

THE VILLAGE OF ESTERO

DESIGN REVIEW BOARD MEETING
WEDNESDAY, JUNE 12, 2019

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.

5:31:53PM >> 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 COULD I HAVE A MOTION TO APPROVE?
5:32:59PM >> MOTION TO APPROVE.
5:33:00PM >>Michael Sheeley: MOTION AND SECOND.
5:33:01PM ALL IN FAVOR SAY AYE.
5:33:02PM OPPOSED LIKE SIGN.
5:33:03PM THE MOTION CARRIES.
5:33:04PM 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.
5:34:50PM >> NONE.
5:34:51PM >> NO.
5:34:51PM >> NO.
5:34:53PM >>Nancy Stroud: GREAT.
5:34:53PM WELL, WITH THAT, I WOULD ASK ANYONE WHO INTENDS TO TESTIFY
5:34:57PM TO PLEASE STAND AND RAISE YOUR RIGHT HAND.
5:34:59PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
5:35:04PM TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
5:35:07PM THE TRUTH?
5:35:08PM THANK YOU.

5:35:09PM IT'S NOW TIME FOR THE COMMUNITY DEVELOPMENT DIRECTOR TO
5:35:16PM INTRODUCE THE ITEM, THE FIRST ITEM TO THE BOARD.
5:35:20PM >>Mary Gibbs: THAT WILL BE WALTER McCARTHY.
5:35:22PM HE'S BEEN PROMOTED.
5:35:23PM [LAUGHTER]
5:35:26PM >>Walter McCarthy: IT'S NOT ACCEPTED.
5:35:28PM [LAUGHTER]
5:35:28PM MR. CHAIRMAN, MEMBERS OF THE BOARD, WALTER McCARTHY.
5:35:33PM THIS CASE IS SPROUTS FARMERS MARKET AT ESTERO GRANDE.
5:35:37PM IT IS CASE DOS2019-E001.
5:35:44PM IT IS A DEVELOPMENT ORDER AND MONUMENT SIGN FOR A 29,896
5:35:48PM SQUARE FOOT GROCERY STORE.
5:35:49PM 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.

5:35:59PM THE COMPLETION OF THIS PROJECT WOULD BE THE LAST DEVELOPMENT
5:36:05PM WITHIN THAT SUBDIVISION.
5:36:06PM IF THE PARCEL IS 3.78 ACRES, IT'S ZONED MPD.
5:36:14PM IT ALLOWS FOOD STORES GROUP 1, WHICH IS A GROCERY STORE UP
5:36:18PM TO 30,000 SQUARE FEET.
5:36:20PM SO THIS IS A PERMITTED USE.
5:36:23PM PLANNING AND ZONING BOARD APPROVAL WAS GRANTED FOR A
5:36:27PM VARIANCE FOR THE SIGN SETBACK TO BE REDUCED FROM 15 FEET TO
5:36:31PM FIVE FEET.
5:36:32PM THAT HAPPENED LAST MONTH.

5:36:37PM THERE WAS A PUBLIC INFORMATION MEETING ON THIS PROJECT ON
5:36:39PM FEBRUARY 13th, 2019 AND A WORKSHOP ON MARCH 13th, 2019.
5:36:45PM SO THIS HAS BEEN BEFORE THIS BOARD TWICE.
5:36:48PM THE APPLICANT HAS WORKED VERY CLOSELY WITH STAFF AND
5:36:55PM LISTENING TO OUR COMMENTS AND TRY TO ACCOMMODATE OUR
5:36:58PM REQUESTS.
5:36:59PM EXAMPLES INCLUDE THE INCREASE THE SETBACK OF THE BUILDING TO
5:37:04PM OVER 38 FEET FROM THE -- [AUDIO DROP]
5:37:08PM PEOPLE SAW PREVIOUSLY.
5:37:11PM THEY IMPLEMENTED CHANGES IN THE ARCHITECTURE, REMOVING WHAT
5:37:18PM WE CONSIDER TO BE BLANK WALLS, ADDING ARCHITECTURAL
5:37:25PM FEATURES, AND ADDING ARTICULATION TO THE BUILDING.
5:37:29PM THEY ALSO WORKED ON IMPROVEMENTS TO THE LANDSCAPING.
5:37:36PM WE WANT TO ADVISE YOU THAT WE EMPLOY -- THE VILLAGE EMPLOYED
5:37:42PM AN INDEPENDENT PROFESSIONAL LANDSCAPE ARCHITECT TO LOOK AT
5:37:45PM THIS PROJECT, AND THAT PERSON WORKED WITH US AND THE
5:37:49PM APPLICANT THROUGH THE PROCESS.
5:37:50PM THINGS THAT WERE INCLUDED AS A RESULT WERE MEANDERING HEDGE
5:37:56PM IN FRONT OF THE BUILDING WHICH ADDED CONTINUITY TO THE TYPE
5:38:01PM E BUFFER, WHICH IS TO THE SOUTH.
5:38:03PM MEANDERING THE TREES IN FRONT OF THE BUILDING AGAIN, TO
5:38:12PM COMPLY WITH THE TYPE E BUFFERS TO THE SOUTH.
5:38:16PM SO WE HAD A HARMONIOUS AND CONTINUOUS TYPE OF LANDSCAPE
5:38:21PM ACROSS THE WHOLE FRONT.
5:38:25PM ADDED A PLANTING AREA IN FRONT OF THE LOADING DOCK WALL TO

5:38:36PM ACT AS A SCREEN THERE, SO THERE WERE TREES AND SHRUBS THERE
5:38:39PM WHICH WILL HELP SCREEN THAT AREA.
5:38:43PM WE PROVIDED YOU WITH A DETAILED STAFF REPORT, WHICH I HOPE
5:38:48PM YOU'VE LOOKED AT.
5:38:50PM STAFF IS RECOMMENDING APPROVAL OF THE DEVELOPMENT ORDER AND
5:38:53PM THE MONUMENT SIGN AS PRESENTED.
5:38:55PM STAFF IS HERE TO ANSWER ANY QUESTIONS YOU MAY HAVE AND I
5:39:01PM TURN IT OVER TO THE APPLICANT WITH ALAN BREWER WHO WILL
5:39:05PM START.
5:39:06PM >> WALTER, ONE QUESTION, PLEASE.
5:39:07PM 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.

5:43:59PM WE WENT BACK AND LOOKED AT IT, AND YOU CAN SEE THAT THE
5:44:02PM ENTRANCE IS NOW A THROATED ENTRANCE SO THAT IT FLOWS AND IT
5:44:08PM WORKS A LOT BETTER.
5:44:09PM AS WAS MENTIONED, WE HAVE COMPLETED THE VARIANCE FOR THE
5:44:14PM SIGN, FOR THE SIGN LOCATION, WHICH WAS DEMONSTRATED IN THE
5:44:17PM VARIANCE AND APPROVED THAT IT'S CONSISTENT WITH OTHER
5:44:20PM SIGNAGE UP AND DOWN 41.
5:44:21PM WE HAD A LITTLE BIT OF A DISADVANTAGE WITH THE TURN LANE AND
5:44:28PM THE LARGE SWALE SECTION.
5:44:30PM THAT'S WHY WE DID THE VARIANCE TO MOVE IT UP TO FIVE FEET SO
5:44:33PM IT ACTUALLY WORKED A LOT BETTER.
5:44:35PM THE OUTDOOR AREA AND THE ARCHITECTURE I'M GOING TO LEAVE FOR
5:44:42PM TERESA WITH OUR ARCHITECTURE PART TO WALK THROUGH THAT, BUT
5:44:46PM I THINK WHAT YOU'LL FIND, IN MY OPINION, FROM COMING IN THIS
5:44:50PM AT THE LATE END IS WHAT HAS BEEN DONE SITE-WISE IS
5:44:53PM EVERYTHING THAT YOU ASKED FOR.
5:44:56PM WHAT HAS BEEN DONE ARCHITECTURAL IS MAYBE MORE THAN WHAT YOU
5:45:00PM ASKED FOR.
5:45:01PM JUST A STUNNING LOOKING DESIGN NOW.
5:45:03PM AND WE'RE GOING TO, YOU KNOW, ASK FOR YOUR APPROVAL TONIGHT
5:45:10PM SO THAT WE CAN GO FORTH AND BUILD THIS.
5:45:12PM WITH THAT, I'D LIKE TO INTRODUCE TERESA, THE ARCHITECT.

5:45:17PM SHE'S GOING TO WALK THROUGH THE ELEVATIONS.
5:45:19PM >>Michael Sheeley: THANK YOU.
5:45:24PM >>Mary Gibbs: TERESA, CAN YOU STATE YOUR NAME?
5:45:26PM >> TERESA MURPHY WITH BRR ARCHITECTURE.
5:45:32PM I'M HERE TO TALK ABOUT THE BUILDING ITSELF.
5:45:34PM WE TOOK A LOOK AT YOUR PATTERN BOOK AND TRIED TO SELECT
5:45:43PM THINGS OUT OF THERE THAT WE FELT WE COULD INTEGRATE IN OUR
5:45:47PM BUILDING AND FIT IN WITH THE DEVELOPMENT.
5:45:50PM THE LIGHT COLOR IS THE STUCCO EXTERIOR WALLS, RECESSED
5:45:53PM DOORS.
5:45:53PM -- [AUDIO DROP]
5:45:58PM -- MISSION-STYLE ROOF, SIMPLE LINES, SIMPLE LAPPING, HIPPED
5:45:59PM ROOF AT THE TOWERS, AND WE CAME UP WITH OUR FIRST DESIGN
5:46:02PM AFTER LOOKING AT ALSO THE IN-LINE RETAIL PORTION OF THE BOOK
5:46:05PM AND HOW THAT WAS LAID OUT WITH THE BAHAMA SHUTTERS AND THE
5:46:10PM CANOPIES AND THE WAY THE MATERIALS WERE DISTRIBUTED ON THE
5:46:12PM BUILDING.
5:46:12PM WE CAME UP WITH OUR FIRST ATTEMPT AT FITTING INTO THE
5:46:18PM DEVELOPMENT WITH THE SPROUTS THAT YOU SEE HERE ON THE
5:46:21PM SCREEN.
5:46:21PM WE'VE SINCE HAD SEVERAL SESSIONS WITH THE STAFF AND COME UP
5:46:25PM WITH WHAT WE ENDED UP WITH AT THE END, WHICH, AS YOU CAN
5:46:30PM SEE, IS MUCH MORE EMBELLISHED THAN WHERE WE BEGAN.
5:46:34PM YOU ASKED FOR LESS HORIZONTALITY.
5:46:41PM THE HORIZONTAL SIDING WASN'T HELPING US ACHIEVE THAT.

5:46:43PM WE TOOK THAT OFF.
5:46:43PM WE WENT WITH LIGHTER COLORS, LIGHTER STONE, MORE HEAVY
5:46:46PM TEXTURE ON THE STUCCO.
5:46:47PM WE VARIED THE ROOFLINE.
5:46:48PM WE HAVE THE MISSION PARAPETS ON THE TOP.
5:46:51PM WE'VE GOT TEXTURED -- A VARIETY OF TEXTURE AND COLOR ALONG
5:46:55PM THE FRONT.
5:46:56PM YOU CAN SEE THAT THE OUTDOOR SEATING AREA HAS BEEN ENHANCED
5:46:58PM WITH A LANAI STRUCTURE WHERE TYPICALLY WE WOULD HAVE A SMALL
5:47:02PM CANOPY THERE TO MAKE THE OUTDOOR SEATING AREA THAT MUCH MORE
5:47:05PM INVITING.
5:47:06PM OF COURSE, THE LANDSCAPING -- ENHANCING WALDROP'S GOOD WORK
5:47:12PM THERE.
5:47:12PM IT ALSO HELPS TO ENHANCE THE LOOK OF THE STORE.
5:47:15PM THIS IS THE FRONT CORNER FACING U.S. 41, SO DOWN THE SIDE IS
5:47:21PM U.S. 41 AND THEN THE FRONT IS WHAT WE WERE JUST LOOKING AT.
5:47:24PM AND YOU CAN SEE ORIGINALLY WHAT WE HAVE THERE AS WELL.
5:47:28PM SOME OF THE HORIZONTAL LINES THAT WERE NOT DESIRED.
5:47:31PM AND THEN HERE IS WHERE WE ENDED UP.
5:47:33PM WE'VE TAKEN A LOT OF THE BANDS AND INTERRUPTED THEM.
5:47:36PM YOU CAN SEE THE ARCH -- THE KEYSTONE ARCHES DOWN THE SIDE.
5:47:39PM THE ADDITIONAL FENESTRATION, ADDITIONAL SHUTTERS.
5:47:43PM ANOTHER TOWER ON THE SIDE.
5:47:44PM THE MUCH-ENHANCED LANDSCAPING THAT GOES ALONG WITH IT TO
5:47:48PM BRING IT ALL TOGETHER.

5:47:49PM THIS IS LOOKING AT THE REAR OF THE STORE, AS YOU WOULD COME
5:47:53PM DOWN U.S. 41.
5:47:54PM THERE IS THE TOWER ON THE SIDE THAT WE HAD PREVIOUSLY.
5:47:56PM HERE'S WHAT IT LOOKS LIKE TODAY.
5:47:59PM WE, AGAIN, ADDED VARIATION ALONG THE PARAPET.
5:48:02PM WE'VE ADDED THE KEYSTONES, THE TEXTURING, THE DIFFERENT
5:48:06PM COLORS, THE TOWER, THE LANDSCAPING, ENHANCED ALL OF THAT TO
5:48:11PM BRING THAT DESIGN TOGETHER, AS WE WERE ASKED.
5:48:14PM AGAIN, THIS IS THE PARKING SIDE OF THE BUILDING, SO THE LEFT
5:48:20PM SIDE, NOT REALLY VISIBLE TO THE PUBLIC.
5:48:23PM [AUDIO DROP] -- PART OF THE BUILDING.
5:48:26PM WE WERE ASKED TO MAKE THIS PART OF THE BUILDING MORE
5:48:28PM APPEALING.
5:48:29PM HERE'S WHERE WE ARE TODAY.
5:48:30PM WE HAVE ANOTHER TOWER ON THE SIDE, THE ARCHES, THE
5:48:34PM FENESTRATION, THE BAHAMA SHUTTERS, THE LANDSCAPING, ALL
5:48:39PM THOSE ELEMENTS TO BREAK THAT UP AND MAKE THAT LOOK A LITTLE
5:48:42PM MORE INVITING.
5:48:43PM LASTLY, WE HAVE THE REAR FACADE OF THE BUILDING.
5:48:47PM USUALLY THE REAR FACADE IS ALL BUSINESS.
5:48:49PM THAT'S WHERE THE TRUCKS COME.

5:48:50PM THAT'S WHERE THE UTILITARIAN ASPECTS OF THE BUILDING ARE
5:48:53PM MET.
5:48:54PM IT STILL NEEDS TO BE ATTRACTIVE, THOUGH.
5:48:56PM WE DRESSED THAT AREA UP AS WELL.

5:48:59PM YOU CAN SEE IT'S BEEN BROKEN UP QUITE A BIT.
5:49:01PM THERE'S SOME ADDITIONAL FENESTRATION ON THE CORNER.
5:49:03PM THERE IS A SCREEN WALL AT THE LOADING DOCK.
5:49:06PM ALSO, THE LOADING DOCK IS RECESSED.
5:49:08PM YOU HAVE QUITE A BIT OF SCREENING THERE.
5:49:10PM AND THEN THE LANDSCAPING ADDED RECENTLY TO THAT WALL TO
5:49:15PM ENHANCE IT EVEN FURTHER.
5:49:17PM AND THEN WE HAVE OUR MONUMENT SIGN THAT WAS DESIGNED TO FIT
5:49:20PM IN WITH THE LOOK OF THE STORE, WITH THE LITTLE MISSION
5:49:22PM PARAPET ON THE TOP AND THE STONE AT THE BOTTOM.
5:49:25PM AND SOME LANDSCAPING ADDED TO THAT.
5:49:30PM AT THE LAST SESSION, WE ADDED THE LANDSCAPING TO SHOW HOW
5:49:34PM THAT WOULD LOOK MORE IN CONTEXT.
5:49:35PM [AUDIO DROP]
5:49:47PM UNLESS YOU HAVE QUESTIONS FOR ME, I'LL TURN IT BACK OVER TO
5:49:52PM MR. INK.
5:49:54PM >>Michael Sheeley: I THINK WE HAD FORGOTTEN HOW BAD THE
5:49:57PM ORIGINAL SUBMITTAL WAS.
5:49:58PM [LAUGHTER]
5:50:00PM >> THOSE ORIGINAL DRAWINGS WERE PAINFUL TO LOOK AT TONIGHT.
5:50:03PM >>Michael Sheeley: YOU HAVE COME LIGHT YEARS FROM THE
5:50:05PM ORIGINAL DESIGN.
5:50:12PM >>James Ink: IN OUR BUSINESS WE DON'T GET ENOUGH ATTABOYS
5:50:15PM AND ATTAGIRLS.
5:50:17PM ATTAGIRL.

5:50:18PM YOU DID YOU A GREAT JOB.
5:50:19PM [APPLAUSE]
5:50:19PM WE'RE OBVIOUSLY HERE TO SEEK APPROVAL FROM THE BOARD SO THAT
5:50:23PM WE CAN MOVE FORWARD.
5:50:24PM AND WE'RE HERE FOR ANY QUESTIONS OR DETAILS THAT YOU NEED.
5:50:32PM >>Michael Sheeley: THANK YOU, JIM.
5:50:34PM I THINK THAT IT'S EVIDENT THAT YOU'VE GONE A LONG WAY FROM
5:50:38PM WHERE IT WAS ORIGINALLY, AND WE APPRECIATE EVERYTHING THAT
5:50:41PM HAS BEEN DONE.
5:50:43PM I PARTICULARLY APPRECIATE FINDING A WAY TO PUSH THE BUILDING
5:50:47PM BACK SOME FROM THE STREET, FROM 41.
5:50:50PM AND THE ENHANCED LANDSCAPING REALLY -- [AUDIO DROP]
5:50:55PM WE APPRECIATE THAT.
5:50:57PM I WOULD ASK THE OTHER BOARD MEMBERS IF THEY HAVE ANY
5:50:59PM COMMENTS OR QUESTIONS.
5:51:02PM >> THE NUMBERS AT THE END OF THE SIGN, ARE THOSE
5:51:04PM 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 SHADED 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

5:53:30PM -- I THINK DRYVIT CALLS IT PANZER MESH.
5:53:34PM IT'S A FIBERGLASS MESH THAT GOES IN THERE.
5:53:36PM IT WILL TAKE EIFS AND KEEP IT ON THE BUILDING WHEN YOU GET
5:53:40PM REALLY -- GOD HELP US WE DON'T HAVE ONE THIS YEAR, THANK
5:53:43PM YOU.
5:53:44PM BUT WHEN IT REALLY STARTS BLOWING, THAT STUFF WILL KEEP A
5:53:46PM BUILDING TOGETHER.
5:53:47PM THEN YOU'RE PATCHING AND NOT REPLACING ENTIRE FACADES.
5:53:52PM >> ARE YOU PROPOSING DRYVIT OR ARE YOU PROPOSING STUCCO?
5:53:54PM >> IT'S AN EIFS SYSTEM.
5:54:00PM >> VERY GOOD.
5:54:01PM THANK YOU VERY MUCH.

5:54:02PM >>Mary Gibbs: BEFORE WE GO TO PUBLIC INPUT, I WANT TO MAKE
5:54:05PM ONE COMMENT.
5:54:06PM I WANT TO THANK WALTER McCARTHY OF THE STAFF BECAUSE I
5:54:08PM THINK HE KNEW THE KIND OF QUESTIONS YOU WERE GOING TO ASK.
5:54:13PM BEFORE WE GOT TO THIS POINT, THERE WERE QUITE A FEW MEETINGS
5:54:15PM WITH THE APPLICANT THAT WEREN'T QUITE AS OPTIMISTIC AS THE
5:54:20PM ONE TONIGHT.
5:54:20PM HE WORKED VERY HARD ON THIS PROJECT.
5:54:23PM >> WALTER, ARE YOU PREPPING THE TESTIMONY?
5:54:27PM [LAUGHTER]
5:54:27PM >>Michael Sheeley: NOW IT'S TIME FOR ANY PUBLIC COMMENT.
5:54:30PM DO YOU HAVE SOME CARDS?
5:54:34PM >>Tammy Duran: GARY.
5:54:40PM >> I CAN'T READ IT EITHER.
5:54:42PM [LAUGHTER]
5:54:45PM >> GOOD EVENING.
5:54:46PM I'M GARY GREEN.
5:54:47PM I'M PRESIDENT OF BRECKENRIDGE, WHICH IS TWO PROPERTIES BACK
5:54:52PM BEHIND THIS PROPERTY AND BEHIND PARKSIDE.
5:54:56PM SO I DID SPEAK AT YOUR MARCH WORKSHOP.
5:54:58PM I SPOKE IN FAVOR BECAUSE THE RESIDENTS AT BRECKENRIDGE ARE
5:55:03PM LOOKING FORWARD TO, AND I WOULD EVEN SAY EXCITED ABOUT
5:55:07PM SPROUTS COMING INTO OUR NEIGHBORHOOD.
5:55:09PM AND IF ANYTHING, SUPPORT HAS EVEN GROWN SINCE OUR LAST --
5:55:15PM SINCE I LAST SPOKE TO YOU.

5:55:16PM WE URGE THAT YOU APPROVE THE DEVELOPMENT ORDER.
5:55:19PM THANK YOU.
5:55:20PM >>Michael Sheeley: THANK YOU VERY MUCH.
5:55:23PM >>Tammy Duran: THAT'S THE ONLY CARD I HAVE.
5:55:24PM >>Michael Sheeley: ANY OTHER PUBLIC COMMENT?
5:55:25PM NO.
5:55:30PM SEEING NONE, ALL RIGHT, BACK TO THE BOARD.
5:55:33PM WOULD SOMEONE CARE TO MAKE A MOTION ON THIS?
5:55:37PM >> I'LL MAKE A MOTION TO APPROVE THE DESIGN AS SUBMITTED.

5:55:39PM >> I'LL SECOND THAT.
5:55:41PM >>Michael Sheeley: THAT'S FOR CASE NUMBER DOS2019-E001.
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
5:56:01PM 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
5:56:40PM LIST TOGETHER NOW.
5:56:42PM >>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
5:56:51PM 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
5:57:03PM CORKSCREW ROAD SOUTH TO THE FUTURE ENTRY TO ESTERO --
5:57:08PM [AUDIO DROP]
5:57:10PM JUST A LITTLE BACKGROUND ON THIS, BECAUSE SOME OF YOU
5:57:12PM WEREN'T HERE WHEN THIS ALL TRANSPIRED.
5:57:16PM THE PUBLIC HEARING ON SEPTEMBER 14, 2016, THE DEVELOPMENT
5:57:19PM ORDER FOR GENOVA WAS APPROVED.
5:57:22PM BUT THE VILLAGE ASKED THAT THE DESIGN REVIEW BOARD HOLD ON
5:57:28PM THE APPROVAL OF THE MEDIAN LANDSCAPING TO POSTPONE IT SO
5:57:33PM THAT THE VILLAGE COULD LOOK AT THE LANDSCAPING PLAN AND
5:57:40PM COORDINATE IT WITH AN OVERALL LANDSCAPING PLAN THAT THEY
5:57:43PM INTENDED TO DEVELOP FOR THE VILLAGE.
5:57:44PM AND THEY WANT TO MAKE SURE THAT THIS WAS CONSISTENT.
5:57:47PM SUBSEQUENT, WE FORTUNATELY HIRED A PUBLIC WORKS DIRECTOR WHO
5:57:55PM TOOK THIS ALL UNDER HIS WING, AND WE WORKED WITH THE PUBLIC
5:58:01PM WORKS DEPARTMENT HERE AND THE DEVELOPER, AND AN INDEPENDENT
5:58:06PM LANDSCAPE ARCHITECT THAT THE VILLAGE RETAINED TO LOOK AT THE

5:58:10PM OVERALL PLAN.
5:58:14PM 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

5:58:31PM PLAN WHICH IS ACCEPTABLE TO THE DEVELOPER, GENOVA AS WELL.
5:58:36PM SO IT SATISFIES EVERYBODY'S WISHES AND WANTS.
5:58:47PM THERE IS A STAFF REPORT THAT I PROVIDED FOR YOU THAT GIVES
5:58:49PM ALL THE BACKGROUND ON THIS.
5:58:51PM STAFF IS ASKING YOU FOR APPROVAL OF THIS PLAN AS PRESENTED.
5:58:56PM WE HAVE HERE THE REPRESENTATIVE OF GENOVA PARTNERS, JOHN
5:59:03PM DEBITETTO, AND STEVE SAMMONS WHO IS THE LANDSCAPE ARCHITECT
5:59:07PM FOR THE DEVELOPER ARE HERE IF YOU HAVE ANY QUESTIONS FOR
5:59:09PM THEM.
5:59:09PM I'M ALSO AVAILABLE IF YOU HAVE ANY QUESTIONS FOR ME.
5:59:14PM >>Michael Sheeley: DOES THE APPLICANT WISH TO MAKE A
5:59:19PM PRESENTATION OR THE LANDSCAPE ARCHITECT?
5:59:21PM NO.
5:59:21PM >>Walter McCarthy: I DON'T THINK THAT'S NECESSARY.
5:59:23PM >>Michael Sheeley: IT DOES SEEM PRETTY CUT AND DRY.
5:59:26PM ANY QUESTIONS?
5:59:29PM ANY QUESTIONS FROM THE BOARD ON THIS PLAN?
5:59:36PM >> MY ONLY CONCERN IS THAT WE'RE HIRING OUTSIDE LANDSCAPERS.
5:59:40PM COST TO THE TOWN.
5:59:41PM WE HAVE PLENTY OF CHAIRS UP HERE, AND WE NEED TO GET ONE ON

5:59:45PM THE BOARD AND GET THIS BACK HERE, NOT THERE.
5:59:49PM IT'S JUST HARD TO WORK AND JUDGE LANDSCAPE STUFF WHEN YOU'RE
5:59:54PM NOT VERSED IN IT.
5:59:56PM VERY REAL ABOUT THAT.
5:59:58PM WE NEED TO GET A LANDSCAPE GUY ON THIS BOARD NOW.
6:00:00PM >>Mary Gibbs: WE REACHED OUT -- BROADLY REACHED OUT AND WE
6:00:04PM GOT NO LANDSCAPE ARCHITECTS AT ALL.
6:00:08PM SO WHAT WE DID IS WE SAID WE'VE GOT CONTINUING CONTRACTS
6:00:11PM WITH SOME DIFFERENT COMPANIES, AND IN THE MEANTIME, WE'RE
6:00:14PM JUST PLUGGING THAT IN BY USING SOME OF THESE OTHER LANDSCAPE
6:00:17PM ARCHITECTS.
6:00:18PM THESE DEVELOPMENT ORDERS ARE CALLED COST RECOVERY, SO THE
6:00:25PM FEES THAT WE WILL PAY WILL BE COVERED BY THE APPLICANT IN
6:00:28PM THEIR APPLICATION FEES.
6:00:29PM SO IT WON'T BE COSTING TAXPAYERS ANY MONEY, BUT WE DID ALSO
6:00:35PM ASK OUR CONSULTANT THAT'S WORKING ON THE LAND DEVELOPMENT
6:00:38PM CODE BECAUSE THE COUNCIL WAS CONCERNED ALSO ABOUT THIS.
6:00:40PM THEY SAID LET'S ASK OUR CONSULTANT FOR SOME IDEAS FOR OTHER
6:00:47PM OPTIONS OR SOME THINGS WE CAN DO.
6:00:49PM IN THE MEANTIME, WE CONTINUED TO TRY TO FIND SOMEBODY, BUT
6:00:54PM WE HAVEN'T BEEN --
6:00:57PM >>William Glass: GOING FROM HAVING TWO EXCEEDINGLY
6:01:00PM WELL-VERSED LANDSCAPE PEOPLE TO ZERO.
6:01:04PM I ALMOST FEEL GUILTY THAT WE'RE LOOKING AT THIS STUFF AND WE
6:01:09PM REALLY DON'T HAVE A PAIR OF EYES UP HERE TO KNOW WHAT THEY

6:01:12PM ARE LOOKING AT.

6:01:12PM >>Mary Gibbs: YOU MAY SEE SOME OF THE LANDSCAPE ARCHITECTS.
6:01:16PM >>William Glass: BARRY DOES A GOOD JOB FILLING IN.
6:01:18PM >>Mary Gibbs: YOU MAY SEE SOME IN A DIFFERENT VENUE COMING
6:01:21PM BACK.
6:01:21PM YOU MAY SEE SOME OF THE LANDSCAPE ARCHITECTS COMING BACK IN
6:01:25PM A DIFFERENT VENUE.
6:01:28PM YOU KNOW, HELPING US.
6:01:30PM >>William Glass: THAT WOULD BE GOOD.
6:01:32PM >> I THINK YOU HAVE TAKEN A GOOD INTERIM STEP THERE.
6:01:34PM WE AS A GROUP HAVE TO RELY ON THE OUTSIDE EXPERTS AND THE
6:01:38PM STAFF ON THESE MATTERS.
6:01:39PM PERHAPS LACK OF INTEREST COULD HAVE SOMETHING TO DO WITH THE
6:01:45PM PAY FOR THIS BOARD.
6:01:46PM >> CONGRESS IS LOOKING FOR A RAISE.
6:01:48PM YOU CAN PAY US.
6:01:51PM >>Michael Sheeley: ANY QUESTIONS ON THIS PLAN FROM ANY
6:01:55PM MEMBERS OF THE BOARD?
6:01:56PM >> NONE.
6:01:57PM >>Michael Sheeley: ANY PUBLIC?
6:01:59PM >>Tammy Duran: WE HAVE NO ONE.
6:02:00PM >>Michael Sheeley: ANYONE FROM THE PUBLIC HERE TO SPEAK?
6:02:02PM ON THIS?
6:02:04PM IF NOT -- [AUDIO DROP]
6:02:10PM ENTERTAIN A MOTION, PLEASE.

6:02:14PM >> I'LL MAKE A MOTION TO APPROVE THE LANDSCAPE PLAN FOR
6:02:17PM GENOVA.
6:02:19PM >> I'LL SECOND IT.
6:02:21PM >>Michael Sheeley: MOTION AND A SECOND FOR APPROVAL OF
6:02:23PM DOS2015-E002.
6:02:27PM ANY DISCUSSION?
6:02:28PM MOTION AND SECOND.
6:02:31PM SIGNIFY YOUR VOTE BY SAYING AYE.
6:02:34PM OPPOSED LIKE SIGN.
6:02:35PM THE MOTION CARRIES.
6:02:36PM THANK YOU VERY MUCH.
6:02:37PM ANY OTHER ISSUES OR PUBLIC COMMENT CONCERNING THE BOARD?
6:02:48PM >>Tammy Duran: NO, WE HAVE NOTHING.
6:02:49PM >>Michael Sheeley: ANYONE ELSE WISH TO SPEAK TONIGHT?
6:02:51PM ANY OTHER MATTERS TO COME BEFORE US, MARY?
6:02:58PM >>Mary Gibbs: CAN'T THINK OF ANYTHING.
6:03:00PM >> QUESTION.
6:03:01PM WHERE ARE WE ON THE LDC?
6:03:06PM BECAUSE I PAINED MYSELF AND READ THROUGH THAT COVER TO COVER
6:03:08PM THE OTHER DAY.
6:03:09PM >>Mary Gibbs: SPEAKING OF PAINFUL, REDOING A LAND
6:03:12PM DEVELOPMENT CODE IS VERY TEDIOUS WORK.
6:03:14PM SO WHAT WE'RE DOING RIGHT NOW, WE HAVE THE CONSULTANT THAT'S

6:03:18PM TAKING ALL THE ZONING DISTRICTS AND CONSOLIDATING THEM AND
6:03:22PM TRYING TO -- [AUDIO DROP]

6:03:24PM -- ELIMINATE SOME.
6:03:26PM BECAUSE OF THE COUNTY CODE, THERE ARE LIKE 64 DIFFERENT
6:03:28PM ZONING DISTRICTS.
6:03:29PM WE'RE TRYING TO SKINNY THAT DOWN FOR ESTERO TO MAYBE MAKE 12
6:03:33PM OR 17.
6:03:34PM AND THEN WE'VE GOT TO GET THE USES FOR EACH ZONING DISTRICT
6:03:38PM AND THEN WE'VE GOT TO CREATE THE MAP FOR THE ZONING BEFORE
6:03:41PM WE ACTUALLY EVEN GET INTO THE DEVELOPMENT STANDARDS, WHICH
6:03:44PM IS A WHOLE OTHER LIKE PHASE OF THE TASK.
6:03:47PM SO WE'RE AT THE BEGINNING PHASE OF CONSOLIDATING THE
6:03:50PM DISTRICTS AND THEN NANCY STROUD IS WORKING WITH THE
6:03:53PM CONSULTANTS ON TRYING TO GET OUR PROCEDURES BECAUSE THAT
6:03:56PM WILL BE A CHAPTER IN THE CODE.
6:03:58PM SO SHE'S BEEN WORKING ON THAT.
6:04:00PM WE'RE TRYING TO GET ALL THAT PUT TOGETHER.
6:04:02PM IT IS VERY TEDIOUS AND DETAILED WORK.
6:04:08PM >> NOT TO GO OVER THIS FOR THE 18th TIME, BUT I HAVE A
6:04:12PM VERY STRONG FEELING THIS NEEDS TO BE A PERFORMANCE-BASED
6:04:16PM DESIGN STANDARD, NOT PRESCRIPTIVE.
6:04:18PM AND WHEN I LOOKED IN THERE, WE HAVE THIS STYLE AND THIS
6:04:22PM STYLE AND THIS STYLE ARE PERMISSIBLE.
6:04:25PM >>Mary Gibbs: YEAH.
6:04:26PM >>William Glass: IT IS LIKE DRAGGING FINGERNAILS DOWN A
6:04:29PM CHALKBOARD.
6:04:30PM >>Mary Gibbs: WE DID PASS THAT ON TO THE CONSULTANT.

6:04:32PM I THINK THEY CAME HERE AND YOU HAD THAT DISCUSSION.
6:04:35PM THERE'S A BALANCE BETWEEN BEING --
6:04:39PM >>William Glass: EXAMPLES ARE GREAT, BUT WE OUGHT TO HAVE
6:04:44PM SIX OR EIGHT MORE AND THEN A LISTING OF HOW WE CAN EVALUATE
6:04:49PM ARCHITECTURE, BECAUSE IT'S NOT -- THIS ISN'T ANY OF THOSE
6:04:51PM STYLES, BUT IT'S VERY SUCCESSFUL.
6:04:54PM >>Mary Gibbs: I THINK WE GAVE THEM -- I MEAN, WE DID GIVE
6:04:57PM THEM THE OTHER CODE THAT BILL AND THE DRB HELPED WITH SOME
6:05:02PM SUGGESTIONS BEFORE WHICH HAD DIFFERENT ARCHITECTURAL STYLES
6:05:05PM BESIDES JUST THE STANDARD.
6:05:06PM WE DID TELL THE CONSULTANT WE NEED TO LOOK AT THAT.
6:05:12PM >>William Glass: THE LEE HOSPITAL WAS REALLY PRAIRIE-STYLE
6:05:15PM WITH EGYPTIAN REVIVAL DETAIL.
6:05:18PM WHO WOULD HAVE THUNK IT?
6:05:21PM AND IT'S GORGEOUS.
6:05:21PM I REST MY CASE.
6:05:25PM >> WHAT'S YOUR ESTIMATED TIME FRAME TO COMPLETE THAT WORK?
6:05:28PM ANY IDEA?
6:05:29PM >>Mary Gibbs: 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.

6:07:58PM EVEN, FOR EXAMPLE, LET'S THINK ABOUT THIS FOR A MINUTE.
6:08:01PM WELL, MAYBE THIS IS PLANNING AND ZONING BOARD, BUT WE HAD A
6:08:05PM REQUEST AT CASCADES, AND THEY WANTED TO DO PICKLEBALL
6:08:09PM COURTS.
6:08:09PM WELL, THAT IN AN AREA THAT WAS NOT SHOWN FOR RECREATION.
6:08:12PM SO THAT'S WITHIN THE GATED COMMUNITY.
6:08:15PM HOWEVER, IT HAD A LOT OF IMPACTS BECAUSE IT WAS AROUND A LOT
6:08:18PM OF RESIDENCES THAT DIDN'T THINK THEY WERE GOING TO HAVE --
6:08:24PM [AUDIO DROP]
6:08:26PM THAT HAD A ZONING ISSUE SO WE SENT IT BACK TO PLANNING AND

6:08:30PM ZONING BOARD FOR INFORMATION MEETING AND THEN IT GOT VERY
6:08:32PM UGLY AND THE COMMUNITY WAS VERY DIVIDED, AND THEY ENDED UP
6:08:36PM WITHDRAWING IT.
6:08:37PM SO WE APPLY SOME JUDGMENT WHEN WE HAVE THOSE, IF IT'S REALLY
6:08:42PM BENIGN AND IT MAYBE HAS NO IMPACT EXTERNALLY EVEN IN THE
6:08:45PM COMMUNITY, WE MIGHT, IF IT'S SMALL, WE MAY JUST DO IT
6:08:50PM ADMINISTRATIVELY.
6:08:50PM BUT THOSE ARE THE KIND OF THINGS WE'RE TRYING TO -- NANCY IS
6:08:54PM TRYING TO LOOK AT NOW FOR OUR PROCEDURES, LIKE WHAT THINGS
6:08:56PM WE'RE GOING TO TAKE TO THE DRB OR THE PLANNING AND ZONING
6:09:01PM BOARD AND THEN WHAT THINGS THE COUNCIL MIGHT BE COMFORTABLE
6:09:03PM WITH STAFF DOING.
6:09:04PM BUT I'LL TELL YOU, WHEN YOU GET INTO THESE ADMINISTRATIVE
6:09:07PM THINGS, IT CAN BE VERY TRICKY BECAUSE IT MIGHT LOOK LIKE IT
6:09:10PM DOESN'T HAVE MUCH IMPACT AND THEN YOU WOULD BE SURPRISED
6:09:13PM WHEN THESE THINGS FLARE UP SOMETIMES IN THE COMMUNITIES.
6:09:17PM >>Michael Sheeley: TO TOM'S POINT, WE'RE DOING A LOT OF
6:09:20PM CLUBHOUSE REMODELS, AND SO MANY OF THE CLUBS HERE HAVE
6:09:23PM GOTTEN OUTDATED.
6:09:25PM IT'S A BIG PART OF OUR BUSINESS.
6:09:28PM SO WHEN A CLUBHOUSE IS NESTLED IN A COMMUNITY OF 1500 HOMES
6:09:34PM AND NOT VISIBLE FOR ANYONE EXCEPT THE RESIDENTS AND THEY
6:09:37PM WANT TO CHANGE IT -- PAY FOR IT AND APPROVE THE ENHANCEMENTS
6:09:42PM TO FIT IN WITH THEIR COMMUNITY, WHY SHOULD IT REALLY -- AND
6:09:46PM IT DOESN'T AFFECT THE OVERALL COMMUNITY, WHY SHOULD IT

6:09:49PM REALLY COME TO US?
6:09:50PM THAT IS A GOOD QUESTION THAT I THINK SHOULD BE EXAMINED.
6:09:55PM >> MAYBE IT INVOLVES SOME KIND OF MECHANISM WHERE THEY VOTED
6:09:58PM AS THEIR OWN BOARD AND HAVE 50% APPROVAL OR WHATEVER IT
6:10:02PM TAKES FROM WITHIN THEIR COMMUNITY TO APPROVE A PROJECT.
6:10:04PM >>Mary Gibbs: AND THERE IS LIKE A PERCENTAGE, BUT YOU'D BE
6:10:09PM SURPRISED, TOO.
6:10:10PM SOMETIMES YOU GET THE PEOPLE IN THE COMMUNITY THAT GOT
6:10:12PM OUTVOTED, AND THEN THEY ARE NOT HAPPY AND THEY FEEL LIKE
6:10:15PM THEY HAVE NO VENUE TO GO TO THE COUNCIL OR ANYBODY, YOU
6:10:18PM KNOW.

6:10:19PM AND SOME OF THESE BOARDS I DON'T KNOW, SOMETIMES -- I KNOW
6:10:22PM THERE ARE CERTAIN REQUIREMENTS FOR HAVING MEETINGS, BUT THEN
6:10:24PM SOMETIMES WE HEAR THAT THINGS WERE DONE VIA E-MAIL OR WE GET
6:10:27PM COMPLAINTS FROM PEOPLE IN THE COMMUNITIES THAT THEY DIDN'T
6:10:30PM HAVE A REAL VOTE.
6:10:31PM SO THERE ARE A LOT OF CIRCUMSTANCES, BUT I THINK THAT YOU
6:10:37PM HAVE A GOOD POINT.
6:10:39PM WE NEED TO LOOK AT.
6:10:41PM SOME OF THESE THINGS PROBABLY DON'T NEED TO COME HERE.
6:10:44PM >> JUST A QUESTION THAT COMES UP, DOES THIS HAVE TO GO TO
6:10:47PM THE DESIGN REVIEW BOARD?
6:10:48PM I CAN'T TELL THEM DEFINITELY.
6:10:52PM >>Mary Gibbs: WE HAVE THE SAME PROBLEM.
6:10:54PM LIKE, WHAT DO YOU THINK?

6:10:55PM WHAT DO YOU THINK?
6:10:56PM HMM.
6:10:57PM WE'D LIKE TO GET THAT TO BE MORE CLEAR.
6:11:03PM >>Michael Sheeley: VERY GOOD.
6:11:04PM IF THERE'S NO OTHER BUSINESS, WE ARE ADJOURNED.
6:11:06PM [SOUNDING GAVEL]
6:11:06PM THANK YOU.
6:11:07PM

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.