

THE VILLAGE OF ESTERO  
DESIGN REVIEW BOARD MEETING  
WEDNESDAY, SEPTEMBER 11, 2019

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.

05:38:02 >> GOOD EVENING.  
05:38:04 WELCOME TO THE DESIGN REVIEW BOARD FOR THE VILLAGE OF  
05:38:06 ESTERO.  
05:38:07 WAITING ON OUR CHAIRMAN, BUT WE ARE GOING TO GO AHEAD AND  
05:38:10 GET STARTED SINCE WE JUST HAVE A PUBLIC INFORMATION  
05:38:12 MEETING.  
05:38:13 THE FIRST ITEM ON THE AGENDA IS OUR PLEDGE OF ALLEGIANCE.  
05:38:17 AND GIVEN IT IS SEPTEMBER 11th, I WOULD ASK EVERYONE  
05:38:21 TO REMAIN STANDING FOR A MOMENT OF SILENCE AFTER THE  
05:38:24 PLEDGE.  
05:38:25 PLEASE.  
05:38:25 [ PLEDGE OF ALLEGIANCE ]  
05:38:30 [ MOMENT OF SILENCE ]  
05:38:51 >> THANK YOU.  
05:39:05 MARY, WOULD YOU LIKE TO CALL THE ROLL?  
05:39:08 TAMMY WILL CALL THE ROLL.  
05:39:09 WELCOME BACK.  
  
05:39:10 >> THANK YOU.  
05:39:13 >>Thomas Barber: HERE.  
05:39:15 >>William Glass: HERE.  
05:39:16 >>Michael Sheeley: HERE.  
05:39:19 >> BOARD MEMBER ZACHARIAH IS NOT HERE, AND CHAIRMAN JONES  
05:39:20 IS RUNNING LATE.  
05:39:21 >> HE'S AWOL.  
05:39:24 BUT I'M SURE HE WILL BE HERE.  
05:39:26 >> WE NEED A QUORUM PROBABLY TO VOTE ON THE APPROVAL OF  
05:39:29 THE AGENDA AND THE MINUTES.  
05:39:30 SO WE'LL JUST GO AHEAD WITH THE BUSINESS OF THE MEETING,  
05:39:32 AND THE FIRST ITEM IS THE PUBLIC INFORMATION MEETING FOR  
05:39:36 THE HILTON GARDEN INN ON COCONUT POINT.  
05:39:41 IF THE STAFF WOULD LIKE TO MAKE A QUICK PRESENTATION,  
05:39:45 WE'LL MOVE FORWARD.  
05:39:45 >> MARY GIBBS: GOOD EVENING, EVERYBODY.  
05:39:51 THIS IS THE HILTON GARDEN INN, A PROPOSED HOTEL IN  
05:39:55 COCONUT POINT. IF YOU HAVE BEEN DOWN 41 THEN YOU KNOW

05:40:01 WHERE SWEETWATER BOULEVARD IS, WHERE THE FIRE STATION IS.  
05:40:04 WELL, THIS TRACT WOULD BE RIGHT EAST OF THAT PROPERTY,  
05:40:09 AND BETWEEN THAT AND RAPALLO.  
05:40:13 THIS CASE WE ARE FAMILIAR WITH BECAUSE WE WENT THROUGH  
05:40:15 THE REZONING HERE AT THE VILLAGE AND IT WAS APPROVED BY  
05:40:18 THE COUNCIL IN 2018.  
05:40:20 AND PROPOSING 115 ROOMS, AND WE HAVE A ZONING RESOLUTION  
  
05:40:27 THAT HAS A LOT OF STIPULATIONS THAT WILL BE REVIEWED AS  
05:40:32 PART OF THE DEVELOPMENT ORDER.  
05:40:34 AND I THINK THE APPLICANT IS GOING TO BE SPEAKING TO THAT  
05:40:36 AND GIVING YOU SOME BACKGROUND, BECAUSE YOU ALL HAVE NOT  
05:40:40 SEEN ANYTHING ABOUT THIS, BUT THIS IS THE INFORMATION  
05:40:42 MEETING.  
05:40:43 AND WE HAVE, I THINK, AT LEAST TWO SPEAKERS, RICK  
05:40:48 BRYLANSKI FROM HOLE MONTES, THE ENGINEER.  
05:40:50 ARE YOU KICKING IT OFF, RICK?  
05:40:52 OKAY.  
05:40:52 THEN THE HILTON GARDEN INN REPRESENTATIVES.  
05:40:56 >> THANK YOU.  
05:40:58 WELCOME.  
05:41:01 >>Richard Brylanski: THANK YOU.  
05:41:02 CAN I SET THIS UP?  
05:41:11 OKAY.  
05:41:12 AS MARY INTRODUCED US, FOR THE RECORD, MY NAME IS RICK  
05:41:17 BRYLANSKI, ENGINEER WITH HOLE MONTES.  
05:41:20 >> HOLD THE MICROPHONE UP A LITTLE CLOSER THERE.  
05:41:23 >> FOR THE RECORD, RICK BRYLANSKI, ENGINEER, HOLE MONTES,  
05:41:27 AND WE ARE GOING OVER THE HILTON GARDEN INN ON PLATTED  
05:41:31 TRACT 1-D-3 WITHIN COCONUT POINT.  
05:41:34 >> TESTING.  
05:41:38 >> THERE WE GO.  
05:41:39 >> AS WE MENTIONED, MY NAME IS RICK BRYLANSKI, ONE OF THE  
  
05:41:46 PARTICIPANTS ON THE PROJECT TEAM.  
05:41:47 SHAWN BOYSKO IS IN ATTENDANCE AND HE WILL BE FINISHING UP  
05:41:52 THE PRESENTATION TODAY.  
05:41:52 WE HAVE BRUCE HEISBERG WITH EQUITY, INC, NED NEWHURST,  
05:41:55 FROM LOCAL PROPERTIES IN ATTENDANCE, AND NOT IN  
05:41:59 ATTENDANCE ARE THE LANDSCAPE ARCHITECT BILL PROZZI AND  
05:42:05 DICK HURDLE, THE ARCHITECT.  
05:42:08 I WILL GO OVER BRIEFLY THE PROJECT BACKGROUND, THE ZONING  
05:42:10 ORDINANCE, AND THEN THE LANDSCAPE DESIGN, BUILDING DESIGN  
05:42:14 AND THEN OFFER ANY OPPORTUNITIES FOR Q AND A AFTER THAT.  
05:42:18 SO THIS IS THE OVERALL COCONUT POINT MASTER PLAN  
05:42:22 DEVELOPMENT, AND WE ARE IN THE NORTHERN THIRD OF THE  
05:42:25 PROJECT CALLED NORTH VILLAGE, AND OUR SITE IS RIGHT WHERE  
05:42:29 MY CURSOR IS RIGHT THERE, VIA VILLAGIO AND SWEETWATER

05:42:37 RANCH ROAD.  
05:42:38 THIS IS A SITE AERIALWISE.  
05:42:41 SWEETWATER RANCH ROAD, AND THEN WE HAVE VIA VILLAGIO TO  
05:42:48 THE WEST OF THE SITE IS THE EXISTING ESTERO FIRE STATION,  
05:42:52 AND THEN TO THE SOUTH IS ACTUALLY A NATURAL PRESERVATION  
05:42:55 AREA WHICH ACTS AS A FLOWWAY FOR THE HEAD WATERS OF  
05:43:01 HEADWAY CREEK.  
05:43:02 THE ADDRESS 8009 SWEETWATER RANCH BOULEVARD.  
05:43:08 THE SITE ISN'T CLEARED OF ANY VEGETATION AND ACTUALLY  
05:43:13 THERE'S A COMMON ACCESS DRIVE THAT'S SHARED WITH THE FAIR  
05:43:16 STATION THAT STRADDLES THE WESTERN PROPERTY LINE.

05:43:22 AS FAR AS THE ZONING REVIEW, THERE WAS QUITE A BIT OF  
05:43:24 INFORMATION PROVIDED AT THAT TIME, INFORM THAT REVIEW,  
05:43:29 MASTER CONCEPT PLAN, PREVIOUS APPROVALS ON THE SITE.  
05:43:32 THE MAXIMUM BUILDING HEIGHT WAS PROPOSED AT 55 FEET OR  
05:43:37 FIVE STORIES FOR THE HOTEL.  
05:43:38 THERE'S A PATTERN BOOK THAT'S PART OF COCONUT POINT,  
05:43:41 MASTER DEVELOPMENT.  
05:43:45 THE FLOOR ELEVATION, MAKE SURE WE DON'T FLOOD, AND IT IS  
05:43:49 ONE FOOT GREATER THAN THE 100 YEAR FLOOD ELEVATION.  
05:43:52 WE DO HAVE OFF-SITE PARKING, PARKING EASEMENT, AND THEN  
05:43:58 WE WILL BE DOING SIDEWALK CONNECTIONS TO THIS SITE AND I  
05:44:01 WILL GET THROUGH THAT A LITTLE LATER IN DETAIL.  
05:44:03 WE ARE PROVIDING STORMWATER MANAGEMENT ON THE SITE.  
05:44:05 OF COURSE, THE MAJORITY OF THE STORMWATER MANAGEMENT IS  
05:44:08 ALREADY PROVIDED WITHIN THE MASTER DEVELOPMENT LAKES.  
05:44:12 AND THERE WERE SEVERAL DEVIATIONS GRANTED AS FAR AS THE  
05:44:14 ZONING APPROVAL.  
05:44:16 ONE WAS A MAXIMUM BUILDING HEIGHT OF 55 FEET OR FIVE  
05:44:20 STORIES IN THIS CASE.  
05:44:22 THERE WAS AN ALLOWANCE FOR A DEVIATION THAT SOME  
05:44:25 ARCHITECTURAL ELEMENTS AND REACHED 55 FEET UP TO 77 FEET  
05:44:31 MAXIMUM FOR DIFFERENT TOWER ELEMENTS AND WHATNOT.  
05:44:34 THEN WE WERE ABLE TO REDUCE THE LANDSCAPE BUFFER FROM A  
05:44:38 TEN-FOOT BUFFER CONTIGUOUS TO A TEN-FOOT PERIMETER  
05:44:42 UTILITY EASEMENT WHICH TOTALS 20 FEET TO 15 FEET, WHICH

05:44:46 IS COINCIDENTAL WITH OTHER PARKING OR OTHER BUFFERING  
05:44:50 THAT WAS DONE ADJACENT TO THE SITE.  
05:44:53 WE PROVIDED A LANDSCAPE BETTERMENT PLAN AS PART OF THE  
05:44:58 REZONING AND I WILL GO THROUGH THAT AS WELL.  
05:45:00 THIS JUST DETAILS A LITTLE BIT MORE ON THOSE CONDITIONS  
05:45:06 AND I WILL BRIEFLY GO THROUGH IT.  
05:45:08 THE OFF-SITE SIDEWALK ARE THE PARKING IS ALLOWED ACROSS  
05:45:11 THE STREET.  
05:45:12 THERE'S AN EASEMENT THAT'S ROUGHLY .3-ACRE AND WE ARE  
05:45:17 ALLOWED UP TO TEN PARKING SPACES OVER THERE.

05:45:20 THE MAJORITY OF THE PARKING IS PROVIDED ON-SITE, WHICH IS  
05:45:23 OVER IN THIS LOCATION.  
05:45:25 AND THEN WE HAVE TO PROVIDE SIDEWALK CONNECTION, WHICH WE  
05:45:29 WILL DO ALONG SWEETWATER RANCH BOULEVARD AND THEN CONNECT  
05:45:33 INTO THE EXISTING SIDEWALK ALONG VIA VILLAGIO.  
05:45:42 STORMWATER MANAGEMENT WAS TRYING TO DO SOME FLOOD A  
05:45:45 BASEMENT OR PROTECTION FOR THE OVERALL COMMUNITY, AND  
05:45:48 THIS IS AN IDEAL LOCATION RIGHT ALONG THE CONVEYANCE FOR  
05:45:51 HALFWAY CREEK, SO WE PLAN ON PROVIDING SOME OVERFLOW FOR  
05:45:55 THE 25-YEAR EVENT, SO THAT IF ONE OF THE LAKES STARTS  
05:45:59 STAGING UP IT HAS A WAY TO ESCAPE WITHOUT THREATENING ANY  
05:46:03 OF THE HOMES OR PROPERTY IN THE OVERALL MASTER  
05:46:05 DEVELOPMENT.  
05:46:07 THIS IS ALSO COORDINATED WITH ANOTHER PROJECT, WHICH IS  
05:46:10 AT THE ADERO HOTELS.

05:46:12 ALL OF THIS WAS DONE AT THE SAME TIME AS PART OF THE  
05:46:14 ZONING.  
05:46:15 SO THERE'S TWO AREAS THAT WE ARE GOING TO IMPROVE THE  
05:46:17 OVERALL COMMUNITY AS FAR AS FLOOD PROTECTION.  
05:46:23 EXCUSE ME.  
05:46:25 SO THIS IS THE POST SITE.  
05:46:27 THE PLAN REALLY HASN'T CHANGED TOO MUCH FROM WHEN THE  
05:46:29 ZONING WAS DONE.  
05:46:31 WE HAVE THE BULK OF THE PARKING TOWARDS THE FRONT OF THE  
05:46:34 BUILDING.  
05:46:35 THIS RIGHT HERE IS THE HOTEL, FIVE STORIES.  
05:46:38 THERE'S A POOL AMENITY AREA IN THE REAR.  
05:46:41 AND YOU CAN SEE THE REMAINDER IS OPEN SPACE GREEN AREA.  
05:46:45 WE DO PROVIDE SO STORMWATER TREATMENT.  
05:46:50 AND I WILL SHOW YOU LATER HOW WE ACTUALLY ENCOURAGE SOME  
05:46:53 OF THAT FIRE STATION, FLOOD PROTECTION AS WELL CONNECTING  
05:46:56 THAT INTO OUR SYSTEM.  
05:46:57 ON THE NEXT SLIDE, THE OFFSIDE SITE PARKING IS ACROSS THE  
05:47:01 STREET.  
05:47:02 PICTORIALY WE SHOW A LITTLE MORE.  
05:47:05 WE HAVEN'T TAKEN INTO CONSIDERATION WE GET A 5% REDUCTION  
05:47:08 IF STAFF ALLOWS FOR BIKE FACILITIES.  
05:47:11 WE ARE GOING TO HAVE BIKE PARKING FACILITIES.  
05:47:14 SO WE WOULD REDUCE THE PARKING BY 5% BY THAT THRESHOLD  
05:47:18 ALLOWED.

05:47:19 WE DON'T MEET THE 5% REDUCTION TO PARKING, WITH HAVING  
05:47:24 TWO TRANSIT LININGS AT THIS LOCATION SO IT'S ONLY THE 5%  
05:47:28 THAT WE SEEK FOR DEVIATION FOR ADMINISTRATIVE APPROVAL.  
05:47:37 WE DO HAVE SHARED ACCESS WITH THE FAIR STATION.  
05:47:39 WHAT WOULD KEEP THAT IN PLACE, AND HAVE A NEW ACCESS ON  
05:47:44 VIA VILLAGIO.

05:47:46 THIS JUST ILLUSTRATES HOW WE PLAN ON PROVIDING ALL THE  
05:47:49 INFRASTRUCTURE NEEDS, STORMWATER AND UTILITIES.  
05:47:52 THERE'S UTILITIES ALONG SWEETWATER RANCH ROAD, WASTEWATER  
05:47:58 AND POTABLE WATER.  
05:47:59 WE WOULD EXTEND THAT TO SERVE POTABLE WATER, FIRE  
05:48:03 PROTECTION, AS WELL AS WASTEWATER NEEDS.  
05:48:05 THEN WHAT'S SHOWN IN YELLOW IS ALL THE STORM SEWER PIPE  
05:48:08 THAT'S DUG OUT TO THE SITE AS WELL SO WE INTERCONNECT  
05:48:14 THAT WITH OUR TREATMENT AREA AS WELL AS WITH THE FIRE  
05:48:16 STATION.  
05:48:17 THEN THERE'S AN OPPORTUNITY HERE TO GO AND DO, AS I  
05:48:19 MENTIONED, THAT OVERFLOW, STORMWATER OVERFLOW WITH THE  
05:48:22 VIA VILLAGIO LAKE SYSTEM WHICH WOULD BE A SPREADER SWALE  
05:48:28 OVER IN THIS LOCATION, AND THEN WE ALSO DO SOMETHING OVER  
05:48:30 HERE BY THE FIRE STATION AS WELL, REDUCING THAT BERM  
05:48:32 HEIGHT TO ACHIEVE THAT GOAL.  
05:48:38 THIS GOES OVER THE LANDSCAPE BETTERMENT PLAN THAT WAS  
05:48:41 PRESENTED AT THE ZONING HEARING.  
05:48:43 THERE'S ACTUALLY NO CHANGES NECESSARY FOR THIS PLAN  
  
05:48:47 VERSUS WHAT WE PRESENTED AT THE ZONING.  
05:48:50 THERE HAVEN'T BEEN ANY CHANGES TO THE PARKING.  
05:48:52 SO THERE'S A THICK BUFFER THAT'S PLANNED ALONG THE  
05:48:56 PERIMETER, HAS DIFFERENT MULTI-STORY PLANTS, SO WE GET  
05:49:00 THAT NICE SCREENING.  
05:49:07 THIS RIGHT HERE SHOWS A BETTER RENDERING OF WHAT WE WANT  
05:49:09 TO DO WITH THE EXISTING BUFFER THAT'S ALREADY THERE AND  
05:49:12 THEN ACCENTUATE THAT BUFFER WITH ADDITIONAL PLANTINGS AND  
05:49:15 SHRUBBERY TO ACHIEVE THAT NICE SCREENING.  
05:49:19 AND THEN THIS WOULD BE OUR ON-SITE PARKING.  
05:49:21 AND THEN IN COMPARISON WOULD BE THE ADJACENT ROADWAYS.  
05:49:28 THIS IS JUST ANOTHER PICTURE OF THIS THING FOR SHOWING  
05:49:30 ALONG SWEETWATER RANCH BOULEVARD, THE SAME THING.  
05:49:40 HE'S NOT HERE TO PRESENT, BUT SHAWN IS GOING TO GO AND  
05:49:43 TAKE OVER THE ARCHITECTURAL REVIEW.  
05:49:46 SHAWN.  
05:49:48 >> SHAWN BOYSKO, DESIGN BUILD MANAGER WITH EQUITY  
05:49:51 CONSTRUCTION SOLUTIONS ON BEHALF OF DICK HURDLE,  
05:49:56 ARCHITECT, TO TALK THROUGH THE BUILDING DESIGN.  
05:50:03 AS WE TALKED ABOUT BEFORE, IT'S A FIVE-STORY, 115-ROOM  
05:50:07 HOTEL.  
05:50:07 SOME OF THE AMENITIES THAT THE HOTEL WILL INCLUDE, IT'S A  
05:50:10 FULL-SERVICE HOTEL WITH A BAR, RESTAURANT AND CASUAL  
05:50:16 DINING RESTAURANT.  
05:50:22 SOME OF THE OTHER AMENITIES THAT WILL BE INCLUDED IS  
  
05:50:31 ROOMS, A POOL, WORKOUT FACILITY, FITNESS ROOM ON THE MAIN  
05:50:34 LEVEL.

05:50:34 ALSO BETWEEN -- IT'S KIND OF HARD TO SEE HERE -- BETWEEN  
05:50:39 THE BAR AND THE OUTDOOR PATIO AREA THERE IS A WATER  
05:50:41 FEATURE, BETWEEN THE OUTDOOR PATIO AREA AND THE  
05:50:45 PORTE-COCHERE.  
05:50:51 SOME OF THE DEVIATIONS THAT WERE APPROVED IN THE ZONING  
05:50:54 SUBMITTAL, APPROVAL, AGAIN, THERE HAS NOT BEEN ANY  
05:50:57 CHANGES TO THE BUILDING FROM WHAT WAS APPROVED IN 2018.  
05:51:01 ONE OF THE DEVIATIONS WE TALKED ABOUT IS CHANGING THE  
05:51:04 MAXIMUM BUILDING HEIGHT FROM 45 TO 55 FEET.  
05:51:08 WE ARE STILL NOTATING THAT HEIGHT, STILL A FIVE-STORY  
05:51:13 BUILDING.  
05:51:14 WE ARE STILL MAINTAINING ALL OF THE ARCHITECTURAL  
05:51:18 FEATURES WHICH INCLUDES EXTENDING ABOVE THAT 55-FOOT  
05:51:21 HEIGHT WITH UP TO 75 FEET TALL.  
05:51:35 AGAIN THIS IS THE FRONT ELEVATION. THIS HAS NOT CHANGED  
05:51:36 FROM WHAT WAS APPROVED IN 2018. THIS SHOWS A VARIETY OF  
05:51:40 DIFFERENT MATERIALS ON THE FRONT OF THE BUILDING.  
05:51:42 WE ARE GOING TO HAVE A CAST STONE ON THREE OF THE FOUR  
05:51:46 SIDES SHOWN HERE.  
05:51:47 AND IT WILL GO UP TO THE FIRST FLOOR LEVEL.  
05:51:52 VERY DEVELOPED, ARTICULATED PORTE-COCHERE.  
05:51:55 FROM THE FLOORS 1 UP TO 5, THERE WILL BE THREE DIFFERENT  
05:52:01 STUCCO SYSTEMS BETWEEN WHITE -- LIGHT YELLOW AND DARK  
  
05:52:03 YELLOW TO HELP ARTICULATE THE MAIN BODY OF THE BUILDING.  
05:52:08 IT'S ALSO BROKEN UP WITH A SERIES OF HORIZONTAL BANDS AND  
05:52:13 VERTICAL ELEMENTS.  
05:52:15 IT'S ALSO CAPPED BY A SERIES OF CORNICE FROM 30 INCHES TO  
05:52:21 36 INCHES TALL.  
05:52:22 IT ALSO CREATES THE PARAPET WALLS TO HIDE ANY KIND OF  
05:52:26 CHEMICAL EQUIPMENT UP ON THE ROOF.  
05:52:30 HERE IS THE FRONT ELEVATION THAT SHOWS MANY OF THE SAME  
05:52:34 ELEMENTS, TOWER ELEMENTS TO HELP BREAK UP THE FACADE,  
05:52:39 HORIZONTAL BANDING, CONTRASTING HORIZONTAL BANDING, IT'S  
05:52:43 HARD TO TELL ON THIS ELEVATION, BUT THERE'S ALSO A NUMBER  
05:52:47 OF OTHER ARCHITECTURAL ELEMENTS.  
05:52:49 HERE ARE SOME AWNINGS ALONG THE FRONT, ALONG THE FRONT  
05:52:56 BAR AREA AND RESTAURANT AND THE OUTDOOR DINING AREA.  
05:52:59 THERE'S ALSO SOME DECORATIVE RAILINGS, SOME FALSE  
05:53:03 BALCONIES ALONG FLOORS 3 THROUGH 5.  
05:53:09 THERE IS THE ROOF ELEMENTS WITH DECORATIVE ROOF  
05:53:17 STRUCTURE.  
05:53:19 THIS ELEVATION SHOWS THE FRONT SIGNAGE.  
05:53:26 THIS IS THE REAR OF THE BUILDING.  
05:53:28 AGAIN, SAME MATERIALS, TOWER ELEMENTS, HORIZONTAL  
05:53:32 BANDING, DEEP CORNICES TO BREAK UP THE HEIGHT OF THE  
05:53:38 BUILDING.  
05:53:38 THIS ALSO SHOWS A REAR SIGN.

05:53:41 THIS IS THE SIDE OF THE BUILDING THAT FACES THE VIA  
05:53:44 VILLAGIO.  
05:53:48 MANY OF THE SAME MATERIALS, TOWER ELEMENTS, HORIZONTAL  
05:53:51 BANDING.  
05:53:51 THIS ALSO SHOWS A SMALLER SIDE, SIGNAGE, WALL SIGN.  
05:53:59 AND THIS IS THE WEST FACADE.  
05:54:02 AGAIN, LARGE TOWER ELEMENTS.  
05:54:06 AND SIGNAGE.  
05:54:10 HERE ARE SOME OF THE MATERIALS WE TALKED ABOUT.  
05:54:14 THE SIMULATED ROOF, CLAY TILE ROOFS, THREE DIFFERENT  
05:54:18 COLORS OF STUCCO, AND THEN THE SIMULATED STONE.  
05:54:29 I'M SORRY, HOW DO I GO BACK?  
05:54:32 SO I DO WANT TO EMPHASIZE AGAIN THAT THERE HAS NOT BEEN  
05:54:36 ANY CHANGES TO THE BUILDING EXTERIOR.  
05:54:38 WE ARE MAINTAINING WHAT WE DID BEFORE.  
05:54:40 THE ONLY CHANGES NOW FROM WHAT WAS ORIGINALLY APPROVED IN  
05:54:43 THE ZONING IS THE ADDITION OF A 4-FOOT SIGN TO THE SOUTH.  
05:54:48 WHEN I READ THROUGH THE SIGN CRITERIA, BASED ON THE  
05:54:52 FRONTAGE THAT WE HAVE ON SWEETWATER AND VIA VILLAGIO, WE  
05:54:57 ARE ALLOWED UP TO -- I BELIEVE WE ARE ALLOWED UP TO 300  
05:55:02 SQUARE FEET MAXIMUM WALL SIGN ON SWEETWATER, AND UP TO  
05:55:06 400 SQUARE FEET MAXIMUM WALL SIGNS VIA VILLAGIO.  
05:55:14 WHAT IS BEING PROPOSED IS MUCH LESS, SHOWN HERE TO SCALE,  
05:55:17 TOTAL 230 SQUARE FEET.  
05:55:20 SO THAT'S WHAT WE WOULD LIKE TO HAVE BE CONSIDERED AS  
05:55:23 PART OF THIS.

05:55:24 AND AS WE GO THROUGH FOR THE NEXT DESIGN REVIEW BOARD  
05:55:28 MEETING, WE WILL HAVE MORE DETAILED INFORMATION ON THE  
05:55:30 BUILDING SIGNS AND THE WALL SIGNS AND WHAT THEY LOOK  
05:55:33 LIKE.  
05:55:34 THAT'S IT.  
05:55:35 THANK YOU.  
05:55:35 >> OKAY, THANK YOU.  
05:55:42 QUESTIONS FROM THE BOARD?  
05:55:46 QUESTIONS, COMMENTS?  
05:55:48 >> I HAVE SOME SITE PLANS, QUESTIONS, COMMENTS.  
05:55:50 >> CAN YOU PULL UP THE SLIDE?  
05:56:04 THERE WE GO.  
05:56:04 >> SO THE PARKING LOT ACROSS THE STREET WILL BE STAFF AND  
05:56:13 PARKING OFF HOURS?  
05:56:14 >> SO IF WE GET THE ALLOWANCE FOR THE 5% PARKING  
05:56:18 REDUCTION THIS WILL ONLY BE TEN PARKING SPACES OVER THERE  
05:56:21 AND JUST GENERALLY FOR STAFF.  
05:56:23 THAT'S IT.  
05:56:23 >> I KNOW THERE'S A CROSSWALK FURTHER TO THE NORTH BUT IT  
05:56:30 MIGHT BE WORTH CONSIDERING OTHER THAN THE BLOCK CROSSWALK

05:56:32 THAT'S UNPROTECTED SO PEOPLE CAN GO STRAIGHT ACROSS,  
05:56:37 PROBABLY WHAT THEY WILL END UP DOING ANYWAY.  
05:56:39 >> YES, IT'S A LITTLE BIT TRICKY WITH THE DIVIDED MEDIAN  
05:56:42 AND WHATNOT AND WIDTH OF THAT ROADWAY TO DO A MID BLOCK  
05:56:46 CROSSING WITHOUT ANY KIND OF LIGHTS OR WHATEVER.

05:56:48 BUT THAT'S SOMETHING WE CAN CONSIDER.  
05:56:49 KEEP IN MIND, TOO, THIS IS A TEMPORARY PARKING.  
05:56:53 IT'S A THROW-AWAY.  
05:56:55 SO EVENTUALLY WHEN THAT PARCEL GETS DEVELOPED WESTBOUND  
05:56:58 PERMANENT FACILITIES AND PARKING, THIS WILL TRANSFORM  
05:57:02 INTO SOMETHING DIFFERENT.  
05:57:04 >> OKAY.  
05:57:06 SO IT WILL BE IN AGREEMENT WITH THE FUTURE PROPERTY, IT  
05:57:13 WILL CHANGE IN SHAPE AND SIZE?  
05:57:15 >> YES.  
05:57:15 AND THAT'S PART OF THE EASEMENT AGREEMENT TO GET TO THAT  
05:57:17 FUTURE DEVELOPMENT TO CHANGE IT, AND AS LONG AS TEN  
05:57:21 PARKING SPACES OR SOMETHING ARE DESIGNATED FOR OUR USE,  
05:57:25 EVERYTHING IS FINE.  
05:57:25 >> THE ACCESS ACROSS THERE FROM THAT PARKING LOT, NOBODY  
05:57:31 IS GOING TO WALK ACROSS THAT STREET.  
05:57:36 >>Mary Gibbs: THAT WAS SOMETHING THAT CAME UP DURING THE  
05:57:38 ZONING BECAUSE THEY ARE SHOWING GOING DOWN AND AROUND.  
05:57:40 WE SUGGESTED THE MID BLOCK.  
05:57:42 AND I THINK THERE WAS A ZONING CONDITION TO THAT EFFECT,  
05:57:44 BECAUSE WE DID TALK ABOUT THE MID-BLOCK CROSSING.  
05:57:47 >> THERE'S GOING TO BE A GROCERY STORE DOWN THE WAY TO  
05:57:51 THE NORTH AND SOME OTHER THINGS, AND PEOPLE FROM THAT  
05:57:53 HOTEL, I CAN SEE, WANT TO WALK STRAIGHT ACROSS.  
05:57:57 DOES THAT MAKE SENSE?

05:58:02 >>Richard Brylanski: I'LL CHECK THROUGH.  
05:58:03 YOU MAY BE RIGHT, MARY.  
05:58:05 I'M SURE YOU ARE RIGHT.  
05:58:08 >>Mary Gibbs: THANK YOU.  
05:58:09 >> MARY, CAN YOU GIVE US A BACKGROUND ON THE ZONING  
05:58:12 PROCESS AND THE NEIGHBORS?  
05:58:15 >>Mary Gibbs: WELL, THE ZONING, AND I REMEMBER BECAUSE  
05:58:18 THE PEOPLE WHEN THEY CAME IN TO GET THE ZONING APPROVED  
05:58:23 AT THE FINAL COUNCIL MEETING, I REMEMBER MIKE TELLING  
05:58:28 ME -- IT WAS HIS ONE YEAR ANNIVERSARY OF BEING IN THE  
05:58:32 PROCESS, AND I SAID, OH, THAT'S PRETTY QUICK.  
05:58:34 SO THERE WAS -- THERE WAS A LOT OF QUESTIONS ABOUT  
05:58:38 FLOODING, BECAUSE THIS WAS AFTER THE HURRICANE AND THE  
05:58:43 STORMS, AND SO SOME OF THE APOLLO NEIGHBORS WERE VERY  
05:58:47 CONCERNED ABOUT FLOODING BECAUSE THEY HAD TO GET SOME  
05:58:51 STANDING WATER BECAUSE OF THE STORMS.



05:58:53 AND SOMEONE CAME FROM OAK BROOK AND THEY HAD SUGGESTED, I  
05:59:00 THINK NICOLE MONTEZ DID A STUDY OF SOME WATER MODELING  
05:59:05 AND SUGGESTED SOME OPERATIONAL IMPROVEMENTS IN THE NORTH  
05:59:07 VILLAGE -- THE VILLAGE AREA.  
05:59:09 AND SO THAT CAME UP WITH THE COUNCIL AND THE ZONING.  
05:59:14 AND THEN SOME -- THEY ALSO, I THINK, SAID WE WOULD LOOK  
05:59:18 AT WHEN THE DEVELOPMENT ORDER COMES IN, WE'LL LOOK IN A  
05:59:22 LITTLE MORE DETAIL TO MAKE SURE THERE WASN'T ANY FLOODING  
05:59:24 ISSUE BECAUSE THE COUNCIL WAS CONCERNED ABOUT THERE'S A

05:59:29 CONSERVATION AREA BEHIND THIS AND THEY WANTED TO MAKE  
05:59:31 SURE THERE WOULDN'T BE ANY FLOODING ISSUES, AND WE HAVE  
05:59:33 THE PROPER ELEVATION FOR THE HOTELS.  
05:59:37 THERE WAS QUITE A BIT OF DISCUSSION OF THAT AT THE ZONING  
05:59:39 CASE.  
05:59:40 THE NEIGHBORS -- THE ZONING HAD TO SWAP BECAUSE ONE OF  
05:59:44 THE PARCELS, THE HEIGHT THAT THEY WANTED WAS NOT ALLOWED  
05:59:49 ON THIS PARTICULAR PARCEL SO THEY KIND OF SWAPPED THE  
05:59:51 PARCELS, AND THEY ADDED A LITTLE BIT OF HEIGHT.  
05:59:54 BUT THEY MET WITH RAPALLO, AND I THINK RAPALLO IS HERE  
06:00:04 TONIGHT AND THEY CAN STATE IF THEY HAVE ANY CONCERNS, BUT  
06:00:06 THE HEIGHT, I THINK, THEY WERE SATISFIED WITH THE HEIGHT,  
06:00:08 AND THEN THE ARCHITECTURAL WAS LOOKED AT BECAUSE THERE  
06:00:11 WERE A COUPLE OF DIFFERENT COLOR SCHEMES IN THE PATTERN  
06:00:15 BOOK, AND THE RAPALLO PEOPLE PREFERRED THIS COLOR SCHEME,  
06:00:20 AND SO DID THE COUNCIL, THE ONE THAT YOU HAVE TONIGHT.  
06:00:22 SO THE INFORMATION THAT YOU ARE SEEING TONIGHT IS  
06:00:25 ESSENTIALLY THE SAME THING THAT THE COUNCIL AND EVERYBODY  
06:00:28 SAW AT THE ZONING HEARING.  
06:00:30 >> AND THE LOCATION OF THE BUILDING, THE RESIDENCES  
06:00:36 REPRESENTED?  
06:00:37 >>Mary Gibbs: YES, THERE WERE A FEW UNITS IN RAPALLO THAT  
06:00:41 WOULD BE THE MOST IMPACTED, BUT THERE WAS A HOTEL  
06:00:43 APPROVED ON THE OTHER SITE AND IT WAS -- THERE'S THE SAME  
06:00:46 ISSUE OF THE UNITS BEING IMPACTED.

06:00:49 BUT WHILE THEY REACHED OUT TO THE NEIGHBORS, AND THEN WE  
06:00:52 HAD A COUPLE QUESTIONS, BUT THE PEOPLE THAT WERE MOST  
06:00:57 IMPACTED DID NOT COME AND OBJECT.  
06:01:02 SO --.  
06:01:04 >> I JUST HAD ONE OTHER MINOR THING, AND THE FAR NORTH  
06:01:09 RIGHT BEFORE THE PORTE-COCHERE, YOU MIGHT CONSIDER  
06:01:12 PUTTING A LANDSCAPE ISLAND THERE JUST TO BUFFER PEOPLE  
06:01:15 COMING IN AND OUT OF THE PORTE-COCHERE.  
06:01:22 >>Mary Gibbs: I UNDERSTAND.  
06:01:23 GOOD POINT.  
06:01:23 >> MY COMMENT ON THE SITE PLAN FROM MY PERSPECTIVE -- AND  
06:01:28 I WOULD LEAVE TO THE MARY'S DEPARTMENT TO KNOW THAT YOU

06:01:32 ARE IN COMPLIANCE, BUT WE HAVE A LARGE BUILDING, WE HAVE  
06:01:34 A LOT OF ASPHALT, AND WE ARE REALLY JAMMING A LOT ONTO  
06:01:38 THIS PARCEL.  
06:01:39 AND THERE IS NOT MUCH REMAINING LANDSCAPING.  
06:01:41 ALL THE BUFFERS LOOK LIKE THEY ARE THE MINIMUM SIZE.  
06:01:45 AND I THINK TO ME THAT'S A BIT OF A CONCERN.  
06:01:48 AND MAY NOT BE ABLE TO DO ANYTHING ABOUT IT BUT IT JUST  
06:01:52 SEEMS LIKE A LOT OF STUFF JAMMED ONTO THAT SITE.  
06:01:59 OTHER COMMENTS ON THE SITE PLAN?  
06:02:01 ANYBODY HAVE ANY QUESTIONS?  
06:02:02 >>Mary Gibbs: COULD I JUST MAKE A COMMENT?  
06:02:07 ONE OF THE THINGS WE NOTICED, JUST FROM A QUICK LOOK, AND  
06:02:09 I THINK MATT BROUGHT IT TO MY ATTENTION EARLIER, WE  
  
06:02:12 NEED -- REALLY NEED SOME LANDSCAPED ISLANDS IN THE  
06:02:17 PARKING LOT.  
06:02:18 SO YOU ARE LOOKING AT A LOT OF ASPHALT, WE ARE GOING TO  
06:02:21 NEED TO SEE THAT.  
06:02:23 THERE'S EXISTING BUFFERS AROUND A LOT OF THIS PROPERTY,  
06:02:26 AND ON THE ONE SIDE, AT LEAST, THEY DID AN ENHANCED  
06:02:31 BUFFER, AND ALSO SOME OF THE BUFFER PLANTS AT THE TIME OF  
06:02:33 THE ZONING ACTUALLY DIED, SO PART OF THIS APPROVAL WAS  
06:02:37 FIX THE -- REPLACE THE DEAD PLANTS, AND THEN THERE WERE  
06:02:41 SOME ENHANCED PLANTINGS ON THE ONE SIDE.  
06:02:45 I RECALL.  
06:02:47 BUT IT DOES LOOK -- I SEE THAT THE SITE PLAN DOES LOOK  
06:02:50 PRETTY STARK BECAUSE I DON'T THINK IT SHOWS THE PARKING  
06:02:52 LOT, LANDSCAPING.  
06:02:54 >> I KNOW WE ARE NOT IN A PERFECT WORLD BUT MAYBE IDEALLY  
06:03:04 YOU WOULD HAVES COMBINED TOGETHER, AND PARKING LOTS MORE  
06:03:08 SHARED.  
06:03:08 I LIKE THE IDEA OF HAVING OFF-SITE PARKING, AND MAYBE  
06:03:13 EXPAND THE OFF-SITE PARKING AND GIVE SOME MORE GREEN  
06:03:16 SPACE ON YOUR SITE.  
06:03:17 >> IF WE ARE OFFERED SOME LATITUDE WE COULD DEFINITELY DO  
06:03:20 THAT.  
06:03:20 RIGHT NOW THE ZONING CONDITION SAYS UP TO TEN PARKING  
06:03:24 SPACES MAXIMUM ON THE OFF-SITE.  
06:03:26 SO IF WE CAN, WITH THIS DRV, IF WE ARE OFFERED SOME  
  
06:03:31 LATITUDE, THAT'S SOMETHING WE COULD INVESTIGATE WITH  
06:03:34 STAFF IF THAT'S THE DIRECTION.  
06:03:36 >>Thomas Barber: I WOULD SUPPORT IT.  
06:03:37 THE TRADE-OFF FOR GREEN SPACE.  
06:03:39 >> I WOULD, TOO.  
06:03:42 IT MAKES SENSE.  
06:03:42 >> THIS IS PRETTY AGGRESSIVE GETTING 115 ON 2.16 ACRES.  
06:03:52 >> MY COMMENTS ON THE BUILDING, I LIKE THE BUILDING.

06:03:57 I THINK IT LOOKS VERY NICE.  
06:03:58 I THINK IT'S WELL DESIGNED.  
06:04:01 I LIKE THE PROPORTIONS.  
06:04:03 I LIKE THE WAY IT'S BROKEN UP VERTICALLY AND  
06:04:06 HORIZONTALLY.  
06:04:07 THE STEPBACKS, THE CHANGE IN HEIGHTS OF THE ROOF LINE,  
06:04:12 THE TOWER ELEMENTS, THE COLOR SCHEME.  
06:04:15 I THINK IT'S VERY WELL DONE, IN MY OPINION.  
06:04:18 >> OTHER COMMENTS?  
06:04:26 >> THE P-TECS UNDER THE WINDOWS?  
06:04:32 >> YES, SIR.  
06:04:33 WE DID OUR BEST TO TRY TO INTEGRATE THOSE P-TEC UNITS  
06:04:35 WITH LOUVERS INTO THE STOREFRONT SYSTEM SO IT LOOKS  
06:04:38 MORE -- MORE COHESIVE.  
06:04:47 >> WHENEVER I GET INTO THESE DETAILED DISCUSSIONS AT A  
06:04:50 MEETING LIKE THIS, I FEEL LIKE -- I DON'T WANT TO BE  
06:04:54 VIEWED.

06:04:56 I LIKE TO MILK EVERY DESIGN FOR WHATEVER WE CAN GET OUT  
06:04:58 OF IT.  
06:04:59 AND I THINK YOU HAVE GOT AN OPPORTUNITY TO PUT SOME  
06:05:02 SHUTTERS SOMEWHERE ON THE FACADE THAT WOULD GET IT A  
06:05:05 LITTLE BIT MORE LIFE.  
06:05:07 AND THEN WHAT WE HAVE BEEN SEEING RECENTLY, THIS IS A BIG  
06:05:11 BUILDING.  
06:05:12 YOU HAVE GOT A LOT OF THIS GOING ON.  
06:05:13 YOU HAVE GOT A LOT OF THIS GOING ON WITH THE ROOF.  
06:05:16 WE ARE APPLAUDING THAT.  
06:05:17 THAT'S GREAT.  
06:05:18 BUT YOU HAVE AN OPPORTUNITY WITH THIS AREA THAT'S STRUCK  
06:05:22 BACK TO KILL THE FEDERAL BASE AND MAYBE DO IT IN A  
06:05:26 CONTRASTING COLOR, TERRACOTTA RED, AND IT WOULD BREAK  
06:05:31 THIS BUILDING INTO LOGICAL PIECES.  
06:05:34 YOU SEE WHERE IT SAYS PORTE-COCHERE.  
06:05:36 THAT PANEL GOING UP COULD BREAK THAT MASS FROM THIS MASS.  
06:05:42 AND I DON'T KNOW WHAT WE DO OVER HERE.  
06:05:44 BUFF YOU HAVE GOT ANOTHER OPPORTUNITY ON THE BACK.  
06:05:45 AND ALL I AM ASKING, LET THE ARCHITECT LOOK AT THAT.  
06:05:49 BECAUSE I HAVEN'T SEEN THIS PATTERN BUT I AM SURE IT'S  
06:05:54 PRETTY DATED IF IT WAS COCONUT POINT.  
06:05:58 >>Mary Gibbs: IT WAS NOT COCONUT POINT.  
06:06:00 IT'S SUBJECT TO COCONUT POINT IT WAS A SUPPLEMENTAL  
06:06:03 PATTERN BOOK FOR THIS PARTICULAR LOT.

06:06:05 ACTUALLY, THE PICTURES THAT YOU ARE SEEING, I THINK, IS  
06:06:09 EXACTLY WHAT WAS IN THE PATTERN BOOK.  
06:06:10 >> THIS YELLOW AND GOLD KIND OF -- I DON'T KNOW.  
06:06:22 IF IT WORKS, IT WORKS.

06:06:24 I'M NOT SAYING IT'S GOOD, BAD OR INDIFFERENT.  
06:06:27 I WOULD LIKE TO SEE THE GOLD A LITTLE RICHER AND THE  
06:06:30 YELLOW MAYBE NOT SO MUCH OF A CANARY YELLOW.  
06:06:34 WHAT IS IT, MAPLE YELLOW?  
06:06:37 IT'S A DEEPER YELLOW?  
06:06:38 I DON'T KNOW.  
06:06:41 I THINK YOU HAVE DONE A HELL OF A JOB ON THE BUILDING.  
06:06:43 IT LOOKS GREAT.  
06:06:45 YOU HAVE GOT A LOT OF PLAY GOING ON AND IT WORKS.  
06:06:48 SO I'M PREFACING THAT SAYING I'M BEING PETTY.  
06:06:53 BUT I LIKE TO NOT LEAVE ANY ROCK UNTURNED.  
06:06:57 LOOK AT WHAT THEY HAVE DONE WITH GENOVA WITH TAKING THOSE  
06:07:03 BIG MASSIVE BUILDINGS AND BREAKING THEM DOWN INTO  
06:07:06 DIFFERENT ELEMENTS.  
06:07:06 I THINK IF YOU HAD THE OPPORTUNITY HERE YOU COULD MAKE  
06:07:08 THIS BUILDING A LOT MORE WARM AND FUZZY BUT NOT MAKING IT  
06:07:12 LOOK LIKE A BIG YELLOW MASS.  
06:07:16 YOU HAVE DONE THAT.  
06:07:16 YOU HAVE GOT A LOT GOING ON WITH THE BUILDING.  
06:07:18 YOU HAVE DONE THAT.  
06:07:19 BUT JUST WANTED TO LOOK AT MAYBE BREAKING THESE MASSES UP  
  
06:07:28 AND TRYING TO MAKE THESE LOOK LIKE COCONUT PIECES.  
06:07:32 OTHER THAN THAT, I THINK YOU HAVE DONE A WONDERFUL JOB.  
06:07:38 >>Richard Brylanski: GREAT.  
06:07:38 THANK YOU.  
06:07:47 >> IS THERE A PEDESTAL DESIGN COME IN WITH THIS?  
06:07:51 >> YES.  
06:07:51 I'M SORRY, WE DIDN'T TALK ABOUT THAT.  
06:07:54 IF I CAN GO BACKWARDS.  
06:07:56 WE TALKED ABOUT A SINGLE MONUMENT SIGN.  
06:07:58 THE SIGN ORDINANCE ALLOWS FOR TWO.  
06:08:03 THE FIRE STATION.  
06:08:04 WE WOULD LIKE TO UTILIZE A MONUMENT SIGN ALONG THE VIA  
06:08:07 VILLAGIO, IF I CAN GET TO IT.  
06:08:15 APPROXIMATELY IN THIS LOCATION IS WHERE WE WOULD LIKE TO  
06:08:19 ADD THE MONUMENT SIGN.  
06:08:20 >> WHICH IS THE TURNOFF PEOPLE ARE GOING TO USE TO TURN  
06:08:27 INTO THE HOTEL?  
06:08:28 SWEETWATER GOES INTO 41.  
06:08:30 IS THERE A DECEL LANE ON 417?  
06:08:35 IF I AM A CUSTOMER GOING TO THE HOTEL, HOW AM I GOING TO  
06:08:38 GET THERE?  
06:08:40 >> LET ME GO BACK TO THE AERIAL.  
06:08:42 SO SWEETWATER AND U.S. 41, IS THAT WHAT YOU ARE TALKING  
06:08:45 ABOUT?  
06:08:47 >> I'M TRYING TO FIND MY HOTEL AT 11:30 AT NIGHT.

06:08:50 >> THERE'S A TRAFFIC SIGNAL FROM AT SWEETWATER AND 41.  
06:08:54 AND IT HAS THE AUXILIARY LANES, RIGHT TURN, ALL THAT GOOD  
06:08:59 STUFF.  
06:09:00 BUT PREDOMINANTLY WHERE PEOPLE ARE GOING TO COME AND GO?  
06:09:05 MY GUESS IS THE MAJORITY WILL BE COMING CLOSEST TO 41.  
06:09:08 >> JUST TRYING TO TALK YOU OUT OF THAT SIGN.  
06:09:13 >> ABSOLUTELY RIGHT, AND WE WOULD LIKE TO GET A SIGN TO  
06:09:19 THE WEST ALONG THIS FACADE.  
06:09:21 IT WILL BE VERY HIGH.  
06:09:22 WE WANT TO MAXIMIZE THAT SIGN AS MUCH AS POSSIBLE.  
06:09:24 >> BARRY JONES: HE WAS TALKING ABOUT PEDESTAL SIGN AND  
06:09:29 RELOCATING THAT FROM SWEETWATER OVER TO VIA VILLAGIO.  
06:09:33 AND FOR THE RECORD, BARRY JONES.  
06:09:40 I'M PARTNERS WITH RICK, SO I HAVE TO RECUSE MYSELF  
06:09:43 ANYWAY.  
06:09:44 I AM HERE TO MAKE SURE WE CAN CHECK IT OFF IN LESS TIME.  
06:09:49 >> WELL, THE RATIONALE FOR PUTTING A MONUMENT SIGN ON THE  
06:09:53 VIA VILLAGIO SINCE WE ARE HAVING A COMMON ACCESS WITH THE  
06:09:56 FIRE STATION, WE THOUGHT IT WOULD BE MORE OF A UNIQUE  
06:09:59 STATEMENT, LANDMARK TO SIGNIFY YOU ARE AT THE HOTEL.  
06:10:05 AND THEN AGAIN, THE BUILDING SIGNAGE, WE THOUGHT THAT  
06:10:08 WOULD BE A LANDMARK FOR ANY U.S. 41 VISIBILITY.  
06:10:14 AND IT IS FIVE STORIES.  
06:10:16 >> YOU ARE GOING TO BRING THAT LATER, THE NEXT MEETING?  
06:10:22 >>Richard Brylanski: THE MONUMENT SIGN?

06:10:24 YES.  
06:10:25 THE DETAILS OF THAT WEREN'T DONE BUT THAT'S SOMETHING  
06:10:27 WE'LL PROBABLY INVESTIGATE.  
06:10:31 >>William Glass: ANY OTHER COMMENTS BY THE BOARD?  
06:10:32 >> ANY CONCERN ABOUT THE LANDSCAPING TO BE POSSIBLY  
06:10:39 ALLEVIATED, WAS ALSO ILLUSTRATED IN THE PRESENTATION, BUT  
06:10:47 SHOW WHAT A GREENBELT YOU HAVE OUTSIDE THE ACTUAL  
06:10:50 PROPERTY BOUNDARY.  
06:10:52 THEN TALKING ABOUT INTENSITY, YOU HAVE TO UNDERSTAND,  
06:10:56 THIS MANAGEMENT STUFF IS TAKING CARE OF OFF-SITE.  
06:10:59 SO A NORMAL LOT THAT DOESN'T ALREADY HAVE THAT INVESTMENT  
06:11:02 IN OFF-SITE INFRASTRUCTURE, IT HAS TO BE BIGGER TO HAVE  
06:11:06 THAT INTENSITY.  
06:11:09 SO TO HAVE THAT CAPACITY OFF-SITE ALREADY BUILT INTO THE  
06:11:12 DEVELOPMENT.  
06:11:12 >> BARRY, FOR YOUR BENEFIT, I KNOW YOU WEREN'T HERE  
06:11:16 BECAUSE YOUR BOSS HAD YOU SHACKLED TO YOUR DESK.  
06:11:22 BUT THIS RIGHT HERE SHOWS WHAT YOU ARE TRYING TO DO ON  
06:11:24 THE ROADWAYS.  
06:11:25 YES, THERE IS A SIGNIFICANT AMOUNT OF PLANNING AND WE ARE  
06:11:28 GOING TO ENHANCE THAT WITH OUR LANDSCAPE ON-SITE.  
06:11:30 SO IT WILL BE QUITE ROBUST.

06:11:40 >>Barry Jones: IT SEEMS NARROW AROUND THE EDGES AND YOU  
06:11:43 DIDN'T HAVE MUCH GREEN SPACE.  
06:11:45 >> AND THE EXISTING PLANTS ARE ALL GHOSTED IN RIGHT HERE,  
  
06:11:49 THEY DON'T SHOW UP AS WELL, BUT REALLY IT IS KIND OF A  
06:11:52 VERY DENSE, INTENSE, LIKE YOU WERE SAYING.  
06:11:55 >> VERY WELL LANDSCAPED.  
06:12:02 >> THIS IS THE FIRST HILTON GARDEN INN I'VE SEEN WITHOUT  
06:12:07 THE ASSEMBLY SPACE BEING BROKEN OUT AND THE ROOMS ALL  
06:12:09 BEING IN A SEPARATE BUILDING, CONNECTED HORIZONTALLY.  
06:12:14 I NOTICED THE GARDEN INN WITH THE GOODIES IN THE FRONT IS  
06:12:18 ALWAYS A SEPARATE BUILDING, BUT THIS, YOU HAVE IT UP  
06:12:20 UNDER THE BUILDING.  
06:12:24 I HAVE JUST NEVER SEEN THAT MODEL.  
06:12:29 >> DO WE HAVE ANY PUBLIC COMMENT?  
06:12:31 >> FRANK MOSER.  
06:12:39 >> YES, THANK YOU.  
06:12:42 MY NAME IS FRANK MOSER.  
06:12:46 I REPRESENT RAPALLO, HILTON GARDEN INN'S CLOSEST  
06:12:52 NEIGHBOR. RAPALLO'S COCONUT POINT.  
06:12:54 I AM RAPALLO COMMUNITY LEADER AND THEREFORE I AM KIND OF  
06:13:00 LEADING THE GROUP IN A COUPLE OF MATTERS REGARDING THE  
06:13:06 HILTON GARDEN INN.  
06:13:08 I'M HERE SIMPLY BECAUSE OF THE INCREASED THREAT OF  
06:13:12 FLOODING THAT WE IN RAPALLO FEAR WITH THE PAVING OF THAT  
06:13:19 LOT AND THE BUILDING OF THIS HOTEL.  
06:13:25 THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT DICTATES THAT  
06:13:30 WE, IN OUR SEVEN RETENTION PONDS, HAVE GOT TO RETAIN ALL  
06:13:35 RAIN FLOW THAT OCCURS BETWEEN WILLIAMS ROAD TO THE NORTH  
  
06:13:39 AND THE SOUTH -- AND COCONUT POINT SHOPPING MALL TO THE  
06:13:47 SOUTH, U.S. 41 TO THE WEST AND THE RAILROAD TRACKS TO THE  
06:13:52 EAST.  
06:13:52 ALL THE RAINFALL THAT OCCURS IN THAT LARGE AREA FEEDS  
06:13:58 INTO OUR SEVEN RETENTION PONDS, SIX OF WHICH ARE RIGHT IN  
06:14:03 OUR COMMUNITY.  
06:14:04 AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT SAYS THAT WE  
06:14:09 HAVE GOT TO HOLD ALL WATER THERE UNTIL IT EXCEEDS 12.5  
06:14:15 FEET ABOVE SEA LEVEL.  
06:14:16 ONCE IT EXCEEDS 12 AND A HALF FEET, WE ARE LIMITED IN THE  
06:14:19 AMOUNT OF WATER WE CAN DISCHARGE TO HALFWAY CREEK TO THAT  
06:14:22 WHICH ONE 36-INCH PIPE CAN ACCOMMODATE.  
06:14:25 SO WE REGULARLY SEE OUR PONDS GOING WAY BEYOND 12.5 FEET  
06:14:31 INTO 13, 14, SOMETIMES 15 FEET.  
06:14:36 SOUTH FLORIDA WATER MANAGEMENT DISTRICT ALSO DICTATES  
06:14:39 THAT ONCE WE EXCEED 15.2 FEET, OUR OBLIGATIONS FOR  
06:14:47 RETAINING WATER ENDS.  
06:14:49 ANYTHING OVER 15.2 FEET, WE ARE FREE TO DISCHARGE INTO

06:14:54 HALFWAY CREEK.  
06:14:57 RICK?  
06:14:57 THANK YOU.  
06:14:59 UNFORTUNATELY, WE DON'T HAVE ANY CAPACITY TO DUMP WATER  
06:15:05 OVER 15.2 FEET.  
06:15:07 SO NUMBER ONE, WITH HURRICANE IRMA, WE HIT ALMOST 16 FEET  
06:15:14 IN OUR COMMUNITY.

06:15:17 SEVERAL HOMES IN OUR COMMUNITY HAD WATER COMING INTO  
06:15:19 THEIR GARAGES.  
06:15:21 IT WAS WITHIN INCHES OF THEIR LIVING ROOM FLOORS.  
06:15:29 OUR FEAR IS THAT WITH THIS CONSTRUCTION, AND ALL OF THAT  
06:15:32 PAVING, YOU KNOW WHERE THAT WATER IS GOING, DON'T YOU?  
06:15:36 IT'S GOING INTO OUR SEVEN RETENTION PONDS.  
06:15:39 OUR FEAR IS THAT FLOODING WILL WORSEN.  
06:15:42 SO WE PETITIONED THE ZONING BOARD, WHO AGREED, THE ZONING  
06:15:50 BOARD, WHO AGREED TO PUT A CONDITION IN THE ZONING FOR  
06:15:55 THIS PROJECT, THAT A SPILLWAY BE PUT IN AT A 15.2-FOOT  
06:16:01 LEVEL, NUMBER ONE, AND SECONDLY, VILLAGE COUNCIL ENDORSED  
06:16:06 THAT PROPOSAL, THE ZONING BOARD'S PROPOSAL.  
06:16:11 THEY ENDORSED IT.  
06:16:12 AND SAID, YES, A SPILLWAY AT THE 15.2-FOOT LEVEL HAS GOT  
06:16:18 TO BE ACCOMMODATED IN THIS CONSTRUCTION.  
06:16:22 NOW, WHERE IS THE SPILLWAY?  
06:16:24 YOU KNOW, I READ ALL THIS, AND I JUST CAN'T SEE IT IN THE  
06:16:30 PLANS IN THIS CONSTRUCTION.  
06:16:32 PERHAPS YOU CAN SHOW ME WHERE THIS IS.  
06:16:36 >> THIS IS AN OFF-SITE FACILITY, IS IT NOT?  
06:16:50 DISCHARGED WITH STORMWATER DIRECTLY --  
06:16:54 >> THE DISCHARGE -- ALL THE WATER THAT'S IN OUR SEVEN  
06:16:57 RETENTION PONDS, THEY ARE ALL INTERCONNECTED.  
06:16:59 THEY ALL RISE AND FALL TOGETHER.  
06:17:03 ONCE THEY COLLECTIVELY EXCEED 15.2 FEET, WATER MANAGEMENT

06:17:07 DISTRICT SAYS THAT WE CAN DUMP EVERYTHING OVER 15.2 FEET  
06:17:12 DIRECTLY INTO HALFWAY CREEK, ASSUMING HALFWAY CREEK  
06:17:17 HASN'T FLOODED.  
06:17:19 OF COURSE WHEN THAT FLOODS, WE ARE ALL IN TROUBLE.  
06:17:21 BUT EVEN IN THE CASE OF HURRICANE IRMA, THERE WAS A GOOD  
06:17:24 FOOT AND A HALF LESS IN HALFWAY CREEK.  
06:17:26 WE COULD HAVE DUMPED AWFUL OUR EXCESS DOWN THERE BUT  
06:17:29 FAILED TO AND HIT THE 16 FOOT LEVEL, WHICH BROUGHT ON  
06:17:32 FLOODING.  
06:17:33 AND THAT'S WATCH WE FEAR, THAT FLOODING WILL WORSEN WITH  
06:17:36 THIS CONSTRUCTION.  
06:17:36 >> WOULD YOU CARE TO ADDRESS?  
06:17:49 >> I MENTIONED THIS BEFORE BUT I WILL GO IN A LITTLE MORE  
06:17:53 DETAIL.

06:17:54 WHAT'S SHOWN IN YELLOW IS SOME OF THE EXISTING BURIED  
06:17:57 STORM PIPES THAT THEY DON'T REALLY SHOW OFF-SITE HOW THEY  
06:18:00 ARE INTERCONNECTED IN RAPALLO BUT TRUST ME, THESE PIPES  
06:18:04 OVER HERE ARE ALL INTERCONNECTED TO THE LAKES WITHIN  
06:18:07 RAPALLO.  
06:18:08 THERE'S AN 18-INCH PIPE THAT COMES OVER IN THIS LOCATION,  
06:18:10 AND WE ARE GOING TO PUT IN A STRUCTURE THAT'S AT THAT  
06:18:14 15.2.  
06:18:16 THIS BUBBLE OF STRUCTURE, IT'S A TYPE E BOX WHICH IS  
06:18:18 ROUGHLY 5 FEET BY 4 FEET.  
06:18:20 SO 20 SQUARE FEET OF GRADE AREA THAT WATER CAN BUILD UP.

06:18:27 ALSO IN THIS PIPE OVER HERE, I BELIEVE THIS IS 24-INCH  
06:18:30 PIPE.  
06:18:30 WE ARE CONNECTING THAT INTO OUR SYSTEM.  
06:18:32 OUR TREATMENT SYSTEM, WHICH IS ALSO CONNECTED AND THE  
06:18:35 FIRE STATION TREATMENT SYSTEM, AND THEY ARE WE ARE  
06:18:37 LOWERING THE BERM OVER HERE WHICH PROVIDES ANOTHER  
06:18:39 OPPORTUNITY FOR THE SPILLWAY.  
06:18:40 SO THIS ACTUALLY NOW, AS YOU MENTIONED, YOU HAD ONE PIPE,  
06:18:45 36 INCHES.  
06:18:46 NOW YOU HAVE 18-INCH PIPE AND A 24-INCH PIPE AND TWO  
06:18:49 OTHER SPILLWAYS PROVIDING BENEFITS.  
06:18:51 SO THAT WILL ALL BE PART OF THE DEVELOPMENT ORDER.  
06:18:54 THERE'S NOT THAT MUCH DETAIL ON THIS PLAN, BUT THAT'S THE  
06:18:56 INTENT, IS TO SATISFY THOSE CONDITIONS FOR THE ZONING.  
06:19:02 WE PLAN ON INTRODUCING THAT WITHIN THIS PROJECT.  
06:19:04 >> WHERE DOES THAT WATER GO?  
06:19:10 >> YOU MEAN ULTIMATELY?  
06:19:11 HALFWAY CREEK, DOWNSTREAM, AND CONFLUENCE WAS ESTERO  
06:19:15 RIVER AND --  
06:19:18 >> GET THERE FROM HERE?  
06:19:20 >> IT CROSSES TAMIAMI, 41.  
06:19:22 THERE'S TWO BOX CULVERTS.  
06:19:24 TWIN BOX CULVERTS UNDER 41 AND THEN EVENTUALLY A LOT OF  
06:19:28 IT IS NATURAL PAST THAT GOING TO ESTERO RIVER.  
06:19:42 (SPEAKING OFF MICROPHONE)

06:19:46 IF I MAY, SEPARATE FROM THIS PROJECT, WE HAVE ACTUALLY  
06:19:48 DONE FOR NORTH VILLAGE ASSOCIATION, MASTER ASSOCIATION  
06:19:50 FOR THIS NORTHERN THIRD OF COCONUT POINT, WE HAVE  
06:19:53 ACTUALLY DONE SOME IMPROVEMENTS TO THE RAPALLO SYSTEM.  
06:19:58 IN THEIR SYSTEM, THERE'S THREE DRAINS ALONG THE REAR  
06:20:01 PROPERTY.  
06:20:01 WE CREATED THOSE, THE LOT STRUCTURES TO HELP ALLEVIATE  
06:20:05 SOME OF THEIR ISSUES.  
06:20:07 AND THEN ALSO THEIR CONTROL STRUCTURE, WE CUT LARGER  
06:20:11 NOTCHES AT 15-2 TO GIVE THAT EXTRA DIKING ADDITION



06:20:15 OVERFLOW CAPACITY AND THEN THEY WERE ABLE TO FIND THAT  
06:20:17 THEY HAD TO CLEAN THEIR PIPES AND WHATNOT AND GET THEIR  
06:20:21 SYSTEM OPERATING A LOT MORE EFFICIENTLY.  
06:20:24 SO I WOULD SAY AFTER IRMA, THERE'S BEEN QUITE A FEW  
06:20:28 IMPROVEMENTS THAT THEY WEREN'T ABLE TO TAKE ADVANTAGE OF  
06:20:31 WHEN WE GOT THAT RIDICULOUS AMOUNT OF RAIN.  
06:20:34 >> AS I UNDERSTAND IT YOU HAVE ADDITIONAL REAR SPACE IN  
06:20:39 EACH OF THE ADDITIONAL OUTFALL STRUCTURES.  
06:20:41 YOU HAVE ALREADY BUILT THREE, 15.2, WHICH --  
06:20:48 >>Richard Brylanski: IT'S FOUR ALTOGETHER.  
06:20:49 ONE WAS AT THE RIGHT AND WE LOWERED THOSE.  
06:20:54 AND WE ARE ADDING TWO MORE.  
06:20:56 AND THEN ACTUALLY NOT ASSOCIATED WITH THIS PROJECT, BUT  
06:20:58 ASSOCIATED WITH THE ADERO PROJECT, ALSO BUILDING A BERM  
06:21:03 ALONG THE RAILWAY GRADE FOR THAT AREA OVER THERE, TOO.

06:21:08 SO THERE ARE QUITE A FEW ENHANCEMENTS.  
06:21:10 WE HOPE TO SEE GREAT IMPROVEMENT.  
06:21:12 AGAIN WE ARE TRYING TO PLAY WITH THAT 15-2 WHERE THERE'S  
06:21:14 A LOT OF OVERFLOW CAPACITY WHICH RIGHT NOW, BEFORE,  
06:21:18 DURING IRMA, THEY WERE BASICALLY IN A BALL.  
06:21:22 IF THEY GOT THE RIGHT AMOUNT OF RAIN AND RATE AMOUNT OF  
06:21:25 REUSE, IT PROVIDED FLOOD PROTECTION.  
06:21:29 UNFORTUNATELY, WITH IRMA, WE GOT A RIDICULOUS AMOUNT OF  
06:21:31 RAINFALL OVER A SHORT PERIOD, AND AS YOU KNOW, A LOT OF  
06:21:35 COMMUNITIES SUFFERED.  
06:21:40 >>Barry Jones: AND I THINK IT'S IMPORTANT WHEN YOU DESIGN  
06:21:42 THESE FOR CODE THE ROADS ARE SUPPOSED TO FLOOD.  
06:21:45 IN THE 100 YEAR FLOOD IT'S SUPPOSED TO COME UP VERY CLOSE  
06:21:48 TO THE FINISH FLOOR OF THE HOUSE.  
06:21:49 SO A LOT OF PEOPLE UNDERSTAND THE SYSTEM, THE DESIGN THAT  
06:21:53 PROVIDES STORAGE CAPACITY IN THE ROADWAY, AND IN THE  
06:21:56 YARDS WHEN IT FLOODS.  
06:21:58 SO IT'S SUPPOSED TO DO THAT.  
06:21:59 WHEN YOU HAVE A RAIN EVENT LIKE THAT, THE SYSTEM IS  
06:22:02 DESIGNED TO CREATE CAPACITY, AND THAT ROADWAY NETWORK  
06:22:06 NOW, THE VILLAGE HAS RECENTLY CHANGED THE DESIGN  
06:22:09 STANDARDS FROM THE FIVE YEAR WHICH IS TO THE 25 YEAR  
06:22:15 STORMWATER EVENT.  
06:22:16 BUT THE WATER MANAGEMENT DISTRICT STILL SAYS YOU HAVE TO  
06:22:19 BE TWO FEET ABOVE REGARDLESS, ANY OTHER NUMBER THAT YOU

06:22:22 MAY COME TO.  
06:22:23 SO WHEN YOU SAY THE ROADS FLOOD AND FLOODED UP TO WITHIN  
06:22:27 INCHES OF THE HOUSE, FOR A 100 YEAR STORM EVENT, THAT'S  
06:22:30 WHAT IT'S SUPPOSED TO DO.  
06:22:31 IF YOU HAVE A 100 YEAR STORM, ELEVATION 14, YOU MIGHT SET  
06:22:36 YOUR LOWEST HOUSES AT 14.5 FOR THE STORM EVENT SO YOU

06:22:39 DON'T HAVE HOUSES ON HILLS AND INCREASE THE COST OF DOING  
06:22:43 IT.  
06:22:44 SO THAT IS A FUNCTIONAL PART OF THE STORMWATER SYSTEM.  
06:22:48 >> AND TO BE CLEAR, IT'S THE GARAGE LOWER THAN THE SLAB.  
06:22:56 THE GARAGE MAY GET WATER IN IT.  
06:23:00 >>Barry Jones: YES, THERE ARE WARNINGS THAT STEP DOWN.  
06:23:03 >>William Glass: IF YOUR GARAGE IS LOWER, THE GARAGE IS  
06:23:06 NOT GOVERNED NECESSARILY BY FEMA GRADE.  
06:23:13 >>Barry Jones: WHAT THE STATE DID IN THE LAST YEAR IS  
06:23:15 THEY CHANGED IT YOU HAD TO BE TO THE 100 YEAR FLOOD.  
06:23:19 NOW IT'S 100 YEAR FLOOD PLUS A FOOT.  
06:23:22 SO EVERY NEW HOUSE NOW IS BUILT TO A DIFFERENT STANDARD.  
06:23:26 >>William Glass: YEAH.  
06:23:27 >>Barry Jones: 100 PLUS A FOOT.  
06:23:29 SOME CRITICAL SAFETY STUFF IS 100 PLUS TWO AND THERE'S  
06:23:32 OTHER DESIGN STANDARDS.  
06:23:33 DO YOU FEEL LIKE YOUR QUESTIONS HAVE BEEN ANSWERED ABOUT  
06:23:36 YOUR --  
06:23:42 FROM THE FLOOR: WELL, THE PLANNING AND ZONING BORDEN  
  
06:23:44 DOORED BY VILLAGE COUNCIL SAID THAT TO BUILD THE HILTON  
06:23:51 GARDEN INN, WE HAVE GOT TO HAVE A SPILLWAY THAT WILL  
06:23:55 DISCHARGE AT 15.2 FEET TO PREVENT A REPEAT OF WHAT WE HAD  
06:24:01 WITH HURRICANE IRMA.  
06:24:04 IS THAT ACCOMMODATED OR NOT?  
06:24:06 >> YES, THERE'S TWO STRUCTURES THAT ALLOW WATER TO COME  
06:24:09 OUT AT ELEVATION 15.2.  
06:24:11 WHEN HE SAYS A BUBBLE UP STRUCTURE, THE PIPE COMES IN TO  
06:24:14 THE TOP OF THE STRUCTURE, SET AT ELEVATION 15.2.  
06:24:18 THE MOMENT THE WATER IN THAT PIPE AND IN THE LAKE THAT'S  
06:24:21 OVER HERE THAT IS GOING UP AND DOWN TOGETHER GETS TO  
06:24:24 15.2, THE WATER COMES OUT OF THAT STRUCTURE AND FLOWS  
06:24:27 OVER INTO HALFWAY CREEK.  
06:24:29 SO THEY HAVE PUT TWO -- WHEN YOU SAY IT'S A SPILLWAY,  
06:24:35 IT'S A DISCHARGE POINT AT ELEVATION 15.2.  
06:24:40 IS THAT A FAIR ASSESSMENT, RICK?  
06:24:42 I DON'T MEAN TO SPEAK FOR YOU.  
06:24:45 I AM JUST TRYING TO COMMUNICATE.  
06:24:49 >>Richard Brylanski: THAT'S COMPLETELY ACCURATE.  
06:24:50 >> THE CAPACITY IS A 24-INCH AND 18-INCH.  
06:24:56 THE LIMIT OF THE ADDED CAPACITY IS A 24-INCH AND 18-INCH  
06:24:59 PIPE.  
06:24:59 >> I'M POSITIVE THAT ONE PIPE -- EXCUSE ME. THIS ONE  
06:25:02 PIPE HERE, I'M POSITIVE THAT'S 18 INCHES.  
06:25:05 I BELIEVE THIS STUB-OUT IS 24.  
  
06:25:09 THAT MIGHT BE 18 AS WELL.  
06:25:12 BUT YOU ARE GETTING THOSE TWO STRUCTURES CONNECTED IN AS

06:25:16 SPILLWAYS, OR CONNECTED IN SPILLWAYS.  
06:25:20 >> THOSE TWO PIPES CARRY A WHOLE LOT OF WATER.  
06:25:33 >> LIKE I SAID, YOU HAVE TO LOOK AT EVERYTHING.  
06:25:35 I THINK FOR THIS BASIN 5-A, THESE TWO AREAS THAT WERE  
06:25:39 PROVIDING THE FOUR AT THE REAR YARDS AND THE ONE AT THE  
06:25:44 NEW APARTMENTS, I THINK, HOLISTICALLY, THAT'S A LOT OF  
06:25:49 CAPACITY WE ARE ADDING IN FOR OVERFLOW. WHEN I LOOK AT  
06:25:51 IT IN THAT RESPECT, I THINK YOUR SYSTEM IS GOING TO --  
06:25:55 >> SO YOU THINK IF WE DIDN'T HAVE THE APARTMENTS AND THE  
06:25:59 RAILWAY OVERFLOW, THAT THE SPILLWAY AT THE RAILWAY, THIS  
06:26:04 WOULDN'T GIVE US THAT MUCH FLOOD PROTECTION IN THE  
06:26:07 FUTURE, BUT THIS COMBINED WITH WHAT IS PROPOSED AT THE  
06:26:13 RAILROAD TRACKS WITH THE APARTMENT CONSTRUCTION WOULD  
06:26:15 ACCOMMODATE US, IS WHAT YOU ARE SAYING?  
06:26:21 >>Richard Brylanski: I THINK ALL OF THESE IMPROVEMENTS IN  
06:26:22 CON US INSTRUCTION WITH YOUR CONTROL STRUCTURE AND IN  
06:26:25 CONJUNCTION WITH YOU DILIGENTLY TRYING TO MAKE SURE YOUR  
06:26:28 STORM SEWER SYSTEM WAS CLEANED OUT AND EVERYTHING, ALL  
06:26:30 THOSE TOGETHER -- YOU CAN SEE A TREMENDOUS IMPROVEMENT.  
06:26:35 >> RICK, DO YOU HAVE TO MODEL THIS WITH A 100 YEAR WHEN  
06:26:40 YOU GO BACK INTO THE DISTRICT?  
06:26:43 >> SO IT'S A MINOR -- IT'S JUST BASICALLY PROVEN THAT WE  
06:26:49 HAVE THE TREATMENT, PRETREATMENT.

06:26:51 AND WE DON'T TRIP ANY THRESHOLDS FOR TOO MUCH IMPERVIOUS.  
06:26:54 SO IT'S ABBREVIATED FOR DUE PROCESS.  
06:26:57 BUT I WILL SAY WHEN I DID THE ANALYSIS FOR THOSE REAR  
06:27:02 DRAIN MODIFICATIONS THERE'S CONTROLLED STRUCTURE  
06:27:04 MODIFICATIONS, WE DID A LOT OF ANALYSIS THROUGH DAVID  
06:27:09 WELLENS AND MADE SURE THE VILLAGE WAS COMFORTABLE.  
06:27:12 WHAT WE WERE DOING ACTUALLY SATISFIED THOSE ZONING  
06:27:14 CONDITIONS OF THOSE TWO PROJECTS.  
06:27:16 SO THIS IS THE LAST PROJECT THAT COMES ONLINE.  
06:27:20 BUT THOSE OTHER PROJECTS --  
06:27:24 >>Mary Gibbs: IF I CAN JUST ADD, THOUGH, WHEN THIS WENT  
06:27:26 TO COUNCIL, AND AGAIN THE FLOODING WAS A BIG DISCUSSION  
06:27:29 ITEM, THEY ADDED A CONDITION ABOUT THE STORMWATER  
06:27:33 MANAGEMENT, BECAUSE THEY WANTED -- THIS WAS THE LAST  
06:27:36 PIECE BUT THEY WANTED TO MAKE SURE THIS WASN'T GOING TO  
06:27:39 EXACERBATE THE FLOODING FOR RAPALLO SO THEY ADDED THIS  
06:27:43 CONDITION WHEN THE DEVELOPMENT ORDER COMES IN WE WOULD  
06:27:45 LOOK AT THE MODELING AGAIN, AND THEN THERE'S A CONDITION  
06:27:48 FOR DOING AN OVERFLOW STRUCTURE ON THIS TRACT, SO DAVE  
06:27:53 WELLENS -- AND THERE IS NO DEVELOPMENT ORDER IN YET,  
06:27:56 CORRECT?  
06:27:57 I DIDN'T SEE ONE.  
06:27:58 YOU HAVEN'T SUBMITTED IT YET, RIGHT?  
06:28:00 FOR THE HOTEL?

06:28:01 >> NO.

06:28:02 WELL, WE ARE HAVING THIS INFORMATIONAL MEETING AS A  
06:28:06 PRECURSOR.

06:28:08 >>Mary Gibbs: I WANTED TO BE CLEAR BECAUSE EVERYBODY IS  
06:28:10 LIKE, OH, THE PLAN.

06:28:11 WELL, WE DON'T HAVE A PLAN.

06:28:12 SO I THINK YOU ARE SAYING IN THE PROPOSED DEVELOPMENT  
06:28:15 ORDER, YOU ARE GOING TO ADDRESS ALL THESE THINGS.

06:28:17 WE DON'T VERY MUCH THE DEVELOPMENT ORDER IN YET.

06:28:19 SO EVERYBODY WILL HAVE AN OPPORTUNITY AND THE NEIGHBORS  
06:28:24 ARE WELCOME TO COME IN, AND TALK TO US, OR WE CAN ARRANGE  
06:28:27 MEETINGS, TOO.

06:28:28 BUT THE COUNCIL DID KIND OF HAVE A BIG DISCUSSION ABOUT  
06:28:32 THE HOTEL TRACT.

06:28:33 IT WAS LIKE, OKAY, YOU KNOW, ARE WE COMFORTABLE APPROVING  
06:28:36 IT?

06:28:36 BUT LET'S PUT THESE CONDITIONS IN TO MAKE SURE WE REALLY  
06:28:39 ANALYZE WHEN IT COMES IN FOR THE DEVELOPMENT ORDER.

06:28:45 >>Barry Jones: IT WOULD BE FAIR TO SUMMARIZE THAT AS A  
06:28:47 CONDITION OF THE DEVELOPMENT ORDER, THE APPLICANT IS  
06:28:49 GOING TO SUBMIT STORMWATER MODELING THAT SHOWS THE  
06:28:53 AGGREGATE OF THE IMPROVEMENTS PROVIDES THE RELIEF TO THE  
06:28:56 COMMUNITY AND STAFF WILL REVIEW THAT?

06:29:00 AND DAVID WELLENS IS VERY WELL QUALIFIED TO DO THAT.

06:29:04 >>Mary Gibbs: WELL, THAT'S WHAT WE ARE LOOKING FOR, YES.

06:29:07 >>Barry Jones: I THINK THAT WILL ANSWER YOUR QUESTION.

06:29:09 >> YES, COMBINED WITH THE SPILLWAYS COORDINATION.

06:29:14 >> IF I COULD JUST POINT OUT, THOUGH, IN TERMS OF THE  
06:29:20 REGULATORY AGENCIES REVIEW, SOUTH FLORIDA WATER  
06:29:22 MANAGEMENT DISTRICT, THE EXISTING SYSTEM MEETS THE  
06:29:26 CRITERIA FOR A 25-YEAR, THREE-DAY DESIGN EVENT.

06:29:30 IRMA WAS NOT THAT.

06:29:31 IRMA FAR EXCEEDED THAT.

06:29:33 SO WE ARE TRYING TO DESIGN FOR CONDITIONS THAT ARE NOT  
06:29:38 SUBJECT TO REGULATORY REVIEW.

06:29:40 SO ALL THESE ENHANCEMENTS WE ARE DOING IS JUST IN TERMS  
06:29:43 OF TRYING TO PROVIDE ADDITIONAL EMERGENCY OVERFLOW.

06:29:46 THAT'S IT.

06:29:47 SO THERE'S REALLY NO -- I AM NOT SET TO A PARTICULAR  
06:29:52 STANDARD TO PROVIDE.

06:29:53 I JUST WANT TO CLARIFY THAT, BECAUSE IT'S TOO SUBJECTIVE,  
06:29:57 IF YOU SAY, WELL, IT'S NOT GOOD ENOUGH.

06:30:00 GOOD ENOUGH IN TERMS OF WHAT?

06:30:06 >>Mary Gibbs: PLANNERS DON'T VIEW THAT THE WAY BUT THE  
06:30:08 ENGINEERS GET NERVOUS.

06:30:09 [ LAUGHTER ]

06:30:11 AM I GOING TO ADD SOMETHING ELSE TOO?  
06:30:14 I THINK WE HAD A CONDITION IN THE ZONING THAT THEY HAD TO  
06:30:15 BUILD A FOOT ABOVE BASE FLOOD.  
06:30:21 >>Barry Jones: THE BUILDING CODE NOW.  
06:30:23 >>Mary Gibbs: FOR COMMERCIAL AND THEN SOME THINGS -- I  
  
06:30:26 THINK IN THE FLOOD ZONES.  
06:30:30 >> THANK YOU, SIR.  
06:30:31 ANYTHING ELSE?  
06:30:31 >> NO.  
06:30:32 JUST ASK TO REMIND YOU THAT 25-YEAR INCREMENT HAS LOST  
06:30:37 ITS MEANING ANYMORE.  
06:30:38 WE HAVE HAD TWO 25-YEAR FLOODS WITHIN A VERY BRIEF PERIOD  
06:30:43 OF TIME.  
06:30:43 >> TWO WEEKS.  
06:30:46 >> YEAH, TWO WEEKS BEFORE IRMA, WE HAD ANOTHER 25-YEAR  
06:30:51 RAIN.  
06:30:52 THANK YOU.  
06:30:52 I DO APPRECIATE YOUR PATIENCE.  
06:30:54 I DO UNDERSTAND THE IMPORTANCE OF BOTH THIS SPILLWAY AND  
06:31:02 THE ONE AT THE APARTMENTS.  
06:31:05 WE JUST NEED TO GET THEM BOTH DONE QUICKLY.  
06:31:08 AND THANK YOU.  
06:31:09 >> THANK YOU.  
06:31:10 STAY TUNED. THIS PROCESS IS JUST BEGINNING, REALLY.  
06:31:15 OTHER PUBLIC COMMENT?  
06:31:16 NO.  
06:31:17 >> DO WE NEED TO VOTE ON THE AGENDA OR MINUTES?  
06:31:33 >>Mary Gibbs: APPROVE THE AGENDA, SINCE WE FINISHED IT?  
06:31:36 [ LAUGHTER ]  
06:31:41 >> WE WENT THROUGH PUBLIC INPUT.  
  
06:31:43 THE ONLY BOARD COMMUNICATIONS I SEE ON THE AGENDA IS TO  
06:31:47 SCHEDULE NEXT DATES, THE 25th 5:30.  
06:31:54 WOULD WE EXPECT TO SEE THIS ONE COMING UP AT OUR NEXT  
06:31:57 MEETING?  
06:31:59 >>Mary Gibbs: OH, NO.  
06:32:00 THERE'S NO SUBMITTAL, SO I WOULDN'T EXPECT IT FOR A  
06:32:02 COUPLE OF MONTHS AT LEAST.  
06:32:04 JUST GUESSING.  
06:32:08 >>Barry Jones: VERY GOOD.  
06:32:08 UNLESS THERE'S ANY FURTHER COMMENT FROM THE BOARD, LOOK  
06:32:11 FOR A MOTION TO ADJOURN.  
06:32:12 >> SO MOVED.  
06:32:13 >> SECOND.  
06:32:16 >>Barry Jones: ALL IN FAVOR SAY AYE.  
06:32:18 THANK YOU.  
06:32:19 [ MEETING ADJOURNED ]

06:32:20

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