

MINUTES NEIGHBORHOOD INFORMATION MEETING

DATE: May 16, 2024

PROJECT NAME: Land Development Code Amendment
Collier Boulevard Pedestrian Tourist Subdistrict (North Section)

PETITION NUMBER: LDCA-24-000034

This neighborhood information meeting was held on May 16, 2024, at approximately 3:00 pm. The meeting took place at 267 N Collier Blvd, Marco Island, FL 34145.

Documented in attendance were the following:

- **Counsel for Applicant:** Chandler A. Kansy, Esq. and Zachary W. Lombardo, Esq. (appearing remotely via Zoom), of Woodward, Pires & Lombardo, P.A. Additionally In attendance with counsel was paralegal Kaitlin E. Chylinski, of Woodward, Pires & Lombardo, P.A.
- Anthony Oliverio
- Larry Simon
- Jennifer Simon
- Jeff Rice
- Marcy Rice
- John Ravieri
- Connie McCormack
- Lance McCormack
- Michael Bell
- Susan Bell
- Dennis Orcutt
- Marian Marascio
- Beth Cullen Dzaman
- Amber Riviera

- Rich Blonna
- Daniel Smith
- Jim Bendtsen (Attending remotely via Zoom)
- Nancy Bendtsen (Attending remotely via Zoom)
- Mike Conforti (Attending remotely via Zoom)

Presentation Summary

Note: The below summary is not a transcript, it is a summary derived and prepared based on an audio recording taken during the meeting. The responses have been edited to improve clarity and readability. Due to the nature of this meeting, the individual speakers were unable to be identified with accuracy. In the summary below, when multiple attendees are speaking, the individual speaker is labelled by a number for that specific area of discussion. Each topic of discussion addressed during the meeting is separated by a divider for readability.

Counsel for Applicant, Chandler A. Kansy, Esq., began the presentation by introducing herself as well as introducing attorney Zachary W. Lombardo, Esq., who was appearing remotely via Zoom. Attorney Kansy then began to present the requested amendment to the attendees.

KANSY: “Our goal for this amendment is to amend Section 30-628 (2) of the Marco Island Land Development Code to allow for mixed use development in the Collier Boulevard Pedestrian Tourist Subdistrict (North Section). Currently, in this Subdistrict, it is solely commercial, and any development can only be used for commercial purposes.

This amendment would allow people to use the buildings for mixed-use, so it would be a combination of both commercial and residential uses, with limitations, which I will discuss in a moment.”

ATTENDEE: “So, currently it is zoned commercial?”

KANSY: “Correct. It is currently zoned commercial. ”

Attorney Kansy displays a yellow highlighted map of the Collier Boulevard Pedestrian Tourist Subdistrict (North Section).

KANSY: “So, here's where we are right now on the map. What we are talking about is this highlighted section right here, and we are currently sitting here right now, for context. That highlighted section is what we want to be mixed-use.”

Attorney Kansy proceeds to explain why an amendment is being requested, referring to the highlighted map.

KANSY: “The main reason for the amendment is to facilitate mixed-use projects in this subdistrict, but also interestingly, the Marco Island Comprehensive Plan already allows this subdistrict to be mixed-use. The only reason that this particular subdistrict does not allow for mixed-use is because the land development code does not currently allow for it. So, our aim is for the Land Development Code and the Comprehensive Plan to be cohesive, because there are other comparable subdistricts on Marco Island that do currently allow for mixed-use. Both the Collier Boulevard Pedestrian Tourist Subdistrict (South Section) and the Barfield Subdistrict in the Architectural Overlay District 2 already allow for mixed-use.

ATTENDEE: “Can you point that out on a map?”

KANSY: “Yes, I can put that up right now.”

Attorney Kansy displays a highlighted map of the Collier Boulevard Pedestrian Tourist Subdistrict (South Section).

KANSY: “So, right here is Collier Boulevard Pedestrian Tourist Subdistrict (South Section). This section already allows for mixed use development.”

ATTENDEE: “Do they have it now?”

KANSY: “The Mixed-use? Yes. They are allowed to have commercial and residential, with limitations, which I will go over momentarily.”

Attorney Kansy displays a highlighted map of the Barfield Subdistrict on the screen.

KANSY: “So, here is the Barfield Subdistrict. Everything here also allows for mixed use.”

Attorney Kansy continues the presentation by clarifying what this amendment would not change.

KANSY: “This proposed amendment would not change any of the already existing Land Development Code requirements for mixed-use development in Marco Island. All of the guidelines that apply to existing mixed-use projects on Marco Island would also apply here. We are not creating anything new. We are also not changing the maximum height nor the maximum density requirements that are already in place. Meaning you would not be able to build any higher than what the Land Development Code already permits”

KANSY: “Most notably, though, if this amendment were to be approved, and someone wishes to develop a mixed-use project, they would have to go through an entire application process similar to what we are doing right now. Meaning that an additional application would need to be applied for, notices like the ones you received would need to be sent, and the application would also need to be presented before the Planning Board and the City Council. Ultimately, the City Council would provide the final decision on whether the mixed-use project should be approved.”

KANSY: “Someone who owns a development can't just say, “Oh, I have a commercial building; I'm just going to build some apartments.” They can't do that without going through the entire application process.”

ATTENDEE: “In this proposal --- are they razing any buildings or are they just remodeling?”

KANSY: “Right now, we are just trying to get this amendment passed so that, if someone within this district would like to build a mixed-use project within the requirements, then they would be able to apply to do that.”

ATTENDEE: So, we don't even know what the real plan is?

KANSY: “No, There is no development in the plans right now.”

ATTENDEE: “OK, but you're looking to change the law so that you can have this, but we don't know what it is.”

KANSY: “Zach (Lombardo) will be talking about that when we answer questions and he will be able to give you more detail.”

LOMBARDO: “I can answer that now, if you like”

KANSY: “Zach is answering now – Can you hear him?”

LOMBARDO: “Just testing now, can you hear me?”

Several attendees confirm that Mr. Lombardo is audible and that they can hear him. Mr. Lombardo proceeds to answer the previous question.

LOMBARDO: “There is no current planned development being approved by this amendment, but there would be separate applications required, additional neighborhood information meetings, and site by site analysis before anyone building would be allowed to perform a mixed-use project. But, before we can even file that application, the Land Development Code has to be amended to allow it as an option. So, should this amendment be passed by City Council, there will be a separate process, and, in that process a separate Neighborhood Information Meeting, separate Planning Board hearing, separate City Council meeting, and additional notices will be required as well as side by side analysis to determine whether it's appropriate for the specific location that is consistent with what is currently allowed in the other architectural subdistricts.”

ATTENDEE 1: “I have a problem. I don’t know who that is, and I do not know where that sound is coming from, but I did not understand a word of what he was saying. If there is somebody who is going to be interrupting this thing who is not here –”

KANSY: “No, no, he is not interrupting. He is an attorney. He is just on Zoom, so you can’t see him, but you can hear him”.

ATTENDEE 1: “Well, I don’t understand a word he is saying.”

ATTENDEE 2: “Well, maybe he should introduce himself and let everyone know who he is and what his involvement is.”

ATTENDEE 1: “--- Sound is just echoing all over the place ---”

KANSY: “He’s an attorney with our firm.”

ATTENDEE: “He should introduce himself.”

ATTENDEE: “He needs to talk.”

LOMBARDO: “I am the Applicant’s attorney; my name is Zach Lombardo.”

ATTENDEE 3: “Why don't you come here in front of us and talk?”

ATTENDEE 4: “It is hard to hear him.”

ATTENDEE 5: “We can’t hear him.”

ATTENDEE 6: “Yeah, we can’t understand him.”

Attorney Kansy relays the information that Attorney Lombardo provided as the Attendees expressed difficulty hearing Mr. Lombardo through the speakers.

KANSY: “So, to summarize what he said is, is that by passing this amendment, it would require an entirely new application process. So, right now we're just trying to allow people the ability to apply to develop a mixed-use project. Right now, this subdistrict only allows for commercial developments.”

ATTENDEE: “Obviously, someone has an idea of what they want to do and it doesn’t fit in commercial, so I would like to know what the idea is even if there is not something very specified in the plan.”

KANSY: “Our client intends to submit an application pending approval of this amendment, but there are no actual plans as of right now.”

ATTENDEE: “Now, how could we agree to a law change, in the zoning requirements, if we, the people that live nearby, do not know what is going to happen?”

ATTENDEE 1: "It should be reversed. We should know what the plans are, and then ask us whether or not we want to approve the zoning. It makes no sense. You are just leaving it right open."

KANSY: "If the amendment to the zoning does not pass, then you can't even begin the application process. Which means that, even if the amendment is passed, the applicant would still need to go through the approval process similar to as we are doing here and there are conditions that would have to be met."

ATTENDEE 2: "Could you explain some of those conditions?"

ATTENDEE 1: "For Example—"

KANSY: "Yeah, I—"

ATTENDEE 1: "No. Let me ask my questions."

ATTENDEE 1: "For example, you keep saying '*mixed-use*', you're '*not changing the standards*'. What are the standards? How many parking spots do you get? What is the square footage allowed? Can you add three or four floors here? Tell us what it is that we are agreeing to."

KANSY: "Yes. The conditions are going to be discussed as part of this presentation, and they are already in place for other mixed-use districts. We're just trying to make it so this district can do the same thing —"

ATTENDEE 1: You are trying to make it so your client can go through with what they want to go through with, which is a secret.

ATTENDEE 2: "—After the approval —"

KANSY: "Can I continue the presentation? Because I feel many of these questions will be answered as we continue."

Attorney Lombardo requests Attorney Kansy move to the next slide so that the attendees could see the conditions in question. Attorney Kansy moves to the next slide in the presentation.

KANSY: "All of these conditions would be considered when a development is proposed to the City. No development is being proposed right now, we are just trying to get the amendment."

"They would be looking at all of these conditions when assessing a proposed development. For example, in mixed-use, the first floor of the building can only be commercial. No residential uses are permitted on the first floor.

ATTENDEE: "If this amendment passes, then our objections become a moot point. If they change the structure, rebuild of all their place. You said it's not changing, but our objections would be moot."

KANSY: "They are just trying to make it so that, in this district, if you own a building, you would be able to do what others can do in comparable districts pursuant to the Land Development Code."

ATTENDEE 1: "So... If I'm against it, you know, just asking that question. I have to object to who? The counselors?"

ATTENDEE 2: "The anxiety that you are hearing here is because we have a history – we go all the way back to the beginning, before there was any Joey's, or this place, or the next place, or any of this. OK? That's how far back. So, we have a history of this owner taking advantage of the neighbors by getting the City to approve everything that he wants. And there's been a dozen of those things that he's gotten approved, and each one affects us negatively. That's why we're concerned, because we know the history of this owner and what he gets from the City."

ATTENDEE 1: "That includes the way the road is designed. So people can enter into his parking lot, which is a nightmare."

KANSY: "I understand your concerns, and I assure you your concerns are being heard tonight."

ATTENDEE: "In order to have an understanding. You have said that other areas within Marco Island are already allowed Mixed Use. What areas and communities or specific buildings can you provide as an example that currently have this in use?"

LOMBARDO: “Every single lot shown on the screen right now has the ability to apply for a conditional use to do mixed-use development. Whether or not they are taking advantage of this, that is what is allowed in each of these districts. And importantly, this was previously a conditional use allowed in the entire C-3 zoning district across the island. When it got reshuffled into architectural districts, some of them were left out, including this one. And so, we're asking it to be restored to be consistent with the Comprehensive Plan. But every single lot you're seeing on this screen and the prior one has this right now, so the owner of any of these lots can file a conditional use application to do a mixed-use project as long as they read the rules. Chandler has not had time to show you all the rules. But It can't be more than 50 percent of the building, it can't be on the ground floor, there are pervious surface requirements; there are a series of additional requirements that go into play here.”

ATTENDEE: “I appreciate your answer, but I still don't understand. So... can you tell me if Publix on Barfield, Publix on Collier, is zoned the same way? Is there hair salons zoned on North Collier in the same way? I am trying to find specific buildings that I can relate to that are zoned the same way.

ATTENDEE 2: “And, in addition, there is no one that is currently utilizing this mixed-use plan? Because that is what I understood from you.”

ATTENDEE: “So, if you can be specific, it would help all of us to understand where and how this looks.

KANSY: “I do not have any specific examples right now; I only have the map of the districts.”

The attendees talk to one another briefly. Another attendee requests that the map of the North district (Figure 1, above), be displayed on the screen again.

ATTENDEE 1: “Now tell me which ones – only the yellow?”

KANSY: “Only the yellow. Which is where we are sitting right now.

ATTENDEE 1: “And that includes from where to where?”

KANSY: “From Amazon Court to Aquarius Condo, along North Collier Boulevard.”

ATTENDEE 2: "How many owners are in that area? How many different people? How many people own property there?"

KANSY: "I am not aware."

ATTENDEE (Zoom): "It sounds like there may be an interest in putting residential above commercial. What is the current height limitation?"

LOMBARDO: "50 Feet."

ATTENDEE (Zoom): "So it could hypothetically go five stories. Are the buildings currently there right now only one story?"

LOMBARDO: "No. Several of the buildings are multiple stories currently. And, there is a limitation on square footage utilization, so you can only do 50% of the building for residential. We haven't gotten to that slide yet."

Attorney Lombardo requests Attorney Kansy advance to the next slide.

LOMBARDO: "There are significant limitations on what can actually be built."

An attendee requests Attorney Kansy repeat what Attorney Lombardo said, as they could not understand him. Attorney Kansy reiterates that there are specific limitations on what can be built in the mixed use district.

ATTENDEE 1: "What did he say about five stories?"

LOMBARDO: "The current height limit in C-3 is 50 feet. So, regardless of this application, regardless of any future conditional use applications, all of the buildings in the C-3 zoning district can currently be built to 50 feet. So, what's the highest something like this could be done would be the same as any other building in the C-3 district. However many stories you can put into that is an architectural question, but there are limitations in this that make it so that you couldn't essentially do too much, because it can only be 50 percent of the gross floor area of the building, there are also limitations on room sizes, as you see here. All of these limitations come existing conditional use codes from the City of Marco Island."

ATTENDEE 1: “Why was mixed-use not included in the zoning for this area at the time it was laid out?”

LOMBARDO: “That is a good question, and the answer to that is unclear. In 2006 this was a conditional use that was allowed across the entire island. And then, there was an amendment that doesn’t seem to have any explanation. I have gone through the City records, I have gone through the Comprehensive Plan, I have gone through the two Comprehensive Plan amendments that took place, and this is not explained. But, what didn't change in the Comprehensive Plan is the density units allocated to this zone. So, it’s not clear why this was removed. There was substantial discussion about a different architectural district where the hospital properties are, that one was explained. But, for this particular subdistrict, there was no explanation. It was not clear, there was no notice to the property owners when they were removed from this opportunity.”

ATTENDEE 2: “I have a question... who are we listening to? Who is that gentleman speaking?”

KANSY: “That is Zach Lombardo, he is an attorney with our firm. There are also some residents attending remotely.”

ATTENDEE 3: “This isn’t a big island. I don’t know why these people couldn’t be here in person to talk with us. We all came over. And, the other thing is: Where is your client? He seems like he is hiding behind a wall somewhere.”

KANSY: “He is out of town.”

ATTENDEE 4: “Conveniently.”

ATTENDEE: “Don't fool me about density because It shows right there. Once you start filling all these apartments, that means more people. When you got 2 bedrooms, 3 bedrooms, and they probably got two or three more cars. And that's the problem with this whole business and these businesses we have. We have a parking problem, we have noise problems, we have loudspeakers going, we have music going all night long. We keep parking all over the damn place. The whole business operation behind here. The neighbors had to complain because they couldn’t even get into their own garages and driveways. And he got the City to use City money to pay for all that stuff and repave the back, organize it all, so HE

can get more parking and get his trucks back there. He's done the same thing with us across the street with parking, so density *IS* a problem."

LOMBARDO: "Thank you very much for that feedback. There are parking requirements. The number of units is going to be set by the density caps, so you can't just build as many as you can fit. It has to fit in with the pre-planned density. So, there is certainly a lot of side-by-side analysis that happens for each application. I appreciate the concern."

ATTENDEE: "They don't have parking *now*, he doesn't have enough parking *now*. He's got people parking all over. I won't even talk about what happened the other day and that make-believe holiday, but he's got a parking problem now. And this is off-season. When season is in, they're all over the place. If you start having all these apartments, and bedrooms, and money, and people, and cars."

KANSY: "That is something that City Council will look into when reviewing an application for development."

ATTENDEE 1: "But, if you've already passed the zoning law that gives him the first right to make this move, then all he has to do is present his architectural plans –"

ATTENDEE 2: "But that hasn't happened yet. That's why everybody needs to show up June 7th at City Hall and make the *same* arguments you're making here. This is the informational meeting; These people have no power."

ATTENDEE 1: "Some of us aren't going to *BE* here on June 7th and that's the problem! *HE* scheduled it on June 7th, knowing that all the snowbirds go home. That's why he scheduled it on June 7th!"

CHYLINSKI: "You can submit written comments and questions to the City. On the notice you received for the Planning Board, and you will get one for the City Council as well, there is a contact for the for the City that you can e-mail them your comments, concerns and questions."

ATTENDEE 1: "Give it to us."

ATTENDEE 3: "Let me tell you the experience with the City Hall. City Hall does whatever this owner wants. It has happened time and time again over many past years. Whatever he wants, he gets. He's going to get this. No matter how much we complain about it, because that's what the City Council does."

ATTENDEE 4: “So, let’s just hear what you have to say, and go further, and we can follow up.”

ATTENDEE 2: (speaking to other attendees) “Yeah, this is really not a good use of your time, because, they’re going to tell you what they think they should do, they have no power to do it. They are going to go argue this before City Hall and that’s where the decision is going to be made. That is where we need to put our efforts.”

ATTENDEE: “The quality of life in our neighborhood since all these businesses started to come in. We had little businesses; we had a barber shop, you know, the little stuff, the little fruit delivery people, the laundromat. It was pleasant, very pleasant. But ever since all these businesses came in and the City Council, the quality of life in this neighborhood had gone down the tubes. I won’t even talk about the impact of values with the start of low income apartments and all that goes with that. You know, he just messed up our neighborhood like crazy. He’s doing great, he’s making a lot of money. He keeps developing more and more business, keeps buying more and more properties, and we’re all messed up because of it. And, I don’t know about anyone else, but I’m fed up with it.”

ATTENDEE: “A large number of people have left. So they’re not able to participate in the June 7th Planning Board meeting at all. Does everyone have the opportunity to attend those meetings via Zoom?”

LOMBARDO: “For the planning board, there usually is a Zoom option available, but we can make a request to the City to ensure there is a Zoom option.”

ATTENDEE (Zoom): “I own a unit on the 2nd floor of Aquarius, and my view of the horizon is limited by all the buildings on the beach and when people start throwing up five story units, 50, 20 to 30 or 40 feet behind there, that's going to turn that whole area into a shadow zone. I don't know what the point of renting a place there is if you look at somebody else's apartment window right outside yours.

ATTENDEE 1: "Has the board or the counsel been presented any of this information yet?"

KANSY: "No, the Planning Board is the next step, on June 7th."

ATTENDEE: "Is there one owner that owns all of those properties, or is this for more than one owner?"

KANSY: "This is more than one owner."

ATTENDEE: "How many owners are applying for this?"

KANSY: "I am not aware."

ATTENDEE: "You should know. You're the one applying for this."

ATTENDEE: "Will this be done before the elections?"

LOMBARDO: "This is going to the Planning Board in June, and it will go to City Council in July."

ATTENDEE 1: "We've been told that low-income housing is what they're going to be. We've been told that there is government money that may be paying for some of that because of the designation of low income housing. Do you know anything about that?"

LOMBARDO: "There is a difference code section the City created. This application has no low-income housing component, nor does it have any government funding."

ATTENDEE 2: "Is this workforce housing? It is our understanding that the reason that this is on the table is that they are trying to find housing for their employees."

KANSY: "I am not aware of that."

ATTENDEE 2: "So, what is the reason?"

KANSY: "Right now, it is just the amendment we are trying to do. There are no plans as of right now. We wouldn't even begin planning anything until such amendment is passed."

ATTENDEE: "What is the purpose of the Planning Board meeting? Is that to approve the zoning?"

KANSY: "Correct. Then it goes before City Council, who ultimately decides."

ATTENDEE: "So, June 7th is when it will be heard by the Planning Board?"

KANSY: "Correct. And then it will go before City Council in June or July."

ATTENDEE: "There's going to be a density problem no matter what."

ATTENDEE 1: "Who is your client?"

KANSY: "Our client is Oliverio Investments and Consulting, Inc."

ATTENDEE 1: "But you said there were more than one owners"

KANSY: "Yes, but we're only represent our one client here."

ATTENDEE 1: "I live on the other side of the street. If our association wanted to open a restaurant, we couldn't do it, because we aren't zoned for it. Am I correct? Am I thinking correctly?"

KANSY: "If you are zoned residential, then you would be correct."

ATTENDEE 1: "So what they are zoned now is commercial, and they want to change it to a commercial-residential mix."

KANSY: "Correct."

ATTENDEE 2: "If they were to change this to commercial-residential, wouldn't that apply to the area, even where we have condominiums? Isn't the change in zoning all-encompassing to the area?"

KANSY: "No. This only applies to that specific highlighted section."

ATTENDEE 2: "And does this one owner own all those highlighted sections on your map?"

KANSY: "No, I do not believe so."

ATTENDEE 2: "Which of those properties does your client own?"

LOMBARDO: "Our client owns lot 3."

ATTENDEE 3: So that building that is attached to this building could be commercial-residential?

KANSY: "Yes, if it's within the highlighted section, then yes."

ATTENDEE 3: "So Sami's Pizza, and all those other businesses, they're on board?"

KANSY: "I am not sure. They would be included in this district whether or not they decide to exercise the option to develop mixed use. "

ATTENDEE: "In the Aquarius, which is right next to this. Can you imagine all that highlighted yellow area having the top floor as residential? And it being 100° out, where do you think these people are going to go to swim on a nice, hot day? They're going to head on over to the Aquarius, and take over our pool. Where do you think these people are going to park if there is no parking because the businesses are busy? They're going to go over to the Aquarius and park in our parking spots, or they're going to go park over at the condos across the street. That's why, personally, object to this. I just see it being a big mess with all these people converging upon our condo because they have no other place to go. Parking is abysmal right now in the yellow district.

ATTENDEE: Does your firm lobby on behalf of any of the counselors?

KANSY: "No."

ATTENDEE: "I am going to say it again. We have a serious density, traffic, noise problem. With all that construction it is going to triple even more because of the traffic. This is the most dangerous intersection in this city, and one day there's going to be a lady going across the street with a stroller, and somebody's going to get killed because there's been a number of accidents already by people making U turns to get to all these businesses – to get into *HIS* businesses. This is terrible, these apartments and all these people moving in, and all these extra cars, all this extra traffic, all this extra noise – this is going to be **NOTHING** compared to what's going to happen. We have a mess now, and this is going to happen because the City does whatever he wants. You can complain all you want, go down to the City and complain, and they are going to read your messages and all that, and they're going to nod their heads, and this is going to get done."

Near the end of the meeting, Councilor Rich Blonna, who was attending as a observer, provided comment to the other attendees.

BLONNA: "This is a zoning change. The right way to do this is to have the zone changed before you apply to do something in the zone that right now you can't do it in. So, in other words, for the applicant to say, 'I'd like to put apartments above my units', when it isn't zoned for that, it is just wasting his time. So, the proper way to do it is to apply for a zoning change, and it has to go to the Planning Board for two hearings, and it has to come to the Council, and all of the information related to it is available to the public online. So, everyone has a chance to download it, read it, understand it, and ask questions in advance, as well as attending the meeting and asking all the questions that that you possibly want to. The way I understand this is, if the zoning was changed, and it allowed multi-use projects--- Multi-use projects are *really* difficult to get through the Planning Board, by the way, because they have to meet height requirements, they have to meet parking requirements, they have to meet density requirements. You can't just change the density because you're going into a multi-use project. If the density is four units per acre, or sixteen units per acre, that's what it stays. So, the idea that we're going to bring in all these people into all of these apartments is limited totally by the density, which is not going to increase. Also, the idea of this zoning approval gets changed. It doesn't

mean that everyone who owns a commercial property on the first floor is going to convert their second floor. Some people are going to want to keep the second floor as commercial. This applicant may want to add three, or four or five apartments, which would be the limit. Right now, the above second floor commercial units all have parking requirements. They all must have a certain number of parking spots associated with that. So already we have parking requirements and we have density requirements. So the idea that if, let's say above this unit, is a commercial unit, and has two parking spots assigned to it right now, and it becomes now a small apartment, let's say 600 square feet, well, it's probably going to attract a couple, maybe two people, who are probably going to have one car or two cars; So, you know, I step back and I look at these kinds of things and I say 'Well, will that density and intensity be any worse or any different than if there was a commercial structure there that did business until 5, 6 or 7 o'clock at night?'. So all those things kind of get considered, you know, as they are working their way through, but right now, this is just a potential. It may turn out to be that only half a dozen of these owners will ever want to develop an apartment above their commercial structures, no one knows. But you're not going to get a 75 foot tall structure with 100 apartments. It's all going to be scaled to this zone."

ATTENDEE: "I live across at Seabreeze South, and our 750-foot condos can accommodate seven people. With seven people you could have three cars or more. Go talk to the lady that runs the laundromat over here and talk to her about her parking situation. I have had to park a block away and haul my stuff over to her place because there is no space for her parking. She has had arguments regarding this time and time again, and she says her rent just keeps going up every time she says something. The same with the seamstress upstairs. There is no place to park if you go to see these people. So, how do you propose adding more parking, more people, into the same area, and not have it create a problem?"

BLONNA: "As I said, if there is a proposal to develop upstairs an apartment in using the mixed-use framework. There are already parking spots assigned to the unit upstairs, so they will have to conform to –"

ATTENDEE 2: "He's emptied all the businesses, OK? And there's still no parking! Everyone was small, they were really small businesses. The laundry, the seamstress, the orange delivery guy; All those places are gone. They're all empty. There is STILL no parking, and they're empty because they're all his customers that are filling up the parking spaces, and you haven't even done the apartments

yet. There is no parking. They can't make more because of the plan. So you say 'everybody gets two parking spaces', well, there's no parking *now*, and he's emptied out all the businesses. It's only a couple of businesses left."

Due to a technical error, the recording for the last few minutes of the meeting was prematurely cut off. The remainder of the meeting was continued discussion between Counsellor Rich Blonna and Mr. Daniel Smith with the attendees regarding noise and traffic concerns.