

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

05:30:41 >>Barry Jones: CALL TO ORDER.
05:30:42 BEGIN WITH THE PLEDGE OF ALLEGIANCE.
05:30:47 [PLEDGE OF ALLEGIANCE]
05:31:01 ROLL CALL.
05:31:04 >> BOARD MEMBER FREEDMAN?
05:31:06 >> [INAUDIBLE]
05:31:06 >> BOARD MEMBER GLASS?
05:31:10 >>William Glass: HERE.
05:31:11 >>Michael Sheeley: HERE.
05:31:13 >> BOARD MEMBER WALLACE?
05:31:15 >> HERE.
05:31:16 >>Barry Jones: HERE.
05:31:18 DO WE HAVE ANY QUESTIONS ON THE AGENDA OR ANYTHING TO ADD,
05:31:24 MARY?
05:31:25 >>Mary Gibbs: NO, NOT AT THIS TIME.
05:31:28 >> MOVE TO APPROVE.
05:31:30 >>Barry Jones: ALL IN FAVOR SAY AYE.

05:31:32 APPROVED.
05:31:34 BUSINESS FOR TONIGHT, THE CONSENT AGENDA.
05:31:38 ONE SET OF MINUTES.
05:31:44 >> MOVE TO APPROVE THOSE MINUTES.
05:31:47 >>Barry Jones: ALL IN FAVOR SAY AYE.
05:31:48 THE NEXT ITEM ON THE AGENDA, PUBLIC HEARINGS.
05:31:55 STARTING OUT WITH LAKE MICHIGAN CREDIT UNION.
05:32:00 WE'VE GOT TO DO SWEARING IN, CONFLICTS, AND EX PARTE
05:32:05 COMMUNICATIONS.
05:32:08 ANYBODY HAVE ANY EX PARTE COMMUNICATIONS?
05:32:10 SEEING NONE, HEARING NONE, THAT'S ZERO.
05:32:12 SWEARING IN?
05:32:18 >>Tammy Duran: NANCY IS ON THE LINE.
05:32:21 >>Nancy Stroud: I'M HERE.
05:32:22 CAN YOU HEAR ME?
05:32:24 >>Tammy Duran: YES.
05:32:25 >>Nancy Stroud: GREAT.
05:32:27 SHALL I SWEAR IN THE WITNESSES?

05:32:31 >>Mary Gibbs: NANCY, SOME OF THEM ARE REMOTE.
05:32:34 DO THEY NEED TO RAISE THEIR HAND?
05:32:36 JUST CHECKING.
05:32:41 >>Nancy Stroud: THANK YOU, ANYONE PREPARED TO TESTIFY TODAY,
05:32:45 RAISE YOUR RIGHT HAND.
05:32:46 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO
05:32:48 GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE

05:32:51 TRUTH?
05:32:51 >> YES.
05:32:52 >>Nancy Stroud: THANK YOU.
05:32:56 >>Barry Jones: NO CONFLICT OF INTEREST ON THIS ONE.
05:32:59 MARY, DID YOU WANT TO START OR LET THEM DO THE PRESENTATION?
05:33:08 >>Mary Gibbs: THANK YOU.
05:33:09 AND GOOD EVENING.
05:33:11 I'M GOING TO DO A BRIEF INTRODUCTION.
05:33:13 THE FIRST CASE THAT YOU HAVE IS THE LAKE MICHIGAN CREDIT
05:33:16 UNION, AND THIS IS A BANK THAT IS LOCATED ON U.S. 41.
05:33:21 IF YOU RECALL THE SHOPPING CENTER, IT'S NORTH OF WILLIAMS
05:33:24 ROAD ON THE WEST SIDE OF U.S. 41.
05:33:27 THERE'S A SHOPPING CENTER IN THE BACK.
05:33:28 THERE'S A CHICK-FIL-A, A GAS STATION, AND THERE WAS A BANK
05:33:32 OF AMERICA.
05:33:33 THIS IS THE OLD BANK OF AMERICA BUILDING AND LAKE MICHIGAN
05:33:37 CREDIT UNION NOW HAS IT.
05:33:40 THEY HAVE DONE SOME INTERIOR REMODELING ALREADY AND NOW THEY
05:33:44 ARE WORKING ON THEIR PROPOSAL FOR SOME EXTERIOR CHANGES TO
05:33:47 THE BUILDING AND A REPAINTING OF THE BUILDING.
05:33:51 THE EXTERIOR CHANGES INVOLVE SOME WINDOWS, AND I THINK
05:33:56 THERE'S SOMETHING THAT HAS TO DO WITH THE HVAC EQUIPMENT ON
05:34:00 THE ROOF.
05:34:01 SO I'M GOING TO ASK THEM TO EXPLAIN EXACTLY WHAT THEY ARE
05:34:04 DOING.

05:34:05 I DID WANT TO POINT OUT THAT WE DID NOT SCHEDULE THIS FOR AN
05:34:09 INFORMATION MEETING BECAUSE YOU SAID BEFORE IF WE WANT TO,
05:34:12 WE CAN SCHEDULE THESE FOR PUBLIC HEARING, AND THEN IF THERE
05:34:15 ARE MORE QUESTIONS, YOU CAN ALWAYS CONTINUE THAT.
05:34:19 SO MY UNDERSTANDING FROM THE APPLICANT IS THAT THEY'VE GOT
05:34:23 THREE DIFFERENT OPTIONS OF PAINTING THAT THEY WANT TO TALK
05:34:26 TO YOU ABOUT AND GET INPUT.
05:34:31 TO GIVE YOU A LITTLE CONTEXT, THE SHOPPING CENTER HAS KIND
05:34:34 OF GOT THE MEDITERRANEAN THEME, AND THIS PROPOSAL HAS KIND
05:34:39 OF GOT THE BEIGE COLORS.
05:34:41 THERE'S A LITTLE BIT OF DISPARITY IN THE COLORS OF THE
05:34:43 SHOPPING CENTER, IF YOU'RE FAMILIAR WITH IT.
05:34:46 THE SHOPPING CENTER ITSELF HAS A TRICOLOR OF LIKE THE GREEN
05:34:50 TRIM WITH THE YELLOWS AND THE KIND OF MEDITERRANEAN BEIGE.

05:34:54 I'VE GOT A PICTURE OF THE BANK OF AMERICA BUILDING THAT I
05:34:57 CAN PASS OUT SO YOU CAN GET A FLAVOR OF THAT.
05:35:00 NOW, SINCE THEN, THE ABC LIQUORS THAT IS AT THE CORNER,
05:35:05 FURTHER UP PELICAN SOUND BOULEVARD AND THAT'S GOT A LITTLE
05:35:10 MORE BEIGY WITHOUT THE GREENS AND THE RUST COLOR.
05:35:12 SO THERE'S A LITTLE BIT OF VARIETY IN THAT SHOPPING CENTER.
05:35:17 THE CHICK-FIL-A HAS THE BEIGE THEME, TOO.
05:35:20 WHEN YOU'RE LOOKING AT THIS, I THINK THE QUESTION IS, DOES
05:35:23 IT MEET THE GENERAL FLAVOR OF THE SHOPPING CENTER AND THE
05:35:26 SURROUNDING AREA?
05:35:28 SO I JUST WANTED TO GIVE YOU THAT CONTEXT.

05:35:31 I'LL PASS OUT THAT PICTURE WHILE THE APPLICANT IS TALKING.
05:35:34 AND I THINK THE PRESENTATION IS MATT PLONIS.
05:35:43 I'LL TURN IT OVER, IF YOU DON'T HAVE ANY QUESTIONS, I'LL
05:35:46 TURN IT OVER TO THE APPLICANT.
05:35:49 >> OKAY.
05:35:50 I'M ON MY iPad.
05:35:56 ARE YOU FOLLOWING ALONG ON THE PowerPoint WITH ME OR DO I
05:35:59 NEED IT ON MY SCREEN?
05:36:01 >>Tammy Duran: YOU NEED TO SHARE IT ON YOUR SCREEN OR WE CAN
05:36:04 RUN IT HERE.
05:36:05 EITHER OR.
05:36:13 >> WE HAVE SOME TECHNICAL DIFFICULTIES.
05:36:15 >>Tammy Duran: TELL ME WHEN TO SWITCH SLIDES.
05:36:18 >> VERY WELL.
05:36:18 THE FIRST PAGE IS THE ADDRESS.
05:36:22 PLEASE CHANGE SLIDES.
05:36:46 >>Tammy Duran: I'M READY FOR YOU TO GO.
05:36:48 >> GREAT.
05:36:49 WE'RE LOOKING AT YOUR PRESENTATION ON MY SCREEN.
05:36:52 GREAT.
05:36:53 THIS IS WHAT WE'RE TALKING ABOUT FIRST.
05:36:54 THE COLOR PALETTES.
05:36:57 WE HAVE THREE OPTIONS THAT HAVE BEEN PRESENTED.
05:37:00 AND THIS IS THE ONE THAT THE ARCHITECT WOULD LIKE TO GO WITH
05:37:03 FIRST.

05:37:06 SO WE'VE GOT IT HERE ON AN ELEVATION AND THE COLORS ARE
05:37:11 RIGHT BEHIND IT, ON THE NEXT SCREEN, PLEASE.
05:37:14 BILTMORE BUFF.
05:37:18 AND A DOWNING SLATE COMBINATION.
05:37:21 THEN ON THE NEXT SCREEN -- ACTUALLY, IT'S JUST THE SUMMARY
05:37:28 OF THE OPTION ONE APPEARS ON THAT PAGE 5 THAT YOU'RE LOOKING
05:37:35 AT NOW.
05:37:36 IF WE WANT TO GO BACK TO A COUPLE OF PAGES, ALL OF THOSE
05:37:39 COLORS ARE IN THAT ELEVATION.
05:37:44 THE ACCENT, GREAT COLOR.

05:37:52 IT APPEARS JUST AS AN ACCENT AROUND THE WINDOWS, THE ARCH AT
05:37:57 THE FRONT AND AT THE FRIEZE BOARD.
05:38:04 THE NEXT TWO OPTIONS I PRESENTED THE EXACT SAME WAY WITH THE
05:38:10 ELEVATION FIRST, THE OFFICIAL COLORS IN SWATCH SECOND, AND
05:38:15 THEN ALL OF THE DETAILS OF WHERE THEY GO ON THE THIRD PAGE.
05:38:20 OBVIOUSLY, THE NEXT ONE -- LITTLE MORE BEIGY.
05:38:38 TWO BILTMORE BUFF.
05:38:42 ROYCROFT VELLUM.
05:38:44 BIRDSEYE MAPLE.
05:38:51 I KNOW THE ARCHITECT IN ANTICIPATION OF THIS MEETING HAD
05:38:57 SOME INPUT FROM THE VILLAGE AFTER OUR INITIAL OPTIONS WERE
05:39:07 REJECTED.
05:39:12 WE WANTED TO GIVE THESE THREE OPTIONS SO WE WOULD BE IN THE
05:39:17 BALLPARK, ALTHOUGH WE DO PREFER THE FIRST.
05:39:31 >>Barry Jones: THAT CONCLUDES YOUR PRESENTATION?

05:39:33 >> YES.
05:39:33 >>Barry Jones: WE'LL OPEN THE ITEM UP FOR DISCUSSION.
05:39:37 >>Michael Sheeley: I HAVE A QUESTION, MATT.
05:39:39 THIS IS MIKE SHEELEY.
05:39:40 WHY ARE YOU CHOOSING TO REPAINT THE BUILDING AT ALL?
05:39:44 >> IF YOU LOOKED AT IT UP CLOSE, IT NEEDS A FRESH COAT.
05:39:51 >>Michael Sheeley: THE ELEVATIONS THAT YOU PRESENTED DON'T
05:39:53 REALLY REFLECT -- I'M LOOKING AT A PHOTOGRAPH OF THE
05:39:56 BUILDING, DON'T REFLECT THE DETAIL ON THE BUILDING.
05:39:59 DOESN'T REFLECT THE CORNICE BOARD OR THE BRACKETS UNDER THE
05:40:03 ROOFLINE, ET CETERA.
05:40:04 SO WE DON'T KNOW HOW THOSE WOULD BE HANDLED.
05:40:07 MY OVERALL IMPRESSION IS THAT THE EXISTING BUILDING IS FAR
05:40:10 MORE INTERESTING COLOR PALETTE THAN WHAT YOU'VE PRESENTED.
05:40:16 >> THE EXISTING TRIM IS TO REMAIN WHITE.
05:40:19 SO THE CORBELS THAT YOU SPEAK OF, THOSE WOULD REMAIN WHITE.
05:40:24 >>Michael Sheeley: THEY ARE NOT SHOWN IN THE DRAWING.
05:40:26 I DON'T KNOW IF THAT'S SUPPOSED TO DEPICT IT, BUT THE
05:40:31 DRAWINGS JUST REALLY AREN'T SUFFICIENT TO DEPICT WHAT'S
05:40:34 GOING ON.
05:40:35 NOT AT SCALE OR SOMETHING.
05:40:38 >> PRESENTED A SOUTH ELEVATION.
05:40:40 WE HAVE A PICTURE OF THE EXISTING BUILDING, AND I WOULD
05:40:44 ASSUME THAT IS AN EASTERLY ELEVATION.
05:40:47 IT WOULD BE NICE IF WE COULD HAVE A COMPARISON OR LOOK AT

05:40:50 WHAT YOU PLAN TO DO WITH THIS EASTERLY OR FRONT OF THE
05:40:54 BUILDING COMPARED TO THE SOUTH ELEVATION, OR AM I MISTAKEN?
05:40:59 >> IS THIS THE EAST ELEVATION?
05:41:05 >>Barry Jones: ONE BUILDING SOUTH OF THE CHICK-FIL-A.
05:41:08 >> THIS LOOKS EAST, BASICALLY FACING 41.
05:41:11 >>Michael Sheeley: FACING 41, RIGHT.

05:41:14 >> ACTUALLY -- THIS ELEVATION IS FROM THE SOUTH.
05:41:33 >>Michael Sheeley: IN MY VIEW, THE COLOR SCHEMES PRESENTED
05:41:35 ARE ALL BASICALLY THE SAME.
05:41:37 I SEE VERY LITTLE VARIATION.
05:41:39 FRANKLY, THEY ARE UNAPPEALING TO ME.
05:41:43 THERE'S NO CONTRAST.
05:41:44 THERE'S NOT MUCH GOING ON.
05:41:47 THAT'S MY OPINION.
05:41:48 OTHERS MAY HAVE A DIFFERENT OPINION.
05:41:53 >> FOR LACK OF A BETTER WORD, I FIND THEM VERY
05:41:55 UNINTERESTING.
05:41:59 >> I THINK THE ARCHITECT WAS RESPONDING TO SPECIFIC COMMENTS
05:42:03 THAT WERE MADE WHEN WE WERE REJECTED IN OUR INITIAL
05:42:07 APPLICATION.
05:42:09 AND THERE WAS CONVERSATION BETWEEN THE ARCHITECT AND THE
05:42:12 VILLAGE, AND THESE WERE SUBMITTED AND HE ASKED FOR SOME
05:42:21 COMMENTARY AND TRIED TO GIVE A LITTLE BIT OF A VARIETY
05:42:24 THERE.
05:42:24 I'M HAPPY TO TAKE YOUR COMMENTS IN HOW YOU THINK THEY MAY BE

05:42:28 IMPROVED.
05:42:29 I THINK THE EARTHY TONES AND WITH PASTEL HIGHLIGHTS WERE THE
05:42:32 OFFICIAL COMMENTS.
05:42:35 >>Barry Jones: I THINK ONE OF THE THINGS WE TRY AND DO IS
05:42:39 USE COLOR LIKE WE USE ARCHITECTURE UP AND DOWN, IN AND OUT
05:42:43 AND THAT'S TO BREAK UP THE MASS OF THE BUILDING.
05:42:46 IF YOU LOOK AT THE EXISTING BUILDING AND LOOK AT THE COLUMNS
05:42:48 OR EVEN THE BASE, DIFFERENT ELEMENTS OF THE BUILDING THAT
05:42:51 MAY BE SEPARATED BY THE HORIZONTAL TRIM LINE.
05:42:54 THEY USE DIFFERENT COLORS.
05:42:56 SO I DON'T KNOW AS MUCH IT'S AN OBJECTION TO THE PROPOSED
05:43:00 COLORS, MAYBE A THIRD COLOR BE ADDED AND THEN INCORPORATE
05:43:04 IT.
05:43:05 I WOULDN'T MIMIC THE BUILDING EXACTLY AS IT IS, ALTHOUGH
05:43:08 THERE'S NOTHING WRONG WITH IT.
05:43:12 USE THE COLORS TO BREAK UP THE MASS OF THE BUILDING RATHER
05:43:14 THAN HAVE ONE BIG COLOR PREDOMINANT THROUGHOUT THE BODY OF
05:43:20 THE BUILDING.
05:43:25 >> SO ADDING A THIRD COLOR AND DEFINING THE OTHER FEATURES,
05:43:31 LIKE THE CORBELS FOR A BETTER PRESENTATION.
05:43:37 IN GENERAL, THE BODY COLOR, ARE WE RIGHT WITH THE EARTHEN
05:43:41 TONE THERE?
05:43:44 >> I HAVE TO SAY THAT I THINK YOUR REQUEST IS A SUBSTANTIAL
05:43:51 DEPRECIATION OF THE LOOK OF THE BUILDING.
05:43:54 >>Michael Sheeley: I AGREE.

05:43:55 >> I MIGHT AGREE WITH YOU THAT PERHAPS THE GREEN MIGHT GO,
05:43:58 BUT I THINK THE REST OF THE BUILDING IS MUCH MORE ATTRACTIVE

05:44:05 TO ESTERO THAN WHAT YOU'RE PROPOSING.
05:44:11 I REALLY DON'T UNDERSTAND WHY ANYBODY WOULD WANT TO PAINT
05:44:13 THAT STONE, WHICH I'M NOT AN ARCHITECT, BUT IT SEEMS TO
05:44:18 GROUND THE BUILDING VERY WELL.
05:44:21 IF THE OBJECTION IS THE GREEN, I DON'T HAVE A PROBLEM WITH
05:44:23 THAT KIND OF MINTY GREEN OR PLAIN GREEN, BUT I MUCH PREFER
05:44:29 THE EXISTING COLORATION OF THE BUILDING.
05:44:31 I DEFER TO MY ARCHITECT COLLEAGUES, BUT THAT'S MY OPINION.
05:44:37 >>Michael Sheeley: IT MAY BE WORTHWHILE TO LOOK AT AN
05:44:40 ALTERNATE COLOR SCHEME IN THE SAME PATTERN THAT'S BEEN DONE
05:44:43 ON THE BUILDING AS IT IS.
05:44:45 AND THE WAY THEY USE THE COLOR VARIATIONS.
05:44:49 AND ALSO TO PROVIDE DRAWINGS TO US THAT BETTER SHOW
05:44:53 REALISTICALLY WHAT'S GOING ON WITH THE BUILDING, WHERE THE
05:44:56 ROOF LINE ACTUALLY HAS DEPTH, THE CORNICE LINE HAS THE
05:44:59 PROPER DEPTH.
05:45:00 THE TRIM IS IN THE APPROPRIATE PLACE.
05:45:02 THESE DRAWINGS AREN'T TO SCALE.
05:45:04 SO I WOULD RECOMMEND YOU DO ALL OF THOSE THINGS AND THEN
05:45:07 COME BACK AND SEE US.
05:45:08 I'M SURE IT'S EASY ENOUGH TO WORK OUT THE COLOR PALETTE THAT
05:45:12 WOULD SATISFY YOU AND THE VILLAGE.
05:45:16 >> VERY GOOD.

05:45:17 GREAT COMMENTS.
05:45:20 >> WHAT DO THE REST OF YOU FEEL ABOUT THE GREEN?
05:45:24 >> IT LOOKS LIKE HE REPLACED THE GREEN WITH THE DOWNING
05:45:27 SLATE.
05:45:27 >> I THINK THAT'S TRUE, IF I LOOK AT THE RIGHT EDGE OF THE
05:45:30 SOUTH ELEVATION, I SEE SOME BLUISH -- I THINK ON THE CURRENT
05:45:37 BUILDING IS GREEN.
05:45:38 IF I READ IT RIGHT.
05:45:40 I'D HAVE TO SEE AN EASTERN ELEVATION TO KNOW THAT IT'S BEING
05:45:44 CARRIED THROUGH.
05:45:45 >> IT WOULD BE REALLY NICE IF YOU COULD SCALE THE BUILDING
05:45:47 RIGHT.
05:45:47 THIS CORBEL LINE IS WRONG SCALE, NO FASCIA BOARDS ON THE
05:45:53 BUILDING AND GIVING US A SOUTH ELEVATION.
05:45:55 IF YOU SHOW US ONE ELEVATION, GIVE US THE FACADE.
05:45:58 I JUST LOOK AT THIS, AND I'M WITHOUT WORDS.
05:46:03 I THINK YOUR GUYS IN GRAND RAPIDS NEED TO COME DOWN HERE AND
05:46:09 SEE HOW IT'S DONE.
05:46:15 >> OKAY.
05:46:15 THANK YOU FOR ALL THE COMMENTARY.
05:46:17 I WILL SHARE IT WITH THE ARCHITECT.
05:46:20 CAN I ASK YOU THIS?
05:46:21 IS THERE A WAY WHERE WE CAN PERHAPS TAKE IN THOSE COMMENTS
05:46:25 AND MAKE THOSE REVISIONS AND BEFORE THE NEXT MEETING GET

05:46:29 SOME FEEDBACK?

05:46:33 >>Barry Jones: I THINK STAFF UNDERSTANDS ENOUGH ABOUT WHAT
05:46:36 WE'RE SAYING.
05:46:36 I THINK IT'S ALSO IMPORTANT THAT YOU LOOK AT THE TRIM
05:46:39 ELEMENTS ON THE BUILDING, ESPECIALLY AROUND THE FRONT DOORS,
05:46:43 DIFFERENT COLORS AND THAT BE REFLECTED IN WHAT YOU GET BACK
05:46:47 TO US, THE COLUMNS.
05:46:49 THOSE ITEMS NEED TO BE DEFINED AND REFLECTED IN THE PAINT
05:46:54 SCHEME THAT YOU PROVIDE.
05:46:55 STAFF, MARY, ARE YOU TAKING YOUR HEAD?
05:47:00 >>Mary Gibbs: I UNDERSTAND WHAT THE COMMENTS ARE, AND I
05:47:02 THINK WE CAN HELP THEM WITH RESPONDING TO THAT WITHOUT
05:47:09 HAVING TO COME BACK FOR ANOTHER WORKSHOP OR SOMETHING.
05:47:13 >> THANK YOU.
05:47:15 >> IS GRAY IN THE LOGO OF THE SIGNAGE?
05:47:17 IS THAT WHERE WE'RE GETTING GRAY ON THE BUILDING?
05:47:21 IS IT PART OF THE LAKE MICHIGAN SIGNAGE?
05:47:25 >>Mary Gibbs: I THINK THEY CAN ANSWER THAT.
05:47:27 THE INITIAL PROPOSAL FOR THE BUILDING WAS BASICALLY ALL
05:47:30 GRAY, AND THAT'S WHAT THE STAFF DISCOURAGED BECAUSE IT
05:47:34 WASN'T CONSISTENT WITH ANYTHING AROUND IT.
05:47:40 >>Barry Jones: IT SOUNDS LIKE AT THIS TIME I'M CORRECT THAT
05:47:43 YOU'D LIKE TO ASK FOR A CONTINUANCE AND CONTINUE THIS MATTER
05:47:46 THROUGH TO THE NEXT HEARING, IS THAT CORRECT?
05:47:48 >> PLEASE, YES.
05:47:49 IF YOU MAY, OR IF I MAY, WHO MIGHT WE BOUNCE -- WE'RE GOING

05:47:58 TO GET THE FRONT ELEVATION AS WELL AND TAKE INTO ACCOUNT
05:48:02 THESE OTHER COMMENTS THAT YOU'VE MADE AND GET SOME BETTER
05:48:06 DETAIL AND MAKE SURE THAT THE BUILDING IS TO SCALE WITH
05:48:10 PROPER DETAIL.
05:48:11 WHERE MAY WE SUBMIT THOSE TO IN THE MEANTIME FOR FEEDBACK
05:48:14 BEFORE THE NEXT HEARING?
05:48:16 >>Mary Gibbs: IF YOU SUBMIT IT BACK, I THINK YOU'VE GOT
05:48:19 MARYANN DEVONIS' E-MAIL.
05:48:22 YOU'VE BEEN CORRESPONDING WITH HER.
05:48:25 I'LL LET HER KNOW THAT SHE CAN GET THAT TO ME.
05:48:28 WE'LL LOOK IT OVER.
05:48:29 I'LL BE HAPPY TO LOOK IT OVER, TOO, SINCE I'M HERE TONIGHT.
05:48:32 WE'LL LOOK IT OVER AND GIVE YOU SOME COMMENTS BACK.
05:48:35 >> THANK YOU VERY MUCH.
05:48:36 >>Barry Jones: I WAS REMISS, DO WE HAVE ANY PUBLIC COMMENT
05:48:39 ON THIS?
05:48:41 >>Tammy Duran: I DON'T HAVE ANY CARDS.
05:48:43 >>Barry Jones: WE HAVE A REQUEST FOR A CONTINUANCE.
05:48:45 DO WE HAVE A MOTION?
05:48:46 SECOND?

05:48:47 ALL IN FAVOR SAY AYE.
05:48:49 SOMEBODY HAVE SOMETHING?
05:48:53 ALL IN FAVOR SAY AYE.
05:48:55 THANK YOU FOR YOUR, TIME, SIR.
05:48:59 WE LOOK FORWARD TO THE REVISIONS.

05:49:02 >> EXCUSE ME, BEFORE WE GO.
05:49:07 HELLO?
05:49:09 >>Barry Jones: YES, GO AHEAD.
05:49:10 >> THERE WAS ONE OTHER ITEM THAT WE WERE SUPPOSED TO SPEAK
05:49:16 ABOUT, WHICH WAS THE SCREENING FOR THE AIR CONDITIONING
05:49:20 EQUIPMENT ON THE ROOF OF THE DRIVE-THROUGH.
05:49:23 >>Barry Jones: I'M SORRY.
05:49:24 THAT WASN'T IN THE PRESENTATION.
05:49:25 I MISSED THAT.
05:49:30 >> THAT WAS ONE OF THE --
05:49:37 >>Mary Gibbs: I THINK WHAT WE WERE TRYING TO MAKE SURE,
05:49:39 BECAUSE I THINK IT MIGHT HAVE BEEN REPLACING SOME EQUIPMENT,
05:49:42 SO WHAT THE STAFF WAS TRYING TO MAKE SURE IS THAT THAT HAS
05:49:46 TO BE SCREENED FROM VIEW.
05:49:48 WE DON'T WANT THE MECHANICAL EQUIPMENT TO BE VISIBLE FROM
05:49:52 VIEW FROM THE ROAD.
05:49:55 >> YES.
05:49:56 IT'S IN THE REAR OF THE BUILDING ON THE ROOF OF THE
05:49:59 DRIVE-THROUGH.
05:49:59 YOU CAN GO BACK AS FAR AS YOU WANT AND YOU CANNOT SEE THE
05:50:04 EQUIPMENT.
05:50:04 THERE IS ABOUT A FIVE-FOOT PARAPET WALL THAT SCREENS IT EVEN
05:50:09 FROM THE REAR.
05:50:10 >>Barry Jones: I THINK YOU WANT TO MAKE SURE THAT YOU KNOW
05:50:12 THAT YOU'RE REPLACING IN-KIND SO THAT YOU'RE NOT TAKING A

05:50:15 FOUR-FOOT TALL UNIT AND PUTTING IN A NINE-FOOT TALL UNIT.
05:50:19 >> EXACTLY.
05:50:20 WE'LL BE LIKE FOR LIKE.
05:50:23 >>Barry Jones: MARY, DID YOU HAVE ANYTHING ELSE YOU'D LIKE
05:50:25 TO SHARE?
05:50:26 >>Mary Gibbs: NO, I THINK THAT'S ALL.
05:50:28 >> THANK YOU VERY MUCH.
05:50:28 >>Barry Jones: THANK YOU, SIR.
05:50:30 HAVE A GOOD EVENING.
05:50:32 >> THANK YOU.
05:50:35 >>Barry Jones: ALL RIGHT.
05:50:37 OUR NEXT ITEM IS THE OLD POST OFFICE.
05:50:40 WE HAD A PUBLIC INFORMATION WORKSHOP ON THIS AND WE'RE BACK
05:50:43 IN FOR DEVELOPMENT ORDER.
05:50:47 >>Michael Sheeley: MR. CHAIRMAN, MY FIRM IS PRESENTING, SO
05:50:50 I'M RECUSING MYSELF FROM ANY COMMENT DURING THIS

05:50:53 PRESENTATION.
05:50:54 >>Barry Jones: VERY GOOD.
05:50:55 DO WE HAVE ANY OTHER CONFLICT OF INTERESTS?
05:51:01 ANY EX PARTE COMMUNICATIONS?
05:51:02 NONE.
05:51:07 >>Mary Gibbs: THE APPLICANT WAS TRYING TO BEAT ME UP TO THE
05:51:09 PODIUM HERE.
05:51:11 I KNOW THEY ARE ANXIOUS TO TELL YOU ALL ABOUT THEIR PROJECT.
05:51:13 SO I JUST WANT TO GIVE YOU A QUICK OVERVIEW.

05:51:17 THIS IS THE OLD POST OFFICE PROPERTY ON BROADWAY.
05:51:21 PROBABLY MOST EVERYBODY IS FAMILIAR WITH THAT.
05:51:23 AND THEY ARE ASKING FOR APPROVAL OF THEIR DEVELOPMENT ORDER
05:51:27 AND THE MONUMENT SIGN.
05:51:29 THE EXISTING BUILDING IS GOING TO REMAIN, BUT IT'S GOING TO
05:51:33 BE UPGRADED AND REFACED TO LOOK SIMILAR TO THE SHOPPING
05:51:38 CENTER THAT'S JUST TO THE WEST WHERE THEY'VE GOT THE VARIOUS
05:51:41 COMMERCIAL USES.
05:51:42 JUST TO GIVE YOU A LITTLE BIT OF BACKGROUND, THIS PROJECT
05:51:46 WAS ACTUALLY REZONED BY THE VILLAGE COUNCIL TO A COMMERCIAL
05:51:51 PLANNED DEVELOPMENT.
05:51:52 IT WAS APPROVED WITH CONDITIONS.
05:51:54 AND THE CONDITIONS INCLUDED A PATTERN BOOK.
05:51:57 AND WE INCLUDED THE ZONING ORDINANCE IN YOUR DOCUMENTS
05:52:00 TONIGHT BECAUSE THE CHAIR ALWAYS ASKS ABOUT THAT.
05:52:05 SO SOME OF THE CONDITIONS THAT THE COUNCIL APPROVED WITH
05:52:08 SOME BUFFERING TO MAKE SURE THAT THE NEIGHBOR TO THE EAST IN
05:52:13 THE SINGLE-FAMILY HOME IS PROTECTED.
05:52:15 AND THERE WERE SOME -- COUNCIL SUGGESTED SOME MODIFICATIONS
05:52:17 TO THE NORTH ELEVATION OF THE ARCHITECTURE, WHICH THE
05:52:21 APPLICANT HAS REVISED SINCE THEN.
05:52:24 SO THEY ARE ASKING FOR APPROVAL FOR THE DEVELOPMENT ORDER
05:52:28 AND THE SIGN TONIGHT.
05:52:29 AND I'M GOING TO TURN IT OVER TO THE APPLICANT NOW, AND JEFF
05:52:35 WRIGHT.

05:52:37 YOU CAN COME UP NOW.
05:52:38 >>Nancy Stroud: MR. CHAIR, BEFORE YOU PROCEED, SINCE I CAN'T
05:52:42 SEE THE AUDIENCE, HAS EVERYONE BEEN SWORN IN THAT'S GOING TO
05:52:46 TESTIFY IN THIS MATTER?
05:52:49 >>Barry Jones: YES, THEY WERE ALL SWORN IN WITH THE FIRST
05:52:51 ONE.
05:52:51 >>Nancy Stroud: THANK YOU.
05:53:10 >>Jeff Wright: GOOD AFTERNOON.
05:53:11 I'M JEFF WRIGHT WITH THE HENDERSON FRANKLIN LAW FIRM.
05:53:14 >>Mary Gibbs: JEFF, MAKE SURE YOU GET CLOSE.
05:53:17 >>Jeff Wright: JEFF WRIGHT WITH THE HENDERSON FRANKLIN LAW
05:53:19 FIRM HERE ON BEHALF OF THE APPLICANT.

05:53:21 WE HAVE OUR TEAM HERE.
05:53:23 CARLOS CARDET WITH MK ARCHITECTURE.
05:53:25 DAVID KULSVEEN WITH LANDESCO COVERING LANDSCAPING.
05:53:29 AND DEAN MARTIN WITH TDM IS COVERING SOME OF THE SITE
05:53:32 ISSUES, INCLUDING LIGHTING AND OTHER MATTERS.
05:53:34 WE'RE SEEKING YOUR APPROVAL, AS MARY JUST SAID, OF THE
05:53:37 DEVELOPMENT ORDER AND A MONUMENT SIGN AT THE OLD POST OFFICE
05:53:41 ON U.S. 41 AND BROADWAY.
05:53:44 IN JULY IT WAS REZONED FROM AG TO CPD.
05:53:49 YOU MAY RECALL, THE FACT THAT THIS IS A POST OFFICE CREATED
05:53:53 SOME INTERESTING ZONING ISSUES.
05:53:55 IT WAS ZONED AG.
05:53:57 TO DO ANYTHING WITH IT, WE HAD TO GET IT REZONED UNLESS YOU

05:54:00 WANTED TO DO ROW CROPS AND THAT WASN'T THE OBJECTIVE
05:54:04 OBVIOUSLY.
05:54:04 NOW REZONED TO CPD AND TRYING TO MOVE FORWARD WITH THE
05:54:08 REDEVELOPMENT OF THE SITE.
05:54:09 WE HAVE A BRIEF PowerPoint PRESENTATION.
05:54:11 WE'LL GO IN THE ORDER THAT I INTRODUCED OUR TEAM.
05:54:14 CARLOS, THEN DAVID, THEN DEAN.
05:54:16 I JUST WANT TO THANK STAFF AND YOU ALL FOR YOUR TIME TONIGHT
05:54:20 AND TURN IT OVER TO CARLOS.
05:54:22 THANK YOU.
05:55:12 >> GOOD EVENING.
05:55:12 THIS IS OUR SECOND APPEARANCE HERE.
05:55:14 WE HAVE TAKEN THE RECOMMENDATIONS OF THE BOARD FROM THE LAST
05:55:20 MEETING AND MADE SOME REVISIONS TO THE BUILDING.
05:55:26 MORE SPECIFICALLY AND MORE IMPORTANTLY, THE REAR OR NORTH
05:55:30 ELEVATION HAS BEEN MODIFIED PER THEIR RECOMMENDATIONS, WE
05:55:37 HAVE STUCCOED WHAT WAS ONCE -- WHAT WAS CURRENTLY A METAL
05:55:41 BUILDING WALL AND ADDRESS SOME OF THE COMMENTS REGARDING THE
05:55:49 COLOR SCHEME THAT HAD BEEN PREVIOUSLY PRESENTED.
05:55:51 PART OF THAT -- PART OF THAT WAS THE ARCHWAYS WHERE WE HAVE
05:56:03 GREEN TRELLIS.
05:56:04 THE COLOR HAS BEEN ENHANCED AND DARKENED TO GIVE MORE
05:56:08 CONTRAST TO THE BUILDING.
05:56:10 AND THE REAR METAL WALL, METAL ROOF HAS BEEN PAINTED.
05:56:18 AND THAT'S IT.

05:56:24 THAT'S ALL WE HAVE.
05:56:28 >>Barry Jones: [INAUDIBLE]
05:56:32 >> I DON'T KNOW.
05:56:32 DO WE?
05:56:33 I'M NOT FAMILIAR WITH THAT.
05:56:42 >> WE DID HAVE SOME ARCHITECTURAL SLIDES AND WE WOULD BE
05:56:44 HAPPY TO PRESENT THOSE TO YOU.
05:56:46 AT THIS POINT, IF IT'S OKAY WITH THE CHAIR.

05:56:55 >> HERE IS THE LOCATION MAP.
05:56:57 AND HERE, I DON'T KNOW, CARLOS, DO YOU WANT TO --
05:57:06 I'LL ASK CARLOS TO COME UP AND ELABORATE MAYBE WITH THE USE
05:57:09 OF THESE SLIDES.
05:57:10 >>Barry Jones: VERY GOOD.
05:57:11 THANK YOU.
05:57:21 >> THIS IS THE STREET FACE.
05:57:23 AS YOU CAN SEE, WE'VE ARTICULATED THE CORNER WITH A TOWER.
05:57:28 WE ALSO HAVE A FALSE ENTRY AREA TO THE RIGHT OF THAT TOWER
05:57:33 TO BREAK UP THE PLAIN.
05:57:41 HOW DO I SWITCH?
05:57:42 WE'RE GOING THROUGH EXISTING CONDITIONS OF THE BUILDING.
05:57:59 AS YOU CAN SEE, IT'S A METAL BUILDING WITH A METAL
05:58:03 STOREFRONT.
05:58:04 THAT IS THE FACE.
05:58:14 SOUTH ELEVATION, EXISTING AND PROPOSED.
05:58:20 THAT IS THE EAST ELEVATION.

05:58:29 THIS WOULD BE OUR MAIN FACADE, WHICH IS THE WEST ELEVATION.
05:58:32 AND HERE IS THE REAR ELEVATION OR THE NORTH ELEVATION, WHICH
05:58:37 WE HAVE, AS I SAID PREVIOUSLY, PUT STUCCO ALL OVER THE
05:58:43 WALLS.
05:58:44 WE HAD A SECTION OF IT AT ONE TIME THAT WE LEFT METAL WALL
05:58:47 PANELS.
05:58:48 WE HAVE NOW PUT STUCCO THERE.
05:58:50 AND WE'VE PAINTED THE EXISTING CANOPY ROOF TO FOLLOW THE
05:58:55 PATTERN OF THE REST OF THE DESIGN.
05:58:59 SOME OF THE MATERIALS WE'LL BE USING THE COLORS, THE TILES
05:59:08 AND THE BRACKETS TO ENHANCE THE APPEARANCE OF THE BUILDING.
05:59:15 >>Barry Jones: CAN I ASK YOU A QUESTION ON THAT PAGE?
05:59:18 I'M SORRY.
05:59:19 GO BACK ONE.
05:59:19 IT'S DESCRIBED AS A BUFFER WALL.
05:59:22 IS THAT WHAT YOU'RE PROPOSING?
05:59:25 THAT LOOKS MORE LIKE THE GATE FOR THE REFUSE CONTAINER.
05:59:29 WHAT IS THE FINISH ON THE WALL?
05:59:33 >> IT'S BASICALLY A FENCED IN AREA TOWARDS THE NORTH WHICH
05:59:36 WILL BE USED AS A UTILITY AREA.
05:59:40 >>Barry Jones: THE ENTIRE EASTERN BOUNDARY, THOUGH, IS AN
05:59:43 EIGHT-FOOT-TALL WALL, CORRECT?
05:59:45 >> I BELIEVE SO, YES.
05:59:47 >>Barry Jones: WHAT IS THE FINISH ON THAT WALL?
05:59:50 >> YOU SAY --

05:59:51 >>Barry Jones: THIS IS CODED BUFFER WALL.
05:59:54 IT SAYS GATE BUFFER WALL.
05:59:55 EIGHT-FOOT-TALL WALL ALONG THE EASTERN BOUNDARY, WHAT IS IT
05:59:59 PROPOSED --

06:00:00 >> RIGHT, THE DUMPSTER ENCLOSURE ITSELF IS GOING TO BE
06:00:02 STUCCO.
06:00:03 THIS IS A FENCE THAT CONNECTS FROM THAT DUMPSTER TO THE
06:00:09 BUILDING.
06:00:09 >>Barry Jones: I'M NOT REFERRING TO THE DUMPSTER.
06:00:12 IS THERE AN EIGHT-FOOT WALL THAT RUNS ON THE EASTERN
06:00:21 BOUNDARY?
06:00:22 >> LET ME GO BACK TO THE SITE PLAN.
06:00:29 >>Mary Gibbs: ISN'T IT PARTLY THE WALL, THE BUILDING ITSELF
06:00:33 SERVES AS A WALL AND THEN THERE'S SOME PVC THAT'S PART OF A
06:00:36 WALL?
06:00:38 >>Barry Jones: A SEPARATE STAND-ALONE WALL THERE.
06:00:41 >>Mary Gibbs: THAT WAS MY UNDERSTANDING FROM THE ZONING.
06:00:45 >>Barry Jones: AS I RECALL, IT RAN TO THE CORNERS OF THE
06:00:48 BUILDING AND THEY WERE TRYING TO USE THE BUILDING.
06:00:49 WINGS ON THE NORTH AND THE SOUTH END OF THE BUILDING, WHAT'S
06:00:54 THE MATERIAL THERE?
06:00:55 IS THAT THE SAME AS THE FENCE YOU WERE PROPOSING?
06:01:00 >> I BELIEVE SO.
06:01:01 TO BE HONEST WITH YOU, I WAS NOT PART OF THAT DESIGN
06:01:05 PROCESS.

06:01:05 WE'VE BEEN FOCUSING ON THE BUILDING ITSELF.
06:01:12 -- AT THE NORTH END, WHICH IS FENCED IN.
06:01:31 >> DOWN IN THE BOTTOM LEFT, IT TALKS, METAL TONGUE AND
06:01:34 GROOVE SLATS WITH DROP-IN.
06:01:36 THAT'S WHAT YOU'RE TALKING ABOUT THERE?
06:01:38 >>Mary Gibbs: THAT IS THE DUMPSTER.
06:01:41 >>Barry Jones: THAT'S THE DUMPSTER.
06:01:43 IF YOU GO TO THE SITE PLAN, 8-FOOT HIGH BUFFER WALL 10-FOOT
06:01:51 FROM PROPERTY LINE.
06:01:52 IT'S LABELED ON THE PLAN.
06:01:54 ON THE RIGHT SIDE OF THE PAGE.
06:01:56 8-FOOT HIGH WALL 10-FOOT FROM PROPERTY LINE.
06:02:02 YOUR PRESENTATION, IT HAS THE FENCE NOTED AS BUFFER WALL.
06:02:08 AND I DON'T THINK A FENCE --
06:02:10 >>Mary Gibbs: I THINK VERONICA MARTIN CAN ANSWER THAT.
06:02:15 >> GOOD EVENING.
06:02:16 I'M VERONICA MARTIN WITH TDM CONSULTING, A PLANNER FOR THE
06:02:20 PROJECT.
06:02:20 I PRESENTED TO CITY COUNCIL.
06:02:22 WE DID REQUEST A DEVIATION --
06:02:24 >>Mary Gibbs: COULD YOU GET A LITTLE CLOSER TO THE
06:02:26 MICROPHONE?
06:02:27 >> WE REQUESTED DEVIATION FOR THE BUFFER TO THE EAST.
06:02:32 WE ARE PROPOSING 8-FOOT HIGH PREFAB WALL.
06:02:37 IT'S NOT A CONCRETE BLOCK WALL.

06:02:40 IT'S GOING TO BE WITH PVC VINYL.
06:02:43 IT WILL ALSO MATCH IN COLOR THE WALL AROUND THE DUMPSTER
06:02:48 AREA AND THE AC UNITS.
06:02:55 >>Barry Jones: I'VE NEVER SEEN A PVC WALL BEFORE.
06:02:58 I'VE SEEN PVC FENCES.
06:03:01 I'VE GOT TO GET SOME GUIDANCE FROM MARY AS TO, IS A FENCE
06:03:06 GOING TO BE ACCEPTABLE?
06:03:07 >>Mary Gibbs: IT BASICALLY IS A FENCE, AND THEY DID GET THE
06:03:11 DEVIATION.
06:03:12 BECAUSE IT'S JUST FOR PART OF IT, THAT'S WHY THE STAFF
06:03:14 RECOMMENDED APPROVAL OF IT.
06:03:16 AND ALSO, TO SAY, VERONICA WORKED WITH THE NEIGHBOR TO THE
06:03:23 EAST TO MAKE SURE THAT THEY WERE SATISFIED WITH THE BUFFER
06:03:28 BECAUSE THERE IS A SINGLE-FAMILY HOME IN CLOSE PROXIMITY.
06:03:33 >>Barry Jones: LABELING THAT AS THE WALL MATERIAL --
06:03:35 >>Mary Gibbs: YES, WE'VE HAD WALTER LOOK AT IT.
06:03:38 >>Barry Jones: SORRY, LONG WAY TO GET THERE.
06:03:39 >> THAT'S OKAY.
06:03:40 I APOLOGIZE.
06:03:41 I DID PUT THE PowerPoint TOGETHER.
06:03:42 CARLOS WAS CAUGHT OFF GUARD WITH THAT.
06:03:45 THE REASON WE ASKED FOR THE DEVIATION IS BECAUSE A WALL
06:03:48 REQUIRES A BIGGER MASONRY FOOTER, WHICH WOULD NEGATIVELY
06:03:51 IMPACT THE EXISTING TREES AT THAT LOCATION.
06:03:57 >>Barry Jones: PANELS -- 12 FEET -- AS LONG AS IT'S COVERED.

06:04:03 I'M OKAY.
06:04:04 THE FENCE EQUATING TO A WALL, THERE HAD TO BE SOME COVERAGE
06:04:07 THERE SOMEWHERE.
06:04:08 IT SOUNDS LIKE THERE IS.
06:04:09 THANK YOU.
06:04:09 I'M SORRY.
06:04:14 DID YOU WANT TO -- YOU WERE WORKING ON THAT MATERIAL AND
06:04:16 THEN IT WAS GOING TO MOVE ON TO THE SIGN I THINK IN YOUR
06:04:19 PowerPoint.
06:04:30 >> MONUMENT SIGNAGE AND DUMPSTER ENCLOSURE WILL FOLLOW THE
06:04:37 SAME DESIGN AS THE BUILDING, STUCCO, AND THE APPROPRIATE
06:04:42 COLORS THAT WE HAVE PASSED OUT.
06:04:46 I BELIEVE AT THE LAST MEETING THERE WAS SOME DISCUSSION
06:04:51 ABOUT THE COLORS THAT WERE GOING TO BE SELECTED AND THE
06:04:54 LANDSCAPING THAT WAS GOING TO GO AROUND IT AND THE
06:04:56 VISIBILITY FROM THE STREET.
06:05:00 I THINK THE NEXT SLIDES ARE FOR LANDSCAPE ARCHITECTURE.
06:05:20 >>Barry Jones: CAN WE ASK THE LANDSCAPE ARCHITECT A COUPLE
06:05:24 OF QUESTIONS?
06:05:24 >> SURE.
06:05:27 >> GOOD EVENING.
06:05:28 DAVID KULSVEEN WITH LANDESCO.

06:05:33 YOU PROBABLY RECOGNIZE THE BEARD BY NOW.
06:05:35 >>Barry Jones: THANK YOU FOR JOINING US.
06:05:38 >> I'LL BE PRESENTING THE LANDSCAPE.

06:05:40 HERE IS THE COLOR-RENDERED LANDSCAPE PLAN.
06:05:43 BASICALLY, DRAINAGE DETENTION AREA UP THERE IN THE
06:05:47 NORTHWEST.
06:05:48 IT'S FILLED WITH BALD CYPRESS, SPARTINA, AND DAHOON HOLLY.
06:05:57 MOVING SOUTH ALONG THE PARKING LOT, YOU HAVE GUMBO-LIMBO IN
06:06:01 THE VEHICULAR USE AREA TO CAST SHADE ON THE ASPHALT TO LOWER
06:06:04 THE HEAT ISLAND EFFECT.
06:06:04 MOVING ALL THE WAY SOUTH TO THE BUFFER THERE ALONG BROADWAY,
06:06:12 YOU HAVE SABAL PALMS AT VARIED HEIGHTS, STAGGERED, WITH
06:06:19 DAHOON HOLLY.
06:06:21 ON THE BACK SIDE, AGAIN, WITH THE -- THE INTERIOR, YOU HAVE
06:06:24 THE GUMBO-LIMBO TO CAST SOME SHADE ON THAT ASPHALT.
06:06:29 GOING TO THE EAST THERE WITH THE ADJACENCY TO THE
06:06:35 SINGLE-FAMILY RESIDENTIAL, WE'VE RETAINED QUITE A FEW TREES
06:06:40 THAT CONSIST OF SLASH PINES, MAGNOLIA.
06:06:46 IT IS THE SWEET BAY MAGNOLIA, SOME SABAL PALMS AND MAHOGANY
06:06:53 AND OAKS.
06:06:54 WE'VE COMPLEMENTED THAT WITH THE SAME SPECIES TO KIND OF
06:06:58 FILL THAT IN TO THE NORTHEAST.
06:07:03 THERE ARE SOME THREE LARGER MAHOGANY IN THE NORTHEAST
06:07:07 PORTION ON THE INTERIOR ADJACENT TO THE PARKING AREA, THE
06:07:12 BACKSIDE OF THE BUILDING.
06:07:16 AS FAR AS THE BUFFERS GO, YOU HAVE TYPE A BUFFER.
06:07:20 FIVE-FOOT WIDE BUFFER ON THE NORTH AND ON THE WEST.
06:07:24 ON THE SOUTH, YOU HAVE A RIGHT-OF-WAY BUFFER, TYPE D, WHICH

06:07:28 IS 20-FOOT WIDE.
06:07:30 AND ON THE WEST TO THE SINGLE-FAMILY RESIDENTIAL WITH THAT
06:07:35 DEVIATION, I BELIEVE IT'S 10 OR 15-FOOT WIDE.
06:07:41 THE FENCE THERE THAT THEY WERE TALKING ABOUT, WE DECIDED TO
06:07:44 GO WITH A PVC POST AND PANEL TYPE FENCE TO NOT IMPACT THE
06:07:53 EXISTING TREE ROOTS AND TO, YOU KNOW, PROVIDE 100% SCREENING
06:07:58 WITH THE LANDSCAPE MATERIAL ON THE SIDE OF THE NEARBY
06:08:05 NEIGHBOR.
06:08:05 WITH THAT, I'LL MOVE ON HERE.
06:08:09 THERE YOU CAN SEE ON THE LEFT SIDE OF THE SLIDE THERE YOU
06:08:14 HAVE THE EXISTING TREES.
06:08:17 ON THE RIGHT SIDE, YOU CAN SEE THE AMOUNT OF OPEN SPACE IS
06:08:21 CONSIDERABLY MORE THAN THE MINIMUM.
06:08:29 THIS IS THE LANDSCAPE PLAN.
06:08:31 THE SHRUBS ARE MADE UP OF RED TIP COCOPLUM, PARSON'S
06:08:36 JUNIPER, MUHLY GRASS, SPARTINA, SILVER SAW PALMETTO.
06:08:40 THAT'S OVER THERE ON THE EAST SIDE.
06:08:43 IT PROVIDES A NICE DENSE BUFFER.

06:08:46 AND COONTIE.
06:08:47 THESE ARE ALL NATIVE SPECIES, 100%.
06:08:53 >>Barry Jones: CAN I ASK YOU A QUESTION ABOUT THE SILVER SAW
06:08:56 PALMETTO.
06:08:56 HOW TALL DO THEY GET?
06:08:58 >> THEY GET ABOUT FIVE FEET TALL.
06:09:00 >>Barry Jones: 93 OF THEM OVER ABOUT 300 FEET.

06:09:05 BASICALLY ONE EVERY THREE FEET.
06:09:09 >> WHEN THEY ACTUALLY GO IN, IT WILL BE THREE FOOT ON
06:09:13 CENTER.
06:09:14 IN THIS CASE, I BELIEVE IT IS THREE FOOT ON CENTER.
06:09:17 BUT THEY'LL FILL IN AND MAKE THAT NICE DENSE HEDGE OR
06:09:21 BUFFER.
06:09:26 THEY ARE USED TO THAT.
06:09:27 THAT'S HOW THEY GREW IN THE WILD.
06:09:29 THEY WOULD BE STAGGERED.
06:09:31 THEY ARE STAGGERED BECAUSE OF THEIR SIZE.
06:09:35 IT ONLY CALLS FOR A SINGLE ROW IN THE ACTUAL BUFFER UNLIKE
06:09:41 THE SOUTH TYPE D BUFFER WHICH IS DOUBLE STAGGERED.
06:09:43 SO THAT'S GOING TO ADD WITH THAT DEVIATION, IT KIND OF HELPS
06:09:47 OFFSET THAT AND PROVIDE A NICE WIDE BUFFER.
06:09:52 >>Barry Jones: NOT VERSED ENOUGH TO KNOW HOW TALL THEY ARE
06:09:54 OR HOW THICK THEY GROW ONCE MATURE.
06:09:57 >> THEY LOOK NICE.
06:09:58 THEY'LL BE A NICE CONTRAST WITH THE PAINT COLORS OF THE
06:10:02 BUILDING BEING SILVER LIKE THAT.
06:10:04 AND THE DARK GREENS OF THE PALMS OR THE OAKS.
06:10:12 >>Barry Jones: THE NORTH BUFFER, IT DIDN'T ANY SHRUBS AT
06:10:16 ALL, IS THAT CORRECT?
06:10:17 >> THAT'S CORRECT.
06:10:20 >>Barry Jones: THAT IS THE TYPE A BUFFER DOESN'T REQUIRE ANY
06:10:23 SHRUBS.

06:10:24 >> THAT'S CORRECT.
06:10:25 JUST TREES.
06:10:28 YOU'RE GOING TO HAVE FOUR TREES EVERY HUNDRED FEET.
06:10:33 THE OTHER BUFFERS ALL HAVE TREES AND SHRUBS.
06:10:36 ACTUALLY, THE TYPE A TO THE WEST DOES NOT.
06:10:42 IT'S THE SAME TYPE OF BUFFER AS THE NORTH.
06:10:48 I DON'T KNOW IF YOU ALL SAW THIS HERE, THE DIFFERENT TYPES
06:10:54 OF PLANT SPECIES.
06:10:59 >>Barry Jones: ANY QUESTIONS?
06:11:01 >> I HAVE A QUESTION.
06:11:02 I'M THE MOST UNEDUCATED AMONGST THIS GROUP.
06:11:04 PARDON MY IGNORANCE IF I ASK MAYBE A STUPID QUESTION.
06:11:07 THIS PVC WALL THAT YOU'RE TALKING ABOUT, IS THERE A WIND
06:11:10 MITIGATION ON THAT PRODUCT?

06:11:12 >> I BELIEVE IT MEETS ALL THOSE STANDARDS, RIGHT?
06:11:14 YES, IT DOES.
06:11:15 >> AT WHAT WIND SPEED, DO YOU KNOW?
06:11:21 >>Barry Jones: IT'S PROBABLY 120.
06:11:23 [INAUDIBLE]
06:11:40 >> ANY OTHER QUESTIONS?
06:11:41 >> I HAVE A QUESTION, AND I GUESS IT'S DISCRETIONARY, BUT MY
06:11:46 EXPERIENCE WITH GUMBO-LIMBOS, I'VE PUT A LOT OF THEM IN AND
06:11:50 ALWAYS REGRETTED PUTTING THEM IN BECAUSE THEY GROW, AS YOU
06:11:54 SEE THEM HERE.
06:11:55 AND THEY HAVE NOT FARED WELL FOR ME IN DEVELOPMENTS THAT

06:11:58 I'VE DONE IN HURRICANE WINDS.
06:12:01 I LOOK AT WHERE THEY ARE GOING, THEY ARE GOING INTO AN
06:12:05 8-FOOT WIDE MEDIAN BETWEEN PARKING.
06:12:09 I WONDER WHETHER OR NOT THERE ISN'T A BETTER ALTERNATIVE FOR
06:12:12 THOSE LOCATIONS.
06:12:13 >> WELL, WE LOOKED AT THAT ACTUALLY.
06:12:15 IF YOU'RE FAMILIAR WITH THE SITE, YOU'LL KNOW THAT -- LET ME
06:12:19 GO TO A BETTER -- CAN YOU SEE MY CURSOR?
06:12:24 SO THIS WHOLE WEST SIDE, ACTUALLY QUITE A BIT LOWER.
06:12:27 SO YOU HAVE A NATURAL WIND BREAK JUST BY THE NATURE OF THE
06:12:31 ELEVATION THERE.
06:12:32 I BELIEVE THAT WOULD HELP TO OFFSET ANY KIND OF MAJOR WINDS.
06:12:40 >> I'M JUST SAYING MY EXPERIENCE WITH THE TREE HAS NOT BEEN
06:12:42 -- SEEN AN OPEN PARK, OPEN AREA, IT'S A WONDERFUL TREE, BUT
06:12:47 IN A CLOSED ENVIRONMENT HERE THIS VERY SPECIFIC, IS THERE
06:12:49 NOT A BETTER ALTERNATIVE THAT WILL GIVE YOU WHAT YOU'RE
06:12:52 LOOKING FOR IN A CANOPY?
06:12:54 >> I DON'T REALLY THINK SO BECAUSE THERE'S QUITE A BIT OF
06:12:57 WATER THAT WILL BE RUNNING DOWN THAT WAY.
06:12:59 SO WE HAVE TO LOOK AT WET FEET FOR THE ROOT SYSTEMS AND THE
06:13:05 HEAT OF THE ACTUAL ASPHALT WHICH CAN NEGATIVELY IMPACT THE
06:13:12 GROWTH HABITAT OF THE TREE.
06:13:14 THOSE TWO THINGS TOGETHER, YOU KIND OF NARROW IT DOWN QUITE
06:13:18 A BIT, AND THIS TREE IS PRETTY VERSATILE.
06:13:21 IF IT'S PRUNED AND MAINTAINED, IT DOES A GREAT JOB.

06:13:25 >> THAT'S FINE.
06:13:26 JUST A THOUGHT.
06:13:27 I DON'T HAVE TO LIVE WITH IT.
06:13:28 >>Barry Jones: PRUNE AND MAINTAIN, IT IS A VERY BIG TREE FOR
06:13:31 A TREE ISLAND.
06:13:32 >> RIGHT.
06:13:32 >>Barry Jones: TYPICALLY SEE OAKS OR THE BLACK OLIVES.
06:13:37 YOU HAVE WET FEET HERE, YOU COULD USE A MAGNOLIA OR YOU
06:13:41 COULD USE A PINE TREE.
06:13:44 SURVIVE THE WET FEET.

06:13:46 >> WE PROPOSED A COUPLE OF THOSE, SHADY LADY AND THE
06:13:49 MAGNOLIA, WHICH WE WERE TOLD TO CHANGE THEM AND THE REASON
06:13:56 WAS THEY WEREN'T LARGE ENOUGH IN THE CANOPY TO PRODUCE
06:13:59 ENOUGH SHADE ON THE ASPHALT.
06:14:01 >> THE SHADY LADY 16 TO 18.
06:14:04 >> WHAT'S THAT?
06:14:05 SORRY?
06:14:06 >>Barry Jones: MARY, IS THAT CORRECT.
06:14:08 STAFF IS DENYING THOSE AS CANOPY TREES --
06:14:13 >>Mary Gibbs: I'M TRYING TO REMEMBER BECAUSE THIS HAS A LONG
06:14:16 HISTORY OF GOING THROUGH SO MANY REVIEWS WITH ZONING.
06:14:20 WAS THIS ONE OF THE BILL PRYSI SUGGESTIONS?
06:14:26 >> YES, MA'AM.
06:14:27 >>Mary Gibbs: BECAUSE WE WERE CONCERNED ABOUT THE BUFFER ON
06:14:29 BROADWAY.

06:14:30 WE ASKED BILL PRYSI TO LOOK AT THAT AND HE HAD A FEW
06:14:36 SUGGESTIONS AND I KNOW THEY WENT BACK AND FORTH FOR A LONG
06:14:38 TIME TO TRY TO WORK SOMETHING OUT.
06:14:41 >>Barry Jones: THE GUMBO-LIMBO ON BROADWAY MAY BE MORE
06:14:44 APPROPRIATE IN THE TREE ISLAND.
06:14:54 >> TOTAL OF NINE GOING IN.
06:14:59 >> THEY ARE RIGHT HERE.
06:15:01 HERE, HERE, AND AT THE BACK SIDE OF HERE.
06:15:05 AND THEN THEY ARE --
06:15:07 >>Barry Jones: CENTER TREE ISLANDS THAT WOULD BE OF CONCERN.
06:15:11 THE OTHER ONES HAVE -- [INAUDIBLE]
06:15:21 IS THAT YOUR THOUGHT OR YOU DON'T LIKE THEM AT ALL?
06:15:24 >> I JUST HAVE HAD BAD EXPERIENCE WITH THEM.
06:15:26 >>Barry Jones:--[INAUDIBLE]
06:15:31 >> -- RESTRICTED AREAS OR NEXT TO PARKING.
06:15:33 I'VE USED BLACK OLIVES AND THINGS LIKE THAT IN THE PAST.
06:15:37 I'VE DONE THOUSANDS OF THEM.
06:15:39 >>Barry Jones: IT'S WITHIN OUR DISCRETION TO TRADE THE TREES
06:15:42 OUT IF WE WANT TO, RIGHT?
06:15:44 >>Mary Gibbs: YEAH, I BELIEVE YOU CAN TRADE THEM OUT.
06:15:47 I WOULD ASK THEM IF IT WOULD BE A PROBLEM.
06:15:49 >> I DON'T THINK THIS PARTICULAR TREE IS A PROBLEM AT ALL.
06:15:52 I'VE SEEN THEM IN MANY LANDSCAPE ISLANDS AND PARKING LOTS.
06:15:57 I KNOW THEY HOLD UP WELL ALL THE WAY DOWN TO MARCO.
06:16:00 THEY ARE A NATIVE TREE TO THIS AREA.

06:16:02 THEY HOLD UP TO THE WATER, SALTWATER, THE RAINS, THE WET
06:16:09 FEET, THE WIND, PRUNING, AND, YOU KNOW, LOW LIMBS ARE AN
06:16:18 ISSUE, THEY CAN BE PRUNED UP.
06:16:20 IT REALLY COMES DOWN TO MAINTENANCE LIKE ANY PLANT.
06:16:32 >>Barry Jones: ANY OTHER QUESTIONS ON THE LANDSCAPING?
06:16:34 >> THE ONLY QUESTIONS I HAVE IS WHAT APPEARS TO ME TO BE AN

06:16:38 INCONSISTENCY BETWEEN THE ELEVATIONS THAT WE WERE SHOWN
06:16:41 WOULD SHOW TREES SOFTENING THE CORNERS OF THE BUILDINGS.
06:16:45 IF WE CAN GO BACK TO MAYBE THE ELEVATIONS.
06:16:48 FOR A SECOND.
06:16:50 >> OH, THE ARCHITECTURAL.
06:16:53 >> YEAH.
06:16:58 >> I DON'T KNOW WHAT THE TREES ARE, BUT THERE'S OBVIOUSLY
06:17:00 SOME TALL PINES, TALL PALMS OF SOME KIND AND SOME OTHER
06:17:06 TREE.
06:17:07 I SEE THEM ON THE ELEVATIONS.
06:17:08 WHEN I GO TO THE SITE PLAN OR TO THE LANDSCAPE PLAN, I DON'T
06:17:13 SEE THEM ADJACENT TO THE BUILDING.
06:17:15 AND SO THERE'S THIS -- WHAT I SEE, AND MAYBE I'M MISTAKEN
06:17:20 THIS INCONSISTENCY BETWEEN I HAVE THESE -- I DON'T KNOW WHAT
06:17:26 THEY ARE.
06:17:26 IN FRONT OF THE -- YEAH, EXACTLY, THERE.
06:17:32 AND THEN THERE ARE THE ONES ON THE CORNER THAT -- BUT WHEN I
06:17:36 LOOK AT THE SITE PLAN, ALL I SEE IS A POURED SIDEWALK.
06:17:39 I'M WONDERING WHERE THESE TREES ARE ON THE SITE PLAN OR ON

06:17:45 THE LANDSCAPE PLAN BECAUSE I DON'T SEE THEM THERE, AND THEY
06:17:48 ARE SO -- I MEAN, THERE'S NO DOUBT THAT THE DESIGN OF THE
06:17:51 BUILDING IS SO MUCH BETTER THAN THE PREVIOUS BUILDING, AND I
06:17:54 LIKE THE IDEA OF THE USE OF LANDSCAPING TO SOFTEN IT AND
06:17:58 ACCENT IT AND ENHANCE THE BUILDING, BUT WHEN I LOOK AT THE
06:18:02 OTHER DRAWINGS, THOSE TREES AREN'T THERE.
06:18:05 I NEED SOME EXPLANATION OF THAT BECAUSE IT DOESN'T WORK FOR
06:18:10 ME.
06:18:11 >> I THINK AS FAR AS UP AGAINST THE BUILDING, THAT'S NOT
06:18:14 REALLY AN OPTION, UNLESS YOU'RE CUTTING INTO THE PARKING,
06:18:19 IT'S ALREADY MAXED OUT AS IT IS, CONSTRAINED AS IT IS ON
06:18:23 THIS SIDE.
06:18:25 THIS WOULD BE AN IDEAL SPOT HERE TO THE NORTHWEST AND TO THE
06:18:28 SOUTHWEST, IF THERE WERE TO BE TREES.
06:18:31 THEN YOU HAVE TO FIGURE WHAT TYPE OF USE IS GOING TO COME IN
06:18:34 HERE IN THIS TIGHT AREA.
06:18:38 AND I'M NOT SURE HOW THAT GOES WHEN YOU INVOLVE --
06:18:41 >> I'M JUST TALKING TO THE INCONSISTENCY BETWEEN THE TWO
06:18:44 THAT WHEN I LOOK AT THE ARCHITECTURAL ELEVATIONS, BECAUSE OF
06:18:48 THE ENHANCEMENT OF VEGETATION, I LOOK AT THE LANDSCAPE
06:18:51 DRAWINGS, THE VEGETATION IS NOT THERE.
06:18:53 ONE OF THEM IS INCORRECT.
06:18:56 >> Barry Jones: INTENDED TO BE GREEN WALLS, IS THAT CORRECT?
06:18:58 IN ORDER TO HAVE THE GREEN WALL, YOU'VE GOT TO HAVE SOME
06:19:03 PERVIOUS AREA TO PLANT THE VINE IN.

06:19:07 I GUESS WE'RE NOT SEEING THAT ON THE LANDSCAPE PLAN.
06:19:10 NOT SEEING THE VINE ON THE LANDSCAPE PLANS.

06:19:13 >> THOSE ARE SUPPOSED TO BE VINES?
06:19:14 >>Barry Jones: YES.
06:19:15 IT IS A GREEN WALL.
06:19:17 THAT WOULD BE GREEN WALL.
06:19:31 EVEN THEN, THERE'S NO IMPERVIOUS AREA -- THERE IS ON THE
06:19:37 SOUTH SIDE OF THE BUILDING.
06:19:38 [INAUDIBLE]
06:19:42 >> THIS COULD BE ACCOMPLISHED WITHOUT HAVING AN ACTUAL CUT
06:19:45 IN THE CONCRETE BY HAVING PLANTER BOXES WITH IRRIGATION RUN
06:19:51 THROUGH THEM.
06:19:52 IF YOU'RE TALKING ABOUT SOMETHING LIKE A CONFEDERATE JASMINE
06:19:57 OR SOMETHING THAT CRAWL UP THAT GRID SYSTEM, SO IT DOESN'T
06:20:01 HAVE A BIG ROOT SYSTEM AT ALL.
06:20:03 AND REALLY JUST NEEDS A DECENT SIZED PLANTER BOX AT THE BASE
06:20:09 WITH IRRIGATION.
06:20:12 >>Barry Jones: THAT WAS REFLECTED ON THE LANDSCAPE PLAN THAT
06:20:14 WOULD HELP.
06:20:15 >> YEAH, I UNDERSTAND.
06:20:18 >>Barry Jones: [INAUDIBLE]
06:20:23 >> THESE ARE JUST VINES, NOT BUSHES, NOT TREES.
06:20:27 >>Barry Jones: CORRECT.
06:20:31 >> I'M MISREADING THE ELEVATION HERE.
06:20:32 IT LOOKS LIKE A BUSH OR A TREE.

06:20:34 >>Barry Jones: I KNOW IT DOES.
06:20:36 GRAPHICS AREN'T --
06:20:37 >> WHAT ABOUT THE TREES ON THE CORNER OF THE BUILDING ON THE
06:20:40 ELEVATIONS?
06:20:41 THEY ARE NOT HERE ON THE PLAN.
06:20:44 >> CORRECT.
06:20:45 >> OR THEY ARE NOT ON THE SITE PLAN.
06:20:48 >> [INAUDIBLE]
06:21:02 >> WHEN WE LOOK AT IT, WE PRESUME IT'S GOING TO BE THERE.
06:21:15 >>Barry Jones: WANT TO TALK ABOUT THE BUILDING?
06:21:20 COMMENTS ON THE BUILDING?
06:21:21 I THINK WE HAVE OUR QUESTIONS ANSWERED.
06:21:24 >> ALL RIGHT.
06:21:24 THANK YOU ALL.
06:21:27 >>Barry Jones: OPEN THE FLOOR FOR DISCUSSION ON THE BUILDING
06:21:30 AND THE SIGN.
06:21:34 >> LET ME START BY SAYING I DON'T KNOW -- I DON'T SEE ON THE
06:21:37 LANDSCAPE PLAN OR THE SITE PLAN THE TOWER.
06:21:44 THE TOWER FOOTERS, THEY ARE NOT THERE.
06:21:49 THEY ARE SHOWING THE ARTICULATION ON THE ARCHITECTURAL PLANS
06:21:54 AND IT SHOWS THE TOWER ON THE ARCHITECTURAL PLANS, BUT THE
06:21:56 TOWER IS NOT THERE ON THE LANDSCAPE PLAN OR THE SITE PLAN.
06:22:01 AND IF IT IS THERE, AS SOON AS YOU PUT THE TOWER IN, ALL OF
06:22:04 A SUDDEN THE SIDEWALK DOESN'T WORK.

06:22:07 AGAIN, THE ARTICULATION OF THE BUILDING AND THE TOWER IS NOT
06:22:11 SHOWN ON THE OTHER PLANS.
06:22:12 SO I DON'T KNOW HOW IT WORKS.
06:22:15 >> MOST OF THOSE ARTICULATIONS YOU SEE IN THE ARCHITECTURAL
06:22:19 ARE ENGAGED PIERS.
06:22:21 THEY ARE NOT DEEP.
06:22:23 THEY DON'T STICK OUT FAR FROM THE BUILDING.
06:22:24 THEY ARE SIMPLY A SURFACE ORNAMENTATION.
06:22:27 WE'RE TRYING NOT TO IMPACT THE SITE AS MUCH AS POSSIBLE BY
06:22:32 MAINTAINING THE ORIGINAL FOOTPRINT OF THE BUILDING AND JUST
06:22:36 PUTTING ORNAMENTATION ON THE ACTUAL WALLS OF THE EXTERIOR OF
06:22:42 THE BUILDING.
06:22:44 YOU'LL SEE SOMETHING LIKE THIS --
06:22:45 >> I FULLY UNDERSTAND WHAT YOU'RE TRYING TO DO.
06:22:47 BUT YOU'RE ASKING FOR DEVELOPMENT ORDER APPROVAL, AM I
06:22:50 CORRECT?
06:22:50 TALKING ABOUT DESIGN APPROVAL FOR DEVELOPMENT ORDER, WHICH
06:22:54 MEANS YOU WANT TO GO BUILD IT, AND I DON'T KNOW HOW YOU
06:22:57 BUILD IT WHEN THE TOWER IS NOT SHOWN ON THE SITE PLAN
06:23:01 ANYWHERE.
06:23:02 IT'S NOT ON THE LANDSCAPE PLANS ANYWHERE.
06:23:05 >>Barry Jones: TOWER AND THE BUMP-OUTS.
06:23:09 >> IT MAY ONLY BE EIGHT INCHES OR SOMETHING, BARRY.
06:23:13 IT MAY BE A LITTLE ARTICULATION OF ONE BLOCK.
06:23:15 I'M SURE THAT'S WHAT IT IS.
06:23:17 BUT THE TOWER IS FOOTED RIGHT IN THE MIDDLE OF A SIDEWALK.

06:23:21 SO IT DOESN'T WORK.
06:23:22 YOU'RE GOING TO HAVE TO IMPACT THE PARKING IF YOU WANT TO
06:23:25 ADD THAT TOWER.
06:23:26 I DON'T SEE HOW YOU DO IT OTHERWISE.
06:23:31 OBVIOUSLY, THEY ALL HAVE TO BE CONSISTENT.
06:23:48 >>Barry Jones: BUILDING SHOWN IN THE ARCHITECTURAL BUILDING
06:23:50 -- [INAUDIBLE] THEY OBVIOUSLY HAVE TO BE CONSISTENT.
06:24:00 >> IT'S A SERIOUS CONFLICT.
06:24:02 AND THE SIDEWALK.
06:24:10 >> [INAUDIBLE]
06:24:24 >> WE HAVE NOT ADDRESSED THAT.
06:24:26 >> NOTHING UP THERE?
06:24:27 >> NO.
06:24:28 IT'S A METAL BUILDING.
06:24:35 >> [INAUDIBLE]
06:24:38 >> RIGHT.
06:24:40 >> [INAUDIBLE]
06:25:26 >> [INAUDIBLE]
06:25:53 >> [INAUDIBLE]
06:26:28 [LAUGHTER]

06:26:40 >> [INAUDIBLE]
06:26:51 >> UNDERSTOOD.
06:26:52 >> BILL, YOU'RE ALSO SAYING, AND I THINK WE ALL AGREE THAT
06:26:55 THE ARCHITECTURE ELEVATION IS SO GOOD THAT LET'S JUST EXTEND
06:27:02 THAT.

06:27:03 LET'S FIND A WAY TO MAKE THAT WORK ON THE SITE PLAN AND THE
06:27:06 LANDSCAPE PLAN, BECAUSE YOU DON'T WANT TO LOSE WHAT YOU
06:27:08 HAVE.
06:27:09 IT'S TOO GOOD.
06:27:10 >> [INAUDIBLE]
06:27:17 >> BETTER THAN PRECAST CONCRETE.
06:27:21 >> [INAUDIBLE]
06:27:54 >>Mary Gibbs: THEY DID HAVE TO ASK FOR THE DEVIATION FOR IT.
06:27:57 IT'S TYPICALLY NOT.
06:28:01 >> [INAUDIBLE]
06:28:06 >>Barry Jones: JUST TO BE CLEAR, THE DEVIATION WAS APPROVED
06:28:07 BY THE PLANNING AND ZONING BOARD.
06:28:09 >>Mary Gibbs: IT WAS APPROVED BY COUNCIL.
06:28:11 >>Barry Jones: AND THEY WERE GIVEN A COPY OF THE MATERIAL --
06:28:15 [INAUDIBLE]
06:28:17 >>Mary Gibbs: WELL, I WON'T SAY THEY GOT INTO AS MUCH DETAIL
06:28:20 AS YOU ALL DID.
06:28:22 BUT THEY DID SEE PVC.
06:28:27 >> ONE COMMENT, I'VE DONE A LOT OF SIX-FOOT-BLOCK WALL.
06:28:33 EIGHT FOOT IS A LITTLE DIFFERENT.
06:28:35 SIX FOOT BLOCK WALL IS VERY COST-EFFECTIVE TO DO.
06:28:40 IT'S JUST, YOU'VE GOT THE COST OF FOOTERS.
06:28:44 MASONRY IS STILL CHEAP.
06:28:46 IT'S AMAZINGLY CHEAP.
06:28:49 >> [INAUDIBLE]

06:28:52 >> YOU JUST HAVE TO -- IF YOU CAN DO SIX INSTEAD OF EIGHT,
06:28:55 CORRECT ME IF I'M WRONG, DEFER TO THE ARCHITECTS.
06:28:59 >> I DON'T THINK THE COST IS AS MUCH --
06:29:01 >> -- THEN YOU HAVE A WALL THAT WILL BE THERE FOREVER AND
06:29:03 REPAINT IT AND NEVER COMING DOWN.
06:29:07 >>Barry Jones: EIGHT FOOT WITH THE -- I DON'T THINK WE'RE AT
06:29:11 LIBERTY --
06:29:12 >> EIGHT FOOT IS A ZONING CONDITION?
06:29:16 >>Mary Gibbs: I THINK THAT WAS IN THE ZONING.
06:29:17 I THINK THAT WAS IN THE ZONING.
06:29:20 IT IS USUALLY SIX.
06:29:23 IT IS USUALLY A SIX FOOT.
06:29:27 >> I DIDN'T HEAR THAT.
06:29:31 >> SIX IN THE ORDINANCE OR EIGHT?
06:29:33 >>Mary Gibbs: I THINK THE ORDINANCE IS SIX.
06:29:36 I DON'T KNOW.

06:29:38 I WOULD HAVE TO GO LOOK --
06:29:40 >>Barry Jones: BROADWAY EAST BUFFER WALL, FINAL DESIGN OF
06:29:43 EIGHT FOOT TALL WALL.
06:29:44 PAGE 5 OF 9.
06:29:55 >> MR. CHAIRMAN, I WANT TO POINT OUT, I'M LOOKING AT THE
06:29:58 SAME ORDINANCE AS YOU, I BELIEVE.
06:30:00 ON PAGE 7, IT GETS SPECIFIC AND MENTIONS THE PVC, WHERE I'M
06:30:06 GOING WITH THIS.
06:30:07 IT SAYS TO PERMIT THE BUILDING TO ACT AS THE, QUOTE, WALL,

06:30:14 FOR 80 LINEAR FEET AND TO PERMIT THE WALL TO BE MADE OF PVC
06:30:20 OR SIMILAR MATERIAL.
06:30:22 SO THAT WAS A SPECIFIC DEVIATION THAT WE REQUESTED.
06:30:25 I JUST WANTED TO CLARIFY THAT.
06:30:27 >>Barry Jones: THANK YOU VERY MUCH.
06:30:30 >> WE'RE SAYING YOU MAY REGRET THAT THE NEXT HURRICANE THAT
06:30:36 COMES ALONG.
06:30:42 >>Barry Jones: ANY OTHER COMMENTS FROM THE BOARD?
06:30:57 >> [INAUDIBLE]
06:31:01 >> TERRA-COTTA OR SOMETHING IN KEEPING WITH THE COLOR
06:31:05 PALETTE THAT HAS BEEN SELECTED.
06:31:09 >>Tammy Duran: WOULD YOU PLEASE SPEAK INTO THE MICROPHONE?
06:31:12 >> YOU'D WANT IT DIFFERENT THAN THE PAINT ON THE BUILDING,
06:31:15 PAINT ON THE STUCCO.
06:31:16 >> PICTURE SHOWS SUN BURST CLAY ROOFTOP.
06:31:20 >> RIGHT.
06:31:21 >> SO IT'S RED.
06:31:22 >> YEAH.
06:31:22 TERRA-COTTA.
06:31:23 REDDISH.
06:31:30 >> RENDERING SHOULD SHOW THAT.
06:31:34 >> THERE IS A SHEET THAT SHOWS THE MATERIALS.
06:31:37 I THINK I GOT IT.
06:31:50 >> CLAY ROOF TILE SUN BURST.
06:31:59 >>Barry Jones: ANY COMMENTS FROM THE PUBLIC TONIGHT?

06:32:01 NO SPEAKER CARDS.
06:32:02 >>Tammy Duran: NO, NO ONE.
06:32:10 >>Barry Jones: IT SOUNDS LIKE AT THIS TIME WE REALLY NEED TO
06:32:15 SEE THE BUILDING FOOTPRINT LAID ONTO THE SITE PLAN AND SOME
06:32:21 LANDSCAPE ADJUSTMENTS MADE TO REFLECT THE VINES THAT ARE
06:32:25 PROPOSED ON THE BUILDING.
06:32:26 IF THE STAFF CONSULTANT SAYS THE GUMBO-LIMBO IS OKAY WITH
06:32:36 HIM, WHO AM I TO QUESTION.
06:32:39 THE BUILDING HAS COME LEAPS AND BOUNDS PUTTING THE STUCCO ON
06:32:44 THE BACK MADE A BIG DIFFERENCE.
06:32:46 THE STAIR AND THE HANDRAIL STILL LOOKS A LITTLE INDUSTRIAL.
06:32:50 SORT OF INCREASING THE BUFFER ON THE BACK AND IF THE

06:32:58 COMMISSIONERS WANTED A THICKER BUFFER, MAYBE THEY WOULD HAVE
06:33:01 MANDATED ONE THERE.
06:33:02 I DON'T KNOW IF THERE'S A MOTION FOR APPROVAL WITH COMMENTS
06:33:10 OR IF WE THINK THIS IS SOMETHING THAT SHOULD COME BACK.
06:33:15 CLOSE THE PUBLIC PORTION AND OPEN UP TO THE BOARD --
06:33:18 [INAUDIBLE]
06:33:20 >> TALK ABOUT THE MONUMENT SIGN AT ALL?
06:33:24 >>Barry Jones: DID NOT.
06:33:25 I GUESS COMMENT ON THE MONUMENT SIGN.
06:33:29 I THOUGHT IT WAS FAIRLY WELL DONE.
06:33:30 IT HAD A LOT OF NICE ARCHITECTURAL FEATURES.
06:33:33 BASE TALL ENOUGH THAT IT WASN'T GOING TO BE LOST.
06:33:38 IT WOULD BE NICE TO SEE SOME SORT OF TEXTURE TO THE BASE.

06:33:51 >> STYROFOAM, YOU KNOW THE WOODPECKERS LOVE STYROFOAM.
06:33:56 CONCRETE COVERED FOAM, WHICH THE WOODPECKERS DON'T LIKE.
06:34:05 THE ONLY THING IT DOESN'T SHOW IS WHAT'S GOING IN THE SIGN
06:34:10 AREA.
06:34:11 IS IT BACKLIT CHANNEL LETTERS?
06:34:13 ONCE YOU HAVE BACKLIT CHANNEL LETTERS, DO YOU REALLY WANT TO
06:34:18 HAVE THAT CORAL ISLAND REVEAL AROUND THE OUTSIDE?
06:34:24 I DON'T KNOW WHAT YOUR LOGO IS GOING IN THERE, BUT YOU MAY
06:34:27 HAVE A CONFLICT BETWEEN THOSE CORPORATE COLORS AND WHATEVER
06:34:30 THE CORAL ISLAND REVEAL IS.
06:34:48 >> [INAUDIBLE]
06:34:48 >>Mary Gibbs: CHANNEL-LIT LETTERS AND I DON'T BELIEVE
06:34:53 THERE'S AN END USER AT THIS TIME.
06:34:54 THAT'S WHY IT'S A LITTLE BIT GENERIC.
06:34:59 >> [INAUDIBLE]
06:35:00 >>Mary Gibbs: WELL, IT'S ON COMMERCIAL AND I KNOW THERE'S
06:35:03 SOME INTEREST BUT I'M NOT SURE THERE IS A SPECIFIC END USER
06:35:06 AT THE MOMENT.
06:35:10 >>Barry Jones: BACKLIT LETTERS AND STUFF, THAT'S CODIFIED IN
06:35:13 THE ADMINISTRATIVE CODE, SO THAT'S SOMETHING --
06:35:16 >>Mary Gibbs: YEAH, SO WHEN THEY COME IN -- SO, YOU KNOW,
06:35:19 YOU WOULD LOOK AT THE DESIGN OF THE SIGN BUT WE WILL LOOK TO
06:35:23 MAKE SURE IT MEETS ALL THOSE SPECIFICS AS TO THE LETTERS AND
06:35:27 THE LIGHTING.
06:35:35 >> STAFF HAS ASKED FOR A RECOMMENDATION TO PROCEED WITH

06:35:38 THIS.
06:35:38 BASED UPON WHAT YOU'VE HEARD HERE IN TERMS OF WHAT THE
06:35:41 DRAWINGS LOOK LIKE COMPARED TO THE ELEVATIONS AND SO ON, ARE
06:35:44 YOU COMFORTABLE STILL REQUESTING AN APPROVAL ON THIS
06:35:48 DEVELOPMENT ORDER?
06:35:50 >>Mary Gibbs: WELL, I WAS THINKING ABOUT THAT WHEN YOU WERE
06:35:53 TALKING ABOUT IF YOU CAN STIPULATE IT.
06:35:56 BECAUSE WHEN YOU ALL MAKE RECOMMENDATION, IT DOESN'T MEAN

06:36:00 WE'RE QUITE FINISHED AND WE'RE NOT READY TO ISSUE THE
06:36:03 DEVELOPMENT ORDER BECAUSE WE HAVE TO TIDY UP WITH ALL THE
06:36:05 STIPULATIONS AND PREPARE THE LETTER.
06:36:06 SO IF THERE IS A WAY YOU WANT TO STIPULATE THAT THEY'VE GOT
06:36:09 TO REVISE THE DRAWING TO BE CONSISTENT WITH WHAT YOU'RE
06:36:14 TALKING ABOUT, AND IF THEY DO THAT, THEN I THINK WE'D BE
06:36:17 COMFORTABLE WITH GOING AHEAD.
06:36:19 BUT IF IT DOESN'T MATCH, THEN WE COULD BRING IT BACK.
06:36:23 I'M NOT SURE EXACTLY HOW YOU'D STIPULATE.
06:36:29 I DON'T KNOW.
06:36:29 I WAS STRUGGLING A LITTLE BIT.
06:36:31 >>Barry Jones: WOULD STIPULATE THAT THE BUILDING FOOTPRINT
06:36:34 AS PRESENTED IN THE ARCHITECTURAL RENDERING WOULD BE
06:36:38 REFLECTED ON THE SITE PLAN AND NOT CREATE ANY ADVERSE IMPACT
06:36:42 TO THE VEHICULAR OR PEDESTRIAN MOVEMENT ON THE SITE.
06:36:47 >> IT'S GOING TO HAVE AN IMPACT.
06:36:49 >>Barry Jones: IT DEPENDS ON WHERE THE COLUMNS ARE, IF THEY

06:36:51 CAN SPAN THE SIDEWALK OR NOT.
06:36:54 >> IF YOU LOOK AT WHERE THEY ARE, IT'S GOING TO IMPACT THAT
06:36:59 SIDEWALK.
06:36:59 SO THEY ARE GOING TO HAVE TO MAKE SOME DECISIONS ABOUT
06:37:02 PARKING AND THE SIDEWALK.
06:37:04 THEY ARE GOING TO HAVE TO CHANGE IT.
06:37:07 >> THAT'S WHAT I'M TRYING TO DO IS HELP THEM UNDERSTAND THAT
06:37:11 WE'RE ALMOST THERE, BUT IF WE HAVE TO WAIT ANOTHER MONTH OR
06:37:14 TWO, THEN THEY'LL COME BACK AGAIN.
06:37:16 I'M TRYING TO HELP THEM UNDERSTAND WITH THE STIPULATIONS
06:37:19 HERE.
06:37:20 >> HAVE THEM COME BACK AND PRESENT.
06:37:24 >>Mary Gibbs: NOT NEXT WEEK.
06:37:27 >> I DON'T BELIEVE FEEL COMFORTABLE APPROVING SOMETHING I
06:37:29 KNOW WON'T WORK AS IS.
06:37:31 YOU CAN'T TAKE THE TOWER AND STICK IT ON THE SIDEWALKS.
06:37:34 THEN YOU'RE NOT GOING TO MEET SIDEWALK REQUIREMENTS IN TERMS
06:37:36 OF WIDTH.
06:37:38 >> I THINK WHAT YOU'RE SEEING, AND I UNDERSTAND WHY YOU
06:37:41 WOULD SEE IT THIS WAY, THIS TOWER PROJECTS BEYOND THE
06:37:46 BUILDING.
06:37:46 WHAT THE INTENT HAS BEEN ALL ALONG IS TO USE ENGAGED PIERS
06:37:49 TO GIVE THE APPEARANCE OF A TOWER THERE WITHOUT ACTUALLY
06:37:53 STRADDLING THE SIDEWALK OR GOING INTO LIKE A PORTICO AREA.
06:37:58 THIS WOULD BE A TOWER THAT YOU COULD ACTUALLY WALK PAST, IN

06:38:02 FRONT OF, NOT THROUGH.
06:38:04 AND WE CAN ACCOMMODATE THE APPEARANCE OF THE BUILDING AND
06:38:07 STILL KEEP THAT FOOTPRINT TO THE EXISTING BUILDING SO THAT
06:38:12 IT DOESN'T IMPACT THE REST OF THE SITE.

06:38:15 >> THAT'S NOT WHAT YOUR ARCHITECTURAL DRAWINGS SHOW, THOUGH.
06:38:18 >> I AGREE.
06:38:19 NO, I AGREE WITH THAT.
06:38:20 >> SIX AND ONE, HALF DOZEN THE OTHER, EITHER THE ONE IS
06:38:24 WRONG OR THE OTHER ONE IS WRONG.
06:38:26 THIS ISN'T CONCEPT.
06:38:33 THIS IS DEVELOPMENT ORDER.
06:38:35 THIS IS TAKE THE DRAWINGS, GO OUT AND BUILD IT.
06:38:39 >> [INAUDIBLE]
06:38:45 >> CAN'T BUILD IT FROM THE DRAWINGS.
06:38:52 >> WASN'T INTEND TO BUILD FROM IT.
06:38:55 IT WAS TO SHOW HOW IT WOULD LOOK.
06:38:57 I AGREE IT WAS KIND OF CONFUSING THE WAY THAT IT'S PRESENTED
06:39:01 DOESN'T MATCH THE SITE PLAN.
06:39:04 >> IT WOULDN'T LOOK LIKE IT IF THE BUILDING HAS A SQUARE
06:39:08 CORNER AND FLAT ACROSS THE --
06:39:10 THIS LOOKS LIKE IT HAS DEPTH, AND THEN YOU'RE TELLING ME IT
06:39:13 HAS NO DEPTH.
06:39:14 >> THERE'S NO WAY FOR IT TO HAVE DEPTH CONSIDERING THE
06:39:17 CONSTRAINTS OF THE SITE.
06:39:19 >>Barry Jones: WHY DO YOU SHOW DEPTH ON YOUR RENDERING?

06:39:21 >> BECAUSE IT IS AN ILLUSTRATIVE ELEVATION OF WHAT THE
06:39:25 APPEARANCE OF THE BUILDING IS INTENDED IN SOME WAY ACHIEVE.
06:39:28 >>Barry Jones: HOW DO YOU CREATE AN APPEARANCE OF DEPTH WITH
06:39:31 A FLAT BASE?
06:39:33 >> YOU USE SHALLOW PILASTERS.
06:39:36 >> YOU HAVE A SIDEWALK WALKING THROUGH THE TOWER.
06:39:40 >> YOU WOULDN'T WALK THROUGH THE TOWER.
06:39:43 I AGREE WITH YOU THAT THE SITE PLAN IS NOT COORDINATED WITH
06:39:46 THE ARCHITECTURAL, BUT THAT CAN BE EASILY ADDRESSED.
06:39:51 >>Barry Jones: I LOOK AT THIS, IS THAT COLUMN TO THE
06:39:54 FURTHEST TO THE RIGHT WOULD BE -- I'M LOOKING AT IT FROM THE
06:39:59 LEFT, IT WOULD BE FARTHER SOUTH THAN THE BASE OF THE
06:40:02 BUILDING.
06:40:03 >> RIGHT.
06:40:03 YOU SEE THAT THERE IS A LINE THERE OF THE YELLOW WALL, AND
06:40:06 THEN THERE IS A COLUMN THAT STICKS BEYOND IT.
06:40:08 >>Barry Jones: WHITE AREA.
06:40:09 >> RIGHT.
06:40:10 THAT WOULD NOT -- IF THAT IS THE EDGE OF THE EXISTING
06:40:14 BUILDING, THAT WOULD NOT BE THE WAY THAT IT WOULD ACTUALLY
06:40:18 BE.
06:40:19 THOSE ADJUSTMENTS CAN BE MADE SO THAT IT FITS WITHIN THE
06:40:24 FOOTPRINT.
06:40:25 I WANTED WHAT YOU'RE SAYING.
06:40:27 IT DOESN'T SHOW IT ON THE SITE PLAN.

06:40:28 >> IF YOU HAVE A SURPLUS OF PARKING, THEN THE SOLUTION IS
06:40:31 REALLY EASY.
06:40:32 IF YOU SAY I CAN GIVE UP FOUR PARKING SPACES, THEN IT'S REAL
06:40:36 EASY TO PUT THAT IN.
06:40:41 PUT THE TOWER IN.
06:40:42 YOU CAN PUT SOME WONDERFUL LANDSCAPING IN.
06:40:42 YOU CAN DO A WHOLE LOT OF THINGS.
06:40:42 I DON'T KNOW IF YOU HAVE A SURPLUS OF PARKING SPACES.
06:40:44 SOMEHOW YOU'VE GOT TO PUT THE SQUARE PEG IN THE ROUND HOLE.
06:40:49 SOMETHING HAS GOT TO GO.
06:40:50 >> COMING BACK AROUND TO THE POINT THAT THE ARCHITECTURAL
06:40:53 DRAWINGS AREN'T MATCHING THE SITE DRAWINGS, AND I AGREE WITH
06:40:59 THAT.
06:40:59 I CAN CONCEDE THAT.
06:41:14 >>Mary Gibbs: WELL, IT SOUNDS LIKE IT MIGHT NEED TO BE
06:41:17 CONTINUED.
06:41:28 >>Barry Jones: SHOW THE REQUIREMENT FOR 20 PARKING --
06:41:32 [INAUDIBLE]
06:41:35 >> YOU COULD GIVE UP A COUPLE AND HAVE THE SITE PLAN CHANGED
06:41:38 TO ACCOMMODATE YOUR TOWER.
06:41:39 I THINK YOU HAVE AN EASY SOLUTION AND A FAST SOLUTION.
06:41:44 >>Barry Jones: MAXIMUM -- [INAUDIBLE]
06:41:53 >> USE TWO, PUT --
06:41:56 >>Barry Jones: CREATE A REAL TOWER.
06:41:58 SO WE'RE NOT ALLOWED TO FORCE YOU TO TAKE A CONTINUANCE.

06:42:08 YOU CAN HAVE A VOTE TONIGHT OR YOU CAN REQUEST A
06:42:11 CONTINUANCE.
06:42:11 WE'LL LEAVE THAT UP TO YOU.
06:42:17 >>Mary Gibbs: I THINK YOU CAN ACTUALLY CONTINUE IT, THOUGH.
06:42:21 LEGALLY, IF YOU WANT --
06:42:26 >>Nancy Stroud: YES.
06:42:27 THE BOARD CAN CONTINUE IT WITHOUT THE REQUEST OF THE
06:42:32 APPLICANT.
06:42:36 >>Barry Jones: TAKE A VOTE TONIGHT OR RECOMMEND THAT THIS BE
06:42:39 CONTINUED, SOMEBODY WOULD HAVE TO MAKE A MOTION.
06:42:43 >> WE HAVE NO OBJECTION TO THAT APPROACH.
06:42:45 THANK YOU.
06:42:46 >>Barry Jones: DO WE HAVE A SECOND?
06:42:47 ALL IN FAVOR SAY AYE.
06:42:51 >>Mary Gibbs: WAIT.
06:42:52 CAN WE HAVE A ROLL CALL ON THAT?
06:42:55 WE NEED A ROLL-CALL VOTE, CORRECT?
06:42:57 CAN I HAVE IT AGAIN.
06:43:01 BOARD MEMBER FREEDMAN.
06:43:04 >> AND SECOND BY GLASS.
06:43:09 >>Barry Freedman: [INAUDIBLE]
06:43:10 >>William Glass: [INAUDIBLE]

06:43:12 >> BOARD MEMBER SHEELEY IS ABSTAINING.
06:43:14 BOARD MEMBER WALLACE?
06:43:16 >>Jim Wallace: AYE.

06:43:17 >> CHAIRMAN JONES.
06:43:19 >>Barry Jones: AYE.
06:43:19 AND JUST A SUMMARY, WE WOULD ASK YOU TO LOOK AT THAT
06:43:24 STYROFOAM AROUND THE BASE OF THE SIGN.
06:43:27 NOT THAT MUCH OF A DIFFERENCE I DON'T THINK.
06:43:30 >> AND YOUR CORBELS.
06:43:31 THERE'S SOME REALLY GOOD PRODUCT OUT THERE.
06:43:35 >> [INAUDIBLE]
06:43:45 >>Barry Jones: -- MATCH THIS AND THE ALLOWANCES FOR.
06:43:48 I KNOW YOU CAN DO PLANTER BOXES WITH LANDSCAPE TO PUT LINES.
06:43:52 I THINK THEY DO MUCH BETTER IN THE GROUND LONG TERM.
06:43:56 >> THE CORBELS ARE UP THERE.
06:43:58 YOU DON'T WANT TO BE UP THERE REPLACING THOSE EVERY THREE
06:44:01 MONTHS.
06:44:02 >>Mary Gibbs: YOU ALL WOULD LIKE 11 BY 17 SO THEY DON'T HAVE
06:44:05 TO DO THE BIG PLANS?
06:44:07 YOU WANT 11 BY 17, NOT A 24 BY 36 WHEN THEY COME BACK.
06:44:16 I'M JUST SAYING.
06:44:21 >> THESE BIG DRAWINGS -- THEY ARE HITTING THE MICROPHONES.
06:44:24 >>Barry Jones: ANY FURTHER QUESTIONS OR COMMENTS FROM THE
06:44:26 APPLICANT?
06:44:27 >> NO THANK YOU, MR. CHAIRMAN.
06:44:29 >>Barry Jones: THANK YOU VERY MUCH FOR YOUR TIME HERE.
06:44:31 THE BUILDING DOES LOOK MUCH, MUCH BETTER.
06:44:34 THERE'S JUST SOME DETAIL THAT NEEDS TO BE -- BRING IN FOR

06:44:40 CONSISTENCY.
06:44:40 THANK YOU FOR YOUR EFFORTS.
06:44:42 ALL RIGHT.
06:44:53 DO WE HAVE ANY PUBLIC INPUT THIS EVENING?
06:44:55 NONE.
06:44:57 BOARD COMMUNICATIONS.
06:45:00 LDC CODE WORKSHOP COMING UP OCTOBER 28.
06:45:04 >>Mary Gibbs: I JUST WANTED TO MENTION TO YOU, AND I SENT AN
06:45:09 E-MAIL TO ALL OF YOU THIS AFTERNOON, BUT IT'S ON YOUR --
06:45:15 >> SOMETHING GOING ON WITH FEEDBACK.
06:45:16 >>Mary Gibbs: WHEN I GET CLOSE TO THE MICROPHONE, IT'S A
06:45:20 FEEDBACK.
06:45:20 I SENT AN E-MAIL TO EVERYBODY THIS AFTERNOON, AND YOUR
06:45:25 VILLAGE E-MAIL ACCOUNT THAT SAID OUR LAND DEVELOPMENT CODE,
06:45:29 WE'RE WRAPPING UP OUR LAND DEVELOPMENT CODE THAT WE'VE BEEN
06:45:31 WORKING ON FOR QUITE SOME TIME.
06:45:33 WE'VE GOT THE FIRST PART IS LIVE ON OUR WEB PAGE TODAY.
06:45:38 I SENT TO YOU A LINK, AND WE ARE BREAKING IT INTO PARTS

06:45:43 BECAUSE IT'S VERY VOLUMINOUS.
06:45:44 SO THE FIRST PARTS ARE THE CHAPTERS ON ZONING AND THE ZONING
06:45:48 MAP.
06:45:48 WE'VE GOT THE CONSULTANTS THAT ARE GOING TO BE DOING A
06:45:51 WORKSHOP AT THE COUNCIL NEXT WEEK.
06:45:53 AND THEN WE WERE PLANNING TO DO A WORKSHOP AT PLANNING AND
06:45:56 ZONING BOARD, AND THEN AT YOUR NEXT MEETING, WE'RE PLANNING

06:45:59 TO DO A WORKSHOP AT DESIGN REVIEW BOARD.
06:46:02 THEN IN NOVEMBER, WHENEVER WE GET THE REST OF THE CODE --
06:46:08 THIS IS JUST THE ZONING THAT WE HAVE NOW.
06:46:10 WE PLAN TO GET THE REMAINDER WITH THE SITE DEVELOPMENT, THE
06:46:13 ARCHITECTURE LANDSCAPING AND ALL THE REST OF IT, WE'LL SEND
06:46:17 THAT OUT, AND THEN WE PLAN TO HAVE WORKSHOPS IN NOVEMBER
06:46:21 WITH THE COUNCIL, THE DESIGN REVIEW BOARD AND THE PLANNING
06:46:24 AND ZONING BOARD.
06:46:26 SO WHAT WAS PUT ON THE AGENDA SO YOU WOULD KNOW --
06:46:30 >> SORRY TO BE SO STUPID HERE, I WORKED ON LAND DEVELOPMENT
06:46:35 CODE YEARS AGO WITH BILL PRYSI AND WHOLE BUNCH OF PEOPLE.
06:46:40 I'M TRYING TO UNDERSTAND WHAT A WORKSHOP IS.
06:46:43 >>Mary Gibbs: SO WE'LL EXPLAIN IT WHEN WE COME BACK, WE'LL
06:46:46 EXPLAIN IT.
06:46:47 BUT BECAUSE WE ADOPTED A NEW COMPREHENSIVE PLAN, ONCE WE
06:46:51 INCORPORATE IT, WE HAVE TO ADOPT A NEW COMPREHENSIVE PLAN.
06:46:54 ONCE YOU ADOPT THE COMPREHENSIVE PLAN, NOW YOU HAVE TO ADOPT
06:46:56 A NEW LAND DEVELOPMENT CODE TO BE CONSISTENT WITH THAT PLAN.
06:46:59 SO WE HAD THE COUNTY'S PLAN, THE COUNTY'S CODE --
06:47:04 >> IS IT A DISCUSSION -- THE WORKSHOP DONE IN THE PUBLIC OR
06:47:08 DONE IN A ROOM?
06:47:10 >>Mary Gibbs: WELL, WE'RE COMING FORWARD WITH SOME DOCUMENTS
06:47:13 TO GET INPUT.
06:47:15 SO WE'RE COMING FORWARD TO GET YOUR INPUT, PLANNING AND
06:47:19 ZONING BOARD INPUT, COUNCIL INPUT, PUBLIC INPUT.

06:47:22 SO WE'VE GOT MEETINGS SCHEDULED OVER THE NEXT THREE MONTHS
06:47:25 TO GET INPUT.
06:47:27 AND I KNOW WHAT YOU'RE TALKING ABOUT.
06:47:29 YOU'RE REFERENCING THAT I THINK SOME OF THE OLD DRB MEMBERS
06:47:33 WORKED ON AND BILL PRYSI AND YOU AND SOME OTHER MEMBERS
06:47:37 WORKED ON SOME POTENTIAL CHANGES TO THE ARCHITECTURE.
06:47:41 I HEARD THAT.
06:47:42 DON'T MAKE ME LAUGH.
06:47:44 WORKED ON SOME CHANGES --
06:47:47 >> SIX AGAINST ONE.
06:47:47 >>Mary Gibbs: THERE WERE SOME CHANGES SUGGESTED BY SOME
06:47:51 PRIOR DRB MEMBERS.
06:47:53 SO WE ASKED THE CONSULTANTS TO LOOK AT THAT AND TO
06:47:55 INCORPORATE SOME OF THOSE CHANGES.

06:47:57 SO WHEN WE COME BACK, THIS FIRST ONE WILL BE ZONING.
06:48:01 IT MIGHT NOT BE AS INTERESTING TO YOU AS WHEN WE GET INTO
06:48:05 THE DESIGN ASPECTS.
06:48:07 WE WANT EVERYBODY'S INPUT.
06:48:10 >> ARE WE GOING TO GET A COPY OF THIS PRIOR TO THE MEETING?
06:48:14 >>Mary Gibbs: YES, YES.
06:48:15 ACTUALLY SENT YOU A LINK TODAY TO THE ZONING CHAPTERS, WHICH
06:48:20 IS ALL WE HAVE SO FAR.
06:48:24 >> [INAUDIBLE]
06:48:24 >>Mary Gibbs: NO, NO.
06:48:25 THIS IS JUST ZONING.

06:48:26 TODAY.
06:48:28 NO.
06:48:29 THAT CAME OUT TODAY.
06:48:31 THAT'S COMING UP IN TWO WEEKS.
06:48:33 FOR THE WORKSHOP.
06:48:36 >> [INAUDIBLE]
06:48:41 >>Mary Gibbs: ALL RIGHT.
06:48:42 BUT THEN THE FOLLOWING MONTH, IN NOVEMBER WILL BE WHEN WE
06:48:45 TALK ABOUT I THINK THE ARCHITECTURE AND LANDSCAPING AND THE
06:48:48 THINGS THAT -- BUT NOW, AGAIN, I CAN MAKE -- WE'RE SENDING
06:48:55 YOU A LINK, BUT IF YOU WANT COPIES, I CAN MAKE YOU A COPY,
06:48:59 PAPER COPY.
06:49:01 >> TAKE OUT A RED PEN AND GO PAGE BY PAGE.
06:49:05 ONLY WAY IT GETS DONE.
06:49:09 I AGREE.
06:49:13 >> YOU CAN BLOW YOUR INK AND YOUR PAPER.
06:49:17 >> THAT'S OKAY.
06:49:18 I HAVE LOTS OF RED INK.
06:49:23 >>Barry Jones: THAT \$200 AN OUNCE STUFF.
06:49:25 >>Mary Gibbs: CHECK YOUR E-MAILS.
06:49:28 IF YOU WANT A COPY, I CAN RUN A COPY FOR YOU.
06:49:35 >>Barry Jones: QUESTION.
06:49:43 >> E-MAIL.
06:49:44 >>Mary Gibbs: I ALREADY E-MAILED YOU THE LINK.
06:49:47 I WILL PRINT YOU A COPY IF YOU WANT A PRINTED COPY.

06:49:50 >> E-MAIL IS FINE.
06:49:57 >>Barry Jones: IN THAT ZONING CODE, DO WE PROVIDE THE
06:50:01 SPECIFICS FOR FINAL PLAN APPROVAL ADJUSTMENTS OR AMENDMENTS?
06:50:08 HOW ARE THOSE BEING HANDLED CURRENTLY?
06:50:12 >>Mary Gibbs: I'M NOT SURE.
06:50:14 DOES THAT RELATE TO A CERTAIN LAWSUIT THAT I'M NOT SUPPOSED
06:50:16 TO TALK ABOUT.
06:50:17 >>Barry Jones: POSSIBLY.
06:50:18 >>Mary Gibbs: THEN I PROBABLY DON'T WANT TO TALK ABOUT THAT.
06:50:21 >>Barry Jones: MORE OF A GENERIC QUESTION.

06:50:23 I HADN'T DEALT WITH THE FINAL PLAN APPROVAL CONCEPT BEFORE.
06:50:28 >>Mary Gibbs: ALL THE PROCESSES ARE GOING TO BE CONTAINED IN
06:50:30 THE CHAPTER.
06:50:31 WHAT WE'RE DOING WITH THE CODE, IN THE EXISTING CODE, THE
06:50:35 PROCESSES ARE INTERSPERSED ALL OVER THE PLACE.
06:50:38 SO WHAT WE'RE TRYING TO DO IN THIS CODE IS TO TAKE ALL THE
06:50:42 PROCESSES AND PUT THEM INTO ONE CHAPTER, WHICH NANCY IS
06:50:44 DRAFTING, AND THAT WILL BE THE FINAL CHAPTER BECAUSE RIGHT
06:50:47 NOW WE'RE TRYING TO GET ALL THE STANDARDS IN, LANDSCAPING,
06:50:51 ARCHITECTURE, ALL THE ZONING STANDARDS WILL BE IN LIKE THE
06:50:54 CHAPTERS THREE, FOUR, AND FIVE.
06:50:56 NANCY IS WORKING ON CHAPTER TWO, BUT SHE CAN'T FINISH THAT
06:50:59 UNTIL WE GET ALL THE STANDARDS SET SO SHE CAN WRITE THE
06:51:02 PROCEDURES.
06:51:04 >>Barry Jones: -- SPELLED OUT IN THE ZONING PORTION OF THE

06:51:07 LDC --
06:51:10 >>Mary Gibbs: I EXPECT IT WILL BE.
06:51:14 >>Barry Jones: HAVE WE HAD INPUT OR ANYTHING AS TO WHAT
06:51:18 WE'RE GOING TO DO WITH RESPECT TO DEFINITION OF EARTH TONES?
06:51:22 >>Mary Gibbs: WELL, THIS IS INTERESTING, BECAUSE YOU HAVE
06:51:25 NOT HAD YOUR INPUT YET, BUT I WANT YOUR INPUT.
06:51:28 WHAT WE DID IS WE REALLY BROUGHT FORWARD THE WAY THE CODE IS
06:51:33 WRITTEN RIGHT NOW.
06:51:34 HOWEVER, I DID PROPOSE -- REMEMBER, I'M NOT AN ARCHITECT, I
06:51:38 PROPOSED THAT WE HAD -- ADD A SENTENCE OR TWO THAT SAID GRAY
06:51:44 AND WHITE COULD NOT BE THE PREDOMINANT COLOR OF BUILDINGS.
06:51:49 SO I WOULD LIKE YOUR INPUT ON THAT BECAUSE I'M SURE THERE'S
06:51:52 SOME BETTER WAY TO WORD IT, BUT IF YOU SEE, BECAUSE WE
06:51:56 LEARNED FROM LOOKING AT THESE GRAY BUILDINGS THAT KIND OF
06:52:00 THE DARK GRAYS THAT ARE MONOTONE ARE PRETTY PLAIN.
06:52:05 WHEN YOU MIX UP THE COLORS IT SEEMS TO WORK BETTER.
06:52:08 I WOULD LIKE YOUR THOUGHTS ON THAT WHEN IT COMES OUT.
06:52:10 AND I DON'T WANT -- YOU KNOW, I'VE HAD PEOPLE ASK, CAN WE
06:52:15 PUT IN A COLOR PALETTE?
06:52:18 I WOULD LIKE YOUR HELP AND THOUGHTS ON THAT.
06:52:20 AS YOU KNOW FROM YOUR PRIOR MEETING, WHERE YOU SAID THERE
06:52:22 WAS AT LEAST 50 SHADES OF GRAY, I'M SURE THERE ARE MANY
06:52:25 SHADES -- THOUSANDS OF SHADES OF EARTH TONES.
06:52:27 HOW DO YOU DO THAT?
06:52:35 I THINK IT WOULD BE REALLY HELPFUL FOR YOU ALL TO PROVIDE

06:52:37 INPUT ON THAT.
06:52:38 I KNOW.
06:52:43 I KNOW.
06:52:44 THAT'S WHY I THINK WE'VE TRIED TO KEEP IT A LITTLE BIT ON
06:52:47 THE MORE GENERIC SIDE.
06:52:50 >> DON'T OFTEN AGREE WITH HOWARD BUT ON SOME ISSUES SUCH AS

06:52:53 THAT, TOO DEFINITIVE THEN WE DON'T HAVE DISCRETION AT ALL.
06:52:58 SOMETIMES YOU LOOK AT SOMETHING THAT'S BAD AND YOU GO, IT
06:53:01 NEEDS COLOR.
06:53:03 >>Barry Jones: WE DON'T WANT TO NARROW THE CODE SO MUCH THAT
06:53:06 IT'S A CHECK BOX.
06:53:08 >>Mary Gibbs: I AGREE.
06:53:09 BEING AT THE COUNTY WHERE IT WAS A CHECKLIST, YOU COULD HAVE
06:53:12 A BUILDING THAT CHECK, CHECK, AND STILL WAS HIDEOUS.
06:53:15 I AGREE.
06:53:17 >> ONE QUESTION, ONE OF THE THINGS THAT STRICTLY AS A
06:53:22 DEVELOPER, IT APPEARS TO ME, RIGHTLY OR WRONGLY, AND YOU MAY
06:53:28 HAVE A DIFFERENT PERSPECTIVE, THAT THE DEFINITION OF WHAT
06:53:33 CONSTITUTES OR REQUIRES A FULL MINOR DO SEEMS TO BE SO
06:53:39 ARBITRARY.
06:53:40 IS THERE ANYTHING THAT IS BEING DONE TO GIVE THE STAFF MORE
06:53:47 AUTHORITY ON DEFINING WHAT REQUIRES.
06:53:50 I KNOW I HAD TO DO SOME THINGS THAT WERE MINOR DO
06:53:53 AMENDMENTS.
06:53:53 EVERYTHING GRINDS TO A HALT.

06:53:55 NOTHING HAPPENS.
06:53:56 YOU HAVE TO GO THROUGH THE PROCESS FOR THE SAKE OF NOTHING.
06:53:58 IS ANYTHING BEING DONE TO CHANGE THAT -- ANYTHING ON THE
06:54:04 PROCESS?
06:54:04 >>Mary Gibbs: WELL, ONE OF THE THINGS THE CONSULTANT AND THE
06:54:07 STAFF ARE RECOMMENDING IS THAT THE THINGS THAT YOU ALL --
06:54:10 THE THINGS THAT ARE VERY MINOR SHOULD JUST BE REVIEWED BY
06:54:14 THE STAFF AND NOT HAVE TO COME TO DESIGN REVIEW BOARD.
06:54:17 SO A LOT OF THE THINGS THAT ARE INTERNAL THAT NOBODY CARES
06:54:21 ABOUT OR THAT ARE JUST SO SMALL, LIKE SHADOW WOOD IS PUTTING
06:54:24 IN SOME GAS LINES.
06:54:26 THEY HAVE TO GET A LIMITED DEVELOPMENT ORDER, BUT DOES THAT
06:54:29 REALLY NEED TO COME TO DESIGN REVIEW BOARD BECAUSE THERE'S
06:54:31 NO EXTERNAL ELEMENT TO IT?
06:54:34 THOSE ARE THE KIND OF THINGS THAT I THINK WE'RE SUGGESTING
06:54:36 BE DONE BY THE STAFF.
06:54:38 NOW, THE SMALL DEVELOPMENT ORDERS, OR THE LIMITED
06:54:40 DEVELOPMENT ORDERS, THEY ARE DIVIDED UP INTO LIKE FIVE OR
06:54:43 SIX CATEGORIES DEPENDING ON THE TYPES.
06:54:46 >> THAT'S SOMETHING YOU CAN'T DEFINE BECAUSE THEN YOU WILL
06:54:48 GET PEOPLE THAT WILL MAKE DEVELOPERS THAT WILL MAKE CHANGES
06:54:51 THAT WE DON'T LIKE, BUT AT THE SAME TIME, YOU KNOW, IT'S
06:54:54 SUCH A HUGE PROCESS TO GO THROUGH IT ALL, AND YOU FEEL THAT
06:54:59 YOU REALLY DIDN'T ACHIEVE ANYTHING OTHER THAN TO DELAY TIME
06:55:02 AND AT 140, 150 THOUSAND A MONTH, YOU JUST SITTING THERE,

06:55:08 WROTE A CHECK FOR NOTHING.
06:55:09 GOT A MINOR DEVIATION OR AMENDMENT, IT JUST SEEMS LIKE A

06:55:15 WASTE OF MONEY.
06:55:16 WE HAVE BETTER THINGS TO DO THAN CAUSE DEVELOPERS OBSTACLES
06:55:21 AND IMPACTS.
06:55:22 >>Mary Gibbs: YEAH, SO I THINK THAT -- THIS IS GIVING ME
06:55:24 SOME GOOD IDEAS FOR WHEN WE COME TO TALK ABOUT THESE
06:55:28 CHAPTERS.
06:55:29 WE'LL GET IT TO YOU AHEAD OF TIME SO YOU HAVE TIME TO LOOK
06:55:32 AT IT, AND THINK ABOUT THE COMMENTS, BECAUSE I REALLY WOULD
06:55:36 APPRECIATE EVERYBODY'S THOUGHTS ON THIS.
06:55:40 TRYING TO FIND WAYS TO MAKE IT BETTER, BUT STILL MAKING SURE
06:55:44 WE ACHIEVE WHAT WE NEED TO.
06:55:45 AND IT'S REALLY HARD, BECAUSE SOME OF THESE EVEN SMALL
06:55:48 DEVELOPMENT ORDERS YOU THINK, OH, PRETTY MINOR AND IT ENDS
06:55:52 UP HAVING SOME EXTERNAL IMPACT THAT YOU DIDN'T THINK ABOUT.
06:55:56 IT'S HARD FOR US TO TRY TO EVEN -- IT'S A HUGE, HUGE
06:56:02 DOCUMENT, AND IT'S BEEN A HUGE AMOUNT OF WORK AND IT'S VERY
06:56:05 TEDIOUS, AS YOU ALL KNOW FROM LOOKING AT IT BEFORE.
06:56:09 SINCE YOU ALL DEAL WITH IT A LOT, I THINK YOU CAN GIVE US A
06:56:12 LOT OF GOOD INSIGHT.
06:56:14 >> ALSO HURTS ESTERO -- [INAUDIBLE] THERE WERE DEVELOPERS
06:56:20 WHO SAID, ESTERO, I WOULDN'T TOUCH IT.
06:56:25 WHEN I APPROACHED THEM ON COVENTURING ON SOMETHING, IT WAS
06:56:30 LIKE -- YOU KIND OF GO -- NO, I'VE DONE THREE DEVELOPMENTS

06:56:34 HERE AND YOU GET THROUGH THE PROCESS, ET CETERA.
06:56:37 BUT THEY JUST -- THERE IS SOME OF THAT PERCEPTION THAT IT'S
06:56:41 JUST TOO DIFFICULT.
06:56:43 SOME GOOD DEVELOPERS SAY I'M NOT GOING THERE.
06:56:46 AND WE WANT THE GOOD GUYS TO WANT TO COME HERE.
06:56:49 SO WE CAN KEEP OUT THE OTHER GUYS.
06:56:53 ANYWAYS --
06:56:55 >>Mary Gibbs: I THINK THAT'S HELPFUL.
06:56:56 SO I LOOK FORWARD TO -- I ACTUALLY LOOK FORWARD TO FINISHING
06:57:00 SOME DOCUMENTS AND GETTING SOME INPUT.
06:57:06 >>Barry Jones: MOVE TO ADJOURN?
06:57:08 SECOND?
06:57:08 ALL IN FAVOR SAY AYE.
06:57:10 [SOUNDING GAVEL]

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