

THE VILLAGE OF ESTERO DESIGN REVIEW BOARD MEETING
WEDNESDAY, JANUARY 22, 2020
5:30 P.M.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

5:34:03PM [SOUNDING GAVEL]
5:34:03PM >>Barry Jones: WITH THAT, WE'LL CALL THIS MEETING TO ORDER.
5:34:06PM WE'VE BEEN BLESSED AS GOOD TO GO.
5:34:08PM THANK YOU VERY MUCH.
5:34:11PM WE'LL BEGIN THE MEETING WITH THE PLEDGE OF ALLEGIANCE.
5:34:13PM [PLEDGE OF ALLEGIANCE]
5:34:32PM >>Barry Jones: AND WE'LL PROCEED WITH THE ROLL CALL, PLEASE.
5:34:37PM >>The Clerk: BOARD MEMBER BARBER IS ABSENT.
5:34:39PM >>William Glass: HERE.
5:34:40PM >>Michael Sheeley: HERE.
5:34:41PM >>Zach Zachariah: HERE.
5:34:42PM >>Barry Jones: HERE.
5:34:44PM THE APPROVAL OF THE AGENDA.
5:34:47PM I THINK WE ALL HAD TIME TO REVIEW THIS NOW.
5:34:49PM ANY COMMENTS ON THE AGENDA?
5:34:51PM >> SO MOVED.
5:34:52PM >>Barry Jones: MOTION TO APPROVE.
5:34:54PM SECOND?
5:34:55PM >> SECOND.
5:34:55PM >>Barry Jones: ALL IN FAVOR SAY AYE.
5:34:56PM BUSINESS, THE FIRST ORDER OF BUSINESS TONIGHT IS PUBLIC
5:35:02PM INFORMATION MEETING.
5:35:04PM IT ISN'T OFTEN WE GET GRACED BY THIS SORT OF ARCHITECTURE IN
5:35:08PM PERSON, SO WE LOOK FORWARD TO HEARING THE PRESENTATION FROM
5:35:11PM STAFF AND APPLICANT.
5:35:22PM >>Mary Gibbs: ALL RIGHT.
5:35:22PM THIS IS THE HERTZ ARENA SCULPTURE, AND IF YOU HAVEN'T BEEN
5:35:27PM OUT TO HERTZ ARENA LATELY, YOU MAY HAVE NOTICED THERE ARE A
5:35:31PM LOT OF IMPROVEMENTS GOING ON.
5:35:32PM THERE'S SOME LANDSCAPING AND THE PARKING LOT IS BEING
5:35:35PM RECONFIGURED AND A LOT OF THINGS INSIDE AND OUTSIDE OF THE
5:35:38PM BUILDING.
5:35:39PM AND PROBABLY WHAT I WOULD SAY IS THE MOST INTERESTING OF ALL
5:35:42PM THE UPGRADES THAT ARE HAPPENING IS THE SCULPTURE.
5:35:47PM THEY ARE ASKING TO DO A SCULPTURE, THE LARGER VERSION OF
5:35:52PM WHAT YOU SEE HERE.
5:35:53PM I'LL LET THEM EXPLAIN IT.

5:35:56PM THEY WANT TO LOCATE THE SCULPTURE ON A KIND OF CONCRETE
5:35:59PM PEDESTAL, AND IT WILL BE IN THE PATIO AREA OF THE HERTZ
5:36:03PM ARENA, IF YOU SEE IT WHEN YOU'RE WALKING IN.
5:36:06PM WE KIND OF SCHEDULED IT FOR DRB REVIEW BECAUSE IT WILL BE, I
5:36:11PM THINK, VISIBLE FROM THE INTERSTATE.
5:36:13PM SO WE WANTED TO MAKE SURE.
5:36:15PM PLUS, IT'S A PRETTY COOL THING SO WE WANTED TO MAKE SURE
5:36:18PM THAT PEOPLE WERE AWARE OF IT AND THEY KNOW IT'S GOING ON.
5:36:24PM I WON'T BELABOR IT, BUT I HAVE THE ARTIST, PETER.
5:36:28PM I DON'T KNOW WHO IS GOING TO TALK.
5:36:30PM WE HAVE PETER.
5:36:31PM I CAN'T PRONOUNCE YOUR NAME.
5:36:33PM TOM McCARTHY.
5:36:34PM DOES TOM WANT TO TALK OR PETER OR BOTH OF YOU?
5:36:38PM IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO THE
5:36:44PM APPLICANT.
5:36:46PM >>Barry Jones: THANK YOU.
5:36:53PM >> GOOD EVENING, LADIES AND GENTLEMEN.
5:36:54PM I'M TOM McCARTHY.
5:36:56PM I'M PRESIDENT OF THE ENGLISHMAN FINE ART GALLERY IN NAPLES,
5:37:02PM FLORIDA.
5:37:03PM AND WE CARRY A LARGE SELECTION OF ART, GENERALLY, BUT
5:37:07PM PARTICULARLY WE SPECIALIZED IN SCULPTURES, INTERNATIONAL
5:37:13PM WELL-KNOWN SCULPTURES FROM THE USA AND FROM ALL OVER THE
5:37:16PM WORLD.
5:37:17PM I MET DAVID AND JERRY HOFFMAN ABOUT TWO AND A HALF YEARS
5:37:25PM AGO, AND HAD BEEN INVOLVED IN A NUMBER OF PROJECTS IN NAPLES
5:37:30PM WHERE DAVID AND JERRY HAVE SPONSORED AND PAID FOR ART TO PUT
5:37:36PM ON THIS PROPERTY FOR PUBLIC DISPLAY.
5:37:40PM IT'S SOMETHING THAT THE OTHER GALLERIES IN NAPLES AND
5:37:46PM PARTICULARLY THE ARTISTS VERY MUCH WELCOME THE PATRONAGE OF
5:37:50PM SOMEONE WHO WANTS TO BRING CULTURE ON VISIBLE DISPLAY TO
5:37:56PM THEIR PROPERTIES.
5:37:57PM I FOUND WORKING WITH DAVID IS VERY CONCERNED ABOUT THE
5:38:07PM OVERALL LOOK AND THE WAY IT FITS IN WITH THE PROPERTIES THAT
5:38:10PM I'VE BEEN INVOLVED IN, IN NAPLES.
5:38:14PM AND HE WAS PARTICULARLY EXCITED WHEN HE CAME TO ME A WHILE
5:38:18PM BACK AND ASKED FOR IDEAS ABOUT WHAT SCULPTURES I MIGHT KNOW
5:38:22PM THAT WOULD LIKE TO COME UP WITH AN IDEA FOR THE HERTZ ARENA.
5:38:30PM IF YOU VISITED NAPLES, YOU'LL FIND OUT THE SCULPTURES THAT
5:38:33PM HAVE BEEN PUT ON PUBLIC DISPLAY VERY MUCH BECOME A PART OF
5:38:37PM THE SCENERY, AND THERE ARE MANY SCULPTURES IN NAPLES THAT
5:38:43PM ARE PHOTOGRAPHED ALL HOURS OF THE DAY WITH PEOPLE SITTING ON
5:38:46PM THEM AND WANTING TO IDENTIFY WITH THE ASSOCIATION.
5:38:49PM AND IT IS THE HOPE -- DAVID'S HOPE, MY HOPE, PETER'S HOPE,
5:38:58PM WITH THE HOPE THAT WE CAN WORK WITH YOU AND CREATE ANOTHER
5:39:01PM ICON THAT WILL BE RESPECTED OVER THE YEARS AND IDENTIFIED AS
5:39:06PM VERY MUCH PART OF THE HERTZ ARENA AND THE VILLAGE OF ESTERO.

5:39:11PM IN ORDER TO GIVE YOU A BETTER VISION OF WHAT THE END RESULT
5:39:20PM WILL LOOK LIKE RATHER THAN THE TWO DIMENSIONAL PRESENTATION,
5:39:24PM PETER SPENT SOME CONSIDERABLE TIME PUTTING TOGETHER A SCALED
5:39:30PM MOCK-UP TO GIVE YOU AN IDEA OF THE WAY IT WILL LOOK.
5:39:38PM IF YOU COULD IGNORE THE COLORATION OF THE PEDESTAL IS VERY
5:39:42PM MUCH OPEN TO EITHER BE SYMPATHETIC WITH THE CONCRETE
5:39:46PM STANDING THAT IT'S ON, AND WHAT I PERSONALLY FOUND OVER THE
5:39:53PM YEARS, THERE WOULD BE A PLAQUE ON THE FRONT DESCRIBING THE
5:39:56PM ARTIST AND THE BACKGROUND OF THE COMMUNITY AND ITS
5:40:03PM ACCEPTANCE.
5:40:04PM IT IS ALSO THE INTENTION AND I'M NOT SURE ABOUT THE PLANNING
5:40:09PM ASPECT OF THIS, IS TO USE THE SIDES OF THE BASE OVER TIME TO
5:40:15PM PUT PLAQUES, RECOGNIZING EITHER INDIVIDUALS OR GROUPS OR THE
5:40:23PM VARIOUS COMMUNITY GROUPS THAT, IN FACT, USE THE HERTZ ARENA.
5:40:28PM AND THAT IS VERY MUCH OPEN TO DISCUSSION, SO IT BECOMES A
5:40:32PM THING, NOT ONLY THE PROFESSIONAL HOCKEY PLAYERS OR SEMI
5:40:38PM PROFESSIONALS, BUT THOSE THAT LOVE HOCKEY AND PLAY HOCKEY
5:40:41PM CAN IDENTIFY WITH.
5:40:45PM WHAT I'D LIKE TO DO NOW IS TO HAND OVER TO PETER WHO CAN GO
5:40:50PM OVER WITH YOU THE TECHNICAL ASPECTS OF THE PIECE.
5:40:52PM THANK YOU VERY MUCH.
5:40:53PM >>Barry Jones: THANK YOU.
5:40:58PM >> GOOD EVENING, GENTLEMEN.
5:40:59PM MY NAME IS PETER GARAY.
5:41:03PM I AM FROM EAST COAST, WEST PALM BEACH AREA.
5:41:08PM MR. McCARTHY REPRESENTS ME AS AN ARTIST, AND HE PUT THE
5:41:15PM WHOLE DEAL TOGETHER WITH MR. HOFFMAN.
5:41:17PM I'M ARTIST, YOU KNOW, AND I CREATED AN IMAGE ON THE
5:41:26PM BEGINNING, AND THIS IS IN THE CONCEPT FOR THE DESIGN AND TO
5:41:34PM PLEASE MR. HOFFMAN AS THE RESULT.
5:41:39PM AS YOU CAN SEE EXACTLY -- LANDMARK FOR HERTZ ARENA BECAUSE
5:41:51PM IT IS AN ICE RINK.
5:41:53PM TECHNICAL DETAILS, WHAT I CAN, THE SCULPTURE WILL BE MADE ON
5:42:00PM STAINLESS STEEL, 316, MODERN GRADE.
5:42:04PM I HAVE A BUNCH OF SCULPTURES OUT THERE, SO THERE IS NO
5:42:10PM PROBLEM.
5:42:10PM IT WILL BE -- OVERALL DIMENSIONS ARE 21.5 FEET.
5:42:19PM THAT MEANS YOU'LL SEE ON THE 7 FEET, IT'S A PEDESTAL.
5:42:26PM THE CONCRETE PEDESTAL IS A BASE, AFTER WE HAVE ONE FOOT.
5:42:34PM AND THE TOP, IT'S A 13.5 FEET ACTUAL SCULPTURE OF THE ICE
5:42:41PM HOCKEY PLAYER IN ACTION.
5:42:44PM THE SCULPTURE WILL BE LOCATED SOUTHEAST CORNER OF THE
5:42:50PM BUILDING.
5:42:54PM THIS IS JUST AN ARTISTIC SKETCH.
5:42:58PM YOU CAN SEE IT HERE AS ACTUAL, THE PLACE.
5:43:05PM YOU CAN SEE THERE IS A MAIN ENTRY ON THE CORNER AND THE LEFT
5:43:11PM SIDE AND THE RIGHT SIDE DURING THE REGISTER FOR PEOPLE
5:43:16PM BUYING TICKETS.

5:43:17PM AS I UNDERSTAND FROM -- THERE IS A HUGE FOOT TRAFFIC DURING
5:43:23PM EVENTS.
5:43:25PM THERE ARE A COUPLE OF REASONS THAT WE NEEDED TO HAVE THE
5:43:30PM HIGH TO PREVENT ANY FUTURE -- FOR SAFETY REASONS.
5:43:37PM THE SIZE, IT WILL BE VERY NOTICEABLE, EVEN FROM I-75.
5:43:42PM AS I UNDERSTAND, MR. HOFFMAN, FOR HIM THE GOAL WAS OR IS TO
5:43:48PM CREATE LANDMARK.
5:43:50PM IT'S NOT JUST A PIECE OF ART.
5:43:53PM IT IS A LANDMARK WHO IDENTIFY THE HERTZ ARENA.
5:43:59PM AFTER A FEW TIMES HAD CONVERSATION, HE'S REALLY MARKETING
5:44:07PM GUY WHO SEE IT'S NOT JUST A PIECE OF ART.
5:44:11PM HE SEE THE RECOGNITION.
5:44:16PM IN THE BACK YEARS, I ALWAYS THOUGHT ART IS JUST ART.
5:44:20PM AS MORE AND MORE CORPORATIONS OR INSTITUTIONS INCORPORATE
5:44:27PM ART IN THEIR PROPERTIES AND SOME ARE VERY RECOGNIZABLE,
5:44:33PM BECAUSE THIS IS A SOFT MARKETING FOR THEM.
5:44:38PM YOU KNOW, PRETTY MUCH SUCCESS TODAY IS MEASURED
5:44:45PM UNFORTUNATELY BY SOCIAL MEDIA.
5:44:47PM IF YOU GO AND PUT HERTZ ARENA ON THE INSTAGRAM OR Facebook
5:44:52PM AND PEOPLE HAVE SELFIES THERE WITH SCULPTURE, THE GOAL IS
5:45:00PM THERE.
5:45:04PM [CELL PHONE RINGING]
5:45:07PM >>Mary Gibbs: IT'S FOR YOU.
5:45:13PM >> I WOULD LIKE TO LOOK AT FROM PERSPECTIVE AS JUST NOT THE
5:45:18PM PART, BUT THE ART, BUT AS A MARKETING TOOL.
5:45:23PM THAT'S WHAT I GOT FROM MR. HOFFMAN.
5:45:30PM DO YOU HAVE ANY TECHNICAL QUESTIONS FOR ME, GENTLEMEN?
5:45:35PM >> THE STAINLESS, HOW THICK WILL IT BE?
5:45:37PM IT WILL BE HOLLOW IN THE INSIDE?
5:45:40PM >> YES, INSIDE IS A FRAME, AND BOTTOM -- [INAUDIBLE] WE NEED
5:45:54PM TO LOWER THE CENTRAL GRAVITY AND INSIDE IS HOLLOW AND
5:45:59PM WRAPPED UP.
5:46:02PM >> NOT A CRITICISM, BUT I'M WORRIED ABOUT TEENAGE KIDS DOING
5:46:07PM CHIN-UPS ON THE STICK.
5:46:11PM >> THAT'S A SAFETY REASON.
5:46:13PM IF YOU LOOK AT THIS, WE HAVE SEVEN FEET HERE, ONE FOOT HERE.
5:46:21PM THAT IS 8.
5:46:21PM THE BOTTOM ONE AND A HALF FEET WILL BE ABOVE THIS.
5:46:24PM SO WE ARE NINE AND A HALF FEET.
5:46:27PM THERE IS NO WAY TO PHYSICALLY TO REACH IT.
5:46:35PM THAT IS AFTER WE TALKED AND SOMEBODY TRIED TO DO THAT.
5:46:41PM I CANNOT DO ANYTHING WITH THAT, BUT HIGHLY EXPOSED AREA WITH
5:46:48PM ALL THE CAMERAS.
5:46:49PM MY SUGGESTION IS HAVE FOUR LIGHTS, GROUND LIGHTS.
5:46:55PM THERE WILL BE CONSTANTLY -- THEY WILL BE CONSTANTLY POINTING
5:47:00PM AT THE TOP OF THE SCULPTURE.
5:47:01PM BECAUSE THE FINISH, YOU CAN SEE THIS IS LIKE MIRROR FINISH,
5:47:05PM SO THE REFLECTION WILL BE THERE.

5:47:07PM SO IT WILL BE REALLY VISIBLE.

5:47:14PM >> ANYBODY HAVE ANY OTHER QUESTIONS?

5:47:16PM >> I PLAYED A LITTLE HOCKEY IN MY DAY, BUT THE MAN -- THE

5:47:22PM HOCKEY PLAYER'S HANDS, YOU'VE GOT THEM BOTH LIKE THIS.

5:47:27PM DON'T YOU DO THAT?

5:47:30PM >> I UNDERSTAND YOUR CONCERN.

5:47:36PM I HAVE TO PLAY WITH THE CLIENT.

5:47:41PM WHOLE GOAL WAS NOT EXACTLY MADE COPY OF THE ICE HOCKEY

5:47:44PM PERSON.

5:47:45PM NEED TO HAVE ARTISTIC TOUCH.

5:47:50PM AND THIS ONE HAS THIS ARTISTIC TOUCH.

5:47:56PM THE ICE HOCKEY PLAYER DOESN'T EXACTLY LOOK THE SAME, OKAY?

5:48:01PM THIS IS VERY SLEEK MOVEMENT.

5:48:09PM AND THAT MR. HOFFMAN LOVE.

5:48:11PM I CAN'T REALLY ARGUE WITH THE CLIENT.

5:48:16PM I UNDERSTAND YOUR CONCERN.

5:48:17PM PEOPLE FROM HERTZ ARENA WAS TELLING THIS DETAIL THIS DETAIL

5:48:21PM AND THAT DETAIL, BUT THE GOAL IS THE ART IS AS RECOGNIZABLE

5:48:30PM AS THE ICE HOCKEY PLAYER.

5:48:32PM NOBODY CAN HAVE DISCUSSION ABOUT THAT.

5:48:34PM IT'S JUST ARTISTIC WAY.

5:48:41PM >> THERE'S A FAMOUS QUOTE FROM A MOVIE CALLED JERRY MAGUIRE,

5:48:45PM AND IT IS, "YOU HAD ME AT HELLO."

5:48:51PM [LAUGHTER]

5:48:55PM >>Barry Jones: ONE OF THE THINGS WE TRY AND DO WITH OUR

5:48:57PM ARCHITECTURE AND THAT I'VE SEEN SUCCESSFULLY EMPLOYED WITH

5:49:00PM PUBLIC ART SCULPTURES IS THINGS THAT BRING THEM DOWN TO THE

5:49:03PM PEDESTRIAN SCALE.

5:49:04PM THIS SEEMS LIKE BY ELEVATING THAT, IT'S COMING OUT OF THE

5:49:08PM PEDESTRIAN SCALE AND ELIMINATING THAT INTERACTION THAT'S

5:49:13PM TYPICAL THAT FEEDS THE SELFIE MOVEMENT THAT MAKES YOU ENGAGE

5:49:20PM WITH THOSE TYPES OF THINGS.

5:49:21PM ARE THERE OTHER WAYS IT COULD BE CONSIDERED TO PROVIDE A

5:49:25PM BOUNDARY SECURITY?

5:49:25PM LIKE PUTTING IT IN A PLANTER BED, IF YOU WILL, ON A LAYER OF

5:49:31PM -- A WATER FOUNTAIN OR SOMETHING THAT WOULD BRING IT DOWN TO

5:49:34PM A PEDESTRIAN SCALE BUT STILL GIVE IT THE SECURITY THAT

5:49:36PM YOU'RE LOOKING FOR AROUND IT?

5:49:40PM >> I CANNOT TALK FOR HERTZ ARENA, BUT THE OLD INFORMATION,

5:49:45PM WHAT I GOT, IT'S VERY HIGH-TRAFFIC MOVEMENT THERE, BECAUSE

5:49:50PM YOU SEE THE LOCATION ON THE LEFT SIDE AND THE RIGHT SIDE ARE

5:49:54PM REGISTERS.

5:49:55PM SO, FRANKLY, I HAVEN'T BEEN WHEN THERE'S 5,000 PEOPLE THERE.

5:50:01PM >>Barry Jones: I HAVE.

5:50:03PM IN THAT AREA, THERE'S SPACE IN THAT PART OF THE WORLD.

5:50:05PM IT'S NOT THAT HARD TO MOVE THROUGH THERE DURING A PRIME

5:50:08PM EVENT.

5:50:09PM THAT'S PERSONAL EXPERIENCE.

5:50:11PM >> IT'S NOT MY CALL TO DO IT.

5:50:14PM >>Barry Jones: THAT WAS MY BIGGEST COMMENT WAS EVERYTHING

5:50:16PM THAT WE TRY AND DO, WHETHER IT'S BREAKING A BIG BUILDING

5:50:19PM DOWN INTO A SMALL BUILDING OR CREATING OPEN SPACES, IT'S

5:50:23PM BRINGING IT DOWN TO SCALE WITH THE PEDESTRIAN SO THAT IT

5:50:26PM CREATES A MORE PERSONAL INTERACTION WITH THE ENVIRONMENT.

5:50:29PM SO THAT WAS MY BIGGEST THOUGHT WHEN I SAW IT ON THE

5:50:35PM PEDESTAL, AND I UNDERSTAND THE SECURITY AND ALL THAT, I CAN

5:50:38PM SEE THAT AS A CHALLENGE TO SEE WHO CAN GET UP THERE.

5:50:43PM UNFORTUNATELY, YOU'LL HAVE TO GREASE THAT PEDESTAL WITH SOME

5:50:47PM OF THE ENVIRONMENT.

5:50:48PM THAT WAS MY BIGGEST THOUGHT, IS THERE A WAY TO BRING IT DOWN

5:50:51PM TO PEDESTRIAN SCALE AND STILL GIVE IT WHAT IT IS YOU'RE

5:50:54PM LOOKING FOR TO SECURE IT?

5:50:57PM >> I UNDERSTAND.

5:50:58PM WHAT IS YOUR SUGGESTION?

5:51:00PM >>Barry Jones: THE ONLY THING I COULD THINK WHEN I SEE

5:51:06PM SCULPTURES LIKE THIS, A TRIANGULAR, DIAMOND-SHAPE PLANTER

5:51:11PM BED AND THEN SOME SORT OF WATER SCULPTURE ON THE INSIDE THAT

5:51:14PM IT SITS ON AT A GROUND LEVEL.

5:51:16PM PEOPLE WOULDN'T WANT TO CLIMB OUT ACROSS THAT, WHETHER

5:51:19PM MARBLE GOING ACROSS THE WATER OR SOMETHING LIKE THAT, IT

5:51:22PM GIVES IT THE SAME REFLECTIVITY THAT YOU'RE GETTING OUT OF

5:51:24PM THE METAL BUT STILL ISOLATES IT FROM THE PEDESTRIAN BUT

5:51:28PM BRINGS IT DOWN TO SCALE.

5:51:29PM THAT'S ONE INITIAL THOUGHT THAT --

5:51:34PM >> [NOT SPEAKING INTO A MICROPHONE]

5:51:36PM >>Mary Gibbs: COULD YOU COME --

5:51:37PM >>Barry Jones: YES, PLEASE, EVERYTHING.

5:51:39PM THIS IS A PUBLIC INFORMATION DISCUSSION.

5:51:43PM >> IN TERMS OF WE LOOK TO A NUMBER OF WAYS TO KIND OF

5:51:49PM PROTECT THE ART IN SITUATIONS, LIKE I'VE DONE THINGS IN

5:51:53PM ENGLAND WHERE WE PUT SCULPTURES OUTSIDE OF SOCCER STADIUMS

5:52:00PM THAT ON PARTICULAR EVENINGS ARE VERY MUCH SURROUNDED BY

5:52:04PM THRONGS OF PEOPLE.

5:52:05PM WATER BECOMES A WONDERFUL OPPORTUNITY TO COOL DOWN, HAVE A

5:52:14PM BATH OR THROW TINS AND CANS IN, STUFF LIKE THAT.

5:52:17PM IT'S A VERY POPULAR WAY.

5:52:21PM BUT MORE THAN ANYTHING, THERE'S THIS PROCLIVITY TO BE WONT

5:52:29PM TO, AT AN ACCESSIBLE LEVEL, TAKE PHOTOGRAPHS, CUDDLING IT OR

5:52:34PM A GROUP OF PEOPLE HANGING OVER IT OR AROUND IT, AND VERY

5:52:38PM OFTEN, THAT'S CAUSED SIGNIFICANT PROBLEMS TO THE ACTUAL

5:52:42PM PIECE OF ART TO THE EXTENT THAT, LIKE YOU SUGGESTED, WITH A

5:52:47PM TOP-HEAVY PIECE OF ART, WHICH THIS ISN'T, AND PETER HAS

5:52:51PM DESIGNED IT SO THAT ALL THE GRAVITY IS BELOW -- BUT WITH

5:52:56PM OTHER PIECES, BECAUSE OF THE THRONGS OF PEOPLE OVER IT, IT'S

5:53:00PM BECOME UNSTABLE AND CAUSED A HAZARD.

5:53:04PM WE WERE THINKING OF KIND OF INVENTIVE WAYS, BUT THE ELECTRIC

5:53:09PM FENCE IDEA DIDN'T GO DOWN TOO WELL.

5:53:11PM SO THE IDEA WAS TO TRY AND THINK OF SOMETHING THAT YOU COULD

5:53:20PM -- THAT COULD BE AN ICON THAT PEOPLE COULD REALLY RELATE TO

5:53:26PM AND BE ASSOCIATED WITH AND TAKE PHOTOGRAPHS BESIDES, AND

5:53:32PM WITH THE WAY PETER HAS IT POSITIONED, PEOPLE CAN STAND IN

5:53:35PM FRONT, AND THE THING ABOUT WITH AN iPhone, AND YOU CAN

5:53:39PM TOUCH THE HOCKEY STICK AND IT LOOKS AS THOUGH YOU'RE

5:53:42PM TOUCHING THE HOCKEY STICK, ILLUSORY ASPECT TO THAT.

5:53:46PM WE THOUGHT THAT WOULD BE A GOOD THING, EVEN THOUGH THEY ARE

5:53:48PM NOT ACTUALLY TOUCHING IT.

5:53:50PM BUT OVERALL, WITH THE USAGE OF SITES FOR PLAQUES AND

5:53:59PM DESCRIPTIONS, IT WAS FELT THAT IN ITSELF COULD BECOME A KIND

5:54:03PM OF MEMORABILIA THING OVER THE YEARS AND BE DEVELOPED.

5:54:09PM >> BIG STANLEY CUP.

5:54:12PM >> THANK YOU VERY MUCH.

5:54:14PM >> I THINK YOUR POINTS ARE WELL TAKEN.

5:54:17PM IN DEFERENCE TO YOUR ENGINEERING BACKGROUND, I WOULD ARGUE

5:54:21PM WITH YOUR POINT IN THAT TO ME WE'VE GOT THIS SCULPTURE

5:54:26PM SITTING IN FRONT OF A MASSIVE BUILDING.

5:54:29PM AND THE SCALE OF THE SCULPTURE SHOULDN'T BE REPRESENTED BY

5:54:33PM THE SCALE OF THE BUILDING IN THAT IF IT'S TOO SMALL, IT'S

5:54:36PM GOING TO BE LOST AND YOU'RE NOT GOING TO REALLY RECOGNIZE IT

5:54:40PM AS THE ICON AND SIGNATURE THAT IT SHOULD BE.

5:54:44PM SO I WOULD COMPLIMENT YOU ON YOUR WORK, AND I THINK THE

5:54:49PM SCULPTURE ITSELF DRAMATICALLY SHOWS THE ACTION OF THE GAME,

5:54:56PM AND I THINK IT'S WELL DONE.

5:54:57PM >>Barry Jones: JUST CURIOUS.

5:54:59PM IS THIS DESIGNED TO WITHSTAND A CERTAIN WIND FORCE?

5:55:03PM >> ABSOLUTELY.

5:55:05PM THE ENGINEERING IS INVOLVED.

5:55:06PM WE CAN'T GO WITHOUT BECAUSE THERE IS ALSO IN THE PERMITTING

5:55:13PM INVOLVED.

5:55:13PM AND EVERYTHING NEED TO HOLD -- I THINK -- 130, BECAUSE YOU

5:55:25PM ARE FIVE MILES OFF THE COAST.

5:55:26PM EVERYTHING IS FOLLOWING ALL THE RULES.

5:55:33PM YOU HAVE STRUCTURAL ENGINEERING.

5:55:39PM IT IS NOT COMPROMISE.

5:55:42PM THIS IS TOO MUCH ABILITY TO JUST PLAYING AROUND.

5:55:46PM >>Barry Jones: PERSONAL CURIOSITY, WHAT IS SHEILA SHINE THAT

5:55:50PM HAS TO BE APPLIED ONCE A YEAR?

5:55:51PM >> THE SHEILA SHINE, IT'S A SPRAY.

5:55:56PM I COULDN'T GET IT TOGETHER TODAY.

5:56:00PM I WAS TRYING.

5:56:03PM IT'S VERY LIKE LITTLE GREASY, THE SPRAY, AND HOLD VERY WELL.

5:56:10PM MY EXPERIENCE ARE REALLY GOOD WITH THAT.

5:56:13PM FRANKLY, YOU REALLY DON'T NEED TO DO ANY MAINTENANCE WITH

5:56:17PM THAT.

5:56:18PM IF IT HAPPEN, I DON'T KNOW, THERE ARE NO TREES AROUND, SO

5:56:24PM HOSES.
5:56:25PM THERE IS NO CHIP, NOTHING.
5:56:27PM IT'S STAINLESS STEEL.
5:56:31PM I'M SURE EVERYBODY IS FAMILIAR WITH BOAT.
5:56:37PM MODERN GRADE, 316.
5:56:39PM >>Barry Jones: ANY OTHER QUESTIONS?
5:56:41PM >> I APPLAUD THE EFFORT, BECAUSE WHEN WE WENT THROUGH THE
5:56:45PM PAINTING EXERCISE ON THE BUILDING, ONE OF THE COMMENTS I
5:56:49PM MADE WHEN I MET WITH HERTZ WAS, WE'VE GOT TO MILK THIS
5:56:52PM BUILDING FOR EVERY PIECE OF ARCHITECTURAL INTEGRITY IT HAS.
5:56:56PM AND WE MILKED IT AND MILKED IT AND THERE WASN'T MUCH THERE.
5:57:00PM SO BY PUTTING FINE ART OUTSIDE, YOU'RE RAISING THE BAR ON
5:57:04PM THE BUILDING.
5:57:06PM AND I APPLAUD WHAT YOU'RE TRYING TO DO.
5:57:09PM IT'S GREAT.
5:57:11PM >>Barry Jones: I WOULD LIKE TO THANK THE PATRON FOR
5:57:13PM SPONSORING IT AND ADDING IT TO THE COMMUNITY.
5:57:17PM >> I DO THINK YOU OUGHT TO PUT SOME OF YOUR CHAMPIONSHIP
5:57:20PM PLAQUES OR PUT THEM DOWN AT THE BOTTOM, LIKE A BIG STANLEY
5:57:24PM CUP.
5:57:25PM >>Barry Jones: DO WE HAVE ANY PUBLIC COMMENT CARDS ON THIS
5:57:28PM ISSUE?
5:57:30PM >> NONE.
5:57:31PM >>Barry Jones: ANYBODY FROM THE PUBLIC WANT TO COMMENT ON
5:57:32PM THIS?
5:57:33PM WE HAVE ONE REPRESENTATIVE.
5:57:37PM YOU COULD FILL OUT A CARD AFTERWARDS.
5:57:46PM >> 20380 CARRIAGE COURT IN ESTERO, OFF OF BROADWAY.
5:57:52PM IT'S MEMORABILIA FOR ME.
5:57:54PM MY NEPHEW WAS A DUCK HOCKEY PLAYER.
5:57:57PM I LIKE THAT IDEA.
5:57:59PM MY ONLY QUESTION IS, I HAVEN'T BEEN OVER THERE IN A WHILE.
5:58:03PM I DON'T THINK I'VE SEEN ANY OTHER SCULPTURES.
5:58:07PM THIS SCULPTURE I THINK IS QUITE NICE IS THAT GOING TO GET
5:58:10PM LOST IN THE CROWDS AND WHATNOT?
5:58:12PM OR IS IT SETTING A PRECEDENT MAYBE FOR OTHER TYPE
5:58:15PM SCULPTURES, ATHLETIC-TYPE SCULPTURES, WHATEVER.
5:58:19PM THAT'S THE ONLY THING I WAS THINKING.
5:58:21PM >>Barry Jones: I'M NOT AWARE OF ANY OTHER SCULPTURES OVER
5:58:25PM THERE.
5:58:26PM >> THERE IS A SCULPTURE IN FRONT OF THE MIROMAR DESIGN
5:58:29PM CENTER AND LIKewise, STAINLESS STEEL.
5:58:31PM >>Barry Jones: IT'S SIMILAR IN NATURE.
5:58:36PM >> ONE PLAYS OFF THE OTHER.
5:58:37PM >>Barry Jones: IT DOES.
5:58:38PM THAT IS A GOOD POINT.
5:58:40PM >> OKAY.
5:58:40PM THANK YOU.

5:58:40PM >>Mary Gibbs: THERE'S ALSO A HOCKEY PLAYER COMING OUT OF THE
5:58:44PM SIDE OF THE BUILDING UP BY BRADENTON, RIGHT OFF THE
5:58:47PM INTERSTATE.
5:58:47PM YOU'VE SEEN IT, IT KIND OF COMES OUT OF THE BUILDING.
5:58:50PM WE DIDN'T RECOGNIZE BILL WITHOUT YOUR SUNGLASSES, BILL.
5:59:00PM >>Barry Jones: MOVING ON, WE'LL BE MOVING ON TO A PUBLIC
5:59:03PM HEARING PHASE.
5:59:04PM AT THIS POINT, I GUESS WE HAVE TO CALL FOR ANYBODY THAT
5:59:07PM NEEDS TO GET SWORN IN.
5:59:14PM >> ANYBODY WHO INTENDS TO PROVIDE TESTIMONY IN THE NEXT TWO
5:59:18PM PUBLIC HEARINGS, PLEASE RISE AND RAISE YOUR RIGHT HAND.
5:59:22PM DO YOU SWEAR THAT YOU WILL TESTIFY TO THE TRUTH, THE WHOLE
5:59:28PM TRUTH AND NOTHING BUT THE TRUTH THIS EVENING?
5:59:31PM THANK YOU.
5:59:32PM SINCE THIS IS A QUASI-JUDICIAL HEARING FOR BOTH OF THE
5:59:37PM PUBLIC HEARINGS, IT'S IMPORTANT THAT THE MEMBERS DISCLOSE
5:59:41PM ANY EX PARTE CONTACTS THEY MIGHT HAVE HAD IN REGARD TO
5:59:46PM EITHER THE COMMONS CLUB OR THE VIA COCONUT MPD AT THIS
5:59:53PM POINT.
5:59:54PM >> NONE.
5:59:56PM >> NONE.
5:59:57PM >>Barry Jones: I SPOKE WITH THE APPLICANT MOMENTARILY BEFORE
5:59:59PM THE MEETING TO CONFIRM THAT THEY WERE JUST LOOKING FOR
6:00:01PM PATTERN BOOK APPROVAL.
6:00:02PM THAT WAS IT.
6:00:03PM ANY EX PARTE OTHER THAN THAT?
6:00:07PM THANK YOU.
6:00:08PM >> THE OTHER THING WE ASK IS WHETHER THERE HAVE BEEN ANY
6:00:11PM COMMUNICATIONS ON EITHER OF THESE APPLICATIONS.
6:00:13PM >>Mary Gibbs: NO, WE HAVE NOT HAD ANY.
6:00:17PM >> THE LAST THING IS WHETHER THERE ARE ANY CONFLICTS ON THE
6:00:21PM PART OF THE BOARD MEMBERS.
6:00:23PM >>Barry Jones: NONE THAT I'M AWARE OF.
6:00:24PM >> NO.
6:00:27PM >> THANK YOU.
6:00:27PM >>Barry Jones: ALL RIGHT.
6:00:28PM WITH THAT WE'LL START WITH THE PRESENTATION FOR THE COMMONS
6:00:33PM CLUB AT THE BROOKS.
6:00:35PM >>Mary Gibbs: GOOD EVENING, AGAIN.
6:00:37PM THIS IS THE REQUEST FOR THE BROOKS COMMON CLUB.
6:00:42PM SCARED MYSELF.
6:00:44PM THIS IS AN EXPANSION OR AN ADDITION OF THE HEALTH AND
6:00:47PM LIFESTYLE CENTER BUILDING WHICH IS OVER BY THE BROOKS
6:00:50PM EXECUTIVE CENTER ON COCONUT ROAD.
6:00:52PM I'M SURE YOU REMEMBER FROM THE PUBLIC INFORMATION MEETING,
6:00:55PM WHICH WAS HELD IN NOVEMBER, AND AT THAT TIME, YOU HAD A FEW
6:01:00PM COMMENTS, NOTHING OF MAJOR SIGNIFICANCE.
6:01:05PM AND I BELIEVE THE APPLICANT HAS MADE CHANGES AS A RESULT OF

6:01:09PM THAT.

6:01:11PM THEY ARE HERE TO EXPLAIN IN MORE DETAIL IF YOU HAVE

6:01:14PM QUESTIONS.

6:01:15PM WE DID PUT THE STAFF REPORT TOGETHER.

6:01:16PM WE ARE RECOMMENDING APPROVAL OF THE DEVELOPMENT ORDER.

6:01:19PM WE BELIEVE THEY'VE MET ALL THE CRITERIA, BUT THEY NEED TO,

6:01:24PM AND WE'VE GOT WALTER McCARTHY HERE FROM THE STAFF IF

6:01:27PM YOU'VE GOT ANY PARTICULAR QUESTIONS OR IF YOU WANT HIM TO

6:01:30PM EXPLAIN THE STAFF REPORT.

6:01:31PM WE'VE ALSO GOT THE APPLICANT'S REPRESENTATIVES HERE.

6:01:47PM >>Barry Jones: IS THE APPLICANT GOING TO MAKE A

6:01:50PM PRESENTATION?

6:01:52PM >>Mary Gibbs: SURE.

6:01:53PM DAVID WANTS TO GO FIRST.

6:02:18PM >> THANK YOU.

6:02:19PM THE FIRST THING I WANTED TO DO WAS BID ON THAT PROTOTYPE

6:02:23PM HOCKEY PLAYER.

6:02:23PM PRETTY COOL.

6:02:24PM MY NAME IS DAVE HUMPHREY FROM HUMPHREY ROSAL ARCHITECTS.

6:02:28PM WE'RE BACK HERE IN FRONT OF YOU REPRESENTING THE COMMONS

6:02:31PM CLUB FOR THE HEALTH AND FITNESS CENTER AT THE COMMONS CLUB.

6:02:37PM ARCHITECTURALLY SPEAKING, THIS IS PROBABLY ONE OF THE FIRST

6:02:41PM PROJECTS WHERE THE PRELIMINARY AND DESIGN DEVELOPMENT

6:02:48PM PROJECT OR AMOUNT OF WORK HAS REALLY NOT CHANGED MUCH FROM

6:02:51PM THE FINISHED PRODUCT.

6:02:52PM JUST FROM A PROXIMITY ORIENTATION, IT IS IN THE MIDDLE OF

6:02:58PM THE BROOKS DEVELOPMENT.

6:03:02PM EAST OF 75 AND WEST -- EAST OF 41 AND WEST OF 75.

6:03:06PM THIS IS THE CAMPUS NOW.

6:03:09PM YOU KNOW, IF YOU TIME YOUR BLINKING WITH THAT PARTICULAR

6:03:15PM BLACKOUT HERE, YOU'LL NEVER NOTICE IT'S GOING AWAY HERE.

6:03:19PM ANYWAY, IT IS A CAMPUS-STYLE ENRICHMENT CENTER IN ONE AREA.

6:03:24PM PERFORMANCE PAVILION, GREEN AREA.

6:03:27PM THE FITNESS CENTER DOES HAVE A POOL ELEMENT TO IT AND THEN A

6:03:32PM GRILL, KIND OF A CAFE ON THE OTHER SIDE.

6:03:35PM WHAT WE'RE PROPOSING, THIS EXISTING FITNESS CENTER HAS

6:03:41PM LOCKER ROOMS AND AEROBIC AREA, AND THEN WEIGHT AREA.

6:03:46PM AND WE'RE PROPOSING A RATHER MODEST 5,000-SQUARE-FOOT

6:03:54PM ADDITION WHERE THERE ARE CERTAIN ENHANCEMENTS AS FAR AS SPA

6:04:00PM AND SALON SERVICES, REROUTING AND CREATING, BASICALLY, THIS

6:04:04PM IS RESPONDING TO THE IMMENSE INCREASE IN FITNESS HEALTH

6:04:10PM REHAB THAT IS OCCURRING IN TODAY'S ENVIRONMENT.

6:04:13PM SOME IMPROVEMENTS INTO THE LOCKER ROOM AREA, BUT BASICALLY

6:04:18PM JUST AN EXTENSION OF THE CAMPUS AND RESPONDING TO THE NEEDS

6:04:21PM OF THE MEMBERS.

6:04:22PM THAT'S THE LINE OF THE EXISTING STRUCTURE, JUST TO SHOW YOU

6:04:27PM THAT WE'RE EXTENDING JUST KIND OF BEHIND THE POOL AREA,

6:04:31PM SLIGHTLY ABOUT 14 FEET INTO THE GREEN.

6:04:34PM WE WANT TO MAINTAIN THAT AREA THAT IS USED FOR PERFORMANCES
6:04:41PM AND OUTDOOR THEATER AND SO FORTH.
6:04:44PM THAT AREA IS STILL MAINTAINED.
6:04:47PM THE SITE PLAN THAT SHOWS ALL THE TAN AREAS ARE EXISTING
6:04:54PM FACILITIES.
6:04:55PM THE ORANGE AREA IS THE EXPANSION.
6:04:58PM REROUTING SOME OF THE CIRCUIT -- CIRCULATION FOR THE
6:05:07PM PEDESTRIAN AREAS.
6:05:09PM REALLY NOT GETTING INVOLVED IN THE PARKING AREAS AT ALL, BUT
6:05:14PM THIS IS THE ROUNDABOUT.
6:05:15PM YOU HAVE PARKING ON KIND OF BOTH SIDES OF THE BUILDING.
6:05:18PM SO WE'RE JUST EXTENDING KIND OF BUILDING AROUND THE EXISTING
6:05:22PM POOL AND DECK AREA.
6:05:23PM THIS KIND OF SHOWS, THERE'S QUESTION AS TO CONNECTIVITY, AND
6:05:29PM THIS KIND OF SHOWS THE EXTENT OF SIDEWALK CONNECTION,
6:05:33PM CONNECTION TO LANDSCAPE AREA, CONNECTION TO SEATING AREAS,
6:05:38PM CONNECTIONS TO PARKING AREAS AND, OF COURSE, THE
6:05:41PM CONNECTIVITY AROUND THE BUILDINGS THEMSELVES.
6:05:43PM QUITE -- QUITE AN EXTENSIVE ARRAY OF SIDEWALK, PEDESTRIAN
6:05:49PM CONNECTIONS.
6:05:49PM EXISTING --
6:05:54PM >> I'M SORRY.
6:05:54PM HE'S GOING TO TRY TO FIX THAT.
6:05:57PM YOU CAN USE THAT TV SO IT DOESN'T BLINK ANYMORE.
6:06:00PM HE'LL TURN IT OFF AND RESTART IT.
6:06:03PM >> I'M TRYING TO TALK IN BETWEEN.
6:06:05PM >> YES, USE THAT ONE.
6:06:06PM SORRY.
6:06:06PM >> SO THIS CAMPUS WAS DESIGNED AS AN ITALIAN MOTIF.
6:06:12PM OBVIOUSLY, WE'RE NOT GOING TO CHANGE THAT.
6:06:15PM WE MAY TRY TO DILUTE SOME OF THE MUSTARD GREEN A LITTLE BIT.
6:06:19PM I BROUGHT ACTUAL SAMPLES OF THE ELEMENTS DOWN BELOW.
6:06:22PM I DON'T KNOW IF YOU CAN SEE THEM FROM WHERE YOU'RE SITTING.
6:06:26PM THIS SHOWS THE COMBINATION, TYPICAL TERRA-COTTA TILE, MAIN
6:06:30PM BODY COLOR WITH AN OFF-WHITE KEYSTONE OR TRIM COLOR.
6:06:36PM THIS ACTUALLY SHOWS PART OF THE EXISTING PAVERS THAT WILL BE
6:06:42PM MATCHING, EXISTING BACK ELEVATION AS WELL.
6:06:47PM WHAT WE'RE DOING IS REALLY JUST EXTENDING THAT AND TRYING TO
6:06:51PM MAKE IT LOOK AS THOUGH IT WAS THERE FROM THE FIRST DAY AND
6:06:54PM COORDINATE WITH THE EXISTING ARCHITECTURAL DETAILING AND
6:06:57PM FINISHES AND SO FORTH.
6:06:59PM THAT GIVES YOU AN IDEA OF ITS COMPLETE THE INSTALLATION.
6:07:05PM THIS IS A REQUISITE ORTHOGRAPHIC DRAWING SHOWING THE EXTENT
6:07:11PM OF THE EXISTING AND WHERE THE NEW CONSTRUCTION WOULD BE,
6:07:14PM FINISHES AND SO FORTH.
6:07:15PM IT KIND OF GIVES YOU THE FULL COMPOSITE.
6:07:20PM THAT IS THE PALETTE.
6:07:22PM LITTLE RICHER IN COLOR IN THIS PARTICULAR PICTURE.

6:07:25PM LIKE I SAID, THE ACTUAL COLOR WITH THE PAVERS, THE ROOF TILE
6:07:31PM COLORS, THE BUILDING COLORS, THE MAIN BODY AND THEN THE TRIM
6:07:35PM AS WELL AS THE STOREFRONT SYSTEM THAT'S BEING USED FOR THE
6:07:39PM WINDOWS.
6:07:39PM THAT'S PRETTY CONSISTENT WITH WHAT WAS PRESENTED AND
6:07:45PM MAINTAINED IN THE FINAL STORM.
6:07:49PM I'LL TURN IT OVER TO AGNOLI BARBER AND BRUNDAGE AND THEY CAN
6:07:55PM REVIEW THE ENGINEERING.
6:07:56PM THANK YOU.
6:07:57PM >> HELLO.
6:07:59PM MY NAME IS DAKOTA BERNAL WITH AGNOLI BARBER AND BRUNDAGE.
6:08:03PM WE'VE DONE THE CIVIL ENGINEERING COMPONENT OF THE PROJECT.
6:08:05PM FROM THE LAST TIME WE WERE HERE, WE'VE WORKED WITH VILLAGE
6:08:09PM OF ESTERO STAFF TO ADDRESS THEIR COMMENTS, AND WE JUST
6:08:15PM FURTHER ENHANCED THE ACCESSIBILITY THROUGHOUT THE PROJECT.
6:08:20PM SO ONE OF THE EXITS FROM THE ADDITION, WE TOOK OUT THE
6:08:23PM STEPS.
6:08:24PM MADE IT ADA ACCESSIBLE.
6:08:25PM WE ALSO ADDED SOME STRIPING IN THE PARKING LOT, SOME
6:08:30PM CROSSWALKS.
6:08:31PM ONE HERE AND ONE HERE TO THE HANDICAP SPACE.
6:08:35PM SO THE CLOSEST HANDICAP PARKING SPACES CAN ACCESS THE HEALTH
6:08:40PM CLUB, AND THOSE ARE REALLY THE ONLY CHANGES THAT WE'VE MADE
6:08:43PM SINCE WORKING WITH THE VILLAGE OF ESTERO STAFF.
6:08:46PM I'LL TURN IT OVER TO LANDSCAPING, UNLESS YOU HAVE ANY
6:08:51PM QUESTIONS ON THE CIVIL ENGINEERING.
6:08:58PM >> GOOD EVENING.
6:08:58PM MY NAME IS BRENT GUILLOT WITH AGNOLI BARBER BRUNDAGE
6:09:03PM LANDSCAPE ARCHITECT.
6:09:04PM THIS PROJECT, OUR BIGGEST CHALLENGE HERE WAS THE HERITAGE
6:09:13PM OAKS.
6:09:13PM WE HAVE SOME VERY LARGE OAKS THAT WE HAD TO REMOVE FOR THE
6:09:17PM BUILDING ADDITION, BUT THE CODE REQUIRES THAT WE REPLACE
6:09:20PM THEM WITH 20-FOOT HEIGHT MINIMUM LIVE OAKS, WHICH WE'VE
6:09:25PM DONE.
6:09:25PM WE'VE REMOVED EIGHT OAKS AND REPLACED THEM WITH EIGHT OAKS.
6:09:31PM WE FAR EXCEEDED OUR BUILDING FOUNDATION PLANTINGS.
6:09:36PM WE'RE NOT MESSING WITH ANY PARKING AREAS, SO WE HAVE NO
6:09:38PM VEHICLE USE AREA TO DEAL WITH.
6:09:41PM WE'VE GOT OUR TREES ARE 100% NATIVE AND WE'VE GOT 60% OF OUR
6:09:45PM SHRUBS NATIVE.
6:09:47PM I THINK WE WORKED HARD TO DESIGN THE LANDSCAPE TO COMPLEMENT
6:09:53PM THE ARCHITECTURE.
6:09:56PM ONE OF THE GREATEST THINGS WE'VE DONE HERE IS THE EXISTING
6:09:59PM LIVE OAKS, SOME OF THEM ARE WITHIN NINE FEET OF THE
6:10:01PM BUILDING, SO WE'VE MOVED THOSE OUT, AWAY FROM THE BUILDING,
6:10:05PM AT LEAST 20 FEET OR GREATER FROM THE BUILDING.
6:10:10PM THIS IS THE EXISTING CONDITIONS AND THE RED TREES ARE THE

6:10:13PM ONES THAT WE WILL DEMO.
6:10:16PM AND HERE WE GO.
6:10:19PM YOU CAN SEE HOW WE MOVED THEM OFF THE BUILDING, MOVED THEM
6:10:21PM ON THE OTHER SIDE OF THE SIDEWALK, GIVE THEM SOME ROOM TO
6:10:25PM GROW AND BE LIVE OAK.
6:10:27PM THAT'S IT, IF YOU HAVE ANY QUESTIONS.
6:10:34PM >>Barry Jones: WHAT SORT OF PROTECTION ARE YOU EMPLOYING FOR
6:10:37PM THE TREES THAT ARE TO REMAIN?
6:10:39PM >> WELL, DURING CONSTRUCTION, THEY ARE BARRICADED.
6:10:42PM CAN'T BE ANY ACTIVITY DURING CONSTRUCTION.
6:10:45PM >>Barry Jones: THE DRIP LINE.
6:10:49PM >> WITHIN THE DRIP LINE.
6:10:51PM IT VARIES FROM --
6:10:54PM >>Barry Jones: IS THERE SOME SPEC WE HAVE IN THE CODE AS TO
6:10:58PM WHAT SORT OF BARRIER THAT HAS TO BE?
6:11:01PM >> IT HAS TO BE A PHYSICAL ERECTED BARRIER WITHIN THE DRIP
6:11:03PM LINE OF THE TREE.
6:11:04PM >>Barry Jones: SILT FENCE --
6:11:12PM >> YOU CAUGHT ME OFF GUARD.
6:11:13PM COLLIER, LEE AND ESTERO, THEY ARE ALL DIFFERENT.
6:11:16PM >>Barry Jones: IT SEEMS LIKE THE HERITAGE TREES THAT WE END
6:11:20PM UP SAVING ALSO OFTEN DON'T END UP BEING SAVED AT THE END OF
6:11:26PM THE DAY.
6:11:27PM THAT'S THE IMPETUS OF THE QUESTION.
6:11:28PM YOU'VE GOT TO DO WHAT YOU'VE GOT TO DO.
6:11:31PM YOU'RE REPLACING THEM IN-KIND.
6:11:33PM CURIOUS WHETHER THOSE WOULD BE PRESERVED IN PROXIMITY --
6:11:39PM >> SUCH AN IMPORTANT IDENTITY TO THE CAMPUS, IT'S A PRIORITY
6:11:43PM FOR THE OWNER TO PRESERVE AND KEEP AS MUCH OF THOSE HERITAGE
6:11:47PM OAKS AS POSSIBLE.
6:11:49PM AND WE ARE COMMITTED TO OFFSETTING THAT.
6:11:54PM >>Barry Jones: CERTAINLY NO EXTERNAL IMPACT TO THE
6:11:56PM COMMUNITY, MOSTLY INTERNAL FROM THE BACK.
6:11:59PM I WAS CURIOUS AS TO HOW IT WAS BEING ADDRESSED FROM YOUR
6:12:03PM SCHEMATIC PERSPECTIVE.
6:12:04PM WOOD BARRIERS TO KEEP PEOPLE OUT OF THERE.
6:12:07PM I HAVEN'T HAD SUCCESS KEEPING TRADES OUT OF CERTAIN AREAS
6:12:14PM WHERE YOU'RE TRYING TO PROTECT TREES.
6:12:18PM >> WE'LL ERECT PHYSICAL BARRIERS AND MAKE SURE THERE ARE NO
6:12:22PM CONSTRUCTION ACTIVITIES, PAINT, CONCRETE, NOTHING HAPPENS
6:12:25PM WITHIN THE DRIP LINE OF THE EXISTING OAKS.
6:12:28PM >>Barry Jones: THE GRADE WILL REMAIN THE SAME.
6:12:31PM >> NOT CHANGING THE GRADE AT ALL.
6:12:34PM >>Mary Gibbs: I HAVE A QUICK QUESTION FOR BRENT.
6:12:37PM THERE ARE FIVE BEING RETAINED, RIGHT?
6:12:40PM >> YES, THERE ARE FIVE THAT ARE BEING SALVAGED, THAT'S
6:12:43PM CORRECT.
6:12:46PM >>Mary Gibbs: YOU HAD EIGHT BEING REMOVED BUT FIVE WERE

6:12:48PM BEING KEPT.
6:12:49PM >>Barry Jones: THREE OR FOUR RIGHT THERE IN CLOSE PROXIMITY
6:12:51PM TO THE BUILDING.
6:12:53PM THEY SURE PLANTED THEM IN THERE TIGHT.
6:12:57PM >> THEY DID.
6:12:57PM THEY ARE TOO CLOSE TO THE BUILDING.
6:12:59PM >>Barry Jones: THEY LOOK GOOD WHEN THEY WERE PLANTED.
6:13:03PM >> THEY ARE GROWING AWAY FROM THE BUILDING.
6:13:04PM YOU SEE THAT OFTEN.
6:13:05PM >>Barry Jones: GOOD TO SEE YOU'LL GIVE THEM SPACE ON THE
6:13:08PM OTHER SIDE OF THE ROAD THERE.
6:13:10PM ARE YOU EMPLOYING A ROOT BARRIER ALONG THAT?
6:13:13PM >> ABSOLUTELY.
6:13:14PM IT'S IN OUR SPECIFICATIONS, THE NEXT SHEET OF MY PLANS,
6:13:20PM WHICH ARE INCLUDED IN THE SLIDE.
6:13:22PM >>Barry Jones: OKAY.
6:13:23PM ANY QUESTIONS FROM THE BOARD ON THIS ONE?
6:13:25PM PERSONALLY, YOU'VE DONE A REAL GOOD JOB OF CONTINUING WHAT
6:13:33PM WAS ALREADY THERE AND MAKING IT WORK OUT WELL.
6:13:36PM THE CLIENT IS HAPPY OR HE WOULDN'T HAVE YOU HERE.
6:13:40PM >> THANK YOU.
6:13:41PM >>Barry Jones: DO WE HAVE A MOTION ON THIS?
6:13:42PM I'M SORRY.
6:13:44PM WAIT A MINUTE.
6:13:45PM PUBLIC COMMENT.
6:13:47PM ANY CARDS FROM THE AUDIENCE?
6:13:51PM >> NO, NOTHING.
6:13:51PM >>Barry Jones: ANY PUBLIC COMMENT?
6:13:53PM I FELT THE STARE.
6:13:57PM NO PUBLIC COMMENT.
6:14:00PM I'LL ENTERTAIN A MOTION.
6:14:01PM >> I'LL MAKE A MOTION TO ACCEPT THE PLANS AS DESIGNED.
6:14:07PM >> SECOND IT.
6:14:08PM >>Barry Jones: I THINK WE HAVE A MOTION AND A SECOND TO
6:14:10PM APPROVE THE APPLICATION AS SUBMITTED.
6:14:13PM ALL IN FAVOR SAY AYE.
6:14:14PM THANK YOU.
6:14:20PM GOOD JOB.
6:14:20PM NOW, VIA COCONUT POINT PATTERN BOOK.
6:14:26PM JUST FOR POINT OF CLARITY, THIS IS NEW TO ME.
6:14:29PM IT SLIPPED MY MIND, BUT WITH THE PATTERN BOOKS, THERE IS A
6:14:32PM PUBLIC INFORMATION MEETING, SO THIS IS REALLY THE FIRST TIME
6:14:37PM WE'VE HAD A GOOD LOOK AT THIS.
6:14:43PM >>Mary Gibbs: YOU'VE NOT SEEN THIS BEFORE, AND I WANT TO
6:14:45PM EXPLAIN A LITTLE BIT ABOUT WHY THIS IS HERE.
6:14:49PM IN CASE YOU'RE CONFUSED, BECAUSE IT'S NOT A DEVELOPMENT
6:14:53PM ORDER YET.
6:14:54PM THIS IS VIA COCONUT PROJECT, WHICH IS A PROPOSED REZONING,

6:14:58PM AND IT'S ACROSS THE STREET FROM GENOVA, DIRECTLY WEST ACROSS
6:15:02PM VIA COCONUT.
6:15:03PM THERE IS A KIND OF BANJO-SHAPED PIECE OF PROPERTY THAT'S
6:15:06PM ABOUT 18 ACRES, AND THEY ARE PROPOSING TO REZONE IT.
6:15:12PM IN FACT, THEY ARE IN FOR A REZONING NOW FOR 330 MULTIPLE
6:15:18PM FAMILY DWELLING UNITS AND COMMERCIAL SQUARE FOOTAGE, ABOUT
6:15:21PM 59,000 WITH THE POTENTIAL TO DO A HOTEL INSTEAD OF SOME OF
6:15:26PM THE COMMERCIAL.
6:15:28PM THE MAXIMUM HEIGHT IS ABOUT 59 FEET, INCLUDING THE
6:15:31PM ARCHITECTURAL TREATMENTS.
6:15:34PM SO THIS ACTUALLY HAD A PUBLIC INFORMATION MEETING LAST NIGHT
6:15:38PM AT THE PLANNING AND ZONING BOARD FOR THE REZONING.
6:15:41PM AND THERE WERE QUITE A FEW COMMENTS.
6:15:44PM WE GOT GOOD COMMENTS AND GOOD FEEDBACK.
6:15:47PM BUT NOW THIS IS IN THE VILLAGE CENTER.
6:15:50PM SO IN THE VILLAGE CENTER LAND USE CATEGORY, THE WAY THE CODE
6:15:53PM WAS WRITTEN REQUIRES THAT THE DESIGN REVIEW BOARD LOOK AT
6:15:58PM THE PATTERN BOOK TO GIVE ADVICE TO THE PLANNING AND ZONING
6:16:01PM BOARD BEFORE IT ACTUALLY GOES TO THEM FOR A PUBLIC HEARING.
6:16:05PM SO IT'S A LITTLE BIT -- IT'S A LITTLE BIT DIFFERENT FROM THE
6:16:08PM WAY WE USUALLY HANDLE THESE, BUT THE IDEA WAS THAT YOU ALL
6:16:12PM HAVE THE TECHNICAL EXPERTISE AND DESIGN AND THAT TYPE OF
6:16:16PM THING, LOOKING AT THE SITE PLAN, AND YOU COULD PROVIDE SOME
6:16:19PM INPUT TO THE PLANNING AND ZONING BOARD BEFORE THEY TAKE ANY
6:16:23PM ACTION.
6:16:24PM LIKE I SAID, LAST NIGHT WAS JUST THE VERY BASIC PUBLIC
6:16:27PM INFORMATION MEETING.
6:16:28PM BUT WHEN WE WROTE THIS CODE BACK IN 2016, WE ACTUALLY WROTE
6:16:32PM IT SO THAT IT DIDN'T REQUIRE A PUBLIC INFORMATION MEETING AT
6:16:37PM DESIGN REVIEW BOARD BECAUSE THERE WERE A LOT OF MEETINGS.
6:16:40PM DO WE HAVE TO DO PUBLIC INFORMATION AT DESIGN REVIEW BOARD,
6:16:45PM PUBLIC INFORMATION AT PLANNING AND ZONING, AND THEN PUBLIC
6:16:48PM HEARINGS?
6:16:49PM WE MADE IT SO THAT THEY COULD SKIP THE PUBLIC INFORMATION
6:16:51PM MEETING.
6:16:51PM IT DOESN'T MEAN YOU HAVE TO MAKE A DECISION TONIGHT IF
6:16:55PM YOU'RE NOT COMFORTABLE OR YOU DON'T HAVE ENOUGH INFORMATION.
6:16:57PM THEY CAN COME BACK.
6:16:59PM BUT THE PURPOSE OF -- THE WHOLE PURPOSE OF THE CODE WAS THAT
6:17:05PM YOU ALL REVIEW THE PATTERN BOOK WHICH WILL BE, AGAIN, THE
6:17:08PM SITE PLAN, ARCHITECTURAL LANDSCAPING, AND SEE IF IT COMPLIES
6:17:13PM WITH VILLAGE CENTER, WHICH HAS A LITTLE BIT STRICTER
6:17:15PM REQUIREMENTS THAN JUST THE REST OF THE VILLAGE.
6:17:20PM IT'S A LITTLE BIT MORE FORM BASED AND MIXED-USE AND VERY BIG
6:17:25PM ON CONNECTIVITY, AND THERE ARE DIFFERENT TIERS INVOLVED.
6:17:29PM YOU CAN GET EXTRA DENSITY IN EXCHANGE FOR DOING MORE PUBLIC
6:17:33PM BENEFITS AND PUBLIC SPACES.
6:17:35PM SO THE APPLICANT IS GOING TO COVER A LOT OF THIS IN QUITE A

6:17:39PM BIT OF DETAIL IN THEIR PowerPoint.

6:17:41PM I DON'T WANT TO REALLY GET INTO DETAIL, BUT I JUST WANT TO

6:17:45PM FRAME IT UP SO THAT YOU KNOW, YOU'RE LOOKING AT IT FOR YOUR

6:17:49PM TYPICAL COMPLIANCE WITH THE PATTERN BOOK, WITH THE CODES,

6:17:55PM FITTING WITH ESTERO AND ALL OF THAT.

6:17:56PM BUT WITH KIND OF AN EXTRA ATTENTION TO THE CONNECTIVITY AND

6:18:00PM THE MIXED USE AND PUBLIC SPACES.

6:18:04PM ARCHITECTURE, AGAIN, IN OUR CODE RIGHT NOW IS OLD FLORIDA

6:18:10PM AND MEDITERRANEAN.

6:18:12PM SO YOU'RE GOING TO SEE A STYLE THAT DOESN'T FIT THAT

6:18:15PM TONIGHT, SO WE'LL NEED SOME COMMENTS ON THAT.

6:18:18PM I HOPE THAT HELPS EXPLAIN, AGAIN, THEY HAVE A PRETTY

6:18:23PM LENGTHY PowerPoint TO GO OVER IN DETAIL WITH YOU.

6:18:26PM IF YOU DON'T HAVE ANY QUESTIONS, CAN I TURN IT OVER.

6:18:30PM >>Barry Jones: SEVERAL OF THE ITEMS YOU WENT THROUGH REGARD

6:18:34PM ADDITIONAL DENSITY FOR THINGS THAT THEY COULD DO AND THINGS

6:18:37PM LIKE THAT, THOSE ARE MORE ON THE ZONING SIDE THAN WHAT WE'RE

6:18:40PM LOOKING AT HERE.

6:18:41PM LOOKING AT CONNECTIVITY AND ARCHITECTURE.

6:18:43PM >>Mary Gibbs: RIGHT.

6:18:44PM YOU'RE LOOKING AT REALLY THE VILLAGE CENTER.

6:18:49PM PLANNING AND ZONING WILL BE LOOKING AT THE DENSITY, BUT I

6:18:52PM JUST WANT YOU TO KIND OF UNDERSTAND THE FRAMEWORK.

6:18:55PM WE WANT YOU TO LOOK AT THE DESIGN AND THE SITE PLAN AND ALL

6:18:58PM THE THINGS YOU LOOK AT, BUT THERE'S JUST THIS EXTRA

6:19:01PM COMPONENT OF IF YOU WANT THE BACKGROUND OF VILLAGE CENTER,

6:19:04PM IF YOU WANT THAT ADDITIONAL DENSITY, WE WOULD LIKE TO SEE

6:19:09PM PUBLIC BENEFITS, PUBLIC SPACES.

6:19:12PM >>Barry Jones: A LOT OF THOSE THINGS HAVE BEEN NEGOTIATED

6:19:16PM AND AGREED TO IN THE ZONING PROCESS AND REPRESENTED ON THIS

6:19:19PM PLAN AS TO WHAT THE ZONING HAS AGREED TO AT THIS POINT.

6:19:26PM >>Mary Gibbs: THIS HAS BEEN SUBMITTED AND THE STAFF IS DOING

6:19:28PM REVIEW, BUT IT'S NOT SUFFICIENT YET.

6:19:31PM >>Barry Jones: YOU HAVEN'T FOUND THIS SUFFICIENT YET.

6:19:32PM >>Mary Gibbs: NO.

6:19:33PM THIS IS IN PRELIMINARY STAGES OF REVIEW.

6:19:35PM THIS IS ALMOST A LITTLE BIT PREMATURE TO BE HERE, IN MY

6:19:39PM OPINION, BUT THEY WANTED TO BE ON AND KIND OF GET MOVING,

6:19:43PM GET SOME FEEDBACK.

6:19:44PM >>Barry Jones: OKAY.

6:19:45PM I DIDN'T SEE ANY STAFF COMMENTS.

6:19:47PM MAYBE I MISSED IT, WITH RESPECT TO THE BONUS DENSITY AND

6:19:55PM THINGS LIKE THAT.

6:19:56PM SO I THINK WE'RE GOING TO DEFER ON THOSE SORT OF ITEMS AND

6:20:00PM NOT PUBLIC BENEFIT OR ANYTHING AND JUST FOCUS MORE ON

6:20:03PM CONNECTIVITY AND ARCHITECTURE AT THIS POINT AS TO WHAT WE'RE

6:20:06PM LOOKING AT.

6:20:07PM >>Mary Gibbs: YEAH, AGREE.

6:20:08PM >>Barry Jones: I WANTED TO MAKE SURE WE'RE DOING WHAT WE'RE
6:20:11PM SUPPOSED TO BE DOING.
6:20:12PM THANK YOU.
6:20:12PM DO WE HEAR FROM THE APPLICANT?
6:20:38PM >> GOOD EVENING, EVERYONE.
6:20:40PM MY NAME IS NOEL DAVIES WITH THE LAW FIRM OF QUARLES & BRADY.
6:20:44PM I REPRESENT ESTERO 5 LLC, WHICH IS AN AFFILIATE OF ROYAL
6:20:48PM PROPERTIES, WITH RESPECT TO THEIR REZONING APPLICATION.
6:20:51PM IT IS A REZONING FROM AG 2 TO ESTERO PLAN DEVELOPMENT.
6:20:54PM THE PROJECT IS PROPOSED TO BE A PLACE-MAKING, WALKABLE,
6:21:00PM MIXED-USE DEVELOPMENT CONSISTENT WITH THE VILLAGE CENTER
6:21:04PM AREA THAT MARY HAD MENTIONED AND INCORPORATING THOSE CODE
6:21:07PM PROVISIONS AND PUBLIC BENEFITS.
6:21:09PM WE ARE AT THE CORNER, THE SOUTHWEST CORNER OF CORKSCREW ROAD
6:21:12PM AND VIA COCONUT POINT.
6:21:14PM IT'S A SITE JUST UNDER 20 ACRES.
6:21:17PM AND THE PROJECT INCORPORATES A NUMBER OF THESE EXCEPTIONALLY
6:21:21PM NICE PUBLIC BENEFITS THAT WILL BE A BENEFIT TO ALL ESTERO
6:21:25PM RESIDENTS, ALL OF WHICH MEET AND EXCEED THE INCENTIVE OFFER
6:21:29PM SECTION IN THE CODE.
6:21:31PM THESE INCLUDE A LINEAR PARK WITH WIDE SIDEWALKS ALL ALONG
6:21:35PM VIA COCONUT, A SEPARATE POCKET PARK AND DOG PARK AT THE
6:21:39PM SOUTH END OF THE PROPERTY, LUSH GREATER THAN CODE
6:21:44PM LANDSCAPING AS WELL AS BEAUTIFUL LAKES, WATER FEATURES
6:21:46PM THROUGHOUT, INCLUDING PARK BENCHES AND PUBLIC OBSERVATION
6:21:50PM PAVILIONS.
6:21:53PM ALL OF THESE WILL BE OPEN TO THE PUBLIC AND ARE CONSISTENT
6:21:55PM WITH THE PUBLIC BENEFITS.
6:21:56PM IT IS A TRUE MIXED-USE PROJECT, SO WE'RE PROPOSING JUST
6:22:00PM UNDER 60,000 SQUARE FEET OF COMMERCIAL IN ADDITION TO 330
6:22:05PM LUXURY MULTIFAMILY UNITS.
6:22:07PM THAT ALSO INCLUDES A HIGH-END WATERFRONT RESTAURANT AT THE
6:22:13PM FRONT OF THE -- AT THE MAIN ENTRANCE.
6:22:15PM AS MARY MENTIONED, OUR PUBLIC INFORMATION MEETING WAS LAST
6:22:18PM NIGHT IN FRONT OF THE PLANNING AND ZONING BOARD, AND OUR
6:22:23PM CLIENT AND THE PROJECT TEAM WHO IS HERE THIS EVENING HAVE
6:22:25PM BEEN WORKING CLOSELY WITH VILLAGE STAFF SINCE LATE 2018.
6:22:30PM WE ARE IN THE BEGINNING PART OF THE HEARING PROCESS, AND
6:22:35PM THIS IS ONE STEP IN THAT PROCESS, AS YOU ALL KNOW.
6:22:38PM A LITTLE BACKGROUND ABOUT THE APPLICANT, ESTERO 5 LLC IS AN
6:22:44PM AFFILIATE OF ROYAL PROPERTIES.
6:22:45PM THEY ARE BASED IN NAPLES AND ALSO CHAMPAIGN, ILLINOIS.
6:22:48PM THEY HAVE A TREMENDOUS AMOUNT OF DEVELOPMENT EXPERIENCE,
6:22:50PM INCLUDING SERVING ON THE BOARD OF A LARGE PUBLICLY TRADED
6:22:54PM REACH.
6:22:54PM OVER THE LAST 40 YEARS, THEY DEVELOPED HIGH-QUALITY PROJECTS
6:22:57PM ACROSS THE UNITED STATES, TOTALING APPROXIMATELY
6:22:59PM \$1.5 BILLION IN VALUE.

6:23:02PM AND THEY ARE VERY EXCITED ABOUT DOING A PROJECT HERE IN
6:23:05PM SOUTHWEST FLORIDA.
6:23:07PM WHERE BOTH THE PRINCIPALS NOW LIVE.
6:23:09PM THEY HAVE SEVERAL OTHER PROJECTS PENDING, INCLUDING
6:23:12PM ADDITIONAL PROJECTS THROUGHOUT THE STATE OF FLORIDA, ONE IN
6:23:14PM JACKSONVILLE, AND ALSO ONE NOT TOO FAR UP THE ROAD IN
6:23:17PM UNINCORPORATED LEE COUNTY.
6:23:20PM MIKE HENNEMAN AND RICK SCHMIDT, THE TWO PRINCIPALS OF THE
6:23:24PM DEVELOPMENT COMPANY, ARE BOTH HERE THIS EVENING, AND THE TWO
6:23:27PM OF THEM TRIED VERY HARD TO GET INVOLVED IN EACH OF THE
6:23:31PM COMMUNITIES IN WHICH THEY DO A PROJECT AND REALLY UNDERSTAND
6:23:33PM THE COMMUNITY'S CODE, THE COMMUNITY'S REQUIREMENTS AND
6:23:36PM VISIONS SO THAT THE PRODUCT THAT THEY ARE PUTTING OUT ISN'T
6:23:39PM JUST BENEFITING THEIR OWN END USERS BUT TRULY THE COMMUNITY
6:23:43PM AT-LARGE AND THE CITIZENS.
6:23:44PM AND THAT'S THE GOAL HERE.
6:23:46PM THEY HAVE BEEN VERY PARTICULAR ABOUT MAKING SURE THAT THE
6:23:49PM MEMBERS OF THE PROJECT TEAM TRULY UNDERSTAND ESTERO'S CODE,
6:23:53PM UNDERSTANDS THIS PROCESS.
6:23:55PM THE VISION, AS WELL AS THE STYLE, DESIGN PALETTE AND
6:23:58PM ARCHITECTURE WHICH YOU'LL HEAR MORE ABOUT SHORTLY.
6:24:00PM I WOULD LIKE TO INTRODUCE OUR TEAM.
6:24:07PM STACY HEWITT WITH BANKS ENGINEERING IS OUR CERTIFIED
6:24:10PM PLANNER.
6:24:10PM STACY IS GOING TO GIVE YOU MORE OF AN OVERVIEW OF WHAT WE'RE
6:24:15PM PROPOSING.
6:24:17PM MATTHEW KRAGH IS HERE WITH MHK ARCHITECTURE AND PLANNING.
6:24:22PM MATTHEW WILL PROVIDE YOU THE SPECIFICS AND DETAILS WITH
6:24:25PM RESPECT TO THE ARCHITECTURE.
6:24:26PM AND CHRISTIAN ANDREA FROM ARCHITECTURAL LAND DESIGN IS OUR
6:24:30PM LANDSCAPE ARCHITECT.
6:24:31PM CHRISTIAN WILL GET INTO THE DETAILS OF THE LANDSCAPING.
6:24:34PM OUR CIVIL ENGINEER, BRENT ADDISON FROM BANKS IS ALSO HERE IF
6:24:38PM THERE ARE ANY QUESTIONS IN THAT PARTICULAR AREA.
6:24:42PM WITH THAT, I'D LIKE TO TURN IT OVER TO STACY HEWITT WITH
6:24:48PM BANKS.
6:24:57PM >> WELL, GOOD EVENING.
6:25:00PM STACY HEWITT, FOR THE RECORD.
6:25:02PM THE SLIDE I HAVE IN FRONT OF YOU IS AN AREA LOCATION MAP
6:25:07PM DEMONSTRATING THE LOCATION OF THE SITE IN RED.
6:25:11PM OVER HERE AT THE VILLAGE OF ESTERO ADMINISTRATION OFFICE.
6:25:15PM WE'VE GOT THE ESTERO PARK.
6:25:17PM WE HAVE THE PUBLIC SHOPPING CENTER, THE SITE DOES GO -- IS
6:25:22PM BORDERED ON THE WEST BY THE RAIL CORRIDOR, AND I JUST WANT
6:25:27PM TO POINT OUT FOR REFERENCE ON THE FUTURE SLIDES THAT THIS IS
6:25:30PM THE LOCATION OF THE PELICAN SOUND DRIVE, WHICH IS SHOWN ON
6:25:35PM THE FRAMEWORK PLAN THAT I'LL DESCRIBE IN FURTHER DETAIL.
6:25:42PM THIS IS THE AERIAL MAP DEMONSTRATING THE SITE IN YELLOW.

6:25:45PM WE HAVE THE GENOVA DEVELOPMENT ACROSS THE STREET.
6:25:48PM AND IN REGARDS TO SOME OF THE CONNECTIVITY THAT WE'LL BE
6:25:51PM TALKING ABOUT IS THE EXISTING PATHWAY.
6:25:55PM RIGHT NOW, IT'S FOR MAINTENANCE, BUT THERE IS AN EXISTING
6:25:59PM PATHWAY THAT WAS SHOWN ON THE VILLAGE OF ESTERO PEDESTRIAN
6:26:03PM AND BIKEWAYS STUDY THAT WAS PRESENTED.
6:26:07PM THERE WAS SOME DISCUSSION OF CONNECTIVITY FOR THIS MULTIUSE
6:26:11PM PATH THAT GOES ALL THE WAY DOWN TO WILLIAMS THAT WILL BE
6:26:14PM DISCUSSED DURING OUR PRESENTATION.
6:26:16PM AND, AGAIN, THE PELICAN SOUND DRIVE LOCATION OVER TO THE
6:26:21PM WEST.
6:26:25PM A SUMMARY OF OUR REQUEST, WE'VE GOT APPROXIMATELY
6:26:28PM 19.53 ACRES.
6:26:30PM WE ARE PROPOSING REZONING FROM AG 2 TO ESTERO PLANNED
6:26:36PM DEVELOPMENT, FOR A FIRST CLASS VILLAGE CENTER TIER 3 MIXED
6:26:40PM USE PLANNED DEVELOPMENT.
6:26:44PM AND THIS, AGAIN, THE ESTERO PLANNED DEVELOPMENT IN THE
6:26:47PM VILLAGE CENTER FUTURE LAND USE ENCOURAGES THESE REZONINGS
6:26:52PM FOR A GREATER MIX OF USES, HIGHER DENSITY, AND WALKABLE
6:26:56PM MIXED-USE.
6:26:57PM WE ARE PROPOSING THE FIRST-CLASS, PLACE-MAKING DEVELOPMENT
6:27:03PM WITH SIGNIFICANT PUBLIC BENEFITS AND AMENITIES.
6:27:06PM THERE ARE 330 LUXURY MULTIFAMILY UNITS, AND APPROXIMATELY
6:27:11PM 59,600 SQUARE FEET OF RETAIL OFFICE OR MEDICAL USES, WITH AN
6:27:17PM OPTION TO CONVERT 30,000 SQUARE FEET TO 124 HOTEL ROOMS.
6:27:22PM THERE ARE VARYING HEIGHTS THROUGHOUT THE DEVELOPMENT THAT
6:27:26PM WILL BE DISCUSSED IN FURTHER DETAIL BY THE ARCHITECT, BUT I
6:27:30PM DID WANT TO POINT OUT THAT THE MAXIMUM HEIGHT THAT WE HAVE
6:27:34PM IS FOUR STORIES, AND THE MIDPOINT FOR DEFINITION IN ALDC IS
6:27:40PM 46-FOOT, 4 INCHES WITH THE TOP OF THE EMBELLISHMENT AT
6:27:43PM 59 FEET TO THE TOP OF THE EMBELLISHMENTS.
6:27:46PM AGAIN TONIGHT, WE'RE HERE REQUESTING RECOMMENDATION OF THE
6:27:50PM PATTERN BOARD -- OR EXCUSE ME, THE PATTERN BOOK.
6:27:55PM BEFORE YOU ARE MAPS OF THE VILLAGE CENTER LAND USE AREA AND
6:28:01PM THE LOCATION OF THE SITE WITHIN IT.
6:28:04PM AND ALSO AN EXCERPT OF THE FRAMEWORK PLAN THAT'S
6:28:08PM DEMONSTRATING SOME OF THE CONNECTIVITY THAT WERE FIRST AND
6:28:13PM FOREMOST OF THE DESIGN OF THE PROJECT.
6:28:14PM WE'VE GOT THE PROPOSED OR DESIRED CONNECTOR ROAD TO CONNECT
6:28:21PM CORKSCREW, PALMS, ALL THE WAY THROUGH TO PELICAN SOUND
6:28:24PM DRIVE, AND OUR DEVELOPMENT PLAN DOES INCORPORATE THAT
6:28:28PM SEGMENT OF THE DESIRED CONNECTOR ROAD.
6:28:32PM WE ALSO ARE PROPOSING SOME CONNECTIONS THAT WILL HELP WITH
6:28:36PM THE PROPOSED PLAN DOWN TO -- THE PATH DOWN TO WILLIAMS, AND
6:28:41PM WE'RE ALSO PROPOSING THE LINEAR PARK ALONG VIA COCONUT.
6:28:47PM THIS IS THE MASTER CONCEPT PLAN.
6:28:54PM I'D JUST LIKE TO WALK YOU THROUGH IN GENERAL SOME OF THE
6:28:56PM DETAILS BEFORE WE GET INTO THE ARCHITECTURAL AND

6:29:00PM LANDSCAPING.

6:29:00PM WE ARE PROPOSING THE LINEAR PARK ALONG THE ENTIRE VIA

6:29:05PM COCONUT POINT FRONTAGE.

6:29:07PM THERE IS LUSH LANDSCAPING, AND WE'RE GOING TO BE TAKING THE

6:29:13PM EXISTING SIDEWALK AND EXPANDING THAT AND CHANGING IT TO BE

6:29:17PM MEANDERING FOR AN EIGHT-FOOT WALK SIDEWALK ALONG THE ENTIRE

6:29:22PM FRONTAGE, WHICH ALSO HAS MULTIPLE PUBLIC SPACES THAT WE'VE

6:29:26PM ADDED, JUST MOVING SOUTH DOWN THE PROJECT, WE'VE GOT THE

6:29:30PM CONNECTOR ROAD, LET ME DESCRIBE THIS CONNECTOR ROAD FIRST

6:29:34PM AND THEN I'LL DESCRIBE THE LINEAR PARK AND THE PUBLIC

6:29:37PM BENEFITS ALONG IT.

6:29:38PM WE ARE PROPOSING THE CONNECTOR ROAD TO BE LOCATED AS IT'S

6:29:44PM DELINEATED ON THE PLAN ACROSS FROM THE MAINTENANCE ACCESS

6:29:47PM POINT FOR THE PARK, AND WE HAVE TWO COMMERCIAL BUILDINGS

6:29:51PM RIGHT AT THAT CORNER TO FRAME THAT AREA, AND THIS IS THE

6:29:58PM PROPOSED LUXURY WATERFRONT RESTAURANT AND THIS IS A RETAIL

6:30:01PM OR OFFICE BUILDING ON THE OTHER SIDE THAT WILL BE SINGLE

6:30:03PM STORY.

6:30:04PM FURTHER DOWN ON THE CONNECTOR STREET, WE'RE PROPOSING A REAL

6:30:08PM VITAL PUBLIC GATHERING SPACES WITH THE COMMERCIAL-LINED

6:30:12PM FRONTAGE AND PARALLEL ON-STREET PARKING, AND WE'RE ALSO

6:30:17PM PROPOSING BIKE LANES ON THE CONNECTION THAT WILL CONNECT TO

6:30:21PM THE PROPOSED BIKE LANES ALONG VIA COCONUT POINT.

6:30:25PM AGAIN, TO THE SHARED USE PATH ACROSS THAT IS PROPOSED TO

6:30:29PM LINK TO THE PATH THAT GOES DOWN TO WILLIAMS TO REALLY BRING

6:30:33PM IN THAT CONNECTIVITY.

6:30:35PM THERE'S ALSO ON THAT WALKABILITY WAS THE DESIRED NORTH-SOUTH

6:30:39PM TRAIL ALONG THE RAIL CORRIDOR, WHICH WE'RE ALSO TYING IN AND

6:30:44PM ALLOWING FOR A FUTURE CONNECTION WHEN THAT'S ALLOWED TO

6:30:47PM ALLOW ACCESS TO THAT AS WELL.

6:30:48PM THAT'S BEEN FIRST AND FOREMOST OF THE DESIGN OF THE PROJECT.

6:30:56PM THESE BUILDINGS ON THE MAIN STREET CONNECTOR ROAD ARE

6:31:01PM VERTICAL MIXED-USE WITH THE COMMERCIAL ON THE FIRST FLOOR

6:31:03PM AND TWO STORIES OF RESIDENTIAL ABOVE IT.

6:31:07PM AND THEN THESE THREE BUILDINGS ARE THE RESIDENTIAL TOWERS

6:31:11PM WHICH WILL BE DESCRIBED IN FURTHER DETAIL BY THE ARCHITECT,

6:31:16PM BUT THEY DO FULLY SURROUND SOME RESIDENTIAL PARKING SPACES.

6:31:22PM THEY MASK IT AROUND THE OUTSIDE, AND THEN THERE WILL BE AN

6:31:25PM AMENITY DECK WITH MORE OPEN SPACE ABOVE THE PARKING AREAS.

6:31:29PM AS FAR AS THE LINEAR PARK, AS YOU'RE COMING DOWN THE

6:31:33PM MEANDERING SIDEWALK, THERE ARE SOME PUBLIC BENCH AREA THAT'S

6:31:38PM LOCATED NEAR THE RETAIL BUILDING.

6:31:41PM AND THEN FURTHER DOWN, WE ALSO HAVE A PUBLIC PAVILION AND

6:31:47PM FISHING PIER OVER THE LAKE.

6:31:49PM AND THEN FURTHER DOWN, WE ALSO HAVE A POCKET PARK THAT HAS A

6:31:56PM LAWN AREA AND ADDITIONAL PAVILION FOR SHADE STRUCTURE AND

6:32:00PM ALSO A PUBLIC DOG PARK THAT'S LOCATED IN THIS LOCATION.

6:32:07PM THE STORMWATER MANAGEMENT FOR THE SITE, WE HAVE THE FILTER

6:32:10PM MARSHES THAT HAVE BEEN IN THIS AREA UP HERE WITH THE WATER
6:32:15PM FEATURE ALONG THE BUILDING.
6:32:16PM AND THERE IS -- TODAY, THERE IS A DRAINAGE EASEMENT THAT
6:32:21PM GOES THROUGH THE PROPERTY THAT IS PROPOSED TO BE RELOCATED
6:32:25PM AS PART OF THIS SAND ALREADY -- WE'RE ALREADY LOOKING
6:32:29PM THROUGH THAT PROCESS.
6:32:31PM AND ALSO SOME -- THERE'S SOME EXISTING RIGHT-OF-WAYS THAT
6:32:35PM WE'RE IN THE PROCESS OF VACATING AS WELL THAT ARE
6:32:37PM DEMONSTRATED IN THE BOTTOM RIGHT AREA.
6:32:41PM THERE IS A LAKE WITH FOUNTAINS PROPOSED IN THE FILTER MARSH
6:32:46PM AREAS, AND THERE'S ALSO PROPOSED THE UNDERGROUND STORAGE
6:32:49PM VAULTS FOR STORMWATER MANAGEMENT WHICH IS STRONGLY
6:32:52PM ENCOURAGED IN THE TIER THREE THAT WE'RE WORKING IN.
6:32:55PM I'D LIKE TO TURN INTO THE SIGNIFICANT TANGIBLE PUBLIC
6:33:02PM BENEFITS AND INCENTIVE OFFERS THAT WE'RE PROPOSING WITH THE
6:33:06PM PROJECT.
6:33:06PM FIRST AND FOREMOST, OF COURSE, IS THE MAIN STREET CONNECTING
6:33:10PM STREET.
6:33:10PM IT'S PROPOSED FOR AN ULTIMATE PUBLIC GATHERING PLACE,
6:33:14PM HIGH-QUALITY DESTINATION, PROMOTING PLACE-MAKING BUSINESSES,
6:33:18PM INCLUDING RESTAURANTS, COFFEE SHOPS AND FITNESS STUDIOS.
6:33:22PM THE LINEAR PARK IS APPROXIMATELY .45-MILE, AND IT'S GOT LUSH
6:33:28PM GREATER THAN CODE LANDSCAPING ALL ALONG THE VIA COCONUT
6:33:33PM FRONTAGE AND INTERCONNECTED WITH THE PUBLIC AMENITIES FOR
6:33:36PM SITTING, GAZING AND INTERACTING WITH THE PUBLIC REALM.
6:33:41PM THE LAKE OBSERVATION PAVILION AND FISHING PIER THAT WE
6:33:46PM POINTED OUT, THE BENCH AREA, THE PUBLIC PAVILION AND LAWN
6:33:50PM AREA.
6:33:51PM THE DOG PARK, THE INCLUSION OF VERTICAL AND HORIZONTAL MIXED
6:33:56PM USE, THE STREET FRONT SHOPS.
6:33:59PM THE UPSCALE WATERFRONT RESTAURANT AND THE COMMUNITY IS NOT
6:34:03PM PROPOSED TO BE AGE RESTRICTED.
6:34:06PM IN REGARDS TO CONNECTIVITY, WE HAVE THE MAIN STREET, AGAIN,
6:34:13PM PROVIDES THIS VITAL SEGMENT FOR THE DESIRED CONNECTOR ROAD
6:34:18PM AS WELL AS THE CONNECTION WITH THE FUTURE WEST ENTRANCE TO
6:34:21PM THE PARK, THE CORKSCREW PALMS CONNECTION AS WELL AS THE SUN
6:34:28PM TRAIL NORTH-SOUTH CORRIDOR.
6:34:31PM THE MEANDERING SIDEWALK IS APPROXIMATELY .45-MILE.
6:34:35PM IT IS PROPOSED TO BE EIGHT-FOOT WIDE.
6:34:37PM WE ARE PROPOSING THE BIKE LANES ON THE MAIN STREET AS
6:34:41PM PREVIOUSLY DISCUSSED.
6:34:44PM AND WE PROMOTE WALKABILITY WITH THE INTERCONNECTED
6:34:47PM SIDEWALKS, INTERNAL TO THE SITE AS WELL AS CONNECTING TO THE
6:34:51PM EXTERNAL PUBLIC REALM.
6:34:54PM ONE IMPORTANT NOTE IS THAT THE COMMERCIAL AREAS, ALL OF THE
6:34:58PM RESIDENTIAL UNITS PROPOSED ARE WITHIN THE PEDESTRIAN SHED OF
6:35:03PM THE MIXED-USE AND COMMERCIAL BUILDINGS ON THE SITE.
6:35:07PM AND WE ARE NOT PROPOSING ANY GATED -- IT'S NOT GOING TO BE A

6:35:12PM GATED COMMUNITY.

6:35:13PM ONE OTHER THING I WOULD LIKE TO POINT OUT ON THE MASTER

6:35:16PM CONCEPT PLAN IS THAT WORKING THROUGH STAFF, WE HAVE ADDED A

6:35:21PM POTENTIAL FUTURE INTERCONNECT FOR THE HAPPY HOLLOW AREA TO

6:35:25PM THE NORTH.

6:35:26PM WE'RE NOT CURRENTLY SHOWING AN INTERCONNECT THERE.

6:35:29PM IT'S JUST PROPOSED IF IT'S DESIRED AND LATER DATE.

6:35:34PM WE ARE LEAVING THAT ABILITY.

6:35:36PM WE HAVE SEVERAL INCENTIVE OFFERS WITH ARCHITECTURE THAT I'LL

6:35:43PM LET THE ARCHITECT GO THROUGH IN MORE DETAIL.

6:35:48PM A COUPLE OF ITEMS THAT I DID WANT TO REFERENCE IS WE WILL

6:35:53PM HAVE THE ENTRY PAVERS AND LANDSCAPE SIGNAGE THAT HE'LL GO

6:35:56PM THROUGH, BUT THE STREET FURNITURE THAT WE'VE DISCUSSED AND

6:36:00PM ALSO THE BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT

6:36:06PM DESIGN ARE PROPOSED.

6:36:08PM IN REGARDS TO THAT, THE REQUEST DOES INCLUDE SOME DEVIATIONS

6:36:13PM TO ACCOMMODATE THE COMPACT NATURE OF THE ESTERO PLAN

6:36:16PM DEVELOPMENT AREA, AND WE'RE WORKING THROUGH THOSE DEVIATIONS

6:36:19PM WITH STAFF AND WITH THE PLANNING AND ZONING BOARD.

6:36:25PM THERE'S ALSO BEST PRACTICES HAVE BEEN MATCHED, OR THE

6:36:32PM SUGGESTED BLOCK LENGTHS FOR THE TIER 3 PROJECT.

6:36:37PM THERE'S ALSO SIGNIFICANT BENEFITS WITH LANDSCAPING THAT I'LL

6:36:40PM LET THE LANDSCAPE ARCHITECT GO INTO MORE DETAIL.

6:36:44PM AND WITH THAT, I'LL TURN IT OVER TO MR. KRAGH, UNLESS YOU

6:36:48PM HAVE ANY QUESTIONS.

6:36:49PM THANK YOU.

6:36:53PM >> GOOD EVENING.

6:36:54PM MY NAME IS MATTHEW KRAGH WITH MHK ARCHITECTURE AND PLANNING

6:37:00PM HERE IN SOUTHWEST FLORIDA.

6:37:01PM I'M HERE TO TALK ABOUT THE ARCHITECTURE A BIT.

6:37:05PM I'VE BEEN STARING AT THIS TV FOR A WHILE.

6:37:09PM I HAVE TO SWITCH GEARS OVER HERE.

6:37:11PM SO ON DAY ONE, WHEN THE CLIENT CAME TO VISIT US, THEY HAD

6:37:14PM BEEN COORDINATING A BIT WITH THE TOWN OF ESTERO, AND THEY

6:37:18PM HAD A COUPLE OF THINGS THAT THEY WANTED TO LAY OUT ON THE

6:37:21PM TABLE BEFORE WE STARTED.

6:37:22PM THE FIRST ONE WAS THEY REALLY THOUGHT THAT THE BEST PROJECT

6:37:30PM EXAMPLE WOULD BE -- COMPARISON WOULD BE NAPLES SQUARE DOWN

6:37:34PM TO NAPLES, A HIGH-END MULTIFAMILY PROJECT.

6:37:37PM WE USE THAT AS OUR ARCHITECTURAL INSPIRATION.

6:37:42PM BRITISH WEST INDIES STYLE.

6:37:45PM I'VE SPOKEN TO YOU BEFORE ABOUT A MIXTURE BETWEEN A GOOD

6:37:48PM TRANSITION BETWEEN OLD FLORIDA AND MEDITERRANEAN, BRITISH

6:37:52PM WEST INDIES.

6:37:53PM WE HAVE A BUILDING, DR. HOUCK'S BUILDING UP THE ROAD THAT'S

6:37:58PM GOING TO BE OF THAT STYLE.

6:37:59PM WE ALSO HAVE, IF YOU REMEMBER, JOE PAVICH BUILDING JUST UP

6:38:00PM THE STREET FROM THIS ON HAPPY HOLLOW, WHICH IS OLD FLORIDA.

6:38:03PM I THINK HAVING THAT AND THEN GENOVA BEING MEDITERRANEAN AND
6:38:07PM HAVING THIS IN BETWEEN I THINK WILL BE A NICE REFRESHING
6:38:11PM LOOK FOR THIS DEVELOPMENT.
6:38:12PM I'M NOT PROPOSING TO USE THE EXACT SAME MATERIALS AS NAPLES
6:38:17PM SQUARE.
6:38:17PM I'M NOT A BIG FAN OF STACK STONE.
6:38:19PM I DID IT.
6:38:20PM I WENT THROUGH THAT ARCHITECTURAL TREND AND I'M NEVER GOING
6:38:23PM BACK.
6:38:23PM I WOULD RATHER MIX UP THE DETAILS A BIT.
6:38:27PM SCORED STUCCO, TRIED AND TRUE, LASTS THROUGH HURRICANES,
6:38:32PM THINGS LIKE THAT.
6:38:33PM SO WE'RE GOING TO HAVE BUILDINGS THAT ARE BUILT STRONG.
6:38:37PM THESE ARE MASONRY BUILDINGS.
6:38:40PM NO WOOD FRAME IN THIS WHATSOEVER.
6:38:41PM EVEN THE TRUSSES WILL BE FIRE RATED METAL.
6:38:46PM THESE UNITS HAVE -- THEY ARE DOUBLE LOADED, SO THEY HAVE
6:38:52PM INTERNAL HALLWAYS, AIR CONDITIONED LOBBIES AND HALLWAYS.
6:38:56PM ELEVATORS, PRIVATE COVERED PARKING SPACES AS WELL AS
6:39:01PM MIXED-USE PARKING SPACES, AN AMENITY DECK AREA, WHICH WILL
6:39:05PM BE QUITE EXPENSIVE TO BUILD.
6:39:08PM THE COLOR PALETTE AND MATERIAL PALETTE THAT WE'RE GOING TO
6:39:11PM PROPOSE IS GOING TO BE A MIXTURE OF STUCCO, GLASS, ALUMINUM
6:39:15PM RAILINGS, SCORED STUCCO TOWERS, LARGE OVERHANGS,
6:39:18PM ARCHITECTURAL BRACKETS AND BERMUDA SHUTTERS.
6:39:21PM SHELL STONE ACCENTS AROUND THE ENTRIES, AND LARGE OVERHANGS.
6:39:26PM SO THAT'S KIND OF AN EXAMPLE THERE OF THE SCORED STUCCO I'M
6:39:32PM TALKING ABOUT AROUND THAT FOUNTAIN AREA.
6:39:34PM THESE ARE JUST SOME IMAGES.
6:39:36PM ONE OF THE THINGS THAT I LOVED ABOUT THIS PROJECT
6:39:38PM ORIGINALLY, THE NAPLES SQUARE PROJECT IS THE VARIATION IN
6:39:40PM ROOFLINES AND MASSING AND THE LARGE OVERHANGS.
6:39:43PM IT REALLY FEELS LIKE THE CARIBBEAN AND FLORIDA TO ME.
6:39:46PM AND CHRISTIAN ANDREA IS GOING TO DO A GREAT JOB OF MIXING
6:39:50PM WATER FEATURES AND SO FORTH THROUGHOUT THE PLANS.
6:39:53PM THE MAIN DRIVING PART OF THE DESIGN, BASICALLY MAIN STREET.
6:40:04PM WHEN WE MET WITH THE VILLAGE EARLY ON, ONE OF THE THINGS
6:40:08PM THEY STRESSED WAS HOW IMPORTANT THAT ROADWAY CONNECTION IS
6:40:12PM GOING TO BE FROM THE PARK THAT'S ADJACENT TO THE EAST OF US
6:40:18PM GOING WEST AND EVENTUALLY GOING TO U.S. 41.
6:40:21PM AND THAT GOES RIGHT THROUGH -- BISECTS OUR SITE BASICALLY IN
6:40:27PM HALF.
6:40:27PM WE THOUGHT THAT'S THE PERFECT OPPORTUNITY, IF WE'RE GOING TO
6:40:30PM CREATE THAT, THAT CONNECTION, WE REALLY DON'T WANT THAT
6:40:33PM CONNECTION JUST GOING THROUGH A RESIDENTIAL SECTION OF THE
6:40:36PM DEVELOPMENT.
6:40:37PM LET'S KNOCK THAT OUT AND MAKE THAT OUR MAIN BOULEVARD.
6:40:40PM LET'S PUT IN GREAT BIKE PATHS, ON-STREET PARKING, BUILDINGS

6:40:45PM THAT FLANK THE ROAD ON BOTH SIDES TO ANCHOR THE CORNERS, AND
6:40:50PM LET'S INTRODUCE A TRANSITIONAL PIECE OF COMMERCIAL WHICH IS
6:40:53PM A MIXED-USE BUILDING.
6:40:55PM RIGHT BEHIND THAT YOU SEE -- IN THIS LOCATION, YOU CAN SEE
6:41:00PM ONE-STORY RETAIL WITH TWO LEVELS OF LUXURY APARTMENTS ABOVE
6:41:05PM THAT.
6:41:06PM AND THIS BUILDING MIRRORS OVER FROM THAT.
6:41:08PM SO WE HAVE HIGH-END RESTAURANT HERE ON THE CORNER THAT
6:41:11PM ANCHORS THE LAKE AND THEN A ONE-STORY COMMERCIAL, THAT'S
6:41:15PM PROBABLY MORE NEIGHBORHOOD-TYPE COMMERCIAL ON THAT CORNER.
6:41:19PM AND THEN THERE'S -- YOU HAVE THE MAIN STREET.
6:41:23PM IMAGINE THAT GOING ALL THE WAY THROUGH.
6:41:24PM THAT WOULD BE FANTASTIC FOR THE VILLAGE HERE.
6:41:27PM THEN YOU'VE GOT ON-STREET PARKING BEHIND THESE BUILDINGS
6:41:30PM THAT WRAP AROUND.
6:41:31PM IT'S KIND OF THAT WORTH AVENUE IDEA WHERE YOU PUT THE
6:41:34PM ON-STREET PARKING, HAVE THE WALKABLE STREET IN THE FRONT,
6:41:37PM PUT THE BULK OF THE PARKING IN THE BACK.
6:41:39PM SO WE BISECTED THE SITE.
6:41:44PM SO THEN WHAT DO WE DO WITH THE REST OF IT AS FAR AS THE
6:41:48PM RESIDENTIAL COMPONENT?
6:41:49PM WE'RE LOOKING AT UTILIZING THESE HORSESHOE SHAPED OR
6:41:54PM U-SHAPED BUILDINGS.
6:41:56PM THEY ARE ACTUALLY, IF YOU LOOK AT IT FROM THE WEST BOUNDARY,
6:41:59PM WHICH IS THE RAILROAD TRACKS, AND IT'S RELATIVELY A STRAIGHT
6:42:03PM LINE GOING NORTH-SOUTH, THE BUILDINGS ARE BASICALLY IN
6:42:07PM ALIGNMENT WITH ALL THAT PARKING IN THE BACK AND THE RAILROAD
6:42:13PM TRACKS AND CREATES A STRAIGHT LINE.
6:42:15PM THE PART T OF THIS, THIS KIND OF UNIQUE -- I THINK THEY
6:42:18PM CALLED IT A BANJO-SHAPED SITE -- ALLOWED US TO PUT THIS
6:42:22PM GREENBELT ALONG VIA COCONUT THAT'S GOING TO BE SPECTACULAR.
6:42:26PM WE WANT THE BUILDINGS TO INTERACT WITH THAT WATER AS WELL IN
6:42:30PM SOME OF THESE AREAS.
6:42:32PM YOU CAN SEE OUR RESORT POOL HERE STICKING OUT IN THE WATER.
6:42:36PM THE BUILDING, AGAIN, U-SHAPED, WHAT WE'RE GOING TO DO IS
6:42:39PM WE'RE GOING TO HAVE THREE STORIES FACING VIA COCONUT AT ALL
6:42:43PM THE TIPS.
6:42:44PM IF YOU LOOK AT THE FINGERTIPS, THREE STORIES ON THE ENDS AND
6:42:47PM THEN BEHIND WHERE THE FINGERS STRETCH OUT TURNS INTO FOUR
6:42:51PM STORIES.
6:42:52PM FROM THE PEDESTRIAN STANDPOINT, YOU'RE SEEING ROOFLINES AT
6:42:54PM THREE STORIES AND ANOTHER SET OF ROOFLINES AT FOUR STORIES,
6:42:57PM WHICH IS VERY NICE, THE STAGGERING.
6:43:00PM I'VE DRIVEN BY THE GENOVA DEVELOPMENT SEVERAL TIMES, IT IS
6:43:04PM AN ABSOLUTELY BEAUTIFUL PROJECT, BUT I'M TRYING TO AVOID
6:43:07PM THAT KIND OF BIG STREET WALL ALONG VIA COCONUT.
6:43:10PM I'M TRYING TO REALLY BE SENSITIVE AND YOU ONLY SEE THE
6:43:13PM FINGERTIPS OF OUR BUILDINGS AND YOU SEE THREE-STORY

6:43:16PM FINGERTIPS WITH THE FOUR-STORY ELEMENT BEHIND IT.

6:43:19PM THE BUILDINGS ARE DOUBLE-LOADED SO THERE'S HALLWAY THAT GOES

6:43:22PM THROUGH THE CENTER OF THE BUILDING AND WE HAVE UNITS LOOKING

6:43:24PM INWARDS AND WE HAVE UNITS LOOK OUTWARDS.

6:43:27PM AT THE GROUND LEVEL, WE ONLY HAVE UNITS AROUND THE EXTERIOR

6:43:33PM OF THE U.

6:43:34PM THE INTERIOR OF THE U IS TAKEN UP BY THE PARKING PODIUM.

6:43:37PM SO THE PARKING PODIUM IS WIDER THAN THE AMENITY DECK THAT

6:43:41PM YOU SEE BY ONE UNIT WIDTH DOWN THERE.

6:43:45PM WITH THAT, WE WERE ABLE TO ACHIEVE IN A BUILDING THAT HAS

6:43:48PM 102 UNITS A MIXTURE OF THREE AND FOUR STORIES, WE'RE ABLE TO

6:43:52PM SQUEEZE IN 106 PARKING SPACES PER UNIT, PRIVATE SPACE UNDER

6:43:58PM THE AMENITY DECK AREA.

6:44:00PM SO WE HAVE A LITTLE OVER ONE SPACE PER UNIT UNDER EACH

6:44:05PM BUILDING, AND THEN THE REMAINDER OF THE SPACES ARE ON THE

6:44:10PM SURROUNDING STREETS AND KIND OF AN URBAN GRID.

6:44:14PM YOU CAN SEE THE BUILDINGS INTERACT WELL WITH THE

6:44:18PM LANDSCAPING.

6:44:19PM CHRISTIAN ANDREA WILL GO INTO MORE DETAIL ABOUT THE BIKE

6:44:22PM PATHS AND ALL THAT STUFF.

6:44:23PM BUT THE GREENBELT WAS THE REAL THEME ALONG WITH SOME FILTER

6:44:29PM MARSHES AND LAKE VIEWS.

6:44:31PM SO THIS IS THE NORTHERN HALF OF THE SITE, WHICH BASICALLY

6:44:35PM HAS ONE OF THE BUILDINGS.

6:44:37PM ONE OF THE THINGS WE'RE GOING TO ADD, IF YOU LOOK AT OUR

6:44:40PM POOL AMENITY, THIS WORKS GREAT FOR THESE TWO BUILDINGS, AND

6:44:45PM IT'S APPROPRIATE SIZE WITH ALL THE SEATING AND EVERYTHING.

6:44:49PM THE BOTTOM CORNER UNITS ARE MISSING ON THESE GROUND FLOORS.

6:44:54PM WE'RE GOING TO CREATE AMENITY AREAS IN THERE, CLUB ROOMS,

6:44:58PM THINGS LIKE THAT.

6:44:59PM AND THEN ON THE BUILDING TO THE NORTH, WE'RE ACTUALLY GOING

6:45:02PM TO CHANGE THE DESIGN OF THE AMENITY DECK AREA TO ADD A POOL

6:45:06PM UP THERE, BECAUSE WE DON'T WANT PEOPLE TO HAVE TO GO TO THE

6:45:09PM SOUTH SIDE OF THE SITE.

6:45:11PM PROBABLY NOT ENOUGH POOL AREA.

6:45:13PM I'LL CLICK THROUGH A FEW OTHER IMAGES.

6:45:15PM THIS IS A VIEW FROM THE SOUTH.

6:45:17PM AGAIN, THE GREENBELT WRAPPING AROUND.

6:45:19PM THESE BEAUTIFUL BUILDINGS AND ROOFLINES TO SET IN THIS PARK

6:45:24PM SETTING.

6:45:24PM WE'RE ALSO UPDATING THE ROADWAY MEDIAN AS WELL.

6:45:29PM THIS IS A LITTLE POCKET PARK NEXT TO THE BUILDING.

6:45:32PM IT GIVES GREAT VIEWS TO THOSE UNITS AS WELL.

6:45:37PM THIS IS AN AERIAL SHOT OF WHAT THE AMENITY DECK WILL FEEL

6:45:40PM LIKE.

6:45:40PM IT WILL HAVE SEATING AREAS, FIRE PIT AREAS, BARBEQUE AREAS.

6:45:44PM LITTLE ICONIC STRUCTURE IN THE FRONT FOR THE BARBEQUE AND SO

6:45:49PM FORTH THAT WILL GIVE US A PLACE HOLDER FOR THE MIDDLE OF

6:45:53PM THAT SECTION THERE, A VISTA CORRIDOR.

6:45:57PM THIS IS A SHOT SHOWING THE RESTAURANT AND HOW WE INTEND THE

6:46:01PM RESTAURANT TO BE VERY INDOOR/OUTDOOR AND HAVE SHOTS OF THE

6:46:04PM LAKE AND THE FILTER MARSH.

6:46:06PM IT KIND OF ANCHORS THE LAKE TO THE NORTH.

6:46:10PM KIND OF A VERY CINEMATIC APPROACH AS PEOPLE ARE WALKING UP

6:46:14PM AND DOWN THE GREENWAY ALONG THE ROAD.

6:46:21PM LUSH LANDSCAPING WITH BUILDINGS VERY SUBTLY DESIGNED.

6:46:24PM YOU CAN SEE THAT IS A FOUR-STORY BUILDING VERSUS WHAT THEY

6:46:28PM DID ACROSS THE STREET WHERE YOU HAVE A LARGE WALL OF

6:46:30PM BUILDING, YOU JUST SEE THE FINGERTIPS AND I THINK IT WILL BE

6:46:35PM SPECTACULAR.

6:46:35PM IT WILL LOOK SMALL SCALE FROM VIA COCONUT.

6:46:38PM IT WILL LOOK LARGE SCALE ONCE YOU'RE INTERNAL IN THE GRID.

6:46:41PM THIS IS A SHOT ACROSS THE LAKE.

6:46:44PM ANOTHER SHOT FROM THE NORTH HERE.

6:46:46PM THAT'S THE SIDE, ONE OF THE SIDES FACING ONE OF THE OTHER

6:46:52PM BUILDINGS.

6:46:52PM IT GETS A LITTLE BIT MORE URBAN FEELING IN THOSE AREAS.

6:46:57PM THIS IS INTERNAL ALONG MAIN STREET HERE.

6:47:00PM DON'T HAVE SIGNAGE SHOWN ON THE SIGN BANDS, BUT YOU CAN SEE

6:47:05PM WE CLEARLY DELINEATED SIGN BANDS AND HOW THE BUILDING IS A

6:47:09PM LITTLE BIT BOXIER ON THE GROUND FLOOR FOR THE RETAIL

6:47:13PM COMPONENTS AND THEN TURNING INTO MUCH MORE RESIDENTIAL

6:47:17PM ABOVE.

6:47:17PM YOU CAN SEE THE NICE PLAY BETWEEN ONE-STORY, THREE-STORY,

6:47:20PM AND THE FOUR-STORY BUILDINGS IN THE BACKDROP THERE.

6:47:23PM THEN THAT SAME BUILDING IS MIRRORED OVER ON THE OTHER SIDE.

6:47:27PM THIS IS A VIEW KIND OF LOOKING SOUTH FROM THE MAIN STREET TO

6:47:30PM THE RESTAURANTS TO THE LEFT.

6:47:32PM TO THE RIGHT IS THE MIXED USE BUILDING.

6:47:34PM BEYOND THAT IS THE LUXURY RENTALS.

6:47:38PM THIS IS THE BACK SIDE OF THE NEIGHBORHOOD COMMERCIAL

6:47:40PM BUILDING.

6:47:41PM AGAIN, SMALL-SCALE COMMERCIAL WITH FRONTAGE KIND OF

6:47:44PM WELCOMING PEOPLE INTO THE SITE.

6:47:47PM THIS IS A KIND OF STRAIGHT-ON VIEW FROM THE MIXED-USE

6:47:51PM BUILDING.

6:47:51PM YOU CAN SEE LOTS OF ROOF PLANE CHANGE AND UNDULATIONS WHERE

6:47:56PM THE CODE WILL ALLOW US, UNDER THIS TIER THREE, 60 FEET.

6:48:02PM THE MEAN HEIGHT OF OUR ROOF IS 46 FEET, 4 INCHES.

6:48:07PM WE DO HAVE SOME TOWERS HEADING UP TO 59 FEET.

6:48:11PM WE'RE WELL BELOW WHAT WOULD BE RESPECTED IN A TIER 3.

6:48:14PM BUILDING ELEVATIONS, I WON'T BORE YOU WITH THESE.

6:48:18PM THEY ARE VERY WELL ARTICULATED, THOUGH THERE'S NOT A LOT OF

6:48:21PM BLANK WALL SPACE YOU CAN SEE.

6:48:23PM HIGHLY DETAILED.

6:48:25PM YOU'RE LOOKING AT THE BACK OF ONE OF THE BUILDINGS AT THE

6:48:28PM TOP AND FRONT OF THE BUILDING WITH THE FINGERS STICKING OUT
6:48:32PM AT THE BOTTOM THERE.
6:48:33PM THESE ARE THE SIDES.
6:48:36PM AND THESE ARE THE SMALLER MIXED-USE BUILDINGS AND THREE
6:48:40PM STORIES.
6:48:40PM THAT IS THE RESTAURANT BUILDING TO THE ONE SIDE.
6:48:46PM RESTAURANT BUILDING ON THE OTHER TWO SIDES TO THE BACK.
6:48:49PM THERE'S THE RETAIL COMPONENT ON THE SOUTH SIDE -- OR NORTH
6:48:52PM SIDE OF THE MAIN ENTRANCE DRIVE.
6:48:55PM THEN WE HAVE LITTLE MAINTENANCE SHED IN THE CORNER AND, OF
6:48:57PM COURSE, OUR SIGNAGE AND DUMPSTERS AND SO FORTH.
6:49:00PM WE TALKED ABOUT OUR MATERIAL PALETTE.
6:49:06PM FLAT CONCRETE ROOF TILES AND WE'RE GOING TO HAVE SOME STONE
6:49:10PM CLADDING, I'M THINKING SHELL STONE AROUND SOME OF THE
6:49:13PM PEDESTRIAN ENTRANCES.
6:49:14PM I USUALLY TRY TO STICK TO THREE PAINT COLORS AT THE MAX.
6:49:17PM WE'LL HAVE A DARK CONTRASTING, DARK BRONZE AND THEN A WHITE
6:49:20PM AND OFF-WHITE.
6:49:23PM WITH THAT, I'M HAPPY TO ANSWER ANY QUESTIONS YOU HAVE FOR
6:49:27PM ME.
6:49:27PM HAVE CHRISTIAN ANDREA TELL ME ABOUT ALL THE BEAUTIFUL
6:49:30PM LANDSCAPING AROUND THESE BUILDINGS.
6:49:33PM >>Barry Jones: I THINK WE'LL PROBABLY HOLD THEM AND GO
6:49:35PM THROUGH ALL OF THIS AT ONCE.
6:49:41PM >> GOOD EVENING, CHRISTIAN ANDREA, LANDSCAPE ARCHITECT WITH
6:49:45PM ARCHITECTURAL LAND DESIGN.
6:49:46PM STACY WENT THROUGH IN DETAIL DESCRIBING ENHANCEMENTS AND
6:49:54PM ADDITIONAL FEATURES PROPOSED.
6:49:55PM AS I GO THROUGH THE PLAN, I'LL TRY TO POINT THOSE OUT.
6:49:58PM THIS IS THE MASTER PLAN THAT SHOWS THE ENTIRE SITE.
6:50:02PM AND WHAT YOU'LL NOTICE WITH THE SITE PLAN IS THE BUILDINGS
6:50:04PM HAVE BEEN PURPOSEFULLY PLACED BACK SO YOU HAVE MAXIMUM
6:50:08PM GREENSPACE, OPENNESS ALL ALONG VIA COCONUT, THE LAKE AND
6:50:12PM POND, ADDITIONAL LANDSCAPE.
6:50:13PM AS YOU'RE DRIVING THROUGH VIA COCONUT, YOU REALLY FEEL THE
6:50:17PM PARKLIKE ATMOSPHERE AS WELL AS THE PARK TO THE EAST.
6:50:19PM WE THINK THAT IS A GREAT ELEMENT FOR THE COMMUNITY, A
6:50:23PM DRIVE-THRU THE AREA.
6:50:25PM CREATED A LEGEND THAT KEYS AND IDENTIFIES ALL THE MAJOR
6:50:29PM POINTS.
6:50:29PM THREE MAJOR ENTRY POINTS, AND WE'RE PROPOSING ENHANCED
6:50:33PM PAVERS IN THESE AREAS.
6:50:35PM WE HAVE PALM TREES AND ENHANCED LANDSCAPE IN THE AREAS.
6:50:37PM THIS IS THE NORTH ONE, THE CENTER ONE, AND THE SOUTHERN ONE
6:50:40PM BACK HERE.
6:50:41PM WE HAVE THE POND ELEMENT, WHICH IS A SIGNIFICANT WATER
6:50:45PM FEATURE HERE, PROPOSING FOUNTAIN FEATURES.
6:50:49PM ILLUMINATED NIGHTTIME.

6:50:51PM WHITE NOISE.

6:50:53PM LITTLE AESTHETIC VERTICAL ELEMENT IN THAT AS WELL.

6:50:55PM AND THEN TWO SMALLER POND AREAS THAT ARE CENTRALLY LOCATED

6:50:58PM AND ONE TO THE NORTH.

6:51:00PM MARSH FILTER AREAS.

6:51:04PM THESE ARE LARGE LANDSCAPE AREAS, SO THESE ARE NATURAL.

6:51:07PM THEY ARE KIND OF WETLAND.

6:51:08PM SO THEY WILL BE COLLECTING WATER BUT ALSO MANAGING THE WATER

6:51:11PM AND FILTERING THE WATER.

6:51:13PM WE'RE PROPOSING PLANT MATERIALS LIKE GRASSES AND WAX MYRTLES

6:51:16PM AND BUTTWOODS IN ADDITION TO THE TREES, RED MAPLES AND

6:51:21PM CYPRESS.

6:51:21PM THAT WILL GIVE YOU A SENSE OF SEASON AND LITTLE VARIETY TO

6:51:24PM THE TYPICAL PLANT PALETTE THAT WE SEE.

6:51:27PM FISHING PIER TO THE CENTRAL LOCATION HERE.

6:51:31PM THIS IS AN ARCHITECTURAL ELEMENT WHICH PROVIDES INTEREST FOR

6:51:34PM THOSE TO GO AND STAND ALONG THE WATER'S EDGE AS WELL AS AN

6:51:38PM OPPORTUNITY TO FISH.

6:51:39PM IN ADDITION, TRYING TO CREATE EDUCATIONAL OPPORTUNITIES.

6:51:42PM WE'RE ENVISIONING PUTTING PLAQUES AND/OR PLANT

6:51:46PM IDENTIFICATION SO ONE WHO WALKS ON THE MAIN WALKWAY FROM

6:51:49PM NORTH TO SOUTH, IT IS AN EDUCATIONAL OPPORTUNITY TO GET

6:51:52PM ACCLIMATED AND LEARN ABOUT THE ECOSYSTEMS AND VARIOUS

6:51:55PM PLANTS.

6:51:55PM WE ARE PROPOSING TO DO THE MEDIAN LANDSCAPE DESIGN.

6:52:01PM CONTINUE WHAT'S BEEN DONE TO THE NORTH AND CONTINUE THAT ALL

6:52:04PM THE WAY THROUGH THE PROPERTY.

6:52:05PM THAT WILL COMPLETE THE STREETScape.

6:52:07PM WE'VE INCORPORATED A LOT OF FLOWERING TREES THROUGHOUT THE

6:52:10PM SITE.

6:52:11PM WE'RE ENVISIONING ROYAL POINCIANA, TABEBUIA, BULNESIA, AND A

6:52:16PM LOT OF VARIETY OF HONG KONG ORCHIDS.

6:52:20PM IN ADDITION TO THE TYPICAL STRUCTURE TREES THAT WE USE, THE

6:52:23PM OAK TREES AND PALM TREES, THESE TREES WILL GIVE YOU A SENSE

6:52:26PM OF SEASON THROUGHOUT THE VARIOUS SUMMER MONTHS AND SPRING

6:52:29PM AND FALL.

6:52:30PM THE AMENITY DECKS, THESE ARE REALLY NEAT.

6:52:34PM THE HORSESHOE-SHAPED ARCHITECTURE, THIS IS AN ELEVATED AREA.

6:52:38PM IT'S ONE FLOOR UP.

6:52:39PM THERE ARE FIRE PITS ON THERE, TRELLISES, ARTIFICIAL TURF

6:52:43PM AREAS, MULTIPURPOSE, WHETHER ONE WANTS TO USE THAT FOR YOGA

6:52:47PM OR EXERCISE OR THE KIDS WANT TO PLAY.

6:52:50PM ALSO PROPOSING A VARIETY OF PAVEMENT PATTERNS AND TEXTURES

6:52:52PM TO KIND OF SCALE DOWN THESE LARGE SPACES.

6:52:54PM IT IS A GREAT SOCIAL OPPORTUNITY.

6:52:55PM AND THAT OCCURS IN EACH OF THE THREE BUILDINGS.

6:52:57PM WE HAVE A POCKET PARK HERE TO THE SOUTH.

6:53:03PM THIS IS AN OPEN LAWN AREA.

6:53:05PM IT HAS GOT A SMALL PAVILION.
6:53:06PM AGAIN, NICE LANDSCAPE.
6:53:07PM AGAIN, MULTIPURPOSE SO KIDS CAN PLAY THERE.
6:53:10PM PEOPLE CAN RELAX.
6:53:11PM WE HAVE BENCHES AND BIKE RACKS THROUGHOUT THE COMMUNITY.
6:53:14PM ALONG THE SOUTH, WE HAVE A SMALL DOG PARK.
6:53:17PM WE ENVISION IT BEING FENCED IN SO YOU CAN LET YOUR DOG ROAM
6:53:20PM FREE AND NOT WORRY ABOUT RUNNING AWAY.
6:53:22PM AND WE HAVE ART OPPORTUNITIES THAT WE'RE PROPOSING IN THE
6:53:25PM CENTRAL MAIN STREETScape HERE, RED CIRCLE IN THAT AREA THAT
6:53:30PM IDENTIFIES THAT.
6:53:31PM THESE NEXT SLIDES ARE THE ENLARGEMENT OF EACH OF THE AREAS.
6:53:35PM THIS IS THE NORTH AREA.
6:53:36PM THIS IS THE ENHANCED PAVEMENT AREA THAT I MENTIONED EARLIER.
6:53:40PM THIS IS THE FILTER MARSH WITH A VARIETY OF GRASSES AND
6:53:44PM WETLAND AND AQUATIC MATERIALS THAT WILL SURVIVE AND SUSTAIN
6:53:48PM WELL IN THOSE AREAS.
6:53:49PM THE RED-ORANGISH COLOR TREES REPRESENT RED MAPLES, CYPRESS
6:53:53PM TREES AND PINE TREES AND WHATNOT THROUGHOUT THE AREA.
6:53:56PM WE HAVE A VERY DENSE BUFFER ALONG THE RESIDENTIAL QUADRANT
6:53:59PM HERE SO WE'VE INCREASED THE BUFFER.
6:54:01PM WE INCREASED THE SIZE AND THE SPACING OF THE PLANT MATERIAL
6:54:04PM THERE SO IT WILL BE VERY EFFECTIVE.
6:54:05PM I BELIEVE THOSE TREES WILL BE GREEN BUTTWOOD TREES WHICH
6:54:09PM PROVIDES A NICE DENSE, NATIVE CANOPY, WHICH WE THINK IS A
6:54:12PM GREAT SOLUTION.
6:54:13PM THIS IS THE FIRST COURTYARD AREA WHERE YOU CAN SEE THERE IS
6:54:17PM A SMALL ARCHITECTURAL ELEMENT HERE THAT MATTHEW'S IMAGES HAD
6:54:21PM SHOWN PREVIOUSLY.
6:54:22PM THIS IS THE ARTIFICIAL TURF AREA TO THE SIDES, SOME SPECIMEN
6:54:26PM PALM TREES ON THE DECK, THE FIRE PIT IN THE CENTER,
6:54:29PM TRELLISES OFF TO THE SIDE AND THEN JUST A VARIETY OF USER
6:54:34PM SPACES UTILIZING DIFFERENT PAVING MATERIAL TO TRY TO
6:54:37PM IDENTIFY THEM AS OPPORTUNITIES FOR PEOPLE TO ENJOY.
6:54:40PM THIS IS THE RETAIL AREA HERE, THE FIRST BUILDING, AND THEN
6:54:43PM THIS IS THE SECONDARY ENTRANCE HERE.
6:54:47PM THIS IS THE CENTRAL DRIVE, SO THIS IS JUST AS WE SLID SOUTH
6:54:51PM A LITTLE BIT.
6:54:51PM WE'VE GOT PALMS TO IDENTIFY AND ACCENTUATE THE ENTRANCEWAY.
6:54:56PM WE HAVE SIGNAGE IN THE MEDIAN, SMALL POND HERE, LARGE POND
6:54:59PM TO THE SOUTH.
6:55:00PM THE ART OPPORTUNITIES ARE IN THESE INTERSECTIONS RIGHT HERE,
6:55:03PM SO AS YOU DRIVE IN, THAT BECOMES A FOCAL POINT THAT YOU CAN
6:55:06PM SEE.
6:55:07PM APPRECIATE HEAVY BUFFER ALONG THE WEST TO AGAIN CREATE A LOT
6:55:11PM OF LANDSCAPE OPPORTUNITY.
6:55:14PM AROUND THE BUILDINGS, WE'RE VERY WELL LANDSCAPED.
6:55:16PM TO THE NORTH HERE, YOU SEE THIS MARSH AREA AGAIN AS SOLID

6:55:20PM LANDSCAPE.

6:55:21PM WE'RE NOT ENVISIONING TURF, WE'RE ENVISIONING GRASSES.

6:55:24PM YOU FEEL LIKE YOU'RE OUT IN A GIANT PRESERVE.

6:55:28PM YOU CAN SEE THE ENHANCED LANDSCAPE IN THE MEDIANS AS YOU'RE

6:55:31PM DRIVING THROUGH THE SITE AND THE VIA COCONUT.

6:55:34PM AND THIS IS THE SLIDE TO THE SOUTH.

6:55:36PM HERE IS THE FISHING PLATFORM FOR THE PAVILION.

6:55:40PM THE MEANDERING PATHWAY THAT GOES THROUGH HERE.

6:55:42PM THERE ARE BIKE RACKS AND BENCHES THAT I CAN'T QUITE SPOT,

6:55:46PM BUT THEY ARE RANDOMLY PLACED ALONG THAT FRONTAGE.

6:55:49PM THIS IS THE RESORT-STYLE POOL.

6:55:51PM THIS POOL PENETRATES INTO THE BOND.

6:55:54PM AND AGAIN, BEING ELEVATED, YOU HAVE A FANTASTIC VIEW.

6:55:57PM WE'VE GOT SPECIMEN PALM TREES AGAIN FLANKING THE POOL AREA.

6:56:01PM QUITE A FEW CHAIRS AND DECK SPACE AROUND IT.

6:56:04PM LANDSCAPE PLANTINGS ALONG THE EDGE OF THE PLANTERS SO THAT

6:56:06PM YOU HAVE A LITTLE SOFTENING, AS WE TRANSITION TO THE POND.

6:56:10PM AND THESE ARE THE NEXT TWO BUILDINGS HERE, WHICH IS A REPEAT

6:56:14PM OF THE FIRST BUILDING THAT I MENTIONED PREVIOUSLY.

6:56:16PM THIS LARGE GREEN AREA AND SMALL POCKET PARK HAS GOT A SMALL

6:56:21PM SHADE PAVILION, SOME BENCHES, AND THEN THE DOG PARK TO THE

6:56:26PM SOUTH.

6:56:27PM ENHANCED PAVEMENT TO IDENTIFY THE ENTRANCEWAYS, ADDITIONAL

6:56:30PM SIGNAGE IN THOSE LOCATIONS.

6:56:31PM THIS IS A CUT SHEET OF THE STREETLIGHTS AND PARKING LOT

6:56:36PM LIGHTS.

6:56:36PM WE'RE LOOKING TO USE PRETTY CONSISTENTLY WITH WHAT ESTERO

6:56:40PM HAS BEEN DOING, USING SHIELDS WHERE THE LIGHT IS RECESSED

6:56:42PM AND YOU DON'T SEE THE SOURCE OF THE FIXTURE.

6:56:45PM VERY ATTRACTIVE, VERY WELL CONCEALED AND MANAGES THE LIGHT

6:56:49PM QUITE WELL.

6:56:50PM THIS IS A CROSS SECTION THROUGH THE MAIN POND.

6:56:52PM THIS IS VIA COCONUT HERE, THE WALKWAY SYSTEM, THE SLOPE DOWN

6:56:55PM TO THE WATER'S EDGE, THE FISHING PIER STRUCTURE.

6:56:58PM WE'RE ENVISIONING LANDSCAPE FROM THE SIDEWALK ALL THE WAY

6:57:01PM DOWN TO THE WATER'S EDGE WITH LAYERS OF SHRUBS AND GROUND

6:57:04PM COVER TO HELP TRANSITION TO MAKE IT FEEL VERY NATURAL.

6:57:07PM THE FOUNTAIN FEATURE, THE LAKE AND THE POOL, ULTIMATELY THAT

6:57:11PM PENETRATES INTO THE POND AS WELL AS THE DECK AND THE

6:57:15PM PLANTERS THAT CASCADE OFF THE EDGE OF THE POOL DECK.

6:57:18PM HERE IS A SAMPLE PALETTE OF THE PLANTS THAT WE'RE

6:57:23PM ENVISIONING, CONCEPTUALLY SHOWS WHAT WE'RE TALKING ABOUT,

6:57:26PM WHAT WE'RE RECOMMENDING.

6:57:28PM THESE ARE ALL, I CALL THEM NATURALIZED PLANTS.

6:57:31PM SOME ARE NATIVE, SOME ARE NATURALIZED IN THE SENSE THEY

6:57:33PM PERFORM WELL AND WE USE THEM FREQUENTLY.

6:57:35PM THEY HAVE LOW MAINTENANCE COMPONENTS.

6:57:37PM THEY PERFORM WELL.

6:57:39PM THEY ARE LONG LIVED.

6:57:40PM SO THE PLANTS THAT WE ALL FIND TO BE ATTRACTIVE IN OUR

6:57:44PM PALETTE.

6:57:44PM >>Barry Jones: YOU EMPLOY MANY OF THE MAHOGANIES?

6:57:48PM >> I DID NOT ENVISION MANY MAHOGANIES.

6:57:50PM I HAVE MORE OAKS, MAPLES, HOLLIES, GREEN BUTTONWOODS.

6:57:55PM >>Barry Jones: THANK YOU.

6:57:56PM >> YOU'RE WELCOME.

6:57:57PM I SHARE YOUR PHILOSOPHY THERE.

6:57:58PM THAT CONCLUDES MY PRESENTATION.

6:58:01PM I'M AVAILABLE FOR ANY QUESTIONS.

6:58:03PM >>Barry Jones: ARE YOU THE LAST?

6:58:07PM PLEASE.

6:58:08PM >> THAT DOES CONCLUDE OUR FORMAL TEAM PROJECT PRESENTATION.

6:58:13PM WE WELCOME QUESTIONS FROM THE BOARD AND MEMBERS OF THE

6:58:15PM PUBLIC AS WELL.

6:58:17PM >>Barry Jones: TO PREFACE THIS, THERE WILL PROBABLY BE

6:58:21PM QUESTIONS THAT COME OUT MORE RELEVANT TO THE D.O. FOR OUR

6:58:25PM GENERAL UNDERSTANDING OF THE PROJECT.

6:58:26PM THERE ALSO WILL BE QUESTIONS DIRECTLY RELATED AND THEN

6:58:28PM COMMENTS DIRECTLY RELATED TO THE PATTERN BOOK THAT WE'RE

6:58:31PM HERE TO DISCUSS AND THE INTERCONNECTIVITY.

6:58:33PM THERE MAY BE A BLEND OF THOSE.

6:58:37PM WE'LL HAVE TO SORT THROUGH WHICH ONES ARE RELEVANT TO OUR

6:58:40PM VOTE TONIGHT AND WE'LL TRY AND ADDRESS THAT.

6:58:43PM IF YOU'LL PARDON US TRYING TO GET OUR ARMS AROUND THIS

6:58:47PM THING, WE HAVE A FEW THAT MAY BE OUTSIDE THE SCOPE OF THE

6:58:50PM REVIEW RIGHT NOW.

6:58:51PM >> ABSOLUTELY.

6:58:52PM IF YOU DON'T MIND, I'LL TRY TO FIELD THE QUESTIONS AND THEN

6:58:56PM BRING THE SPECIFIC DISCIPLINES UP AS NEEDED.

6:59:00PM >>Barry Jones: WITH THAT, I'D OPEN IT UP TO THE BOARD FOR

6:59:02PM ANY QUESTIONS THAT YOU MIGHT HAVE.

6:59:07PM >> NOT AT THIS POINT IN TIME.

6:59:09PM I THINK LOOKS PRETTY GOOD.

6:59:10PM >>Michael Sheeley: I HAVE SOME COMMENTS, MAYBE SOME

6:59:17PM QUESTIONS.

6:59:18PM THE WAY THE PROJECT WAS DESCRIBED VERSUS WHAT I SEE ON THE

6:59:26PM SITE PLANNING, SEEMED A BIT CONTRADICTIONARY.

6:59:32PM TO ME, IT'S NOT REALLY A TRUE MULTIUSE COMMUNITY PROJECT.

6:59:37PM IT'S NOT REALLY CREATING A COMMUNITY, IN MY OPINION.

6:59:43PM TO ME, I DO A LOT OF APARTMENTS.

6:59:44PM IT LOOKS LIKE THREE APARTMENT BLOCKS THAT HAVE BEEN PLACED

6:59:48PM IN A LINE WITH THAT CENTER VERY SHORT MAIN STREET ELEMENT,

6:59:55PM WHICH IS ON ITS FACE NICE BUT DOESN'T RELATE TO THE

7:00:00PM APARTMENT BLOCKS, IN MY OPINION.

7:00:01PM I THINK THE APARTMENT USERS HAVE VERY LITTLE RELATIONSHIP AT

7:00:05PM ALL TO WHAT I WOULD CONSIDER A GOAL WOULD BE IS TO TRY TO

7:00:10PM TIE THE WHOLE THING TOGETHER AS A COMMUNITY.
7:00:13PM PARTICULARLY SINCE THESE BUILDINGS ARE ALL PODIUM BUILDINGS.
7:00:18PM PARKING UNDERNEATH.
7:00:19PM THEY ARE UP IN THE AIR.
7:00:21PM THE AMENITY DECKS ARE ALL ELEVATED ABOVE THE PUBLIC.
7:00:24PM I THINK THERE'S VERY LITTLE INTERACTION BETWEEN THE PUBLIC
7:00:27PM REALLY AND THE RESIDENTS HERE.
7:00:28PM IN SOME WAYS FOR GOOD REASON BECAUSE OF PRIVACY, ET CETERA,
7:00:32PM FOR THE RESIDENTS.
7:00:32PM IT LOOKS LIKE A REAL ENGINEERING APPROACH ON THE OVERALL
7:00:39PM SITE PLANNING TO ME, IN THAT IF YOU'RE DRIVING SOUTHBOUND ON
7:00:42PM VIA COCONUT, I THINK IN CONTRADICTION A BIT TO WHAT MATTHEW
7:00:46PM SAID ABOUT NOT CREATING A BUILDING WALL LIKE ACROSS THE
7:00:51PM STREET, I THINK, IN FACT, IT DOES.
7:00:53PM IF YOU LOOK AT SLIDE 25, I THINK IT LOOKS PRETTY CLEAR THAT
7:00:56PM ONCE YOU'RE HEADED SOUTH, YOU'RE GOING TO SEE THIS LINE OF
7:01:00PM BUILDINGS, THERE ARE SOME BREAKS, BUT PRETTY MUCH YOU HAVE A
7:01:04PM STRAIGHT LINE OF BUILDINGS.
7:01:05PM AND I THINK AN OPPORTUNITY HAS BEEN LOST IN THE SITE
7:01:10PM PLANNING EFFORT TO TRY TO BURY THESE IN SOME WAY, INSTEAD OF
7:01:14PM BLOCK THEM OUT STRAIGHT AND LET THE CURVE OF THE ROAD CREATE
7:01:18PM THE GREENWAY.
7:01:19PM THIS IS MY OPINION.
7:01:21PM ARCHITECTURALLY, I IN GENERAL LIKE THE BUILDINGS AND I LIKE
7:01:34PM THE PREVIOUS WORK THAT MATTHEW HAS DONE.
7:01:36PM I THINK IN THIS INSTANCE, THESE BUILDINGS ARE A BIT PLAIN
7:01:42PM AND LACKING SOME DETAIL, AND ALSO ARE QUITE MONOCHROMATIC
7:01:49PM AND I THINK SOME ADDITIONAL COLOR AND OTHER THINGS, OTHER
7:01:51PM DETAIL TREATMENTS ON THE BUILDINGS WOULD HELP IMMENSELY.
7:01:55PM SLIDE 32 OF THE ONE COMMERCIAL BUILDING SHOWS THAT THAT
7:02:00PM BUILDING TO ME IS QUITE COLD LOOKING FROM THAT VIEW.
7:02:07PM IT DOES NOT HAVE A LOT OF WARMTH TO IT AS I THINK, AND IT
7:02:11PM DIFFERS FROM THE APARTMENT BUILDINGS IN THAT RESPECT.
7:02:15PM BUT I GUESS MY MAIN CONCERN IS THE LINEAR ASPECT OF THE SITE
7:02:19PM PLAN AND BASICALLY A FOUR-STORY WALL, EVEN THOUGH IT HAS
7:02:24PM BREAKS.
7:02:25PM VISUALLY AS YOU DRIVE DOWN THAT ROAD THAT I FIND
7:02:29PM OBJECTIONABLE.
7:02:31PM THOSE ARE MY COMMENTS.
7:02:32PM >> THANK YOU.
7:02:32PM APPRECIATE THE FEEDBACK.
7:02:43PM >>William Glass: I SHARE SOME OF MY COLLEAGUE'S IDEAS
7:02:45PM HERE.
7:02:46PM THE BUILDINGS HAVE BEEN BROKEN UP PRETTY WELL, THOUGH IT IS
7:02:50PM IN A STRAIGHT LINE, THEY ARE BROKEN UP PRETTY WELL.
7:02:53PM WE HAVE TO GO ON IMPRESSION TONIGHT BECAUSE WE HAVEN'T SEEN
7:02:58PM THIS BEFORE.
7:02:58PM SO I'M GOING FROM MY GUT.

7:03:00PM I VERY MUCH LIKE WHAT MATT DOES WITH THE WEST INDIES STYLE.
7:03:08PM IF THERE IS A MASTER OF IT IN THIS AREA, HE'S IT.
7:03:11PM WHAT I FEEL IN THIS BUILDING IS THAT THE DETAILING IN THE
7:03:16PM BRACKETS IS ALMOST BRUTAL.
7:03:19PM WEST INDIES IS DELICATE, AND THE BRACKETS ARE TOUGH AND THEY
7:03:25PM ARE PAIRED UP AND THEY ARE SAYING, I'M HERE.
7:03:28PM SOMEHOW, I'M GETTING A DISCONNECT THERE.
7:03:31PM THE OTHER THING, AND THIS IS SOMETHING I'VE FOUGHT FOR MANY
7:03:36PM YEARS IS HOW DO YOU DROP THE SCALE OF THE BUILDING TO THE
7:03:39PM GROUND.
7:03:40PM WE COME IN AND WE HAVE SINGLE-STORY BUILDINGS ON BOTH SIDES
7:03:44PM AND BUILDS TWO OR THREE IN THE MIDDLE.
7:03:47PM I KNOW THESE BUILDINGS ARE THREE-STORY IN THE FRONT AND THEY
7:03:49PM GO TO FOUR.
7:03:50PM I THINK IT WOULD BE MUCH MORE SUCCESSFUL IF WE COULD DROP
7:03:53PM THEM TO TWO ON THE END AND THEN GO TO THREE AND FOUR AND LET
7:03:56PM THE ROOFS JUMP UP, BECAUSE SOMETHING ABOUT THE ELEVATION OF
7:04:00PM THE BUILDING, IF THE BUILDING IS JUST SMACKED ON THE GROUND,
7:04:05PM THE TECHNIQUE OF DROPPING THE SCALE OF THE BUILDING ISN'T
7:04:09PM THERE.
7:04:09PM THERE ARE LOTS OF WAYS TO DO THAT.
7:04:11PM YOU CAN DO THAT WITH HORIZONTAL BANDING, A BASE, WHATEVER,
7:04:15PM LANDSCAPING, LOWER CHRISTMAS PALMS OR SOMETHING AROUND THE
7:04:18PM BASE OF THE BUILDING TO BREAK IT UP, BUT IT'S VERY HARD ON
7:04:21PM THE SITE.
7:04:22PM THESE BUILDINGS LAND HARD, AND THAT'S A LITTLE
7:04:27PM DISAPPOINTING.
7:04:29PM BECAUSE THEY LAND SO HARD ON THE SITE, THE SCALE OF THE
7:04:32PM BUILDING IS IMPOSING, AND I WOULD LIKE TO SEE IF IT'S
7:04:40PM POSSIBLE TO TRY TO PULL THE BUILDING DOWN TO THE GROUND A
7:04:44PM LITTLE BIT BETTER.
7:04:45PM I UNDERSTAND BECAUSE OF ECONOMICS AND MASSING YOU'VE GOT TO
7:04:49PM GET SO MUCH BUILDING ON THE SITE TO MAKE IT WORK, BUT IT'S A
7:04:57PM CONTINUING ISSUE TRYING TO GET A FOUR-STORY BUILDING TO LOOK
7:05:01PM LIKE IT BELONGS.
7:05:02PM THERE'S BEEN A LOT OF EFFORT HERE TO MAKE THAT HAPPEN, BUT I
7:05:05PM THINK WE HAVE TO PUSH IT A LITTLE FURTHER.
7:05:08PM I CONCUR WITH THE OBSERVATION OF COLOR-WISE.
7:05:17PM WHEN YOU HAVE FREE-STANDING BUILDINGS, THE VARIATION OF
7:05:23PM LIGHTS AND SHADOW IS A GREAT TECHNIQUE.
7:05:25PM WHEN THE BUILDING GETS THIS BIG, I THINK YOU'VE GOT TO GO
7:05:29PM FURTHER.
7:05:29PM SOMETHING HAS TO HAPPEN.
7:05:31PM I LIKE IT, BUT THESE BUILDINGS ARE HUGE, AND I THINK WE'VE
7:05:40PM GOT TO WORK ON BREAKING THAT UP A LITTLE BIT.
7:05:42PM I'M NOT GOING TO PUT IDEAS IN MATT'S HEAD BECAUSE HE'S VERY
7:05:47PM TALENTED BUT I'M SURE HE CAN FIGURE IT OUT.
7:05:49PM I DID A LOT OF SENIOR LIVING BUILDINGS WHICH HAD THE SAME

7:05:54PM PROBLEM.
7:05:54PM THEY WERE FOUR-STORY BUILDINGS.
7:05:55PM AND WE TRIED TO STEP -- I HAVE A WHOLE STUDY IN MY OFFICE OF
7:06:00PM WING ENDS, JUST HOW TO DROP A WING DOWN TO MAKE IT LOOK LIKE
7:06:04PM IT CONNECTS TO THE GROUND.
7:06:05PM I'M GLAD TO SHARE THAT WITH YOU.
7:06:10PM YOU'RE PRETTY FAR ALONG ON THIS.
7:06:12PM IT JUST SEEMS TO ME, THAT WAS MY GUT WHEN I LOOKED AT IT.
7:06:16PM I THINK I'D LIKE TO SEE THE DETAILING A LITTLE MORE
7:06:19PM DELICATE, A LITTLE MORE PLAY WITH THE COLOR AND TRY TO
7:06:22PM CONNECT THE BUILDING TO THE GROUND A LITTLE BETTER.
7:06:28PM >> THANK YOU, MR. GLASS.
7:06:29PM >>Barry Jones: I HAVE A QUESTION AND I DON'T KNOW IF IT IS
7:06:31PM FOR THE APPLICANT OR STAFF, THE NORTH END OF THE PROJECT SET
7:06:34PM UP FOR THE 30,000 SQUARE FEET OF COMMERCIAL AND POSSIBLE
7:06:36PM HOTEL, IS THAT PART OF THIS APPLICATION OR ARE THEY COVERED
7:06:40PM BY THIS PATTERN BOOK?
7:06:42PM >>Mary Gibbs: IT IS PART OF THE APPLICATION BECAUSE IT'S ALL
7:06:45PM THE SAME OWNERSHIP, BUT I THINK ON THE MASTER CONCEPT PLAN,
7:06:50PM IT SAYS FUTURE USES TO BE DETERMINED, AND THAT CAME UP AT
7:06:53PM THE PLANNING AND ZONING BOARD LAST NIGHT.
7:06:56PM THERE WERE SOME QUESTIONS ABOUT THAT AND WHETHER IT NEEDED
7:07:00PM TO BE DEFINED A LITTLE MORE SPECIFICALLY.
7:07:04PM >>Barry Jones: I'M JUST TRYING TO MAKE SURE THAT THE
7:07:08PM APPLICANT UNDERSTANDS THAT THAT PARCEL THAT THEY MAY LOOK TO
7:07:11PM SELL OFF TO SOMEBODY ELSE WILL BE COMMITTED TO THE SAME
7:07:15PM ARCHITECTURAL STYLE.
7:07:15PM SO WHEN THEY DO THEIR -- IF SOMEBODY IS GOING TO BUY THAT
7:07:19PM PARCEL, DON'T WANT TO HAVE A LONE STAR COMING IN VERSUS AN
7:07:23PM APARTMENT BUILDING NEXT TO IT THAT IS ALAMO BUT NOT QUITE
7:07:28PM LONE STAR.
7:07:31PM >>Mary Gibbs: OR TEXAS ROADHOUSE.
7:07:33PM >>Barry Jones: TEXAS ROADHOUSE.
7:07:34PM SORRY.
7:07:34PM GOT MY RESTAURANTS MIXED UP.
7:07:36PM >> ONE POINT OF CLARIFICATION ON THAT, TOO, THE AGREEMENT IS
7:07:39PM TO DESIGNATE THAT PARTICULAR TRACT AS COMMERCIAL BECAUSE OF
7:07:43PM MARKET TIMING ISSUES AND THE POTENTIAL REDEVELOPMENT OF THAT
7:07:46PM WHOLE CORNER THERE.
7:07:48PM THE DETAILED SITE PLANNING WORK WITH RESPECT TO THAT PIECE
7:07:51PM HAS NOT BEEN DONE, BUT CERTAINLY A CONDITION OF COMPLIANCE
7:07:56PM WITH THE SUBJECT PATTERN BOOK IS CONTEMPLATED AS PART OF
7:08:01PM POTENTIAL APPROVAL CONDITION.
7:08:04PM >> WILL THE HOTEL BE IN THE SAME RESTRICTION ON HEIGHT?
7:08:08PM IS THIS GOING TO TOWER OVER THE SINGLE-FAMILY HOUSES?
7:08:11PM >>Mary Gibbs: YEAH, THERE IS A QUESTION THAT CAME UP LAST
7:08:14PM NIGHT ABOUT THE HOTEL, TOO, AND THE KIND OF MULTIPLE CHOICE
7:08:18PM USES ON THE PARCEL.

7:08:19PM I THINK WE'LL END UP HAVING TO TALK TO THE APPLICANT AND
7:08:22PM REFINE THAT A LITTLE BIT MORE.
7:08:23PM LAST NIGHT, WE HAD A KIND OF PACKED AUDIENCE.
7:08:26PM A LOT OF PEOPLE FROM GENOVA WERE HERE, AND THEY WERE
7:08:29PM CONCERNED ABOUT THE HOTEL.
7:08:31PM THE AREA BEHIND THIS IS KIND OF A TRANSITIONAL AREA.
7:08:35PM IT'S SINGLE-FAMILY, BUT THERE'S BEEN SOME SALES, SO IT'S
7:08:38PM KIND OF GOING THROUGH A TRANSITION.
7:08:40PM BUT PLANNING AND ZONING WAS ALSO COGNIZANT THAT YOU'VE GOT
7:08:43PM SINGLE-FAMILY THERE.
7:08:48PM SO IT'S A LITTLE BIT TRICKY AND WE'LL HAVE TO DEAL WITH
7:08:50PM THAT.
7:08:51PM >>Barry Jones: WITH RESPECT TO THE SITE PLAN, I'LL
7:08:57PM RESPECTFULLY DISAGREE THAT THEY DID A BAD JOB.
7:08:59PM I UNDERSTAND THE NATURE OF THE LINEAR IS BECAUSE YOU'VE GOT
7:09:02PM THE RAILROAD RIGHT ON THE OTHER SIDE OF YOU AND THAT'S WHERE
7:09:06PM A FUTURE CONTEMPLATED LINEAR PARK WOULD BE.
7:09:09PM YOU DIDN'T WANT TO WASTE THE GREENSPACE AND THE OPEN SPACE
7:09:15PM ADJACENT TO WHAT WAS ALREADY GOING TO BE A LINEAR PARK.
7:09:18PM KIND OF PUT THAT OUT ON THE ROADWAY MORE FOR THE PEOPLE
7:09:22PM MOVING UP AND DOWN THIS CORRIDOR.
7:09:24PM I CAN APPRECIATE THAT AND UNDERSTAND THE GEOGRAPHIC
7:09:28PM LIMITATIONS AND THE ECONOMIC LIMITATIONS OF TRYING TO MAKE
7:09:31PM THIS WORK.
7:09:33PM THE PARKING LOTS ARE OPEN TO THE PUBLIC ALL THE WAY THROUGH.
7:09:37PM THE CENTER CORRIDOR ROAD WAS ONE YOU WERE RESTRICTED TO BY
7:09:42PM GEOGRAPHY.
7:09:43PM THERE'S NO OTHER PLACE THAT IT'S GOING TO GO.
7:09:46PM THAT'S FIXED IN SPACE.
7:09:47PM I THINK YOU DID A DECENT JOB OF MANIPULATING THE ALTERNATIVE
7:09:51PM USE IN THERE AND MAKING THAT WORK.
7:09:55PM WHEN YOU LOOK AT HOW THIS IS GOING TO CROSS OVER INTO THE
7:09:59PM ADJACENT PROPERTY, WHATEVER IT ENDS UP ULTIMATELY BECOMING,
7:10:02PM HOPEFULLY THAT DOES FACILITATE A GOOD PEDESTRIAN CONNECTION
7:10:07PM THROUGH THERE.
7:10:08PM MY CONCERN ABOUT THE PEDESTRIAN CONNECTION IS WE'RE BRINGING
7:10:11PM THEM ACROSS TO THE FUTURE PARK ACCESS ROAD, AND HOW ARE THEY
7:10:16PM CROSSING VIA COCONUT POINT.
7:10:17PM WE'RE SETTING UP A MID BLOCK CROSSING.
7:10:22PM WHAT'S THE PLAN OR GOAL FOR GETTING THOSE PEDESTRIANS ACROSS
7:10:27PM THE ROAD.
7:10:27PM THEY HAVE TO HIKE NORTH TO CORKSCREW OR WHAT'S THE ULTIMATE
7:10:33PM THOUGHT PROCESS THERE?
7:10:41PM DID STAFF OR APPLICANT GO THROUGH THAT?
7:10:43PM IF WE HAVE A MID BLOCK CROSSING, IS THAT SOMETHING THAT THE
7:10:46PM VILLAGE HAS THOUGHT ABOUT OR HOW IS THAT GOING TO HAPPEN?
7:10:50PM >>Mary Gibbs: I DON'T THINK WE'VE GOTTEN INTO THE DETAILS OF
7:10:52PM THAT YET.

7:10:53PM BUT THE IDEA WAS TO HAVE EVENTUALLY A WESTERN CONNECTION TO
7:10:59PM THE PARK, AND THEN KIND OF THIS MAIN STREET AREA COULD
7:11:02PM CONNECT OVER TO THE NORTH POINT PROPERTY, REALIZING YOU'VE
7:11:05PM GOT TO CROSS THE RAILROAD TRACK.
7:11:09PM KIND OF A LOFTY GOAL.
7:11:10PM BUT WE HAVEN'T REALLY GOTTEN INTO THE CROSSWALK DISCUSSION,
7:11:13PM AT LEAST NOT TO MY KNOWLEDGE.
7:11:14PM >>Barry Jones: THAT'S SOMETHING, IF WE'RE GOING TO FUNNEL
7:11:16PM PEOPLE, IF WE'RE GOING TO MAKE AN ATTRACTIVE NUISANCE, WE
7:11:20PM NEED TO SETTLE IT.
7:11:20PM THAT CENTER CORRIDOR ROAD THROUGH THERE, IS THAT GOING TO BE
7:11:24PM A PUBLIC EASEMENT THAT'S GRANTED TO THE VILLAGE?
7:11:26PM IS THAT HOW THAT'S GOING TO WORK?
7:11:28PM OR WILL THAT REMAIN UNDER PRIVATE OWNERSHIP?
7:11:31PM >> THE MAIN STREET AREA?
7:11:33PM >>Barry Jones: CORRECT.
7:11:34PM >> SO, I MEAN, IT WILL REMAIN UNDER PRIVATE OWNERSHIP.
7:11:39PM THE WHOLE PROJECT IS OPEN TO THE PUBLIC, AND THE THINKING
7:11:43PM BEHIND THE DESIGN ELEMENTS AND WORKING CLOSELY WITH STAFF IS
7:11:46PM TO TRY TO INCORPORATE AS MANY OF THE PUBLIC BENEFITS LISTED
7:11:50PM IN THE ESTERO PLAN DEVELOPMENT SECTION FOR THE VILLAGE
7:11:52PM CENTER INTO THE DESIGN.
7:11:55PM MY BELIEF SO THAT WILL REMAIN UNDER PRIVATE OWNERSHIP, OPEN
7:11:58PM TO THE PUBLIC, AND THE THINKING BEHIND THAT MAIN STREET IS
7:12:02PM THE CONNECTION ACROSS THE NORTH POINT PROPERTY BASED ON THE
7:12:06PM FRAMEWORK PLAN FOR THE VILLAGE, SO IT WAS A VERY -- WELL,
7:12:11PM FRANKLY, IT WAS AN INITIAL DISCUSSION THAT WAS HAD ALMOST A
7:12:15PM YEAR AND A HALF AGO NOW WITH STAFF WHEN WE WERE COMING UP
7:12:19PM WITH THE INITIAL CONCEPTS BECAUSE TO THE EXTENT THAT WAS A
7:12:24PM REQUIREMENT AND A KEY THINKING OF THE VILLAGE BEHIND THE
7:12:29PM INTERCONNECTIVITY OF ALL OF THIS AREA, THAT WAS A THRESHOLD
7:12:37PM ISSUE THAT THE CLIENT AND THEIR TEAM WENT THROUGH AS FAR AS
7:12:43PM BISECTING THE PROPERTY TO MAKE SURE WE COULD PROVIDE THAT
7:12:45PM INTERCONNECT AND THEN INCORPORATING THE PUBLIC BENEFITS AND
7:12:50PM THE REST OF THE SITE PLAN FELL FROM THAT, IF THAT PROVIDES A
7:12:53PM LITTLE MORE COLOR ON THAT.
7:12:55PM >>Barry Jones: THANK YOU.
7:12:56PM STACY, DID YOU WANT TO OFFER SOMETHING?
7:12:59PM >> I JUST WANTED TO ADD.
7:13:00PM STACY HEWITT FOR THE RECORD, WE DESIGNATED ON THE MASTER
7:13:04PM CONCEPT PLAN IS THE SEMI PUBLIC, THE TYPE B, WHERE IT WILL
7:13:07PM REMAIN UNDER PRIVATE OWNERSHIP BUT HAVE A PUBLIC EASEMENT
7:13:10PM OVER IT.
7:13:11PM >>Barry Jones: THANK YOU.
7:13:11PM WITH RESPECT TO THE SITE PLAN, A COUPLE OF QUESTIONS.
7:13:17PM THE RESTAURANTS SEEM TO BE, I THINK GOING BACK AND
7:13:23PM RETROFITTING SOME PLACES, SEEMS LIKE A LOT OF DROP-OFF ZONES
7:13:29PM ARE BEING CREATED AS PEOPLE MOVE MORE TO THE UBER WORLD.

7:13:32PM IS THERE ANY THOUGHT PROCESS OR ANY DISCUSSION INCORPORATING
7:13:35PM SOMETHING LIKE THAT IN YOUR SITE PLAN?
7:13:37PM IS THERE ANY ROOM?
7:13:39PM IT DOESN'T HAVE TO BE RESOLVED TODAY BECAUSE WE'RE HERE FOR
7:13:43PM PATTERN BOOK.
7:13:43PM THIS IS GENERAL COMMENT AT FIRST LOOK.
7:13:46PM >> APPRECIATE THAT.
7:13:49PM >>Barry Jones: THE PEDESTRIAN PATH WHERE IT ABUTS THE
7:13:51PM RAILROAD AND TERMINATES ON THE SOUTH END, IT ALWAYS BECOMES
7:13:55PM A POINT OF CONTENTION WITH THE NEXT GUY, WELL, WHY SHOULD I
7:13:58PM BUILD IT ACROSS THE RAILWAY, BECAUSE HE DIDN'T?
7:14:03PM HOW DOES THE VILLAGE PLAN ON MAKING SURE THAT THE GAP GETS
7:14:07PM BRIDGED?
7:14:07PM AGAIN, I DON'T NEED AN ANSWER TODAY.
7:14:12PM I WANT TO KNOW THAT THERE'S SOME THOUGHT PROCESS AS TO WHO
7:14:14PM WILL DO WHAT TO MAKE SURE YOU'RE NOT DOING YOUR HALF AND
7:14:17PM YOU'RE DOING YOUR HALF AND WE END UP WITH NO-MAN'S-LAND AND
7:14:20PM 30 FEET OF NO PATH.
7:14:22PM I DON'T KNOW IF IT'S A COMMITMENT, WHATEVER YOU NEED TO DO
7:14:26PM WHEN YOU COME BACK FOR D.O., I JUST WANT TO MAKE SURE I SAW
7:14:30PM IT.
7:14:31PM THE LANDSCAPING IN THE CENTER MEDIAN IS THAT SOMETHING THAT
7:14:34PM THE APPLICANT WILL MAINTAIN OVER TIME?
7:14:38PM IS THAT VILLAGE MAINTENANCE.
7:14:40PM WHAT HAPPENS WITH THAT, MARY?
7:14:41PM >>Mary Gibbs: WELL, WHEN WE DID GENOVA, THEY DID, I BELIEVE
7:14:45PM THE INSTALLATION OF THE MEDIAN LANDSCAPE, AND I THINK THEY
7:14:49PM ACTUALLY PAID FOR THE IRRIGATION.
7:14:53PM I THOUGHT THEY WERE GOING TO MAINTAIN.
7:14:55PM NOW THAT WE'VE TAKEN OVER VIA COCONUT, WE'RE KIND OF WORKING
7:14:58PM TOGETHER WITH THE APPLICANTS.
7:14:59PM SO I DON'T KNOW THAT WE'VE ACTUALLY DECIDED EXACTLY WHO'S
7:15:03PM GOING TO DO WHAT AT THIS POINT.
7:15:04PM >>Barry Jones: IS THE VILLAGE GOING TO START DOING MAYBE
7:15:07PM LANDSCAPE MAINTENANCE AGREEMENTS LIKE I SEE IN OTHER
7:15:11PM COUNTIES?
7:15:12PM IF YOU WANT TO DO SOMETHING IN THE MEDIAN MORE THAN NORMAL,
7:15:15PM THEN YOU MAINTAIN IT TYPE THING?
7:15:18PM >>Mary Gibbs: WHAT WE'VE BEEN DOING IS ACTUALLY HAVING SOME
7:15:21PM OF THE PRIVATE PARTIES DO THE BASIC THINGS AND THEN WE'VE
7:15:25PM BEEN TALKING ABOUT MAYBE WE SUPPLEMENT.
7:15:27PM WE'RE KIND OF LOOKING AT ALL DIFFERENT WAYS.
7:15:31PM >>Barry Jones: THE VILLAGE IS TAKING OVER OWNERSHIP OF
7:15:33PM MAINTENANCE IS WHAT'S HAPPENING.
7:15:34PM >>Mary Gibbs: RIGHT NOW, THE PLANTINGS THAT THEY ARE PUTTING
7:15:37PM ON VIA COCONUT, GENOVA HAD A PALLET AND WHEN WORKED WITH
7:15:43PM THEM BECAUSE WE WANTED TO REVISE IT A LITTLE BIT AND IT CAME
7:15:45PM OUT TO BE MUTUALLY AGREEABLE.

7:15:47PM WHAT'S GOING OUT THERE IS KIND OF THE PALLET.
7:15:52PM WE HAD HELP GETTING A PALLET.
7:15:54PM MATT JUST SAID GENOVA DOES THE MAINTENANCE.
7:16:01PM >>Barry Jones: OKAY.
7:16:02PM I'M TRYING TO MAKE SURE THAT WE'RE CONSISTENT.
7:16:06PM I KNOW THAT THERE ARE CLEAR ZONES FOR CERTAIN TREES AND
7:16:10PM THINGS.
7:16:10PM I GUESS STAFF IS LOOKING AT THE LANDSCAPE PLANS TO MAKE SURE
7:16:14PM THEY MEET THE CRITERIA FOR TREES WITHIN CLEAR ZONES, BECAUSE
7:16:19PM I LOVE IT'S A CURVY ROAD, BUT IT'S A CURVY ROAD.
7:16:22PM NOT EVERYBODY RECOGNIZES THAT SOMETIMES.
7:16:26PM ESPECIALLY COMING FROM THE SOUTH UP THROUGH THERE.
7:16:29PM FROM OUR LAST COUPLE OF QUESTIONS ON THE SITE PLAN, THAT
7:16:36PM SMALL POND THAT'S ADJACENT TO THE RESTAURANT, SEASONAL WATER
7:16:41PM TABLES CAN VARY AROUND HERE TWO TO THREE FEET.
7:16:44PM IS THAT PLANNED ON BEING LINED?
7:16:49PM IS THAT GOING TO THAT TURN INTO A MUD PIT?
7:16:50PM WHAT'S THE THOUGHT PROCESS?
7:16:51PM I'VE SEEN SMALL PONDS TURN INTO BIG MUD PUDDLES.
7:16:56PM >> BRENT ADDISON, FOR THE RECORD, WITH BANKS ENGINEERING.
7:16:58PM YES, IT WILL BE A LINE FEATURE.
7:17:00PM WE WANTED TO MAKE SURE -- THAT AREA WAS GETTING NARROW, AND
7:17:03PM WE WEREN'T GOING TO GET MUCH DEPTH OUT OF IT.
7:17:05PM >>Barry Jones: -- THE WATER QUALITY.
7:17:07PM I GET IT.
7:17:07PM >> SO WE ADDED IN SOME OF THE PLANTINGS, LITTORAL SHELVES ON
7:17:12PM THAT END AND MAKE SURE WE MAINTAIN WATER AROUND THE
7:17:14PM RESTAURANT, IT WILL BE A LINED FEATURE.
7:17:17PM >>Barry Jones: THE MARSH AREAS, THOSE HAVE A FOOT OF WATER
7:17:20PM DURING THE WET SEASON AND BE DRY DURING DRY SEASON.
7:17:24PM WHAT'S THE THOUGHT PROCESS THERE?
7:17:26PM >> YEAH, IT'S A TYPICAL LITTORAL ZONE.
7:17:29PM >>Barry Jones: OKAY.
7:17:30PM ANY THOUGHT PROCESS -- I KNOW IT'S NOT TIME OF SEASON RIGHT
7:17:33PM NOW, BUT SOMEBODY WILL SAY WEST NILE AT SOME POINT AND
7:17:38PM EVERYBODY WILL FREAK OUT ABOUT MOSQUITOES.
7:17:39PM SO WHEN YOU CREATE A MARSH, JUST BE AWARE OF THAT.
7:17:44PM WE'VE SEEN LOTS OF DIFFERENT THINGS RELATED TO THAT.
7:17:51PM SO I'LL LEAVE IT AT THAT.
7:17:53PM BIKE STORAGE.
7:17:54PM DO YOU HAVE BIKE STORAGE ON THE SITE IS THAT GOING TO GO IN
7:17:57PM THE GARAGES, HOW IS THAT TO ENCOURAGE THAT TYPE OF
7:17:59PM PEDESTRIAN?
7:18:00PM I DIDN'T SEE ANY SORT OF SIGNIFICANT BIKE RACKS OR BIKE
7:18:03PM STORAGE.
7:18:04PM >> I BELIEVE IT'S CONTEMPLATED.
7:18:05PM I DON'T KNOW THAT IT SHOWS UP ON THE MCP, BUT THE PLAN IS TO
7:18:09PM INCLUDE THAT.

7:18:09PM >>Barry Jones: TRY AND ENCOURAGE THAT OUTDOOR ACTIVE
7:18:12PM LIFESTYLE TYPE THING.
7:18:14PM IF YOU DON'T HAVE ROOM FOR ONE, YOU GENERALLY DON'T KEEP
7:18:17PM ONE.
7:18:17PM WITH RESPECT TO WHAT WE'RE HERE FOR, I GUESS, FROM MY
7:18:25PM PERSPECTIVE, I'LL AGREE, THEY DO IT A LOT WITH THE BUILDINGS
7:18:28PM BUT I THINK THE COLORS WOULD REALLY HELP, ADDITIONAL COLORS
7:18:32PM TO THESE BUILDINGS WOULD REALLY HELP BREAK UP THE SCALE OF
7:18:36PM THEM.
7:18:37PM AS HE LIKES TO REMIND ME, I'M JUST A DUMB ENGINEER SO I'LL
7:18:42PM LEAVE THE BUILDING ALONE.
7:18:43PM OKAY, I'LL SAY IT.
7:18:44PM [LAUGHTER]
7:18:45PM THE THING TO ME THAT WOULD REALLY HELP WOULD SEEM TO BE THE
7:18:51PM COLORS.
7:18:51PM I DON'T HAVE A PROBLEM WITH THE SITE PLAN.
7:18:53PM I THINK YOU'VE DONE A GREAT JOB OF GIVING WHAT YOU COULD
7:18:56PM GIVE TO THE PUBLIC BY BRINGING ALL THAT GREEN OUT FRONT.
7:19:04PM AND WE LOOK FORWARD TO SEEING IT AGAIN.
7:19:08PM >> YOU SAY FOR WATER STORAGE, YOU'LL HAVE TO PUT WATER
7:19:10PM STORAGE UNDER THE PARKING LOTS.
7:19:16PM >> VAULTS.
7:19:17PM >> SOME WATER VAULTS.
7:19:20PM >> BRENT ADDISON, FOR THE RECORD.
7:19:21PM YES, WE'RE GOING TO HAVE VAULTS.
7:19:24PM IN THE COMMERCIAL AREA, WE'LL HAVE VAULTS UNDERNEATH THE
7:19:27PM SURFACE PARKING TO PROVIDE DRY PRETREATMENT, WHICH WOULD BE
7:19:33PM REQUIRED.
7:19:34PM THEN THERE'S POTENTIALLY VAULTS, ACTUALLY UNDERNEATH THE
7:19:36PM PARKING GARAGES IN THE BUILDINGS DEPENDING ON HOW MUCH
7:19:39PM STORAGE WE'RE GOING TO NEED.
7:19:43PM >>Barry Jones: THERE ARE A COUPLE OF THINGS THAT WE NEED TO
7:19:46PM COME TO GRIPS WITH TONIGHT.
7:19:47PM ONE WAS INTERCONNECTIVITY.
7:19:52PM AND FROM MY PERSPECTIVE, I THINK YOU'VE DONE A GOOD JOB WITH
7:19:55PM TYING IT IN.
7:19:56PM THE CONCERN IS, HOW DO THEY GET ACROSS TO THE PARK OR
7:20:00PM GENOVA, THAT'S EFFECTIVELY -- YOU'RE CREATING THIS HIGH
7:20:06PM DENSITY ON BOTH SIDES AND ATTRACTIVE USES ON THE OTHER SIDE,
7:20:10PM BUT NO WAY TO GET FROM HERE TO THERE SAFELY.
7:20:12PM SO THAT WOULD BE MY CONCERN WITH RESPECT TO
7:20:16PM INTERCONNECTIVITY.
7:20:18PM WITH RESPECT TO THE PATTERN BOOK, I THINK YOU'VE GOTTEN SOME
7:20:23PM POSITIVE FEEDBACK ABOUT ADDING SOME MORE MICRO-- AND I DON'T
7:20:27PM KNOW IF MICRO IS THE PROPER TERM -- BUT A SMALLER SCALE
7:20:31PM DETAIL BRACKETING AND FEATURES MAYBE, IN ADDITION TO
7:20:37PM INCORPORATING ADDITIONAL COLORS INTO THE PALETTE.
7:20:43PM I'LL LEAVE IT UP TO IS MY PARTNERS HERE AS TO WHETHER THEY

7:20:51PM WANT TO ELABORATE FURTHER ON THAT OR WHETHER YOU THINK YOU
7:20:55PM WANT TO MOVE TO A VOTE TONIGHT OR IF YOU WANT TO TWEAK IT
7:21:00PM AND BRING BACK SOMETHING ELSE FOR US TO SEE.
7:21:04PM WELL, BEFORE WE DO ANY OF THAT, PUBLIC COMMENT, RIGHT?
7:21:08PM YOU DIDN'T EVEN HAVE TO CATCH ME.
7:21:10PM DO WE HAVE ANY CARDS?
7:21:11PM >>The Clerk: NO.
7:21:13PM >>Barry Jones: SORRY, WE DO HAVE A CARD.
7:21:15PM >> YES, YES I DO.
7:21:20PM >>Barry Jones: BY THE LAST ONE OF THE DAY, I'LL GET IT.
7:21:26PM >> I'M THE SAME PERSON.
7:21:28PM BILL CARR FROM WEST BROADWAY.
7:21:31PM I REALLY CAN'T COMPETE.
7:21:36PM I WAS A SPECIAL ED. TEACHER WITH HIGHLY EMOTIONAL, DISTURBED
7:21:39PM ABUSED STUDENTS, HIGH SCHOOL STUDENTS.
7:21:43PM PROBABLY REFLECTED ON ME SOME.
7:21:47PM HOWEVER, I'M LOOKING AT THIS AND I DO HAVE DIFFICULTY WITH
7:21:49PM COLORS, UNFORTUNATELY.
7:21:50PM BUT THERE ARE A FEW THINGS YOU BROUGHT UP AND I THOUGHT
7:21:53PM MAYBE YOU SHOULD HEAR IT FROM THE PUBLIC BECAUSE I'M PUBLIC.
7:21:57PM I AM CONCERNED ABOUT THE PEDESTRIAN CROSSING FROM GENOVA
7:22:00PM ACROSS THE STREET, BECAUSE IF YOU CAN VISUALIZE THIS, YOU
7:22:04PM HAVE U.S. 41 AND CORKSCREW AND OVER IN THE CORNER, U.S. 41,
7:22:10PM YOU HAVE THAT LOWER INCOME HOUSING AND PEOPLE ARE CONSTANTLY
7:22:14PM WALKING RIGHT ACROSS 41.
7:22:16PM THEY DON'T WALK UP TO THE STREET LIGHT.
7:22:21PM THAT'S SOMETHING WE DON'T WANT TO HAVE OCCUR.
7:22:24PM ALSO, AS TIME GOES ON, IF ALL OF THIS BUILDING COMES TO
7:22:28PM FRUITION, DON'T FORGET ACROSS THE STREET FROM GENOVA, YOU'VE
7:22:31PM GOT THE COLONNADE.
7:22:34PM SO THERE'S GOING TO BE A LOT OF TRAFFIC THAT'S GOING TO BE
7:22:38PM MATERIALIZING THERE, IF YOU DIDN'T REALIZE THAT.
7:22:41PM AND MR. GLASS MENTIONED THE BUILDINGS, NOT SO MUCH THE
7:22:46PM ARCHITECTURE -- WELL, THE ARCHITECTURE OR THE DESIGN BUT
7:22:48PM THEY ARE PLAIN.
7:22:49PM THE ONLY THING I COULD THINK OF IS WHEN YOU GO UP 41, YOU GO
7:22:53PM TOWARDS PAGE FIELD RIGHT ACROSS FROM THERE, THERE'S ONE -- I
7:22:58PM BELIEVE THEY ARE RENTAL APARTMENTS.
7:23:00PM THEY ARE ALL WHITE, AND THERE'S NOTHING AESTHETICALLY
7:23:04PM PLEASING ABOUT THEM, AND THAT'S NOT WHAT THIS IS INTENDED TO
7:23:08PM BE BECAUSE IT'S SUPPOSED TO BE LUXURY.
7:23:10PM HOW MUCH TRAFFIC IS THIS GOING TO GENERATE?
7:23:15PM BECAUSE I DON'T REALLY UNDERSTAND.
7:23:18PM I UNDERSTAND IT'S NOT GATED, BUT IT SEEMS AS THOUGH
7:23:21PM EVERYTHING IS REALLY BUILT FOR THE PEOPLE WHO ARE INSIDE,
7:23:24PM WHO ARE GOING TO LIVE THERE.
7:23:27PM I DON'T KNOW THAT THERE'S THAT MUCH PUBLIC TRAFFIC.
7:23:29PM I KNOW THAT HAS NOTHING TO DO WITH DESIGN, BUT IT'S

7:23:34PM SOMETHING TO THINK ABOUT ANYWAY.

7:23:35PM THAT'S ALL I HAD TO SAY FOR THAT.

7:23:38PM THANK YOU.

7:23:38PM >>Barry Jones: THANK YOU FOR YOUR CONTRIBUTION.

7:23:40PM ANY OTHER BOARD MEMBERS WANT TO SHARE WITH WHERE YOU'RE AT

7:23:53PM RIGHT NOW AND WHAT YOU THINK WE SHOULD DO?

7:23:56PM >> I HAVE ONE QUESTION.

7:23:58PM HOW IS THE PROPERTY TO THE NORTH GOING TO BE LEFT?

7:24:02PM GOING TO KEEP THE COWS THERE GRAZING?

7:24:04PM >>Barry Jones: I THINK THEIR INTENT IS TO LEAVE IT

7:24:06PM UNDEVELOPED FOR NOW WITH DEVELOPMENT RIGHTS FOR WHEN IT

7:24:09PM COMES TO MARKET.

7:24:11PM >> THE INTENT IS FOR IT TO BE A SECOND PHASE, EXACTLY.

7:24:13PM >>Barry Jones: DOESN'T HAVE TO COME IN WITH A DEVELOPMENT

7:24:15PM ORDER FOR THAT.

7:24:16PM BUT BASED ON EVERYTHING I'VE HEARD, WHATEVER THEY ARE GOING

7:24:18PM TO BUILD THERE IS GOING TO HAVE TO MEET THE ARCHITECTURAL

7:24:20PM DESIGN STANDARDS THAT THEY ARE SETTING FORTH NOW IN THE

7:24:22PM PATTERN BOOK.

7:24:24PM WHAT WE'RE HERE TO VOTE ON NOW.

7:24:26PM >> IT WILL BE A FARM GRAZING LAND.

7:24:28PM >>Barry Jones: PROBABLY.

7:24:30PM >>Mary Gibbs: IF I COULD ADD A COMMENT ON THAT, TYPICALLY,

7:24:34PM WHEN THE PROPERTY IS REZONED, AND IF THIS IS INCLUDED IN THE

7:24:38PM REZONING, WHICH IT WILL BE, THEN WE TYPICALLY PUT A

7:24:42PM CONDITION IN THAT THEY CAN'T USE IT, THEY CAN'T GET A TAX,

7:24:46PM AN AG EXEMPTION.

7:24:47PM ONCE IT'S REZONED TO COMMERCIAL, WE WOULD PUT THE CONDITION

7:24:51PM IN.

7:24:51PM THAT'S WHAT WE STANDARDLY PUT IN OUR ZONINGS.

7:25:00PM >> IF I MAY, MR. CHAIRMAN, BECAUSE I KNOW THAT -- WELL,

7:25:05PM THERE'S SOME LACK OF CLARITY ABOUT THE PROCESS WITH RESPECT

7:25:09PM TO THIS CODE BEING RELATIVELY NEW FOR THIS VILLAGE CENTER

7:25:12PM AREA, WE UNDERSTAND AND RECOGNIZE THAT THIS IS THE FIRST

7:25:15PM TIME YOU ALL ARE HEARING OF IT AND THE PUBLIC FORUM LAST

7:25:20PM NIGHT, FRANKLY, WAS THE FIRST TIME THAT THE PUBLIC WAS

7:25:23PM INTRODUCED TO THE PROJECT THROUGH THE PLANNING AND ZONING

7:25:25PM BOARD HEARING.

7:25:26PM WE DO APPRECIATE VERY MUCH ALL OF YOUR COMMENTS.

7:25:30PM WE APPRECIATE COMMENTS FROM THE PUBLIC, AND WE WANT TO BE

7:25:36PM ABLE TO INCORPORATE THAT, CERTAINLY, TALK WITH THE TEAM

7:25:41PM ABOUT THOSE IDEAS AND REFLECT UPON THAT AND TRY TO

7:25:44PM INCORPORATE THEM AS BEST AS POSSIBLE AND BE ABLE TO PROVIDE

7:25:47PM YOU WITH SOME MORE PRECISE RESPONSIVENESS TO SOME OF THE

7:25:52PM COMMENTS AND QUESTIONS AS WELL.

7:25:55PM WITH THAT, I WOULD REQUEST THAT WE CAN COME BACK, PROVIDE

7:26:02PM MORE OF THAT DETAIL AND THEN CONTINUE THAT CONVERSATION, AND

7:26:08PM THEN YOU ALL CAN ASSESS THE FEEDBACK WITH RESPECT TO THAT

7:26:12PM AND RESERVE YOUR RIGHT TO VOTE AT THAT TIME.

7:26:16PM >>Mary Gibbs: IF I COULD ADD SOMETHING, TOO, NOEL KIND OF

7:26:19PM TOOK THE WORDS OUT OF MY MOUTH.

7:26:20PM WHAT I WAS GOING TO SAY IS WE HAVE NOT DONE ONE OF THESE IN

7:26:24PM THIS PROCESS WITH VILLAGE CENTER WITH THE PATTERN BOOK

7:26:26PM COMING TO DESIGN REVIEW BOARD FIRST, AND IT IS A LITTLE BIT

7:26:29PM PRELIMINARY BECAUSE WE HAVEN'T REALLY GONE THROUGH THE

7:26:32PM DETAILS OF THE ZONING OR GONE BACK TO PLANNING AND ZONING

7:26:35PM BOARD.

7:26:35PM WE HAVE TIME TO COME BACK IF YOU'RE NOT COMFORTABLE.

7:26:39PM BUT ALSO, I'M LOOKING AT -- AND I WANT TO EXPLAIN A LITTLE

7:26:42PM BIT WHEN YOU'RE SAYING YOU HAD COMMENTS ABOUT THE SITE PLAN,

7:26:45PM LIKE IT'S NOT PART OF THE PATTERN BOOK, BUT IT ACTUALLY IS.

7:26:49PM THE PATTERN BOOK ENCOMPASSES THE ARCHITECTURE, LANDSCAPING

7:26:52PM AND THE SITE PLAN.

7:26:53PM I THINK ALL THE COMMENTS YOU MADE TONIGHT WERE VERY

7:26:56PM RELEVANT.

7:26:56PM SO WE CAN TAKE THOSE COMMENTS AND, LIKE NOEL SAID, THE

7:27:00PM APPLICANT CAN GO BACK AND REVISIT SOME OF THESE COMMENTS AND

7:27:03PM SEE IF THEY NEED TO MAKE SOME CHANGES AND COME BACK.

7:27:06PM BUT I THINK THAT ALL THE COMMENTS ARE RELEVANT AND HELPFUL.

7:27:10PM WHEN I LOOKED AT THE ACTUAL WORDING OF THE CODE, WHEN I

7:27:14PM ACTUALLY READ THE CODE, IT SAYS THAT WITH RESPECT TO

7:27:19PM APPLICATIONS FOR REZONING IN THIS DISTRICT, THAT THE DRB IS

7:27:23PM EMPOWERED TO ADVISE THE PLANNING AND ZONING BOARD WITH

7:27:25PM COMPLIANCE OF THE PATTERN BOOK.

7:27:27PM AND THEN IT SAYS EVEN IN A CONCEPTUAL STAGE OF APPROVAL, THE

7:27:31PM DRB HOLDS A PUBLIC HEARING TO DETERMINE THE ADVICE, BUT IS

7:27:34PM NOT REQUIRED TO HOLD A WORKSHOP, AND THE ADVICE THAT THERE'S

7:27:38PM A DISCLAIMER THAT WHATEVER ADVICE YOU GIVE DOESN'T AFFECT

7:27:42PM WHEN THEY COME BACK WITH A DEVELOPMENT ORDER LATER AND YOU

7:27:45PM HAVE OTHER COMMENTS.

7:27:46PM IT DOESN'T SAY YOU HAVE TO -- IT'S A LITTLE UNCLEAR ON

7:27:50PM WHETHER YOU NEED TO VOTE WITH SPECIFICS OR I THINK YOU CAN

7:27:53PM JUST PROVIDE GENERAL COMMENTS.

7:27:57PM >>Barry Jones: WELL, I THINK WE'VE DONE A GOOD JOB OF

7:28:01PM PROVIDING GENERAL COMMENTS.

7:28:02PM THE ONE THING I DIDN'T MENTION AND I DON'T KNOW IF THE

7:28:06PM VILLAGE HAS A THOUGHT PROCESS TO IT ALL OR NOT, BUT ANYTIME

7:28:09PM I'VE SEEN THESE GREENWAYS AND YOU TRY AND GET A LOT OF

7:28:12PM PEDESTRIANS GOING, THE ONE THING THAT ALWAYS ENDS UP MISSING

7:28:15PM IS A PUBLIC RESTROOM FACILITY.

7:28:17PM I DON'T KNOW IF THAT'S SOMETHING THAT THEY COULD CONTRIBUTE

7:28:19PM AS PART OF THEIR 300 DENSITY UNITS WITHIN THEIR FACILITY

7:28:25PM OVER THERE BY THE DOG PARK OR NOT.

7:28:30PM YOU END UP WITH GREENWAYS AND UP AND DOWN AND NOBODY WANTS

7:28:33PM IT, SO IT NEVER GETS BUILT.

7:28:36PM BUT IT WOULD CERTAINLY HELP TO FACILITATE SOME OF THE NEEDS

7:28:42PM OF THE COMMUNITIES.
7:28:43PM >> ABSOLUTELY.
7:28:43PM >>Barry Jones: THAT I'VE SEEN.
7:28:44PM AND THAT'S, AGAIN, JUST FROM AN INFRASTRUCTURE STANDPOINT,
7:28:47PM THE THINGS THAT I'VE SEEN, SEEN LACKING WHEN I'M IN PLACES
7:28:54PM LIKE THIS.
7:28:55PM I ASSUME ANY OF THESE SHELTERS OR ANY OF THESE PLACES WOULD
7:28:59PM ALSO DOUBLE AS A LIGHTNING OR SHADE OR RAIN SHELTER BECAUSE
7:29:02PM PEOPLE GET OUT AND THEY ARE BIKING OR THEY ARE WALKING AND
7:29:05PM THEY GET STUCK.
7:29:06PM IT HAPPENS IN SOUTHWEST FLORIDA.
7:29:08PM IT WAS RAINING AND THEN IT WASN'T.
7:29:10PM WE'RE GOING TO CONTINUE THIS AND CARRY IT ON TO THE NEXT
7:29:16PM MEETING.
7:29:16PM THE PREVIOUS SLIDES, SOME OF THE SLIDES I SAW IN HERE WHERE
7:29:20PM THERE WAS MORE COLOR INCORPORATED INTO THE BUILDINGS KIND OF
7:29:22PM REFLECTED HOW IT CAN HELP BREAK THE BUILDING UP AND MAKE IT
7:29:28PM LOOK NOT QUITE SO LARGE.
7:29:31PM I APPRECIATED THAT COLOR IN THOSE AND THEN THEY KIND OF
7:29:35PM DISAPPEARED WITH THE FINAL.
7:29:36PM I THINK THERE'S MORE TEXTURE WHEN I LOOK AT SOME OF THESE
7:29:40PM SLIDES THAN I SEE IN OTHERS, DIFFERENT USES OF TEXTURES,
7:29:42PM THAT REALLY HELP BREAK IT UP IN PLACES, AND MAYBE CARRIED
7:29:48PM THROUGH AS CONSISTENTLY AS IT WAS ON SOME OF THE INNER
7:29:51PM COURTYARDS I BELIEVE IT WAS, THE FACES ON THE INNER
7:29:54PM COURTYARDS, THAT MIGHT HELP, TOO.
7:29:57PM I THINK YOU UNDERSTAND WE'RE TRYING TO TAKE BIGGER AND MAKE
7:29:59PM IT SMALLER, IF YOU WILL.
7:30:02PM THANK YOU FOR YOUR TIME.
7:30:03PM >>Mary Gibbs: COULD I MAKE A COMMENT?
7:30:06PM I WILL JUST CONTINUE IT BUT NOT TO THE NEXT MEETING, BUT
7:30:09PM THAT'S NOT GOING TO WORK.
7:30:10PM THEY NEED TO GO MEET WITH GENOVA.
7:30:13PM THERE'S A LITTLE BIT OF WORK.
7:30:14PM I WOULD CONTINUE IT TO A DATE UNCERTAIN.
7:30:18PM DOESN'T MATTER.
7:30:19PM >>Barry Jones: DATE UNCERTAIN.
7:30:20PM EXCELLENT SUGGESTION.
7:30:20PM THANK YOU.
7:30:21PM >> DO WE NEED A MOTION TO THAT EFFECT?
7:30:23PM I MOVE THAT WE CONTINUE IT TO A DATE TO BE DETERMINED.
7:30:28PM >> SECOND.
7:30:28PM >>Barry Jones: ALL IN FAVOR SAY AYE.
7:30:30PM APPROVED.
7:30:33PM THANK YOU VERY MUCH.
7:30:36PM >> MR. ANDREA, THE OFFER IS STILL OPEN.
7:30:39PM >> YES, YOUR CHAIR IS RIGHT HERE.
7:30:42PM >>Barry Jones: HE WOULDN'T WANT TO CUT HIS OWN THROAT.

7:30:52PM >> DO WE HAVE TO CLOSE THE MEETING?
7:30:59PM >> FOR GENERAL PUBLIC INPUT.
7:31:11PM >> EXCUSE ME, THE MEETING ISN'T ADJOURNED.
7:31:15PM >>Barry Jones: I'M SORRY.
7:31:16PM WE HAVE A COUPLE OF THINGS TO FINISH HERE.
7:31:19PM IS THERE ANY PUBLIC INPUT TONIGHT, REFERENCE ANYTHING TO THE
7:31:25PM BOARD?
7:31:26PM BILL HAS HAD HIS PUBLIC INPUT.
7:31:30PM NEXT MEETING, FEBRUARY 12.
7:31:33PM DO WE HAVE A MOTION FOR ADJOURNMENT?
7:31:34PM >> SO MOVED.
7:31:35PM >> SECOND.
7:31:35PM >>Barry Jones: ALL IN FAVOR SAY AYE.
7:31:38PM [SOUNDING GAVEL]

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.