:38:41PM THESE ARE ALL BIG FAMILY IN ESTERO, WE CERTAINLY WANT TO
5:38:45PM ALWAYS DO THE RIGHT THING.
5:38:46PM THAT'S REALLY ABOUT IT.
5:38:49PM WE WANTED TO MAKE IT LOOK AS GREAT AS POSSIBLE.
5:38:52PM THAT'S WHY WE GOT MATT KRAGH, THE BEST ARCHITECT IN TOWN, BY
5:38:56PM THE WAY.
5:38:56PM BUT I WANTED TO MAKE IT LOOK AS GREAT AS I CAN, NOT JUST A
5:39:00PM BOX WITH A ROOF AND WE WANTED TO MAKE IT LOOK LIKE SOMETHING
5:39:03PM SPECIAL.
5:39:04PM THAT'S REALLY ABOUT IT FOR ME.
5:39:08PM >> COULD I ASK A QUESTION, JOE, BEFORE YOU SIT DOWN?

5:39:11PM THAT MIGHT BE HELPFUL.
5:39:12PM I THINK YOUR PLAN IS TO -- YOU'RE OVER BY PUBLIX NOW, YOUR
5:39:17PM OFFICE.
5:39:17PM I THOUGHT YOUR PLAN WAS TO EVENTUALLY MOVE INTO -- FROM
5:39:21PM PUBLIX.
5:39:22PM >>Joe Pavich Jr.: ABSOLUTELY, YES.

5:39:24PM WE'VE BEEN THERE, SINCE I THINK 1998, '99, SOMETHING LIKE
5:39:29PM THAT.
5:39:29PM I WANT TO SAY THE FIRST REAL ESTATE OFFICE IN ESTERO.
5:39:31PM IT'S SOMETHING WE WANT TO JUST MOVE OUR OFFICE AND JUST WORK
5:39:35PM OUT OF THERE AND DEVELOP AN EVEN BIGGER NAME THAN WE HAVE
5:39:38PM NOW.
5:39:40PM >>Marlene Naratil: YOU ARE A LOCAL CELEBRITY FROM
5:39:43PM TELEVISION.
5:39:43PM EVERY TIME I TURN ON THE TV, I SEE THE FAMILY.
5:39:46PM >>Joe Pavich Jr.: THANKS.
5:39:48PM >> IT IS THE THREE KIDS WHO ARE THE CELEBRITIES.
5:39:50PM >>Joe Pavich Jr.: RIGHT, EXACTLY.
5:39:52PM THANK YOU.
5:39:52PM APPRECIATE THAT.
5:39:57PM >> IT'S NOT RIGHT FOR ONE FAMILY TO BE THAT GOOD LOOKING.
5:40:01PM [LAUGHTER]
5:40:02PM >> SHOCKING.
5:40:04PM >> SO TO GO ON WITH THIS, I'M GOING TO GIVE A BRIEF OVERVIEW
5:40:09PM OF THE SITE, OF THE BUILDING, BUT I WON'T DO A VERY GOOD JOB

5:40:13PM WITH THE BUILDING, BECAUSE I'M NOT AN ARCHITECT.
5:40:15PM I'LL LET MATT TALK A LITTLE BIT ABOUT THAT.
5:40:17PM THEN I'LL CLOSE UP WITH A LITTLE BIT OF THE INFORMATION,
5:40:20PM JUST THE SUMMARY OF THE REQUEST, EVEN THOUGH THIS ISN'T THE
5:40:23PM FULL -- THE PUBLIC HEARING LIKE I NORMALLY WOULD.
5:40:25PM I'LL JUST HIT -- I HAVE TWO SLIDES THAT ARE JUST THE
5:40:27PM HIGHLIGHTS OF THE BASICS.
5:40:28PM SO, THIS IS THE SITE VIEW OF THE BUILDING FROM, IF YOU WERE
5:40:36PM STANDING IN THE MIDDLE OF CORKSCREW ROAD AND LOOKING SOUTH.
5:40:39PM A LOT OF WINDOWS, A LOT OF ARCHITECTURAL RELIEF IN THE
5:40:46PM FRONT.
5:40:46PM I THINK IN A LOT OF WAYS, THIS HITS A LOT OF THE CHECK BOXES
5:40:51PM THAT YOU'D LIKE TO SEE, BUT THAT'S REALLY WHAT WE'D LIKE TO
5:40:54PM HEAR BACK FROM YOU GUYS, SOME OF YOUR THOUGHTS AND OPINIONS
5:40:58PM ON THAT.
5:40:59PM THESE ARE TWO VIEWS KIND OF, I GUESS, CALLED NORTHEAST AND
5:41:04PM SOUTHWEST.
5:41:06PM THE ONE ON THE RIGHT IS THE SOUTHWEST VIEW, SO IF WE'RE IN
5:41:10PM THE MIDDLE OF CORKSCREW ROAD AND JUST KIND OF LIFTED UP LIKE
5:41:13PM A DRONE AND LOOKED SOUTHWEST, THEN THAT -- THE OUTDOOR SPACE
5:41:18PM AND THE SIDEWALKS AND EVERYTHING -- OF THE BUILDING
5:41:21PM ACTUALLY, THAT IS THE EXISTING CORKSCREW ROAD SIDEWALK.
5:41:25PM SO THAT IS MEANT TO TIE INTO THAT.
5:41:28PM I KNOW LIKE THE MASTER CONCEPT PLAN WE SUBMITTED DIDN'T
5:41:30PM QUITE SHOW THE CONNECTION THERE, BUT THAT IS INTENDED TO

5:41:34PM CONNECT THE COURTYARD IN THE CENTER TO THE EXISTING SIDEWALK
5:41:39PM ON CORKSCREW.

5:41:40PM AND THEN IT DOESN'T SHOW EITHER ON THE NORTHWEST VIEW, BUT
5:41:45PM THERE WOULD BE A SIDEWALK CONTINUING SOUTH, ENDING AT THE
5:41:49PM END OF THE PROPERTY, BECAUSE I KNOW THAT'S REQUIRED FOR THE
5:41:52PM COMMERCIAL PROPERTY SO IT WOULD HAVE SIDEWALKS THROUGHOUT.
5:41:54PM AND THE REVISED PLANS WILL SHOW THAT WHEN WE RESUBMIT.
5:41:57PM THERE'S THE FRONT VIEW, AND REAR VIEW.
5:42:02PM YOU CAN SEE IT CONTINUES -- A LOT OF THE ARCHITECTURAL
5:42:05PM FEATURES TO THE BACK WITH THE BALCONIES AND THE WINDOWS AND
5:42:08PM JUST ALL THE THINGS I DON'T KNOW NAMES TO THAT I'LL LET MATT
5:42:14PM TALK ABOUT.
5:42:14PM AND THEN THE SIDE VIEWS, WHICH ARE MIRRORS ON EACH SIDE,
5:42:18PM LOOKING EAST AND WEST.
5:42:19PM I KNOW YOU'LL WANT TO HEAR A LITTLE BIT ABOUT THOSE.
5:42:22PM I WILL BACK UP TO THE MAIN PICTURES AND LET MATTHEW ADDRESS
5:42:27PM THE ONES.
5:42:28PM >> QUESTION FOR YOU BEFORE YOU DO THAT.
5:42:31PM WHAT ABOUT STORMWATER RETENTION, ARE YOU THERE YET WITH THE
5:42:33PM PLANNING?
5:42:35PM >>Fred Drovdljic: SOMEWHAT.
5:42:35PM THE WAY WE HAVE IT LAID OUT RIGHT NOW, WE ARE THINKING WE
5:42:39PM HAVE ENOUGH ROOM TO HAVE IT JUST OPEN DETENTION OR DRIED
5:42:46PM DETENTION.
5:42:46PM BUT THERE IS A POSSIBILITY THAT MAYBE SOME OF IT WILL NEED

5:42:49PM TO BE UNDERGROUND.
5:42:50PM WE HAVEN'T FIGURED OUT ALL THOSE DETAILS, BUT WE'RE CLOSE.
5:42:53PM WE'RE WITHIN LIKE 10 OR 15 PERCENT IN MAKING IT, BUT NOT
5:42:57PM SURE.
5:42:57PM IF WE CAN'T AND WE WANT TO GO THAT ROUTE, IT WILL PROBABLY
5:43:00PM COST US A PARKING LOT OR TWO, WHICH IS -- SO WE'LL SEE.
5:43:08PM >>Matthew Kragh: GOOD EVENING.
5:43:09PM MY NAME IS MATTHEW KRAGH WITH MHK ARCHITECTURE AND PLANNING.
5:43:13PM WE WERE DELIGHTED WHEN WE GOT A CALL TO DO THIS PROJECT FOR
5:43:20PM JOE AND HIS FAMILY WITH THE REPUTATION THEY'VE BUILT OVER
5:43:23PM THE YEARS.
5:43:24PM WE THINK THIS IS GOING TO BE A GREAT FACE FOR HIS BUSINESS,
5:43:29PM HIS THRIVING BUSINESS.
5:43:31PM JOE CAME TO US, HE SAID HE WANTED A VERY CLEAN, CONTEXTUAL
5:43:38PM BUILDING THAT WOULD KIND OF STAND THE TEST OF TIME.
5:43:41PM SO WE TRIED TO CREATE WHAT WE WOULD CALL A TIMELESS
5:43:45PM STRUCTURE HERE.
5:43:46PM AS YOU CAN SEE ON THE RENDERING BEFORE YOU, THE GROUND FLOOR
5:43:51PM HAS A LOT OF GLAZING, A LOT OF STOREFRONT GLASS, MIXTURE OF
5:43:56PM AWNINGS, SOME LITTLE SUN SHADE DEVICES ALONG THERE.
5:43:58PM PROBABLY THE MOST DYNAMIC PART OF THIS PROJECT IS THE FAIRLY
5:44:02PM WIDE, I BELIEVE IT'S CLOSE TO 16 FEET WIDE PEDESTRIAN VIA
5:44:07PM THAT COMMUNICATES FROM THE FRONT TO THE BACK OF THE SPACE.
5:44:10PM SO WE'RE HOPING IF THERE'S A LITTLE CAFE ON THE CORNER,

5:44:14PM THERE MIGHT BE A FEW TABLES SPRINKLED IN THERE.

5:44:17PM JOE CAN HAVE HIS REAL ESTATE LISTINGS ON THE GLASS AND
5:44:20PM PEOPLE CAN SEE THOSE AS THEY ARE MAYBE HAVING A COFFEE OR
5:44:23PM ICE CREAM.
5:44:24PM AND WHAT YOU SEE AS YOU'RE WALKING STRAIGHT FROM THE STREET
5:44:28PM BACK TO THE CENTRAL CORRIDOR IS THE ELEVATOR.
5:44:32PM WE TRIED TO GIVE THE APPEARANCE OF AN ARCADE IN THE FRONT,
5:44:35PM BUT IT'S KIND OF SMUSHED UP AGAINST THE BUILDING.
5:44:38PM BASICALLY, WE'RE GOING TO WIDEN THE BLOCK A COUPLE OF FEET
5:44:43PM AND GIVE THE BUILDING SOME NICE TEXTURE AND MASSING ALONG
5:44:46PM THE FRONT.
5:44:47PM OF COURSE, THAT NICE GLASS TOWER IN THE MIDDLE THERE.
5:44:50PM WE HAVE TWO SYMMETRICAL SPACES UPSTAIRS.
5:44:53PM WE HAVE A TOTAL OF ABOUT 4,000 SQUARE FEET UPSTAIRS, AND
5:44:56PM ANOTHER 5,000 SQUARE FEET DOWNSTAIRS.
5:44:59PM WE GO TO THE REAR OF THE BUILDING, THIS ONE SHOWS THE REAR
5:45:04PM HERE.
5:45:05PM FOR EGRESS, WE BASICALLY HAVE TWO OPEN STAIRWAYS ON EACH
5:45:08PM SIDE.
5:45:09PM YOU CAN SEE ON THE BOTTOM RENDERING HERE, OPEN STAIRWAY ON
5:45:12PM THE LEFT AND THEN ONE ON THE RIGHT.
5:45:13PM AND THEN YOU CAN SEE THROUGH THE CORRIDOR.
5:45:15PM AND THAT ELEVATOR IS THAT TOWER ELEMENT RIGHT IN THE MIDDLE
5:45:18PM WITH PEDESTRIAN ACCESS ON BOTH SIDES OF IT.
5:45:20PM I'M GOING TO KEEP IT SHORT AND SWEET.
5:45:23PM IF YOU HAVE ANY QUESTIONS.

5:45:24PM YES, MA'AM.
5:45:25PM >> WHERE IT SAYS "ESTERO CAFE" ON THE LEFT SIDE, IN THE
5:45:29PM OFFICES, ARE THEY OFFICES ABOVE IT OR IS THAT OTHER USAGES?
5:45:33PM >>Matthew Kragh: YES.
5:45:34PM SO, IF YOU'RE LOOKING AT THE TOP RENDERING THERE, WHERE IT
5:45:37PM SAYS "ESTERO CAFE" ON THE LEFT, THAT IS THE -- YOU KNOW,
5:45:42PM BOTTOM ONE-HALF PORTION OF THE BUILDING, AND THAT WOULD BE
5:45:45PM THE LOCATION FOR THE POTENTIAL CAFE.
5:45:47PM AND THEN THEY WOULD PROBABLY UTILIZE THE COURTYARD AREA.
5:45:51PM THAT'S WHAT WE MEASURED AT 950 SQUARE FEET.
5:45:53PM JOE'S PROPOSED OFFICE WOULD BE ON THE RIGHT-HAND SIDE.
5:45:56PM YOU CAN SEE HIS LOGO THERE.
5:45:57PM UPSTAIRS WOULD BE ADDITIONAL TENANTS.
5:46:01PM SO, YOU KNOW, MAYBE AN ATTORNEY'S OFFICE OR SOME OTHER
5:46:05PM PROFESSIONAL IN TOWN.
5:46:07PM >> WOULD THERE BE RETAIL IN THE BUILDING AS WELL?
5:46:11PM >>Matthew Kragh: THE CAFE PORTION HAS THE POTENTIAL TO BE
5:46:14PM RETAIL IF THE CAFE -- YOU KNOW, IF HE DOESN'T FIND THE RIGHT
5:46:17PM TENANT FOR A CAFE AND SO FORTH.
5:46:18PM AND SO DOES JOE'S SPACE.

5:46:20PM IF HE DECIDED HE ONLY NEEDED HALF THE SPACE SOMEDAY, THIS
5:46:23PM BUILDING IS BASICALLY MEANT TO BE A NICE LITTLE MIXED-USE
5:46:26PM OFFICE, SLASH, RETAIL BUILDING.
5:46:29PM >> WHAT IS THE HEIGHT OF THE BUILDING?
5:46:31PM >>Matthew Kragh: WE'RE APPROXIMATELY 37 FEET -- 35.

5:46:36PM WE'RE STILL PUSHING AND SHOVING SOME THINGS, BUT I BELIEVE
5:46:42PM WE'RE GOING TO BE AROUND 35 FEET, YES, SIR.
5:46:43PM >> IS THAT TO THE ROOF?
5:46:47PM >>Matthew Kragh: THAT WOULD BE TO THE DECK FROM WHERE I
5:46:50PM UNDERSTAND, FRED, WE MEASURE FROM.
5:46:52PM YES.
5:46:57PM >> ARE YOU GOING TO COMMENT ON THE TRAFFIC ISSUES, HOW YOU
5:47:00PM APPROACH THAT, WHAT THE STUDY LOOKS LIKE, AS FAR AS, I GUESS
5:47:04PM IT'S RIGHT-IN, RIGHT-OUT.
5:47:06PM >>Matthew Kragh: YES, SIR.
5:47:07PM I'LL HAVE FRED TALK MORE ABOUT THE TRAFFIC ISSUES.
5:47:11PM >> WHILE YOU HAVE THAT SLIDE UP, IN THE NOTES I READ, IT
5:47:18PM LOOKED LIKE YOU WERE GOING TO BE NEEDING A VARIANCE ON
5:47:21PM PARKING SPOTS.
5:47:23PM >>Matthew Kragh: YES, SIR.
5:47:25PM >> BUT IT DIDN'T INDICATE THE NUMBER.
5:47:27PM I DON'T KNOW IF THE DRAWING WAS TO SCALE OR NOT.
5:47:30PM IN THE DRAWING, THERE ARE 30 PARKING SPOTS.
5:47:35PM >>Matthew Kragh: I'LL HAVE FRED TALK TO THAT AS WELL.
5:47:42PM >>Fred Drovdljic: SO, OF COURSE, IT DEPENDS ON THE USES.
5:47:44PM SO THE DEVIATION FOR THE PARKING SPOTS WOULD ONLY BE
5:47:52PM NECESSARY IF IT WOULD BE REALLY A RESTAURANT INSTEAD OF A
5:47:58PM CAFE, BECAUSE CAFE IS A DIFFERENT REQUIREMENT THAN LIKE A
5:48:01PM SIT-DOWN RESTAURANT.
5:48:02PM SIT-DOWN RESTAURANT IN THAT 1,050 SQUARE FEET ON ONE OF THE

5:48:07PM SIDES WOULD THEN PUSH THE PARKING TO A POINT WHERE WE WOULD
5:48:10PM NEED A DEVIATION.
5:48:13PM AND THE DEVIATION WE WERE APPLYING WAS PERMITTED WITHIN THE
5:48:18PM CODE IF YOU FEEL THAT IT'S APPLICABLE.
5:48:21PM SO 5% REDUCTION BECAUSE IT'S MULTIMODAL AND CONNECTED
5:48:25PM DIRECTLY TO THE BICYCLE AND PEDESTRIAN WALKWAY.
5:48:27PM THE OTHER 5% IS ONE OF THE OPTIONS IS IF YOU'RE WITHIN A
5:48:31PM TRANSIT STOP, WITHIN 500 FEET.
5:48:34PM CURRENTLY, THERE IS NOT A TRANSIT STOP WITHIN 500 FEET.
5:48:37PM THERE'S ONE PROPOSED BY LEE TRAN AT VIA COCONUT POINT AND
5:48:44PM CORKSCREW ROAD.
5:48:46PM BUT IT'S -- IT'S NOT FINANCIALLY FEASIBLE YET.
5:48:48PM IT'S JUST ON THE FUTURE PLANS.
5:48:50PM SO WE GET THAT THAT IS A LITTLE BIT PROBABLY EARLY FOR THAT
5:48:56PM PIECE.
5:48:56PM PART OF MY THOUGHT PROCESS WITH THAT WOULD BE THERE'S A

5:49:01PM POSSIBILITY MAYBE THAT WE CAN CONDITION THAT OTHER 5%
5:49:04PM REDUCTION IN THE FUTURE WHEN THAT WOULD BE IN PLACE, AND
5:49:07PM THAT WOULD ALLOW MORE FLEXIBILITY WITH TENANTS ON THAT FIRST
5:49:10PM FLOOR.
5:49:10PM BUT IF THAT WOULDN'T -- IF WE WOULDN'T GET APPROVED FOR
5:49:13PM THAT, I THINK WE'LL BE A COUPLE OF PARKING SPACES SHORT FOR
5:49:16PM THE FULL THOUSAND FEET TO BE A SIT-DOWN RESTAURANT.
5:49:20PM BUT THE OTHER USES WE DESCRIBED WORK WITHIN THE SITE PLAN
5:49:23PM THAT WE HAVE SUBMITTED RIGHT NOW, AND WE DON'T NEED ALL THE

5:49:27PM SPACES THERE, IF IT WOULDN'T HAVE A SIT-DOWN RESTAURANT.
5:49:30PM SO, YES, WE WERE ASKING FOR A DEVIATION, BUT WE COULD HAVE A
5:49:34PM LOT OF USES, VIABLE USE OF THE BUILDING IF WE DIDN'T GET A
5:49:39PM PORTION OF THOSE DEVIATIONS THAT WE'RE REQUESTING.
5:49:41PM SO YOU WANT ME TO ADDRESS THE TRANSPORTATION ISSUE THAT YOU
5:49:52PM SPOKE OF, THAT YOU ASKED ABOUT?
5:49:54PM >> YES.
5:49:55PM DID YOU HAVE A STUDY DONE TO LOOK AT THE -- WHAT THE TRAFFIC
5:50:00PM SITUATION IS GOING TO LOOK LIKE, PARTICULARLY IF YOU GET A
5:50:03PM RESTAURANT THAT GENERATES MORE TRIPS?
5:50:04PM >>Fred Drovdllic: YEAH, WE HAD IT DONE.
5:50:07PM THE TIS WE SUBMITTED IS DONE WITH -- I ALWAYS FORGET WHAT HE
5:50:12PM CALLS IT, BUT -- IT'S LIKE A FAST-CAFE RESTAURANT.
5:50:16PM QUICK SERVE -- YEAH, QUICK SERVE RESTAURANT, SOMETHING LIKE
5:50:21PM THAT, SO THE TRAFFIC ISN'T QUITE LIKE A SIT-DOWN RESTAURANT.
5:50:25PM WE CAN HAVE HIM RESUBMIT ONE THAT WOULD GENERATE THE OTHER
5:50:27PM TRIPS.
5:50:28PM BUT IT GENERATES A LARGE PERCENTAGE OF THE TRIPS ANYWAY.
5:50:32PM SO THE TIS THAT SHOWS THE CORKSCREW IS OPERATING AT A LEVEL
5:50:37PM OF SERVICE "C" BEFORE AND AFTER THIS PROPOSED DEVELOPMENT,
5:50:41PM AND THEN YOU ARE RIGHT, IT'S A RIGHT-IN, RIGHT-OUT.
5:50:45PM >> HOW ABOUT FOR THOSE FOLKS WHO COME OUT AND WANT TO GO
5:50:48PM WEST?
5:50:48PM >>Fred Drovdllic: YEAH SO IF YOU WANT TO GO WEST, YOU GO DOWN
5:50:54PM AND HAVE TO MAKE A U-TURN AT -- WHAT IS THAT?

5:50:59PM VIA COCONUT POINT.
5:51:02PM >> IT IS THE NEXT ROAD.
5:51:03PM I'M NOT SURE --
5:51:04PM >>Fred Drovdllic: I'M TRYING TO THINK, TOO.
5:51:07PM I CAN'T REMEMBER.
5:51:07PM >> YOU CAN TURN AND GO DOWN AND PICK UP WILLIAMS ROAD AND
5:51:10PM HEAD WEST.
5:51:14PM >>Fred Drovdllic: SANDY LANE.
5:51:16PM >> SANDY LANE TO THE NORTH.
5:51:22PM >>Fred Drovdllic: NOT IDEAL, BUT CERTAINLY DOABLE WITHIN THE
5:51:26PM TRAFFIC STRUCTURE OUT THERE NOW.
5:51:28PM >> WHAT ABOUT GOING EAST?

5:51:29PM SAY I'M ON 41 AND I WANT TO GO SEE JOE, AND I SEE JOE AND
5:51:36PM NOW SUDDENLY I HAVE TO GO OVER TO THE OTHER SIDE OF I-75
5:51:41PM RIGHT-IN, RIGHT-OUT NO PROBLEM.
5:51:43PM BUT SAY I WANTED TO RETURN, SAY I'M COMING FROM THE EAST,
5:51:50PM AND I WANT TO SEE JOE ON MY WAY HOME, HOW DO I GET INTO THAT
5:51:55PM BUILDING?
5:51:56PM >>Fred Drovdlc: YEAH, YOU GUYS MIGHT KNOW BETTER THAN ME.
5:51:58PM I HAVEN'T DRIVEN DOWN PAST THAT AND TRIED TO MAKE A U-TURN
5:52:02PM YET.
5:52:04PM >> I THINK YOU'D HAVE TO COME BACK AND GO INTO THE PUBLIX
5:52:07PM ENTRANCE AND THEN COME OUT.
5:52:09PM >>Scotty Wood: YEAH, HAVE TO MAKE A TURN IN THE SHOPPING
5:52:11PM CENTER, I THINK.

5:52:11PM >>Fred Drovdlc: I THINK YOU'RE RIGHT.
5:52:16PM >> THE STAFF IS REVIEWING ALL THE DOCUMENTS RIGHT NOW.
5:52:18PM THEY SUBMITTED FOR THE ZONING.
5:52:20PM WE'VE GOT THE TRAFFIC INFORMATION STATEMENT.
5:52:23PM WE'VE GOT, LIKE, ALL THE USES THAT ARE PROPOSED, SO THOSE --
5:52:27PM WE'LL BE LOOKING AT ALL THAT WHEN WE PREPARE -- WHEN WE GET
5:52:30PM TO THE POINT WHERE WE'RE PREPARING A STAFF REPORT.
5:52:33PM WE'LL BE LOOKING AT ALL THAT AND PUTTING IT IN A STAFF
5:52:36PM REPORT, THE ANALYSIS OF THE TRAFFIC AND THOSE ISSUES, TOO.
5:52:40PM ONE OTHER THING, TOO, THAT I DON'T THINK FRED MENTIONED YET
5:52:43PM -- BUT MAYBE I'M JUMPING AHEAD -- THIS IS IN THE VILLAGE
5:52:47PM CENTER LAND USE CATEGORY, SO THERE ARE --
5:52:53PM [ENCODER SYSTEM DROPPED CONNECTION]
5:53:08PM [NO ENCODER]
5:53:14PM >> HOW FAR DOES HAPPY HOLLOW LANE EXTEND NOW?
5:53:17PM >> IT GOES DOWN INTO THOSE LOTS.
5:53:21PM I DON'T KNOW, THERE IS A ROW OF LOTS, QUARTER MILE.
5:53:23PM IT DOESN'T CONNECT TO ANYTHING.
5:53:34PM >> IT GOES SOUTH AND THEN IT ENDS.
5:53:36PM [OVERLAPPING CONVERSATION]
5:53:46PM >> OKAY.
5:53:47PM IT DOESN'T LOOK LIKE IT'S GOING TO GO ANYWHERE.
5:53:51PM >> PROBABLY NOT, BECAUSE THERE ARE SOME SINGLE OWNERSHIPS IN
5:53:54PM THERE, DIFFERENT OWNERSHIPS, SO MAYBE EVENTUALLY THERE MAY
5:53:58PM BE SOME THINGS HAPPENING, BUT I DON'T THINK ANY TIME SOON.

5:54:04PM >>Fred Drovdlc: BASED ON YOUR COMMENTS, ALSO WITH THE
5:54:05PM RESUBMITTAL, I'LL MAKE A TRAFFIC FLOW GRAPHIC THAT WILL
5:54:10PM SHOW, YOU KNOW, THAT THE -- WHAT YOU HAVE TO DO TO GO EAST
5:54:13PM AND WEST AND HOW YOU NEED TO GET INTO THE PROPERTY.
5:54:16PM I'M GLAD TO DO THAT.
5:54:17PM THIS IS A GRAPHIC THAT'S UP THAT JUST SHOWS THE PEDESTRIAN
5:54:23PM AND BICYCLE INTERCONNECTION.
5:54:26PM I KNOW WE HAD A FEW COMMENTS ON THAT FROM STAFF THAT I'LL

5:54:29PM ADDRESS, BUT THIS IS THE BASIC FLOW OF THE SITE, AND THAT'S
5:54:32PM WHAT MATT WAS TALKING ABOUT, SO THIS IS JUST THE BIRD'S-EYE
5:54:38PM VIEW THROUGH THE BUILDING OF HOW PEOPLE CAN WALK AND RIDE
5:54:40PM THEIR BIKES AROUND THE PROPERTY.
5:54:42PM DON'T NEED TO SPEND A WHOLE LOT OF TIME ON THAT.
5:54:48PM WHAT WE DID, WHEN WE SUBMITTED THIS, WE WERE LOOKING AT WHAT
5:54:51PM YOU WOULD WANT OUT OF NOT ONLY THE VILLAGE CENTER, BUT OUT
5:54:54PM OF WHAT WOULD BE THE CORKSCREW OVERLAY, ALTHOUGH WE KNOW
5:54:57PM THAT THIS IS NOT IN THE CORKSCREW OVERLAY ANYMORE.
5:55:03PM AT ONE POINT IT WAS.
5:55:04PM AND IT'S MY UNDERSTANDING IT'S NOT ANYMORE.
5:55:06PM THAT'S CORRECT.
5:55:06PM IT'S JUST OUTSIDE.
5:55:07PM SO THERE ARE SOME OF THE THINGS WE THOUGHT MAYBE YOU WOULD
5:55:10PM WANT US TO APPLY ANYWAY EVEN THOUGH WE'RE NOT REQUIRED TO DO
5:55:15PM IT.
5:55:15PM I DON'T KNOW WHICH WAY YOU LOOK AT IT.

5:55:17PM IF TO OUR ADVANTAGE IF IT WOULD BE OR WOULDN'T BE IN THERE.
5:55:20PM THERE ARE SOME THINGS I THOUGHT REALLY APPLICABLE TO MAKE A
5:55:24PM GOOD PROJECT HERE.
5:55:24PM IT'S LIKE A CELL PHONE CALL, YOU GET THE ECHO, AND YOU HAVE
5:55:34PM TO HANG UP AFTER THAT.
5:55:36PM SO THE CORKSCREW ROAD OVERLAY DID SOME THINGS LIKE MAXIMUM
5:55:42PM SETBACKS FROM THE ROAD, BECAUSE YOU WANT TO CREATE THAT
5:55:45PM VISUAL EDGE ALONG THERE.
5:55:47PM WE HAD TO BE 25 FEET BACK ON THIS SITE PLAN JUST BECAUSE WE
5:55:50PM NEEDED A SITE TRIANGLE AT HAPPY HOLLOW AND CORKSCREW ROAD.
5:55:54PM SO WE KEPT IT AT 25 FEET.
5:55:57PM THE SIDE SETBACKS, IT COULD BE A MAXIMUM OF 5, MINIMUM OF 0.
5:56:01PM RIGHT NOW WE'RE UNDER -- JUST UNDER 5 FEET ON EACH SIDE, OR
5:56:05PM WE CAN PUSH IT ONE WAY OR ANOTHER.
5:56:07PM IF WE PUSH IT TOO FAR ONE WAY OR ANOTHER, THEN IT'S LOOKING
5:56:10PM AT MAYBE A STEM WALL OR SOMETHING THAT'S PROBABLY
5:56:13PM UNNECESSARILY EXPENSIVE DESIGN FEATURE FOR THE BUILDING.
5:56:16PM SO WE'RE PROBABLY UNDER FIVE-FEET SETBACKS ON EACH SIDE.
5:56:20PM AND THEN WE WANT TO DO ARCHITECTURAL THINGS TO RELIEVE THAT,
5:56:24PM ESPECIALLY ON THE HAPPY HOLLOW SIDE, LIKE HAVING A LIVING
5:56:27PM WALL ALONG THERE, AND SOME OTHER FEATURES THAT WOULD MAKE
5:56:30PM THAT -- THAT WOULD SOFTEN THAT.
5:56:32PM BUT WE WANTED TO MAXIMIZE THAT STREET FRONTAGE BECAUSE WORK
5:56:37PM SCREW ROAD IS A MAJOR ROAD.
5:56:39PM IT IS A LARGE ROAD.

5:56:41PM QUITE A DISTANCE BETWEEN HAPPY HOLLOW AND WHERE THE BUILDING
5:56:43PM WOULD END JUST BECAUSE OF THE DESIGN OF HAPPY HOLLOW.
5:56:46PM IT IS NOT A MAJOR, VERY WIDE ROAD.
5:56:48PM IT'S JUST THE 24 FEET ROAD.

5:56:50PM IT DOESN'T LOOK OVER-IMPOSING TO THE ROADWAY, BUT IT MAKES A
5:56:55PM NICE VISUAL EDGE, I THINK, ON CORKSCREW ROAD.
5:56:58PM BUT THEN THE OTHER THINGS THAT ARE DESIRABLE IS THE
5:57:01PM INTERCONNECTION TO THE PEDESTRIAN/BICYCLE, THE SOCIALIZATION
5:57:05PM AREA AS A GATHERING PLACE, ESPECIALLY WITH HOPEFULLY THAT
5:57:08PM CAFE USE HAPPENS, BUT EVEN IF IT DOESN'T, THERE IS GOING TO
5:57:10PM BE OUTDOOR SEATING THERE WHERE PEOPLE, IF THEY START USING
5:57:13PM THE GULF SEMINOLE RAILWAY, AND THAT BECOMES MORE OF A
5:57:18PM PEDESTRIAN AND INTERMODAL CORRIDOR FOR RECREATION, THEN THIS
5:57:22PM WILL BE A PLACE WHERE THEY COULD STOP, THEY COULD REST.
5:57:24PM THEY COULD PICK UP A DRINK OR DO SOMETHING LIKE THAT.
5:57:28PM REGARDLESS OF WHAT THAT USE WILL BE, THERE WILL BE AN
5:57:32PM OUTDOOR SPACE TO ALLOW PEOPLE TO INTERACT WITH THE PROPERTY
5:57:35PM IN A POSITIVE WAY.
5:57:36PM THEN I THINK WHAT MATTHEW IS PRESENTING, THE HIGH-QUALITY
5:57:41PM ARCHITECTURE.
5:57:42PM THEY ARE BUILDING IT TO LAST, AND BUILDING IT -- I KNOW
5:57:45PM THAT'S A CONCERN.
5:57:45PM YOU DON'T WANT STUFF JUST PUT UP FOR THE SHORT TERM.
5:57:49PM YOU WANT STUFF THAT LOOKS GOOD, THAT LASTS, AND CREATES THE
5:57:52PM FEEL OF WHAT YOU WANT ESTERO TO BE.

5:57:54PM I HOPE THAT'S WHAT THIS IS, BUT THEIR INTENT IS FOR THAT
5:58:00PM ARCHITECTURE TO BE A LONG-LASTING DESIGN AND FEATURE THAT
5:58:03PM WILL BE WELL LEASED AND WELL USED FOR A LONG TIME.
5:58:07PM SO THAT'S THE MAIN HIGHLIGHTS OF THAT.
5:58:11PM I KNOW STAFF HAS SOME COMMENTS ABOUT US, BECAUSE WE APPLIED
5:58:15PM SOME OF THE CORKSCREW OVERLAY THINGS, BUT THEN WE'LL WORK
5:58:17PM THROUGH SOME OF THOSE THINGS WITH STAFF AND SEE WHERE WE ARE
5:58:20PM WITH THOSE THINGS, AND OUR PLAN WILL BE TO SIT DOWN WITH
5:58:23PM THEM OVER THE NEXT COUPLE OF WEEKS OR SO AND HASH THESE
5:58:27PM THINGS OUT AND WHATEVER COMMENTS YOU HAVE TO TAKE THOSE TO
5:58:30PM THE STAFF AND WORK THEM OUT.
5:58:31PM SO THIS IS JUST A SITE SUMMARY.
5:58:36PM IT'S AN OVERVIEW OF THE CODE MINIMUM LANDSCAPE, BUT WE'RE
5:58:41PM NOT TRYING TO BE REAL ACCURATE THERE.
5:58:43PM WE'RE JUST WANTING TO SHOW YOU WHERE THE GREENSPACES WERE
5:58:46PM AND SOME OF THE LANDSCAPING.
5:58:47PM SO THE CORKSCREW ROAD OVERLAY DOESN'T REQUIRE A BUFFER ON
5:58:51PM CORKSCREW ROAD.
5:58:53PM THE COMMENT CAME BACK, OF COURSE, THAT IT'S A 20-FOOT BUFFER
5:58:56PM THAT'S REQUIRED ON CORKSCREW ROAD.
5:58:58PM SO WE'VE GOT TO WORK THROUGH THAT AND FEEL WHAT THAT IS.
5:59:02PM REGARDLESS, THERE IS A FAIR AMOUNT OF LANDSCAPING WE WERE
5:59:05PM PROPOSING ANYWAY, SO I THINK WE'LL BE ABLE TO WORK THIS OUT
5:59:08PM IN A REALLY GOOD WAY AND PROBABLY BE ABLE TO MEET THE
5:59:11PM PLANNING REQUIREMENTS AND EVERYTHING.

5:59:12PM AS YOU CAN SEE ON THAT, AND YOU CAN SEE ON ALL OF THE
5:59:15PM ARCHITECTURAL DRAWINGS, THERE IS GOING TO BE A FAIR --
5:59:18PM FAIRLY NICE SPACE TO CREATE THAT ANYWAY.
5:59:20PM AND THEN THE REST OF THE -- THE PROPERTIES TO THE REAR,
5:59:26PM THERE'S GOING TO BE A WALL-TYPE -- WALL TYPE C BUFFER.
5:59:31PM THE PARKING LOT, BECAUSE OF THE ANGLE OF THE SITE, WE'RE
5:59:33PM ASKING FOR A DEVIATION AT THAT POINT BECAUSE MOST OF IT IS
5:59:37PM 15 FEET.
5:59:37PM THERE IS A LITTLE CORNER THAT ISN'T QUITE 15 FEET AWAY, BUT
5:59:40PM WE WON'T HAVE TO CHANGE THE PLANNINGS, WE WON'T HAVE TO
5:59:43PM CHANGE THE WALL.
5:59:44PM JUST IN A LITTLE AREA WILL BE WITHIN 13 FEET OF THE PROPERTY
5:59:48PM TO THE SOUTH.
5:59:49PM AND THEN THE TYPE "D" BUFFER, WE'RE ONLY SHOWING 15 FEET
5:59:53PM THERE ON THE SITE PLAN.
5:59:55PM SO WE WANT TO SHOW MORE.
5:59:57PM THE SITE BEING AS TIGHT AS IT IS, IT DOESN'T ALLOW A WHOLE
6:00:02PM LOT FOR IT.
6:00:03PM SO THE SPACE WHERE THE PARKING LOT IS IN THE BACK ON HAPPY
6:00:07PM HOLLOW, WE'RE ALMOST 20 FEET FOR PART OF IT, AGAIN, IT
6:00:11PM ANGLES AND WE GET CLOSER -- WE GET TO AS LITTLE AS I THINK
6:00:15PM 14.5 FEET IN SOME PLACES.
6:00:17PM WHEN WE COME IN FOR THE HEARING, WE'LL HAVE THE LANDSCAPE
6:00:23PM PLANS SHOWN.
6:00:25PM WE'LL HAVE IT WORKED OUT REALLY CLEARLY HOW THAT'S GOING TO

6:00:28PM LOOK. AGAIN, WE DON'T INTEND ON CHANGING THE AMOUNT OF
6:00:32PM PLANNINGS THAT ARE REQUIRED.
6:00:33PM WE JUST MAY BE A LITTLE SHORT ON SOME OF THE SPACE AND THE
6:00:36PM DISTANCE FROM HAPPY HOLLOW, BUT WE WANT TO MEET THE PLANNING
6:00:39PM REQUIREMENTS.
6:00:39PM AND THAT'S THE MAIN PIECES.
6:00:43PM I GUESS FROM THIS POINT ON, I JUST -- WE HAVE OTHER THINGS,
6:00:50PM URBAN SERVICES MAPS AND STUFF LIKE THAT, BUT I THINK I'M
6:00:53PM GOOD FOR QUESTIONS NOW.
6:00:54PM KEEP IT SHORT AND NOT DO THINGS THAT -- TALK TO THINGS YOU
6:00:58PM DON'T CARE ABOUT.
6:01:00PM >> I HAVE A QUESTION FOR MATT.
6:01:01PM RIGHT-OF-WAY, CORKSCREW ROAD IN THE FUTURE WIDEN TO SIX
6:01:05PM LANES.
6:01:06PM IS THERE RIGHT-OF-WAY AVAILABLE, OR WOULD THEY HAVE TO MOVE?
6:01:16PM >> THAT IS A QUESTION, A TURNING LANE, FOR EXAMPLE, THAT HAS
6:01:20PM BEEN DISCUSSED WITH THE APPLICANT TO CHECK WITH LEE COUNTY
6:01:23PM TO SEE IF THERE IS GOING TO BE A NEED FOR A TURNING LANE AT
6:01:28PM THAT LOCATION.
6:01:31PM >> THAT WOULD ADD TO THE SIX LANES PLUS THE TURNING LANE.
6:01:34PM >> CORRECT.
6:01:34PM SO WE ARE THINKING THAT THOUGHT ALREADY.

6:01:39PM >>Marlene Naratil: I HAVE A QUESTION.
6:01:41PM ON THE RIGHT SIDE OF ONE OF THE SLIDES, IF YOU CAN GO BACK A
6:01:44PM COUPLE, IT SAID A HOUSE THAT WAS THERE.

6:01:50PM I THINK IT WAS FURTHER, WAIT A MINUTE, KEEP GOING.
6:01:54PM IT WAS LIKE THE LAST WE SAW BEFORE THE SUMMARY.
6:02:04PM THIS IS IT.
6:02:05PM SINGLE-FAMILY RESIDENCE.
6:02:06PM IS THAT THE ONE THAT'S GOING TO BE TAKEN DOWN?
6:02:09PM >> NO, NO.
6:02:10PM THAT'S AN EXISTING ONE.
6:02:11PM >>Marlene Naratil: THAT'S AN EXISTING.
6:02:14PM >> THERE IS A SINGLE-FAMILY RESIDENCE RIGHT ON CORKSCREW
6:02:16PM ROAD AND THEN THERE'S ANOTHER PARCEL THAT'S VACANT.
6:02:18PM AND THOSE ARE THE TWO PARCELS THAT MAKE UP THE .73 ACRES.
6:02:21PM >>Marlene Naratil: THAT HAS A RESIDENCE THAT'S GOING TO
6:02:24PM STAY.
6:02:24PM >> YEAH, THERE'S AN EXISTING HOUSE BACK THERE, YEP.
6:02:30PM >>Scotty Wood: ANYBODY ELSE?
6:02:31PM >> JUST SOME COMMENTS.
6:02:33PM I LIKE WHAT I SEE THUS FAR.
6:02:36PM I THINK THE PROJECT IS WELL DONE, AND I THINK IT WOULD BE A
6:02:43PM NICE ADDITION TO THAT AREA.
6:02:49PM KIND OF ALSO WORKS HAND IN HAND WHEN GENOVA WILL BE PUTTING
6:02:57PM THAT HORIZONTAL PART ALONG CORKSCREW, DEPENDING ON
6:03:01PM UTILIZATION OF THE HORIZONTAL PARK, THAT WOULD PROVIDE FOLKS
6:03:04PM WITH, IF YOU GET YOUR CAFE, THAT WOULD PROVIDE FOLKS WITH A
6:03:10PM STOP-OFF, STOPPING POINT.
6:03:12PM SO I LIKE IT.

6:03:14PM I THINK IT MAKES A LOT OF SENSE.
6:03:17PM >>Scotty Wood: ANYONE ELSE?
6:03:18PM >> I WOULD JUST LIKE TO SAY I RESPECT AND APPRECIATE THAT
6:03:21PM MR. PAVICH WANTS TO CREATE SOMETHING THAT'S LASTING AND
6:03:24PM CONSISTENT WITH THE VISION OF ESTERO.
6:03:28PM AS A POINT OF DISCLOSURE, ANALYZED THIS PROPERTY WELL BEFORE
6:03:32PM I KNEW WHAT BRAD AND MR. PAVICH WERE GOING TO DO.
6:03:37PM WE DID IT AS A HIGHEST AND BEST USE STUDY.
6:03:40PM THE STUDENTS CAME TO THE CONCLUSION THAT A MIXED USE WITH A
6:03:43PM CAFE, WITH A COURTYARD WAS ALL IMPORTANT TO THEM.
6:03:47PM BUT THEY HAD THE CAFE ADJACENT TO THE RAILROAD RIGHT-OF-WAY,
6:03:52PM BECAUSE THEY THINK THAT'S GOING TO BECOME A LINEAR PARK
6:03:55PM EVENTUALLY, AND THEY THOUGHT THE BIKING AND THE CAFE WOULD
6:03:58PM BE BETTER ON THAT SIDE.
6:04:00PM THAT'S AN ARCHITECTURAL ISSUE FOR YOU GUYS.
6:04:05PM BUT I DO APPRECIATE WHAT YOU'RE TRYING TO DO.
6:04:08PM I THINK IT'S A GOOD FIT AND I LOOK FORWARD TO YOUR SUCCESS,
6:04:11PM WORKING THROUGH ALL THE DETAILS AND STAFF TO SIGN OFF ON

6:04:13PM EVERYTHING.
6:04:19PM >>Marlene Naratil: IT WOULD BE NICE FOR THE RESTAURANT CAFE
6:04:21PM IF WE GOT SOMETHING A LITTLE MORE UPSCALE RATHER THAN
6:04:25PM ANOTHER WENDY'S, NOT TO PUT THEM DOWN, BUT THIS WOULD GIVE
6:04:29PM US A NICE ALTERNATIVE, BECAUSE WE DON'T HAVE FINE DINING
6:04:33PM VERY PREVALENT IN ESTERO.
6:04:36PM I THINK WE REALLY COULD USE THAT.

6:04:41PM >> MY GUESS, THAT USE WOULDN'T BE SOMETHING THAT WOULD BE
6:04:46PM CONSIDERED.
6:04:46PM IT'S PRETTY SMALL, SO IT WOULD BE -- I THINK IT WOULD BE
6:04:49PM EXACTLY WHAT YOU'RE TALKING ABOUT.
6:04:53PM >> VERY NICE SMALL RESTAURANTS.
6:04:55PM BONITA SPRINGS, THEY HAVE ONE DOWN AT THE CORNER OF BONITA
6:04:58PM BEACH ROAD.
6:05:00PM HE'S BEEN LAUDED FOR ALL OF HIS CULINARY TALENT.
6:05:04PM AND HE'S GOT THIS LITTLE TINY RESTAURANT AS PART OF THE
6:05:09PM PUBLIX COMPLEX.
6:05:11PM >> PETAR'S.
6:05:14PM >> THAT'S RIGHT.
6:05:15PM AND HE'S A GREAT COOK.
6:05:18PM >> THAT'S THE NAME OF IT --
6:05:21PM >> PETAR.
6:05:23PM P-E-T-A-R.
6:05:25PM IT IS A WELL-KEPT SECRET.
6:05:27PM TUCKED BEHIND THE PUBLIX.
6:05:30PM I MEAN TUCKED.
6:05:31PM >> YOU REALLY HAVE TO DRIVE AROUND TO FIND IT.
6:05:33PM TO GET SOMETHING THAT IS REALLY NICE AND UPSCALE OR
6:05:36PM MIDSCALE, WE DON'T NEED A LOT OF SPACE.
6:05:40PM YOU WANT SOMETHING WITH AMBIENCE AND GOOD COOKING.
6:05:44PM >> I THINK IT WOULD BE EXCITING TO HAVE SOMETHING LIKE THAT
6:05:46PM THERE.

6:05:47PM >>Scotty Wood: I WANT TO ASK FOR ANY PUBLIC INPUT, BECAUSE
6:05:50PM THAT'S PART OF OUR PROCESS.
6:05:51PM I THINK THE OTHER PEOPLE HERE IN THE AUDIENCE ARE CONCERNED
6:05:55PM WITH THE OTHER ITEMS ON THE AGENDA, BUT I WANT TO GIVE
6:05:57PM ANYBODY IN THE AUDIENCE THE OPPORTUNITY TO PROVIDE ANY
6:06:01PM INPUT.
6:06:02PM IF SO, PLEASE GET UP AND DO SO.
6:06:07PM >> I DON'T HAVE ANYONE SIGNED UP.
6:06:08PM >>Scotty Wood: NO CARDS?
6:06:10PM >> NO.
6:06:10PM >>Scotty Wood: OKAY.
6:06:11PM I'LL CLOSE THE PUBLIC INPUT PORTION.
6:06:13PM ANYTHING ELSE?
6:06:14PM GOOD LUCK WITH IT.

6:06:16PM >> ALL RIGHT.
6:06:16PM WELL, THANK YOU GUYS VERY MUCH FOR YOUR TIME.
6:06:24PM >>Scotty Wood: BEFORE WE GET INTO THE NEXT ONE, I HAVE TO DO
6:06:27PM SOMETHING.
6:06:27PM THIS IS A PUBLIC HEARING.
6:06:33PM THIS EVENING'S AGENDA INCLUDES A ZONING APPLICATION, AND IN
6:06:36PM THIS MATTER, THE BOARD SITS IN A QUASI-JUDICIAL CAPACITY.
6:06:39PM IF YOU INTEND TO PROVIDE TESTIMONY ON THE ZONING
6:06:43PM APPLICATION, YOU MUST BE SWORN IN BY THE DIRECTOR OF
6:06:46PM COMMUNITY DEVELOPMENT, AND YOU SHOULD ALSO FILL OUT A PUBLIC
6:06:49PM SPEAKER'S CARD AND GIVE IT TO THE DEPUTY VILLAGE CLERK.

6:06:52PM IN GENERAL, WE WILL HEAR AN INTRODUCTION FROM THE VILLAGE
6:06:56PM COMMUNITY DEVELOPMENT DIRECTOR OR A REPRESENTATIVE THEREOF,
6:06:59PM AND THEN A PRESENTATION FROM THE APPLICANT.
6:07:01PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
6:07:04PM AFTER THIS, I'LL ALLOW ANYBODY FROM THE AUDIENCE WHO HAS
6:07:07PM BEEN SWORN IN TO PROVIDE TESTIMONY.
6:07:09PM PLEASE MAKE YOUR COMMENTS CONCISE, NOT EXCEEDING FIVE
6:07:13PM MINUTES.
6:07:13PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
6:07:17PM FOR REBUTTAL ABOUT CROSS-EXAMINATION WITNESSES, INCLUDING
6:07:21PM THE PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.
6:07:23PM THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE
6:07:27PM WITNESSES, BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT
6:07:29PM QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
6:07:34PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
6:07:36PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
6:07:39PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
6:07:43PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
6:07:46PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
6:07:50PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
6:07:53PM ON THE QUASI-JUDICIAL MATTERS WILL BE PLACED INTO THE PUBLIC
6:07:57PM RECORD.
6:07:58PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
6:08:02PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
6:08:05PM IT IS HEARD.

6:08:06PM ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING A PARTICULAR
6:08:09PM APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE
6:08:13PM ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE
6:08:16PM APPLICATION.
6:08:17PM NOW, SINCE WE HAVE TWO ITEMS THAT WE HAVE PUBLIC HEARINGS,
6:08:23PM AND WE HAVE FOUR PEOPLE IN THE AUDIENCE, I THINK, OR FIVE
6:08:26PM PEOPLE, WHY DON'T WE SWEAR EVERYBODY IN ALL AT ONCE.
6:08:30PM >> WE'RE GOING TO HAVE THE CLERK SWEAR EVERYBODY IN.
6:08:33PM >>The Clerk: EVERYONE STAND AND RAISE YOUR RIGHT HAND,
6:08:35PM PLEASE.

6:08:35PM >>Scotty Wood: PLEASE STAND IF YOU'RE GOING TO BE
6:08:37PM TESTIFYING, PLEASE STAND AND RAISE YOUR RIGHT HAND.
6:08:40PM >>The Clerk: DO YOU SWEAR THAT THE TESTIMONY YOU'RE ABOUT TO
6:08:42PM GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
6:08:44PM TRUTH?
6:08:45PM >> I DO.
6:08:47PM >>Scotty Wood: OKAY.
6:08:47PM NEXT, ANY EX PARTE COMMUNICATIONS?
6:08:51PM ANY CONFLICTS?
6:08:54PM ANYTHING ON THE WRITTEN RECORD?
6:08:58PM >> NO.
6:08:58PM >>Scotty Wood: OKAY.
6:08:59PM GO.
6:09:01PM >>Matt Noble: FOR THE RECORD, MATT NOBLE, VILLAGE OF ESTERO
6:09:04PM COMMUNITY DEVELOPMENT.

6:09:05PM THE FIRST PUBLIC HEARING IS A RE-PLAT FOR MIROMAR OUTLET
6:09:10PM MALL.
6:09:10PM I KNOW, OR YOU SHOULD REMEMBER, THAT THE MIROMAR OUTLET
6:09:17PM HOTEL CAME IN FRONT OF YOU AS AN AMENDMENT TO THE PLANNED
6:09:21PM DEVELOPMENT AND THE DRI.
6:09:24PM ONE OF THE ISSUES THAT WAS IDENTIFIED IN THAT PROCESS WAS A
6:09:28PM NEED TO DO A RE-PLAT FOR THE LAND UNDER WHICH THE HOTEL SAT,
6:09:34PM THAT IT WAS ACTUALLY ON TWO DIFFERENT TRACTS.
6:09:37PM AND THIS IS THE APPLICATION TO TIDY THAT UP.
6:09:41PM THIS IS THE RE-PLAT APPLICATION.
6:09:44PM I HAVE CHARLIE KREBS AS THE SPEAKER, SO I DON'T KNOW WHO I'M
6:09:50PM INTRODUCING, IF ANYBODY, FROM THE APPLICANT'S TEAM.
6:09:54PM BUT IT IS A PRETTY PERFUNCTORY KIND OF APPLICATION.
6:10:03PM >>Mary Gibbs: IF I COULD ADD ON TO IT, OUR VILLAGE
6:10:05PM ATTORNEY REVIEWS IT FOR THE TECHNICAL AND LEGAL REQUIREMENTS
6:10:08PM AND THEN THE STAFF REVIEWS THE PLATS FOR THE TECHNICAL
6:10:11PM REQUIREMENTS THAT ARE IN THE CODE.
6:10:13PM IT'S VERY SPECIFIC ENGINEERING-TYPE DETAILS, AND WE
6:10:17PM RECOMMEND APPROVAL, AND THEN YOU ALL WILL MAKE A
6:10:20PM RECOMMENDATION.
6:10:21PM IT STILL HAS TO GO TO THE COUNCIL BECAUSE ALL PLATS ARE
6:10:24PM APPROVED BY THE COUNCIL.
6:10:25PM AND THEN THE REASON THEY'RE DOING THIS, THEY ARE NOT IN FOR
6:10:28PM A DEVELOPMENT ORDER YET FOR THE HOTEL, BUT THE REASON THEY
6:10:30PM HAVE TO PLAT IT IS TO CONFIGURE THE LOT TO CONVEY THE
6:10:34PM PROPERTY.
6:10:34PM SO, AGAIN, IT DOES MEET ALL THE REQUIREMENTS.
6:10:38PM I KNOW WE DO HAVE MARCUS AND SOMEBODY FROM HOLE MONTES, IF
6:10:45PM YOU HAVE ANY QUESTIONS.
6:10:46PM THEY ARE WAVING.
6:10:48PM >>Scotty Wood: DO YOU WANT TO SAY ANYTHING, THE APPLICANT?

6:10:56PM >> ANY QUESTIONS?
6:10:58PM >>Scotty Wood: WE DON'T.
6:10:59PM >> LOOKS PRETTY STRAIGHTFORWARD.
6:11:02PM >>Mary Gibbs: RIGHT.
6:11:02PM WE TRY TO MAKE IT SO THAT YOU DON'T HAVE TO KEEP REVIEWING
6:11:06PM THESE, BUT THE WAY THE CODE IS WRITTEN, THEY STILL HAVE TO
6:11:09PM GO TO COUNCIL.
6:11:10PM WHEN WE LOOK AT THE LAND DEVELOPMENT CODE, STREAMLINING,
6:11:14PM FINDING A WAY TO MAKE THESE SIMPLER, IF WE CAN.
6:11:16PM >>Scotty Wood: MOTION TO APPROVE?
6:11:19PM >> MOTION MADE.
6:11:20PM >>Mary Gibbs: PUBLIC INPUT.
6:11:21PM >>Scotty Wood: SORRY.
6:11:22PM PUBLIC INPUT.
6:11:24PM >>The Clerk: I DON'T HAVE ANYONE SIGNED UP.
6:11:27PM >>Scotty Wood: I WILL CLOSE THE PUBLIC HEARING THEN.
6:11:29PM SPECIAL MOTION TO APPROVE THE RECOMMENDATION.
6:11:34PM >> SECOND.
6:11:35PM >>Scotty Wood: ANY FURTHER DISCUSSION?

6:11:36PM ROLL CALL.
6:11:41PM >>Dr. Tim Allen: YES.
6:11:43PM >>Anthony Gargano: YES.
6:11:44PM >>Robert King: YES.
6:11:46PM >>Marlene Naratil: YES.
6:11:48PM >>John Yarbrough: YES.
6:11:50PM >>Scotty Wood: YES.
6:11:50PM THE NEXT ONE IS SPROUTS FARMERS MONUMENT SIGN.
6:12:00PM BEFORE MATT GETS INTO THAT, LET ME ASK THE BOARD, ANY EX
6:12:04PM PARTE COMMUNICATIONS?
6:12:06PM ANY CONFLICTS OF INTEREST?
6:12:07PM ANYTHING ON THE WRITTEN RECORD, MARY?
6:12:09PM >>Mary Gibbs: NO.
6:12:10PM I'LL GIVE MATT A BREAK AND DO THIS ONE.
6:12:19PM THIS IS A VARIANCE FOR SPROUTS MONUMENT SIGN.
6:12:24PM SPROUTS IS A PROJECT THAT HAS BEEN TO DESIGN REVIEW BOARD.
6:12:28PM THEY ARE PART OF ESTERO GRANDE, WHICH IS ACROSS FROM WALMART
6:12:32PM ON 41.
6:12:33PM YOU KNOW WHERE THE STARBUCKS IS CONSTRUCTED AND THERE'S
6:12:34PM RESIDENTIAL IN THE BACK.
6:12:39PM SPROUTS WILL BE LOCATED TO THE NORTH OF STARBUCKS WHERE THE
6:12:43PM MAIN ENTRY ROAD IS.
6:12:44PM THEY HAVE APPROVED ZONINGS, SO THEY DIDN'T NEED TO COME TO
6:12:48PM PLANNING AND ZONING BOARD BECAUSE THE ZONING WAS APPROVED BY
6:12:51PM LEE COUNTY.

6:12:51PM SO THEY ARE IN FOR THE DEVELOPMENT ORDER RIGHT NOW.
6:12:55PM AND WHILE THEY WERE IN FOR THE DEVELOPMENT ORDER REVIEW AND

6:12:58PM WE WERE AT DESIGN REVIEW BOARD, THEY REALIZED THAT THEY
6:13:00PM NEEDED A SETBACK VARIANCE FOR THE MONUMENT SIGN FOR THIS
6:13:04PM PARCEL.
6:13:04PM SO WE TYPICALLY DON'T RECOMMEND APPROVAL, AS YOU KNOW, OF
6:13:11PM THESE SIGNS, BECAUSE WE THINK IN MOST CASES THEY CAN MEET
6:13:16PM THE 15 FEET.
6:13:17PM WE THOUGHT IN THIS CASE THERE WERE A COUPLE OF EXTENUATING
6:13:21PM CIRCUMSTANCES.
6:13:21PM WE DIDN'T TOTALLY AGREE.
6:13:23PM THE APPLICANT PROVIDED A LOT OF JUSTIFICATION.
6:13:25PM WE DIDN'T AGREE WITH EVERY SINGLE THING, BUT WE DO FEEL
6:13:29PM THERE WERE TWO OR THREE EXTENUATING THINGS.
6:13:31PM ONE WAS F.D.O.T. HAVING TO TAKE ADDITIONAL RIGHT-OF-WAY FROM
6:13:35PM THIS PROPERTY TO DO THE TURN LANE THAT GOES INTO THE MAIN
6:13:38PM ENTRY SITE.
6:13:39PM AND SO THAT MADE IT MORE DIFFICULT TO MEET THE SETBACKS.
6:13:45PM AND THERE'S AN ADA ISSUE THAT I THINK THE APPLICANT -- I'LL
6:13:49PM LET THEM EXPLAIN IT, BUT BECAUSE OF THE WAY THEY LOCATED THE
6:13:52PM SIDEWALK, THERE WAS AN ADA ISSUE, AND THAT MADE IT
6:13:55PM COMPLICATED.
6:13:56PM AND THEN THE THIRD THING THAT WE THOUGHT WAS IMPORTANT IS
6:13:59PM THE WAY THE BUFFER IS SET OUT ON THE SITE PLAN, YOU KNOW, IF
6:14:04PM THEY WERE TO LOCATE THE SIGN AT THE 15-FOOT OR EVEN AT

6:14:07PM 10-FOOT, IT'S GOING TO BE OBSCURED BY THE BUFFER.
6:14:10PM SO WHEN WE LOOKED AT THE PROPERTY, WE FELT THAT -- WE HAD
6:14:14PM THEM LOOK AT THE ESTERO GRANDE IDENTIFICATION SIGN, AND THEN
6:14:18PM THE CAYO DE ESTERO TO THE NORTH, AND IT LINES UP GENERALLY,
6:14:23PM IT ACTUALLY WOULD BE SET BACK A COUPLE OF FEET MAYBE BEHIND
6:14:25PM THAT, BUT IF YOU LOOK AT THOSE THREE, TO ME, THE OTHER SIGNS
6:14:29PM ON, YOU KNOW, WALMART AND THE OTHER SIGNS I REFERENCED ARE
6:14:32PM NOT RELEVANT.
6:14:32PM BUT TO ME, IT WOULD BE DOES THIS LINE UP WITH THE WHOLE
6:14:36PM SHOPPING CENTER?
6:14:37PM AND IT DOES.
6:14:37PM SO IT WON'T BE, YOU KNOW, FIVE FEET SOUNDS VERY CLOSE, BUT
6:14:41PM WHEN YOU LOOK AT IT, IT REALLY ISN'T.
6:14:44PM ACTUALLY DRIVE BY AND YOU SEE THE ESTERO GRANDE ENTRY SIGN,
6:14:48PM IT'S NOT IMPOSING.
6:14:49PM SO THIS WILL LINE UP AND BE CONSISTENT.
6:14:52PM SO THOSE ARE THE REASONS THAT THE STAFF HAS RECOMMENDED
6:14:55PM APPROVAL, BECAUSE WE TYPICALLY DON'T, BUT I'LL LET THE
6:14:57PM APPLICANT EXPLAIN THAT.
6:14:59PM WE ALSO DID PUT A CONDITION IN THE APPROVAL THAT THERE NEEDS
6:15:02PM TO BE LANDSCAPING AT THE BASE OF THE SIGN, AS REQUIRED BY
6:15:06PM THE CODE.
6:15:06PM SO I'LL TURN IT OVER TO THE APPLICANT, AND I'M NOT SURE WHO
6:15:11PM WANTS TO TALK FIRST.

6:15:12PM IS IT ALAN OR FRED?

6:15:16PM FRED.

6:15:17PM WE'LL HAVE FRED AGAIN, UNLESS YOU HAVE ANY QUESTIONS FOR ME.

6:15:41PM >>Fred Drovdlc: SO I'M NOT GOING TO WASTE ANY TIME ON GOING

6:15:47PM THROUGH A LOT OF THE DETAILS, BUT I DON'T WANT TO SKIP OVER

6:15:51PM STUFF TOO MUCH WHERE YOU'RE NOT CLEAR, BUT I THINK -- I

6:15:56PM THINK WE'RE CLEAR ON A LOT OF THIS.

6:15:59PM I'M GOING TO START WITH THIS EXHIBIT, BECAUSE IT'S THE MOST

6:16:02PM HELPFUL.

6:16:02PM AND THEN I MAY BACK IN A FEW THINGS THAT MAY BRING SOME

6:16:06PM CLARIFICATIONS.

6:16:06PM SO WHAT YOU'RE LOOKING AT IS YOU'RE LOOKING BIRD'S-EYE VIEW

6:16:14PM AT THE ESTERO PARKWAY AND 41 INTERSECTION.

6:16:18PM SO IN THIS CASE, YOU'RE LOOKING -- THE SITE IS FACING EAST

6:16:24PM ON THIS INSTEAD OF NORTH.

6:16:25PM I HOPE THAT ISN'T CONFUSING TO YOU, BUT THERE'S TAMIAMI

6:16:29PM TRAIL RUNNING ALONG THE TOP OF THE SITE PLAN.

6:16:32PM SO WE HAD THE ADVANTAGE OF DOING -- BEING THE ENGINEERS ON

6:16:40PM THE ENTIRE ESTERO GRANDE PROJECT SO WE HAD THE SITE PLAN TO

6:16:44PM THE STARBUCKS AND THE VERIZON AND THE PIECES TO THE SOUTH OF

6:16:49PM TERRACAP WAY.

6:16:51PM SO WE HAD THE ADVANTAGE OF HAVING THAT SITE PLAN.

6:16:53PM WE'RE ABLE TO PUT THAT IN THERE AND ALONG WITH THE SPROUTS

6:16:56PM SITE PLAN, COLORIZE IT, AND TRY TO MAKE IT A CLEAR EXHIBIT

6:17:00PM ABOUT WHERE THIS SIGN REALLY IS SITTING.

6:17:03PM SO WE SHOWED CAYO DE PLAZA TO THE LEFT ON THE NORTH PIECE

6:17:12PM AND SHOWED THE SETBACK FROM THE TRAVEL LANES THERE, WHICH IS

6:17:15PM 72 FEET WITH THE SPROUTS MONUMENT SIGN AT 5 FEET OFF THE

6:17:21PM PROPERTY LINE, IT WOULD SIT 74 FEET FROM THE TRAVEL LANES,

6:17:24PM AND THEN BECAUSE OF THE GEOMETRY OF THE SITE, THE SIGN FOR

6:17:30PM THE OTHER PIECE OF ESTERO GRANDE WITH THE STARBUCKS AND

6:17:34PM THINGS ON IT, ACTUALLY SAY THE LOT CLOSER AT 63 FEET.

6:17:37PM IT ACTUALLY WAS GOING TO FEEL MUCH MORE OUT THERE, AND IT'S

6:17:42PM MEETING THE 15-FOOT REQUIREMENT BECAUSE OF THE CURVE OF

6:17:45PM TAMIAMI TRAIL.

6:17:45PM THE ADA COMPLIANT PIECE THAT THEY'RE TALKING ABOUT IS -- THE

6:17:56PM ISSUE IS RIGHT -- I'LL JUST USE THE MOUSE TO POINT.

6:17:59PM THE ISSUE IS RIGHT HERE.

6:18:00PM SO THE SIDEWALK WITH THE SPROUTS BUILDING OVER 7500 FEET,

6:18:05PM WANTED UP TOWARDS THE FRONT.

6:18:06PM PUT AS MUCH PARKING AS WE CAN ON THE SIDE AND IN THE REAR.

6:18:09PM SO WE DID THAT.

6:18:10PM IT WAS ABOUT IN THE LOCATION IT NEEDED TO BE BECAUSE OF THE

6:18:14PM CONNECTION TO THE CAYO DE PLAZA TO THE NORTH SO THERE IS A

6:18:20PM CONNECTION THERE, AND THE CONNECTION TO THE CAYO DE PLAZA

6:18:25PM THERE AND THEN THE TRUCK WELL AND EVERYTHING THERE TO BE

6:18:27PM HIDDEN AS MUCH AS WE COULD.
6:18:28PM SO THAT'S WHY THE LOCATION OF THE BUILDING WAS REALLY IN
6:18:30PM THAT SPOT, AND IT WORKED FOR THE PARKING ISLANDS AND THE
6:18:34PM INGRESS AND EGRESS OUT OF THE SITE.
6:18:37PM IT ACTUALLY TOOK QUITE A BIT OF WORK AND OPTIONS.

6:18:41PM PROBABLY WENT THROUGH FOUR, FIVE DIFFERENT OPTIONS TO REALLY
6:18:44PM MAKE THIS SITE FLOW WELL, BUT I THINK WE GOT IT.
6:18:47PM BUT WITH THE BUILDING IN THAT LOCATION, THE MAIN SIDEWALK
6:18:51PM THAT WILL SERVICE THE SIDE AND WILL CONNECT TO U.S. 41, THE
6:18:55PM DESIRABLE PLACE WOULD BE RIGHT THERE.
6:18:56PM IT WOULD MAKE A STRAIGHT CONNECTION TO 41.
6:19:04PM BUT BECAUSE OF THE SLOPE, BECAUSE OF WHERE THE BUILDING IS,
6:19:04PM WE CAN'T MEET THE ADA COMPLIANCE TO MAKE A STRAIGHT
6:19:09PM CONNECTION.
6:19:09PM WE STARTED TO FIGURE OUT HOW TO DO SWITCHBACKS AND GO THERE,
6:19:12PM AND I THINK IT WAS 25-PLUS FEET I THINK IN BOTH DIRECTIONS,
6:19:16PM WHICH WOULD BE A KIND OF STEM-WALL BUILT SIDEWALK SWITCHBACK
6:19:21PM JUST TO CONNECT TO THAT POINT ON 41.
6:19:23PM 7-ELEVEN DOING THAT, WE HAD TO RUN A SIDEWALK, BECAUSE THESE
6:19:28PM ARE ALL HANDICAP SPACES HERE, WE HAD TO RUN A SIDEWALK
6:19:31PM ALMOST TO THIS PARKING ISLAND ANYWAY, SO IT MADE SENSE TO
6:19:33PM WHY NOT CONTINUE THAT SIDEWALK AND CONNECT AT TERRACAP WAY.
6:19:38PM REALLY, IT MAY SEEM LIKE A LITTLE BIT OF A WALK-AROUND,
6:19:42PM REALLY THEN IT CONNECTS THE SITE A LOT BETTER IF PEOPLE WERE
6:19:45PM GOING TO CROSS FROM ESTERO PARKWAY ACROSS 41, IT REALLY
6:19:49PM MAKES A BETTER WALK FOR THEM TO GET TO THE BUILDING.
6:19:53PM SO THAT WAS THE ADA ISSUE.
6:19:55PM IT WAS REALLY A SLOPE ISSUE IN TRYING TO NOT MAKE SOMETHING
6:19:58PM REALLY EXPENSIVE AND REALLY UGLY JUST TO CONNECT AT THAT ONE
6:20:02PM POINT.

6:20:03PM >> ANY BUS STOPS AT THAT INTERSECTION?
6:20:06PM >>Fred Drovdlc: OH, SHOOT.
6:20:07PM I DO HAVE THE SITE PLAN THAT LOCATES THE BUS STOPS.
6:20:12PM I DON'T THINK IT'S RIGHT THERE.
6:20:12PM I CAN LOOK THAT UP.
6:20:18PM >>Mary Gibbs: I THINK THERE IS ONE IN THE VICINITY.
6:20:19PM I WAS JUST READING THE INFORMATION WE'RE PUTTING TOGETHER
6:20:22PM FOR DRB FOR A STAFF REPORT ON THE DEVELOPMENT ORDER.
6:20:26PM I KNOW THERE WAS -- IT MEETS THE REQUIREMENT FOR BEING
6:20:30PM WITHIN A CERTAIN QUARTER MILE OR SOMETHING.
6:20:33PM I DON'T THINK -- THEY ARE NOT PUTTING A BUS STOP IN RIGHT
6:20:38PM HERE.
6:20:42PM >>Fred Drovdlc: I DON'T THINK THERE'S ONE BEING PUT IN
6:20:44PM RIGHT THERE, AND THERE ARE TWO CLOSE.
6:20:46PM ONE ON THE NORTH AND ONE ON THE SOUTHBOUND.
6:20:49PM OOH, THIS IS AWFULLY SMALL.

6:20:52PM I DON'T KNOW IF MY EYES WILL SURVIVE LOOKING FOR THAT ONE.
6:20:55PM YEAH, YEAH.
6:20:58PM SO I CAN DEFINITELY FIND THAT.
6:20:59PM FIND THAT OUT FOR YOU IF I WOULD GET DOWN IN HERE AND REALLY
6:21:04PM LOOK AT THESE OR PULL IT UP DIGITALLY.
6:21:06PM BUT, NO, I DON'T THINK RIGHT AT THAT CORNER, NO, I'VE NEVER
6:21:10PM SEEN ONE PROPOSED TO BE THERE.
6:21:13PM >> [NOT SPEAKING AT A MICROPHONE]
6:21:22PM >> MAKES YOU WONDER WITH ALL THE NEW THINGS GOING IN THERE,

6:21:25PM YOU KNOW, WOULDN'T THEY WANT A BUS STOP THERE?
6:21:29PM >> [NOT SPEAKING INTO A MICROPHONE]
6:21:33PM >>Mary Gibbs: I DIDN'T BRING THE DEVELOPMENT ORDER PLANS
6:21:35PM WITH ME, BUT I KNOW I JUST LOOKED AT THEM, BECAUSE YOU HAVE
6:21:38PM TO -- THERE ARE REQUIREMENTS IN THE CODE THAT YOU HAVE TO BE
6:21:40PM WITHIN A CERTAIN DISTANCE OF THE BUS STOP.
6:21:42PM AND THEN WE CHECK WITH LEE TRAN WHENEVER WE HAVE A
6:21:46PM DEVELOPMENT ORDER IN.
6:21:47PM AND I ACTUALLY LOOKED AT THE STUFF EARLIER TODAY, BUT I KNOW
6:21:52PM IT MEETS IT, BUT I DON'T REMEMBER.
6:21:55PM >> [NOT SPEAKING INTO A MICROPHONE]
6:22:00PM >> THAT WAS ALAN BREWER FROM THE STUDIO AUDIENCE.
6:22:09PM >>Fred Drovdlc: I DO HAVE THE PRINTED OUT CURRENT PLANS,
6:22:11PM AND IT DID SHOW IT SOMEWHERE.
6:22:13PM IT'S JUST SO SMALL, I'M HAVING A LITTLE BIT OF A STRUGGLE
6:22:17PM QUICKLY IDENTIFYING IT, BUT I MAY BEFORE WE'RE DONE BE ABLE
6:22:21PM TO DO THAT.
6:22:30PM >> THIS IS JIM INK AND HE IS THE ENGINEER ON THE PROJECT.
6:22:35PM >>Jim Ink: CURRENTLY, THERE IS A BUS STOP AT THE SOUTHEAST
6:22:39PM CORNER NORTHBOUND ON THE OTHER SIDE OF THE STREET, AND THEN
6:22:42PM THE SOUTHBOUND IS TO THE NORTH OF THE PROPERTY, LESS THAN A
6:22:46PM QUARTER MILE.
6:22:51PM >> SO YOU ARE SAYING THERE IS ONE --
6:22:54PM >>Jim Ink: YES.
6:22:55PM THEY ARE BOTH WITHIN THE LAND DEVELOPMENT CODE OF WITHIN A

6:22:57PM QUARTER MILE GOING NORTH AND SOUTHBOUND ON 41.
6:23:01PM >>Marlene Naratil: IT'S ON THE OTHER SIDE OF THE STREET.
6:23:02PM >>Jim Ink: THERE IS ONE ON THE SOUTHBOUND ON THE WEST SIDE
6:23:06PM OF THE STREET, SO THERE'S BOTH.
6:23:08PM YOU CAN GO EITHER DIRECTION FROM THE SITE.
6:23:09PM AND THAT WAS ONE OF THE REASONS WE DID THE SIDEWALK WAS TO
6:23:13PM GET TO THE INTERSECTION.
6:23:14PM IT'S THE SHORTEST WAY TO GET TO THE NORTHBOUND BUS STOP.
6:23:24PM >>Fred Drovdlc: THANK YOU, JIM.
6:23:25PM SO WITH THE DEDICATION OF THE EXTRA 19 FEET OF RIGHT-OF-WAY,
6:23:34PM AND THEN THE ADA COMPLIANT, WHAT WE TRIED TO DO WAS PLACE
6:23:40PM THE SIGN IN BETWEEN THE U.S. 41 SIDEWALK AND THE SIDEWALK

6:23:42PM THAT WOULD MEET THE ADA PEDESTRIAN INTERCONNECTION.
6:23:45PM SO WHAT YOU SEE HERE IS REALLY THE PRETTY GOOD -- IT'S
6:23:53PM PROBABLY A LITTLE CLOSER TO THE 41 SIDEWALK THAN EXACTLY IN
6:23:56PM THE MIDDLE.
6:23:56PM BECAUSE OF THE SLOPE AND EVERYTHING, IT WORKS BEST NOT TO
6:23:58PM INTERFERE WITH EITHER ONE.
6:24:00PM IT WORKS REALLY WELL.
6:24:01PM THAT'S WHY WE PLACED IT THERE.
6:24:02PM IF IT WOULD MEET THE 15 FEET, IT WOULD ACTUALLY BE PARTIALLY
6:24:05PM IN THE ISLAND AND PRETTY MUCH STRADDLING THAT SIDEWALK,
6:24:08PM WHICH THEN WOULD CAUSE US TO DO SOME CRAZY LITTLE LOOP-OUT
6:24:11PM AROUND OR SOMETHING LIKE THAT.
6:24:12PM AND WHAT MARY GIBBS SAID ABOUT IT BEING OBSCURED BY THE

6:24:20PM BUFFER, THERE ARE SOME OTHER SIGNS IN THE CORRIDOR THAT ARE
6:24:23PM OBSCURED BY THE BUFFERS BECAUSE 15-FOOT SETBACK, AND 15,
6:24:27PM 20-FOOT REQUIRED BUFFER, SOMETHING IS GOING TO HAPPEN.
6:24:30PM SO THAT WASN'T REALLY OUR MAIN REASON FOR DOING THAT.
6:24:33PM IT'S NICE THAT IT WILL BE OUT A LITTLE BIT IN FRONT OF
6:24:35PM THOSE.
6:24:36PM BUT REALLY, THE MAIN REASON IS JUST TO BE PLACED IN BETWEEN
6:24:39PM THOSE TWO SIDEWALKS, AND TRY TO DO THE MINIMUM VARIANCE WE
6:24:44PM COULD ENGINEERING-WISE.
6:24:45PM WE PROBABLY COULD GET SEVEN FEET, BUT IT JUST DIDN'T REALLY
6:24:51PM -- IT DIDN'T HELP A WHOLE LOT OF ANYTHING.
6:24:53PM SO WE STAYED -- THEY WERE ABLE TO AGREE WITH US TO STAY AT
6:24:57PM THE 5 FEET, ESPECIALLY, PARTICULARLY SINCE WE WEREN'T CLOSER
6:24:59PM TO THE TRAVEL LANES THAN ANY OF THE OTHER SIGNS THAT WERE
6:25:02PM ALONG THAT CORRIDOR.
6:25:03PM IT'S GOING TO FEEL, I THINK, VERY CONSISTENT.
6:25:06PM I DON'T THINK ANYBODY WILL EVER NOTICE THERE IS A VARIANCE
6:25:07PM THERE, AS FAR AS I CAN TELL, VISUALLY.
6:25:10PM >> ARE THE SIGNS GOING TO BE PRETTY UNIFORM WITH THE VARIOUS
6:25:15PM OTHER ONES ALONG THAT STRETCH?
6:25:16PM >>Fred Drovdlc: YEAH, WE HAVE -- YOU GUYS PROBABLY HAVEN'T
6:25:21PM SEEN THE PICTURES.
6:25:23PM THAT IS THE SPROUTS SIGN.
6:25:25PM IT'S CONSISTENT -- I'LL BACK UP REAL QUICK.
6:25:27PM IF YOU HAVEN'T SEEN THAT, I BELIEVE THIS IS THE CURRENT --

6:25:30PM ONE OF THE CURRENT VERSIONS THAT'S BEEN TO THE DESIGN REVIEW
6:25:36PM BOARD.
6:25:36PM AND THEN --
6:25:39PM >>Mary Gibbs: THERE'S ACTUALLY A BETTER ONE COMING SOON.
6:25:41PM THERE'S A NEWER VERSION, I THINK.
6:25:43PM >>Fred Drovdlc: YEAH, I KNOW --
6:25:48PM >>Mary Gibbs: LESS BLANK WALLS, AND IT LOOKS NICE.
6:25:52PM >>Fred Drovdlc: THE SIGN YOU CAN TELL IS TIED IN WITH THE

6:25:54PM SAME KIND OF BRICK STRUCTURE.
6:25:56PM I KNOW THERE ARE COMMENTS ON -- THERE ARE STILL COMMENTS,
6:25:59PM STILL WORK IN PROGRESS, BUT, I MEAN, THIS IS A PRETTY GOOD
6:26:03PM REPRESENTATION OF HOW IT'S GOING TO END UP.
6:26:05PM >>Mary Gibbs: DOESN'T THIS SIGN MATCH THE MAIN ENTRYWAY FOR
6:26:10PM ESTERO -- SHOPPES OF ESTERO GRANDE.
6:26:12PM IT'S LIKE THE SAME KIND OF COLOR SCHEME.
6:26:17PM >>Alan Brewer: THERE IS A PATTERN BOOK FOR ESTERO GRANDE SO
6:26:19PM WE HAD TO FOLLOW THAT PATTERN BOOK.
6:26:21PM THE PATTERN BOOK IS SET AFTER THE SHOPPES.
6:26:23PM I THINK THE PEOPLE WHO DID THE SHOPPES, WROTE THE PATTERN
6:26:25PM BOOK.
6:26:26PM SO WE HAD TO FOLLOW THAT.
6:26:27PM THIS SIGN IS VERY SIMILAR TO THEIRS.
6:26:31PM >>Mary Gibbs: ALAN, YOU LEFT OUT THE MOST IMPORTANT
6:26:34PM INFORMATION ABOUT WHAT SPROUTS SELLS AND SOME OF THE
6:26:40PM GROCERIES AND STUFF.

6:26:41PM >>Alan Brewer: I APOLOGIZE.
6:26:43PM I THOUGHT EVERYBODY KNEW.
6:26:45PM >>Mary Gibbs: THE DESIGN REVIEW BOARD HEARD A COUPLE OF
6:26:48PM TIMES.
6:26:49PM >>Alan Brewer: I PLANNED TO SIT THERE AND BE QUIET.
6:26:51PM I APOLOGIZE.
6:26:53PM ONE JUST OPENED DOWN IN FORT MYERS.
6:26:55PM I MEAN, NAPLES, SORRY.
6:26:57PM NAPLES, WHICH WAS THE FIRST ONE IN SOUTHWEST FLORIDA.
6:27:01PM AGAIN, IT IS A 30,000-SQUARE-FOOT STORE, COMPARABLE TO YOUR
6:27:05PM WHOLE FOODS, BUT WITHOUT THE BIG PRICE TAG.
6:27:08PM LIVING HEALTHY FOR LESS IS THEIR QUOTE.
6:27:13PM IT'S GOT THE FARMERS MARKET, OPEN FEEL TO IT.
6:27:17PM AND WE'VE DONE 12 OF THESE NOW, AND THEY ARE VERY WELL
6:27:22PM RECEIVED.
6:27:22PM THEY TRY TO BE WITHIN THE COMMUNITY AND TIE WITHIN THE
6:27:26PM COMMUNITY, AND ARE VERY INVOLVED WITH THE COMMUNITY,
6:27:28PM ACTUALLY, WITH CHARITIES AND DONATIONS.
6:27:32PM IT'S A -- EVERYWHERE WE'VE GONE, PEOPLE HAVE BEEN REALLY
6:27:35PM EXCITED ABOUT THEM BEING THERE.
6:27:36PM BEFORE AND AFTER THEY'VE BEEN THERE.
6:27:41PM >>Mary Gibbs: THE DESIGN REVIEW BOARD WAS PRETTY EXCITED AT
6:27:44PM THE LAST MEETING, TOO, BECAUSE WHEN ALAN EXPLAINED KIND OF
6:27:48PM THE THINGS THAT ARE SOLD, BUT YOU DIDN'T BRING ANY SAMPLES
6:27:52PM SO I DON'T KNOW.

6:27:53PM >>Alan Brewer: I APOLOGIZE.
6:27:54PM I DIDN'T REALIZE I SHOULD HAVE BROUGHT THOSE.
6:27:56PM I APOLOGIZE.
6:27:57PM [LAUGHTER]

6:27:58PM I'LL BE HAPPY TO SEND IT TO YOU.
6:27:59PM MARY CAN GIVE ME YOUR ADDRESS.
6:28:01PM [LAUGHTER]
6:28:02PM >>Mary Gibbs: I WAS JUST JOKING FOR THE STUDIO AUDIENCE.
6:28:05PM IT'S A JOKE.
6:28:05PM I'M NOT ASKING FOR -- NOT ASKING FOR ANYTHING.
6:28:08PM BUT THERE IS SOME EXCITEMENT GENERATED BY IT.
6:28:14PM >>Alan Brewer: IT'S A LOT OF ORGANIC VEGETABLES, FRUITS.
6:28:16PM IT'S GOT A DELI.
6:28:18PM IT'S GOT A SEAFOOD COUNTER.
6:28:20PM IT'S GOT A LOT OF CANDIES, NUTS, AND I MEAN, BUT AT THE SAME
6:28:25PM TIME, YOU GO TO SOME OF THESE SPECIALTY STORES, YOU DON'T
6:28:29PM FEEL YOU CAN GET EVERYTHING.
6:28:30PM THEY TRY TO MAKE IT WHERE YOU GO HERE AND GET EVERYTHING YOU
6:28:33PM NEED FOR THE WEEK AND NOT HAVE TO GO SOMEWHERE -- I WON'T
6:28:36PM MENTION ANY OF THE BIG BOXES, BUT GO THERE TO GET YOUR OTHER
6:28:41PM STUFF.
6:28:42PM >> DO THEY ACTUALLY HAVE LIKE BAKERIES ON-SITE?
6:28:45PM >>Alan Brewer: YES, MA'AM.
6:28:47PM >> AND THEY ARE WORKING WITH LOCAL GROWERS?
6:28:49PM >>Alan Brewer: YES, THEY DO.

6:28:50PM AND THEY HAVE A LOT OF LOCAL PRODUCT THEY BRING IN.
6:28:52PM YES, THEY TRY TO BRING EVERYTHING THEY CAN POSSIBLY LOCAL.
6:28:56PM ONE OF THE COOL PROGRAMS THEY HAVE, AT THE END OF THE DAY,
6:29:03PM THEY DONATE THE FOOD TO CHARITIES THAT -- THEIR PRODUCE AND
6:29:07PM THAT, THAT ARE GETTING TO THE POINT WHERE THEY NEED TO
6:29:10PM EITHER BE SOLD OR EATEN.
6:29:12PM THEY DONATE IT TO YOUR LOCAL CHARITIES.
6:29:15PM >>Mary Gibbs: DON'T YOU HAVE AN OUTDOOR KIND OF LITTLE
6:29:18PM SITTING AREA WHERE PEOPLE CAN HAVE --
6:29:21PM >>Alan Brewer: SHE'S PROMPTING MY --
6:29:23PM [LAUGHTER]
6:29:23PM >>Mary Gibbs: IT'S KIND OF INTERESTING.
6:29:25PM >> PUT A REAL ESTATE OFFICE NEXT TO IT, TOO.
6:29:27PM [LAUGHTER]
6:29:28PM >>Alan Brewer: WE WILL HAVE AN OUTDOOR SEATING AREA WITH A
6:29:30PM TRELIS OVER TOP OF IT, AND TRYING TO MAKE IT LOOK REALLY
6:29:34PM PRETTY WITH PLANTERS AND EVERYTHING ELSE.
6:29:36PM IT STARTED SMALL, AND IT'S GOTTEN REALLY NICE LOOKING, I
6:29:40PM THINK.
6:29:40PM >>Mary Gibbs: IT'S LOOKING GOOD.
6:29:41PM LOOKING GOOD.
6:29:42PM >>Alan Brewer: WE THINK IT'S A GREAT PRODUCT.
6:29:45PM AND I'M NOT FROM SPROUTS.
6:29:46PM I'M JUST THE DEVELOPER, IN GENERAL, I THINK IT'S A GREAT
6:29:49PM PRODUCT.

6:29:51PM >>Scotty Wood: I'D LIKE TO OPEN IT UP THE PUBLIC HEARING FOR
6:29:54PM ANY PUBLIC INPUT.
6:29:56PM >>The Clerk: I DON'T HAVE ANYONE SIGNED UP.
6:29:57PM >>Scotty Wood: NO CARDS?
6:29:58PM >>The Clerk: NO CARDS.
6:29:59PM >>Scotty Wood: OKAY.
6:30:00PM WE'LL CLOSE THE PUBLIC HEARING THEN.
6:30:02PM ANY OTHER COMMENTS FROM THE BOARD?
6:30:04PM QUESTIONS, COMMENTS?
6:30:09PM >> I THINK IT'S A GOOD PROJECT.
6:30:13PM I THINK THE ENGINEER DID THE BEST THEY COULD.
6:30:17PM >>Mary Gibbs: REMEMBER, WE'RE JUST VOTING ON THE SIGN.
6:30:20PM THIS IS JUST THE SIGN.
6:30:22PM >> ENGINEER OF THE SIGN.
6:30:29PM >> GENERALLY, WE LIKE OBVIOUSLY MORE OF A SETBACK OF THE
6:30:31PM SIGN, BUT THERE ARE EXTENUATING CIRCUMSTANCES.
6:30:34PM I AGREE THAT THIS WOULD BE THE CASE TO GIVE THEM A VARIANCE.
6:30:38PM >> I'LL MAKE A MOTION THAT WE GRANT THE VARIANCE THAT'S BEEN
6:30:45PM REQUESTED FOR THE SIGN, THE FIVE-FOOT VARIANCE.
6:30:48PM >> SECOND.
6:30:50PM >> WILL THAT INCLUDE THE CONDITION OF LANDSCAPING AT THE
6:30:52PM BASE OF THE SIGN THAT'S RECOMMENDED?
6:30:55PM >> YES.
6:30:58PM >>Scotty Wood: ANY DISCUSSION?
6:31:00PM ROLL CALL.

6:31:03PM >>Dr. Tim Allen: YES.
6:31:05PM >>Anthony Gargano: YES.
6:31:06PM >>Robert King: YES.
6:31:06PM >>Marlene Naratil: YES.
6:31:09PM >>John Yarbrough: YES.
6:31:11PM >>Scotty Wood: YES.
6:31:12PM THANK YOU.
6:31:15PM >> THANK YOU, GUYS.
6:31:16PM WHAT'S THE TIMETABLE FOR THE PROJECT?
6:31:28PM >> THAT'S A GOOD QUESTION.
6:31:32PM >>Scotty Wood: WHAT'S YOUR TIMETABLE?
6:31:34PM >> OPEN LATE MARCH NEXT YEAR.
6:31:41PM >>Mary Gibbs: THEIR DEVELOPMENT ORDER IS TENTATIVELY
6:31:44PM SCHEDULED FOR DESIGN REVIEW BOARD ON THE 12th OF JUNE,
6:31:48PM WHICH I HAVE TO SAY IS PROBABLY THE FASTEST DEVELOPMENT
6:31:51PM ORDER APPROVAL, WHICH THEY TOLD US THEY WERE GOOD.
6:31:55PM [LAUGHTER]
6:31:55PM IT'S BEEN A VERY FAST PROCESS BECAUSE THEY HAVE A TIGHT
6:32:01PM TIMELINE.
6:32:03PM >> I REALLY APPRECIATE STAFF'S EFFORT ON THIS VARIANCE.
6:32:07PM I MEAN, I THINK WE'RE TURNING THE SIGN VARIANCE AROUND IN
6:32:10PM EIGHT OR NINE WEEKS, WHICH IS AMAZING.

6:32:12PM AND IT HELPS US SO MUCH WITH BEING ABLE TO HAVE THAT IN
6:32:17PM PLACE AND THEN GO TO THE DESIGN REVIEW BOARD AND KNOW THAT
6:32:19PM WAS DONE.

6:32:21PM >> NICE TO HAVE IT OUT OF THE WAY.
6:32:23PM >> I APPRECIATE THEIR EFFORTS IN THIS.
6:32:26PM >>Mary Gibbs: EVEN THOUGH WE FORGOT TO GIVE THE APPLICANT
6:32:28PM THE STAFF REPORT.
6:32:29PM YOU KNOW, THAT'S OKAY.
6:32:36PM >>Scotty Wood: MARY, DO YOU HAVE ANYTHING ELSE BEFORE WE
6:32:38PM ADJOURN?
6:32:39PM >>Mary Gibbs: NO.
6:32:40PM JUST TO LET YOU KNOW THAT YOUR NEXT MEETING IS JUNE 18th.
6:32:43PM WE'LL HAVE AT LEAST ONE CASE.
6:32:50PM IT WILL BE A LARGE ONE.
6:32:56PM >>Marlene Naratil: DO YOU HAVE A LARGE AGENDA FOR THAT
6:32:57PM EVENING?
6:32:58PM >>Mary Gibbs: I THINK IT'S GOING TO BE A LARGE CASE.
6:33:01PM SO THERE MAY BE A SMALL CASE AND A LARGE CASE OR THERE MAY
6:33:04PM JUST BE A LARGE CASE.
6:33:06PM I'M NOT REALLY SURE RIGHT NOW.
6:33:10PM >> I'VE ALREADY ADVISED MARY I WON'T BE ABLE TO ATTEND THAT
6:33:14PM MEETING.
6:33:14PM BY E-MAIL.
6:33:16PM >>Mary Gibbs: DO WE THINK WE'LL HAVE -- JUST CHECKING IN
6:33:19PM ADVANCE FOR A QUORUM.
6:33:21PM IS EVERYBODY ELSE GOING TO BE AROUND ON THAT DATE?
6:33:23PM >>Marlene Naratil: I THINK SO.
6:33:24PM >> GOT MY TICKET.

6:33:25PM >>Mary Gibbs: OKAY.
6:33:26PM >> WE'LL BE HERE.
6:33:28PM >>Scotty Wood: OKAY.
6:33:29PM CAN I HAVE A MOTION TO ADJOURN?
6:33:31PM >> SO MOVED.
6:33:31PM >> SECOND.
6:33:33PM >>Scotty Wood: ALL IN FAVOR?
6:33:34PM >> AYE.
6:33:35PM >>Scotty Wood: ANY OPPOSED?
6:33:36PM WE'RE ADJOURNED.
6:33:37PM THANK YOU.

DISCLAIMER:

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.