

VILLAGE OF ESTERO
DESIGN REVIEW BOARD
WEDNESDAY, AUGUST 14, 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.

>> I THINK WE ARE GOING TO GET THIS MOVING.

05:36:55 (SOUNDING GAVEL)
05:36:56 GOOD EVENING.
05:36:57 WELCOME TO THE DESIGN REVIEW BOARD FOR THE VILLAGE OF
05:37:00 ESTERO.
05:37:01 WE ARE GOING TO GO AHEAD AND GET STARTED WAITING ON THE
05:37:03 CHAIRMAN SINCE IT'S JUST A PUBLIC INFORMATION MEETING, WE
05:37:06 WILL JUST GO AHEAD AND START AND SEE IF BARRY SHOWS UP.
05:37:11 THE FIRST ITEM ON THE AGENDA IS THE PLEDGE OF ALLEGIANCE,
05:37:15 PLEASE.
05:37:15 PLEASE STAND.
05:37:16 (PLEDGE OF ALLEGIANCE)
05:37:39 >> DO WE NEED TO DO A ROLL CALL, MARY?
05:37:45 >> MARY GIBBS: YES.
05:37:46 I'M THE CLERK AT THE MOMENT.
05:37:47 I MIGHT BE THE ATTORNEY LATER.
05:37:50 ALL RIGHT.

05:37:51 BOARD MEMBER BARBER IS ABSENT.
05:37:55 >>William Glass: HERE.
05:37:57 >>Michael Sheeley: HERE.
05:37:59 >> MARY GIBBS: ZECHARIAH IS ABSENT.
05:38:05 THE BOARD CHAIR --
05:38:06 >> MISSING IN ACTION.
05:38:08 WE WILL DISPENSE WITH APPROVING THE AGENDA AND THE
05:38:10 MINUTES OF THE LAST MEETING AND WE WILL GO RIGHT TO THE
05:38:13 WORKSHOP.
05:38:13 >> AND BEFORE WE DO THAT, I WOULD LIKE TO INTRODUCE STEVE
05:38:20 CRAMER, WHO IS A NEW PLANNER THAT'S WORKING WITH US NOW.
05:38:25 >>Steven Cramer: NICE TO BE HERE.
05:38:26 THANK YOU VERY MUCH.
05:38:30 >>Mary Gibbs: WE ARE GOING TO GIVE HIM ALL THE WORK FROM
05:38:31 NOW ON.
05:38:32 HE WILL HAVE TO LEARN FAST.
05:38:34 SO THE WORKSHOP WE HAVE TONIGHT IS FLORIDA CANCER
05:38:36 SPECIALISTS.

05:38:37 AND THERE ACTUALLY WAS A PUBLIC INFORMATION MEETING ON
05:38:40 JUNE 26th.
05:38:42 YOU ALL REVIEWED IT.
05:38:43 YOU HAD A FEW COMMENTS ABOUT THE ARCHITECTURE AND
05:38:48 CONNECTIVITY WITH THE PROPERTIES CLOSE BY, AND ADDITIONAL
05:38:54 COMMENTS ABOUT THE OUTDOOR KIND OF AREA FOR THERAPY.
05:38:58 SO THE APPLICANT HAS MADE SOME PRETTY SIGNIFICANT

05:39:01 CHANGES.
05:39:02 WE MET WITH JOE McHARRIS A COUPLE WEEKS AGO.
05:39:08 REVIEWED THE CHANGES.
05:39:09 THEY ARE BACK TONIGHT.
05:39:10 THEY SUBMITTED THEIR DEVELOPMENT ORDER JUST LESS THAN A
05:39:13 WEEK AGO SO KIND OF ANXIOUS TO GET GOING AND THEY WANTED
05:39:15 TO GET SOME ADDITIONAL COMMENTS THROUGH THE WORKSHOP.
05:39:18 SO I THINK OUR FIRST SPEAKER IS JACK MORRIS.
05:39:24 >> HELLO, JACK.
05:39:31 >>Jack Morris: GOOD EVENING.
05:39:37 MY NAME IS JACK MORRIS, ENGINEER OF RECORD, WITH
05:39:41 MORRIS-DEPEW ASSOCIATES, FLORIDA CANCER SPECIALISTS IN
05:39:46 THE COCONUT POINT DEVELOPMENT.
05:39:48 I'LL JUST GIVE A REAL QUICK REINTRODUCTION AS THIS IS YOU
05:39:52 GUYS' SECOND LOOK AT THIS AND THEN I WILL BE TURNING OVER
05:39:56 THE ARCHITECTURAL PORTION OF THE PRESENTATION TO JOE
05:39:59 McHARRIS.
05:40:02 >>Mary Gibbs: AND YOU ARE PRETTY TALL BUT CAN YOU TALK
05:40:06 INTO THE MICROPHONE?
05:40:07 WE NEED A LONGER MICROPHONE.
05:40:11 >>Jack Morris: I WILL GET LAZY IF I REST ON THIS.
05:40:15 (CELL PHONE RINGS)
05:40:17 >> AS YOU GUYS PROBABLY RECALL, WE ARE AT THE SOUTH END
05:40:20 OF THE COCONUT POINT DEVELOPMENT.
05:40:23 THE SITE IS JUST OFF OF SOUTH TAMIAMI TRAIL, WITHIN THE

05:40:31 SOUTH VILLAGE PORTION OF THE DISTRICT.
05:40:34 AND JUST TO ORIENT YOU GUYS AROUND THE SITE THERE, WE
05:40:39 HAVE GOT THE AMERICAN HOUSE WHICH IS THE SENIOR LIVING
05:40:42 FACILITY.
05:40:43 TO THE NORTHEAST WE HAVE GOT EXTRA SPACE.
05:40:49 TO THE WEST WE HAVE GOT A COLDWELL BANKER REAL ESTATES
05:40:53 AND RESTAURANT COMMERCIAL DEVELOPMENT TO THE SOUTHWEST.
05:40:56 AND THEN A LANDSCAPE SUPPLY COMPANY DIRECTLY SOUTH.
05:41:02 YOU CAN SEE RIGHT HERE WE HAVE GOT SOME OF THE EXISTING
05:41:05 VIEWS OF THE SITE THAT WE CAN ALWAYS COME BACK TO IF WE
05:41:08 HAVE ANY FURTHER DISCUSSION ON THE SURROUNDING
05:41:10 PROPERTIES, THE BUFFERS.
05:41:13 THIS IS THE SITE PLAN.
05:41:15 SO JUST FOR SAKE OF EXPEDIENCY, HAPPY TO TALK ABOUT

05:41:19 ANYTHING IN THE Q AND A BUT I WILL JUST HIT THE ELEMENTS
05:41:23 THAT ARE PERTAINING TO YOU GUYS' COMMENTS IN THE INITIAL
05:41:25 MEETING.
05:41:26 ONE OF THE MAIN COMMENTS THAT HAD SOME EFFECT THAT WE ARE
05:41:33 LOOKING AT WERE THE CROSSWALKS AND THE PEDESTRIAN AND
05:41:38 THROUGHWAYS INTO THE SITE.
05:41:40 AS YOU CAN SEE, WE HAVE MOVED SOME OF THE PARKING AROUND
05:41:42 A LITTLE BIT.
05:41:42 WE WERE ABLE TO STRAIGHTEN OUT THOSE CROSSWALKS PER YOU
05:41:45 GUYS' REQUEST.
05:41:47 WE ALSO DID EXTEND THE SIDEWALK TO THE MURANO DEL LAGO TO

05:41:55 THE OTHER SIDE OF THE SITE.
05:41:57 WE HAD A CONVERSATION WITH AMERICAN HOUSE ABOUT THE NEED
05:42:01 OR THE BENEFIT OF HAVING A SIDEWALK CONNECTION OVER TO
05:42:05 THEIR FACILITY.
05:42:10 THEY WERE POSITIVE ON THAT, LIKE THE IDEA OF BEING MORE
05:42:12 SELF-CONTAINED.
05:42:13 THEY HAVE INDIVIDUALS THERE THAT IS SOMETIMES A SECURITY
05:42:15 ISSUE.
05:42:17 THEY WERE DEFINITELY NOT OPEN TO ANY -- PUTTING IN
05:42:22 ADDITIONAL INFRASTRUCTURE, WANTED ON-SITE TO REACH MURANO
05:42:27 DEL LAGO.
05:42:31 SO IN CONVERSATION WITH THE STAFF AS WELL, WE ARE
05:42:33 PROPOSING A FRONTAGE SIDEWALK TO MEET THAT REQUIREMENT.
05:42:35 HOWEVER, WE ARE ENDING IT BEFORE WE GET TO THAT SECOND
05:42:40 ENTRANCE SO THERE'S NOT AN ADDITIONAL CROSSWALK TO KNOW
05:42:43 WE ARE ENCOURAGING PEOPLE TO WALK ACROSS VEHICULAR USE
05:42:46 AREA.
05:42:50 ONE OF THE OTHER COMMENTS DID HAVE TO DO WITH THE
05:42:55 LANDSCAPING AROUND THE OUTDOOR AREA HERE.
05:43:00 I GUESS I WILL GET TO HAVE THAT IN A SECOND.
05:43:03 I DID WANT TO BRING UP ONE ITEM THAT WE ARE LOOKING AT.
05:43:05 THE DEVELOPMENTS AROUND US AND THE USE OF PAVERS, WE LIKE
05:43:09 TO USE PAVERS IN THE CROSSWALKS, AND JUST TO NOTE THERE
05:43:13 IS A CROSSWALK HERE ON THE PLAN THAT'S BEEN SUBMITTED
05:43:16 WITH THE DEVELOPMENT ORDER.

05:43:17 THAT'S IN THIS SLIDE.
05:43:19 WE ARE LOOKING AT THE USE OF PAVERS, AND MATCHING THE
05:43:22 DEVELOPMENTS AROUND US, AND THERE IS SOME DISCUSSION
05:43:28 GOING ON ABOUT SCALING BACK THE USE OF PAVERS A BIT TO
05:43:31 PROVIDE MORE CONTRAST WITH THE CROSSWALKS.
05:43:34 THERE'S DEFINITELY SOME PAVERS WITHIN THE APRONS HERE.
05:43:37 AND HERE THAT WERE VOLUNTARILY PUT IN BUT WE ARE NOT
05:43:44 QUITE SURE IT MATCHES THE DEVELOPMENTS AROUND US, AND
05:43:47 IT'S WORTH PUTTING IN.
05:43:48 SO THAT'S SOMETHING I GUESS WE WOULD BE INTERESTED IN

05:43:50 FEEDBACK FROM UP GUYS AND NOT KIND OF SURPRISE YOU AT THE
05:43:54 END AND HAVE LESS PAVERS THAN YOU ARE EXPECTING.
05:43:57 AT THIS POINT WE BELIEVE THERE'S PROBABLY MORE PAVERS
05:44:00 SHOWN ON THIS PLAN THAN WE END UP WITH.
05:44:11 HERE IS A HIGHLIGHT OF THE PEDESTRIAN ACCESS.
05:44:13 WE STRAIGHTENED OUT THE CROSSWALKS, MORE PERPENDICULAR TO
05:44:17 THE TRAFFIC COMING IN.
05:44:18 I THINK IT WAS A GOOD OVERALL IMPROVEMENT SO IT IS A NICE
05:44:22 PUSH. THIS SLIDE IS JUST SHOWING THE OVERALL CONSTRAINTS
05:44:25 OF THE SITE, IF THERE'S ANY QUESTIONS PERTAINING TO THOSE
05:44:30 EASEMENTS, UTILITIES.
05:44:31 HERE IS A RENDERED VERSION OF THE SITE.
05:44:35 YOU CAN GET A LITTLE BETTER VIEW OF THE PAVER CROSSWALKS
05:44:39 THERE.
05:44:39 >> CAN YOU GO BACK THERE?

05:44:48 THAT SOUTH BUFFER THAT'S EXISTING, THAT'S PRETTY DENSE.
05:44:52 IS IT NOT?
05:44:53 >> AND THERE'S A WALL.
05:44:55 >> HOW HIGH IS THE WALL? DO YOU KNOW?
05:45:01 >>Jack Morris: I WANT TO SAY EIGHT FEET BUT IT COULD BE
05:45:03 SIX.
05:45:04 >> THAT WAS BECAUSE OF THE USE TO THE SOUTH THAT THEY PUT
05:45:09 THAT IN?
05:45:12 >>Jack Morris: THE WALL IS AN EXISTING BUFFER FOR -- ON
05:45:17 OUR SITE, SO IT WAS PUT IN WITH THE INFRASTRUCTURE.
05:45:24 SO PART OF THIS PROJECT, WE ARE LOOKING AT THE BUFFER,
05:45:30 THAT EXISTS, YOU KNOW, WHAT MEETS CODE AND PART OF THE
05:45:35 PROJECT WILL BE TO IN-FILL ANY OF THE AREAS IF THERE'S
05:45:37 ANY LANDSCAPE THAT HAS DIED SINCE THAT WAS INSTALLED.
05:45:41 WE'LL BE BRINGING THAT UP TO CODE.
05:45:43 SO THAT WAS ONE OF YOUR COMMENTS FROM THE LAST MEETING
05:45:47 JUST ABOUT THE SOUTH BUFFER AND ITS ABILITIES TO PROVIDE
05:45:51 PROPER SCREENING.
05:45:52 SO YES, THERE IS A WALL AND THERE WILL BE LANDSCAPING ON
05:45:56 THAT AS NEEDED PER THE CODE.
05:46:00 I AM TRYING TO FIND THE SLIDE THAT SHOWCASES -- HERE WE
05:46:04 GO.
05:46:06 SO THERE WAS SOME DISCUSSION LAST TIME ABOUT SHADE IN
05:46:09 THIS OUTDOOR SEATING AREA, VIEWING GARDEN.
05:46:12 SOME PALM TREES HAVE BEEN ADDED.

05:46:15 AND LOOKING AT THIS RENDERING, I AM NOT SURE THAT THEY
05:46:18 ARE THERE.
05:46:21 SO YOU HAVE TO FORGIVE ME.
05:46:23 THE LANDSCAPE ARCHITECT MICHAEL IS OUT OF TOWN.
05:46:26 I DID TALK TO HIM THIS MORNING ABOUT THIS ISSUE AND I
05:46:29 BELIEVE IT SHOWS SOME ADDITIONAL PALM TREES ALONG THIS

05:46:33 SIDE OF THE HEALING GARDEN, JUST TO PROVIDE SOME
05:46:35 ADDITIONAL SHADE.
05:46:36 THAT WAS ONE OF THE COMMENTS FROM THE LAST MEETING.
05:46:39 AND THERE IS A MATURE TREE PLANTED IN THE MIDDLE OF THERE
05:46:42 STILL THAT'S PROPOSED.
05:46:43 YOU CAN SEE IT BETTER IN SOME OF THE OVERALL -- HERE.
05:46:49 YOU CAN SEE HERE ARE THE TREES.
05:46:51 >> PALMS IN THERE.
05:46:55 >>Jack Morris: SHOWN THERE IN THE MIDDLE.
05:46:56 I THINK THAT RENDERING MIGHT HAVE JUST MISSED A FEW
05:46:59 PLANTS.
05:47:03 SO I THINK THAT COVERS THE BULK OF THE CONVERSATION THAT
05:47:07 WE HAD LAST TIME ON THE SITE-RELATED ELEMENTS AND
05:47:11 LANDSCAPING.
05:47:11 IF YOU GUYS HAVE ANY ADDITIONAL QUESTIONS ON THAT, I
05:47:14 WOULD BE HAPPY TO ANSWER THOSE.
05:47:16 IF NOT, I CAN TURN IT OVER TO JOE FOR THE ARCHITECTURAL
05:47:19 PORTION.
05:47:22 >>Michael Sheeley: I DON'T HAVE ANY QUESTIONS.

05:47:24 THANK YOU.
05:47:26 >>Jack Morris: THANK YOU.
05:47:44 >>Joe Mcharris: OKAY, LAST TIME WE WERE HERE, WE BROUGHT
05:47:48 FORWARD OUR FIRST ATTEMPT WITH THE BUILDING, AND SEVERAL
05:47:52 VERY GOOD COMMENTS WERE BROUGHT UP.
05:47:54 ONE WAS THAT THE BUILDING WAS A LITTLE HOMOGENEOUS,
05:48:00 BORING.
05:48:03 SO ANOTHER ONE WAS THAT THE WINDOWS WERE A LITTLE BIT TOO
05:48:08 MODERN.
05:48:09 WE HAD JUST BROKEN IT HORIZONTALLY, NOT VERTICALLY.
05:48:13 THE OTHER ONE WAS THERE WAS A PLETHORA OF STRIPING AND
05:48:19 BANDING THAT SEEMED A BIT OVERLY DONE TO THE PROJECT, BUT
05:48:24 WE WERE TRYING TO KEEP IT CLEAN.
05:48:28 IT DID HAVE A LITTLE BIT MORE THAN IT PROBABLY NEEDED.
05:48:32 ONE OF THE BEST COMMENTS I THOUGHT WAS ABOUT THE COLOR OF
05:48:35 THE BUILDING WAS A LITTLE HOMOGENEOUS, AND CONSISTENT,
05:48:40 AND IF WE WERE TO USE THAT IN BREAKING THE BUILDING DOWN
05:48:43 INTO COMPONENTS, THAT COULD BE DONE.
05:48:48 THE ONLY OTHER THING THAT I KNOW THAT WE CHANGED IS THAT
05:48:52 THE HEALING GARDEN, THERE WAS A WALL, AND THAT'S BEEN
05:48:55 TAKEN OUT, JUST TO CREATE LESS BARRIER, RETAIN THE LAKE,
05:49:05 BETWEEN THE PLANTS AND THE PEOPLE OUT THERE.
05:49:07 SO AS YOU CAN SEE HERE IN THIS RENDERING, AT THE
05:49:11 LOCATIONS WHERE WE HAVE THE ROOFS ON EITHER SIDE, THIS IS
05:49:18 A FRONTAL ONE, THE COLOR IS A TAN WITH WHITE ACCENT

05:49:22 TRIMS, ALL THE BANDING HAS BEEN TAKEN OFF ON THIS, AND
05:49:26 THEN OVER THE TOP OF EACH WINDOW HAS BEEN EITHER A LIGHT

05:49:33 OR SOME KIND OF DECORATIVE ELEMENT IN A SQUARE SHAPE OVER
05:49:37 THOSE.
05:49:38 THE WINDOWS HAVE BEEN BROKEN DOWN INTO A MORE HUMAN SCALE
05:49:41 AND MORE -- A LITTLE BIT MORE RESIDENTIAL IN ITS KEEPING.
05:49:47 THE BIGGER AREAS HAVE BEEN PAINTED, THE LIGHTER TAN COLOR
05:49:54 OR THE WHITE COLOR WITH THE TAN IS THE ACCENT COLORS TO
05:49:59 BREAK THAT BUILDING DOWN IN MASSING COMPONENTS.
05:50:02 AND THEN THE CENTER ELEMENT HERE HAS THE STONE, AND I
05:50:06 BELIEVE WE DID LEAVE A SAMPLE UP THERE FOR THE COLORS AND
05:50:09 THE STONE AND EVERYTHING.
05:50:11 AND THE ARTICULATION OF THE CORNICE HAS BEEN A LITTLE BIT
05:50:18 MORE IN A MORE MEDITERRANEAN WITH SOME OG'S THAT WERE
05:50:26 BRINGING IT MORE IN LINE WITH WHAT WE SEE IN THE
05:50:27 NEIGHBORHOOD AND THE SAME THING HAS BEEN DONE AT THE
05:50:29 COVERED ENTRY, PORTE-COCHERE, WHATEVER YOU WANT TO CALL
05:50:33 IT.
05:50:37 LOOKING AT THE BUILDING FROM THE LOOKING AT IT FROM THE
05:50:42 SOUTH OVER TO THE WEST, AGAIN, THIS AREA HERE HAS BEEN
05:50:47 BROKEN PER RAISED ELEMENT WITH THE ROOF.
05:50:52 THE ROOF IS NOT A BRIGHT ORANGE BUT IT IS MORE OF A
05:50:56 TERRACOTTA, AND THERE'S A SAMPLE THERE.
05:50:58 AND THE STAFF WHEN WE TALKED WITH THEM WAS WORRIED THAT
05:51:01 IT WOULD BE TOO ORANGY.

05:51:02 AND AGAIN WE BROKE DOWN THIS STRUCTURE WITH COLORING, AND
05:51:09 IF YOU CAN SEE HERE, THE WINDOWS HAVE A LOUVERED ELEMENT
05:51:14 OVER EACH OF THEM AT CERTAIN LOCATIONS, AND THAT IS A
05:51:19 DETAIL THAT I BELIEVE PEOPLE WILL SEE CLOSE UP AND A
05:51:24 LITTLE BIT FROM A DISTANCE.
05:51:26 IT DOES ADD A LITTLE SHADE AS YOU CAN SEE HERE.
05:51:29 THE CENTER PORTION IS THE WHITE, AND AGAIN THE STONE ON
05:51:32 THE MAIN ENTRANCE GIVING IT THE HIERARCHICAL ELEMENT.
05:51:38 LOOKING AT THE SOUTH TOWARDS THE EAST, AGAIN YOU HAVE GOT
05:51:42 THE CENTER.
05:51:43 YOU HAVE GOT THE BUILDING BROKEN UP INTO ONE, TWO, THREE,
05:51:48 AND THEN FOUR OVER HERE WITH THE COLORING THAT WE HAVE
05:51:53 DONE CONSISTENTLY THROUGHOUT.
05:51:55 THE WINDOWS HAVE A T-SHAPE MULLION SYSTEM AS OPPOSED TO
05:52:02 WHAT WE HAD BEFORE.
05:52:04 THE COROLINES ARE STILL UNDERNEATH THE AREAS THAT HAVE
05:52:10 THE PITCHED ROOF.
05:52:11 THEN IF YOU WERE LOOKING AT AGAIN THE SOUTH LOOKING WEST,
05:52:15 IT'S JUST ANOTHER PERSPECTIVE.
05:52:18 AND THEN THE BACK, WHICH IS FACING UP AGAINST THE
05:52:25 LANDSCAPING COMPANY, AND MORE OF AN INDUSTRIAL ON THE
05:52:29 OTHER SIDE WITH A HUGE BUFFER THAT'S BEEN THERE SINCE
05:52:33 PROGRAM POINT WAS PUT IN, WITH A WALL.
05:52:38 WE HAVEN'T IGNORED IT BUT WE HAVE MADE IT -- WE HAVE

05:52:42 ADDED ONE, TWO TRELLISES TO BREAK UP THAT BACK A LITTLE

05:52:47 BIT SHOULD EVERYONE BE ABLE TO BE SEE FROM THE OFFICE
05:52:51 BUILDINGS DOWN SO THERE'S VERY LITTLE BLANK WALL.
05:52:55 AGAIN WE HAVE ADDED THE BUTTONS OVER THE TOP OF EACH OF
05:52:58 THE WINDOWS.
05:52:58 AND THEN WE ADDED LANDSCAPING UP AGAINST THAT BACK.
05:53:04 THE DOOR, AND ON THE SIDE WE HAVE THE CANOPY WHERE WE
05:53:07 HAVE DOORS, AND THAT IS CONSISTENT THROUGHOUT THE
05:53:10 PROPERTY.
05:53:11 AND HEAR IS ANOTHER VIEW LOOKING SOUTH AND THEN EAST.
05:53:16 YOU CAN SEE THERE'S A DOOR HERE WITH A CANOPY AND A DOOR
05:53:20 HERE WITH A CANOPY.
05:53:22 OTHERWISE, WE HAVE GOT AWNINGS OVER THE WINDOWS, EXCEPT
05:53:25 WE DIDN'T THINK WE WERE GETTING VERY MUCH FOR THAT.
05:53:30 THESE ARE THE FLAT ELEVATIONS.
05:53:32 AND AGAIN, IT'S BROKEN DOWN, A, B, C, A, B.
05:53:40 SO THAT THERE IS A LANGUAGE THAT IS BEING KEPT THERE, AND
05:53:44 THEN A, B, A, AND THEN C.
05:53:47 AND THEN THE BACK HEAR IS UP AGAINST THE LANDSCAPE
05:53:53 BUFFER, AND THEN THE SIDE OF THE BUILDING HERE AGAIN.
05:53:59 WE HAVEN'T CHANGED ANYTHING THAT WOULD HURT HIDING THE
05:54:02 EQUIPMENT.
05:54:03 THOSE HAVE A VERY LONG VIEW LINE BEFORE ANYONE CAN EVER
05:54:07 SEE THEM.
05:54:09 AND THEN HERE IS THE MONUMENT SIGN, IN KEEPING WITH THE
05:54:17 SAME MATERIAL, STONE, COLOR, LOGO, WITH A COUPLE OF

05:54:22 BRACKETS UNDERNEATH, VERY SIMPLE ELEMENT.
05:54:28 AGAIN, THE COLORS AND MATERIALS.
05:54:33 AND WE HOPE THAT WE WERE LISTENING.
05:54:36 AND IF WE HAD MISSED SOMETHING WE WOULD BE MORE THAN
05:54:39 WILLING TO ADJUST.
05:54:40 WE DO HAVE THE ARCHITECT OF RECORD HERE, ALL MUCH THE WAY
05:54:45 IN FROM, I BELIEVE, TEXAS.
05:54:47 AND SO IF YOU HAVE GOT COMMENTS.
05:54:52 >> SOUTHWEST.
05:55:07 >> I THINK THE BUILDING LOOKS GOOD.
05:55:10 I THINK YOU HAVE COME A LONG WAY AND YOU DID LISTEN TO US
05:55:15 THE LAST TIME.
05:55:16 I HAVE NO COMPLAINTS ABOUT THE BUILDING.
05:55:17 I WAS A LITTLE CONCERNED ABOUT THE SOUTH ELEVATION AS
05:55:22 LAST TIME BUT RECOGNIZING WE HAVE A HEAVY BUFFER AND
05:55:25 8-FOOT WALL BACK THERE, AND ON THE WALL AND SOME
05:55:31 DECORATIVE ELEMENTS UP TOP, I DON'T HAVE ANY ISSUES ANY
05:55:34 LONGER MYSELF.
05:55:35 SO I LIKE THE COLOR PALETTE.
05:55:38 I THINK IT'S A GOOD BUILDING.

05:55:40 >> AS I MENTIONED, YOUR COMMENTS WERE TAKEN SERIOUSLY,
05:55:43 AND I THOUGHT THEY WERE EXTREMELY RELEVANT.
05:55:46 THEY WERE RIGHT ON TARGET.
05:55:49 >>Michael Sheeley: NICE JOB.
05:55:54 BILL?

05:55:55 >>William Glass: IT'S COME A LONG WAY.
05:55:56 EVEN WITH THE MODERN TWITCH.
05:55:57 IT'S MADE A HUGE DIFFERENCE.
05:55:59 ESPECIALLY THE COLORS.
05:56:00 >> I DIDN'T WANT TO SOUND PETTY AND MINUSCULE BUT WHEN
05:56:04 YOU PUT OVERHANGS ON WINDOWS TO SHADE THE GLASS THE SIDE
05:56:08 YOU REALLY NEED IT ON IS THE SOUTH SIDE AND YOU DON'T
05:56:10 HAVE ANY.
05:56:11 I WAS JUST CURIOUS AS TO WHY WE HAVE SOME SHADE ON THE
05:56:14 NORTH SIDE OF THE BUILDING AND NONE ON THE SOUTH SIDE OF
05:56:17 THE BUILDING.
05:56:18 >> I THINK THAT WAS TO ADD DETAIL MORE THAN SOLAR.
05:56:21 I DON'T THINK THEY ARE GOING OUT FAR ENOUGH TO REALLY
05:56:23 IMPACT THE HEAT.
05:56:25 >> STATE YOUR NAME.
05:56:29 >> (SPEAKING OFF MICROPHONE) JAMES...
05:56:34 >> COME ON UP, JAMES.
05:56:36 >> COME ON DOWN!
05:56:37 >> MARY GIBBS: JAMES, COULD YOU RESTATE IT AGAIN?
05:56:40 >> JAMES SPENCER WITH GRACE HEBERT CURTIS OUT OF DALLAS,
05:56:42 TEXAS.
05:56:43 SO THE FUNCTIONS ON THE BACK OF THE BUILDING AREN'T
05:56:46 HEAVILY POPULATED FUNCTION AS WELL, BECAUSE TYPICALLY YOU
05:56:49 ARE RIGHT, SOUTH AND WEST ARE THE ONES THAT YOU TRY TO
05:56:52 SHADE.

05:56:53 BUT A LOT OF THE ELEMENTS ON THE BACK ARE THE UTILITIES
05:56:58 AND THE SUPPORT SPACES FOR --
05:57:02 >> I THINK THEY ARE HEAVILY SHADED FROM THOSE TREES BACK
05:57:04 THERE ANYWAY ON THE BACKSIDE.
05:57:06 >> YEAH.
05:57:07 AND I HAVE GOT A PICTURE OF THE WALL BUT I COULDN'T
05:57:10 REALLY TELL YOU HOW TALL IT IS BUT IT DOES LOOK EIGHT
05:57:14 FOOT.
05:57:14 AGAIN, THE WINDOWS ON THE BACK ARE PROBABLY REALLY MORE
05:57:17 FOR DECORATIVE USE THAN ANYTHING.
05:57:20 AND THEN WE DO LIKE THE EYEBROW THAT WE ADDED TO ALL THE
05:57:24 WINDOWS.
05:57:25 IT DOES ADD CHARACTER, CHANGES THE DEPTH, EVEN THOUGH YOU
05:57:28 CAN'T SEE IT FLAT, YOU KNOW.
05:57:29 BUT WHEN YOU DRIVE BY AND DRIVE UP YOU WILL SEE THE
05:57:32 CHANGE IN DIMENSION AND PROTRUSION OFF THE WALL.

05:57:36 VERY SIMILAR TO WHAT THE HOSPITAL HAS OVER ON THEIRS.
05:57:40 AND JUST MAKES A BIG DIFFERENCE IN CHARACTER OF THE
05:57:43 BUILDING.
05:57:45 >> AND WE REALLY LIKE THE COLOR PALETTE AS WELL.
05:57:47 IT WAS A GOOD CHANGE.
05:57:49 WE APPRECIATED THAT COMMENT.
05:57:50 >> THE POSITIVE-NEGATIVE LOOKS GREAT.
05:57:53 >> I THINK IT REALLY DOES.
05:57:55 >> THE WAY YOU HAD THE WINDOWS BEFORE, THE HORIZONTAL

05:57:59 BUTTONS, WE HAVE WINDOWS IN FLORIDA THAT WERE USED IN THE
05:58:03 SIXTIES AND SEVENTIES THAT EVERYBODY HATES.
05:58:05 SO I TOOK THOSE 15-INCH JALOUSIE WINDOWS AND YOU CRANK
05:58:12 THEM SHUT AND YOU CAN HEAR THE WIND HOWL THROUGH THEM.
05:58:15 >> WE DON'T HAVE THAT.
05:58:16 >> I KNOW.
05:58:17 WHEN FLORIDA PEOPLE LOOK AT THAT --
05:58:19 >> I KNOW EXACTLY WHAT YOU MEAN BECAUSE IT'S A PIECE OF
05:58:23 GLASS ON A PIECE OF GLASS, RIGHT?
05:58:25 >> THE RUBBER ROTTS WHEN IT'S FOUR YEARS OLD.
05:58:28 >> AS I SAID, WE DID APPRECIATE YOUR COMMENTS AND WE DID
05:58:31 DEFINITELY LISTEN.
05:58:32 WE APPRECIATE IT.
05:58:33 >> I THINK YOU CAME A LONG WAY.
05:58:35 >> ANY OTHER QUESTIONS FOR ME?
05:58:42 >>Michael Sheeley: ANYTHING MORE?
05:58:44 ANOTHER PETTY THING THAT DRIVES ME CRAZY, WHEN YOU LOOK
05:58:47 AT THE PLANS, THERE'S ONLY A NORTH ON THE FIRST SHEET.
05:58:50 >> YOU MUST BE TALKING ABOUT THE SITE PLAN THEN.
05:58:52 [LAUGHTER]
05:58:55 >> YEP.
05:58:56 [LAUGHTER]
05:58:58 BUT IT LOOKS GREAT.
05:59:03 >>Mary Gibbs: I HAVE A QUESTION.
05:59:04 WITH YOUR SOUTHERN ACCENT AND WITH YOU WERE TALKING TOO

05:59:07 FAST FOR ME, DID YOU SAY GHC ARCHITECTS?
05:59:11 >> YES.
05:59:13 >>Mary Gibbs: AND YOU ARE THE ARCHITECT OF RECORD.
05:59:14 >> I CAN GIVE YOU A CARD.
05:59:16 >> THAT WOULD BE GREAT BECAUSE I'M A VERY BAD CLERK.
05:59:19 >> I WOULD BE, TOO.
05:59:20 >> I DON'T KNOW HOW TO APPROACH THIS OTHER THAN JUST
05:59:23 BLURT IT OUT IN MY NORMAL INIMITABLE ACTION, BUT WE HAVE
05:59:27 TWO REALLY NICE LAKES HERE, AND WE HAVE A SENIOR
05:59:31 COMMUNITY OVER THERE WITH PROBABLY 250 PEOPLE IN IT, AND
05:59:34 IT SEEMS LIKE THERE'S GOING TO BE A LOT OF WALK TRAFFIC
05:59:37 AROUND THIS LAKE.

05:59:42 WELL, WE ACTUALLY HAVE -- THIS PARTICULAR BLOCK ISN'T
05:59:46 GOING TO GET WALKED AROUND.
05:59:48 I DON'T KNOW.
05:59:48 IT JUST SEEMS THAT NOT HAVING A CONNECTION ALL THE WAY
05:59:51 AROUND THAT LAKE, NOT WANTING IT.
05:59:55 I YIELD THE FLOOR.
06:00:03 >> >>Joe McHarris: WE TALKED TO AMERICAN HOUSE, AND THEY
06:00:05 WANT TO KEEP THEIR PEOPLE INSIDE.
06:00:06 THEY DON'T WANT THE LIABILITY.
06:00:08 THEY DID NOT WANT AN INTERCONNECTION.
06:00:11 THEY WERE ADAMANT ABOUT NOTHING CONNECTING UP TO THEM.
06:00:14 >> RIGHT.
06:00:15 BUT IF YOU ASK ANYBODY THAT OWNS A COMMERCIAL BUILDING IN

06:00:17 THIS AREA, AND YOU WANT A PAVER SIDEWALK THEY SAY NO.
06:00:24 AND I KNOW --
06:00:27 >> >>Joe McHarris: THEY SHOULD HAVE HAD IT KNOCKED OFF.
06:00:29 BUT IF WE BRING IT UP TO OUR PROPERTY, IT GOES NOWHERE.
06:00:33 SO WE ARE BRINGING IT TO THE POINT WHERE IT MAKES SENSE.
06:00:36 >> WHAT DO WE DO ABOUT THIS?
06:00:39 INTERCONNECTIVITIES, WE HAVE BEEN WATCHING THAT FLAG
06:00:41 SINCE DAY ONE.
06:00:46 >>Joe Mcharris: AND WE DON'T OWN THAT PROPERTY.
06:00:48 >> I KNOW.
06:00:49 YOU'RE RIGHT.
06:00:50 THERE'S ANOTHER EMPTY PIECE UP THERE ON 41.
06:00:54 AND YOU CAN HAVE A GOOD POPULATION IN THAT BUILDING, TOO.
06:00:57 AND IF SOMEBODY WANTS TO GO FOR A WALK, THEY ARE IN THE
06:01:00 STREET.
06:01:01 THAT'S MY POINT.
06:01:03 >>Joe Mcharris: AND WE ARE DOING EVERYTHING THAT WE
06:01:04 THINK -- I DON'T THINK BRINGING IT EVEN TO THE EDGE OF
06:01:11 THE PROPERTY IS DOING THE RIGHT THING BECAUSE YOU ARE
06:01:13 BRINGING SOMEBODY TO NOWHERES.
06:01:16 WE ARE BRINGING THEM TO THE SECOND DRIVE ON THE EAST
06:01:17 SIGNED AND BRINGING THEM INTO THE BUILDING.
06:01:19 IF THEY HAD AN INTERCONNECTION WE WOULD DEFINITELY -- I
06:01:21 MEAN -- BUT SENDING THEM TO NOWHERE.
06:01:25 >> WAS AMERICAN HOUSE PERMITTED BEFORE WE WERE ESTERO?

06:01:34 >>Mary Gibbs: YES.
06:01:34 BUT THE DEVELOPMENT ORDER JUST CAME IN.
06:01:36 WHEN WE REVIEWED THE DEVELOPMENT ORDER WE ARE GOING TO
06:01:38 LOOK AT THE INTERCONNECTION AND SEE, THERE ARE CERTAIN
06:01:43 REQUIREMENTS THAT YOU HAVE TO HAVE CERTAIN AMOUNT.
06:01:45 SO WE ARE GOING TO LOOK AT THAT.
06:01:47 AND THEN IT WILL COME BACK TO YOU AGAIN FOR APPROVAL WITH
06:01:50 THE DEVELOPMENT ORDER.

06:01:51 >> I'LL YIELD THE FLOOR TO MY ILLUSTRIOUS COLLEAGUE
06:01:58 THAT'S IN THE CIVIL BUSINESS.
06:02:01 >>Mary Gibbs: FOR THE RECORD, AS THE CLERK, I WANT TO SAY
06:02:03 THAT BOARD MEMBER JONES ARRIVED AT 6:00 P.M.
06:02:07 >>Barry Jones: I APOLOGIZE FOR MY TARDINESS.
06:02:09 I UNDERESTIMATED THE TIME IT WOULD TAKE ME FROM SOUTH
06:02:12 NAPLES TO HERE.
06:02:13 >> WELL, YOU WILL BE FORGIVEN AS LONG AS YOU SAY AOK, NO
06:02:20 COMMENT, WE ARE DONE, THANK YOU.
06:02:21 [LAUGHTER]
06:02:24 AND THAT'S WHY I SAID IT, MR. JONES.
06:02:28 >>Barry Jones: IT'S THE SAME THING YOU EXPRESSED WHEN,
06:02:31 ALTHOUGH THIS IS A DESTINATION PROPERTY, IF YOU WILL NOW,
06:02:35 IT DOESN'T REQUIRE MUCH INTERCONNECTIVITY.
06:02:38 PEOPLE GO THERE FOR A SOLE INTENDED USE AND IT'S
06:02:42 GENERALLY NOT PEOPLE THAT ARE WALKING, UNFORTUNATELY.
06:02:45 WE DON'T KNOW WHAT IT'S GOING TO BE IN THE FUTURE, AND AS

06:02:48 SUCH, THEN HOW CAN IT BE REPURPOSED, AND IF IT IS
06:02:52 REPURPOSED, WHAT'S IT GOING TO REQUIRE AS FAR AS
06:02:55 INFRASTRUCTURE AROUND IT TO BE PROPERLY REPURPOSED?
06:03:02 >>Joe Mcharris: IF YOU ARE TALKING ABOUT THE
06:03:03 INTERCONNECTIVITY OF THE SIDEWALKS, WE FEEL THAT WE HAVE
06:03:06 DONE EVERYTHING WITHOUT SENDING SOMEONE TO KNOW WHERE.
06:03:12 I MEAN, WE HAVE THREE ACCESSES TO THE PROPERTY FROM THE
06:03:20 STREET.
06:03:20 WE HAVE THE INTERCONNECTION TO THE ADJACENT PROPERTY TO
06:03:23 THE NORTH.
06:03:25 THE ONLY THING WE HAVE NOT DONE, BARRY, IS TO STUB OUT
06:03:31 ONE TO THE PROPERTY'S EDGE ON THE EAST SIDE.
06:03:34 AND THE REASON FOR THAT IS YOU ARE SENDING SOMEONE TON
06:03:37 NOWHERE.
06:03:39 >>Barry Jones: THE LAKE IS EAST, AM I CORRECT?
06:03:43 >> >>Joe McHarris: YES.
06:03:43 EVERYWHERE ELSE YOU CAN SEE IN THE YELLOW DISPLAYED
06:03:46 BEFORE YOU ON THE MONITOR.
06:03:49 WE HAVE THE SIDE OF THE BUILDING TO THE BACK OF THE
06:03:52 BUILDING TO THE GARDENS ALONG THE FRONT, ALONG THE SIDE.
06:03:55 >> MARY, CAN I ASK A QUESTION?
06:03:58 DOES THE LONG-TERM PLAN HAVE FUNDING FOR DEVELOPMENT OF
06:04:02 SIDEWALK LINKS WHERE THEY ARE CURRENTLY MISSING?
06:04:06 HAVE WE --
06:04:10 >>Mary Gibbs: I DON'T THINK I AM AWARE OF ANYTHING.

06:04:12 WE PUT IN THE CIP FOR THAT.
06:04:14 BUT WE DO HAVE CARRY-OVER.
06:04:18 THE CODE LANGUAGE THAT'S IN THE CONEY PLAN THAT SAYS THAT
06:04:22 CERTAIN DEVELOPMENTS CAN CONTRIBUTE FEES IN LIEU FOR

06:04:27 SIDEWALKS.
06:04:31 >>Barry Jones: BUT I THINK EVEN IF IT IS, IF THE VILLAGE
06:04:35 DECIDED TO COME IN HERE AND SIDEWALK THAT, THEY COULD
06:04:37 EXTEND IT THE EXTRA TEN FEET INTO YOUR PROPERTY, I MEAN.
06:04:42 SO I CAN UNDERSTAND YOUR SIDEWALKS AND KNOW THE DILEMMA.
06:04:47 >> >>Joe McHarris: AND THAT'S REALLY WHERE IT CAME,
06:04:49 BECAUSE, YOU KNOW, YOU DON'T WANT TO SEND SOMEONE TO
06:04:52 NOWHERE.
06:04:52 AND WHAT WE DID, I MEAN, THIS IS REALLY --
06:04:57 >>Barry Jones: THERE IS A SIDEWALK BUILT ALONG THAT SIDE
06:04:59 OF THE ROAD, IT'S ENDS UP PROBABLY THE VILLAGE THAT
06:05:02 BUILDS IT, AND IF THEY BUILD IT, THEY CAN ADD THE EXTRA
06:05:08 10 OR 12 FEET TO REACH IT THERE.
06:05:12 >>Joe Mcharris: AND REMEMBER WE HAVE PUT IN MONEYS FOR
06:05:14 PAVERS AT THIS LOCATION OF THE ENTRANCES.
06:05:16 SO A SIDEWALK BILLED BUILT UP TO IT IS, YOU KNOW, THERE'S
06:05:20 STILL A QUEUE THAT SOMETHING IS GOING ON THERE FOR PEOPLE
06:05:24 IN CARS TO REALIZE YOU ARE ENTERING.
06:05:32 >>Barry Jones: AGAIN, I APOLOGIZE FOR MY TARDINESS AND
06:05:34 MAYBE I ASKED THIS BEFORE, BUT THE PROPOSED GENERATOR, IS
06:05:37 THERE A SOUND ELEMENT TO IT AND HOURS OF OPERATION?

06:05:40 YOU DON'T HAVE ANYTHING AROUND YOU RIGHT NOW THAT'S
06:05:42 REALLY GOING TO BE ADVERSELY IMPACTED?
06:05:45 I DON'T KNOW WHAT COASTAL LANDSCAPING SUPPLY IS GOING TO
06:05:48 BECOME ONE DAY.
06:05:50 IF THAT'S GOING TO BE PART OF AFFORDABLE HOUSING.
06:05:53 >> THAT'S A GOOD QUESTION.
06:05:58 GENERATORS USUALLY RUN EARLY IN THE MORNING FOR AN HOUR A
06:06:02 WEEK AT A SPECIFIED TIME.
06:06:03 >> JAMES SPENCER, GRACE HEBERT CURTIS ARCHITECTS.
06:06:12 THE GENERATOR FOR THIS FACILITY IS EXTREMELY SMALL.
06:06:15 IT'S NOT INTENDED TO COVER THE LIFE SAFETY ASPECT OF THE
06:06:19 BUILDING.
06:06:19 ALL IT IS IS INTENDED FOR IS FOR THE REFRIGERATORS FOR
06:06:24 THEIR MEDICATIONS, BLOODS, BLOOD SAMPLES SO THEY DON'T
06:06:27 LOSE THOSE IN THE CASE OF AN OUTAGE.
06:06:30 ALL THE LIFE SAFETY IS BEING HANDLED BY TYPICAL BATTERY.
06:06:33 SO IT'S A VERY SMALL GENERATOR COMPARATIVELY TO LIKE THE
06:06:36 HOSPITAL GENERATOR OR SURGERY CENTER'S GENERATOR.
06:06:40 AS JOE SAID, IT DOES HAVE TO BE TESTED.
06:06:43 I DON'T KNOW IF IT'S ONCE A WEEK, BUT ONCE A MONTH, AND
06:06:47 GET TRACKED OUT.
06:06:49 SEEING AS HOW IT'S NOT A LICENSED FACILITY BY THE STATE,
06:06:53 IT'S NOT A LIFE SAFETY GENERATOR.
06:06:55 BUT JUST TO MAINTAIN IT, THEY WILL RUN IT OCCASIONALLY.
06:06:59 AND IT'S USUALLY IN THE MORNING WHEN THEY DO THAT, WHEN

06:07:05 NOBODY IS THERE, THEY CAN FLIP THE POWER ON AND OFF AND
06:07:08 CHECK IT.
06:07:11 BUT, YEAH, IT IS SMALL, AND HOPEFULLY NEVER HAS TO BE
06:07:17 USED.
06:07:17 >> WE HAVE THINGS CALLED HURRICANES.
06:07:23 >> I KNOW YOU DO.
06:07:26 >> YOU DON'T NEED THE ARCHITECTURE?
06:07:33 >> WE HAVE ALREADY GONE THROUGH IT.
06:07:36 A LOT BETTER THAN LAST TIME.
06:07:39 AGREE THAT THE BUILDING LOOKS GOOD.
06:07:41 >> I THINK THAT IT'S ALREADY BEEN THROUGH COCONUT POINT.
06:07:46 >> [OFF MICROPHONE.] THE LAST PROVISION WHEN WE COME
06:07:53 BACK.
06:07:56 >> WE ACTUALLY HAVE HAD REVIEW.
06:08:02 AND IT WAS PRETTY DETAILED.
06:08:04 THE ISSUES THEY HAD ARE VERY SMALL DETAILS.
06:08:07 IT DIDN'T IMPACT ANYTHING.
06:08:10 AND WE HAVE RESPONDED TO THEM AS FAR AS HOW WE ARE GOING
06:08:12 TO ADDRESS THOSE.
06:08:14 AND THAT'S WHERE THAT STANDS.
06:08:16 >> VERY GOOD.
06:08:23 I HAVE NO FURTHER COMMENTS.
06:08:24 >> LOOKS GREAT.
06:08:27 OKAY.
06:08:27 >> THIS IS JUST A WORKSHOP.

06:08:32 >> WORKSHOP, YES.
06:08:34 NO ACTION REQUIRED.
06:08:35 THANK YOU FOR YOUR PRESENTATION.
06:08:36 THANKS FOR GETTING THIS BUILDING IMPROVED.
06:08:40 >> AREN'T YOU GLAD YOU DRIVE YOURSELF ALL THE WAY FROM
06:08:44 DALLAS?
06:08:45 [LAUGHTER]
06:08:47 >> [OFF MICROPHONE.]
06:08:51 >> IT DEPENDS ON HOW MUCH EFFORT IS PUT INTO IT UP FRONT.
06:08:58 >> JOE HAS BEEN GREAT TO WORK WITH.
06:09:02 >> WE KNOW BETTER.
06:09:06 >> YEAH.
06:09:08 SOMEONE THAT WILL LISTEN.
06:09:09 >> ALL RIGHT.
06:09:11 THANK YOU ALL.
06:09:12 DO WE NEED TO APPROVE MINUTES? NO, BECAUSE WE DON'T HAVE
06:09:18 ENOUGH VOTES.
06:09:25 CALL FOR A MOTION --
06:09:28 >>Mary Gibbs: I'M NOT SURE THEY ADJOURN BY A MOTION.
06:09:30 >> WE ARE ADJOURNED.
06:09:31 >> MEETING ADJOURNED.
06:09:33 (SOUNDING GAVEL)

06:09:36

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