

THE VILLAGE OF ESTERO  
COUNCIL WORKSHOP WITH CANIN ASSOCIATES  
TUESDAY, SEPTEMBER 1, 2020, 3:00 P.M.

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE  
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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

03:01:31 >>Steven Sarkozy: COUNCIL MEMBERS, THANKS FOR BEING INVOLVED  
03:01:34 IN THIS.  
03:01:36 I'M SIMPLY HERE TO PROVIDE A KIND OF LEAD-IN TO THE  
03:01:41 CONVERSATION.  
03:01:41 AND I'M DOING SO REALLY AT THE REQUEST OF BRIAN CANIN, OUR  
03:01:47 CONSULTANT.  
03:01:49 YOU HAVE MET BRIAN AT THE CONFERENCE ROOM HERE, AND THE  
03:01:53 PURPOSE OF OUR DISCUSSION TODAY IS TO BETTER UNDERSTAND YOUR  
03:01:56 THOUGHTS AND IDEAS ON HOW THE PROPERTY, ESTERO ON THE RIVER,  
03:02:01 CAN BE DEVELOPED, AND THE TENSION THAT WE HAVE IN THE  
03:02:05 PLANNING PROCESS IS TRYING TO FIGURE OUT DENSITIES, TYPE OF  
03:02:08 DEVELOPMENT, AS WELL AS THE STANDARD OF THE DEVELOPMENT, THE  
03:02:14 QUALITY, AND ALSO THE DIFFERENT MIXES OF USES THAT MIGHT GO  
03:02:20 ON THAT PROPERTY.  
03:02:22 SO MY INTENT IS TO LEAVE YOU WITH BRIAN AND HIS STAFF AND  
03:02:27 MOVE FORWARD WITH THIS.  
03:02:32 THIS IS VERY SIMILAR TO THE PROCESS THAT WE'RE UTILIZING,  
  
03:02:36 THAT BRIAN IS UTILIZING TO GAIN A NUMBER OF DIFFERENT  
03:02:42 PERSPECTIVES ON THE FUTURE OF ESTERO ON THE RIVER.  
03:02:45 SO THANKS FOR BEING INVOLVED.  
03:02:48 I KNOW THAT WE HAVE BRIEFINGS YET THIS COMING WEDNESDAY,  
03:02:53 THURSDAY, FRIDAY WITH COUNCIL MEMBERS.  
03:02:55 SO THERE WILL BE OTHER OPPORTUNITIES FOR US TO TALK ABOUT  
03:03:01 THIS AND OTHER ISSUES AS WE GET BACK INTO THE SWING OF  
03:03:05 THINGS FOR THE FALL SEASON.  
03:03:07 BRIAN, ANYTHING ELSE THAT I SHOULD TOUCH ON?  
03:03:14 >>Brian Canin: [INAUDIBLE] (INDISCERNIBLE) -- YESTERDAY.  
03:03:24 BY THE TIME WE CAUGHT UP -- PowerPoint AHEAD OF TIME, THEY  
03:03:29 DIDN'T GET DISTRIBUTED.  
03:03:31 ACTUALLY, I'M FINE WITH THAT.  
03:03:32 I APOLOGIZE BECAUSE DID INTEND TO DO IT BUT DIDN'T HAPPEN.  
03:03:38 I'M QUITE COMFORTABLE TO DO TODAY -- (INDISCERNIBLE).  
03:03:44 >>Steven Sarkozy: THIS CERTAINLY WON'T BE THE LAST TIME THAT  
03:03:46 THE VILLAGE COUNCIL HAS AN OPPORTUNITY TO PROVIDE YOUR INPUT  
03:03:50 ON ESTERO ON THE RIVER.

03:03:53 >>Brian Canin: YEAH, THANKS, STEVE.  
03:03:54 THANK YOU VERY MUCH.  
03:03:55 COUNCIL MEMBERS, IT'S VERY NICE TO MEET WITH YOU AGAIN.  
03:04:01 I MUCH PREFER WE DO IT TOGETHER, EYE TO EYE, BUT THIS WILL  
03:04:06 WORK OUT QUITE WELL.  
03:04:09 THIS IS THE FOURTH SUCH MEETING WE'VE HAD.  
03:04:14 WE'VE BEEN COLLECTING GOOD DATA.

03:04:16 JUST SO YOU KNOW, THERE ARE TWO MORE SCHEDULED, WHICH WILL  
03:04:21 BE PUBLIC MEETINGS OPEN TO THE PUBLIC AT DIFFERENT TIMES.  
03:04:29 WE'VE BEEN GATHERING QUITE A LOT OF INFORMATION.  
03:04:32 I THOUGHT I WOULD START WITH GIVING YOU A LITTLE BIT OF  
03:04:35 BACKGROUND (INDISCERNIBLE) DEVELOP A PLAN.  
03:04:41 BY THE WAY, IF FOR SOME REASON YOU CAN'T HEAR ME OR IT'S NOT  
03:04:45 COMING THROUGH, PLEASE LET US KNOW.  
03:04:47 WE'LL TRY AND CORRECT WHATEVER WE HAVE TO DO.  
03:04:52 >> BRIAN, WE'RE HEARING BACKGROUND NOISE.  
03:04:54 IF EVERYBODY COULD MUTE, EXCEPT FOR THE SPEAKER.  
03:04:56 >>Brian Canin: YEAH, THANK YOU.  
03:04:58 THAT IS VERY HELPFUL, ACTUALLY.  
03:05:00 MUTE WHATEVER YOU'VE GOT.  
03:05:03 BEFORE WE START, A LITTLE BIT ABOUT OUR APPROACH TO THE LAND  
03:05:13 PLANNING.  
03:05:14 WE HAVE NOT ADVANCED THE PLAN VERY FAR UP TO THIS POINT  
03:05:17 BECAUSE WE WANT IT TO BE BASED ON THE INFORMATION THAT  
03:05:20 YOU'RE GIVING US IN THESE WORKSHOPS.  
03:05:26 WE ALSO WOULD LIKE TO START WITH WHAT THE LAND IS TELLING  
03:05:29 US.  
03:05:33 (INDISCERNIBLE) 60 SOME ACRES, BUT THE TWO PARTS OF THE SITE  
03:05:35 ARE QUITE DIFFERENT IN CHARACTER ON EITHER SIDE OF THE  
03:05:38 RIVER.  
03:05:39 THE SOUTH SIDE IS VERY NATURAL, VERY MATURE FOREST.  
03:05:45 BEAUTIFUL.

03:05:45 ON THE NORTH SIDE, THERE IS AN ABANDONED ORANGE GROVE, SO  
03:05:50 THERE'S NOTHING THERE TO SAVE AND PRESERVE THERE.  
03:05:52 BUT THERE IS A HUGE OPPORTUNITY THERE FOR THE VILLAGE OF  
03:05:57 ESTERO TO MAKE SOMETHING SPECIAL.  
03:06:02 THE SOUTH SIDE CAN BE VERY NATURE-TYPE PLACE, IN OUR MIND,  
03:06:08 AT THIS TIME.  
03:06:08 THE NORTH SIDE COULD BE VERY VIBRANT PEOPLE PLACE.  
03:06:15 SO FAR, I THINK THAT'S WHAT A LOT OF PEOPLE WANT.  
03:06:19 (INDISCERNIBLE) CONNECTED -- BOTH ASPECTS OF THE PROPERTY.  
03:06:24 TODAY, WHAT WE'RE DOING IS WHAT WE CALL A COMMUNITY VALUE  
03:06:27 SURVEY.  
03:06:28 ESSENTIALLY, WE'RE EXPLORING OPTIONS TO GUIDE US IN THE  
03:06:31 PLANNING, AND WHAT WE'RE GOING TO DO IS MAYBE 54 SLIDES.  
03:06:38 ORGANIZED IN SIX CATEGORIES.

03:06:45 WE'LL ASK YOU TO EVALUATE THEM QUITE QUICKLY AND ASK YOU TO  
03:06:53 EVALUATE THEM A COUPLE OF DIFFERENT WAYS.  
03:06:55 ONE WAY IS HOW YOU FEEL -- (INDISCERNIBLE) MUCH, MUCH MORE  
03:07:01 IMPORTANT.  
03:07:01 CAN'T EMPHASIZE ENOUGH.  
03:07:03 MUCH MORE IMPORTANT -- IS IT APPROPRIATE IN OUR COMMUNITY?  
03:07:08 IS IT APPROPRIATE FOR THE VILLAGE OF ESTERO?  
03:07:11 THAT IS THE BIG IDEA WE WANT TO HAVE YOU THINK ABOUT WHEN WE  
03:07:18 GET TO THE IMAGES.  
03:07:19 EACH SLIDE WILL COME UP WITH A NUMBER ON IT.  
03:07:24 THE NUMBER CORRELATES WITH A LINE ON THE FORM HOPEFULLY YOU  
  
03:07:28 HAVE IN FRONT OF YOU.  
03:07:33 (INDISCERNIBLE)  
03:07:37 THESE ARE ALL MORE OR LESS POSITIVE, AND YOU CAN RATE THEM  
03:07:42 AS APPROPRIATE IN THE LOWER END, WHICH WOULD BE A 1 OR 2, OR  
03:07:48 A VERY HIGH, VERY DESIRABLE, VERY APPROPRIATE, 9, 10, OR  
03:07:56 ANYWHERE IN THE MIDDLE.  
03:07:58 THAT'S WHAT YOUR JOB IS AS WE GO THROUGH THESE.  
03:08:02 WE GO THROUGH THEM ONCE WE START REALLY QUICKLY.  
03:08:05 THE REASON FOR THAT IS WE DON'T REALLY WANT YOU TO BE REAL  
03:08:12 ANALYTICAL ABOUT THE IMAGE.  
03:08:13 WE DON'T WANT YOU TO THINK ABOUT HOW MUCH IT MIGHT COST,  
03:08:16 WHETHER IT COULD BE ZONED CORRECTLY OR THE ENGINEERING WOULD  
03:08:21 BE DIFFICULT.  
03:08:22 WE DON'T WANT TO THINK ABOUT IT LIKE THAT.  
03:08:24 WHAT IS YOUR GUT REACTION?  
03:08:30 OUR EYES ARE HIGHLY TRAINED TO LOOK AT THINGS AND MAKE QUICK  
03:08:36 DECISIONS (INDISCERNIBLE)  
03:08:37 WE WANT YOUR GUT REACTION.  
03:08:40 THERE HAVE BEEN STUDIES THAT SHOW YOU CAN MAKE DECISIONS AND  
03:08:43 OBSERVE INFORMATION THOUSAND TIMES FASTER BY LOOKING AT IT  
03:08:51 THAN TALKING OR READING ABOUT IT.  
03:08:53 (INDISCERNIBLE).  
03:08:54 THERE ARE FEW THINGS THAT I WANTED TO GET OUT OF THE WAY.  
03:09:01 I'M LOOKING AT MY NOTES HERE.  
03:09:05 I THINK I'VE COVERED JUST ABOUT EVERYTHING.  
  
03:09:09 LET'S JUST DIVE INTO THIS.  
03:09:13 ARE YOU MOVING THE SLIDES FOR ME, SUSANA?  
03:09:17 >> YES, I AM.  
03:09:18 >>Brian Canin: THE FIRST IMAGE -- (INDISCERNIBLE) -- BY THE  
03:09:27 RIVER TO CLEARLY INDICATE THE TWO SIDES.  
03:09:29 THE SOUTH SIDE IS VERY GREEN.  
03:09:31 THE NORTH SIDE COULD BE DEVELOPED MORE AS A PEOPLE PLACE AND  
03:09:34 THE SOUTH SIDE MORE OF THE NATURE PLACE.  
03:09:36 IN THE FIRST IMAGE, THIS IS THE CATEGORY --  
03:09:42 THIS IS ABOUT NATURE.

03:09:43 THIS IS ABOUT THE RIVER.  
03:09:44 WE'LL BRING IN THE FIRST IMAGE.  
03:09:48 SOMETIMES THE ONE ON THE BOTTOM IS COVERED BY STUFF LIKE WE  
03:09:56 SAW EARLIER, SO WE PUT THE ONE IN BOTH PLACES.  
03:10:00 THAT ONE CORRESPONDS TO THE FIRST LINE ON YOUR SHEET THAT  
03:10:04 YOU'VE GOT IN FRONT OF YOU.  
03:10:06 LOOKING AT THE SOUTH SIDE, LOOKING AT THE CURRENT LITTLE  
03:10:09 BRIDGE OUT THERE, WE WANT YOU TO DECIDE IS THIS APPROPRIATE,  
03:10:13 JUST GIVE US A GUT REACTION AND RATE IT 1 TO 10.  
03:10:18 AND THAT SHOULD BE ENOUGH TIME.  
03:10:22 NOW WE GO TO SLIDE NUMBER 2.  
03:10:26 THIS IS LINE 2 ON YOUR SHEET.  
03:10:28 THIS SHOWS VERY INFORMAL, VERY CASUAL, VERY NATURE ORIENTED  
03:10:34 AND LITTLE BUILDINGS IN THERE.  
03:10:37 LITTLE BUILDINGS THAT MIGHT BE QUITE INFORMAL, COULD SERVE

03:10:43 -- GIVE US A RATING ON THIS SLIDE.  
03:10:48 LINE 2.  
03:10:49 NOW WE'LL GO TO LINE 3.  
03:10:51 LINE 3 THERE ARE SOME FUNKY BUILDINGS THERE RIGHT NOW.  
03:10:57 WHATEVER CHARACTER YOU WOULD ASCRIBE TO THEM.  
03:11:01 IS THIS APPROPRIATE?  
03:11:02 DO YOU WANT TO KEEP THIS TYPE OF QUALITY OF STRUCTURE IN  
03:11:05 THERE?  
03:11:05 RANK THAT FOR US.  
03:11:09 (INDISCERNIBLE) SOUTH SIDE.  
03:11:11 LINE 3.  
03:11:12 LINE 4, THERE ARE TRAILS.  
03:11:17 WE WON'T BE ABLE TO EXPLORE ALL OF THEM BUT THEY ARE KIND OF  
03:11:19 LIKE THIS AND COULD BE IMPROVED SO THEY ARE LIKE THIS, FEEL  
03:11:23 COMFORTABLE WALKING DOWN THE TRAILS, VERY MUCH IN THE NATURE  
03:11:28 CENTER.  
03:11:29 RATE THAT.  
03:11:31 LINE 4.  
03:11:32 LINE 5 IS THE HUGE ASSET IN THE COMMUNITY, THE RIVER, AND  
03:11:40 THE RIVER IS ACCESSED BY (INDISCERNIBLE) HOW APPROPRIATE IS  
03:11:44 THAT AND HOW IMPORTANT IS THAT GOING FORWARD?  
03:11:47 LINE 5.  
03:11:50 LINE 6 SHOWS THAT WHILE CANOEING DOWN THE RIVER, MIGHT HAVE  
03:11:57 SOME LANDING AREAS, LAND, PULL UP THE CANOE.  
03:12:05 MAYBE HAVE A PICNIC, RESTROOM.

03:12:07 HOW APPROPRIATE IS THAT?  
03:12:09 LINE 6.  
03:12:11 LINE 7 IS JUST A DIFFERENT WAY OF ENGAGING PEOPLE.  
03:12:20 CHILDREN AND GRANDCHILDREN, FOR EXAMPLE, ON THIS PROPERTY.  
03:12:26 NATURE SETTING, GETTING DIRTY AND EXPLORING NATURE IN A VERY  
03:12:33 DIRECT WAY.

03:12:33 HOW APPROPRIATE IS THAT?  
03:12:34 THE LAST SLIDE IN THE CATEGORY, WHICH WAS NATURE AND RIVER,  
03:12:40 WE KNOW WE'RE GOING TO HAVE TO CREATE STORMWATER MANAGEMENT  
03:12:43 AREAS, AND THEY CAN BE DONE IN MANY WAYS.  
03:12:47 BUT THIS IS A BEAUTIFUL WAY TO TREAT THEM WITH VERY  
03:12:50 NATURALISTIC LOOK, IF YOU THINK THAT'S APPROPRIATE.  
03:12:57 THAT WOULD BE LINE 8.  
03:13:00 OKAY.  
03:13:00 SO THAT COMPLETED ONE OF THE SIX GROUPS THAT WE HAVE IN THIS  
03:13:05 PRESENTATION FOR YOU.  
03:13:06 NOW WE'RE GOING TO TRANSITION TO PARKS AND OPEN SPACE, WHICH  
03:13:10 IS MOSTLY ON THE NORTH SIDE.  
03:13:15 THIS COULD BE AN OPPORTUNITY FOR A VERY ACTIVE PEOPLE PLACE.  
03:13:18 THE FIRST SLIDE, LINE 9 ON YOUR SHEET.  
03:13:25 LOOKING AT A PARK.  
03:13:28 SIDEWALKS, PEOPLE WALKING AROUND AT VARIOUS LEVELS, CARS IN  
03:13:35 THE BACKGROUND SOMEWHERE.  
03:13:38 HOW APPROPRIATE IS THIS IMAGE FOR YOU?  
03:13:40 LINE 10, ANOTHER WAY OF LOOKING AT THE SAME PARK, WHICH IS A  
  
03:13:48 SIGNIFICANT PARK PLAN FOR.  
03:13:52 YOU CAN SEE A FOUNTAIN, WAY IN THE BACK IS SOMETHING.  
03:14:01 PEOPLE GATHERING PLACE.  
03:14:03 THERE ARE TREES.  
03:14:04 (INDISCERNIBLE)  
03:14:08 AT THE END OF THE PARK, THERE MIGHT BE A PAVILION.  
03:14:13 THIS IS WHERE YOU CAN HEAR LIVE MUSIC, PEOPLE CAN HAVE A  
03:14:16 PICNIC, CELEBRATE THE 4th OF JULY, ET CETERA.  
03:14:19 HOW APPROPRIATE IS THAT IMAGE?  
03:14:20 NEXT IS LINE 12.  
03:14:24 THIS IS AN INTERESTING COMBINATION OF THE PARK WITH AN EDGE  
03:14:29 TO IT THAT IS MORE RETAIL ORIENTED, MAYBE RESTAURANTS AND --  
03:14:40 HOW DO YOU LIKE THAT ONE?  
03:14:42 LINE 12.  
03:14:46 13 WOULD BE A RESIDENTIAL AREA, NOT QUITE AS DIRECTLY  
03:14:51 CONNECTED TO THE MORE INTENSE -- MORE OR LESS AWAY FROM THAT  
03:14:59 (INDISCERNIBLE)  
03:15:09 A REGULAR FARMER'S MARKET SOMEWHERE IN THE PLAN.  
03:15:15 GIVE US YOUR OPINION ON HOW APPROPRIATE THAT IS.  
03:15:21 THEN THE VILLAGE CENTER, WHAT WE CALL MAIN STREET.  
03:15:24 IT MAY BE A MAIN STREET OR IT MAY BE SOME OTHER URBAN  
03:15:27 CONFIGURATION.  
03:15:29 FOR NOW WE'RE CALLING IT MAIN STREET.  
03:15:34 THIS IS THE CENTER.  
03:15:35 DOES THIS IMAGE FEEL APPROPRIATE?  
  
03:15:38 RATE LINE 15 FOR ME PLEASE.  
03:15:41 OKAY.

03:15:46 LINE 16 IS ANOTHER TYPE OF STREET WITH SOME STORES,  
03:15:51 OBVIOUSLY, PARKING.  
03:15:53 LINE 16, HOW APPROPRIATE WOULD THIS BE?  
03:15:56 LINE 17 COULD BE PART OF THE FARMERS MARKET OR IT COULD BE A  
03:16:02 SEPARATE FLOWER MARKET.  
03:16:04 SOMEWHERE IN THIS PROPERTY, HOW APPROPRIATE IS THAT?  
03:16:08 LINE 17.  
03:16:11 AND THEN LINE 18 IS SHOWING HOW THE STREET COULD BE DESIGNED  
03:16:15 SO THAT IT COULD BE CLOSED DOWN FOR A SPECIAL TYPE OF EVENT.  
03:16:20 AND PEOPLE COULD MEET IN THE STREETS AND THEY COULD USE A  
03:16:28 LOT OF PEDESTRIAN THINGS.  
03:16:29 HOW APPROPRIATE IS THAT?  
03:16:30 LINE 19.  
03:16:31 IT COULD BE SMALL, INTIMATE LITTLE COURTYARDS.  
03:16:34 NO CARS ARE VISIBLE.  
03:16:37 MAYBE WAY IN THE BACK, COFFEE SHOP, ET CETERA, HOW  
03:16:41 APPROPRIATE IS THAT?  
03:16:42 LINE 20 IS ANOTHER STREET, MAYBE THE SAME STREET, CLOSED  
03:16:52 DOWN FOR A WEDDING OR SOME SORT OF FESTIVAL, A FOOD FESTIVAL  
03:16:57 SERVED BY THE RESTAURANTS LOCATED ON THE STREET.  
03:17:01 HOW APPROPRIATE?  
03:17:01 AND THEN THERE MIGHT BE SOME MORE INTIMATE RETAIL AREAS.  
03:17:09 HOW DOES THIS EXAMPLE FEEL TO YOU?

03:17:13 LINE 21.  
03:17:17 SWITCH THE TEMPO.  
03:17:23 THIS IS A EUROPEAN STREET.  
03:17:24 THERE ARE A LOT OF THESE IN EUROPE.  
03:17:27 IT'S WHAT WE CALL A PEDESTRIAN PRIORITY.  
03:17:30 CARS CAN GO DOWN, BUT MOSTLY IT'S A VERY COMFORTABLE  
03:17:37 WALKING, BIKING.  
03:17:39 YOU CAN SEE THE SCALE OF THE BUILDINGS AND GIVE US YOUR  
03:17:43 OPINION -- (INDISCERNIBLE)  
03:17:47 THAT WOULD BE A MORE CONTEMPORARY VERSION THAT WE WOULD  
03:17:54 SUGGEST COULD BE MORE LIKE WHAT -- (INDISCERNIBLE)  
03:18:00 WE NOW TRANSITION TO THE IDEA OF MAYBE CREATING A PORTION OF  
03:18:09 WHAT WOULD BE AN ART DISTRICT IN THE VILLAGE CENTER.  
03:18:15 SMALL STORE.  
03:18:21 VERY HUMBLE.  
03:18:24 LINE 24.  
03:18:25 LINE 25.  
03:18:32 SAME THING.  
03:18:33 LINE 26.  
03:18:37 THOSE ARE MORE OR LESS THE SAME THING.  
03:18:44 GET A FEELING OF THE CHARACTER. IT'S ABOUT ESTABLISHING  
03:18:47 CHARACTER HERE.  
03:18:50 THAT COMPLETES LINE 26.  
03:18:52 NEXT LINE.

03:19:00 SOME PLACES WHERE WE COULD HAVE AN ART FESTIVAL.

03:19:04 PEOPLE CAN -- SOMETHING ACTIVE FOR KIDS AND GRANDKIDS.  
03:19:14 LINE 27.  
03:19:16 AND, OF COURSE, WE WANT RESTAURANTS.  
03:19:25 (INDISCERNIBLE)  
03:19:29 LINE 28.  
03:19:30 THEN WE'LL TRANSITION TO RESIDENTIAL BECAUSE I THINK WE WANT  
03:19:41 RESIDENTIAL SO THE PLACE IS ACTIVE, NUMBER ONE.  
03:19:43 OBVIOUSLY, PEOPLE WILL VISIT FROM OFF-SITE.  
03:19:46 IT'S NICE TO HAVE PEOPLE ADDING TO THE VIBRANCY, IF YOU  
03:19:52 WILL.  
03:19:54 RESIDENTIAL IS SHOWING YOU A LOT OF THE VARIOUS OPTIONS.  
03:19:59 WE WANT YOU TO DECIDE WHICH ONES YOU THINK ARE APPROPRIATE.  
03:20:02 LINE 29.  
03:20:04 HOW DO YOU FEEL ABOUT THIS?  
03:20:07 LINE 30 WOULD BE NEXT.  
03:20:14 AND THEN WE GO TO 31.  
03:20:24 DIFFERENT FEELING.  
03:20:25 WE GO TO LINE 32.  
03:20:29 LINE 33.  
03:20:34 NO MORE INTENSITY.  
03:20:40 CONDOMINIUMS.  
03:20:45 LINE 34.  
03:20:48 BURIED IN THE RESIDENTIAL AREA, THERE COULD BE LITTLE STORES  
03:20:51 OR LITTLE WORKSHOPS.  
03:20:53 THAT'S WHAT YOU SEE ON LINE 34.

03:20:57 LINE 35 IS A LITTLE MORE OF A EUROPEAN FEELING.  
03:21:05 LINE 36.  
03:21:11 LINE 37.  
03:21:13 THIS IS ALL ABOUT CHARACTER AND APPROPRIATENESS ON THIS  
03:21:20 PARTICULAR SITE.  
03:21:21 NEXT IS 38.  
03:21:26 SAME QUESTION.  
03:21:26 LINE 39.  
03:21:34 SO THE STREETS CAN BE VERY COMFORTABLE, VERY SAFE, VERY  
03:21:37 INTIMATE.  
03:21:41 INTERESTING PAVING, SOME PARKING FOR GUESTS.  
03:21:46 THAT'S LINE 39.  
03:21:49 LINE 40, (INDISCERNIBLE)  
03:21:54 NEXT, LINE 41.  
03:22:01 OKAY.  
03:22:08 SO THAT COMPLETED THE --  
03:22:13 NOW WE'LL GO TO VERY GENERAL SECTION, ARCHITECTURE AND WHAT  
03:22:15 WE CALL URBANISM.  
03:22:17 IT IS PLACE-MAKING.  
03:22:22 LOVE THAT GOING FAST.

03:22:24 JUST GOING WITH YOUR GUT REACTION WHICH IS THE MOST POWERFUL  
03:22:31 SOURCE OF INFORMATION WE CAN GET.  
03:22:33 STARTING THIS GROUP.  
03:22:34 THIS IS ARCHITECTURE IN THE URBAN -- LINE 42.  
03:22:40 NEXT, 43.

03:22:53 NEXT.  
03:22:54 44.  
03:22:57 CHARACTER AND SCALE.  
03:23:01 45.  
03:23:04 46.  
03:23:11 47.  
03:23:20 48.  
03:23:27 IF I'M GOING TOO FAST, PLEASE LET ME KNOW.  
03:23:34 48.  
03:23:36 LINE 48.  
03:23:37 49.  
03:23:45 50.  
03:23:50 51.  
03:23:58 52 COMING UP.  
03:24:06 52.  
03:24:10 NEXT SLIDE.  
03:24:14 53.  
03:24:17 NEXT SLIDE.  
03:24:26 54 I THINK IS THE LAST IN THIS GROUP.  
03:24:36 >> THAT WAS THE LAST ONE.  
03:24:37 >>Brian Canin: OKAY.  
03:24:39 THANKS SO MUCH FOR YOUR CONCENTRATION AND ATTENTION.  
03:24:42 I KNOW THAT'S WHAT HAPPENS WHEN WE GO AS FAST AS WE DID AND  
03:24:47 WE DIDN'T SEE THEM AHEAD OF TIME.  
03:24:49 I APOLOGIZE FOR NOT GETTING THEM TO YOU BUT I LOVE THAT WE

03:24:52 DIDN'T BECAUSE THIS IS HOW IT REALLY SHOULD BE ADMINISTERED.  
03:24:55 AND THIS IS HOW THE OTHER ONES ARE BEING ADMINISTERED.  
03:25:02 BUT IF ANYBODY WANTS TO CHAT OR MAKE COMMENTS, WE CERTAINLY  
03:25:08 CAN LISTEN TO YOU AT THIS STAGE.  
03:25:10 JUST ONE LAST THING, IF YOU CAN GET ALL THOSE FORMS BACK TO  
03:25:15 CAROL, SHE WILL GET THEM TO US AND WE'LL SYNTHESIZE THEM  
03:25:19 BACK INTO THE BIGGER GROUP AND ALSO BE ABLE TO KEEP THEM  
03:25:23 JUST WITHIN THE COUNCIL AS WELL.  
03:25:26 >>Howard Levitan: BRIAN, CAN I ASK A QUESTION?  
03:25:28 ONE OF THE COMMENTS YOU MADE ABOUT THE PARKS AND OPEN SPACE  
03:25:36 WAS THAT YOU SAW THAT MOSTLY ON THE NORTH SIDE.  
03:25:40 IS THAT CORRECT?  
03:25:42 WHAT IS YOUR VISION FOR THE SOUTH SIDE?  
03:25:44 >>Brian Canin: I THINK THAT IS A GREAT QUESTION.  
03:25:46 I THINK WHAT WE THINK OF THE PARKS ON THE NORTH SIDE ARE  
03:25:50 MORE URBAN AND MORE BUSY AND MORE INTENSE.



03:25:55 THE WHOLE SOUTH SIDE IN A WAY IS A PARK.  
03:25:59 FOR US RIGHT NOW AT THIS STAGE, THE SOUTH SIDE IS A NATURE  
03:26:03 ORIENTED PARK, AND THE NORTH SIDE IS VERY MUCH A PEOPLE  
03:26:09 ACTIVITY ORIENTED PARK SYSTEM AND URBAN SYSTEM.  
03:26:15 >>Howard Levitan: YOU DON'T SEE ANY REAL DEVELOPMENT ON THE  
03:26:18 CORNER OF CORKSCREW AND 41?  
03:26:22 >>Brian Canin: I'M NOT RULING ANYTHING OUT.  
03:26:24 THERE'S A LOT OF PEOPLE -- SOME PEOPLE --  
03:26:30 ONE THING I CAN TELL YOU AS AN URBAN PLANNER, WHEN YOU'RE  
  
03:26:34 GETTING A COMMERCIAL VENTURE THAT CLOSE TO AN INTERSECTION,  
03:26:37 THE ACCESS IS VERY PROBLEMATIC.  
03:26:40 I'M NOT SAYING YOU CAN'T DO IT.  
03:26:44 SO LET'S SEE WHAT WE CAN DO FOR THIS EXERCISE AND FOR GOING  
03:26:47 FORWARD.  
03:26:48 SO THE QUESTION REALLY IS, IT'S A COMPLEX QUESTION BECAUSE  
03:26:52 OBVIOUSLY THERE ARE SOME FINANCIAL ISSUES INVOLVED, AND WE  
03:26:56 KNOW WE HAVE TO PAY FOR ALL THE WORK WE'RE PROPOSING HERE.  
03:27:00 I'M NOT OPPOSED TO INSERTING SOME DEVELOPMENT ON THAT SITE.  
03:27:06 I'M NOT ADVOCATING -- IT'S A GREAT QUESTION TO RAISE BECAUSE  
03:27:13 I THINK THAT'S THE CONSENSUS.  
03:27:18 ULTIMATELY FROM THE LEADERSHIP, WHICH IS FROM YOUR GROUP,  
03:27:21 BECAUSE YOU TAKE INTO ACCOUNT MORE FACTORS THAN THE GENERAL  
03:27:27 PUBLIC DOES.  
03:27:28 SO, YEAH, I'M NOT RULING IT OUT.  
03:27:31 I THINK IT'S SOMETHING THAT WE'VE GOT TO THINK HARD ABOUT.  
03:27:36 TO FINALLY ANSWER YOUR QUESTION, I DON'T SEE MASSIVE  
03:27:40 DEVELOPMENT ON THE SOUTH SIDE.  
03:27:41 I THINK IT WOULD BE A PITY TO DESTROY IN A BIG WAY A LOT OF  
03:27:45 THE REALLY CHARACTER ON THAT SITE.  
03:27:48 >>Howard Levitan: IF YOU WERE GOING TO PUT SOME -- I DON'T  
03:27:59 WANT TO TAKE UP EVERYBODY'S TIME, BUT IF YOU WERE GOING TO  
03:28:03 PUT SOME ICONIC BUILDINGS LIKE A MUSEUM OR OPERA HOUSE OR  
03:28:09 ANYTHING, YOU WOULD PUT IT WHERE?  
03:28:12 >>Brian Canin: EVEN ANOTHER VERY SUPERGOOD QUESTION.  
  
03:28:16 I THINK FOR A PUBLIC BUILDING, THE SOUTH SIDE WOULD BE QUITE  
03:28:22 EASY TO CONTEMPLATE ON THE SOUTH SIDE, THROUGH A PUBLIC USE  
03:28:26 BUILDING RATHER THAN A STRIP CENTER, FOR EXAMPLE.  
03:28:32 I THINK YOU GOT MUTED AGAIN.  
03:28:34 >>Howard Levitan: I AGREE 100%.  
03:28:37 BUT I WANTED TO MAKE CERTAIN THAT WE KEEP THAT OPTION OPEN  
03:28:40 FOR SOME REAL ICONIC ARCHITECTURE ON THE SOUTH SIDE.  
03:28:45 IT DOESN'T HAVE TO OVERWHELM.  
03:28:47 IT DOESN'T HAVE TO TAKE A LOT OF THE TREES.  
03:28:51 A COUPLE OF CIVIC BUILDINGS WITH A PARK, A MALL-TYPE THING,  
03:28:56 A LARGER SPACE ON THE SOUTH SIDE TO ME WOULD BE IDEAL.  
03:29:01 >>Brian Canin: IT'S A BIG SITE.

03:29:03 WE COULD PRESERVE A LOT OF IT, AND IF WE'RE VERY CAREFUL, IT  
03:29:09 COULD BE AN ENHANCEMENT.  
03:29:10 I'M NOT AGAINST THAT AT ALL.  
03:29:12 >>Mayor Ribble: HOW SOON WILL WE GET THE FEEDBACK THAT WE'RE  
03:29:18 GIVING TO CAROL?  
03:29:19 >>Brian Canin: WE WANT YOU GUYS TO GET IT TO HER ANYTIME YOU  
03:29:22 CAN.  
03:29:23 THERE ARE TWO OTHER PUBLIC MEETINGS IN SEPTEMBER.  
03:29:28 THIS WHOLE PROCESS REALLY ENDS WHEN WE COMPLETED THE PUBLIC  
03:29:31 OUTREACH.  
03:29:32 BUT WHENEVER YOU CAN GET IT TO CAROL WOULD BE GREAT.  
03:29:36 >>Nick Batos: BRIAN, NICK BATOS.  
03:29:42 IN LOOKING AT THE ARCHITECTURE DRAWINGS THAT YOU HAD, OR THE  
  
03:29:45 PICTURES YOU HAD, WAS THERE A PARTICULAR REASON THAT YOU  
03:29:48 LEFT OUT THE POSSIBILITY OF OLD-FLORIDA METAL ROOF  
03:29:52 BUILDINGS?  
03:29:54 >>Brian Canin: NO, THERE WASN'T.  
03:29:56 ACTUALLY, ONE OF THE SINGLE-FAMILY HOMES, MAYBE BOTH OF  
03:30:00 THEM, BUT CERTAINLY ONE OF THEM, WHICH WAS FRONT AND CENTER  
03:30:05 WITH THE -- WE'RE NOT OPPOSED TO THAT.  
03:30:11 (INDISCERNIBLE).  
03:30:15 >> I THINK I SAW A COUPLE OF METAL-ROOF BUILDINGS IN THERE.  
03:30:19 LET ME SEE IF I UNDERSTAND THE PROCESS.  
03:30:23 YOU'RE NOT GOING TO COME BACK AND TELL US THE LAND USE  
03:30:27 OPPORTUNITIES.  
03:30:28 YOU'RE MORE TALKING ABOUT THE CHARACTER OF THE TOTAL  
03:30:33 DEVELOPMENT THAT WE'RE LOOKING AT.  
03:30:35 ON THE SOUTH SIDE, YOU'RE NOT COMING BACK AND SAY, HEY, PUT  
03:30:40 AN AMPHITHEATER IN THERE OR WHATEVER.  
03:30:42 WE'RE REALLY LOOKING MORE AT THE ARCHITECTURAL DESIGNS THAT  
03:30:48 WE MIGHT INCORPORATE INTO THE TYPE OF FACILITIES THAT WE  
03:30:52 WANT IN THAT 62 ACRES.  
03:30:54 >>Brian Canin: ACTUALLY, IT'S REALLY A LITTLE BIT OF BOTH.  
03:30:58 I KEEP EMPHASIZING CHARACTER BECAUSE THAT'S WHAT WE NEED TO  
03:31:01 GET DIRECTION FOR THE NEXT STEP WE'RE DOING.  
03:31:04 ACTUALLY, WE'RE TALKING USES AS WELL.  
03:31:09 I SHOWED YOU DIFFERENT RESIDENTIAL TYPOLOGY, DIFFERENT  
03:31:14 COMMERCIAL TYPOLOGIES.  
  
03:31:17 I DIDN'T SHOW SPECIFIC USES.  
03:31:18 THIS IS A CIVIC CENTER, CIVIC BUILDING.  
03:31:21 WE DID -- WE WILL HAVE SOLICITED SOME INPUT FROM YOU ABOUT  
03:31:29 THE SCALE OF THE BUILDINGS AND WHETHER THEY ARE  
03:31:32 SINGLE-FAMILY OR MULTIFAMILY.  
03:31:34 SO WE'RE GETTING A LITTLE BIT OF BOTH, BUT WE'RE NOT  
03:31:37 FOCUSING QUITE AS MUCH ON THE OPPORTUNITY PROGRAMMING, WHICH  
03:31:41 IS GOING TO BE THE NEXT STEP.

03:31:44 HOW DO WE MEET THE FINANCIAL OBJECTIVES?  
03:31:47 HOW DO WE MEET THE HOLDING CAPACITY AND GET THE CARS IN AND  
03:31:51 OUT AND SO FORTH?  
03:31:52 THAT'S GOING TO BE ANOTHER STEP ONCE WE'VE COMPLETED THE  
03:31:57 SURVEYS, WE'LL DIVE INTO THAT.  
03:31:59 ANY OTHERS?  
03:32:12 >>Mayor Ribble: -- A TIMELINE THAT THE COUNCIL GETS THESE  
03:32:16 DOCUMENTS OVER TO CAROL, MAYBE WE COULD HAVE THEM TO HER BY  
03:32:21 FRIDAY SO SHE CAN GET THEM UP TO YOU SO WE CAN MOVE FORWARD  
03:32:27 WITH THE PROCESS.  
03:32:28 >>Brian Canin: THAT WOULD BE GREAT.  
03:32:29 WE'D LOVE THAT.  
03:32:32 >> THAT SHOULD WORK BECAUSE WE ALL HAVE BRIEFINGS THIS WEEK.  
03:32:40 >>Brian Canin: YOU WERE VERY GOOD TO WORK WITH.  
03:32:43 I'M VERY EXCITED TO WORK WITH YOU.  
03:32:45 I THINK THE PROJECT IS GOING TO BE QUITE EXTRAORDINARY.  
03:32:49 I'M VERY OPTIMISTIC ABOUT IT.

03:32:53 >>Mayor Ribble: OKAY.  
03:32:54 THANK YOU VERY MUCH.  
03:32:54 >>Brian Canin: THANK YOU, EVERYBODY.  
03:32:55 >>Mayor Ribble: ALL RIGHTY.  
03:32:57 IS THAT IT, CAROL?  
03:32:59 >>Carol Sacco: THAT'S IT.  
03:33:01 >> THANK YOU, EVERYONE.  
03:33:01 THANKS, CAROL.  
03:33:02 >>Carol Sacco: YOU'RE WELCOME.  
03:33:04 HAVE A GREAT DAY.  
03:33:05 BYE-BYE.  
03:33:08 >>Brian Canin: BYE-BYE.

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