

VILLAGE OF ESTERO DESIGN REVIEW BOARD
WEDNESDAY, NOVEMBER 13, 2019
5:30 P.M.

DISCLAIMER:

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

5:30:22PM >>Barry Jones: IT'S THAT TIME AGAIN.
5:30:24PM I CALL US TO ORDER AND DO THE ROLL CALL.
5:30:29PM TAMMY, ARE YOU DOING THE ROLL CALL?
5:30:35PM >>Thomas Barber: HERE.
5:30:37PM >>William Glass: HERE.
5:30:38PM >>Michael Sheeley: HERE.
5:30:39PM >>Zach Zachariah: HERE.
5:30:40PM >>Barry Jones: HERE.
5:30:41PM THE APPROVAL OF THE AGENDA, ALL PUBLIC INFORMATION MEETING.
5:30:51PM I'M SORRY.
5:30:52PM WE SKIPPED THE PLEDGE OF ALLEGIANCE.
5:30:55PM YES, WE DID.
5:30:56PM THANK YOU VERY MUCH.
5:30:56PM [PLEDGE OF ALLEGIANCE]
5:31:06PM >>Barry Jones: THANK YOU.
5:31:11PM APPROVAL OF THE AGENDA.
5:31:19PM >> SO MOVED.

5:31:20PM >> SECOND.
5:31:21PM >>Barry Jones: ALL IN FAVOR SAY AYE.
5:31:23PM THE AGENDA IS APPROVED.
5:31:26PM FOR THE CONSENT AGENDA, WE HAVE SOME OLD MEETING MINUTES.
5:31:32PM SOMEBODY WITH A BETTER MEMORY THAN ME WILL HAVE TO APPROVE.
5:31:35PM [LAUGHTER]
5:31:41PM >> I MOVE TO APPROVE.
5:31:44PM >> SECOND.
5:31:45PM >>Barry Jones: ALL IN FAVOR SAY AYE.
5:31:47PM ALL RIGHT.
5:31:50PM OUR FIRST ORDER OF BUSINESS TONIGHT, ALL PUBLIC INFORMATION
5:31:57PM MEETINGS TONIGHT.
5:31:57PM THE COCONUT POINT.
5:32:11PM I'M SORRY.
5:32:12PM I'M ON THE WRONG DOCUMENT HERE.
5:32:14PM NO WONDER I CAN'T FIND MYSELF.
5:32:17PM I'M ROLLING TODAY.
5:32:18PM YES, THE COMMONS CLUB AT THE BROOKS.

5:32:24PM >>Mary Gibbs: THE FIRST INFORMATION MEETING -- THIS IS A
5:32:26PM PRETTY SMALL PROJECT.
5:32:27PM IT'S FOR THE COMMONS CLUB AT THE BROOKS, WHICH IS ON COCONUT
5:32:31PM ROAD, WHICH IS WHERE YOU GOT THE COCONUT.
5:32:33PM IT'S NEXT TO THE BROOKS EXECUTIVE CENTER.
5:32:36PM AND THEY'RE REQUESTING AN ADDITION TO THE HEALTH AND
5:32:40PM LIFESTYLE BUILDING, THEIR FITNESS CENTER.

5:32:43PM 5,000 SQUARE FOOT ADDITION.
5:32:45PM I WILL LET THEM EXPLAIN.
5:32:49PM THERE ARE A FEW SPEAKERS.
5:32:50PM I'M NOT SURE WHO'S GOING TO SPEAK FIRST.
5:32:52PM OKAY.
5:32:54PM THE ARCHITECT.
5:32:55PM DO YOU HAVE A PowerPoint?
5:33:02PM >> YES, WE DO.
5:33:03PM I THINK THIS IS IT HERE.
5:33:05PM GOOD EVENING.
5:33:13PM MY NAME IS DAVE HUMPHREY FROM HUMPHREY ROSAL ARCHITECTS.
5:33:17PM WE ARE HERE ON BEHALF OF THE COMMONS CLUB.
5:33:19PM AND THE BOARD OF DIRECTORS OF THE COMMONS CLUB HAS CONTINUED
5:33:23PM TO SEEK OUT TO PLEASE THEIR MEMBERS, AND IN DOING SO, EXPAND
5:33:29PM THE PROGRAMS AND SO FORTH.
5:33:32PM FORTUNATELY, THEY HAVE THE SPACE TO DO SO.
5:33:34PM AND IN DOING SO, THEY NEED TO EXPAND THEIR FITNESS CENTER.
5:33:37PM WE'RE TAKING AN EXISTING FACILITY AND ALLOWING THOSE
5:33:46PM PROGRAMS TO EXPAND INTO THE AREA AROUND THE PERIMETER OF THE
5:33:49PM BUILDING AND THE POOL.
5:33:50PM LET ME JUST KIND OF WALK YOU THROUGH THIS, IF I CAN FIGURE
5:33:53PM OUT HOW TO USE THIS.
5:33:54PM IT'S RIGHT AROUND THE CORNER, JUST FROM AN ORIENTATION
5:33:59PM STANDPOINT.
5:34:00PM IT'S ON COCONUT ROAD IN BETWEEN THREE OAKS PARKWAY AND 41.

5:34:06PM THE CAMPUS ITSELF HAS AN ENRICHMENT CENTER, ROOKERY GRILL,
5:34:13PM PAVILION, GREAT VIEW OUT THERE, POOL FACILITY AND THE
5:34:18PM EXISTING FACILITY, JUST TO THE RIGHT OF THE POOL THERE.
5:34:22PM THIS IS THE EXISTING BUILDING.
5:34:25PM IT HAS YOUR COMPLEMENT OF RESTROOMS, SUPPORT FACILITIES WITH
5:34:30PM LAUNDRY AND OFFICE AND SO FORTH.
5:34:32PM CLASSROOM WORKOUT.
5:34:35PM BUT THE WORLD OF FITNESS IS EXPANDING SO MUCH THAT IT'S NOT
5:34:40PM JUST FITNESS; IT'S HEALTH AND REHABILITATION, COGNITIVE
5:34:44PM SKILLS AND SO FORTH.
5:34:46PM SO WHAT WE'VE DONE IS CREATED A SOLUTION THAT KIND OF THE
5:34:52PM TAN AREA AND KIND OF ROSE AREA TO THE LEFT REALLY REPRESENTS
5:34:55PM THE EXPANSION.
5:34:56PM AND THEN RECONFIGURATION OF THE INSIDE SPA SERVICES, SALON,

5:35:01PM AND SOME REHAB TO THE RESTROOM AREAS.
5:35:05PM KIND OF WRAPS AROUND THE POOL.
5:35:07PM IT CREATES -- CONTINUES TO CREATE THE VIEW OUT THE BACK,
5:35:11PM OPEN UP THE EXISTING CORNER OF THE BUILDING.
5:35:14PM SO THAT BIG TAN AREA IN THE MIDDLE IS PART OF THE EXISTING
5:35:18PM SPACE.
5:35:18PM BUT THE IDEA IS THAT THE CONTINUOUS CIRCUIT OF FITNESS RUNS
5:35:23PM FROM KIND OF THE RIGHT SIDE AROUND THE BACK AND THEN
5:35:26PM CROSS-TRAINING AND SO FORTH.
5:35:28PM THERE'S A WALKWAY CORRIDOR ACROSS THE CENTER SECTION THAT
5:35:35PM WRAPS AROUND TO ACCESS THE CLASSROOM WORKOUT.

5:35:41PM SO IT IS -- IT IS RATHER SMALL IN THE WORLD OF ADDITIONS,
5:35:49PM BUT NECESSARY, ALL THE REST.
5:35:50PM THAT SHOWS YOU THE LINE OF THE EXISTING STRUCTURE.
5:35:57PM THIS SHOWS HOW IT EXPANDS ON THE CAMPUS, SO IT KIND OF FITS
5:36:00PM IN THERE.
5:36:01PM THERE'S PLENTY OF GREEN OUT THERE.
5:36:02PM STILL ALLOW A LOT OF ROOM FOR THEIR GREEN CONGREGATION AND
5:36:09PM FUNCTIONS OUT THERE AT THE PERFORMANCE PAVILION.
5:36:11PM AND ALLOWS GREAT VIEWS FROM THE TREADMILLS OUT TO THE
5:36:17PM ESTUARY THERE.
5:36:18PM THE ONLY PROBLEM IS YOU MAY NEVER GET OFF THE TREADMILL.
5:36:22PM THERE WAS SOME DISCUSSION IN OUR -- IN SOME OF OUR MEETINGS
5:36:30PM REGARDING CONNECTIVITY.
5:36:33PM THIS WAS BORNE FOR CONNECTIVITY.
5:36:35PM ACCESS AROUND THE SITE FROM BUILDING TO BUILDING, VIEWING
5:36:40PM ALONG THE WATERWAY THERE, CONNECTING PARKING LOTS AND ON OUT
5:36:45PM TO THE STREET.
5:36:46PM THIS MIGHT BE A GOOD EXAMPLE TO USE AS AN EXAMPLE.
5:36:51PM SOME OF THE EXISTING SHOTS AROUND THE BUILDING, THIS WAS
5:36:58PM TAKEN NOT TOO LONG AGO.
5:37:02PM I THINK THE GOAL HERE IS TO POSSIBLY MIGRATE AWAY FROM KIND
5:37:09PM OF THE CARIBBEAN COLOR THAT'S ON THERE RIGHT NOW.
5:37:13PM IT WAS ORIGINALLY DESIGNED IN A KIND OF MEDITERRANEAN --
5:37:16PM KIND OF AN ITALIAN MOTIF.
5:37:19PM SO WE ARE LOOKING AT A SLIGHT VARIATION IN COLOR.

5:37:24PM NOT CHANGING THE ROOF AT ALL, BUT ADJUSTING SOME OF THE
5:37:28PM COLORS TO A LITTLE MORE SEDATE KIND OF CONTEMPORARY COLOR.
5:37:32PM WE ARE PROPOSING TO CONTINUE, OBVIOUSLY, THE ARCHITECTURAL
5:37:38PM STYLE.
5:37:39PM THIS KIND OF SHOWS THE EXPANSION HERE TO THE LEFT,
5:37:43PM MAINTAINING THE SAME ARTICULATION AND DETAILS THAT ARE
5:37:47PM PRESENT IN THE EXISTING BUILDING, SAME WINDOW ARTICULATION
5:37:53PM AND COLORS.
5:37:54PM THESE ARE THE ORTHOGRAPHIC DRAWINGS JUST KIND OF THROWING
5:37:58PM THE BREAKUP IN BUILDING FACADES AND ROOF LEVELS, YOU KNOW,

5:38:04PM THE AREA -- THIS IS AREA IS PRETTY MUCH THE EXISTING AREA.
5:38:08PM THIS WOULD BE THE NEW EXPANSION.
5:38:13PM SOME OF THESE WILL OBVIOUSLY SHOW MORE SPACE THAN OTHERS.
5:38:18PM IN SOME AREAS WHERE WE HAVE AN INTERIOR FUNCTION THAT
5:38:21PM REQUIRES MIRRORS AND BALLET BARS, WE'RE CONTINUING THE
5:38:27PM CONCEPT OF A WINDOW, BUT A WINDOW THAT IS SHUTTERED.
5:38:31PM PRETTY STRAIGHTFORWARD.
5:38:33PM THE PROJECT PALETTE IS OBVIOUSLY CONTINUOUS WITH WHAT'S
5:38:40PM THERE, THE WHITE WINDOW TREATMENTS, ALUMINUM AND DOORS.
5:38:46PM THE PAVERS THAT EXIST WILL BE A CONTINUATION KIND OF WITH
5:38:49PM THE NEW COLOR PALETTE AND EXTENDING THE SAME ROOFLINES.
5:38:57PM THAT GIVES YOU A BRIEF SWATH AT WHAT OUR GOALS ARE HERE.
5:39:04PM I'LL TURN IT OVER TO ENGINEERING.
5:39:11PM >> I'M JIM CARR FROM AGNOLI, BARBER AND BRUNDAGE.
5:39:18PM WE SUBMITTED THE PLAN ABOUT A MONTH AGO.

5:39:19PM AT THE TIME WE HAD PARKING PROPOSED.
5:39:21PM WE WENT BACK AND REVISITED THE CURRENT CODES AND THE
5:39:24PM MULTIUSE PARKING AND DETERMINED THAT WE DON'T -- THE PARKING
5:39:27PM WAS ALREADY SATISFACTORY FOR THE SITE EVEN WITH THE ADDITION
5:39:30PM THAT WE'RE PROPOSING.
5:39:31PM SO THE SITE PLAN YOU SEE HERE ON THE BOTTOM LEFT, WE HAD
5:39:42PM PARKING PROPOSED, BUT SINCE THEN, WE'VE MET WITH THE VILLAGE
5:39:45PM AND WE'VE REDONE OUR PARKING CALCS.
5:39:49PM ESSENTIALLY, ALL THE SITE WORK IS OCCURRING JUST BEHIND THE
5:39:51PM BUILDING.
5:39:52PM SO I THINK DAVE HAS ALREADY COVERED I THINK EVERYTHING ON
5:39:55PM THE SITE AS FAR AS THAT'S CONCERNED.
5:39:58PM THERE'S REALLY NO IMPROVEMENTS TO THE SITE.
5:40:03PM WITH THAT, I THINK -- I HAVE DAKOTA BURNALL HERE FOR
5:40:14PM LANDSCAPING.
5:40:14PM OUR LANDSCAPE ARCHITECT IS EN ROUTE AND RUNNING A LITTLE BIT
5:40:18PM LATE.
5:40:18PM SO THIS SLIDE HAS THE PARKING THAT I MENTIONED WHICH IS NO
5:40:23PM LONGER PROPOSED.
5:40:24PM THE LANDSCAPING YOU SEE HERE IS BEHIND THE BUILDING.
5:40:30PM THERE'S A SERIES OF OAKS EXISTING BEHIND THE BUILDING.
5:40:33PM THEY ARE KIND OF CLOSE TO THE BUILDING.
5:40:34PM SO WITH THE ADDITION AND THE PATHWAY THAT WILL GO AROUND,
5:40:38PM THERE ARE NEW OAK TREES PROPOSED.
5:40:41PM IF YOU HAVE ANY QUESTIONS, I'M HAPPY TO ANSWER THEM.

5:40:44PM I THINK THAT CONCLUDES OUR PRESENTATION.
5:40:56PM >>Mary Gibbs: CAN I ASK A QUESTION?
5:40:57PM WHEN WE MET WITH THEM, I THINK ABOUT A WEEK OR SO, MAYBE A
5:41:02PM COUPLE OF WEEKS AGO TO LOOK AT THE PARKING, ONE OF THE
5:41:04PM THINGS WE BROUGHT UP WAS WE HAD THOUGHT INITIALLY WE WERE
5:41:08PM ASKING YOU WHEN YOU DO THE WORK ON-SITE IF YOU'RE CONTAINING

5:41:12PM IT WITHIN THE SITE, BECAUSE WE THOUGHT THERE WAS SOME OTHER
5:41:16PM PLAN TO ACCESS OFF OF COCONUT ROAD AND DO SOME TEMPORARY
5:41:20PM CONSTRUCTION ACCESS.
5:41:22PM SO I JUST WANTED TO MAKE CLEAR THAT THAT'S NOT WHAT YOU'RE
5:41:25PM PLANNING TO DO, CORRECT?
5:41:26PM >>Jim Carr: NO, WE'RE NOT.
5:41:27PM WE'RE THINKING OF HAVING A TEMPORARY ACCESS ON COCONUT ROAD,
5:41:31PM BUT THAT WAS SINCE CHANGED.
5:41:35PM >>Mary Gibbs: OKAY.
5:41:35PM I JUST WANTED TO MAKE THAT CLEAR.
5:41:37PM SO WHEN THE WORK IS DONE, IT WILL BE CONTAINED IN THE SITE
5:41:40PM ITSELF.
5:41:41PM >>Jim Carr: CORRECT.
5:41:42PM >>Mary Gibbs: BECAUSE WE WEREN'T SURE IF THERE WAS GOING TO
5:41:44PM BE EXTERNAL IMPACTS.
5:41:52PM >>Barry Jones: QUESTIONS OR COMMENTS FROM THE BOARD?
5:41:55PM >> THE PROJECT LOOKS GOOD TO ME.
5:41:56PM WE'RE BACK IN THE SITUATION WHERE WE'RE DOING AN ADDITION TO
5:41:59PM A CLUBHOUSE WITHIN A COMMUNITY.

5:42:03PM MY PERSONAL OPINION IS THERE'S LITTLE FOR THIS BOARD TO SAY
5:42:06PM ABOUT THE PROJECT, EVEN THOUGH I LIKE WHAT'S BEEN DONE HERE.
5:42:13PM >> IS THERE ANY COMMENT WHILE I WAS GONE ABOUT THE COLORS?
5:42:17PM I SEE LIKE THEY HAVE A WHITE AND OFF-WHITE ON THE COLOR
5:42:23PM BOARD.
5:42:23PM ARE THEY GOING TO CHANGE THE COLOR OF THE BUILDING?
5:42:29PM >> IT'S ACTUALLY TAUPE.
5:42:31PM THERE WOULD BE A LOT OF DESIGNERS THAT WOULD REALLY TAKE
5:42:33PM OFFENSE TO THAT.
5:42:34PM [LAUGHTER]
5:42:34PM I'M KIDDING.
5:42:37PM >>Barry Jones: I JUST HAD A COUPLE OF QUESTIONS.
5:42:39PM I NOTICED THE GENEROSITY OF MASSAGE ROOMS AND PT ROOM IN THE
5:42:46PM FLOOR PLAN THERE, IT'S ALL GOOD.
5:42:48PM I WAS JUST CURIOUS, IS THIS OPEN TO MEMBERS ONLY OR WILL
5:42:52PM THIS HAVE ACCESS TO THE PUBLIC?
5:42:54PM >> DAVE HUMPHREY: IT'S MEMBERS.
5:42:59PM >>Barry Jones: THE PT ROOM, I'M ASSUMING YOU'LL OFFER A
5:43:03PM PHYSICAL THERAPIST THAT WILL COME IN AND PROVIDE MEDICAL
5:43:05PM SERVICES THERE.
5:43:06PM >>Dave Humphrey: WELL, THEY WOULDN'T BE MEDICAL SERVICES BUT
5:43:09PM THEY WOULD BE PHYSICAL THERAPY SERVICES.
5:43:11PM I GUESS THAT IS MEDICAL.
5:43:12PM OKAY.
5:43:12PM >>Barry Jones: YEAH, AS FAR AS I KNOW, THE LAST I CHECKED.

5:43:17PM I DON'T KNOW HOW THAT IMPACTS YOU CODE-WISE IF YOU'RE
5:43:21PM OFFERING MEDICAL SERVICES ON THE FACILITY OR ZONING, IF

5:43:23PM THERE IS A CONSIDERATION THAT NEEDS TO BE LOOKED AT.
5:43:25PM >>Dave Humphrey: THERE'S NO DIAGNOSIS, AND THAT NORMALLY IS
5:43:27PM THE TRIGGER TO THAT.
5:43:29PM SO THE DIAGNOSIS WILL BE DONE ELSEWHERE.
5:43:30PM THE PHYSICAL THERAPY IS MORE OF A MASSAGE ORIENTED SOLUTION
5:43:35PM THAN IT IS A DIAGNOSTIC PROGRAM.
5:43:40PM THAT'S KIND OF THE TRIGGER IN THE PLANNING DEPARTMENT
5:43:44PM ANALYSIS.
5:43:46PM >>Barry Jones: THANK YOU FOR THAT.
5:43:47PM MY LAST QUESTION WAS THE NEW BUILDING, WILL IT BE AT THE
5:43:51PM SAME FINISHED FLOOR ELEVATION AS THE EXISTING BUILDING.
5:43:54PM >>Dave Humphrey: CORRECT.
5:43:55PM >>Barry Jones: DOES THE CODE CHANGE REQUIRE YOU TO JACK IT
5:43:57PM UP ANY?
5:43:58PM >>Dave Humphrey: NO, WE'RE FINE WITH THAT.
5:44:00PM >>Barry Jones: THAT'S ALL THAT I HAD, UNLESS THERE'S ANY
5:44:03PM OTHER COMMENTS FROM THE BOARD.
5:44:05PM INDICATED NO EXTERNAL IMPACT.
5:44:12PM AS LONG AS THE COMMUNITY IS HAPPY WITH IT.
5:44:15PM >>Mary Gibbs: YOU MIGHT WANT TO ASK FOR PUBLIC INPUT,
5:44:18PM THOUGH.
5:44:18PM >>Barry Jones: CORRECT, I WAS GOING TO GO THERE NEXT.
5:44:22PM >> I THINK I GOT AN ANSWER TO MY COLOR QUESTION.

5:44:25PM LOOKED AT THAT ALREADY, THE COLOR.
5:44:29PM >>Barry Jones: IT'S THE FIRST TIME WE'VE SEEN THIS.
5:44:32PM >>Dave Humphrey: I'M SORRY.
5:44:33PM WHAT WAS THE QUESTION?
5:44:34PM >> WELL, THE QUESTION IS, YOU LIGHTENED UP THE BUILDING
5:44:37PM FROM, I'LL CALL YELLOW, AND HOW'S THAT COMPARE WITH THE REST
5:44:42PM OF THE COMMUNITY?
5:44:43PM >>Dave Humphrey: THE COMMUNITY OR THE CAMPUS?
5:44:45PM >> THE CAMPUS.
5:44:46PM >>Dave Humphrey: IT'S DIFFERENT.
5:44:48PM IT'S DIFFERENT.
5:44:50PM I THINK THE BUILDINGS AREN'T ALL PAINTED THE SAME ANYWAY.
5:44:54PM IT'S IN A COMPATIBLE PALETTE, IF YOU WILL.
5:45:00PM BEING THE ITALIAN, YOU KNOW, THERE'S A SERIES OF COLORS THAT
5:45:04PM ARE ALL HARMONIOUS, EVEN THOUGH THEY ARE NOT THE SAME.
5:45:07PM I WOULDN'T RECOMMEND THEM BE THE SAME ANYWAY.
5:45:10PM BUT THIS IS PROBABLY A LITTLE MORE CONTEMPORARY IN COLOR,
5:45:13PM BUT STILL VERY COMPATIBLE, I THINK, WITH THAT STYLE.
5:45:17PM THAT'S MY OPINION.
5:45:21PM >> THANK YOU.
5:45:21PM >>Barry Jones: DID WE HAVE ANY SPEAKER CARDS FOR PUBLIC
5:45:24PM COMMENT?
5:45:25PM >>The Clerk: WE HAVE NOBODY.
5:45:26PM >>Barry Jones: ANYBODY FROM THE PUBLIC THAT WANTED TO

5:45:30PM COMMENT ON THE PROJECT?

5:45:30PM SEEING NONE, WE THANK YOU FOR YOUR PRESENTATION AND WE LOOK
5:45:36PM FORWARD TO YOU COMING BACK IN FOR APPROVAL.
5:45:38PM THANK YOU.
5:45:39PM IF I CAN FIND THE RIGHT AGENDA, PERHAPS I CAN IDENTIFY THE
5:45:48PM NEXT ONE.
5:45:51PM THE HOUCK MEDICAL CENTER.
5:45:53PM >>Matt Noble: MATT NOBLE, COMMUNITY DEVELOPMENT.
5:45:57PM YEAH, THE HOUCK MEDICAL BUILDING IS LOCATED IN PLAZA DEL
5:46:01PM SOL.
5:46:01PM IT'S AN OUTPARCEL, PARCEL D.
5:46:04PM THEY ARE PROPOSING AN 18,000-SQUARE-FOOT MEDICAL BUILDING.
5:46:08PM I THINK STACY HEWITT IS HERE TO ADDRESS.
5:46:18PM >> GOOD EVENING.
5:46:36PM >> STACY HEWITT WITH BANKS ENGINEERING, REPRESENTING THE
5:46:41PM APPLICANT.
5:46:41PM WITH ME TONIGHT, WE'VE GOT THE ENGINEER, BRENT ADDISON, AS
5:46:45PM WELL AS THE LANDSCAPE ARCHITECT FOR THE PROJECT, CHRISTIAN
5:46:48PM ANDREA, AND THE ARCHITECT IS MATTHEW KRAGH.
5:46:53PM AND THEY ALL HAVE A PRESENTATION TO GIVE YOU AS WELL.
5:46:57PM THE SITE IS LOCATED IN THE PLAZA DEL SOL SUBDIVISION.
5:47:01PM IT'S AT THE NORTHEAST CORNER OF CORKSCREW ROAD AND THREE
5:47:04PM OAKS PARKWAY.
5:47:05PM THE SITE ITSELF WITHIN THAT DEVELOPMENT IS AT THE NORTHWEST
5:47:09PM CORNER OF CORKSCREW ROAD AND PUERTO WAY.
5:47:12PM IT IS ACROSS THE STREET FROM THE PROPOSED AUTO ZONE THAT'S

5:47:16PM COME BEFORE YOU, AND IT'S ALSO TO THE EAST OF THE ARCOS
5:47:21PM EXECUTIVE OFFICE.
5:47:22PM REQUESTING THE SITE REVIEW IN PREPARATION FOR THE
5:47:31PM DEVELOPMENT ORDER APPLICATION, WE'RE PROPOSING 18,000 SQUARE
5:47:34PM FEET OF MEDICAL OFFICE, A TWO-STORY BUILDING MAXIMUM HEIGHT
5:47:38PM OF 35 FEET, AND THE ASSOCIATED INFRASTRUCTURE FOR PARCEL D
5:47:44PM WITHIN THE PLAZA DEL SOL SUBDIVISION.
5:47:46PM THE PROPOSED USE AND THE SITE PLAN IS CONSISTENT WITH THE
5:47:50PM EXISTING ZONING APPROVAL.
5:47:51PM THE VILLAGE OF ESTERO ORDINANCE NUMBER 16-05 WAS THE LATEST
5:47:57PM THAT WAS ADOPTED, AMENDING MAXIMUM SIDE SETBACK.
5:48:01PM THAT INCLUDES AS AN ATTACHMENT ZONING RESOLUTION Z09-037.
5:48:07PM THIS SITE IS ALLOCATED IN THE ZONING FOR THE 18,000 SQUARE
5:48:10PM FEET THAT'S PROPOSED.
5:48:12PM THERE WAS AN ADMINISTRATIVE AMENDMENT THAT'S REFERENCED ON
5:48:16PM THE SLIDE.
5:48:16PM THAT WAS FOR THE CULVER'S DEVELOPMENT THAT IS TWO LOTS TO
5:48:22PM THE EAST.
5:48:22PM MEDICAL OFFICE HAS BEEN A PROPOSED USE ON THE SITE SINCE THE
5:48:25PM ORIGINAL 1989 ZONING APPROVAL, WHICH WAS FORMERLY CORKSCREW

5:48:29PM CROSSING.
5:48:30PM WITH THAT, I'D LIKE TO TURN IT OVER TO BRENT ADDISON.
5:48:44PM >>Brent Addison: GOOD EVENING.
5:48:45PM BRENT ADDISON WITH BANKS ENGINEERING.
5:48:47PM SO HERE'S THE OVERALL AERIAL OF THE VICINITY OF WHERE THE

5:48:57PM PROJECT IS.
5:48:58PM THIS IS THREE OAKS PARKWAY AND CORKSCREW ROAD RIGHT HERE.
5:49:00PM AS STACY MENTIONED, THIS IS CULVER'S HERE.
5:49:05PM THERE IS THE PROPOSED AUTO ZONE THAT HAS AN APPLICATION IN
5:49:11PM RIGHT NOW, AND THIS IS OUR SITE ACROSS THE ACCESS ROAD FROM
5:49:15PM THAT.
5:49:15PM THE SITE IS A TOTAL OF 2.13 ACRES.
5:49:20PM IT'S PARCEL D OF THE PLAZA DEL SOL.
5:49:23PM IT IS ALSO -- AND JUST TO GO BACK, MAYBE TO BE CLEAR, IT'S
5:49:30PM ALSO PART OF A MASTER SURFACE WATER MANAGEMENT SYSTEM WITH
5:49:33PM AN ENVIRONMENTAL RESOURCE PERMIT WHERE THE OUTPARCELS, ALL
5:49:38PM THE PARCELS ON THE SITE HAVE DRY DETENTION REQUIREMENTS ON
5:49:45PM THEIR SITE.
5:49:46PM ON THE PERIMETER PARCELS, YOU'LL SEE IN THE SITE PLAN IN A
5:49:51PM MINUTE, HAVE DRY DETENTION AT THE REAR.
5:49:54PM THE DRY DETENTION CONNECTS ALONG THE INTERNAL ROAD HERE.
5:49:58PM IT GOES TO A LARGER DRY DETENTION AREA IN THE BACK.
5:50:01PM WITH DRY PRETREATMENT, ENTERS THE LAKE AND THEN FEEDS
5:50:06PM THROUGH THE LAKE AND GOES THROUGH A CONTROL STRUCTURE OVER
5:50:09PM HERE AND DOWN I BELIEVE IT'S PUENTE THERE AND OUT TO THE
5:50:16PM SWALE ON CORKSCREW.
5:50:18PM THIS IS THE SITE PLAN THAT WE PREPARED.
5:50:23PM SO TO MAKE SURE THAT BECAUSE THERE ARE OTHER APPLICATIONS IN
5:50:27PM THE AREA, WE PULLED IN THE LINE WORK FROM THE PROPOSED AUTO
5:50:32PM ZONE TO THE EAST, AND THE PROPOSED OFFICE COMPLEX TO THE

5:50:37PM WEST AND MADE SURE THAT OUR SITE WAS GOING TO FIT NICELY IN
5:50:43PM WITH THOSE AS FAR AS PEDESTRIAN AND VEHICULAR CONNECTIONS
5:50:46PM GO.
5:50:47PM LIKE I SAID, THEY ARE BOTH IN APPLICATION, BUT THIS IS THE
5:50:52PM ACCESS POINT FOR AUTO ZONE ACROSS THE ROAD, AND THIS WAS THE
5:50:57PM PROPOSED ONE FOR THE OFFICE COMPLEX.
5:50:59PM THIS IS THE BUILDING THAT WAS MENTIONED.
5:51:02PM IT'S 18,000-SQUARE-FOOT TOTAL FLOOR AREA WITH TWO STORIES.
5:51:08PM IN THE FRONT HERE, WE HAVE -- THIS IS OUR PUBLIC AREA THAT
5:51:12PM WE'RE PROVIDING THAT IS REQUIRED.
5:51:16PM THIS IS ANOTHER DRY DETENTION AREA AND UP TOWARD THE FRONT.
5:51:22PM HERE IS THE PERIMETER DRY DETENTION THAT I MENTIONED EARLIER
5:51:25PM THAT IS ACTUALLY WITHIN A DRAINAGE EASEMENT THAT CONNECTS
5:51:27PM THROUGH ALL OF THE OUTPARCELS.
5:51:29PM DUMPSTER ENCLOSURE OVER HERE AND THEN WE ALSO HAVE A
5:51:37PM MONUMENT SIGN THAT'S PROPOSED HERE.

5:51:41PM PART OF THE ZONING, AS THE ZONINGS CHANGED THROUGH THE
5:51:48PM YEARS, THIS PARCEL AND THE AUTO ZONE WE'RE NOT PERMITTED TO
5:51:51PM HAVE MONUMENT SIGNS ON CORKSCREW ROAD.
5:51:53PM MONUMENT SIGNS ARE ONLY ALLOWED ON ARCOS AVENUE IN THE BACK.
5:51:58PM AND THEN THERE'S ALSO A PROJECT IDENTIFICATION SIGNS AT THE
5:52:03PM TWO ENTRANCES, ONE ON CORKSCREW AND ONE ON THREE OAKS, WHERE
5:52:07PM THEY CAN HAVE A PLACARD IN THAT -- IN THE OVERALL PROJECT
5:52:10PM SIGN.
5:52:12PM WE'VE DESIGNED THIS TO MEET THE PARKING REQUIREMENTS PER

5:52:17PM LAND DEVELOPMENT CODE.
5:52:20PM THERE'S AN EXISTING SIDEWALK ACTUALLY ALL THE WAY AROUND THE
5:52:25PM PROPERTY HERE.
5:52:25PM WE WILL BE PROVIDING CROSSWALKS AND ACCESS TO THAT SIDEWALK
5:52:31PM BUT THE SIDEWALK IS ALREADY EXISTING AROUND THE PROPERTY.
5:52:35PM PROVIDE PEDESTRIAN CONNECTIONS THROUGH HERE AND AROUND, AND
5:52:39PM THEN OVER TO THE FUTURE OFFICE COMPLEX ON THE OTHER SIDE.
5:52:44PM I THINK THAT PRETTY MUCH COVERS MY PORTION OF THINGS.
5:52:51PM AND THE LIGHTING.
5:52:53PM THIS LIGHTING WAS APPROVED OR IS IN PROCESS BUT HAS BEEN
5:53:00PM REVIEWED FOR AUTO ZONE ACROSS THE ROAD.
5:53:04PM SO WE'RE JUST USING THE SAME LIGHTING FIXTURES AS ARE ON
5:53:09PM THAT SIDE, AND THESE ALSO MEET THE REQUIREMENTS OF THE LAND
5:53:12PM DEVELOPMENT CODE.
5:53:12PM I'LL BRING UP CHRISTIAN.
5:53:21PM >> CHRISTIAN ANDREA, LANDSCAPE ARCHITECT.
5:53:27PM THIS IS THE EXISTING SITE.
5:53:33PM THE AERIAL INDICATES THERE ARE SOME EXISTING OAK TREES AND
5:53:37PM CABBAGE PALMS IN THE CENTER OF THE PROPERTY.
5:53:39PM THE ONLY AREAS THAT WE'RE CLEARING ARE WHAT ARE DIRECTLY
5:53:42PM IMPACTED BY THE SITE DEVELOPMENT.
5:53:43PM TO THE SOUTH, WE HAVE EXISTING OAKS AND CABBAGE PALMS THAT
5:53:46PM ARE ABLE TO BE RETAINED.
5:53:48PM ALONG THE EAST, WE HAVE EXISTING ROYAL PALMS THAT WE'RE ABLE
5:53:50PM TO RETAIN.

5:53:51PM AND THERE ARE TWO IN CONFLICT WITH THE NEW ENTRANCE FEATURE.
5:53:54PM THIS IS OUR PROPOSED SITE PLANTING PLAN.
5:53:57PM ALONG THE NORTH BUFFER, WE'RE PROPOSING GREEN BUTTONWOOD
5:54:03PM TREES AS OUR LANDSCAPE PERIMETER BUFFERS.
5:54:04PM ALONG THE EAST, YOU CAN SEE THE EXISTING ROYALS HERE,
5:54:07PM PROPOSING A DOUBLE HEDGEROW OF COCOPLUM.
5:54:10PM IN THE DETENTION BASINS TO THE NORTHEAST AND THE WEST, WE'VE
5:54:14PM PROVIDED FOR ADDITIONAL CYPRESS TREES.
5:54:15PM IN THE ISLANDS, WE'RE PROPOSING SOME MAHOGANY TREES AND
5:54:18PM PIGEON PLUM TREES IN THE CENTER CORE HERE.
5:54:21PM THE WEST PROPERTY LINE PROPOSING HOLLY TREES.
5:54:24PM THESE ARE OAK TREES IN THESE ISLANDS IN THIS LOCATION.

5:54:27PM THE CORNERS OF THE BUILDING WE'RE PROPOSING MAGNOLIA TREES
5:54:31PM AND ALSO SOME MORE PIGEON PLUMS TO FLANK THE BUILDING.
5:54:34PM OUR CLIENT HAS REQUESTED A MORE CANOPY-ORIENTED LANDSCAPE
5:54:38PM DESIGN INSTEAD OF PALMS.
5:54:39PM OVER THE YEARS, PALMS TEND TO GROW QUITE TALL AND OUTSCALE
5:54:45PM THE BUILDING AND THEY HAVE FALLING FROND ISSUES AND SEEDPOD
5:54:47PM ISSUES AND WHATNOT.
5:54:47PM THE THOUGHT IS TO TRY TO USE A MATERIAL THAT WOULD LAST MUCH
5:54:50PM LONGER SO IT DOESN'T OUTLIVE THE SITE.
5:54:55PM AND THEN USE PLANT MATERIAL THAT WILL GROW QUITE NICELY AS
5:54:58PM WELL.
5:54:59PM AROUND THE PERIMETER OF THE BUILDING, WE HAVE SEVERAL LAYERS
5:55:02PM OF FOUNDATION PLANTING AND THEN A CONTINUATION OF A

5:55:04PM MEANDERING HEDGE ACROSS THE SOUTH PROPERTY LINE OF A PLANT
5:55:08PM CALLED SIMPSON'S STOPPER.
5:55:10PM THIS IS OUR INITIAL PLAN.
5:55:11PM WE ENVISION COMING BACK.
5:55:12PM OUR CLIENT HAS REQUESTED ACTUALLY TO BRING IN A LOT MORE
5:55:15PM SHRUBS AND GROUND COVER TO REDUCE THE AMOUNT OF TURF AREA.
5:55:18PM SO WE ENVISION IN SUBSEQUENT PLANS THAT WE PRESENT BEFORE
5:55:20PM YOU WE'LL HAVE EVEN MORE SHRUB MATERIAL.
5:55:22PM THE NEXT PICTURE SHOWS OUR PLANT PALETTE.
5:55:26PM PIGEON PLUM IS KIND OF A MEDIUM SIZE TREE.
5:55:29PM OAK TREES, QUITE LARGE.
5:55:32PM CYPRESS TREES DO WELL IN THE WET AREAS.
5:55:35PM DAHOON HOLLY WHICH MIMICS AN OAK TREE BUT A SMALLER SCALE.
5:55:38PM GREEN BUTTONWOOD IS AN UP-AND-COMING TREE THAT WE'RE FINDING
5:55:42PM TO WORK OUT QUITE WELL FOR CANOPY.
5:55:44PM WE DO HAVE SOME SILVER BUTTONWOOD TREES AS WELL.
5:55:46PM MAHOGANY, ANOTHER CANOPY TREE.
5:55:50PM MAGNOLIAS -- WE'RE FLANKING THE CORNERS OF THE BUILDING WITH
5:55:53PM THAT.
5:55:53PM AND THEN A VARIETY OF GROUND COVERS, REASONABLY NATIVE, NOT
5:55:57PM COMPLETELY NATIVE, BUT ALL PLANTS THAT WE FIND THAT PERFORM
5:55:59PM WELL.
5:56:00PM THANK YOU.
5:56:01PM >> GOOD EVENING.
5:56:07PM MY NAME IS MATTHEW KRAGH WITH MHK ARCHITECTURE AND PLANNING.

5:56:11PM THEY HAVE ALL DONE SUCH A GREAT JOB TO EXPLAIN THIS SO FAR,
5:56:16PM I'M GOING TO KEEP MINE BRIEF.
5:56:18PM THIS IS A VERY SIMPLE TWO-STORY, 18,000-SQUARE-FOOT
5:56:22PM BUILDING.
5:56:22PM IT WILL BE MASONRY CONSTRUCTION, BAR JOISTS.
5:56:25PM THE ROOF WILL BE -- WILL HAVE A FLAT PORTION IN THE MIDDLE
5:56:29PM FOR MECHANICAL WELL WITH TPO ROOFING.
5:56:33PM THE SURROUNDING HIP ROOFS WILL BE FLAT CONCRETE ROOF TILE.

5:56:37PM THIS IS THE FRONT OF THE BUILDING THAT YOU'RE SEEING DOWN AT
5:56:41PM THE BOTTOM OF THE SCREEN.
5:56:42PM THERE IS A NICE -- CLEARLY IDENTIFIED PEDESTRIAN ENTRANCE
5:56:45PM INTO GROUND FLOOR LOBBY AREA.
5:56:49PM IF THIS ENDS UP BEING ONE TENANT, WE'LL MOST LIKELY CLOSE
5:56:54PM OFF THE WALLS HERE AND HAVE A SMALLER LOBBY AREA, BUT THIS
5:56:57PM IS SHOWING THE POTENTIAL FOR THREE TENANTS WHICH IS WHAT WE
5:57:00PM THINK WE'LL HAVE.
5:57:01PM DR. HOUCK, THE HOUCK DERMATOLOGY OFFICE, WILL BE ON THE
5:57:05PM SECOND FLOOR OF THE BUILDING, WHICH IS SHOWN HERE.
5:57:08PM WITH THAT, YOU WILL HAVE A CIRCULATING PEDESTRIAN STAIR FROM
5:57:14PM THE LOBBY THAT WRAPS AROUND THE ELEVATOR.
5:57:16PM I WENT TO AN AIA CONFERENCE NOT TOO LONG AGO, AND THEY SAID
5:57:19PM THAT US ARCHITECTS ARE THE CAUSE OF OBESITY BECAUSE WE PUT
5:57:23PM FIRE STAIRS ON THE OUTSIDE OF BUILDINGS AND WE DON'T PUT
5:57:25PM REAL STAIRS UP FRONT.
5:57:27PM TRYING TO RECTIFY THAT TODAY.

5:57:29PM WE HAVE TWO FIRE STAIRS, THOUGH, ON EACH SIDE OF THE
5:57:34PM BUILDING, AND APPROXIMATELY 8,000 CHANGE FOR AN INTERIOR
5:57:41PM DERMATOLOGY OFFICE.
5:57:43PM THEY ARE ALREADY A GOOD STEWARD OF THE COMMUNITY.
5:57:46PM THEY OCCUPY THE BUILDING RIGHT BEHIND THIS.
5:57:50PM BUILDING HEIGHTS, WE'RE GOING TO BE A MAXIMUM OF 35 FEET IN
5:57:53PM THE ZONING DISTRICT.
5:57:55PM WE ARE ALLOWED LESS THAN 20% FOR KIND OF ROOFTOP
5:57:59PM EMBELLISHMENTS, WHICH I HAVE A DECENT DIAGRAM ON THE ROOF
5:58:04PM PLAN.
5:58:04PM WE'RE LOOKING AT A SIMPLE THREE-COLOR PALETTE HERE.
5:58:10PM THE MAJORITY, WHAT I WOULD CALL THE FIELD OF THE BUILDING IS
5:58:14PM PURE WHITE.
5:58:15PM THEN THE SECONDARY COLOR FOR A LITTLE BIT OF CONTRAST IS
5:58:18PM AESTHETIC WHITE.
5:58:19PM SO IT'S A LITTLE BIT OF A TWO-TONE.
5:58:22PM I HAVE COLOR SWATCHES HERE.
5:58:23PM I KNOW THAT'S MORE FOR THE FINAL DRB.
5:58:26PM THE THIRD COLOR WE'RE INTRODUCING IS A DARK BRONZE ELEMENT.
5:58:29PM IT KIND OF GIVES THIS BUILDING A VERY NICE BRITISH WEST
5:58:33PM INDIES SIMPLE FEEL.
5:58:35PM THIS IS THE WEST ELEVATION.
5:58:36PM YOU CAN SEE WE HAVE WELL-ARTICULATED ROOFLINES.
5:58:39PM BAHAMA SHUTTERS.
5:58:40PM WE TRY TO MAKE A NICE TRANSITION OF THE ONE-STORY ELEMENTS

5:58:43PM TO THE TWO-STORY.
5:58:44PM IT KIND OF BRINGS THE BUILDING DOWN TO THE PEDESTRIAN LEVEL.
5:58:47PM THE NORTH ELEVATION HERE, WE BASICALLY ARE MIMICKING THE
5:58:54PM NORTH AND THE SOUTH ELEVATION IN GENERAL TO KIND OF GIVE A

5:59:00PM SYMMETRY FROM FRONT TO BACK WITH THOSE FRONT-TO-BACK TOWER
5:59:04PM ELEMENTS.
5:59:04PM THE SHADED AREA IS THE SMALL PORTIONS THAT GO ABOVE THE
5:59:08PM 35 FEET, WHICH IS LESS THAN 20%.
5:59:12PM YOU CAN SEE THE FLAT ROOF, THE TPO ROOF SYSTEM, FULL OF
5:59:17PM MECHANICAL EQUIPMENT, MAYBE A SMALL ELEVATOR OVERRUN AS
5:59:20PM WELL.
5:59:21PM LIGHTING, I TYPICALLY TEND TO STAY AWAY FROM DECORATIVE
5:59:25PM LIGHTING ON THE BUILDINGS.
5:59:26PM I'D RATHER LIGHT UP THE BRACKETS AND SOME OF THE
5:59:27PM ARCHITECTURAL ELEMENTS.
5:59:28PM SO WE HAVE A SERIES OF THESE UP-AND-DOWN LIGHTS ON THE
5:59:34PM EXTERIOR.
5:59:35PM VERY SIMPLE UP-DOWN LIGHT CANS THAT WE LIKE TO HAVE KIND OF
5:59:37PM DISAPPEAR INTO THE ARCHITECTURE BUT HIGHLIGHT THE
5:59:39PM ARCHITECTURE.
5:59:39PM WE'RE KEEPING THE LITTLE PEDESTRIAN PAVILION A VERY SIMPLE
5:59:44PM STRUCTURE YET MATCHING WITH ROOFLINE AND COLUMN APPEARANCES
5:59:47PM AND COLORS.
5:59:47PM THIS IS THE SIGN THAT'S ON THE NORTH SIDE.
5:59:50PM THEY ALREADY HAVE AN EXISTING SIGN ON THE SOUTHEAST CORNER

5:59:55PM OF THE SITE THAT'S FOR THE OVERALL DEVELOPMENT.
5:59:57PM THIS IS JUST BASICALLY SAYING WHERE THEIR ENTRANCE IS AND IT
6:00:01PM WILL HAVE -- CHRISTIAN WILL MAKE SURE IT HAS NICE PERIMETER
6:00:05PM LANDSCAPING AROUND IT.
6:00:06PM THIS IS A RENDERING FROM THE NORTH LOOKING SOUTH, ONCE
6:00:10PM YOU'VE ENTERED THE PARKING LOT OF THE SITE.
6:00:12PM YOU CAN SEE WHAT WE'RE TRYING TO DO WITH THE CONTRASTING
6:00:14PM MATERIALS.
6:00:15PM WE'LL BE USING HARDIE BOYS BRACKETS AND THE UNDERSIDE
6:00:21PM SOFFITS WILL ALSO BE TONGUE IN GROOVE WITH A SLIGHT CHANGE
6:00:26PM IN CONTRAST AS WELL.
6:00:27PM WE'RE USING A FLAT CONCRETE ROOF TILE THAT WILL BE SIMILAR
6:00:30PM IN CONTRAST AS THE DARKER ARCHITECTURAL ELEMENTS.
6:00:34PM THIS IS A VIEW FROM THE NORTHWEST, KIND OF FROM THE ADJACENT
6:00:40PM WEST COMMERCIAL DEVELOPMENT.
6:00:42PM YOU CAN SEE HOW WE'RE TAKING ADVANTAGE OF THE EXIT STAIRS
6:00:45PM FOR LITTLE MASSING ELEMENTS THERE.
6:00:47PM WE'RE PROPOSING A LITTLE GROUND FLOOR AREA THAT YOU KIND OF
6:00:50PM WALK IN.
6:00:51PM IT IS A FOUR-SIDED BUILDING.
6:00:52PM SO I WANTED TO MAKE SURE ALL OF OUR UTILITIES ARE HIDDEN, SO
6:00:55PM THEY KIND OF GO IN A LITTLE EXTERIOR ROOM ON THE GROUND
6:00:58PM LEVEL.
6:00:59PM THIS IS A VIEW FROM CORKSCREW ROAD, AS YOU COME INTO THE
6:01:03PM SITE.

6:01:04PM YOU CAN SEE THE BUILDING HAS A GOOD PLACEMENT THERE ON THE
6:01:07PM CORNER OF THE SITE.
6:01:08PM THIS IS A LITTLE BIT OF AN OVERALL KIND OF AERIAL VIEW OF
6:01:13PM THE SITE.
6:01:13PM WITH THAT, HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE.
6:01:20PM >> I WANT TO GET IT STRAIGHT FROM THE HORSE'S MOUTH.
6:01:22PM WHAT DO YOU CALL THIS STYLE?
6:01:24PM >> THIS IS BRITISH WEST INDIES.
6:01:27PM THIS IS A MIXTURE OF OLD FLORIDA AND MEDITERRANEAN ELEMENTS.
6:01:32PM I THINK IT'S A VERY GOOD TRANSITION BETWEEN THE TWO, WHICH
6:01:36PM YOUR CODE ACTUALLY ENCOURAGES BOTH THOSE STYLES.
6:01:39PM I OFTEN TELL PEOPLE --
6:01:41PM >> I THINK THE DESIGN IS TERRIFIC.
6:01:42PM >>Matthew Kragh: THANK YOU.
6:01:43PM >> I'M REALLY GLAD WE'RE NOT DEALING WITH THROWN ARCHES.
6:01:48PM THOSE DAYS ARE -- TRYING TO EXPLAIN TO SOME OF THE FOLKS
6:01:52PM THAT THE MARKET IS NOT WALKING AWAY FROM MEDITERRANEAN.
6:01:54PM IT'S RUNNING AWAY FROM IT.
6:01:57PM WE KEEP GETTING DRAGGED BACK INTO MEDITERRANEAN MOTIFS THAT
6:02:03PM ARE --
6:02:04PM >>Matthew Kragh: YES, SIR.
6:02:05PM >> VERY GOOD.
6:02:06PM I THINK IT'S TERRIFIC.
6:02:07PM >>Matthew Kragh: THANK YOU.
6:02:10PM >> YOUR ROOF ELEMENTS ARE SIMILAR TO THE BUILDING YOU DID

6:02:12PM DOWN THE STREET.
6:02:14PM >>Matthew Kragh: YES, SIR, THEY ARE.
6:02:15PM >> WITH THE TRIPLE.
6:02:16PM >>Matthew Kragh: YEAH, THAT ONE IS MORE OF AN OLD FLORIDA.
6:02:19PM I LIKE TO SAY IF OLD FLORIDA AND MEDITERRANEAN HAD A BABY,
6:02:23PM THIS IS THE BABY.
6:02:27PM >> I AGREE WITH THE COMMENTS.
6:02:29PM NICE JOB.
6:02:29PM >>Matthew Kragh: THANK YOU VERY MUCH.
6:02:30PM APPRECIATE IT.
6:02:32PM >> FOR THE RECORD, I HAVE TO SAY THAT I HAVE OFFERED TWICE
6:02:38PM TO MR. ANDREA TO JOIN OUR BOARD HERE, AND HE'S TURNED ME
6:02:43PM DOWN TWICE.
6:02:44PM IF WE CAN GET HIM BEFORE HE LEAVES THE BUILDING, WE MIGHT BE
6:02:47PM ABLE TO HOLD HIM DOWN LONG ENOUGH, TWIST HIS ARM AND GET HIM
6:02:51PM TO SAY YES.
6:02:52PM >>Matthew Kragh: CAN HE STILL PRESENT IF THAT HAPPENS?
6:02:55PM [LAUGHTER]
6:02:57PM >>Barry Jones: ANY OTHER COMMENTS FROM THE BOARD?
6:02:59PM I JUST HAD A COUPLE OF QUESTIONS.
6:03:04PM I'M ASSUMING IT MEETS THE OPEN SPACE CRITERIA.
6:03:08PM >>Matthew Kragh: YES.

6:03:09PM >>Barry Jones: SEEMED TO BE PRETTY FULL BUT LOOKS LIKE
6:03:12PM YOU'VE DONE A GOOD JOB OF UTILIZING THE SITE.
6:03:15PM INTERCONNECTIVITY IS GREAT.

6:03:17PM MARY, AM I CORRECT, THERE'S NO PATTERN BOOK FOR THE
6:03:22PM DEVELOPMENT.
6:03:22PM THIS ONE CAME IN BEFORE PATTERN BOOKS WERE DEVELOPED?
6:03:26PM >>Mary Gibbs: THERE'S SOME GENERAL CRITERIA FOR THIS
6:03:31PM COMMERCIAL SUBDIVISION.
6:03:32PM WOULDN'T CALL IT A PATTERN BOOK, BUT IT WAS LIKE A
6:03:35PM PRECURSOR.
6:03:38PM >>Barry Jones: I GUESS IT WOULD BE HELPFUL FOR US WHEN WE DO
6:03:42PM REVIEW THIS PROJECT THAT WE HAVE THE OPPORTUNITY TO REVIEW
6:03:44PM THAT DOCUMENT TO MAKE SURE THAT WE'RE CONSISTENT.
6:03:46PM I ASSUME STAFF IS LOOKING AT IT AND WOULD LIKE TO MAKE SURE.
6:03:51PM >>Mary Gibbs: RIGHT.
6:03:53PM ONE OF THE THINGS I WAS GOING TO BRING UP, TOO, AND I KNOW
6:03:55PM YOU LIKE THE ARCHITECTURAL STYLE HERE, BUT I WAS GOING TO
6:03:58PM BRING UP THE FACT THAT THE AUTO ZONE ON THE ONE SIDE IS
6:04:01PM MEDITERRANEAN OR PROPOSED TO BE MEDITERRANEAN, AND THEN
6:04:05PM THERE'S AN OFFICE APPROVED ZONING FOR THE OFFICE, CLASS A
6:04:08PM OFFICE BUILDING JUST TO THE OTHER SIDE OF THIS THAT'S
6:04:11PM MEDITERRANEAN, AND THEN THE MEDICAL CENTER IN THE BACK IS
6:04:15PM MEDITERRANEAN.
6:04:16PM SO IF YOU'RE DIVERGING OR KIND OF BLENDING, YOU MIGHT WANT
6:04:20PM TO GO BACK AND ALSO LOOK AT ALL THOSE OTHER BUILDINGS AND
6:04:23PM SEE HOW YOU CAN TIE IN.
6:04:26PM LIKE YOU SAID, IT'S A BLEND OF ELEMENTS.
6:04:28PM IT'S A REALLY NICE-LOOKING BUILDING, BUT RIGHT ON EACH SIDE,

6:04:31PM YOU'RE GOING TO HAVE MEDITERRANEAN.
6:04:33PM BRINGING THAT TO YOUR ATTENTION.
6:04:35PM WE HAVE TO LOOK AT THAT PRECURSOR OF THE PATTERN BOOK AND
6:04:38PM TAKE A LOOK AT THAT AND FIGURE OUT HOW THAT FITS.
6:04:41PM >>Barry Jones: INDEPENDENT OF THE PATTERN BOOK MANDATING
6:04:45PM SOMETHING, I PERSONALLY DON'T HAVE A PROBLEM WITH A LITTLE
6:04:47PM BIT OF DIVERSITY.
6:04:49PM I THINK IT'S BENEFICIAL TO THE COMMUNITY.
6:04:51PM I THINK YOU'VE DONE A GREAT JOB WITH THE BUILDING.
6:04:55PM I LOVE THE DEPTH AND THE INS AND THE OUTS.
6:05:01PM IT MOVES VERY WELL ALL AROUND FOUR SIDES.
6:05:04PM BUT THAT'S COMING FROM AN ENGINEER, SO THAT'S POINTLESS.
6:05:07PM AND I COULDN'T TELL -- JUST REAL QUICK, THERE ARE NO
6:05:10PM HERITAGE TREES ON THIS SITE, RIGHT?
6:05:12PM I KNOW A FEW WERE LABELED AS OAKS.
6:05:15PM AND A COUPLE OF OAKS WERE COMING OUT.
6:05:18PM I WANT TO MAKE SURE NONE QUALIFIED AS A HERITAGE TREE.
6:05:23PM MATT, GOOD TO SEE YOU AGAIN.

6:05:25PM I THINK IT'S A GOOD-LOOKING BUILDING.
6:05:27PM I LOOK FORWARD TO MOVING IT ALONG.
6:05:30PM >>Matthew Kragh: THANK YOU VERY MUCH.
6:05:31PM I APPRECIATE IT.
6:05:31PM >>Barry Jones: ANY PUBLIC COMMENT ON THIS?
6:05:35PM >>The Clerk: NOBODY IS SIGNED UP.
6:05:37PM >>Barry Jones: NOBODY IS SIGNED UP. NOBODY FROM THE PUBLIC

6:05:40PM WANTS TO COMMENT ON THE PROJECT?
6:05:42PM >>Mary Gibbs: I HAVE ONE MORE COMMENT.
6:05:44PM JUST RELATED TO THE SIGN, THE SIGN LOOKS A LITTLE PLAIN.
6:05:50PM SO YOU WANT TO GO BACK AND LOOK AT THE SIGN AND MAKE SURE IT
6:05:53PM MEETS THAT 25% OF THE ARCHITECTURAL.
6:05:55PM >> IT WOULD BE GREAT TO PICK UP SOME OF THE DETAILING FROM
6:05:58PM THE BUILDING IN THE SIGNAGE.
6:06:01PM >>Matthew Kragh: THAT'S A GOOD COMMENT.
6:06:03PM WE'LL DO THAT.
6:06:04PM >>Barry Jones: I WOULD AGREE, THE SIGN.
6:06:06PM IT'S LIKE YOU PUT ALL YOUR EFFORT INTO THE BUILDING.
6:06:10PM >>Matthew Kragh: I THINK WE NEED TO SPELL PEAK RIGHT, TOO.
6:06:17PM I THINK IT WAS P-I-C-K.
6:06:22PM >>Barry Jones: ALL RIGHT.
6:06:22PM ANYTHING ELSE?
6:06:24PM >>Matthew Kragh: THANK YOU VERY MUCH.
6:06:25PM APPRECIATE IT.
6:06:26PM HAVE A GOOD EVENING.
6:06:31PM >>Barry Jones: MOVING RIGHT ALONG, OUR THIRD ITEM OF THE
6:06:34PM DAY.
6:06:35PM >>Matt Noble: FOR THE RECORD, MATT NOBLE, COMMUNITY
6:06:37PM DEVELOPMENT.
6:06:37PM YOUR THIRD ITEM IS THE OLD ESTERO POST OFFICE.
6:06:41PM IT IS IN FOR BOTH REZONING AS WELL AS A DEVELOPMENT ORDER.
6:06:47PM IT IS LOCATED ESSENTIALLY JUST AT THE INTERSECTION JUST

6:06:53PM SLIGHTLY EAST OF THE INTERSECTION OF 41 AND BROADWAY EAST.
6:06:57PM I BELIEVE JEFF IS HERE TO ADDRESS.
6:07:04PM >> MR. CHAIRMAN, LET ME SAY MY FIRM IS INVOLVED IN THIS
6:07:07PM PROJECT SO I WILL ABSTAIN FROM THIS DISCUSSION.
6:07:09PM >>Mary Gibbs: IF I CAN MAKE ONE COMMENT, SINCE OUR ATTORNEY
6:07:12PM IS NOT HERE, IT IS A PUBLIC INFORMATION MEETING.
6:07:15PM SO WE APPRECIATE THAT YOU SAID THAT, BUT YOU ARE ALLOWED TO
6:07:19PM -- YOU CAN SAY SOMETHING IF YOU WANT TO.
6:07:24PM >>Barry Jones: PROBABLY ALREADY SAID IT AT THE OFFICE
6:07:26PM SEVERAL TIMES.
6:07:30PM >> GOOD EVENING, MR. CHAIRMAN, BOARD MEMBERS.
6:07:31PM I'M JEFF WRIGHT WITH THE HENDERSON, FRANKLIN LAW FIRM HERE
6:07:36PM ON BEHALF OF THE APPLICANT.
6:07:37PM I HAVE HERE WITH ME STEVE DARBY FROM TDM CONSULTING, CARLOS

6:07:43PM CARDET FROM MK ARCHITECTURE, AND DAVID KULSVEEN FROM
6:07:46PM LANDESCO.
6:07:48PM JUST INDICATED WE ARE HERE TO PRESENT OUR PLANS FOR THE
6:07:51PM PROPERTY.
6:07:51PM IT IS THE FORMER U.S. POST OFFICE LOCATED NEAR THE NORTHEAST
6:07:55PM CORNER OF U.S. 41 AND BROADWAY.
6:07:57PM YOU CAN SEE ON THE SCREEN AN AERIAL SHOWING THE LOCATION
6:08:02PM ROUGHLY.
6:08:03PM IN SUM, WE'RE TRYING TO PUT THE PROPERTY TO USE.
6:08:05PM IT'S BEEN AN ABANDONED BUILDING, AND WE WANT TO PUT IT TO
6:08:09PM USE, AND WE HAVE A CONCURRENT REZONING APPLICATION TO REZONE

6:08:14PM THE PROPERTY FROM THE CURRENT ZONING OF AG TO COMMERCIAL PUD
6:08:19PM TO ALLOW COMMERCIAL USE OF THE PROPERTY.
6:08:21PM THIS EVENING'S PRESENTATION IS OBVIOUSLY THE LDO, THE
6:08:25PM DEVELOPMENT ORDER PORTION, AND IT'S GOING TO ALLOW US TO
6:08:30PM MOVE FORWARD WITH IMPROVING AND ULTIMATELY REDEVELOPING THE
6:08:33PM SITE.
6:08:33PM AS I MENTIONED, WE HAVE OUR TEAM HERE THIS EVENING, AND WE
6:08:36PM HAVE OUR PRESENTATION BROKEN INTO THREE PARTS: CIVIL
6:08:40PM ENGINEERING, ARCHITECTURE, AND LANDSCAPING.
6:08:42PM STEVE DARBY FROM TDM WILL PRESENT THE CIVIL ENGINEERING
6:08:48PM COMPONENT.
6:08:49PM CARLOS CARDET FROM MK WILL PRESENT THE ARCHITECTURAL
6:08:51PM PORTION.
6:08:52PM AND DAVID KULSVEEN WITH LANDESCO WILL PRESENT THE
6:08:57PM LANDSCAPING FEATURES.
6:08:58PM WE REALLY APPRECIATE YOUR PATIENCE TONIGHT.
6:09:01PM THANKS TO STAFF FOR THEIR WORK ON THE PROJECT.
6:09:03PM AT THIS POINT, I WANT TO TURN IT OVER TO STEVE.
6:09:05PM THANK YOU.
6:09:16PM >>Steve Darby: THANKS, JEFF.
6:09:16PM MY NAME IS STEVE DARBY WITH TDM CONSULTING.
6:09:19PM I WANTED TO GO BACK REAL QUICK TO THE AERIAL.
6:09:21PM AS JEFF HAS MENTIONED, WE'RE JUST OFF OF U.S. 41 HERE ON
6:09:23PM BROADWAY.
6:09:23PM THERE IS AN EXISTING BUILDING.

6:09:25PM AS YOU SEE HERE, IT USED TO BE THE OLD POST OFFICE.
6:09:29PM YOU'RE PROBABLY WELL AWARE OF THAT.
6:09:30PM THE SITE IS PRETTY MUCH ALREADY DEVELOPED.
6:09:33PM IT'S GOT UTILITIES TO THE SITE WITH WATER -- THE PUBLIC
6:09:39PM UTILITIES AND WE HAVE AN EXISTING SEPTIC TANK, WHICH I'LL
6:09:43PM EXPLAIN A LITTLE BIT LATER.
6:09:44PM A LITTLE BIT CLOSER UP, RIGHT NOW, WE HAVE PRESENTLY IN THE
6:09:51PM PRESENT CONDITION THAT WE HAVE, THERE'S TWO ACCESSES, AS
6:09:55PM I'LL SHOW YOU IN A SECOND, THIS ACCESS HERE WILL BE
6:09:57PM ELIMINATED.

6:09:58PM WE WILL -- THE SITE NEXT TO YOU IS WORTH NOTING.
6:10:03PM IT'S BEEN DEVELOPED AS A FAIRLY NEW SITE, AND THIS IS AN
6:10:07PM EXISTING SITE.
6:10:10PM 2D PICTURE BUT THIS ELEVATION THAT YOU SEE ON THIS EXISTING
6:10:15PM SITE AND CLOSER TO THE BACK IS ABOUT THREE FOOT HIGHER IN
6:10:19PM ELEVATION THAN THE EXISTING SITE.
6:10:21PM WE DO MEET FLOOD ELEVATION AS FAR AS THE BUILDING, BUT THE
6:10:25PM SITES HAVE BEEN DEVELOPED SINCE THEY ARE OUT ON THE D.O.T.
6:10:29PM ROADWAY AT A MUCH HIGHER ELEVATION.
6:10:31PM WHAT WE'RE PROPOSING TO DO WITH DEMOLITION, WE'RE TAKING OUT
6:10:42PM ONE OF THE ACCESS DRIVES.
6:10:48PM THE CLOSEST ONE TO U.S. 41.
6:10:51PM IMPROVE THE EXISTING ONE THAT'S THERE TO THE EAST AND WIDEN
6:10:55PM IT.
6:10:55PM WE'LL BE GOING THROUGH AND TAKING OUT A LOT OF THE PAVEMENT

6:10:59PM HERE IN THE FRONT, WHICH WILL BE PROVIDING A BUFFER AND ALSO
6:11:03PM CONNECTIVITY OUT THROUGH THE RIGHT-OF-WAY, THE SIDEWALK AND
6:11:08PM AS I MENTIONED EARLIER, WE HAVE A THREE-FOOT ELEVATION
6:11:12PM DIFFERENCE RIGHT IN HERE.
6:11:14PM THE SIDEWALK WILL ACTUALLY RISE IN THAT AREA, MEETING ADA
6:11:18PM COMPLIANCE, AND WILL IN THAT AREA ALSO BE PUTTING IN
6:11:22PM GUARDRAILS BECAUSE OF THE HEIGHT OF THAT SIDEWALK.
6:11:27PM AND WE'LL BE RELOCATING SOME INTERNAL ISLANDS OR MAKING SOME
6:11:31PM INTERNAL ISLANDS, A LITTLE BIT MORE GREENSPACE THAT'S ON THE
6:11:36PM SITE.
6:11:36PM THE STORMWATER AREA THAT YOU SEE HERE IN THE BACK IS
6:11:39PM EXISTING.
6:11:40PM THE STORMWATER IS ALREADY PIPED IN, AND THIS ALREADY HAS AN
6:11:45PM EXISTING WATER MANAGEMENT DISTRICT PERMIT THAT WAS ACTUALLY
6:11:48PM DEVELOPED BACK IN I THINK IT WAS 2010.
6:11:50PM HERE'S THE PROPOSED SITE.
6:11:54PM WE HAVE A BUFFER IN THE FRONT.
6:11:58PM DAVID, OUR LANDSCAPE ARCHITECT, WILL EXPLAIN MORE ABOUT
6:12:00PM BUFFERS.
6:12:01PM THERE'S A BUFFER ALONG THE EAST SIDE WITH A WALL.
6:12:05PM WE WILL BE BUFFERING BETWEEN COMMERCIAL PROPERTIES BECAUSE
6:12:10PM THE EXISTING ZONING WE HAVE HERE, AS MATT MENTIONED, IS
6:12:13PM EXISTING ZONING IS AG, AND WE'RE GOING TO A COMMERCIAL
6:12:19PM REZONING, WHICH THAT WILL BE NEXT WEEK, THE 19th.
6:12:23PM GO IN FRONT OF THE BOARD.

6:12:25PM WE HAD AN EXISTING PARKING BACK IN THIS AREA.
6:12:30PM THAT'S BEING KIND OF OPENED UP FOR STORAGE AND LOADING
6:12:35PM ZONES.
6:12:35PM THE PARKING WILL BE ALL RESTRIPEDED.
6:12:38PM WE DO MEET THE PARKING REQUIREMENTS FOR EVERYTHING THAT
6:12:43PM WE'RE PROPOSING IN THE ZONING CRITERIA.

6:12:45PM WE'VE GONE THROUGH AND WE PROVIDED CONNECTIVITY FROM THE
6:12:51PM RIGHT-OF-WAY WITH CROSSINGS.
6:12:53PM LIKE I TOLD YOU EARLIER, SIDEWALKS.
6:12:56PM WE HAVE A PEDESTRIAN CONNECTION FROM THE ADJACENT PROPERTY
6:12:59PM WITH STAIRWAYS DOWN TO HERE WITH THE CONNECTIVITY TO BRING
6:13:03PM IT BACK INTO THE FRONT OF THE BUILDING.
6:13:05PM WE HAVE EXISTING OVERHANG OVER THE FRONT OF THE BUILDING,
6:13:08PM WHICH YOU'LL SEE WITH CARLOS AND THE ARCHITECTURE.
6:13:11PM AND WE WILL GO AROUND WITH EXISTING SIDEWALK ALL THE WAY
6:13:15PM AROUND THE BACK.
6:13:16PM AS I MENTIONED EARLIER, THE DRAINAGE, THERE USED TO BE BACK
6:13:31PM ABOUT EIGHT YEARS AGO, THIS WHOLE AREA BACK IN THIS AREA
6:13:35PM USED TO BE GRAVEL.
6:13:37PM THEY WENT THROUGH, AND THE PRESENT OWNERS, BACK WITH THE
6:13:41PM POST OFFICE, WENT THROUGH THE AREA ONE TIME AND ACTUALLY
6:13:43PM DIDN'T HAVE ANY WATER MANAGEMENT DISTRICT.
6:13:45PM IT WAS ACTUALLY HOLDING WATER ALL THE WAY ALONG THIS PORTION
6:13:48PM OF IT.
6:13:48PM THE WATER MANAGEMENT PERMIT THEY GOT APPROVED PUT ALL INLETS

6:13:54PM AND DRAINAGE PIPE SYSTEM AND A FULL STORMWATER SYSTEM THAT
6:13:58PM DISCHARGES AND CONTROLS -- AND A CONTROL STRUCTURE OUT HERE
6:14:03PM INTO THE RIGHT-OF-WAY.
6:14:04PM AS FAR AS THE PAVEMENT IS CONCERNED, WE'VE GOT LESS
6:14:07PM IMPERVIOUS, BUT WE'RE NOT REGRADING ANYTHING.
6:14:12PM PRETTY MUCH THE ONLY THING WE'RE DOING IS PUTTING IN CURBING
6:14:14PM AROUND THE INTERNAL OPEN SPACE FOR THE LANDSCAPING PORTIONS
6:14:18PM OF IT AND IN ORDER FOR THE FLOW TO CONTINUE ON, WE ACTUALLY
6:14:22PM OPENED UP THE CURBING TO ALLOW DRAINAGE TO GO INTO THOSE
6:14:25PM AREAS AND THEN INTO THE PIPING SYSTEM THAT EXISTS ALONG THE
6:14:28PM WESTERN PROPERTY LINE.
6:14:30PM UTILITIES, THERE'S AN EXISTING WATER MAIN THAT RUNS ALONG
6:14:36PM THE SOUTH SIDE OF BROADWAY.
6:14:39PM THERE'S ALREADY AN EXISTING WATER METER, BACKFLOW PREVENTER
6:14:44PM AND EVERYTHING THAT RUNS TO THE SITE.
6:14:46PM THE EXISTING SITE HAS A SEPTIC TANK AND DRAIN FIELD BACK IN
6:14:50PM THIS AREA.
6:14:51PM THAT DRAIN FIELD AND SEPTIC TANK HAS BEEN INSPECTED AND
6:14:54PM CERTIFIED TO BE STILL FUNCTIONING CORRECTLY TO THIS DAY.
6:14:57PM WITH THAT, I'M GOING TO TRANSFER IT OVER TO CARLOS TO TALK
6:15:06PM ABOUT ARCHITECTURE.
6:15:12PM >> GOOD EVENING.
6:15:13PM I'M CARLOS CARDET WITH MK ARCHITECTURE.
6:15:16PM THE EXISTING BUILDING, AS YOU CAN SEE IN THE GRAPHICS, IS A
6:15:21PM PREENGINEERED STEEL BUILDING.

6:15:25PM THE EXTERIOR IS EXACTLY WHAT THAT IS.
6:15:28PM PREENGINEERED STEEL BUILDING WITH STEEL PANELS, VERY

6:15:32PM INDUSTRIAL IN APPEARANCE.

6:15:34PM WHAT WE ARE PROPOSING TO DO IS TO RESKIN IT, AN EXTERIOR

6:15:41PM RENOVATION OF JUST FIXING THE APPEARANCE OF THE BUILDING,

6:15:46PM WE'RE GOING TO HAVE ARCHES WITH WHAT IS CALLED A GREEN

6:15:50PM SCREEN, WHICH IS LIKE A TRELIS FOR VINES.

6:15:54PM WE'RE COVERING SOME OF THE ENTRYWAYS FOR PEDESTRIANS,

6:15:57PM OPENING UP SOME OF THESE WALLS WITH NEW GLASS, AS YOU CAN

6:16:02PM SEE HERE.

6:16:03PM AND WE HAVE AN ANCHOR FEATURE AT THE CORNER OF THE BUILDING,

6:16:08PM WHICH IS LIKE A TOWER WITH MASSIVE COLUMNS AND ARCHES.

6:16:12PM WE ARE DOING THIS TO THE THREE SIDES OF THE BUILDING.

6:16:19PM THE REAR SIDE THAT FACES THE PARKING LOT WHERE THERE IS LESS

6:16:23PM TRAFFIC, WE ARE GOING TO BE REFINISHING, BUT WE'RE NOT GOING

6:16:26PM TO BE SKINNING WITH A NEW APPEARANCE.

6:16:30PM THIS IS KIND OF LIKE A UTILITARIAN LOADING ZONE.

6:16:34PM WE ARE WRAPPING THE NEW SKIN OF THE BUILDING AROUND THE

6:16:38PM CORNERS FOR CERTAIN DISTANCES.

6:16:41PM YOU CAN SEE HERE AND HERE TO GIVE THE VOLUME OF THE BUILDING

6:16:49PM SO THAT IT DOESN'T -- IT'S NOT JUST A FLAT FACADE.

6:16:54PM THE NEW BUILDING IS GOING TO HAVE THESE FEATURES, CLAY ROOF

6:16:59PM TILES, CANVAS AWNINGS.

6:17:02PM WE'RE GOING TO PUT DECORATIVE BRACKETS.

6:17:05PM THE DUMPSTER ENCLOSURE WILL HAVE A NEW GATE, AND THESE ARE

6:17:08PM THE COLORS THAT HAVE BEEN PROPOSED.

6:17:11PM THIS IS OUR ENTRY SIGNAGE, KEEPING IN LINE WITH THE THEME OF

6:17:20PM THE BUILDING.

6:17:24PM TRASH ENCLOSURE.

6:17:28PM NEW COLORS, NEW ACCENT COLOR AND STEEL GATES.

6:17:39PM THAT'S ALL I HAVE FOR THAT.

6:17:41PM ARE THERE ANY QUESTIONS?

6:17:47PM >>Barry Jones: I'LL OPEN IT UP TO THE BOARD FOR COMMENT.

6:17:52PM >> I LIKE THE WAY YOU TOOK THE SIGNAGE AND MARRIED IT UP.

6:17:56PM THAT'S GREAT.

6:17:57PM ON THE ELEVATIONS, THOUGH, I THINK THAT MIDDLE MASS, THE

6:18:04PM BROWN MASS, SOMEHOW WE WANT TO GET A LITTLE BIT MORE OF THIS

6:18:09PM GOING.

6:18:10PM I MEAN, YOUR DETAIL IN THE CORNER LOOKS GOOD, BUT THE REST

6:18:13PM OF THE BUILDING JUST IS FOLLOWING THE OLD BUILDING.

6:18:19PM >> RIGHT.

6:18:20PM RIGHT HERE YOU'RE SAYING.

6:18:22PM >> SOMETHING TO GET MORE.

6:18:24PM WE WANT TO DETRACT FROM THE BUILDING --

6:18:26PM >> WE CAN RAISE SO IT'S ABOVE THE MAIN BODY OF THE BUILDING.

6:18:33PM >> WHICH WE REALLY TRY TO GET MORE UP AND DOWN ON THE

6:18:36PM BUILDING.

6:18:37PM AND IN THE BACK, I KNOW THAT THAT ENTRY IS TEMPTING TO LEAVE

6:18:43PM IT LAY, BUT EVEN THOUGH YOU CAN REALLY ONLY SEE IT FROM THE

6:18:48PM PARKING LOT, SOMEHOW I THINK YOU COULD SKIN THAT METAL AND

6:18:54PM NOT BE LOOKING AT IT.

6:18:58PM MAYBE PUT A NEW -- COVER THAT AWNING UP, PUT SOME BRACKETS

6:19:04PM UNDER IT, AND MAKE THE WHOLE BUILDING LOOK COHESIVE.

6:19:06PM IT'S LIKE WE DID 70%, BUT WE'RE GOING TO FORGET ABOUT THAT

6:19:09PM ELEVATION.

6:19:11PM I'M NOT TRYING TO PICK.

6:19:14PM >> THE INTENT THERE IS THAT IT'S A PART OF THE BUILDING THAT

6:19:17PM NO ONE WILL SEE.

6:19:19PM IT IS A UTILITARIAN AREA WHERE IT'S LIKE A LOADING ZONE.

6:19:24PM I CAN SEE WHAT YOU'RE SAYING, BECAUSE YOU SEE THE SAME

6:19:26PM BUILDING --

6:19:27PM >> SKIN IT, AND I WOULD TAKE THAT AWNING THAT'S THERE AND

6:19:30PM PUT A FASCIA ON IT AND A COUPLE OF BRACKETS, AND YOU'D BE

6:19:35PM FINE.

6:19:35PM IT WOULD LOOK A THOUSAND PERCENT BETTER THAN LEAVING IT THE

6:19:38PM WAY IT IS.

6:19:39PM ONE OF THE PROBLEMS WITH THESE BUILDINGS, I FIND, WHEN YOU

6:19:43PM RENOVATE THEM IS TRYING TO INSULATE THEM.

6:19:46PM BECAUSE THE INSULATION ON THAT BUILDING I'M SURE IS SLIM AND

6:19:51PM NIL.

6:19:54PM WHEN YOU RENOVATE THESE THINGS AND YOU HAVE NO INSULATION,

6:19:58PM THEY ARE MURDER IN JULY AND AUGUST, ESPECIALLY WITH ALL THE

6:20:01PM RADIANT HEAT ON THE ROOF.

6:20:03PM ARE YOU GOING TO DO ANYTHING TO THE ROOF?

6:20:05PM >> WE'RE CURRENTLY NOT DOING ANYTHING AS FAR AS THE INTERIOR

6:20:08PM RENOVATIONS.

6:20:10PM WHEN LEASE-OUT SPACES ARE RENOVATED, I'M ASSUMING THEY ARE

6:20:14PM GOING TO ADD INSULATION TO THE CEILING AND WALLS.

6:20:18PM I KNOW HOW THE STEEL BUILDINGS ARE INSULATED AND I AGREE

6:20:22PM WITH YOU, IT'S NOT THE BEST INSULATION AVAILABLE, BUT

6:20:24PM THEY'LL HAVE TO COMPLY WITH CURRENT ENERGY CODES.

6:20:31PM >> I MIGHT CONFER WITH MY COMRADE.

6:20:34PM THERE'S SOME ROOF COATINGS YOU CAN PUT ON THERE NOW THAT

6:20:38PM WILL EFFECTIVELY ELIMINATE THE SOLAR HEAT GAIN ON THE METAL

6:20:42PM AND THAT GOES A LONG WAY TO MAKING THE BUILDING COMFORTABLE.

6:20:46PM BUT I'M GLAD YOU'RE PUTTING A PRETTY FACE ON THIS UGLY GIRL.

6:20:52PM [LAUGHTER]

6:20:54PM >> THAT'S THE INTENT.

6:21:00PM >> HOW DO YOU FEEL ABOUT ADDING TOWERS TO ANY OF THE OTHER

6:21:04PM CORNERS?

6:21:04PM HOW WOULD YOU FEEL ABOUT ADDING TOWERS TO ANY OF THE OTHER

6:21:07PM CORNERS?

6:21:08PM >> IT HAD BEEN CONSIDERED --

6:21:09PM >> THE SOUTHEAST.

6:21:10PM >> YOU'RE SAYING ON THIS SIDE.

6:21:12PM >>Barry Jones: MORE SO, THE SOUTHEAST.
6:21:13PM IT'S FACING OUT TOWARD BROADWAY THAT'S GETTING MORE VIEW.
6:21:17PM >> THAT WHOLE WEST FACADE IS GOING TO BE ABLE TO BE SEEN
6:21:20PM FROM 41 BECAUSE YOU'RE FOUR FEET UP.
6:21:22PM YOU'RE ALMOST LOOKING DOWN AT THE BUILDING.

6:21:26PM >> THE IDEA OF ADDING ANOTHER CORNER TOWER HAD BEEN
6:21:31PM EXPLORED.
6:21:31PM AND IT WAS DECIDED TO ELIMINATE IT PRIMARILY BECAUSE IT MADE
6:21:35PM THE BUILDING LOOK TOO STATIC.
6:21:37PM IT HAD ONE AT EACH CORNER.
6:21:39PM THIS GIVES IT A MORE DYNAMIC APPEARANCE.
6:21:46PM >>Barry Jones: I'M IN AGREEMENT WITH BILL THAT THE ROOF LINE
6:21:49PM ON THIS IS JUST TOO LINEAR AND TOO CONSISTENT ALL THE WAY
6:21:54PM AROUND THE ENTIRE PERIMETER OF THE BUILDING.
6:21:56PM ONE TOWER REALLY ISN'T GETTING US WHERE WE NEED TO GO.
6:22:01PM >> WITH THESE PORTALS, WE HAVE THE OPPORTUNITY OF RAISING
6:22:03PM THAT AND BREAKING THAT LINE AT THE CORNICE.
6:22:11PM >> THAT WOULD HELP MAYBE AT THE NORTHWEST CORNER, YOU COULD
6:22:15PM AGAIN FLARE THE CORNER, DO SOMETHING TO PLUS THAT LINE.
6:22:21PM >> SOMETHING FOR THE NORTHWEST CORNER.
6:22:23PM >> YOU'RE ON THE RIGHT TRACK.
6:22:26PM >>Barry Jones: I'LL DEFER TO YOU, BUT IT SEEMS TO ME THE
6:22:29PM NORTHWEST CORNER ALONG THAT SIDE OF THE BUILDING, LIKE YOU
6:22:31PM SAID, YOU CAN SEE THE ENTIRE THING FROM 41 AT THAT POINT.
6:22:35PM >> THIS WILL LOOK A WHOLE LOT BETTER THAN IT DOES NOW.
6:22:38PM >>Barry Jones: MAYBE TAKE ONE OF THE SIGN PANELS OFF THE TWO
6:22:41PM SIDES AND RACK IT ONTO WHATEVER YOU DO AT THE NORTHWEST
6:22:44PM CORNER.
6:22:45PM WITH RESPECT TO THE OVERALL SITE, HOW FAR AWAY, AND I'LL
6:22:55PM DEFER TO TDM, THE NEAREST PUBLIC SANITARY SEWER, NUTRIENT

6:23:05PM ISSUES BEING WHAT THEY ARE AND SEPTIC TANKS BEING WHAT THEY
6:23:11PM ARE, WHAT IS THE OPPORTUNITY TO TAKE THIS OFF OF SEPTIC AND
6:23:14PM GET IT CONNECTED TO THE PUBLIC SEWER SYSTEM?
6:23:16PM >> CAN I DEFER TO MARY?
6:23:18PM THERE WAS SOMETHING IN YOUR CODE OF ORDINANCES.
6:23:21PM >>Mary Gibbs: WELL, THE ISSUE YOU BRING UP IS A GOOD ONE
6:23:25PM BECAUSE THAT'S ONE WE IDENTIFIED FOR THE PLANNING AND ZONING
6:23:27PM BOARD FOR THE ZONING REPORT.
6:23:28PM IN THE CODE, THERE'S A LOT OF PROVISIONS THAT SAY IF YOU'RE
6:23:33PM WITHIN A QUARTER MILE, YOU HAVE TO HOOK UP, BUT THERE ARE
6:23:36PM EXEMPTIONS IN THE FLORIDA ADMINISTRATIVE CODE, SO THEY ARE
6:23:43PM SAYING THEY ARE NOT GOING TO HAVE ENOUGH FLOW.
6:23:45PM THEY'LL HAVE LESS THAN 5,000 GALLONS A DAY.
6:23:47PM SO THEY DON'T INTEND TO HOOK UP.
6:23:50PM THEY PROPOSE TO USE THE SEPTIC TANK, BUT WE'RE PROPOSING A
6:23:54PM CONDITION IN THE ZONING THAT SAYS THAT THIS IS AN AREA THAT

6:23:59PM WE'RE ACTUALLY -- THAT THE VILLAGE IS LOOKING AT AND THE
6:24:02PM COUNCIL IS VERY COGNIZANT OF THE SEPTIC ISSUE AND REALLY
6:24:06PM WANT TO GET PEOPLE ON CENTRAL SEWER.
6:24:08PM WE HAD A FEW CONVERSATIONS WITH THE COUNCIL AND THEY
6:24:10PM IDENTIFIED THIS GENERAL AREA AND SOME OTHER AREAS AS A
6:24:13PM POTENTIAL FOR CENTRAL SEWER.
6:24:15PM SO WE HAVE A CONDITION THAT THEY WILL HAVE TO HOOK UP AS
6:24:20PM SOON AS AVAILABLE, BUT ALSO IF THERE IS A SPECIAL ASSISTANT
6:24:24PM DISTRICT PUT IN BY THE VILLAGE, THEY'LL HAVE TO PARTICIPATE,

6:24:29PM AND THAT WE ALSO ADDED A CONDITION THAT IF IT'S APPROVED,
6:24:33PM THAT THEY'LL HAVE TO HAVE AN ANNUAL SEPTIC TANK INSPECTION.
6:24:37PM BECAUSE WHEN THE COUNCIL LOOKED AT THE UNITED METHODIST
6:24:39PM CHURCH ACROSS THE STREET, WE HAD THE WHOLE SEWER DISCUSSION,
6:24:44PM AND THEY WERE GOING TO PUT A CONDITION IN THAT SAID, OKAY,
6:24:47PM YOU CAN ONLY HAVE SEPTIC FOR TEN YEARS AND THEN YOU HAVE TO
6:24:50PM HOOK UP.
6:24:50PM BUT THEY CHANGED THAT AT THE LAST MINUTE AND SAID, WE'LL
6:24:53PM JUST REQUIRE AN ANNUAL INSPECTION.
6:24:54PM IN THE MEANTIME, WE WANT TO GET PEOPLE ON SEWER.
6:24:56PM SO I EXPECT THIS IS GOING TO BE A BIG DISCUSSION POINT WHEN
6:24:59PM IT GETS TO THE COUNCIL AS TO WHAT THEY WILL WANT IN TERMS OF
6:25:06PM A CONDITION.
6:25:06PM I THINK TECHNICALLY STEVE IS SAYING IT DOESN'T MEET THE
6:25:09PM CRITERIA FOR HOOKING UP.
6:25:11PM >> YEAH, IT DOESN'T MEET THE CRITERIA.
6:25:12PM THERE IS AN EXISTING -- IF YOU CAN SEE MY CURSOR, THERE IS
6:25:17PM AN EXISTING LIFT STATION HERE.
6:25:18PM FOUR-INCH FORCE MAIN THAT RUNS UP.
6:25:22PM TALKING TO LEE COUNTY UTILITIES, THE FORCE MAIN IS OWNED BY
6:25:25PM LEE COUNTY UTILITIES.
6:25:25PM THERE ARE THREE OTHER LIFT STATIONS BEFORE IT GETS TO THE
6:25:28PM MAIN LIFT STATION OF LEE COUNTY UTILITIES.
6:25:31PM LEE COUNTY REALLY DOESN'T KNOW HOW MUCH CAPACITY THEY HAVE.
6:25:33PM THERE IS A STUB WHERE THE LIFT STATION COMES OUT AND STUBS

6:25:37PM DOWN.
6:25:37PM SO IT'S READY FOR ANOTHER CONNECTION, BUT SOMEBODY WILL HAVE
6:25:40PM TO DO AN ANALYSIS FOR THIS WHOLE AREA TO FIGURE OUT WHAT'S
6:25:44PM GOING TO BE REQUIRED, IF ANY, ON THE CAPACITY OF THE
6:25:47PM FOUR-INCH LINE.
6:25:49PM BUT YOU'RE RIGHT.
6:25:50PM AS FAR AS THE QUARTER MILE, IF YOU MEASURE DOWN AND TO THE
6:25:54PM SITE, WE'RE LESS THAN A QUARTER MILE.
6:25:55PM >>Barry Jones: SO THE LOCATION OF THE SEPTIC FIELD IN
6:25:58PM PROXIMITY TO THE PROPERTY LINE, IS THAT CONSISTENT WITH THE
6:26:01PM CURRENT SEPTIC DESIGN STANDARDS?
6:26:03PM >> CORRECT.

6:26:03PM IT'S BEEN INSPECTED.
6:26:05PM IT'S BEEN CERTIFIED.
6:26:06PM AND EVERYTHING TO --
6:26:07PM >>Barry Jones: ISN'T THERE A SETBACK FROM THE PROPERTY LINE
6:26:09PM TO YOUR SEPTIC FIELD THAT YOU HAVE TO MEET?
6:26:12PM >> OH, I DON'T KNOW.
6:26:13PM DIDN'T EVEN CHECK THAT.
6:26:14PM DIDN'T EVEN GO TO THAT PORTION.
6:26:16PM IT'S AN EXISTING, FUNCTIONING SEPTIC TANK AND DRAIN FIELD.
6:26:19PM >>Barry Jones: SINS OF THE PAST DO NOT JUSTIFY MISTAKES IN
6:26:22PM THE FUTURE.
6:26:23PM >> WELL, NO.
6:26:24PM RIGHT NOW, IF THAT GOES AWAY, THAT WILL GO AWAY AND LIFT

6:26:29PM STATION WILL GO IN THAT AREA.
6:26:30PM RIGHT NOW, AS FAR AS IT BEING SET BACK FROM THE PROPERTY
6:26:34PM LINES AND EVERYTHING ELSE --
6:26:36PM >>Barry Jones: PLUMBING IN THE BUILDING CURRENT DRAINS TO
6:26:39PM THE NORTH TOWARD THE SEPTIC.
6:26:41PM >> IT DRAINS OUT THE BACK CORNER RIGHT HERE, RIGHT STRAIGHT
6:26:42PM INTO A -- IT DOESN'T EVEN HAVE A DOSING CHAMBER.
6:26:46PM THEY PUT PUMPS INSIDE OF A SEPTIC TANK.
6:26:49PM AND PUMP INTO THE DRAIN FIELD.
6:26:53PM >>Barry Jones: SO THE SEWER CAME DOWN BROADWAY AND YOU HAVE
6:26:56PM TO RUN ALONG THE EAST SIDE OF YOUR BUILDING TO GET IT
6:27:00PM FROM --
6:27:01PM >> CORRECT.
6:27:02PM THERE WOULD BE A LIFT STATION PUT IN HERE WITH THE EXISTING
6:27:04PM -- YOU'RE RIGHT.
6:27:07PM SERVICES COMING TO IT AND THEN A FORCE MAIN COMING BACK OUT
6:27:09PM THIS WAY.
6:27:10PM >>Barry Jones: BUILT GRAVITY ALONG BROADWAY TO HOOK UP TO
6:27:13PM YOU.
6:27:14PM >> SAME WAY.
6:27:14PM WE WOULD COME BACK IN THE BACK AND PUT A MANHOLE AND GRAVITY
6:27:17PM FEED IT DOWN THE EAST SIDE OF THE ROAD, IN BETWEEN THE WALL
6:27:21PM AND THE BUILDING.
6:27:22PM >>Barry Jones: AND DOES YOUR PARKING LOT MEET THE FLOOR
6:27:25PM CRITERIA?

6:27:26PM >> CORRECT.
6:27:27PM THE WHOLE WATER MANAGEMENT DISTRICT PERMIT, EVERYTHING MEETS
6:27:30PM THE FLOOD CRITERIA.
6:27:32PM >>Barry Jones: THERE IS AN EXISTING WATER MANAGEMENT --
6:27:35PM >> EXISTING WATER MANAGEMENT PERMIT ON THE SITE.
6:27:37PM >>Barry Jones: I WAS LOOKING AT SECTION BB AND I WAS TRYING
6:27:40PM TO UNDERSTAND HOW THE DRAINAGE WAS WORKING AND PARKING LOT
6:27:44PM FLOWING EAST TO WEST AND HITS A BERM.

6:27:46PM WHAT'S IT DOING FROM THERE?
6:27:48PM I'M TRYING TO UNDERSTAND HOW THE DRAINAGE SYSTEM IS
6:27:50PM FUNCTIONING.
6:27:51PM >> THE WHOLE ENTIRE SITE DRAINS TO THIS AREA.
6:27:55PM THERE IS A SWALE THAT RUNS ALL THE WAY ALONG THE WHOLE SIDE
6:27:58PM OF THE PROPERTY.
6:27:58PM >>Barry Jones: CURRENTLY.
6:27:59PM >> CURRENTLY.
6:28:00PM THIS IS ALL CURRENT.
6:28:01PM WE'RE NOT DOING ANY IMPROVEMENTS.
6:28:03PM EVERYTHING YOU SEE, THE STRUCTURE HERE, THE OUTFALL
6:28:06PM STRUCTURE, ALL THE PIPING, THERE ARE INLETS THAT ARE ON TOP
6:28:10PM -- WITHIN THE BOTTOM OF THE SWALE THAT ARE DISTRIBUTED ALL
6:28:13PM THE WAY ALONG HERE.
6:28:15PM EVERYTHING FLOWS TO THIS PORTION.
6:28:17PM IT'S CAPTURED HERE, TAKING CARE AND BACKED UP INTO THE
6:28:20PM STORMWATER SYSTEM, AND THEN IT OVERFLOWS OUT THE OUTFALL

6:28:24PM STRUCTURE.
6:28:24PM THAT'S HOW THEY HAVE GOT IT DESIGNED AND PERMITTED.
6:28:27PM >>Barry Jones: UNDER YOUR CROSS SECTION DBM, PAGE 8 OF 12,
6:28:30PM IF YOU WOULD FOR A MOMENT, COULD YOU GO TO PAGE 8?
6:28:36PM >> I DON'T HAVE PAGE 8.
6:28:37PM >>Barry Jones: I'M SORRY.
6:28:37PM ON THAT SECTION, IT SHOWS THAT SWALE BEING FILLED IN WITH
6:28:43PM WHAT APPEARS TO BE A BERM.
6:28:48PM I'M SORRY.
6:28:50PM MAYBE THOSE ARE JUST LEAD LINES THAT SAY EXISTING TOP OF
6:28:53PM BANK.
6:28:53PM >> THOSE ARE LEAD LINES.
6:28:54PM >>Barry Jones: OKAY.
6:28:56PM >> IT'S NOT BEING FILLED -- NOT EVEN BEING TOUCHED.
6:28:58PM THE BANK THAT'S THERE IS LARGE RIPRAP.
6:29:02PM AND AT THE BOTTOM OF THAT BANK IS WHERE THE EXISTING
6:29:05PM DRAINAGE SWALE AND UNDERDRAIN THAT'S UNDERNEATH IT, NOT
6:29:09PM REALLY AN UNDERDRAIN, MAYBE PIPING.
6:29:11PM >> YOU ALSO WILL BE PLANTING IN THAT BUFFER WHERE THE SWALE
6:29:15PM IS.
6:29:15PM YOU HAVE YOUR REQUIRED LANDSCAPE BUFFER WITHIN YOUR DRAINAGE
6:29:18PM AREA.
6:29:18PM >> WE'LL HAVE THE LANDSCAPE ARCHITECT SPEAK HERE SHORTLY,
6:29:21PM YES.
6:29:21PM THEY'LL EXPLAIN THAT.

6:29:23PM >>Barry Jones: TRYING TO UNDERSTAND HOW YOU'LL PUT ALL YOUR
6:29:26PM LANDSCAPING THERE AND THE SWALE STILL FUNCTION.
6:29:31PM >> I'LL LET THE LANDSCAPE ARCHITECT EXPLAIN THAT.
6:29:35PM >>Barry Jones: IN THE PROPOSED USE OF THIS, I'M SORRY, I

6:29:37PM DIDN'T SEE THE ZONING.
6:29:38PM IS THIS JUST OFFICE?
6:29:43PM >>Mary Gibbs: THEY ARE ASKING FOR A COMMERCIAL PLAN
6:29:45PM DEVELOPMENT, BUT THEY HAVE GOT KIND OF A LIST OF USES THAT
6:29:49PM INCLUDES RETAIL, OFFICE, OUTDOOR STORAGE.
6:29:54PM IT'S JUST A BROAD POTPOURRI OF COMMERCIAL-TYPE USES.
6:29:58PM >> NOT A FINAL USER RIGHT NOW.
6:30:00PM >>Barry Jones: OUTDOOR STORAGE I THINK WOULD BE -- AGAIN,
6:30:02PM THAT'S SOMETHING THAT WOULD BE IN THE ZONING BUT WHEN WE SEE
6:30:06PM IT, WE NEED TO UNDERSTAND WHAT THE PROPOSED USES ARE SO THAT
6:30:09PM WE UNDERSTAND HOW THE EXTERNAL IMPACTS ARE ON HOW THEY CAN
6:30:14PM BE MITIGATED.
6:30:14PM >>Mary Gibbs: THE STORAGE IS PROPOSED FOR IN THE BACK BEHIND
6:30:18PM THE GATED AREA, AND I THINK YOU'VE GOT TO DO A WALL OR
6:30:21PM SOMETHING, RIGHT?
6:30:23PM >> YEAH.
6:30:24PM >>Mary Gibbs: STORAGE.
6:30:24PM IT ALL TIES -- YEAH, LIKE I SAID, THERE'S A LIST OF ALL
6:30:30PM KINDS OF USES.
6:30:31PM >>Barry Jones: WHEN THIS COMES BACK TO US, IS THE ZONING
6:30:33PM ACTION GOING TO BE COMPLETED AT THAT TIME?

6:30:36PM >>Mary Gibbs: YES.
6:30:37PM WELL, YES, BECAUSE IT GOES TO PLANNING AND ZONING BOARD NEXT
6:30:41PM TUESDAY NIGHT AND THEN IT WILL HAVE TO GO TO COUNCIL FOR A
6:30:43PM FIRST AND SECOND READING, SO YOU CAN'T -- WE CAN'T APPROVE A
6:30:47PM DEVELOPMENT ORDER WITHOUT HAVING THE PROPER ZONING.
6:30:50PM SO THE ZONING WILL HAVE TO BE WORKED OUT BEFORE THEN.
6:30:53PM >>Barry Jones: WE NEED TO UNDERSTAND THAT SO THAT --
6:30:59PM UNDERSTAND WHAT'S HAPPENING HERE.
6:31:00PM IT'S NOT AN EASY SITE.
6:31:02PM WE'RE HAPPY TO SEE SOMETHING BEING DONE WITH IT.
6:31:06PM WE JUST WANT TO MAKE SURE THAT IT'S DONE PROPERLY AND IT'S
6:31:12PM NOT HAVING A NEGATIVE IMPACT.
6:31:15PM BECAUSE IF IT'S GOING TO BE HERE FOR A WHILE, WE WANT TO
6:31:18PM MAKE SURE IT'S DONE RIGHT.
6:31:19PM >> MARY, DO YOU HAVE ANY INSIGHT ON THE PROPERTY TO THE
6:31:23PM EAST, WHAT THAT IS NOW AND WHAT IT MIGHT BE IN THE FUTURE?
6:31:28PM >>Mary Gibbs: THE PROPERTY TO THE EAST IS A SINGLE-FAMILY
6:31:30PM HOME THAT BELONGS TO MR. NOBLE, WHO IS NO RELATION TO
6:31:33PM MR. NOBLE.
6:31:34PM NO RELATION.
6:31:34PM AND HE'S LIVED IN IT, I THINK, FOR QUITE SOME TIME.
6:31:38PM I KNOW THAT THE APPLICANT HAS BEEN COORDINATING WITH HIM ON
6:31:42PM THE BUFFER AND PART OF THE BUILD.
6:31:45PM THEY'VE HAD SOME MEETINGS.
6:31:46PM I KNOW THEY REACHED OUT.

6:31:49PM >> I SEE THERE IS A CONCRETE WALL OR A WALL OF SOME SORT
6:31:53PM PROPOSED THERE.
6:31:54PM >> LET ME FINISH OFF WITH THE LANDSCAPE PLAN AND THEN ASK
6:31:57PM SOME QUESTIONS.
6:32:02PM >> DAVID KULSVEEN, LANDSCAPE ARCHITECT WITH LANDESCO, HERE
6:32:07PM TO GO OVER THE LANDSCAPE PLANS.
6:32:09PM PRETTY SMALL SITE, BUT A LOT GOING ON.
6:32:14PM A LOT KIND OF CRAMMED IN THERE, WATER TREATMENT STORAGE
6:32:17PM THERE, PIPING THAT OUT TO -- OR PIPING EVERYTHING ON-SITE
6:32:23PM BACK TO THAT STORMWATER DETENTION AREA.
6:32:25PM THE PLANT PALETTE FOR THE OVERALL SITE IS KEEPING WITH KIND
6:32:28PM OF THE TRADITIONAL FLORIDA LOOK, BLENDING IN WITH THE AREA
6:32:32PM THERE WITH PINE TREES, DAHOON HOLLIES, MAGNOLIAS, SABAL
6:32:38PM PALMS AND IN THE REAR HERE, NEAR THE STORMWATER AREA, BALD
6:32:44PM CYPRESS.
6:32:47PM AS FAR AS THE SHRUBS GO ON THIS PLANT PALETTE, THERE ARE
6:32:50PM JUNIPER, COONTIE, MUHLY GRASS, SPARTINA AROUND THIS
6:32:58PM STORMWATER AREA, WHICH LIKES THE WATER, AND COCOPLUM.
6:33:01PM WITH THAT SAID, I'LL TALK ABOUT THE BUFFERS A LITTLE BIT
6:33:06PM HERE.
6:33:06PM TO THE NORTH, THERE'S COMMERCIAL, WHICH REQUIRES A TYPE A
6:33:12PM BUFFER.
6:33:12PM FIVE FEET WIDE REQUIRING FOUR TREES PER HUNDRED LINEAR FEET,
6:33:16PM NO SHRUBS.
6:33:17PM ALSO TO THE WEST, THAT'S THE SAME CASE, A TYPE A BUFFER,

6:33:22PM SAME WIDTH, SAME AMOUNT OF TREES REQUIRED.
6:33:25PM THE SHRUBS THAT WE DO HAVE IN HERE, SINCE YOU ALL WERE
6:33:29PM ASKING ABOUT THAT DRAINAGE THROUGH THERE, IT IS A FAIRLY
6:33:35PM NARROW BUFFER.
6:33:37PM THE PLANTS THAT ARE PROPOSED IN THERE MEET THE VUA
6:33:40PM REQUIREMENT FOR THE PARKING AREA, AND THEY ARE TALLER AND
6:33:48PM HAVE WATER, EVEN THOUGH SEVERAL DRAINS THAT CATCH QUITE A
6:33:52PM BIT OF WATER THAT RUN OFF THE PARKING AREA AND DRAIN THAT
6:33:55PM RIGHT BACK TO THE STORMWATER DETENTION AREA.
6:33:57PM ALONG THE SOUTH BUFFER IS A TYPE D BUFFER.
6:34:02PM IT'S 20 FEET WIDE.
6:34:04PM IT'S A DOUBLE HEDGEROW.
6:34:06PM AND FIVE TREES PER HUNDRED LINEAR FEET.
6:34:11PM TO THE WEST, TO THE SINGLE-FAMILY, IT'S COMMERCIAL TO
6:34:14PM SINGLE-FAMILY REQUIRING A TYPE C BUFFER, 20 FEET WIDE, TEN
6:34:19PM TREES PER HUNDRED LINEAR FEET AND SINGLE HEDGEROW.
6:34:24PM AS FAR AS THE OPEN SPACE, I THINK THERE'S AROUND 9,000
6:34:28PM SQUARE FEET REQUIRED AND 15,000 -- OVER 15,000 SQUARE FEET.
6:34:34PM PROVIDE A LOT OF GREEN AREAS, WHICH YOU'LL SEE IN THE
6:34:37PM RENDERINGS.
6:34:38PM THE GENERAL TREES, PART OF THOSE HAVE BEEN MET WITH A LOT OF
6:34:43PM THESE EXISTING TREES THAT ARE BEING RETAINED WITHIN THIS

6:34:45PM BUFFER THAT ARE NATIVE TREES.
6:34:47PM THEY CONSIST OF SABAL PALMS, PINES, AND MAGNOLIAS.
6:34:51PM HERE'S JUST A RENDERING OF THE EXISTING TREES, AN EXHIBIT TO

6:34:57PM SHOW YOU.
6:34:58PM THERE'S ACTUALLY THREE MAHOGANIES HERE, ALSO SABAL PALMS,
6:35:04PM PINES, AND MAGNOLIA.
6:35:06PM HERE ARE SOME PICTURES OF THOSE LANDSCAPE TREES, SHRUBS AND
6:35:15PM GRASSES, THE SPARTINA AROUND THE DETENTION AREA, THE MUHLY
6:35:19PM GRASS, WHICH HAS AN INTERESTING COLOR TO IT SEASONALLY.
6:35:24PM JUNIPER, WHICH IS MORE OF AN EVERGREEN, AND THE VUA AND
6:35:28PM BUILDING PERIMETER AREAS, SAW PALMETTO THAT GOES IN THE WEST
6:35:32PM BUFFER -- THE EAST BUFFER NEXT TO THE SINGLE-FAMILY
6:35:35PM RESIDENTIAL AND A LOT OF THOSE EXISTING TREES.
6:35:39PM YOU'VE GOT SOME TALLER PINES.
6:35:42PM WE UTILIZE THOSE SINCE IT'S SUCH A TIGHT SITE IN THESE AREAS
6:35:48PM WHERE THE PLANTS ARE KIND OF IN VERY CLOSE PROXIMITY, SO IT
6:35:53PM ADDS THAT HEIGHT AND PROVIDES AN OPPORTUNITY FOR AN
6:35:56PM UNDERSTORY TREE, WHICH IS MADE UP OF THE DAHOON HOLLIES,
6:36:01PM WHICH ARE VERY NICE EVERGREEN TREE AS WELL.
6:36:04PM AND THE MAGNOLIAS, WHICH THEY ARE ALSO KIND OF -- THEY ARE
6:36:12PM EVERGREEN AROUND HERE, AND THEY PROVIDE A NICE YEAR-ROUND
6:36:17PM COLOR, DARKER GREEN AND OCCASIONAL FRAGRANCE.
6:36:22PM THIS IS A DIAGRAM FOR THE OPEN SPACE AND IT SHOWS WHAT
6:36:28PM QUALIFIES AS OPEN SPACE.
6:36:29PM SO THIS AREA TO THE SOUTH, THE WHOLE TYPE D BUFFER.
6:36:33PM THE AREA ALL TO THE EAST IS ALL OPEN SPACE AND THEN THE
6:36:37PM DETENTION AREA, BUT NOT THE DETENTION ITSELF.
6:36:42PM HERE'S A RENDERED PLAN SHOWING THE PLANTS.

6:36:50PM AND THIS IS KIND OF WHAT IT WOULD LOOK LIKE FROM EACH
6:36:57PM PROPERTY LINE.
6:36:59PM TO THE SOUTH, TYPE D BUFFER.
6:37:01PM THE NORTH, WITH THE COMMERCIAL ADJACENCY TO THE NORTH.
6:37:06PM TO THE EAST IS THE SINGLE-FAMILY SIDE AND TO THE WEST IS THE
6:37:09PM OTHER COMMERCIAL SIDE.
6:37:10PM WITH THAT SAID, ARE THERE ANY QUESTIONS?
6:37:17PM >>Barry Jones: MARY, THE WAY THE WALL IS TERMINATED AND
6:37:22PM INCORPORATES THE BUILDING AS A WALL ALONG THE EASTERN
6:37:27PM PERIMETER, IS THAT SOMETHING THAT THE ZONING COUNCIL IS
6:37:29PM COMFORTABLE WITH?
6:37:30PM >>Mary Gibbs: I DON'T KNOW.
6:37:31PM I THINK THEY ASKED FOR A DEVIATION FOR THAT, MATT.
6:37:36PM WE DON'T KNOW.
6:37:37PM >> THE WALL TIES IN RIGHT HERE TO THIS EDGE.
6:37:39PM >>Barry Jones: USUALLY THERE IS A CONTINUOUS WALL.
6:37:42PM IS THERE A PROPOSED FINISH ON THIS WALL?
6:37:45PM IS IT A PLAIN STUCCO?

6:37:48PM >> I BELIEVE IT'S STUCCO, RIGHT?
6:37:50PM YEAH, IT'S STUCCO.
6:37:51PM I DON'T KNOW IF THERE WAS A PICTURE OF THAT.
6:37:58PM >>Barry Jones: YOU DON'T RECALL SEEING ONE.
6:38:02PM LIMITED BUFFER TO THE NORTH, DEFINITELY LOOKING FOR
6:38:08PM SOMETHING ON THAT NORTHERN FACE OF THE BUILDING TO HELP THE
6:38:12PM BUILDING BECAUSE EVEN THOUGH THERE'S COMMERCIAL TO THE

6:38:15PM NORTH, PEOPLE WILL BE ABLE TO SEE IT.
6:38:18PM >> RIGHT HERE.
6:38:19PM >>Barry Jones: YEAH.
6:38:20PM I THINK SOMETHING NEEDS TO BE DONE BACK THERE TO REMOVE THAT
6:38:25PM INDUSTRIAL APPEARANCE.
6:38:26PM >> ALONG HERE OR ALONG THE BUILDING?
6:38:28PM >>Barry Jones: ON THE BUILDING.
6:38:29PM >> BUILDING PERIMETER PLANTINGS.
6:38:35PM >>Barry Jones: I THINK IT'S MORE A FUNCTION OF WHAT BILL WAS
6:38:37PM SAYING, PUTTING SOMETHING ON THE BUILDING THAN A PERIMETER
6:38:45PM PLANTING.
6:38:45PM THE METAL BUILDING SCREAMS INDUSTRIAL TO MY NAKED EYE,
6:38:49PM UNTRAINED EYE, I'LL LEAVE IT AT THAT.
6:38:52PM MARY, HOW DOES THIS SITE WORK FOR THE FIRE DEPARTMENT?
6:38:55PM HAVE THEY HAD ANY CONCERNS?
6:38:58PM >>Mary Gibbs: I THINK MATT CAN ANSWER THAT.
6:39:01PM THEY DID SEND US -- THEY DO HAVE A CONCERN ABOUT SPRINKLERS,
6:39:05PM I THINK.
6:39:05PM >>Matt Noble: THEY HAVE A CONCERN OF THEIR ABILITY TO GET
6:39:09PM THEIR APPARATUS, THEIR FIRE APPARATUS IN AND OFF THE SITE.
6:39:13PM THEY HAVE REQUESTED THAT AN AUTO TURN STUDY BE PERFORMED
6:39:18PM PRIOR TO THE D.O. BEING ISSUED.
6:39:20PM AND IF THERE ARE ISSUES IDENTIFIED WITH THAT STUDY, THEN THE
6:39:26PM BUILDING WOULD HAVE TO BE SPRINKLERED.
6:39:29PM THEY ARE ALSO CONCERNED WITH COMMUNICATIONS EQUIPMENT, TOO,

6:39:32PM AND HAVING SOMEBODY LOOK AT THAT AND SEEING IF THERE NEEDS
6:39:36PM TO BE REPEATERS PUT ON THE BUILDING TO ASSURE THAT THEY CAN
6:39:40PM CONTINUE TO COMMUNICATE IF THEY RESPOND TO THE SITE.
6:39:44PM >>Barry Jones: THAT'S A COMMON THING.
6:39:46PM IS THERE AN OPPORTUNITY TO DO AN EMERGENCY INTERCONNECT AT
6:39:50PM THE NORTHERN PERIMETER WHERE THE OTHER PARKING ABUTS THIS
6:39:55PM SITE SO THAT THE APPARATUS COULD GET THROUGH THE SITE AND
6:40:00PM ACCESS OUT TO THE NORTH?
6:40:01PM BECAUSE HE'S NOT GOING TO BE ABLE TO TURN AROUND THERE.
6:40:04PM I DON'T KNOW HOW A FIRE TRUCK GETS INTO THIS PARKING LOT AND
6:40:06PM GETS OUT.
6:40:07PM >> YOU STILL GOT THAT ELEVATION DIFFERENCE BETWEEN THE --
6:40:11PM ALL THE WAY AROUND, NORTH AND ON THE WEST SIDE.
6:40:14PM THREE-FOOT DIFFERENCE IN THE ELEVATIONS.

6:40:17PM AS FAR AS ACCESS, WE WOULD BE ACCESSING INTO A PRIVATE
6:40:20PM PARKING LOT.
6:40:21PM >>Barry Jones: I UNDERSTAND, UNDER EMERGENCY CONDITIONS.
6:40:24PM >> IF WE WERE TO GO THROUGH AND PUT IN A RAMP IN ORDER TO
6:40:27PM CONNECT HERE, YOU WOULD BE WIPING OUT THE ENTIRE PARKING IN
6:40:32PM THE REAR, IN ORDER TO GO FROM THIS ELEVATION DOWN HANDICAP,
6:40:38PM THIS WOULD ALL GO AWAY.
6:40:39PM >>Barry Jones: I DON'T THINK IT WOULD HAVE TO BE AT A
6:40:41PM HANDICAP RATE.
6:40:42PM I'M NOT WORRIED ABOUT ADA ACCESS.
6:40:44PM I'M WORRIED ABOUT A FIRE TRUCK GETTING IN AND OUT.

6:40:47PM >> WE STILL HAVE TO HAVE THE WHOLE SITE ADA.
6:40:49PM I CAN'T HAVE NON-ADA ON THE SITE.
6:40:53PM IF SOMEBODY WANTS TO NOT GO BY VEHICLE AND GO OUT THAT WAY.
6:40:57PM >>Barry Jones: I'LL DEFER TO THE FIRE DEPARTMENT.
6:40:59PM TYPICALLY THEY ARE PRETTY THOROUGH, BUT IT SEEMS LIKE IT
6:41:02PM WOULD BE HARD FOR THEM TO GET APPARATUS IN AND OUT OF THE
6:41:05PM SITE TO BE ABLE TO TAKE CARE OF THE BUILDING.
6:41:08PM YOU SAID THEY'VE ALREADY COMMENTED AND REQUESTED SOME
6:41:11PM FEEDBACK, SO I'M ASSUMING THAT INFORMATION WOULD BE INCLUDED
6:41:15PM WHEN WE COME BACK FOR REVIEW.
6:41:19PM THE ISLAND ON THE WEST SIDE IN THE CENTER OF THE PARKING
6:41:23PM LOT, IS THAT MEETING DIMENSIONAL CRITERIA FOR THE CANOPY
6:41:27PM TREE THERE?
6:41:29PM >> YEAH, THOSE ARE VEHICULAR USE AREA PLANTINGS.
6:41:32PM THEY ARE REQUIRED.
6:41:33PM UPGRADE THE ISLAND FOR THE AMOUNT OF PARKING SPACES.
6:41:40PM >>Barry Jones: I WAS WONDERING IF IT MET THE WIDTH CRITERIA
6:41:42PM OR NOT.
6:41:43PM I COULDN'T TELL BASED ON WHAT I HAD.
6:41:46PM I'M SURE STAFF WILL LOOK AT THAT WHEN THEY REVIEW IT AND
6:41:49PM MAKE SURE IT DOES.
6:41:50PM THAT'S KIND OF ABOVE AND BEYOND.
6:41:52PM THE FPL EASEMENT THAT RUNS ON THE EAST SIDE OF THE SITE, ARE
6:41:58PM YOU GOING TO HAVE TO GET ANY DEVIATIONS OR RELEASE FROM THEM
6:42:04PM IN ORDER TO PUT THE BUFFER WALL OR ANY PLANTINGS WITHIN THAT

6:42:06PM FPL EASEMENT?
6:42:08PM >> YES.
6:42:08PM >>Barry Jones: SO THAT WOULD COME IN AS PART OF THE
6:42:10PM DEVELOPMENT ORDER APPLICATION.
6:42:11PM >> UM-HUM.
6:42:15PM >> FPL DID RESPOND.
6:42:18PM THEY HAVE REVIEWED THE PLAN, AND THEY ARE OKAY WITH THE PLAN
6:42:22PM AS IT'S BEING PRESENTED.
6:42:23PM >>Barry Jones: VERY GOOD.
6:42:24PM WHERE IS THE NEAREST FIRE HYDRANT TO THIS SITE?

6:42:28PM >>Matt Noble: THAT'S THE THING I NEGLECTED TO SAY.
6:42:31PM THANK YOU.
6:42:31PM THE FIRE DEPARTMENT HAS REQUESTED THAT A FIRE HYDRANT BE
6:42:36PM INSTALLED WITHIN 400 FEET OF THE BUILDING, TOO.
6:42:40PM >> SEE WHERE MY MOUSE IS?
6:42:43PM >>Barry Jones: YES, SIR.
6:42:46PM ARE THEY GOING TO ALLOW THAT ACROSS THE ROADWAY LIKE THAT?
6:42:53PM >> I PERSONALLY HAVE NOT HEARD ANYTHING ABOUT THE FIRE
6:42:58PM DEPARTMENT.
6:42:59PM NEWS TO US.
6:42:59PM THIS IS THE FIRST TIME I'M HEARING IT, TOO.
6:43:02PM >> I SENT EVERYTHING TO VERONICA.
6:43:09PM >>Barry Jones: THERE'S NO INTENDED USE OR NO DEFINED USE FOR
6:43:12PM THIS BUILDING YET.
6:43:14PM THEY ARE JUST KEEPING THE PROPOSED USES OPEN AND WHATEVER --

6:43:18PM I THINK THE TRIP GENERATION WAS DONE ON A LAWN AND GARDEN
6:43:21PM SUPPLY STORE.
6:43:23PM >> IF I COULD, THE DEVELOPMENT ORDER THAT WAS SUBMITTED WAS
6:43:27PM FOR A GARDEN CENTER USE.
6:43:31PM >>Barry Jones: OKAY.
6:43:32PM >>Mary Gibbs: THE ZONING JUST ASKS FOR THE BROAD VARIETY OF
6:43:35PM USES.
6:43:35PM THE DEVELOPMENT ORDER JUST RECENTLY CAME IN.
6:43:38PM AND THAT'S SHOWING GARDEN STORE WITH LIKE THE STORAGE IN THE
6:43:42PM BACK AND MAYBE PLANT STORAGE OR SOMETHING.
6:43:46PM >>Barry Jones: SO THAT AREA AT THE NORTHWEST CORNER WOULD BE
6:43:50PM PLANT STORAGE, IF YOU WILL.
6:43:52PM >>Mary Gibbs: WE WEREN'T SURE IF THAT WAS SUPPOSED TO BE A
6:43:55PM SECRET, BUT WHEN THE DEVELOPMENT ORDER CAME IN, IT WASN'T A
6:43:58PM SECRET ANYMORE.
6:43:59PM >>Barry Jones: I LOOK AT THE TRIP GENERATION HERE AND IT
6:44:01PM SAYS LAWN AND GARDEN SUPPLY.
6:44:03PM I DON'T KNOW HOW SECRET THAT IS WHEN IT'S RIGHT HERE IN
6:44:07PM BLACK AND WHITE.
6:44:08PM >>Mary Gibbs: THERE ARE A LOT OF LISTS.
6:44:10PM THEY DID THE TRAFFIC STATEMENT BASED ON RETAIL BECAUSE IT
6:44:12PM WAS A WORST-CASE SCENARIO FOR ZONING.
6:44:16PM RESTAURANT.
6:44:18PM >> ACTUALLY WAS A RESTAURANT.
6:44:19PM >>Barry Jones: YEAH, UNDER A RESTAURANT, I DON'T THINK YOUR

6:44:21PM SEPTIC FIELD WOULD FUNCTION.
6:44:25PM I DON'T KNOW.
6:44:26PM I'LL DEFER TO WHOEVER IS DOING THE CALCES ON IT.
6:44:30PM THAT WASN'T MENTIONED IN ONE OF THE USES, I THINK, IN THE
6:44:34PM PUD I HEARD.
6:44:35PM IT IS IN THE PUD THAT IT COULD BE A RESTAURANT.

6:44:38PM OKAY.
6:44:39PM THE CHALLENGE BECOMES WHEN YOU OPEN ALL THAT UP, THEN YOU
6:44:42PM HAVE TO ASSUME WORST-CASE SCENARIO AND GO FROM THERE.
6:44:45PM THE TWO HANDICAP SPOTS I ASSUME THAT'S MEETING YOUR MINIMUM
6:44:50PM CRITERIA FOR THIS.
6:44:53PM I DIDN'T GO THROUGH ALL OF THESE NOTES BUT I GUESS THAT'S
6:44:57PM WHAT -- OKAY.
6:44:58PM ANY OTHER COMMENTS FROM THE BOARD?
6:45:03PM PUBLIC COMMENT?
6:45:08PM >>The Clerk: I HAVE NOBODY SIGNED UP.
6:45:10PM I HAVE ONE.
6:45:13PM BILL CARR.
6:45:23PM >> GOOD EVENING.
6:45:24PM I'M BILL CARR, RIVERWOOD PLANTATION OFF OF WEST BROADWAY.
6:45:34PM THANK YOU FOR BRINGING UP THE POINT ABOUT THE HANDICAP
6:45:37PM SPACES.
6:45:38PM I REMEMBER A COUPLE OF YEARS AGO BRINGING IT UP ABOUT ALL
6:45:40PM THESE, IF WE EVER SEE THEM ASKING IF THEY WERE GOING TO HAVE
6:45:44PM -- ADD MORE HANDICAP SPACES.

6:45:47PM I KIND OF LOOK AT THIS AREA AND THINK TWO IS NOT ENOUGH, BUT
6:45:51PM I UNDERSTAND THE LAST TIME YOU TOLD ME IT WAS CODE, BUT
6:45:55PM SOMETIMES YOU MIGHT BE ABLE TO ADD AT LEAST TWO MORE.
6:45:59PM I LIVE ON WEST BROADWAY NEAR THE END, AND USE WEST BROADWAY
6:46:05PM AS WELL AS EAST BROADWAY.
6:46:07PM A LOT OF PEOPLE ARE DOING THAT.
6:46:09PM THAT ROAD IS RATHER NARROW.
6:46:12PM AND WITH THE POPULATION INCREASE, NOT ONLY NOW, NOT ONLY
6:46:15PM DURING SEASON, I LIVE HERE YEAR ROUND.
6:46:19PM SO THERE'S NOT A LOT OF SPACE THERE.
6:46:22PM HOWEVER, PEOPLE ARE USING EAST BROADWAY MORE BECAUSE DOWN
6:46:26PM THE ROAD SOUTH, TO GET TO CORKSCREW, THE LIGHT IS LONG,
6:46:31PM ET CETERA, ET CETERA, AND THERE'S A LOT OF TRAFFIC.
6:46:33PM SO THIS TRAFFIC IS GOING TO -- IN TIME, THE TRAFFIC IS GOING
6:46:36PM TO INCREASE ON EAST BROADWAY.
6:46:38PM AND I THINK THAT ANYTHING IS NICER THAN THE OLD POST OFFICE
6:46:44PM BUILDING IS RIGHT NOW.
6:46:44PM IF THEY COULD COME UP WITH SOMETHING THAT'S GOING TO BE
6:46:47PM APPROVED, THAT'S FINE WITH ME.
6:46:50PM THAT WAS ON A PERSONAL NOTE.
6:46:52PM ALSO, I WAS LOOKING -- WELL, ON MY PAGE IT'S 8, BUT I DON'T
6:46:58PM KNOW -- OR 13.
6:46:59PM HOWEVER, THE ONE THAT SAYS CONNECTIVITY, PUBLIC SEATING AND
6:47:03PM BUFFERS.
6:47:04PM I'M JUST THINKING THAT RIGHT NOW, MORE OR LESS THERE ARE TWO

6:47:08PM EXITS.
6:47:09PM ONE IN AND ONE OUT.

6:47:10PM HOWEVER, THEY HAVE THOSE TREES PLANTED I'LL JUST SAY FROM
6:47:16PM WEST TO EAST BECAUSE I GET CONFUSED WHEN YOU ALL ARE TALKING
6:47:19PM ABOUT IT, I SEE IT IN MY MIND.
6:47:22PM ANYWAY, THE ISSUE IS EVEN FROM A VISIBILITY POINT, IT SEEMS
6:47:28PM TO ME THAT THAT'S GOING TO INHIBIT MORE VISIBILITY FOR THE
6:47:33PM COMMERCIAL CENTER THAT'S GOING TO GO IN THERE.
6:47:36PM YOU JUST HAVE THAT ONE EXIT.
6:47:39PM SO IT'S JUST SOMETHING TO, I THINK, CONSIDER.
6:47:42PM ALSO, THE PRIVATE HOME BESIDE IT IS A NICE PLACE.
6:47:48PM I'M NOT CERTAIN IT'S HISTORIC BUT IT SHOULD BE PROBABLY.
6:47:52PM ANYWAY, IT'S A VERY NICE AREA THERE.
6:47:56PM I NOTICED THAT YOU HAVE THE TREES PLANTED.
6:48:01PM THAT'S FINE.
6:48:02PM YOU SAID YOU'LL PUT A BUFFER, WHAT TYPE OF WALL IS GOING TO
6:48:07PM GO UP THERE?
6:48:08PM IN OTHER WORDS, I'M THINKING THAT IF ANY TREES ARE EVER
6:48:11PM REMOVED, THE PRIVATE HOME IS GOING TO BE HAVING TO LOOK AT
6:48:15PM THE EXISTING BUILDINGS NOW THAT ARE ABOUT THREE OR FOUR FEET
6:48:18PM IN HIGHER ELEVATION FROM WHAT THEY ARE.
6:48:22PM IT'S JUST SOMETHING TO CONSIDER.
6:48:25PM ALSO, ARE YOU GOING TO BE PUTTING LIGHTS IN THE BACK OF THIS
6:48:30PM BUILDING?
6:48:30PM IS THAT GOING TO AFFECT THE HOMEOWNER?

6:48:33PM JUST SOMETHING THAT I WAS THINKING ABOUT, ANYWAY.
6:48:37PM THAT WAS BASICALLY IT.
6:48:38PM I JUST WANTED TO MAKE A COUPLE OF COMMENTS.
6:48:41PM >>Barry Jones: THANK YOU.
6:48:43PM THEY DID PROVIDE A PHOTOMETRIC STUDY, AND IT SHOWS VERY LOW
6:48:47PM LEVEL OF LIGHTING AROUND THE PERIMETER.
6:48:49PM I THINK MAXIMUM WAS .4-FOOT CANDLES AT THE PERIMETER.
6:48:56PM THE WALL AND THE BUFFER OUTSIDE OF IT TO THE EAST, THE
6:48:58PM BUFFER WILL BE A REQUIRED BUFFER.
6:49:01PM SO THOSE TREES WOULD HAVE TO BE MAINTAINED IN PERPETUITY.
6:49:05PM IF ONE DIED OR WAS TAKEN DOWN OR ANYTHING, THAT WOULD BE A
6:49:11PM CODE ENFORCEMENT ACTION WHERE THE VILLAGE WOULD HAVE TO COME
6:49:13PM BACK IN AND SAY, MR. PROPERTY OWNER, REPLACE THE TREE.
6:49:16PM I DID HAVE A QUESTION, NOW THAT I LOOKED AT IT AGAIN, IF YOU
6:49:20PM DON'T MIND --
6:49:22PM >> THANK YOU VERY MUCH.
6:49:22PM >>Barry Jones: -- ABOUT THE TRANSPORTATION ELEMENT AND WHERE
6:49:24PM THE ACCESS POINT IS IN RELATIONSHIP TO THAT, BEGINNING OF
6:49:31PM THAT TURN LANE.
6:49:33PM IT'S KIND OF IN NO-MAN'S-LAND THERE THAT IF SOMEONE WAS
6:49:36PM HEADED EAST TO WEST, THEY ARE KIND OF FALLING OFF INTO THE
6:49:41PM TURN LANE, BUT THEY ARE NOT REALLY INTO THE TURN LANE YET.
6:49:44PM I'LL CERTAINLY DEFER TO STAFF IF THEY THINK THAT TURN LANE
6:49:49PM NEEDS TO BE EXTENDED TO WHERE IT'S FULL WIDTH AT YOUR

6:49:52PM DRIVEWAY.

6:49:52PM I KNOW IT'S AN EXISTING CONDITION.
6:49:54PM AGAIN, I SAY THAT JUST BECAUSE IT WAS BUILT THAT WAY ONCE
6:49:58PM DOESN'T MEAN IT'S RIGHT.
6:50:00PM NOW'S THE TIME TO MAKE IT RIGHT IF IT NEEDS A CORRECTION.
6:50:03PM THAT TAPER BEGINS, IT SEEMS, IN THE MIDDLE OF YOUR DRIVEWAY,
6:50:07PM WHICH IS HIGHLY UNUSUAL FROM MY DESIGN EXPERIENCE.
6:50:12PM >> BASED ON THE TRAFFIC, THERE WAS NO RIGHT-TURN LANE
6:50:16PM EXTENSION REQUIRED.
6:50:17PM RIGHT NOW, THAT'S WHY WE ELIMINATED THE TWO DRIVEWAYS
6:50:21PM INSTEAD OF HAVING TWO DRIVEWAYS, STILL HAVE TO HAVE ACCESS
6:50:24PM TO THE SITE, BUT THERE WAS NOTHING THAT SAID, BASED ON THE
6:50:28PM TRAFFIC LOOKED AT THROUGH THE TURN LANE, WHETHER IT NEEDED
6:50:30PM TO BE LENGTHENED.
6:50:32PM >>Barry Jones: WAS THERE A DOWNSIDE TO MAINTAINING THE WEST
6:50:35PM DRIVEWAY AND ELIMINATING THE EAST ONE?
6:50:37PM >> THAT WAS SOMETHING THAT ACTUALLY STAFF CAME BACK AND SAID
6:50:39PM THEY WANTED TO ELIMINATE THAT ONE.
6:50:41PM THAT WAS A STAFF COMMENT.
6:50:42PM >>Barry Jones: THEY WANTED TO ELIMINATE ONE --
6:50:45PM >> THE FURTHEST ONE AWAY FROM 41 IS WHAT THEY WANTED TO
6:50:49PM KEEP.
6:50:49PM >>Barry Jones: AT THAT POINT YOU WOULD BE AT THE FULL WIDTH
6:50:52PM OF THE TURN LANE AND ANYBODY GOING IN THERE OR COMING OUT OF
6:50:56PM THERE WOULD HAVE THE --
6:51:04PM >> ARE YOU TALKING ABOUT ACCESS HERE?

6:51:06PM >>Barry Jones: YEAH, CORRECT.
6:51:07PM >> THIS ACCESS.
6:51:08PM >>Barry Jones: LINEAR ACCESS WOULD BE RIGHT DOWN THE THROAT
6:51:10PM OF YOUR PARKING LOT INSTEAD OF HAVING TO COME IN AND MAKE A
6:51:13PM HARD TURN.
6:51:14PM >> I FULLY AGREE WITH YOU.
6:51:16PM THAT'S NOT WHAT STAFF DIRECTED.
6:51:19PM STAFF DIRECTED THEY WANTED THIS ACCESS, NOT THIS ACCESS.
6:51:23PM >>Matt Noble: THE ISSUE THAT STAFF SAW WITH LEAVING THAT
6:51:26PM ACCESS POINT IS YOU'RE CORRECT.
6:51:29PM BOTH OF THESE ACCESS POINTS ARE INTO THE TURNING LANE.
6:51:34PM SO MOVING THE ACCESS TO THE FURTHEST ONE TO THE EAST
6:51:39PM PROVIDES THE MOST STACKING TO THE LIGHT AT THE INTERSECTION.
6:51:45PM >>Barry Jones: IS THERE A -- DOES THAT INTERSECTION STACK
6:51:51PM THAT DEEP ALREADY?
6:51:54PM >>Matt Noble: IT DOES, ON OCCASION.
6:51:56PM >>Barry Jones: OKAY.
6:51:57PM I CAN UNDERSTAND THAT.
6:51:58PM >>Matt Noble: I WANT TO SAY ONE OTHER THING FROM COMMENTS I
6:52:00PM HEARD, TOO, ABOUT VISIBILITY TO THAT ACCESS POINT.

6:52:03PM THERE IS A CONDITION THAT WE'VE OFFERED IN THE STAFF REPORT
6:52:07PM FOR THE ZONING TO REPLACE THE PINE TREES IN THAT FRONT
6:52:12PM BUFFER WITH SABAL PALM TREES, WHICH I THINK WOULD HELP WITH
6:52:16PM THE VISIBILITY ISSUE AS WELL.
6:52:20PM THE MAIN ISSUE THAT STAFF HAD WAS OVERHEAD POWER LINES WITH

6:52:23PM PUTTING PINES AT THAT LOCATION WOULD CREATE POTENTIALLY A
6:52:27PM CONFLICT.
6:52:27PM AND ALSO THE WIDTH OF THAT BUFFER IS RELATIVELY NARROW FOR
6:52:33PM PINES VERSUS SABAL PALMS.
6:52:38PM >>Barry Jones: UNDERSTOOD.
6:52:40PM >> DO YOU KNOW WHAT THE EXISTING DRIVE AISLE WIDTH IS
6:52:43PM THROUGH THE PARKING AREA?
6:52:43PM IS IT LARGER THAN 24 FEET?
6:52:46PM >> NO, IT IS 24 FEET.
6:52:48PM ALL THE DIMENSIONAL CRITERIA ARE MET.
6:52:52PM NOTHING IS LARGER THAN IT SHOULD BE.
6:52:55PM IT WAS DESIGNED THAT WAY IN THE BEGINNING.
6:52:57PM REALLY ALL WE DID IS REAPPROPRIATE LANDSCAPE ISLANDS AND
6:53:03PM OPENED UP SOME AREA HERE TO PUT A DUMPSTER IN.
6:53:05PM >>Barry Jones: NOW, IS THIS SITE GOING TO TAKE -- I MEAN, I
6:53:10PM KNOW THERE'S GOING TO BE DELIVERIES TO A PROJECT LIKE THIS.
6:53:15PM I ASSUME ALL THE DELIVERIES WOULD GO INTO THE BACK, SO WHEN
6:53:17PM YOU RUN YOUR AUTO TURN, RUN A BOX TRUCK GETTING INTO THE
6:53:23PM BACK AND GETTING IN AND OUT OF THE THING.
6:53:25PM >> NOT A PROBLEM WITH THE BOX TRUCK.
6:53:27PM THAT'S WHAT -- THERE IS A RAMP THAT GOES UP.
6:53:29PM THIS IS AT A DIFFERENT LEVEL.
6:53:30PM THERE IS A RAMP IN THE VERY BACK.
6:53:32PM THAT'S WHY THIS AREA IS LEFT OPEN.
6:53:36PM >>Barry Jones: AND DOES THIS BUILDING MEET CURRENT FINISHED

6:53:39PM FLOOR ELEVATION?
6:53:41PM I NOTICED IT'S AT 14.72.
6:53:44PM IS THAT NA OR NG?
6:53:46PM >> IT MEETS FLOOD.
6:53:52PM >>Barry Jones: I'M ASSUMING YOU'RE LESS THAN 50% OF THE
6:53:55PM VALUE OF BUILDING, SO YOU DON'T HAVE TO BRING THE WHOLE
6:53:57PM BUILDING UP TO CODE, IS THAT A FAIR STATEMENT?
6:54:03PM >> I DON'T KNOW.
6:54:04PM ACCORDING TO THE ARCHITECT, YES.
6:54:09PM >>Barry Jones: THE FLAGPOLE THAT'S ON THE SITE, WAS THAT TO
6:54:12PM REMAIN?
6:54:14PM >> YES.
6:54:18PM >>Barry Jones: ALL RIGHT.
6:54:19PM I THINK I BEAT IT TO DEATH, UNLESS I BELIEVE SO HAS ANY
6:54:23PM QUESTIONS.
6:54:25PM PUBLIC COMMENT WE'VE HEARD FROM.

6:54:27PM I DON'T SEE ANYBODY ELSE HERE FROM THE PUBLIC.
6:54:30PM THANK YOU FOR YOUR PRESENTATION AND TIME.
6:54:32PM WE LOOK FORWARD TO WORKING WITH YOU TO HELP MOVE THIS
6:54:35PM FORWARD.
6:54:35PM ALL RIGHT.
6:54:43PM BACK TO THE AGENDA, ANY PUBLIC INPUT FOR THE BOARD TONIGHT?
6:54:47PM SEEING NONE, HEARING NONE, WE'LL MOVE ON.
6:54:51PM BOARD COMMUNICATIONS.
6:54:54PM MARY, DO WE HAVE ANYTHING?

6:54:55PM >>Mary Gibbs: WE DID INCLUDE IN YOUR PACKET THE MEETING
6:54:58PM SCHEDULE FOR NEXT YEAR.
6:55:00PM >>Barry Jones: YES, MA'AM.
6:55:01PM AND AS ALWAYS, IT WILL BE AS NEEDED, RIGHT?
6:55:08PM >>Mary Gibbs: RIGHT.
6:55:09PM AND WE DO HAVE -- WE ARE GOING TO HAVE I THINK AT LEAST A
6:55:13PM COUPLE OF CASES FOR THE NEXT MEETING ON DECEMBER 11th.
6:55:19PM >> REPRIEVE ON THE HOLIDAYS.
6:55:21PM THANK YOU VERY MUCH.
6:55:23PM >>Mary Gibbs: WE GIVE YOU THANKSGIVING EVE OFF BECAUSE
6:55:28PM SOMEBODY THOUGHT WE HAD A MEETING THAT DAY.
6:55:29PM DON'T THINK SO.
6:55:32PM >>Barry Jones: MIGHT HAVE HAD A HARD TIME GETTING A QUORUM
6:55:36PM THAT DAY.
6:55:37PM ALL RIGHT, OUR NEXT MEETING IS ON DECEMBER 11.
6:55:41PM WE TALKED ABOUT THE CALENDAR ALREADY.
6:55:43PM ANYTHING ELSE FROM THE BOARD?
6:55:45PM SEEING NONE, HEARING NONE, DO I HAVE A MOTION TO ADJOURN?
6:55:49PM >> SO MOVED.
6:55:50PM >> SECOND.
6:55:50PM >>Barry Jones: ALL IN FAVOR SAY AYE.
6:55:51PM THANK YOU FOR COMING.
6:55:53PM [SOUNDING GAVEL]
6:55:54PM [ADJOURNED]

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