GOOD EVENING.

WELCOME TO THE DESIGN REVIEW BOARD FOR THE VILLAGE OF ESTERO.

WAITING ON OUR CHAIRMAN, BUT WE ARE GOING TO GO AHEAD AND GET STARTED SINCE WE JUST HAVE A PUBLIC INFORMATION MEETING.

THE FIRST ITEM ON THE AGENDA IS OUR PLEDGE OF ALLEGIANCE.

AND GIVEN IT IS SEPTEMBER 11th, I WOULD ASK EVERYONE TO REMAIN STANDING FOR A MOMENT OF SILENCE AFTER THE PLEDGE.

THANK YOU.

MARY, WOULD YOU LIKE TO CALL THE ROLL?

WELCOME BACK.

THANK YOU.

THANK YOU.

THANK YOU.

THANK YOU.

WE NEED A QUORUM PROBABLY TO VOTE ON THE APPROVAL OF THE AGENDA AND THE MINUTES.

SO WE'LL JUST GO AHEAD WITH THE BUSINESS OF THE MEETING, AND THE FIRST ITEM IS THE PUBLIC INFORMATION MEETING FOR THE HILTON GARDEN INN ON COCONUT POINT.

IF THE STAFF WOULD LIKE TO MAKE A QUICK PRESENTATION,

WE'LL MOVE FORWARD.

MARY GIBBS: GOOD EVENING, EVERYBODY.

THIS IS THE HILTON GARDEN INN, A PROPOSED HOTEL IN COCONUT POINT. IF YOU HAVE BEEN DOWN 41 THEN YOU KNOW
WHERE SWEETWATER BOULEVARD IS, WHERE THE FIRE STATION IS.

WELL, THIS TRACT WOULD BE RIGHT EAST OF THAT PROPERTY,

AND BETWEEN THAT AND RAPALLO.

THIS CASE WE ARE FAMILIAR WITH BECAUSE WE WENT THROUGH

THE REZONING HERE AT THE VILLAGE AND IT WAS APPROVED BY

THE COUNCIL IN 2018.

AND PROPOSING 115 ROOMS, AND WE HAVE A ZONING RESOLUTION

THAT HAS A LOT OF STIPULATIONS THAT WILL BE REVIEWED AS

PART OF THE DEVELOPMENT ORDER.

AND I THINK THE APPLICANT IS GOING TO BE SPEAKING TO THAT

AND GIVING YOU SOME BACKGROUND, BECAUSE YOU ALL HAVE NOT

SEEN ANYTHING ABOUT THIS, BUT THIS IS THE INFORMATION

MEETING.

AND WE HAVE, I THINK, AT LEAST TWO SPEAKERS, RICK

BRYLANSKI FROM HOLE MONTES, THE ENGINEER.

ARE YOU KICKING IT OFF, RICK?

OKAY.

THEN THE HILTON GARDEN INN REPRESENTATIVES.

>> THANK YOU.

WELCOME.

>>Richard Brylanski: THANK YOU.

CAN I SET THIS UP?

>> Richard Brylanski: OKAY.

AS MARY INTRODUCED US, FOR THE RECORD, MY NAME IS RICK

BRYLANSKI, ENGINEER WITH HOLE MONTES.

>> HOLD THE MICROPHONE UP A LITTLE CLOSER THERE.

>> FOR THE RECORD, RICK BRYLANSKI, ENGINEER, HOLE MONTES,

AND WE ARE GOING OVER THE HILTON GARDEN INN ON PLATTED

TRACT 1-D-3 WITHIN COCONUT POINT.

>> TESTING.

>> THERE WE GO.

>> AS WE MENTIONED, MY NAME IS RICK BRYLANSKI, ONE OF THE

PARTICIPANTS ON THE PROJECT TEAM.

SHAWN BOYSKO IS IN ATTENDANCE AND HE WILL BE FINISHING UP

THE PRESENTATION TODAY.

WE HAVE BRUCE HEISBERG WITH EQUITY, INC, NED NEWHURST,

FROM LOCAL PROPERTIES IN ATTENDANCE, AND NOT IN

ATTENDANCE ARE THE LANDSCAPE ARCHITECT BILL PROZZI AND

DICK HURLED, THE ARCHITECT.

I WILL GO OVER BRIEFLY THE PROJECT BACKGROUND, THE ZONING

ORDINANCE, AND THEN THE LANDSCAPE DESIGN, BUILDING DESIGN

AND THEN OFFER ANY OPPORTUNITIES FOR Q AND A AFTER THAT.

SO THIS IS THE OVERALL COCONUT POINT MASTER PLAN

DEVELOPMENT, AND WE ARE IN THE NORTHERN THIRD OF THE

PROJECT CALLED NORTH VILLAGE, AND OUR SITE IS RIGHT WHERE

MY CURSOR IS RIGHT THERE, VIA VILLAGIO AND SWEETWATER
RANCH ROAD.

THIS IS A SITE AERIALWISE.

SWEETWATER RANCH ROAD, AND THEN WE HAVE VIA VILLAGIO TO

THE WEST OF THE SITE IS THE EXISTING ESTERO FIRE STATION,

AND THEN TO THE SOUTH IS ACTUALLY A NATURAL PRESERVATION

AREA WHICH ACTS AS A FLOWWAY FOR THE HEAD WATERS OF

HEADWAY CREEK.

THE ADDRESS 8009 SWEETWATER RANCH BOULEVARD.

THE SITE ISN'T CLEARED OF ANY VEGETATION AND ACTUALLY

THERE'S A COMMON ACCESS DRIVE THAT'S SHARED WITH THE FAIR

STATION THAT STRADDLES THE WESTERN PROPERTY LINE.

AS FAR AS THE ZONING REVIEW, THERE WAS QUITE A BIT OF

INFORMATION PROVIDED AT THAT TIME, INFORM THAT REVIEW,

MASTER CONCEPT PLAN, PREVIOUS APPROVALS ON THE SITE.

THE MAXIMUM BUILDING HEIGHT WAS PROPOSED AT 55 FEET OR

FIVE STORIES FOR THE HOTEL.

THERE'S A PATTERN BOOK THAT'S PART OF COCONUT POINT,

MASTER DEVELOPMENT.

THE FLOOR ELEVATION, MAKE SURE WE DON'T FLOOD, AND IT IS

ONE FOOT GREATER THAN THE 100 YEAR FLOOD ELEVATION.

WE DO HAVE OFF-SITE PARKING, PARKING EASEMENT, AND THEN

WE WILL BE DOING SIDEWALK CONNECTIONS TO THIS SITE AND I

WILL GET THROUGH THAT A LITTLE LATER IN DETAIL.

WE ARE PROVIDING STORMWATER MANAGEMENT ON THE SITE.

OF COURSE, THE MAJORITY OF THE STORMWATER MANAGEMENT IS

ALREADY PROVIDED WITHIN THE MASTER DEVELOPMENT LAKES.

AND THERE WERE SEVERAL DEVIATIONS GRANTED AS FAR AS THE

ZONING APPROVAL.

ONE WAS A MAXIMUM BUILDING HEIGHT OF 55 FEET OR FIVE

STORIES IN THIS CASE.

THERE WAS AN ALLOWANCE FOR A DEVIATION THAT SOME

ARCHITECTURAL ELEMENTS AND REACHED 55 FEET UP TO 77 FEET

MAXIMUM FOR DIFFERENT TOWER ELEMENTS AND WHATNOT.

THEN WE WERE ABLE TO REDUCE THE LANDSCAPE BUFFER FROM A

ten-foot buffer contiguous to a ten-foot perimeter

UTILITY EASEMENT WHICH TOTALS 20 FEET TO 15 FEET, WHICH

IS COINCIDENTAL WITH OTHER PARKING OR OTHER BUFFERING

THAT WAS DONE ADJACENT TO THE SITE.

WE PROVIDED A LANDSCAPE BETTERMENT PLAN AS PART OF THE

REZONING AND I WILL GO THROUGH THAT AS WELL.

THIS JUST DETAILS A LITTLE BIT MORE ON THOSE CONDITIONS

AND I WILL BRIEFLY GO THROUGH IT.

THE OFF-SITE SIDEWALK ARE THE PARKING IS ALLOWED ACROSS

THE STREET.

THERE'S AN EASEMENT THAT'S ROUGHLY .3-ACRE AND WE ARE

ALLOWED UP TO TEN PARKING SPACES OVER THERE.
THE MAJORITY OF THE PARKING IS PROVIDED ON-SITE, WHICH IS OVER IN THIS LOCATION.
AND THEN WE HAVE TO PROVIDE SIDEWALK CONNECTION, WHICH WE WILL DO ALONG SWEETWATER RANCH BOULEVARD AND THEN CONNECT INTO THE EXISTING SIDEWALK ALONG VIA VILLAGIO.
STORMWATER MANAGEMENT WAS TRYING TO DO SOME FLOOD A BASEMENT OR PROTECTION FOR THE OVERALL COMMUNITY, AND THIS IS AN IDEAL LOCATION RIGHT ALONG THE CONVEYANCE FOR HALFWAY CREEK, SO WE PLAN ON PROVIDING SOME OVERFLOW FOR THE 25-YEAR EVENT, SO THAT IF ONE OF THE LAKES STARTS STAGING UP IT HAS A WAY TO ESCAPE WITHOUT THREATENING ANY OF THE HOMES OR PROPERTY IN THE OVERALL MASTER DEVELOPMENT.
THIS IS ALSO COORDINATED WITH ANOTHER PROJECT, WHICH IS AT THE ADERO HOTELS.
ALL OF THIS WAS DONE AT THE SAME TIME AS PART OF THE ZONING.
SO THERE’S TWO AREAS THAT WE ARE GOING TO IMPROVE THE OVERALL COMMUNITY AS FAR AS FLOOD PROTECTION.
EXCUSE ME.
SO THIS IS THE POST SITE.
THE PLAN REALLY HASN’T CHANGED TOO MUCH FROM WHEN THE ZONING WAS DONE.
WE HAVE THE BULK OF THE PARKING TOWARDS THE FRONT OF THE BUILDING.
THIS RIGHT HERE IS THE HOTEL, FIVE STORIES.
THERE’S A POOL AMENITY AREA IN THE REAR.
AND YOU CAN SEE THE REMAINDER IS OPEN SPACE GREEN AREA.
WE DO PROVIDE SO STORMWATER TREATMENT.
AND I WILL SHOW YOU LATER HOW WE ACTUALLY ENCOURAGE SOME OF THAT FIRE STATION, FLOOD PROTECTION AS WELL CONNECTING THAT INTO OUR SYSTEM.
ON THE NEXT SLIDE, THE OFFSIDE SITE PARKING IS ACROSS THE STREET.
PICTORIALLY WE SHOW A LITTLE MORE.
WE HAVEN’T TAKEN INTO CONSIDERATION WE GET A 5% REDUCTION IF STAFF ALLOWS FOR BIKE FACILITIES.
WE ARE GOING TO HAVE BIKE PARKING FACILITIES.
SO WE WOULD REDUCE THE PARKING BY 5% BY THAT THRESHOLD ALLOWED.
WE DON’T MEET THE 5% REDUCTION TO PARKING, WITH HAVING TWO TRANSIT LININGS AT THIS LOCATION SO IT’S ONLY THE 5% THAT WE SEEK FOR DEVIATION FOR ADMINISTRATIVE APPROVAL.
WE DO HAVE SHARED ACCESS WITH THE FAIR STATION.
WHAT WOULD KEEP THAT IN PLACE, AND HAVE A NEW ACCESS ON VIA VILLAGIO.
THIS JUST ILLUSTRATES HOW WE PLAN ON PROVIDING ALL THE INFRASTRUCTURE NEEDS, STORMWATER AND UTILITIES.

THERE'S UTILITIES ALONG SWEETWATER RANCH ROAD, WASTEWATER AND POTABLE WATER.

WE WOULD EXTEND THAT TO SERVE POTABLE WATER, FIRE PROTECTION, AS WELL AS WASTEWATER NEEDS.

THEN WHAT'S SHOWN IN YELLOW IS ALL THE STORM SEWER PIPE THAT'S DUG OUT TO THE SITE AS WELL SO WE INTERCONNECT THAT WITH OUR TREATMENT AREA AS WELL AS WITH THE FIRE STATION.

THEN THERE'S AN OPPORTUNITY HERE TO GO AND DO, AS I MENTIONED, THAT OVERFLOW, STORMWATER OVERFLOW WITH THE VIA VILLAGIO LAKE SYSTEM WHICH WOULD BE A SPREADER SWALE OVER IN THIS LOCATION, AND THEN WE ALSO DO SOMETHING OVER HERE BY THE FIRE STATION AS WELL, REDUCING THAT BERM HEIGHT TO ACHIEVE THAT GOAL.

THIS GOES OVER THE LANDSCAPE BETTERMENT PLAN THAT WAS PRESENTED AT THE ZONING HEARING.

THERE'S ACTUALLY NO CHANGES NECESSARY FOR THIS PLAN VERSUS WHAT WE PRESENTED AT THE ZONING.

THERE HAVEN'T BEEN ANY CHANGES TO THE PARKING.

SO THERE'S A THICK BUFFER THAT'S PLANNED ALONG THE PERIMETER, HAS DIFFERENT MULTI-STORY PLANTS, SO WE GET THAT NICE SCREENING.

THIS RIGHT HERE SHOWS A BETTER RENDERING OF WHAT WE WANT TO DO WITH THE EXISTING BUFFER THAT'S ALREADY THERE AND THEN ACCENTUATE THAT BUFFER WITH ADDITIONAL PLANTINGS AND SHRUBBERY TO ACHIEVE THAT NICE SCREENING.

AND THEN THIS WOULD BE OUR ON-SITE PARKING.

AND THEN IN COMPARISON WOULD BE THE ADJACENT ROADWAYS.

THIS IS JUST ANOTHER PICTURE OF THIS THING FOR SHOWING ALONG SWEETWATER RANCH BOULEVARD, THE SAME THING.

HE'S NOT HERE TO PRESENT, BUT SHAWN IS GOING TO GO AND TAKE OVER THE ARCHITECTURAL REVIEW.

SHAWN.

>> SHAWN BOYSKO, DESIGN BUILD MANAGER WITH EQUITY CONSTRUCTION SOLUTIONS ON BEHALF OF DICK HURDLE, ARCHITECT, TO TALK THROUGH THE BUILDING DESIGN.

AS WE TALKED ABOUT BEFORE, IT'S A FIVE-STORY, 115-ROOM HOTEL.

SOME OF THE AMENITIES THAT THE HOTEL WILL INCLUDE, IT'S A FULL-SERVICE HOTEL WITH A BAR, RESTAURANT AND CASUAL DINING RESTAURANT.

SOME OF THE OTHER AMENITIES THAT WILL BE INCLUDED IS ROOMS, A POOL, WORKOUT FACILITY, FITNESS ROOM ON THE MAIN LEVEL.
ALSO BETWEEN -- IT'S KIND OF HARD TO SEE HERE -- BETWEEN THE BAR AND THE OUTDOOR PATIO AREA THERE IS A WATER FEATURE, BETWEEN THE OUTDOOR PATIO AREA AND THE PORTE-COCHERE.

SOME OF THE DEVIATIONS THAT WERE APPROVED IN THE ZONING SUBMITTAL, APPROVAL, AGAIN, THERE HAS NOT BEEN ANY CHANGES TO THE BUILDING FROM WHAT WAS APPROVED IN 2018.

ONE OF THE DEVIATIONS WE TALKED ABOUT IS CHANGING THE MAXIMUM BUILDING HEIGHT FROM 45 TO 55 FEET.

WE ARE STILL NOTATING THAT HEIGHT, STILL A FIVE-STORY BUILDING.

WE ARE STILL MAINTAINING ALL OF THE ARCHITECTURAL FEATURES WHICH INCLUDES EXTENDING ABOVE THAT 55-FOOT HEIGHT WITH UP TO 75 FEET TALL.

AGAIN THIS IS THE FRONT ELEVATION. THIS HAS NOT CHANGED FROM WHAT WAS APPROVED IN 2018. THIS SHOWS A VARIETY OF DIFFERENT MATERIALS ON THE FRONT OF THE BUILDING.

WE ARE GOING TO HAVE A CAST STONE ON THREE OF THE FOUR SIDES SHOWN HERE.

AND IT WILL GO UP TO THE FIRST FLOOR LEVEL.

VERY DEVELOPED, ARTICULATED PORTE-COCHERE.

FROM THE FLOORS 1 UP TO 5, THERE WILL BE THREE DIFFERENT STUCCO SYSTEMS BETWEEN WHITE -- LIGHT YELLOW AND DARK YELLOW TO HELP ARTICULATE THE MAIN BODY OF THE BUILDING.

IT'S ALSO BROKEN UP WITH A SERIES OF HORIZONTAL BANDS AND VERTICAL ELEMENTS.

IT'S ALSO CAPPED BY A SERIES OF CORNICE FROM 30 INCHES TO 36 INCHES TALL.

IT ALSO CREATES THE PARAPET WALLS TO HIDE ANY KIND OF CHEMICAL EQUIPMENT UP ON THE ROOF.

HERE IS THE FRONT ELEVATION THAT SHOWS MANY OF THE SAME ELEMENTS, TOWER ELEMENTS TO HELP BREAK UP THE FACADE, HORIZONTAL BANDING, CONTRASTING HORIZONTAL BANDING, IT'S HARD TO TELL ON THIS ELEVATION, BUT THERE'S ALSO A NUMBER OF OTHER ARCHITECTURAL ELEMENTS.

HERE ARE SOME AWNINGS ALONG THE FRONT, ALONG THE FRONT BAR AREA AND RESTAURANT AND THE OUTDOOR DINING AREA.

THERE'S ALSO SOME DECORATIVE RAILINGS, SOME FALSE BALCONIES ALONG FLOORS 3 THROUGH 5.

THERE IS THE ROOF ELEMENTS WITH DECORATIVE ROOF STRUCTURE.

THIS ELEVATION SHOWS THE FRONT SIGNAGE.

THIS IS THE REAR OF THE BUILDING.

AGAIN, SAME MATERIALS, TOWER ELEMENTS, HORIZONTAL BANDING, DEEP CORNICES TO BREAK UP THE HEIGHT OF THE BUILDING.

THIS ALSO SHOWS A REAR SIGN.
05:53:41  THIS IS THE SIDE OF THE BUILDING THAT FACES THE VIA VILLAGIO.
05:53:44  MANY OF THE SAME MATERIALS, TOWER ELEMENTS, HORIZONTAL BANDING.
05:53:51  THIS ALSO SHOWS A SMALLER SIDE, SIGNAGE, WALL SIGN.
05:53:59  AND THIS IS THE WEST FACADE.
05:54:02  AGAIN, LARGE TOWER ELEMENTS.
05:54:06  AND SIGNAGE.
05:54:10  HERE ARE SOME OF THE MATERIALS WE TALKED ABOUT.
05:54:14  THE SIMULATED ROOF, CLAY TILE ROOFS, THREE DIFFERENT COLORS OF STUCCO, AND THEN THE SIMULATED STONE.
05:54:29  I'M SORRY, HOW DO I GO BACK?
05:54:32  SO I DO WANT TO EMPHASIZE AGAIN THAT THERE HAS NOT BEEN ANY CHANGES TO THE BUILDING EXTERIOR.
05:54:36  WE ARE MAINTAINING WHAT WE DID BEFORE.
05:54:40  THE ONLY CHANGES NOW FROM WHAT WAS ORIGINALLY APPROVED IN THE ZONING IS THE ADDITION OF A 4-FOOT SIGN TO THE SOUTH.
05:54:48  WHEN I READ THROUGH THE SIGN CRITERIA, BASED ON THE FRONTAGE THAT WE HAVE ON SWEETWATER AND VIA VILLAGIO, WE ARE ALLOWED UP TO -- I BELIEVE WE ARE ALLOWED UP TO 300 SQUARE FEET MAXIMUM WALL SIGN ON SWEETWATER, AND UP TO 400 SQUARE FEET MAXIMUM WALL SIGNS VIA VILLAGIO.
05:55:14  WHAT IS BEING PROPOSED IS MUCH LESS, SHOWN HERE TO SCALE, TOTAL 230 SQUARE FEET.
05:55:20  SO THAT'S WHAT WE WOULD LIKE TO HAVE BE CONSIDERED AS PART OF THIS.
05:55:24  AND AS WE GO THROUGH FOR THE NEXT DESIGN REVIEW BOARD MEETING, WE WILL HAVE MORE DETAILED INFORMATION ON THE BUILDING SIGNS AND THE WALL SIGNS AND WHAT THEY LOOK LIKE.
05:55:34  THAT'S IT.
05:55:35  THANK YOU.
05:55:39  >> OKAY, THANK YOU.
05:55:42  QUESTIONS FROM THE BOARD?
05:55:46  QUESTIONS, COMMENTS?
05:55:48  >> I HAVE SOME SITE PLANS, QUESTIONS, COMMENTS.
05:55:50  >> CAN YOU PULL UP THE SLIDE?
05:56:04  THERE WE GO.
05:56:04  >> SO THE PARKING LOT ACROSS THE STREET WILL BE STAFF AND PARKING OFF HOURS?
05:56:13  >> SO IF WE GET THE ALLOWANCE FOR THE 5% PARKING REDUCTION THIS WILL ONLY BE TEN PARKING SPACES OVER THERE AND JUST GENERALLY FOR STAFF.
05:56:23  THAT'S IT.
05:56:23  >> I KNOW THERE'S A CROSSWALK FURTHER TO THE NORTH BUT IT MIGHT BE WORTH CONSIDERING OTHER THAN THE BLOCK CROSSWALK
05:56:32 THAT'S UNPROTECTED SO PEOPLE CAN GO STRAIGHT ACROSS,
05:56:37 PROBABLY WHAT THEY WILL END UP DOING ANYWAY.
05:56:39 >> YES, IT'S A LITTLE BIT TRICKY WITH THE DIVIDED MEDIAN
05:56:42 AND WHATNOT AND WIDTH OF THAT ROADWAY TO DO A MID BLOCK
05:56:46 CROSSING WITHOUT ANY KIND OF LIGHTS OR HOWEVER.
05:56:48 BUT THAT'S SOMETHING WE CAN CONSIDER.
05:56:49 KEEP IN MIND, TOO, THIS IS A TEMPORARY PARKING.
05:56:53 IT'S A THROW-AWAY.
05:56:55 SO EVENTUALLY WHEN THAT PARCEL GETS DEVELOPED WESTBOUND
05:56:58 PERMANENT FACILITIES AND PARKING, THIS WILL TRANSFORM
05:57:02 INTO SOMETHING DIFFERENT.
05:57:04 >> OKAY.
05:57:06 SO IT WILL BE IN AGREEMENT WITH THE FUTURE PROPERTY, IT
05:57:13 WILL CHANGE IN SHAPE AND SIZE?
05:57:15 >> YES.
05:57:15 AND THAT'S PART OF THE EASEMENT AGREEMENT TO GET TO THAT
05:57:17 FUTURE DEVELOPMENT TO CHANGE IT, AND AS LONG AS TEN
05:57:21 PARKING SPACES OR SOMETHING ARE DESIGNATED FOR OUR USE,
05:57:25 EVERYTHING IS FINE.
05:57:25 >> THE ACCESS ACROSS THERE FROM THAT PARKING LOT, NOBODY
05:57:31 IS GOING TO WALK ACROSS THAT STREET.
05:57:36 >>Mary Gibbs: THAT WAS SOMETHING THAT CAME UP DURING THE
05:57:38 ZONING BECAUSE THEY ARE SHOWING GOING DOWN AND AROUND.
05:57:40 WE SUGGESTED THE MID BLOCK.
05:57:42 AND I THINK THERE WAS A ZONING CONDITION TO THAT EFFECT,
05:57:44 BECAUSE WE DID TALK ABOUT THE MID-BLOCK CROSSING.
05:57:47 >> THERE'S GOING TO BE A GROCERY STORE DOWN THE WAY TO
05:57:51 THE NORTH AND SOME OTHER THINGS, AND PEOPLE FROM THAT
05:57:53 HOTEL, I CAN SEE, WANT TO WALK STRAIGHT ACROSS.
05:57:57 DOES THAT MAKE SENSE?

05:58:02 >>Richard Brylanski: I'LL CHECK THROUGH.
05:58:03 YOU MAY BE RIGHT, MARY.
05:58:05 I'M SURE YOU ARE RIGHT.
05:58:08 >>Mary Gibbs: THANK YOU.
05:58:09 >> MARY, CAN YOU GIVE US A BACKGROUND ON THE ZONING
05:58:12 PROCESS AND THE NEIGHBORS?
05:58:15 >>Mary Gibbs: WELL, THE ZONING, AND I REMEMBER BECAUSE
05:58:18 THE PEOPLE WHEN THEY CAME IN TO GET THE ZONING APPROVED
05:58:23 AT THE FINAL COUNCIL MEETING, I REMEMBER MIKE TELLING
05:58:28 ME -- IT WAS HIS ONE YEAR ANNIVERSARY OF BEING IN THE
05:58:32 PROCESS, AND I SAID, OH, THAT'S PRETTY QUICK.
05:58:34 SO THERE WAS -- THERE WAS A LOT OF QUESTIONS ABOUT
05:58:38 FLOODING, BECAUSE THIS WAS AFTER THE HURRICANE AND THE
05:58:43 STORMS, AND SO SOME OF THE APOLLO NEIGHBORS WERE VERY
05:58:47 CONCERNED ABOUT FLOODING BECAUSE THEY HAD TO GET SOME
05:58:51 STANDING WATER BECAUSE OF THE STORMS.
AND SOMEONE CAME FROM OAK BROOK AND THEY HAD SUGGESTED, I THINK NICOLE MONTEZ DID A STUDY OF SOME WATER MODELING AND SUGGESTED SOME OPERATIONAL IMPROVEMENTS IN THE NORTH VILLAGE -- THE VILLAGE AREA.

AND SO THAT CAME UP WITH THE COUNCIL AND THE ZONING. AND THEN SOME -- THEY ALSO, I THINK, SAID WE WOULD LOOK AT WHEN THE DEVELOPMENT ORDER COMES IN, WE'LL LOOK IN A LITTLE MORE DETAIL TO MAKE SURE THERE WASN'T ANY FLOODING ISSUE BECAUSE THE COUNCIL WAS CONCERNED ABOUT THERE'S A CONSERVATION AREA BEHIND THIS AND THEY WANTED TO MAKE SURE THERE WOULDN'T BE ANY FLOODING ISSUES, AND WE HAVE THE PROPER ELEVATION FOR THE HOTELS.


MARY GIBBS: YES, THERE WERE A FEW UNITS IN RAPALLO THAT WOULD BE THE MOST IMPACTED, BUT THERE WAS A HOTEL APPROVED ON THE OTHER SITE AND IT WAS -- THERE'S THE SAME ISSUE OF THE UNITS BEING IMPACTED.

BUT WHILE THEY REACHED OUT TO THE NEIGHBORS, AND THEN WE HAD A COUPLE QUESTIONS, BUT THE PEOPLE THAT WERE MOST IMPACTED DID NOT COME AND OBJECT. SO --.

>> I JUST HAD ONE OTHER MINOR THING, AND THE FAR NORTH RIGHT BEFORE THE PORTE-COCHERE, YOU MIGHT CONSIDER PUTTING A LANDSCAPE ISLAND THERE JUST TO BUFFER PEOPLE COMING IN AND OUT OF THE PORTE-COCHERE.

>> MARY GIBBS: I UNDERSTAND.

GOOD POINT.

>> MY COMMENT ON THE SITE PLAN FROM MY PERSPECTIVE -- AND I WOULD LEAVE TO THE MARY'S DEPARTMENT TO KNOW THAT YOU...
ARE IN COMPLIANCE, BUT WE HAVE A LARGE BUILDING, WE HAVE
A LOT OF ASPHALT, AND WE ARE REALLY JAMMING A LOT ONTO
THIS PARCEL.
AND THERE IS NOT MUCH REMAINING LANDSCAPING.
ALL THE BUFFERS LOOK LIKE THEY ARE THE MINIMUM SIZE.
AND I THINK TO ME THAT'S A BIT OF A CONCERN.
AND MAY NOT BE ABLE TO DO ANYTHING ABOUT IT BUT IT JUST
SEEMS LIKE A LOT OF STUFF JAMMED ONTO THAT SITE.
OTHER COMMENTS ON THE SITE PLAN?
ANYBODY HAVE ANY QUESTIONS?
>>Mary Gibbs: COULD I JUST MAKE A COMMENT?
ONE OF THE THINGS WE NOTICED, JUST FROM A QUICK LOOK, AND
I THINK MATT BROUGHT IT TO MY ATTENTION EARLIER, WE
NEED -- REALLY NEED SOME LANDSCAPED ISLANDS IN THE
PARKING LOT.
SO YOU ARE LOOKING AT A LOT OF ASPHALT, WE ARE GOING TO
NEED TO SEE THAT.
THERE'S EXISTING BUFFERS AROUND A LOT OF THIS PROPERTY,
AND ON THE ONE SIDE, AT LEAST, THEY DID AN ENHANCED
BUFFER, AND ALSO SOME OF THE BUFFER PLANTS AT THE TIME OF
THE ZONING ACTUALLY DIED, SO PART OF THIS APPROVAL WAS
FIX THE -- REPLACE THE DEAD PLANTS, AND THEN THERE WERE
SOME ENHANCED PLANTINGS ON THE ONE SIDE.
I RECALL.
BUT IT DOES LOOK -- I SEE THAT THE SITE PLAN DOES LOOK
PRETTY STARK BECAUSE I DON'T THINK IT SHOWS THE PARKING
LOT, LANDSCAPING.
>> I KNOW WE ARE NOT IN A PERFECT WORLD BUT MAYBE IDEALLY
YOU WOULD HAVE COMBINED TOGETHER, AND PARKING LOTS MORE
SHARED.
I LIKE THE IDEA OF HAVING OFF-SITE PARKING, AND MAYBE
EXPAND THE OFF-SITE PARKING AND GIVE SOME MORE GREEN
SPACE ON YOUR SITE.
>> IF WE ARE OFFERED SOME LATITUDE WE COULD DEFINITELY DO
THAT.
RIGHT NOW THE ZONING CONDITION SAYS UP TO TEN PARKING
SPACES MAXIMUM ON THE OFF-SITE.
SO IF WE CAN, WITH THIS DRV, IF WE ARE OFFERED SOME

LATITUDE, THAT'S SOMETHING WE COULD INVESTIGATE WITH
STAFF IF THAT'S THE DIRECTION.
>>Thomas Barber: I WOULD SUPPORT IT.
THE TRADE-OFF FOR GREEN SPACE.
>> I WOULD, TOO.
IT MAKES SENSE.
>> THIS IS PRETTY AGGRESSIVE GETTING 115 ON 2.16 ACRES.
>> MY COMMENTS ON THE BUILDING, I LIKE THE BUILDING.
I THINK IT LOOKS VERY NICE.
I THINK IT’S WELL DESIGNED.
I LIKE THE PROPORTIONS.
I LIKE THE WAY IT’S BROKEN UP VERTICALLY AND HORIZONTALLY.
The stepbacks, the change in heights of the roof line,
the tower elements, the color scheme.
I THINK IT’S VERY WELL DONE, IN MY OPINION.
>> OTHER COMMENTS?
>> THE P-TECS UNDER THE WINDOWS?
>> YES, SIR.
We did our best to try to integrate those P-TEC units
with louvers into the storefront system so it looks
more -- more cohesive.
>> WHENEVER I GET INTO THESE DETAILED DISCUSSIONS AT A MEETING LIKE THIS, I FEEL LIKE -- I DON’T WANT TO BE VIEWED.
I LIKE TO MILK EVERY DESIGN FOR WHATEVER WE CAN GET OUT OF IT.
AND I THINK YOU HAVE GOT AN OPPORTUNITY TO PUT SOME SHUTTERS SOMEWHERE ON THE FACADE THAT WOULD GET IT A LITTLE BIT MORE LIFE.
AND THEN WHAT WE HAVE BEEN SEEING RECENTLY, THIS IS A BIG BUILDING.
YOU HAVE GOT A LOT OF THIS GOING ON.
YOU HAVE GOT A LOT OF THIS GOING ON WITH THE ROOF.
WE ARE APPLAUDING THAT.
THAT’S GREAT.
BUT YOU HAVE AN OPPORTUNITY WITH THIS AREA THAT’S STRUCK BACK TO KILL THE FEDERAL BASE AND MAYBE DO IT IN A CONTRASTING COLOR, TERRACOTTA RED, AND IT WOULD BREAK THIS BUILDING INTO LOGICAL PIECES.
YOU SEE WHERE IT SAYS PORTE-COCHERE.
THAT PANEL GOING UP COULD BREAK THAT MASS FROM THIS MASS.
AND I DON’T KNOW WHAT WE DO OVER HERE.
BUFF YOU HAVE GOT ANOTHER OPPORTUNITY ON THE BACK.
AND ALL I AM ASKING, LET THE ARCHITECT LOOK AT THAT.
BECAUSE I HAVEN'T SEEN THIS PATTERN BUT I AM SURE IT’S PRETTY DATED IF IT WAS COCONUT POINT.
>>Mary Gibbs: IT WAS NOT COCONUT POINT.
IT’S SUBJECT TO COCONUT POINT IT WAS A SUPPLEMENTAL PATTERN BOOK FOR THIS PARTICULAR LOT.
ACTUALLY, THE PICTURES THAT YOU ARE SEEING, I THINK, IS EXACTLY WHAT WAS IN THE PATTERN BOOK.
>> THIS YELLOW AND GOLD KIND OF -- I DON'T KNOW.
IF IT WORKS, IT WORKS.
I'M NOT SAYING IT'S GOOD, BAD OR INDIFFERENT.
I WOULD LIKE TO SEE THE GOLD A LITTLE RICHER AND THE
YELLOW MAYBE NOT SO MUCH OF A CANARY YELLOW.
WHAT IS IT, MAPLE YELLOW?
IT'S A DEEPER YELLOW?
I DON'T KNOW.
I THINK YOU HAVE DONE A HELL OF A JOB ON THE BUILDING.
IT LOOKS GREAT.
YOU HAVE GOT A LOT OF PLAY GOING ON AND IT WORKS.
SO I'M PREFACING THAT SAYING I'M BEING PETTY.
BUT I LIKE TO NOT LEAVE ANY ROCK UNTURNED.
LOOK AT WHAT THEY HAVE DONE WITH GENOVA WITH TAKING THOSE
BIG MASSIVE BUILDINGS AND BREAKING THEM DOWN INTO
DIFFERENT ELEMENTS.
I THINK IF YOU HAD THE OPPORTUNITY HERE YOU COULD MAKE
THIS BUILDING A LOT MORE WARM AND FUZZY BUT NOT MAKING IT
LOOK LIKE A BIG YELLOW MASS.
YOU HAVE DONE THAT.
YOU HAVE GOT A LOT GOING ON WITH THE BUILDING.
YOU HAVE DONE THAT.
BUT JUST WANTED TO LOOK AT MAYBE BREAKING THESE MASSES UP
AND TRYING TO MAKE THESE LOOK LIKE COCONUT PIECES.
OTHER THAN THAT, I THINK YOU HAVE DONE A WONDERFUL JOB.
THANK YOU.
>> IS THERE A PEDESTAL DESIGN COME IN WITH THIS?
>> YES.
I'M SORRY, WE DIDN'T TALK ABOUT THAT.
IF I CAN GO BACKWARDS.
WE TALKED ABOUT A SINGLE MONUMENT SIGN.
THE SIGN ORDINANCE ALLOWS FOR TWO.
THE FIRE STATION.
WE WOULD LIKE TO UTILIZE A MONUMENT SIGN ALONG THE VIA
VILLAGIO, IF I CAN GET TO IT.
APPROXIMATELY IN THIS LOCATION IS WHERE WE WOULD LIKE TO
ADD THE MONUMENT SIGN.
 WHICH IS THE TURNOFF PEOPLE ARE GOING TO USE TO TURN
INTO THE HOTEL?
SWEETWATER GOES INTO 41.
IS THERE A DECEL LANE ON 417?
IF I AM A CUSTOMER GOING TO THE HOTEL, HOW AM I GOING TO
GET THERE?
>> LET ME GO BACK TO THE AERIAL.
SO SWEETWATER AND U.S. 41, IS THAT WHAT YOU ARE TALKING
ABOUT?
>> I'M TRYING TO FIND MY HOTEL AT 11:30 AT NIGHT.
06:08:50 >> THERE’S A TRAFFIC SIGNAL FROM AT SWEETWATER AND 41.
06:08:54 AND IT HAS THE AUXILIARY LANES, RIGHT TURN, ALL THAT GOOD STUFF.
06:09:00 BUT PREDOMINANTLY WHERE PEOPLE ARE GOING TO COME AND GO?
06:09:05 MY GUESS IS THE MAJORITY WILL BE COMING CLOSEST TO 41.
06:09:08 >> JUST TRYING TO TALK YOU OUT OF THAT SIGN.
06:09:13 >> ABSOLUTELY RIGHT, AND WE WOULD LIKE TO GET A SIGN TO THE WEST ALONG THIS FACADE.
06:09:21 IT WILL BE VERY HIGH.
06:09:22 WE WANT TO MAXIMIZE THAT SIGN AS MUCH AS POSSIBLE.
06:09:24 >> BARRY JONES: HE WAS TALKING ABOUT PEDESTAL SIGN AND RELOCATING THAT FROM SWEETWATER OVER TO VIA VILLAGIO.
06:09:33 AND FOR THE RECORD, BARRY JONES.
06:09:40 I'M PARTNERS WITH RICK, SO I HAVE TO RECUSE MYSELF ANYWAY.
06:09:44 I AM HERE TO MAKE SURE WE CAN CHECK IT OFF IN LESS TIME.
06:09:49 >> WELL, THE RATIONALE FOR PUTTING A MONUMENT SIGN ON THE VIA VILLAGIO SINCE WE ARE HAVING A COMMON ACCESS WITH THE FIRE STATION, WE THOUGHT IT WOULD BE MORE OF A UNIQUE STATEMENT, LANDMARK TO SIGNIFY YOU ARE AT THE HOTEL.
06:10:05 AND THEN AGAIN, THE BUILDING SIGNAGE, WE THOUGHT THAT WOULD BE A LANDMARK FOR ANY U.S. 41 VISIBILITY.
06:10:14 AND IT IS FIVE STORIES.
06:10:16 >> YOU ARE GOING TO BRING THAT LATER, THE NEXT MEETING?
06:10:22 >>Richard Brylanski: THE MONUMENT SIGN?
06:10:24 YES.
06:10:25 THE DETAILS OF THAT WEREN'T DONE BUT THAT'S SOMETHING WE'LL PROBABLY INVESTIGATE.
06:10:31 >>William Glass: ANY OTHER COMMENTS BY THE BOARD?
06:10:32 >> ANY CONCERN ABOUT THE LANDSCAPING TO BE POSSIBLY ALLEVIATED, WAS ALSO ILLUSTRATED IN THE PRESENTATION, BUT SHOW WHAT A GREENBELT YOU HAVE OUTSIDE THE ACTUAL PROPERTY BOUNDARY.
06:10:50 THEN TALKING ABOUT INTENSITY, YOU HAVE TO UNDERSTAND, THIS MANAGEMENT STUFF IS TAKING CARE OF OFF-SITE.
06:10:56 SO A NORMAL LOT THAT DOESN'T ALREADY HAVE THAT INVESTMENT IN OFF-SITE INFRASTRUCTURE, IT HAS TO BE BIGGER TO HAVE THAT INTENSITY.
06:11:02 SO TO HAVE THAT CAPACITY OFF-SITE ALREADY BUILT INTO THE DEVELOPMENT.
06:11:12 >> BARRY, FOR YOUR BENEFIT, I KNOW YOU WEREN'T HERE BECAUSE YOUR BOSS HAD YOU SHACKLED TO YOUR DESK.
06:11:16 BUT THIS RIGHT HERE SHOWS WHAT YOU ARE TRYING TO DO ON THE ROADWAYS.
06:11:25 YES, THERE IS A SIGNIFICANT AMOUNT OF PLANNING AND WE ARE GOING TO ENHANCE THAT WITH OUR LANDSCAPE ON-SITE.
06:11:30 SO IT WILL BE QUITE ROBUST.
Barry Jones: it seems narrow around the edges and you didn't have much green space. >> And the existing plants are all ghosted in right here, they don't show up as well, but really it is kind of a very dense, intense, like you were saying. >> Very well landscaped.

This is the first Hilton Garden Inn I've seen without the assembly space being broken out and the rooms all being in a separate building, connected horizontally. I noticed the Garden Inn with the goodies in the front is always a separate building, but this, you have it up under the building.

Do we have any public comment? >> Frank Moser.

My name is Frank Moser. I represent Rapallo, Hilton Garden Inn’s closest neighbor. Rapallo’s Coconut Point. I am Rapallo Community Leader and therefore I am kind of leading the group in a couple of matters regarding the Hilton Garden Inn.

I'm here simply because of the increased threat of flooding that we in Rapallo fear with the paving of that lot and the building of this hotel. The South Florida Water Management District dictates that we, in our seven retention ponds, have got to retain all rainfall that occurs between Williams Road to the north and Coconut Point Shopping Mall to the south, U.S. 41 to the west and the railroad tracks to the east.

All the rainfall that occurs in that large area feeds into our seven retention ponds, six of which are right in our community. And South Florida Water Management District says that we have got to hold all water there until it exceeds 12.5 feet above sea level. Once it exceeds 12 and a half feet, we are limited in the amount of water we can discharge to Halfway Creek to that which one 36-inch pipe can accommodate. So we regularly see our ponds going way beyond 12.5 feet into 13, 14, sometimes 15 feet.

South Florida Water Management District also dictates that once we exceed 15.2 feet, our obligations for retaining water ends.

Anything over 15.2 feet, we are free to discharge into
06:14:54   HALFWAY CREEK.
06:14:57   RICK?
06:14:57   THANK YOU.
06:14:59   UNFORTUNATELY, WE DON'T HAVE ANY CAPACITY TO DUMP WATER
06:15:05   OVER 15.2 FEET.
06:15:07   SO NUMBER ONE, WITH HURRICANE IRMA, WE HIT ALMOST 16 FEET
06:15:14   IN OUR COMMUNITY.

06:15:17   SEVERAL HOMES IN OUR COMMUNITY HAD WATER COMING INTO
06:15:19   THEIR GARAGES.
06:15:21   IT WAS WITHIN INCHES OF THEIR LIVING ROOM FLOORS.
06:15:29   OUR FEAR IS THAT WITH THIS CONSTRUCTION, AND ALL OF THAT
06:15:32   PAVING, YOU KNOW WHERE THAT WATER IS GOING, DON'T YOU?
06:15:36   IT'S GOING INTO OUR SEVEN RETENTION PONDS.
06:15:39   OUR FEAR IS THAT FLOODING WILL WORSEN.
06:15:42   SO WE PETITIONED THE ZONING BOARD, WHO AGREED, THE ZONING
06:15:50   BOARD, WHO AGREED TO PUT A CONDITION IN THE ZONING FOR
06:15:55   THIS PROJECT, THAT A SPILLWAY BE PUT IN AT A 15.2-FOOT
06:16:01   LEVEL, NUMBER ONE, AND SECONDLY, VILLAGE COUNCIL ENDORSED
06:16:06   THAT PROPOSAL, THE ZONING BOARD'S PROPOSAL.
06:16:11   THEY ENDORSED IT.
06:16:12   AND SAID, YES, A SPILLWAY AT THE 15.2-FOOT LEVEL HAS GOT
06:16:18   TO BE ACCOMMODATED IN THIS CONSTRUCTION.
06:16:22   NOW, WHERE IS THE SPILLWAY?
06:16:24   YOU KNOW, I READ ALL THIS, AND I JUST CAN'T SEE IT IN THE
06:16:30   PLANS IN THIS CONSTRUCTION.
06:16:32   PERHAPS YOU CAN SHOW ME WHERE THIS IS.
06:16:36   >> THIS IS AN OFF-SITE FACILITY, IS IT NOT?
06:16:50   DISCHARGED WITH STORMWATER DIRECTLY --
06:16:54   >> THE DISCHARGE -- ALL THE WATER THAT'S IN OUR SEVEN
06:16:57   RETENTION PONDS, THEY ARE ALL INTERCONNECTED.
06:16:59   THEY ALL RISE AND FALL TOGETHER.
06:17:03   ONCE THEY COLLECTIVELY EXCEED 15.2 FEET, WATER MANAGEMENT

06:17:07   DISTRICT SAYS THAT WE CAN DUMP EVERYTHING OVER 15.2 FEET
06:17:12   DIRECTLY INTO HALFWAY CREEK, ASSUMING HALFWAY CREEK
06:17:17   HASN'T FLOODED.
06:17:19   OF COURSE WHEN THAT FLOODS, WE ARE ALL IN TROUBLE.
06:17:21   BUT EVEN IN THE CASE OF HURRICANE IRMA, THERE WAS A GOOD
06:17:24   FOOT AND A HALF LESS IN HALFWAY CREEK.
06:17:26   WE COULD HAVE DUMPED AWFUL OUR EXCESS DOWN THERE BUT
06:17:29   FAILED TO AND HIT THE 16 FOOT LEVEL, WHICH BROUGHT ON
06:17:32   FLOODING.
06:17:33   AND THAT'S WATCH WE FEAR, THAT FLOODING WILL WORSEN WITH
06:17:36   THIS CONSTRUCTION.
06:17:36   >> WOULD YOU CARE TO ADDRESS?
06:17:49   >> I MENTIONED THIS BEFORE BUT I WILL GO IN A LITTLE MORE
06:17:53   DETAIL.
WHAT'S SHOWN IN YELLOW IS SOME OF THE EXISTING BURIED STORM PIPES THAT THEY DON'T REALLY SHOW OFF-SITE HOW THEY ARE INTERCONNECTED IN RAPALLO BUT TRUST ME, THESE PIPES OVER HERE ARE ALL INTERCONNECTED TO THE LAKES WITHIN RAPALLO.

THERE'S AN 18-INCH PIPE THAT COMES OVER IN THIS LOCATION, AND WE ARE GOING TO PUT IN A STRUCTURE THAT'S AT THAT 15.2.

THIS BUBBLE OF STRUCTURE, IT'S A TYPE E BOX WHICH IS ROUGHLY 5 FEET BY 4 FEET.

SO 20 SQUARE FEET OF GRADE AREA THAT WATER CAN BUILD UP.

ALSO IN THIS PIPE OVER HERE, I BELIEVE THIS IS 24-INCH PIPE.

WE ARE CONNECTING THAT INTO OUR SYSTEM.

OUR TREATMENT SYSTEM, WHICH IS ALSO CONNECTED AND THE FIRE STATION TREATMENT SYSTEM, AND THEY ARE WE ARE LOWERING THE BERM OVER HERE WHICH PROVIDES ANOTHER OPPORTUNITY FOR THE SPILLWAY.

SO THIS ACTUALLY NOW, AS YOU MENTIONED, YOU HAD ONE PIPE, 36 INCHES.

NOW YOU HAVE 18-INCH PIPE AND A 24-INCH PIPE AND TWO OTHER SPILLWAYS PROVIDING BENEFITS.

SO THAT WILL ALL BE PART OF THE DEVELOPMENT ORDER.

THERE'S NOT THAT MUCH DETAIL ON THIS PLAN, BUT THAT'S THE INTENT, IS TO SATISFY THOSE CONDITIONS FOR THE ZONING.

WE PLAN ON INTRODUCING THAT WITHIN THIS PROJECT.

WHERE DOES THAT WATER GO?

YOU MEAN ULTIMATELY?

HALFWAY CREEK, DOWNSTREAM, AND CONFLUENCE WAS ESTERO RIVER AND --

GET THERE FROM HERE?

IT CROSSES TAMIA MI, 41.

THERE'S TWO BOX CULVERTS.

TWIN BOX CULVERTS UNDER 41 AND THEN EVENTUALLY A LOT OF IT IS NATURAL PAST THAT GOING TO ESTERO RIVER.

(SPEAKING OFF MICROPHONE)

IF I MAY, SEPARATE FROM THIS PROJECT, WE HAVE ACTUALLY DONE FOR NORTH VILLAGE ASSOCIATION, MASTER ASSOCIATION FOR THIS NORTHERN THIRD OF COCONUT POINT, WE HAVE ACTUALLY DONE SOME IMPROVEMENTS TO THE RAPALLO SYSTEM.

IN THEIR SYSTEM, THERE'S THREE DRAINS ALONG THE REAR PROPERTY.

WE CREATED THOSE, THE LOT STRUCTURES TO HELP ALLEVIATE SOME OF THEIR ISSUES.

AND THEN ALSO THEIR CONTROL STRUCTURE, WE CUT LARGER NOTCHES AT 15-2 TO GIVE THAT EXTRA DIKING ADDITION.
06:20:15 OVERFLOW CAPACITY AND THEN THEY WERE ABLE TO FIND THAT
06:20:17 THEY HAD TO CLEAN THEIR PIPES AND WHATNOT AND GET THEIR
06:20:21 SYSTEM OPERATING A LOT MORE EFFICIENTLY.
06:20:24 SO I WOULD SAY AFTER IRMA, THERE'S BEEN QUITE A FEW
06:20:28 IMPROVEMENTS THAT THEY WEREN'T ABLE TO TAKE ADVANTAGE OF
06:20:31 WHEN WE GOT THAT RIDICULOUS AMOUNT OF RAIN.
06:20:34 >> AS I UNDERSTAND IT YOU HAVE ADDITIONAL REAR SPACE IN
06:20:39 EACH OF THE ADDITIONAL OUTFALL STRUCTURES.
06:20:41 YOU HAVE ALREADY BUILT THREE, 15.2, WHICH --
06:20:48 >>Richard Brylanski: IT'S FOUR ALTOGETHER.
06:20:49 ONE WAS AT THE RIGHT AND WE LOWERED THOSE.
06:20:54 AND WE ARE ADDING TWO MORE.
06:20:56 AND THEN ACTUALLY NOT ASSOCIATED WITH THIS PROJECT, BUT
06:20:58 ASSOCIATED WITH THE ADERO PROJECT, ALSO BUILDING A BERM
06:21:03 ALONG THE RAILWAY GRADE FOR THAT AREA OVER THERE, TOO.
06:21:08 SO THERE ARE QUITE A FEW ENHANCEMENTS.
06:21:10 WE HOPE TO SEE GREAT IMPROVEMENT.
06:21:12 AGAIN WE ARE TRYING TO PLAY WITH THAT 15-2 WHERE THERE'S
06:21:14 A LOT OF OVERFLOW CAPACITY WHICH RIGHT NOW, BEFORE,
06:21:18 DURING IRMA, THEY WERE BASICALLY IN A BALL.
06:21:22 IF THEY GOT THE RIGHT AMOUNT OF RAIN AND RATE AMOUNT OF
06:21:25 REUSE, IT PROVIDED FLOOD PROTECTION.
06:21:29 UNFORTUNATELY, WITH IRMA, WE GOT A RIDICULOUS AMOUNT OF
06:21:31 RAINFALL OVER A SHORT PERIOD, AND AS YOU KNOW, A LOT OF
06:21:35 COMMUNITIES SUFFERED.
06:21:40 >>Barry Jones: AND I THINK IT'S IMPORTANT WHEN YOU DESIGN
06:21:42 THESE FOR CODE THE ROADS ARE SUPPOSED TO FLOOD.
06:21:45 IN THE 100 YEAR FLOOD IT'S SUPPOSED TO COME UP VERY CLOSE
06:21:48 TO THE FINISH FLOOR OF THE HOUSE.
06:21:49 SO A LOT OF PEOPLE UNDERSTAND THE SYSTEM, THE DESIGN THAT
06:21:53 PROVIDES STORAGE CAPACITY IN THE ROADWAY, AND IN THE
06:21:56 YARDS WHEN IT FLOODS.
06:21:58 SO IT'S SUPPOSED TO DO THAT.
06:21:59 WHEN YOU HAVE A RAIN EVENT LIKE THAT, THE SYSTEM IS
06:22:02 DESIGNED TO CREATE CAPACITY, AND THAT ROADWAY NETWORK
06:22:06 NOW, THE VILLAGE HAS RECENTLY CHANGED THE DESIGN
06:22:09 STANDARDS FROM THE FIVE YEAR WHICH IS TO THE 25 YEAR
06:22:15 STORMWATER EVENT.
06:22:16 BUT THE WATER MANAGEMENT DISTRICT STILL SAYS YOU HAVE TO
06:22:19 BE TWO FEET ABOVE REGARDLESS, ANY OTHER NUMBER THAT YOU
06:22:22 MAY COME TO.
06:22:23 SO WHEN YOU SAY THE ROADS FLOOD AND FLOODED UP TO WITHIN
06:22:27 INCHES OF THE HOUSE, FOR A 100 YEAR STORM EVENT, THAT'S
06:22:30 WHAT IT'S SUPPOSED TO DO.
06:22:31 IF YOU HAVE A 100 YEAR STORM, ELEVATION 14, YOU MIGHT SET
06:22:36 YOUR LOWEST HOUSES AT 14.5 FOR THE STORM EVENT SO YOU
DON’T HAVE HOUSES ON HILLS AND INCREASE THE COST OF DOING IT.

SO THAT IS A FUNCTIONAL PART OF THE STORMWATER SYSTEM.

>> AND TO BE CLEAR, IT’S THE GARAGE LOWER THAN THE SLAB.

THE GARAGE MAY GET WATER IN IT.

>> Barry Jones: YES, THERE ARE WARNINGS THAT STEP DOWN.

>> William Glass: IF YOUR GARAGE IS LOWER, THE GARAGE IS NOT GOVERNED NECESSARILY BY FEMA GRADE.

>> Barry Jones: WHAT THE STATE DID IN THE LAST YEAR IS THEY CHANGED IT YOU HAD TO BE TO THE 100 YEAR FLOOD.

NOW IT’S 100 YEAR FLOOD PLUS A FOOT.

SO EVERY NEW HOUSE NOW IS BUILT TO A DIFFERENT STANDARD.

>> William Glass: YEAH.

>> Barry Jones: 100 PLUS A FOOT.

SOME CRITICAL SAFETY STUFF IS 100 PLUS TWO AND THERE’S OTHER DESIGN STANDARDS.

DO YOU FEEL LIKE YOUR QUESTIONS HAVE BEEN ANSWERED ABOUT YOUR --

FROM THE FLOOR: WELL, THE PLANNING AND ZONING BORDEN DOORED BY VILLAGE COUNCIL SAID THAT TO BUILD THE HILTON GARDEN INN, WE HAVE GOT TO HAVE A SPILLWAY THAT WILL DISCHARGE AT 15.2 FEET TO PREVENT A REPEAT OF WHAT WE HAD WITH HURRICANE IRMA.

IS THAT ACCOMMODATED OR NOT?

>> YES, THERE’S TWO STRUCTURES THAT ALLOW WATER TO COME OUT AT ELEVATION 15.2.

WHEN HE SAYS A BUBBLE UP STRUCTURE, THE PIPE COMES IN TO THE TOP OF THE STRUCTURE, SET AT ELEVATION 15.2.

THE MOMENT THE WATER IN THAT PIPE AND IN THE LAKE THAT’S OVER HERE THAT IS GOING UP AND DOWN TOGETHER GETS TO 15.2, THE WATER COMES OUT OF THAT STRUCTURE AND FLOWS OVER INTO HALFWAY CREEK.

SO THEY HAVE PUT TWO -- WHEN YOU SAY IT’S A SPILLWAY, IT’S A DISCHARGE POINT AT ELEVATION 15.2.

IS THAT A FAIR ASSESSMENT, RICK?

I DON’T MEAN TO SPEAK FOR YOU.

I AM JUST TRYING TO COMMUNICATE.

>> Richard Brylanski: THAT’S COMPLETELY ACCURATE.

>> THE CAPACITY IS A 24-INCH AND 18-INCH.

THE LIMIT OF THE ADDED CAPACITY IS A 24-INCH AND 18-INCH PIPE.

>> I’M POSITIVE THAT ONE PIPE -- EXCUSE ME. THIS ONE PIPE HERE, I’M POSITIVE THAT’S 18 INCHES.

I BELIEVE THIS STUB-OUT IS 24.

THAT MIGHT BE 18 AS WELL.

BUT YOU ARE GETTING THOSE TWO STRUCTURES CONNECTED IN AS...
SPILLWAYS, OR CONNECTED IN SPILLWAYS.

>> THOSE TWO PIPES CARRY A WHOLE LOT OF WATER.

>> LIKE I SAID, YOU HAVE TO LOOK AT EVERYTHING.

I THINK FOR THIS BASIN 5-A, THESE TWO AREAS THAT WERE PROVIDING THE FOUR AT THE REAR YARDS AND THE ONE AT THE NEW APARTMENTS, I THINK, HOLISTICALLY, THAT'S A LOT OF CAPACITY WE ARE ADDING IN FOR OVERFLOW. WHEN I LOOK AT IT IN THAT RESPECT, I THINK YOUR SYSTEM IS GOING TO --

>> SO YOU THINK IF WE DIDN'T HAVE THE APARTMENTS AND THE RAILWAY OVERFLOW, THAT THE SPILLWAY AT THE RAILWAY, THIS WOULDN'T GIVE US THAT MUCH FLOOD PROTECTION IN THE FUTURE, BUT THIS COMBINED WITH WHAT IS PROPOSED AT THE RAILROAD TRACKS WITH THE APARTMENT CONSTRUCTION WOULD ACCOMMODATE US, IS WHAT YOU ARE SAYING?

>>Richard Brylanski: I THINK ALL OF THESE IMPROVEMENTS IN CON US INSTRUCTION WITH YOUR CONTROL STRUCTURE AND IN CONJUNCTION WITH YOU DILIGENTLY TRYING TO MAKE SURE YOUR STORM SEWER SYSTEM WAS CLEANED OUT AND EVERYTHING, ALL THOSE TOGETHER -- YOU CAN SEE A TREMENDOUS IMPROVEMENT.

>> RICK, DO YOU HAVE TO MODEL THIS WITH A 100 YEAR WHEN YOU GO BACK INTO THE DISTRICT?

>> SO IT'S A MINOR -- IT'S JUST BASICALLY PROVEN THAT WE HAVE THE TREATMENT, PRETREATMENT. AND WE DON'T TRIP ANY THRESHOLDS FOR TOO MUCH IMPERVIOUS. SO IT'S ABBREVIATED FOR DUE PROCESS.

BUT I WILL SAY WHEN I DID THE ANALYSIS FOR THOSE REAR DRAIN MODIFICATIONS THERE'S CONTROLLED STRUCTURE MODIFICATIONS, WE DID A LOT OF ANALYSIS THROUGH DAVID WELLENS AND MADE SURE THE VILLAGE WAS COMFORTABLE.

WHAT WE WERE DOING ACTUALLY SATISFIED THOSE ZONING CONDITIONS OF THOSE TWO PROJECTS.

SO THIS IS THE LAST PROJECT THAT COMES ONLINE.

BUT THOSE OTHER PROJECTS --

>>Mary Gibbs: IF I CAN JUST ADD, THOUGH, WHEN THIS WENT TO COUNCIL, AND AGAIN THE FLOODING WAS A BIG DISCUSSION ITEM, THEY ADDED A CONDITION ABOUT THE STORMWATER MANAGEMENT, BECAUSE THEY WANTED -- THIS WAS THE LAST PIECE BUT THEY WANTED TO MAKE SURE THIS WASN'T GOING TO EXACERBATE THE FLOODING FOR RAPALLO SO THEY ADDED THIS CONDITION WHEN THE DEVELOPMENT ORDER COMES IN WE WOULD LOOK AT THE MODELING AGAIN, AND THEN THERE'S A CONDITION FOR DOING AN OVERFLOW STRUCTURE ON THIS TRACT, SO DAVE WELLENS -- AND THERE IS NO DEVELOPMENT ORDER IN YET, CORRECT?

I DIDN'T SEE ONE.

YOU HAVEN'T SUBMITTED IT YET, RIGHT?
WELL, WE ARE HAVING THIS INFORMATIONAL MEETING AS A PRECURSOR.

>> Mary Gibbs: I WANTED TO BE CLEAR BECAUSE EVERYBODY IS LIKE, OH, THE PLAN.

WELL, WE DON'T HAVE A PLAN.

SO I THINK YOU ARE SAYING IN THE PROPOSED DEVELOPMENT ORDER, YOU ARE GOING TO ADDRESS ALL THESE THINGS.

WE DON'T VERY MUCH THE DEVELOPMENT ORDER IN YET.

SO EVERYBODY WILL HAVE AN OPPORTUNITY AND THE NEIGHBORS ARE WELCOME TO COME IN, AND TALK TO US, OR WE CAN ARRANGE MEETINGS, TOO.

BUT THE COUNCIL DID KIND OF HAVE A BIG DISCUSSION ABOUT THE HOTEL TRACT.

IT WAS LIKE, OKAY, YOU KNOW, ARE WE COMFORTABLE APPROVING IT?

BUT LET'S PUT THESE CONDITIONS IN TO MAKE SURE WE REALLY ANALYZE WHEN IT COMES IN FOR THE DEVELOPMENT ORDER.

>> Barry Jones: IT WOULD BE FAIR TO SUMMARIZE THAT AS A CONDITION OF THE DEVELOPMENT ORDER, THE APPLICANT IS GOING TO SUBMIT STORMWATER MODELING THAT SHOWS THE AGGREGATE OF THE IMPROVEMENTS PROVIDES THE RELIEF TO THE COMMUNITY AND STAFF WILL REVIEW THAT?

>> David Wellems is very well qualified to do that.

WELL, THAT'S WHAT WE ARE LOOKING FOR, YES.

I THINK THAT WILL ANSWER YOUR QUESTION.

YES, COMBINED WITH THE SPILLWAYS COORDINATION.

>> If I could just point out, though, in terms of the regulatory agencies review, South Florida Water Management District, the existing system meets the criteria for a 25-year, three-day design event.

IRMA WAS NOT THAT.

IRMA FAR EXCEEDED THAT.

SO WE ARE TRYING TO DESIGN FOR CONDITIONS THAT ARE NOT SUBJECT TO REGULATORY REVIEW.

SO ALL THESE ENHANCEMENTS WE ARE DOING IS JUST IN TERMS OF TRYING TO PROVIDE ADDITIONAL EMERGENCY OVERFLOW.

THAT'S IT.

SO THERE'S REALLY NO -- I AM NOT SET TO A PARTICULAR STANDARD TO PROVIDE.

I JUST WANT TO CLARIFY THAT, BECAUSE IT'S TOO SUBJECTIVE, IF YOU SAY, WELL, IT'S NOT GOOD ENOUGH.

GOOD ENOUGH IN TERMS OF WHAT?

>> Mary Gibbs: Planners don't view that the way but the engineers get nervous.

[ LAUGHTER ]
06:30:11 AM I GOING TO ADD SOMETHING ELSE TOO?
06:30:14 I THINK WE HAD A CONDITION IN THE ZONING THAT THEY HAD TO
06:30:15 BUILD A FOOT ABOVE BASE FLOOD.
06:30:21 >>Barry Jones: THE BUILDING CODE NOW.
06:30:23 >>Mary Gibbs: FOR COMMERCIAL AND THEN SOME THINGS -- I
06:30:26 THINK IN THE FLOOD ZONES.
06:30:30 >> THANK YOU, SIR.
06:30:31 ANYTHING ELSE?
06:30:31 >> NO.
06:30:32 JUST ASK TO REMIND YOU THAT 25-YEAR INCREMENT HAS LOST
06:30:37 ITS MEANING ANYMORE.
06:30:38 WE HAVE HAD TWO 25-YEAR FLOODS WITHIN A VERY BRIEF PERIOD
06:30:43 OF TIME.
06:30:43 >> TWO WEEKS.
06:30:46 >> YEAH, TWO WEEKS BEFORE IRMA, WE HAD ANOTHER 25-YEAR
06:30:51 RAIN.
06:30:52 THANK YOU.
06:30:52 I DO APPRECIATE YOUR PATIENCE.
06:30:54 I DO UNDERSTAND THE IMPORTANCE OF BOTH THIS SPILLWAY AND
06:31:02 THE ONE AT THE APARTMENTS.
06:31:05 WE JUST NEED TO GET THEM BOTH DONE QUICKLY.
06:31:08 AND THANK YOU.
06:31:09 >> THANK YOU.
06:31:10 STAY TUNED. THIS PROCESS IS JUST BEGINNING, REALLY.
06:31:15 OTHER PUBLIC COMMENT?
06:31:16 NO.
06:31:17 >> DO WE NEED TO VOTE ON THE AGENDA OR MINUTES?
06:31:33 >>Mary Gibbs: APPROVE THE AGENDA, SINCE WE FINISHED IT?
06:31:36 [ LAUGHTER ]
06:31:41 >> WE WENT THROUGH PUBLIC INPUT.
06:31:43 THE ONLY BOARD COMMUNICATIONS I SEE ON THE AGENDA IS TO
06:31:54 WOULD WE EXPECT TO SEE THIS ONE COMING UP AT OUR NEXT
06:31:57 MEETING?
06:31:59 >>Mary Gibbs: OH, NO.
06:32:00 THERE'S NO SUBMITTAL, SO I WOULDN'T EXPECT IT FOR A
06:32:02 COUPLE OF MONTHS AT LEAST.
06:32:04 JUST GUESSING.
06:32:08 >>Barry Jones: VERY GOOD.
06:32:08 UNLESS THERE'S ANY FURTHER COMMENT FROM THE BOARD, LOOK
06:32:11 FOR A MOTION TO ADJOURN.
06:32:12 >> SO MOVED.
06:32:13 >> SECOND.
06:32:16 >>Barry Jones: ALL IN FAVOR SAY AYE.
06:32:18 THANK YOU.
06:32:19 [ MEETING ADJOURNED ]