5:31:53PM   >> GOOD EVENING.
5:31:54PM   WELCOME TO THE DESIGN REVIEW BOARD FOR THE VILLAGE OF
5:31:57PM   ESTERO.
5:31:58PM   WE ARE FINALLY GOING TO GET STARTED.
5:32:00PM   OUR CHAIRMAN IS TRAVELING IN EUROPE AS WE SPEAK, SO BEAR
5:32:04PM   WITH ME TONIGHT.
5:32:05PM   OUR FIRST ITEM OF BUSINESS IS THE PLEDGE OF ALLEGIANCE.
5:32:08PM   PLEASE JOIN ME IN THE PLEDGE.
5:32:11PM   [PLEDGE OF ALLEGIANCE]
5:32:27PM   >>Michael Sheeley: TAMMY, WILL YOU CALL THE ROLL, PLEASE?
5:32:35PM   >>Thomas Barber: HERE.
5:32:36PM   >>William Glass: HERE.
5:32:38PM   >>Michael Sheeley: HERE.
5:32:39PM   >>Zach Zachariah: HERE.
5:32:41PM   >>Tammy Duran: CHAIRMAN JONES IS ABSENT.
5:32:43PM   >>Michael Sheeley: THANK YOU.
5:32:44PM   THE NEXT ITEM OF BUSINESS IS THE APPROVAL OF OUR AGENDA.
5:32:48PM   MARY, DO YOU HAVE ANY CHANGES TO THE PROPOSED CHANGES TO THE
5:32:51PM   AGENDA?
5:32:52PM   >>Mary Gibbs: NO CHANGES.
5:32:53PM   >>Michael Sheeley: ANY DISCUSSION ON THE AGENDA?
5:32:56PM   >>Zach Zachariah: HERE.
5:32:59PM   >>Michael Sheeley: MOTION AND SECOND.
5:33:01PM   >>Mary Gibbs: NO CHANGES.
5:33:02PM   ALL IN FAVOR SAY AYE.
5:33:03PM   OPPOSED LIKE SIGN.
5:33:04PM   THE MOTION CARRIES.
5:33:05PM   WE HAVE TWO PUBLIC HEARINGS TONIGHT, AND I THINK NANCY WOULD
5:33:09PM   LIKE TO TALK A LITTLE BIT BEFORE WE GET STARTED.
5:33:11PM   >>Nancy Stroud: THANK YOU, MR. CHAIR.
5:33:13PM   AS THIS EVENING’S AGENDA INCLUDES TWO DEVELOPMENT ORDER
5:33:19PM   ITEMS, THE BOARD WILL SIT IN A QUASI-JUDICIAL CAPACITY TO
5:33:25PM   REVIEW THOSE APPLICATIONS AND MAKE A DECISION.
5:33:29PM   IF YOU INTEND TO PROVIDE TESTIMONY ON EITHER, YOU MUST BE
5:33:35PM   SWORN IN, WHICH I WILL DO IN A MOMENT, AND YOU SHOULD ALSO
5:33:38PM   FILL OUT A SPEAKER’S CARD AND GIVE IT TO TAMMY DURAN, OUR
5:33:43PM DEPUTY VILLAGE CLERK, BEFORE THE ITEM IS CALLED.
5:33:46PM SO, GENERALLY, IN QUASI-JUDICIAL HEARINGS, WE FIRST HEAR AN
5:33:50PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR
5:33:52PM AND THEN A PRESENTATION FROM THE APPLICANT.
5:33:57PM AND THEN THE DIRECTOR MAY ALSO FOLLOW UP WITH A
5:34:01PM PRESENTATION.
5:34:01PM AFTER THAT, ANYONE FROM THE AUDIENCE WHO HAS BEEN SWORN IN
5:34:06PM CAN COME UP TO PROVIDE TESTIMONY, BUT THERE’S A TIME LIMIT
5:34:12PM OF FIVE MINUTES FOR EACH PERSON WHO PROVIDES TESTIMONY.
5:34:15PM ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED ON THE
5:34:22PM MATTERS SHOULD NOW BE PLACED INTO THE PUBLIC RECORD.
5:34:25PM HAVE THERE BEEN ANY COMMUNICATIONS?
5:34:29PM >>Mary Gibbs: WE HAVE NOT RECEIVED ANYTHING.
5:34:32PM >>Nancy Stroud: AND THEN EACH BOARD MEMBER SHOULD DISCLOSE
5:34:36PM ANY EX PARTE COMMUNICATIONS REGARDING EITHER APPLICATION
5:34:41PM BEFORE WE BEGIN.
5:34:43PM >> NONE.
5:34:44PM >> NONE.
5:34:45PM >>Nancy Stroud: NO EX PARTE COMMUNICATIONS.
5:34:47PM ARE THERE ANY CONFLICTS ON THE MATTERS TODAY?
5:34:49PM >> NONE.
5:35:00PM >> NONE.
5:35:11PM >> NO.
5:35:12PM >> NO.
5:35:13PM >> Nancy Stroud: GREAT.
5:35:15PM WELL, WITH THAT, I WOULD ASK ANYONE WHO INTENDS TO TESTIFY
5:35:17PM TO PLEASE STAND AND RAISE YOUR RIGHT HAND.
5:35:21PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
5:35:23PM TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
5:35:25PM THE TRUTH?
5:35:28PM THANK YOU.
5:35:30PM IT’S NOW TIME FOR THE COMMUNITY DEVELOPMENT DIRECTOR TO
5:35:32PM INTRODUCE THE ITEM, THE FIRST ITEM TO THE BOARD.
5:35:34PM >>Mary Gibbs: THAT WILL BE WALTER McCARTHY.
5:35:36PM HE’S BEEN PROMOTED.
5:35:38PM [ LAUGHTER ]
5:35:40PM >>Walter McCarthy: IT’S NOT ACCEPTED.
5:35:42PM [ LAUGHTER ]
5:35:44PM MR. CHAIRMAN, MEMBERS OF THE BOARD, WALTER McCARTHY.
5:35:46PM THIS CASE IS SPROUTS FARMERS MARKET AT ESTERO GRANDE.
5:35:48PM IT IS CASE DOS2019-E001.
5:35:50PM IT IS A DEVELOPMENT ORDER AND MONUMENT SIGN FOR A 29,896
5:35:52PM SQUARE FOOT GROCERY STORE.
5:35:54PM IT’S LOCATED ON TRACT C-1 OF THE ESTERO GRANDE SUBDIVISION.
5:35:56PM YOU’VE SEEN A NUMBER OF PROJECTS FROM ESTERO GRANDE IN THE
5:35:59PM PAST.
The completion of this project would be the last development within that subdivision.

If the parcel is 3.78 acres, it's zoned MPD. It allows food stores Group 1, which is a grocery store up to 30,000 square feet.

So this is a permitted use.

Planning and zoning board approval was granted for a variance for the sign setback to be reduced from 15 feet to five feet.

That happened last month.

There was a public information meeting on this project on February 13th, 2019 and a workshop on March 13th, 2019.

So this has been before this board twice.

The applicant has worked very closely with staff and listening to our comments and try to accommodate our requests.

Examples include the increase the setback of the building to over 38 feet from the -- [Audio drop]

People saw previously.

They implemented changes in the architecture, removing what we consider to be blank walls, adding architectural features, and adding articulation to the building.

They also worked on improvements to the landscaping.

We want to advise you that we employed -- the village employed an independent professional landscape architect to look at this project, and that person worked with us and the applicant through the process.

Things that were included as a result were meandering hedge in front of the building which added continuity to the type E buffer, which is to the south.

Meandering the trees in front of the building again, to comply with the type E buffers to the south.

So we had a harmonious and continuous type of landscape across the whole front.

Added a planting area in front of the loading dock wall to act as a screen there, so there were trees and shrubs there which will help screen that area.

We provided you with a detailed staff report, which I hope you've looked at.

Staff is recommending approval of the development order and the monument sign as presented.

Staff is here to answer any questions you may have and I turn it over to the applicant with Alan Brewer who will start.

>> Walter, one question, please.

The staff recommendation, it says the staff recommends
5:39:11PM APPROVAL WITH CONDITIONS.
5:39:12PM ARE THERE CONDITIONS?
5:39:14PM >>Walter McCarthy: WE HAVE A LOT OF STANDARD CONDITIONS THAT
5:39:17PM GO INTO THESE.
5:39:18PM THEY ARE NOTHING THAT WE WANT TO OFFER SPECIFICALLY FOR YOUR
5:39:23PM CONSUMPTION.
5:39:24PM BUT FOR THE RECORD, WE WANT TO HAVE THAT IN THERE, THAT
5:39:27PM THERE ARE CONDITIONS TO THE APPROVAL.
5:39:29PM >> THANK YOU VERY MUCH.
5:39:30PM >>Walter McCarthy: THANK YOU, SIR.
5:39:38PM >>Alan Brewer: GOOD EVENING.
5:39:40PM ALAN BREWER.
5:39:44PM [AUDIO DROP] -- DEVELOPER.
5:39:45PM WE SAW YOU ABOUT FOUR MONTHS AGO, AND I JUST WANTED TO TAKE

5:39:46PM A SECOND TO SAY WE LOOKED AT EVERY COMMENT THE STAFF HAD,
5:39:50PM EVERY COMMENT WE GOT FROM YOU GUYS DURING THE TWO MEETINGS
5:39:53PM WITH YOU.
5:39:53PM WE DILIGENTLY TRIED TO ADDRESS EVERYTHING.
5:39:56PM WE DIDN'T TRY TO PUSH BACK ON ANYTHING.
5:39:59PM WE REALLY TRIED TO ADDRESS EVERYTHING YOU GUYS HAD.
5:40:04PM THE WAY WE'RE GOING TO PRESENT THIS IS WHERE WE STARTED ON
5:40:06PM THE FIRST INTRODUCTION AND WHERE WE WOUND UP.
5:40:09PM LOOKING AT IT MYSELF, I WAS LIKE, WOW.
5:40:11PM I HOPE YOU GUYS APPRECIATE THESE GUYS' HARD WORK.
5:40:16PM AND I HOPE IT'S SOMETHING YOU FEEL YOU CAN APPROVE.
5:40:19PM THANK YOU.
5:40:29PM >> GOOD EVENING.
5:40:30PM FOR THE RECORD, JAMES INK, WALDROP ENGINEERING.
5:40:33PM I'M THE NEW KID ON THE BLOCK.
5:40:35PM I'VE NOT BEEN INVOLVED IN THIS PROJECT.
5:40:37PM BUT I'VE RECENTLY COME TO TAKE OVER THE ENGINEERING SITE
5:40:42PM DESIGN LANDSCAPE ARCHITECTURE PART OF THE PROGRAM.
5:40:44PM WHAT I WANT TO DO IS WE PRESENTED OUR PowerPoint
5:40:50PM PRESENTATION.
5:40:51PM WHAT WE'VE DONE IS TAKE THE ORIGINAL ONE THAT YOU --
5:40:54PM [AUDIO DROP]
5:40:55PM -- AND THEN WE INTERJECTED SOME SLIDES INTO IT.
5:40:58PM SOME OF THE FIRST THINGS I'M GOING TO DO IS GO BY SOME OF
5:41:02PM THE TALKING OF WHAT SPROUTS WAS.

5:41:05PM I DON'T THINK WE NEED TO DO THAT AT THIS POINT.
5:41:07PM AND GO TO THE SITE.
5:41:09PM THIS IS THE SITE.
5:41:09PM WALTER DID SUCH A GREAT JOB EXPLAINING EVERYTHING, ALMOST
5:41:13PM DON'T NEED TO SAY ANYTHING.
5:41:14PM BUT HERE IS THE OVERALL ESTERO GRANDE SITE.
5:41:20PM TRACT ONE IS WHERE THE SPROUTS SITE IS.
5:41:22PM TERRACAP WAY IS IN THE MIDDLE.
5:41:27PM PARKSIDE RESIDENTIAL IS BEHIND IT.
5:41:28PM WE HAVE THE SHOPPES OPEN, AND THE TEXAS ROADHOUSE THAT'S
5:41:31PM UNDER CONSTRUCTION.
5:41:32PM THIS PLANNED DEVELOPMENT, SPROUTS IS THE LAST DEVELOPMENT
5:41:37PM ORDER THAT WILL CLOSE THIS OUT.
5:41:39PM HERE IS THE ORIGINAL SITE PLAN THAT YOU SAW AT THE LAST
5:41:44PM WORKSHOP SESSION.
5:41:45PM WHERE YOU HAD CERTAIN CRITERIA THAT YOU WANTED TO LOOK AT
5:41:51PM SUCH AS THE BUILDING WAS TOO CLOSE TO THE ROADWAY, THE
5:41:54PM LANDSCAPING AND A FEW OTHER OF THOSE ITEMS.
5:41:57PM AND WHAT WE WANTED TO SHOW IS HERE IS THE CURRENT, AND YOU
5:42:03PM CAN SEE IN THE DARK GREEN AT THE TOP, UP BY U.S. 41 THAT'S
5:42:07PM THE AREA -- [AUDIO DROP]
5:42:11PM -- MOVE THE BUILDING BACK.
5:42:13PM WE LOOKED AND LISTENED TO WHAT YOU WANTED AND WE MOVED IT
5:42:16PM BACK AS FAR AS WE COULD AND FUNCTIONALLY STILL USE THE SITE
5:42:21PM AND GET THE TRUCKS IN, GET THE TRUCKS OUT TO AUTO TURN TO
5:42:25PM MAKE ALL OF THE GEOMETRY WORK, AND WE WERE ABLE TO MOVE IT
5:42:29PM BACK THAT 13 FEET.
5:42:30PM YOU ALSO TALKED ABOUT THE PEDESTRIAN WALKWAYS.
5:42:36PM WE'VE CREATED AND INTERCONNECTED EVERYTHING WHERE THE
5:42:39PM WALKWAY COMES ACROSS THE FRONT WITH THE OUTDOOR SEATING,
5:42:43PM GOES ACROSS THE HANDICAP AND GOES DOWN TO TERRACAP WAY WHICH
5:42:47PM IS AT THE INTERSECTIONS, YOU'RE COMING FROM THE BUS STOP
5:42:50PM FROM THE SOUTH.
5:42:51PM YOU ACCESS IT RIGHT THERE, AND THEN THERE'S ACCESS TO THE
5:42:54PM NORTH ALSO TO DO THAT PART.
5:42:56PM SO IT'S VERY WELL INTEGRATED WITH THE SIDEWALKS.
5:42:59PM SIDEWALKS COME TO THE WEST, COME AROUND SO THAT THE
5:43:03PM RESIDENTS OF PARKSIDE HAVE A GOOD PEDESTRIAN INTERCONNECT.
5:43:07PM WHICH IS CONSISTENT WITH THE ORIGINAL PEDESTRIAN
5:43:14PM INTERCONNECT SECTION THAT WAS IN THE ORIGINAL PART OF THE
5:43:19PM PD.
5:43:20PM [AUDIO DROP]
5:43:25PM -- THE LANDSCAPING HAS BEEN IMPROVED.
5:43:28PM THE LANDSCAPING HAS BEEN ENHANCED.
5:43:31PM IT IS ABOVE CODE MINIMUM STANDARDS BY QUITE A BIT.
5:43:34PM WE MEANDERED THE BUFFERS, AS WALTER SAID ON THE FRONT.
5:43:38PM WE'VE REDESIGNED THE ENTRANCE, THE WESTERN ENTRANCE, OR DOWN
5:43:44PM NEAR THE SOUTH.
5:43:46PM IF YOU LOOK AT WHERE WE WERE, YOU CAME IN AND YOU COULD TAKE
5:43:50PM -- YOU COULD TAKE A RIGHT IF YOU WANTED TO OR COME OUT FROM
5:43:53PM THAT STANDPOINT.
5:43:55PM IT WAS A LITTLE CUMBERSOME.
5:43:57PM STAFF ASKED ABOUT IT.
WE WENT BACK AND LOOKED AT IT, AND YOU CAN SEE THAT THE ENTRANCE IS NOW A THROATED ENTRANCE SO THAT IT FLOWS AND IT WORKS A LOT BETTER.

AS WAS MENTIONED, WE HAVE COMPLETED THE VARIANCE FOR THE SIGN, FOR THE SIGN LOCATION, WHICH WAS DEMONSTRATED IN THE VARIANCE AND APPROVED THAT IT'S CONSISTENT WITH OTHER SIGNAGE UP AND DOWN 41.

WE HAD A LITTLE BIT OF A DISADVANTAGE WITH THE TURN LANE AND THE LARGE SWALE SECTION.

THAT'S WHY WE DID THE VARIANCE TO MOVE IT UP TO FIVE FEET SO IT ACTUALLY WORKED A LOT BETTER.

THE OUTDOOR AREA AND THE ARCHITECTURE I'M GOING TO LEAVE FOR TERESA WITH OUR ARCHITECTURE PART TO WALK THROUGH THAT, BUT I THINK WHAT YOU'LL FIND, IN MY OPINION, FROM COMING IN THIS AT THE LATE END IS WHAT HAS BEEN DONE SITE-WISE IS EVERYTHING THAT YOU ASKED FOR.

WHAT HAS BEEN DONE ARCHITECTURAL IS MAYBE MORE THAN WHAT YOU ASKED FOR.

JUST A STUNNING LOOKING DESIGN NOW.

AND WE'RE GOING TO, YOU KNOW, ASK FOR YOUR APPROVAL TONIGHT SO THAT WE CAN GO FORTH AND BUILD THIS.

SHE'S GOING TO WALK THROUGH THE ELEVATIONS.

>>Michael Sheeley: THANK YOU.

>>Mary Gibbs: TERESA, CAN YOU STATE YOUR NAME?

>> TERESA MURPHY WITH BRR ARCHITECTURE.

I'M HERE TO TALK ABOUT THE BUILDING ITSELF.

WE TOOK A LOOK AT YOUR PATTERN BOOK AND TRIED TO SELECT THINGS OUT OF THERE THAT WE FELT WE COULD INTEGRATE IN OUR BUILDING AND FIT IN WITH THE DEVELOPMENT.

THE LIGHT COLOR IS THE STUCCO EXTERIOR WALLS, RECESSED DOORS.

-- [AUDIO DROP]


WE CAME UP WITH OUR FIRST ATTEMPT AT FITTING INTO THE DEVELOPMENT WITH THE SPROUTS THAT YOU SEE HERE ON THE SCREEN.

WE'VE SINCE HAD SEVERAL SESSIONS WITH THE STAFF AND COME UP WITH WHAT WE ENDED UP WITH AT THE END, WHICH, AS YOU CAN SEE, IS MUCH MORE EMBELLISHED THAN WHERE WE BEGAN.

YOU ASKED FOR LESS HORIZONTALITY.

THE HORIZONTAL SIDING WASN'T HELPING US ACHIEVE THAT.
WE TOOK THAT OFF.

WE WENT WITH LIGHTER COLORS, LIGHTER STONE, MORE HEAVY TEXTURE ON THE STUCCO.

WE VARIED THE ROOFLINE.

WE HAVE THE MISSION PARAPETS ON THE TOP.

WE’VE GOT TEXTURED -- A VARIETY OF TEXTURE AND COLOR ALONG THE FRONT.

YOU CAN SEE THAT THE OUTDOOR SEATING AREA HAS BEEN ENHANCED.

WITH A LANAI STRUCTURE WHERE TYPICALLY WE WOULD HAVE A SMALL CANOPY THERE TO MAKE THE OUTDOOR SEATING AREA THAT MUCH MORE INVITING.

OF COURSE, THE LANDSCAPING -- ENHANCING WALDROP’S GOOD WORK

IT ALSO HELPS TO ENHANCE THE LOOK OF THE STORE.

THIS IS THE FRONT CORNER FACING U.S. 41, SO DOWN THE SIDE IS U.S. 41 AND THEN THE FRONT IS WHAT WE WERE JUST LOOKING AT.

AND YOU CAN SEE ORIGINALLY WHAT WE HAVE THERE AS WELL.

SOME OF THE HORIZONTAL LINES THAT WERE NOT DESIRED.

AND THEN HERE IS WHERE WE ENDED UP.

WE’VE TAKEN A LOT OF THE BANDS AND INTERRUPTED THEM.

YOU CAN SEE THE ARCH -- THE KEYSTONE ARCHES DOWN THE SIDE.

THE ADDITIONAL FENESTRATION, ADDITIONAL SHUTTERS.

ANOTHER TOWER ON THE SIDE.

THE MUCH-ENHANCED LANDSCAPING THAT GOES ALONG WITH IT TO BRING IT ALL TOGETHER.

THIS IS LOOKING AT THE REAR OF THE STORE, AS YOU WOULD COME DOWN U.S. 41.

THERE IS THE TOWER ON THE SIDE THAT WE HAD PREVIOUSLY.

HERE’S WHAT IT LOOKS LIKE TODAY.

WE, AGAIN, ADDED VARIATION ALONG THE PARAPET.


AGAIN, THIS IS THE PARKING SIDE OF THE BUILDING, SO THE LEFT SIDE, NOT REALLY VISIBLE TO THE PUBLIC.

[ AUDIO DROP ] -- PART OF THE BUILDING.

WE WERE ASKED TO MAKE THIS PART OF THE BUILDING MORE APPEALING.

HERE’S WHERE WE ARE TODAY.


LASTLY, WE HAVE THE REAR FACADE OF THE BUILDING.

USUALLY THE REAR FACADE IS ALL BUSINESS.

THAT’S WHERE THE TRUCKS COME.
That's where the utilitarian aspects of the building are met. It still needs to be attractive, though. We dressed that area up as well. You can see it's been broken up quite a bit. There's some additional fenestration on the corner. There is a screen wall at the loading dock. Also, the loading dock is recessed. You have quite a bit of screening there. And then the landscaping added recently to that wall to enhance it even further. And then we have our monument sign that was designed to fit in with the look of the store, with the little mission parapet on the top and the stone at the bottom. And some landscaping added to that. At the last session, we added the landscaping to show how that would look more in context. Unless you have questions for me, I'll turn it back over to Mr. Ink.

Michael Sheeley: I think we had forgotten how bad the original submittal was. Those original drawings were painful to look at tonight. You have come light years from the original design.

James Ink: In our business we don't get enough attaboys and attagirls. You did a great job. We're obviously here to seek approval from the board so that we can move forward. And we're here for any questions or details that you need.

Michael Sheeley: Thank you, Jim. I think that it's evident that you've gone a long way from where it was originally, and we appreciate everything that has been done. I particularly appreciate finding a way to push the building back some from the street, from 41. And the enhanced landscaping really -- [Audio drop] -- we appreciate that. I would ask the other board members if they have any comments or questions. >> The numbers at the end of the sign, are those illuminated?
5:51:07PM  >>James Ink: YES, THEY ARE.
5:51:08PM  I BROUGHT STAFF WITH ME SO THEY COULD BAIL ME OUT.
5:51:17PM  >>Michael Sheeley: OTHER QUESTIONS?
5:51:19PM  >> I THINK WE ARE ALL SORT OF THUNDERSTRUCK.
5:51:23PM  ANY COMMENTS I MAKE TONIGHT ARE GOING TO SOUND PETTY, AND I
5:51:26PM  DON'T WANT TO SOUND THAT WAY.
5:51:27PM  YOU'VE DONE A WONDERFUL JOB.
5:51:31PM  FROM WHERE YOU'VE COME FROM TO NOW, IT IS A METAMORPHOSIS.

5:51:37PM  I'M A LITTLE CONCERNED WITH THE TEXTURE ON THE BUILDING,
5:51:39PM  BECAUSE I'VE WORKED WITH DRYVIT AND STOWE AND ALL THESE
5:51:46PM  CHARACTERS OVER THE YEARS.
5:51:48PM  A LOT OF TIMES THE TEXTURE THAT THEY SAY YOU'RE GOING TO
5:51:50PM  GET, YOU'RE NOT GOING TO GET.
5:51:51PM  THIS LOOKS VERY HEAVY ON THE BUILDING, ALMOST LIKE A
5:51:53PM  KNOCKDOWN.
5:51:54PM  I THINK IT LOOKS GREAT.
5:51:56PM  BUT IF IT ENDS UP BEING NO TEXTURE AND BEING REALLY FLAT, I
5:52:00PM  DON'T THINK IT'S GOING TO BE AS SUCCESSFUL.
5:52:03PM  I LIKE THE WAY YOU DID THE CRISSCROSS PANELS ON THE FRONT
5:52:13PM  AND THE SIDES.
5:52:14PM  I ALMOST PUT THEM ON THIS CORNER, AND I'D LOVE TO SEE SOME
5:52:21PM  GROWIES GROWING ON THEM, GET SOME JASMINE GROWING ON THEM.
5:52:24PM  BUT THAT WOULD BE PUSHING THE ENVELOPE TOO FAR, I THINK.
5:52:28PM  IT'S ALSO VERY DIFFICULT TO FIND THAT STUFF IN MORE THAN
5:52:30PM  FOUR-FOOT LENGTHS, SO GETTING IT STARTED IS HARD.
5:52:33PM  I THINK YOU'VE DONE A VERY SUCCESSFUL JOB OF TURNING THIS
5:52:37PM  AROUND.
5:52:40PM  IT'S A FOUR-SIDED BUILDING NOW.
5:52:43PM  THANK YOU.
5:52:46PM  >>Michael Sheeley: OTHER COMMENTS OR QUESTIONS?
5:52:48PM  >> I THINK IT LOOKS GREAT.
5:52:49PM  I DON'T HAVE ANY NEGATIVE COMMENTS.
5:52:50PM  I LIKE THE SHADDED SEATING AREA.

5:52:53PM  THAT'S DEFINITELY AN ADDED BONUS.
5:52:56PM  >>Michael Sheeley: ZACH, ANYTHING TO ADD?
5:53:01PM  >>Zach Zachariah: I'LL GO TO MY PICKINESS.
5:53:04PM  YOUR CONTROL JOINTS.
5:53:05PM  TAKE A LOOK AT THOSE AND MAKE SURE THEY LINE UP PROPERLY.
5:53:08PM  THAT'S ALL I HAVE.
5:53:09PM  LOOKS GREAT.
5:53:10PM  BE A GREAT ADDITIVE TO ESTERO.
5:53:14PM  >> EIFS REALLY IS A WONDERFUL WAY TO INSULATE A BUILDING.
5:53:20PM  IT'S REALLY "THE" WAY TO HAVE THE INSULATION OUTSIDE OF THE
5:53:22PM  BUILDING.
5:53:23PM  -- [AUDIO DROP]
5:53:26PM  -- HURRICANES, SO YOU MAY WANT TO THINK ABOUT -- THEY HAVE A
-- I THINK DRYVIT CALLS IT PANZER MESH.
IT'S A FIBERGLASS MESH THAT GOES IN THERE.
IT WILL TAKE EIFS AND KEEP IT ON THE BUILDING WHEN YOU GET
REALLY -- GOD HELP US WE DON'T HAVE ONE THIS YEAR, THANK
YOU.
BUT WHEN IT REALLY STARTS BLOWING, THAT STUFF WILL KEEP A
BUILDING TOGETHER.
THEN YOU'RE PATCHING AND NOT REPLACING ENTIRE FACADES.
>> ARE YOU PROPOSING DRYVIT OR ARE YOU PROPOSING STUCCO?
>> IT'S AN EIFS SYSTEM.
>> VERY GOOD.

>>Mary Gibbs: BEFORE WE GO TO PUBLIC INPUT, I WANT TO MAKE
ONE COMMENT.
I WANT TO THANK WALTER McCarthy OF THE STAFF BECAUSE I
THINK HE KNEW THE KIND OF QUESTIONS YOU WERE GOING TO ASK.
BEFORE WE GOT TO THIS POINT, THERE WERE QUITE A FEW MEETINGS
WITH THE APPLICANT THAT WEREN'T QUITE AS OPTIMISTIC AS THE
ONE TONIGHT.
HE WORKED VERY HARD ON THIS PROJECT.
>> WALTER, ARE YOU PREPPING THE TESTIMONY?
[ LAUGHTER ]
>>Michael Sheeley: NOW IT'S TIME FOR ANY PUBLIC COMMENT.
DO YOU HAVE SOME CARDS?
>>Tammy Duran: GARY.
>> I CAN'T READ IT EITHER.
[ LAUGHTER ]
>> GOOD EVENING.
I'M GARY GREEN.
I'M PRESIDENT OF BRECKENRIDGE, WHICH IS TWO PROPERTIES BACK
BEHIND THIS PROPERTY AND BEHIND PARKSIDE.
SO I DID SPEAK AT YOUR MARCH WORKSHOP.
I SPOKE IN FAVOR BECAUSE THE RESIDENTS AT BRECKENRIDGE ARE
LOOKING FORWARD TO, AND I WOULD EVEN SAY EXCITED ABOUT
SPROUTS COMING INTO OUR NEIGHBORHOOD.
AND IF ANYTHING, SUPPORT HAS EVEN GROWN SINCE OUR LAST --
SINCE I LAST SPOKE TO YOU.
WE URGE THAT YOU APPROVE THE DEVELOPMENT ORDER.
THANK YOU.
>>Michael Sheeley: THANK YOU VERY MUCH.
>>Tammy Duran: THAT'S THE ONLY CARD I HAVE.
>>Michael Sheeley: ANY OTHER PUBLIC COMMENT?
NO.
SEEING NONE, ALL RIGHT, BACK TO THE BOARD.
WOULD SOMEONE CARE TO MAKE A MOTION ON THIS?
>> I'LL MAKE A MOTION TO APPROVE THE DESIGN AS SUBMITTED.
5:55:39PM    >> I’LL SECOND THAT.
5:55:48PM    ANY DISCUSSION?
5:55:49PM    ALL IN FAVOR --
5:55:52PM    >> WELL, ONLY THAT MY -- [AUDIO DROP]
5:55:58PM    -- FOUND THE SPROUTS IN NAPLES, AND I CAN’T KEEP HER OUT OF IT.
5:56:03PM    >>Michael Sheeley: ANY OTHER DISCUSSION?
5:56:06PM    >>Mary Gibbs: THAT INCLUDES THE SIGN AS WELL, CORRECT?
5:56:10PM    >> YES.
5:56:10PM    >>Michael Sheeley: ALL IN FAVOR INDICATE BY SAYING AYE.
5:56:12PM    >> OPPOSED LIKE SIGN.
5:56:13PM    MOTION CARRIES.
5:56:14PM    THANK YOU, SPROUTS, VERY MUCH.
5:56:16PM    YOU'RE GOING TO BE A GREAT ADDITION TO OUR COMMUNITY.
5:56:18PM    THANK YOU.
5:56:18PM    [ APPLAUSE ]
5:56:38PM    >>Mary Gibbs: APPARENTLY EVERYBODY IS PUTTING THEIR SHOPPING LIST TOGETHER NOW.
5:56:40PM    >>Michael Sheeley: MR. McCARTHY.
5:56:43PM    >>Walter McCarthy: WALTER McCARTHY AGAIN.
5:56:47PM    THIS IS A VIA COCONUT POINT MEDIAN LANDSCAPING PLAN THAT WE'RE BRINGING BEFORE YOU.
5:56:54PM    IT'S PART OF DEVELOPMENT ORDER DOS2015-E002.
5:56:58PM    IT IS THE MEDIAN LANDSCAPING FOR VIA COCONUT POINT FROM CORKSCREW ROAD SOUTH TO THE FUTURE ENTRY TO ESTERO -- [AUDIO DROP]
5:57:08PM    [APPLAUSE]
5:57:10PM    JUST A LITTLE BACKGROUND ON THIS, BECAUSE SOME OF YOU WEREN'T HERE WHEN THIS ALL TRANSPRIRED.
5:57:12PM    THE PUBLIC HEARING ON SEPTEMBER 14, 2016, THE DEVELOPMENT ORDER FOR GENOVA WAS APPROVED.
5:57:16PM    BUT THE VILLAGE ASKED THAT THE DESIGN REVIEW BOARD HOLD ON THE APPROVAL OF THE MEDIAN LANDSCAPING TO POSTPONE IT SO THAT THE VILLAGE COULD LOOK AT THE LANDSCAPING PLAN AND COORDINATE IT WITH AN OVERALL LANDSCAPING PLAN THAT THEY INTENDED TO DEVELOP FOR THE VILLAGE.
5:57:43PM    AND THEY WANT TO MAKE SURE THAT THIS WAS CONSISTENT.
5:57:47PM    SUBSEQUENT, WE FORTUNATELY Hired A PUBLIC WORKS DIRECTOR WHO TOOK THIS ALL UNDER HIS WING, AND WE WORKED WITH THE PUBLIC WORKS DEPARTMENT HERE AND THE DEVELOPER, AND AN INDEPENDENT LANDSCAPE ARCHITECT THAT THE VILLAGE RETAINED TO LOOK AT THE OVERALL PLAN.
5:57:47PM    THE RESULT IS WHAT YOU HAVE BEFORE YOU.
5:58:18PM    IT'S CONSISTENT WITH F.D.O.T. SIGHT LINE REQUIREMENTS.
5:58:22PM    [AUDIO DROP]
5:58:25PM    -- WHICH ARE MAINTENANCE FRIENDLY AND AESTHETIC, AND IT'S A
PLAN WHICH IS ACCEPTABLE TO THE DEVELOPER, GENOVA AS WELL.
SO IT SATISFIES EVERYBODY’S WISHES AND WANTS.
THERE IS A STAFF REPORT THAT I PROVIDED FOR YOU THAT GIVES
ALL THE BACKGROUND ON THIS.
STAFF IS ASKING YOU FOR APPROVAL OF THIS PLAN AS PRESENTED.
WE HAVE HERE THE REPRESENTATIVE OF GENOVA PARTNERS, JOHN
DEBITETTO, AND STEVE SAMMONS WHO IS THE LANDSCAPE ARCHITECT
FOR THE DEVELOPER ARE HERE IF YOU HAVE ANY QUESTIONS FOR
THEM.
I’M ALSO AVAILABLE IF YOU HAVE ANY QUESTIONS FOR ME.
>>Michael Sheeley: DOES THE APPLICANT WISH TO MAKE A
PRESENTATION OR THE LANDSCAPE ARCHITECT?
NO.
>>Walter McCarthy: I DON’T THINK THAT’S NECESSARY.
>>Michael Sheeley: IT DOES SEEM PRETTY CUT AND DRY.
ANY QUESTIONS?
ANY QUESTIONS FROM THE BOARD ON THIS PLAN?
>> MY ONLY CONCERN IS THAT WE’RE HIRING OUTSIDE LANDSCAPERS.
COST TO THE TOWN.
WE HAVE PLENTY OF CHAIRS UP HERE, AND WE NEED TO GET ONE ON
THE BOARD AND GET THIS BACK HERE, NOT THERE.
IT’S JUST HARD TO WORK AND JUDGE LANDSCAPE STUFF WHEN YOU’RE
NOT VERSED IN IT.
VERY REAL ABOUT THAT.
WE NEED TO GET A LANDSCAPE GUY ON THIS BOARD NOW.
>>Mary Gibbs: WE REACHED OUT — BROADLY REACHED OUT AND WE
GOT NO LANDSCAPE ARCHITECTS AT ALL.
SO WHAT WE DID IS WE SAID WE’VE GOT CONTINUING CONTRACTS
WITH SOME DIFFERENT COMPANIES, AND IN THE MEANIME, WE’RE
JUST PLUGGING THAT IN BY USING SOME OF THESE OTHER LANDSCAPE
ARCHITECTS.
THESE DEVELOPMENT ORDERS ARE CALLED COST RECOVERY, SO THE
FEES THAT WE WILL PAY WILL BE COVERED BY THE APPLICANT IN
THEIR APPLICATION FEES.
SO IT WON’T BE COSTING TAXPAYERS ANY MONEY, BUT WE DID ALSO
ASK OUR CONSULTANT THAT’S WORKING ON THE LAND DEVELOPMENT
CODE BECAUSE THE COUNCIL WAS CONCERNED ALSO ABOUT THIS.
THEY SAID LET’S ASK OUR CONSULTANT FOR SOME IDEAS FOR OTHER
OPTIONS OR SOME THINGS WE CAN DO.
IN THE MEANTIME, WE CONTINUED TO TRY TO FIND SOMEBODY, BUT
WE HAVEN’T BEEN --
>>William Glass: GOING FROM HAVING TWO EXCEEDINGLY
WELL-VERSED LANDSCAPE PEOPLE TO ZERO.
I ALMOST FEEL GUILTY THAT WE’RE LOOKING AT THIS STUFF AND WE
REALLY DON’T HAVE A PAIR OF EYES UP HERE TO KNOW WHAT THEY
ARE LOOKING AT.
>>Mary Gibbs: YOU MAY SEE SOME OF THE LANDSCAPE ARCHITECTS.

>>William Glass: BARRY DOES A GOOD JOB FILLING IN.

>>Mary Gibbs: YOU MAY SEE SOME IN A DIFFERENT VENUE COMING BACK.

YOU MAY SEE SOME OF THE LANDSCAPE ARCHITECTS COMING BACK IN A DIFFERENT VENUE.

>>William Glass: THAT WOULD BE GOOD.

>> I THINK YOU HAVE TAKEN A GOOD INTERIM STEP THERE.

WE AS A GROUP HAVE TO RELY ON THE OUTSIDE EXPERTS AND THE STAFF ON THESE MATTERS.

>> Michael Sheeley: ANY QUESTIONS ON THIS PLAN FROM ANY MEMBERS OF THE BOARD?

>> NONE.

>>Michael Sheeley: ANY PUBLIC?

>>Tammy Duran: WE HAVE NO ONE.

>>Michael Sheeley: ANYONE FROM THE PUBLIC HERE TO SPEAK ON THIS?

>>Tammy Duran: NO, WE HAVE NOTHING.

>>Michael Sheeley: CAN'T THINK OF ANYTHING.

WHERE ARE WE ON THE LDC?

BECAUSE I PAINED MYSELF AND READ THROUGH THAT COVER TO COVER THE OTHER DAY.

>>Mary Gibbs: SPEAKING OF PAINFUL, REDOING A LAND DEVELOPMENT CODE IS VERY TEDIOUS WORK.

SO WHAT WE'RE DOING RIGHT NOW, WE HAVE THE CONSULTANT THAT'S
TAKING ALL THE ZONING DISTRICTS AND CONSOLIDATING THEM AND TRYING TO -- [AUDIO DROP]

-- ELIMINATE SOME. BECAUSE OF THE COUNTY CODE, THERE ARE LIKE 64 DIFFERENT ZONING DISTRICTS. WE'RE TRYING TO SKINNY THAT DOWN FOR ESTERO TO MAYBE MAKE 12 OR 17. AND THEN WE'VE GOT TO GET THE USES FOR EACH ZONING DISTRICT AND THEN WE'VE GOT TO CREATE THE MAP FOR THE ZONING BEFORE WE ACTUALLY EVEN GET INTO THE DEVELOPMENT STANDARDS, WHICH IS A WHOLE OTHER LIKE PHASE OF THE TASK. SO WE'RE AT THE BEGINNING PHASE OF CONSOLIDATING THE DISTRICTS AND THEN NANCY STROUD IS WORKING WITH THE CONSULTANTS ON TRYING TO GET OUR PROCEDURES BECAUSE THAT WILL BE A CHAPTER IN THE CODE.

SO SHE'S BEEN WORKING ON THAT. WE'RE TRYING TO GET ALL THAT PUT TOGETHER. IT IS VERY TEDIOUS AND DETAILED WORK.

>> NOT TO GO OVER THIS FOR THE 18th TIME, BUT I HAVE A VERY STRONG FEELING THIS NEEDS TO BE A PERFORMANCE-BASED DESIGN STANDARD, NOT PRESCRIPTIVE.

AND WHEN I LOOKED IN THERE, WE HAVE THIS STYLE AND THIS STYLE AND THIS STYLE ARE PERMISSIBLE. >>Mary Gibbs: YEAH.

EXAMPLES ARE GREAT, BUT WE OUGHT TO HAVE SIX OR EIGHT MORE AND THEN A LISTING OF HOW WE CAN EVALUATE ARCHITECTURE, BECAUSE IT'S NOT -- THIS ISN'T ANY OF THOSE STYLES, BUT IT'S VERY SUCCESSFUL.

>>Mary Gibbs: I THINK WE GAVE THEM -- I MEAN, WE DID GIVE THEM THE OTHER CODE THAT BILL AND THE DRB HELPED WITH SOME SUGGESTIONS BEFORE WHICH HAD DIFFERENT ARCHITECTURAL STYLES BESIDES JUST THE STANDARD.

WE DID TELL THE CONSULTANT WE NEED TO LOOK AT THAT. >>William Glass: THE LEE HOSPITAL WAS REALLY PRAIRIE-STYLE WITH EGYPTIAN REVIVAL DETAIL. WHO WOULD HAVE THUNK IT?

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AND IT'S GORGEOUS. I REST MY CASE.

WHAT'S YOUR ESTIMATED TIME FRAME TO COMPLETE THAT WORK?

DON'T HAVE A TIME FRAME YET.
6:05:31PM IT'S SUPPOSED TO BE -- WE'D LIKE TO HAVE IT FINISHED WITHIN
6:05:37PM THE NEXT NINE MONTHS OR SO.
6:05:39PM BUT I JUST DON'T KNOW.
6:05:41PM IT'S GOING TO HAVE TO COME BACK HERE.
6:05:43PM GOING TO GO TO COUNCIL.
6:05:44PM IT'S GOING TO GO TO PLANNING AND ZONING BOARD AND MAYBE IN
6:05:47PM CHUNKS BECAUSE THE WHOLE DOCUMENT IS GOING TO BE PRETTY
6:05:50PM LARGE.
6:05:52PM DON'T HAVE ANYTHING READY TO COME BACK AT ALL YET.
6:06:01PM >> IF I COULD ADD SOMETHING.
6:06:02PM WE HAVE BEEN SEEING SOME DRAFTS, AND WE WERE KIND OF
6:06:08PM CONCERNED THAT THE DRAFTS WERE VERY EXTENSIVE.
6:06:13PM WE REALLY WANT TO HAVE A STREAMLINED CODE AS MUCH AS WE CAN.
6:06:19PM DEVELOPMENT IS COMPLICATED, AND WE HAVE A NUMBER OF BOARDS.
6:06:23PM BUT WE JUST SAW TOO MUCH.
6:06:25PM PART OF WHAT WE'RE TRYING TO DO IS JUST MAKE SURE THAT
6:06:27PM THINGS DON'T GET OUT OF CONTROL AND WE HAVE A READABLE PLAN
6:06:32PM THAT COVERS EVERYTHING THAT JUST DOESN'T TAKE AN
6:06:37PM ENCYCLOPEDIA READER.
6:06:38PM >>William Glass: YOU WANT TO TAKE MOST OF THIS ONE AND MOST
6:06:40PM OF THIS ONE, PUT IT TOGETHER, YOU HAVE A PREGNANT DOCUMENT.
6:06:44PM OH, WE BRING THIS IN, TOO.
6:06:45PM ALL OF A SUDDEN YOU HAVE A 300-PAGE DOCUMENT.
6:06:47PM >>Nancy Stroud: WE WANT TO BE --
6:06:49PM >>Mary Gibbs: REMEMBER, THE COUNTY CODE IS A THOUSAND PAGES.
6:06:51PM SO WE DON'T WANT IT TO BE THAT BIG.
6:06:58PM >>Nancy Stroud: AS THEY SAY, IT IS HARDER TO WRITE A SHORTER
6:07:01PM WRITTEN PIECE THAN THE LONGER WRITTEN PIECE.
6:07:03PM SO WE'VE BEEN SPENDING SOME TIME ON THAT.
6:07:08PM >>Michael Sheeley: WE APPRECIATE THOSE EFFORTS.
6:07:10PM >> I HAVE A GENERAL QUESTION.
6:07:11PM WHAT DEFINES WHETHER A PROJECT SHOULD BE HEARD IN FRONT OF
6:07:13PM THE DRB?
6:07:15PM IF IT'S IN A PRIVATE COMMUNITY AND IT'S AN ADDITION THAT
6:07:21PM ONLY AFFECTS MEMBERS WITHIN A GATE, DO WE STILL NEED TO COME
6:07:26PM IN FRONT OF THE DRB?
6:07:28PM >>Mary Gibbs: IT'S NOT ACTUALLY DEFINED WHETHER IT'S IN A
6:07:31PM GATED COMMUNITY OR NOT.
6:07:32PM IT'S DEFINED BY WHAT KIND OF DEVELOPMENT ORDER IT IS.
6:07:34PM THE CODE RIGHT NOW SAYS ANY DEVELOPMENT ORDER OR LIMITED
6:07:37PM DEVELOPMENT ORDER WOULD GO TO THE DRB.
6:07:41PM THAT'S THE THING WE'RE LOOKING AT IN THE LAND DEVELOPMENT
6:07:43PM CODE TO SEE IF WE CAN MAKE THAT A LITTLE MORE REFINED.
6:07:46PM BECAUSE WE HAVE HAD SOME THAT ARE IN GATED COMMUNITIES THAT
6:07:50PM REALLY DON'T HAVE AN IMPACT, AND WE'VE HAD A COUPLE THAT WE
6:07:54PM BROUGHT TO THE BOARD ANYWAY WHEN WE THINK THERE'S AN IMPACT.
EVEN, FOR EXAMPLE, LET’S THINK ABOUT THIS FOR A MINUTE.

WELL, MAYBE THIS IS PLANNING AND ZONING BOARD, BUT WE HAD A REQUEST AT CASCADES, AND THEY WANTED TO DO PICKLEBALL COURTS.

WELL, THAT IN AN AREA THAT WAS NOT SHOWN FOR RECREATION.

SO THAT’S WITHIN THE GATED COMMUNITY.

HOWEVER, IT HAD A LOT OF IMPACTS BECAUSE IT WAS AROUND A LOT OF RESIDENCES THAT DIDN’T THINK THEY WERE GOING TO HAVE -- [AUDIO DROP]

THAT HAD A ZONING ISSUE SO WE SENT IT BACK TO PLANNING AND ZONING BOARD FOR INFORMATION MEETING AND THEN IT GOT VERY UGLY AND THE COMMUNITY WAS VERY DIVIDED, AND THEY ENDED UP WITHDRAWING IT.

SO WE APPLY SOME JUDGMENT WHEN WE HAVE THOSE, IF IT’S REALLY BENIGN AND IT MAYBE HAS NO IMPACT EXTERNALLY EVEN IN THE COMMUNITY, WE MIGHT, IF IT’S SMALL, WE MAY JUST DO IT ADMINISTRATIVELY.

BUT THOSE ARE THE KIND OF THINGS WE’RE TRYING TO -- NANCY IS TRYING TO LOOK AT NOW FOR OUR PROCEDURES, LIKE WHAT THINGS WE’RE GOING TO TAKE TO THE DRB OR THE PLANNING AND ZONING BOARD AND THEN WHAT THINGS THE COUNCIL MIGHT BE COMFORTABLE WITH STAFF DOING.

BUT I’LL TELL YOU, WHEN YOU GET INTO THESE ADMINISTRATIVE THINGS, IT CAN BE VERY TRICKY BECAUSE IT MIGHT LOOK LIKE IT DOESN’T HAVE MUCH IMPACT AND THEN YOU WOULD BE SURPRISED WHEN THESE THINGS FLARE UP SOMETIMES IN THE COMMUNITIES.

>>Michael Sheeley: TO TOM’S POINT, WE’RE DOING A LOT OF CLUBHOUSE REMODELS, AND SO MANY OF THE CLUBS HERE HAVE GOTTEN OUTDATED.

IT’S A BIG PART OF OUR BUSINESS.

SO WHEN A CLUBHOUSE IS NESTLED IN A COMMUNITY OF 1500 HOMES AND NOT VISIBLE FOR ANYONE EXCEPT THE RESIDENTS AND THEY WANT TO CHANGE IT -- PAY FOR IT AND APPROVE THE ENHANCEMENTS TO FIT IN WITH THEIR COMMUNITY, WHY SHOULD IT REALLY -- AND IT DOESN’T AFFECT THE OVERALL COMMUNITY, WHY SHOULD IT REALLY COME TO US?

THAT IS A GOOD QUESTION THAT I THINK SHOULD BE EXAMINED.

MAYBE IT INVOLVES SOME KIND OF MECHANISM WHERE THEY VOTED AS THEIR OWN BOARD AND HAVE 50% APPROVAL OR WHATEVER IT TAKES FROM WITHIN THEIR COMMUNITY TO APPROVE A PROJECT.

>>Mary Gibbs: AND THERE IS LIKE A PERCENTAGE, BUT YOU’D BE SURPRISED, TOO.

SOMETIMES YOU GET THE PEOPLE IN THE COMMUNITY THAT GOT OUTVOTED, AND THEN THEY ARE NOT HAPPY AND THEY FEEL LIKE THEY HAVE NO VENUE TO GO TO THE COUNCIL OR ANYBODY, YOU KNOW.
AND SOME OF THESE BOARDS I DON'T KNOW, SOMETIMES -- I KNOW
THERE ARE CERTAIN REQUIREMENTS FOR HAVING MEETINGS, BUT THEN
SOMETIMES WE HEAR THAT THINGS WERE DONE VIA E-MAIL OR WE GET
COMPLAINTS FROM PEOPLE IN THE COMMUNITIES THAT THEY DIDN'T
HAVE A REAL VOTE.
SO THERE ARE A LOT OF CIRCUMSTANCES, BUT I THINK THAT YOU
HAVE A GOOD POINT.
WE NEED TO LOOK AT.
SOME OF THESE THINGS PROBABLY DON'T NEED TO COME HERE.
>> JUST A QUESTION THAT COMES UP, DOES THIS HAVE TO GO TO
THE DESIGN REVIEW BOARD?
I CAN'T TELL THEM DEFINITIVELY.
>>Mary Gibbs: WE HAVE THE SAME PROBLEM.
LIKE, WHAT DO YOU THINK?
WHAT DO YOU THINK?
HMM.
WE'D LIKE TO GET THAT TO BE MORE CLEAR.
>>Michael Sheeley: VERY GOOD.
IF THERE'S NO OTHER BUSINESS, WE ARE ADJOURNED.
[ SOUNDING GAVEL ]
THANK YOU.