

VILLAGE OF ESTERO DESIGN REVIEW BOARD MEETING
WEDNESDAY, DECEMBER 9, 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.

05:35:19 >>Barry Jones: WE'LL GO AHEAD AND GET STARTED WITH SOME OF
05:35:22 THE PARLIAMENTARY ITEMS, FOR LACK OF A BETTER TERM.
05:35:25 WE'LL CALL THIS TO ORDER AND DO THE PLEDGE OF ALLEGIANCE.
05:35:31 [PLEDGE OF ALLEGIANCE]
05:35:53 >>Barry Freedman: HERE.
05:35:54 >>William Glass: HERE.
05:36:03 >>Kristin Jeannin: HERE.
05:36:05 >> BOARD MEMBER SHEELEY IS ABSENT.
05:36:07 BOARD MEMBER WALLACE?
05:36:08 CHAIRMAN JONES?
05:36:11 >>Barry Jones: HERE.
05:36:12 CAN WE HOLD UP A NOTE FOR JIM TO SEE?
05:36:20 CALL HOME.
05:36:21 MOTION FOR APPROVAL OF THE AGENDA THIS EVENING?
05:36:28 >> SO MOVED.
05:36:29 >> SECOND.
05:36:31 >>Barry Jones: ALL IN FAVOR SAY AYE.

05:36:33 APPROVED.
05:36:36 FIRST THING UNDER BUSINESS IS THE CONSENT AGENDA WITH THE
05:36:41 ITEMS FROM THE MEETINGS -- I DID A QUICK READ-THROUGH.
05:36:49 NOTHING MUCH OF SUBSTANCE.
05:36:51 NO BIG GROUNDBREAKING DECISIONS.
05:36:55 MOTION TO APPROVE?
05:36:57 >> SO MOVED.
05:36:58 >> SECOND.
05:36:58 >>Barry Jones: ALL IN FAVOR SAY AYE.
05:37:00 WE'RE DONE WITH THAT.
05:37:02 NOW, THE FIRST THING IS A PUBLIC INFORMATION HEARING.
05:37:09 WOULD THE STAFF LIKE TO INTRODUCE THE PROJECT?
05:37:14 >>Mary Gibbs: TAMMY, DO WE HAVE THE FIFTH THIRD BANK PEOPLE
05:37:18 ONLINE?
05:37:27 >> MR. WALLACE IS NOW ATTENDING WITH AUDIO.
05:37:33 >>Barry Jones: DO WE NEED TO DO THE UPDATE ROLL CALL OR IS
05:37:36 THAT SUFFICIENT FOR THE RECORD?
05:37:39 >> THE RECORD WILL REFLECT HE GOT ON AUDIO.

05:37:42 >>Mary Gibbs: JUST AS AN INTRODUCTION, THIS IS A PUBLIC
05:37:46 INFORMATION MEETING.
05:37:47 THERE'S NO VOTE ON THIS.
05:37:49 THERE'S NO EX PARTE OR CONFLICT DECLARATIONS.
05:37:54 THIS IS A REQUEST BY THE FIFTH THIRD BANK.
05:37:57 THEY ARE PROPOSING TO DO A SMALL BANK IN THE MIROMAR
05:38:01 OUTLETS.

05:38:02 PART OF THE PROPERTY THAT RIGHT NOW IS THE PARKING LOT.
05:38:05 IT'S LOCATED NORTH -- YOU KNOW WHERE THE WACHOVIA BANK IS AT
05:38:10 THE CORNER OF BEN HILL AND CORKSCREW AND IT'S NORTH OF THAT.
05:38:14 THEY WOULD LIKE TO CONSTRUCT THE BANK, AND THEY HAVE GOT A
05:38:18 PowerPoint PRESENTATION.
05:38:20 I DON'T WANT TO GIVE IN TO WHAT THEY'LL DISCUSS WITH YOU
05:38:23 TONIGHT.
05:38:24 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO THE
05:38:27 APPLICANT WHICH I THINK THE FIRST SPEAKER IS GOING TO BE
05:38:31 GREG WALDEN.
05:38:34 >> THANK YOU VERY MUCH.
05:38:37 GREG, WOULD YOU LIKE TO TAKE IT FROM THERE?
05:38:41 >> GREG WALDEN WITH THE ARCHITECTS.
05:38:45 I'M WORKING WITH THE TAMPA TEAM THAT PUT THIS TOGETHER.
05:38:48 WE'VE BEEN WORKING AGAIN FAIRLY CLOSELY WITH THE DEVELOPER
05:38:50 AND THE FIFTH THIRD TEAM.
05:38:53 FIFTH THIRD PROTOTYPE IS A FAIRLY MODERN, A LOT OF CLEAN
05:38:58 GLASS -- CLEAN LINES, A LOT OF GLASS.
05:39:02 NOT REALLY COMING INTO MEDITERRANEAN REVIVAL LOOK.
05:39:05 SO WE HAVE WORKED WITH THE DEVELOPMENT AND REALLY TAKEN A
05:39:09 LOOK AROUND THE AREA AND TRIED TO MAKE EFFORTS TO MODIFY
05:39:12 THAT PROTOTYPE SO WE'RE NOT COMING IN WITH A STRAIGHT
05:39:15 PROTOTYPE.
05:39:15 WE DO HAVE OUR CIVIL TEAM AND OUR LANDSCAPE TEAM ON HERE AS
05:39:22 WELL.

05:39:24 THE FIFTH THIRD SIGN, THE VENDOR HAS BEEN WORKING WITH THE
05:39:26 DEVELOPMENT AS WELL.
05:39:28 AGAIN, GOING TO THE EXISTING ALLOWED SIGNAGE OUT THERE IN
05:39:33 THE DEVELOPMENT AND REALLY TRYING TO PUT TOGETHER A PACKAGE
05:39:36 THAT'S GOING TO MELD WITH THE GUIDELINES OF ESTERO.
05:39:42 I DO HAVE THE PACKAGE.
05:39:48 I CAN PROJECT THAT.
05:39:49 I DON'T KNOW IF THAT'S CURRENTLY BEING PROJECTED IN THE
05:39:51 ROOM.
05:39:52 HOW WOULD YOU LIKE ME TO PROCEED WITH THAT?
05:39:55 >>Tammy Duran: YOU CAN SHARE IT ON YOUR SCREEN.
05:40:22 >> CAN EVERYONE SEE THE OPENING PAGE HERE THAT SHOWS THE
05:40:37 FRONT VIEW OF THE BENCH?
05:40:40 IT DOES SHOW THE ADDRESS OF THE LOCATION.

05:40:43 SO THIS IS A 1900-SQUARE-FOOT BRANCH.
05:40:52 IT WILL HAVE A THROUGH-WALL NIGHT DEPOSIT AND IT HAVE A VAT
05:40:58 TUBE ATTACHED TO THE WALL AT THE REAR OF THE BANK.
05:41:03 REMOTE ATM UNIT, AUTOMATIC TELLER, THAT IS ORIENTED IN
05:41:08 CONJUNCTION WITH THE ATM OR THE NIGHT DROP IN THE VAT LANE.
05:41:14 AGAIN, THIS IS THE PROTOTYPE THAT HAS QUITE A BIT OF
05:41:17 GLAZING.
05:41:17 WE HAVE MAINTAINED THE TRANSPARENCY, BUT WE HAVE ADDED THE
05:41:22 CORBELS THAT YOU'LL SEE ON THE SCREEN, THE HIP ROOF WITH THE
05:41:26 BARREL TILE.
05:41:28 AND THIS IS A MANSARD.

05:41:30 WE DID VIEW THE AREA.
05:41:32 WE'VE SEEN OTHER CONDITIONS WHERE THERE IS A MANSARD AS LONG
05:41:35 AS -- WE'RE HANDLING THE SCREENING OF OUR ROOFTOP, HVAC
05:41:40 UNITS.
05:41:44 THIS IS A RECAP OF THE PROGRAM.
05:41:48 HERE IS THE OVERALL SITE PLAN.
05:41:52 AS WE GET FURTHER INTO THIS, I WILL PASS THE BATON TO
05:41:55 INFINITY, OUR CIVIL PARTNER ON THIS JOB.
05:41:59 THEY CAN GO FURTHER INTO THE SETBACKS.
05:42:00 I WILL SPEAK TO THE ELEVATIONS HERE.
05:42:13 THIS IS THE ELEVATION THAT FACES INTO THE SHOPPING CENTER.
05:42:21 THIS WOULD BE THE REAR ELEVATION THAT COMES IN BETWEEN US
05:42:28 AND THE REAR OF THE BANK.
05:42:32 AGAIN, MANSARD ALL THE WAY AROUND.
05:42:38 NO VISIBILITY TO ROOFTOP UNITS, AND WE'VE CONTINUED THE
05:42:42 PITCH ROOF AND THE MOTIF WITH THE CORBELS, THE STUCCO FINISH
05:42:48 ON THE FIELD OF THE WALL AND THEN A STONE BASE AND STONE ON
05:42:53 THE WINGS.
05:42:53 THE PROTOTYPE FOR FIFTH THIRD, THIS ELEMENT YOU'RE LOOKING
05:42:56 AT, THE VERTICAL ELEMENT HERE AND THE VERTICAL ELEMENT HERE
05:43:00 ARE BLUE AND GREEN ACM PANELS.
05:43:04 VERY BRANDED LOOK.
05:43:06 WE HAVE MADE THOSE STONE TO FURTHER FIT IN WITH THE
05:43:09 GUIDELINES OF THOSE OF ESTERO.
05:43:11 HERE IS THE STONE VENEER, EXTERIOR PAINT COLOR AND SPANISH

05:43:23 ROOF.
05:43:24 THIS IS THE ENTRANCE TO THE BANK ONCE YOU'RE IN THE WEATHER
05:43:33 VESTIBULE.
05:43:34 THIS ENTRANCE IS REALLY AN EMERGENCY -- ONLY.
05:43:44 IT GOES INTO THE BREAK ROOM OF THE BANK.
05:43:51 THIS WILL BE THE APPROACH FROM WITHIN THE SHOPPING CENTER.
05:43:56 THE FLOOR PLAN IS PROTOTYPICAL.
05:43:59 THIS IS THE TYPICAL FLOOR PLAN OF THE BANK.
05:44:02 AS YOU CAN SEE, ON THE SIDE OF THE BRANCH THAT HAS THE ATM
05:44:07 AND THE VAT TUBE, THERE'S NOT REALLY ANY OPPORTUNITY FOR

05:44:11 FENESTRATION THERE, BUT AGAIN, WE HAVE CONTINUED, IF WE LOOK
05:44:15 AT THOSE ELEVATIONS, WE'VE CONTINUED THE ROCK WATER TABLE
05:44:21 AND THE CORBELS ALONG THAT ELEVATION.
05:44:23 THE SIGN PACKAGE REALLY SHOWS THE MONUMENT SIGN AND THE
05:44:30 DIRECTIONAL SIGNAGE AROUND THE BANK AND THEN THE BUILDING
05:44:34 SIGNAGE.
05:44:35 AND THEN THESE ARE DETAILS FROM THE SIGN PACKAGE FROM THE
05:44:41 BANK SIGN VENDOR.
05:44:43 I UNDERSTAND THROUGH THE SEPARATE SIGNAGE PERMIT, BUT WE DID
05:44:47 INCLUDE IT FOR DISCUSSION.
05:44:49 THIS IS THE DIRECTIONAL SIGNAGE.
05:45:01 TWO FOOT FOUR ON THE HEIGHTS ON THESE.
05:45:05 YOU CAN SEE AGAINST THE SCALE ON THE SIDE.
05:45:10 HERE'S SOME IMAGES OF ADJACENT PROPERTIES.
05:45:31 AGAIN, SIMILAR MOTIF, BARREL TILE, STUCCO EIFS FIELD OF THE

05:45:39 WALL, AND IN THIS CASE, IT LOOKS LIKE A SPLIT FACE AT THE
05:45:42 WELLS FARGO.
05:45:43 BUT WE'RE ACTUALLY USING A ROCK CAST PRODUCT, MORE OF A
05:45:47 NATURAL STONE LOOK.
05:45:48 I'M GOING TO GO BACK TO THE SITE AND LET INFINITY SPEAK OF
05:45:57 THE SITE ELEMENTS.
05:45:58 MARIS?
05:46:04 >> THANK YOU, GREG.
05:46:05 CAN I SHARE MY SCREEN HERE?
05:46:14 >> THE PLAN IS UP, BUT IF YOU'D LIKE TO SHARE TO CONTROL THE
05:46:19 CURSOR, I'M HAPPY TO RELINQUISH CONTROL, MARIS.
05:46:24 IT'S YOUR CALL.
05:46:30 I'LL STOP SHARING SO YOU CAN USE YOUR CURSOR ON THE SCREEN.
05:46:53 >> CAN EVERYONE SEE MY SCREEN NOW?
05:46:58 AS GREG MENTIONED, WE WOULD HAVE 1900-SQUARE-FOOT BANK
05:47:02 BRANCH WITH THE TWO DRIVE-THROUGH LANES.
05:47:06 WE ALSO HAVE PEDESTRIAN CONNECTION TO EXISTING PUBLIC
05:47:09 SIDEWALK ALONG BEN HILL GRIFFIN PARKWAY, WHICH GO ACROSS THE
05:47:13 SITE AND THE AMENITY AREA WITH THE BENCH AT THE END OF IT.
05:47:21 WE ALSO PROPOSE DUMPSTER AT THE NORTHWEST CORNER OF THE
05:47:26 SITE.
05:47:28 AS FAR AS THE PARKING REQUIREMENT, PER THE CODE, THAT IS THE
05:47:36 MAXIMUM ALLOWED NUMBER OF PARKING SPACE ON-SITE, WHICH IS
05:47:40 ONLY EIGHT SPACES.
05:47:42 SO FIFTH THIRD BANK IS SEEKING A VARIANCE TO INCREASE THE

05:47:46 TOTAL NUMBER OF PARKING SPACE ON-SITE, TEN SPACES.
05:47:52 AS FAR AS STORMWATER, PART OF THE MASTER STORMWATER
05:47:58 MANAGEMENT SYSTEM, SO WE WILL JUST TIE INTO THE EXISTING
05:48:01 SYSTEM ON-SITE.
05:48:05 I THINK THAT'S ABOUT IT AS FAR AS -- STANDPOINT.
05:48:15 >>Mary Gibbs: MAY I ASK WHO THAT IS THAT'S SPEAKING RIGHT

05:48:19 NOW.
05:48:19 I'M NOT SURE WHO THAT WAS.
05:48:21 >> THIS IS MARIS WITH INFINITY ENGINEERING.
05:48:27 >>Mary Gibbs: THANK YOU.
05:48:40 >>Barry Jones: WAS THERE ANYTHING FORTHCOMING FROM THE
05:48:42 ARCHITECT OR WOULD YOU LIKE FEEDBACK AT THIS TIME?
05:48:47 >> I'LL PASS THIS ON TO OUR LANDSCAPE ARCHITECT TO TALK
05:48:50 ABOUT THE LANDSCAPE ASPECT OF THE SITE.
05:49:00 >> THIS IS PATRICK CUNNINGHAM.
05:49:01 WE CAN TALK ABOUT THE LANDSCAPE OR GET FEEDBACK RIGHT NOW IF
05:49:03 YOU'D LIKE.
05:49:04 IT'S PRETTY STRAIGHTFORWARD.
05:49:08 AT THE ENTRANCE DRIVES COMING IN FROM THE NORTH IS EXISTING
05:49:15 PALMS AND HEDGES, AND THEN THE EAST BUFFER IS ALSO EXISTING
05:49:22 WITH A FEW CHANGES HERE AND THERE, BUT IT'S PRETTY
05:49:25 STRAIGHTFORWARD, CODE MINIMUM DESIGN, LITTLE MORE THAN CODE
05:49:28 MINIMUM DESIGN.
05:49:29 >>Barry Jones: ALL RIGHT.
05:49:30 I JUST THOUGHT I WOULD ASK.

05:49:31 ANY ADDITIONAL INFORMATION FROM THE APPLICANT OR FEEDBACK
05:49:35 TIME.
05:49:41 >> I'M READY FOR FEEDBACK IF CIVIL IS.
05:49:45 >>Barry Jones: JIM WALLACE, ARE YOU ONLINE?
05:49:47 CAN YOU HEAR US?
05:49:51 >>Jim Wallace: I AM.
05:49:52 I DON'T KNOW IF YOU CAN HEAR ME.
05:49:54 >>Barry Jones: WE CAN.
05:49:55 THAT'S WHY I WANTED TO START WITH YOU AND MAKE SURE WE GOT
05:49:57 YOUR FEEDBACK.
05:50:04 >>Jim Wallace: I HAVE SOME FEEDBACK ON THE ARCHITECTURE BUT
05:50:09 NONE ON THE LANDSCAPING AND ENGINEERING.
05:50:11 >>Barry Jones: WHY DON'T YOU START WITH THE ARCHITECTURE
05:50:13 THEN.
05:50:15 >>Jim Wallace: THE ONLY COMMENTS I HAVE REALLY ON THE
05:50:17 ARCHITECTURE IS I GUESS IT WOULD BE THE EAST ELEVATION.
05:50:27 THERE ARE TWO THINGS THAT CAME TO BE -- ONE BIG BLANK WALL.
05:50:36 I DON'T KNOW WHETHER THAT BEGS FOR SOME SIGNAGE OR
05:50:40 SOMETHING.
05:50:41 BUT THE OTHER THING IS, I'M SURPRISED THAT THERE ISN'T A
05:50:45 CANOPY OVER THE DRIVE-THROUGH.
05:50:50 THERE SEEMS TO BE NO PROTECTION FROM RAIN.
05:50:54 WE GET FIVE MONTHS OF RAIN EVERY YEAR.
05:50:56 I WAS KIND OF SURPRISED THERE WAS NO CANOPY THERE.
05:51:00 AND THOSE ARE MY ONLY TWO COMMENTS ON THE ARCHITECTURE IS

05:51:05 THE BLANK WALL -- AND IT FACES THE ENTRANCE ROOM.
05:51:13 I WOULD HAVE THOUGHT FIFTH THIRD WOULD HAVE WANTED SIGNAGE

05:51:17 THERE OTHER THAN THE OLD MONUMENT SIGN.
05:51:20 THAT'S WHAT I WOULD DO.
05:51:21 IF NOT, SOMETHING THAT DETRACTS OR TAKES AWAY FROM THAT
05:51:27 PLAIN BLANK WALL.
05:51:29 I WOULD HIGHLY ENCOURAGE A CANOPY OVER THE DRIVE-THROUGH IF
05:51:34 THAT'S ALLOWED.
05:51:35 >> THANK YOU.
05:51:36 YES, THERE HAS BEEN FEEDBACK FROM FIFTH THIRD.
05:51:39 WHEN THIS PARTICULAR -- WHEN WE WERE DEVELOPING THIS ONE,
05:51:43 THE STANDARD PROTOTYPE DOES HAVE AN ATTACHED CANOPY.
05:51:48 WHEN THIS WAS ONE WAS MODIFIED TO USE THE FREE-STANDING ATM,
05:51:54 I THINK THERE WAS OVERSIGHT ON THAT PART.
05:51:57 WE ARE DEVELOPING A CANTILEVER CANOPY WITH HIP ROOF.
05:52:01 THAT WILL RECEIVE THE RETURN FOR THE VACUUM.
05:52:06 WE HAVE THAT IN DESIGN DEVELOPMENT.
05:52:09 WE'LL BE ADDRESSING THAT AND ALSO TAKE A LOOK AT THE
05:52:12 ELEVATION TO SEE WHAT WE CAN DO TO BEAUTIFY THAT --
05:52:18 >>Barry Jones: IS THAT TO THE NORTH WHERE THE DRIVE-THROUGH
05:52:20 IS?
05:52:23 IS THAT WHAT YOU'RE REFERRING TO?
05:52:24 >> I THINK IT'S THE EAST ELEVATION.
05:52:26 IT DOESN'T SAY HERE.
05:52:27 I BELIEVE IT IS THE EAST ELEVATION OFF THAT ENTRANCE ROAD,

05:52:31 PARTICULARLY BECAUSE IT'S AN ENTRANCE ROAD.
05:52:33 YOU WANT IT TO BE ATTRACTIVE.
05:52:35 I WOULD HAVE THOUGHT FIFTH THIRD WOULD WANT SOME OF THE
05:52:38 STREETS WITH APPROPRIATE SIGNING THERE.
05:52:41 THE BUFFER IS GOING TO HIDE THE MONUMENT SIGN QUITE LOW.
05:52:44 SO I WOULD HAVE THOUGHT FIFTH THIRD WOULD HAVE WANTED A
05:52:48 MONUMENT -- A SIGN -- SOME SIGNAGE ON THE SIDE OF THE
05:52:51 BUILDING THAT SAID FIFTH THIRD BANK TO PEOPLE ENTERING INTO
05:52:56 MIROMAR WOULD IDENTIFY MORE WAYFINDING THAN ANYTHING ELSE
05:52:59 THAT THE BUILDING IS THERE.
05:53:01 >>Barry Jones: JUST FOR THE RECORD, THAT'S ELEVATION FOUR.
05:53:06 IS THAT WHAT YOU'RE LOOKING AT?
05:53:08 >> I BELIEVE SO.
05:53:15 >>Barry Jones: I JUST WANT TO MAKE SURE EVERYBODY IS ON THE
05:53:19 SAME PAGE LITERALLY AND FIGURATIVELY.
05:53:23 >> THE ELEVATION, BARRY, WHERE THE ATMs ARE.
05:53:28 >>Barry Jones: CAN SOMEBODY SHARE SCREEN, A-0.
05:53:34 IT WOULD BE A GOOD FRAME OF REFERENCE FOR FUTURE
05:53:52 DISCUSSIONS.
05:53:57 >> THE RENDERING -- THE ONE DOWN ON THE BOTTOM LEFT.
05:54:02 I THINK THE RENDERING SHOWS IT MUCH BETTER.
05:54:14 >>Barry Jones: THAT'S THE NORTH FACE.
05:54:15 THAT'S LOOKING INTO THE SHOPPING CENTER.
05:54:17 >> I THINK THAT'S LOOKING EAST.

05:54:19 >>Barry Jones: NO, SIR, THAT'S LOOKING NORTH.

05:54:21 THAT'S WHY I WANTED TO MAKE SURE.

05:54:26 >> GO BACK TO THE SITE PLAN.

05:54:28 I THINK THAT'S EAST.

05:54:29 >> THE FRONT OF THE BUILDING IS GOING EAST.

05:54:33 >>Barry Jones: I'M ON THE WRONG ROADWAY HERE.

05:54:35 MAYBE YOU'RE CORRECT.

05:54:37 >> THE DRIVE-THROUGH IS FACING WEST RIGHT NOW.

05:54:43 >>Barry Jones: THIS HAS NORTH TO THE BOTTOM OF THE PAGE.

05:54:45 OKAY.

05:54:46 VERY GOOD.

05:54:46 >>Mary Gibbs: WE CAN GET THE MIROMAR REPRESENTATIVE TO

05:54:49 CLARIFY THAT FOR US.

05:54:50 >>Barry Jones: IT IS THE EAST.

05:54:52 I APOLOGIZE.

05:54:55 >> YES, YOU'RE RIGHT.

05:54:56 IT'S NORTH.

05:54:57 I'M SORRY.

05:54:58 I WAS INCORRECT.

05:54:59 IT IS NORTH.

05:55:11 >>Barry Jones: IT'S THE WEST.

05:55:15 >>Mary Gibbs: LET'S LABEL THE ELEVATIONS, PLEASE.

05:55:20 >> ABSOLUTELY.

05:55:21 THERE IS A NORTH ARROW ON THE PLAN AT THE BOTTOM RIGHT.

05:55:27 >> AS YOU LOOK AT THE PLAN, IT'S FACING NORTH.

05:55:30 >>Barry Jones: SO THE WEST SIDE IS WHERE THE ATM IS.

05:55:35 >> CORRECT.

05:55:38 >>Barry Jones: JIM, THAT'S THE SIDE WE'RE TALKING ABOUT,

05:55:41 RIGHT?

05:55:42 THE SIDE WITH THE ATM ON THE BOTTOM NUMBER TWO THERE.

05:55:45 THAT'S THE WEST SIDE OF THE BUILDING JUST TO BE CLEAR.

05:55:49 SORRY THAT TOOK SO LONG.

05:55:50 THAT'S WHERE YOU'RE GOING TO PUT THE CANOPY SO THAT WILL

05:55:53 HELP BREAK UP SOME OF THE WALL.

05:55:56 >> CORRECT.

05:55:57 OVER THAT VAC TUBE SO THAT BREAKS UP THE ELEMENT.

05:56:04 HIP ROOF CANOPY THAT CANTILEVERS OFF ON THE ELEVATION.

05:56:09 WE'LL -- I SEE THE TWO PANELS, I CAN SEE WHERE THOSE LOOK A

05:56:14 LITTLE SPARSE.

05:56:15 WE'LL TAKE A LOOK AT THAT AND SEE WHAT WE CAN DO TO GET A

05:56:18 LITTLE MORE EYE CANDY.

05:56:21 >>Barry Jones: TWO AND FOUR TO DO SOMETHING TO BREAK UP THE

05:56:26 BLANK WALLS.

05:56:31 >> JIM.

05:56:32 THIS IS TIM DIAL.

05:56:34 YOUR OBSERVATION IS CORRECT ABOUT THAT SIDE, BUT BECAUSE OF

05:56:39 INTEGRATION WITH THE MALL, THEY HAD, JUST LIKE FOR YOU, THEY
05:56:43 HAD TO GO THROUGH A DESIGN PROCESS WITH US, AND IT WAS
05:56:47 IMPORTANT THAT OUR SIGNAGE WAS CONSISTENT WITH THE OTHER TWO
05:56:51 BANKS THAT ARE IN THE MALL, AND ALSO, THAT ENTRY THAT COMES
05:56:55 IN OFF OF BEN HILL IS SORT OF A MAIN ENTRY TO THE MALL.

05:57:01 IF YOU GO THROUGH THERE, THERE REALLY IS NOT MUCH EXPOSURE
05:57:06 AS YOU LOOK TO THE LEFT WITH THE AMOUNT OF LANDSCAPE THAT
05:57:10 BUFFERS EACH OF THE ROAD.
05:57:15 THERE WAS A CONSCIOUS EFFORT TO MINIMIZE THE AMOUNT OF
05:57:21 SIGNAGE THAT WAS ADDED TO THE FIFTH THIRD SO WE DIDN'T GET
05:57:25 INTO A SIGNAGE WAR WITH THE WELLS FARGO AND THE BANK OF
05:57:31 AMERICA BRANCH THAT'S ALSO LOCATED ON THAT PERIMETER OF THE
05:57:37 OUTLETS.

05:57:37 >>Barry Jones: THERE'S A LOT OF THINGS THEY CAN DO TO BREAK
05:57:39 UP THE WALL BESIDES SIGNAGE.

05:57:42 WE APPRECIATE EFFORT TO MINIMIZE THE SIGNAGE.

05:57:46 THEY HAVE PLENTY OF BRANDING ON THE SITE.

05:57:51 DO WE HAVE ADDITIONAL ARCHITECTURAL COMMENTS?

05:57:53 >> YES, WE DO.

05:57:54 >>Barry Jones: PLEASE, MR. GLASS.

05:57:56 >>William Glass: I KNOW THIS IS A PROTOTYPE.

05:58:04 I LIVE IN THE WORLD OF PROTOTYPES, BUT JUST TAKING A
05:58:11 CONTEMPORARY DESIGN PROTOTYPE AND SLAPPING A TILE ROOF ON IT
05:58:16 DOESN'T WORK VERY WELL HERE, IN MY HUMBLE OPINION.

05:58:22 WE ARE MANDATED BY ESTERO TO ENFORCE THE LAND DEVELOPMENT
05:58:32 CODE.

05:58:32 NOW, WE'VE WANDERED OFF THE RESERVATION A FEW TIMES ONLY
05:58:36 WHEN WE HAD SOMEBODY COME IN HERE WITH A DESIGN THAT WAS
05:58:40 ABSOLUTELY KILLER.

05:58:42 THIS IS NOT KILLER.

05:58:44 THIS IS A CONTEMPORARY PROTOTYPE WITH A CLAY TILE ROOF
05:58:48 SLAPPED ON IT AND SOME ITALIAN BRACKETS.

05:58:51 I WOULD MAKE A SUGGESTION TO YOU THAT YOU MAY BE MORE
05:58:57 SUCCESSFUL TRYING TO USE THE FLORIDA MOTIF ON THIS BUILDING
05:59:03 RATHER THAN TRYING TO MAKE IT LOOK MEDITERRANEAN.

05:59:07 I THINK YOU WOULD BE MORE SUCCESSFUL WITH SOME BOARD AND
05:59:10 BATTEN ON THESE BLANK WALLS OR YOU CAN DO IT IN STUCCO.

05:59:14 USE SOME MORE COLOR.

05:59:16 USE A METAL RACINE ROOF.

05:59:20 YOU COULD REALLY MAKE THIS LOOK GREAT GOING A DIFFERENT
05:59:24 DIRECTION.

05:59:25 I KNOW I JUST DUMPED ABOUT FIVE GALLONS OF COLD WATER ON
05:59:28 YOUR DESIGN, BUT THIS DOESN'T DO ANYTHING FOR ME.

05:59:32 AND I UNDERSTAND PROTOTYPES.

05:59:34 I DO THEM ALL THE TIME.

05:59:37 I KNOW YOU'RE TRYING TO PUT A SQUARE PEG IN THE ROUND HALL,

05:59:41 DO A SITE ADAPT AND MOVE ON TO THE NEXT ONE.
05:59:44 BUT IN ESTERO, THAT DOESN'T FLY VERY WELL.
05:59:48 I WOULD SUGGEST SOMEBODY GET OUT AND REALLY TRY TO USE SOME
05:59:52 DESIGN EXPERTISE ON THIS AND NOT JUST THROW BRACKETS AND A
05:59:56 CLAY TILE ROOF ON IT.
05:59:58 I THINK YOU WOULD BE MORE SUCCESSFUL GOING THE OTHER ROUTE
06:00:02 RATHER THAN TRYING TO GO MEDITERRANEAN, TRYING TO GO MORE
06:00:06 FULL FLORIDA.
06:00:07 THERE ARE A LOT OF EXAMPLES AROUND THAT YOU CAN DRAW FROM,

06:00:14 AND ONE OF THE PEOPLE THAT WAS VERY SUCCESSFUL WITH IT,
06:00:17 BELIEVE IT OR NOT, WAS A WISCONSIN ARCHITECT THAT'S DOING
06:00:20 THE SENIOR LIVING COMMUNITY ON CORKSCREW ACROSS THE STREET
06:00:23 HERE.
06:00:24 I DON'T GENERALLY COMPLIMENT THE YANKEE ARCHITECTS THAT COME
06:00:29 DOWN HERE AND SHOW US HOW TO DO FLORIDA ARCHITECTURE, BUT
06:00:32 YOU DID A GREAT JOB.
06:00:34 THERE ARE OTHER THINGS.
06:00:39 IT DRIVES ME A LITTLE CRAZY WHEN I LOOK AT A PLAN AND I HAVE
06:00:42 TO LOOK AT IT FOR FIVE MINUTES TO FIND A NORTH ARROW.
06:00:46 I KNOW WHICH WAY IS NORTH, BUT I DON'T KNOW THAT EVERYBODY
06:00:48 ELSE KNOWS WHICH WAY IS NORTH.
06:00:51 I FOUND IT, BUT IT NEEDS TO BE RIGHT IN YOUR FACE.
06:00:56 THAT'S THE FIRST THING YOU LOOK FOR.
06:00:58 IT'S ONE OF THE FIVE LAWS OF ARCHITECTURE.
06:01:01 ALWAYS KNOW WHICH WAY IS NORTH.
06:01:03 AGAIN, THE LARGE EXPANSES OF ELEVATION BLANK WITH A CLAY
06:01:14 TILE ROOF, YOU CAN'T PASS THIS OFF AS MISSION ARCHITECTURE.
06:01:18 IT'S JUST NOT.
06:01:22 I THINK YOU NEED TO GET YOUR PENCILS OUT AND WORK ON IT A
06:01:25 LITTLE BIT.
06:01:27 I THINK IF YOU PLAY AROUND WITH IT, YOU CAN MAKE IT WORK.
06:01:31 >>Barry Jones: I THINK THE GENTLEMAN HERE FROM MIROMAR HAD
06:01:34 SOMETHING MAYBE FROM THE OVERLAY DISTRICT REQUIREMENTS.
06:01:40 >> FLORIDA ARCHITECTURE WOULD NOT BE ACCEPTABLE TO MIROMAR

06:01:44 AS AN ARCHITECTURAL THEME CONSISTENT WITH THE MALL.
06:01:50 WE SPECIFICALLY RULED THAT ONE OUT AS AN OPTION WHEN THEY
06:01:56 ENTERED THIS.
06:01:57 THEY DID THEIR BEST TO UTILIZE YOUR OTHER DESIGN STANDARDS
06:02:01 IN CONJUNCTION WITH MAKING IT COHESIVE WITH THE MIROMAR
06:02:07 OUTLET MALL IN COMING UP WITH THIS STYLE.
06:02:12 >>Barry Jones: WE THINK THE CHALLENGES -- I'M AN ENGINEER,
06:02:15 SO ALL I KNOW IS WHAT I'VE GATHERED THROUGH OSMOSIS OVER THE
06:02:19 YEARS.
06:02:19 IT SEEMS LIKE WE'RE TAKING A MODERN BUILDING AND TRY TO PUT
06:02:23 SOME LIPSTICK ON IT, FOR LACK OF A BETTER TERM, TO GIVE IT A
06:02:27 MEDITERRANEAN FLAVOR.

06:02:29 AND I DON'T KNOW THE SOLUTION TO THAT.
06:02:30 I'M NOT SMART ENOUGH AT ARCHITECTURE HOW TO GET FROM A TO B.
06:02:35 IT'S A SIMILAR CHALLENGE WE HAVE THAT YOU GOT PROTOTYPES
06:02:39 THAT WANT TO BUILD IN ESTERO AND YOU'VE BEEN HERE LONG
06:02:43 ENOUGH TO RECOGNIZE THAT USUALLY DOESN'T WORK.
06:02:45 >> IF YOU LOOK AT THE CHASE BANK THAT WAS RECENTLY BUILT,
06:02:52 THIS ACTUAL ARCHITECTURE IS NOT DISSIMILAR TO WHAT THE CHASE
06:02:56 BANK JUST RECENTLY COMPLETED.
06:03:00 >>Barry Jones: UP ON BEN HILL GRIFFIN.
06:03:02 >>William Glass: JUST A LITTLE FURTHER UP THE ROAD.
06:03:05 I LIKE THE MASSING OF THE BUILDING.
06:03:12 IF I DON'T SEE THE RED CLAY TILE.
06:03:16 THIS BUILDING ALMOST WANTS TO HAVE A FLAT ROOF, BUT THAT

06:03:19 WOULDN'T FLY EITHER.
06:03:29 >>Barry Jones: WHEN YOU DO COME IN FOR SUBMITTAL, WE'LL
06:03:33 DEFINITELY NEED MATERIALS AND COLOR CHIPS, BECAUSE DIFFERENT
06:03:37 PRINTERS PRINT DIFFERENT COLORS DIFFERENT COLORS.
06:03:40 IT'S ALWAYS GOOD IF YOU CAN BRING THE MATERIAL BOARD WITH
06:03:43 THE COLORS AND THE CHIPS IN.
06:03:49 I HAD A FEW QUESTIONS.
06:03:50 WE ALREADY TALKED ABOUT THE FACT THAT THERE WAS AN OVERLAY
06:03:55 DISTRICT.
06:03:55 WE TALKED A LITTLE BIT ABOUT MAKING SURE WE GOT THE PROPER
06:03:59 COLORS.
06:04:00 WE TALKED ABOUT THE CANOPY.
06:04:02 THE SIDEWALK AND THE LANDSCAPE PLANS THAT HAS A SIDEWALK
06:04:10 EXTENDING ALL THE WAY ACROSS THE STREET WHERE THE PEOPLE IN
06:04:13 THE PARKING LOT ACROSS THE STREET COULD WALK OVER TO YOUR
06:04:17 ATM, AND THE CIVIL THAT SIDEWALK STOPS AT THE PEDESTRIAN
06:04:21 AREA, SO WHAT IS THE INTENT FOR THAT SIDEWALK AS IT HEADS
06:04:25 TOWARD THE WEST?
06:04:27 IS IT CONNECTING TO THE PARKING LOT ACROSS THE STREET?
06:04:30 >> THERE IS NO INTERCONNECTED SIDEWALK WITHIN THE MIROMAR
06:04:36 OUTLETS.
06:04:37 >>Barry Jones: THERE IS NO PEDESTRIAN PATH FOR PEOPLE THAT
06:04:44 THIS WOULD BE --
06:04:46 >> BASICALLY, IT'S A WAY FOR PEOPLE TO GET FROM BEN HILL
06:04:49 GRIFFIN TO THE BANK SITE.

06:04:53 >>Barry Jones: THERE'S A DIFFERENCE BETWEEN THE LANDSCAPE
06:04:55 AND THE CIVIL PLANS AS TO WHERE THE SIDEWALK RUNS THERE.
06:04:59 >> THAT PARTICULAR INTERSECTION WOULD BE A DANGEROUS
06:05:05 INTERSECTION FOR PEDESTRIAN CROSSING RIGHT THERE, BUT IN
06:05:09 ORDER TO COMPLY WITH THE REQUIREMENTS OF THE VILLAGE, THEY
06:05:15 PROVIDED THE TWO INTERCONNECTED SIDEWALKS, BUT IT JUST
06:05:18 INTERCONNECTS WITHIN THE SAME BANK SITE.
06:05:21 WE HAVE THE SAME SITUATION AT THE BANK OF AMERICA.

06:05:26 THEY HAVE SIDEWALKS JUST INTEGRAL TO THEIR OWN PLAN.
06:05:30 >>Barry Jones: SO THERE'S NO FACILITY OR CONSIDERATION FOR
06:05:33 WALK-UP ATM AT THIS SITE.
06:05:35 IT'S JUST THE DRIVE-THROUGH?
06:05:38 >> FROM BEN HILL, THERE'S ACTUALLY, THOSE SIDEWALKS PROVIDE
06:05:42 TWO OPPORTUNITIES FOR -- FROM THE SIDEWALK ON BEN HILL
06:05:45 GRIFFIN TO COME IN AND ACCESS THE ATM.
06:05:51 >>Barry Jones: IS THERE AN ATM INTERNAL OR ADJACENT TO THE
06:05:54 BUILDING OR JUST AT THE DRIVE-THROUGH?
06:05:56 THERE IS AN ATM IN THE VESTIBULE.
06:06:04 >> IT LOOKS LIKE THE CIVIL PLAN IS SHOWING ONE AND THE
06:06:06 LANDSCAPE PLAN SHOWING TWO.
06:06:07 AND THE CIVIL PLAN IS SHOWING A SIDEWALK ON THE NORTH END.
06:06:20 >>Barry Jones: THERE'S SOME INCONSISTENCIES.
06:06:25 >> THE SIDEWALK TO THE NORTH BE REMOVED BECAUSE IT DIDN'T
06:06:29 SERVE A PURPOSE AND IT ACTUALLY REDUCED THE ABILITY TO
06:06:32 LANDSCAPE BUFFER THAT ENTRANCE ROAD.

06:06:38 AND SO -- CENTRALLY LOCATED SIDEWALK THAT INTERCONNECTS TO
06:06:46 BEN HILL GRIFFIN PARKWAY.
06:06:51 >> IF I'M HAVING DINNER AT NAPLES FLAT BREAD AND I WANT TO
06:06:55 GET MONEY OUT OF THE BANK, I CAN'T GET THERE ON FOOT.
06:06:58 >> YOU CAN GET THERE ON FOOT.
06:06:59 THERE'S NO DESIGNATED PEDESTRIAN ACCESS ANYWHERE WITHIN THE
06:07:03 MALL OUTSIDE OF THE SHOPS.
06:07:10 >> I WOULD SUGGEST THAT'S THE WRONG ANSWER.
06:07:14 >>Barry Jones: TRY TO ENCOURAGE PEDESTRIAN CONNECTIVITY IN
06:07:19 THE EVENT THERE'S SHARED PARKING DURING CHRISTMAS SEASON OR
06:07:25 WHATEVER WHEN THE BANK CLOSES AT NIGHT AND THE SHOPS ARE
06:07:29 FULL.
06:07:29 I'M SURE THERE WOULD BE PEOPLE PARKING WANTING TO CROSS THE
06:07:33 STREET.
06:07:33 I THINK WE NEED TO LOOK HARD AT PEDESTRIAN INTERCONNECTIVITY
06:07:40 AND MAKE SURE IT'S TAKEN INTO CONSIDERATION.
06:07:43 IT'S FUNNY, BECAUSE I THINK THIS IS ONE OF THE FIRST ONES
06:07:49 THAT'S COME IN IN MIROMAR IN A LONG TIME.
06:07:54 I'VE BEEN HERE A FEW YEARS AND I DON'T RECALL ONE COMING IN
06:07:57 FOR MIROMAR.
06:07:58 >> CORRECT.
06:07:59 MIROMAR HAS BEEN THERE QUITE A LONG TIME.
06:08:03 >>Barry Jones: YES, THEY HAVE.
06:08:04 THE LAST ITEM I HAD, IF THERE WAS GOING TO BE CONNECTIVITY
06:08:13 TO THE WEST, THAT IT WOULD BE -- THAT THE CROSSWALK WOULD BE

06:08:17 THERE.
06:08:20 SO THAT'S LEFT TO BE DETERMINED.
06:08:22 THE SIGNAGE, I LOOKED AT THE SIGNAGE REAL QUICK AND I DIDN'T
06:08:25 SEE THAT IT MET THE ARCHITECTURAL REQUIREMENT AT ALL OR THE

06:08:30 20%.

06:08:33 SO ENCOURAGE YOUR SIGN DESIGNER TO FAMILIARIZE THEMSELVES

06:08:38 WITH ESTERO'S DESIGN STANDARDS AND I'M SURE STAFF CAN HELP

06:08:42 WALK THEM THROUGH THAT, IF NEED BE.

06:08:44 LANDSCAPE, PLEASE.

06:08:59 >> I HAVE A QUESTION.

06:09:00 ALONG THE NORTH SIDE BUFFER, THE PLAN IS SHOWING PINK

06:09:08 TABEBUIAS GOING IN.

06:09:10 IS THAT'S WHAT ON THE NORTH END OF THAT ISLAND ON THE OTHER

06:09:14 SIDE OF THE STREET?

06:09:16 SORT OF WHAT'S OFF OF THE PLAN.

06:09:19 >> I BELIEVE THERE ARE OAKS THERE, MA'AM.

06:09:21 THERE ARE THE DATE PALMS IN THE CENTER AND THE CENTER MEDIAN

06:09:28 AND WE HAVE THE DATE PALMS ON OUR SIDE.

06:09:31 AND ON THE NORTH SIDE OF THE ENTRANCE DRIVE, THERE ARE OAKS.

06:09:36 AND SABAL PALM CLUSTER.

06:09:40 >>Kristin Jeannin: IF THAT SIDEWALK IS COMING OUT, IT MIGHT

06:09:45 BE NICE TO MATCH THAT ON BOTH SIDES, TO MATCH WHAT THEY ARE

06:09:48 DOING ON THE NORTHERN SIDE OF THAT SINCE THERE IS AN

06:09:51 ENTRANCE AND ALREADY THAT EFFORT TO KEEP THE SYLVESTERS

06:09:55 CONSISTENT.

06:10:02 ALSO, THIS KIND OF ALSO TIES IN WITH THE CIVIL COMMENT.

06:10:08 I CAN SEE YOU MADE AN EFFORT TO SCREEN THE DUMPSTER THE

06:10:18 PODOCARPUS ON THE OTHER SIDE.

06:10:21 IF THE SIDEWALK STAYS IS THERE AN OPPORTUNITY TO MAYBE SHIFT

06:10:23 THE DUMPSTER SOUTH SO WE CAN FIT THOSE PLANTINGS CLOSER TO

06:10:27 THAT?

06:10:29 IF NOT THE SIDEWALK GOES AWAY, IT'S AN OBVIOUS MOVE, THE

06:10:35 PLANTS COME CLOSER TO THE STRUCTURE.

06:10:38 AND THEN JUST SOME SUGGESTIONS ABOUT PLANT TYPES THAT DO --

06:10:45 FROM MY EXPERIENCE.

06:10:52 A LOT OF THESE PLANTS ARE GREAT.

06:10:55 GOOD OPTIONS.

06:10:57 I'D LIKE TO SEE IN GENERAL COMMERCIAL SITES HAVE A LITTLE

06:11:02 BIT HIGHER STANDARD.

06:11:04 THAT'S KIND OF WHAT I'M TRYING TO GET TO HERE.

06:11:06 FLAX LILY, I THINK THOSE DO BETTER IN A 30-INCH SPACING

06:11:13 RATHER THAN 24.

06:11:14 I KNOW THEY ARE A SMALL PLANT, BUT WHEN THEY ARE SPACED

06:11:18 FARTHER APART, THEY LOOK NICER.

06:11:20 THEY HAVE MORE ROOM TO BREATHE.

06:11:22 THEY GET LESS DISEASE.

06:11:24 SO I'D LIKE TO SEE 30 OR 36-INCH SPACING ON THOSE.

06:11:29 THE JUNIPER.

06:11:31 YOU HAVE A LOT OF JUNIPER GOING IN THERE.

06:11:34 MOST OF MY CLIENTS DON'T WANT TO SEE JUNIPER.

06:11:39 I GET IT.
06:11:40 IT'S A NICE ALTERNATIVE TO SOD.
06:11:41 NICE LOW GROUND COLOR.
06:11:45 MAYBE A GOLDEN CREEPER AS AN ALTERNATIVE.
06:11:48 ALSO, INDIAN HAWTHORNE, THEY HAVE BEEN -- WE'VE BEEN HAVING
06:11:53 ISSUES WITH CHILEAN -- ON THOSE, SO YOU SEE ON THE
06:11:59 COMMERCIAL SITES, LIKE HALF OF THEM ARE DYING OUT.
06:12:03 SOME ALTERNATIVE TO THAT WOULD BE ADVISABLE.
06:12:07 THAT'S ALL I HAVE.
06:12:09 AND THEN I GUESS PROBABLY, I DON'T KNOW IF IT'S EVEN A
06:12:14 POSSIBILITY, BUT ON THAT WEST SIDE OF THE BUILDING THAT WAS
06:12:19 AN ISSUE, PROBABLY CAN'T WORK, BUT BECAUSE OF JUST THE
06:12:26 ENGINEERING AND THE FLOW, IF THAT'S A DRIVE-UP WINDOW, I'M
06:12:31 NOT SURE, BUT THERE'S ABSOLUTELY NO PLANTING ON THAT SIDE
06:12:35 EITHER, WHICH I THINK IS PART OF THE PROBLEM.
06:12:37 IF THAT IS A POSSIBLE OPTION, I THINK IT SHOULD BE
06:12:45 CONSIDERED.
06:12:46 >> OKAY.
06:12:50 >>Barry Jones: SOMETHING LIKE THAT, SHIFT EVERYTHING TO THE
06:12:52 WEST AND EXTEND THAT CONTACT ELEMENT, WHATEVER IT IS, THE
06:12:57 ATM DRIVE-UP OUT AWAY FROM THE BUILDING AND CREATE A
06:13:02 PLANTING AISLE ADJACENT OF THE BUILDING, AND THAT OUTSIDE
06:13:07 LANE WOULD APPEAR TO HAVE -- I DON'T KNOW WHAT THEY RUN FOR
06:13:12 THEIR FIRE TRUCKS TO MAKE IT THROUGH THIS IF THAT'S REQUIRED
06:13:15 OR NOT OR WHERE THE CANOPY IS GOING TO END, BUT JUST A

06:13:19 THOUGHT.
06:13:19 IT WOULD HELP BREAK UP THAT WALL.
06:13:23 YOU COULD DO THAT WALL WITH TRELLISES, WITH LIVING VINES OR
06:13:30 SOMETHING, WITH A TWO-FOOT WIDE PLANTING AREA.
06:13:33 >> THE OTHER THING WE'VE SUCCESSFULLY USED TO BREAK UP
06:13:36 FACADES, WHERE WE'VE GOT LONG EXPANSES OF FACADE, IS JASMINE
06:13:43 GROWY WALLS ON THE WALLS.
06:13:46 IT'S DIFFICULT WHEN YOU HAVE A VERY TIGHT SPACE.
06:13:49 BUT THEY REALLY WORK OVER TIME IF THEY ARE PLANTED RIGHT AND
06:13:53 MAINTAINED AND IRRIGATED.
06:14:00 IT MIGHT BE AN IDEA.
06:14:02 >>Barry Jones: MR. FREEDMAN, YOU'RE AWFULLY QUIET OVER
06:14:06 THERE.
06:14:07 ANY THOUGHTS?
06:14:07 YOU'RE GOOD?
06:14:11 OKAY.
06:14:13 >> BARRY, IF I CAN INTERRUPT FOR A SECOND, I'M LISTENING TO
06:14:17 BILL AND I'M LISTENING TO KRISTIN, MAYBE IT WOULD BE HELPFUL
06:14:23 IF THE APPLICANT NEXT TIME WHEN THEY COME BACK, SINCE THE
06:14:29 LANDSCAPING IS SUCH A CRITICAL ACCENT ELEMENT TO SOFTEN THE
06:14:34 BUILDINGS AND COMPLEMENT THE BUILDINGS, MAYBE IN THEIR
06:14:36 RENDERINGS THEY COULD ADD THE LANDSCAPING AS PROPOSED SO

06:14:40 THAT BOTH BILL AND KRISTIN GET A FEEL FOR HOW THE TWO ARE
06:14:44 WORKING TOGETHER.
06:14:46 JUST A SUGGESTION, BUT I THINK IT WOULD BE VERY HELPFUL.

06:14:49 >>Barry Jones: I WOULD AGREE.
06:14:50 WHEN YOU SPEND ALL THAT MONEY PUTTING THE STONE TWO TO THREE
06:14:54 FEET TALL AND PUT PLANTS IN FRONT OF IT, IT LOOKS GOOD ON
06:14:57 THE RENDERINGS BUT YOU DON'T SEE IT ONCE THE PLANTS ARE IN.
06:15:01 >> SOME OF THE THINGS BILL IS CONCERNED ABOUT, MAY BE
06:15:04 SOFTENED OR COMPLEMENTED BY THE LANDSCAPING.
06:15:07 IT MAY HELP IF YOU GO TO FLORIDA -- I'M NOT PRETENDING TO BE
06:15:11 AN ARCHITECT OR LANDSCAPE ARCHITECT, BUT CERTAINLY WHEN YOU
06:15:15 SEE THE FINAL PRODUCT IN A RENDERING, YOU UNDERSTAND HOW
06:15:19 THEY WORK TOGETHER IN A RECIPE.
06:15:22 >>Barry Jones: AGREED.
06:15:23 IT'S FUNNY, BECAUSE SOME OF THE RENDERINGS HAVE PLANTS IN
06:15:27 PLACES AND SOME OF THEM DON'T.
06:15:31 ANY OTHER QUESTIONS FROM THE APPLICANT OR COMMENTS FROM THE
06:15:36 BOARD?
06:15:38 >>Mary Gibbs: STAFF.
06:15:39 I JUST HAVE A COMMENT.
06:15:41 THE STAFF IDENTIFIED SIMILAR ISSUES WITH THE PEDESTRIAN
06:15:45 CONNECTIONS, PARTICULARLY TO THE WEST AS AN ITEM FOR THE
06:15:48 APPLICANT TO LOOK AT.
06:15:51 AND THE ARCHITECTURE.
06:15:52 AND THEN MAYBE A LITTLE MORE DETAIL ON WHATEVER THE AMENITY
06:15:56 AREA IS, THEY MENTIONED A BENCH, SO MAYBE SOME DETAIL ON
06:16:00 WHAT THAT IS SUBMITTED WITH THE DEVELOPMENT ORDER FOR YOU
06:16:02 ALL TO REVIEW.

06:16:04 AND THEN I WANTED TO CLARIFY ONE STATEMENT THAT SOMEHOW
06:16:09 KEEPS GET REPEATED ABOUT NEEDING A PARKING VARIANCE FOR TOO
06:16:11 MUCH PARKING.
06:16:12 I THINK THERE WAS SOME CONFUSION WAY BACK WHEN.
06:16:17 MY OPINION, THERE'S NO NEED FOR A PARKING VARIANCE FOR TOO
06:16:20 MUCH PARKING.
06:16:21 SO I JUST WANTED TO CLARIFY THAT STATEMENT.
06:16:24 >>Barry Jones: THAT'S ONE QUESTION I FORGOT TO ASK.
06:16:26 THIS AREA IS CURRENTLY A PARKING LOT, IS THAT CORRECT?
06:16:29 >>Mary Gibbs: YES.
06:16:30 >>Barry Jones: SO IS THAT PARKING LOT NECESSARY FOR THE MALL
06:16:34 TO MEET THEIR MINIMUM OR WHEN THIS IS TAKEN OUT, THERE IS A
06:16:38 RUNNING TOTAL THAT SAYS THEY'VE GOT 500 AND THEY NEED 460,
06:16:42 SO IT DOESN'T MATTER --
06:16:44 >>Mary Gibbs: THAT'S WHAT WE'RE LOOKING AT NOW.
06:16:47 WE ARE ABOUT FOUR SPREAD SHEETS INTO IT, SO WE'RE CLOSE TO
06:16:50 GETTING THAT FIGURED OUT.
06:16:51 THIS BANK DOESN'T TAKE MUCH PARKING, BUT WE NEED TO LOOK AT

06:16:54 THE OTHER USES.
06:16:57 >>Barry Jones: DO THESE HAVE CROSS PARKING AGREEMENTS ACROSS
06:17:00 ALL THESE PARCELS THAT THEY SHARE PARKING OR ONCE THEY ARE
06:17:02 PARTED OUT, THEY ARE SOLD FEE SIMPLE OR -- IT'S A LAND
06:17:08 LEASE.
06:17:09 IS THERE A CROSS-PARKING AGREEMENT BETWEEN THE TWO?
06:17:12 SO THAT WILL HELP STAFF MAYBE.

06:17:15 >>Mary Gibbs: WE'VE BEEN WORKING WITH TIM ON THIS FOR A
06:17:18 LITTLE WHILE.
06:17:19 >>Barry Jones: I'M SURE.
06:17:20 IT'S QUITE THE PUZZLE.
06:17:24 ESPECIALLY AS ALL THE USES CONTINUE TO MORPH.
06:17:29 I JUST CAN SEE A CASE WHERE PEOPLE ARE PARKING THERE TO GO
06:17:32 TO THE RESTAURANTS OR GO TO THE MALL THAT WANT TO COME OVER
06:17:35 TO THE ATM.
06:17:36 IT'S WHAT I CALL AN ATTRACTIVE NUISANCE.
06:17:38 YOU'RE INVITING PEOPLE TO USE IT BUT YOU'RE NOT
06:17:42 ACCOMMODATING THE USE SO YOU'RE CREATING A CONFLICT THAT
06:17:44 COULD LEAD TO SOMETHING NONE OF US WANT.
06:17:48 IT'S NOT BEING PUNITIVE OR ANYTHING.
06:17:50 IT'S TRYING TO DELIVER THE BEST PRODUCT FOR EVERYBODY.
06:17:53 >> I UNDERSTAND THE THEORY.
06:17:55 BUT THERE IS A HISTORY AND SOME GRANDFATHERING.
06:18:00 IT IS AN EXISTING PARKING LOT.
06:18:02 IT'S ALREADY AN ATTRACTIVE -- I MEAN, IT'S USED CONTINUOUSLY
06:18:07 BY PEDESTRIANS THAT ARE WALKING TO THE MALL.
06:18:14 WHAT YOU'RE ASKING US TO DO WOULD BE TO REDESIGN THE OUTLET
06:18:18 PARKING FACILITY TO PROVIDE A NEW PEDESTRIAN ACCESS WITHIN
06:18:26 THE FACILITY.
06:18:27 I THINK THAT THAT IS BEYOND THE SCOPE OF SPECIFICALLY
06:18:32 ADDRESSING THIS BANK.
06:18:35 >>Barry Jones: I UNDERSTAND.

06:18:36 THANK YOU.
06:18:36 ANY OTHER COMMENTS, QUESTIONS, CONCERNS?
06:18:43 ANYBODY FROM THE PUBLIC HERE TO SPEAK?
06:18:46 SEEING NONE, HEARING NONE.
06:18:50 >> THIS IS GREG.
06:18:51 I WOULD LIKE TO SAY THANK YOU, EVERYONE, FOR YOUR COMMENTS.
06:18:55 WE DID PUT SOME EFFORT INTO THIS.
06:18:57 OUR TEAM HAS PUT SOME EFFORT INTO THIS TO DEVIATE FROM THE
06:19:01 PROTOTYPE.
06:19:01 SO WE'RE HAPPY TO GO BACK, TAKE A LOOK AT SOME OF THE
06:19:04 COMMENTS.
06:19:05 WE'RE HAPPY TO GO BACK TO THE BANK.
06:19:07 EACH OF THESE AS WE DEVIATE FROM THE PROTOTYPE, JUST LIKE
06:19:10 THE COMMITTEE -- THERE ARE COMMITTEES BACK AND FORTH WITH

06:19:14 THE DESIGN FOLKS AT THE BANK.
06:19:16 SO THAT'S WHERE WE GET TO WHERE WE WERE.
06:19:18 IT WAS CERTAINLY NOT FROM A LACK OF REVIEW, ITERATION AND
06:19:22 UNDERSTANDING.
06:19:23 SO WE WILL TAKE THESE COMMENTS BACK TO THE BANK.
06:19:28 WE WILL CERTAINLY MAKE AN EFFORT TO TAKE THEM INTO
06:19:31 CONSIDERATION AS WE GO TO THE NEXT STEPS.
06:19:35 >>Barry Jones: WE LOOK FORWARD TO SEEING YOU COME BACK IN
06:19:38 FOR YOUR PUBLIC PRESENTATION.
06:19:40 >> ABSOLUTELY.
06:19:44 >>Barry Jones: THANK YOU.

06:19:45 THE NEXT ITEM ON THE AGENDA.
06:19:52 THANK YOU, HAVE A GOOD EVENING.
06:19:54 >> THANK YOU.
06:19:54 GOOD EVENING.
06:19:58 >>Barry Jones: PUBLIC HEARING FOR THE EXTRA SPACE OF COCONUT
06:20:00 POINT, COMMERCIAL PAINT PERMIT.
06:20:07 >>Mary Gibbs: SINCE THIS IS A PUBLIC HEARING, I'M NOT SURE
06:20:09 IF NANCY IS ON THERE SOMEWHERE.
06:20:12 DO WE NEED TO SWEAR IN AND DO ALL THE NICETIES?
06:20:15 >>Nancy Stroud: YES, WE DO.
06:20:17 THIS IS NANCY.
06:20:19 IF YOU WOULD PERMIT ME, MR. CHAIR, ANYONE WHO IS GOING TO
06:20:24 GIVE TESTIMONY AT THIS PUBLIC HEARING, WOULD YOU PLEASE RISE
06:20:28 AND RAISE YOUR RIGHT HAND.
06:20:30 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU'RE ABOUT TO
06:20:33 GIVE WILL BE THE TRUTH, WHOLE TRUTH AND NOTHING BUT THE
06:20:35 TRUTH?
06:20:36 THANK YOU.
06:20:38 AND THEN ANY BOARD MEMBERS WHO HAVE HAD EX PARTE
06:20:43 COMMUNICATIONS ON THIS MATTER SHOULD DISCLOSE THEM AT THIS
06:20:46 POINT.
06:20:48 >>Barry Jones: I DON'T SEE ANY DISCLOSURES, AND I HAVE NONE.
06:21:00 >>Nancy Stroud: SO NO EX PARTE COMMUNICATIONS.
06:21:02 ARE THERE ANY CONFLICTS INVOLVED?
06:21:04 >> NO.

06:21:05 >>Barry Jones: NO CONFLICTS.
06:21:07 >>Nancy Stroud: OKAY.
06:21:08 THEN IT LOOKS LIKE WE'RE READY TO PROCEED.
06:21:14 >>Mary Gibbs: IF I CAN JUST INTRODUCE THIS, THIS IS THE
06:21:17 EXTRA SPACE STORAGE BUILDING THAT'S LOCATED SOUTH OF COCONUT
06:21:21 ROAD AND ON THE EAST SIDE OF U.S. 41.
06:21:25 YOU ALL HAD A PUBLIC INFORMATION MEETING ON SEPTEMBER 2nd
06:21:29 TO TALK ABOUT THIS.
06:21:31 THE FIRST PLAN THAT WAS SUBMITTED WAS NOT TOO WELL RECEIVED.
06:21:36 SO THE APPLICANT'S REPRESENTATIVE WENT BACK TO THE DRAWING

06:21:39 BOARD, AND HE'S GOING TO SHOW YOU THE PROGRESSION OF THE
06:21:45 ARTISTIC RENDERINGS.
06:21:47 JOE McHARRIS IS HERE TO EXPLAIN WHAT HAS HAPPENED SINCE
06:21:53 SEPTEMBER 2nd.
06:21:56 >> GOOD AFTERNOON, EVERYONE, OR EVENING.
06:21:59 I'M REPRESENTING EXTRA SPACE STORAGE.
06:22:06 THE BUILDING NEEDS ATTENTION --
06:22:11 >> CAN I INTERRUPT?
06:22:13 I CAN BARELY HERE JOE McHARRIS.
06:22:16 >> WELL, CAN YOU HEAR ME NOW?
06:22:19 >> I DO HAVE MY HEARING AIDS IN.
06:22:22 SO I PROBABLY CAN HEAR YOU NOW.
06:22:26 >> THIS IS EXTRA SPACE STORAGE, AS MARY GIBBS HAD MENTIONED.
06:22:31 AND IT IS IN DIRE NEED OF A PAINT JOB.
06:22:35 ALTHOUGH I THINK THAT IT'S ABSOLUTELY BEAUTIFUL AS IT IS

06:22:44 RIGHT NOW, TIMES HAVE CHANGED, AND THEY WANT A NEW, FRESH
06:22:51 LOOK, AND HAVE REINCORPORATED DIFFERENT COLORS INTO THEIR
06:22:58 COMPANY, WHICH WE DON'T ACCEPT ALL OF THEM.
06:23:01 SO WHAT I'D LIKE TO DO IS JUST FAMILIARIZE WITH THE SITE
06:23:08 LOCATION.
06:23:09 THAT'S U.S. 41 RIGHT NEXT TO THE NEW ALF GOING UP ON PELICAN
06:23:25 COLONY BOULEVARD, IF YOU'RE NOT FAMILIAR WITH IT.
06:23:33 I AM GOING TO POST A LITTLE WARNING.
06:23:38 THE FOLLOWING PREVIEWS CONTAIN IMAGES THAT SOME MAY BE FIND
06:23:45 GRAPHIC, UGLY AND OFFENSIVE.
06:23:47 VIEWER DISCRETION IS ADVISED.
06:23:54 THIS IS REALLY WHAT I'M REFERRING TO AT THAT POINT.
06:24:01 WHEN THIS WAS FIRST PRESENTED TO ME MANY, MANY MOONS AGO AND
06:24:06 THEY ASKED ME IF I WOULD HELP THEM, I SAID, WELL, IF YOU
06:24:11 THINK THAT'S GOING TO GET ACCEPTED INTO THE COMMUNITY,
06:24:14 THERE'S NO WAY I WANT TO BE A PART OF THIS.
06:24:18 THEY SAID, NO, WE KIND OF GOT THAT HINT FROM A FEW PEOPLE,
06:24:23 AND WE'D LIKE TO GET SOME HELP.
06:24:27 THIS WAS REALLY THE FIRST TRY.
06:24:34 AS YOU CAN SEE, IT'S COOLER GRAYS.
06:24:38 THEY WANTED TO PAINT THE ROOF BLACK, AND THEY HAVE THAT LIME
06:24:46 GREEN.
06:24:47 OF COURSE, NOT A CHANCE.
06:24:50 THE SECOND TRY WAS BETTER, A LITTLE BIT WARMER, BUT STILL
06:24:55 SOME COOL KIND OF WASHED-OUT COLORS, BUT WE STARTED TO AT

06:25:02 THIS POINT SOFTEN THE GREEN.
06:25:06 IT'S A PASTEL GREEN AND I'VE GOT COLORS HERE AND I'LL PASS
06:25:09 THOSE OUT IN JUST A MINUTE.
06:25:12 ROOF COLOR IN THE RENDERING WASN'T CORRECT.
06:25:15 IT'S NOT TERRA-COTTA.
06:25:18 IT'S A BROWN-RED.

06:25:20 AND THEN WE DIDN'T WANT A STARK WHITE.
06:25:24 WE WANTED AN OFF-WHITE SO IT'S NOT SO IMPACTFUL.
06:25:28 THIS IS THE COLOR PACKAGE THAT I'M PRESENTING.
06:25:43 SHOWING ALL FOUR SIDES.
06:25:46 JUST AN FYI, THE BLACK IS ONLY BEING USED FOR SOME OF THE
06:25:52 GROW WORK WITH THE GROWIES, INCLUDING THE ARBOR OR THE
06:25:59 TRELLIS OUT FRONT.
06:26:00 THE OTHER COLORS ARE USED, AND YOU CAN SEE, THERE'S NOT JUST
06:26:04 THREE COLORS.
06:26:05 THERE ARE MULTIPLE COLORS.
06:26:08 IT'S TO BREAK THE BUILDING DOWN BUT ALSO PROVIDE SOME
06:26:12 UNIFICATION.
06:26:13 WE LIMITED A LITTLE BIT OF THE EARTH TONE GREEN.
06:26:18 IN THIS RENDERING, WE CORRECTED THE ROOF COLOR, SO THIS IS
06:26:22 AS CLOSE TO ACTUAL AS IT WOULD BE.
06:26:26 AGAIN, WE'RE USING WARM GRAYS, AND WARM WHITES, AND WE'VE
06:26:34 REALLY TRIED TO MASS THE BUILDING DOWN LIKE PREVIOUSLY WITH
06:26:38 DIFFERENT COLORS, ALTHOUGH THIS IS A MORE UP TO TREND IN THE
06:26:44 COLOR PALETTE.

06:26:48 WE DO HAVE TO HAVE APPROVAL FROM OAK BROOK PROPERTIES, WHICH
06:26:54 WE DO HAVE A VERBAL, NOT FOR ANY OF THE SIGNAGE.
06:26:58 THE SIGNAGE UP THERE IS NOT THE EXACT SIGNAGE THAT IS ON THE
06:27:02 BUILDING, SO YOU ARE NOT APPROVING ANY SIGNAGE.
06:27:05 THE SIGNAGE UP THERE IS JUST IN PLACE OF WHAT IS REALLY
06:27:09 THERE.
06:27:11 GIVE YOU KIND OF A CONTEXT.
06:27:13 IF THEY WANT TO CHANGE THE SIGNAGE, THEY HAVE TO GO THROUGH
06:27:19 AND WE'LL GET THAT LETTER CONDITIONALLY AFTER HOPEFULLY YOU
06:27:26 GUYS APPROVE IT WITH ANY COMMENTS.
06:27:30 WE'VE TRIED TO MAKE SURE THAT THIS LOOKED GOOD FOR THE
06:27:38 COMMUNITY AND STAYS TRENDY -- NOT TRENDY, BUT ELEGANT AS
06:27:45 MUCH AS WE COULD.
06:27:48 QUESTIONS?
06:27:53 >>Barry Jones: DO WE HAVE ANY VERIFICATION FROM COCONUT
06:27:57 POINT?
06:28:02 HAVE THEY GIVEN STAFF ANY FEEDBACK?
06:28:05 >>Mary Gibbs: I HAD A QUICK CONVERSATION WITH NED DEWHIRST
06:28:09 AT OAKBROOK.
06:28:10 THIS WAS A WHILE BACK, SO HE HADN'T SEEN ALL THE ELEVATIONS.
06:28:13 HE ASKED TO SEE ALL THE ELEVATIONS, AND HE SAID
06:28:17 CONCEPTUALLY, HE WAS OKAY WITH IT, BUT THE SIGNAGE, HE
06:28:22 NEEDED TO SEE THAT AND HE WANTED TO SEE ALL THE ELEVATIONS.
06:28:26 SO THERE MAY BE SOME TWEAKING.
06:28:27 IF YOU'RE GOING TO APPROVE IT TONIGHT, WE WILL NOT ISSUE ANY

06:28:31 PAINTING PERMIT UNTIL WE GET SOMETHING IN WRITING FROM OAK
06:28:36 BROOK.

06:28:37 >> ED DOES HAVE ALL FOUR, OR ALL THE ELEVATIONS AND I SPOKE
06:28:42 WITH HIM EARLIER.
06:28:44 >>Barry Jones: THANK YOU FOR THAT.
06:28:47 OBVIOUSLY, IF THEY HAD AN OBJECTION TO IT OR WE'RE
06:28:51 REQUESTING CHANGES, IT'S SOMETHING WOULD HAVE TO COME BACK.
06:28:55 >> HE'S PRETTY MUCH ON BOARD.
06:28:57 HIS BIGGEST THING WAS, I WANT THE SIGNAGE OFF THE BUILDING.
06:29:03 >>Jim Wallace: THIS IS JIM WALLACE, IF I CAN INTERRUPT.
06:29:07 SORRY TO INTERRUPT.
06:29:08 THE PowerPoint IS NOT BEING TELECAST ON ZOOM FOR SOME
06:29:14 REASON.
06:29:16 >>Barry Jones: CAN YOU CLICK ON THE SHARE SCREEN AND PUT
06:29:18 THAT UP ON THE ZOOM?
06:29:35 >>Jim Wallace: OKAY.
06:29:36 THAT'S IT.
06:29:36 GOT IT.
06:29:37 IT LOOKS LIKE IT'S GETTING THERE.
06:29:45 THERE WE GO.
06:29:46 >>Barry Jones: YOU HAVE ALL FOUR ELEVATIONS NOW.
06:29:50 OKAY.
06:29:50 JIM, DID YOU HAVE SOME FEEDBACK TO OFFER ON THIS COLOR
06:30:01 SCHEME?
06:30:05 >>Jim Wallace: I HAD THE SAME COMMENTS THAT I HAD LAST TIME,

06:30:09 THAT THE ZONING FOR THIS STRUCTURE ASKED FOR A DEVIATION
06:30:18 BECAUSE STORAGE IS NOT ALLOWED ON U.S. 41, AND IT WAS
06:30:22 APPROVED CONDITIONAL UPON IT BEING A STEALTH DESIGN
06:30:27 BUILDING.
06:30:28 AND ALTHOUGH I MUST SAY THE NEW ELEVATIONS ARE MUCH BETTER,
06:30:37 IT CLEARLY IS OR APPEARS TO ME TO BE ONE BIG LARGE BUILDING,
06:30:43 AND IT HAS LOST THE STEALTH APPEARANCE THAT IT PREVIOUSLY
06:30:49 HAD.
06:30:50 WHEN I LOOK AT IT AND I TRIED TO LOOK AT IT ANALYTICALLY, IT
06:30:54 APPEARS THAT THE DIFFERENCE BETWEEN THE ORIGINAL ONE AND THE
06:30:57 CURRENT ONE IS PRIMARILY -- THERE ARE SOME TONES, I LOOK AT
06:31:03 THE TOWER BUILDINGS.
06:31:05 THEY WERE TAN AND NOW THEY ARE WHITE.
06:31:07 IT'S NOT A TREMENDOUS DIFFERENCE.
06:31:10 IT'S REALLY IN THE CONTRASTING COLORS THAT WERE USED TO
06:31:14 ACCENT, WHAT DO YOU CALL IT, THE UNDULATION OF THE BUILDING.
06:31:19 AND WE'VE LOST THAT.
06:31:22 I REALLY NEED TO DEFER TO THE ARCHITECT TO TALK ABOUT HOW
06:31:28 YOU DO THAT.
06:31:30 IF I LOOK AT THE U.S. 41 ELEVATION, THERE'S ONE DARK, I
06:31:35 GUESS IT LOOKS LIKE A SEDONA CLAY, DARK REDDISH-BROWN,
06:31:41 BURNISH COLOR THAT HAS DISAPPEARED, WHICH IS FINE.
06:31:44 IT DOESN'T HAVE TO BE THERE, BUT NOW THAT VERTICAL BREAK IN
06:31:49 THE BUILDING HAS ALSO DISAPPEARED.

06:31:52 AND SO NOW, INSTEAD OF COMPONENTS WHICH LOOK LIKE A VILLAGE,
06:31:59 LOOK LIKE A CONTINUATION OF CONTIGUOUS BUILDINGS, IT NOW
06:32:05 LOOKS LIKE ONE BIG BUILDING.
06:32:07 AND IN DOING SO, IT HAS LOST ITS STEALTH.
06:32:13 AND I THINK IF THAT SEDONA CLAY COLOR IS GETTING DELETED, IT
06:32:19 SHOULD BE REPLACED WITH SOMETHING THAT AT LEAST
06:32:21 DIFFERENTIATES THE NORTH END OF THE BUILDING FROM THE MIDDLE
06:32:25 END OF THE BUILDING TO THE SOUTH END OF THE BUILDING SO THAT
06:32:27 WE HAVE SOME SENSE OF HERE WE ARE BACK AT THE BEGINNING.
06:32:31 IF YOU LOOK AT THE TWO -- MY CURSOR I GUESS YOU CAN'T SEE --
06:32:37 BUT THOSE TWO VERTICAL PATCHES OF I THINK THE COLOR IS
06:32:42 SEDONA CLAY, THE REDDISH-BROWN.
06:32:45 IF YOU LOOK AT THE END COLUMN, THE OLD ONE AND THE NEW ONE
06:32:50 -- THE END COLUMN, IF YOU GO TO THE END OF THE TOWERS, IF
06:32:55 YOU WOULD, THE TOWERS ARE VERY, VERY SIMILAR.
06:32:58 ONE IS TAN AND ONE IS WHITE.
06:33:01 IT'S REALLY THOSE TWO SEDONA CLAY BUILDINGS THAT BREAK IT
06:33:06 UP.
06:33:07 I THINK IT HURTS WHEN YOU LOSE THAT.
06:33:15 >>Barry Jones: I THINK THOSE ARE EXCELLENT OBSERVATIONS.
06:33:18 IT GOES BACK TO LET'S KEEP IT SIMPLE STUPID APPROACH TO MAKE
06:33:23 ONE BUILDING LOOK LIKE A BUNCH OF SMALL BUILDINGS.
06:33:28 I'M SORRY.
06:33:38 WHO DO WE HAVE SPEAKING?
06:33:41 >>Mary Gibbs: I DON'T KNOW.
06:33:42 >>Barry Jones: OKAY.

06:33:44 >>Mary Gibbs: GHOST.
06:33:49 >>Barry Jones: BACK TO THAT LINE OF THOUGHT, USING THE
06:33:54 DIFFERENTIAL IN COLORS, MAYBE MORE OF THE DARKER GRAY FOR
06:33:59 SOME OF YOUR VERTICAL ELEMENTS TO HELP ADDRESS WHAT JIM WAS
06:34:01 TALKING ABOUT SOUNDS LIKE A REASONABLE APPROACH.
06:34:08 COLORS IN THE SCHEME RIGHT NOW THAT WOULD HELP TAKE THIS BIG
06:34:12 BUILDING AND MAKE IT LOOK SMALL.
06:34:15 >> ONE OF THE PROBLEMS IS WHEN YOU USE THE LIGHTER COLORS
06:34:17 AND THE GRAYS, THE GRAYS CAN BECOME VERY, VERY DOMINANT.
06:34:23 WE DID TRY A FEW OF THOSE.
06:34:27 I DID THE ORIGINAL COLOR SCHEME FOR THE BUILDING.
06:34:32 I KNOW EXACTLY WHAT HE'S TALKING ABOUT.
06:34:36 WHEN YOU'RE DEALING WITH WHITES AND GRAYS, IT'S A LITTLE
06:34:41 DIFFERENT.
06:34:46 >>Jim Wallace: JOE, IF WE LOOK AT THE CENTER SEGMENT OF THE
06:34:49 BUILDING WHERE THE EXTRA SPACE STORAGE IS, IT USED TO HAVE
06:34:55 THIS HORIZONTAL GREEN PAD, NOT GREEN, BUT TAN PATCH BREAKING
06:35:00 UP THE BUILDING.
06:35:01 SO THAT CENTER OF THE BUILDING LOOKED DIFFERENT THAN THE
06:35:05 ONES.

06:35:07 MAYBE IT DOESN'T HAVE TO BE EIGHT SECTIONS OR SEVEN SECTIONS
06:35:11 OR WHATEVER, BUT RIGHT NOW, IT FEELS LIKE ONE BIG BUILDING.
06:35:16 AND THAT'S NOT ORIGINALLY WAS APPROVED TO LOOK LIKE.
06:35:19 AND I UNDERSTAND WHAT YOU'RE TRYING TO ACHIEVE.
06:35:22 I THINK YOU'VE COME A LONG WAY FROM THE LIME GREEN AND

06:35:26 WHITE.
06:35:27 BUT IT STILL NEEDS SOMETHING.
06:35:29 I DON'T KNOW WHETHER IT'S BRINGING THAT TAN COLOR BACK TO
06:35:33 THE TAN COLOR -- SAND OR TAN.
06:35:37 >> TAN WOULD NOT WORK WITH THIS.
06:35:39 WE HAVE SEVEN DIFFERENT COLORS.
06:35:45 >> YOU HAVE SEVEN DIFFERENT COLORS NOW?
06:35:48 >> YES.
06:35:48 SEVEN.
06:35:50 SEVEN DIFFERENT COLORS.
06:35:52 >>Jim Wallace: WELL, I THINK YOU'RE HIDING FIVE OF THEM.
06:35:56 >> NO, WE'RE NOT.
06:35:57 IT'S THE RENDERING.
06:35:59 IF SOMEONE -- BILL, WHO'S GOT THE COLORS IN THEIR HANDS?
06:36:04 HOW MANY ARE THERE?
06:36:07 >>Jim Wallace: I HAVE TO AGREE, THE LAST THING I SHOULD BE
06:36:11 DOING IS DESIGNING YOUR BUILDING.
06:36:13 I'M NOT PRETENDING TO DO THAT.
06:36:15 I'M JUST TRYING TO EXPRESS THAT RIGHT NOW IT'S A BIG LONG
06:36:19 BUILDING.
06:36:20 >> YOU CAN'T COMPARE THIS TO WHAT WE ORIGINALLY DID.
06:36:24 I AGREE.
06:36:27 THAT WAS 15 YEARS AGO.
06:36:33 >>Barry Jones: WE CAN APPROVE THAT.
06:36:34 THAT'S BEEN APPROVED ALREADY.

06:36:36 >>Jim Wallace: WITH ALL DUE RESPECT, JUST LIKE IF I ASKED TO
06:36:41 JUST ARBITRARILY CHANGE A LAND USE FOR A PIECE OF PROPERTY
06:36:46 OR A FUNCTIONAL USE FOR A BUILDING, SOME WOULD ARGUE THAT
06:36:51 THIS WAS APPROVED TO MAKE AN EXCEPTION THAT IT WAS GOING TO
06:36:56 BE A STORAGE BUILDING ON U.S. 41 WITH -- ZONING AT THE TIME
06:37:02 BASED ON THE FACT THAT IT WOULD BE A STEALTH BUILDING.
06:37:07 IT'S NO LONGER A STEALTH BUILDING.
06:37:10 YOU HAVE TO SOMEHOW FIND A WAY TO MAKE THE ARGUMENT THAT IT
06:37:16 STILL LOOKS SOMEWHAT STEALTH RATHER THAN ONE BIG WHITE
06:37:20 BUILDING.
06:37:20 >> IT'S NOT ONE BIG WHITE BUILDING.
06:37:23 I DO APPRECIATE YOUR INPUT.
06:37:26 MAYBE I CAN TRY A LITTLE BETTER.
06:37:31 YOU PUT TOO MUCH GRAY ON IT, YOU'RE JUST GOING TO GET A
06:37:35 BATTLESHIP.
06:37:36 >>Jim Wallace: I'M JUST ONE VOICE.

06:37:39 >> -- TO SOFTEN IT.
06:37:40 THERE IS A LITTLE BIT MORE UNIFICATION IN THE BUILDING THAN
06:37:44 BEFORE.
06:37:45 I DON'T DISAGREE WITH THAT.
06:37:46 AROUND THE CORNER IS A HUGE WHITE AND GRAY BUILDING THAT
06:37:51 LOOKS GREAT, AND THAT'S THE HOSPITAL.
06:37:55 IT IS VERY STEALTHY AND STABILIZED TO THE GROUND.
06:38:01 I DO KNOW THAT THIS WAS A REZONING, AND IT WASN'T CONTINGENT
06:38:05 ON A COLOR.

06:38:06 IT WAS CONTINGENT ON THE MASSING OF THE BUILDING BECAUSE WE
06:38:10 DIDN'T PICK COLORS UNTIL LATER.
06:38:14 AND WE WORKED VERY HARD TO UNDULATE THE BUILDING AND MAKE
06:38:17 SURE THAT IT HAD ALL THOSE THINGS THAT IT'S FAMOUS FOR.
06:38:22 BUT THAT'S MY OPINION.
06:38:29 >> THIS IS MUCH MORE SUBTLE AND DEPENDENT ON SHADOW PLAY ON
06:38:32 THE BUILDING MORE THAN THE HIGH CONTRAST ON THE ORIGINAL
06:38:37 SCHEME.
06:38:38 THERE'S NOTHING WRONG WITH THAT.
06:38:41 THERE ARE MEDITERRANEAN STYLES THAT WORK VERY WELL WITH
06:38:44 SMALL INTERPLAYS OF CHANGES OF COLOR.
06:38:49 IT'S HARD TO SAY I'VE GOT THIS HIGH CONTRAST BUILDING OVER
06:38:54 HERE AND I'VE GOT THIS SUBTLE EXCHANGE OVER HERE AND ONE'S
06:38:58 GOOD AND ONE'S BAD.
06:39:00 I THINK THEY ARE BOTH FINE.
06:39:02 I THINK THIS GRAY AND GREEN JUXTAPOSITION ON HERE WITH THE
06:39:07 PANELS COULD REALLY BE HANDSOME.
06:39:11 MY FIVE CENTS.
06:39:14 >> AND IF THE SOLUTION IS YOU WANT ME TO MONOCHROME THE TWO
06:39:19 BUILDINGS BETWEEN THE CENTER SIGN WITH ONE COLOR AS OPPOSED
06:39:23 TO THE MULTICOLORED TIERING THAT I DID, WE CAN DO THAT.
06:39:31 >>William Glass: IT WOULD HELP BREAK IT UP.
06:39:33 I DON'T KNOW IF IT KILL THE OVERALL DESIGN.
06:39:35 >>Barry Jones: WHAT COLOR?
06:39:37 DARK OR MORE CONTRASTING COLOR?

06:39:39 >> JOE: THERE IS A BROWN ONE THAT I WOULD ONLY USE ON THAT.
06:39:42 >>Barry Jones: I THINK A DARKER, MORE CONTRASTING COLOR ON
06:39:45 THE ELEMENTS WOULD HELP BREAK UP THE FACE OF THAT BUILDING.
06:39:49 >> JOE: IF YOU GET TOO DARK, IT WILL GET BATTLESHIP.
06:39:54 >>William Glass: THAT'S THE PROBLEM, WHEN THEY USE A DARK
06:39:57 COLOR AND YOU HAVE ALL THESE VERY SUBTLE COLORS, THEY ALL
06:40:00 BLEND.
06:40:01 THEN YOU'VE GOT A BATTLESHIP WITH TWO BUMPS ON IT.
06:40:13 >>Kristin Jeannin: I REALLY LIKE IT AS IT IS PRESENTED.
06:40:16 THAT'S MY TWO CENTS.
06:40:19 I THINK IT'S --
06:40:22 >> IT'S DIFFERENT THAN THE OTHER ONE.

06:40:24 >>Kristin Jeannin: IT'S ANSWERING THE SOLUTION OF HOW TO
06:40:27 TRANSITION INTO THE TRENDS COMING NOW.
06:40:29 IT LOOKS MUCH CLEANER.
06:40:33 I LIKE IT.
06:40:34 I THINK IT SOLVES THE PROBLEM.
06:40:36 I LOVE THE COLORS TOGETHER.
06:40:42 I ACTUALLY LIKE THE ARRANGEMENT JUST AS IT IS, BUT I COULD
06:40:47 SEE BREAKING IT UP A LITTLE BIT IF THAT IS THE CONSENSUS, I
06:40:52 WOULD APPROVE THIS.
06:40:58 >>Barry Jones: MR. FREEDMAN, DO YOU HAVE ANY INPUT ON THIS?
06:41:02 >>Barry Freedman: MY FIRST IMPRESSION, I DON'T LIKE GREEN.
06:41:05 IT JUST DOESN'T WORK FOR ME.
06:41:07 ON THE OTHER HAND, WITH THE COMBINATION AND MAYBE AN

06:41:10 ENHANCEMENT OF WHATEVER WE'RE CALLING THE CENTERPIECES, THAT
06:41:14 MIGHT WORK.
06:41:15 TAKE THE ACCENT AWAY FROM -- I LOOK AT ALL FOUR SIDES AND I
06:41:19 SEE A LOT OF GREEN.
06:41:22 MAYBE THAT'S WHAT MY EYE DRAWS TO.
06:41:24 WAS THAT THE INTENT?
06:41:27 >> JOE: NO, YOU SHOULD HAVE SEEN IT BEFORE OR YOU DID SEE
06:41:30 IT.
06:41:35 IT'S NOT THAT MUCH GREEN, I DIDN'T FEEL.
06:41:41 SOME OF THE DOORS AND EVERYTHING.
06:41:42 A LOT OF IT YOU CAN'T EVEN SEE BEHIND THE LANDSCAPE ON THE
06:41:46 BUFFER.
06:41:46 BUT THE GREEN IS NOT THE GREEN THAT THEY ARE GOING WITH.
06:41:50 IT IS AN EARTH TONE PASTELY GREEN.
06:42:00 >>Barry Freedman: I'M NOT OBJECTING TO IT.
06:42:02 MY EYE IS DRAWN TO THE GREEN FOR SOME REASON.
06:42:06 I SEE THAT MORE THAN I SEE ANYTHING ELSE.
06:42:09 >> I SEE THE WHITE OR THE OFF WHITE.
06:42:13 >>Kristin Jeannin: I THINK ALSO, THE RENDERINGS DON'T SHOW
06:42:16 THAT THE BUFFER IS MORE SIGNIFICANT IN REALITY --
06:42:24 >> WE DIDN'T WANT THE FULL BUFFER.
06:42:25 >>Kristin Jeannin: OF COURSE.
06:42:28 I THINK --
06:42:28 >> JOE: ALSO, TO ME, GREEN IS PART OF THE LANDSCAPE THAT
06:42:32 IT'S IN, AND THIS IS PRETTY -- IT PULLS A LITTLE BIT OF THAT

06:42:36 GREEN FOLIAGE INTO THE BUILDING.
06:42:42 >>Kristin Jeannin: I'M NOT PART OF HOW IT BECAME ZONED AND
06:42:46 WHEN IT WAS ALLOWED, BUT I DON'T MIND -- IT IS ONE BUILDING.
06:42:51 THAT'S THE TRUTH OF IT.
06:42:52 SO I DON'T THINK WE NEED TO PRETEND IT'S NOT.
06:42:55 I THINK IT IS A NICELY DONE -- NICEST STORAGE FACILITY EVER.
06:43:01 >> IT IS.
06:43:01 WE'VE BEEN IN THE WALL STREET JOURNAL TWICE WITH IT AND WON

06:43:05 AWARDS.
06:43:06 >>Barry Jones: AND NOW YOU WANT TO CHANGE IT.
06:43:09 >> JOE: NO, I DON'T WANT TO CHANGE IT.
06:43:11 AT LEAST IF I'M CHANGING IT, I'M TRYING TO DO THE BEST WITH
06:43:17 THE PALETTE.
06:43:18 BELIEVE ME, THEY HAVE THREE GRAYS, AND I WAS LIKE, NO, WE
06:43:22 REALLY NEED TO BREAK THIS DOWN.
06:43:25 >>Jim Wallace: BUT, JOE, THIS IS JIM WALLACE AGAIN.
06:43:29 THE REALITY IS, YOU HAVE A REPOSE GRAY, A FUNCTIONAL GRAY, A
06:43:35 MINK, AND A COLONNADE GRAY.
06:43:39 YOU'RE SAYING THAT'S FOUR COLORS, BUT IT'S GRAY, GRAY, GRAY
06:43:43 AND GRAY.
06:43:45 >> THERE IS ZURICH WHITE.
06:43:53 THAT IS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, EIGHT
06:43:57 COLORS, INCLUDING THE BLACK FOR THE TRIM ON THE TRELLISES,
06:44:02 INCLUDING THE GREEN, AND INCLUDING THAT.
06:44:09 IT WILL BE STUNNING.

06:44:11 IT WILL BE DIFFERENT, I DON'T DISAGREE.
06:44:17 ALL THOSE COLORS WORK MAGICALLY TOGETHER.
06:44:22 SO I SAY, AGAIN, IF YOU WANT ME TO BREAK THAT FRONT DOWN, I
06:44:28 WILL DO THE PAVER STONE ALL THE WAY UP WITH A TRIM.
06:44:38 I DON'T FEEL IT NEEDS IT.
06:44:40 I WOULDN'T HAVE BROUGHT IT TO YOU IF I DIDN'T THINK IT WAS
06:44:43 THE RIGHT FIT.
06:44:45 BUT I DO HAVE PERMISSION TO ADJUST FOR EXTRA SPACE.
06:44:53 >>Barry Jones: WHICH COLOR IN THE RENDERING IS THE PAVE
06:44:56 STONE YOU WERE TALKING ABOUT?
06:44:57 WELL, WE HAVEN'T SEEN THIS BEFORE.
06:45:09 >> JOE: THIS IS UGLY BECAUSE -- THIS IS COLOR.
06:45:28 >> IT SHOULD BE THIS ONE RIGHT HERE.
06:45:30 >>Barry Jones: OKAY.
06:45:33 >> JOE: IT'S BROWNER.
06:45:35 >>Barry Jones: IF YOU TOOK THAT DARKER ELEMENT AND PUT IT ON
06:45:38 THE TWO VERTICAL WHERE THE SEDONA RED USED TO BE.
06:45:45 >> JOE: YEAH, THE ONES THAT FLANK THE EXTRA SPACE STORAGE
06:45:48 ON U.S. 41 THAT JIM HAD MENTIONED.
06:45:50 AND I WOULD PROBABLY DO A GRAY AS JUST THE BANDING AND TRIM
06:46:02 SO THAT IT'S NOT --
06:46:04 >>Barry Jones: HOW IS THAT GOING TO LOOK AGAINST THE GREEN?
06:46:07 >> JOE: IT'S FINE.
06:46:09 >>Barry Jones: MAYBE IT'S ON SOME PAGES HERE.
06:46:11 OKAY.

06:46:16 THANK YOU.
06:46:23 >>Barry Freedman: CERTAINLY LOOKS MORE LIKE ONE BIG BUILDING
06:46:26 THAN IT DID BEFORE.
06:46:27 IF THAT'S THE INTENT, THAT'S OKAY.

06:46:29 BEFORE IT LOOKED LIKE A BUNCH OF BUILDINGS.
06:46:31 NOW IT DEFINITELY LOOKS LIKE ONE BUILDING.
06:46:34 >>Barry Jones: I DON'T THINK EVER THE INTENT -- THE INTENT
06:46:36 IS TO MAKE BIG BUILDINGS LOOK LIKE SMALL BUILDINGS.
06:46:42 >> JOE: WITH THE SIMILAR COLORS, IT'S GOING TO BE MORE
06:46:46 UNIFIED.
06:46:47 THERE'S NO DOUBT WITH THAT.
06:46:48 THE OTHER ONE HAD CONTRASTING.
06:46:50 IT'S NOT GOING TO FEEL LIKE A BIG BUILDING BECAUSE IT'S GOT
06:46:53 THE LANDSCAPING.
06:46:54 IT'S GOING TO FEEL LIKE A UNIFIED BUILDING WHICH REALLY WILL
06:46:59 ACCENTUATE ITS IN AND OUTS AND WILL STILL FEEL BROKEN DOWN
06:47:06 IN MASSING.
06:47:07 I'M NOT GOING TO SAY IT'S EVEN THE SAME AS THIS.
06:47:11 IT IS DIFFERENT, BUT THIS IS ONE BUILDING ON THE OTHER ONE
06:47:15 WOULD BE ONE BUILDING, TOO.
06:47:18 THE TWO PLACES WE WERE TALKING ABOUT IS IN HERE.
06:47:22 >>Barry Jones: WHAT ABOUT THE OTHER?
06:47:24 IS THAT SEDONA RED?
06:47:28 >>Jim Wallace: IF THOSE TWO DARK SECTIONS WOULD BE REMOVED,
06:47:30 IT WOULD BE A VERY ATTRACTIVE BUILDING.

06:47:33 BECAUSE THE SECTIONS OF THE BUILDING WOULD BE IDENTIFIABLE.
06:47:36 WHAT'S HURTING THIS AND MAKING THIS LOOK LIKE OLD IS THAT
06:47:42 SEDONA CLAY SECTIONS, BUT IT'S NOT.
06:47:45 IF YOU REMOVE THEM, IT'S NOT ALL WHITE.
06:47:53 >> THE NEW COLORS ARE GRAY.
06:48:00 >>Barry Jones: DO WE HAVE A MOTION HERE?
06:48:04 >>Mary Gibbs: WE NEED TO ASK FOR PUBLIC INPUT.
06:48:07 >>Barry Jones: I'M SORRY.
06:48:08 YES.
06:48:08 ANY PUBLIC INPUT?
06:48:10 ANY COMMENTS FROM STAFF?
06:48:12 WE'VE LOOKED AT THIS AND TALKED ABOUT IT AND GOT SOME GOOD
06:48:22 FEEDBACK FROM MR. WALLACE, AND IT SEEMS THAT THE CONSENSUS
06:48:26 IS TO TRY AND USE A LITTLE BIT MORE OF THE GRAY STONE --
06:48:31 >> PAVER STONE.
06:48:31 >>Barry Jones: -- OR THE PAVER STONE ON SOME OF THE VERTICAL
06:48:35 ELEMENTS TO HELP BUST UP THE FRONTAGE ALONG 41 CONSISTENT
06:48:42 WITH THE EXISTING.
06:48:44 >> JOE: AND I AM OKAY WITH THAT.
06:48:47 >>Barry Jones: IS THAT SOMETHING IF IT WAS CONDITIONED,
06:48:51 STAFF WOULD FEEL COMFORTABLE REVIEWING BECAUSE WE'D WANT YOU
06:48:54 TO SEE IT AGAIN.
06:48:55 >>Mary Gibbs: I WOULD FEEL MORE COMFORTABLE IF WE CONTINUED
06:48:57 IT.
06:48:58 WE STILL DON'T HAVE A LETTER FROM OAK BROOK AND WE WOULDN'T

06:49:01 ISSUE A PAINT PERMIT ANYWAY.
06:49:02 I WOULD JUST FEEL MORE COMFORTABLE IF YOU CONTINUED IT TO
06:49:05 THE NEXT MEETING.
06:49:07 >>Jim Wallace: BARRY, CAN I SAY THAT I THINK NO DOUBT JOE IS
06:49:12 EXTREMELY CAPABLE, AND WE ALL KNOW THAT.
06:49:17 SO RATHER THAN US TRY TO OVER-SPECIFY WHAT WE'D LIKE TO SEE
06:49:26 TO MAKE IT ACCEPTABLE, I THINK HE UNDERSTANDS THAT WE'RE
06:49:31 LOOKING FOR HIS THIRD VERSION IS SO MUCH BETTER AND
06:49:35 TERRIFIC, BUT IT'S NOT QUITE THERE.
06:49:38 CAN YOU LEAVE IT TO THEM TO COME BACK TO US AND SAY, GEE, IF
06:49:44 WE JUST TWEAKED THIS OR JUST DO THIS, OR, HEY, WE HAVE
06:49:47 ANOTHER IDEA AND I THINK IT'S GOING TO MAKE IT ACCEPTABLE TO
06:49:51 US RATHER THAN US SIT HERE ON A ZOOM MEETING AND TRY TO
06:49:56 DESIGN A BUILDING.
06:49:59 >>Barry Jones: WITH THAT, JOE, YOU MIGHT LIKE TO MAKE A
06:50:03 REQUEST FOR A CONTINUANCE.
06:50:06 >> JOE: THE BUILDING IS REALLY IN BAD NEED OF PAINT JOB.
06:50:09 WE'RE TRYING TO GET THIS DONE BEFORE THERE'S DAMAGE.
06:50:12 YOU GOTTA DO WHAT YOU GOTTA DO.
06:50:15 I HAVE NO -- I WOULD ASK THAT I GET ON THE NEXT ONE NO
06:50:22 MATTER WHAT BECAUSE WE HAD TO GO THROUGH COVID WITH THIS.
06:50:28 BECAUSE THEY WEREN'T TAKING MEETINGS.
06:50:30 IT'S BEEN EIGHT, NINE MONTHS.
06:50:33 >>Barry Jones: MARY, I CAN'T SPEAK.
06:50:36 MARY IS THAT POSSIBLE TO PUT HIM ON THE NEXT AGENDA?

06:50:39 >>Mary Gibbs: YEAH, I HAVE A FEW THINGS BUT I CAN MAKE SURE
06:50:42 TO GET HIM ON THE AGENDA.
06:50:44 JANUARY 13.
06:50:44 >>Barry Jones: SHE CAN PUT YOU AT THE TOP OF THE AGENDA.
06:50:49 >> IT WAS NICE BECAUSE THEY PUT ME ON THIS ONE UNEXPECTEDLY.
06:50:53 >>Barry Jones: IF YOU CAN GET THE REVISED TO HER -- APPROVAL
06:51:00 FROM OAK BROOK TO HER IN TIME, I GUESS WE COULD MOVE FORWARD
06:51:05 WITHOUT THE APPROVAL, BUT SHE CAN'T ISSUE THE PERMIT WITHOUT
06:51:08 THE APPROVAL.
06:51:09 AND, YES, IT HAS COME A LONG, LONG WAYS.
06:51:16 I THINK THE FIRST ONE LOOKS LIKE AN AVOIDANCE IN
06:51:18 MINIMIZATION ARGUMENT WHERE YOU PUT YOUR FIRST BUILDING
06:51:21 RIGHT IN THE MIDDLE OF THE CYPRESS HEAD AND SAY, WELL,
06:51:25 THAT'S ONE OPTION.
06:51:26 SOMETHING TO SCARE THE CHILDREN WITH.
06:51:29 >> JOE: NO, IT WAS JUST TO SHOW HISTORY.
06:51:33 IT DID SCARE ME.
06:51:36 >>Mary Gibbs: SCARED ME.
06:51:38 >> JOE: I STILL THINK THIS BUILDING LOOKS GREAT AS IS.
06:51:42 >> I THINK IT WORKS VERY WELL AS IS.
06:51:45 I UNDERSTAND IT DOESN'T HAVE THE COMPANY COLORS THEY WANT.
06:51:48 >> JOE: NO.

06:51:49 I'LL TALKING ABOUT THE WAY WE PRESENTED IT.
06:51:56 THE.
06:51:56 >>William Glass: CAN I GET TWO SECONDS IN?

06:51:59 YOU'RE GETTING A LOT OF SWEATING ON THE NORTH AND WEST SIDE
06:52:02 WHERE IT'S GOING BLACK.
06:52:05 I MAY HAVE AN ADDITIVE YOU CAN PUT IN THE PAINT THAT WILL
06:52:09 STOP THAT.
06:52:10 IT'S AN INSULATION MATERIAL.
06:52:13 THE BUILDING IS SWEATING DURING THE DAY WHEN THE SUN COMES
06:52:16 IN AND HITS IT, IT'S GOING TO MOLD.
06:52:19 HOW MANY YEARS HAS IT TAKEN FOR THAT TO HAPPEN?
06:52:23 I MAY HAVE AN ADDITIVE YOU CAN PUT IN THE PAINT.
06:52:27 >> I'VE SEEN THE ADDITIVE.
06:52:28 I'LL LET HIM KNOW THAT'S AN OPTION.
06:52:35 >>William Glass: YOU'LL HAVE MORE PROBLEM THE LIGHTER YOU
06:52:38 GO.
06:52:38 THE LIGHTER YOU GO, THE MORE IT SHOWS.
06:52:42 >>Barry Jones: DO WE HAVE A REQUEST FOR CONTINUANCE?
06:52:45 >> JOE: I'LL HAVE TO REQUEST THE CONTINUANCE, YES.
06:52:48 >>Barry Jones: OKAY.
06:52:49 WE APPRECIATE YOU WORKING WITH US, JOE.
06:52:52 >>Mary Gibbs: NANCY, DO WE NEED A MOTION TO CONTINUE TO
06:52:54 JANUARY 13th?
06:52:55 >>Nancy Stroud: I SUGGEST A MOTION SO THERE'S NO ISSUE ABOUT
06:53:00 ADVERTISING OR WHATEVER.
06:53:04 A MOTION TO CONTINUE TO A TIME CERTAIN WHICH WOULD BE
06:53:12 JANUARY 13.
06:53:14 >>Mary Gibbs: DOES SOMEBODY WANT TO MAKE THAT MOTION?

06:53:17 >>Barry Jones: DO WE NEED ONE?
06:53:21 >>Nancy Stroud: I RECOMMEND YOU HAVE --
06:53:23 >>Mary Gibbs: NEED A MOTION.
06:53:25 >>Barry Jones: SO I MAKE A MOTION THAT WE ACCEPT THE
06:53:27 APPLICANT'S REQUEST FOR A CONTINUANCE UNTIL THE JANUARY 13
06:53:31 AGENDA.
06:53:32 >> SECOND.
06:53:32 >>Barry Jones: ALL IN FAVOR SAY AYE.
06:53:34 JIM?
06:53:35 >>Jim Wallace: AYE.
06:53:38 >>Barry Jones: THANK YOU.
06:53:39 ALL OPPOSED SAY --
06:53:44 >> WE'RE NOT MEETING AGAIN UNTIL THE 13th OF JANUARY.
06:53:48 >>Mary Gibbs: UNLESS YOU WANT TO MEET ON CHRISTMAS, WHICH I
06:53:51 DON'T.
06:53:52 >>Barry Jones: YEAH, THAT MIGHT BE A TOUGH BABYSITTER TO
06:53:55 GET.
06:53:55 NEXT ITEM ON THE AGENDA IS THE LAND DEVELOPMENT CODE

06:54:03 WORKSHOP.
06:54:04 >>Mary Gibbs: I WOULD LIKE TO INTRODUCE THIS JUST TO REMIND
06:54:08 YOU ALL, THIS IS THE FINAL PORTION OF THE LAND DEVELOPMENT
06:54:13 CODE.
06:54:13 ALL THE WORKSHOPS WE'VE HAD OVER THE PAST THREE MONTHS, THIS
06:54:17 IS THE FINAL COUPLE OF CHAPTERS OF THE LAND DEVELOPMENT
06:54:20 CODE.

06:54:21 AND WE HAVE THE CONSULTANTS HERE TO DO A PowerPoint, BUT I
06:54:27 WOULD LIKE TO SAY I KNOW THAT THE MEETING, THAT LAST MONTH'S
06:54:32 MEETING WE HAD THE BRUNT OF THE CHAPTER, THE LANDSCAPING,
06:54:35 THE ARCHITECTURE, AND VERY LARGE AMOUNT OF CHAPTERS TO GO
06:54:39 THROUGH.
06:54:40 TONIGHT I DON'T THINK WILL BE AS PAINFUL BECAUSE IT'S A MUCH
06:54:44 SHORTER CHAPTER.
06:54:46 I WANTED TO THANK EVERYBODY FOR THE COMMENTS AT THE LAST
06:54:49 MEETING BECAUSE WE'VE GOTTEN SOME E-MAILS SINCE THEN.
06:54:51 WE GOT COMMENTS FROM JIM WALLACE AND WE GOT ALL OF YOUR
06:54:55 COMMENTS, AND WE GOT SOME FORMER DESIGN REVIEW BOARD
06:54:58 MEMBERS' COMMENTS, AND WE'RE WORKING ON THEM NOW TO GO BACK
06:55:01 TO COUNCIL TO PROPOSE POSSIBLY SOME REVISIONS TO THE CODE
06:55:06 BASED ON THOSE COMMENTS.
06:55:07 TONIGHT, WE'RE HERE TO TALK ABOUT CHAPTER 2 PRIMARILY, WHICH
06:55:11 IS THE PROCESSES CHAPTER, AND TO CUT TO THE CHASE, BECAUSE I
06:55:15 KNOW YOU'VE ALL HAD A LONG DAY.
06:55:19 WE'VE BEEN WORKING SINCE 7:30 THIS MORNING.
06:55:21 EVERYBODY IS GETTING A LITTLE GRUMPY BECAUSE THE MEETINGS GO
06:55:24 LATE.
06:55:25 THERE'S PROBABLY ONE ITEM THAT IS A MAJOR CONCERN TO ALL OF
06:55:29 YOU IN THE CHAPTER 2, WHICH WE'RE GOING TO COVER, WHICH IS
06:55:32 THE PROPOSAL TO COMBINE THE PLANNING AND ZONING BOARD AND
06:55:35 DESIGN REVIEW BOARD INTO ONE BOARD.
06:55:37 SO WE WANT YOUR COMMENTS AND THOUGHTS ON THAT WHEN WE GET TO

06:55:41 THAT DISCUSSION.
06:55:42 AND WE HAD A FIRST PUBLIC HEARING WITH THE COUNCIL THIS
06:55:48 MORNING WHERE WE REVIEWED ALL THE CHAPTERS.
06:55:50 WHEN WE GOT TO THAT, WE KIND OF BROUGHT UP SOME OF THE
06:55:53 DESIGN REVIEW BOARD SUGGESTIONS, BUT WE SAID WITH REGARD TO
06:55:57 THIS COMBINING OF THE COMMITTEES THAT WE DID NOT HAVE A
06:56:01 MEETING YET WITH THE DESIGN REVIEW BOARD.
06:56:03 SO I WOULD LIKE TO GET YOUR THOUGHTS BACK TO COUNCIL BEFORE
06:56:06 THEY HAVE ANOTHER MEETING.
06:56:08 I'D LIKE TO INTRODUCE THE CONSULTANTS.
06:56:10 I THINK THE PowerPoint WOULD PROBABLY RUN ABOUT 30
06:56:14 MINUTES.
06:56:15 I DON'T REMEMBER EXACTLY.
06:56:16 IF THERE ARE THINGS YOU'RE NOT AS INTERESTED IN, RAISE YOUR

06:56:21 HAND SO WE CAN KIND OF SKIP OVER THAT, AND JUST GO INTO WHAT
06:56:25 YOU'RE IN.
06:56:27 DAVID, ARE YOU TAKING IT AWAY HERE?
06:56:33 >> I AM.
06:56:33 >>Mary Gibbs: WE CAN ONLY SEE DAVID.
06:56:36 [DOG BARKING]
06:56:39 WE CAN HEAR YOUR DOG.
06:56:41 >> THAT'S NOT MY DOG.
06:56:43 >> THAT WAS MINE.
06:56:44 SORRY ABOUT THAT.
06:56:47 >> MY VIDEO IS ON, BUT MARY, CAN YOU HEAR ME?

06:56:50 >>Mary Gibbs: WE JUST CAN'T SEE YOU.
06:56:56 >>Craig Richardson: I'LL START THE PRESENTATION.
06:56:58 I'LL COVER CHAPTER ONE.
06:57:00 NANCY IS GOING TO COVER CHAPTER TWO AND THEN DAVID IS GOING
06:57:03 TO CONCLUDE.
06:57:07 GOOD EVENING, BOARD MEMBERS.
06:57:08 THIS IS CRAIG RICHARDSON.
06:57:10 OF MARY SORT OF INTRODUCED THIS SUBJECT.
06:57:14 IF YOU'LL GO TO THE NEXT SLIDE, DAVID, JUST QUICKLY LAUNCH
06:57:18 INTO CHAPTER ONE.
06:57:19 THERE ARE THREE CHAPTERS THAT -- I SHOULD SAY TWO AND A PART
06:57:24 OF THE LAST DEFINITION SECTION THAT WE COVERED TONIGHT.
06:57:29 CHAPTER ONE IS VERY SHORT, IF YOU LOOKED AT IT.
06:57:31 IT'S ABOUT TEN PAGES.
06:57:33 THERE'S A LOT OF -- I LIKE TO USE THE TERM BOILERPLATE
06:57:38 MATERIAL IN HERE, BUT CRITICAL MATERIAL TO THE CODE.
06:57:43 IN TERMS OF IDENTIFYING WHERE THE AUTHORIZATION IS, THE
06:57:46 TITLE TO THE CODE, GENERAL PURPOSE AND INTENT SECTION,
06:57:51 THINGS OF THAT NATURE.
06:57:53 I THINK THAT THE OFFICIAL ZONING MAP WAS ESTABLISHED IN THIS
06:57:57 CHAPTER.
06:57:59 GO TO THE NEXT SLIDE, DAVID.
06:58:02 I THINK THE MOST IMPORTANT COMPONENTS OF THIS SECTION IS,
06:58:05 NUMBER ONE, PROVISIONS, CALLED TRANSITIONAL PROVISIONS.
06:58:12 JUST SET OUT THE RULES FOR HOW WOULD YOU APPLY THE NEW CODE

06:58:20 VERSUS THE EXISTING CODE FOR APPLICATIONS THAT HAVE BEEN
06:58:25 DETERMINED TO BE COMPLETE, BUT ARE STILL BEING REVIEWED WHEN
06:58:31 THE NEW CODE IS ADOPTED AND BECOMES EFFECTIVE.
06:58:33 WHAT ARE YOU GOING TO DO.
06:58:35 AND THE RULE WAS SET OUT IN CHAPTER ONE, VERY
06:58:39 STRAIGHTFORWARD.
06:58:41 IF YOU HAVE SUBMITTED THE APPLICATION, DETERMINED COMPLETE,
06:58:45 YOU'RE IN THE REVIEW PROCESS, THEN YOU'RE GOING TO BE --
06:58:52 HONOR THE CURRENT REGULATIONS.
06:58:53 WE'RE NOT GOING TO CHANGE THE RULES.

06:58:55 THE OTHER THING I WOULD MENTION IS THAT THERE IS A SECOND
06:58:59 PART OF THIS TRANSITIONAL SECTION THAT JUST RECOGNIZES THE
06:59:06 VALIDITY OF EXISTING DEVELOPMENT APPROVALS AND BASICALLY
06:59:10 STATES THAT THEY WILL BE ALLOWED TO PROCEED CONSISTENT WITH
06:59:15 THE APPROVALS, TERMS AND CONDITIONS OF THE APPROVAL.
06:59:17 IF THERE IS FIRE, SUBSTANTIAL MODIFICATIONS, THEY WILL BE
06:59:25 SUBJECT TO THE NEW RULES OF THE NEW LAND DEVELOPMENT CODE.
06:59:29 THERE IS ALSO A NEW PROVISION THAT ALLOWS FOR THE COUNCIL
06:59:36 THROUGH RESOLUTION TO ALLOW FOR DEVIATIONS OR MODIFICATIONS
06:59:41 UNDER THE EXISTING LDC IN EMERGENCY SITUATIONS, LIKE THIS
06:59:46 COVID SITUATION TODAY.
06:59:49 THERE IS ALSO A NEW PROVISION THAT ALLOWS FOR OR REQUIRES
06:59:55 ANY DEVELOPER 72 HOURS BEFORE THEY START CONSTRUCTION TO
06:59:59 NOTIFY THE DIRECTOR THAT CONSTRUCTION STARTED JUST SO THE
07:00:04 TOWN IS AWARE -- OR THE VILLAGE IS AWARE THAT THAT IS GOING

07:00:09 TO HAPPEN, AND JUST TO MAKE CERTAIN THAT ALL NECESSARY
07:00:13 MITIGATION AND OTHER MEASURES HAVE BEEN TAKEN CARE OF BEFORE
07:00:19 THE CONSTRUCTION ACTIVITY STARTS.
07:00:20 THAT REALLY IS CHAPTER ONE.
07:00:22 I'LL TURN IT OVER TO NANCY, WHO IS GOING TO COVER CHAPTER
07:00:26 TWO.
07:00:30 >>Nancy Stroud: THANK YOU, CRAIG.
07:00:31 CHAPTER TWO IS A CHAPTER THAT CONSOLIDATES A LOT OF THE
07:00:35 PROCEDURES THAT ARE SCATTERED THROUGHOUT THE CURRENT
07:00:38 TRANSITIONAL LDC, AND IT WILL LOOK DIFFERENT -- DIFFERENT
07:00:43 LOOK AND FEEL THAN THE LDC THAT YOU ARE PROBABLY MORE
07:00:48 FAMILIAR WITH THAN ANY OTHER BOARD OR LAY PERSON IN THE
07:00:56 COMMUNITY.
07:00:56 BUT IT ALSO HELPED I THINK IN THE READABILITY AND
07:01:04 UNDERSTANDABILITY BECAUSE THERE ARE A NUMBER OF GRAPHICS AND
07:01:10 TABLES THAT CONSOLIDATE INFORMATION IN ONE PLACE, AND
07:01:15 HOPEFULLY BETTER EXPLAIN HOW THE VARIOUS PROCESSES WORK.
07:01:20 I'M LOOKING AT THIS SLIDE.
07:01:24 YOU WILL SEE, FOR EXAMPLE, A FLOW CHART THAT HAS BEEN
07:01:30 PREPARED FOR ALL MAJOR DECISION MAKING PROCESSES THAT WALK
07:01:34 YOU THROUGH THE BEGINNING OF THE PROCESS, WHETHER OR NOT
07:01:38 PRE-APP CONFERENCE IS MANDATORY OR PUBLIC INFORMATION
07:01:42 MEETING, AND WHO ACTUALLY REVIEWS AND RECOMMENDS OR APPROVES
07:01:52 THE ACTUAL PERMIT BEING APPLIED FOR.
07:01:56 THAT'S JUST AN EXAMPLE.

07:01:58 GOING TO THE NEXT SLIDE, THIS IS ANOTHER EXAMPLE OF HOW
07:02:04 WE'VE TRIED TO CONSOLIDATE A LOT OF INFORMATION IN ONE
07:02:08 PLACE.
07:02:08 AND REALLY, THIS IS A BENEFIT THAT WE HAVE SOME -- CLARION
07:02:15 BECAUSE THEY HAVE USED THESE KIND OF TABLES ELSEWHERE, AND
07:02:20 THEY ARE VERY WORKABLE AND ESPECIALLY FOR LAY PERSONS I

07:02:25 THINK MAKE A LOT OF SENSE.
07:02:27 THIS, FOR EXAMPLE, IS A SUMMARY TABLE OF DEVELOPMENT
07:02:30 APPLICATIONS.
07:02:31 IN ONE SPOT, YOU CAN SEE WHAT IS FURTHER DESCRIBED IN THE
07:02:39 TEXT WITHIN THE LDC.
07:02:42 IT SHOWS THE RULES OF THE DECISION MAKING BODIES FOR EACH
07:02:47 APPLICATION WHEN PUBLIC INFORMATION MEETINGS AND PUBLIC
07:02:50 HEARINGS ARE REQUIRED, FOR EXAMPLE.
07:02:52 AND WHERE THE APPEAL OF A DECISION GOES.
07:02:56 NEXT SLIDE.
07:03:00 GENERALLY IN THIS REWRITE OF THE CODE, THERE'S BEEN AN
07:03:05 EFFORT TO DELEGATE SOME MORE ADMINISTRATIVE REVIEW ON
07:03:09 SMALLER PROJECTS TO THE STAFF.
07:03:13 SMALLER PROJECTS SUCH AS DEVELOPMENT ORDERS AND SMALL ZONING
07:03:17 ITEMS.
07:03:18 AND AT THE SAME TIME, THAT DELEGATION IS GOING TO THE STAFF,
07:03:24 THE PZB AND DRB RESPONSIBILITY ARE INTEGRATED INTO ONE BOARD
07:03:32 CALLED THE PLANNING ZONING DESIGN BOARD WITH THE INTENT THAT
07:03:36 THAT BOARD WOULD REVIEW THE LARGER PROJECTS AND REVIEW IN A

07:03:41 MORE SORT OF COMPREHENSIVE WAY THE VARIOUS PERMITS THAT ARE
07:03:47 NECESSARY FOR THOSE LARGER PROJECTS.
07:03:50 IT'S SET UP TO BE SEVEN MEMBERS WITH STAGGERED TERMS OF
07:03:54 THREE YEARS.
07:03:56 WHEN WE BROUGHT THIS TO THE PZB, THERE WAS A SUGGESTION AT
07:04:01 LEAST FOR SOME TRANSITIONAL TIME PERIOD, THE BOARD SHOULD BE
07:04:05 BIGGER.
07:04:07 ONE NUMBER WAS SHOULD BE 11 BOARD MEMBERS.
07:04:11 THIS MORNING AT THE COUNCIL, IT WAS SUGGESTED THAT PERHAPS
07:04:14 THERE SHOULD BE NINE BOARD MEMBERS, BUT THAT WOULD ALLOW A
07:04:17 TRANSITION INTO EVENTUALLY A SMALLER BOARD OF SEVEN MEMBERS.
07:04:24 AND THEN ALSO, THIS SECTION CLARIFIES VARIOUS APPEAL
07:04:33 AUTHORITIES OF THE COUNCIL AND THE BOARD AND CREATES SOME
07:04:36 APPEALS WHERE THERE AREN'T ANY NOW.
07:04:39 SO IT ENABLES A LEGISLATIVE OR ADMINISTRATIVE APPEAL BEFORE
07:04:49 A DECISION IS CHALLENGED IN COURT, WHICH HOPEFULLY IT GOES
07:04:55 TO THE BENEFIT OF ALL PARTIES.
07:04:57 SO NEXT SLIDE.
07:04:59 THE GENERAL PROCEDURE SECTION SETS OUT THE BASIC, THE KIND
07:05:06 OF FOUNDATIONAL PROCEDURES FOR ALL PERMITS.
07:05:09 OF COURSE, DIFFERENT PERMITS ARE GOING TO HAVE ADDITIONAL
07:05:15 REQUIREMENTS, BUT THIS IS WHAT BASICALLY EVERYTHING WOULD GO
07:05:20 THROUGH, CLARIFY WHEN PRE-APPLICATION CONFERENCES ARE
07:05:25 REQUIRED, AND THOSE ARE REQUIRED MORE OFTEN NOW THAN IN THE
07:05:29 EXISTING TRANSITIONAL CODE WITH THE INTENT THAT THAT WILL

07:05:35 HELP TO STREAMLINE THE PROCESS AND ELIMINATE A LOT OF THE
07:05:42 NECESSITY TO KEEP COMING BACK AGAIN AND AGAIN, MAKING

07:05:48 MODIFICATIONS TO THE APPLICATION.
07:05:50 THE GENERAL PROCEDURES ALSO UPDATE REVIEW TIME FRAMES.
07:05:57 STATUTES HAVE BEEN MODIFIED OVER THE LAST SEVERAL YEARS TO
07:06:01 REQUIRE DIFFERENT TIME FRAMES, SO WE PAID ATTENTION TO THAT,
07:06:04 TO BUILD IT INTO THE NEW CODE.
07:06:06 IT ALSO CREATES ANOTHER EXAMPLE OF A CHANGE.
07:06:09 IT CREATES A TIME PERIOD FOR SPECIAL EXCEPTIONS.
07:06:16 A -- A SPECIAL EXCEPTION APPROVAL IS GOOD FOR A YEAR WITH
07:06:24 POSSIBILITY FOR ONE-YEAR EXTENSION, BUT BEFORE THE
07:06:31 EXPIRATION, THERE HAS TO BE SUBSTANTIAL PROGRESS IN BUILDING
07:06:36 THOSE SPECIAL EXCEPTIONS.
07:06:37 ON TO THE NEXT SLIDE.
07:06:44 THE GENERAL PROCEDURE ALSO REVISES PUBLIC NOTICE
07:06:46 REQUIREMENTS.
07:06:49 AND, FOR EXAMPLE, THERE'S NOW MORE ATTENTION TO POSTING OF
07:06:55 SIGNS ON THE PROPERTY WITH THE IDEA THAT THAT WOULD GIVE
07:07:00 BETTER NOTICE TO ADJACENT OWNERS ANYWAY.
07:07:04 AND OTHERWISE, NEWSPAPER ADS ARE BASICALLY CONTINUE --
07:07:13 CONTINUE TO BE GOVERNED BY THE STATUTE, AND WE'VE ALSO
07:07:17 INCLUDED REQUIREMENTS TO POST NOTICE ON THE VILLAGE WEBSITE.
07:07:23 NEXT SLIDE.
07:07:25 THE BIGGEST SECTION IS ACTUALLY THE MORE DETAILS ABOUT
07:07:33 SPECIFIC APPLICATIONS WHERE THEY VARY FROM THE GENERAL

07:07:41 PROCESS.
07:07:42 AND THERE HAVE BEEN SOME CHANGES IN HERE.
07:07:44 WE'VE HIGHLIGHTED SOME ON THE SCREEN.
07:07:49 THE EXPIRATION TIME PERIODS FOR PD MASTER CONCEPT PLANS HAVE
07:07:56 BEEN ADJUSTED SO THAT A DEVELOPMENT ORDER OR A PLAT MUST BE
07:08:01 APPROVED WITHIN FIVE YEARS FROM THE APPROVAL FOR 50% OF THE
07:08:08 APPROVED DEVELOPMENT.
07:08:09 AND THERE IS AN ABILITY TO HAVE AN EXTENSION.
07:08:14 IN THE SAME WAY A DEVELOPMENT ORDER EXPIRES IN FIVE YEARS,
07:08:16 IF NOT CONSTRUCTED OR SUBSTANTIALLY COMMENCED.
07:08:20 AND THERE'S ANOTHER ABILITY TO HAVE TWO EXTENSIONS OF TWO
07:08:25 YEARS EACH ALLOWED.
07:08:26 THIS SECTION ALSO REVISES SPECIAL EXCEPTION APPROVAL
07:08:32 STANDARDS BY INCLUDING SOME MORE SPECIFIC KINDS OF CRITERIA.
07:08:39 THE EXISTING CODE IS REALLY QUITE BROAD AND GENERAL, AND I
07:08:44 THINK THAT'S A GOOD IMPROVEMENT.
07:08:47 THE CODE CREATES A FINAL PLAN APPROVAL PROCESS, WHICH IS NOT
07:08:52 IN THE EXISTING COUNTY LDC, BUT, OF COURSE, IT'S REQUIRED IN
07:09:00 A NUMBER OF ZONING RESOLUTIONS THAT OVER THE YEARS, THE
07:09:05 COUNTY HAS APPROVED.
07:09:08 ANOTHER THING I'D LIKE TO POINT OUT IS THAT THERE'S A
07:09:11 SPECIAL PROCESS CREATED FOR APPROVALS OF BARS.
07:09:15 THIS IS SOMETHING THAT WAS REQUIRED PURSUANT TO THE
07:09:19 COMPREHENSIVE PLAN WHEN THE COUNCIL ADOPTED THE

07:09:22 COMPREHENSIVE PLAN, THEY WANTED A SPECIAL APPROVAL PROCESS.

07:09:25 SO WE'VE CREATED IT IN THE LDC.

07:09:29 NEXT SLIDE.

07:09:34 THAT'S A SUMMARY OF I THINK THE NEW THINGS IN THE

07:09:42 PROCEDURES.

07:09:42 AND I KNOW WE'RE GOING TO BE WANTING TO TALK ABOUT THE

07:09:45 CHANGE IN THE BOARD STRUCTURE.

07:09:48 I DON'T KNOW IF WE WANT TO DO THAT NOW OR WAIT UNTIL THE

07:09:51 NEXT -- I THINK THERE ARE ONLY TWO MORE SLIDES BEFORE WE'RE

07:09:54 AT THE END OF THE PRESENTATION.

07:10:02 >>David Henning: WE'LL GET TO THE END OF THE PRESENTATION

07:10:04 BRIEFLY NOW.

07:10:05 CHAPTER 10 RIGHT HERE, THE MAJORITY OF CHAPTER 10 IS

07:10:10 ACTUALLY THE DEFINITIONS THAT WERE BROUGHT FORWARD IN THE

07:10:13 PREVIOUS MODULE.

07:10:19 WHAT WAS REMAINING, AND WHAT IS IN THIS MODULE TO SEE, ARE

07:10:23 THOSE FIRST THREE SECTIONS WHICH DESCRIBE THE DIFFERENT

07:10:25 INTERPRETIVE TOOLS THAT ARE USED WITHIN THE DOCUMENT,

07:10:30 ESSENTIALLY HOW -- ARE CONSTRUCTED.

07:10:34 HOW YOU INTERPRET DIFFERENT -- [INTERFERING AUDIO]

07:10:42 REVISIONS TO BUILDING HEIGHT MEASUREMENTS WHERE DIFFERENT

07:10:45 BOARDS USING DIFFERENT RECOMMENDATIONS AND DIFFERENT

07:10:49 INTERPRETATIONS WHICH IS CAUSING SOME CONFUSION.

07:10:53 THAT IS NOW EXPLICITLY SET OUT WITHIN THIS SECTION.

07:10:58 THE RULES DENSITY INVOLVED IN THE LAND DEVELOPMENT CODE AND

07:11:02 THE COMPREHENSIVE PLAN ARE SET OUT DESCRIBING HOW ADULT

07:11:07 LIVING FACILITIES AND SIMILAR GROUP HOMES RELATE TO

07:11:10 SINGLE-FAMILY HOMES AND MORE TRADITIONAL USES.

07:11:13 WITH THIS PRESENTATION, ALL OF THE CHAPTERS HAVE NOW COME

07:11:19 BEFORE YOU IN ONE OF TWO WORKSHOPS.

07:11:21 THE DATE THAT YOU SEE ARE THE DATES THAT THEY WENT TO THE

07:11:27 VILLAGE COUNCIL.

07:11:28 HOWEVER, THERE WAS AN -- MEETING AND WORKSHOP WITH THE

07:11:33 PLANNING AND ZONING BOARD AND THIS MEETING WITH THE DESIGN

07:11:35 REVIEW BOARD AS WELL.

07:11:37 AND WE ARE SOLICITING FEEDBACK FROM THE COUNCILS AND THE

07:11:41 BOARDS.

07:11:42 THIS ACTUALLY DETAILS THE PREVIOUS THREE MEETINGS THAT WE

07:11:48 HAD, BRINGING -- ZONING BOARD, THE COUNCIL, AND TO YOU ALL

07:11:53 TONIGHT.

07:11:54 THE COUNCIL EARLIER TODAY HEARD THE PUBLIC HEARING AND THE

07:11:58 FIRST READING OF THE CODE AS A WHOLE.

07:12:01 AND I HAVE PLANNING AND ZONING BOARD WILL HEAR THEIR FIRST

07:12:04 READING ON DECEMBER 15th.

07:12:08 AND, MARY, IF I GET THE DATES WRONG, PLEASE CORRECT ME.

07:12:12 BUT THE COUNCIL DID SET ADDITIONAL DATES.

07:12:16 JANUARY 13th, A WORKSHOP TO REVIEW THE ENTIRETY OR ITEMS
07:12:21 FROM THE ENTIRETY OF THE CODE, AND THEN PUSHING THE SECOND
07:12:25 READING TO JANUARY 27th.
07:12:27 THAT'S JUST SOME FURTHER DETAIL OF WHAT'S AVAILABLE WHEN WE
07:12:31 FINALIZED THE PRESENTATION.

07:12:32 ANYONE WATCHING AT HOME, E-COMMENTS CAN BE SUBMITTED AT THAT
07:12:36 WEBSITE AND WE'LL NOW TAKE YOUR QUESTIONS AND DISCUSSION.
07:12:42 >>Mary Gibbs: AT THE COUNCIL MEETING THIS MORNING, THEY SAID
07:12:45 HELPED TO PUSH THE PUBLIC HEARING BACK IN JANUARY BECAUSE WE
07:12:48 HAD THE FIRST PUBLIC HEARING TODAY.
07:12:49 SO THEY PUSHED THE PUBLIC HEARING BACK TO JANUARY 27th,
07:12:53 AND THEY WILL FIT IN A WORKSHOP ON THE 13th.
07:12:56 BUT PUBLIC INPUT CAN BE DONE ON THE 13th OR THE 27th.
07:13:01 AND THEN I SENT AN E-MAIL TO EVERYBODY TODAY.
07:13:06 I THINK WE'RE REMINDING THEM, INTERESTED PARTIES, PLANNING
07:13:10 AND ZONING AND DESIGN REVIEW BOARD THAT THE DATES WERE
07:13:12 CHANGED FOR THE PUBLIC HEARINGS AND PUSHED BACK, AND THAT WE
07:13:17 HAVE A CONSOLIDATED DOCUMENT NOW ON OUR WEBSITE.
07:13:20 INSTEAD OF THE CHAPTER YOU GOT LAST MONTH AND YOU HAVE
07:13:23 ANOTHER CHAPTER, WE PUT IT ALL TOGETHER INTO ONE DOCUMENT.
07:13:26 THE ONLY THING THAT WAS MISSING WAS THE APPENDIX ON -- I
07:13:30 KNOW BARRY WILL LIKE THIS, BECAUSE HE'S AN ENGINEER WITH THE
07:13:33 ROAD CROSS SECTIONS.
07:13:35 AND THAT WE SENT OUT TODAY ALSO.
07:13:37 SO EVERYTHING IS PUT TOGETHER.
07:13:41 YOU SHOULD HAVE AN E-MAIL IN YOUR VILLAGE E-MAIL BOX
07:13:45 EXPLAINING IT AND INTERESTED PARTIES.
07:13:47 THAT'S IT IF YOU'VE GOT QUESTIONS OR COMMENTS, I THINK
07:13:53 EVERYBODY IS READY.
07:13:56 >>Barry Jones: THEN I'LL OPEN IT UP TO THE BOARD.

07:13:59 SINCE JIM IS ONLINE, LET'S START WITH JIM, DID YOU HAVE ANY
07:14:03 QUESTIONS OR COMMENTS?
07:14:06 >>Jim Wallace: THE ONLY I GUESS QUESTION I HAVE IS A
07:14:12 QUESTION OF CONCERN, WHICH I'LL ADDRESS TO MARY OR WHOEVER.
07:14:17 IT MAY BE, DAVID, YOU'RE THE RIGHT PERSON.
07:14:20 BUT THERE ARE GOING TO BE -- AS I WATCHED THIS GO THROUGH,
07:14:24 LITTLE THINGS LIKE HOW WE MEASURE THE HEIGHT OF A BUILDING.
07:14:28 NOW IT'S TO THE BEARING POINT AND YOU SAW A DRAWING AND IT'S
07:14:33 TO THE TOP OF THE ROOF, SUBSTANTIALLY DIFFERENT.
07:14:36 IT CAN BE FIVE, SIX FEET DIFFERENT.
07:14:38 SO WHEN THE CODE SAYS IT'S 45 FEET, WELL, NOW, THAT 45-FOOT
07:14:43 BUILDING IS 50 FEET.
07:14:44 SO ARE WE GOING TO HAVE, WHEN WE HAVE SUBSTANTIAL CHANGES
07:14:48 LIKE THAT, AND THERE ARE A PLETHARY OF THEM THROUGHOUT THE
07:14:55 CODE AS I'VE BEEN READING IT, ARE WE GOING TO HAVE -- IT'S
07:15:00 ONE THING TO WRITE IT.

07:15:01 IT'S SOMETHING ELSE TO APPLY IT.
07:15:04 AND WE DON'T WANT TO LIVE THROUGH THE HORROR, AS LEE COUNTY
07:15:07 HAS IN THE PAST WHEN THEY'VE DONE SUBSTANTIAL CHANGE TO
07:15:11 CODE, WE DON'T WANT TO LIVE THROUGH THAT HORROR SHOW, NOR DO
07:15:14 YOU WANT DEVELOPERS AND BUILDERS TO BE LOST AT WHAT THEY ARE
07:15:20 DOING OR PROFESSIONALS.
07:15:21 ARE YOU -- IS A DOCUMENT GOING TO BE PREPARED THAT
07:15:25 IDENTIFIES THE SUBSTANTIAL CHANGES?
07:15:30 OBVIOUSLY, YOU'RE NOT GOING TO LIST THEM ALL, BUT THERE ARE

07:15:33 SOME THAT ARE GOING TO BE VERY SUBSTANTIAL.
07:15:34 ARE WE GOING TO HAVE A MEATY DOCUMENT, A THOROUGH DOCUMENT
07:15:40 THAT IDENTIFIES THE SUBSTANTIAL CHANGES IN THE LDC SO THAT
07:15:46 WE CAN BRING THE PEOPLE WHO HAVE NOT BEEN INVOLVED IN IT ON
07:15:51 A DAILY BASIS AND HAVE NOT READ THIS TEN-INCH DOCUMENTS,
07:15:58 BRING THEM -- HIGHLIGHT THOSE SO THAT THEY ARE INTERPRETED
07:16:01 PROPERLY, AND WITHOUT UNDUE COST AND REVISION, FRUSTRATION
07:16:06 AND EVERYTHING ELSE TO THE PARTIES INVOLVED.

07:16:11 >>Mary Gibbs: I THINK THAT'S WHAT WE'VE BEEN TRYING TO DO
07:16:14 WITH THE PowerPoints, THE ONES THAT WE TOOK TO COUNCIL AS
07:16:19 WELL.
07:16:19 WE TRIED TO HIGHLIGHT IN THERE WHAT WE THINK THE SUBSTANTIAL
07:16:22 CHANGES ARE.

07:16:23 IF YOU LOOK AT THEM, YOU MAY THINK THERE ARE SOME THAT ARE
07:16:26 SUBSTANTIAL THAT WE DON'T.

07:16:27 SO THAT'S WHAT HELPS US.

07:16:29 BUT WE'VE BEEN LOOKING AT THE ONES AND TRYING TO HIGHLIGHT
07:16:33 IN EVERY CHAPTER WHAT WE THINK ARE THE MOST SUBSTANTIAL
07:16:36 ONES.

07:16:39 >>Jim Wallace: MY POINT REALLY IS PEOPLE -- I WOULD THINK A
07:16:42 LOT OF PEOPLE HAVE BEEN SITTING ON THE SIDELINES AND NOT
07:16:45 INVOLVED WITH EVERY VILLAGE COUNCIL MEETING, ET CETERA,
07:16:48 ET CETERA.

07:16:49 AND IT'S GOING TO BE MY GUESS IS -- AND I MAY BE WRONG AND I
07:16:54 HOPE I'M WRONG -- MY GUESS IS IT'S GOING TO BE A HUGE

07:16:57 SURPRISE, ALL THE CHANGES THAT ARE HERE, AND THERE ARE
07:17:01 THOUSANDS OF PEOPLE THAT HAVE TO BE INVOLVED, HAVE TO BE
07:17:06 AWARE OF THE CHANGES.

07:17:09 NOT A DOZEN PEOPLE.

07:17:10 THERE ARE THOUSANDS OF PEOPLE OR CERTAINLY HUNDREDS OF
07:17:12 PEOPLE THAT NEED TO BE AWARE.

07:17:15 IS THE PLAN TO HAVE ANY KIND OF DOCUMENT TO SAY HERE ARE THE
07:17:18 KEY ELEMENTS -- THE KEY CHANGES THAT YOU NEED TO BE MADE
07:17:24 AWARE OF AND GET THEM INTO THE DOCUMENT.

07:17:28 >>Barry Jones: I THINK WHAT HE'S ASKING AND SOMETHING I WAS
07:17:31 WONDERING, TOO, I'M A VISUAL LEARNER, SO I LIKE TO SEE AN
07:17:35 EXISTING VERSUS PROPOSED.

07:17:37 -- BUILDING HEIGHT TO THE CENTER LINE OF THE ROOF AND THE
07:17:40 PROPOSED SHOWS IT TO THE PEAK OF THE ROOF.
07:17:43 SHOWING THE PROPOSED -- DOESN'T DEMONSTRATE TO ME HOW IT'S
07:17:51 CHANGED, IF YOU WILL.
07:17:53 >> THE OTHER THING DONE, INDIVIDUAL MODULES, PROBABLY HAVE
07:17:57 ABOUT 800 TO A THOUSAND FOOTNOTES IN THAT DOCUMENT.
07:18:02 IF IN THE DOCUMENT THERE HAS BEEN A CHANGE, IT IS NOTED IN
07:18:06 THE INDIVIDUAL FOOTNOTES, LIKE WHEN YOU ARE READING A
07:18:10 SPECIFIC TEXT, THERE WILL BE A FOOTNOTE IF THERE'S BEEN A
07:18:13 CHANGE.
07:18:13 THOSE INTERESTED, THE DOCUMENT BEING ADOPTED, THE FOOTNOTES
07:18:17 HAVE BEEN TAKEN OUT.
07:18:18 BUT CLEARLY, THERE IS A RECORD OF ANY CHANGE IN THOSE

07:18:24 FOOTNOTES.
07:18:31 >>Jim Wallace: I APPRECIATE THAT, BUT YOU'RE VERY INVOLVED
07:18:34 AND I'M ON THE PERIPHERY.
07:18:38 THERE'S A WHOLE LOT OF OTHER PEOPLE LESS INVOLVED AND LESS
07:18:41 AWARE THAN I AM.
07:18:43 I DID A CAMPAIGN ONCE WHICH WAS WORLDWIDE, AND IT WASN'T --
07:18:48 ONLY ABOUT 30% OF THE PEOPLE UNDERSTOOD IT.
07:18:52 I SENT PEOPLE OUT TO EDUCATE THE PEOPLE AROUND THE WORLD AND
07:18:56 70 SOME ODD PERCENT OF THE PEOPLE PARTICIPATED.
07:19:00 I UNDERSTOOD FROM THERE EVERY TIME YOU MAKE VERY SIGNIFICANT
07:19:03 CHANGE, THE MOST IMPORTANT THING YOU CAN DO IS NOT THE
07:19:07 CHANGE BUT INFORMING THE PEOPLE THAT HAVE TO IMPLEMENT THE
07:19:11 CHANGE.
07:19:12 IT'S VERY, VERY IMPORTANT THAT THEY BE INVOLVED.
07:19:14 I LEARNED THAT 30 YEARS AGO BY ERROR AND MISTAKE, AND I'VE
07:19:18 NEVER FORGOTTEN IT.
07:19:19 >>Mary Gibbs: THAT'S ONE REASON WHY I'VE BEEN SENDING OUT
07:19:23 ALL THE CHAPTERS TO WHAT I CALLED THE INTERESTED PARTY.
07:19:26 THE ENGINEERS, ARCHITECTS, THE LANDSCAPE ARCHITECTS,
07:19:30 CONSULTANTS, LAND USE ATTORNEYS, INTERESTED PARTIES LIST,
07:19:34 THE ONES THAT HAVE PROJECTS IN THE VILLAGE, THE ONES THAT WE
07:19:38 KNOW ARE GOING TO HAVE PROJECTS.
07:19:39 SO WE'RE TRYING TO GET THE WORD OUT AS BEST WE CAN.
07:19:43 ONE OTHER THING THAT WE KNOW WILL PROBABLY HAPPEN IS AT
07:19:48 LEAST CRAIG FROM CLARION HAS TOLD US IN MOST CASES WHEN YOU

07:19:52 DO ADOPT A CODE -- AND THIS IS A BIG CODE -- THAT IT'S
07:19:56 EXPECTED THAT YOU WILL PROBABLY HAVE TO COME BACK WITHIN SIX
07:19:59 MONTHS BECAUSE THERE WILL BE PROBABLY SOME THINGS THAT WERE
07:20:01 MISSED OR SOME THINGS THAT WEREN'T QUITE RIGHT AND DO WHAT
07:20:05 THEY CALL A GLITCH BILL.
07:20:07 SO YOU HAVE TO COME BACK AND KIND OF FIX SOME OF THOSE
07:20:09 THINGS.
07:20:10 AND THAT'S PRETTY TYPICAL.

07:20:12 IS THAT CORRECT, CRAIG?
07:20:14 >>Craig Richardson: YEAH, THAT'S TRUE.
07:20:15 YES.
07:20:16 IT ALWAYS HAPPENS.
07:20:21 >> THAT SOUNDS GREAT, MARY.
07:20:25 >>Barry Jones: JIM, ARE YOU COMPLETE WITH YOUR QUESTIONS?
07:20:31 >>Jim Wallace: I'M DONE.
07:20:32 >>Barry Jones: MR. FREEDMAN, MR. GLASS, ANYBODY ELSE ON THE
07:20:35 BOARD HAVE THINGS THEY'D LIKE TO OFFER?
07:20:42 >>Barry Freedman: OTHER THAN THE COMBINING OF THE TWO
07:20:44 BOARDS, DID WE WANT TO DISCUSS THAT?
07:20:49 >>Barry Jones: THAT WAS ONE OF THE ITEMS ON MY LIST.
07:20:52 I KNOW RIGHT NOW, YOU'VE GOT TWO BOARDS, MARY, MEETING TWICE
07:20:56 A MONTH AND DOING TWO TO THREE HOURS AT A TIME.
07:20:59 SO YOU'VE GOT X NUMBER OF HOURS BEING INVESTED.
07:21:03 IF THAT'S GOING TO BE CONSOLIDATED INTO ONE BOARD, IS IT
07:21:06 ANTICIPATED THAT THE NUMBER OF CASES THAT THAT BOARD WOULD

07:21:09 BE HEARING WOULD BE CUT IN HALF OR WHAT KIND OF TIME
07:21:14 COMMITMENT IS THIS NEW BOARD GOING TO REQUIRE FOR THE VOLUME
07:21:17 OF WORK THAT'S IN FRONT OF THEM?
07:21:20 >>Mary Gibbs: IT'S A LITTLE DIFFICULT TO ESTIMATE BECAUSE
07:21:26 ONE OF THE PROPOSALS IN HERE IS THAT SOME OF THE THINGS THE
07:21:28 STAFF WOULD DO ADMINISTRATIVELY.
07:21:30 SO THINGS THAT WOULD COME TO THE DESIGN REVIEW BOARD, THINGS
07:21:33 YOU WEREN'T REALLY INTERESTED IN, LIKE THE CLUBHOUSE FACADE
07:21:36 CHANGE INTERNAL TO A DEVELOPMENT, THINGS THAT YOU HAVE COME
07:21:40 HERE BEFORE AND SAID, OH, WE DON'T WANT TO LOOK AT THAT
07:21:43 BECAUSE IT DOESN'T HAVE EXTERNAL CHANGE.
07:21:45 WE WOULD DO THOSE TYPE OF THINGS ADMINISTRATIVELY.
07:21:48 SO THAT WOULD REDUCE THE CASES SOMEWHAT.
07:21:50 OF COURSE, IF YOU WERE TO COMBINE THE BOARDS, YOU'VE GOT
07:21:53 PLANNING AND ZONING CASES, THEY TYPICALLY MEET ONCE A MONTH
07:21:58 FOR A COUPLE OF HOURS.
07:21:59 >>Barry Jones: ZONING CASES ARE TYPICALLY DURING WORKING
07:22:02 HOURS, IS THAT CORRECT?
07:22:04 >>Mary Gibbs: NO, THEY MEET AT 5:30.
07:22:07 THE ONLY ONES IN THE DAYTIME ARE TYPICALLY WHEN THE COUNCIL
07:22:10 HEARS ZONING.
07:22:11 PLANNING AND ZONING BOARD MEETS AT 5:30 ONCE A MONTH.
07:22:14 YOU ALL MEET AT 5:30 TWICE A MONTH, DEPENDING ON CASELOAD.
07:22:19 SO I DON'T KNOW.
07:22:21 I WOULD ANTICIPATE THERE WOULD BE AT LEAST TWO MEETINGS A

07:22:23 MONTH JUST FOR THAT WORKLOAD, EVEN THOUGH THE STAFF WILL
07:22:27 HAVE SOME ADMINISTRATIVE, I STILL THINK THERE WOULD BE
07:22:30 ENOUGH FOR TWO MEETINGS A MONTH.
07:22:31 >>Barry Jones: I THINK THE EASY ONES WENT FAST.

07:22:34 IT'S NOT THE EASY ONES THAT TAKE THE TIME.
07:22:37 >>Mary Gibbs: WE SAVE THE NOT EASY ONES FOR YOU.
07:22:41 >>Barry Jones: SO THERE WOULD BE SOME CONCERN AS TO EXACTLY
07:22:44 WHAT THE COMMITMENT WOULD BE, WHETHER THERE WOULD BE -- GOOD
07:22:53 TO CONSOLIDATE THE RESPONSIBILITIES AND THEN WHAT THAT WOULD
07:22:56 REQUIRE.
07:22:59 >>Mary Gibbs: INTERESTINGLY, I THINK THE PLANNING AND ZONING
07:23:01 BOARD HAD A VERY SIMILAR COMMENT WHEN WE TALKED TO THEM
07:23:05 ABOUT IT.
07:23:06 WHAT'S INVOLVED AND HOW WILL THAT AFFECT?
07:23:10 >>Barry Jones: THAT WAS KIND OF THE REASON IT WAS SPLIT,
07:23:12 TOO, BECAUSE ONE BOARD IS -- WELL, THEY HAVE DIFFERENT
07:23:16 RESPONSIBILITIES, OBVIOUSLY, AND THEY BRING DIFFERENT
07:23:19 TALENTS.
07:23:19 AND I THINK IF THE BOARD GETS TOO BIG, THE HEARINGS ARE
07:23:23 GOING TO EXTEND IN LENGTH, EVEN WITH SEVEN, I CAN SEE THE
07:23:30 HEARING GETTING EXTENDED IN LENGTH.
07:23:32 WHEN YOU'RE TALKING ABOUT HOW ARE WE GOING TO SERVICE THE
07:23:35 PROJECTS THAT ARE COMING IN THE DOOR WITHOUT A BACKLOG,
07:23:39 UNLESS YOU'RE SPENDING THREE TO FOUR HOURS TWICE A MONTH
07:23:43 HERE, AND JUST TRYING TO WRAP MY BRAIN AROUND THAT.

07:23:46 I IMAGINE SOME OTHERS HAVE THE SAME CONCERNS.
07:23:50 SO I DON'T KNOW --
07:23:52 >>Jim Wallace: BARRY, I THINK YOU'RE ABSOLUTELY RIGHT.
07:23:55 THIS IS JIM WALLACE.
07:23:57 SOMEBODY TALKED ABOUT THE SIZE OF THE BOARD, WE'VE SEEN WHAT
07:24:00 HAPPENS WHEN WE DON'T HAVE A LANDSCAPE ARCHITECT ON BOARD.
07:24:03 YOU KNOW, YOU HAVE PEOPLE WITHOUT THE EXPERTISE AND THE
07:24:06 SKILL SET TRYING TO COMMENT ON IT AND REALLY NOT BEING ABLE
07:24:09 TO OFFER THE APPLICANT ANY GOOD ADVICE.
07:24:12 SO YOU ALWAYS NEED TWO PEOPLE FOR ZONINGS -- FOR QUORUM, SO
07:24:16 YOU NEED TWO ENGINEERS, TWO PLANNERS, TWO LANDSCAPE
07:24:20 ARCHITECTS, TWO ARCHITECTS, AND PROBABLY, OBVIOUSLY, I
07:24:24 THINK, IT'S A GOOD IDEA TO HAVE A DEVELOPER OR TWO ON BOARD.
07:24:28 THAT'S TEN PEOPLE RIGHT THERE IF YOU'RE GOING TO HAVE TWO
07:24:31 PEOPLE IN CASE ONE OF THEM IS AWAY, WE SHOULDN'T PUNISH THE
07:24:35 APPLICANT THAT WE DON'T HAVE AN ARCHITECT AT THE REVIEW
07:24:38 MEETING BECAUSE HE'S GOT A COLD.
07:24:41 WE ALWAYS WANT TO BE SURE WE HAVE AT LEAST ONE PERSON WITH A
07:24:45 SPECIFIC SKILL SET AT THE MEETING.
07:24:47 SO I THINK THIS IS A VERY BIG BOARD.
07:24:50 I THINK IT'S 10 OR 11 PEOPLE.
07:24:53 >>Barry Jones: YOU BROUGHT UP A VERY GOOD POINT AND I WAS
07:24:56 CURIOUS.
07:24:58 THIS BOARD, REQUIREMENT FOR ARCHITECT, ENGINEER, TWO
07:25:01 ARCHITECTS, ENGINEER.

07:25:04 ARE THERE ELEMENTS THAT ARE DEFINED FOR THE NEW BOARD AS TO
07:25:08 WHAT THE MINIMUM REQUIREMENTS ARE?
07:25:10 >>Mary Gibbs: I THINK NANCY WROTE IT TO BE A LITTLE MORE
07:25:14 FLEXIBLE.
07:25:17 NANCY, CAN YOU SPEAK TO IT?
07:25:20 >>Nancy Stroud: YES, THERE ARE NO REQUIREMENTS OF CERTAIN
07:25:24 NUMBERS OF PROFESSIONS TO BE ON THE BOARD, BUT THE BOARD HAS
07:25:31 TO HAVE A MEMBERSHIP OF DIVERSE BACKGROUNDS, AND WHEREVER
07:25:36 POSSIBLE, PRIOR EXPERIENCE IN ANY NUMBER OF PROFESSIONS,
07:25:41 LAND USE PLANNING, ENVIRONMENTAL ENGINEERING, ARCHITECTURE,
07:25:46 LANDSCAPE ARCHITECTURE.
07:25:47 SO THERE'S MORE FLEXIBILITY IN THE APPOINTMENT OF THIS
07:25:53 BOARD.
07:25:54 AND HOPEFULLY MORE SUCCESS AT BEING ABLE TO OBTAIN QUORUMS
07:26:01 AND GET DECISIONS.
07:26:03 >>Jim Wallace: I THINK THAT'S A SERIOUS MISTAKE.
07:26:07 IF YOU HAVE APPLICANTS THAT COME TO A MEETING AND THEY ARE
07:26:10 LOOKING FOR DIRECTION OR IF WE WANT TO HAVE QUALIFIED
07:26:15 OPINIONS, WHAT HAPPENS IF WE GET FOUR PLANNERS AND TWO
07:26:21 PEOPLE WHO JUST WANT TO BE ON A BOARD?
07:26:24 AND YOU DON'T HAVE ARCHITECTS.
07:26:26 YOU DON'T HAVE SPECIFIC DISCIPLINES WITH EXPERIENCE AND
07:26:30 EXPERTISE, WHAT'S THE USE OF HAVING THE BOARD?
07:26:34 >>Barry Jones: I THINK TO SOME DEGREE, JIM, THAT MAY BE
07:26:39 ADDRESSED THROUGH STAFF COMPETENCY AND WHETHER YOU HAVE

07:26:42 CONFIDENCE IN STAFF AS THEY BRING THE PROJECT TO YOU AND
07:26:47 THEIR RECOMMENDATIONS, THAT THEY'VE ADDRESSED THE CRITICAL
07:26:50 ELEMENTS.
07:26:52 I.E., IS THE PARKING LOT MEETING THE STORMWATER FLOOD
07:26:54 REQUIREMENTS, OR IS THE SIGN THE PROPER SQUARE FOOTAGE?
07:26:58 SOME OF THOSE TYPE OF MORE CRITICAL PATH ITEMS THAT THE
07:27:00 PROFESSIONALS TEND TO HAVE AN EYE FOR.
07:27:03 >>Jim Wallace: IF YOU'RE NOT GOING TO HAVE PEOPLE WITH
07:27:05 SPECIFIC SKILL SETS ON A BOARD, WHY HAVE THE BOARD AT ALL?
07:27:10 WHY NOT LET STAFF AND THE COUNCIL MAKE ALL THE DECISIONS?
07:27:15 >>Barry Jones: I DON'T DISAGREE WITH WHAT YOU'RE SAYING
07:27:19 BECAUSE I THINK, ALTHOUGH IT'S A LEGAL WAY TO HELP ACHIEVE
07:27:24 THE QUORUM, THERE WOULD BE A CONCERN THAT THE VILLAGE WOULD
07:27:30 BE SHORTCHANGED IN THEIR FEEDBACK FROM OUTSIDE, IF YOU WILL,
07:27:38 STAFF, TO PROVIDE ANOTHER LAYER OF OVERSIGHT.
07:27:43 SO I JUST GOT PERSONALLY A LOT OF CONCERN ABOUT THE TIME
07:27:47 COMMITMENT AND THE RESPONSIBILITIES BECAUSE OF TAKING OFF
07:27:51 THE EASY ONES ISN'T GOING TO SHORTEN THE WORKLOAD THAT MUCH.
07:27:56 >>Jim Wallace: BARRY, THE ONE THING THAT I LIKE ABOUT THE
07:27:59 STRUCTURE, HYPOTHETICAL STRUCTURE THAT WE HAVE NOW IS THAT
07:28:05 WHAT I THOUGHT IT WAS -- AND I MAY BE WRONG AND YOU CAN
07:28:08 CORRECT ME HERE -- I THOUGHT THE PEOPLE ON THE PLANNING AND

07:28:13 ZONING BOARD WERE PEOPLE WHO WERE LAND USE ATTORNEYS OR LAND
07:28:19 PLANNERS, PEOPLE WITH ZONING AND PLANNING EXPERTISE.
07:28:22 AND THE DRB, THE THINGS WE TALKED ABOUT, ARCHITECTURE,

07:28:26 ENGINEERING, AND LANDSCAPE ARCHITECTURE, MAYBE A DEVELOPER
07:28:30 ON THE PLANNING AND ZONING BOARD, AND THAT THE NICE THING IS
07:28:34 THAT WE HAVE A VILLAGE COUNCIL, WITH ALL DUE RESPECT, WHO
07:28:38 ARE LAY PEOPLE, OBVIOUSLY WITH EXPERIENCE, BUT WHO ARE NOT
07:28:43 ARCHITECTS AND ENGINEERS, ET CETERA.
07:28:45 AND THEY ARE SPEAKING ON BEHALF BECAUSE THEY ARE ELECTED AND
07:28:49 BECAUSE THEY DON'T HAVE SPECIFIC SKILL SETS, THAT THEY ARE
07:28:54 SEEKING -- JUDGING ON BEHALF OF THE PEOPLE.
07:28:57 I THOUGHT THAT'S A NICE BALANCE BETWEEN WHAT THE
07:29:00 PROFESSIONALS MAY THINK AND WHAT THE PEOPLE REPRESENTING THE
07:29:03 CITIZENS THINK.
07:29:04 I ALWAYS THOUGHT THAT WAS A NICE BALANCE.
07:29:06 IT DIDN'T ALWAYS WORK WELL, BUT IT WORKED WELL MOST OF THE
07:29:09 TIME.
07:29:14 >>William Glass: CAN I BUTT IN?
07:29:15 >>Barry Jones: PLEASE.
07:29:16 >>William Glass: I'M REALLY PROUD OF WHAT WE'VE BEEN DOING
07:29:18 ON DRB.
07:29:20 I'VE BEEN ON HERE FOUR YEARS, I GUESS.
07:29:23 I THINK WE'VE BEEN ABLE TO MOVE A FEW MOUNTAINS AND REALLY
07:29:26 COME OUT WITH SOME GREAT ARCHITECTURE ON THESE BUILDINGS.
07:29:29 I THINK THE SUGGESTION, THOUGH PLANNING AND ZONING AND
07:29:33 DESIGN TOUCH ON THE TANGENT, COMBINING THEM IS NOT A GOOD
07:29:39 IDEA.
07:29:40 AND I THINK THE IDEA OF DOING THAT IS A SOLUTION LOOKING FOR

07:29:43 A PROBLEM.
07:29:45 I THINK WE'VE MISSED SOME OPPORTUNITIES.
07:29:49 WE REALLY SHOULD HAVE MORE OF A CROSS-POLLINATION BETWEEN
07:29:54 PLANNING AND ZONING AND DRB.
07:29:56 I THINK WE OUGHT TO HAVE A JOINT MEETING ONCE A MONTH, BUT I
07:30:00 THINK TAKING DESIGN AND PLANNING AND ZONING AND STICKING IT
07:30:03 IN THE SAME BASKET ULTIMATELY IS GOING TO DILUTE THE
07:30:07 FUNCTION OF BOTH OF THEM TO THE POINT WHERE STAFF IS GOING
07:30:11 TO GET OVERDONE WITH A LOT OF DECISIONS THEY REALLY DON'T
07:30:16 NEED OR SHOULD OR WANT TO BE MAKING.
07:30:19 AND I THINK IT'S GOING TO DRIVE TIME REQUIREMENTS.
07:30:24 TRYING TO DO THIS ONCE A MONTH IS JUST NOT GOING TO WORK.
07:30:26 I MEAN, THAT'S DEAD ON ARRIVAL.
07:30:28 I THINK THERE ARE WAYS TO MAKE THIS WORK BETTER, BUT I THINK
07:30:37 THE INDIVIDUAL DISCIPLINES NEED TO BE THERE, BUT THEY NEED
07:30:41 TO CROSS-POLLINATE MORE.
07:30:43 SO I LOVE THAT LINE.
07:30:45 IT'S A SOLUTION LOOKING FOR A PROBLEM.

07:30:46 I DON'T THINK WE HAVE A PROBLEM.
07:30:50 WE'VE ACCOMPLISHED A LOT HERE, AND I'M VERY PROUD OF THE
07:30:55 WORK WE'VE DONE.
07:30:57 I KNOW PEOPLE FEEL BEAT UP IN THE PROCESS.
07:31:00 JOE LEFT TONIGHT, AND HE HAD A BUG IN HIS EAR, BUT HE'LL
07:31:05 LIVE.
07:31:05 HE'LL LIVE TO FIGHT ANOTHER DAY AND WE'LL GET A BIGGER

07:31:09 BUILDING.
07:31:09 AT THE END, HE'LL SAY, YEAH, WE GOT A BETTER BUILDING OUT OF
07:31:12 IT.
07:31:12 THAT'S THE THING.
07:31:13 THE PLANNING AND ZONING PEOPLE COULD CARE LESS ABOUT PAINT
07:31:17 COLORS.
07:31:18 I COULD CARE LESS ABOUT ZONING AND LAND USE.
07:31:20 IF WE WANT TO CROSS POLLINATE THOSE ONCE A MONTH, I THINK IT
07:31:23 WOULD BE GREAT TO HAVE EVERYBODY TOGETHER, WORKING TOGETHER,
07:31:26 BUT I THINK THEY NEED TO STAY SEPARATE DISCIPLINES.
07:31:30 I THINK THE DANGER IS THAT -- LIKE JIM SAID, BY NOT HAVING
07:31:34 SPECIFIC DISCIPLINES AT MEETINGS WHERE DESIGN DECISIONS ARE
07:31:38 BEING MADE OR SPECIFIC DISCIPLINES OF LAND USE ATTORNEYS OR
07:31:43 DEVELOPERS ON PLANNING AND ZONING, IF THEY ARE NOT THERE AT
07:31:46 THAT MEETING, WE'RE GOING TO START MAKING MISTAKES.
07:31:50 SO FAR WE'VE DONE PRETTY WELL WITH THIS.
07:31:52 I SORT OF THINK, IF IT AIN'T BROKE, DON'T FIX IT ATTITUDE.
07:32:02 >>Barry Freedman: IS IT A FAIT ACCOMPLI THAT YOU ARE GOING
07:32:05 TO PUT THE BOARDS TOGETHER WHATEVER WE DO OR IS THIS PART OF
07:32:08 THE DISCUSSION?
07:32:09 >>Mary Gibbs: SO THERE'S NO -- THERE'S BEEN NO DISCUSSION
07:32:12 FROM COUNCIL.
07:32:13 THEY WANT THE INPUT FROM BOTH BOARDS BECAUSE THEY ACTUALLY
07:32:17 ASKED ABOUT IT TODAY.
07:32:19 WHAT DID THE DESIGN REVIEW BOARD SAY?

07:32:22 WE DON'T MEET UNTIL NIGHT.
07:32:23 >>Barry Freedman: LET ME GIVE YOU COMMENT FROM A LAYPERSON'S
07:32:26 PERSPECTIVE WHO ATTENDS BOTH MEETINGS.
07:32:28 I ATTEND MOST OF THE ZONING MEETINGS AS JUST AN OBSERVER.
07:32:33 WHAT I FIND IS THAT THE PLANNING AND ZONING PRESENTATIONS
07:32:38 INCLUDE AN AWFUL LOT OF WHAT SHOULDN'T BE IN THE PLANNING
07:32:41 AND ZONING PRESENTATION.
07:32:43 THEY SHOW THE DESIGNS AND COLORS AND LANDSCAPE AND I'M
07:32:46 THINKING, THIS IS A WASTE OF TIME BECAUSE IT'S GOING TO COME
07:32:49 RIGHT BACK TO THIS BOARD.
07:32:51 SO I GUESS THE QUESTION IS, CAN YOU OR SHOULD YOU AS PART OF
07:32:56 THE ADMINISTRATIVE PROCESS HAVE THE APPLICANT RESTRICT IT TO
07:33:01 WHAT THEY ARE THERE TO TALK ABOUT?
07:33:06 >>Mary Gibbs: IT'S INTERESTING YOU BRING THAT UP.

07:33:09 THAT'S ONE OF THE THINGS WHEN YOU TALK ABOUT -- I THINK WE
07:33:11 UNDERSTAND PLANNING AND ZONING BOARD WAS A LITTLE RELUCTANT,
07:33:14 TOO.
07:33:15 WE DON'T HAVE EXPERTISE IN THESE AREAS.
07:33:17 YOU ALL MAYBE DON'T HAVE EXPERTISE OR WANT TO BE EXPERTISE
07:33:20 IN PLANNING, AND COMBINING THAT, BUT ONE OF THE THINGS THAT
07:33:23 WE TALKED ABOUT THAT WOULD BE A BENEFIT IS WHEN THE PEOPLE
07:33:26 COME IN TO PRESENT THEIR PROJECTS, THEY GO THROUGH
07:33:29 EVERYTHING.
07:33:29 THEY GO THROUGH THE PLANNING, ZONING, AND THE SITE PLAN
07:33:32 REVIEW.

07:33:32 NO MATTER HOW MANY TIMES WE TELL THEM, PLANNING AND ZONING
07:33:35 ISN'T LOOKING AT YOUR SITE PLAN, THEY CONTINUE TO BRING THIS
07:33:39 --
07:33:39 >>William Glass: SAME THING HAPPENS HERE.
07:33:41 WE HAVE PEOPLE COMING IN TALKING ABOUT A LAND USE AND
07:33:44 OPERATING HOURS, ALL THIS STUFF.
07:33:46 >>Mary Gibbs: EXACTLY.
07:33:47 SO THAT WAS ONE OF THE THINGS THAT WE ACTUALLY THOUGHT,
07:33:50 WELL, MAYBE IT WOULD BE A BENEFIT IF THERE WAS ONE BOARD
07:33:53 BECAUSE THE APPLICANTS WOULD COME IN AND DO THE ONE
07:33:56 PRESENTATION AND THEN JUST DO IT FOR ALL.
07:33:59 >>William Glass: AGAIN, WHEN WE HAVE SITUATIONS LIKE THAT,
07:34:02 WOULDN'T IT BE NICE TO HAVE A JOINT MEETING ONCE A MONTH?
07:34:06 WHEN THEY GO THROUGH THE WHOLE KABUKI DANCE FROM END TO THE
07:34:09 OTHER, WE'RE ALL HERE TO LISTEN TO IT.
07:34:12 >>Barry Freedman: PERHAPS A JOINT MEETING WHEN IT'S
07:34:15 APPROPRIATE TO A PARTICULAR DEVELOPMENT.
07:34:18 BUT IF ADMINISTRATIVELY YOU COULD INSIST THAT THE PRESENTERS
07:34:23 PRESENT WITHIN A CERTAIN PARAMETER AND GIVE THEM A CERTAIN
07:34:28 AMOUNT OF TIME.
07:34:30 I KNOW YOU'RE GOING TO GIVE EVERYBODY IN THE PUBLIC THREE
07:34:32 MINUTES.
07:34:33 I'VE GOT THAT.
07:34:34 BUT YOU COULD ALSO TELL EVERY PRESENTER, LOOK, YOU'VE GOT A
07:34:38 SET OF TIME.

07:34:39 25 MINUTES TO DO YOUR PRESENTATION, AND IT HAS TO BE FOCUSED
07:34:43 ON XY AND Z, BUT NOT AB AND C.
07:34:47 THAT ISN'T PART OF THE HEARING.
07:34:49 MAYBE IT'S AN ADMINISTRATIVE -- IT'S A HEADACHE FOR YOU, BUT
07:34:52 MAYBE WE NEED A SPECIFIC PROCEDURE FOR EVERY KIND OF
07:34:57 PRESENTATION.
07:34:58 >>Mary Gibbs: I'D ACTUALLY LOVE TO BE ABLE TO DO THAT, LIKE
07:35:01 THE PAINT DISCUSSION TONIGHT, I WOULD HAVE LIKED TO CUT THAT
07:35:03 INTO ABOUT HALF THE TIME AND KIND OF GET THE SHOW ON THE
07:35:07 ROAD.

07:35:08 THE BANK DISCUSSION WITH THE ARMY OF CONSULTANTS WAS PAINFUL
07:35:12 FOR ME BECAUSE WE HAD BEEN THROUGH ALL THE SAME THINGS WITH
07:35:15 STAFF, BUT -- IF WE DO WANT TO SET A TIME LIMIT, I THINK
07:35:22 THAT'S GREAT.
07:35:22 BECAUSE THESE THINGS DO TEND TO GO ON IN EXCRUCIATING DETAIL
07:35:27 SOMETIMES AND DON'T NEED TO BE.
07:35:29 >>Barry Freedman: IF YOU HAVE AN AUDIENCE FULL OF PEOPLE AND
07:35:33 YOU HAVE TO GIVE THEM THE THREE MINUTES, THAT'S FINE.
07:35:35 BUT THE PRESENTATION ITSELF COULD CERTAINLY SET A TIME LIMIT
07:35:38 ON SOME OF THESE.
07:35:41 >>Jim Wallace: THIS IS JIM WALLACE.
07:35:44 ONE OF THE THINGS I LOVE ABOUT WHAT CLARION HAS RECOMMENDED
07:35:48 HERE IS THAT THERE BE MORE PROJECTS THAT FALL UNDER
07:35:53 ADMINISTRATIVE REVIEW.
07:35:54 I KNOW AS A DEVELOPER, WE'VE HAD TO DO THINGS THAT ARE --

07:36:02 REALLY HAVE TO DO A D.O. AMENDMENT HERE, DO I?
07:36:05 AND I'VE GOT TO PRESENT, WELL, YEAH, YOU HAVE TO, BECAUSE
07:36:08 THAT'S THE WAY IT'S WRITTEN.
07:36:10 I THINK IT'S REALLY, REALLY SMART TO GIVE THE COMMUNITY
07:36:15 DEVELOPMENT DEPARTMENT AND STAFF MUCH MORE RESPONSIBILITY TO
07:36:19 HANDLE THINGS THAT ARE WASTING THE TIME OF THE DRB OR THE
07:36:24 COUNCIL OR WHOEVER.
07:36:25 I THINK THAT'S A VERY SMART MOVE.
07:36:27 >>Barry Freedman: I DON'T THINK ANYBODY WOULD ARGUE WITH
07:36:29 THAT, JIM.
07:36:30 THAT'S OBVIOUSLY SMART.
07:36:31 I STILL THINK THE PROBLEM IS THE PRESENTER, WHATEVER YOU
07:36:34 WANT TO CALL THAT PERSON HAS GOT TO BE TOLD THAT IN ESTERO,
07:36:37 HERE'S HOW WE DO IT.
07:36:38 YOU HAVE X MINUTES AND YOU'VE GOT TO STICK TO WHAT THIS
07:36:42 BOARD CAN TALK ABOUT.
07:36:44 DON'T SHOW ME ALL YOUR PLANTS AND FLOWERS WHEN YOU'RE
07:36:47 LOOKING FOR A ZONING CHANGE.
07:36:50 >>Kristin Jeannin: I THINK IT COMES DOWN TO HAVING IT
07:36:52 CLEARLY WRITTEN WHAT IS SUPPOSED TO BE PRESENTED TO EACH
07:36:58 BOARD.
07:36:58 THAT'S ALL.
07:36:59 YOU NEED TO BRING -- TO THE TABLE AT THAT TIME AND NO
07:37:08 OTHERS.
07:37:11 >>William Glass: I REALLY BELIEVE THAT THERE IS

07:37:13 CROSS-POLLINATION THAT COULD HAPPEN ON BOTH THESE BOARDS.
07:37:16 WE OUGHT TO HAVE ONE MEETING A MONTH TOGETHER WHEN IT'S
07:37:20 APPROPRIATE, AND THEN ONE INDIVIDUAL.
07:37:23 IF THERE ARE JUST DESIGN ISSUES, PLANNING AND ZONING DOESN'T
07:37:26 WANT TO SEE IT, JUST PLANNING AND ZONING, WE DON'T WANT TO
07:37:30 SEE IT.

07:37:30 I THINK THAT COULD WORK AND THEN STILL EVERYBODY WOULD HAVE
07:37:34 TWO MEETINGS A MONTH AND NOT BE OVERBURDENED.
07:37:37 >>Jim Wallace: SMART IDEA.
07:37:39 SMART IDEA.
07:37:40 >>Barry Freedman: IF YOU DO THAT, THEN YOU HAVE TO SET THE
07:37:43 MINIMUM NUMBER OF BOARD MEMBERS FOR EACH SEPARATE HEARING.
07:37:50 WELL, I GUESS THAT WOULD BE UP TO LEGAL TO DETERMINE, WHAT'S
07:37:53 A QUORUM.
07:37:55 IS IT THREE OR IS IT FIVE?
07:37:58 YOU HAVE PEOPLE WHO WOULDN'T COME TO A JOINT MEETING BUT
07:38:01 COME TO TWO INDIVIDUAL MEETINGS, YOU'VE GOT A PROBLEM THERE.
07:38:04 >>Mary Gibbs: WELL, I THINK THOSE ARE LOGISTICS YOU HAVE TO
07:38:08 WORK OUT.
07:38:08 YOU HAVE TO GIVE IT SOME THOUGHT.
07:38:10 >>William Glass: JUST DON'T SAY WE HAVE TO FIND ANOTHER
07:38:13 LANDSCAPE ARCHITECT.
07:38:14 WE'RE THERE.
07:38:15 WE'RE AT THE MOUNTAIN TOP.
07:38:18 WE'RE THERE.

07:38:19 >>Barry Freedman: YOU HAVE TO GIVE KRISTIN A CHANCE TO SAY,
07:38:22 YOU KNOW WHAT?
07:38:23 I'M IN IDAHO THIS WEEK AND I'M NOT COMING TO THE MEETING.
07:38:28 >>Jim Wallace: BARRY, DIDN'T I TELL YOU, BARRY, THAT I HAVE
07:38:31 MY LICENSE AS A LANDSCAPE ARCHITECT.
07:38:34 I JUST HAVEN'T PRACTICED.
07:38:41 >>Barry Freedman: I THINK YOU'VE GOT SOME INPUT, MARY.
07:38:44 >>Mary Gibbs: I'M GETTING THE FEELING THAT YOU DIDN'T LOVE
07:38:46 THE PROPOSAL.
07:38:46 >>Kristin Jeannin: I WAS WONDERING WHAT DROVE THAT CHANGE.
07:38:52 WHO DECIDED THAT WAS A GOOD IDEA, I GUESS?
07:38:57 WHAT DROVE THAT CHANGE?
07:38:58 I DON'T THINK THAT'S EVEN BEEN --
07:39:02 >>Mary Gibbs: I THINK IT CAME FROM A FEW DIFFERENT PLACES.
07:39:05 AND PART OF IT WAS WE HAD SOME QUORUM PROBLEMS.
07:39:08 PART OF IT WAS WE DID SEE THE OVERLAP IN THESE CASES.
07:39:12 CLARION HAS LOOKED AT SMALLER JURISDICTIONS AND SOME OF THE
07:39:16 WORK THEY'VE DONE IN OTHER PLACES, THEY'VE SAID THAT IN
07:39:19 SMALLER JURISDICTIONS, SOMETIMES YOU DON'T HAVE THAT MANY
07:39:21 BOARDS.
07:39:22 IT'S JUST A COMBINATION OF THINGS.
07:39:28 >>Barry Jones: -- MIGHT NOT BE SEEING THE VOLUME OF GROWTH.
07:39:33 STILL WAITING TO HAPPEN.
07:39:39 >>Jim Wallace: ISN'T THIS EMBRYONIC.
07:39:42 ISN'T THIS JUST THE BEGINNING OF THE DISCUSSION?

07:39:44 ISN'T THE IDEA TO HAVE A CREATIVE DISCUSSION SO WE FIND WHAT
07:39:50 THE ANSWER IS THAT WILL WORK FOR US?

07:39:52 >>Barry Jones: YES.
07:39:53 THAT'S WHAT WAS CONVEYED TO US.
07:39:55 >>Barry Freedman: THAT'S WHY I ASKED IF IT WAS A FAIT
07:39:56 ACCOMPLI, LET'S HAVE AN OPEN DISCUSSION OR IF IT'S ALREADY
07:40:01 BEEN DECIDED.
07:40:02 THE THING YOU SAID MOST EFFECTIVE, THIS NEW CODE IS GOING TO
07:40:05 GIVE YOU AND THE STAFF MORE OPPORTUNITY TO GET IT DONE
07:40:10 BEFORE IT COMES TO EITHER BOARD.
07:40:12 BUT IF YOU TAKE THAT AND HAVE A PROCESS THAT YOU HAVE TO
07:40:17 LITERALLY HAND TO EVERY PRESENTER, THIS IS THE WAY AND THIS
07:40:21 IS HOW MUCH TIME YOU GET, AND STAY AWAY FROM WHATEVER,
07:40:25 HOWEVER YOU WANT TO WORD IT.
07:40:27 I THINK THAT WOULD REALLY HELP EVERYBODY.
07:40:29 I'M SURE THE PLANNING AND ZONING BOARD, BECAUSE I SIT AT THE
07:40:32 MEETINGS AND I SEE THEM SITTING BACK SAYING, HE'S TALKING
07:40:35 ABOUT A PAINT JOB AND LANDSCAPING, AND THAT'S NOT WHAT WE'RE
07:40:38 HERE FOR.
07:40:41 >>William Glass: THE DAY THAT WE HAVE A MEETING AND WE'RE
07:40:43 TRYING TO DESIGN A BUILDING, AND WE HAVE NO ARCHITECT AT THE
07:40:47 MEETING, AND THE LAND USE ATTORNEY IS MAKING SUGGESTIONS ON
07:40:51 HOW TO DESIGN A BUILDING, I'M DONE.
07:40:56 >>Nancy Stroud: YOU DON'T HAVE TO WORRY ABOUT THAT FROM
07:40:58 HERE.

07:41:03 >>Jim Wallace: ON THE FLIP SIDE, I THINK IF YOU START TO SAY
07:41:07 YOU HAVE 20 MINUTES OR 25 MINUTES OR THIS OR THIS OR THIS,
07:41:11 YOU NOW START TO CHECK THE BOXES.
07:41:15 WE START TICKING BOXES AND WE LOSE THE CREATIVE DISCUSSION
07:41:20 THAT HAS ALWAYS BEEN IN ESTERO.
07:41:23 I THINK ONE OF THE THINGS THAT REALLY WORKED AND I SAW
07:41:28 PRESENTED ON THE OTHER SIDE AND THEN EIGHT YEARS ON THE
07:41:30 DESIGN REVIEW COMMITTEE, THAT THERE WERE SOME REALLY
07:41:33 CREATIVE IDEAS AND SOLUTIONS THAT ADDED VALUE TO THE
07:41:36 PROPOSAL TO THE PROJECT WITHOUT ADDING COST.
07:41:39 AND THAT CAME THROUGH, YOU KNOW, THAT CROSS-POLLINATION
07:41:44 BETWEEN THE ARCHITECT SAID THIS AND THE ENGINEER SAYS THAT
07:41:47 AND SOMEONE ELSE SAID SOMETHING ELSE.
07:41:50 AND FROM THAT COMES THE BETTER CREATIVE IDEA.
07:41:52 UNFORTUNATELY, THOSE THINGS TAKE TIME.
07:41:55 AND IF YOU LIMIT IT TO 20 MINUTES, IT WILL ALL BE TICKING
07:41:59 THE BOXES, WE WON'T ALL BE TICKING THE BOXES IF WE GET TO
07:42:03 TICKING THE BOXES, I'M GONE.
07:42:09 >> I'M NOT SAYING LIMIT THE WHOLE DISCUSSION TO 20 MINUTES,
07:42:12 BUT I'VE SEEN PRESENTATIONS WHERE NO DISCUSSION IS HELD
07:42:15 WHATSOEVER.
07:42:17 IT'S DIATRIBE AFTER DIATRIBE OF FOUR DIFFERENT PEOPLE, TWO
07:42:20 OF WHOM PROBABLY SHOULDN'T HAVE BEEN SPEAKING ANYWAY AND
07:42:24 THEY GO ON AND ON AND ON.

07:42:30 >>Mary Gibbs: I VOLUNTEER TO BE THE BOUNCER.

07:42:34 I'LL BE THE BOUNCER ON ALL THE MEETINGS.

07:42:35 >>Barry Jones: I THINK WE BEAT THAT TO DEATH PRETTY GOOD.

07:42:38 I HAD A COUPLE OF OTHER SPECIFIC QUESTIONS, IF YOU'LL HUMOR

07:42:42 ME.

07:42:43 WAS THERE SOMETHING IN THERE DICTATING WHAT WAS A MINOR AND

07:42:47 A MAJOR PROJECT?

07:42:50 LIKE, IF THERE'S NO EXTERNAL IMPACT, THEN IT'S AUTOMATICALLY

07:42:53 A STAFF REVIEW.

07:42:55 I KIND OF SCANNED THROUGH IT AND I WAS LOOKING FOR THAT TIME

07:43:00 OF CRITERIA.

07:43:01 AND I DIDN'T SEE ANYTHING WHAT DIFFERENTIATED BETWEEN WHAT

07:43:04 WOULD BE ADMINISTRATIVE REVIEW AND NOT.

07:43:11 >>Mary Gibbs: I DON'T THINK IT'S QUITE THAT CLEAR-CUT.

07:43:14 I THINK THERE'S YOUR STANDARD LIST OF THE TECHNICAL

07:43:24 DEVIATIONS THAT YOU CAN HAVE ADMINISTRATIVE REVIEW THAT ARE

07:43:27 THE ENGINEERING-TYPE THINGS, AND THEN I THINK SOME OF THE

07:43:30 SMALLER THINGS YOU COULD DO ADMINISTRATIVELY, BUT I'M NOT

07:43:34 SURE IT'S QUITE AS CLEAR CUT.

07:43:36 NANCY, DO YOU REMEMBER.

07:43:38 I DON'T REMEMBER RIGHT OFF THE TOP OF MY HEAD.

07:43:43 >>Nancy Stroud: WITHIN CERTAIN KINDS OF APPROVALS LIKE PDs

07:43:46 AND DEVELOPMENT ORDERS, THERE ARE SOME THRESHOLDS FOR

07:43:51 ADMINISTRATIVE VERSUS BOARD, VERSUS COUNCIL REVIEW.

07:43:55 AND THEN WE DID ACTUALLY END UP MAKING A LIST OF EVERYTHING

07:44:02 THAT COULD HAVE AN ADMINISTRATIVE DEVIATION.

07:44:06 I DON'T THINK WE ACTUALLY PUT THAT IN THE CODE IN THE END

07:44:10 BECAUSE IT'S COVERED ELSEWHERE.

07:44:13 WE DIDN'T PUT IT IN THIS CHAPTER IN THE END.

07:44:16 IT'S COVERED ELSEWHERE IN THE CODE.

07:44:19 >>Barry Jones: DIFFERENT CODES FOR DIFFERENT USES WHEN YOU

07:44:23 GET DOWN TO THAT LEVEL OF DETAIL IT'S SPELLED OUT --

07:44:25 >>Mary Gibbs: NO.

07:44:26 I THINK WHAT SHE'S TALKING ABOUT IT IN CHAPTER FIVE, YOU HAD

07:44:29 THE LIST OF ADMINISTRATIVE DEVIATIONS.

07:44:33 I THOUGHT IT WAS IN CHAPTER FIVE.

07:44:34 NOW I'M NOT EVEN SURE.

07:44:36 THE THINGS THAT THE ENGINEERING THINGS THAT BASICALLY A LOT

07:44:39 OF THE THINGS YOU CAN DO, TECHNICAL DEVIATIONS, I THINK WE

07:44:43 ADDED SOME EXTRA ONES TO THAT.

07:44:45 AND THEN THE ADMINISTRATIVE ZONING THINGS ARE STILL A LITTLE

07:44:47 BIT OF A JUDGMENT CALL.

07:44:50 SO I'M NOT SURE THAT IT'S CRYSTAL CLEAR THAT IT SAYS NO

07:44:53 EXTERNAL IMPACT.

07:44:55 >>Barry Jones: I WAS JUST LOOKING AT IS THERE SOMEWHERE IN

07:44:58 THE CODE WHERE IT WAS ARTICULATED WHAT WAS ADMINISTRATIVE

07:45:00 AND WHAT WAS NOT.
07:45:01 YOU SAID THAT'S MORE IN CHAPTER FIVE WHERE THAT'S LISTED
07:45:04 OUT.
07:45:05 >>Mary Gibbs: THE TECHNICAL ONES.
07:45:07 >>Barry Jones: I THOUGHT THAT WOULD BE IN A PROCESS CHAPTER

07:45:10 IS WHERE I WAS LOOKING FOR IT.
07:45:11 BUT THAT'S ALL GOOD.
07:45:16 >>David Henning: JUST BRIEFLY.
07:45:19 >>Jim Wallace: THIS CHART IS A REALLY GOOD CHART, THIS TABLE
07:45:23 2-201.
07:45:25 IT'S PRETTY EXPLANATORY.
07:45:31 >>Nancy Stroud: ALSO, YOU'LL SEE THE VARIOUS BODIES ARE
07:45:33 DESCRIBED AND WHAT THEY CAN DO ARE LISTED.
07:45:36 SO IN THE COMMUNITY DEVELOPMENT DIRECTOR SECTION, 2-203,
07:45:42 THERE A LIST OF EVERYTHING THAT THE COMMUNITY DEVELOPMENT
07:45:45 DIRECTOR CAN DECIDE.
07:45:47 AND THEN ALL THE KINDS OF THINGS THAT THE DEVELOPER WOULD
07:45:50 MAKE A RECOMMENDATION TO A BOARD.
07:45:54 AND THAT'S -- I THINK THAT'S MUCH MORE CLEARLY SPELLED OUT
07:45:57 IN THIS CODE THAN YOU WOULD SEE IN THE TRANSITIONAL LDC.
07:46:04 >>Barry Jones: THANK YOU.
07:46:05 ON THE SUBJECT OF EXTENSIONS, THERE WERE TIME FRAMES IN
07:46:09 THERE THAT PROJECTS COULD GET EXTENSIONS AND A MAX.
07:46:13 DOES THAT EXCLUDE EXECUTIVE ORDER EXTENSIONS ISSUED BY THE
07:46:18 GOVERNOR OR DO THOSE --
07:46:21 >>Nancy Stroud: THAT IS A GOOD QUESTION, BARRY.
07:46:23 THE STATE THROUGH EXECUTIVE ORDER CAN REQUIRE THOSE
07:46:28 EXTENSIONS IF NOTICE IS GIVEN UNDER THE CURRENT CODE.
07:46:33 EXTENSIONS IN THE LAST, AS WE KNOW, TEN YEARS, HAVE BEEN
07:46:37 VERY COMMON, AND SO EVERYTHING GETS EXTENDED.

07:46:41 BUT IT'S POSSIBLE THAT THAT WILL END AT SOME POINT AND WE'LL
07:46:45 GO BACK TO THE MORE NORMAL ORDER OF THINGS, IN WHICH CASE
07:46:50 THE LOCAL GOVERNMENT WOULD NEED TO HAVE THE AUTHORITY.
07:46:57 >>Barry Jones: ON THE SETBACK DEFINITIONS, I ALWAYS HAVE
07:46:59 PROBLEMS WITH THIS, BECAUSE IT SEEMS LIKE I ALWAYS END UP
07:47:02 WITH A LOT WITH THREE SIDES.
07:47:03 COULD WE PROVIDE SOME IMAGES OR SOMETHING AS TO WHAT IS A
07:47:09 FRONT AND IS A SIDE AND IS A REAR SO THAT WE KNOW WHICH
07:47:12 SETBACK AND WHICH BUFFER TO APPLY IN WHICH SITUATION.
07:47:16 BECAUSE SOMETIMES WE GET THREE-SIDED BUILDINGS AND STAFF
07:47:20 TELLS US, WELL, YOU HAVE THREE FRONTS.
07:47:22 IT WOULD BE NICE TO KNOW GOING IN SO WE DEFINE IT IN OUR
07:47:26 CODE THE PROFESSIONAL DESIGNING IT KNOWS WHAT HE'S STARTING
07:47:30 WITH.
07:47:31 ARE THERE IMAGES SOMEWHERE OR SOMETHING?
07:47:39 I KNOW I SAW DEFINITIONS.

07:47:44 >>David Henning: [INAUDIBLE] -- LOT.
07:47:47 I DON'T KNOW THAT WE DESCRIBED THE SPECIFIC SIDES OF A
07:47:54 TEMPLATE BUILDING.
07:47:56 THOSE ARE WITHIN CHAPTER 10 IN THE RULES OF MEASUREMENTS AND
07:48:06 303.
07:48:07 THE DIAGRAMS, THEY ARE CARRIED FORWARD FROM THE TRANSITIONAL
07:48:17 CODE.
07:48:18 THEY ARE ONES -- INTERPRETING THE CODE --
07:48:30 >>Barry Jones: ON THE SECTIONS THAT WE'RE NOT SEEING THE

07:48:33 STREET SECTIONS BECAUSE I'VE GOT TO ASK, WAS THERE A
07:48:36 RESOLUTION WHERE STREET TREES ARE SUPPOSED TO GO AND IS THAT
07:48:39 DEPICTED IN THE SECTION?
07:48:42 >>Mary Gibbs: I THINK THE STREET TREES IS STILL PROBLEMATIC
07:48:45 BECAUSE OF THE UTILITIES AND THE BIG DISCUSSION THAT WE HAD.
07:48:49 I THINK THEY'VE GOT -- I DON'T REMEMBER IF DAVID AND WALTER
07:48:53 CAME UP WITH A CROSS SECTION FOR STREET TREES, BUT THEY
07:48:58 RE-DID MOST OF THE CROSS SECTION.
07:49:02 I THINK WHAT THEY -- YOU KNOW, WHAT THEY REALLY THINK IS
07:49:06 GOING TO BE VERY DIFFICULT FOR PEOPLE TO DO STREET TREES
07:49:09 BECAUSE YOU NEED SO MUCH RIGHT-OF-WAY, AND ALL THE UTILITY
07:49:16 CONFLICTS.
07:49:17 I JUST DON'T REMEMBER BECAUSE HONESTLY, I SENT IT OUT BUT I
07:49:21 DIDN'T LOOK AT IT THAT CLOSELY.
07:49:23 >>Barry Jones: I'D JUST LIKE TO KNOW THAT WE'RE NOT
07:49:25 MANDATING SOMETHING THAT WE'RE NOT ACCOUNTING FOR.
07:49:28 WE MANDATE STREET TREES BE DEPLOYED IN THE DESIGN THEN THE
07:49:32 SECTIONS NEED TO ACCOMMODATE THAT SOMEHOW.
07:49:34 >>Mary Gibbs: THEY ARE NOT MANDATED.
07:49:36 IF YOU DO IT YOU GET EXTRA TREE CREDITS.
07:49:39 BUT I DON'T THINK YOU CAN MANDATE IT BECAUSE THERE'S
07:49:43 TYPICALLY --
07:49:44 >>Jim Wallace: MARY, THAT'S A VERY GOOD POINT.
07:49:48 WHEN WE DID VIA VILLAGIO AND WHEN WE WERE DOING RAPALLO, WE
07:49:54 PUT ALL THE UTILITIES ON THE WEST SIDE OF THE ROAD.

07:49:58 THOSE WERE ALL PALM TREES AND THAT GAVE US THE OPPORTUNITY
07:50:01 ON THE OTHER SIDE OF THE ROAD TO DO SOME WONDERFUL THINGS
07:50:04 WITH CANOPY TREES.
07:50:05 THERE'S NOTHING WRONG WITH ENCOURAGING IT WHEN THE UTILITY
07:50:09 EASEMENTS ALLOW YOU TO DO IT.
07:50:14 >>Barry Jones: THAT WAS ALL THAT I HAD.
07:50:18 DO WE HAVE OTHER COMMENTS OR QUESTIONS?
07:50:29 >>Nancy Stroud: ARE THERE ANY PUBLIC PARTICIPANTS?
07:50:34 >>Barry Jones: THERE'S NOBODY HERE FROM THE PUBLIC.
07:50:36 IS THERE ANYBODY ONLINE WITH ANY QUESTIONS?
07:50:39 NO.
07:50:40 SO I GUESS THAT CONCLUDES OUR WORKSHOP OF THE LAND

07:50:45 DEVELOPMENT CODE PART 2C.
07:50:48 NOBODY HERE FROM THE PUBLIC FOR FIVE MINUTES TO SPEAK.
07:50:54 BOARD COMMUNICATIONS, YOU'VE GIVEN OUT A DRAFT OF THE
07:50:58 SCHEDULE FOR 2021.
07:51:00 I HOPE TO BE ABLE TO SAY I'M ON VACATION A LOT OF THOSE
07:51:04 DATES.
07:51:07 [LAUGHTER]
07:51:07 BUT AS OF NOW, WE'LL BE HERE.
07:51:13 OUR NEXT MEETING IS JANUARY 13th.
07:51:17 SO EVERYBODY PLEASE HAVE A SAFE, SAFE, SAFE AND GOOD HOLIDAY
07:51:21 SEASON.
07:51:23 SCARY TIMES.
07:51:25 DO WE HAVE A MOTION TO ADJOURN?

07:51:30 >> MOTION TO ADJOURN TO THE ADJOINING ROOM.
07:51:32 >>Barry Jones: AND A SECOND.
07:51:34 >> SECOND.
07:51:34 >>Barry Jones: ALL IN FAVOR SAY AYE.
07:51:36 [SOUNDING GAVEL]
07:51:36 THANK YOU SO MUCH.

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.