

## TOWN OF WINDERMERE

### Town Council 500 Block Workshop Minutes

January 24, 2023

#### CALL TO ORDER:

Present were Mayor Jim O'Brien, Council Members Andy Williams, Bill Martini, Mandy David, Tony Davit, and Molly Rose. Also present was Town Manager Robert Smith, Town Clerk Dorothy Burkhalter, and Mr. John Fitzgibbon.

#### 1. WORKSHOP CALLED TO ORDER

Mayor O'Brien called the workshop to order at 6:00pm. He then led everyone with the Pledge of Allegiance.

#### 2. NEW BUSINESS

##### f. Other items for consideration

##### i. Windermere Downtown Properties Final Engineering Plan

Mayor O'Brien reviewed the decorum for this workshop. He then turned the floor over to Mr. Brad Cornelius, Town Planner with Wade Trim. Mr. Cornelius gave a PowerPoint presentation and noted specific points. He stated that this was the third workshop required of the PUD process. Mr. Cornelius stated that the plans are to be consistent with the Town Zoning Codes, Comprehensive Plan, and the Town Center Design Guidelines. Mr. Cornelius commented on the constraints of the buffer requirements and the "right in/right out" on 6<sup>th</sup> Avenue that needed to be met. His presentation continued regarding parking space requirements, mitigation agreements for transportation and utilities, tree protection/mitigation, landscaping, stormwater management, managing construction to minimize impacts on residents, and consistency with land uses. Mr. Cornelius reviewed the proposed landscape plan, buffer, open space, parking spaces 4 or 3 ½, parking mitigation fee/procedure, truck routing/access, right-in/right-out, truck access, roundabout and trees, buffer walls and requirements, mitigation fees, and pedestrian signal at 6<sup>th</sup> Avenue, possible mitigation for 5<sup>th</sup> Avenue, tree mitigation, and comments/concerns received from the residents. Mayor O'Brien commented on the parking challenge. He then questioned if the packet that has been received is the complete packet for the project. Mr. Cornelius commented that for the stage that the project is at, yes. He then stated that the full plan set would have been better for review prior to the first Public workshop. Mayor O'Brien commented on the need for having as much information as possible upfront. He then stated that he would like more information on the egress and flow for trucks. Member Davit questioned when the detailed plans would be available for review. He stated that there are many architectural deficiencies, sign, and civil detail to name a few. Mr. Cornelius stated that building style is in the packet, and signage and civil detail has not been submitted. He further stated that they would need to be submitted to staff prior to the plans going forward to the DRB and Town Council. Member Martini stated he concurs with the comments made by Mayor O'Brien and Member Davit. Member Martini commented on the 3'/6' wall, stating that a 6' is needed for the residents along Oakdale Street. Member Martini questioned if a maximum truck and trailer combination will be established as well as making sure trucks do not circle around and go east on 6<sup>th</sup> Avenue. He then questioned the building locations to the street. Mr. Cornelius stated that they are correct. Member Martini then commented on trees and their protection. Mayor O'Brien questioned Member Martini if the Tree Board was pleased with the tree canopy, placements, preservation, etc. Member Martini stated that there is concern regarding tree safety during construction. Mr. Cornelius stated that a formal recommendation from the Tree Board will be supplied to the Town Council at the first Public Hearing. Member Rose questioned if the building setbacks meet the design code. Mr. Cornelius stated yes. Member Rose then questioned if an updated traffic study would be supplied. Mr. Cornelius stated no. He explained that the previous study, which implied the right lane turnoff, is the study that is being utilized. Member Rose then verified that sewer and septic plans are still to follow. Mr. Cornelius stated yes. Member Rose also verified that they would have County water. Mr. Cornelius stated yes. Mayor O'Brien questioned how close the road/traffic would be to the corner of Building #1. Mr. Cornelius stated that a guess would be 8-10 feet. Mayor O'Brien expressed his concern with the closeness to the road and traffic. Member Martini stated that there is a sidewalk at the corner as well. Mayor O'Brien turned the floor over to the applicant for their presentation. Mr. Cornelius advised Mayor O'Brien that there is approximately 17' from the building to the edge of the pavement. Mr. Brett Dargis and Mr. Keith Silverman, development partners for the Windermere Downtown Properties,

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introduced themselves. They then reviewed the three-dimensional renderings of the proposed project. Some proposed changes/updates reviewed were; reduced size of the corner tower, changed storefront glazing, removed sign bands (tenants will need to permit), cleaning up facades, mitigating tree damage, comparison plans of past workshops compared to this workshop, underground propane, parking spaces at 3.52, moved wall further from trees, clipped out some building foundations to protect trees, suspended foundation of tree root balls, tree impact mitigation plan, landscape plan, and landscaping to protect trees. Mr. Dargis turned the floor over to Mr. Marcus Geiger. Mr. Geiger reviewed the proposed truck sizes, routes, navigation especially around trees, site access, and lines of sight. Mr. Fitzgibbon commented on concerns with the swept analysis and the parking spaces along the south side of 5<sup>th</sup> Avenue, needing more study/review, widening of the curb, and maintenance concerns. Mr. Geiger stated that adjustments could be made to assist with the concerns. Mr. Dargis began review of the architectural renderings. He then turned the floor over to Mr. Matt Cormia. Mr. Cormia commented on floating foundation system and tree protection. Mr. Fitzgibbon commented on the same protection for the trees at the new facility. Mr. Dargis commented that the wall renderings were for design and not necessarily how they would look. He then stated that whatever size wall (3' or 6') that the Town wants, they will work with. Discussion followed regarding the proposed wall and landscaping. Mr. Fitzgibbon commented on light bleed into residential areas and keeping a 6' wall. Member Martini commented on the zig zag design. Mr. Cormia then reviewed tree protection during construction. Discussion followed regarding pavers, tree feeders, and post construction tree care. This completed their presentation. Mr. Dargis stated that this is the third workshop that is required. He stated that engineering has not been completed as this is the comment portion of the process. Mr. Dargis stated that the next step is approval of the final development plans, in which the engineering plans will be processed. Mayor O'Brien stated that based on public comments, the Town Council will state their preference of another workshop or not. He then emphasized the need to have all information prior to meeting for the review of the public and the Town Council. Mayor O'Brien opened the floor for discussion. Member David commented on trees and questioned how many are going to be removed. She then stated that all information for workshops/meetings needed to be provided prior to the meetings. Mr. Cornelius stated that information shown this evening had not been provided prior to the meeting. Mayor O'Brien stated that this has been requested several times from the applicant and hasn't been done as of yet. He stated that having the correct information prior is very critical. Member David stated that he agrees with the Mayor's comments. Having the information prior to review is very pertinent. He then questioned if the truck weights have been considered. Mr. Geiger stated that that information would be supplied to staff. Member David commented on the ten-ton weight limit. Member Rose wanted confirmation of the right-hand turn lane prior to 6<sup>th</sup> Avenue. Mr. Cornelius stated that a small right-hand lane will be put in place. Member Rose commented on parking requirements for restaurants. Mr. Cornelius explained that the Code has its own parking standards. Member Rose stated she is not in favor of accepting any parking space requirements of less than 4. Member Martini stated he agrees with the comments being made regarding seeing documentation for the first time at a meeting instead of receiving it prior. He then stated that he believes that three workshops required are at a minimum. Mr. Cornelius explained that three are required but not at a minimum. Mayor O'Brien commented that the Council can request additional workshops if needed. He further commented that this process does need to be "rushed through." Member Martini commented on efforts to save trees and the bridge foundation. Member Williams commented on truck access: specifically fire trucks, and delivery/large truck access from the north heading into Town. Mr. Geiger stated that trucks would proceed down Main Street and enter through 6<sup>th</sup> Avenue. Member Williams commented on his concerns with that process not being followed. He further commented that trucks will turn onto 5<sup>th</sup> Avenue, proceed onto 6<sup>th</sup> Avenue, and turn right onto Main Street to head north to Maguire/Hwy 50. Member Williams questioned if two cars could pass each other on 5<sup>th</sup> Avenue. Mr. Geiger stated yes. He then questioned the wide width of the parking spaces. Mr. Geiger stated the parking spots are nine feet wide. Mr. Fitzgibbon commented on fire trucks and how they will cut across lanes to get access to get in. He stated that this will need to be worked through by the Developer and the Fire Station. Mayor O'Brien commented that delivery trucks will do the same; access however they can. Mr. Fitzgibbon commented that the Ordinance states allowable local deliveries over the ten-ton weight limit. Mr. Cornelius stated that the Fire Department will need to sign off approval prior to the final. He then clarified the request for plans prior to tonight's meeting. Mayor O'Brien turned the floor over to Council Elect Tom Stroup. Mr. Stroup questioned the number of past workshops. Mr. Cornelius stated three. Mr. Stroup then questioned how many shops would be allowed in the new development. Mr. Cornelius explained that that it is undetermined at this point, as it's determined by the total square footage of the building and the Florida Building Code. Mr. Stroup questioned if the roundabout will be moved to accommodate this project. Mr. Cornelius stated no. He explained that the Town has had the proposed roundabout project prior to the proposed development. Mr. Stroup requested that Mr. Cornelius forward the date of the first workshop on this item to him. Mr. Cornelius stated he would forward the information to Mr. Stroup. Mr. Dargis stated that Building #1 is being marketed at

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seven spaces available and that Building #2 will be ACE Hardware. Mayor O'Brien commented that the mix of businesses is just important as the number of businesses. He then turned the floor over to Tree Board Chair Susan Carter. Ms. Carter thanked everyone for their assistance on this project. She then introduced Ms. Jen Hitchcock, a representative for the Tree Board. Ms. Carter commented on protection of trees, height of buildings, pruning in stages, growth regulator be applied, landscaping or wall design not approved by Tree Board, and rendering misleading with the oak that is shown. Mrs. Vicki Hearst stated that there is a laurel oak that is not marked on the rendering and included in the mitigation plan. She then commented on the landscape plan, tree fencing, appreciates concerns with tree, protection of trees, guttering/drain system, opposes underground propane, and questioned how a trash truck will access the dumpster if only right in is allowed and the dumpster faces north. Eric Hoyer commented on pruning, implementing plant growth regulators, that pruning in phases not necessary, and the protection of additional trees. Mrs. Hearst questioned the runoff/gutters. Mr. Dargis stated that there will be a gutter system. He then stated that in regard to the trash pick-up, coming in from 5<sup>th</sup> Avenue is not prohibited. Mr. Withers commented that the plans need north arrows and graphic scales, as stated in guidelines, a different facade every twenty feet, repetitive facades, that he would like to see tower at 6<sup>th</sup> Avenue and Main Street disappear, and tree protection concerns in Pocket Park. Mrs. Withers commented on trees and landscaping, and the buildings. Ms. Nancy Nix questioned if she could get a rendering to include the current block and proposed block of 5<sup>th</sup> Avenue to 6<sup>th</sup> Avenue. Mayor O'Brien stated that the overlay can be requested. He then questioned the V3 team if this could be done. Mr. Dargis explained that their buildings will be shorter than the two-story building that will remain. Ms. Nix commented that the renderings would assist resident visualization. She then commented on a concern with ACE Hardware placing items on display out front. Mr. Dargis explained that this ACE will be a boutique and not one selling grills, etc. out front. Mr. Cornelius stated that, per the PUD, outdoor displays are not allowed unless consistent with the Town code. Mr. Fitzgibbon commented on the importance for the Developer show a photo overlay. Mrs. Brandi Haines questioned if the wall system would now be a prefab wall and will there be a transparent "bird's eye view" of a tree overlay. Mr. Dargis stated that this was in the packet for Workshop #2. He then stated that the wall was changed to minimize root ball damage to the trees. Mrs. Haines commented on the number of trees that will be removed, which are more than what's being shown. She further commented on trees and tree protection. Mrs. Haines stated that the Town's rules need to be met. She then stated that the four-space parking requirement needs to be met and if it can't be met, then the buildings need to be scaled down. Mrs. Haines then questioned the intent of the Wayne Tree System. Mr. Hoyer stated that the Wayne's Tree Feeder system specs will be used. Mrs. Haines then commented on the prefab wall installation and the use of a Boom truck. Mr. Dargis stated that a skid steer will be used. Mr. Daniel Floyd introduced himself. He then commented on the lack of information that has been given. Mr. Floyd explained that until this meeting, he had not seen any renderings/drawings of what the buildings would look like, be made of, and what the wall will look like. Mr. Dargis stated that the wall will be prefab concrete with stucco. Mr. Floyd commented on the need for having drawings that are to scale and accurate. He then stated that, as a homeowner directly behind the parking area, no mention of lights, parking lights, etc. had been mentioned. Mr. Floyd questioned how the trees will block light pollution and where the propane tank would be buried. Mayor O'Brien commented that he understood Mr. Floyd's concerns. He then commented on the need for accurate renderings. Mayor O'Brien stated that once the workshop process is completed, the next steps will be very detailed. Mr. Cornelius stated yes. Mr. Cornelius stated that there are very specific requirements for lighting. Mrs. Theresa Schretzmann-Myers commented on the current tree survey, tree canopy on the overlays missing, tree concerns, protections of trees, the need for a 3-D rendering of actual trees, no two-story building at 6<sup>th</sup> Avenue and Main Street, better landscaping plan, benefit of the permeable pavers, grease trap location for the restaurant, and concerns with asphalt. Mr. Hoyer stated that tree barricades will be used, root pruning machine will be used, air spade used to locate roots, seven forty-inch heritage trees will remain out of eight, removal of two twenty-nine-inch oaks at the corner of the building. Mrs. Schretzmann-Myers questioned what mitigation will be put into place. Mr. Hoyer stated that the landscape architect would need to provide that answer. Ms. Pamela Schrimsher also commented on the renderings compared to actual. She requested if an accurate rendering/plan can be supplied. Mayor O'Brien stated that renderings have been requested by all. He then commented on comments in the chat box (attached). Mr. Fitzgibbon stated that the developer has done a great job following the Design Guidelines. He thanked V-3, Jim Karr, Developers, and all involved as they are doing everything possible to meet the Town's needs and requirements. Mayor O'Brien questioned the Town Council's direction. Member Davit questioned if the next step would be 100% design review. Mr. Cornelius stated yes. Member Davit proposed an intermediate step prior to the final (workshop). Member Rose stated she will not approve anything unless than four parking spaces per thousand square feet. She also stated that if everyone feels the same way, the developer will need to go back and resubmit. Member David stated she is comfortable moving forward but she is also concerned with parking, traffic and need of transparency of the slides. Member Martini stated he is not comfortable

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with moving to 100% plans. He further stated that a clear review is needed as well as another workshop. Member Williams stated he has concerns with lack of detail and will need to abstain from voting in the future. Mayor O'Brien questioned if another workshop is an option. Manager Smith stated that the goal of the Developer is to have an approval. He then stated that staff will work with the Developer and Mr. Cornelius to verify the next step. Mr. Cornelius stated it would be beneficial for another workshop with more detailed plans, but the applicant can move forward knowing the risk. Mayor O'Brien requested that the developer come back with "real" renderings. Member Davit stated that Mr. Cornelius commented that the developer should be at sixty-ninety percent, then they need to show the Council those plans. Mr. Dargis commented that they are currently working under the Preliminary Development Plan. He stated that the next step after the three workshops will be moving towards the final development plans, which will go before the Development Review Board and the Town Council as required. Mr. Dargis stated he would like to move to the Final Development stage. He stated they will incorporate the 3-D renderings, and the 60% plans for the DRB meeting. Mayor O'Brien stated that the Town Council is not ready to move forward without the additional workshop. He stated that the Developer could take the risk and move forward. Member Martini stated that as the Development Review Board Liaison, he feels very certain that this would not get approval from the DRB as it currently is. No further discussion was made.

**3. MAYOR AND COUNCIL LIAISON REPORTS**


None

**4. STAFF REPORTS**


None

**5. ADJOURN**

Mayor O'Brien adjourned the workshop at 9:32pm



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Dorothy Burkhalter, MMC, FCRM  
Town Clerk



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Jim O'Brien, Mayor

00:37:12 Brandi: Is there a phone number for tonight? I know there wasn't last night

00:37:42 Robert Smith: it should be on website

00:39:28 Brandi: Only number is this 407-876-2563 is it that?

00:40:11 Theresa Schretzmann-Myers: Go to Town of Windermere Website. Click on Town Council Workshop in Calendar. It should directly you to the Zoom Link.

00:40:25 Theresa Schretzmann-Myers: It should direct you to the Zoom Link.

00:40:58 Theresa Schretzmann-Myers: Click on Zoom Link and you will be let in by the Zoom Administrator

00:42:37 Theresa Schretzmann-Myers: Invite Link is copied here:  
<https://us06web.zoom.us/j/88231888042?pwd=SG9JYjhKbVFWVGJvY2xKTmFKSt4QT09>

00:53:11 Theresa Schretzmann-Myers: Where is the CURRENT Tree Survey and Tree Protection Overlay? There are many historic Oaks on that property that are 40" Inches DBH and above which means they are heritage trees. One 40" Inch DBH Live Oak can handle 48,000+ gallons of storm water per year and keep it out of the Butler Chain of Lakes. Live Oaks often reach 250-500 years old. I've walked that property and measured the Live Oaks DBH and am very concerned that you will be impacting their critical root zone.

00:56:32 Theresa Schretzmann-Myers: Instead of using a cement privacy wall with footers, how about using a green buffer of Native Trees and Shrubs along the 6th Avenue Perimeter and along the East Perimeter road?

00:57:18 VIDEOGRAPHER Jennifer Roper: Theresa, My memory is that is a 20 ft vegetation buffur. I don't remember a concrete wall.

00:58:09 VIDEOGRAPHER Jennifer Roper: 10 ft wide parking spaces so it is a pleasure to park when you shop there.

00:58:28 Robert Smith: Chat eliminated until public comment

00:59:07 Robert Smith: All comments directed to Staff, TC and Applicant

01:04:17 Robert Smith: Public Comment will be opened once TC indicates

02:37:03 Robert Smith: Chat is open

02:41:07 Karen Fay: Well done, I feel that I know more after these workshop. I know that I was told before, but it was so long ago I have forgotten. Can you tell me why there is a wall along Oakdale instead of a barrier like that is along Forest and Fifth? And.... It is hard to see and I know that in some of the discussion the set back on 6th was discussed but you tell me the actual set back of the building from 6th street

02:41:08 StephenWithers: This is Angela. Re building design: I feel strongly that the towers at the corner and north end of the structures are not desirable for our town. These are used in generic shopping centers for visibility on a 4 lane highway. It would be much more appropriate, and less expensive for the developer to reduce the height of the buildings and use a traditional hip roof.

02:41:55 Debra Neill: Angela: I agree

02:42:10 Chris Rucki: Can you briefly recap the traffic study outcome and its impact to the area.  
Is there planned upgrades to the intersections of main & chase and main and Windermere rd to roundabouts to keep traffic moving through town. How would improvements to just 6th and main round about improve those other intersections if they are not improved?

02:44:19 Robert Smith: If you don't open and improve the choke point relieving the other two sections first would create more issues at 6th

02:45:10 StephenWithers: Also very important to pull the structure back from the corner at the roundabout - perhaps by angling the corner - to maintain the attractive open feel of this main approach to the town. The square footage saved could reduce the need for a parking space.

02:46:44 Chris Rucki: Replying to "If you don't open an..."  
Sorry if not clear, that is my point. Are we turning main and Windermere rd and main and chase into roundabouts to provide relief to these choke points?

02:47:08 Robert Smith: Replying to "If you don't open an..."

possible or other improvements

02:48:54 Susan Raizor: Sounds like we need another workshop.

02:49:31 steve: Agree on the "tower" designs. If it is designed for Windermere, ... stock lego designs can be improved on. Let us make sure the integrity of the town aesthetics are supported and preserved.

02:51:15 Debra Neill: I would hope we will have another workshop. There are too many unresolved questions at this point.

02:52:35 Robert Smith: First Workshop: 3/3/2022

02:52:47 Robert Smith: Second Workshop: 9/7/2022

02:55:20 Theresa Schretzmann-Myers: I am most concerned with protecting what heritage trees we have on site. Will Tree Protection Zones be set up for all the saved trees that at minimum will be at the tree drip line? Grade changes can be devastating to trees, even if the change is not severe because grade changes tend to cut or damage roots, compact soil and alter patterns of water movement. The most important consideration is the amount of root system that will remain after grading. Will roots be cut cleanly using radial trenching and sharp pruning tools instead of ripping them out with excavating equipment? An air excavation radial trenching device can be used to remove soil around roots before cutting roots with a saw or loppers. To reduce tree stress before cutting roots or pruning branches, especially during heat conditions will trees be irrigated prior to cutting roots or pruning branches? If roots must be severed or root pruned, please consider cutting them while the trees are dormant.

02:56:38 Susan Raizor: It would be nice if the design complemented our historic Town Hall instead of mimicking current strip mall designs.

02:58:08 Robert Smith: In the first part of the PUD process there were 2 Town Council Workshops: 3/31/2021 and 5/26/2021

02:58:34 Robert Smith: Also DRB 2/16/2021

02:59:16 Robert Smith: Town Council Public Hearings: 4/13/2021 6/8/2021

02:59:47 Daniel Floyd: Pocket Park

03:02:27 Robert Smith: Please direct questions to staff, developer and TC.

03:02:46 Robert Smith: Town Arborist is on the call as well

03:03:08 Robert Smith: All comments will be included on the record and minutes

03:04:36 Robert Smith: Please one speaker at a time

03:05:20 Tom Stroup: thank you Robert for workshop dates

03:05:32 Vicki: was option B shown? it is still 26' tall.

03:07:03 Debra Neill: The tower is unattractive in my opinion and detracts from the Windermere "look."

03:08:47 StephenWithers: The former United Medical building across 6th is taller but is set much further back from the street and roundabout than the new structure.

03:10:45 Karen Fay: Can you tell me why the wall on Sixth is not like the 'berm' on 5th and can you tell me how much the set back is on 6th?

03:11:12 Theresa Schretzmann-Myers: Will you be creating an actual Tree Protection Plan and Landscape Plan that utilizes the actual existing tree canopy against the proposed building site plan with elevations so we can see the impact to the trees? The conceptual site plan does not show this. Its a computer graphic rendering. I do not want to see a two story building on the corner of 6th and Main where the roundabout is. That will required the elimination of much of the tree canopy on that Heritage Oak tree in order to accommodate the 2nd story Tower there. Can the Landscape Architects and Engineers come up with a better plan to utilize the existing tree for what they do best? Absorb enormous amounts of water? Can you create a better green engineering plan utilizing the tree and their roots systems to do what they do best? Storm water mitigation? Kudos on the water permeable pavers to allow water to the roots of the trees.

03:12:12 Susan Raizor: Thank you all for working so hard to protect the trees!

03:12:13 Daniel Floyd: Its in the September package

03:12:16 Daniel Floyd: I am looking at it

03:12:54 Daniel Floyd:  
<https://town.windermere.fl.us/wp-content/uploads/2022/05/9.7.22-Town-Council-Workshop.pdf>

03:12:57 Daniel Floyd: Page 7

03:26:25 Brittany Grier: Looks way better than the collapsing houses that are currently there

03:27:46 Milani Walters: I agree, those homes and the green fence is an eye sore to all of us. Thank you to everyone working so hard on this project!

03:45:10 Brandi: Replying to "If you don't open an..."

Is making the 6th Ave roundabout 2 lanes still a possibility?

03:45:52 Robert Smith: Replying to "If you don't open an..."

Possible but for N & S like the one at Roberson

03:45:56 Karen Fay: Thank yuo

03:45:56 Theresa Schretzmann-Myers: Why can't you lower the Tower on the corner of 6th Street and Main to protect the existing Oak Canopy? We don't need a two story tower on that corner. This project is already to large that it is wiping out most of the tree canopy to accommodate this buildings. Why can't we make the building heights and footprints smaller to protect more tree canopy?

03:46:31 Jennifer Hitchcock: Representing arborist to tree board  
(comments only):

Looking for more information on the details of the tree protection plan above and beyond what type of structure or tree protection materials will be used and placement. Pruning. Grading. etc including a treatment plan e.g. growth regulator and after construction monitoring plan as construction can impact several years afterwards.

A tree growth regulator's purpose is to slow new growth or leaf production while increasing finer root production to better assist the tree when expecting root loss (construction) where less water will be available to the tree. Best to apply 1-2 months prior to construction to allow uptake in the tree

Do not recommend fertilizer in general unless its is a special blend just for root growth (potassium) only. Preferred not to push new leaves (Nitrogen) when root loss occurs.

Any pruning reduction cuts made in the canopy of a tree should not remove more than 25% of total growth in a single branch in the same year per ANSI stan

03:46:45 Jennifer Hitchcock: Look forward to addressing more details in future meetings

03:49:48 Brandi: Replying to "If you don't open an..."

Ok, thanks for the reply.

04:05:37 Nancy Nix: Replying to "If you don't open an..."

Didn't dare try that game!

04:06:46 Chris Rucki: Adding .5 per thousand sq ft doesn't add that many more parking spaces + it just encourages more vehicular visits. By finishing the bridge on main we'll get cars off the road in town and open multi-modal/golf cart access which will reduce vehicle traffic and eliminate more parking needs.

04:09:05 Tom Stroup: thank you