

VILLAGE OF ESTERO DESIGN REVIEW BOARD MEETING  
WEDNESDAY, NOVEMBER 18, 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.

05:33:48 >>Barry Jones: CALL TO ORDER AND BEGIN THE MEETING WITH THE  
05:33:51 PLEDGE OF ALLEGIANCE.  
05:33:51 [PLEDGE OF ALLEGIANCE]  
05:34:10 AND ROLL CALL.  
05:34:15 >>Tammy Duran: BOARD MEMBER FREEDMAN?  
05:34:25 BOARD MEMBER GLASS?  
05:34:31 >>William Glass: HERE.  
05:34:33 >> BOARD MEMBER JEANNIN?  
05:34:35 >>Michael Sheeley: HERE.  
05:34:37 >> BOARD MEMBER WALLACE?  
05:34:40 CHAIRMAN JONES?  
05:34:43 >>Barry Jones: HERE.  
05:34:44 APPROVAL OF THE AGENDA?  
05:34:46 >> SECOND.  
05:34:46 >>Barry Jones: ALL IN FAVOR, AYE.  
05:34:48 THE AGENDA IS APPROVED.  
05:34:49 THE FIRST ORDER OF BUSINESS, WE HAVE A NEW MEMBER.  
05:34:52 WELCOME.

05:34:59 >> WE'RE UP TO FULL SPEED NOW.  
05:35:01 WE HAVE A LANDSCAPER.  
05:35:05 >> IT ONLY TOOK TWO YEARS.  
05:35:08 >>Mary Gibbs: KRISTIN, DO YOU PRONOUNCE IS JEANNIN?  
05:35:14 SHE WAS AT THE COUNCIL MEETING LAST WEEK, WEEK BEFORE?  
05:35:18 AND DID AN EXCELLENT KIND OF INTERVIEW, LITTLE BACK AND  
05:35:20 FORTH WITH THE COUNCIL, AND THEY WERE VERY IMPRESSED.  
05:35:23 WE FORGOT TO SEND HER RESUMÉ, BUT YOU'LL LOVE HER ANYWAY.  
05:35:29 WE'RE VERY HAPPY THAT SHE'S HERE.  
05:35:31 WELCOME FROM ALL OF US.  
05:35:33 >> AND SHE KNOWS WHAT SHE'S DOING.  
05:35:37 >>Mary Gibbs: TONIGHT WILL BE A BIG TEST.  
05:35:38 MR. CHAIR, I ALSO MENTIONED THAT I HAVE A NEW STAFF MEMBER  
05:35:44 HERE TONIGHT.  
05:35:46 JIM HART.  
05:35:46 IF HE CAN WAVE.  
05:35:47 HE DOESN'T HAVE A MICROPHONE, SO HE'S NOT ALLOWED TO SPEAK  
05:35:50 BECAUSE HE'S ONLY BEEN HERE A FEW DAYS.

05:35:52 [ LAUGHTER ]  
05:35:53 MAYBE AT THE NEXT MEETING WE'LL LET HIM SIT NEAR A  
05:35:56 MICROPHONE IF HE BEHAVES WELL.  
05:35:58 HE IS AN ENGINEER, AND HE WILL BE DEVELOPMENT REVIEW  
05:36:03 MANAGER, SO HE WILL BE REPLACING WALTER WHO HAS BEEN TRYING  
05:36:06 TO RETIRE FOR ABOUT A YEAR AND A HALF -- YEAR AND A HALF,  
05:36:11 TWO YEARS, HE KEEPS TRYING TO RETIRE.

05:36:15 WE WON'T LET HIM BECAUSE WE DIDN'T HAVE A REPLACEMENT.  
05:36:18 WE HAVE JIM HERE NOW AND WALTER'S WIFE IS VERY HAPPY ABOUT  
05:36:21 THIS.  
05:36:22 >>Barry Jones: WELCOME.  
05:36:23 NICE HAVING YOU.  
05:36:24 >> I CAN ONLY ADD, THERE'S STILL TIME.  
05:36:27 [ LAUGHTER ]  
05:36:30 >>Mary Gibbs: MAYBE AFTER TONIGHT, HE MIGHT NOT WANT TO COME  
05:36:33 BACK.  
05:36:34 >>Barry Jones: OUR FIRST ORDER OF BUSINESS THIS EVENING IS  
05:36:37 THE WORKSHOP ON THE ESTERO CROSSING.  
05:36:41 I GUESS WE DON'T NEED TO HAVE ANYBODY SWORN IN TONIGHT  
05:36:45 BECAUSE WE DON'T HAVE ANY, QUOTE, UNQUOTE, OFFICIAL ITEMS.  
05:36:49 WITH THAT BEING SAID --  
05:36:53 >>Mary Gibbs: IF I COULD INTRODUCE IT WHILE I THINK SHE'S  
05:36:56 CLEANSING THE PODIUM, THIS IS THE WORKSHOP -- THE APPLICANT  
05:37:02 REQUESTED A WORKSHOP.  
05:37:04 THEY CAME BEFORE YOU FOR AN INFORMATION MEETING BEFORE IN  
05:37:07 AUGUST, AND YOU ALL HAD SOME COMMENTS ABOUT, AS I RECALL, A  
05:37:11 LOT OF COMMENTS ABOUT THE ARCHITECTURE.  
05:37:13 IT WAS A LITTLE BIT PLAIN AND YOU WANTED TO SEE THE REAR OF  
05:37:18 THE BUILDING KIND OF MATCH THE FRONT OF THE BUILDING BECAUSE  
05:37:22 IT'S ON TWO FRONTAGES.  
05:37:24 YOU HAD QUITE A BIT COMMENTS AT THE MEETING.  
05:37:26 THE APPLICANTS ASKED US IF THEY COULD COME BACK AND HAVE

05:37:29 ANOTHER WORKSHOP AND SHOW YOU WHAT THEY HAVE DONE AND TRY TO  
05:37:31 GET SOME INPUT.  
05:37:33 THAT'S WHY THEY ARE HERE TONIGHT.  
05:37:34 OUR FIRST SPEAKER WILL BE JOHN WOJDAK ONCE WE GET THE PODIUM  
05:37:50 STERILIZED.  
05:38:40 >> EVENING.  
05:38:41 FOR THE RECORD, JOHN WOJDAK WITH DeLISI FITZGERALD.  
05:38:46 I'M THE CIVIL ENGINEER ON THE PROJECT.  
05:38:54 I'M REALLY JUST HERE TO INTRODUCE THE LANDSCAPE ARCHITECT  
05:38:58 AND ARCHITECT FOR THE PROJECT AND JUST KIND OF GIVE YOU GUYS  
05:39:03 AN OVERVIEW.  
05:39:04 LIKE MARY SAID, WE WERE HERE FOR OUR INITIAL PUBLIC  
05:39:08 INFORMATION MEETING.  
05:39:09 THERE WERE SOME COMMENTS ON THE ARCHITECTURE, THE DESIGN OF

05:39:13 THE TWO COMMERCIAL BUILDINGS, AND SOME OTHER COMMENTS ABOUT  
05:39:17 THE LANDSCAPING AND THE POCKET PARK THAT WE HAVE.  
05:39:21 SO WE'VE MADE SOME REVISIONS.  
05:39:24 BEFORE WE GET ALL THE WAY TO THE END AND COME BACK, WE  
05:39:27 THOUGHT IT WOULD BE A GOOD IDEA TO JUST KIND OF COME SEE YOU  
05:39:30 GUYS MIDWAY THROUGH THE PROCESS AND SHOW YOU WHAT WE'VE DONE  
05:39:36 AND SEE IF WE ARE ON THE RIGHT TRACK IN TERMS OF ADDRESSING  
05:39:39 YOUR COMMENTS.  
05:39:40 FOR THE NEW MEMBERS, THIS SITE IS JUST UP THE STREET ON  
05:39:49 CORKSCREW, BETWEEN CORKSCREW, WOODLANDS AND THE LOWE'S.  
05:39:54 AND THIS IS KIND OF AN OVERALL SITE PLAN OF THE OVERALL

05:40:01 PROJECT, CONSISTENT WITH OUR MASTER CONCEPT PLAN IN THE  
05:40:04 ZONING.  
05:40:05 RIGHT NOW WE'RE IN FOR DEVELOPMENT ORDER ON THE COMMERCIAL  
05:40:09 AREA UP FRONT WHICH IS HIGHLIGHTED IN GREEN.  
05:40:12 THE REVERSE FRONTAGE ROAD, WHICH IS HIGHLIGHTED IN YELLOW.  
05:40:15 AND THEN THE PURPLE AREA IS THE ENTRANCE TO THE FUTURE  
05:40:20 RESIDENTIAL, WHICH HAS THE PARK IN THE MIDDLE OF IT.  
05:40:23 THIS IS JUST KIND OF A MORE DETAILED SITE PLAN THAT WE PUT  
05:40:31 TOGETHER AS PART OF OUR DO SUBMITTAL.  
05:40:35 JUST CALLING OUT ALL THE PLACEMAKING ELEMENTS THAT ARE  
05:40:39 INCLUDED.  
05:40:39 THIS DOES SHOW THE RELATIONSHIP OF THE BUILDINGS AND THE  
05:40:42 REVISED PARK DESIGN.  
05:40:43 THE WAY WE'LL GO THROUGH, HUNTER BOOTH FROM BOOTH DESIGN  
05:40:50 GROUP WILL COME UP.  
05:40:52 HE'LL GO THROUGH THE LANDSCAPE CHANGES THAT WE MADE WHICH  
05:40:55 WERE RELATED TO THE PARK AND HAVING SOME MORE SHADE AREAS,  
05:41:00 KIND OF BEING MORE EFFICIENT WITH THE SIDEWALKS AND THEN ON  
05:41:04 THE LANDSCAPING ON THE CORKSCREW BUFFER, MAKING SURE WE HAVE  
05:41:07 VIEW CORRIDORS FOR BUILDING SIGNAGE, VIEWING, AND THINGS  
05:41:11 LIKE THAT.  
05:41:12 I'LL TURN IT OVER TO HIM.  
05:41:14 AND THEN RAMON FROM GMA ARCHITECTS WILL COME UP AND GO OVER  
05:41:18 THE UPDATED BUILDINGS.  
05:41:40 >> GOOD EVENING.

05:41:41 FOR THE RECORD, HUNTER BOOTH, LANDSCAPE ARCHITECT, BOOTH  
05:41:44 DESIGN GROUP.  
05:41:45 WE WANTED TO GO OVER A COUPLE OF THINGS THAT WERE KIND OF  
05:41:49 CONCERNS OF YOURS FROM LAST TIME.  
05:41:52 ONE OF THE MAIN CONCERNS WAS WE HAD A BUFFER ALONG CORKSCREW  
05:41:55 ROAD THAT WAS FAIRLY INTENSIVE.  
05:41:57 WE COMMITTED TO IN THE PATTERN BOOK AN ENHANCED BUFFER  
05:42:01 THERE.  
05:42:02 YOUR THOUGHT WAS WE WOULD TRY TO CLUSTER THE BUFFER TO GET  
05:42:05 BETTER VIEWS AND TO THE COMMERCIAL SITE.

05:42:08 SO WE HAPPENED TO DO THAT.  
05:42:09 SO ALL OF THOSE ARROWS YOU SEE IN THE GREEN UP THERE ARE  
05:42:12 VIEW CORRIDORS THAT SOMEONE THAT'S DRIVING DOWN CORKSCREW  
05:42:16 ROAD CAN LOOK INTO AND SEE THE COMMERCIAL SITE A LOT BETTER  
05:42:20 THAN JUST WITH A ROW OF TREES OUT THERE.  
05:42:23 THE OTHER QUESTION YOU HAD WAS, OKAY, WE HAVE THESE OUT  
05:42:27 PARCELS THAT ARE NOT DEVELOPED YET, BUT LET'S PLAN FOR THOSE  
05:42:30 RIGHT NOW SO THERE'S PEDESTRIAN CIRCULATION, PEDESTRIAN  
05:42:32 CONNECTION TO THOSE.  
05:42:33 SO THE YELLOW HIGHLIGHTER INDICATES A CONNECTION FROM OUR  
05:42:36 MAIN BUILDINGS OUT TO THESE OUTPARCELS AND THERE'S ONE ON  
05:42:40 THE OTHER SIDE I'LL SHOW YOU IN JUST A MINUTE.  
05:42:42 WE WANTED THE BACK OF THE BUILDING, THE COMMERCIAL BUILDINGS  
05:42:45 TO LOOK MORE LIKE A FRONT AND NOT BE VOID OF LANDSCAPE.  
05:42:50 WE REALLY HEAVILY INTENSIFIED THE LANDSCAPE.

05:42:53 YOU'LL SEE THAT ON FURTHER ELEVATIONS AND FURTHER  
05:42:55 PERSPECTIVES.  
05:42:56 HERE'S THE SECOND HALF OF THAT PIECE.  
05:43:21 YOU CAN SEE SAME THING.  
05:43:22 WE'RE TALKING ABOUT WAS THE GREEN FOR THE BUFFERS.  
05:43:25 YOU CAN SEE INTO THE CENTER NOW, THE YELLOW IS THE OTHER  
05:43:30 OUTPARCEL WITH A PEDESTRIAN CONNECTION.  
05:43:33 THE BLUE IS THE REST OF THE LANDSCAPE ON THAT SITE.  
05:43:38 I THINK SOME OF THE MAIN CONCERNS YOU HAD WAS THE POCKET  
05:43:41 PARK.  
05:43:42 THE BLACK-AND-WHITE PICTURE ON THE LEFT WAS THE ORIGINAL  
05:43:45 DESIGN OF THE POCKET PARK.  
05:43:48 WE CAN REMEMBER, WE HAD THREE WALKWAYS.  
05:43:50 ONE ON THE OUTSIDE WHERE THERE'S SOME PARALLEL PARKING, ONE  
05:43:53 DOWN THE CENTER, AND WE THOUGHT THAT THIS MIGHT BE IN  
05:43:58 TRIPPLICATE BE A LOT TO PUT IN THE SMALL AREA HERE, SO WE  
05:44:02 REALLY CLEANED THAT UP.  
05:44:03 WE HAVE ONE CENTRAL SPINE THAT GOES DOWN THE CENTER OF THE  
05:44:06 PARK, AND IT'S GOT TWO PARKING SIDEWALKS THAT CONNECT TO THE  
05:44:10 PEDESTRIAN CROSSINGS THAT GO ACROSS THE ROAD, COME BEHIND  
05:44:12 THE SIGN, AND THEN THERE'S THREE LITTLE AREAS FOR SHADE AND  
05:44:17 FOR RESPITE FOR PEDESTRIANS.  
05:44:19 ONE IN THE CENTER THAT CORRESPONDS TO SOME OF THE SHADE  
05:44:22 ELEMENTS THAT WE'RE CREATING ON THE OTHER SIDE AS PART OF  
05:44:25 THE PLACE MAKING AND ONE IS MORE OF A VEGETATIVE KIND OF

05:44:29 RESPITE AND THE TWO OUTLIERS ON THE SIDES THERE.  
05:44:32 THIS WOULD ALSO HAVE BIKE PARKING AND BENCHES AND THINGS  
05:44:36 LIKE THAT OUT THERE.  
05:44:37 IF THERE ARE ANY QUESTIONS ON THOSE, I CAN ANSWER THOSE  
05:44:41 RIGHT NOW.  
05:44:42 >> NICER THAN WHAT YOU HAD BEFORE.

05:44:44 >> YEAH, THINK SO, TOO.  
05:44:50 >> [INAUDIBLE]  
05:45:04 >> THEY ARE NOT GOING TO BE MOVED.  
05:45:05 YOU'LL SEE THIS A LOT BETTER WHEN THE ELEVATIONS AND THE  
05:45:09 PERSPECTIVES.  
05:45:09 THEY'LL PROBABLY SHED LIGHT ON HOW TO INTENSIFIED THE  
05:45:12 LANDSCAPE IS ON THAT SIDE.  
05:45:14 >> [INAUDIBLE]  
05:45:16 >> YEAH, SO THERE'S A SIDEWALK THAT GOES ALONG THE FRONTAGE  
05:45:19 ROAD AND THEN THERE IS A LANDSCAPE PIECE, AND THERE ARE SOME  
05:45:22 CONNECTIONS TO SOME UTILITY DOORS AND THINGS LIKE THAT  
05:45:24 COMING OUT OF THE BACK OF THE COMMERCIAL BUILDINGS.  
05:45:29 >> WHAT'S THE LENGTH OF THE WALKWAY?  
05:45:38 >> [INAUDIBLE]  
05:45:40 >> I THINK THERE'S PROBABLY TEN SPACES THERE.  
05:45:43 SO THERE'S PROBABLY HUNDRED, 120 FEET, SOMETHING LIKE THAT.  
05:45:48 >> [INAUDIBLE]  
05:45:52 >> SORRY, 200.  
05:45:54 >> JIM, JUST TO COMMENT ON THE BLUE THAT HUNTER WAS SHOWING

05:45:59 ON THE BACKS OF THE BUILDING, ONE CHANGE THAT WE DID MAKE  
05:46:02 THAT WE DIDN'T TALK ABOUT IS BEFORE WE HAD THE SIDEWALK  
05:46:06 ALONG THE FRONTAGE ROAD, LIKE RIGHT BEHIND THE CURVE AND  
05:46:13 SERVICE SIDEWALK BEHIND THE BUILDING, SO WE GOT RID OF THE  
05:46:15 PARALLEL SIDEWALK DIRECTLY BEHIND THE BUILDING AND HAVE  
05:46:19 PERPENDICULAR CONNECTIONS WILL ALLOWED US TO ADD MORE  
05:46:22 LANDSCAPE SPACE.  
05:46:23 >> [INAUDIBLE] [MICROPHONE NOT ON]  
05:46:29 >> WE ELIMINATED THAT PARALLEL SIDEWALK ALONG THE BACK.  
05:46:35 >> [MICROPHONE NOT ON]  
05:46:38 [INAUDIBLE] [MICROPHONE NOT ON]  
05:46:52 >> IN THE PATTERN BOOK, I DON'T KNOW IF YOU HAD A CHANCE TO  
05:46:54 SEE OUR PATTERN BOOK THAT WE INITIALLY SUBMITTED, WE HAD A  
05:47:00 PALETTE OF LANDSCAPE.  
05:47:02 THERE IS A PASEO THAT HAPPENS ON THE NORTH SIDE OF THIS, SO  
05:47:05 WE'RE TRYING TO CONNECT SOME OF THAT PALETTE TOGETHER WITH  
05:47:09 TREES, NAMELY, THE ROYAL PALMS THAT MARCH THROUGH.  
05:47:12 WHEN WE GET INTO THE POCKET PARK, WE WOULD DO MORE  
05:47:15 SHADE-LOVING TREES LIKE BLACK OLIVES AND ELMS AND THINGS  
05:47:19 LIKE THAT, MORE PARK-LIKE TREES THAT GIVE YOU MORE SHADE.  
05:47:21 I DON'T KNOW IF THAT ANSWERS YOUR QUESTION.  
05:47:33 >> [INAUDIBLE]  
05:47:34 >> THERE ARE GROUPINGS AND PLANTINGS WHERE PEOPLE  
05:47:36 CONGREGATE.  
05:47:37 THE DARK GREEN IS SOD.  
  
05:47:40 THERE'S LANDSCAPE, GROUND COVERS AND SHRUBS AROUND THOSE  
05:47:46 CIRCULAR AREAS.

05:47:47 >> [INAUDIBLE] [MICROPHONE NOT ON]  
05:47:49 >> IT WILL BE WELL LIT AND COMFORTABLE.  
05:47:53 >> [INAUDIBLE] [MICROPHONE NOT ON]  
05:47:59 >> SO WE HAVE SOME ELEVATIONS OF ALL THE TIDES OF THE  
05:48:02 BUILDING AND THEN WE HAVE SOME PERSPECTIVES THAT WE'VE DONE  
05:48:05 AROUND THE BUILDINGS, TOO, SO YOU CAN SEE WHAT IT LOOKS LIKE  
05:48:08 IN 3D AND SEE PROJECTIONS AND SEE DEPTH AND THINGS LIKE  
05:48:11 THAT.  
05:48:11 >> [INAUDIBLE]  
05:48:13 [MICROPHONE NOT ON]  
05:48:15 >> THE BLUE AREA AT THE TOP?  
05:48:18 >>Mary Gibbs: CAN I ASK EVERYBODY -- CAN I JUST ASK  
05:48:21 EVERYBODY TO TALK CLOSER TO THE MICROPHONES.  
05:48:25 BECAUSE OUR ATTORNEY IS NOT ABLE TO HEAR ANYBODY.  
05:48:27 >> YES.  
05:48:37 SO WE HAVE ROYAL PALM TREES GOING DOWN THE FRONTAGE ROAD.  
05:48:40 AND THEN WHERE THE COMMERCIAL BUILDING GETS A LITTLE TIGHTER  
05:48:42 TO THE SIDEWALK, WE DROP DOWN IN SCALE A LITTLE BIT.  
05:48:45 SO THROWS ARE FOXTAIL PALMS, AND THEN THERE'S A KIND OF  
05:48:49 MIDRANGE HEDGE THAT HAPPENS TO KIND OF BUFFER OUT TO MAYBE  
05:48:54 HALF OF THE DOORWAYS OR SO GOING INTO THE COMMERCIAL CENTER,  
05:48:58 AND THEN THERE IS A COLLECTION OF GROUND COVERS AND SOME  
05:49:01 ACCENT TREES BETWEEN THE PALMS.

05:49:04 YOU HAVE A MULTILAYERING EFFECT THERE.  
05:49:06 >> THIS IS A VAST IMPROVEMENT OVER WHERE YOU STARTED.  
05:49:20 I'M GLAD THIS VEST POCKET PARK IS COMING TOGETHER BECAUSE I  
05:49:24 THINK IT WILL BE A NICE PEOPLE SPACE.  
05:49:28 ON THE BUILDINGS, I THINK YOU NEED TO PUT ANOTHER LAYER OF  
05:49:31 COLOR ON THE REAR ELEVATIONS.  
05:49:34 YOU MADE AN ATTEMPT TO REALLY JUICE THEM UP, BUT IT STILL  
05:49:39 SAYS ON THE REAR OF THE BUILDING.  
05:49:42 YOU CAN PUT ANOTHER -- YOU KNOW, WHERE YOU'VE GOT THE WHITE  
05:49:46 BACKGROUND IS CONTINUING ACROSS.  
05:49:50 I'D ALMOST TAKE THESE PIECES THAT ARE POPPING OUT WITH THE  
05:49:53 DETAIL ON THEM AND DO THAT IN ANOTHER COLOR OR SOMETHING  
05:49:57 JUST TO BREAK UP THE HORIZONTAL WHEN WE SEE LINEAR LINES OF  
05:50:01 A LOT OF COLOR, EVEN IF IT'S DOING THIS, IT'S THE SAME  
05:50:05 COLOR.  
05:50:05 >> SURE.  
05:50:06 >> AD NAUSEAM.  
05:50:07 AND THEN THE END ELEVATIONS LOOK LIKE -- I'M REALLY PICKING  
05:50:11 NOW.  
05:50:11 I APOLOGIZE.  
05:50:12 THE IMPEDIMENTS ON THE CENTER ELEMENTS, TO MY EYE, IT LOOKS  
05:50:19 LIKE THEY ARE NOT FINISHED, LIKE THEY ARE MISSING SOMETHING  
05:50:22 IN THE MIDDLE.  
05:50:25 >> THIS IS THE LANDSCAPE GUY.

05:50:28 [ LAUGHTER ]

05:50:29 >> WE'LL GET THERE.

05:50:31 >> THERE'S SOME LOADING DOORS AND THINGS LIKE THAT ON SOME

05:50:34 OF THE END CAPS THERE THAT WE HAVE TO RESPECT AND KIND OF

05:50:37 KEEP CLEAR.

05:50:38 WE'VE BEEN SCRAPPING FOR EVERY LITTLE BIT OF SPACE WE CAN TO

05:50:42 LANDSCAPE THOSE CORNER AREAS, BUT LIKE I SAID, MOST OF THE

05:50:46 INTENSITY HAPPENS KIND OF IN THE CENTER SPACE WHERE ALL THE

05:50:48 PEOPLE KIND OF CONGREGATE AND SIT AND INTERACT, AND THEN

05:50:53 ALONG THE BACK SIDE.

05:50:55 THE FRONT SIDE IS MORE FOR VISUAL AND SIGNAGE AND THINGS

05:50:58 LIKE THAT, SO WE HAVE A FEW CORNER PUNCTUATIONS WITH TREES

05:51:02 AND SOME CENTER PUNCTUATION.

05:51:05 >>Barry Jones: AND IN GENERAL, WHEN WE WERE DISCUSSING

05:51:08 VIEWING THOSE, THAT WAS MORE FROM THE 41 AND CORKSCREW

05:51:12 CORRIDOR.

05:51:14 SO THAT YOU COULD PICK UP THE BUSINESS NAMES AND THINGS LIKE

05:51:17 THAT.

05:51:17 I NOTICED ON YOUR VIEW CORRIDOR EXHIBIT, YOU KIND OF CREATED

05:51:22 THOSE TWO FROM THE NORTH, EAST, AND WEST ENDS.

05:51:26 I DON'T KNOW THAT THOSE ARE AS ADVANTAGEOUS AND AS

05:51:29 PREFERABLE.

05:51:31 TRY TO BE CONSIDERATE OF THE INTEREST OF THE DEVELOPER AS

05:51:39 FAR AS BEING ABLE TO SEE THE BUILDINGS FROM THE ROADWAY, THE

05:51:44 PEDESTRIANS TO BE ABLE TO FIND THEM.

05:51:46 I DON'T THINK OPEN THE VIEW CORRIDORS ON THE SIDE ANGLE TO

05:51:49 SEE THE ENDS OF THE BUILDING REALLY BRING THAT ADVANTAGE

05:51:52 WITH RESPECT TO PLACE-FINDING OR HELPING THE VALUE OF THE

05:52:02 BUILDING.

05:52:03 SO I WOULDN'T --

05:52:06 >> JUST KEEP IT ALONG CORKSCREW.

05:52:08 >>Barry Jones: YEAH, THOSE ARE AREAS WHERE YOU TYPICALLY

05:52:10 LOOK FOR THE BUFFER TO BE THERE SO THE COMMERCIAL

05:52:13 DEVELOPMENT WAS ISOLATED FROM THE RESIDENTIAL ENTITIES THAT

05:52:17 WERE AT THE REAR THAT THEY ARE NOT INTERFACING WITH THAT AS

05:52:19 MUCH AS IT IS WITH THE PRIMARY DRIVEWAY ALONG CORKSCREW AND

05:52:24 OPENING THOSE VIEW CORRIDORS TO TRY AND ALLOW FOR

05:52:28 PLACE-FINDING.

05:52:29 BUT OVERALL, THE SITE PLAN AND THE LANDSCAPING, IT DID A LOT

05:52:37 TO GET RID OF IMPERVIOUS THAT YOU DIDN'T NEED AND CREATE

05:52:40 OPEN SPACE TO BE ABLE TO CAPTURE AND HIDE THE BACK OF THE

05:52:43 BUILDINGS.

05:52:44 THE BACK OF THE BUILDINGS ARE 100% IMPROVEMENT.

05:53:05 >> [INAUDIBLE]

05:53:22 >> IF YOU GET INTO THE ELEVATIONS, I'LL TURN IT OVER TO

05:53:24 RAMON AND HE CAN GO INTO THE NUANCES.

05:53:28 >>Barry Jones: I THINK WE'LL WAIT FOR THE ARCHITECT TO MAKE  
05:53:32 HIS PRESENTATION AND ANY OTHER QUESTIONS OR COMMENTS ON THE  
05:53:35 LANDSCAPE ARCHITECTURE OR HOW IT RELATES TO THE SITE PLAN  
05:53:39 AND THE POCKET PARKS?

05:53:43 >> MY ONLY COMMENT ON SITE PLANNING, YOU'VE GOT TWO

05:53:49 OUTPARCELS LEFT AND RIGHT, THE ONE ON THE WEST SIDE IS VERY  
05:53:54 ATTRACTIVE.

05:53:55 HE'S GOT ALL THAT PARKING IN FRONT OF IT.

05:53:58 THE ONE ON THE EAST SIDE, THE PARKING IS -- YOU'VE GOT 8

05:54:04 SPACES OR TEN SPACES IN FRONT AND THEN EVERYTHING ELSE IS A  
05:54:09 WALK.

05:54:10 IT'S YOUR CALL.

05:54:11 >> OBVIOUSLY, WE DON'T KNOW WHAT THE END USER IS ON THAT

05:54:15 BUILDING, BUT THERE IS -- IT'S NOT STRIPED ON THERE, BUT

05:54:18 THERE IS ROOM IN THAT LAYOUT FOR FUTURE HEAD-IN PARKING

05:54:24 FACING THAT BUILDING.

05:54:26 >>William Glass: IT'S GOING TO NEED IT.

05:54:27 >> NO.

05:54:28 BUT WE DIDN'T WANT TO STRIPE IT OUT BECAUSE WE DON'T KNOW

05:54:31 WHERE DOORS ARE TO LOCATE HANDICAP SPACES OR TREE ISLANDS.

05:54:33 BUT IT'S ANTICIPATED THERE WOULD BE A FULL ROAD OF HEAD-IN

05:54:38 PARKING FACING THAT BUILDING, WHICH WOULD JUST BE PART OF

05:54:41 THE DO FOR THAT BUILDING.

05:54:43 >>Barry Jones: ONE LAST QUESTION FROM ME ON THE LANDSCAPE

05:54:46 ARCHITECTURE.

05:54:47 ON THE SIGNAGE AREAS, WHAT WERE YOUR PLANTINGS AROUND BASE

05:54:54 OF SIGN AND WHAT'S YOUR MAINTAINED GROWTH HEIGHT ON THOSE

05:54:57 PLANTINGS?

05:54:58 >> SO WE HAVE ON THE EAST END, WE HAVE SOME UTILITIES OUT

05:55:01 THERE THAT WE NEED TO CONTEND WITH.

05:55:05 THERE ARE SOME BOXES AND THINGS OF THAT NATURE.

05:55:07 WE'LL TRY TO LOCATE THE SIGN IN A MOST VISIBLE PLACE WITHOUT

05:55:13 GETTING OBSTRUCTED FROM SOME OF THOSE UTILITIES THAT NEED TO

05:55:16 STAY THERE.

05:55:17 WE TRY TO KEEP THINGS PROBABLY UNDER THREE FEET AROUND THE

05:55:21 SIGN, AND THEN MAYBE POP UP BEHIND IT TO KIND OF GIVE IT

05:55:25 SOME PRESENCE AND BE ABLE TO LIGHT BEHIND IT AND SO FORTH.

05:55:27 AND THEN MAYBE SOME ACCENTS AROUND IT WITHOUT DENIGRATING

05:55:32 THE VIEW TO THE SIGN.

05:55:34 >>Barry Jones: AND THE GENESIS OF THAT QUESTION IS WHEN THE

05:55:36 SIGN COMES IN, IT'S ALWAYS ABOUT CLAIMING ARCHITECTURAL

05:55:40 VALUE FOR ENHANCEMENTS DONE TO THE BASE AND THAT THE

05:55:46 LANDSCAPE COVERS OR SHIELDS THOSE ARCHITECTURAL ENHANCEMENTS

05:55:49 TO THE BASE, THEN THEY DON'T COUNT TOWARDS THE PERCENTAGE OF

05:55:53 ARCHITECTURAL FEATURES REQUIRED IN A SIGN.

05:55:56 >> GOTCHA.



05:55:57 >>Barry Jones: SO THAT WAS WHY WE ASKED THOSE QUESTIONS.  
05:56:01 >> WHEN WE'RE DESIGNING A SIGN, WE EXAGGERATE THE BASE A  
05:56:04 LITTLE BIT TO ACCOUNT FOR THE LANDSCAPE THAT GOES UNDERNEATH  
05:56:06 IT SO IT DOESN'T HIDE ANYTHING.  
05:56:08 >>Barry Jones: BE AWARE THAT WHATEVER PORTION OF THAT SIGN  
05:56:11 YOU'RE COVERING WITH LANDSCAPING ISN'T COUNTING TOWARD YOUR  
05:56:14 ARCHITECTURAL ELEMENT FOR THE PERCENTAGE THAT'S REQUIRED FOR  
05:56:17 YOUR SIGN COMPONENT.  
05:56:18 THAT'S ALL.

05:56:19 >> THAT'S GREAT.

05:56:22 >>Kristin Jeannin: I'LL JUST SECOND CHAIRMAN JONES' COMMENT  
05:56:25 ABOUT, YOU KNOW, I WOULD SAY I TOTALLY AGREE, KEEP THE VIEW  
05:56:30 CORRIDOR OPEN ALONG THE CENTER MAIN CORRIDOR OF THE PROJECT  
05:56:34 AND MAYBE DO LESS ROYALS AND MORE CANOPY TREES ALONG THE  
05:56:39 OUTER CORRIDOR, WOODLANDS AND THE OTHER STREET.

05:56:57 >> GOOD EVENING, EVERYBODY.

05:56:58 RAMON ACEVEDO, GMA ARCHITECTS.

05:57:00 SEVERAL OF THE ITEMS MENTIONED BEFORE THAT WE HAVE  
05:57:07 ADDRESSED.

05:57:10 IN OUR FIRST MEETING, IT WAS VERY CRITICAL THE EAST  
05:57:14 BUILDING.

05:57:14 IT SEEMS LIKE THE ARCHITECTURAL ELEMENT THAT WE HAVE WITHIN  
05:57:18 THE WEST BUILDING WAS MORE PLEASING TO EVERYBODY.

05:57:23 GOT BETTER COMMENTS ABOUT THAT.

05:57:25 BUT FULLY CRITICAL ABOUT THE EAST BUILDING.

05:57:28 AND WE HAVE DONE SEVERAL CHANGES THAT I HOPE YOU CAN SEE IN  
05:57:35 THE MAIN ELEVATION.

05:57:40 FOR THE EAST BUILDING, BUILDING THREE, I KNOW SOMEBODY WAS  
05:57:43 ASKING BUILDING THREE IS THE EAST BUILDING.

05:57:47 BEFORE WE -- THE LINE OF THE STOREFRONT, EVERYTHING WAS  
05:57:51 FLAT.

05:57:51 IT WAS CONTINUED AND THERE WAS NO VARIATION ON THE ROOFLINE.

05:57:54 SO WHAT WE HAVE DONE, WE ACTUALLY TOOK ALL THREE TOWERS,  
05:57:59 THAT WAS ALL THE ELEMENTS THAT WERE IN THE NORTH ELEVATION,

05:58:01 AND WE RAISED THOSE AROUND TWO FEET EIGHT INCHES TO GIVE US  
05:58:07 THE OPPORTUNITY TO -- THE ROOFLINE.

05:58:12 FROM THE CENTER, IT GOES DOWN, UP.

05:58:14 WHAT WE USED TO HAVE FRONT IN THAT STOREFRONT LINE, WE  
05:58:19 PROJECTED THE PORTICOS OUT.

05:58:21 NOW WHAT USED TO BE A CONTINUED CORRIDOR, WE ADJUST THE ROOF  
05:58:26 TILE AND A COLONNADE THERE, IT IS INTERRUPTED.

05:58:30 SO WE HAVE NOW ACTUALLY FIVE ELEMENTS PROJECTING FORWARD,  
05:58:35 TOTALLY DIFFERENT THAT WE USE TO HAVE IN THE PREVIOUS  
05:58:39 DESIGN.

05:58:41 >> JUST THE WALL ABOVE OR CARRY TO THE GROUND, THE BUMP-OUT?

05:58:46 >> YOU'RE TALKING ABOUT THE ELEMENT THAT WE JUST ADDED?

05:58:49 >> YEAH.  
05:58:50 >> THEY ARE DEFINITELY PROJECTING FORWARD.  
05:58:53 >> GOES TO THE GROUND OR JUST FROM THE SLOPE UP?  
05:58:56 >> IT'S ALL FROM THE GROUND.  
05:58:58 AND YOU'RE GOING TO SEE THIS VERY CLEARLY ON THE  
05:59:01 THREE-DIMENSIONAL VIEWS, BUT IT'S A BIG, BIG WHAT I THINK TO  
05:59:05 WHAT WE USED TO HAVE BEFORE.  
05:59:07 THE WEST BUILDING, AGAIN, WE DID RAISE THOSE TWO, SO NOW WE  
05:59:12 HAVE A DIFFERENT ROOFLINE VARIATION.  
05:59:15 IN THAT ONE, WE KIND OF COLONNADE FROM THE CENTER, GO DOWN.  
05:59:19 WE HID THE PORTICOS AND THEN WE KEEP THE COLONNADE DOWN AS  
05:59:25 WE GO TO THE TOWERS AT THE EDGE.  
05:59:27 AS YOU CAN SEE, THERE'S BEEN A BIG, BIG DIFFERENCE,  
  
05:59:30 ESPECIALLY IN THE EAST BUILDING.  
05:59:32 NOW, ON THE SITE ELEVATIONS, ESPECIALLY THE EAST BUILDING,  
05:59:42 WE ARE PROJECTING ACTUALLY THE PORTICO IN THE MIDDLE.  
05:59:45 EVERYTHING WAS KIND OF FLAT BEFORE.  
05:59:48 NOW, WE ACTUALLY ARE PROJECTING OUT.  
05:59:50 WE HAVE THE PERGOLA WITH THE COLONNADE.  
05:59:53 AND WHAT WE HAVE DONE ALSO, I KNOW -- HAD THE QUESTION  
05:59:58 BEFORE ABOUT THE UTILITIES.  
05:59:59 WE RELOCATED THE UTILITY THERE, AND WE'RE GOING TO SCREEN  
06:00:02 THE UTILITIES THERE.  
06:00:03 THAT TOWER, ALSO A PORTICO, WE'RE USING THAT ONE TO HIDE THE  
06:00:09 ACCESS LADDER.  
06:00:10 IT'S DEEP ENOUGH, WIDE ENOUGH THAT WE CAN SET UP THE ACCESS  
06:00:15 LADDER THERE AND GO TOWARD THE ROOF.  
06:00:20 >> WHERE IS THE LADDER?  
06:00:21 >> IT'S HIDDEN RIGHT THERE BEHIND THE COLONNADE OF THE SIDE  
06:00:25 ELEMENT. IN THE WEST BUILDING, IT'S RIGHT THERE.  
06:00:30 RIGHT HERE IT WILL BE HIDDEN GOING VERTICAL.  
06:00:36 THAT WAS ANOTHER ADJUSTMENT THAT WE HAVE DONE.  
06:00:42 YOU CAN SEE ALSO, BECAUSE WE RAISE EVERYTHING, WE CAN START  
06:00:46 HIGHER AT THE CENTER, AND WE COLONNADE AS WE GO TO THE NORTH  
06:00:50 OR SOUTH ON BOTH ELEVATIONS.  
06:00:59 >> THE CENTER FEATURES NEED SOMETHING ON THE TOP.  
06:01:04 IT JUST LOOKS --  
06:01:09 >> YOU'RE TALKING ABOUT THIS ELEMENT HERE?  
  
06:01:12 >> RIGHT AT THE TOP OF THESE PEDIMENTS.  
06:01:15 I LOVE THE WAY YOU'RE LAYERING THIS BACK.  
06:01:17 IT LOOKS GREAT, AND YOU'VE GOT THE UP AND DOWN GOING ON.  
06:01:21 BUT SOMEHOW THE FOCAL POINT OVER THE ENTRY RIGHT IN THE  
06:01:24 MIDDLE NEEDS SOMETHING ON BOTH OF THEM.  
06:01:26 I'M NOT GOING TO TELL YOU HOW TO DESIGN A BUILDING.  
06:01:30 YOU'VE DONE A GREAT JOB FROM WHERE YOU WERE.  
06:01:33 I ALWAYS SAY SOMETHING LIKE THIS WHEN MY ANTENNA GOES UP.

06:01:40 JUST THERE'S SOMETHING THERE THAT'S MISSING.  
06:01:43 >> ARE WE TALKING THIS ELEMENT HERE?  
06:01:46 >> YEAH, AT THE TOP OF THAT, THE WAY THAT PEDIMENT FINISHES,  
06:01:52 I THINK IF YOU DID IT RIGHT IT WOULD SET THE WHOLE ELEVATION  
06:01:56 OFF.  
06:01:57 I LOVE THE WAY YOU'RE LAYERING THIS BACK.  
06:02:02 HATS OFF.  
06:02:03 >> AND THERE'S A DIFFERENCE, ALSO, AS YOU CAN SEE, IN THE  
06:02:09 EAST BUILDING, THE WEST ELEVATION BUILDING NUMBER THREE, YOU  
06:02:17 HAVE A STOREFRONT, BECAUSE WE EXPECT THIS SPACE TO BE VERY  
06:02:21 ACTIVE, VERY PEDESTRIAN.  
06:02:22 THAT'S THE CONNECTOR.  
06:02:23 SPACE BETWEEN THE TWO BUILDINGS.  
06:02:24 YOU SEE A STOREFRONT.  
06:02:26 WE SEE THE OPPORTUNITY THERE FOR OUTDOOR DINING.  
06:02:30 SO WE SEE THIS SPACE AS A VERY, VERY DYNAMIC SPACE.  
06:02:37 >>Barry Jones: IN THE AREAS WHERE YOU HAVE THAT OUTDOOR  
  
06:02:40 DINING, ARE YOU DOING ANY SORT OF SHADE SHELTER OR --  
06:02:46 >> THE CENTER PORTICO IS.  
06:02:49 IT IS ROOF.  
06:02:50 THE OTHER ONE, EXPECT THAT PROBABLY TO BE PERGOLA AND OPEN  
06:02:55 AND ENJOY WHEN YOU HAVE THE OPPORTUNITY, BUT YOU'RE GOING TO  
06:02:57 HAVE THE SHADE.  
06:02:58 >>Barry Jones: WHAT I'M EXPERIENCING PERSONALLY WHEN I'M  
06:03:01 GOING OUTDOOR DINING, YOU NEED SHADE AND YOU NEED STUFF FOR,  
06:03:05 IF IT SPRINKLES OR RAINS WHILE YOU'RE THERE.  
06:03:08 SO THERE'S GOING TO BE AN ELEMENT, ANY SORT OF SAIL OR RAIN  
06:03:15 SHELTER, WE NEED TO SEE THAT.  
06:03:18 >> WE HAD NOT DISCUSSED THAT.  
06:03:19 THAT WAS NOT INTENTIONAL AT THIS TIME.  
06:03:21 BASICALLY PERGOLAS CREATING SHADE RIGHT NOW.  
06:03:25 NOW, THE SOUTH ELEVATION BOTH BUILDINGS, AGAIN --  
06:03:31 >> ONE QUESTION BEFORE WE LEAVE THIS.  
06:03:41 >> SOMEBODY TURNED ME ON I GUESS.  
06:03:43 IF I LOOK AT THE ELEVATION, SEEMS TO BE WHERE YOU HAVE THE  
06:03:46 WORD "SIGNAGE," THERE SEEMS TO BE SOME UNDULATION IN THE  
06:03:50 ELEVATION OF THE BUILDING.  
06:03:52 IS THAT JUST STUCCO OR IS THAT A BLOCK TURN?  
06:03:56 IS IT 8 INCHES?  
06:03:58 I DON'T SEE IT ON THE FLOOR PLAN, BUT IT APPEARS TO BE A  
06:04:03 SMALL UNDULATION WHERE IT HAS SIGNAGE --  
06:04:09 >> NO, RIGHT NOW, BASICALLY, WE'RE GOING TO HAVE SOME  
  
06:04:12 CONTROL JOINTS AND REBUILD WITHIN THE STUCCO.  
06:04:19 >> STUCCO BUILD OUT.  
06:04:22 >> YES, WE'RE TRYING TO MAINTAIN THE LINE OF THE STOREFRONT.  
06:04:27 >> I'M ALWAYS LOOKING FOR CONSISTENCY BETWEEN THE

06:04:29 ARCHITECTURAL DRAWINGS, THE ELEVATIONS ALWAYS LOOK PRETTY.  
06:04:32 >> THAT'S INTERESTING THAT YOU'RE GOING TO SEE A DIFFERENCE.  
06:04:35 BECAUSE IT WAS VERY CRITICAL THE FIRST TIME WE WERE HERE.  
06:04:40 THEY LOOKED FLAT.  
06:04:41 DIDN'T SEEM VERY CLEAR HOW WE WERE PROJECTING THE DEPTH IN  
06:04:44 AND OUT OF THE BUILDING.  
06:04:45 YOU'RE GOING TO SEE TOTALLY DIFFERENT NOW.  
06:04:49 IT'S MORE CLEAR.  
06:04:50 NOW WE WENT TO THE SOUTH ELEVATION.  
06:04:56 BIG CHANGES HERE, ESPECIALLY IN THE EAST BUILDING BECAUSE IT  
06:04:59 WAS ALL FLAT.  
06:05:00 WHAT WE HAVE DONE, WHERE WE USED TO HAVE THE METER BANKS, WE  
06:05:07 NO LONGER HAVE METER.  
06:05:08 PORTICO WITH HEAD ROOF AND INTERCONNECTED TO THE CENTER  
06:05:11 PORTICO WITH PERGOLA AND THAT COLONNADE THERE, AND WE RAISE  
06:05:18 EVERYTHING.  
06:05:18 AS YOU CAN SEE, THERE'S VARIATION IN THE ROOF.  
06:05:22 WE ADDED THOSE TWO ELEMENTS, AND THEY ARE ACTUALLY --  
06:05:25 ACTUALLY, THEY ARE PROJECTING OUT FOUR FEET.  
06:05:29 SO THERE IS DIMENSIONS IN AND OUT IN THE SOUTH BUILDING,  
06:05:35 ESPECIALLY --

06:05:37 >> THIS IS A VERY IMPORTANT ELEVATION BECAUSE IT'S ON THE  
06:05:40 FRONTAGE ROAD.  
06:05:42 -- I NOTICED, AND I'M SURE YOU HAVE A REASON, YOU CREATED  
06:05:45 TWO MORE I GUESS YOU WOULD HAVE TO CALL THEM TOWERS ON THE  
06:05:50 EAST ELEVATION.  
06:05:52 BUT YOU DIDN'T DO THAT ON THE WEST ELEVATION.  
06:05:56 >> YES.  
06:05:58 >> I DON'T KNOW, IN MY OPINION, I DEFER TO MY ARCHITECTURAL  
06:06:00 COLLEAGUES, BUT IT SEEMS THAT THE EAST ELEVATION, THIS IS A  
06:06:04 VERY IMPORTANT FRONTAGE, VERY IMPORTANT ELEVATION BECAUSE  
06:06:07 IT'S ON THE FRONTAGE ROAD.  
06:06:09 TO ME, THE EAST ELEVATION IS MUCH MORE ATTRACTIVE THAN THE  
06:06:12 WEST.  
06:06:13 IS THAT JUST SOMETHING THAT WAS FORGOTTEN OR DONE  
06:06:15 INTENTIONALLY?  
06:06:17 >> I DON'T SEE A PROBLEM TAKING THOSE ELEMENTS THAT WE HAVE  
06:06:20 IN THE WEST BUILDING AND --  
06:06:23 >> LITTLE HIP ROOF THAT YOU HAVE THERE.  
06:06:25 YOU RAISE IT UP TO THE TOWERS.  
06:06:27 IT JUST SEEMS TO ME -- I DEFER TO MY COLLEAGUES -- BUT IT  
06:06:31 SEEMS TO BE MUCH MORE ATTRACTIVE ON A VERY IMPORTANT  
06:06:35 FRONTAGE.  
06:06:40 >> AS YOU CAN SEE ALSO, BECAUSE WE WERE ABLE TO RAISE ALL  
06:06:43 THE ELEMENTS, WE HAVE VERY DYNAMIC ROOFLINE IN THE SOUTH  
06:06:47 ELEVATION.

06:06:48 SO THOSE BASICALLY HAVE BEEN BIG, BIG CHANGES.  
06:06:51 I DO HAVE SAMPLES IF ANYBODY WANTS TO TAKE A LOOK.  
06:06:57 THEN WE WANT TO MOVE TO THE PERSPECTIVE.  
06:07:09 ONE OF THE COMMENTS WE HAVE BASICALLY IS, WE COULD NOT READ  
06:07:12 THE FLAT ELEVATION, THE TWO-DIMENSIONAL ELEVATION THAT WE  
06:07:16 HAD BEFORE.  
06:07:17 HERE, THIS IS A PERSPECTIVE THAT VERY CLEARLY SHOWS THE  
06:07:24 BUILDING IS DYNAMIC.  
06:07:25 YOU HAVE YOUR LINE OF THE BOX BUILDING ITSELF.  
06:07:30 AND HOW WE'RE DOING -- ADHERING THE ELEMENTS, PROJECTING  
06:07:35 THEM IN AND OUT, STILL HAVE A CONTINUAL CONNECTION WITH THE  
06:07:40 WALKWAY FOR PROTECTION OF SUN, RAIN.  
06:07:44 SO MAKE IT VERY EFFICIENT DURING THOSE DAYS THE COMMERCIAL  
06:07:52 FACILITIES NEED THAT PROTECTION FOR SUCCESS TO BE ABLE TO  
06:07:57 MOVE THROUGH.  
06:08:00 >> THE BUILDING READS SO MUCH MORE CLEARLY THAN THE FLAT  
06:08:05 ELEVATIONS.  
06:08:07 IT REALLY SHOWS THE DEPTH OF WHAT YOU'VE GOT GOING ON.  
06:08:10 FUTURE PRESENTATIONS, YOU MIGHT WANT TO START WITH THIS.  
06:08:15 >> YEAH, START HERE.  
06:08:17 MOVE BACKWARDS.  
06:08:22 >> SEE WHAT I MEAN ABOUT THE END ELEVATION.  
06:08:25 THERE'S SOMETHING MISSING THERE.  
06:08:26 I'M GOING TO LET YOU --  
06:08:29 >> I'M SORRY?

06:08:30 >> THE END OF THE BUILDING.  
06:08:32 THAT PEDIMENT STICKING OUT, IT'S JUST SOMETHING MISSING.  
06:08:36 >> YOU'RE TALKING ABOUT THIS ELEMENT HERE, CORRECT?  
06:08:38 >> RIGHT THERE.  
06:08:39 >> YES, OKAY.  
06:08:40 THAT'S DEFINITELY SOMETHING THAT WE CAN ADDRESS.  
06:08:45 >> YOU'VE GONE 300 PAST WHERE YOU WERE BEFORE.  
06:08:49 DONE A GREAT JOB.  
06:08:51 >> THANK YOU.  
06:08:51 HERE, I'M SURE YOU UNDERSTAND, IT IS A CHALLENGE.  
06:08:57 BACK OF THE BUILDING, SERVICE AREA, BUT WE'RE STILL TRYING  
06:09:02 TO ADDRESS THE FRONT ELEVATION.  
06:09:04 THAT'S WHY WE INCORPORATED THAT, AND WE'RE PROJECTING THE  
06:09:08 PORTICO OUT, NO LONGER FLAT.  
06:09:12 WE DO HAVE DIRECT ACCESS TO THOSE SECONDARY OR SERVICE  
06:09:16 DOORS, BUT STILL, THEY HAVE MADE CHANGES IN THE LANDSCAPE  
06:09:19 AND HOW YOU APPROVE THE CONNECTOR BETWEEN TWO BUILDINGS.  
06:09:25 YOU SAW THAT ON THE LANDSCAPE PLAN.  
06:09:27 >>Kristin Jeannin: I HAVE A QUESTION ABOUT THAT, THE SERVICE  
06:09:29 DOORS, AND THIS DEFINITELY DIFFERS TO THE ARCHITECTS ON  
06:09:35 STAFF HERE.  
06:09:36 THAT VIEW IS PERFECT, RIGHT, BECAUSE YOU DON'T SEE THE

06:09:41 DOORS.  
06:09:42 BUT IF YOU LOOK STRAIGHT ON, I THINK MY EYE IS REALLY DRAWN  
06:09:48 TO THE REPETITION AND THE SIZE AND SHAPE OF THOSE DOORS,  
  
06:09:51 THAT THEY ARE ALL WHITE.  
06:09:55 I DON'T KNOW IF EVEN A COLOR CHANGE MIGHT HELP.  
06:09:59 >> THERE ARE TWO APPROACHES THAT YOU CAN HAVE THERE.  
06:10:03 YOU EITHER TRY TO HIDE THEM AND MAKE THEM DISAPPEAR, WHICH  
06:10:05 IS WHAT WE'RE TRYING TO DO.  
06:10:07 I DON'T WANT TO ATTRACT THE EYES TOWARD A SERVICE DOOR OR  
06:10:10 SECONDARY DOOR.  
06:10:11 TRYING TO BLEND WITH IT.  
06:10:13 THE OTHER GO THE OTHER DIRECTION AND TRY TO ACCENTUATE  
06:10:17 THOSE.  
06:10:18 WE ARE RIGHT NOW TAKING THE MORE CONSERVATIVE APPROACH,  
06:10:22 DON'T CALL THE ATTENTION TOWARD THE DOORS AND KEEP IT  
06:10:26 BLENDED WITHIN THE WALL.  
06:10:28 >>Kristin Jeannin: I AGREE WITH THAT STRATEGY.  
06:10:30 I DIDN'T KNOW IF MAYBE --  
06:10:32 >> I THINK IT'S BECAUSE THAT FLAT ELEVATION, THEY JUMP OUT  
06:10:36 AT YOU.  
06:10:36 WHEN YOU SEE THEM IN THREE DIMENSIONS WHERE RECESSED WAY  
06:10:40 BACK, IT'S NOT AN ISSUE.  
06:10:41 YOU SEE VERY FEW REARS OF RETAIL CENTERS THAT LOOK LIKE  
06:10:46 THIS.  
06:10:47 >>Barry Jones: IS THERE AN OPTION, INSTEAD OF HAVING THE  
06:10:50 SIDEWALKS PERPENDICULAR LEADING RIGHT INTO THOSE DOORS, IF  
06:10:53 YOU TOOK THE SIDEWALKS AND MAYBE SKEWED THEM AT 30% OR SO  
06:10:58 AND HAD A LANDING AREA IN FRONT OF YOUR DOOR THAT WAS  
  
06:11:02 PERPENDICULAR TO IT, THAT YOU COULD PUT LANDSCAPING IN FRONT  
06:11:04 OF THAT DOOR TO BLOCK THAT DOOR FROM THE SOUTH VIEW?  
06:11:08 I'M JUST THINKING OUT LOUD HERE AS TO HOW TO HELP HIDE THE  
06:11:12 DOORS BUT STILL ALLOW TO GIVE YOU ACCESS.  
06:11:15 IF YOU TOOK THE SIDEWALK AND SKEWED A LITTLE BIT AND THEN  
06:11:18 ANGLED IT IN, YOU COULD DO SOME BUSHES OR SOMETHING IN FRONT  
06:11:21 TO HELP HIDE THE VISUAL OF THE DOOR.  
06:11:23 YOU MIGHT BE SEEING THE OFFSET FROM WHERE THE DOOR TYPICALLY  
06:11:26 IS.  
06:11:26 AND THIS IS A WORKSHOP, SO IT'S JUST SOMETHING TO THROW OUT  
06:11:31 THERE.  
06:11:32 I DON'T KNOW IF THERE'S ENOUGH DEPTH THERE.  
06:11:34 >> THE DEPTH IS A CHALLENGE.  
06:11:35 WE HAVE ONE INSTANCE WHERE WE HAD A CONFLICT, SO WE CAME UP  
06:11:40 TO ONE DOOR AND THEN OVER TO THE NEXT.  
06:11:45 SO WE HAD A SHORT SECTION OF PARALLEL SIDEWALK JUST BECAUSE  
06:11:50 THE DOORS WERE CLOSE.  
06:11:51 PERPENDICULAR ONE AND THEN OVER TO THE NEXT.

06:11:53 WE COULD DO SOMETHING WHERE YOU COME IN BETWEEN TWO AND GO  
06:11:58 OUT TO TWO, AND THEN THAT WAY YOU'RE LANDSCAPING WOULD BE  
06:12:03 PHYSICALLY IN FRONT OF THE DOOR.  
06:12:05 >>Barry Jones: [OVERLAPPING SPEAKERS]  
06:12:08 >> WE CAN TAKE A LOOK AT THAT.  
06:12:09 I'M AN ENGINEER, SO I LIKE STUFF PERPENDICULAR, SO I'D  
06:12:13 RATHER COME TO THE SIDE JUST OFFSET FROM THE DOOR AND BRING  
  
06:12:19 THE SIDEWALK DOWN.  
06:12:20 THAT WAY YOU CAN HAVE YOUR PLANT MATERIAL DIRECTLY IN FRONT.  
06:12:23 BUT WE CAN TAKE A LOOK AT THAT.  
06:12:24 >>Barry Jones: AGAIN, IT'S JUST ONE OPINION AND THINKING OF  
06:12:26 WAYS TO TRY AND HIDE THOSE DOORS.  
06:12:28 NOW, OTHER SITE REVIEWS, THEY HAVE USED THE DOORS TO TIE TO  
06:12:33 THE ROOF COLOR.  
06:12:34 I THINK IT WAS AN APARTMENT COMPLEX.  
06:12:36 WE JUST DID A PAINTING ON THAT THEY PAINTED THE DOORS  
06:12:40 SIMILAR COLOR AS THE ROOF TILE TO HELP TIE IT TOGETHER.  
06:12:44 AND IT DID NOT LOOK BAD.  
06:12:45 SO IT MIGHT BE A MATTER OF ADDING SOME COLORS TO THESE DOORS  
06:12:49 OR MAYBE A DOOR ALL THE WAY UP.  
06:12:56 >> DRAW ATTENTION TO THE DOORS WHEN YOU COLOR IT DIFFERENTLY  
06:12:59 THAN THE WALL.  
06:12:59 I TRY TO COLOR THEM WITH THE WALL SO THEY GO AWAY.  
06:13:05 >>Barry Jones: LIKE I SAID, WE'RE REALLY GETTING CRITICAL  
06:13:07 HERE, BUT YOU'VE COME SO FAR.  
06:13:11 >>Kristin Jeannin: IF YOU THINK ABOUT IT, THOUGH, FROM WHAT  
06:13:14 I'VE SEEN ON OTHER PROJECTS, THEY'LL HAVE A LITTLE STICKER  
06:13:18 ON -- IT'S GOING TO LOOK BAD.  
06:13:21 ANYTHING WE CAN DO TO HIDE THEM, IF THERE IS AN ANGLE WE CAN  
06:13:25 PULL TO PUT PLANTINGS --  
06:13:27 >> WE'LL TAKE A LOOK AT THAT.  
06:13:28 >> PART OF THE DIFFICULTY IS FUNCTION FIRST.  
  
06:13:31 YOU'RE GOING TO HAVE GUYS WALKING OUT THE BACK DOOR WITH  
06:13:35 CARTS, WITH RACKS FULL OF CLOTHES OR WHATEVER THEY ARE  
06:13:39 RETAILING OR GARBAGE CONTAINERS.  
06:13:42 WE HAVE TO ALLOW ENOUGH SPACE SO THAT SOMEBODY CAN WALK OUT  
06:13:47 WITH A BIG SEMI DUMPSTER AND THEN TURN AND GO.  
06:13:53 I'M A FUNCTION FIRST GUY.  
06:13:55 AFTER YOU ALLOW SIX OR EIGHT FEET FOR SOMEBODY TO COME OUT  
06:13:59 WITH A CART, DOESN'T MAKE A WHOLE LOT OF SENSE TO BE  
06:14:03 TURNING.  
06:14:03 I APPRECIATE WHAT YOU'RE SAYING, BUT LET'S NOT CREATE  
06:14:06 PROBLEMS FOR THE PEOPLE THAT WILL OCCUPY THE STORES EITHER.  
06:14:08 >>Kristin Jeannin: MAYBE IT'S A POSSIBILITY TO RUN THE  
06:14:11 ACCESS SIDEWALK TO THESE DOORS ALONG THE BUILDING.  
06:14:17 BUT THEN BUFFER IT REALLY WELL.

06:14:23 >> THAT'S WHAT WE USED TO HAVE BEFORE.  
06:14:26 IT DOES ALSO CREATE A CHALLENGE BECAUSE THEN YOU NEED TO  
06:14:29 KEEP MAKING THINGS DEEPER AND DEEPER TO CREATE PROPER  
06:14:33 CIRCULATION.  
06:14:34 THEN WE'RE GOING TO START HAVING ISSUES WITH EASEMENTS.  
06:14:37 SO ONE THING TRIGGERED THE OTHER ONE.  
06:14:40 THIS ONE WE ARE KIND OF IN THE MIDDLE WHEN WE DO HAVE THE  
06:14:43 PROJECTION, STILL HAVE DIRECT ACCESS TO THE BACK DOOR.  
06:14:48 BUT IT'S RELATED TO THE ANGLE.  
06:14:50 WE'LL EXPLORE THAT.  
06:14:51 >> YOU'RE GOING TO BE LOOKING AT IT.

06:14:53 IF YOU'RE WALKING ALONG AS A PEDESTRIAN, IT'S GOING TO BE  
06:14:57 PERIPHERAL VIEW.  
06:14:59 THE ONLY TIME YOU'LL SEE THE DOOR BANG ON IS WHEN YOU TURN  
06:15:02 TO GO TO THE DOOR.  
06:15:04 THE REST OF THE TIME YOU ARE A PASSERBY AND IT'S OVER THERE.  
06:15:07 [TALKING OVER ONE ANOTHER]  
06:15:14 >>Kristin Jeannin: THAT'S A GOOD POINT THAT YOU DON'T FACE  
06:15:16 IT HEAD ON.  
06:15:17 >> IF THE DOORS ARE NOT HIGHLIGHTED, IF THEY ARE PAINTED THE  
06:15:20 SAME COLOR AS THE BODY COLOR OF THE BUILDING, THEN MAYBE  
06:15:23 THEY GO AWAY.  
06:15:24 VISUALLY.  
06:15:25 >>Barry Jones: MAYBE WHAT YOU GOT IS THE BEST ALTERNATIVE.  
06:15:31 >> THIS IS THE SIDEWALK.  
06:15:32 I THINK IF WE COME IN OFF SET FROM THE DOOR AND HAVE A  
06:15:36 LANDING THERE, YOU COULD HAVE SOME LANDSCAPE IN FRONT MAYBE  
06:15:38 A LITTLE HIGHER, HIDES THE DOOR.  
06:15:40 THEN IF WE DO IT RIGHT, YOU DON'T REALLY SEE THINGS ON THE  
06:15:43 OBLIQUE ANGLE.  
06:15:44 >>Barry Jones: HOW DOES THAT WORK FROM A FUNCTIONAL  
06:15:51 STANDPOINT?  
06:15:52 >> TURN A LITTLE BIT TO THE SIDE AND COME OUT JOAN JEAN  
06:15:55 MAYBE IT'S JUST ON THE TWO CLOSEST TO THE MAIN CORRIDOR.  
06:15:59 >> WE CAN MAYBE SHARE SOME DOOR SPACE.  
06:16:04 >> WE'LL PAY ATTENTION TO THAT.

06:16:07 >> ONE OTHER COMMENT, SOMETHING THAT KEEPS BUGGING ME.  
06:16:10 CAN WE GO BACK ONE ELEVATION?  
06:16:13 I LOOK AT THIS AND I GO, THIS IS TERRIFIC.  
06:16:17 OBVIOUSLY, THE GUY THAT DID THE ELEVATION SELECT THESE  
06:16:21 COLORS BECAUSE THESE ARE NOT THE COLORS YOU'RE PROPOSING.  
06:16:23 THE TWO COLORS YOU'RE PROPOSING OR THE THREE COLORS YOU'RE  
06:16:26 PROPOSING ARE PURE WHITE, ALMOST PURE WHITE OR OFF WHITE,  
06:16:31 AND THEN A TAWNY COLOR.  
06:16:34 I LOOK AT THIS ELEVATION AND I GO, THIS IS LOVELY, BUT THIS  
06:16:38 IS NOT WHAT YOU'RE PROPOSING.



06:16:41 >> THE PURE WHITE IS BASICALLY FOR THE TRIM.  
06:16:44 >> THIS SHOWS ME A KIND OF WARM GRAY, NOT A PURE WHITE.  
06:16:49 THE PURE WHITE IS STRICTLY ON THE BANDING ACCENT.  
06:16:53 THE OTHER IS LIKE A YOGURT WHITE.  
06:17:03 >> ALMOST LIKE A DARKER BEIGE.  
06:17:05 THEN YOU HAVE, LET'S SAY THE COFFEE COLOR.  
06:17:10 WE HAVE ACCENTS IN THE DARK BROWN AND -- THERE ARE SEVERAL  
06:17:16 THINGS THAT WILL HAPPEN.  
06:17:17 IF YOU START IMPLEMENTING A LOT OF COLORS.  
06:17:19 THINK ABOUT EVERYTHING THAT HAS HAPPENED.  
06:17:21 YOU HAVE THE GLAZING.  
06:17:22 YOU HAVE THE STOREFRONT COLOR.  
06:17:24 YOU'RE GOING TO HAVE THE SIGNAGE.  
06:17:26 YOU HAVE THE TILE.  
06:17:27 WHEN YOU START ADDING IN ALL THOSE ELEMENTS, THERE'S A  
  
06:17:30 VARIETY OF COLOR, ALL OF A SUDDEN YOU GET TOO BUSY AND THEN  
06:17:34 THE WHOLE HARMONY IS GONE.  
06:17:36 >> IT WAS THE WHITE AND WHITE.  
06:17:38 THE GREEK WHITE, CALL IT THE GREEK VILLA, THE GREEK WHITE IS  
06:17:44 TO ME NOT AN EARTH TONE.  
06:17:47 WHAT I SEE HERE IS VERY INVITING AND VERY ATTRACTIVE BUT NOT  
06:17:54 SURE IT REPRESENTS WHAT WE'RE GOING TO SEE WHEN IT'S  
06:17:56 PAINTED.  
06:17:56 >>Barry Jones: THE GREEK VILLA -- WHAT'S IN THE RENDERING  
06:18:01 SEEMS TO BE A DARKER GRAY COLOR THAN THE GREEK VILLA COLOR  
06:18:04 ACTUALLY IS.  
06:18:05 >> THE ARTIST TRIED TO MATCH THIS OUT OF SHERWIN WILLIAMS.  
06:18:15 >> WE HAVE TO GO BY THE CHIPS.  
06:18:23 >>Barry Jones: MORE ATTRACTIVE THAN THIS IS WHAT YOU'RE  
06:18:25 SAYING.  
06:18:26 THIS IS WHAT WE END UP WITH VERSUS THAT'S WHAT WE APPROVED  
06:18:34 AND THAT'S THE CONCERN.  
06:18:36 >> MAYBE MORE LIKE THIS IN REALITY.  
06:18:38 >> WE WANT IT LESS LIKE THAT AND MORE LIKE THE RENDERING.  
06:18:46 >>Barry Jones: THE GREEK VILLA WOULD BE A WARMER, SOFTER  
06:18:49 GRAY LIKE SHOWN IN THE RENDERING THAN WHAT IS SHOWN ON THE  
06:18:52 11 BY 17.  
06:18:53 THERE IS A COLOR SELECTION THERE.  
06:19:03 >> ONE LAST QUESTION.  
06:19:05 I'M SURE THERE'S A REASON.  
  
06:19:08 SOME OF YOUR BANDING IS IN THE PURE WHITE AND SOME OF THE  
06:19:11 BANDING IS IN THE DARK BROWN.  
06:19:13 IS THERE A REASON?  
06:19:17 >> WE TRIED TO PUT SOME OF THOSE ON THE SIDE AND SET UP  
06:19:21 SOMETHING IN THE EAST BUILDING, OTHER ONE IN THE WEST  
06:19:24 BUILDING BASICALLY.

06:19:25 THAT WAS THE IDEA.  
06:19:27 HE WANT TO MAKE THEM SIMILAR, NOT IDENTICAL.  
06:19:29 WE'RE GOING TO HAVE CONTINUATION OF THE ARCHITECTURAL  
06:19:32 ELEMENT.  
06:19:35 >> I THOUGHT IT WAS A DETAIL.  
06:19:36 AS YOU KNOW, WHATEVER IS IN THE PATTERN BOOK IS WHAT YOU'RE  
06:19:39 GOING TO HAVE TO BUILD.  
06:19:45 >> THAT'S BASICALLY -- ONE IS THE MAIN FACADE, THE SPACE  
06:19:50 BETWEEN THE CONNECTOR, AGAIN, YOU CAN SEE HOW DYNAMIC THE  
06:19:53 BUILDINGS ARE IN REALITY.  
06:19:55 THEY ARE NOT FLAT AT ALL.  
06:19:56 I KNOW YOU HAVE SEVERAL.  
06:20:10 >>Barry Jones: PREVIOUS OR OTHER, YOU WOULD HAVE SEATING  
06:20:13 ALONG THE ENDS OF THE BUILDINGS.  
06:20:15 IT'S NOT SHOWN IN THIS RENDERING.  
06:20:17 >> IT IS THERE.  
06:20:17 IT'S WITHIN THE PERGOLA.  
06:20:19 YOU JUST SEE THERE, YOU SEE LIKE PEOPLE SITTING WITHIN THE  
06:20:22 PERGOLA.

06:20:24 >>Barry Jones: I SEE THAT.  
06:20:25 BUT I THOUGHT I SAW OTHER VERSIONS WHERE THERE WAS SEATING  
06:20:29 ACTUALLY THAT RAN THE ENTIRE LENGTH.  
06:20:32 >> IT'S UNDERNEATH THE OVERHANG OF THE BUILDING.  
06:20:36 >>Barry Jones: OH, IT IS.  
06:20:37 IT'S UNDERNEATH THE OVERHANG.  
06:20:39 >> WITH THE ANGLE OF THAT PERSPECTIVE, YOU DON'T SEE IT.  
06:20:41 THAT'S ALL COVERED AREA ON THE INSIDE ENDS OF THE BUILDING.  
06:20:44 >>Barry Jones: VERY GOOD.  
06:20:45 THANK YOU.  
06:20:52 >> I THINK YOU'VE DONE A NICE JOB, RAMON.  
06:20:54 >> ONE MORE THING, MAKE SURE AS YOU BRING THIS IN FOR YOUR  
06:20:58 FINAL -- MAKE SURE WHEN YOU BRING THIS IN FOR THE FINAL  
06:21:01 REVIEW THAT WE CAN'T SEE THE MECHANICAL EQUIPMENT ON THE  
06:21:04 ROOF.  
06:21:05 THAT'S A REAL --  
06:21:07 >> WE EVEN RAISE NOW ALL THE PARAPET.  
06:21:10 THEY ARE EVEN HIGHER.  
06:21:12 WE HAVE NOT CHANGED THE STRUCTURE ITSELF.  
06:21:14 IT'S GOING TO BE EVEN COVERED EASIER THAN BEFORE.  
06:21:22 >>Barry Jones: LOOKING AT THE COLOR CHIPS THAT GREEK VILLA  
06:21:25 COLOR REALLY DOESN'T MATCH WHAT'S IN THE RENDERING.  
06:21:28 WE'D MUCH RATHER SEE SOMETHING CLOSER TO THE RENDERING, I  
06:21:31 THINK, THAN THAT GREEK VILLA COLOR.  
06:21:34 THAT'S A VERY LIGHT WHITE COLOR.

06:21:37 ARE THESE COLOR PALETTES THAT WILL BE CARRIED BACK THROUGH  
06:21:47 THE REST OF THE DEVELOPMENT, TOO, OR WILL THE OTHER

06:21:49 BUILDINGS BE SIMILAR?  
06:21:51 YES?  
06:21:52 OKAY.  
06:21:52 WHOLE TEAM DID A GOOD JOB OF TAKING THE COMMENTS INTO  
06:22:07 CONSIDERATION AND PUTTING THEM IN PLAY.  
06:22:08 WE GREATLY APPRECIATE YOUR EFFORTS.  
06:22:12 WE TRY AND OFFER CONSTRUCTIVE FEEDBACK.  
06:22:19 I PERSONALLY LIKE SEEING IT --  
06:22:22 >> EXCUSE ME.  
06:22:24 WE HAVE A PUBLIC COMMENT REGARDING YOU.  
06:22:25 WE'RE NOT DONE WITH YOU.  
06:22:26 L. DONNELL.  
06:22:32 OKAY.  
06:22:33 NEVER MIND.  
06:22:34 YOU'RE GOOD.  
06:22:35 >>Mary Gibbs: EXCUSE ME, THOUGH, I THINK WE DO NEED TO ASK  
06:22:38 IF THERE'S ANY PUBLIC INPUT.  
06:22:40 I DO SEE SOMEBODY THAT I DON'T KNOW IF HE WANTS TO TALK.  
06:22:43 >>Barry Jones: IS THERE ANY PUBLIC INPUT ON THIS PROJECT?  
06:22:46 >>Mary Gibbs: THERE WAS SOMEBODY HERE BEFORE THAT MORPHED  
06:22:49 INTO A WOMAN NOW.  
06:22:54 NEVER MIND.  
06:22:58 THEY ARE JUST OBSERVING.

06:22:59 >>Barry Jones: THANK YOU FOR YOUR EFFORT.  
06:23:01 YOU DID A GOOD JOB.  
06:23:02 REMINDS ME OF THE HOTEL ON THE NORTH SIDE THAT WE REQUESTED  
06:23:27 THEY MAKE A LOT OF CHANGES.  
06:23:30 >>Tammy Duran: DAVID, ARE YOU GUYS READY TO GO?  
06:23:32 YOU'RE UP.  
06:23:55 >>Mary Gibbs: ARE WE READY FOR THE NEXT ITEM?  
06:23:57 >>Barry Jones: YES, PLEASE.  
06:24:00 >>Mary Gibbs: THIS IS THE LAND DEVELOPMENT CODE WORKSHOP.  
06:24:02 IF YOU RECALL FROM YOUR MEETING LAST MONTH, WE DID THE FIRST  
06:24:06 SERIES OF WORKSHOPS, THE ONE WE DID LAST MONTH COVERED THE  
06:24:09 ZONING CHAPTERS.  
06:24:10 AND TONIGHT, WE HAVE THE SECOND ROUND OF AMENDMENTS WHICH  
06:24:14 INCLUDE THE DEVELOPMENT STANDARDS, ARCHITECTURE LANDSCAPING,  
06:24:20 ENVIRONMENTAL, AND SOME ODDS AND ENDS CHAPTERS.  
06:24:22 WE ARE DOING AGAIN THE SAME SERIES WITH THE PLANNING AND  
06:24:27 ZONING BOARD, DESIGN REVIEW BOARD AND THE COUNCIL.  
06:24:30 WE HAD PLANNING AND ZONING BOARD LAST NIGHT.  
06:24:33 WE HAD COUNCIL THIS MORNING.  
06:24:34 AND WE HAVE YOU-ALL TONIGHT.  
06:24:36 WE HAVE A PowerPoint PRESENTATION FROM THE CONSULTANT, THE  
06:24:43 CLARION GROUP.  
06:24:44 AND IT RUNS ABOUT AN HOUR.  
06:24:46 WHAT I ASKED THEM TO DO FOR YOU ALL IS TO FOCUS A LITTLE

06:24:49 MORE ON THE ARCHITECTURE AND LANDSCAPING AND MAYBE TO GO A  
06:24:54 LITTLE MORE QUICKLY THROUGH SOME OF THE THINGS THAT YOU  
06:24:56 MIGHT NOT BE AS INTERESTED IN, LIKE MAYBE SOME OF THE  
06:25:00 ENVIRONMENTAL OR CONCURRENCY OR SOMETHING LIKE THAT.  
06:25:03 WE HAD TO TELL THEM AT COUNCIL NO FANCY JARGON OR TECHNICAL  
06:25:10 TERMS, BUT YOU ALL ARE VERY FAMILIAR WITH THAT, SO I DON'T  
06:25:13 THINK I NEED TO TELL THEM THAT.  
06:25:15 FEEL FREE.  
06:25:17 IT WILL TAKE ABOUT AN HOUR TO GO THROUGH THIS.  
06:25:19 IF YOU HAVE ANY QUESTIONS, WE CAN DO QUESTIONS AS WE GO  
06:25:22 ALONG OR AT THE END.  
06:25:24 IT DOESN'T MATTER.  
06:25:25 IF IT'S AN ITEM THAT YOU'RE NOT AS INTERESTED IN, RAISE YOUR  
06:25:28 HAND AND MAYBE WE CAN GO A LITTLE FASTER THROUGH THAT.  
06:25:31 WE'RE GOING TO DO I THINK THE LANDSCAPING AND THE  
06:25:34 ARCHITECTURE FIRST.  
06:25:38 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO THE  
06:25:41 CONSULTANTS.  
06:25:41 START WITH CRAIG.  
06:25:45 >>Craig Richardson: DAVID, IF YOU COULD GO TO THE NEXT  
06:25:48 SLIDE.  
06:25:48 GOOD EVENING, BOARD MEMBERS.  
06:25:54 I'M CRAIG RICHARDSON.  
06:25:55 IT'S NICE TO SEE YOU AGAIN.  
06:25:57 JUST TO SORT OF GIVE YOU CONTEXT IN TERMS OF WHERE WE ARE,  
06:26:02 WE HAVE NOW RELEASED DRAFTS OF CHAPTERS 3 THROUGH 10 OF THE  
  
06:26:10 CODE, NEW CODE.  
06:26:12 WE COVERED WITH YOU CHAPTERS 3 AND 4 ZONING DISTRICTS AND  
06:26:19 USE SPECIFIC AT THE LAST MEETING PRESENTATION.  
06:26:23 TONIGHT, WE'LL OVERVIEW CHAPTERS 5 THROUGH 9, SITE  
06:26:26 DEVELOPMENT STANDARDS, SIGNAGE, NATURAL RESOURCES, PUBLIC  
06:26:30 FACILITY, FUNDING AND COORDINATION.  
06:26:31 THAT'S THE IMPACT FEES AND CONCURRENCY AND NONCONFORMITIES.  
06:26:36 WE WILL FOCUS PRIMARILY IN CHAPTER 5.  
06:26:38 I THINK THAT'S WHERE YOUR PRIMARY INTEREST IS.  
06:26:41 WITH THAT, WE'LL GO AHEAD AND MOVE FORWARD, HIGHLIGHT FOR  
06:26:43 YOU WHAT WE THINK THE IMPORTANT COMPONENTS OF THE CHAPTER  
06:26:46 ARE.  
06:26:46 WITH RESPECT TO CHAPTER 5 -- I'M NOT GOING TO GO THROUGH  
06:26:51 THIS LIST -- BUT WE'VE CONSOLIDATED ALL OF THE SITE  
06:26:55 DEVELOPMENT STANDARDS INTO THE CHAPTER 5.  
06:27:01 THIS IS THE MOST LENGTHY CHAPTER IN THE CODE.  
06:27:04 GO AHEAD, DAVID.  
06:27:07 WITH RESPECT TO SECTION 5.2 CONSOLIDATES THE STANDARDS  
06:27:15 RELATED TO OFF-STREET PARKING.  
06:27:21 GENERALLY, A NUMBER OF THE PARKING STANDARDS HAVE BEEN

06:27:24 CARRIED FORWARD.  
06:27:25 A COUPLE OF THINGS I WOULD LIKE TO POINT OUT TO YOU AS YOU  
06:27:28 LOOK AT THESE PROVISIONS, ONE OF THE THINGS WE HAVE DONE IS  
06:27:30 WE HAVE CONSOLIDATED ALL OF THE OFF-STREET PARKING STANDARDS  
06:27:35 INTO A TABLE.

06:27:36 WE'VE MADE SURE THAT ALL OF THE USES LISTED IN THE ZONING  
06:27:40 DISTRICTS HAVE OFF-STREET PARKING STANDARDS OR INSTANCES  
06:27:47 WHEN THERE NEEDS TO BE A SPECIAL STUDY.  
06:27:52 THE OTHER THING THAT WE'VE DONE IS WE HAVE CREATED THIS  
06:27:57 COLUMN IN THE MIDDLE OF THE TABLE WHERE WE'VE IDENTIFIED  
06:28:02 WHAT THE CURRENT STANDARDS ARE IN YOUR CODE FOR THE USE.  
06:28:07 AND THEN ON THE RIGHT -- TO THE RIGHT OF THAT, WE HAVE THE  
06:28:10 PROPOSED STANDARD.  
06:28:11 THAT'S SO YOU COULD COMPARE OLD VERSUS NEW, MANY OF THE  
06:28:20 CURRENT STANDARDS HAVE BEEN CARRIED FORWARD.  
06:28:24 THERE ARE SOME NEW USES.  
06:28:26 WE HAVE ESTABLISHED STANDARDS FOR THEM BASED ON BEST  
06:28:31 PRACTICES FROM SEVERAL SOURCES.  
06:28:35 AND THEN THERE HAVE BEEN SOME REFINEMENTS BASED ON RECENT  
06:28:40 INSTITUTE OF TRAFFIC ENGINEER STUDIES AND THINGS OF THAT  
06:28:42 NATURE FOR RETAIL USES FOR RESTAURANTS AND FOR HOSPITALS.  
06:28:45 A COUPLE OF OTHER CHANGES, THERE ARE PROVISIONS NOW FOR  
06:28:51 ELECTRIC VEHICLE CHARGING STATIONS AND PARKING.  
06:28:56 THE PROVISION BASICALLY SAYS THAT UP TO 10% OF THE PARKING  
06:29:00 SPACES CAN BE USED FOR ELECTRIC VEHICLE CHARGING STATIONS.  
06:29:05 THERE'S A PROVISION THAT REQUIRES THERE BE ELECTRIC VEHICLE  
06:29:08 PARKING, ONE ELECTRIC VEHICLE PARKING STATION FOR LOTS  
06:29:15 BETWEEN 25 AND 150 SPACES.  
06:29:17 AND THEN THREE CHARGING STATIONS FOR ANY LOTS ABOVE 150  
06:29:22 SPACES.

06:29:23 WE HAVE ADDED BICYCLE PARKING STANDARDS FOR COMMERCIAL AND  
06:29:28 MULTIFAMILY USES.  
06:29:31 BASIC REQUIREMENT REQUIRES THAT BICYCLE PARKING SPACES BE  
06:29:37 PROVIDED FOR 5% OF THE NUMBER OF VEHICLE PARKING SPACES ON  
06:29:44 THE SITE.  
06:29:45 THE OTHER THING I WILL MENTION IS THAT THERE ARE CAPS FOR  
06:29:52 MAXIMUM PARKING FOR COMMERCIAL USES, 125%.  
06:30:03 AND ACTUALLY, 115% IN THE TOWN CENTER AND IN THE  
06:30:07 TRANSITIONAL MIXED-USE AREAS UNDER THE -- DESIGNATED UNDER  
06:30:13 THE COMPREHENSIVE PLAN.  
06:30:14 THIS CAN BE DEVIATED OR MODIFIED WITH A DEVIATION REQUEST TO  
06:30:19 THE DIRECTOR.  
06:30:20 SO WITH THAT, I AM GOING TO TURN IT -- TURN THE PRESENTATION  
06:30:25 OVER TO LAURA, WHO IS GOING TO TALK ABOUT LANDSCAPING, THE  
06:30:28 IMPROVEMENTS THAT WE HAVE MADE TO THE LANDSCAPING STANDARDS,  
06:30:32 AND THEN ALSO TALK ABOUT THE ARCHITECTURE STANDARDS.

06:30:36 >>Barry Jones: CAN I ASK A QUICK QUESTION ABOUT PARKING?  
06:30:40 FOR THE BIG-BOX STORES AND SOME OF OUR, YOU KNOW, LARGE  
06:30:43 FACILITIES, THERE'S A MAXIMUM PARKING REQUIREMENT THAT'S  
06:30:47 USUALLY ONLY NEEDED DURING PEAK SEASON, CHRISTMAS,  
06:30:52 ET CETERA.  
06:30:54 IS THERE ANYTHING IN HERE THAT ALLOWS A CERTAIN PERCENTAGE  
06:30:57 OF THE REQUIRED PARKING TO BE CONSIDERED OVERFLOW PARKING,  
06:31:02 IF YOU WILL, THAT COULD BE DONE OUT OF THE PERVIOUS  
06:31:06 SUBSTANCE OR WELL-MAINTAINED GRASS TYPE AREA THAT WILL SEE  
  
06:31:11 VERY LITTLE USE EXCEPT CERTAIN TIMES OF THE YEAR?  
06:31:14 IS THAT AN ALLOWANCE IN HERE?  
06:31:18 >>Craig Richardson: THERE ARE PROVISIONS -- GEOFF, DO YOU --  
06:31:23 >>Mary Gibbs: CAN I ANSWER THAT?  
06:31:24 I DON'T THINK THERE'S ANY -- WE HAVE NOT A PROVISION IN FOR  
06:31:28 THAT.  
06:31:28 THE ONLY PROVISION FOR THAT IS LIKE A CHURCH OR SOMETHING  
06:31:33 WITH OVERFLOW PARKING WHERE YOU DON'T HAVE TO PAVE IT.  
06:31:37 A CERTAIN PERCENTAGE COULD BE GRASS.  
06:31:39 BUT FOR THINGS LIKE A SHOPPING CENTER THAT'S CONSIDERED HIGH  
06:31:43 TURNOVER, WE NORMALLY TYPICALLY WOULDN'T DO THAT.  
06:31:48 >>Barry Jones: A WALMART OR EVEN CERTAIN PARTS OF COCONUT  
06:31:52 POINT WHERE 30% OF THE IMPERVIOUS PARKING THAT'S USED ABOUT  
06:31:55 TWO WEEKS OUT OF THE YEAR THAT COULD BE PERVIOUS AREAS AND  
06:31:59 MORE OPEN GREENSPACE.  
06:32:01 SO I WOULD ENCOURAGE THAT TO BE CONSIDERED FOR CERTAIN  
06:32:03 RETAIL ESTABLISHMENTS ABOVE A CERTAIN SQUARE FOOTAGE OR  
06:32:09 ABOVE A CERTAIN NUMBER OF REQUIRED PARKING SPOTS THAT  
06:32:11 TYPICALLY ONLY SEE THAT SURGE PARKING, IF YOU WILL.  
06:32:13 >>Mary Gibbs: YEAH, WE CAN LOOK AT THAT.  
06:32:17 I THINK THE RETAIL PARKING WAS REDUCED A LITTLE BIT FROM  
06:32:20 WHAT IT IS IN THE CURRENT CODE.  
06:32:22 >> YEAH, IT IS.  
06:32:24 IT IS.  
06:32:28 >>Barry Jones: I DIDN'T MEAN TO HIJACK, BUT IT SEEMED TO BE  
  
06:32:31 THE SPOT TO DROP THAT IN.  
06:32:36 >>Craig Richardson: OKAY, DAVID, CAN WE GO TO LANDSCAPING?  
06:33:03 >> LAURA, I DON'T KNOW IF WE CAN HEAR YOU.  
06:33:05 YOU'RE NOT SHOWING AS MUTED.  
06:33:49 >> SOMETIMES A PLUGGED IN MICROPHONE WILL OVERRIDE THE  
06:33:52 OTHER.  
06:33:59 >>Tammy Duran: LOG BACK OUT AND LOG BACK IN.  
06:34:01 LOG OUT OF ZOOM AND COME BACK.  
06:34:24 >>Barry Jones: WHILE WE'RE WAITING ON LAURA, MARY, IS THERE  
06:34:27 ANYTHING IN HERE ABOUT ENCOURAGING DROP-OFF AREAS FOR ALL  
06:34:31 THE CAR-SHARING SERVICES LIKE UBER AND EVERYTHING NOW,  
06:34:36 INCORPORATING THAT INTO THE SITE PLAN AND GETTING A

06:34:38 REDUCTION IN PARKING IF YOU MADE THOSE FACILITIES AVAILABLE?  
06:34:42 IS THAT AN OPTION OR HAS ANYBODY DISCUSSED THAT?  
06:34:47 >>Mary Gibbs: I DON'T RECALL ANYTHING LIKE THAT.  
06:34:49 WHAT DO YOU MEAN EXACTLY?  
06:34:51 >>Barry Jones: PEOPLE ARE USING UBER AND OTHER CAR-SHARING  
06:34:54 SERVICES.  
06:34:55 AND A LOT OF THESE BUILDINGS REALLY DON'T HAVE ANYWHERE FOR  
06:34:59 THEM TO PICK UP PEOPLE AND DISCHARGE PEOPLE OTHER THAN JUST  
06:35:03 STOPPING IN FRONT OF THE BUILDING.  
06:35:05 SO IF THEY WERE TO INCORPORATE DESIGNATED PULL-OFFS OR  
06:35:09 SOMETHING LIKE THAT TO FACILITATE OR TO ENCOURAGE THE USE OF  
06:35:14 THOSE, MAYBE GET A SLIGHT REDUCTION IN THEIR PARKING OR  
06:35:18 MAYBE WE DO SOMETHING TO ENCOURAGE THAT SORT OF FUNCTIONAL  
  
06:35:22 DESIGN THAT CONSIDERS THE TRANSPORTATION MODES GOING  
06:35:26 FORWARD.  
06:35:27 >>Mary Gibbs: I MIGHT ASK CRAIG.  
06:35:28 THEY DO A LOT OF CODES ACROSS THE COUNTRY.  
06:35:32 CRAIG, IS THAT SOMETHING YOU GUYS HAVE DONE IN OTHER PLACES?  
06:35:36 >>Craig Richardson: WE HAVE DONE THINGS LIKE THAT.  
06:35:39 THERE ARE PROVISIONS FOR THAT AND OTHER TYPES OF TECHNIQUES  
06:35:46 TO USE TO REDUCE THE PARKING REQUIREMENTS LIKE  
06:35:49 TRANSPORTATION DEMAND MANAGEMENT AND THINGS OF THAT NATURE,  
06:35:52 TOO.  
06:35:52 BUT, YEAH, WE'VE DONE THAT.  
06:35:55 WE COULD DO SOMETHING LIKE THAT HERE.  
06:36:00 >>Barry Jones: PROJECT I'M WORKING ON THAT HAVE HIGH  
06:36:04 TURNOVER OF PEOPLE WE TRY TO INCORPORATE THAT ELEMENT INTO  
06:36:07 THE DESIGN OF THE SITE.  
06:36:08 JUST A THOUGHT.  
06:36:13 >>Craig Richardson: SURE.  
06:36:13 >>Mary Gibbs: WE CAN TAKE A LOOK AT THAT.  
06:36:19 >>Tammy Duran: LAURA IS BACK ON?  
06:36:22 >>Mary Gibbs: LAURA IS ON?  
06:36:23 WE DON'T SEE HER.  
06:36:28 >>Tammy Duran: HER CAMERA IS OFF -- LAURA, ARE YOU READY TO  
06:36:32 GO?  
06:36:32 WE STILL CAN'T HEAR YOU.  
06:36:48 >> MY LIP READING IS TERRIBLE.  
  
06:36:56 >>Tammy Duran: YOU CAN'T CALL IN IF WE'RE DOING ZOOM.  
06:36:59 WE CAN'T DO BOTH AT THE SAME TIME.  
06:37:05 >>David Henning: YOU SHOULD BE ABLE TO SWITCH TO PHONE AUDIO  
06:37:07 WITHIN ZOOM.  
06:37:09 >>Tammy Duran: WE'D HAVE TO CHANGE IT FOR EVERYBODY IN THE  
06:37:12 MEETING.  
06:37:13 WE CAN'T -- WE ONLY HAVE ONE PHONE LINE DOWN HERE.  
06:37:21 >>David Henning: BUT WITHIN THE AUDIO SETTINGS, JUST FOR HER

06:37:24 PERSONALLY, SHE SHOULD --  
06:37:34 >>Tammy Duran: USE THE ZOOM CALL-IN NUMBER.  
06:37:36 DO YOU HAVE THAT IN YOUR INVITE?  
06:37:38 I'LL SEND IT TO YOU.  
06:37:46 >>David Henning: OR THE PHONE APP.  
06:37:49 >>Tammy Duran: HOLD ON ONE SECOND.  
06:37:50 I'LL GIVE YOU THE NUMBER.  
06:38:00 >>Mary Gibbs: IT'S WAY BETTER TONIGHT.  
06:38:02 YOU SHOULD HAVE SEEN IT THIS MORNING AT THE COUNCIL MEETING.  
06:38:04 LAST NIGHT WE HAD TECHNICAL PROBLEMS.  
06:38:06 THIS MORNING IT WAS REVERBERATING.  
06:38:09 TONIGHT IS A BREEZE.  
06:38:14 >> I WAS HAVING A VERY HARD TIME UNDERSTANDING.  
06:38:16 IT'S LIKE HE'S TALKING OUT OF A WELL.  
06:38:19 IF YOU ASK ME THREE POINTS HE MADE DURING THAT TALK, I  
06:38:23 COULDN'T TELL YOU.  
06:38:24 [MUMBLE SOUNDS]

06:38:28 TECHNOLOGY IS A WONDERFUL THING.  
06:38:30 THE ACOUSTICS IN THIS ROOM ARE ABOMINABLE.  
06:38:35 YOU ADD THIS TO IT, IT MAKES IT -- HEARING AIDS TO BOOT.  
06:38:43 >>Mary Gibbs: THE MASKS ARE HORRIBLE.  
06:38:45 IT'S BECAUSE YOU CAN'T EVEN READ LIPS NOW.  
06:39:18 >>Craig Richardson: MARY, ONE OF THE THINGS WE COULD DO IS  
06:39:20 COVER THE OTHER SECTIONS IN THE PRESENTATION.  
06:39:23 >>Tammy Duran: LAURA, I SENT YOU THE NUMBER.  
06:39:25 DO YOU SEE THE NUMBER IN THE CHAT?  
06:39:27 CALL THAT NUMBER AND USE THE ZOOM CODE AND PASSWORD AND  
06:39:31 YOU'LL GET IN.  
06:39:32 AND YOU'LL BE AUDIO.  
06:39:35 I GOT YOU.  
06:39:38 HOLD ON ONE SECOND.  
06:39:39 OKAY.  
06:39:42 NOW TRY.  
06:39:49 >> THE ACOUSTICS HERE VERSUS THERE --  
06:40:08 >>Laura DeJohn: CAN YOU HEAR ME NOW?  
06:40:10 YOU CAN HEAR ME NOW, RIGHT?  
06:40:23 >>Mary Gibbs: TALK FAST WHILE IT'S STILL WORKING.  
06:40:26 >>Laura DeJohn: OKAY.  
06:40:26 THANK YOU, GUYS.  
06:40:27 I'M SORRY FOR THAT BECAUSE EVERY OTHER MEETING TODAY HAS  
06:40:31 WORKED FOR ME, WHICH WAS AT LEAST THREE OR FOUR OF THEM.  
06:40:34 FOR LANDSCAPE -- AGAIN, INTRODUCING MYSELF.

06:40:38 I'M LAURA DeJOHN, PRINCIPAL PLANNER WITH JOHNSON  
06:40:42 ENGINEERING.  
06:40:43 I'VE BEEN DOING PLANNING WORK IN SOUTHWEST FLORIDA FOR OVER  
06:40:46 20 YEARS, INCLUDING WITH CITY OF NAPLES AND THEN CONSULTING



06:40:52 FOR THE BALANCE OF MY CAREER.  
06:40:53 I HAVE WRITTEN CODE FOR NAPLES, COLLIER, ESTERO, AND MANY  
06:41:00 OTHER OF THE SOUTHWEST FLORIDA JURISDICTIONS.  
06:41:05 AND PART OF MY TEAM INCLUDED OUR LANDSCAPE ARCHITECTURE  
06:41:10 TEAM, REGISTERED LANDSCAPE ARCHITECTS WHO ASSISTED WITH THE  
06:41:13 CODE UPDATES FOR ESTERO.  
06:41:15 YOU CAN SEE THIS IS BASICALLY LIKE A TABLE OF CONTENTS.  
06:41:19 IT TELLS YOU EVERYTHING THAT IS CONTAINED IN THE LANDSCAPE  
06:41:22 STANDARDS, AND THEN I HIGHLIGHTED WHAT IS NEW OR UPDATED.  
06:41:27 THE OTHER ITEMS ARE CARRYOVERS FROM TRANSITIONAL CODE.  
06:41:31 WE'LL GO OVER TONIGHT WHAT'S NEW OR EXPANDED OR UPDATED FOR  
06:41:36 YOUR COMMENTS AND FEEDBACK.  
06:41:37 ONE OF THE FIRST THINGS THAT IS NEW TO THIS CODE IS THE  
06:41:45 INTRODUCTION OF AN ESTERO PLANT PALETTE.  
06:41:47 THIS CAME ABOUT BASED ON THE INTEREST TO MAKE SURE THAT THE  
06:41:52 TYPES OF PLANT MATERIALS USED IN ESTERO ARE APPROPRIATE TO  
06:41:55 ESTERO, CONSISTENT WITH KIND OF THE LOOK AND FEEL OF ESTERO  
06:42:01 AND SURVIVE GIVEN THE CLIMATE AND THE SOIL TYPES AND SUCH.  
06:42:05 SO THIS PALETTE GIVES RECOMMENDATIONS FOR EITHER OUT-OF-TOWN  
06:42:12 SPECIALISTS OR HELPS STAFF WITH GIVING DIRECTION ON PLANTING  
06:42:19 CHOICES AS THEY GO THROUGH REVIEW PROCESS.

06:42:22 PLANT MATERIAL STANDARDS AS NOTED ARE CARRIED FORWARD.  
06:42:27 BASICALLY FIGURED OUT THE DIFFERENCES WERE INCONSISTENT  
06:42:33 WITHIN THE TRANSITIONAL CODE, CHAPTER 33 AND DIFFERENT PARTS  
06:42:37 OF THE LEE COUNTY CODE AND SETTLED ON A CONSISTENT SET OF  
06:42:42 STANDARDS, DIAGRAM THOSE OUT.  
06:42:44 THE QUALITY OF MATERIAL REMAINS FLORIDA NUMBER 1 OR BETTER.  
06:42:49 [AUDIO BREAKS UP]  
06:43:21 A LOT MORE TYPES OF TREES CONSIDERED WORTHY OF PRESERVATION  
06:43:23 AND SUBJECT TO MORE STRICT STANDARDS WHEN IT COMES TO  
06:43:27 IMPACTS OF THOSE TREES.  
06:43:29 SO WE KIND OF BROADENED THE DEFINITION OF A TREE WORTHY OF  
06:43:33 PRESERVATION TO REFLECT MORE THE PRACTICE AND WHAT  
06:43:37 PRIORITIES ARE IN ESTERO TO PRESERVE EXISTING TREES.  
06:43:41 SO THAT DEFINITION NOW INCLUDES FLORIDA CHAMPION TREES,  
06:43:48 HERITAGE TREES DEFINED AS LIVE OAK, SLASH PINE, OR LONGLEAF  
06:43:56 PINE.  
06:43:56 AND ANY NATIVE TREE 4-INCH CALIPER DIAMETER AT BREAST HEIGHT  
06:43:56 OR GREATER, INCLUDING HEALTHY SABAL PALMS, MINIMUM 8-FOOT  
06:44:05 CLEAR TRUNK.  
06:44:06 SO HAVING THOSE AS DEFINED AS TREES WORTHY OF PRESERVATION  
06:44:11 MEANS THAT THEY ARE PROHIBITED FROM BEING CUT DOWN,  
06:44:15 DESTROYED OR DEFOLIATED WITHOUT GOING THROUGH PROPER  
06:44:21 PERMITTING.  
06:44:22 SO THE TREE REMOVAL PERMIT PROCESS IS THEN ENGAGED AND THERE  
06:44:26 ARE STANDARDS FOR THE NEED TO REMOVE TREES IF THERE'S A

06:44:32 HEALTH ISSUE OR SAFETY ISSUE, BUT OTHERWISE REPLACEMENT  
06:44:35 WOULD BE REQUIRED IF TREES ARE REQUESTED TO BE REMOVED.  
06:44:40 STREET TREES HAVE BEEN A MAJOR TOPIC IN DISCUSSION,  
06:44:50 ESPECIALLY WITH ALL THE VILLAGE CENTER, THE EFFORTS THAT  
06:44:55 HAVE GONE ON TO URBANIZE THE LOOK AND FEEL OF ESTERO, AND  
06:45:01 WHERE WE LANDED ON THE ISSUE OF STREET TREES WAS TO MAKE IT  
06:45:06 INCENTIVIZED IN SUCH A WAY THAT AT LEAST DOING STREET TREES  
06:45:11 WILL COUNT TOWARD THE STANDARD GENERAL TREE REQUIREMENT FOR  
06:45:16 A DEVELOPMENT.  
06:45:17 PERIMETER BUFFERS, THOSE STANDARDS ARE THE TYPES OF BUFFERS  
06:45:25 THAT GO AROUND THE PERIMETER OF THE PROPERTY, THE WIDTH, THE  
06:45:28 TYPES OF PLANTINGS THAT GO IN THE BUFFERS, THOSE ARE CARRIED  
06:45:32 FORWARD.  
06:45:32 SO ON THE SCREEN, YOU WOULD BE FAMILIAR WITH THE TABLE AND  
06:45:38 WHAT THE REQUIREMENTS ARE FOR BUFFERS.  
06:45:41 I DID NOTE BECAUSE WE PUT EMPHASIS ON BROADENING AND  
06:45:47 EMPHASIZING THE STANDARDS APPLICABLE TO MIXED-USE, NOTING  
06:45:51 HERE THAT COMMERCIAL PROJECTS PART OF MIXED-USE DEVELOPMENTS  
06:45:55 ARE NOT REQUIRED TO PROVIDE BUFFERS BETWEEN USES WITHIN THE  
06:46:01 PROJECT.  
06:46:02 THAT'S TO GIVE A NOD TO THE IDEA THAT MIXED-USE PROJECTS  
06:46:06 SHOULD BE INTEGRATED AND SHOULD BE -- NOT HAVE BARRIERS  
06:46:10 BETWEEN THE USES.  
06:46:15 >>Barry Jones: LAURA, IF YOU DON'T MIND, JUST FOR THE  
06:46:18 RECORD, I WANTED TO REFLECT MR. FREEDMAN HAD TO LEAVE.

06:46:22 HE'S NO LONGER AT THE MEETING.  
06:46:24 SORRY FOR THE INTERRUPTION.  
06:46:24 THANK YOU.  
06:46:27 >>Laura DeJohn: OPEN SPACE STANDARDS, AGAIN, YOU'RE FAMILIAR  
06:46:29 WITH THESE.  
06:46:30 WE DID NOT CHANGE THE PERCENTAGE REQUIREMENT IN HOW OPEN  
06:46:34 SPACE GETS CALCULATED WHEN A DEVELOPER IS SEEKING TO MEET  
06:46:37 THE OPEN SPACE REQUIREMENTS.  
06:46:39 WHAT WE DID CHANGE IS ESTABLISHING AN ORDER OF PRIORITY FOR  
06:46:44 THE ESTABLISHMENT OF OPEN SPACE.  
06:46:47 THE FIRST PRIORITY IS DECLARED AS THE PRESERVATION OF NATIVE  
06:46:52 AND INDIGENOUS VEGETATION ON-SITE.  
06:46:55 WHERE THERE IS NO NATIVE AND INDIGENOUS VEGETATION ON-SITE,  
06:47:00 THEN THE SECOND PRIORITY IS ESTABLISHING OPEN SPACES OF  
06:47:04 PUBLIC INTEREST.  
06:47:06 WE HAVE THAT ALREADY AS THE DEFINED TYPE OF OPEN SPACE IN  
06:47:13 THE ESTERO COMMUNITY CODE, AND SO NOW THERE'S A LITTLE MORE  
06:47:19 STRUCTURE TO HOW TO GO ABOUT DESIGNATING OPEN SPACE ON A  
06:47:23 SITE.  
06:47:23 FIRST IT'S FOR PRESERVATION PURPOSES IF THERE IS THAT NATIVE  
06:47:26 VEGETATION ON-SITE.  
06:47:27 SECOND, IT'S CREATING THESE SPACES THAT OFFER OPPORTUNITIES

06:47:33 FOR PEDESTRIAN AMENITIES AND KIND OF OUR FORWARD-FACING TO  
06:47:38 ALLOW FOR PUBLIC USE.  
06:47:41 IF MIKE'S AUDIO WORKS, HE'S GOING TO JUMP IN.

06:47:50 MIKE BOSI, FOR DISCUSSING CULTIVATED TREE REMOVAL.  
06:47:55 >>Mike Bosi: THANKS, LAURA.  
06:47:56 MY NAME IS MIKE BOSI, CERTIFIED PLANNER.  
06:47:58 I'VE BEEN WITH JOHNSON FOR A YEAR.  
06:48:00 AND BEFORE I WAS WITH JOHNSON, I WAS THE PLANNING AND ZONING  
06:48:03 DIRECTOR WITH COLLIER COUNTY WITH 17 YEARS WITH THE COUNTY.  
06:48:09 7 AS THE PLANNING AND ZONING DIRECTOR.  
06:48:10 ONE OF THE REASONS WHY I WAS BROUGHT IN TO HELP WITH THIS  
06:48:14 PARTICULAR ITEM, THE CULTIVATED TREE REMOVAL AND RENOVATION  
06:48:18 PROCESS, INTRODUCED AS A NEW PROCESS WITHIN THE VILLAGE, WAS  
06:48:24 RELATED TO SOME OF THE EXPERIENCES WE DEALT WITH IN NORTH  
06:48:26 COLLIER RELATED TO EXISTING SHOPPING CENTERS THAT HAD  
06:48:31 ELIMINATED THEIR MATURE LANDSCAPING AND REPLACED IT WITH  
06:48:33 CODE MINIMUM.  
06:48:35 AND THE DISRUPTION THAT THAT CREATED WITHIN THE COMMUNITY.  
06:48:40 WHAT WE'RE DOING IS PROPOSING THAT ANY PROJECT THAT HAS A  
06:48:44 DEVELOPMENT ORDER THAT HAS A LANDSCAPE PLAN THAT'S  
06:48:48 ASSOCIATED WITH IT, IF YOU WANTED TO REMOVE ONE OF THOSE  
06:48:52 PLANS, ONE OF THOSE PLANT MATERIALS, YOU HAVE TO COME IN  
06:48:55 THROUGH THE PROCESS AND PROCEDURES THAT'S BEEN ESTABLISHED.  
06:48:57 ONE OF THE REQUIREMENTS, YOU'VE GOT TO LINK IT -- THE  
06:49:01 REMOVAL OF THE TREES, THE HEALTH OR SAFETY CONDITIONS THAT  
06:49:04 ARE ARTICULATED WITHIN SECTION 2-505 OF THE CODE.  
06:49:09 ANOTHER IMPORTANT COMPONENT WAS THAT THE REPLACEMENT TREES  
06:49:13 HAVE TO BE OF THE LARGE VARIETY, HAVE TO BE FROM THE ESTERO

06:49:18 PLANT PALETTE, BUT THEY HAVE TO BE LARGER THAN YOUR  
06:49:21 TRADITIONAL REQUIREMENTS SIMPLY BECAUSE WE KNOW THAT THE  
06:49:27 IMPACT OF GOING FROM A MATURE LANDSCAPING TO CODE MINIMUM  
06:49:32 CAN BE ABRUPT AND CREATE ISSUES WITH THE COMMUNITY.  
06:49:35 THERE'S A LIMITATION IN TERMS OF THE NUMBER OF TREES THAT  
06:49:39 COULD BE REPLACED IN A ONE-YEAR PERIOD, AND THAT'S A 10% MAX  
06:49:44 OVER THAT CALENDAR YEAR.  
06:49:46 AND ANOTHER RESTRICTION IS THE REPLACEMENT AND REMOVE TREES,  
06:49:51 CANNOT BE LOCATED IN ONE CONTIGUOUS AREA.  
06:49:53 IT HAS TO BE EVENLY DISPERSED THROUGHOUT THE PROJECT.  
06:49:56 WE'RE ALLOWING THE FLEXIBILITY FOR THESE EXISTING PROJECTS  
06:50:01 IF THEY WANTED TO CHANGE SOME OF THE LANDSCAPING FOR SOME OF  
06:50:03 THE REASONS WE'VE IDENTIFIED, BUT IT'S A GRADUAL PROCESS AND  
06:50:08 WE PLACED SOME CONTROLS.  
06:50:09 AND JUST TO CLARIFY, THIS IS NOT RELATED TO SINGLE-FAMILY  
06:50:12 HOMES.  
06:50:13 THIS IS ONLY FOR A PROJECT THAT HAS AN APPROVED LANDSCAPE  
06:50:16 PLAN ASSOCIATED WITH IT.

06:50:17 NEXT SLIDE.  
06:50:19 AND WE HAVE ANOTHER.  
06:50:22 WE UPDATED THE IRRIGATION STANDARDS.  
06:50:24 THE UPDATE WAS BASED UPON TRYING TO PAY MORE ATTENTION TO  
06:50:29 WATER SUPPLY PROTECTION AND WATER CONSERVATION MEASURES.  
06:50:33 SO WE INCLUDED SPECIFIC GUIDELINES IN TERMS OF HOW WE'LL GO  
06:50:38 ABOUT PROMOTING A MORE CONSCIOUS IRRIGATION APPROACH THAT'S

06:50:45 GOING TO MAINTAIN THE HEALTH OF THE EXISTING LANDSCAPE PLAN,  
06:50:49 BUT MINIMIZE THE UTILIZATION OF OVERWATERING.  
06:50:53 AND ONE OF THE MOST IMPORTANT IS, IF AVAILABLE, REUSE WATER  
06:50:58 WILL BE MADE AVAILABLE WHEN THE FACILITY, WHEN THAT RESOURCE  
06:51:02 IS AVAILABLE.  
06:51:04 THE SOIL SLOPES, OTHER CHARACTERISTICS ALL HAVE TO BE  
06:51:08 CONSIDERED IN TERMS OF HOW YOU -- HOW YOU DESIGN YOUR  
06:51:12 SYSTEM, ALL REQUIRED UNDERGROUND SLEEVES HAVE TO BE SHOWN ON  
06:51:17 A DEVELOPMENT SITE ORDER, SITE DRAINAGE PLAN.  
06:51:20 OF COURSE, YOUR PLANT MATERIALS HAVE TO BE FROM A  
06:51:23 SITE-SPECIFIC, DROUGHT-TOLERANT AND SHADE PRODUCING PLANTS  
06:51:28 ARE ENCOURAGED TO DIMINISH THE IRRIGATION DEMANDS.  
06:51:31 REALLY, WITH THESE IDEAS OF WATER CONSERVATION AND MAKING  
06:51:34 SURE WE'RE MOST EFFICIENT UTILIZING OF THE WATER THAT WE PUT  
06:51:38 ON OUR LANDSCAPE PLANS.  
06:51:40 AND WITH THAT, I'LL TURN IT BACK OVER TO LAURA.  
06:51:43 SHE'S GOING TO TALK ABOUT THE ARCHITECTURAL CODE.  
06:51:48 >>Barry Jones: MIKE, WHEN YOU SAY ALL REQUIRED UNDERGROUND  
06:51:51 SLEEVES, YOU'RE TALKING ABOUT THE IRRIGATION.  
06:51:52 YOU'RE NOT TALKING ABOUT FPL, COMCAST, EVERYBODY ELSE THAT  
06:51:56 WANTS A SLEEVE IN THE GROUND.  
06:51:58 >>Mike Bosi: YES, SIR.  
06:51:59 JUST RELATED TO THE IRRIGATION.  
06:52:01 >>Barry Jones: OKAY.  
06:52:02 I JUST WANTED TO MAKE SURE BECAUSE A LOT OF THOSE DESIGNS

06:52:05 DON'T COME IN UNTIL AFTER THE DEVELOPMENT ORDER IS DONE.  
06:52:08 SO MAYBE A LITTLE BIT OF CLARIFICATION THERE FOR REFERENCE  
06:52:10 WOULD BE GOOD.  
06:52:11 THANK YOU.  
06:52:11 >>Mike Bosi: UNDERSTOOD.  
06:52:13 THANK YOU.  
06:52:14 >>Kristin Jeannin: I HAVE A COUPLE OF QUESTIONS OR COMMENTS.  
06:52:16 WHERE CAN I FIND THE LIST OF THE TREES?  
06:52:20 THIS IS MORE FOR LAURA'S SECTION, THE LIST OF THE 38 NATIVE  
06:52:25 TREES.  
06:52:29 ON HER SHEET, THERE WERE LIKE 10 OR SO.  
06:52:33 >> I THINK APPENDIX F.  
06:52:39 >>Laura DeJohn: I THINK SHE'S ASKING ABOUT THE ESTERO PLANT  
06:52:40 PALETTE, WHERE THERE ARE TREES IDENTIFIED AS RECOMMENDED

06:52:43 TREES FOR ESTERO.  
06:52:44 AND THAT'S IN THE APPENDICES.  
06:52:47 >>Kristin Jeannin: IT'S A TWO-PART QUESTION.  
06:52:51 IS THIS PLANT PALETTE, IS IT GOING TO SERVE AS ALSO WHAT  
06:52:56 YOU'LL BE ABLE TO USE FOR CODE TREES?  
06:53:00 >>Laura DeJohn: CORRECT, YES.  
06:53:10 >>Kristin Jeannin: I WANT TO LOOK THROUGH THOSE AND SEE IF I  
06:53:13 HAVE FURTHER COMMENT ON THAT.  
06:53:14 ALSO, BACK TO THE PRESERVATION OF TREES, HOW DOES THAT  
06:53:22 IMPACT AND IS IT CLEAR IN HERE WHETHER THAT IMPACTS  
06:53:27 SINGLE-FAMILY HOMES?

06:53:28 >>Laura DeJohn: IT'S A GOOD QUESTION.  
06:53:31 SO FLORIDA LEGISLATURE PASSED LEGISLATION THAT SAYS ANY  
06:53:36 RESIDENTIAL PROPERTY IS NOT SUBJECT TO PERMITTING PROCESS,  
06:53:42 AS LONG AS AN ARBORIST HAS IDENTIFIED LIKE A HEALTH  
06:53:48 CONDITION OF A TREE OR DANGEROUS CONDITION FOR SURROUNDING  
06:53:53 PROPERTY, THAT THEY CAN REMOVE TREES WITHOUT GOING THROUGH  
06:53:58 PERMITTING PROCESS.  
06:53:59 SO WE DEFINITELY HAVE TO STEER CLEAR OF GETTING IN THE WAY  
06:54:05 OF ANY LEGISLATIVELY AUTHORIZED TREE REMOVAL ON  
06:54:11 SINGLE-FAMILY PROPERTIES.  
06:54:15 >>Barry Jones: SINGLE-FAMILY PROPERTY AS FAR AS A MASTER  
06:54:17 DEVELOPMENT, THE MASTER DEVELOPMENT REQUIRES ONE CANOPY TREE  
06:54:22 PER LOT AS PART OF THE OVERALL LANDSCAPING REQUIREMENT,  
06:54:26 MATCH YOUR DEVELOPMENT.  
06:54:28 THEN THE TREE ON THE SINGLE-FAMILY HOME WOULD STILL BE  
06:54:30 SUBJECT TO THIS, WOULDN'T IT?  
06:54:37 >>Laura DeJohn: MARY, I DON'T KNOW HOW YOU'RE IMPLEMENTING  
06:54:39 THAT, BUT THE LEGISLATURE IS -- THE LEGISLATION IS PRETTY  
06:54:43 CLEAR.  
06:54:43 IT SAYS RESIDENTIAL PROPERTY IS ALLOWED TO HAVE REMOVAL OF  
06:54:48 TREES, IF AN ARBORIST IDENTIFIES THAT THERE'S A HEALTH  
06:54:52 CONDITION OF THE TREE OR A DANGER TO PROPERTY, AND THERE'S  
06:54:56 NO PERMITTING REQUIRED.  
06:54:58 >>Mary Gibbs: IF I CAN ADD ON TO THAT, THIS QUESTION  
06:55:01 ACTUALLY CAME UP AT COUNCIL THIS MORNING, AND THEY WERE

06:55:03 TRYING TO UNDERSTAND THAT.  
06:55:06 IN LIKE A RESIDENTIAL SUBDIVISION THAT'S GOTTEN APPROVAL IN  
06:55:10 THE DEVELOPMENT ORDER, THE COMMON AREAS, YOU KNOW, SOMETHING  
06:55:14 OWNED BY THE CDD OR THE COMMON AREAS, I THINK THIS WOULD  
06:55:16 APPLY TO.  
06:55:18 IF -- WE DO HAVE REQUIREMENTS THAT YOU HAVE TO HAVE TWO  
06:55:22 TREES PER LOT, GENERALLY, FOR SINGLE-FAMILY.  
06:55:24 IF YOU'RE GOING TO REMOVE IT, YOU HAVE TO SHOW THAT IT'S  
06:55:29 ABUSED, DAMAGED OR RIPPING UP UTILITIES OR SOMETHING, THE  
06:55:33 ARBORIST SAYS, YES, IT HAS TO BE REMOVED.

06:55:36 THEN THE LEGISLATURE WILL PROHIBIT US BASICALLY FROM NOT  
06:55:40 ALLOWING THEM TO REMOVE IT.  
06:55:43 >>Barry Jones: NOT WORRIED ABOUT REMOVING IT.  
06:55:43 THE REQUIREMENT -- SO THAT YOU STILL HAVE YOUR TWO TREES PER  
06:55:48 LOT.  
06:55:49 >>Mary Gibbs: GENERALLY, WE'LL TELL THEM -- GENERALLY, WE  
06:55:51 CHECK TO MAKE SURE THERE'S TWO TREES ON THE LOT.  
06:55:54 AND REALLY MOST OF THEM ALREADY HAVE TWO TREES ON THE LOT.  
06:55:58 IT REALLY HASN'T BEEN AN ISSUE.  
06:56:03 BEFORE THE LEGISLATION PASSED, WE DID TELL THEM YOU HAVE TO  
06:56:09 HAVE YOUR TWO TREES.  
06:56:10 I THINK IT'S ARGUABLE WHETHER YOU CAN MAKE THEM REPLACE ONE.  
06:56:14 BUT WE DO TRY TO ENCOURAGE PEOPLE.  
06:56:14 MOST OF THE TIME, THEY'VE ALREADY GOT MORE THAN TWO ON THE  
06:56:17 LOT.

06:56:19 >>Kristin Jeannin: OF THESE SPECIFIC 38 TYPES?  
06:56:21 >>Mary Gibbs: WELL, YEAH, YEAH.  
06:56:28 >>Nancy Stroud: I THINK MARY HAS EXPLAINED IT.  
06:56:31 THE LEGISLATION REALLY PREEMPTED ON SINGLE-FAMILY LOTS,  
06:56:34 WHETHER OR NOT THEY ARE PART OF A LARGER DEVELOPMENT PLAN.  
06:56:40 >>Barry Jones: -- REQUIREMENT FOR TWO TREES PER LOT AND WE  
06:56:43 CAN NO LONGER ALLOCATE THAT TOWARD THE REQUIRED TREES.  
06:56:47 >>Mary Gibbs: I THINK WE CAN REQUIRE THAT STILL.  
06:56:51 >>Barry Jones: REQUIRE IT AND THEY CAN COME IN AND TAKE THEM  
06:56:53 OUT IN THE FUTURE, THEN YOUR REQUIREMENT IS MOOT.  
06:56:57 >>Mary Gibbs: WHAT WE'RE TRYING TO DO IN THESE LARGER  
06:56:59 DEVELOPMENTS IS TO DO A LOT OF THE PLANTINGS IN COMMON AREAS  
06:57:04 BECAUSE YOU KNOW EVENTUALLY PEOPLE TRY TO REMOVE THE TREES.  
06:57:07 WE ENCOURAGE YOU TO HAVE THE TWO PER LOT, BUT A LOT OF TIMES  
06:57:13 IF YOU PUT THEM IN THE COMMON AREA, WE KNOW THERE IS A  
06:57:16 BETTER CHANCE THEY WON'T BE TAKEN DOWN.  
06:57:20 >> LAURA, I HAVE ONE COMMENT THAT KEEPS REOCCURRING, I FIND  
06:57:26 THROUGHOUT THIS.  
06:57:28 I DON'T KNOW WHO'S PUTTING IT IN.  
06:57:30 THE STREET CROSS SECTIONS THAT WE KEEP SEEING ARE NOT  
06:57:33 REPRESENTATIVE OF WHAT CAN BE BUILT IN ESTERO.  
06:57:36 KEEP SHOWING TREES ADJACENT TO ROADS, CANOPY TREES, WHICH  
06:57:41 WOULD BE SITTING IN THE 15-FOOT EASEMENT, AND WE ALL KNOW  
06:57:46 THAT CAN'T HAPPEN.  
06:57:50 MY CONCERN IS, IF IT'S IN THE DRAWINGS, DO WE NOT UNDERSTAND

06:57:55 WHAT WE ARE CAPABLE OF DOING IN ESTERO?  
06:58:00 BECAUSE THERE'S A DEVELOPER, IT'S SOMETHING THAT IS VERY  
06:58:03 DIFFICULT TO DO, TO TRY TO BE CREATIVE, OF CREATING AN URBAN  
06:58:08 FEEL, IF THAT'S WHAT WE WANT, SAY, IN THE VILLAGE CENTER,  
06:58:11 BUT WE HAVE TO DEAL WITH WATER ON ONE SIDE OF THE ROAD AND  
06:58:14 SOMETHING ELSE ON THE OTHER SIDE OF THE ROAD OR WHATEVER.

06:58:16 WE'RE IN THE 15-FOOT EASEMENTS.  
06:58:18 AND YET WE SEE IN THE OLD CROSS-SECTIONS AND THE CURRENT  
06:58:22 CROSS-SECTIONS THAT ARE PRESENTED TODAY, I THINK THE THREE  
06:58:27 THAT I SAW, THAT WE'RE STILL SHOWING CANOPY TREES ADJACENT  
06:58:31 TO OR ALMOST ADJACENT TO, LIKE, THAT'S A PERFECT EXAMPLE.  
06:58:35 THERE'S ANOTHER WHICH I THINK IS A CROSS-SECTION OF AN  
06:58:38 INTERSECTION OR AN URBAN AREA, AND THE TREES ARE IMMEDIATELY  
06:58:42 ADJACENT TO -- PERFECT EXAMPLE OF WHAT CANNOT BE DONE.  
06:58:47 SO, YOU KNOW, ARE THEY GOING TO BE PUT IN LARGE TREE POTS?  
06:58:52 HOW ARE WE GOING TO ADDRESS IT?  
06:58:54 I THINK WE NEED TO ADDRESS IT IF WE'RE GOING TO ENCOURAGE  
06:58:57 MORE OF AN URBAN FEEL IN CERTAIN PARTS OF ESTERO VILLAGE  
06:59:01 CENTER.  
06:59:02 >>Barry Jones: I CAN TELL YOU HOW WE'RE DOING IT IN THE  
06:59:06 RURAL VILLAGES I'M WORKING ON IN COLLIER COUNTY.  
06:59:08 WE EITHER PUT THE WATER AND FORCE MAIN UNDERNEATH THE  
06:59:12 SIDEWALK AND WE GET UTILITY DEVIATIONS TO ALLOW THAT.  
06:59:16 WE PUT THEM UNDERNEATH TRAVEL LANES, SPECIFICALLY FORCE  
06:59:20 MAINS THAT DON'T HAVE POINTS OF CONNECTION.

06:59:22 SO THEY HAVE TRUE TRIPLE SYSTEMS DOWN THERE WITH IQ  
06:59:26 THROUGHOUT THEM.  
06:59:27 THE FORCE MAIN ENDED UP UNDER THE TRAVEL LANE -- WATER MAIN  
06:59:31 UNDER THE OTHER SIDEWALK.  
06:59:32 AND THEN WE HAD TO FIGHT WITH FPL TO GET FPL AND COMCAST AND  
06:59:37 EVERYBODY TO GO UNDERNEATH THE OTHER TRAVEL LANE.  
06:59:40 IT'S EASIER FOR THE VILLAGE TO DICTATE TO THOSE THAT HAVE --  
06:59:47 WHAT'S IT CALLED?  
06:59:48 FPL HAS A SERVICE AREA.  
06:59:52 >>Mary Gibbs: FRANCHISE AREA.  
06:59:53 >>Barry Jones: FRANCHISE AREA.  
06:59:55 REQUIRES IN CERTAIN URBAN DISTRICTS THAT THEY BE REQUIRED TO  
06:59:59 PUT THEIR FACILITIES WITHIN THE TRAVEL LANE OR UNDERNEATH A  
07:00:03 PROTECTED SIDEWALK SO THERE IS A CORRIDOR FOR THOSE STREET  
07:00:06 TREES.  
07:00:08 THAT'S A GOOD POINT.  
07:00:09 WE STRUGGLE WITH IT IN THE VILLAGES IN EAST COLLIER THAT I  
07:00:12 WORKED IN.  
07:00:12 >> I'VE SEEN IT DONE UNDER SIDEWALKS WHEN THERE'S PAVERS.  
07:00:16 NEVER BEEN ABLE TO CONVINCE FPL THAT WE'LL POUR CONCRETE  
07:00:22 SIDEWALKS AND PUT UTILITIES UNDERNEATH.  
07:00:24 >> I HAVE MORE PROBLEMS WITH WATER AND IQ BECAUSE THEY HAVE  
07:00:27 SERVICE PATHS.  
07:00:29 SERVICE PATHS TEND TO LEAK SO THEY HAVE TO BE ACCESSED.  
07:00:32 WHAT WE'VE HAD TO DO IS GIVE THEM A LIABILITY OR GIVE THEM A  
  
07:00:35 WAIVER IF THEY HAVE TO BUST UP THE SIDEWALK, THE MASTER  
07:00:39 ASSOCIATION BECOMES RESPONSIBLE FOR RESTORATION OF THE

07:00:42           SIDEWALK, AND THAT'S HOW WE MITIGATED THE UTILITY DEVIATIONS  
07:00:46           THAT WE RECEIVED IN COLLIER COUNTY.  
07:00:49           FPL AND ALL THOSE TYPE PEOPLE, 100% CONDUIT.  
07:00:54           THEY SHOULD NEVER HAVE A DIG-DOWN TO REPAIR ANYTHING.  
07:00:57           ONCE THE CONDUIT IS IN, THEY PULL THE WIRE, THEY SHOULD  
07:01:03           ALWAYS BE POINT TO POINT.  
07:01:04           DIDN'T HAVE AS MUCH PUSH-BACK FROM THEM AS I EXPECTED.  
07:01:09           BUT THEY ARE CONDUIT.  
07:01:10           THEY ARE POINT TO POINT.  
07:01:11           SHOULD BE GOOD.  
07:01:13           MORE OF THE SERVICE THAT YOU END UP HAVING PROBLEMS WITH.  
07:01:16           WHY THE FORCE MAIN UNDERNEATH THE TRAVEL LANE.  
07:01:20           WATER IN THE IQ WENT TO THE OUTSIDE -- UNDER THE TRAVEL  
07:01:25           LANE, THE FORCE MAIN.  
07:01:26           FORCE MAIN WAS UNDER ONE TRAVEL LANE.  
07:01:28           FPL, COMCAST, EVERYBODY IN A JOINT TRENCH UNDER THE OTHER  
07:01:33           TRAVEL LANE.  
07:01:35           WATER AND IQ WENT TO THE OTHER SIDE.  
07:01:37           THAT SECTION, TO YOUR POINT, THAT SECTION SHOULD BE DEFINED  
07:01:40           IN THE CODE SO THAT EVERYBODY UNDERSTANDS GOING IN AND THEN  
07:01:43           THE FRANCHISE, THE UTILITY OF THE FRANCHISE AREA, YOU HAVE  
07:01:46           TO GET BUY-IN FROM THEM.  
07:01:50           >> EVERYBODY TO BUY OFF ON.

07:01:53           >>Mary Gibbs: IF I CAN ADD, TOO, WE HAD WALTER McCARTHY  
07:01:57           LOOK AT THIS.  
07:01:58           HE WAS WORKING WITH DAVID WILLEMS FOR CROSS SECTIONS IN THE  
07:02:06           ROADS.  
07:02:07           HE SAID THE SAME THING BASICALLY THAT YOU SAID.  
07:02:10           IT'S VERY DIFFICULT WITH THE RIGHT-OF-WAYS.  
07:02:13           VERY DIFFICULT TO FIT IT IN.  
07:02:15           EVEN THOUGH STREET TREES SOUND GREAT AND LIKE IT, IT'S VERY  
07:02:19           PROBLEMATIC TO GET IT TO WORK.  
07:02:23           >> CREATIVE WAYS.  
07:02:24           THERE ARE CREATIVE WAYS TO TAKE YOUR LOW PLANTINGS, WHICH  
07:02:27           ARE LOW-COST, EASY TO REPLACE AND GIVE THE ILLUSION THAT  
07:02:31           EVERYTHING IS CLOSE TO THE SIDEWALK AND CLOSE TO THE ROAD,  
07:02:35           BUT I FOUND IT'S MUCH MORE DIFFICULT TO PHYSICALLY DO.  
07:02:40           >>Barry Jones: I AGREE.  
07:02:42           WE FACE THAT CHALLENGE AND WE'RE STARTING THE FIRST VILLAGE  
07:02:46           UNDER CONSTRUCTION NOW, THE SOLUTIONS THAT I DISCUSSED.  
07:02:51           THE OTHER THING, THE STREET TREES END UP BLOCKING THE  
07:02:56           SERVICES, BECAUSE WATER SERVICE GOT TO GET FROM HERE TO THAT  
07:02:59           CORNER LOT OVER THERE AND THE STREET TREE IS IN THE WAY.  
07:03:02           YOU END UP SLEEVING THE SERVICES AND BURYING THEM DEEP TO  
07:03:05           GET THAT DEVIATION.  
07:03:06           YOU END UP PUTTING YOUR SERVICES DOWN AT 48 INCHES OR SO AND  
07:03:10           MAKING SURE THEY ARE SLEEVED.



07:03:11 AGAIN, YOU HAVE A POINT TO POINT WITH A FLEXIBLE THING THEY

07:03:14 CAN PULL IN AND PULL OUT AND THEY DON'T HAVE TO DIG DOWN  
07:03:17 UNDERNEATH THE TREE.  
07:03:18 SO THERE ARE WAYS TO ACHIEVE IT, BUT IT HAS TO BE CLEARLY  
07:03:22 DEFINED AND YOU HAVE TO GET BUY-IN FROM THE VARIOUS  
07:03:26 PARTICIPANTS.  
07:03:33 >> COST IS ALWAYS AN ISSUE.  
07:03:34 >>Barry Jones: YEAH.  
07:03:35 >> I'M JUST SAYING, IF WE AS A VILLAGE ARE ENCOURAGING  
07:03:39 SOMETHING, THEN WE HAVE TO CREATE PATHWAYS.  
07:03:43 MAKE IT REAL EASY FOR DEVELOPERS TO DO THIS.  
07:03:46 WE ALL KNOW WHAT HAPPENS WITH LCU COMES ALONG AND SAYS,  
07:03:49 OKAY, EVERYTHING HAS TO BE DEDICATED.  
07:03:52 THE COST OF YOUR UTILITY LINE WENT UP 30, 40% BECAUSE YOU  
07:03:56 HAVE TO USE DIFFERENT MATERIALS.  
07:03:59 AND THAT CAN BE A LOT OF MONEY.  
07:04:02 >>Barry Jones: THE ONLY COST IMPACT THAT WE REALLY RAN INTO  
07:04:05 WAS IF WE WERE SLEEVING SERVICES, YOU HAD THE SLEEVES AND  
07:04:08 THE FORCE MAIN UNDERNEATH THE ROAD HAD TO GO UP AND ONE PIPE  
07:04:12 HAS TO BE A LITTLE HARDER PIPE CLASS OR PREFERABLE THEY  
07:04:15 PREFER HDPE PIPE THAT HAS NO JOINTS BECAUSE IT'S LESS LIKELY  
07:04:21 TO SPRING ANY LEAKS AND YOU CAN DO THAT FOR A NOMINAL  
07:04:25 CHARGE, TOO, ON THE FORCE MAIN INCREASE COST.  
07:04:28 YEAH, WE WERE COGNIZANT OF THE INCREASED COSTS.  
07:04:35 >>Kristin Jeannin: I HAVE A COUPLE MORE COMMENTS.  
07:04:37 I'M SORRY.

07:04:38 I'M GOING TO TRY TO GO THROUGH THEM QUICKLY.  
07:04:41 I WANT TO ASK THE QUESTION AGAIN.  
07:04:43 THE RECOMMENDED SHADE TREES, ALL THESE TREES ON THE LIST  
07:04:46 WILL BE ACCEPTABLE AS CODE TREES?  
07:04:48 IS LAURA THERE?  
07:04:56 COULD SHE ANSWER THAT?  
07:04:57 I GUESS I'LL MAKE IT AS A GENERAL STATEMENT FOR NOW.  
07:05:09 I'M A LITTLE CONCERNED THAT A LOT OF THESE AREN'T NATIVES,  
07:05:14 AND IF THEY WERE ALLOWED AS CODE TREES, I THINK THEY ARE  
07:05:18 GREAT TREES AND I THINK THEY CAN BE USED.  
07:05:20 BUT I THINK PART OF HAVING CODE-REQUIRED TREES IS TRYING TO  
07:05:24 STICK WITH HAVING A GOOD AMOUNT OF THEM REALLY BE TRUE  
07:05:28 NATIVES.  
07:05:29 MAYBE WHAT IT IS, IS THAT THE NATIVES ARE PART OF THE 75%  
07:05:35 AND WE'RE RECOMMENDING THE OTHERS.  
07:05:36 SO I WANT TO MAKE SURE THAT'S CLEAR.  
07:05:40 I WOULD ALSO -- I'D LIKE TO SEE -- THIS IS MY OPINION, BUT  
07:05:44 I'D LIKE TO SEE SEA GRAPE TREES AND SILVER BUTTONWOOD TREES  
07:05:50 ADDED TO THE PALETTE.  
07:05:53 I'M NOT 100% SURE ON THIS, BUT THEY ARE SHOWING SHADY LADY

07:06:01 BLACK OLIVES AS A NATIVE, AND I DON'T BELIEVE THEY ARE A  
07:06:03 NATIVE.  
07:06:04 THAT PRETTY MUCH COVERS THE TREE PALETTE CONCERN.  
07:06:11 ONE QUICK COMMENT ABOUT MULCH REQUIREMENTS.  
07:06:14 IT'S WRITTEN IN HERE THAT -- MINIMUM LAYER AFTER WATERING  
  
07:06:20 MULCH OR OTHER RECYCLED MATERIAL CAN BE PLACED, I WOULD  
07:06:25 WATCH THAT WORDING OF OTHER RECYCLED MATERIAL.  
07:06:29 I THINK THAT'S WAY TOO OPEN-ENDED.  
07:06:31 AND THE -- AGAIN, THIS IS JUST OPINION ON THE SECTION ON THE  
07:06:44 PRESERVATION OF TREES THAT MIKE BOSI MENTIONED THAT WHEN  
07:06:55 THERE'S -- I THINK WHAT I WAS UNDERSTANDING IS THAT WHEN  
07:06:59 THERE'S A DEVELOPMENT ORDER THAT'S GOING IN FOR A CHANGE,  
07:07:02 THAT THEY ARE ONLY ALLOWING 10% OF THE EXISTING TREES TO BE  
07:07:06 CHANGED OUT.  
07:07:10 I'M NOT A DEVELOPER BUT I THINK THAT IS A LOW PERCENTAGE.  
07:07:15 I UNDERSTAND THE DESIRE TO DO THAT.  
07:07:16 I THINK THE INTENTIONS BEHIND IT ARE REALLY GOOD.  
07:07:19 IT IS A CULTURE SHOCK IF WE HAVE THESE BIG CHANGES AND THEY  
07:07:24 TAKE OUT A BUNCH OF BIG OLD LIVE OAK TREES AND PUT IN SKINNY  
07:07:29 PINE TREES, FOR EXAMPLE.  
07:07:30 I DON'T LIKE TO SEE THAT HAPPEN.  
07:07:32 BUT I THINK IF YOU'VE GOT A PROPERTY THAT'S GOT 10 OR 100,  
07:07:39 EITHER WAY, AND YOU CAN ONLY TAKE 10% OF THOSE A YEAR, THAT  
07:07:43 MIGHT REALLY IMPACT SOME POSITIVE CHANGES THAT MIGHT BE  
07:07:47 HAPPENING ON A DEVELOPMENT.  
07:07:49 SO I WOULD PROBABLY LIKE TO SEE SOMETHING CONSIDERED FOR  
07:07:52 THAT.  
07:07:53 I THINK THAT'S ALL I HAVE.  
07:08:00 >>Mary Gibbs: I'M TAKING A LOT OF NOTES.  
07:08:01 SO THESE ARE GREAT.  
  
07:08:03 THANK YOU.  
07:08:03 I'M RUNNING OUT OF PAPER.  
07:08:10 >>Laura DeJohn: THANK YOU FOR THE COMMENTS.  
07:08:11 I GOT THOSE NOTED, TOO, MARY.  
07:08:18 >> I PRESUME EVERYBODY GOT IT, BILL PRYSI WROTE A VERY, VERY  
07:08:24 DETAILED E-MAIL TO ALL OF US EXPLAINING HIS COMMENTS ON THE  
07:08:29 LANDSCAPE AND ARCHITECTURAL.  
07:08:31 I DON'T KNOW WHETHER MARY GOT IT OR ESTERO GOT IT, OR JUST  
07:08:37 US.  
07:08:38 >>Barry Jones: THAT WILL COME IN UNDER PUBLIC COMMENT.  
07:08:41 >>Mary Gibbs: I THINK HE SENT ONE TO ALL OF YOU THAT WE WERE  
07:08:44 NOT COPIED ON.  
07:08:45 BUT I THINK HE SENT -- ESSENTIALLY THE SAME TO THE VILLAGE  
07:08:50 COUNCIL THIS MORNING IN AN E-MAIL.  
07:08:52 THEN I NOTICED ABOUT 5:00 HE SENT ANOTHER E-MAIL THAT I  
07:08:56 DIDN'T HAVE TIME TO READ BUT VERY SIMILAR COMMENTS.

07:09:01 >>Kristin Jeannin: I DIDN'T RECEIVE THAT IF SOMEBODY CAN  
07:09:03 SEND IT TO ME.  
07:09:07 >> IT WAS PRETTY STRONGLY WORDED AND PRETTY DEFINITIVE ON  
07:09:11 SEVERAL SUBJECTS.  
07:09:13 >>Barry Jones: I THINK DURING PUBLIC COMMENT IS WHEN THAT  
07:09:15 WOULD COME IN.  
07:09:16 >>Mary Gibbs: WHAT I DID WITH THAT WHEN IT CAME TO COUNCIL  
07:09:22 THIS MORNING, BECAUSE IT CAME LIKE FIVE MINUTES BEFORE THE  
07:09:24 MEETING STARTED, IT WAS READ INTO THE RECORD AT THE COUNCIL  
  
07:09:27 THIS MORNING.  
07:09:28 I FORWARDED IT TO THE CONSULTANT BECAUSE I WANT THEM TO LOOK  
07:09:31 AT IT, AND WHAT WE'RE GOING TO DO WITH THE PUBLIC COMMENTS  
07:09:34 IS WE'RE GOING TO COME BACK.  
07:09:36 WE'RE GOING TO COMPILE EVERYTHING, BECAUSE WE'RE GETTING  
07:09:39 RANDOM ONES SENT TO THE COUNCIL OR SOME ARE SENT HERE AND  
07:09:43 THERE.  
07:09:43 WE'RE GOING TO CONSOLIDATE THEM AND THEN HAVE THE  
07:09:47 CONSULTANTS REVIEW THEM ALL AND THEN PREPARE SOME RESPONSES.  
07:09:49 ONE THING ABOUT -- IT WAS A LITTLE OPEN-ENDED.  
07:09:56 I LIKE GOOD HELPFUL COMMENTS.  
07:09:58 THE COMMENTS WE'RE GETTING TONIGHT ARE GREAT.  
07:10:01 HIS WAS A LITTLE MORE ESOTERIC.  
07:10:03 GOT A LITTLE MORE POINTED.  
07:10:05 GIVE ME SOME REALLY HELPFUL COMMENTS WE CAN FIX, WHICH IS  
07:10:08 GREAT, AND JUST DON'T GO ON ESOTERIC LIKE I HATE EVERYTHING  
07:10:14 KIND OF BECAUSE THAT DOESN'T HELP ME THAT MUCH.  
07:10:18 >> I JUST WANTED TO BE SURE.  
07:10:21 BILL IS VERY, VERY RESPECTED, VERY EXPERIENCED, SERVED ON  
07:10:25 THIS DESIGN REVIEW BOARD FOR MUCH LONGER THAN ALL OF US.  
07:10:28 I KNOW WE ALL RESPECT HIM.  
07:10:30 I WANT TO MAKE SURE THAT SOME WAY THAT HIS COMMENTS END UP  
07:10:33 IN THE RECORD AND IN THE HANDS OF THE PEOPLE THAT ARE  
07:10:37 WORKING ON THIS THE CLARION GROUP.  
07:10:39 >>Mary Gibbs: I'LL MAKE SURE KRISTIN GETS A COPY.  
  
07:10:42 HE DOES SAY NICE THINGS ABOUT THE ARCHITECTURE.  
07:10:47 >>Barry Jones: ONE SPECIFIC COMMENT FOR THIS TABLE  
07:10:51 5-403.B.3, IT REFERENCES A SEPARATION REQUIREMENT FROM A  
07:10:57 PALM TREE TO A LIGHT POLE.  
07:10:58 I'VE GOT SITUATIONS WHERE YOU'VE GOT PALM TREES THAT ARE 25  
07:11:01 FEET TALL AND THE LIGHT POLE IS 12.  
07:11:03 THE PALM TREE HAS TO BE AT LEAST 8 FEET AWAY.  
07:11:06 MAKES NO SENSE BECAUSE THE PALM TREE IS NOT INHIBITING THE  
07:11:10 LIGHT.  
07:11:11 CANOPY OR BALL OF THE PALM TREE IS ABOVE THE HEIGHT OF THE  
07:11:14 LIGHT FIXTURE, THE SEPARATION REQUIREMENT DOESN'T MAKE ANY  
07:11:18 SENSE BECAUSE IT'S NOT INHIBITING.

07:11:21           THERE SHOULD BE SOMETHING IN THERE THAT ALLOWS THAT FOR  
07:11:24           CONSIDERATION, IF YOU WILL.  
07:11:26           >>Mary Gibbs: WHAT SECTION WAS THAT AGAIN?  
07:11:28           >>Barry Jones: THE PLAN VIEW ON TABLE 5-403.B.3.  
07:11:36           IT SHOWS 8-FOOT CLEAR MINIMUM FROM A LIGHT POLE TO A PALM  
07:11:40           TREE.  
07:11:40           IF YOU'VE GOT A 12-FOOT OR 15-FOOT TALL POLE WITH A FLAT  
07:11:47           THING WITH A LIGHT SHINING DOWN, A PALM TREE SIX FEET AWAY  
07:11:52           THAT'S 10 FEET TALLER THAN THE LIGHT ISN'T GOING TO INHIBIT  
07:11:57           THE VALUE OF THAT LIGHT.  
07:12:01           THERE SHOULD BE SOME ALLOWANCE THAT TAKES THAT INTO  
07:12:04           CONSIDERATION.  
07:12:05           IF YOU HAVE A PALM TREE SHORTER THAN THE LIGHT, IT MAKES A  
  
07:12:08           LOT OF SENSE.  
07:12:09           THE PALM TREE IS 10 FEET TALLER THAN THE LIGHT, IT DOESN'T  
07:12:12           MAKE ANY SENSE.  
07:12:13           SOMETIMES, IF YOU GET INTO TIGHT AREAS WHERE YOU'VE GOT  
07:12:16           UTILITY SERVICES AND ALL THOSE OTHER THINGS, YOU MIGHT BE  
07:12:19           ABLE TO FIT A PALM TREE IN THERE OR SOMETHING TO ACCOUNT FOR  
07:12:23           SOMETHING AND THEN YOU HAVE THE SEPARATION REQUIREMENT,  
07:12:25           CAN'T GET A DEVIATION FROM OR SOMETHING, IT'S RESTRICTIVE,  
07:12:30           WHEN IT DOESN'T NEED TO BE.  
07:12:32           THANK YOU.  
07:12:36           >>Laura DeJohn: THANK YOU.  
07:12:37           WE'LL LOOK AT THAT.  
07:12:38           SWITCHING GEARS TO ARCHITECTURE, I THINK WE'LL JUMP RIGHT IN  
07:12:50           BECAUSE BASICALLY THE BIG NEWS IS THAT THE ARCHITECTURAL  
07:12:56           STYLES WAS ALREADY DEFINED IN YOUR TRANSITIONAL CODE,  
07:12:59           MEDITERRANEAN AND FLORIDA VERNACULAR.  
07:13:03           WE KIND OF FOLLOWED THE DIRECTION THAT STARTED WITH MR.  
07:13:09           PRYSI AND FORMER DRB PLANNING EFFORTS.  
07:13:15           MEDITERRANEAN REVIVAL HAS BEEN FURTHER DEFINED AND FURTHER  
07:13:22           EXPLAINED WITH FIVE SUBSTYLES OF MISSION REVIVAL, ITALIAN  
07:13:27           RENAISSANCE REVIVAL, ITALIAN COUNTRYSIDE, SPANISH REVIVAL  
07:13:30           AND SPANISH COLONIAL.  
07:13:32           WE USED ALL FLORIDA IN REFERENCE POINTS.  
07:13:37           THERE ARE MANY CITIES, SOME COUNTIES, MOSTLY CITIES, WHO  
07:13:42           HAVE IMPLEMENTED ARCHITECTURAL STANDARDS.  
  
07:13:47           YOU CAN SEE THE FOOTNOTES IN OUR CODE DOCUMENT FOR WHERE  
07:13:55           THESE STYLES HAVE BEEN ENUMERATED IN CODES AND WHERE  
07:13:58           GUIDANCE ALREADY EXISTS AND SPECIFYING WHAT THE STYLES ARE.  
07:14:04           THE FLORIDA VERNACULAR HAS ALSO BEEN FURTHER REFINED AND  
07:14:09           BROKEN INTO THREE DEFINED SUBSTYLES, FLORIDA PLANTATION,  
07:14:14           FLORIDA KEY WEST OR CRACKER AND HISTORIC KORESHAN.  
07:14:20           THE CODE HAS GOTTEN A LOT MORE GRAPHIC WITH DEPICTING WHAT  
07:14:24           ARE THE ELEMENTS THAT MAKE UP THESE ARCHITECTURAL STYLES.

07:14:30 WE CAN GO TO THE NEXT SLIDE.  
07:14:33 >> CAN I INTERRUPT THERE, PLEASE?  
07:14:36 >> I THINK WE BOTH NEED TO DO THAT.  
07:14:38 >> FIRST OF ALL, OF COURSE, ARCHITECTS SKIN CRAWLS WHEN WE  
07:14:42 TALK ABOUT STYLES BECAUSE WE DON'T REALLY DESIGN THE STYLES  
07:14:44 NORMALLY.  
07:14:50 WE'LL TRY TO PUT IN ELEMENTS TO CONFORM.  
07:14:52 MY SUGGESTION IN THIS IS, WHICH IS FINE, BUT TOO LIMITING  
07:15:02 AND THIS BOARD HAS APPROVED PROJECTS THAT WOULDN'T FALL INTO  
07:15:04 ANY OF THESE CATEGORIES.  
07:15:05 I WOULD RECOMMEND A COUPLE OF OTHER THINGS UNDER ALTERNATIVE  
07:15:08 STYLES JUST SO AS NOT TO LIMIT ARCHITECT'S CREATIVITY IN THE  
07:15:13 FUTURE AND SOMEBODY DOESN'T TRY TO CALL SOMETHING SOMETHING  
07:15:20 ELSE JUST TO MAKE IT FIT.  
07:15:22 SINCE THE TRENDING MARKET IS -- WHILE MOST OF ESTERO IS IN A  
07:15:27 MEDITERRANEAN REVIVAL STYLE AND THAT'S KIND OF BEEN WHAT'S  
07:15:31 DONE, THE MARKET IS TRENDING AWAY FROM THAT THROUGHOUT I  
  
07:15:34 THINK MOST OF FLORIDA.  
07:15:37 SO I WOULD ADD BRITISH, WEST INDIES AND COASTAL CONTEMPORARY  
07:15:44 WHICH GIVE A BROADER PERSPECTIVE FOR POSSIBILITIES FOR  
07:15:47 ARCHITECTURAL DESIGN OTHER THAN JUST PRAIRIE ICONIC.  
07:15:54 I LIST THEM JUST SO AS NOT TO LIMIT ARCHITECTS IN THE FUTURE  
07:16:01 FROM BEING TOO CONFINED.  
07:16:03 THAT'S MY RECOMMENDATION.  
07:16:08 >>William Glass: HOW MANY YEARS HAVE I BEEN DOING THIS?  
07:16:11 FOUR, FIVE YEARS?  
07:16:12 THE GENERAL MARKET ISN'T WALKING AWAY FROM MEDITERRANEAN.  
07:16:17 IT'S RUNNING AWAY FROM IT.  
07:16:19 AND WE SEEM TO BE LOCKED INTO THAT AS A MODE.  
07:16:22 THAT'S FINE, BUT I REALLY THINK WE NEED TO STEP BACK AND  
07:16:26 SAY, OKAY, WE'LL HAVE ALL THESE MODALITIES OF MEDITERRANEAN  
07:16:29 AND WE'RE GOING TO HAVE ALL THESE MODALITIES OF FLORIDA, BUT  
07:16:32 WE NEED TO ALLOW A CHARACTERISTIC OR A FORM THAT SAYS  
07:16:36 "OTHER."  
07:16:37 AND THERE ARE MANY TIMES WHEN THERE'S A REASON WHY A  
07:16:41 BUILDING NEEDS TO LOOK DIFFERENT THAN WHAT YOU'VE DESCRIBED  
07:16:47 HERE.  
07:16:47 CASE IN POINT, THE TIMING WAS GREAT.  
07:16:51 SEE THE SLIDE UP HERE NOW, THAT BUILDING IS PRAIRIE STYLE  
07:16:54 WITH EGYPTIAN REVIVAL DETAILING ON IT.  
07:16:57 IT BEARS NO RESEMBLANCE TO MEDITERRANEAN, AND IT'S ONE OF  
07:17:00 THE BEST BUILDINGS WE'VE HAD PUT IN FRONT OF US EVER.  
  
07:17:09 I THINK THERE NEEDS TO BE AN "OTHER" CATEGORY.  
07:17:12 -- WHY IT'S RIGHT AND WHY WHATEVER THEY ARE DOING MAKES  
07:17:18 SENSE.  
07:17:20 >>Mary Gibbs: I THINK IF YOU LISTEN WHEN LAURA FINISHES HER

07:17:25 PRESENTATION, WHAT SHE'S GOING TO SAY IS SHOWING THE LEE  
07:17:27 HEALTH BUILDING IS LIKE THE ALTERNATIVE, WHAT WE CALL ICONIC  
07:17:31 BECAUSE IT DOESN'T REALLY FIT.  
07:17:33 IT MIGHT HAVE SOME LITTLE BITS OF MEDITERRANEAN OR BITS OF  
07:17:36 SOMETHING ELSE IN IT.  
07:17:38 THAT IS LIKE THE LITTLE RELIEF VALVE SO THAT IT DOESN'T HAVE  
07:17:42 TO BE STRICTLY MEDITERRANEAN OR STRICTLY OLD FLORIDA.  
07:17:48 >> THE LANGUAGE IS FOR SPECIFIC BUILDINGS.  
07:17:50 >>William Glass: IT'S VERY SPECIFIC.  
07:17:52 THERE IS NO OTHER IN HERE.  
07:17:54 MEDITERRANEAN OR THIS.  
07:17:56 >>Michael Sheeley: NOTHING ELSE, ANOTHER CATEGORY OR ICONIC  
07:17:59 THAT ALLOWS DISCRETION FOR THE DESIGN REVIEW BOARD TO ALLOW  
07:18:04 QUALITY ARCHITECTURE REGARDLESS OF FITTING INTO A CATEGORY I  
07:18:08 THINK IS HELPFUL.  
07:18:09 >>Mary Gibbs: SO YOU'RE SUGGESTION IS LIKE "OTHER," WHICH  
07:18:13 WOULD BE THE TWO BRITISH WEST INDIES AND COASTAL  
07:18:16 CONTEMPORARY.  
07:18:18 WE'LL TAKE THESE RECOMMENDATIONS TO COUNCIL.  
07:18:21 I THINK THAT THE COUNCIL HAS BEEN RELUCTANT TO GO TOO FAR.  
07:18:26 THIS IS AN ATTEMPT TO BE MORE FLEXIBLE, AND I KNOW YOU THINK

07:18:30 IT'S TOO LIMITING, ALSO, WE'RE TRYING TO STAY AWAY A LITTLE  
07:18:33 BIT FROM THE MODERN, WHICH I KNOW THE COUNCIL IS NOT REALLY  
07:18:37 IN FAVOR OF MODERN.  
07:18:38 WE'RE TRYING TO GET SOMEWHERE IN BETWEEN.  
07:18:44 >>Michael Sheeley: AN EXAMPLE TO LOOK AT THE PROJECTS THAT  
07:18:46 HAVE COME BEFORE US.  
07:18:47 SOME ARE ESSENTIALLY MODERN BUILDINGS BUT THEY CONFORM BY  
07:18:52 COLOR AND MATCHING AND WINDOWS AND OTHER DETAILS TO ESTERO.  
07:18:58 I THINK ALREADY PROVEN YOU CAN'T JUST PIGEONHOLE EVERYTHING  
07:19:03 INTO A STYLE.  
07:19:04 >>William Glass: THERE'S TOO MUCH OF AN ATTEMPT HERE,  
07:19:08 PROBABLY STEPPING ON MY FOOT HERE, BUT YOU CAN'T PUT  
07:19:11 ARCHITECTURE IN A BOTTLE.  
07:19:14 CASE IN POINT, I WAS GIVEN A PROJECT ON OLD 41, AND THE  
07:19:22 BONITA STANDARDS HAVE AN "OTHER" CATEGORY AND OTHER CAN BE  
07:19:26 MODERN AND IT CAN BE WHATEVER.  
07:19:30 AND THAT'S WHAT I WAS TOLD TO DO.  
07:19:32 WHEN I LOOKED AT THE BUILDING AND I LOOKED AT WHERE IT WAS  
07:19:34 LOCATED AND I LOOKED AT THE USE OF THE INSIDE, IT WAS AN ICE  
07:19:38 CREAM FACTORY.  
07:19:39 THE FENESTRATION REQUIREMENTS, WHEN IT WAS -- IT WAS  
07:19:43 SCREAMING TO ME, TURN OF THE CENTURY MERCANTILE BUILDING.  
07:19:46 THAT'S WHAT FIT ON THE SITE AND WHAT WOULD LOOK GOOD AND  
07:19:50 WHAT I DESIGNED.  
07:19:51 THEY LOOKED AT ME LIKE I HAD GROWN A THIRD HEAD.

07:19:54 AFTER THEY LOOKED AT IT, THEY SAID IT'S PERFECT.  
07:19:57 THAT'S WHAT I'M SAYING.  
07:20:00 SOMETIMES YOU TRY TO FORCE SOMETHING SO HARD THAT A SQUARE  
07:20:04 PEG WON'T GO IN A ROUND HOLE.  
07:20:06 THE OTHER THING IS WITH MEDITERRANEAN, I'LL BE QUIET AFTER  
07:20:11 THIS, IT'S BECOME AN ARCHITECTURAL GRAB BAG.  
07:20:19 YOU JUST CAN'T TAKE ALL THESE TYPES OF MEDITERRANEAN, WHICH  
07:20:24 MANY, MANY ARCHITECTS DON'T UNDERSTAND MISSION FROM ITALIAN  
07:20:28 REVIVAL.  
07:20:28 THEY JUST PUT ALL THE ELEMENTS IN A BAG AND SHAKE IT UP AND  
07:20:33 PULL THEM OUT AND THROW A LITTLE BIT HERE, LITTLE BIT HERE,  
07:20:36 HEY, MEDITERRANEAN.  
07:20:37 NO IT'S NOT.  
07:20:38 IT'S AS UGLY AS SIN.  
07:20:41 JUST BECAUSE YOU THROW THESE GRAB BAG OF PARTS TOGETHER  
07:20:44 DOESN'T MEAN IT'S GOING TO WORK.  
07:20:46 THE MEDITERRANEAN DESCRIPTION HERE IS PERFECT.  
07:20:57 FLORIDA GREAT.  
07:20:58 LEAVE ANOTHER IN THERE SO IF THE OPPORTUNITY PRESENTS  
07:21:01 ITSELF, THE ARCHITECTS DOESN'T COME INTO THIS THING WITH  
07:21:04 SHACKLES ON.  
07:21:06 >>Michael Sheeley: THE PURPOSE OF THE BOARD IS TO LIMIT  
07:21:10 THOSE ALTERNATIVE DESIGNS THAT WOULDN'T BE IN CONCERT WITH  
07:21:16 WHAT WE'RE DOING IN ESTERO.  
07:21:18 THAT IS THE RESPONSIBILITY OF THE BOARD.

07:21:28 IT'S ALSO PART OF ALLOWING THE DESIGN REVIEW BOARD TO DO  
07:21:32 THEIR JOB.  
07:21:33 >>Barry Jones: I THINK THE CHALLENGE COMES FROM A REGULATORY  
07:21:36 STANDPOINT.  
07:21:36 IF YOU PUT SOMETHING IN THERE VAGUELY WORDED AS OTHER, HOW  
07:21:39 DO YOU ENFORCE IT IF WE DENY SOMEBODY THAT WANTS TO BUILD  
07:21:44 THAT AND WE SAY IT'S OTHER.  
07:21:45 WE DENY IT, HEY, IT'S OTHER.  
07:21:48 I'M GOING TO SUE YOU.  
07:21:50 HOW DO WE ENFORCE IT RESTRICT IT TO WHAT YOU SUGGESTED?  
07:21:54 >> A COUPLE OF EXTRA STYLES THERE.  
07:21:57 >>Barry Jones: THE FLEXIBILITY NEEDS TO BE THERE.  
07:22:00 LIKE YOU SAID, NEED TO PINPOINT --  
07:22:04 >> THE WAY BONITA DOES IT, THEY HAVE MEDITERRANEAN, FLORIDA  
07:22:07 AND OTHER.  
07:22:09 WE HAVE TO SOMEHOW FIGURE IT OUT.  
07:22:14 MIKE'S POINT, THE MARKET HAS SHIFTED COMPLETELY AWAY FROM  
07:22:17 MEDITERRANEAN AND COASTAL TRANSITIONAL AND WEST INDIES.  
07:22:22 THE BUILDINGS THAT -- BROUGHT IN HERE EXACTLY THAT.  
07:22:29 THEY ARE VERY ATTRACTIVE.  
07:22:29 THE EYE OF THE BEHOLDER, THAT'S WHERE THE MARKET IS NOW.  
07:22:33 I DON'T KNOW WHERE THE MARKET IS GOING TO BE IN TEN YEARS.

07:22:35 IT MAY NOT BE THERE.  
07:22:36 IT MAY BE SOMEWHERE ELSE.  
07:22:37 I CAN GUARANTEE YOU THAT THE PERCENTAGE OF THE VIEWERS  
  
07:22:43 WANTING AND DEMANDING MEDITERRANEAN ARCHITECTURE IS GETTING  
07:22:47 THINNER, NOT BIGGER.  
07:22:49 I'VE HAD PEOPLE COME UP TO ME AND SAY, COCONUT POINT WAS A  
07:22:54 BEAUTIFUL MALL WHEN IT WAS BUILT.  
07:22:57 NOW IT'S DATED.  
07:22:58 IN THE EYE OF THE BEHOLDER, IT'S NOT THERE.  
07:23:02 >>Kristin Jeannin: DEFINITELY SEEING A LOT MORE RENOVATE  
07:23:05 AWAY FROM THAT ALSO.  
07:23:07 >>Barry Jones: HOW DO YOU ENFORCE "OTHER"?  
07:23:13 >> SAYING THIS IS TOO RESTRICT.  
07:23:18 >>Kristin Jeannin: THEY ARE SAYING ALTERNATIVE STYLES AND  
07:23:21 THEY ARE SUGGESTING ICONIC AND I GUESS PRAIRIE AND MAYBE ADD  
07:23:26 COASTAL CONTEMPORARY.  
07:23:29 BUT IT SEEMS ODD TO HAVE THE DETAIL ON THE OTHER TWO TYPES  
07:23:34 AND THEN LIST THESE OTHER ACCEPTED TYPES WHEN I THINK  
07:23:37 EVERYBODY IS TRYING TO SAY WE DON'T ACCEPT MODERN.  
07:23:45 >>Laura DeJohn: THE ALTERNATIVES -- THE ALTERNATIVE STYLES  
07:23:48 OPTION -- AM I ECHOING?  
07:23:53 >> FINE.  
07:23:54 >>Laura DeJohn: OKAY.  
07:23:55 IT DOES HAVE CRITERIA TIED TO IT.  
07:23:58 SO AT THE POINT OF REVIEWING THE ALTERNATIVE STYLE, THAT'S  
07:24:03 WHEN DESCRIBED TONIGHT THE ARCHITECT HAS THE ONUS OF  
07:24:08 EXPLAINING HOW IT FITS WITHIN THE CONTEXT AND STILL  
07:24:10 HARMONIOUS WITH THE VILLAGE ARCHITECTURAL THEMES AND IS  
  
07:24:14 WARRANTED.  
07:24:15 I THINK THERE'S A PIVOT GOING ON FROM WHAT THE RULES HAVE  
07:24:23 BEEN FOR THE PAST 15 TO 20 YEARS TO TRYING TO ADVANCE A STEP  
07:24:31 FORWARD AND YOUR MESSAGE IS LOUD AND CLEAR THAT YOU WOULD  
07:24:34 PREFER MORE FLEXIBILITY.  
07:24:41 >>Jim Wallace: CAN I ASK A QUESTION TO MY COLLEAGUES HERE,  
07:24:44 MIKE AND BILL AND OTHER ARCHITECT OVER HERE, I GUESS FROM MY  
07:24:50 VERY NEOPHYTE PERSPECTIVE, I ALWAYS THOUGHT THAT -- WHEN HE  
07:24:57 STUDIED TURKISH OR INSPIRED BY TURKISH ARCHITECTURE, THINK  
07:25:00 OF HIM AS A MODERN ARCHITECT, I THOUGHT HIS EARLY WORKS WERE  
07:25:04 TURKISH, AND I DON'T SEE ANYTHING GREEK BEING DONE.  
07:25:09 I DON'T SEE ANYTHING MOROCCAN BEING DONE.  
07:25:12 SO HAVE WE REALLY DONE MEDITERRANEAN ARCHITECTURE?  
07:25:17 OR HAVE WE JUST DONE MISNER'S REVIVAL MEDITERRANEAN AND  
07:25:21 TAKING WHAT WAS ESTABLISHED A LONG, LONG TIME AGO AND  
07:25:25 TRANSLATED IT TO THE GULF COAST RATHER THAN TRADING THIS  
07:25:31 WIDE OPPORTUNITY.  
07:25:32 THROW OUT THE CHILD WITH THE BATHWATER, WHATEVER IT IS.



07:25:39 IS IT THAT PEOPLE ARE RUNNING AWAY FROM ARCHITECTURE, FROM  
07:25:43 MEDITERRANEAN OR RUNNING AWAY FROM REVIVAL MEDITERRANEAN  
07:25:47 BECAUSE WE HAVE MADE IT SO STEREOTYPED OF WHAT IT SHOULD  
07:25:53 LOOK LIKE.  
07:25:54 IT HAS TO HAVE SPANISH STYLE TILE, ET CETERA.  
07:25:57 IT HAS TO HAVE, IT HAS TO HAVE.  
07:26:00 SO WE FACILITATED THE REPETITION.

07:26:03 WE SEE THE COMMERCIAL, DRIVING ALONG THE MAIN ARTERIAL  
07:26:05 ROADS, WHAT DO YOU SEE?  
07:26:08 YOU SEE THE COMMERCIAL WORK.  
07:26:09 WE SAID, OKAY, A STRIP MALL IS FINE AS LONG AS YOU PUT TWO  
07:26:13 TOWERS, CORBELS, HIP ROOF AND SOMETHING ON THE TOP AND WE'LL  
07:26:17 APPROVE IT AND WE HAVE, WHEN REALLY IT'S JUST A BOX.  
07:26:20 WE SAW WHAT THEY WERE PRESENTING TODAY.  
07:26:22 IT'S A RECTANGLE.  
07:26:25 >> DECORATED BOX.  
07:26:29 >>Jim Wallace: HAVE WE NOT OPENED THE DOOR TO INCENTIVIZE  
07:26:32 THE OTHER MEDITERRANEAN.  
07:26:33 WHEN PEOPLE SAY, IS ESTERO MEDITERRANEAN?  
07:26:36 NO, NO.  
07:26:36 YOU HAVE TO UNDERSTAND WHAT MEDITERRANEAN IS.  
07:26:39 MEDITERRANEAN IS MANY, MANY THINGS.  
07:26:41 I GUESS IT ISN'T.  
07:26:42 WE'VE MADE IT SO EASY FOR PEOPLE TO DO THE SAME THING THAT  
07:26:45 THE GUY DOWN THE STREET DID AND WE'RE GOING TO SIGN OFF ON  
07:26:48 IT.  
07:26:53 >>William Glass: THAT'S WHAT THEY ARE TOLD WHEN THEY COME  
07:26:55 IN.  
07:26:56 THEY SAY YOU'VE GOT TO DO MEDITERRANEAN ARCHITECTURE.  
07:26:59 A LOT OF THESE GUYS AND GALS DON'T UNDERSTAND IT.  
07:27:02 SO IT ENDS UP BEING --  
07:27:04 >>Michael Sheeley: JUST A MISHMASH OF SPANISH AND ITALIAN

07:27:07 REVIVAL, PIECES AND PARTS.  
07:27:10 >>William Glass: YEAH, PIECES AND PARTS.  
07:27:12 I DID A BUILDING IN NAPLES AND TRIED TO DO IT IN A TRUE  
07:27:16 MISSION STYLE.  
07:27:17 BEFORE IT FINISHED BETWEEN THE OWNER AND CONTRACTOR, IT HAD  
07:27:21 ALL COME APART.  
07:27:26 >>Jim Wallace: DO WE REALLY WANT TO SEE HERTZ NEXT TO  
07:27:29 EVERYTHING?  
07:27:30 >>William Glass: NO.  
07:27:31 >>Jim Wallace: WHAT IS COMPLEMENTARY TO WHERE WE ARE?  
07:27:38 WE CAN'T CHANGE WHERE WE ARE?  
07:27:40 WHAT WORKS IN CONTEXT OF WHERE WE ARE?  
07:27:42 >>Barry Jones: THE DIFFERENT STYLES OF MEDITERRANEAN THAT  
07:27:43 YOU REFERENCED.

07:27:45 >>Jim Wallace: OR THINGS THAT ARE SIMILAR THAT AREN'T -- ALL  
07:27:50 BRICK --  
07:27:52 >>Michael Sheeley: RECOMMENDED ADDING THOSE TWO OTHER  
07:27:54 STORIES.  
07:27:55 >>Jim Wallace: ARE WE SAYING, WELL, PRAIRIE IS GOOD BECAUSE  
07:27:58 WE HAVE A HOSPITAL THAT'S PRAIRIE.  
07:28:00 [TALKING OVER ONE ANOTHER]  
07:28:04 >>William Glass: PRAIRIE WASN'T ON THE PALETTE WHEN THEY  
07:28:07 CAME IN.  
07:28:07 FLAT CAME IN WITH THIS BUILDING AND IT BLEW US AWAY.  
07:28:12 THE DETAILING, THIS IS NOT A GOOD SHOT OF THE BUILDING  
  
07:28:16 BECAUSE NOBODY SEES IT FROM A CROW.  
07:28:18 THEY SEE IT FROM THE GROUND.  
07:28:21 THE DESIGN WAS SO WELL THOUGHT THROUGH.  
07:28:25 PEOPLE THINK IT'S UGLY AS HELL.  
07:28:29 >> I KNOW PEOPLE WHO THINK IT'S UGLY, HOW COULD THEY BILL  
07:28:32 THAT, HOW COULD THEY ALLOW THAT TO BE BUILT?  
07:28:36 LOOKS LIKE A SHED, LOOKS LIKE A BARN.  
07:28:38 I HAVE HEARD THOSE KIND OF OPINIONS.  
07:28:41 WHY WOULD THEY ALLOW LEE MEMORIAL TO DO THAT.  
07:28:44 NOT EVERYBODY LOVES THEM.  
07:28:46 I'M JUST THROWING THIS OUT OF HOW DO WE BE CREATIVE AROUND  
07:28:51 THEM OPENING UP THE DOOR TO ANYTHING OTHER THAN.  
07:28:58 >>Barry Jones: MIGHT MAKE SOME EXCELLENT RECOMMENDATIONS FOR  
07:29:00 THE OTHER STYLES TO BE INCORPORATED.  
07:29:02 LIKE YOU SAID, WE CAN'T ENCOURAGE PEOPLE TO USE GREEK OR  
07:29:05 MOROCCAN OR OTHER FORMS OF MEDITERRANEAN.  
07:29:10 SOMETIMES IT ALMOST SLIDES INTO MISSION.  
07:29:17 >>Jim Wallace: HAVE WE REALLY DEFINED IT WELL?  
07:29:20 >>Kristin Jeannin: BE MORE REGION SPECIFIC.  
07:29:25 >>William Glass: I UNDERSTAND WHY IT'S GOING THE WAY IT'S  
07:29:28 GOING, THESE TWO TYPES.  
07:29:30 MIKE BROUGHT UP A GREAT POINT ABOUT WHERE THE -- WEST INDIES  
07:29:35 AND COASTAL TRANSITIONAL.  
07:29:36 THAT'S NOT IN HERE.  
07:29:38 THAT'S WHERE THE MARKET WANTS TO GO.  
  
07:29:39 THEY BROUGHT IN A BUILDING A COUPLE OF MONTHS AGO FOR THE  
07:29:43 NEW REAL ESTATE OFFICE.  
07:29:45 IT WAS A BEAUTIFUL BUILDING.  
07:29:47 AND, OF COURSE, IN HERE IT SAYS, WHITE AND GRAY WILL NOT BE  
07:29:52 USED ON A BUILDING.  
07:29:53 THAT BUILDING WAS FOUR SHADES OF WHITE, AND IT WAS  
07:29:56 BEAUTIFUL.  
07:29:58 IT LOOKED GREAT.  
07:29:59 I THINK THERE'S A CERTAIN POINT, THE DRB, WE PUT A LOT OF  
07:30:03 TIME IN ON THIS.

07:30:04 YOU CAN'T JUST PUT ARCHITECTURE IN A BOTTLE.  
07:30:09 LET'S SAY THE STANDARD WAS WRITTEN IN 1925.  
07:30:14 WILL WE STILL BE BUILDING NOTHING BUT ART DECO BUILDINGS?  
07:30:17 EVERYBODY SAYS, OH, IT LOOKS SO MIAMI.  
07:30:20 THAT'S WHEN THE BUILDINGS WERE BUILT.  
07:30:22 SOUTH MIAMI WAS BUILT IN THAT TIME.  
07:30:24 >>Barry Jones: I DO THINK THIS IS A LIVING DOCUMENT THAT CAN  
07:30:27 BE AMENDED AS TIME GOES ON.  
07:30:29 I DON'T THINK ANYTHING THAT WE DO TODAY IS GOING TO OUTLIVE  
07:30:32 US.  
07:30:34 >>William Glass: THEY ARE TRYING REAL HARD TO LOCK THIS UP.  
07:30:37 THIS IS HANDED TO ALL THE DEVELOPERS AND ALL THE PEOPLE  
07:30:39 BUILDING BUILDINGS.  
07:30:41 CHANCES OF SOMEONE WANT TO BUCK THIS ARE LESS IF WE DON'T  
07:30:45 REALLY WORK ON THIS ALTERNATIVE STYLE PART.

07:30:51 >> I WANT TO BE SURE WE DON'T LOSE WHAT WE HAVE ACHIEVED.  
07:30:55 IF I DRIVE A FEW MILES NORTH OR A FEW MILES SOUTH, I KNOW  
07:30:59 I'M NOT IN ESTERO.  
07:31:02 HOW DO WE KEEP ALL THE GOOD STUFF AND EXPAND IT?  
07:31:07 I THINK WE'VE GOT TO BE SURE WE TAKE A DEEP BREATH AND NOT  
07:31:10 JUMP INTO THE SHALLOW END OF THE POOL.  
07:31:13 >>William Glass: I AGREE WITH YOU, BUT I ALSO THINK --  
07:31:19 DISNEYLAND.  
07:31:20 THIS ISN'T A THEME PARK.  
07:31:22 >>Barry Jones: NEEDS SOME DIVERSITY.  
07:31:24 IT NEEDS SOME DIVERSITY.  
07:31:26 I THINK THE STYLES THAT MIKE HAS RECOMMENDED OPENS IT UP.  
07:31:31 >> YOU WEREN'T HERE WHEN WE DID A REVIEW OF THE NCH  
07:31:35 BUILDING.  
07:31:35 WE WENT THROUGH THAT THING AND SPENT DAYS BEATING THAT UP.  
07:31:39 FINALLY THEY BROUGHT THE BIG GUNS IN AND CAME UP WITH A  
07:31:42 GREAT SOLUTION.  
07:31:43 THEY COULDN'T FIGURE OUT THE ZONING.  
07:31:45 SO THEY WENT AND BUILT TEN FEET IN BONITA AND A MODERN  
07:31:49 BUILDING.  
07:31:50 YOU SAY, ARE WE IN BONITA NOW?  
07:31:52 YEAH, WE'RE IN BONITA.  
07:31:58 >>Jim Wallace: ONE OF THE THINGS SAID, IT HAS TO BE QUALITY  
07:32:01 DEVELOPMENT.  
07:32:01 I GO, WELL, HOW DO YOU KNOW THAT?

07:32:04 WHAT IS THAT?  
07:32:06 HOW DO YOU DEFINE THAT?  
07:32:09 GOD FORBID WE DON'T HAVE ANY CREATIVITY.  
07:32:11 I DON'T WORRY ABOUT THAT.  
07:32:14 INCREDIBLE BUILDING.  
07:32:15 BEAUTIFUL BUILDING.

07:32:16 KNEW IT FROM DAY ONE WHEN THEY WERE BUILDING IT.  
07:32:19 BUT I WANT TO BE SURE WE PROTECT OURSELVES.  
07:32:24 TERRIBLE RENDITION OF THAT, THAT WE ALL SIT BACK, COULDN'T  
07:32:27 STOP IT --  
07:32:29 >>William Glass: THE WAY YOU PROTECT YOURSELF IS US.  
07:32:32 IF SOMEBODY CAME IN HERE WITH AN UGLY BUILDING, WON'T LET  
07:32:36 THEM BUILD IT.  
07:32:37 WE'RE VERY NICE ABOUT IT.  
07:32:38 WE DON'T TURN DOWN PEOPLE.  
07:32:40 WE SAY TAKE THE COMMENTS UNDER CONSIDERATION, COME BACK IN  
07:32:43 TWO WEEKS.  
07:32:44 THEY LICK THEIR ROOMS AND COME BACK AND THEY HAVE A MUCH  
07:32:46 BETTER BUILDING.  
07:32:47 WE'VE DONE THAT REPEATEDLY.  
07:32:50 I DON'T THINK WE'VE TURNED ANYBODY DOWN.  
07:32:52 THEY FEEL MUFFED UP BY THE TIME THEY ARE APPROVED.  
07:32:57 I DON'T THINK THERE'S ANYONE I'VE TALKED TO THAT'S COME IN  
07:33:00 FRONT OF THE BOARD AND AFTER IT'S ALL SAID AND DONE THAT YOU  
07:33:06 SAY, I KNOW YOUR TAIL FEATHERS GOT A LITTLE RUFFLED AND TOOK  
  
07:33:11 TIME, BUT DID WE END UP HAVING A MUCH BETTER DELIVERED  
07:33:15 PRODUCT?  
07:33:15 EVERY ONE WILL SAY YES AND NOT EVEN HESITATE.  
07:33:19 DOING SOMETHING RIGHT.  
07:33:22 >> IF ESTERO APPROVED HERTZ --  
07:33:26 >> THAT WAS DONE BY FORT MYERS.  
07:33:28 >> THAT WAS DICTATED.  
07:33:30 >>Jim Wallace: IF THAT WAS APPROVED, THEN ESTERO SHOULD HAVE  
07:33:34 APPROVED NCH.  
07:33:35 THE NCH BUILDING THAT'S IN BONITA SPRINGS.  
07:33:43 >> SHOULD HAVE APPROVED THAT?  
07:33:44 >>Jim Wallace: I THINK SO.  
07:33:48 >>William Glass: I DON'T THINK THAT WOULD HAPPEN.  
07:33:50 THE BUILDING REALLY ENDED UP BEING A NICE BUILDING.  
07:33:53 EX-PRO TEM MEMBERS THAT WERE ON THE BOARD AND WENT THROUGH  
07:33:56 THAT BLOODBATH, JOE AND AL.  
07:33:59 THEY FINALLY, WHEN THEY CAME BACK WITH A FINAL SOLUTION, IT  
07:34:03 WAS REALLY, REALLY WELL DONE, BUT THEY HAD TO DO IT FOUR  
07:34:06 TIMES BEFORE THEY GOT TO THE ONE THAT WORKED.  
07:34:08 THE ZONING DIDN'T COME THROUGH, THEY COULDN'T GET THE HOURS  
07:34:12 THEY WANTED.  
07:34:13 SO THEY TOOK THEIR TOYS AND WENT HOME.  
07:34:16 IF THEY BROUGHT THE BONITA BUILDING HERE, IT WOULD HAVE DEAD  
07:34:22 ON ARRIVAL.  
07:34:25 >> THAT'S WRONG.  
  
07:34:26 >>William Glass: I DON'T KNOW.  
07:34:28 >>Michael Sheeley: LET'S MOVE ON, SHALL WE?

07:34:32 >> OUT OF ALL THAT, WE HAVE WEST INDIES AND COASTAL  
07:34:37 CONTEMPORARY AS ADDITIONAL CATEGORIES UNDERNEATH THE OTHER I  
07:34:40 THINK OR ALTERNATIVE STYLES.  
07:34:44 >>Laura DeJohn: I TOOK THAT DOWN IN MY NOTES.  
07:34:51 >>Mary Gibbs: ON TO THE COLORS.  
07:34:54 >>Laura DeJohn: THIS HAS BEEN MENTIONED IN THE DISCUSSION.  
07:34:59 THE EXISTING LANGUAGE IS THERE ON THE SCREEN FOR YOU TO READ  
07:35:03 AND THE ADDITION IS UNDERLINED WHITE, GRAY OR PROHIBITED AS  
07:35:10 PREDOMINANT COLOR OF EXTERIOR.  
07:35:16 >>Michael Sheeley: THAT IS EXTREMELY PROBLEMATIC.  
07:35:18 WE DON'T WANT BATTLESHIPS AND WE DON'T WANT HOSPITALS.  
07:35:21 SO MUCH VARIATION AVAILABLE.  
07:35:25 YOU CAN HAVE VERY WARM GRAYS THAT ARE TAUPE, ALMOST TAN.  
07:35:32 TANS THAT ARE WARM YELLOWISH COLOR.  
07:35:36 I THINK THIS LANGUAGE IS NOT HELPFUL TO SAY THEY ARE  
07:35:40 PROHIBITED.  
07:35:41 AGAIN, YOU'RE JUST DEFINING -- ARBITRARILY DEFINING DESIGN.  
07:35:47 THAT'S WHAT I DON'T CARE FOR.  
07:35:48 >>Barry Jones: WHERE DID THAT FEEDBACK COME FROM, MARY?  
07:35:51 >>Mary Gibbs: THAT CAME FROM ME.  
07:35:53 I'M CONFESSING.  
07:35:55 IT WAS ME.  
07:36:01 LET ME TELL YOU THE REASON THAT I DID IT, WHAT WAS REALLY AN  
  
07:36:04 ATTEMPT TO BE A LITTLE MORE FLEXIBLE BECAUSE WE HAD THESE  
07:36:08 DISCUSSIONS BEFORE, PEOPLE COME UP WITH GRAY BUILDING, WE  
07:36:13 HAVE THE DISCUSSION, I DON'T BELIEVE WHITE OR GRAY IS  
07:36:15 CONSIDERED AN EARTH TONE.  
07:36:17 I DON'T BELIEVE THAT WHITE OR GRAY WAS CONSIDERED WHEN THE  
07:36:20 COMMUNITY PLAN AND SAID WARM EARTH TONES, I DON'T BELIEVE  
07:36:24 THE INTENT WAS TO HAVE WHITE OR GRAY.  
07:36:27 SO I PUT THIS LANGUAGE IN TO GET SOME DISCUSSION BECAUSE I  
07:36:32 DON'T KNOW -- THE COUNCIL STRUGGLES WITH ALL-GRAY BUILDINGS.  
07:36:38 I KNOW YOU STRUGGLE WITH SOME OF THEM.  
07:36:40 I UNDERSTAND THERE ARE VARIATIONS.  
07:36:41 YOU CAN MIX UP THE COLORS, BUT I'M NOT SURE YOU WANT LIKE  
07:36:45 THE BIG MASSIVE, ALL-WHITE BUILDING.  
07:36:49 >>Michael Sheeley: NOR DO WE.  
07:36:50 >>Mary Gibbs: THIS IS AN ATTEMPT TO GET A DISCUSSION.  
07:36:54 IF WE CAN COME UP WITH SOMETHING BETTER.  
07:36:59 >>Michael Sheeley: -- AND THEN IT IS SUBJECT TO THE DESIGN  
07:37:02 REVIEW BOARD AND LEAVE IT AT THAT.  
07:37:07 >>William Glass: I NEVER KNEW THAT GRAY WASN'T AN EARTH  
07:37:10 TONE.  
07:37:10 DONE TOO MANY SLATE ROOFS IN GRAY.  
07:37:13 >>Michael Sheeley: MAYBE BATTLESHIP GRAY, THAT'S NOT EARTH  
07:37:18 TONE.  
07:37:19 THAT'S WHAT WE'RE TALKING ABOUT IS A WHITE WHITE AND THAT

07:37:22 KIND OF A GRAY, WHICH I AGREE WOULDN'T BE APPROPRIATE.

07:37:24 >>William Glass: DEAN OF ARCHITECTURE SCHOOL AT TULANE, IF  
07:37:29 YOU PAINT ANY BUILDING A SHADE OF WHITE, IT HAS TO HAVE  
07:37:33 OCHER OR YOU WON'T GET THREE YEARS OUT OF IT.  
07:37:36 YOU HAVE TO HAVE A LITTLE TINGE OR IT WILL DISCOLOR VERY  
07:37:41 QUICKLY, AND THAT'S GRAY.

07:37:43 >>Kristin Jeannin: IS IT PURE WHITE AND COLD GRAY?  
07:37:53 >> THERE'S NAVAJO WHITE AND PURE WHITE AND A WORLD OF  
07:37:56 DIFFERENCE BETWEEN THEM.  
07:37:59 >> INFINITE NUMBER OF WHITE SHADES.  
07:38:01 BLACK IS BLACK.  
07:38:03 BUT WHITE, 500 DIFFERENT COLORS.

07:38:06 >>Mary Gibbs: I THINK MIKE'S LANGUAGE IS DISCOURAGING IN  
07:38:11 LIEU OF PROHIBITING, SAYING SUBJECT TO DESIGN REVIEW BOARD  
07:38:14 SO YOU CAN MIX IT UP OR EVALUATE THE SHADES.  
07:38:20 I DIDN'T KNOW ABOUT THE GRAY UNTIL BARRY MENTIONED, 50  
07:38:25 SHADES OF GRAY WAS A BAD JOKE THAT NIGHT.  
07:38:29 HE TURNED 60 SHADES OF RED THAT NIGHT.

07:38:35 >>William Glass: I REALLY FELT BAD FOR THE YOUNG LADY THAT  
07:38:37 WAS HERE WITH THE APPLICATION FOR THE APARTMENT BUILDING,  
07:38:41 PAINTING THE APARTMENT BUILDING.  
07:38:43 SHE CLEARLY WASN'T GIVEN ANY ACCESS TO RESOURCES TO ASSIST  
07:38:47 HER IN TRYING TO PUT THAT TOGETHER.  
07:38:49 I DON'T KNOW HOW TO PUT THAT IN A BOTTLE.

07:38:52 >>Mary Gibbs: WE SUGGESTED SHE STAY AND TALK TO THE PERSON  
07:38:55 SITTING AT THE TABLE WHO WAS GOING TO HELP HER.

07:38:58 IF SHE STAYED UNTIL AFTER HIS CASE, I THINK SHE WOULD HAVE  
07:39:02 HAD A BETTER EXPLANATION.

07:39:05 >>William Glass: IT WAS HURTING ME TO SEE HER TRY SO HARD  
07:39:09 AND NOT KNOW WHERE SHE WAS GOING.

07:39:14 >>Barry Jones: HEAVY IS THE HEAD THAT WEARS THE CROWN.  
07:39:22 >>William Glass: IT WOULD BE HELPFUL IN SOME OF THE  
07:39:23 EXAMPLES, LIKE THE ALTERNATIVES, NOT THAT I WANT TO --  
07:39:33 [INAUDIBLE] --

07:39:35 >>Mary Gibbs: ACTUALLY, I WAS GOING TO SUGGEST IF YOU ALL  
07:39:37 HAVE ANY THOUGHTS OF THE ONES THAT WE'VE APPROVED OR THAT  
07:39:41 YOU'VE LOOKED AT THAT YOU LIKE, SEND ME THE NAMES OR  
07:39:44 SOMETHING SO I CAN PULL THOSE OUT.

07:39:48 >>William Glass: WE HAVEN'T GOTTEN ANY COASTAL TRANSITIONALS  
07:39:50 IN HERE, HAVE WE?  
07:39:54 YOU NEED TO DEFINITELY GET THE SENIOR LIVING COMMUNITY.  
07:40:01 HE DID IT IN WISCONSIN.

07:40:02 >>Mary Gibbs: BOHEMIAN BLUES AND DARK BLUES.  
07:40:10 >>William Glass: IT'S VERY DIFFICULT TO DO FLORIDA IN  
07:40:13 MULTISTORY.  
07:40:15 HE DID A GOOD JOB IN MY OPINION.

07:40:20 ANYTHING CAN BE IMPROVED UPON.  
07:40:23 >>Mary Gibbs: DID A GOOD JOB WHEN YOU MADE HIM COME BACK.  
07:40:26 >> REFERRING TO THE COLONNADE BUILDING?  
07:40:28 >>Mary Gibbs: YES.  
07:40:29 >> I FOUND THAT, AS YOU SAID, SO DIFFICULT TO DO FLORIDA  
  
07:40:32 MORE THAN TWO STORIES.  
07:40:35 >> WISCONSIN, TOOK A GOOD SWING AT IT AND DID A PRETTY GOOD  
07:40:38 JOB.  
07:40:47 >>Barry Jones: MOVING ON.  
07:40:48 >>Mary Gibbs: MOVING ON.  
07:40:49 LET ME ASK A QUESTION BEFORE LAURA I THINK FINISHES.  
07:40:59 THERE'S A LITTLE BIT MORE ON THE GREEN BUILDING AND SOME OF  
07:41:05 THE THINGS I THINK DESIGN REVIEW BOARD WILL BE INTERESTED IN  
07:41:09 MAYBE PLACEMAKING, CPTED, GREENSPACE, AND THEN WHEN WE GET  
07:41:15 TO THE OTHER CHAPTERS OF CONCURRENCY AND THINGS, YOU MAY  
07:41:20 FEEL FREE TO JUMP IN AND SAY, THESE ARE THE THINGS WE'RE  
07:41:23 INTERESTED OR THESE WE'RE LESS INTERESTED IN.  
07:41:26 WE DON'T WANT TO BORE YOU, BUT WE DO WANT TO FOCUS ON WHAT  
07:41:29 YOU HAVE INTEREST IN.  
07:41:30 >>Barry Jones: GENERAL CONCEPT, ONE OTHER THING BRING UP,  
07:41:33 THERE IS A CONCEPT OUT THERE, HEALTHY LIVING DESIGN.  
07:41:37 IT PROVIDES MAYBE THE BEST PARKING SPOTS ARE THE ONES  
07:41:41 FURTHEST FROM THE BUILDINGS.  
07:41:42 I THINK IT WAS EL PASO OR ONE OF THE CITIES IN TEXAS THAT  
07:41:45 INCORPORATED SOME OF THOSE ELEMENTS, THAT THEY DO THINGS TO  
07:41:48 ENCOURAGE PEOPLE TO WALK MORE.  
07:41:53 MAYBE WIDER PARKING SPOTS OR MORE SHADED WERE FURTHER FROM  
07:41:57 THE STRUCTURES, THE MORE ATTRACTIVE PARKING SPOTS, SO  
07:42:02 THERE'S A WHOLE ELEMENT OF DESIGN TO ENCOURAGE HEALTHY  
07:42:05 LIVING AND IT'S OUT OF MY REALM.  
  
07:42:08 I JUST READ A LITTLE BIT ABOUT IT THROUGH URBAN LAND  
07:42:10 INSTITUTE IN A REPORT I READ ABOUT.  
07:42:13 I BELIEVE IT WAS EL PASO.  
07:42:14 IT WAS ONE OF THE CITIES IN TEXAS THAT WENT FROM ONE OF THE  
07:42:18 FATTEST TO ONE OF THE SLIMMEST AND THEY WERE INCORPORATING  
07:42:21 THESE DESIGN ELEMENTS INTO THEIR SITE STANDARDS TO TRY AND  
07:42:25 ENCOURAGE PEOPLE TO WALK MORE.  
07:42:27 SO I DON'T KNOW WHERE YOU GO LOOK FOR THAT OR FIND THAT.  
07:42:31 I DON'T HAVE IT AT THE TIP OF MY TONGUE.  
07:42:33 THAT WAS ONE OF THE ELEMENTS I THOUGHT WAS AT LEAST WORTHY  
07:42:36 OF MENTIONING FOR CONSIDERATION.  
07:42:37 >>Mary Gibbs: CRAIG MIGHT HAVE SOME IDEAS FROM THE OTHER  
07:42:40 CODES THAT THEY HAVE DONE, BUT WE ALSO WANT TO THINK ABOUT  
07:42:43 OUR DEMOGRAPHIC A LITTLE BIT, TOO, HERE BECAUSE SOME PEOPLE  
07:42:47 CAN'T WALK THAT FAR.  
07:42:48 I'M NOT TALKING ABOUT MYSELF.

07:42:51 I PARKED RIGHT OUTSIDE THE DOOR HERE.  
07:42:56 >>Laura DeJohn: I AM PART OF THE ENVIRONMENT SUBCOMMITTEE  
07:43:01 DOWN IN NAPLES.  
07:43:03 THAT IS LIKE A WHOLE BODY OF WORK THAT IS PROMOTED BY BLUE  
07:43:08 ZONES.  
07:43:08 THAT CAN BE PROGRAMMATIC TYPE INTERVENTIONS TO SAY NEXT  
07:43:18 TIME, PARK FURTHER AWAY.  
07:43:19 LIKE A SIGN.  
07:43:21 YOU DON'T REALLY HAVE TO DESIGN IT.

07:43:22 YOU CAN PROGRAMMATICALLY TRY TO INFLUENCE BEHAVIOR, TOO.  
07:43:26 MOVING ON TO MIXED-USE DEVELOPMENT STANDARDS, AS MARY SAID,  
07:43:32 WE HAVE INTRODUCED FOUR STANDARDS THAT ARE APPLICABLE TO  
07:43:37 MIXED USE DEVELOPMENT.  
07:43:39 TONIGHT WE'RE GOING TO TALK ABOUT PLACEMAKING AND THE CRIME  
07:43:42 PREVENTION THROUGH ENVIRONMENTAL DESIGN STANDARDS.  
07:43:44 EMPHASIS AGAIN HAS BEEN PLACED ON ADDING MORE DETAIL INTO  
07:43:55 THE CODE ABOUT WHAT ELSE CONSTITUTE DESIRABLE PLACEMAKING  
07:44:02 AMENITIES WHEN DESIGNING MIXED USE DEVELOPMENT.  
07:44:05 AGAIN, ON A PHILOSOPHICAL SIDE, PLACEMAKING, SOME PEOPLE SAY  
07:44:10 CANNOT EVEN BE QUANTIFIED INTO STANDARDS, BUT OUR CHARGE WAS  
07:44:15 TO PUT STANDARDS IN THE LAND DEVELOPMENT CODE.  
07:44:18 SO PUT THESE STANDARDS TOGETHER, WE HAVE AN ARRAY OF  
07:44:24 PLACEMAKING ATTRIBUTES LISTED OUT AND APPLICABLE TO ANY NEW  
07:44:28 MIXED-USE DEVELOPMENT.  
07:44:29 IT STARTS WITH A RATIO REQUIREMENT TO ENSURE THAT THERE IS A  
07:44:34 DEGREE OF MIX OF USE BECAUSE THERE'S THAT REALITY THAT SOME  
07:44:38 DEVELOPMENT COULD TRY TO BENEFIT FROM THE HIGHER DENSITIES  
07:44:43 AFFORDED TO MIXED-USE AND NOT GIVE AS MUCH OF THE  
07:44:48 RESIDENTIAL AND NONRESIDENTIAL MIX.  
07:44:51 SO WE SETTLED ON NEW SINGLE USE BEING OVER 80% OF GROSS  
07:44:56 FLOOR AREA AS A MINIMUM STANDARD.  
07:44:58 AND SIMILARLY, THE IDEA OF WHEN HOUSING IS INTEGRATED IN  
07:45:03 MIXED-USE DEVELOPMENTS, THERE SHOULD BE MORE THAN ONE  
07:45:06 HOMOGENEOUS TYPE OF HOUSING, GET TO BE AS DIVERSE AS

07:45:13 POSSIBLE.  
07:45:14 AT LEAST TWO HOUSING TYPES ARE REQUIRED.  
07:45:16 THAT MEANS YOU COULD HAVE SINGLE-FAMILY AND TOWNHOME.  
07:45:22 YOU COULD HAVE TOWNHOME AND GARDEN APARTMENT.  
07:45:24 YOU COULD HAVE BASICALLY DIFFERENT FORMS OF HOUSING TYPES.  
07:45:27 GATHERING PLACES ARE PRIORITY.  
07:45:33 SO WE HAVE 10% OF ANY SITE MUST BE DESIGNED WITH SOME  
07:45:37 SPECIFICATIONS ON WHAT CONSTITUTES A GATHERING PLACE.  
07:45:41 THERE'S A SERIES OF STANDARDS RELATED TO MODALITIES FOR  
07:45:45 TRANSPORTATION CONNECTIVITY AND PROVIDING FOR TRANSIT  
07:45:50 FACILITIES, AND THEN YOU CAN GO TO THE NEXT SLIDE.  
07:45:54 THE DESIGN OF THE SITE IS RECOMMENDED TO INCORPORATE ALLEYS



07:45:58 AND POSSIBLY BLOCK SYSTEMS WHERE FEASIBLE.  
07:46:02 AND PARKING ENCOURAGED TO BE AT THE SIDES OR REARS OF  
07:46:06 BUILDINGS.  
07:46:07 >>Michael Sheeley: I HAVE A QUESTION.  
07:46:08 ON THE GATHERING PLACE, THE 10% OF THE SITE, WHAT IS  
07:46:12 INTENDED TO BE THAT USAGE OF 10% OF THE SITE?  
07:46:17 STRICTLY AS GATHERING PLACES?  
07:46:23 >>Laura DeJohn: RIGHT.  
07:46:25 A DEFINED -- LIKE MEETING THE DEFINITION OF GATHERING PLACE.  
07:46:29 I'M TRYING TO PULL IT UP IN FRONT OF ME ON MY COMPUTER.  
07:46:33 THERE ARE CERTAIN FORMS OF OPEN SPACE DEVELOPMENT THAT  
07:46:38 QUALIFIES GATHERING PLACES.  
07:46:41 SO YOU'VE ALREADY GOT THE OPEN SPACE REQUIREMENT ON ANY  
  
07:46:44 GIVEN SITE, AND THIS JUST KIND OF SOLIDIFIES FOR A MIXED-USE  
07:46:50 DEVELOPMENT THAT THE GATHERING PLACE IS A REQUIREMENT.  
07:46:56 >>Mike Bosi: LAURA, THE CODE SAYS GATHERING PLACES INCLUDE  
07:47:01 OUTDOOR SPACES SUCH AS PLAZA, PARKS, FARMER MARKETS,  
07:47:05 CULTURAL VENUES SUCH AS THEATERS AND MUSEUMS.  
07:47:09 CIVIC SPACES THAT INCLUDE MEETING ROOM, BUSINESSES SUCH AS  
07:47:12 RESTAURANTS, COFFEE SHOPS, BUSINESS CENTERS.  
07:47:16 PLACES OF WORSHIP, SOCIAL INSTITUTIONS, SIDEWALKS AND  
07:47:20 TRAILS.  
07:47:20 IT'S A PRETTY ROBUST ARRAY OF DIFFERENT CONFIGURATIONS OF  
07:47:26 WHERE GATHERING WOULD BE PROMOTED AND IT WOULD BE FRAMED IN  
07:47:29 THAT MANNER.  
07:47:31 >>Michael Sheeley: NOT JUST EXTERIOR SPACES THEN.  
07:47:35 >>Laura DeJohn: RIGHT.  
07:47:36 THERE'S A WHOLE PARAGRAPH DESCRIBING WHAT CAN QUALIFY FOR  
07:47:41 GATHERING PLACE.  
07:47:42 IT MUST BE VISIBLE AND EASILY ACCESSIBLE FROM A PUBLIC ROAD.  
07:47:45 CLEARLY LOCATED IN DESIGN SO IT CAN BE USED BY BOTH  
07:47:49 OCCUPANTS OF THE PROJECT AND THE PUBLIC.  
07:47:52 >>Michael Sheeley: IN MY EXPERIENCE, IT'S A LOT OF SITE TO  
07:47:55 GIVE UP FOR THAT USE.  
07:47:57 I WANTED TO ASK JIM AS A DEVELOPER WHAT HIS OPINION OF THAT  
07:48:01 WAS.  
07:48:02 OBVIOUSLY, WE WANT TO HAVE PLACES FOR PEOPLE TO GATHER, BUT  
07:48:05 10 IS A LOT TO ME.  
  
07:48:06 I'D LIKE YOUR OPINION.  
07:48:08 >>Barry Jones: I THINK WHAT HE SAID IS IT INCLUDES THINGS  
07:48:11 LIKE RESTAURANTS.  
07:48:13 >>Jim Wallace: 40% IS GREENSPACE.  
07:48:17 15 TO 20% IS STORMWATER MANAGEMENT.  
07:48:19 NOW YOU'RE 55 TO 60 PERCENT.  
07:48:21 YOU'VE ONLY GOT 40% LEFT.  
07:48:24 YOU'LL TAKE A QUARTER OF ALL THE LAND LEFT AND YOU'RE GOING

07:48:27 TO DESIGNATE THAT FOR GATHERING SPACE.  
07:48:29 THAT'S ABSURD.  
07:48:33 >>Laura DeJohn: THAT'S NOT HOW THE MATH WORKS BECAUSE THE  
07:48:35 WATER MANAGEMENT AREAS CAN CONSTITUTE PART OF THE OPEN SPACE  
07:48:39 REQUIREMENT AND THEN THESE FEATURES COULD ALSO BE DOUBLE  
07:48:43 COUNTED TOWARD OPEN SPACE REQUIREMENTS.  
07:48:47 SO IT'S NOT AN ENTIRELY -- YOU DON'T AGGREGATE EACH OF THOSE  
07:48:51 PROPORTIONS OF THE SITE AND THEN SAY THOSE ARE ALREADY  
07:48:55 DEDICATED TO THESE REQUIREMENTS.  
07:48:57 THEY CAN BE OVERLAPPED.  
07:48:59 >>Jim Wallace: MAYBE I'M MISTAKEN HERE.  
07:49:01 I THOUGHT THE ESTERO GREENSPACE REQUIREMENT WAS 40%.  
07:49:05 I KNOW I ASKED 36 AND THEY DENIED ME.  
07:49:09 THEY ONLY GAVE ME 39 AND A DEVIATION.  
07:49:11 SOUTH FLORIDA WATER MANAGEMENT CERTAINLY DIDN'T LET ME DO  
07:49:15 LESS THAN ABOUT 15, 16 PERCENT.  
07:49:18 I'M USED TO BUILDINGS BEING 25, 30% OF A SITE.

07:49:24 HOW DO -- NOW YOU'RE TALKING ABOUT IF YOU DO FOUR, FIVE  
07:49:27 HUNDRED THOUSAND SQUARE FEET OF BUILDINGS, YOU'RE NOW  
07:49:31 TALKING ABOUT DOING A HUNDRED THOUSAND SQUARE FEET OF  
07:49:35 GATHERING SPACE.  
07:49:37 THAT'S JUST A LOT OF SPACE.  
07:49:40 IT SAYS 10% OF SITE AND 80% OF GROSS FLOOR AREA FOR NO  
07:49:48 SINGLE USE, WE JUST PUT TOGETHER A CONCEPT FOR MIXED-USE  
07:49:52 WHICH HAD 86,000 SQUARE FEET AND 400 AND SOME ODD THOUSAND  
07:49:59 SQUARE FEET OF RESIDENTIAL, WE COULDN'T GET ONE COMMERCIAL  
07:50:02 DEVELOPER TO TOUCH THE 86,000 SQUARE FEET.  
07:50:05 EVERYBODY ELSE WAS ON BOARD.  
07:50:06 THE FOUR OF THE DEVELOPERS WERE ON BOARD.  
07:50:08 I THINK WE HAVE TO BE REALISTIC ABOUT WHAT'S HAPPENING WITH  
07:50:15 AMAZON.COM AND THE REALITY OF SIMON BUYING UP SHOPPING  
07:50:21 CENTERS AND THE CONVERSION THAT'S GOING TO HAPPEN OVER THE  
07:50:25 NEXT FIVE TO TEN YEARS IN RETAIL SPACES.  
07:50:28 THAT'S VERY RESTRICTIVE.  
07:50:30 ABOUT 80%.  
07:50:31 YOU CAN'T HAVE 80% RESIDENTIAL.  
07:50:33 YOU HAVE TO HAVE 20% STREETFRONT, THAT'S JUST -- I FIND THAT  
07:50:38 VERY RESTRICTIVE.  
07:50:39 >>Barry Jones: WE'RE SEEING A BIG DROP IN RETAIL AND OFFICE  
07:50:43 DEMAND.  
07:50:44 WHEN YOU'RE TRYING TO FORCE THESE MIXED USES WITH MORE  
07:50:47 PEOPLE WORKING FROM HOME AND MORE OF THAT, YOUR OFFICE

07:50:51 DEMAND IS DROPPING, THE FLEX SPACE TYPE STUFF AND THE RETAIL  
07:50:56 LIKE YOU SAID WITH AMAZON AND CURBSIDE DELIVERY, THE SQUARE  
07:51:00 FOOTAGE REQUIRED IN YOUR RETAIL IS DROPPING.  
07:51:03 SO THE RETAIL DEMAND IS DROPPING ALSO.

07:51:06 >>Michael Sheeley: WOULD YOU JUST HAVE A RESIDENTIAL  
07:51:09 DEVELOPMENT THAT WOULDN'T -- [INAUDIBLE] -- IS THAT A ZONING  
07:51:13 ISSUE?  
07:51:15 >>Jim Wallace: YOU COULD HAVE 400,000 SQUARE FEET OF  
07:51:18 RESIDENTIAL AND ONLY HAVE 40 OR 50 THOUSAND SQUARE FEET OF  
07:51:23 RETAIL.  
07:51:24 AND IT WOULD BE VERY APPROPRIATE.  
07:51:28 10%.  
07:51:30 HERE WE'RE TALKING ABOUT REQUIRING 20.  
07:51:33 HAVE TO DO HUNDRED THOUSAND --  
07:51:35 >>Barry Jones: SAYS NO MORE THAN 80% OF A SINGLE HOUSING  
07:51:38 TYPE.  
07:51:39 OR NO SINGLE USE OVER 80% OF A GROSS FLOOR AREA.  
07:51:47 >> CONDOS, 80, 90 PERCENT.  
07:51:50 I THINK WITH WHAT'S HAPPENING AT STREET LEVEL.  
07:51:53 STREET LEVEL, THAT'S COMMERCIAL.  
07:51:56 I DON'T THINK ANY OF US KNOW WHAT IT WILL BE LIKE POST  
07:52:00 COVID.  
07:52:00 THAT'S WHY NOBODY IS WILLING TO INVEST.  
07:52:03 WITH THE GROWTH OF AMAZON.COM AND EVERYTHING ELSE, WE ALL  
07:52:06 KNOW THAT WE'RE IN FOR A HUGE TRANSITION AT THE STREET  
  
07:52:10 LEVEL.  
07:52:10 THIS WILL MAKE IT IMPOSSIBLE FOR DEVELOPERS TO DO MIXED-USE.  
07:52:14 WE WANT TO ENCOURAGE MIXED USE.  
07:52:16 IF ANYTHING, THIS DISCOURAGES MIXED USE.  
07:52:22 >>Laura DeJohn: UNDERSTOOD.  
07:52:23 I'M JUST GOING TO MOVE THROUGH THEM ALL, BECAUSE I  
07:52:27 UNDERSTAND YOU HAVE FEEDBACK TO GIVE US.  
07:52:29 MOVING ON, I MENTIONED HOW ROADS AND CONNECTIVITY ARE  
07:52:34 ADDRESSED IN MULTIPLE WAYS, ENCOURAGING LEETRAN STOPS OR  
07:52:39 SHELTERS TO BE DESIGNED WHERE APPROPRIATE IN COORDINATION  
07:52:43 WITH LEETRAN AS REFERENCED.  
07:52:45 AND THEN THOSE KIND OF INTANGIBLES THAT ARE USUALLY NOT  
07:52:49 ADDRESSED IN MOST SITE DEVELOPMENT STANDARDS HAVING  
07:52:53 COMMUNITY IDENTITY MARKERS OR GATEWAYS, ADDRESSING COMMUNITY  
07:52:57 HERITAGE WHERE APPROPRIATE, WHICH CAN BE WAIVED IF NOT  
07:53:01 FEASIBLE, INCLUDING PUBLIC ART AND ALSO MAKING SURE  
07:53:05 ENVIRONMENTAL FEATURES ARE CONSIDERED, WHETHER THAT COULD BE  
07:53:08 HAVING GREEN INFRASTRUCTURE, TRAIL SYSTEMS, EDUCATIONAL  
07:53:13 SIGNAGE OR BE WAIVED IF NOT FEASIBLE.  
07:53:19 >>Barry Jones: JUST TO DROP BACK FOR A MINUTE AND QUALIFY  
07:53:21 THE INDIVIDUAL THAT WAS SPEAKING, FOR THOSE THAT MIGHT NOT  
07:53:24 KNOW, JIM HAS DONE A LOT OF DEVELOPMENT THROUGH THE YEARS.  
07:53:28 HE'S ACTIVELY INVOLVED IN PUTTING HIS OWN MONEY INTO  
07:53:31 DEVELOPMENT.  
07:53:32 ALTHOUGH I'M A PROFESSIONAL IN THE BUSINESS, I JUST TAKE

07:53:35 WHAT BUSINESS COMES TO ME.  
07:53:37 JIM HAS SKIN IN THE GAME AND HE'S MUCH MORE IN TUNE WITH  
07:53:42 WHAT'S HAPPENING EVERY DAY.  
07:53:43 I KNOW MAYBE THE MEMBERS OF THE GROUP DON'T KNOW  
07:53:47 MR. WALLACE, BUT I JUST WANTED TO PUT THAT OUT THERE, THAT  
07:53:51 WHEN HE SPEAKS OF THINGS LIKE THAT, I TEND TO GIVE IT A LOT  
07:53:56 OF WEIGHT AND LISTEN.  
07:53:57 JUST FOR WHAT IT'S WORTH.  
07:54:02 >>Jim Wallace: ONE OF THE THINGS WE TALK ABOUT HERE, IT'S  
07:54:04 JUST ONE WORD.  
07:54:05 I WOULD JUST SAY TO LAURA AND EVERYONE ELSE, ALLEY LOADED  
07:54:11 PARKING OR GARAGES, WE DON'T REALLY -- WE DON'T CONSIDER  
07:54:17 THAT AN INCENTIVE.  
07:54:19 AND I THINK WE SHOULD.  
07:54:20 WE'RE TALKING ABOUT WE WANT MORE FEELING OF DENSITY, SO HOW  
07:54:25 DO WE GET RID OF THAT?  
07:54:27 WE GET RID OF THE DRIVEWAYS.  
07:54:29 WHEN YOU LOOK AT THE LAND THAT IT EATS UP TO DO AN ALLEY  
07:54:33 LOADED DEVELOPMENT, I DID A DESIGN WITH ALL THE GARAGES IN  
07:54:37 THE BACK, DOUBLE-LOADED ALLEY.  
07:54:39 AND ACTUALLY, IT WAS HIGHER DENSITY THAN DOING IT THE OTHER  
07:54:44 WAY.  
07:54:44 I WAS SURPRISED.  
07:54:46 IT CREATED A VERY, VERY DIFFERENT LOOK.  
07:54:48 I WOULD ALMOST LIKE TO TAKE -- WE TALK ABOUT ROADS, ALLEYS,  
  
07:54:53 NOT WHERE APPROPRIATE, BUT SHOULD BE ENCOURAGED AND TRAFFIC  
07:54:56 CALMING, LITTLE CURVES IN THE ROAD AND OTHER THINGS, PAVERS  
07:55:01 THAT SHOULD BE INCENTIVIZED, THAT THE VILLAGE LOOKS AT THAT  
07:55:05 AS THINGS THAT ARE DESIRABLE, AND WE REWARD THE DESIGNERS  
07:55:12 AND DEVELOPERS FOR DOING THOSE KINDS OF THINGS.  
07:55:14 >>Barry Jones: HOW DO YOU DO THAT?  
07:55:16 BY REDUCING THE OPEN SPACE?  
07:55:17 BECAUSE ON THE NONTRADITIONAL ALLEY LOAD STUFF THAT I'VE  
07:55:20 DONE, YOU LOSE A LOT OF OPEN SPACE.  
07:55:22 AND THE PROJECT THAT YOU DID TO GET THE DENSITY, WE HAD TO  
07:55:26 DROP THE OPEN SPACE AND GET THAT APPROVED TO THE ZONE.  
07:55:31 >>Jim Wallace: AT LEAST HALF OF THE PARKING DESIGNS ARE  
07:55:34 BEHIND THE BUILDING.  
07:55:35 WELL, THAT'S A GREAT INCENTIVE.  
07:55:37 IF I CAN DO THAT, REWARD ME.  
07:55:39 BUT IF I HAVE A SITE AND IT'S AN INFILL SITE OR WHATEVER, I  
07:55:43 CAN'T PUT THE PARKING AT THE SIDES OF THE BACK, WHICH SIDE  
07:55:48 OF THING MR. IS THE BACK IS ANOTHER STORY, ANOTHER QUESTION.  
07:55:52 RATHER THAN SAYING MANDATORY, HERE'S WHAT YOU MUST DO, I  
07:55:56 COME FROM A SOCIALIST COUNTRY.  
07:55:57 I COME FROM CANADA.  
07:55:59 I KNOW WHAT IT'S LIKE TO BE TOLD WHAT TO DO.

07:56:04 AND TAKE 71% OF YOUR -- MARGINAL TAX IS 71%.  
07:56:09 CAN'T WE INCENTIVIZE THE CREATIVITY OF THE DESIGNERS, THE  
07:56:17 LAND PLANNERS AND THE DEVELOPERS.

07:56:19 >> THE INCENTIVE IS TO GIVE THEM MORE LAND TO DEVELOP,  
07:56:23 RIGHT?  
07:56:23 >>Barry Jones: INCENTIVIZE IT BY DECREASING OPEN SPACE  
07:56:26 REQUIREMENT?  
07:56:27 BECAUSE YOU'RE NOT GOING TO DROP WATER MANAGEMENT  
07:56:31 REQUIREMENTS.  
07:56:31 YOU ALLOW ADDITIONAL HEIGHT OR YOU ALLOW ADDITIONAL DENSITY  
07:56:37 OR INCREASE OPEN SPACE.  
07:56:39 >>Jim Wallace: TYPICALLY THERE'S SOMETHING YOU WANT WHEN  
07:56:42 DOING DEVELOPMENT.  
07:56:44 NOT EVERY PIECE IS PERFECT SHAPE.  
07:56:46 YOU NEED IT FOR THE LAKE MANAGEMENT AS GENOVA.  
07:56:53 THERE'S SOMETHING THAT YOU WANT AND, WELL, OKAY, SO LET'S  
07:56:59 GIVE PLANNERS AND DEVELOPERS INCENTIVES TO DO THE OTHER  
07:57:03 STUFF WE WANT THEM TO DO.  
07:57:06 IT'S GIVE AND TAKE.  
07:57:08 IN THE END, WE GET A BETTER COMMUNITY.  
07:57:12 IT'S ACHIEVABLE.  
07:57:13 IT'S DOABLE, AND WE GET MORE ALLEYS AND WE GET MORE SIDE AND  
07:57:18 BEHIND, MAYBE NOT ALWAYS, MAYBE NOT 50%, BUT IF WE GET 50%,  
07:57:22 IT'S LIKE INDOOR PARKING.  
07:57:24 THEY GAVE ME AN INCENTIVE TO DO INDOOR PARKING.  
07:57:29 PART OF WHY I DID IT.  
07:57:34 >>Kristin Jeannin: IN COLLIER COUNTY THEY DO IT WITH OVERLAY  
07:57:38 DISTRICTS WHERE THEY EASE UP DIFFERENT RESTRICTIONS TO ALLOW

07:57:44 -- TO ENCOURAGE MORE DEVELOPMENT IN AREAS THAT NEED IT.  
07:57:48 BUT THIS IS A DIFFERENT --  
07:57:51 >> INCENTIVIZE RATHER THAN --  
07:57:54 >>Kristin Jeannin: THE QUESTION IS, THE LANGUAGE, IT'S  
07:57:57 ENCOURAGED, WHICH MAYBE A DEVELOPER COULD READ INTO IT AND  
07:58:00 SAY, OKAY, IF WE DO THIS, THEN MAYBE FIND WIGGLE ROOM FOR  
07:58:04 SOMETHING ELSE, BUILD IT IN AS SPECIFIC INCENTIVE.  
07:58:09 >>Barry Jones: IS THAT GOING TO BE AN ADMINISTRATIVE  
07:58:10 DECISION OR A PUBLIC HEARING DECISION?  
07:58:14 >> COULD BE IN THE VILLAGE CENTER.  
07:58:17 >>Barry Jones: GIVE THESE INCENTIVES, HOW DO THEY ACHIEVE  
07:58:21 THEM?  
07:58:21 ADMINISTRATIVELY OR IS IT THROUGH PUBLIC PROCESS?  
07:58:24 >>Mary Gibbs: THE WAY IT WORKS NOW, IT WOULD COME WITH YOUR  
07:58:27 ZONING.  
07:58:28 MOST OF THE PROPERTIES HAVE TO BE REZONED SO YOU GET TO LOOK  
07:58:31 AT IT DURING YOUR ZONING.  
07:58:33 BUT I THINK WE'LL ASK THE CONSULTANTS TO GO BACK AND LOOK.

07:58:36 THEY HAVE DONE THINGS IN OTHER PLACES TO TAKE THE COMMENTS  
07:58:39 WE GOT TONIGHT, GO BACK AND LOOK AT THAT AND SEE IF THERE'S  
07:58:43 SOME WAY WE CAN CHANGE THE LANGUAGE OR SUGGEST IT TO  
07:58:46 INCENTIVIZE IT, AND MAYBE SOMETHING CAN BE DONE  
07:58:50 ADMINISTRATIVELY, WHICH WOULD BE AN INCENTIVE ALSO.  
07:58:53 >>Jim Wallace: DON'T WANT TO BECOME JUST KICK THE BOX.  
07:58:57 THE DAY THE DESIGN REVIEW BOARD BECOMES KICK THE BOXES, WE

07:59:01 MIGHT AS WELL HAVE THE PEOPLE STICK IT IN THE COMPUTER AND  
07:59:04 WE'LL ALL GO HAVE A BEER.  
07:59:06 BILL IS FOR THAT.  
07:59:14 >>Kristin Jeannin: ALL RIGHT, LAURA.  
07:59:16 >> SORRY, LAURA.  
07:59:17 >>Laura DeJohn: I'M HERE.  
07:59:22 I THINK WE'RE GETTING CLOSE TO THE END.  
07:59:24 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.  
07:59:26 THESE ARE ALL ENCOURAGED STANDARDS.  
07:59:29 KIND OF, AGAIN, TRYING TO MOVE THE NEEDLE WHERE DESIGN DOES  
07:59:34 TAKE INTO ACCOUNT OR AT LEAST GIVE A NOD TO UNDERSTANDING  
07:59:41 THAT THERE ARE KIND OF SAFETY PROTOCOLS AND HOW VISIBILITY  
07:59:46 WORKS AND NATURAL SURVEILLANCE IS PROVIDED SO THERE ARE NOT  
07:59:50 HIDING PLACES AND THERE'S KIND OF A DEFINITION OF WHAT'S  
07:59:53 PUBLIC SPACE AND PRIVATE SPACE ON A SITE FOR SECURITY  
07:59:58 PURPOSES AND SUCH.  
07:59:59 THAT SECTION OF THE CODE IS NEW.  
08:00:01 IT'S PRETTY STANDARD PRACTICE FOR A LOT OF CITIES TO WORK  
08:00:05 WITH THEIR LAW ENFORCEMENT AGENCIES ON DESIGN REVIEW.  
08:00:09 SO THIS WAS LIKE A FIRST STEP IN POINTING OUT THAT THOSE  
08:00:14 STANDARDS ARE WORTH LOOKING AT.  
08:00:16 THIS GOES NOW OVER TO CRAIG, I BELIEVE.  
08:00:29 >>Craig Richardson: 5-8, GREEN BUILDING STANDARDS IS A NEW  
08:00:33 SECTION OF THE CODE.  
08:00:35 ONE OF THE THINGS WE HEARD EARLY IN THE PROCESS WAS THE

08:00:39 DESIRE TO INCLUDE REQUIREMENTS FOR GREEN BUILDING FEATURES,  
08:00:45 SUSTAINABILITY FEATURES IN DEVELOPMENT.  
08:00:49 THIS IS SOMETHING THAT COMMUNITIES, A NUMBER OF COMMUNITIES  
08:00:53 ACROSS THE COUNTRY HAVE BEEN DOING OVER THE LAST TWO OR  
08:00:56 THREE YEARS.  
08:00:58 IT'S NEW, NEW IDEA.  
08:01:00 ONE OF THE THINGS, AT LEAST FROM OUR EXPERIENCE WE'VE  
08:01:03 LEARNED IS THAT ESPECIALLY WITH CONCEPTS THAT ARE BEING  
08:01:08 INITIALLY IMPLEMENTED WHERE YOU'VE GOT REQUIREMENTS, IT'S  
08:01:15 BEST TO PROVIDE AS MUCH FLEXIBILITY AS POSSIBLE.  
08:01:18 THAT'S WHAT WE'VE TRIED TO DO WITH THE GREEN BUILDING  
08:01:22 STANDARDS BY USING A POINT SYSTEM AND THEN A MENU OF OPTIONS  
08:01:29 FOR A DEVELOPER TO SELECT FROM TO MEET THAT POINT SYSTEM.  
08:01:35 BASICALLY, WHAT THESE STANDARDS WOULD APPLY TO, RESIDENTIAL

08:01:40 DEVELOPMENT OVER SIX UNITS IN SIZE OR GREATER, AND  
08:01:45 NONRESIDENTIAL DEVELOPMENT OF 8,000 SQUARE FEET OR GREATER  
08:01:50 IN SIZE.  
08:01:52 DEPENDING ON THE SIZE, THE LARGER PROJECTS ARE GOING TO HAVE  
08:01:55 TO ACHIEVE FOUR POINTS.  
08:01:59 THE SMALLER PROJECTS THREE POINTS.  
08:02:01 NOW, HOW DO YOU ACHIEVE THE POINTS?  
08:02:06 THAT'S -- THERE'S A TABLE IN THIS SECTION THAT LAYS OUT A  
08:02:11 NUMBER OF DIFFERENT WAYS, PROBABLY 30, 40 FEATURES, HOW A  
08:02:16 DEVELOPER COULD INCORPORATE THESE FEATURES AND GET POINTS  
08:02:20 FOR THEM.

08:02:20 FOR EXAMPLE, SOME DEPEND -- ARE BASED UPON LOCATION.  
08:02:25 IF YOU ARE IN THE VILLAGE CENTER, FOR EXAMPLE, OR IF YOU DO  
08:02:28 A MIXED-USE PROJECT IN THE TRANSITIONAL MIXED-USE AREA  
08:02:33 THAT'S DESIGNATED ON THE COMPREHENSIVE PLAN, YOU WOULD GET  
08:02:36 POINTS FOR THAT.  
08:02:37 ENERGY CONSERVATION FEATURES LIKE INCLUDING ENERGY STAR  
08:02:44 APPLIANCES THAT MEET A CERTAIN CRITERIA.  
08:02:49 ALTERNATIVE ENERGY, THE USE OF SOLAR OR PREWIRING FOR SOLAR.  
08:02:55 SOMEONE CAN GET POINTS.  
08:02:58 LEED BUILDING.  
08:03:00 IF YOU'RE GOLD, YOU'VE MET THE REQUIREMENTS.  
08:03:04 IF YOU'RE SILVER OR BRONZE, THEN YOU ACTUALLY ARE ABLE TO  
08:03:08 ACHIEVE A LOT OF THE POINTS THAT ARE REQUIRED.  
08:03:12 WATER CONSERVATION PRACTICES, COMMUNITY GARDEN, OTHER FORMS  
08:03:20 OF AGRICULTURE.  
08:03:24 UNIVERSAL DESIGN.  
08:03:25 IN OTHER WORDS, DESIGNING A DWELLING UNIT SO AS PEOPLE AGE  
08:03:30 THEY CAN LIVE IN PLACE, REQUIRING THE BEDROOM AND THE  
08:03:34 KITCHEN TO BE ON THE SAME LEVEL.  
08:03:38 DESIGNING YOUR DOORS AND YOUR HALLWAYS THAT ARE SUFFICIENTLY  
08:03:44 WIDE ENOUGH FOR SOMEONE WITH A WHEELCHAIR TO MANEUVER IN AND  
08:03:48 OUT.  
08:03:51 COUNTERTOPS AT A CERTAIN LEVEL OR BARS OR HANDLES IN SHOWERS  
08:04:01 SO PEOPLE THAT ARE IN WHEELCHAIRS WHO NEED TO SIT WHEN THEY  
08:04:08 SHOWER CAN EASILY DO THAT.

08:04:11 WE ENCOURAGE YOU TO TAKE A LOOK AT THE TABLE.  
08:04:16 WE'RE NOT SAYING IT'S ETCHED IN STONE.  
08:04:19 MAYBE THERE ARE SOME OTHER FEATURES YOU THINK WOULD BE  
08:04:21 WORTHWHILE TO ADD.  
08:04:25 WE'RE ALL EARS ON THAT.  
08:04:27 BUT THIS IS A NEW PROVISION THAT WOULD BE REQUIRED, AS I  
08:04:31 SAID, RESIDENTIAL UNITS ABOVE A CERTAIN SIZE AND  
08:04:35 NONRESIDENTIAL DEVELOPMENT OF A CERTAIN SIZE.  
08:04:37 SO WITH THAT, GEOFF IS GOING TO COVER THE EXTERIOR LIGHTING  
08:04:44 AND A COUPLE OF THE OTHER DEVELOPMENT STANDARDS VERY QUICKLY

08:04:47 AND THEN TALK ABOUT --  
08:04:49 >>Michael Sheeley: I HAVE A COMMENT ON THE GREEN BUILDING.  
08:04:54 I WAS A LITTLE CONCERNED WHEN I READ THE ABBREVIATED VERSION  
08:04:59 IN THE PowerPoint UNTIL I WENT TO THE STANDARD ITSELF.  
08:05:05 I APPLAUD YOU FOR PUTTING THIS IN.  
08:05:08 I THINK IT'S HIGHLY ACHIEVABLE.  
08:05:10 I DON'T THINK IT'S DIFFICULT FOR A DEVELOPER TO OR  
08:05:15 EXCESSIVELY EXPENSIVE AND IN MY OPINION SHOULD BE A STANDARD  
08:05:18 OF PRACTICE FOR ANY FIRM OUT THERE.  
08:05:22 I THINK IT'S A GOOD THING TO ADD AND I THINK IT'S HIGHLY  
08:05:25 ACHIEVABLE.  
08:05:26 THAT'S ALL I WANTED TO SAY.  
08:05:32 >>William Glass: I'D LIKE TO CHIME IN, TOO.  
08:05:35 IF YOU LOOK AT MY WEBSITE, IT SAYS ARCHITECT AND ENERGY  
08:05:39 INNOVATOR.

08:05:42 SO THIS IS VERY CLOSE TO MY HEART.  
08:05:46 I THINK IF THERE NEEDS TO BE REFERENCE IN HERE TO THE 2040  
08:05:52 ASHRAE STANDARDS FOR NET ZERO.  
08:05:56 MAYBE THAT'S A HUGE GOAL TO GET TO, BUT AT LEAST ASHRAE IS  
08:06:08 PUSHING IN THE RIGHT DIRECTION.  
08:06:09 I DON'T THINK THERE'S ENOUGH EMPHASIS ON ENERGY CONSERVATION  
08:06:13 BECAUSE THERE ARE A LOT OF DUMB THINGS WE DO IN BUILDINGS  
08:06:16 THAT COULD BE REVERSED.  
08:06:18 MAYBE I'M PUSHING BACK ON THE ADMINISTRATIVE SIDE OF THIS  
08:06:27 AND THE OVERSIGHT SIDE OF THIS, I'M A LEED A.T. AND I THINK  
08:06:35 LEED HAS KILLED ITSELF BY ITS OWN WEIGHT.  
08:06:39 THE PROCESS HAS GOTTEN SO ONEROUS AND SO INCREDIBLY  
08:06:43 EXPENSIVE, HUMAN RESOURCES -- THAT THEY HAVE ALREADY  
08:06:48 COMMITTED SUICIDE.  
08:06:50 SO I DON'T KNOW -- I MEAN, I THINK IT'S A WONDERFUL EXERCISE  
08:06:54 BECAUSE IT BRINGS ALL POINTS INTO FOCUS.  
08:06:57 YOU CAN'T SKIP ANYTHING.  
08:06:58 YOU'VE GOT TO LOOK AT EVERYTHING IN A BUILDING, WHICH IS  
08:07:01 WONDERFUL.  
08:07:02 BUT THE ADMINISTRATIVE BURDEN THEY PUT ON PROJECTS HAS  
08:07:06 KILLED THEIR VERY EXISTENCE.  
08:07:10 I DON'T KNOW WHERE THAT'S GOING, BUT I THINK LEED IS GOING  
08:07:13 TO BE ONLY USED BY HORRENDOUSLY EXPENSIVE BUILDINGS IN  
08:07:18 ANOTHER YEAR OR TWO.  
08:07:20 NO ONE CAN AFFORD IT.

08:07:22 I TELL MY CLIENTS, WE CAN DESIGN A REALLY ENERGY EFFICIENT  
08:07:26 BUILDING.  
08:07:26 I DON'T NEED SOMEBODY TELLING ME HOW TO DO IT.  
08:07:29 UNIVERSAL DESIGN IS WONDERFUL, BUT ALL THIS IS COVERED BY  
08:07:33 FAIR HOUSING AND ADA.  
08:07:34 I DON'T KNOW THAT WE NEED TO GO THROUGH THIS BECAUSE THIS



08:07:36 WHOLE FIRST SECTION IS ALL IN FAIR HOUSING.  
08:07:44 >> MANY PROJECTS WOULDN'T REQUIRE.  
08:07:46 SO YOU HAVE OPTIONS TO GET SOME THINGS OUT OF HERE THAT  
08:07:50 WOULDN'T NORMALLY BE REQUIRED.  
08:07:57 >>William Glass: THE OTHER THING THAT I'VE BEEN BEATING A  
08:08:01 DRUM ON THAT I'M GETTING DEAF EARS ON IS THE FUTURE OF  
08:08:04 ENERGY IN THIS COUNTRY IS HYDROGEN.  
08:08:07 THAT'S WHERE WE'RE GOING AND EVERYBODY IS IGNORING IT,  
08:08:11 BECAUSE THE OIL COMPANIES DON'T WANT US TALKING ABOUT THAT  
08:08:13 DIRTY WORD, BUT HYDROGEN IS GOING TO POWER THIS COUNTRY IN  
08:08:19 50 YEARS, NOT OIL AND CASTOR OR WINDMILLS.  
08:08:24 IT'S GOING TO BE SEPARATING HYDROGEN AND OXYGEN OUT OF  
08:08:28 WATER.  
08:08:28 I DON'T KNOW HOW YOU CAN WORK THAT IN HERE.  
08:08:31 >>Michael Sheeley: I DON'T KNOW WHAT THE ADMINISTRATIVE  
08:08:36 PROCESS WOULD BE FOR THIS, MARY.  
08:08:38 I WOULD ASSUME SOMEBODY WOULD HAVE TO GIVE YOU A CHECKLIST  
08:08:41 OR DEMONSTRATE WHAT POINTS THEY ACHIEVE WHEN THEY SUBMIT.  
08:08:45 >>Mary Gibbs: THAT'S WHAT WE WERE TALKING ABOUT, HOW TO MAKE  
  
08:08:47 IT EASY, BECAUSE WE'RE NOT EXPERTS ON ALL OF THIS EITHER.  
08:08:51 SOME THINGS YOU'RE NOT REALLY GOING TO KNOW UNTIL YOU ARE  
08:08:55 DESIGNING YOUR BUILDING.  
08:08:56 >>Michael Sheeley: LIKE PUTTING IN THE LEED GOLD AND SILVER,  
08:08:59 THAT MAY COME A YEAR AFTER THE BUILDING IS DONE.  
08:09:02 YOU HAVE TO DEMONSTRATE THAT YOU'RE DOING THINGS IN AN  
08:09:05 EFFORT TO ACHIEVE THAT AT THE OUTSET.  
08:09:07 I THINK JUST USING A SIMPLE POINT SYSTEM, DEMONSTRATE IN AN  
08:09:13 APPLICATION AT THE TIME WOULD BE SUFFICIENT.  
08:09:19 >>William Glass: I WOULD BE GLAD TO ZERO IN ON THIS AND PUT  
08:09:21 MORE TIME INTO IT.  
08:09:23 >>Craig Richardson: THAT WOULD BE GREAT IF YOU WOULD.  
08:09:25 >>William Glass: WE HAD A SYSTEM THAT FLOATS ON LAKES AND  
08:09:29 POINTS INTO THE SUN AND GENERATES BUCKETS OF ENERGY AND LOTS  
08:09:36 OF HOT WATER.  
08:09:38 LAKES ARE PROBABLY THE BIGGEST WASTE OF ACREAGE WE HAVE DOWN  
08:09:42 HERE ON RESIDENTIAL DEVELOPMENTS.  
08:09:45 THESE ARE 12 INCHES OFF THE WATER AND BLACK AND YOU DON'T  
08:09:48 EVEN SEE THEM.  
08:09:52 ANYWAY, WHAT I DON'T WANT TO TRY TO DO IS PUT THIS IN A  
08:09:59 BOTTLE.  
08:09:59 WE NEED TO HAVE AN OTHER.  
08:10:01 THERE ARE OTHER SMART PEOPLE THAT ARE TAKING THIS TO NEW  
08:10:03 LEVELS EVERY DAY.  
08:10:05 THERE'S ACTUALLY A RUSSIAN PATENT NOW ON SEPARATING HYDROGEN  
  
08:10:09 AND OXYGEN, LOW VOLTAGE.  
08:10:16 HYDROGEN CAR, GENERATE YOUR OWN HYDROGEN.

08:10:20 COUPLE OF GALLONS A WEEK AND YOU'RE GOOD TO GO.  
08:10:27 >>Michael Sheeley: THANK YOU.  
08:10:28 MOVING ON.  
08:10:30 >>Jim Wallace: ONE COMMENT, I HAVE TO SAY AS A DEVELOPER, IT  
08:10:33 IS LIKE A POISON PILL THIS REGULATION THAT WE'RE TALKING  
08:10:37 ABOUT HERE.  
08:10:39 IT'S LIKE A POISON PILL.  
08:10:41 EITHER YOU DO IT OR YOU DON'T.  
08:10:43 THINGS LIKE ACCESSIBILITY AND SUCH, I WOULDN'T HAVE A  
08:10:46 PROBLEM ACHIEVING THIS IN THE DEVELOPMENTS THAT I DO, BUT  
08:10:49 THERE ARE DEVELOPERS WHO WOULD.  
08:10:52 WHEN YOU TALK ABOUT ONE OF OUR GOALS BEING AFFORDABLE  
08:10:55 HOUSING, THIS JUST ABOUT SAYS NO AFFORDABLE HOUSING FOR  
08:10:59 ESTERO.  
08:11:01 I THINK THAT'S -- I DON'T KNOW.  
08:11:06 THIS TO ME IS A POISON PILL.  
08:11:09 YOU'RE OVERREGULATING.  
08:11:11 I TOTALLY AGREE WITH THE OBJECTIVES.  
08:11:14 BUT SOMETIMES -- AND THE STRATEGY IS FINE.  
08:11:18 I WOULD RATHER INCENTIVIZE RATHER THAN REGULATE THE TACTICS,  
08:11:27 NOT THE GOALS, THE TACTICS OVERLY RESTRICTIVE.  
08:11:31 I THINK IT WILL DISCOURAGE GOOD DEVELOPMENT.  
08:11:34 IT'S VERY DIFFICULT TO DO FOR A LOT OF DEVELOPERS.

08:11:43 >>Barry Jones: HARD TO ACHIEVE FOUR POINTS OUT OF THIS LIST.  
08:11:48 >>Jim Wallace: YES.  
08:11:49 TWO IS EASY.  
08:11:50 TWO IS EASY.  
08:11:52 BUT THE OTHER THINGS ARE FORCING YOU TO DO THINGS THAT YOU  
08:11:56 DON'T NEED TO -- 30 UNITS IS NOT VERY MUCH, BUT YOU HAVE TO  
08:12:05 DO IT FOR EVERYTHING.  
08:12:08 IF YOU'RE DOING 300 UNITS OR 400 UNITS, HAVE TO DO IT FOR  
08:12:12 400 UNITS.  
08:12:14 IT'S NICE TO SAY 30.  
08:12:16 VERY LOW THRESHOLD.  
08:12:17 BUT, YEAH, I THINK IT'S RESTRICTIVE.  
08:12:22 AS I SAY, I'M A BIG BELIEVER IN YOU ENCOURAGE RATHER THAN  
08:12:27 REGULATE.  
08:12:28 YOU INCENTIVIZE RATHER THAN -- THE GOOD DEVELOPERS HAVE  
08:12:32 OTHER CHOICES.  
08:12:33 THEY CAN GO SOMEWHERE ELSE.  
08:12:37 WE'VE ALL SEEN THE STORIES OF THE COMMUNITIES AND THE CITIES  
08:12:44 AND MUNICIPALITIES THAT HAVE OVERREGULATED AND WHAT HAPPENS?  
08:12:47 THOSE THINGS LIKE THE VILLAGE CENTER IN ILLINOIS NEVER GOT  
08:12:54 DEVELOPED.  
08:12:54 THE DEVELOPERS WENT ELSEWHERE.  
08:12:56 HAPPENED IN BONITA SPRINGS 20 YEARS AGO.  
08:13:03 WE DON'T WANT THAT TO HAPPEN HERE.

08:13:04 I KNOW WE DON'T HAVE A LOT OF LAND LEFT, BUT WE DON'T WANT  
08:13:07 THAT LAND TO BE VACANT.  
08:13:08 WE WANT THE RIGHT PEOPLE TO DEVELOP NORTH POINT AND ESTERO  
08:13:11 ON THE RIVER AND THE OTHER GOOD CHOICE PIECES OF LANDS THAT  
08:13:15 WE HAVE.  
08:13:19 >>Michael Sheeley: MY OPINION IS, IF YOU FOLLOW THE FLORIDA  
08:13:21 ENERGY CODE WHICH WE'RE REQUIRED TO DO AND FOLLOW THE ADA OR  
08:13:24 FAIR HOUSING, WHICH YOU'RE REQUIRED TO DO, YOU HAVE ALMOST  
08:13:26 ALL THE POINTS RIGHT THERE IF YOU LOOK AT THE LIST.  
08:13:32 >>Jim Wallace: I THINK THEY ARE THE RIGHT THING TO DO, NOT  
08:13:34 BECAUSE THEY ARE REQUIRED.  
08:13:35 WE ARE VERY LEED.  
08:13:37 VERY GREEN.  
08:13:38 BUT AS SOON AS YOU START TALKING, YOU'VE GOT 20 ITEMS HERE  
08:13:41 THAT ARE SOLAR.  
08:13:43 WELL, UNTIL THEY COME OUT WITH A CONCRETE TILE THAT IS A  
08:13:47 SOLAR CONCRETE TILE, THE DAY THEY DO, IT'S EASY.  
08:13:52 BUT UNTIL THEN, IT'S NOT.  
08:13:54 >>Barry Jones: YOU'RE GETTING INTO PRICE POINT.  
08:14:00 YOU'RE NOT DEVELOPING AFFORDABLE HOUSING.  
08:14:02 >>Jim Wallace: I WOULD RATHER ACHIEVE THINGS THAN FEEL GOOD  
08:14:07 ABOUT WHAT WE'RE PUTTING IN THE CODE.  
08:14:09 I THINK WE ALL KNOW WE WANT ENERGY CONSERVATION.  
08:14:12 >>Barry Jones: IT'S NOT JUST ENERGY CONSERVATION.  
08:14:14 THERE ARE THINGS IN HERE FOR WATER CONSERVATION.  
08:14:17 THERE ARE THINGS IN HERE FOR IMPERVIOUS OR VEGETATED AREAS  
  
08:14:21 TO HELP GET TO FOUR.  
08:14:24 >>Jim Wallace: ALL GOOD GOALS.  
08:14:26 I THINK YOU HAVE TO BE CAREFUL OF HOW YOU GO ABOUT ACHIEVING  
08:14:30 THEM.  
08:14:30 IF YOU INSIST ON HAVING MINIMUMS -- THERE ARE THINGS HERE  
08:14:38 LIKE THE WIDTH OF THE DOOR, I THINK THE MINIMUM HERE DOESN'T  
08:14:42 EVEN MEET CODE.  
08:14:44 IT'S 37 LESS TWO.  
08:14:46 I THINK IT'S 35.  
08:14:48 34 INCHES AND I FORGET WHAT THIS IS.  
08:14:51 32.  
08:14:51 BUT THAT'S NOT THE POINT.  
08:14:53 YOU HAVE MINIMUMS, GOOD TO HAVE MINIMUMS, AND THEN ENCOURAGE  
08:14:57 PEOPLE TO DO BETTER THAN THE MINIMUM.  
08:15:02 >>William Glass: FUNNY YOU SAY THAT.  
08:15:04 A LOT OF BUILDERS I WORK WITH USE THE FLORIDA BUILDING CODE  
08:15:07 AS THEIR QURAN.  
08:15:09 LIKE, IT'S THE GOSPEL.  
08:15:12 IF YOU SPEND ONE NICKEL MORE THAN THE BUILDING CODE, YOU  
08:15:16 VIOLATED THE SANCTITY.

08:15:24 >>Jim Wallace: TWO EIGHT DOORS, TWO TEN.  
08:15:26 I LIKE TO DO THREE, FOUR-FOOT HALLWAYS.  
08:15:29 THERE ARE SOME THINGS IN HERE, I NEVER KNEW YOU COULD PUT A  
08:15:36 STEP UP INTO A HOME.  
08:15:38 I ALWAYS HAD TO NOT DO THAT --

08:15:52 >> WE ENCOURAGE PEOPLE.  
08:15:53 NOT OVERREGULATE PEOPLE AND DISCOURAGE THEM FROM DEVELOPING  
08:15:58 ESTERO.  
08:16:06 >>Mary Gibbs: WE'RE MOVING ALONG NOW.  
08:16:08 MOVING ALONG TO THE NEXT ITEM, WHICH WE ARE GOING TO SPEED  
08:16:11 UP OUR DISCUSSION, RIGHT?  
08:16:13 PLEASE.  
08:16:21 >>Geoff Green: CAN YOU HEAR ME?  
08:16:22 DID YOU HEAR ME?  
08:16:24 >> YES.  
08:16:28 >>Geoff Green: LIGHTING STANDARDS, THEY ARE VERY MUCH  
08:16:30 CARRIED FORWARD FROM THE TRANSITIONAL CODE.  
08:16:33 ONE BIG CHANGE THAT I'LL SPOTLIGHT IS THERE ARE COLOR  
08:16:37 TEMPERATURE STANDARDS FOR THE LED LIGHTS THAT ARE OBVIOUSLY  
08:16:39 A LOT MORE COMMON THESE DAYS.  
08:16:41 NEXT SLIDE.  
08:16:43 THERE ARE NEW RESIDENTIAL IMPACT STANDARDS.  
08:16:48 THESE ARE STANDARDS THAT ARE ADDRESSED WHEN THE DEVELOPMENT  
08:16:52 IS BEING REVIEWED.  
08:16:54 THEY TRY TO ADDRESS THE NEGATIVE IMPACTS THAT NEW COMMERCIAL  
08:16:57 DEVELOPMENT MIGHT HAVE ON RESIDENTIAL NEIGHBORHOODS.  
08:16:59 ANY PROJECTS WITHIN 300 FEET OF LAND THAT HAS RESIDENTIAL  
08:17:03 USES OR ZONED RESIDENTIAL, YOU CAN SEE SOME OF THE  
08:17:07 RESTRICTIONS THAT TAKE PLACE, AND IT ALSO GIVES AUTHORITY  
08:17:10 FOR THE COUNCIL TO IMPLEMENT OPERATIONAL STANDARDS AS NEEDED

08:17:15 TO MAKE SURE THAT NOISY ACTIVITIES AREN'T OCCURRING LATE AT  
08:17:19 NIGHT ON THE PROPERTY.  
08:17:20 NEXT SLIDE.  
08:17:24 THESE ARE TWO STANDARDS THAT ARE LARGELY CARRIED FORWARD,  
08:17:28 MOBILITY AND CONNECTIVITY CARRIES FORWARD A LOT OF THE  
08:17:31 EXISTING TECHNICAL REQUIREMENTS FROM THE CODE.  
08:17:33 SOME OF WHICH HAVE BEEN SEPARATED OUT TO A SEPARATE  
08:17:36 APPENDIX.  
08:17:37 IT ALSO REQUIRES SIDEWALKS ALONG STREETS IN NEW DEVELOPMENTS  
08:17:40 IN RESIDENTIAL SUBDIVISIONS, THERE NEEDS TO BE AT LEAST  
08:17:43 SIDEWALKS ON ONE STREET, COMMERCIAL DEVELOPMENT TO STREETS.  
08:17:48 UTILITY REQUIREMENTS ARE CARRIED FORWARD FROM THE CURRENT  
08:17:51 CODE.  
08:17:51 SAME REQUIREMENTS FOR CONNECTING TO WATER AND SEWER SYSTEMS  
08:17:55 DEPENDING ON DISTANCE FROM THE NEAREST CONNECTION AND SOME  
08:18:00 OTHER FACTORS THAT YOU CAN SEE IN THERE.

08:18:07 >>Barry Jones: IS IT LEGAL TO REQUIRE INSPECTIONS ON SEPTIC  
08:18:11 TANKS ANNUALLY?  
08:18:12 SOMETHING THAT WE'LL ALLOW SEPTIC TANKS OR IS THAT A FEDERAL  
08:18:16 OR STATE LAW?  
08:18:18 >>Mary Gibbs: WELL, THERE WAS AN ATTEMPT TO PASS IT  
08:18:21 STATEWIDE TO HAVE SEPTIC TANK INSPECTIONS, AND THAT FAILED.  
08:18:25 I THINK COUNCIL HAD TALKED ABOUT DOING IT, DIFFERENT  
08:18:30 JURISDICTIONS TALK ABOUT DOING IT.  
08:18:31 I KNOW THE COUNCIL HAD A DISCUSSION, BUT THEY DIDN'T WANT TO  
  
08:18:36 DO IT AT THE TIME.  
08:18:37 I THINK YOU CAN DO AN ORDINANCE TO DO THAT, BUT THE COUNCIL  
08:18:42 IS INSTEAD LOOKING AT THE POTENTIAL FOR SOME SEWER, SOME  
08:18:48 SEWER DISTRICT OR SPECIAL ASSESSMENT DISTRICT.  
08:18:51 THEY ARE CALLING IT SPECIAL ASSESSMENT DISTRICT, WHICH IS  
08:18:51 SIMILAR TO AN MSTU OR BU.  
08:19:01 >>Barry Jones: I JUST SAY IF WE ALLOW SEPTIC TANKS AND WE  
08:19:02 WANT TO PREACH WATER QUALITY, WE NEED TO MANDATE INSPECTION.  
08:19:09 THAT'S JUST A PERSON OPINION. SORRY, MOVE ON.  
08:19:13 >>Geoff Green: CHAPTER 6, SIGNAGE, THIS CARRIES FORWARD MANY  
08:19:16 OF THE EXISTING REGULATIONS FROM THE TRANSITIONAL CODE.  
08:19:19 AS THE COMPREHENSIVE PLAN DIRECTS, BILLBOARDS PROHIBITED.  
08:19:23 ONE SORT OF CHANGE TO IMPROVE THE USER IS MANY OF THE SIGN  
08:19:27 REGULATIONS HAVE BEEN TRANSITIONED FROM LONG LIST OF TEXT  
08:19:32 INTO TABLES THAT ARE A LITTLE EASIER TO UNDERSTAND.  
08:19:50 >>David Henning: ALWAYS HAPPENS ONCE.  
08:19:52 THANK YOU, GEOFF.  
08:19:53 WE'RE GREGORY TRY AND KEEP YOUR SPACE AND ZIP THROUGH THE  
08:19:57 SECTION ON NATURAL RESOURCES CHAPTER.  
08:20:00 IT'S A VERY IMPORTANT CHAPTER BASED ON A SUBJECT MATTER.  
08:20:03 THAT SAID, IT DOES LARGELY CARRY FORWARD WHAT'S EXISTING,  
08:20:09 WHILE SIMPLIFYING LANGUAGE AND MOVING PIECES SPECIFIC TO  
08:20:12 OTHER PARTS.  
08:20:13 IT BEGINS WITH A SECTION DECLARING THAT PROTECTS THE NATURAL  
08:20:19 HISTORIC RESOURCES, INCLUDING WATER AND ECOLOGICAL INTEGRITY  
  
08:20:23 AND CONTINUES FORWARD FROM THERE INTO A [AUDIO BREAKS UP]  
08:20:28 SUBJECT.  
08:20:28 THE FIRST SET OF SUBJECTS ARE DIFFERENT KINDS OF ANIMAL  
08:20:32 SPECIES, SPECIFIC REGULATIONS FOR EAGLES AND MANATEES BASED  
08:20:35 ON EXISTING REGULATIONS AND PROGRAMS FROM LEE COUNTY AND  
08:20:39 MORE GENERAL PROTECTED HABITAT FOR THOSE LISTED SPECIES AT  
08:20:44 THE STATE AND FEDERAL LEVEL, ABOUT 50 THAT ARE IDENTIFIED IN  
08:20:48 APPENDIX H.  
08:20:50 THE NEXT SUBJECT MATTER IS WELL FIELD PROTECTION, PROTECTING  
08:20:56 POTABLE GROUNDWATER THAT ALSO HAS APPENDIX IN THE BACK  
08:21:00 SHOWING WHERE PROTECTION ZONES ARE.  
08:21:03 WE CARRY FORWARD YOUR WETLANDS PROTECTIONS AND MANGROVE

08:21:11 PROTECTION, INCLUDING RESTORATION OF MANGROVES AND  
08:21:15 REQUIREMENTS FOR RESTORATION PLANS, IF THEY HAVE BEEN  
08:21:17 DAMAGED DURING GENERAL USE OF THE PROPERTY OR CONSTRUCTION.  
08:21:21 WE HAVE CLEAN WATER, PROVISIONS FOR DISCHARGING WATER INTO  
08:21:25 SEWERS OR RECEIVING WATERS.  
08:21:26 SURFACE WATER MANAGEMENT, I'LL HIGHLIGHT A COUPLE OF  
08:21:32 STANDARDS HERE.  
08:21:33 WE ARE CARRYING FORWARD THE WATER RUNOFF AND RETENTION.  
08:21:37 AND YOUR EXCAVATION BANK SLOPES ARE 6 FEET OF RUN FOR EVERY  
08:21:44 FOOT OF RISE.  
08:21:47 >>Barry Jones: 6 TO 1 ON SLOPES?  
08:21:51 >>Mary Gibbs: THAT'S WHAT THE CODE IS NOW, AND WALTER --  
08:21:55 WHEN WE TALKED ABOUT THIS, WALTER WAS VERY SPECIFIC THAT WE

08:22:01 DON'T WANT TO CHANGE THE 4:1 BANK SLOPE BECAUSE OVER TIME  
08:22:05 THERE'S A LOT OF EROSION FROM THOSE BANK SLOPES.  
08:22:08 FROM HIS WORK AND OUR WORK AT THE COUNTY, A LOT OF PROJECTS  
08:22:12 WERE DONE WITH THE 4:1 SLOPE.  
08:22:14 OVER TIME, THOSE ERODE.  
08:22:16 END UP WITH RIPRAP, THE GEOTEXTILE STUFF.  
08:22:19 >>Barry Jones: EXCUSE ME.  
08:22:20 I WORK ON THIS ALL DAY EVERY DAY.  
08:22:22 THE EROSION OCCURS WHEN YOU GET DIFFERENTIAL WATERS, WHEN  
08:22:27 YOUR WET SEASON DROPS TO YOUR DRY SEASON, YOU GET THAT TWO  
08:22:30 FOOT DIFFERENTIAL AND THE WAVES LAPPING AGAINST THE EXPOSED  
08:22:34 SHORELINE.  
08:22:34 IT'S NOT A 4:1 SLOPE.  
08:22:37 IF YOU HAD THE EXPOSED SHORELINE, REALLY NOTHING YOU CAN DO  
08:22:40 OTHER THAN RESTORATION ON IT.  
08:22:44 BUILDING 4:1 LAKE SLOPES AROUND SOUTHWEST FLORIDA FOR 40  
08:22:48 YEARS.  
08:22:48 THE 6:1 IS A NICE CONCEPT BUT ULTIMATELY ENDS UP CONSUMING  
08:22:53 MORE LAND.  
08:22:54 THE MORE LAND YOU CONSUME, THE MORE YOU DRIVE YOUR PRICE UP.  
08:22:57 IT IS A SIGNIFICANT IMPACT.  
08:22:59 WHEN YOU'RE GOING FROM CONTROL TO TWO FOOT ABOVE, YOU'RE  
08:23:02 TAKING UP ANOTHER TWO, TAKING UP ANOTHER FOUR-FOOT STRIP OF  
08:23:06 LAND AROUND EVERY LAKE.  
08:23:09 AND THAT LAND IS EXPENSIVE.

08:23:10 THE MORE OF THAT LAND YOU'RE CONSUMING BY TRYING TO DO  
08:23:14 SOMETHING THAT'S REALLY NOT GOING TO IMPACT IT, I WOULD BE  
08:23:16 HAPPY TO DISCUSS THIS WITH WALTER ALL DAY.  
08:23:19 BUT THE MORE LAND YOU CONSUME BY DOING THIS, THE MORE YOU  
08:23:23 DRIVE THE PRICE POINT OF ALL YOUR PRODUCTS UP.  
08:23:30 >>Mary Gibbs: THAT'S WHY IT'S IN THE CODE NOW.  
08:23:32 >>Barry Jones: WE'RE CHANGING THE CODE.  
08:23:33 >>Mary Gibbs: CHANGING THE CODE BUT TRYING TO RETAIN WHAT WE

08:23:36 THINK IS GOOD.  
08:23:37 YOU'RE WELCOME TO TALK TO HIM ABOUT IT.  
08:23:39 I DO KNOW HE'S QUITE ADAMANT ABOUT THIS.  
08:23:43 YOU ALL CAN MAKE WHATEVER RECOMMENDATION YOU WANT, BUT I  
08:23:46 KNOW STAFF IS GOING TO BE VERY ADAMANT ABOUT THIS.  
08:23:51 >>Barry Jones: THE PROBLEM ISN'T THE SLOPE, THE 4:1.  
08:23:54 THE PROBLEM IS THE DIFFERENTIAL IN THE WATER AND HOW YOU  
08:23:56 STABILIZE IT BENEATH WHEN YOU GET THE DRY SEASON BECAUSE YOU  
08:24:00 GET THE WAVES SLAPPING AGAINST THAT SLOPE.  
08:24:03 WHEN YOU HAVE THAT EXPOSED SLOPE DURING THE DRY SEASON AND  
08:24:06 THE WATER WORKING AGAINST IT, IF YOU WANT TO DO SOMETHING  
08:24:11 FOR STABILIZATION BENEATH THE WET SEASON WATER TABLE SO WHEN  
08:24:14 THE WATER DROPS, THE WAVES ON THE LOWER, ON THE DRY SEASON  
08:24:18 AREN'T LAPPING AGAINST THAT.  
08:24:19 THIS IS JUST ANOTHER ELEMENT THAT'S DRIVING PRICE UP.  
08:24:23 IF YOU WANT AFFORDABLE HOUSING OR YOU WANT TO CONTROL THE  
08:24:25 COST OF HOUSING, THAT'S NOT ONE WAY TO DO IT.

08:24:28 I'M SORRY.  
08:24:34 >>Jim Wallace: WHY IS ESTERO EVEN GETTING INVOLVED IN THIS?  
08:24:37 IT'S SO STRICTLY REGULATED NOW.  
08:24:38 SOUTH FLORIDA WATER MANAGEMENT?  
08:24:45 >>Barry Jones: ESTERO IS THE ONLY ONE THAT I KNOW OF -- ONLY  
08:24:45 MUNICIPALITY IN SOUTHWEST FLORIDA THAT DOESN'T PERMIT 4:1.  
08:24:49 IT'S JUST ANOTHER ONE OF THOSE THINGS THAT DEVELOPERS LOOK  
08:24:54 AT ESTERO AND GO, I CAN'T AFFORD TO BUILD THERE.  
08:24:57 THAT'S ONE OF THOSE THINGS, THE BUCK ISN'T WORTH THE BANG --  
08:25:04 I'LL GET OFF MY SOAPBOX AND MOVE ON.  
08:25:15 >>David Henning: NEXT POINT ON SURFACE WATER MANAGEMENT, ONE  
08:25:19 FOOT OVER THE FLOOD INSURANCE RATE MAP, BASE FLOOD OR ONE  
08:25:23 FOOT OVER 100 YEAR, THREE DAY DESIGN ELEVATION, WHICHEVER IS  
08:25:28 GREATER.  
08:25:32 >>Jim Wallace: WHY ARE YOU DOING THAT?  
08:25:34 NOT THAT I'M SAYING IT'S A BAD THING, BUT WHY ARE YOU  
08:25:38 INCREASING -- WHAT IS IT NOW, OVER 25 YEAR?  
08:25:41 >>Barry Jones: FEMA RIGHT NOW, FLORIDA BUILDING CODE, FLOOD  
08:25:44 OVER A HUNDRED YEAR.  
08:25:46 IT USED TO BE JUST COMMERCIAL.  
08:25:48 NOW IT'S RESIDENTIAL, TOO.  
08:25:49 HUNDRED-YEAR FLOODPLAIN.  
08:25:52 THAT'S YOUR FEMA ELEVATION.  
08:25:56 MINIMUM FINISHED FLOOR HABITABLE ONE FOOT OVER UNLESS YOU'RE  
08:26:02 FIRE STATIONS OR CRITICALLY NECESSARY INFRASTRUCTURE THEN

08:26:06 TWO FOOT OVER.  
08:26:08 >>Jim Wallace: FIRST FLOOR ELEVATION IS REQUIRED CURRENTLY  
08:26:11 TO BE A FOOT OVER THE HUNDRED YEAR?  
08:26:13 >>Barry Jones: THAT'S THE FLORIDA BUILDING CODE NOW AS OF

08:26:16 ABOUT A YEAR AND A HALF AGO.  
08:26:18 IT ROLLED INTO RESIDENTIAL AND NOW YOU HAVE CRITICAL  
08:26:28 INFRASTRUCTURE THAT'S FEMA PLUS TWO.  
08:26:30 IF YOU'RE AHCA, YOU HAVE TO BE ABOVE THE SURGE.  
08:26:34 THE SURGE COULD BE FEMA PLUS 8.  
08:26:37 IT'S REQUIRED IN THE FLORIDA BUILDING CODE.  
08:26:40 >>Mary Gibbs: STATE BUILDING CODE.  
08:26:42 >>Barry Jones: WE'RE RESTATING WHAT THE FLORIDA BUILDING  
08:26:45 CODE IS ALREADY STATED I DON'T KNOW UNLESS IT'S TO PROTECT  
08:26:50 IN CASE FLORIDA BUILDING CODE LOWERS ITS STANDARD.  
08:26:52 I AGREE, IT'S DUPLICATION.  
08:26:55 >> S.W.F.W.M.D. IS REGULATING ALL THE LAKES, THAT'S THEIR  
08:26:59 JURISDICTION I DON'T KNOW WHY -- I THINK IT'S WONDERFUL --  
08:27:02 >>Mary Gibbs: BECAUSE THE COUNCIL WANTED IT BECAUSE OF ALL  
08:27:05 THE FLOODING ISSUES THAT HAPPENED WHEN WE HAD IRMA AND ALL  
08:27:08 THE FLOODING ISSUES THE COUNCIL WANTED US TO LOOK AT THIS IN  
08:27:13 GREAT DETAIL.  
08:27:14 AND THEY WANTED ADDITIONAL STANDARDS.  
08:27:16 THAT'S WHERE THIS CAME FROM.  
08:27:18 >>Barry Jones: RESTATING WHAT FLORIDA BUILDING CODE IS.  
08:27:21 >>Mary Gibbs: ACTUALLY WASN'T IN THE BUILDING CODE AT THE  
  
08:27:23 TIME WE TALKED ABOUT IT.  
08:27:24 THEN IT ENDED UP IN THE BUILDING CODE.  
08:27:29 >> FOLLOW SOUTH FLORIDA WATER MANAGEMENT AND FLORIDA  
08:27:32 BUILDING CODE.  
08:27:32 >>Mary Gibbs: YOU CAN RECOMMEND THAT.  
08:27:34 I'M JUST SAYING THAT THE COUNCIL WAS PRETTY ADAMANT ABOUT  
08:27:37 THIS.  
08:27:40 >>William Glass: WHAT HAPPENS IF WE GET REDUNDANT ON THE  
08:27:43 CODES?  
08:27:43 I REMEMBER FLORIDA BACK IN THE '80s WHEN EVERY  
08:27:46 JURISDICTION HAD THEIR OWN VERSION OF A BUILDING CODE.  
08:27:48 IT WAS APPLES, ORANGES, KUMQUATS AND GRAPEFRUIT.  
08:27:52 YOU HAD TO GO TO THE JURISDICTION AND TALK TO FIVE PEOPLE TO  
08:27:55 FIND OUT WHAT WAS GOING.  
08:27:56 THEN THEY FIGURED OUT, HEY, WE NEED TO STANDARDIZE THE  
08:28:00 BUILDING CODE.  
08:28:00 THEY MADE THE WHOLE STATE ONE CODE.  
08:28:05 I DON'T THINK WE WANT TO OVER-WALK THIS STUFF.  
08:28:09 WHAT'S GOING TO HAPPEN IS IT'S GOING TO BE IN OUR CODE.  
08:28:14 THEN S.W.F.W.M.D.'S RULES ARE COULD I GO CHANGE AND WE  
08:28:17 OVERRIDE S.W.F.W.M.D. AND NOW YOU'RE DOING THIS.  
08:28:21 >>Mary Gibbs: I BELIEVE THE COUNCIL WANTED SOMETHING MORE  
08:28:24 STRINGENT THAN WATER MANAGEMENT, BUT WE'LL MAKE A NOTE OF  
08:28:27 THIS.  
08:28:28 WE'LL MAKE A NOTE OF YOUR COMMENT.



08:28:32 >>Kristin Jeannin: DON'T GO HIGHER THAN THAT.  
08:28:35 IT'S HARD.  
08:28:36 AWKWARD TRANSITIONS TO THE EARTH PLANES, TO THE GROUND  
08:28:43 LEVEL.  
08:28:46 >> THIS WEEK, THIS MONTH WE'RE IN COMPLIANCE AND EVERYBODY  
08:28:48 IS ON THE SAME PAGE.  
08:28:49 BUT AS STUFF GOES ON WITH THESE JURISDICTIONS THAT REALLY DO  
08:28:52 HAVE JURISDICTION, WE'RE GOING TO BE THE DINOSAUR BECAUSE WE  
08:28:56 ONLY UPDATE THIS EVERY 10 OR 12 YEARS, WHENEVER WE UPDATE  
08:29:00 IT.  
08:29:00 YOU DON'T WANT TO BE IN CONFLICT WITH THE REGULATORS THAT  
08:29:05 HAVE THE FINAL JURISDICTION OVER SOME OF THIS STUFF.  
08:29:08 FLORIDA BUILDING CODE, S.W.F.W.M.D., WHATEVER IT IS, THAT'S  
08:29:12 THE POINT I THINK EVERYBODY IS TALKING ABOUT.  
08:29:16 WE'RE REITERATING WHAT IS ALREADY CODIFIED SOMEWHERE ELSE AS  
08:29:21 A HIGHER POWER.  
08:29:25 >>Mary Gibbs: SO NOTED.  
08:29:26 NEXT ITEM.  
08:29:27 GEOFF OR DAVID.  
08:29:30 >>David Henning: MOVING ON TO THE BACK END OF NATURAL  
08:29:33 RESOURCES REALLY QUICKLY, THE FLOOD HAZARD REDUCTION  
08:29:38 STANDARDS, SOME OF THE FEMA SPECIFIC STANDARDS AND  
08:29:41 DEFINITIONS DOES HAVE ITS OWN ADMINISTRATIVE PROVISION, DOES  
08:29:45 HAVE ITS OWN DEFINITION.  
08:29:47 VAST MAJORITY HELD IN CHAPTER 2 AND CHAPTER 10, WE HAVE THEM  
  
08:29:52 CONSOLIDATED HERE FOR WHEN A SECTION NEEDS TO BE REVIEWED.  
08:29:56 MARINE FACILITIES ADDRESSES DOCKS, DOCK BOXES, BOAT RAMPS,  
08:30:01 SEAWALLS, ET CETERA, CARRYING FORWARD FROM THE EXISTING  
08:30:05 TRANSITIONAL CODE AND 7-5, HURRICANE PREPAREDNESS, CARRIES  
08:30:09 FORWARD THOSE RELATED STANDARDS INCLUDING FORMULAS FOR  
08:30:14 HURRICANE SHELTER AVAILABILITY AND EVACUATION IMPACT INTO  
08:30:16 THE NEW LDC.  
08:30:19 >>Barry Jones: IS THERE A WAY TO INCENTIVIZE MASTER  
08:30:22 DEVELOPERS TO DEVELOP THEIR CLUBHOUSES TO MEET SHELTER  
08:30:26 REQUIREMENTS BY GIVING THEM ADDITIONAL DENSITY?  
08:30:29 IS THAT SOMETHING THAT'S BEEN CONSIDERED SO THAT WE HAVE  
08:30:31 LOCALIZED SHELTERING INSTEAD OF MASS SHELTERING?  
08:30:36 >>Mary Gibbs: THE WAY IT WORKS NOW, IT'S NOT AN INCENTIVE.  
08:30:40 IT'S A REGULATION THAT THE COUNTY HAS THAT APPLIES TO  
08:30:46 REDEVELOPMENTS, BUT YOU DON'T HAVE TO DO YOUR OWN.  
08:30:51 IT'S VERY RESTRICTIVE AS TO WHERE YOU CAN DO IT.  
08:30:55 CERTAIN FLOOD ZONES OR STORM CATEGORIES.  
08:30:59 SO IT'S VERY SPECIFIC.  
08:31:01 IF YOU'RE IN A COASTAL HIGH HAZARD OR ONE OF THOSE AREAS  
08:31:04 THAT THEY DON'T WANT IT, THEN THEY WANT YOU TO DO A FEE IN  
08:31:07 LIEU OR SOMETHING SO THEY CAN USE IT -- THEY USED IT LIKE A  
08:31:14 HERTZ ARENA TO MAKE IT HURRICANE RESISTANT.

08:31:19 >>Barry Jones: STOCKS BUILDING ALLOW 400 UNITS AND THEY HAVE  
08:31:24 A CLUBHOUSE THAT COULD HOLD 20% OF THEIR POPULATION IF THEY  
08:31:28 AGREE TO DO THAT AND YOU GIVE THEM AN ADDITIONAL 10% DENSITY

08:31:31 OR SOMETHING TO ALLOW TO HARDEN THEIR SHELTER AND PROVIDE  
08:31:35 THAT SHELTER ON-SITE RATHER THAN ENCOURAGING PEOPLE TO GO  
08:31:39 ELSEWHERE.

08:31:40 IT'S JUST, I DON'T KNOW, OUTSIDE THE BOX THOUGHT.  
08:31:44 MORE SHELTER IN PLACE SAFELY, INCENTIVIZING THAT TYPE OF  
08:31:49 ACTIVITY.

08:31:49 >>Mary Gibbs: THEY ARE JUST SO SPECIFIC ABOUT THE WAY YOU  
08:31:53 HAVE TO DO THE SHELTERS TO MEET THE CODES.  
08:31:58 I WORKED ON A HURRICANE STUDY, SO I KNOW A LITTLE BIT ABOUT  
08:32:02 THIS.

08:32:02 YOU HAVE TO DO SO MANY THINGS THAT IT'S NOT REALLY COST  
08:32:05 FEASIBLE, AND THEY DON'T WANT REALLY PEOPLE IN ALL THESE  
08:32:09 DIFFERENT LITTLE PLACES.

08:32:11 THEY KIND OF WANT TO COLLECT THEM IN BIGGER PLACES.  
08:32:14 THINGS MAY BE CHANGING NOW BECAUSE OF COVID AND THEY DON'T  
08:32:17 WANT ANYONE USING SHELTERS AT ALL.

08:32:20 BUT I THINK INCENTIVIZING, IT IS KIND OF OUT-OF-THE-BOX.  
08:32:23 I'M NOT SURE WE CAN GET THERE IN THIS CODE AMENDMENT.

08:32:26 >>Barry Jones: THANK YOU FOR ENTERTAINING ME.

08:32:31 >> THERE ARE SITUATIONS WHERE IT MAY MAKE SENSE.  
08:32:34 INCREMENTAL COST.

08:32:36 -- ALMOST HURRICANE READY.

08:32:44 THE INCREMENTAL COST IS SOMEWHERE BETWEEN ZERO AND NOT A LOT  
08:32:48 TO MAKE IT READY.

08:32:50 IF THAT'S AGAIN SOMETHING WE ENCOURAGE RATHER THAN DICTATE,

08:32:56 THEN IT MAKES SENSE.

08:32:57 MY CLUBHOUSE I BUILT, THEY ARE ONLY 130-MILE AN HOUR  
08:33:02 WINDOWS.

08:33:03 MAYBE THEY SHOULD BE 150.

08:33:05 YOU KNOW THE INCREMENTAL COST GOING FROM 130 TO 150 --

08:33:09 >>Barry Jones: MARY, THERE IS AN ELEVATION.

08:33:13 >>Jim Wallace: LITTLE MORE DIRT.

08:33:14 >>Barry Jones: THE WIND RATING AND THE POWER GENERATION,  
08:33:17 WHAT ARE THE MAJOR OTHER ELEMENTS CONSIDERED WHEN YOU'RE  
08:33:20 LOOKING AT SHELTERS?

08:33:24 >>Mary Gibbs: THE COUNTY DOES THE WHO OPERATES THEM.

08:33:26 MAYBE WHO GETS YOUR FOOD, HOW DOES THAT WORK?

08:33:30 USUALLY THE RED CROSS, HOW DOES IT WORK IF IT'S YOUR OWN  
08:33:34 CLUBHOUSE?

08:33:35 A LOT OF THINGS THAT I DON'T THINK WE CAN SOLVE IN THIS  
08:33:37 VERSION OF THE CODE.

08:33:44 >>Jim Wallace: -- ALREADY BASED ON YOUR MAX CAPACITY,  
08:33:49 CORRECT?

08:33:50 >> YES.  
08:33:52 >>Barry Jones: I DON'T KNOW THAT THERE IS A SOLUTION THERE.  
08:33:55 IT WAS OUTSIDE THE BOX.  
08:33:57 I THOUGHT IT WAS SOMETHING WE SHOULD ENCOURAGE BECAUSE  
08:34:00 PEOPLE DON'T EVACUATE BECAUSE IT'S TOO FAR TO GO AND TOO  
08:34:04 HARD TO GET THERE AND THEY ARE SCARED OF THE BIGGER GROUPS.  
08:34:08 IF YOU HAVE SOMETHING THAT SOMEBODY IS DOING A SUBSTANTIAL  
  
08:34:11 DEVELOPMENT AND WILLING TO ACCEPT THE ADDITIONAL INCREMENTAL  
08:34:15 COST, THOSE PEOPLE IN THAT AREA WOULD BE SAFER TO BE IN THAT  
08:34:18 SHELTER AND MORE LIKELY TO USE IT.  
08:34:20 BUT, AGAIN, THAT'S JUST PERSONAL OPINION.  
08:34:23 >>Mary Gibbs: AS IT GETS LATER, I THINK WE'RE GETTING REALLY  
08:34:26 OUT OF THE BOX AND SCARING ME A LITTLE BIT.  
08:34:29 >>Barry Jones: SORRY.  
08:34:30 MY A.D.D. KICKING IN.  
08:34:33 >> GREAT IDEA.  
08:34:34 GET THROUGH POWER GENERATION, WATER AND SEWER, YOU'VE  
08:34:37 ALREADY GOT A BUILDING THAT'S HURRICANE-PROVE, YOU HAVE  
08:34:40 ENOUGH POWER YOU CAN COOL THE BUILDING AND HOUSES, IF THE  
08:34:44 POWER GOES OUT, THEY NEED SOMEWHERE TO GO.  
08:34:47 I THINK IT'S A GOOD IDEA.  
08:34:52 >>David Henning: THERE AREN'T INCENTIVIZE NECESSARILY IN  
08:34:55 HERE.  
08:34:56 -- THERE AREN'T INCENTIVES NECESSARILY IN HERE.  
08:34:59 IF YOU LOOK AT THE SOCIAL -- THERE ARE SOME THINGS THAT GET  
08:35:06 INTO THE NITTY-GRITTY WITH OTHER OPTIONS OUT THERE.  
08:35:17 >>Mary Gibbs: YOU ARE A LITTLE GARBLED, DAVID, UNLESS MY  
08:35:21 EARS ARE GOING BAD.  
08:35:23 >> I THINK EVERYBODY IS GARBLED.  
08:35:25 I'M ONLY HEARING HALF OF ANYTHING TONIGHT.  
08:35:28 >>Mary Gibbs: MOVING ALONG, QUICKLY.  
08:35:33 >>David Henning: GEOFF, WE'RE NOT HEARING YOU.  
  
08:35:35 >>Geoff Green: -- SUBSTANCE IS VERY MUCH CARRIED FORWARD.  
08:35:39 THE ROAD IMPACT FEES AND PARK IMPACT FEES THEY WERE ENACTED  
08:35:43 BY THE VILLAGE A COUPLE OF YEARS AGO.  
08:35:45 THOSE WERE CARRIED FORWARD IN SUBSTANCE.  
08:35:47 CONCURRENCY SIMPLIFIED A BIT.  
08:35:49 SOME CHANGES TO BE CONSISTENT WITH STATE LAW.  
08:35:52 WE HAVE REMOVED TRANSPORTATION CONCURRENCY.  
08:35:54 THAT'S NO LONGER MANDATORY BY THE DEVELOPMENT PROJECTS  
08:35:58 ADDRESSED THROUGH TRAFFIC IMPACT STUDIES.  
08:36:03 >>David Henning: CHAPTER 9, NONCONFORMITIES, USES,  
08:36:09 STRUCTURES, LOTS, LANDSCAPING, ALL THOSE THINGS THAT WERE  
08:36:12 CONFORMING AT THE TIME THEY WERE BUILT BUT ARE NO LONGER  
08:36:15 CONFORMING WITH CURRENT REGULATIONS GOVERNED BY CHAPTER 9.  
08:36:20 GENERALLY, THE CURRENT RULES ARE CARRIED FORWARD AND THE

08:36:23 IDEA IS TO BRING OLDER PROPERTIES INTO COMPLIANCE AS  
08:36:28 FEASIBLE.  
08:36:29 GENERALLY, USES ARE ALLOWED TO CONTINUE IN PLACE.  
08:36:39 ONE OF THOSE THAT I HIGHLIGHT ON THE SLIDE IS THE DAMAGE BY  
08:36:43 FIRE OR OTHER NATURAL DISASTER -- EXCUSE ME, FORCES, WHERE  
08:36:49 IF SOMETHING WAS SIMPLY LEFT TO GO INTO DISREPAIR FOR 50% OF  
08:36:52 THE VALUE, THAT MAY BE CAUSE TO NOT ALLOW IT TO CONTINUE,  
08:36:57 YOU CAN REBUILD AFTER A DISASTER PROVIDED THAT YOU AREN'T  
08:37:00 EXPANDING THE NONCONFORMITY.  
08:37:04 I'LL MENTION THAT CHAPTER 10 HAS AN EXPANDED LIST OF  
08:37:07 DEFINITIONS FROM WHAT YOU WERE PROVIDED IN THE LAST MODULE

08:37:10 WHICH ONLY HAD THE USE RELATED DEFINITION.  
08:37:13 AND THAT TO END THERE ALSO, ALL THE APPENDICES RELEASED.  
08:37:17 AND THAT TAKES US THROUGH THIS CHUNK OF THE CODE.  
08:37:21 OUR NEXT STEPS, YOU WERE OUR FINAL ONE OF THE WORKSHOPS FOR  
08:37:24 THIS ROUND.  
08:37:26 WE'RE RECEIVING YOUR FEEDBACK AND FEEDBACK OF YOUR OTHER  
08:37:30 BOARDS AND COUNCIL AS WELL.  
08:37:34 WE WILL BE PRODUCING WHAT WE CALL THE PUBLIC HEARING DRAFT  
08:37:38 AN ADOPTION-READY DOCUMENT THAT INCORPORATES ANY CHANGES  
08:37:42 WE'VE BEEN DIRECTED BASED UPON THESE WORKSHOPS AS WELL AS  
08:37:46 STRIPS THINGS LIKE FOOTNOTES OUT AND SOME OF THE EXPLANATION  
08:37:49 OUT SO IT IS READY TO BE ADOPTED BY THE COUNCIL AS IS.  
08:37:53 THOSE HEARINGS ARE SLATED TO BEGIN IN DECEMBER AND JANUARY.  
08:37:57 IF THERE'S SOMEONE KIND OF LISTENING ONLINE OR IN THE ROOM  
08:38:03 THERE WHO DOESN'T HAVE A DIRECT LINE, E-COMMENTS CAN BE  
08:38:08 SUBMITTED ON THE WEBSITE LISTED ON THE SCREEN.  
08:38:11 AT THAT POINT, WE WILL TAKE ANY OTHER QUESTIONS AND  
08:38:13 DISCUSSION THAT YOU MAY HAVE.  
08:38:18 >>Barry Jones: I THINK WE BEAT THE QUESTIONS TO DEATH AS WE  
08:38:20 WENT THROUGH.  
08:38:21 WE DO HAVE SOME PUBLIC COMMENT.  
08:38:28 WE HAVE A COUPLE OF WELL-QUALIFIED PREVIOUS MEMBERS OF THE  
08:38:31 BOARD WITH SOMETHING TO OFFER.  
08:38:32 OPEN IT UP FOR PUBLIC COMMENT.  
08:38:35 >>Tammy Duran: I HAVE TWO HERE AND THEN I ALSO HAVE

08:38:38 E-COMMENTS.  
08:38:39 >>Barry Jones: THANK YOU.  
08:38:39 THE FIRST SPEAKER WOULD BE.  
08:38:43 >>Tammy Duran: ALAN WADDLE.  
08:38:45 >>Jim Wallace: WHEN DOES CLARION OR THE VILLAGE EXPECT TO  
08:38:48 GET OUR WRITTEN COMMENTS ON THIS?  
08:38:54 >>Mary Gibbs: WELL --  
08:38:55 >>Jim Wallace: YOU HEARD SOME OF OUR KIND OF FIRST REACTION.  
08:38:58 BUT AS WE DID BEFORE, WE GAVE YOU WRITTEN COMMENTS TWO,  
08:39:04 THREE, FOUR PAGES ON THIS.

08:39:05 DO YOU WANT THAT IN THREE DAYS, THREE WEEKS?  
08:39:08 >>Barry Jones: PUBLIC FEEDBACK --  
08:39:11 >>Mary Gibbs: NO, NOT AS OF YET.  
08:39:13 I THINK WE'RE LOOKING AT A POTENTIAL PUBLIC HEARING AT THE  
08:39:19 COUNCIL DECEMBER 9.  
08:39:23 SO IT WOULD BE GOOD -- WE'VE TAKEN A LOT OF NOTES TONIGHT.  
08:39:26 I THINK WHAT WE WERE GOING TO DO IS COMPILE SOME OF THESE  
08:39:29 NOTES AND SAY THESE ARE SOME RECOMMENDATIONS OF THE DESIGN  
08:39:33 REVIEW BOARD.  
08:39:34 SO BASED ON THE NOTES -- BASED ON THE THOUGHTS YOU GAVE US,  
08:39:38 THAT'S WHAT I WAS THINKING IS WE WOULD COMPILE THAT SO YOU  
08:39:41 DON'T HAVE TO REGENERATE THE SAME THINGS, I THINK.  
08:39:44 BUT IF YOU WANT TO PROVIDE MORE SUPPLEMENTAL INFORMATION OR  
08:39:49 DIFFERENT THINGS, THAT WOULD BE GREAT.  
08:39:51 DECEMBER 9 IS THE FIRST -- TENTATIVELY THE FIRST PUBLIC  
  
08:39:56 HEARING.  
08:39:56 IT DOESN'T HAVE TO BE BEFORE THEN, BUT THERE ARE THINGS THAT  
08:40:00 I WOULD LIKE TO BRING UP WITH THE COUNCIL WHEN WE GO TO TALK  
08:40:05 TO THEM EITHER ON THE 9th OR THERE IS A POTENTIAL WE MIGHT  
08:40:08 HAVE A WORKSHOP ON THE 2nd.  
08:40:11 I WANT TO TALK TO THEM AND EXPLAIN TO THEM WHAT THE FEEDBACK  
08:40:14 WE'RE GETTING FROM THE DIFFERENT BOARDS AND THE PUBLIC.  
08:40:19 >> FIRST PUBLIC MEETING IS WHAT DATE?  
08:40:21 >>Mary Gibbs: DECEMBER 9.  
08:40:25 >>Barry Jones: DECEMBER 9.  
08:40:26 SHE'S LOOKING TO GET FEEDBACK BEFORE THEN SO SHE CAN  
08:40:30 INTERACT WITH COUNCIL AND GET DIRECTION FROM THEM BASED ON  
08:40:33 FEEDBACK.  
08:40:34 BY DECEMBER 9 WE HAVE A SEMIFINAL DOCUMENT, IF YOU WILL.  
08:40:39 GET HER THE FEEDBACK IN THE NEXT WEEK, WEEK AND A HALF, THAT  
08:40:47 GIVES HER SUFFICIENT TIME TO INCORPORATE IT IN THE PACKAGE  
08:40:49 THAT SHE WILL PROVIDE TO THE COUNCIL.  
08:40:51 DOES THAT ANSWER YOUR QUESTION?  
08:41:01 >> THE 3rd.  
08:41:02 >>Mary Gibbs: THAT WORKS.  
08:41:05 >> GOOD EVENING.  
08:41:05 MY NAME IS AL O'DONNELL.  
08:41:06 I'M A RESIDENT AND HAVE A BUSINESS IN ESTERO SINCE THE EARLY  
08:41:09 '80S.  
08:41:10 I'M A LANDSCAPE CONTRACTOR.  
  
08:41:12 MY COMPANY HAS DONE OVER \$300 MILLION WORTH OF LANDSCAPE AND  
08:41:15 IRRIGATION PRIMARILY IN SOUTHWEST FLORIDA.  
08:41:18 WE'RE CURRENTLY WORKING FROM MARCO TO TAMPA ON PROJECTS.  
08:41:22 I SPENT 17 YEARS ON THIS DESIGN REVIEW BOARD.  
08:41:27 I WAS THE FIRST CHAIRMAN WHEN THE BOARD STARTED AFTER THE  
08:41:31 COMMITTEE ENDED.

08:41:32 I SPENT 20 YEARS ENDING THIS SUMMER ON THE ESTERO CHAMBER OF  
08:41:38 COMMERCE.  
08:41:39 I SPENT 15 YEARS ON THE MPO CITIZENS COMMITTEE.  
08:41:43 SO I'VE HEARD A LOT ABOUT ROADS.  
08:41:45 I SPENT OVER 15 YEARS ON THE LEE COUNTY ROADWAY ADVISORY  
08:41:51 COMMITTEE WHICH REALLY DOESN'T DO MUCH ANYMORE BUT WAS VERY  
08:41:54 ACTIVE A NUMBER OF YEARS AGO.  
08:41:57 I ALSO WORKED WITH SOME OTHER PEOPLE WHO WERE -- BILL PRYSI  
08:42:04 MADE COMMENTS EARLIER.  
08:42:06 JOE McHARRIS MAY TALK LATER.  
08:42:08 IN THE YEARS HEADING UP TO 2015, WE HAD A NUMBER OF MEETINGS  
08:42:11 AND WORKED ON SOME DRAFTS OF THE LDC LANGUAGE.  
08:42:15 I THINK SOME OF THAT STUFF IS STILL PERTINENT.  
08:42:18 SOME OF IT MAY NOT BE.  
08:42:19 I WANT TO TALK ABOUT JUST SOME GENERAL THINGS HERE, BUT  
08:42:24 FIRST, I'D LIKE TO SAY I REALLY ENJOYED THE DISCUSSION ABOUT  
08:42:28 LOOSENING UP THE ARCHITECTURAL STANDARDS.  
08:42:30 I'D LIKE TO MAKE A POINT TO THIS BOARD THAT FOR 15 YEARS, WE  
08:42:35 REALLY DIDN'T HAVE ANY LEGAL AUTHORITY, AND YET WE GOT

08:42:39 BUILDINGS TO BE OKAY AND VERY NICE.  
08:42:42 SO YOU CAN LOOSEN THE STANDARDS AND OPEN IT UP TO  
08:42:45 ALTERNATIVE THINGS AND DEPEND ON THIS BOARD, WHICH ALL OF US  
08:42:49 IN ESTERO DO TO MAKE SURE THAT IT'S STILL QUALITY.  
08:42:51 A COUPLE OF THINGS WE DID WRONG OVER THE YEARS, WE HAD  
08:43:01 PEOPLE MOVE THEIR BUILDINGS UP AGAINST THE ROAD.  
08:43:06 THE WEST SIDE OF THE LOWE'S PLAZA IS ONE EXAMPLE.  
08:43:09 THE TIJUANA FLATS PLAZA WHERE THE POLICE STATION IS DOWN ON  
08:43:14 41.  
08:43:15 BOTH WERE DONE VERY BED -- BY THIS COMMITTEE BECAUSE WE  
08:43:22 MOVED THEIR BUILDING TO THE ROAD, BUT WE STILL MADE THEM PUT  
08:43:24 IN THE REQUIRED BUFFER IN FRONT OF IT.  
08:43:27 WE RUINED THE VISIBILITY OF ALL THEIR SIGNS.  
08:43:31 THE BIGGEST POINT THAT BILL PRYSI TRIED TO MAKE, AND I'LL  
08:43:35 READ THE SECTION FROM OUR -- FROM THE DRAFTS OF 2015,  
08:43:40 LANDSCAPING HAS TWO PURPOSES.  
08:43:42 ONE, TO INTEGRATE OR, TWO, BUFFER IN AN AESTHETIC AND  
08:43:46 FUNCTION MANNER.  
08:43:47 INTEGRATED LANDSCAPING BRING TOGETHER THE BUILT NATURAL  
08:43:50 ENVIRONMENTS, BUFFER LANDSCAPING IS A CODE REQUIREMENT IS A  
08:43:52 SCIENCE OF SEPARATING AND DIFFERENTIATING INCOMPATIBLE USES.  
08:43:56 SO I'M HOPING IN THE NEW LDC WE'LL GIVE A LITTLE BIT OF  
08:44:00 THOUGHT TO THINGS THAT DON'T NEED TO BE BUFFERED.  
08:44:03 AND I HEARD EARLIER THAT THEY ARE TRYING NOT TO FORCE  
08:44:07 BUFFERS BETWEEN MIXED-USE THINGS.

08:44:09 AND WE'VE SEEN IN THE YEARS OUTPARCELS ON A PROJECT WHERE  
08:44:14 THERE ARE BUFFERS AND THE OTHER GUY HAS A BUFFER AND YOU

08:44:17 HAVE TO GET IN YOUR CAR AND DRIVE OUT OF THE PARCEL, GO  
08:44:20 AROUND TO COME TO THE PLACE THAT'S NEXT DOOR, BECAUSE IT'S  
08:44:24 BUFFERED, BUFFERED.  
08:44:25 THERE'S A DITCH.  
08:44:27 SOME KIND OF PEDESTRIAN ACTIVITY AND THIS COMMITTEE HAS  
08:44:30 TRIED TO ENFORCE VEHICLE CONNECTIVITY.  
08:44:33 AT LEAST YOU CAN DRIVE THERE, BUT SOME USE OF BUFFERING IN  
08:44:37 APPROPRIATE PLACES, BUFFERING IN FRONT OF LAKES TO ENCOURAGE  
08:44:41 PEOPLE TO USE LAKES AS A DESIGN ELEMENT AT THE FRONT OF  
08:44:45 THEIR COMMUNITY DOESN'T WORK IF YOU MAKE THEM PUT THE SAME  
08:44:48 BUFFER ACROSS IT.  
08:44:49 SO MAYBE THE BUFFER GOES BEHIND THE LAKE.  
08:44:52 THE BUFFERS ARE MOSTLY THERE TO SCREEN PARKING LOTS.  
08:44:58 IF YOU BUILD THE BUILDING TO THE STREET, PUT THE PARKING IN  
08:45:00 THE BACK, IT DOESN'T MAKE SENSE.  
08:45:03 THAT'S ONE ISSUE.  
08:45:04 MOSTLY WHAT I WANT TO TALK ABOUT TONIGHT IS STREET TREES.  
08:45:08 LET ME SEE IF THERE'S ANY OTHER.  
08:45:11 THE PLANT THINGS YOU MENTIONED, SILVER BUTTONWOOD.  
08:45:16 IT IS THE ONLY TREE THAT IS AVAILABLE AND IS LEGAL TO PLANT  
08:45:19 UNDER A POWER LINE.  
08:45:21 AND WE HAVE ALL THESE BUFFERS AROUND THESE PLACES AND THE  
08:45:24 POWER LINES ARE ON THE EDGES OF PARCELS.

08:45:27 SO ONE OF THE PROBLEMS THAT WE HAVE WITH TREES AND  
08:45:34 CONFLICTS, WHETHER PEOPLE'S FRONT YARDS OR UTILITIES IS THAT  
08:45:36 -- IN THIS -- AND THIS CODE SEEMS TO FOCUS ON 40-FOOT  
08:45:41 HEIGHT, 30-FOOT WIDE TREES, THERE ARE LOTS OF TREES NOT THAT  
08:45:44 BIG AND THERE ARE APPROPRIATE PLACES.  
08:45:46 ONE PROBLEM WITH THIS CODE IS THEY WANT -- THERE'S NO TREE  
08:45:49 WITHIN TEN FEET OF A BUILDING.  
08:45:51 WELL, THERE ARE LOTS OF PLACES WHERE THE SIDEWALK IS 8 OR 10  
08:45:56 FEET FROM THE BUILDING AND YOU CAN'T PUT A TREE IN THERE.  
08:45:59 WELL, THERE ARE LOTS OF TREES THAT WORK IN THAT PLACE.  
08:46:02 TREES ARE NOT TREES.  
08:46:03 THERE ARE ALL DIFFERENT SIZES OF TREES.  
08:46:06 COLLIER COUNTY HAS TRIED TO MAKE AN EFFORT TO HAVE A SMALL  
08:46:09 TREE AND A BIG TREE AND A MEDIUM TREE LIST, WHICH IS A  
08:46:12 START.  
08:46:13 AND THEY ALSO APPLY IT TO THEIR ROOT PROTECTION, ROOT  
08:46:19 BARRIERS.  
08:46:21 A SMALL TREE, THEY LET YOU HAVE A GREEN BUTTONWOOD WITHOUT  
08:46:26 ROOT BARRIER PROTECTION.  
08:46:27 I'LL SPEND SOME TIME ON THE G LIST OF THE SPECIFIC TREES  
08:46:31 WHICH I DIDN'T LOOK AT BEFORE THIS.  
08:46:32 SHADY LADY BLACK OLIVES IS NOT A NATIVE TREE IN MANY  
08:46:37 JURISDICTIONS.  
08:46:37 ALWAYS BEEN CONSIDERED NATIVE IN --

08:46:41 >>Kristin Jeannin: DON'T LABEL IT NATIVE IF IT'S NOT.

08:46:46 THAT'S ALL.

08:46:48 >> AS A MATTER OF LAW LEGAL IN LEE COUNTY.

08:46:53 A LOT OF TREE DISCUSSIONS ARE RELIGIOUS.

08:46:56 DID A COCONUT WASH UP BEFORE COLUMBUS GOT HERE.

08:47:00 IF WE'D GOTTEN CUBAN, SPANISH AMERICAN WAR -- THERE'S A LOT

08:47:05 OF WEIRD HISTORICAL THINGS LIKE HOW MANY NATIVE TREES CAN BE

08:47:10 ON A HEAD OF A PIN.

08:47:11 OUR EXPERIENCE IN BONITA BAY, WE PLANTED SHADY LADIES, OAKS

08:47:16 AND MAHOGANIES.

08:47:17 NOT 5% OF THE MAHOGANIES LASTED 25 YEARS.

08:47:21 THE PLANT BREAKS UP IN STORMS.

08:47:23 THERE'S A LOT OF PROBLEMS, JUST BECAUSE A TREE IS NATIVE

08:47:27 DOESN'T MEAN IT'S A GOOD TREE.

08:47:29 IT DOESN'T MEAN IT IS A GOOD TREE IN THE LIME ROCK FILLED

08:47:32 SPOT YOU'RE PLANTING IT IN.

08:47:33 I THINK A LIGHTER GROUP OF TREES IS GREAT.

08:47:37 I APPLAUD THIS GROUP -- THE CONSULTANTS FOR MAKING IT 75%

08:47:41 NATIVE TREES, NOT A HUNDRED.

08:47:44 I JUST ALSO WANT TO REITERATE THAT THESE TREE RESTRICTIONS

08:47:49 ARE JUST FOR THE REQUIRED TREE.

08:47:51 IF SOMEBODY PUTS ABOVE REQUIRED TREES, THEY ARE FREE TO DO

08:47:54 WHATEVER THEY WANT.

08:47:55 I THINK THAT'S AS IT SHOULD BE.

08:47:57 A COUPLE OF SMALL THINGS, THERE'S DISCUSSION OF GIVING TREE

08:48:02 CREDITS FOR PLANTING SPARTINA, WHICH WE'VE REQUIRED THEM TO

08:48:05 DO IN THE RETENTION AREAS.

08:48:07 I DON'T THINK SOMEBODY SHOULD GET A TREE CREDIT FOR THAT.

08:48:10 I DO THINK IF YOU MAKE SOMEBODY KEEP A HERITAGE TREE AND THE

08:48:14 SPACE AROUND IT AND INVADE THE ROOT, THEY SHOULD GET 10 OR

08:48:19 20 TREE CREDITS FOR THAT.

08:48:20 I SEE ALL THESE PUNITIVE THINGS, YOU CAN'T DO THIS, YOU

08:48:23 CAN'T DO THIS, WELL, WHERE IS THE BONUS?

08:48:25 THAT'S AN ISSUE.

08:48:28 A LOT OF THOSE OLD HERITAGE TREES, IF YOU LOOK REALLY CLOSE,

08:48:32 THERE'S FISHERS, GAPS -- FISSURES, GAPS, BURN WOUNDS.

08:48:38 YOU CAN GO PRETTY FAR POINTING OUT MOST OF THE HERITAGE

08:48:42 TREES AREN'T PERFECT TREES.

08:48:44 YOU CAN WORK AROUND THAT A LOT.

08:48:47 INCENTIVE IN THAT WOULD BE GOOD.

08:48:49 WE MOVED THOUSANDS OF TREES.

08:48:52 WE'VE GOTTEN STATE AWARDS FROM TREES FLORIDA FOR MOVING ALL

08:48:56 THE TREES OUT OF VERANDA IN THE '90s.

08:49:00 WE HAVE 300 TREES ABOVEGROUND A COUPLE OF YEARS AGO THAT WE

08:49:05 DUG OUT OF THE WILD ON LIKES A PROPERTY NEAR LaBELLE AND

08:49:10 MOORE HAVEN.



08:49:11 WE'VE DONE A LOT OF WORK WITH TREES.  
08:49:13 LEADING INTO MY STREET TREE DISCUSSION, THE PROBLEM IS THE  
08:49:16 UTILITY PEOPLE.  
08:49:18 AND COMMUNITIES AND JURISDICTIONS HAVE ALLOWED THE UTILITY  
08:49:23 PEOPLE TO TAKE AN EASEMENT AND MAKE IT AN OWNERSHIP.

08:49:25 AND THEY'VE DONE IT BY SAYING THAT THEY WILL FOLLOW THE  
08:49:30 UTILITIES COMPANY'S GUIDELINES, NOT THEIR OWN.  
08:49:34 LET ME GIVE YOU A LITTLE HISTORY ON THIS.  
08:49:36 BONITA BAY, THEY PUT TREES WHEREVER THEY WANTED.  
08:49:39 WHEN THEY WENT TO THE BROOKS, THEY PUT TREES WHEREVER THEY  
08:49:41 WANTED FOR THE FIRST HALF OF THE PROJECT.  
08:49:44 IN THE MID OR LATE '90s, I DON'T REMEMBER WHEN, WE STOPPED  
08:49:47 OUR PLANTINGS FOR ABOUT FOUR MONTHS THERE BECAUSE THEY HAD A  
08:49:51 FIGHT WITH THE UTILITY COMPANY THAT THEY SAID, WELL, YOU  
08:49:55 CAN'T PLANT IN OUR EASEMENT.  
08:49:57 THEY FINALLY NEGOTIATED A RELEASE WHERE BONITA BAY  
08:50:02 PROPERTIES SAID, OKAY, WE'LL HOLD YOU HARMLESS BECAUSE I  
08:50:05 UNDERSTAND THE UTILITY PEOPLE.  
08:50:06 IF THEY HAVE TO DIG UP THE UTILITIES, THEY KILL THE TREE,  
08:50:10 THEY DON'T WANT SOMEBODY TELLING THEM IT'S A \$5,000 TREE  
08:50:13 JUST LIKE YOUR OPTION YOU DIG UP THE SIDEWALKS, YOU FIX THE  
08:50:17 SIDEWALK, IT'S NOT A BIG EXPENSE.  
08:50:20 THE PROBLEM IS, THE UTILITY PEOPLE WANT TO TELL ME, AND I'VE  
08:50:24 HAD THIS DISCUSSION WITH THEM, THAT THE TREE'S ROOTS GO DOWN  
08:50:27 FOUR FEET TO THE WATER LINE, WELL, THEY DON'T.  
08:50:30 I'VE DUG UP HUNDREDS OF OAK TREES.  
08:50:32 YOU CAN LOOK AT EVERY HURRICANE, WE HAVE HIGH-WATER TABLES  
08:50:37 HERE.  
08:50:37 THE TREE ROOTS DON'T GO DOWN THAT FAR.  
08:50:40 18-INCH ROOT BARRIER IS AN ACCEPTABLE ROOT BARRIER DEPTH.

08:50:45 WHAT THEY TELL ME IS WE DUG UP PIPES AND WE FOUND ROOTS IN  
08:50:50 THE JOINTS OF THE PIPES.  
08:50:51 WELL, ROOT BARRIER IS ABOUT EIGHT BUCKS A FOOT.  
08:50:55 IF YOU HAVE A TEN INCH PIPE YOU CAN HAVE THREE FOOT OF ROOT  
08:50:59 BARRIER AROUND THAT JOINT FOR \$25.  
08:51:04 YOU CAN PROTECT THAT JOINT INSTEAD OF SAYING WE OWN THIS  
08:51:07 AREA.  
08:51:08 AND THE DEVELOPERS PAY FOR IT.  
08:51:11 COMMUNITY, DEVELOPERS PUT THE UTILITIES AND THEN TURN IT  
08:51:14 OVER TO THEM.  
08:51:14 IT'S NOT GOING TO COST THE UTILITY PEOPLE A CENT.  
08:51:17 THE PROBLEM IS AND WE HAD THIS COME UP WITH I GUESS IT'S  
08:51:21 CALLED ESTERO LAKES OR WHATEVER IT IS.  
08:51:25 IT'S BEHIND THE WALL ON THE SOUTHWEST CORNER OF CORKSCREW  
08:51:28 AND THREE OAKS.  
08:51:30 AND WE DID THAT IN THERE AND THEY WANTED TO PUT STREET TREES

08:51:33 13 FEET OR 11 FEET OFF THE ROAD.  
08:51:36 THEY TOLD THEM THEY COULDN'T PUT THEM IN THERE BECAUSE  
08:51:39 THERE'S THE WATER LINE.  
08:51:40 LIKE YOU SAID, IT'S THE WATER LINE ON ONE SIDE, THE FORCE  
08:51:43 MAIN ON THE OTHER OR BOTH ON ONE SIDE, TYPICALLY IN THE  
08:51:46 RIGHT-OF-WAY.  
08:51:47 NOW YOU CAN'T GO IN THE RIGHT-OF-WAY.  
08:51:48 TEN FOOT BACK OF CURB THERE'S THE PUBLIC UTILITY EASEMENT.  
08:51:52 YOU CAN'T GO THERE.

08:51:53 THAT'S EVEN HARDER.  
08:51:54 SO THE STREET TREES WERE 23-FOOT BACK OF CURB IN THE FRONT  
08:52:00 YARD OF THE HOUSE AND THE HOUSE, AND THEN WE'RE PUTTING  
08:52:04 STREET TREES WHICH ARE BIG GROWING TREES BECAUSE THEY WANT  
08:52:07 IT THERE, THEY ARE TOO CLOSE TO THE HOUSE.  
08:52:09 YOU'VE GOT THE WRONG TREE IN THE WRONG PLACE.  
08:52:13 PEOPLE HAVE TO COME TO TERMS WITH THE FACT THAT, OKAY, THE  
08:52:17 OAK BETWEEN THE SIDEWALK AND THE CURB WASN'T SUCH A SMART  
08:52:21 IDEA.  
08:52:21 WE DID THAT FOR A LOT OF YEARS.  
08:52:23 THE PLACES SOLD, BUT YOU GO INTO OLD WCI DEVELOPMENTS WHERE  
08:52:28 THEY PUT HUNDRED GALLON OAK TREES 30-FOOT ON CENTER FOR  
08:52:31 MILES DOWN THE ROAD.  
08:52:33 THERE ARE ISSUES.  
08:52:34 I GET THAT.  
08:52:35 THERE ARE PLACES WHERE YOU CAN PUT THE RIGHT TREE.  
08:52:38 THE UTILITY PEOPLE, THERE HAS TO BE SOME KIND OF CONNECTION.  
08:52:42 THE DIAGRAMS YOU SHOWED WITH THE STREET TREES AND THE THING  
08:52:47 ON THE MIXED-USE WHERE THEY ARE ENCOURAGING STREET -- IT'S  
08:52:52 ALL A LIE.  
08:52:52 IT'S A COMPLETE LIE.  
08:52:54 YOU CAN'T DO IT.  
08:52:55 BUT IF THEY WILL MAKE THE FRANCHISEE PEOPLE PROTECT THE  
08:53:00 PIPES FROM THE STREET TREES, NOW, THE BIGGEST PROBLEM IN  
08:53:05 SINGLE-FAMILY DEVELOPMENTS IS THAT EVERYBODY WANTS THE

08:53:07 STREET TREES AT THE LOT CORNERS.  
08:53:11 THE WATER METERS AND STUFF ARE EVERY OTHER LOT CORNER.  
08:53:14 MAYBE THE EVERY OTHER LOT CORNER CAN BE THE STREET TREES.  
08:53:17 BUT SOMETIMES THERE'S POWER THERE.  
08:53:20 SOMETIMES THERE ARE OTHER THINGS THERE.  
08:53:21 THERE ARE THE UTILITY BOXES, BUT IF YOU PULL FORWARD FROM  
08:53:25 THAT, 8 OR 10 OR 12 FEET OFF THE ROAD IN THE RIGHT-OF-WAY,  
08:53:30 THERE IS ROOM THERE, AND THEN THE CABLE BOXES AND STUFF ARE  
08:53:34 BEHIND IT.  
08:53:35 AND, AGAIN, PEOPLE IN COLLIER COUNTY, THEY WANT YOU TO PUT  
08:53:40 20-FOOT OF ROOT BARRIER FOR THE PLANT.  
08:53:46 SIDEWALK, MAYBE 20-FOOT ON THE OTHER SIDE.

08:53:48 BUT THE IRRIGATION BOXES AND THE WATER METERS ONLY TAKE UP A  
08:53:53 SPACE LIKE THIS.  
08:53:55 I CAN DO THAT WITH -- I CAN SURROUND THAT WITH TEN FOOT OF  
08:53:59 ROOT BARRIER.  
08:54:00 MAYBE WE SHOULD THINK MORE PROTECTING THE UTILITIES THAT GET  
08:54:04 TORN UP RATHER THAN WALLING THE TREE OFF FROM THE WORLD.  
08:54:09 THERE HAS TO BE A WAY YOU CAN HAVE BOTH.  
08:54:14 IT'S HARD IN THE URBAN AREAS, THE TIGHTER IT IS.  
08:54:17 I GET THAT.  
08:54:18 THAT'S ABOUT ALL I HAVE.  
08:54:20 OH, ONE OTHER POINT, FANCY LIGHT POLES, NOT A BIG FAN.  
08:54:25 NO PLANTING IN ISLANDS WITH POLES.  
08:54:28 I MEAN, IT MAKES THE POLE UGLIER.

08:54:33 YOU CAN PICK ABOVE THE POLE AND DISTRACTS FROM THE CALM OF  
08:54:38 THE POLE OR YOU CAN HAVE A LIST OF SILVER BUTTON WOODS,  
08:54:43 SIMPSON STOPPER, SMALL TREES.  
08:54:46 WAX MYRTLES AROUND SOME OF THEM.  
08:54:48 ANYTHING THAT COVERS UP THE POLE TAKES AWAY THE VIEW OF IT  
08:54:51 WITHOUT BLOCKING THE LIGHT.  
08:54:52 THERE ARE A LOT OF CHOICES THERE IF YOU HAVE A LIST OF THE  
08:54:55 RIGHT SIZE TREE.  
08:54:56 THE OTHER THING IS, WE HAVE TO HAVE SOME THOUGHT ABOUT CAN  
08:55:00 WE ACTUALLY TRIM THE TOP OF A TREE?  
08:55:03 WHICH IS ILLEGAL IN MOST JURISDICTIONS, BUT IF YOU HAVE A  
08:55:07 SILVER BUTTONWOOD OR SOMETHING -- THERE ARE SOME TREES YOU  
08:55:11 WANT NO HIGHER THAN 14-FOOT.  
08:55:13 THAT'S WHY THEY LET SILVER BUTTONWOOD PLANTED UNDER POWER  
08:55:19 LINES.  
08:55:20 ANY OTHER QUESTIONS?  
08:55:22 THINGS I CAN ANSWER.  
08:55:22 >>Barry Jones: NO, WE APPRECIATE YOUR INPUT.  
08:55:34 >>Barry Jones: THE LOT LINES GET OCCUPIED.  
08:55:36 WHAT WE DID IN OUR DEVIATIONS IN OUR VILLAGES WAS WE'RE  
08:55:40 REQUIRED TO HAVE THE STREET TREE EVERY 30 FEET, SO WE WENT  
08:55:44 TO EVERY 30 OR WHATEVER YOUR LOT LINES WERE ON AVERAGE AND  
08:55:48 THEN LET THEM PLANT THEM SO YOU HAD A GARAGE LEFT AND GARAGE  
08:55:52 RIGHT, YOUR DRIVEWAYS WERE THERE, YOU PLANT YOUR STREET  
08:55:56 TREES AS YOU BUILD YOUR HOUSES.

08:55:58 YOU DIDN'T HAVE TO PLANT YOUR STREET TREES UP FRONT TO GET  
08:56:01 YOUR CERTIFICATIONS DONE.  
08:56:03 THEY WERE JUST REQUIRED BY THE TIME YOU FINALED WHEN YOU  
08:56:07 WENT BACK FOR YOUR FINAL AFTER ALL YOUR HOUSES ARE BUILT.  
08:56:10 SIX FEET OFF THE ROAD.  
08:56:13 BUT YOU CAN DO FULL DEPTH CURB OR ROOT BARRIERS.  
08:56:17 YES, SIR.  
08:56:22 THANK YOU FOR WAITING.

08:56:26 >>Mary Gibbs: OUR NEXT SPEAKER IS STUCK ON HIS MASK.  
08:56:29 >>Barry Jones: JOE MCHARRIS.  
08:56:41 >> MY NAME IS JOE MCHARRIS.  
08:56:44 SOME OF YOU KNOW WHO I AM AND SOME OF YOU MIGHT NOT OUT  
08:56:47 THERE IN TV WORLD OR ZOOM WORLD.  
08:56:50 I OWN A DESIGNING AND PLANNING FIRM, BUT I WAS ALSO ON THE  
08:56:55 DRB FOR APPROXIMATELY 15 YEARS.  
08:56:59 WHILE I READ THE DOCUMENT, I HAVE SOME GENERAL COMMENTS AND  
08:57:06 THEN SOME MORE SPECIFIC COMMENTS, SO THEY ARE NOT ESOTERIC.  
08:57:12 SOME OF THESE MAY BE REPEATS OF OTHER THINGS THAT WERE SAID.  
08:57:15 I DIDN'T READ ALL THE DOCUMENTS.  
08:57:21 I READ THE SECTION THAT PERTAINS TO WHAT I LIKE.  
08:57:24 I DIDN'T SEE A LOT OF MENTION ABOUT THE DRB AND HOW THEY ARE  
08:57:30 INTEGRATED WITH THE DESIGN GUIDELINES.  
08:57:32 ONE OF THE MOST IMPORTANT THINGS IN THIS VILLAGE IS THAT YOU  
08:57:38 HAVE THE FINAL SAY, THAT YOU GUYS GET TO INTERPRET AND ALSO  
08:57:45 ADJUST.

08:57:48 BECAUSE AS THE PEOPLE UP THERE SAID, THIS ISN'T BAKING.  
08:57:52 THIS IS COOKING.  
08:57:54 YOU CAN'T JUST HAVE A LIST OF ITEMS AND EXPECT IT TO TASTE  
08:57:58 GOOD.  
08:57:59 IT'S NOT A LIST OF ITEMS.  
08:58:01 IT IS COOKING VERSUS BAKING.  
08:58:04 BAKING IS AN EXACT SCIENCE.  
08:58:07 REASON THINGS HAPPEN.  
08:58:08 COOKING IS AN ART.  
08:58:09 I BRING THAT UP.  
08:58:12 THERE'S A LOT OF VAGUE WORDS, AND THOSE CAN BE GOOD OR BAD.  
08:58:17 EXAMPLE IS MAXIMUM EXTENT PRACTICAL.  
08:58:21 WELL, THAT DOESN'T MEAN DIDDLY IN A LOT OF CASES.  
08:58:33 SEVERAL PICTURES AND DIAGRAMS ARE OF RESIDENTIAL PROJECTS  
08:58:33 WHICH ARE NOT COMMERCIAL PROJECTS, AND THEY SHOULDN'T BE IN  
08:58:37 THE COMMERCIAL GUIDELINES.  
08:58:38 I UNDERSTAND WHY THEY ARE THERE BECAUSE IT'S REALLY HARD  
08:58:42 SOMETIMES TO FIND A CRACKER BUILDING THAT IS A COMMERCIAL  
08:58:44 BUILDING THAT'S BIGGER THAN 2,000 SQUARE FEET.  
08:58:48 YOU HAVE TO SHOW THEM OR IT'S NOT DONE.  
08:58:56 ANOTHER ONE IS A BUILDING THAT WAS NOT A GOOD EXAMPLE OF  
08:58:59 CRACKER ARCHITECTURE.  
08:59:00 SO THOSE ARE REALLY, REALLY IMPORTANT BECAUSE A PICTURE IS  
08:59:05 WORTH A THOUSAND WORDS.  
08:59:06 YOU DON'T WANT THOSE THOUSAND WORDS TO BE BAD WORDS.

08:59:10 YOU WANT THEM TO BE GOOD.  
08:59:18 >>Barry Jones: CONSIDER THE SMALL SCHOOL -- WHAT WAS IT --  
08:59:21 JUST ON THE NORTH SIDE OF CORKSCREW OVER BY 75, WE DID A  
08:59:26 SCHOOL THAT WAS CRACKER ARCHITECTURE OR FLORIDA

08:59:28 ARCHITECTURE.  
08:59:29 >>Mary Gibbs: THE PRIMROSE DAY ACADEMY OVER MY ARCOS.  
08:59:35 >>Barry Jones: WOULD YOU CONSIDER THAT A GOOD EXAMPLE?  
08:59:38 I THINK YOU WERE HERE WHEN WE DID THAT.  
08:59:40 >> I DON'T REMEMBER IT.  
08:59:41 >>Barry Jones: IF YOU HAVE SOME THOUGHTS ON THAT AS TO WHAT  
08:59:45 YOU CONSIDER GOOD.  
08:59:46 >> THEY ARE HARD TO FIND.  
08:59:48 I UNDERSTAND WHY WHAT'S IN THERE IS IN THERE.  
08:59:51 BUT THEY REALLY NEED TO LOOK FOR THEM.  
08:59:53 >>Barry Jones: YOU HAVE MARY'S E-MAIL.  
08:59:55 IF YOU SEE ONE OR THINK OF ONE, WE'RE CERTAINLY OPEN TO  
08:59:58 INPUT.  
08:59:59 THANK YOU.  
09:00:01 >> I DON'T KNOW WHAT THE BUDGET IS ON DIAGRAMS, BUT YOU NEED  
09:00:03 A LOT MORE DIAGRAMS, BECAUSE THAT REALLY HELPS.  
09:00:06 AT LEAST IT ILLUSTRATES SOME OF THE WORDS.  
09:00:09 THERE ARE SEVERAL REFERENCES TO MATERIAL STANDARDS LIKE  
09:00:15 WOOD, ET CETERA.  
09:00:16 I DIDN'T THINK THOSE WERE APPROPRIATE.  
09:00:19 ONE IS THE CRACKER BUILDINGS ARE USUALLY BUILT OUT OF WOOD  
  
09:00:23 AND WOOD SHINGLES.  
09:00:26 THIS IS COMMERCIAL WOOD.  
09:00:27 IT'S NOT THE APPROPRIATE MATERIAL.  
09:00:30 WOOD-LIKE OR OTHER THINGS, SO MANY SUBSTITUTES THAT WAS KIND  
09:00:34 OF A GENERAL STATEMENT THAT I SAW SEVERAL PLACES IN THERE.  
09:00:39 I THINK IT SHOULD BE ELIMINATED, ESPECIALLY IT DOESN'T  
09:00:43 PERFORM WELL HERE IN FLORIDA.  
09:00:47 I DO LIKE HAVING ALTERNATIVE STYLES.  
09:00:50 BUT, AGAIN, I THINK THE MORE EMPHASIS SHOULD BE ON FORM, IS  
09:00:56 THE MOST IMPORTANT THING, BECAUSE YOU CAN PUT ALL THE  
09:00:59 DOODADS ON OR WHATEVER AND YOU CAN MUCK IT UP.  
09:01:03 I DIDN'T SEE DRIVE-THROUGH STANDARDS FOR BANKS, FAST FOODS,  
09:01:13 RESTAURANTS.  
09:01:13 THAT IS VERY IMPORTANT THAT THOSE ARE ARCHITECTURALLY  
09:01:17 INTEGRATED OR DESIGNED INTO THE BUILDING.  
09:01:21 >> SORRY TO INTERRUPT.  
09:01:22 ARE YOU TALKING ABOUT -- ONE OF THE THINGS WE'VE ALL  
09:01:26 EXPERIENCED FROM TIME TO TIME, THE NATIONAL CHAINS WHO HAVE  
09:01:28 A PROTOTYPE.  
09:01:30 >> YEAH, EXACTLY.  
09:01:33 >> WE END UP DOING THIS.  
09:01:35 >> WELL, NOT JUST THAT, BUT WHEN YOU LOOK AT IT AND DRIVING  
09:01:39 BY AND YOU SEE A STACK OF CARS WITH A WINDOW AND NO COVERING  
09:01:44 VERSUS A BANK WHICH ALWAYS HAS A COVERED DRIVE-THROUGH, AND  
09:01:49 THAT COULD BE FACING THE ROAD, BUT IT'S LANDSCAPED AWAY.

09:01:54 IT'S A HORRIBLE LOOKING WAY.  
09:01:56 >> I DON'T THINK THE PUBLIC IS OFFENDED WHEN THEY SEE A BANK  
09:01:59 THAT LOOKS LIKE A CHASE BANK.  
09:02:01 EVERYBODY KNOWS IT HAS BLUE AWNINGS.  
09:02:03 >> CORRECT.  
09:02:04 BUT IF IT WAS LINED UP ON THE SIDE OF THE STREET AND YOU  
09:02:07 COULD SEE -- WHEN YOU PUT THE ROOF OVER IT AND YOU PUT THE  
09:02:19 COVERED DRIVE-THROUGH, IT HIDES IT AND GOES AWAY.  
09:02:24 IT'S REALLY AS SIMPLE AS THAT.  
09:02:26 >>Barry Jones: JUST WENT THROUGH THAT WITH BURGER KING.  
09:02:29 I THINK THEY WENT AWAY BECAUSE --  
09:02:32 >> I DIDN'T SEE A STANDARD FOR THAT.  
09:02:33 GOING BACK TO A POINT THAT'S REALLY IMPORTANT FOR THE DESIGN  
09:02:39 PROFESSIONALS AND EVERYONE IS THE DIFFERENCE BETWEEN BUFFERS  
09:02:43 AND LANDSCAPE.  
09:02:46 I DON'T KNOW, AL MENTIONED THAT.  
09:02:49 WE DO ALL THIS WORK TO MAKE THE BUILDINGS BEAUTIFUL AND THEN  
09:02:53 YOU PUT A 15-FOOT BUFFER OR 20-FOOT BUFFER IN FRONT OF THE  
09:02:57 BUILDING, YOU'VE JUST DESTROYED IT BECAUSE YOU'RE HIDING IT.  
09:03:02 A BUFFER SHOULD NOT BE A BUFFER ALONG THE ROAD.  
09:03:05 IT SHOULD BE LANDSCAPING AND IT SHOULD COORDINATE WITH THE  
09:03:08 BUILDING AND OPEN UP VIEWS AND HIDE VIEWS AND DO THIS.  
09:03:13 THAT MORE THAN ANYTHING NEEDS TO REALLY BE ADDRESSED HERE  
09:03:17 BECAUSE THAT IS REALLY A KEY ELEMENT.  
09:03:21 IT'S WHEN THE LANDSCAPE AND THE BUILT ENVIRONMENT, THE TWO  
  
09:03:27 BLEND, PEOPLE NOTICE IT.  
09:03:29 BUT WHY COVER UP ALL THESE GOOD-LOOKING BUILDINGS THAT  
09:03:32 YOU'RE MAKING GREAT STRIDES AT, AND YOU IGNORE THAT?  
09:03:39 IT'S JUST NOT -- ONE TREE EVERY 30 FEET OR WHATEVER IT IS,  
09:03:44 BOOM, BOOM, BOOM, BOOM AND THEN A HEDGE.  
09:03:47 >>Barry Jones: YOU WEREN'T HERE FOR THE STOCK PROJECT, WERE  
09:03:49 YOU?  
09:03:50 >> NO.  
09:03:50 >>Barry Jones: WE TALKED ABOUT OPENING VIEW CORRIDORS ALONG  
09:03:53 CORKSCREW AND THEN PARALLEL SIDE ROADS GOING BACK TO  
09:03:56 RESIDENTIAL DEVELOPMENTS, WE USED MORE OPAQUE BUFFER.  
09:04:00 >> BUFFERS ARE TO HIDE THINGS.  
09:04:02 LANDSCAPING IS TO ACCENT AND CREATE AN ENVIRONMENT.  
09:04:09 >> SHOULDN'T WE, I'M SAYING COLLECTIVELY, WE'VE GOT A GREAT  
09:04:15 GROUP OF INDIVIDUALS HERE.  
09:04:17 SHOULDN'T WE BE EVALUATING WHETHER OR NOT THE LANDSCAPING,  
09:04:22 THE CIVIL ENGINEER, THE LAND PLANNING AND LANDSCAPE  
09:04:27 ARCHITECTURE, WHICH, IN MY MIND, NEED TO START AT THE  
09:04:31 CONCEPTUAL STAGE, BUT DON'T ALWAYS.  
09:04:36 HOW OFTEN HAVE YOU HEARD THE LANDSCAPE ARCHITECT IS THE LAST  
09:04:39 GUY THEY CALL.  
09:04:40 THE LAST DOLLAR THEY SPEND, UNFORTUNATELY.

09:04:43 SHOULD'N'T WE BE EVALUATING WHETHER OR NOT THE APPLICANT HAS  
09:04:49 INTEGRATED ALL OF THOSE DESIGN ELEMENTS TO CREATE A BIG IDEA  
09:04:55 OR TO CREATE SOMETHING THAT IS COMPLEMENTARY AND CREATES AN  
  
09:04:58 OVERALL IMAGE.  
09:05:00 SHOULD'N'T THAT BE PART --  
09:05:03 >> I THINK THAT DOES HAPPEN.  
09:05:04 WE GET THE LANDSCAPE PLAN.  
09:05:06 WE GET THE SITE PLAN.  
09:05:07 I KNOW IT'S NOT AT THE SCHEMATIC STAGE, BECAUSE WE JUST  
09:05:12 CAN'T BE THERE AT THAT STAGE.  
09:05:14 BUT WHEN YOU SET UP THE GUIDELINES THAT LET THEM KNOW THERE  
09:05:22 IS A DIFFERENCE BETWEEN DOES FOR AND NOT EXPECTING A TREE  
09:05:25 EVERY 30 FEET AND MARCHING DOWN THERE AND THE HEDGE AND A  
09:05:29 LITTLE BIT OF A BERM, BUT I DIDN'T SEE THAT HERE IN THE  
09:05:35 LANDSCAPE, THE BRIEF THAT I WENT THROUGH THERE.  
09:05:39 THAT'S REALLY THE DIFFERENCE THAT REALLY CAN BE DRAWN OUT OF  
09:05:42 THIS COMMUNITY.  
09:05:43 I THINK THERE ARE SEVERAL PROJECTS HERE IN TOWN THAT WE  
09:05:48 KILLED THE SIGNAGE BECAUSE YOU CAN'T SEE IT BECAUSE THE  
09:05:51 BUILDING IS CLOSE TO THE ROAD.  
09:05:54 THE CLOSER TO THE ROAD EVEN MORE OPPORTUNITY TO HELP  
09:05:57 ACCENTUATE THE LANDSCAPE AND BUILDING DESIGN AND THE  
09:06:01 ARCHITECTURE.  
09:06:01 IT'S JUST SO CRITICAL THAT YOU GUYS HAVE AN OPPORTUNITY TO  
09:06:07 GET THIS WRITTEN INTO HERE.  
09:06:09 IT'S NOT FAIR FOR THE DESIGN PROFESSIONALS TO HAVE A  
09:06:13 BEAUTIFUL BUILDING AND THEN COVER IT UP.  
09:06:17 IT'S NOT RESPECTING THE LANDSCAPE ARCHITECTURE BECAUSE,  
  
09:06:23 SORRY, ENGINEERS CAN FOLLOW THE PRESCRIBED BUFFERS, BUT IT'S  
09:06:29 REALLY THE ARTISTIC NATURE TO PULL THAT LANDSCAPING --  
09:06:35 >> WHY QUIT CALLING SOME OF THESE BUFFERS BUFFERS.  
09:06:39 >> THERE IS A DIFFERENCE.  
09:06:42 BUFFERS ARE TO HIDE THINGS.  
09:06:46 I WANT A BUFFER NEXT TO A JUNKYARD, BUT I DON'T WANT A  
09:06:52 BUFFER WHEN I'M DRIVING DOWN LOOKING AT BEAUTIFUL BUILDINGS  
09:06:55 WHICH WE'RE SPENDING A LOT OF MONEY AND YOU HAVE IN THIS  
09:06:58 COMMUNITY.  
09:06:58 I THINK WE'RE ALL ON THE SAME PAGE.  
09:07:01 >>Barry Jones: HOW DO WE DO THAT?  
09:07:03 DO WE SAY YOU'RE REQUIRED TO HAVE A QUANTITY OF TREE PER  
09:07:07 LINEAR FOOT AND YOU'RE WELCOME TO CLUSTER THOSE TO CREATE  
09:07:11 VIEW WINDOWS.  
09:07:12 >> CORRECT.  
09:07:13 THAT MAY BE ONE APPROACH.  
09:07:14 >>Barry Jones: -- BUFFER TO HIDE THE CARS.  
09:07:18 >> YOU CAN TAKE THAT CALCULATION OF LINEAR FEET AND SAY,

09:07:23 WELL, YOU'RE THE EXPERTS.  
09:07:24 HERE'S WHAT THE INTENT IS, IS TO WORK WITH THE BUILDING AND  
09:07:29 OPEN UP THE VIEWS AND HAVE THE SIGNAGE BE READ AND TO CREATE  
09:07:34 AN AESTHETIC RELATIONSHIP BETWEEN BOTH THE VERTICAL HARD  
09:07:39 BUILDINGS AND THE VERTICAL SOFT GREENERY.  
09:07:42 >>Barry Jones: I CAN TELL YOU THAT'S WHAT WE'RE DOING.  
09:07:46 I CAN TELL YOU FROM REVIEW STANDPOINT, THAT'S WHAT AT LEAST

09:07:49 I'VE TRIED TO IMPLEMENT.  
09:07:53 >> THIS BOARD, WE TRY TO DO THAT ALL THE TIME.  
09:07:56 I'M NOT SEEING IT IN THE DOCUMENT.  
09:08:08 >> ANOTHER EXAMPLE, NOT JUST WITH THE BUILDING, BUT YOU PUT  
09:08:12 THE LAKE UP FRONT AND COVER UP THE LAKE.  
09:08:14 IT'S NICE TO HAVE OPEN CLOSED, OPEN CLOSED.  
09:08:19 YOU DON'T JUST CREATE A CORRIDOR.  
09:08:23 >> THERE'S NOTHING WRONG WITH LOOKING AT THAT ATTRACTIVE  
09:08:26 BUILDING AS I EXIT THIS BUILDING.  
09:08:28 I LOOK THIS WAY AND I SEE THAT ATTRACTIVE, THAT'S WHERE THE  
09:08:34 USE OF -- CREATIVE USE OF BUFFERS THAT I WANT TO SEE THAT  
09:08:38 BUILDING.  
09:08:38 I WANT TO SEE THAT BUILDING, BUT I DON'T WANT TO SEE THAT  
09:08:41 DUMPSTER.  
09:08:43 HOW MANY PLACES DO WE GO TO --  
09:08:46 >> AL O'DONNELL WILL SAY --  
09:08:50 >>  
09:08:50 >>Mary Gibbs: ARE WE GOING TO BE WRAPPING UP SOON?  
09:08:53 >> IF I CAN MAKE A COMMENT TO THAT SPECIFIC QUESTION.  
09:08:55 YOU MOVE THE BUILDING 30-FOOT FROM THE ROAD.  
09:09:00 IN LAW, THE BUFFER, ONLY 15-FOOT WIDE.  
09:09:04 FIRST THING YOU DO IS NOT CALL IT A BUFFER, CALL IT A  
09:09:07 LANDSCAPE AREA BETWEEN THE BUILDING AND COVER ALL 30 FEET.  
09:09:10 THEY CAN COME OUT WITH A LITTLE GARDEN ON THIS CORNER OF THE  
09:09:13 BUILDING, GARDEN ON THIS CORNER OF THE BUILDING, DO

09:09:15 SOMETHING OPEN IN THE MIDDLE AND THE CLIENTS -- THE  
09:09:19 DEVELOPERS WOULD LOVE IT.  
09:09:20 >>Barry Jones: I'VE GOTTEN DEVIATIONS TO ALLOW FOR AN  
09:09:23 AVERAGE 15 FEET.  
09:09:27 YOU HAVE 30 FEET HERE AND TWO FEET THERE.  
09:09:30 BUT ON AVERAGE 15 FEET.  
09:09:32 >> THE PROBLEM IS IN LAW THE BUFFER TO QUALIFY IS A BUFFER.  
09:09:35 IT HAS TO BE WITHIN 15-FOOT OR 10-FOOT OF THE RIGHT-OF-WAY  
09:09:39 LINE.  
09:09:42 >>Barry Jones: STRUCTURE THE CODE SAYS TOTAL SQUARE FOOTAGE  
09:09:46 OF X NUMBER OF FEET TIMES 15 SQUARE FEET AND TOTAL NUMBER OF  
09:09:50 TREES.  
09:09:51 >> AND ANYWHERE BETWEEN THE BUILDING AND THE STREET.  
09:09:53 >>Barry Jones: MINIMUM LANDSCAPE AREAS OF THIS SIZE --



09:09:59 >> THAT'S NO DIFFERENT IN THE CODE, SAID SOMETHING, BETWEEN  
09:10:02 DIFFERENT USE, RESIDENTIAL USE AND COMMERCIAL USE.  
09:10:05 COMMERCIAL BUILDING HAS TO BE 30 FEET FROM THE RESIDENTIAL  
09:10:13 USE.  
09:10:14 WHAT IF IT'S A 70-FOOT COMMERCIAL BUILDING?  
09:10:18 SHOULDN'T IT BE 80 FEET AWAY?  
09:10:25 HALF OF HIS DAY IS NOW IN SHADOW.  
09:10:27 THERE IS NO SIMPLE RULE.  
09:10:30 >>Barry Jones: HALF THE SUM -- [TALKING OVER ONE ANOTHER]  
09:10:37 >> SINGLE STORY BUILDING, 12 FEET HIGH.  
09:10:40 CASTING HOW BIG A SHADOW, 70-FOOT BUILDING IS CASTING A  
  
09:10:43 70-FOOT SHADOW OR WHATEVER.  
09:10:46 CAN'T ALL BE --  
09:10:51 >>Mary Gibbs: WRAPPING UP, OUR CLERK HAS BEEN HERE SINCE  
09:10:54 7:30 THIS MORNING.  
09:10:56 I THINK SHE'S ASLEEP IN THE CORNER.  
09:11:01 >> THESE ARE THE SPECIFICS.  
09:11:03 I DON'T WANT TO BE SO ESOTERIC.  
09:11:04 5-703 TALKS ABOUT THE MEDITERRANEAN AND STATES THAT ALL  
09:11:09 MEDITERRANEAN, SOMETHING HIGHLY ARTICULATED.  
09:11:14 ALL MEDITERRANEAN BUILDINGS ARE NOT HIGHLY ARTICULATED.  
09:11:20 SANTA BARBARA, MISSION STYLE, COLONIAL STYLE, THEY CAN BE  
09:11:25 VERY MODERN LOOKING, AND THEY DON'T HAVE TO HAVE A LOT OF  
09:11:30 GARBAGE PUT ON THEM.  
09:11:32 AS LONG AS THE FORMS ARE CONSISTENT.  
09:11:35 TABLE 5-705-POINT C .1 THIS GOES TO MIKE'S -- MAYBE MIKE AND  
09:11:45 JIM CALCULATED IMPACT OF 10% WITH REGARDS TO THE SMALL  
09:11:49 PROJECTS FOR PUBLIC SPACE, MEDIUM AND LARGE PROJECTS FOR  
09:11:55 THESE GATHERING SPACES.  
09:11:57 IS THIS TOO MUCH FOR A SMALL?  
09:12:02 BECAUSE THERE ARE DIFFERENT SIZES AND THEY NEED DIFFERENT  
09:12:06 AMOUNTS.  
09:12:07 THAT'S SOMETHING THAT YOU EASILY CAN DO IS LOOK AT THEM.  
09:12:11 I WOULD DEFINITELY TAKE OUT FARMERS MARKETS FROM THE LIST  
09:12:16 BECAUSE THEY ARE USUALLY PARKING LOTS, AND THEY ARE ONLY  
09:12:19 USED ONE DAY A WEEK, WHY WOULD YOU GIVE CREDIT TO A PARKING  
  
09:12:23 LOT WHEN IT'S ONLY USED ONE DAY A WEEK AS PART OF THIS  
09:12:27 ANALYSIS.  
09:12:29 THAT WAS A SMALL ELEMENT THERE.  
09:12:31 BUILDING ENTRIES AND FACADES.  
09:12:38 SOMETHING ABOUT NO OVERHEAD DOORS.  
09:12:41 A LOT OF RESTAURANTS ARE USING GLASS OVERHEAD DOORS.  
09:12:47 THESE CAN BE VERY INVITING AND VERY GOOD FOR THIS  
09:12:50 ENVIRONMENT IN THE WINTERTIME TO ROLL THEM OPEN.  
09:12:53 THE DIFFERENCE IS HUNDRED PERCENT GLASS VERSUS A LITTLE BIT  
09:12:56 OF GLASS OR NO GLASS.

09:13:00 AGAIN, WE DON'T WANT TO RESTRICT THIS, SO YOU'VE GOT TO  
09:13:04 THINK ABOUT WHAT THE APPLICATION IS AND MAYBE ALLOWING THAT.  
09:13:10 SOMEONE ELSE MENTIONED THE GRAYS.  
09:13:16 WELL, COOL GRAYS ARE A LITTLE BIT HARDER AND WARM GRAYS MORE  
09:13:20 IN THE TAUPE.  
09:13:25 HUNDRED PERCENT AGREEMENT SAID THERE.  
09:13:27 SAME THING WITH WHITES.  
09:13:29 HARD TO DEFINE, BUT THERE'S A BILLION WHITES OUT THERE AND  
09:13:35 THEY ARE NOT ALL STARK WHITE.  
09:13:38 STARK WHITE AGAINST THE LANDSCAPE POPS AND NOT GOOD.  
09:13:41 IT SHOULD BE BLENDED IN.  
09:13:42 SHOULD BE MUTED.  
09:13:43 ARCHITECTURAL DETAILS SHOULD BE BRIGHTLY COLORED.  
09:13:48 IMAGINE BLUE LIGHT POLES THROUGHOUT THE WHOLE PARKING LOT.  
09:13:52 THAT IS NOT A GOOD IMAGE FOR THIS VILLAGE.

09:14:00 IMAGINE YELLOW CANARY CORBELS AROUND THE BUILDING.  
09:14:08 I DON'T KNOW WHAT YOU YOU'RE DESCRIBING ARCHITECTURAL  
09:14:11 DETAILS.  
09:14:11 COLORS SHOULD BE USED FOR BLOCKING AND OTHER THINGS, BUT NOT  
09:14:18 FOR ARCHITECTURAL DETAILS BRIGHTLY COLORED.  
09:14:26 HAVE NO IDEA WHY YOU'RE RESTRICTING THE THREE COLORS.  
09:14:30 IS IT THE COLOR OF THE WINDOW?  
09:14:32 THE COLOR OF THE PAINT, DOORS, HANDLE?  
09:14:34 IS IT SIGNAGE?  
09:14:37 THIS, THAT AND THE OTHER THING.  
09:14:39 MAYBE IT SHOULD BE MORE THAN TWO COLORS AND NOT MORE THAN  
09:14:45 500 OR SOMETHING.  
09:14:46 I DON'T KNOW.  
09:14:47 I JUST DIDN'T LIKE THAT.  
09:14:50 THESE ARE BEING SPECIFIC.  
09:14:52 EXTERIOR BUILDING MATERIALS, TILE HAS BEEN EXCLUDED.  
09:14:57 WELL, MEDITERRANEAN BUILDINGS HAVE HAD TILE ON THEIR  
09:15:01 BUILDINGS FOREVER, WHETHER THEY ARE LITTLE SQUARES THAT ARE  
09:15:06 SET INTO THE STUCCO, WHETHER IT'S FILLED IN, QUOTE, UNQUOTE,  
09:15:14 ARCH WITH A WINDOW ABOVE IT THAT LOOKS LIKE IT WAS FILLED  
09:15:17 IN.  
09:15:18 ARE WE TALKING ABOUT ALL TILE?  
09:15:22 BECAUSE YOU'VE GOT HIGH GLOSS TILE AND YOU'VE GOT RAW  
09:15:27 MATERIAL, STONE TILES.  
09:15:30 I THINK THAT NEEDS TO BE LOOKED AT BECAUSE AGAIN, BUILDINGS

09:15:35 WITH TILE CAN BE VERY GOOD.  
09:15:36 HUNDRED PERCENTILE, NO.  
09:15:39 I THINK THAT'S WHAT YOU'RE DOING BUT YOU'RE ELIMINATING IT.  
09:15:48 >> ANOTHER THING, USING WOOD LOOK CERAMIC TILE ALL OVER THE  
09:15:52 BUILDINGS.  
09:16:01 >> IT SHOULDN'T BE IN THERE.

09:16:02 AWNINGS, MY PET PEEVES ON AWNINGS IS WHEN THEY TURN THE  
09:16:06 BUILDING ON A CORNER.  
09:16:07 THAT MAKES IT LOOK CHEAP AS HECK.  
09:16:12 I HIGHLY RECOMMEND THAT YOU DON'T ALLOW AN AWNING TO TURN  
09:16:18 THE CORNER.  
09:16:18 IT SHOULD BE ASSOCIATED WITH AN OPENING OR ENTRY OR  
09:16:22 SOMETHING OF THAT NATURE.  
09:16:24 LIGHTING, WHY DECORATIVE LIGHT POLES IN PARKING AREAS.  
09:16:29 MY THOUGHT IS, THOSE SHOULD LOOK LIKE LANDSCAPING AND THE  
09:16:32 LIGHT IS ONLY THERE FOR SAFETY AND BLACK POLE OR BRONZE POLE  
09:16:37 WITH A SHOE BOX ON TOP SHOULD BE IT.  
09:16:40 TO FOLLOW THAT, WHY CAN I NOT HAVE A LIGHT POLE AND  
09:16:46 LANDSCAPE PARKING ISLAND?  
09:16:48 THE WAY I READ IT, IT SAYS I CAN'T.  
09:16:52 I DON'T UNDERSTAND THAT.  
09:16:54 YOU KIND OF WANT THE LIGHT POLES TO GO AWAY.  
09:16:57 ARCHITECTURAL LIGHT POLES SHOULD BE CLOSE UP TO THE BUILDING  
09:17:00 OR WITHIN WALKWAYS.  
09:17:02 IT SHOULDN'T BE USED THROUGHOUT.

09:17:04 PARKING GARAGES, ANOTHER PET PEEVE OF MINE.  
09:17:09 PARKING GARAGES LOOK LIKE PARKING GARAGES WHEN THE CORNERS  
09:17:13 OF THE BUILDINGS ARE OPEN AND NOT DEFINED FROM THE TOP TO  
09:17:16 THE BOTTOM.  
09:17:17 WHEN YOU CAN SEE THROUGH THE CORNER OF THE BUILDING, THERE  
09:17:19 IS NO BUILDING OUT THERE UNLESS IT'S GOT GLASS THAT LOOKS  
09:17:24 LIKE THAT.  
09:17:26 THAT'S A FIRST GIVEAWAY THAT IT'S PARKING GARAGE AND IT  
09:17:30 REALLY HURTS THE NEIGHBORHOOD.  
09:17:31 THE OTHER THING IS THAT WHAT I THINK YOU SHOULD BE SAYING IS  
09:17:35 THAT PARKING GARAGES SHOULD LOOK LIKE BUILDINGS, NOT LIKE  
09:17:39 PARKING GARAGES.  
09:17:44 >> THEY CAN DEFINE --  
09:17:46 >> YES.  
09:17:47 IT SHOULD BE EASY.  
09:17:50 APPEAR AS IF THEY ARE BUILDINGS AND NOT PARKING GARAGES.  
09:17:55 HAVE THE DETAILS TO MAKE THAT HAPPEN.  
09:17:57 LAST THING, MARY AND THEN WE CAN GET OUT OF HERE BECAUSE I  
09:18:00 HAVE TO GET OUT OF HERE, TOO.  
09:18:01 I HAVEN'T EATEN SINCE LUNCH.  
09:18:04 AUTOMOBILE SERVICE STATIONS, CANOPY SHALL NOT BE FLAT.  
09:18:10 WAWA DOESN'T HAVE A FLAT CANOPY.  
09:18:13 UNDER THIS SCENARIO, THE WAWA GOOSE WING WOULD BE  
09:18:18 APPROVABLE.  
09:18:20 >>Mary Gibbs: NO.

09:18:24 >> THAT'S NOT A FLAT ROOF.  
09:18:27 >>Mary Gibbs: I UNDERSTAND.

09:18:28 >> IT'S PITCHED.  
09:18:29 IT CAN BE PITCHED TO WHATEVER YOU WANT.  
09:18:31 WHAT I WOULD DO IS SHOULD NOT BE FLAT OR SINGLE SLOPE.  
09:18:38 I WOULD ADD MINIMUM TO SLOPES ON THE LONG SLIDES AND MINIMUM  
09:18:43 OF ROOF DETAILS XXX IN ORDER TO BREAK THAT UP.  
09:18:47 THAT'S I THINK WHERE YOU WANT TO GO, NOT FLAT.  
09:18:51 I TURN IT THIS WAY, I COVERED MYSELF.  
09:18:56 THAT'S IT.  
09:18:57 I DID A CURSORY REVIEW.  
09:18:59 I'M SURE THAT'S MORE.  
09:19:00 THAT JUST GIVES YOU SOME IDEAS.  
09:19:02 I THANK YOU FOR HEARING ME.  
09:19:04 >>Mary Gibbs: IF YOU HAVE ANYTHING THAT YOU CAN SEND IN  
09:19:07 WRITING, THAT'S GREAT.  
09:19:14 >>Tammy Duran: WE HAVE ONE E-COMMENT TO READ.  
09:19:16 >>Barry Jones: MOVING ALONG.  
09:19:20 >> MARY SHIVELY FROM THE CASCADES OF ESTERO.  
09:19:24 WE NEED MORE NATURAL LAND FOR PRESERVES FOR ANIMALS, CLEAN  
09:19:26 WATER, AIR, ET CETERA.  
09:19:28 WE FEAR THAT ESTERO HAS ALREADY BECOME OVERBUILT AND  
09:19:32 OVER-COMMERCIALIZED.  
09:19:33 PLEASE STOP ALL THE MULTIFAMILY BUILDINGS AND UNNEEDED  
09:19:36 COMMERCIAL BUILDINGS.

09:19:37 LET'S UTILIZE THE VACANT PROPERTIES EVEN IF THEY REQUIRE  
09:19:40 REMODELING.  
09:19:41 WE WOULD LIKE OUR COMMENTS SHARED AT ALL THE MEETINGS.  
09:19:45 REALIZE THAT THE STAFFING RESTRICTS THE FLOW OF MONEY WHICH  
09:19:49 IS A FUNDAMENTALLY TO ALL THOSE INVOLVED.  
09:19:52 PLEASE, PLEASE CALM THINGS DOWN FOR THE SAKE OF THE FUTURE  
09:19:55 GENERATIONS.  
09:19:56 THERE ARE OTHER COMMUNITIES WHERE TO BUILD.  
09:19:59 THANK YOU, VILLAGE OF ESTERO.  
09:20:00 THAT'S IT.  
09:20:01 >>Barry Jones: THANK YOU VERY MUCH.  
09:20:02 THANK YOU, EVERYBODY, FOR DEALING WITH THIS.  
09:20:05 I KNOW THIS HAS NOT BEEN SHORT OR FUN OR EASY, BUT IT'S  
09:20:08 IMPORTANT.  
09:20:11 >> REALLY GOOD FOR KRISTIN'S FIRST MEETING.  
09:20:15 >> WE COULD JUST ADJOURN THE MEETING AND GO AND RAID AL'S  
09:20:19 WINE CLOSET.  
09:20:20 >>Barry Jones: MOTION TO ADJOURN?  
09:20:22 DO WE HAVE A SECOND?  
09:20:31 >> SECOND.  
09:20:32 >>Barry Jones: ALL IN FAVOR AYE.  
09:20:34 [ SOUNDING GAVEL ]  
09:20:34

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.