THE VILLAGE OF ESTERO DESIGN REVIEW BOARD MEETING
WEDNESDAY, JANUARY 8, 2020
5:30 P.M.

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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

5:38:07PM >>Barry Jones: WHILE WE WAIT ON MIKE SHEELEY, WHICH WE'LL
5:38:11PM       NEED FOR THE QUORUM TO BE MET FOR THE PUBLIC HEARING, WE CAN
5:38:13PM    GO AHEAD AND GET SOME THINGS OUT OF THE WAY AND GET THE
5:38:16PM PUBLIC INFORMATION MEETING STARTED.
5:38:18PM WE'RE NOT REQUIRED TO HAVE A QUORUM FOR THAT.
5:38:21PM SO WITH THAT BEING SHARED, I'LL GO AHEAD AND DO THE CALL TO
5:38:26PM ORDER AND LEAD OFF WITH THE PLEDGE OF ALLEGIANCE, PLEASE.
5:38:29PM [PLEDGE OF ALLEGIANCE]
5:38:45PM >>Barry Jones: THANK YOU.
5:38:48PM WE'LL GO AHEAD WITH THE ROLL CALL AND AMEND AS NEEDED ONCE A
5:38:54PM QUORUM IS ESTABLISHED HOPEFULLY.
5:38:56PM >>Tamara Duran: BOARD MEMBER BARBER IS ABSENT.
5:39:00PM       BOARD MEMBER GLASS?
5:39:02PM    >>William Glass: HERE. BARELY.
5:39:04PM >>Tamara Duran: BOARD MEMBER SHEELEY IS NOT HERE YET.
5:39:07PM >>Zach Zachariah: HERE.
5:39:08PM THE APPROVAL OF THE AGENDA WOULD REQUIRE A VOTE, SO WE'LL
5:39:12PM    WAIT ON THAT.
5:39:13PM THE NEXT ORDER OF BUSINESS TO BE HELD IS THE PUBLIC
5:39:16PM INFORMATION MEETING FOR THE COCONUT TRACE MEDICAL OFFICE.
5:39:20PM    THANK YOU, MARY.
5:39:21PM >>Mary Gibbs: GOOD EVENING, BOARD.
5:39:22PM THIS INFORMATION MEETING IS FOR PROPOSED MEDICAL OFFICE.
5:39:29PM AND IT'S LOCATED ACROSS FROM THE COCONUT POINT MALL ON LYDEN
5:39:35PM DRIVE, WHICH IS, IF YOU KNOW WHERE THE AUTUMN LEAVES
5:39:40PM    ASSISTED LIVING FACILITY IS, NEXT TO THAT IN FRONT OF MARSH
5:39:45PM    LANDING.
5:39:46PM THE APPLICANT WANTS TO CONSTRUCT A ONE-STORY MEDICAL OFFICE
5:39:48PM BUILDING.
5:39:49PM THE PROPERTY IS A LITTLE BIT OVER AN ACRE.
5:39:53PM THIS IS THE INFORMATION MEETING TONIGHT.
5:39:55PM THEY'LL BE SUBMITTING THE DEVELOPMENT ORDER SOON BUT THEY
5:39:57PM WANTED TO GET THIS PRESENTATION DONE TO SEE IF THE BOARD HAS
5:40:00PM ANY QUESTIONS OR COMMENTS AND JUST TO GO OVER IN GENERAL.
I think the first speaker will be the owner, who is Jeff Motto. Nice to meet you. My name is Jeff Motto. I'm the owner of JDM Development.

The building that we are intending to construct on Lyden Drive is shown in this presentation.

I have my team with me. ADG Architecture, David Jones, Landscape Architecture and Quattrone Associates for Civil and Site Work.

The proximity map shows where the project is located. Here on the west side of Lyden Drive, just south of Autumn Leaves. It is a vacant site now. It's cleared and filled. This is a closer view of the location for the project. It's single-story construction. It's all to be 100% Medical Zoning.

And this particular site has requirements that we're maintaining, one of which that the building is located on the west side of the property, like we're showing, with the parking to the east side.

There are various other requirements in the zoning resolution that we are upholding, such as a limitation on the height of the lighting on the west side of the building. It's a six-foot limitation.

We're going to maintain that. We have lighting, which we'll get into later in the presentation that is also going to be in compliance here on the site, which is going to be dark sky friendly site lighting, very friendly to everything else that you see here in Estero.

What I'd like to do, since we're on the site plan, is introduce our site civil engineers, Al Quattrone and Rich Batewell.

They can go through the site plan itself in a little more detail and we can answer any questions. Good afternoon.

Al Quattrone with Quattrone and Associates. As Jeff mentioned, the building is just under 11,000 square feet located on the west side of the property, abutting up against a drainage easement that's along our west property line.

We've got two bays of parking with our parking lot entrance.
5:43:29PM PRETTY MUCH IN THE CENTER OF THE PROPERTY LINING UP WITH THE
5:43:32PM ENTRANCE FOR THE MEDICAL FACILITY ON THE EAST SIDE OF THE
5:43:35PM ROAD.
5:43:36PM WE'RE PROVIDING THE CODE -- SLIGHTLY ABOVE THE CODE MINIMUM
5:43:40PM PARKING.
5:43:41PM WE'RE AT 50 PARKING SPACES, WHICH I BELIEVE WITH SOME
5:43:43PM CREDITS WE'RE SLIGHTLY ABOVE IT.
5:43:46PM SO WE HAVE THE PARKING WE NEED.
5:43:48PM WE'RE PROVIDING A PEDESTRIAN ACCESS FROM THE BUILDING
5:43:52PM THROUGH THE PARKING LOT.
5:43:57PM WE'RE CURRENTLY SHOWING IT NOW ON THE SOUTH SIDE OF THE
5:44:02PM DRIVEWAY, BUT WE'LL PROBABLY END UP FLIPPING THAT TO THE
5:44:05PM NORTH SIDE OF THE DRIVEWAY SO WE CAN LINE UP WITH THE
5:44:08PM PEDESTRIAN ACCESS WITH A MEDICAL FACILITY ON THE EAST SIDE
5:44:11PM OF THE ROAD.
5:44:13PM SO IN THE EVENT THAT THE VILLAGE WANTS US TO PUT IN A
5:44:16PM STRIPED CROSSWALK, AT LEAST THOSE TWO WILL LINE UP.
5:44:19PM >> THAT'S TRUE.
5:44:19PM ON THE EAST SIDE OF LYDEN, THE CROSSWALK THAT GAINS ACCESS
5:44:22PM TO THE BUILDING IS ON THE NORTH SIDE OF THEIR DRIVE ENTRY.
5:44:25PM SO THAT WAS A THOUGHT WE HAD THAT IT WOULD MAKE SENSE TO
5:44:28PM ALIGN THOSE CROSSWALKS.
5:44:31PM IN ADDITION, ONE OTHER THING THAT I'D LIKE TO MENTION, WE
5:44:34PM DID EXCEED THE HANDICAP PARKING REQUIREMENTS, WHICH ARE TWO.
5:44:37PM BEING THAT WE'RE MEDICAL IN NATURE AND WE'RE ANTICIPATING
5:44:40PM THREE TENANTS, WE HAVE THREE ENTRANCES, WE DID SET UP THREE
5:44:43PM HANDICAP ENTRANCES WITH ONE FOR EACH UNIT.
5:44:46PM >>Al Quattrone: IN ADDITION TO THAT, WE ARE PART OF A MASTER
5:44:49PM DRAINAGE SYSTEM SO WE DON'T HAVE TO PROVIDE ANY ADDITIONAL
5:44:52PM WATER MANAGEMENT.
5:44:55PM WE ARE MEETING OUR OPEN SPACE REQUIREMENTS AND OUR BUFFER
5:44:58PM REQUIREMENTS.
5:45:01PM WITH THAT, IF YOU HAVE ANY QUESTIONS, BE HAPPY TO ANSWER ANY
5:45:04PM QUESTIONS REGARDING THE SITE PLAN.
5:45:09PM >>Barry Jones: VEHICULAR INTERCONNECT SOUTH IS --
5:45:12PM [INAUDIBLE] PARALLEL FRONTAGE ROAD.
5:45:15PM [INAUDIBLE]
5:45:19PM >>Al Quattrone: I'M NOT AWARE.
5:45:22PM WE HAVE A REQUIREMENT FOR IT.
5:45:25PM THE WAY THE SITE PLAN IS DESIGNED, THE BAY OF PARKING
5:45:28PM CLOSEST TO THE BUILDING DOES HAVE THE POTENTIAL FOR THAT TO
5:45:31PM CONNECT THROUGH IF IT BECOMES REQUIRED IN THE FUTURE.
5:45:34PM >>Barry Jones: [INAUDIBLE] [NOT SPEAKING INTO A MICROPHONE]
5:45:37PM >> I WOULD BE FINE WITH --
5:45:40PM >>Barry Jones: FACILITATE A CONNECTION -- MORE LOCALIZED
5:45:43PM TRAFFIC.
5:46:01PM   >> YEAH, I THINK HAVING THE CONNECTION HERE, YOU KNOW, IT'S
5:46:08PM   CONVENIENT TO HAVE THAT FLOW OF TRAFFIC BE ABLE TO PASS
5:46:10PM   THROUGH FROM ONE TO THE OTHER.
5:46:12PM   I WOULD BE FINE WITH THAT.
5:46:15PM   >>Barry Jones: I THINK ALL THAT MAY BE REQUIRED --
5:46:17PM   [INAUDIBLE] -- EXTEND YOUR SIDEWALK TO THE SOUTH BOUNDARY
5:46:35PM   LINE.
5:46:35PM   I'M SORRY.
5:46:40PM   I'M TOLD I HAVE TO TURN MY MICROPHONE ON.
5:46:42PM   BUSTED.
5:46:46PM   >> WE JUST GOT RAPPED OVER THE KNUCKLES BY TECHNICAL STAFF.
5:46:54PM   >>Mary Gibbs: AND LEAN INTO THE MICROPHONES WHEN YOU TALK,
5:46:56PM   TOO.
5:46:56PM   OTHERWISE, IT DOESN'T PICK UP LATER WHEN WE TRY TO LISTEN TO
5:48:59PM   IT.
5:46:59PM   TAMMY WILL RAP YOUR KNUCKLES.
5:47:04PM   >>Barry Jones: ONE OF THE THINGS WE TRY AND DO GENERALLY IN
5:47:06PM   A DESIGN DISCIPLINE IS TO MOVE THE BUILDING IN AND OUT AND
5:47:10PM   MOVE IT UP AND DOWN.
5:47:11PM   YOU'RE SO GEOGRAPHICALLY CONSTRAINED THAT YOU DON'T HAVE
5:47:14PM   MUCH ROOM TO MOVE IN AND OUT.
5:47:16PM   THAT WILL BE A CHALLENGE FOR YOU TO MAXIMIZE YOUR SQUARE
5:47:19PM   FOOTAGE.
5:47:19PM   I DON'T KNOW IF A ROW OF THE PARKING COULD GO TO COMPACT
5:47:23PM   ONLY AND BE 60 FEET AND GIVE YOU ENOUGH FLEXIBILITY ON THE
5:47:26PM   FRONT OF THAT BUILDING TO HAVE SOME -- EVEN A FOUR-FOOT
5:47:32PM   BUMP-OUT ON THE FRONT OF A LONG FLAT BUILDING MAKES A BIG
5:47:36PM   DIFFERENCE.
5:47:36PM   I'M AN ENGINEER, SO THIS GUY SHOULD BE TALKING ABOUT THAT.
5:47:39PM   >> WE HAVE THE ARCHITECT WITH US.
5:47:41PM   WE'LL LET OUR ARCHITECT TALK ABOUT THAT.
5:47:44PM   >>Barry Jones: I UNDERSTAND.
5:47:46PM   IT'S KIND OF SITE-RELATED.
5:47:46PM   >> YEAH, THIS SITE HAS BEEN DEFINITELY A VERY CHALLENGING
5:47:48PM   SITE GIVEN THE DEPTH OF THE PROPERTY.
5:47:50PM   WE HAVE SOME UTILITY REQUIREMENTS ALONG THE FRONT OF THE
5:47:53PM   PROPERTY THAT KIND OF ALSO, YOU KNOW, TIED OUR HANDS A
5:47:58PM   LITTLE BIT ON WHERE WE CAN PUT, START THE PARKING LOT AND
5:48:01PM   THEN WORK OUR WAY BACKWARDS FROM THERE AND STILL HAVE
5:48:04PM   EASEMENTS.
5:48:05PM   SO WE HAVE A 15-FOOT BSU EASEMENT THAT RUNS PRETTY MUCH
5:48:09PM   ALONG OUR FRONTAGE, AT LEAST FROM THE DRIVEWAY NORTH.
5:48:13PM   >>Barry Jones: I SAW THAT.
5:48:14PM   >> YES, SO THOSE KIND OF THINGS KIND OF -- WE DID WANT TO
5:48:16PM   INCORPORATE SOME OF THOSE FEATURES YOU WERE TALKING ABOUT,
5:48:18PM   BUT ONCE WE GOT INTO THE SURVEY AND LOOKED AT THAT, THEY
5:48:21PM KIND OF TIED OUR HANDS A LITTLE BIT.
5:48:23PM >>Barry Jones: DOES THAT EASTERLY DRIVEWAY HAVE TO BE 24 OR
5:48:26PM COULD THAT GO TO 18?
5:48:27PM >> THAT HAS TO BE 24 FOR TWO-WAY TRAFFIC FOR IN AND OUT.
5:48:34PM >> YOU'RE ADJACENT TO MARSH LANDING.
5:48:37PM >> THAT IS RIGHT.
5:48:37PM I THINK IT'S MARSH LANDING BEHIND US.
5:48:41PM >> YEAH, IT IS.
5:48:44PM >> AN ADVANTAGE FOR MARSH LANDING, OF COURSE, WITH OUR USE
5:48:48PM AS MEDICAL, WE'RE NOT ANTICIPATING OFF-HOURS.
5:48:51PM WE'RE ANTICIPATING NORMAL BUSINESS HOURS.
5:48:54PM >> IT'S A RESTRICTION.
5:48:56PM >> YEAH.
5:48:57PM AND IT'S A QUIET USE, RELATIVELY SPEAKING.
5:49:01PM IT'S NOT A DRIVE-THROUGH OR ANY SORT OF A NOISY, NOTHING
5:49:05PM WITH ANY SORT OF OUTDOOR PUBLIC SOUND OR MUSIC OR ANYTHING
5:49:09PM LIKE THAT.
5:49:10PM IT SHOULD BE -- WE'RE ALSO MAINTAINING THE HEIGHT
5:49:15PM REQUIREMENT.
5:49:15PM WE HAVE A 30-FOOT MAXIMUM BUILDING HEIGHT ON THIS SITE THAT
5:49:20PM WE'RE MAINTAINING.
5:49:20PM WE'RE GOING TO TRY TO BE AS UNINTRUSIVE AS POSSIBLE.
5:49:26PM >> THERE IS A SIX-FOOT WALL THERE OR EIGHT-FOOT WALL.
5:49:29PM THE SIGHT LINES ON THIS WILL BE NEXT TO NOTHING.
5:49:31PM >> AND VERY TALL LANDSCAPING AS WELL.
5:49:37PM >> DO YOU WANT TO GO TO BUILDING OR ARE YOU DONE KICKING
5:49:40PM THEM ON THE CIVIL?
5:49:41PM [ LAUGHTER ]
5:49:47PM >> IT'S A GOOD FIRST STEP.
5:49:50PM I WOULD SUGGEST THAT INSTEAD OF THESE THREE FLAT BUMPS IN
5:49:56PM THE FRONT, THAT YOU DO SOMETHING WITH THE MIDDLE ONE OTHER
5:49:58PM THAN BOOM, BOOM, BOOM.
5:50:00PM SOMETHING.
5:50:00PM YOU KNOW, MEDITERRANEAN DESIGN IS SORT OF A GRAB BAG OF
5:50:05PM DETAILING.
5:50:06PM >> YOU'RE REFERRING TO THE ARCHITECTURALS.
5:50:10PM WE HAD THE ARCHITECT WITH US.
5:50:12PM I'LL LET HER COME UP AND THEN YOU CAN GO THROUGH.
5:50:17PM >> YOU'RE 40-FOOT IN THE BACK BECAUSE OF THE DRAINAGE?
5:50:20PM >> THAT'S CORRECT.
5:50:21PM WE'RE RIGHT UP AGAINST OUR DRAINAGE.
5:50:23PM WE HAVE A 30-FOOT BSU EASEMENT AND THEN A 25-FOOT DRAINAGE
5:50:27PM EASEMENT THAT THEY SOMEWHAT OVERLAP, BUT THAT'S WHERE WE END
5:50:30PM UP WITH THE 40-FOOT SETBACK.
5:50:34PM >>Mary Gibbs: CAN I ASK A QUESTION BEFORE AL SITS DOWN?
5:50:37PM WHEN YOU MENTIONED THAT THIS IS ADJACENT TO MARSH LANDING,
Typically we ask applicants to reach out to the Homeowners Association just so that they know that you’re doing something. If you submit a zoning or development order, we’ll typically tell you reach out. They are pretty active and pretty vocal, but I think they, through the zoning, made sure that the uses were compatible. But it would be nice for them to be aware of it.

>> Okay.

The next slide is where we look at landscape design and landscaping. I’ve got Greg Desario with David Jones Architects who will take us through that part of the design.

Good evening. Greg Desario, registered landscape architect with David Jones. Since I’m first on before the architect, we’ll cover this and let her come up and do the architectural part.

As mentioned, this does abut the single-family development to the west. There is an existing eight-foot architectural wall along there. And the photos here on this slide show the existing landscaping on the outside of the wall on the residential property that provides a solid visual screen. It’s pretty much solid Areca palms. It’s very doubtful we’ll see the building at all.

Code-wise, we’re providing all the typical buffers and meeting all the buffer requirements and parking and general trees. The only caveat, per se, is I’m hoping that we can provide our landscape plants on our western buffer on the inside of our wall, because that’s where some of the buffers were started originally with their existing plantings out there. Now, again, they won’t be able to see any plantings we do put in there.

And maintenance and access to it, there’s no access. That wall goes the entire length of the development.

So I think --

>> Barry Jones: Put in a maintenance gate then?

>> They could.

That certainly could.

I’m hoping maybe when we meet with the adjacent property owners that they would be amenable to not having any maintenance people on their side of the wall that they are not responsible for.

That’s an issue that I have.
BUT PUSH COME TO SHOVE, WE PROBABLY WOULD HAVE TO TEAR DOWN A SECTION OF THE WALL, PUT IN MAINTENANCE GATE. AGAIN, I'M NOT SURE. ANY BENEFIT TO THE RESIDENTS TO THE WEST WOULD BE PROVIDED BY THAT. >> IT'S TRUE, IN FACT. I DON'T THINK THEY WOULD EVEN SEE IT BECAUSE IT WOULD BE IN BETWEEN THE EXISTING ARECAS AND THE WALL. IT WOULD BE LOST. IT WOULD BE PLANTS THAT I DON'T EVEN KNOW WOULD GROW IN THAT LOCATION. I DON'T THINK THEY WOULD GET ANY SUN FOR SURE. IT WOULD BE KIND OF A WASTE TO PUT THOSE PLANTS IN THAT. >> Barry Jones: IS THAT A DEVIATION OF THE ZONING TO MOVE THE BUFFER? YOU'RE TAKING IT FROM THE OUTSIDE TO THE INSIDE OF THE WALL? I DON'T OBJECT TO WHAT YOU'RE DOING THEORETICALLY. I WANT TO MAKE SURE -- HAVE TO LOOK TO STAFF TO SEE WHAT'S GOING TO BE REQUIRED WITH THAT. >> Barry Jones: YOU UNDERSTAND WHAT THEY'RE ASKING, MARY, TO MOVE THE BUFFER TO THE INSIDE OF THE WALL. >> Mary Gibbs: YEAH, AND WE'D HAVE TO LOOK AT IT. >> Barry Jones: I UNDERSTAND THE REASONING AND THOUGHT PROCESS. >> RIGHT NOW, WITH THEIR LANDSCAPING ON THE OUTSIDE AND IMMEDIATELY ADJACENT TO OUR WALL AND PROPERTY LINE, IT'S JUST MOWED TURF THAT PROVIDES NICE SIGHT VISIBILITY FOR -- YOU KNOW, KEEP THAT AREA OPEN. >> Barry Jones: I KNOW YOU ALSO HAVE A ZONING REQUIREMENT THAT SAYS PUT YOUR PLANTINGS ON THE OUTSIDE OF THE WALL. THOSE TWO HAVE TO BE RECTIFIED SOMEHOW. >> CORRECT. I WAS GOING TO SAY, I JUST THOUGHT OF THE FACT THAT WE'RE ALSO IN COMPLIANCE WITH TRYING TO USE AS MANY NATIVE PLANTS AS POSSIBLE ON THE SITE. I DIDN'T KNOW IF YOU WERE GOING TO GET TO THAT, I'M SURE. >> YEAH. ILLUSTRATIVE, AS JEFF MENTIONED, WE'RE USING NATIVES AS MUCH AS POSSIBLE WITH SOME ACCENTS, PALM ACCENTS AT THE PEDESTRIAN ACCESS AT THE ENTRANCE. NEXT ONE. THAT'S A LITTLE BIT CLOSER BLOWUP OF IT. WE'RE ALSO INCORPORATING THE PUBLIC SEATING AREAS. WE'RE ACTUALLY SHOWING THEM ADJACENT TO THE BUILDING UNDERNEATH THE OVERHANG WHERE THEY ARE SOMEWHAT PROTECTED.
THERE ARE ACTUALLY TWO BUNCHES.

TWO AT EACH ENTRANCE AND AT EACH UNIT.

WE FEEL THAT THE CLIENTS WOULD BE ATTENDING AND USING FACILITY, A LOT END UP WAITING FOR THEIR RIDE SHARE AND THAT TYPE STUFF.

IT'S MORE CONVENIENT FOR THEM AND SAFER TO SIT HERE AS OPPOSED TO OUT ALONG THE ROADWAY.

SO THAT IS WHERE WE'RE SHOWING IT.

AGAIN, HERE, AT THAT ENTRANCE AND THAT ENTRANCE.

AND THEN PLANT MATERIAL-WISE, PRETTY STANDARD, TYPICAL PLANTING THAT ARE COMPATIBLE WITH THE AREA.

A LOT OF NATIVE MATERIAL WITH SOME DURABLE ACCENTS,

UTILIZING THROUGHOUT THE SITE.

THE DRAINAGE EASEMENT IN THE BACK MAKES IT DIFFICULT, BUT, AGAIN, WE'RE MAINTAINING THAT FLOW THROUGH WITH THE DRAINAGE AND UTILITIES BUT ALSO PROVIDING A LOT OF GENERAL TREES IN THE BACK THERE AGAIN TO HELP WITH ANY ADDITIONAL BUFFERING FROM THAT.

AND WATER-LOVING PLANTS, IF THEY ARE IN THOSE LOW-LYING AREAS, THE PLANTS --

IF THERE ARE NO QUESTIONS, WE CAN TURN IT OVER TO THE ARCHITECT.

THE MAPLES ARE NICE, YES.

I LIKE MAPLES.

LITTLE BIT OF CHARACTER.

THE MAPLES ARE NICE, YES.

UNFORTUNATELY, WE'RE LACKING EXPERTISE ON LANDSCAPING UP HERE RIGHT NOW.

WE'LL DEFER TO GREG.

WE KNOW HE DOES A GOOD JOB.

ALWAYS GOOD TO BE BACK HERE TO SEE YOU, TOO.

IT'S BEEN A WHILE.

NICE TO BE BACK AND HAPPY NEW YEAR TO YOU.

THANKS, GREG.

WE CAN MOVE AT THIS POINT TO ARCHITECTURAL DESIGN.

FROM ALLIANCE DESIGN GROUP, WE HAVE ASHLEY LEGER, WHO WILL TALK US THROUGH THE DESIGN.

I HAVE A QUIET VOICE.

LET ME KNOW IF YOU CAN'T HEAR ME.

ASHLEY LEGER, DESIGNER WITH ADG ARCHITECTURE.

JUST SORT OF RECAPPING, WE HAVE GOT JUST BETWEEN 10,000 AND 11,000 SQUARE FEET.

THE BUILDING FOOTPRINT IS 58 BY 191 ABOUT, AND IT WILL HOUSE MEDICAL OFFICE TENANTS.

WE DID DESIGN IT WITH THE MEDITERRANEAN STYLE IN MIND AND
THEN SOME ELEMENTS OF SPANISH REVIVAL WHICH I’LL TOUCH ON.
WE PROVIDED THESE ELEVATIONS JUST BECAUSE THEY ILLUSTRATED
THE BUILDING HEIGHTS.
WE ARE RESTRICTED TO 30 FEET, AND THE ROOF PEAKS ARE JUST
BELOW THAT.
THE BUILDING IS WHITE STUCCO.
WE’VE GOT ARCHED WINDOWS.
WE’VE GOT THE TILED ROOFS.
WE’VE GOT SOME DECORATIVE STUCCO ELEMENTS, THE OVERHANGS,
THE BRACKETS, THE ORNAMENTAL ITEMS, INCLUDING THE TRELLISES
OVER THE WINDOWS.
The primary color is warm white.
Called aesthetic white.
It was a common color in old-world Mediterranean.
We thought it was a really fresh and clean look which lends
itself good to medical use.
There’s a stone accent band along the bottom to provide a
change in texture and a change in material.
And then I know you mentioned the very long front facade.
We tried to be mindful of that and break that up a little.
Introducing a tower element at each end of the building.
Again, to break up the facade, but also to indicate points
of entry.
In the center, we added variations in height at the parapet.
Just to create some visual interest in the roofline.
Where we could, we sort of projected out and sat back as
much as we could.
But we already talked about the restrictions with the site.
Our bump-outs are limited to about 8 inches.
And then we provided building ornamentation in the form of
trellises, as I mentioned.
The front facade, we’ve got the trellises over the windows.
And then on the sides, we have them on the wall.
They are both intended to be decorative and then also
functional.
We like to see climbing plants on them to get some color.
And then if we want to go on to the rendering, so we
provided the rendering sort of to bring the building to
life, give it some perspective as far as relationship with
the site.
And then also I think it helps demonstrate how it relates to
the human scale.
And then the next slide, if you want to move on to the
materials.
So our color palette, the primary color is the aesthetic
white, as I mentioned.
CONTRASTED WITH ALL OF OUR DECORATIVE ELEMENTS --

STOREFRONTS AND WINDOW FRAMES ALL IN A DARK BRONZE.

AGAIN, THE STONE ACCENT TO CHANGE THE TEXTURE AND THE

MATERIAL, AND THEN WE SELECTED A ROOFING WITH SOME VARIATION

IN THE COLOR, PULLING REDS, BROWNS, AND THEN SOME GRAYS AS

WELL.

AND THEN WE ALSO THOUGHTFULLY SELECTED THE LIGHTING FOR THE

BUILDING AND THE SITE.

AGAIN, STAYING WITH THE DARK BRONZE AND THEN JUST THE

DECORATIVE SCROLLS.

>> THESE ARE VERY SIMILAR TO THE FIXTURES ACROSS THE STREET.

THEY USED THE SHEPHERD'S HOOK, WHATEVER YOU CALL IT, STYLE,

WHICH I THINK IS A NICE STYLE.

AND WE CERTAINLY WOULD BE HAPPY TO USE IT IN OURS AS WELL.

>> THEN THE LAST SITE IS -- THE LAST SLIDE IS JUST THE CUT

SHEETS FOR THE LIGHTING.

WE WANTED TO DEMONSTRATE AND SHOW THAT THEY WERE DARK-SKY

FRIENDLY, SO THEY'LL PROVIDE THE FULL CUT-OFF, THE FULLY

SHIELDED.

WITH THAT, I'M SURE THERE ARE QUESTIONS.

>> William Glass: WHERE WAS THE RESTRICTION ON THE SIX-FOOT

LIGHTING?

>> William Glass: JUST ON THE REAR OF THE BUILDING?

>> YEAH, THEY CALL OUT THE SIX-FOOT RESTRICTION BETWEEN --

WEST OF THE BUILDING IS REALLY HOW THEY CALL IT OUT IN THE

ZONING RESOLUTION.

SO ANYTHING WEST --

>> William Glass: IT WAS WRITTEN HOW MANY YEARS AGO?

>> 2000, I WANT TO SAY, MAYBE, SOMETHING LIKE THAT.

SO ANYTHING WEST OF THE BUILDING YOU HAVE TO HAVE LIGHTING

THAT DOES NOT EXCEED SIX FOOT IN HEIGHT.

>> William Glass: PUT LIGHTING ON THE BUILDING.

>> I DON'T EVEN THINK WE'RE EVEN GOING TO LIGHT THE WEST

SIDE OF THE BUILDING REALLY.

>> William Glass: LIABILITY-WISE, I DON'T KNOW IF YOU WANT

TO LEAVE THAT DARK.

IT'S UP TO YOU.

>> MAYBE SOME LOW WALL-MOUNTED --

>> William Glass: CODE SAYS YOU CAN'T SPILL ONTO A NEIGHBOR

ANYWAY.

THE HEIGHT OF THE FIXTURE IS REALLY MOOT.

CAN'T SPILL.

BUT IF THAT'S WHAT THE ZONING THING SAYS, WE CAN'T GO AROUND

THAT.

ANYTHING I SAY ABOUT THIS BUILDING IS GOING TO SOUND LIKE

I'M NIT-PICKING.
I'M REALLY NOT NIT-PICKING.

>> UNDERSTOOD.

>William Glass: WE GET THESE THINGS AND WE HAVE TO REVIEW THEM AND LOOK AT THEM IN TEN MINUTES.

>IT'S TOUGH.

THE CENTRAL MASSING AROUND THE CENTRAL ENTRY, I KNOW THIS IS THREE SEPARATE BUSINESSES, BUT I THINK THE BUILDING WANTS TO SEE SOMETHING MORE IN THE MIDDLE.

>>Barry Jones: DO YOU THINK THE BUILDING NEEDS TO BE SYMMETRICAL OR DO WE WANT IT TO LOOK LIKE A SERIES OF SMALLER BUILDINGS RATHER THAN ONE SYMMETRICAL?

>> IT PRETTY MUCH DOES. ENTRY HERE, ENTRY IN THE MIDDLE.

>> VERY SYMMETRICAL.

>> IT IS, FOR SURE.

>>Barry Jones: THAT TO ME AND ONE OF THE PRINCIPLES WE TALKED ABOUT WAS UP AND DOWN AND IN AND OUT, ALSO TRY AND MAKE IT LOOK LIKE A SERIES OF SMALL BUILDINGS INSTEAD OF ONE BIG BUILDING.

WE TRIED TO KEEP THAT IN MIND.

EVEN THOUGH IT IS SYMMETRICAL, EACH SPACE IT'S OWN IDENTITY.

THE END UNITS HAVE THE RECTANGULAR WINDOWS WITH THE TRELLISES ABOVE.

THE CENTRAL UNIT HAS THE BIG OVERHANGS WITH THE BRACKETS AND THE ARCHED WINDOWS AND THE STUCCO EFFECTS.

>>William Glass: MAKE A LOT OF THIS HAPPEN WITH COLOR, TOO.

THE CENTRAL MASS CAN BE ONE COLOR AND ENDS WITH ANOTHER COLOR AND GO WITH SOMETHING CONTRASTING DARKER IN THE MIDDLE.

I'D SUGGEST YOU GO LOOK -- I DON'T NORMALLY RECOMMEND PEOPLE GOING LOOK AT STORAGE BUILDINGS.

BUT THE ONE JUST DONE ON BEN HILL GRIFFIN HAS THAT, WHAT BARRY IS TALKING, ABOUT THE VERTICAL BREAK IN THE COLOR.

WE TOOK THIS MONSTROSITY OF A BUILDING AND BROKE IT DOWN INTO REALLY NICE PIECES.

>>Barry Jones: PEDESTRIAN SCALE.

>> AND IT WORKED.

I THINK THAT'S A PRETTY SUCCESSFUL BUILDING.

>> IN FRONT OF TIDE WATER?

>> YES.

>> I KNOW WHICH ONE YOU MEAN.

>>William Glass: BUT THE COLORS CHANGE THIS WAY, AND THERE'S A LITTLE PLAY THIS WAY IN THE ROOF.

BUT IT'S REALLY THE COLOR CHANGES THAT BREAK THE SCALE UP.

THE OTHER THING, IF YOU'RE GOING TO TRY TO TRAIN VINES UP ON
THE TRELLISES EIGHT FEET OFF THE GROUND, GOOD LUCK.

WHERE IS MY LANDSCAPE GUY WHEN I NEED HIM?

I MEAN, IF YOU HAVE A TRAIN ON EITHER SIDE OF THE WINDOW TO GET THE VINES UP THERE, YOU'RE GOING TO GET THERE, BUT IF YOU SAY THAT VINE GET FROM HERE TO HERE ALL BY ITSELF AND BE WATERED AND EVERYTHING, THAT DOG WON'T HUNT.

>> IT'S DONE WITH WIRE, LIKE STAINLESS STEAL WIRE.

>>William Glass: IT'S ACTUALLY FISHING LINE.

LIKE 300-POUND FISHING LINE AND WORKS WELL.

YOU CAN ONLY BUY JASMINE.

30-INCH, 36-INCH LENGTHS.

TO TRY TO GET IT EIGHT FEET UP OR NINE FEET UP.

>>Barry Jones: I THINK THE STUFF AT THE WINDOWS WILL HAVE ITS OWN PLANTING BEDS.

>> YEAH, THIS SOUTH ELEVATION --

>>William Glass: I WAS TALKING ABOUT THESE ONES ON THE FRONT.

>>Barry Jones: YEAH, HE'S TALKING ABOUT THE ONES OVER THE WINDOWS.

I THINK THE FRONT OF THE BUILDING HAS THE LANDSCAPE THERE, AND WE TRY TO GET SOME DIVERSITY WITH HEIGHT AND PLAY WITH THAT AND GET SOMETHING TO CLIMB UP A TRELLIS THERE WOULD BE VERY DIFFICULT, GIVEN THE SMALL AREA AND THE HEIGHT OF IT.

USING A GREEN SCREEN OR SOMETHING ON THE SOUTH OR NORTH SIDE CAN BE DONE VERY EASILY AND VERY EFFECTIVELY.

>>William Glass: I WAS ALSO GOING TO SAY ON THESE WINDOWS, THE WAY YOU'VE GOT THE WINDOW, THE COVERINGS IN THE CENTER OF THE BUILDING, IT MIGHT WORK TO DO THAT INSTEAD OF THIS ON THE OTHER WINDOWS USING YOUR ROOFING MATERIAL, SIMILAR OVERHANG.

WHERE YOUR SUN PROBLEM IS GOING TO BE ON THIS BUILDING IS THE EAST LIGHT IN THE MORNING OVER HERE PRIMARILY, BECAUSE YOU HAVE NO SHADE.

WHEN IT GOES AROUND THE BACK, YOU'LL HAVE ABOUT TWO AND A HALF HOURS WHERE IT'S GOING TO BE BLAZING BEFORE IT HITS THAT ARECA MATERIAL IN THE BACK.

YOUR WEST SIDE IS PRETTY GRIM.

I KNOW NO ONE IS GOING TO SEE IT, BUT CAN WE USE THAT -- WHERE IS MARY?

MARY RAN OUT.

OUR FORT MYERS OFFICE IS ORIENTED EXACTLY THE SAME WAY, WHERE WE HAVE THE REAR OF THE BUILDING ON THE WESTERN REAR OF THE PROPERTY.

IT'S THE EXACT SAME ORIENTATION.

WE FIND THAT BY THE TIME 4:30 COMES AND WE LEAVE, IT'S OKAY.
WE DO OKAY.
WE HAVE SHADES ON THOSE WINDOWS.
>>William Glass: ONCE THE HEATS THROUGH THE GLASS, IT'S IN
THE BUILDING.
EVEN IF YOU USE THE SLATTED WINDOW COVERINGS THAT AREN'T
AWNINGS, JUST THE SHADES.
BECAUSE THE MAJOR HEAT IS IN THE SUMMER WHEN THE SUN IS WAY
UP IN THE SKY.
AND IN THE WINTERTIME, YOU'RE NOT GOING TO HAVE THE PROBLEM
BECAUSE THE ARECAS WILL CUT OFF MOST OF THE LIGHT HITTING
THE BUILDING.
THE TRELLISES ARE TROUBLING BECAUSE I DON'T KNOW HOW YOU'LL
GET THAT PLANT MATERIAL UP THERE AND HAVE IT WORK.
I THINK TRELLISES INSTEAD OF WINDOW OVERHANGS MIGHT BE NOT
THE WAY TO GO.
I DON'T KNOW.
I'LL DEFER TO THE LANDSCAPE FOLKS TO TRY TO FIGURE THAT ONE
OUT.
YOU SEE WHERE YOU'VE GOT THE THREE AND THREE, IF THAT PANEL,
YOU'RE SHOWING A DIFFERENT TEXTURE ON THEM.
I WOULD GO A DIFFERENT COLOR.
I'D MAKE THOSE TWO LEFT AND RIGHT PANELS DARKER.
THEN YOU'D HAVE THREE IDENTIFIABLE ENTRIES, IT WOULDN'T LOOK
THE SAME COLOR ALL THE WAY ACROSS.
I THINK HERE AS WELL WE COULD DO SOMETHING, LIKE YOU WERE
SAYING, WITH A DARKER COLOR IN THIS RECESS.
>>William Glass: YES, YES.
AGAIN, GO LOOK AT THAT BUILDING, BECAUSE THEY DID A GREAT
JOB AT MAKING IT HAPPEN WITHOUT A LOT OF DEVELOPERS.
INEXPENSIVE.
BUT IT WORKED.
WHATEVER THEY DID OVER THERE IS VERY NICE.
THE OTHER THING YOU MIGHT DO ON THOSE THREE PANELS IN THE
MIDDLE IS BEEF UP THAT CORNICE AND PUT DENTAL WORK UNDER IT.
JUST SOME POLYURETHANE DENTAL WORK UNDER IT.
THAT MIGHT BE A WAY TO MAKE THAT -- IT'S MISSING SOMETHING
IN THE MIDDLE.
THE MIDDLE ELEMENT IS MISSING SOMETHING.
IT'S NOT PROPORTIONATELY RIGHT.
SCRATCH YOUR HEAD ON THAT A LITTLE LONGER, I THINK YOU'LL
SEE WHAT I'M TALKING ABOUT.
WHEN WE WERE LOOKING AT THESE AWNINGS, WE LOOKED AT SOME
PHOTOS.
WE DIDN'T INCLUDE THEM IN THE PRESENTATION, BUT WHAT WE'RE
ANTICIPATING IS SOME NICE BRACKETING.
MAYBE SCROLLED.
YOU CAN ALMOST GET A HINT OF IT HERE.
BUT THE UNDERSIDE OF THESE AWNINGS WE’RE ANTICIPATING ACTUALLY SLOping UP TO FOLLOW THE ROOFLINE, AND THEN PERHAPS A RED OR SOMETHING TO BRING A NATURAL ELEMENT IN ON THE UNDERSIDE OF THAT AWNING.

I THINK IT’S GOING TO ADD A LOT OF BEAUTY TO THE ENTRANCE.

>>William Glass: YOU'VE GOT THREE ENTRANCES. YOU DON'T WANT THE GUY IN THE MIDDLE GET ALL THE BANG. YOU'LL HAVE THREE SETS OF GRAPHICS ON THE BUILDING.

WE'VE BEEN TRYING TO DESPERATELY TO NOT HAVE LANDSCAPING BLOCK THE GRAPHICS. IT'S GREAT TO HAVE A BUSINESS IF THE CODE SAYS YOU'VE GOT TO HAVE A 40-FOOT MAGNOLIA TREE IN FRONT OF IT, NOBODY IS GOING TO KNOW WHO YOU ARE.

ARE THESE ITALIAN CYPRESS?

>> THEY ARE.

THEY ARE IN THE CONCEPTUAL RENDERING.

THEY ARE NOT REALLY IN THE LANDSCAPE PLAN.

AND THERE'S SOMETHING THAT IS KIND OF PRESENTED TO GIVE AN IDEA OF AN OPTION.

IF THERE WERE GOING TO BE ITALIAN CYPRESSSES, ONE IDEA WOULD BE TO HAVE THEM ACTUALLY IN LARGE POTS, LARGE COLORFUL POTS THAT I THINK COULD ALSO ADD SOME BEAUTY TO THE SITE.

>>William Glass: YOU DON'T HAVE A WALKWAY ALONG THE FRONT, THOUGH.

YOU'RE ACTUALLY CIRCULATING FROM THE CAR DIRECTLY INTO THE ENTRANCE.

WE DO HAVE A SIDEWALK ALL THE WAY ACROSS THE FRONT OF THE BUILDING.

LET ME SEE IF I CAN --

>> I THINK IT WAS FIVE FEET OF LANDSCAPING.

>>William Glass: THE OTHER THING I'D TELL YOU TO LOOK AT THAT MIGHT BE AN OPTION, I'M NOT TRYING TO BLOW THE HORN OF ANOTHER DESIGNER, BUT, YOU KNOW, ARE YOU FAMILIAR WITH THE BUILDING, OFFICE AT ESTERO PARKWAY AT 41?

THERE IS A STARBUCKS AND A VERIZON.

THEY TOOK AN ENTRY FORM AND PULLED IT 6 OR 8 FEET AWAY FROM THE FRONT OF THE BUILDING SO IT ACTUALLY FORMS A CANOPY OVER THE ENTRANCE, AND IT REALLY BUSTED UP THE FRONT OF THE BUILDING NICELY.

JUST GO LOOK AT IT.

IF YOU THINK IT WORKS, FIFTH RULE OF ARCHITECTURE, IF YOU SEE A GOOD IDEA, STEAL IT.

>> WE TALKED ABOUT MAYBE SOME POSTS AND SOMETHING THAT WAS POST-SUPPORTED HERE AT THE CENTER AS WELL THAT WOULD BE A POST-SUPPORTED ROOF ELEMENT OR SOMETHING THAT WOULD GIVE YOU THAT --
William Glass: THERE'S YOUR TRELLIS.
TRELLIS COULD COME OUT.
>>William Glass: KEEP IN MIND, FLOWERING PLANTS ON TRELLISES ATTRACT BEES.
BOUGAINVILLEA HAVE THORNS.
Mary Gibbs: THEN THERE WILL BE MORE MEDICAL VISITS INTO THEIR OFFICE.
William Glass: I THINK FOR A FIRST SHOT THIS IS VERY GOOD.
IT WORKS.
SOME OF THESE LONGER STRETCHES OF ROOF, WE'D LOVE TO BREAK IT UP SOMEHOW.
IN BETWEEN THE THREE ELEMENTS, IF SOMETHING COULD HAPPEN TO MAKE THAT LONG RUN NOT BE SO LONG.
>> I THINK THAT WAS PART OF THE CONCEPT WITH THESE AS WELL.
SOMETHING TO VERTICALLY BREAK THAT PARAPET VISUALLY.
William Glass: THIS ROOF IS SLOPING TO THE REAR?
ARE YOU DRAINING TO THE BACK, TO THE DITCH?
>> THAT WAS THE ORIGINAL PLAN.
WE MAY DO A CENTER DRAIN INSTEAD OF GUTTERS AND DOWSPOUTS.
WE'RE GOING TO BE ROOFTOP, PACKAGE ROOFTOP UNITS RATHER THAN CONDENSING UNITS ON THE GROUND.
THE IDEA MAY TO BE DRAIN IT TO THE CENTER AND PIPE IT.
William Glass: CENTER DRAINS LEAK.
DO YOU HAVE AN OPPORTUNITY TO PITCH THIS ALL TO THE BACK AND GET RID OF THE WATER?
MOVE IT TO THE BACK, OKAY.
William Glass: -- INTO A SCUPPER AND TAKE IT TO THE GROUND.
BECAUSE IF YOU TRY TO DRAIN IT -- WE GET ALL SORTS OF GRADOON ON ROOFS UP HERE FROM STUFF FLYING AROUND.
WHEN THEY GET CLOGGED, YOU OVERFLOW AND YOU GET PROBLEMS.
AGAIN, I'M STARTING TO DESIGN YOUR BUILDING.
[ LAUGHTER ]
BUT IF I CAN AVOID CENTER DRAINS, I DO.
YOU'RE 58 FEET DEEP.
WE CAN GO ONE WAY PITCH I THINK ON A 58 --
YOU'LL NEVER SEE IT.
NO ONE WILL EVER SEE IT BECAUSE YOUR PEDIMENT ON THE SIDES WILL COVER IT UP.
IF I HAD MY DRUTHERS, I'D TRY TO GET THE WATER OUT WITH A MEMBRANE AND NOT DRAIN IT TO DRAIN.
IT'S UP TO YOU.
THAT'S NOT OUR -- WE'RE LOOKING AT AESTHETICS.
>> FOR SURE YOU WANT THE PARAPET ON THE SOUTH ELEVATION --
MEAN ON THE WEST ELEVATION.
YOU DON'T WANT A GUTTER, A ONE-WAY PITCH WITH A GUTTER AND NO PARAPET ON THE WEST --

THAT'S WHAT WE HAD ORIGINALLY, I THINK.

William Glass: I'M SORRY, ON THE WEST SIDE?

ON THE REAR, I GUESS, OF THE BUILDING, YOU KNOW, WE TALKED ABOUT LEAVING THE PARAPET OUT AND THEN HAVING A GUTTER AND HAVING A ONE-WAY DRAIN WITH A GUTTER AND DOWSPOUTS ON THE BACK.

BUT NOW YOU HAVE ROOFTOP UNITS THAT ARE NOT.

William Glass: YOU CAN CUT SLOTS THROUGH TO A SCUPPER BOX AND THEN TAKE IT DOWN.

Barry Jones: YOU CAN HAVE A PEDIMENT AND TRAP THE WATER AGAINST IT.

THE OTHER THING WE REALLY TRIED TO DO IS DO THESE ROOFTOP ELEMENTS AS THREE DIMENSIONAL.

THEY GO ALL THE WAY AROUND.

WHAT I'M LOOKING AT, LOOKING AT THIS WEST ELEVATION, IS I'M LOOKING AT THE BACK OF THE FRONT PEDIMENT.

THE REASON I DON'T WANT TO FALL OVER MY SWORD ON IT, IS NO ONE IS GOING TO SEE IT.

BUT I'M GOING TO SEE IT COMING DOWN THE STREET.

SEE THIS PEDIMENT THAT HAS NOTHING BEHIND IT.

I DON'T KNOW.

I'LL LET YOU EXERCISE YOUR ARCHITECTURAL PROWESS ON THAT ONE.

I DO LIKE THAT THE TOWER ELEMENTS ARE THE FULL, YOU KNOW, TRUE ELEMENTS AND THEY ARE NOT JUST TWO SIDES OF A TOWER WHERE YOU SEE THAT KIND OF -- YOU CAN SEE AROUND --

THAT WON'T FLY HERE.

WE'VE NEVER ALLOWED THAT.

DRIVE DOWN BONITA BEACH ROAD OFF THE INTERSTATE ONE DAY.

THERE'S A REAL GEM ON THE SOUTH SIDE.

ANY OTHER COMMENTS?

The ONLY ONE I HAVE, IS THERE GOING TO BE A MONUMENTAL SIGN SOMEWHERE?

WITH THE FRONT-FACING BUILDING LIKE THIS, WITH THE SIGNAGE, WE FELT WE DIDN'T WANT TO DO MONUMENTAL SIGNAGE.

WE FELT THAT THE SIGNAGE HERE WOULD BE VISIBLE FROM THE STREET AND THAT AS YOU'RE APPROACHING THE BUILDING, YOU WOULD BE ABLE TO CLEARLY SEE THE BUILDING SIGNAGE.

WE LIKE TO HAVE NICE BIG BUILDING SIGNAGE ON OUR BUILDINGS.

AT LEAST EASILY VISIBLE FROM THE STREET.

William Glass: I DON'T REALLY KNOW WHAT A MONUMENT SIGN WOULD BENEFIT YOU OTHER THAN SPENDING A LOT OF MONEY.

Barry Jones: THERE'S NOT A LOT OF ROOM FOR IT.

William Glass: NOT A LOT OF ROOM AND DRIVE-BY TRAFFIC IF
6:17:19PM THEY ARE GOING TO AUTUMN LEAVES.
6:17:21PM >>Barry Jones: WHAT ARE YOU GOING TO DO YOUR ADDRESSING ON
6:17:25PM IF YOU DON'T HAVE A SIGN?
6:17:27PM >> GENERALLY, WHAT WE'VE DONE IN THE PAST -- YOU MEAN THE
6:17:30PM STREET NUMBER?
6:17:31PM >>Barry Jones: YEAH.
6:17:32PM >> WE PUT THE STREET NUMBER ON THE BUILDING IN A LARGE
6:17:34PM ENOUGH, MAYBE 11-INCH, 12-INCH SIZE LETTERS THAT YOU CAN SEE
6:17:39PM IT FROM THE STREET.
6:17:43PM >>Zach Zachariah: WILL THEY BE ILLUMINATED?
6:17:47PM >> THAT'S UP TO THE TENANTS.
6:17:49PM WE HAVE TWO BUILDINGS IN FORT MYERS, ONE TENANT, HE'S A
6:17:52PM UROLOGIST, GULFSTREAM UROLOGY.
6:17:58PM HE HAD LIGHTED SIGNAGE.
6:17:59PM HE GETS IN AT ABOUT 5:00 IN THE MORNING, SO IT'S STILL DARK.

6:18:07PM HE NEEDED LIGHTED SIGNAGE.
6:18:10PM >>William Glass: BE AWARE OF THE SIGN ORDINANCE.
6:18:12PM THE LETTER CAN BE LIT BUT NOT THE SIGNAGE.
6:18:15PM >> SO IT'S BACKLIT.
6:18:16PM >>William Glass: LETTERS CAN BE LIT, BUT YOU CAN'T JUST PUT
6:18:19PM A LIT SIGN UP IN ESTERO.
6:18:21PM >> THE WAY HE DID IT, THE LETTERS THEMSELVES ARE BLACK, BUT
6:18:24PM THEN THERE'S A GLOW BEHIND IT.
6:18:28PM >> THAT MIGHT WORK.
6:18:29PM >> IT'S NICE.
6:18:30PM IT DOESN'T CREATE TOO MUCH LIGHT, BUT IT GIVES YOU THE
6:18:33PM VIABILITY IN THE DARK.
6:18:35PM BUT THEN OUR OTHER OFFICES THAT AREN'T TYPICALLY OPEN, THEY
6:18:39PM OPEN AT 8, WE DIDN'T DO LIGHTED SIGNAGE ON THOSE.
6:18:44PM I LET IT UP TO THE TENANT.
6:18:48PM AS LONG AS THEY KEEP THE SAME COLOR.
6:18:50PM >>William Glass: IT'S REALLY IMPORTANT THAT FIRE AND
6:18:52PM EMERGENCY VEHICLES KNOW WHERE THE BUILDING IS.
6:18:54PM IF YOU PUT A MONUMENT SIGN UP, WE PUT THE LETTERS, THE
6:18:58PM NUMBERS ON THE SIDE FACING THE STREET, SO THE GROWIES DON'T
6:19:03PM COVER UP THE NUMBERS.
6:19:04PM >>Barry Jones: DOES THE APPLICANT HAVE ANY OTHER QUESTIONS?
6:19:08PM NONE.
6:19:09PM I THINK THE BOARD IS GOOD.
6:19:10PM SO WE APPRECIATE YOUR TIME.

6:19:11PM >>Mary Gibbs: I HAVE A QUESTION.
6:19:13PM >>Barry Jones: YES.
6:19:14PM I'M SORRY.
6:19:15PM >>Mary Gibbs: NO, THAT'S ALL RIGHT.
6:19:17PM >> NO, WE'RE DONE.
6:19:18PM WE CLOSED IT.
6:19:18PM [ LAUGHTER ]
6:19:19PM >>Mary Gibbs: I'LL HAVE TO SPEAK AS PUBLIC.
6:19:21PM NO, I THINK YOU MENTIONED THE ROOFTOP SIGNAGE, BUT I STEPPED
6:19:25PM OUT FOR A SECOND, THE ROOFTOP EQUIPMENT WILL BE SCREENED.
6:19:30PM >> YEAH.
6:19:30PM YOU CAN SEE IT ON THE --
6:19:35PM >>William Glass: THAT'S SOMETHING FROM THE REAR.
6:19:37PM EVEN FROM THE WEST SIDE, THE SIGHT LINE CAN'T SEE THAT.
6:19:42PM >>Barry Jones: I UNDERSTAND THE ARECA PALM BLOCKING OUT
6:19:44PM EVERYTHING RIGHT NOW.
6:19:45PM WE UNDERSTAND THAT.
6:19:45PM THAT'S NOT A REQUIRED BUFFER.
6:19:47PM SOMEBODY AT A FUTURE POINT COULD TAKE THAT OUT.
6:19:51PM AND YOU HAVE A REQUIREMENT TO HAVE SOMETHING THERE.
6:19:54PM I'M NOT THAT SURE THAT THAT'S SOMETHING THAT WE CAN APPROVE
6:19:57PM UNDER THE DEVELOPMENT ORDER.
6:19:58PM IT MAY REQUIRE SOMETHING ON THE ZONING SIDE.
6:20:02PM YOU WANT TO MAKE SURE YOU CHECK INTO THAT IF YOU WANT TO PUT
6:20:04PM THE PLANTINGS ON THE SIDE OF THE WALL.
6:20:06PM AND THE SAME WITH THE VIEW OF THE BACK SIDE OF THAT PARAPET.
6:20:10PM YEAH, YOU CAN'T SEE IT NOW BECAUSE THERE IS AN OPAQUE BUFFER
6:20:14PM BACK THERE, BUT THAT'S NOT A REQUIRED THING TO BE THERE.
6:20:16PM SO RELYING ON SOMETHING THAT'S NOT REQUIRED IS A CHALLENGE.
6:20:21PM >> I TOTALLY AGREE WITH THAT, MR. JONES.
6:20:25PM I DID LOOK AT THE ZONING.
6:20:26PM A WALL WAS NOT REQUIRED.
6:20:28PM ZONING SAID IF ONE IS PUT IN, IT HAS TO BE INCORPORATED WITH
6:20:32PM THE BUFFER.
6:20:32PM TO ME, THAT'S DIFFERENT THAN HAVING ALL YOUR PLANTINGS ON
6:20:36PM THE OUTSIDE.
6:20:37PM SO I THINK WE HAVE --
6:20:38PM >>Barry Jones: SAY INCORPORATED WITH A BUFFER, I'LL DEFER TO
6:20:40PM STAFF, BUT TO ME THAT READS IT'S GOT TO BE ON THE RIGHT SIDE
6:20:43PM OF THE BUFFER.
6:20:45PM >> WE CAN ARM WRESTLE A LITTLE BIT, I GUESS.
6:20:47PM WE CAN SPLIT THE DIFFERENCE OR SOMETHING.
6:20:50PM THAT MAKES IT BENEFICIAL.
6:20:51PM >>Barry Jones: I'LL DEFER TO STAFF DECISION ON THAT.
6:20:53PM >>Mary Gibbs: WE'LL LOOK AT IT.
6:20:55PM I KNOW THE STAFF HAS HAD AT LEAST ONE MEETING, MAYBE MORE,
6:20:59PM WORKING WITH THE APPLICANT.
6:21:00PM THEY HAVE ALREADY MADE SOME NICE CHANGES TO THE PLANS.
6:21:04PM I TOOK A FEW NOTES THAT WE'LL BE LOOKING AT WHEN THEY COME
6:21:07PM IN WITH THE DEVELOPMENT ORDER.

6:21:09PM >>Barry Jones: VERY GOOD.
6:21:10PM >>Mary Gibbs: YOU ARE SCREENING THE ROOFTOP EQUIPMENT
BECAUSE WHAT HAPPENS IS A LOT OF TIMES PEOPLE COME IN AND THEY TELL US IT'S SCREENED AND THE PLANS COME IN AND THEN YOUR CONSTRUCTION PLANS COME IN AND THE NEXT THING YOU KNOW, WE DRIVE BY AND SEE A GIANT AIR-CONDITIONING UNIT ON A BUILDING AND IT WASN'T SCREENED. SOMETIMES THEY GET SWAPPED OUT IN THE CONSTRUCTION PLANS. >> IT MAY GIVE YOU AN OPPORTUNITY TO BUST UP THAT LONG HORIZONTAL LINE IN THE BACK. IT'S NOT GOING TO COST YOU ANYTHING TO NOTCH THAT ROOF UP AND DOWN IN THE BACK. I DON'T KNOW WHERE THE PACKAGE UNIT IS GOING TO GO, BUT YOU'LL HAVE THREE OF THEM. >> YEAH, I'M ANTICIPATING ON THE CENTER LINE OF THE BUILDING. SO HALFWAY THROUGH THE DEPTH. THAT WILL BE A CENTER LINE OF SUPPORT FRAMING, STEEL GIRDERS ON THE CENTER LINE. I'D PUT THE WEIGHT THERE. WE'RE INTENDING TO HAVE IT DOWN BELOW THE PARAPET. AND FOR SURE HAVE ENOUGH PARAPET TO SCREEN IT. >>Barry Jones: THE DUMPSTER ENCLOSURE FINISH WILL BE SIMILAR TO THE BUILDING? OKAY.

THAT'S ALL. >>Mary Gibbs: AND DIDN'T YOU MOVE -- I THOUGHT THE STAFF HAD TALKED ABOUT A DUMPSTER ENCLOSURE AT THE LOCATION. I THOUGHT YOU ALREADY HAD MOVED IT TO A BETTER SPOT. I THOUGHT MATT HAD TOLD ME THAT EARLIER. >> I DON'T KNOW THAT THERE WAS A DUMPSTER ENCLOSURE. THERE WAS A QUESTION ABOUT THE OUTDOOR SEATING AREAS ORIGINALLY AND PROXIMITY TO THE DUMPSTER. SO THE SEATING AREAS DID GET MOVED. >>Mary Gibbs: GOOD. WE DON'T ENCOURAGE THE SEATING AREAS NEXT TO THE DUMPSTER UNLESS YOU WANT TO GO DUMPSTER DIVING. >> YEAH, THIS AREA HERE WAS ONE IDEA FOR A SEATING AREA, BUT THIS MAKES SO MUCH MORE SENSE BECAUSE IT IS COVERED. IT'S UNDER THE ROOF OVERHANGS AND WE DO HAVE A LOT OF MEDICAL PATIENTS IN FORT MYERS, I'M SURE THE SAME HERE, WHERE COMMUNITIES WILL PROVIDE ACCESS TO AND FROM MEDICAL VISITS FOR THEIR RESIDENTS. ON A NICE DAY, IT'S A GREAT PLACE TO SIT AND WAIT FOR YOUR RIDE TO COME AND PICK YOU UP. >>Barry Jones: THANK YOU FOR YOUR TIME. >>William Glass: CAN I GIVE YOU ONE MORE ASIDE? WHEN YOU PUT THE PACKAGE UNITS ON THE ROOF, I'D SUGGEST YOU LOOK AT AAON EQUIPMENT, BECAUSE YOU DON'T WANT TO BRING
OUTDOOR AIR IN THAT'S FLORIDA SWAMP AIR IN JULY.

IT TENDS TO MAKE PATIENTS VERY UNCOMFORTABLE BECAUSE IT'S 75 DEGREES AND THE WET BULB IS 90.

THEY ARE ALL WEARING SWEATERS AND SWEATSHIRTS.

YOU CAN CUT THE AIR IN FLORIDA WITH A KNIFE IN THE SUMMERTIME.

PUT AN AAON UNIT AND IT DOES ALL YOUR AIR-CONDITIONING AND ALSO THE OUTDOOR AIR GETS CONDITIONED BEFORE IT COMES INTO THE BUILDING SO YOU'RE DRY.

45, 50% HUMIDITY AND PEOPLE LOVE IT.

>>Barry Jones: LOOKS LIKE WE'RE NOT HEADED TO A QUORUM.

>>Mary Gibbs: WE BELIEVE TOM BARBER IS ON HIS WAY.

HE WAS RUNNING LATE.

HE SHOULD BE HERE IN ABOUT FOUR OR FIVE MINUTES.

I DON'T KNOW WHAT HAPPENED TO MIKE.

HE DID TELL US THIS MORNING THAT HE WOULD BE COMING.

I SUGGEST YOU OPEN THE PUBLIC HEARING, TOO, BEFORE WE CLOSE OUT THIS ITEM.

>>Barry Jones: OKAY.

BEFORE WE CLOSE OUT THIS ITEM, WE NEED TO OPEN THE PUBLIC HEARING.

I'M SORRY.

THANK YOU VERY MUCH.

WITH THAT BEING SAID, WE'D LIKE TO HEAR ANY PUBLIC COMMENT ON THIS PROJECT.

>> I DON'T HAVE ANYBODY SIGNED UP.

>>Barry Jones: WE HAVE NO SPEAKER CARDS.

>>The Clerk: NO.

>>Barry Jones: NOTHING TO HEAR FROM THE PUBLIC ON THIS PROJECT?

I'D LIKE TO THANK YOU --

IF YOU HAVEN'T MET WITH MARSH LANDING, CALL OR CONTACT THEM, IT WOULD BE A REAL GOOD IDEA.

I'M SURE MARY HAS GOT THE NUMBER.

OF COURSE, OUR GOAL IS TO BE AS UNINTRUSIVE AS POSSIBLE TO THEIR COMMUNITY.

WE DON'T WANT TO DISRUPT THEIR PEACE AND PRIVACY.

IF YOU HAVEN'T MET WITH MARSH LANDING, CALL OR CONTACT THEM, IT WOULD BE A REAL GOOD IDEA.

I'M SURE MARY HAS GOT THE NUMBER.

OF COURSE, OUR GOAL IS TO BE AS UNINTRUSIVE AS POSSIBLE TO THEIR COMMUNITY.

WE DON'T WANT TO DISRUPT THEIR PEACE AND PRIVACY.

[Audio Drop]

>> -- THAT BEING SAID, IT'S REALLY NICE FOR US TO KNOW THAT THEY TALKED TO THEM AND GOOD TO GO.

>>Barry Jones: THANK YOU.

DO WE WANT TO TAKE A FIVE-MINUTE RECESS WHILE WE WAIT ON TOM?

IS THAT THE OBJECTIVE?

WE'LL TAKE A FIVE-MINUTE RECESS WHILE WE WAIT ON THE FOURTH
6:25:46PM MEMBER.
6:25:46PM HOPEFULLY WE CAN GET TO A QUORUM.
6:25:48PM THANK YOU.
6:25:51PM [RECESS]
6:25:51PM >>Barry Jones: IT'S BEEN FIVE MINUTES.
6:31:51PM LET'S GET THIS SHOW ON THE ROAD, SHALL WE?
6:31:53PM THE FIRST THING WE NEED TO DO NOW THAT WE HAVE A QUORUM,
6:31:56PM TAMMY, DO YOU NEED TO AMEND THE ROLL CALL OR HAVE YOU
6:31:59PM ALREADY NOTED IT AS SUCH?
6:32:01PM >>Tammy Duran: YES, THANK YOU, SIR.
6:32:04PM >>Barry Jones: WE'LL GO FOR THE APPROVAL OF THE AGENDA.
6:32:06PM ANY COMMENTS, QUESTIONS ON THE AGENDA?
6:32:09PM NONE.
6:32:10PM CAN I HAVE A MOTION FOR APPROVAL?
6:32:13PM >> I'LL MAKE A MOTION TO APPROVE.
6:32:15PM >> SECOND.
6:32:15PM >>Barry Jones: ALL IN FAVOR SAY AYE.
6:32:18PM THE AGENDA IS APPROVED.
6:32:19PM THANK YOU.
6:32:19PM [ SOUNDING GAVEL ]
6:32:21PM THE NEXT ITEM ON THE AGENDA IS A PUBLIC HEARING FOR THE
6:32:23PM WILDCAT RUN CLUBHOUSE RENOVATION.
6:32:27PM NOW THAT IT'S A PUBLIC HEARING, I THINK I HAVE TO ASK TO
6:32:30PM DISCLOSE, IS THAT CORRECT?
6:32:31PM IF THERE ARE ANY DISCLOSURES OF CONFLICT, THEY PROBABLY
6:32:37PM SHOULD BE ANNOUNCED AT THIS TIME.
6:32:38PM I HAVE NONE.
6:32:39PM I HAVE BEEN IN TOUCH WITH NOBODY ABOUT THIS CASE.
6:32:43PM >> I'M ASSOCIATED WITH THE ENGINEERING FIRM WHO DID THE
6:32:46PM DESIGN WORK.
6:32:47PM I'LL RECUSE MYSELF FROM THE VOTE.
6:32:49PM >>Barry Jones: THANK YOU.
6:32:50PM WITH THAT BEING SAID, MARY, ARE YOU OR THE PETITIONER GOING
6:32:52PM TO MAKE THE PRESENTATION?
6:32:55PM >> LET'S DO A FEW MORE THINGS.
6:32:57PM ANY EX PARTE COMMUNICATIONS NEED TO BE DISCLOSED AT THIS
6:33:01PM POINT.
6:33:02PM SO MR. GLASS.
6:33:05PM >>William Glass: NONE.
6:33:07PM >>Barry Jones: NONE.
6:33:08PM >> AND THEN BECAUSE THIS IS A QUASI-JUDICIAL HEARING,
6:33:10PM ANYBODY GIVING TESTIMONY WILL NEED TO BE SWORN.
6:33:18PM IF YOU ARE PLANNING TO GIVE TESTIMONY TODAY, MEANING, MAKING
6:33:20PM ANY COMMENTS FOR THE RECORD, PLEASE RAISE YOUR RIGHT HAND
6:33:22PM AND I'LL SWEAR YOU IN.
6:33:24PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH.

>> I DO.

>> Nancy Stroud: THANK YOU.

>> Barry Jones: THANK YOU.

>> Nancy Stroud: AT THIS POINT, I THINK WE'RE READY FOR THE COMMUNITY DEVELOPMENT DIRECTOR.

>> Mary Gibbs: SINCE DAVID TOOK MY SPOT, I'LL JUST -- THAT'S ALL RIGHT.

I'M ONLY GOING TO TAKE A MINUTE HERE.

JUST TO REMIND YOU, THIS IS THE WILDCAT RUN CLUBHOUSE RENOVATION.

IT'S A LIMITED DEVELOPMENT ORDER.

YOU SAW IT BEFORE.

IT HAD A PUBLIC INFORMATION MEETING ON OCTOBER 9th, BUT IT MAY HAVE BEEN A LITTLE WHILE SINCE YOU'VE SEEN IT.

THEY ARE DOING RENOVATION AND EXPANSION OF THE CLUBHOUSE RESTAURANT.

I KNOW WHEN WE HAD THE PUBLIC INFORMATION MEETING THE LAST TIME, THERE WERE A FEW COMMENTS AT THE DESIGN REVIEW BOARD, AND I THINK THE COMMENTS WERE QUITE FAVORABLE TO WHAT THE APPLICANT HAD DONE WITH THE DESIGN.

I WILL JUST TURN IT OVER TO THE APPLICANT, AND I GUESS DAVID IS GOING FIRST, RIGHT?

DAVID HUMPHREY.

>> David Humphrey: YES, MA'AM.

THANK YOU.

MY NAME IS DAVE HUMPHREY FROM HUMPHREY ROSAL ARCHITECTS, REPRESENTING WILDCAT RUN.

I APPRECIATE YOU WORKING OUT YOUR QUORUM ISSUES BECAUSE WE ENDED UP JUST GETTING THE BIDS BACK TODAY.

FOR SOME REASON, IT WAS WITHIN OUR BUDGET THAT WAS ESTABLISHED EARLIER ON.

IT'S GOOD NEWS AND A RARE COMMODITY THESE DAYS.

SO JUST FROM NOT -- NOT REALLY MUCH HAS HAPPENED FROM THE EXTERIOR STANDPOINT OF THE STRUCTURE AND THE CAMPUS OF WILDCAT RUN FROM THE PREVIOUS PRESENTATION.

JUST FROM AN ORIENTATION STANDPOINT, AGAIN, IT'S EAST OF 75.

PAST CORKSCREW.

I MEAN, PAST BEN HILL GRIFFIN THERE.

THIS IS THE CAMPUS.

THE AREA THAT WE'RE TALKING ABOUT IS THIS GRILLE ROOM AREA.

I HAD MENTIONED THAT IT HAS BEEN ADDED ON TO OVER THE LIFE OF ITS EXISTENCE AND HAS DEVELOPED A HODGEPODGE, CONTRIVED PROCESS.

EXPANDING IT TO THE POINT WHERE IT CAN FUNCTION FOR TODAY'S
LIFESTYLE, WE ALSO FEEL WE'RE ENHANCING THE ARCHITECTURAL AESTHETICS AS WELL.

THIS IS THE EXISTING STRUCTURE.


THERE ARE A LOT OF ELEMENTS THAT NEED TO BE ADDRESSED.

THIS IS THE NEW PROPOSAL WHERE IT HAS AN ACTUAL LOUNGE AREA, KIND OF INSIDE/OUTSIDE BAR.

OUTDOOR TERRACE AREA.

RECONFIGURED KITCHEN, A COUPLE OF CARD ROOMS AND A MAIN DINING ROOM AS WELL.

IT GIVES THE COMPONENTS THAT ARE KIND OF TODAY'S LIFESTYLE.

IN DOING SO, WHAT WE DID IS RELOCATED THE MEN'S LOCKER ROOM ADJACENT TO THE WOMEN'S LOCKER ROOM. SO THOSE AREAS ARE ADJACENT TO EACH OTHER.

THEN THAT ALLOWED US TO EXPAND THE KITCHEN.

TAKE THE SPACE OF THE OLD LOCKER ROOM AND EXPAND THE KITCHEN.

PRETTY STRAIGHTFORWARD.

THE AREA, THE DASH LINE SHOWS THE EXISTING STRUCTURE AND HOW WE'RE EXPANDING BASICALLY OUT TO THE EAST.

IT KIND OF SITS ON A PRETTY SETTING WHERE THERE'S A LAKE AND FAIRWAY BEHIND IT.

REALLY ONLY HAD THE ONE REAL WAY TO GO IN THE EXPANSION.

THE SITE PLAN KIND OF INDICATES THE TAN AREAS -- [AUDIO DROP] -- EXISTING STRUCTURE AND THEN THE BROWN AREAS EXPANDING, SHOWS THE EXPANSION.

SO THIS IS THE CART PATH AND THE LAKE BEHIND IT.

WE HAVE AN OUTDOOR DINING AREA, AND THEN ADDING THE REQUISITE BOCCE COURTS THAT ARE NOW SO POPULAR.

OF COURSE, YOU NOTICED IT'S IN THE REQUISITE, 35 FEET TO THE BAR LOCATION.

WE'RE WITHIN CODE ON THAT PARTICULAR REQUIREMENT.

THIS IS JUST A BLOWUP OF THAT AREA SHOWING SEATING, SOFT SEATING, FIRE PIT TABLES, LOUNGE CHAIRS AND SO FORTH.

INDOOR COVERED AREA, OUTDOOR, AND THEN OPEN GOING BACK BEYOND THAT.

THIS IS WHAT I WAS TALKING ABOUT.

IT WAS ADDED ON TO AND FILLED IN.

AND THIS KIND OF ROTUNDA PROGRAM.

I'M NOT SURE WHERE THAT CAME FROM.

THAT'S GOING IN THE COMMITTEE CHAIRMAN'S BACKYARD, I THINK.

BUT THEY'VE DONE THINGS TO TRY AND JUST ACCOMMODATE THE EXPANSION.
This is kind of a 360° building, meaning members have access all the way around it.

So they did the only thing they could do, and that's enclose this courtyard area, put the air conditioning units above that.

In doing -- oh, this is the rear.

You can see how these things kind of added over the years and not awful, but just not thrilling.

Again, what we are doing is try to create some cohesiveness with respect to main club which is just to the left of the site.

We do have a well in creating the new space to put our air-conditioning units and you can kind of see that.

This is the outside area, bocce courts.

New dining area, and then it goes on.

Basically, from this little porte-cochere all the way out, covered entry all the way out to the bocce area is basically new, new roof system, connecting to the existing structure.

These are just the orthographic drawings to kind of show the composite of the structure.

I know you don't care about the inside.

I just thought you should see it.

I did bring -- I did have a chance to get the actual samples.

So we have down on the floor in front of you the actual -- kind of hard to make a color board out of the actual samples.

Because they weigh about 50 pounds.

I do have the tile and the pays for as well as the actual samples of the paint selections and the white extrusion -- section of the extrusion of the storefront system.

I think that's the basis of my presentation.

I'll turn it over to the engineers and landscapers, unless you have any questions before that.

Barry Jones: Thank you.

Very good job.

Very good job with the building.

I can hear that twice.

>>Barry Jones: Going from the indoor to the outdoor, my only question is, I never knew there were so many different ways you could build a bocce ball court, because I've got some going in at a development, too.

Are they very particular about what cross section you're using or you deferred that to something?

>> When you talk about the way it's built.
>>Barry Jones: YEAH, THE STRUCTURE OF THE BOCCE BALL COURT.
>>David Humphrey: THE BIGGEST THING REALLY HAS TO DO WITH THE CURBING ON IT.
MOST OF THE BOCCE COURTS THAT WE INSTALL NOW ARE IN THE HYDROCOURTS, LIKE THE TENNIS COURTS, WHERE IT'S WATERED FROM THE BOTTOM.
SO THERE'S NO TOP WATERING AND NO WAIT TIME TO LET IT SOAK AND THEN DRY OUT.
SO THAT'S GOOD.
BUT THE KEY TO THE BUMPERS ARE REALLY, WE'VE SEEN THE BEST SOLUTION BE A CONCRETE SUBSTRATE AND THEN PUT LIKE A WOOD OVER THAT, LIKE A THREE BY EIGHT OVER THAT.
>>Barry Jones: I NEVER THOUGHT A BOCCE BALL COURT COULD BE THAT COMPLICATED.
>>David Humphrey: THE FIRST TIME I HEARD THE PRICE, I THOUGHT, NO, WE'RE TALKING ABOUT BOCCE HERE. IT TAKES A COMMITMENT.
THANK YOU.
Kevin Dowty: GOOD EVENING. MY NAME IS KEVIN DOWTY. I'M THE CIVIL ENGINEER.
LIKE DAVE SAID, NOT MUCH HAS CHANGED SINCE THE LAST TIME WE PRESENTED THE PROJECT.
WE'VE GOT ADDITIONAL PARKING UP IN THE FRONT.
WE'VE MAINTAINED EXISTING HANDICAP SPACES.
STAFF HAD ASKED US TO MAKE OUR EXISTING HANDICAP SPACES MORE CONNECTED TO THE SITE.
SO WE'VE ADDED A CUT-THRU, THROUGH THE LANDSCAPE ISLAND AND A CROSSWALK TO CONNECT TO THE EXISTING SIDEWALK OR TO THE PROPOSED SIDEWALK TO PROVIDE YOU WITH THE SHORTEST ACCESSIBLE ROUTE.
THAT'S REALLY THE ONLY CHANGE THAT WE'VE DONE SINCE THE LAST TIME WE PRESENTED.
>>Barry Jones: OKAY.
THANK YOU FOR THE PRESENTATION.
>>Kevin Dowty: THANK YOU.
>>Barry Jones: DO WE HAVE ANY QUESTIONS FOR THE APPLICANT?
I'M SORRY.
I'M BRENT GUILLOT, LANDSCAPE ARCHITECT.
SINCE I DROVE HERE, I'M GOING TO SHOW YOU THE LANDSCAPE PLAN.
>>Barry Jones: PLEASE DO.
AND YOU WAITED.
COLORS.
>>Brent Guillot: I DON'T KNOW HOW TO ENLARGE IT.
IT WILL BE BEAUTIFUL, AS FAR AS CODE STANDPOINT, THERE'S NO
6:43:20PM  PARKING HAS CHANGED.
6:43:21PM  THERE ARE NO BUFFERS.
6:43:21PM  ALL WE'RE DEALING WITH IS BUILDING FOUNDATION PLANTINGS.
6:43:25PM  WE CERTAINLY EXCEEDED THAT.
6:43:27PM  ALL THE MATERIALS ARE LARGE, SPECIMEN PLANT MATERIALS.
6:43:32PM  IT'S GOING TO BE GREAT.
6:43:36PM  IT ALSO INCLUDES OUTDOOR LIGHTING.
6:43:42PM  SO WE'VE ADVANCED THIS QUITE A BIT SINCE THE LAST TIME YOU
6:43:45PM  LOOKED AT IT.
6:43:46PM  YOU SAW IT WAS BLACK AND WHITE.
6:43:48PM  NOW IT'S IN COLOR.
6:43:49PM  AGAIN, WE'VE MET OUR NATIVE REQUIREMENTS AND FAR EXCEEDED
6:43:53PM  OUR BUILDING FOUNDATION PLANTINGS.
6:43:55PM  ANY QUESTIONS?
6:43:59PM  >>Barry Jones: I'M GOING TO GO BACK TO BOCCE BALL FOR JUST A
6:44:01PM  MINUTE JUST BECAUSE I'M INTERESTED.
6:44:04PM  WITH THAT BEING A SUBSURFACE WATERING SYSTEM, DOES IT
6:44:06PM  ATTRACT ROOTS FROM NEIGHBORING TREES, OR DO YOU USE ANY SORT
6:44:10PM  OF LANDSCAPE AREA TO PRECLUDE THAT ATTRACTION?
6:44:19PM  >>David Humphrey: I'M GLAD YOU ASKED THAT QUESTION.
6:44:21PM  >>Barry Jones: I'M SORRY.
6:44:22PM  I COULDN'T HELP MYSELF.
6:44:24PM  >>David Humphrey: IT'S CALLED A GEOFILTER, AND IT IS A
6:44:26PM  SALTED FABRIC THAT THEY LAY DOWN UNDER -- THEY LAY IT DOWN
6:44:32PM  BEFORE THEY PUT THE GRAVEL ON IT.
6:44:33PM  >>Barry Jones: THEY DO A ROOT BARRIER AROUND THE BOCCE
6:44:37PM  COURT.
6:44:38PM  >>David Humphrey: SUPPOSEDLY I'VE NEVER SEEN IT HAPPEN BUT
6:44:40PM  THE ROOTS TURN AWAY FROM IT.
6:44:42PM  >>Barry Jones: THERE IS A ROOT BARRIER FOR THE SUBSURFACE
6:44:44PM  IRRIGATION SYSTEM AND I WASN'T SURE WHAT SORT OF TREES YOU
6:44:47PM  HAD IN CLOSE PROXIMITY. SO I WAS CURIOUS.
6:44:50PM  >> NO MAHOGANIES ON THE PROPERTY.
6:44:52PM  >>Barry Jones: NO MAHOGANIES.
6:44:54PM  YOU ROCK, MAN.
6:44:54PM  ANY QUESTIONS FOR THE LANDSCAPE ARCHITECT?
6:44:57PM  HEARING NONE, DO WE HAVE A MOTION ON THIS PROJECT?
6:44:59PM  I'M SORRY.
6:45:02PM  PUBLIC COMMENT.
6:45:04PM  >>Tammy Duran: WE HAVE NOBODY SIGNED UP.
6:45:06PM  >>Barry Jones: OPEN IT FOR PUBLIC COMMENT.
6:45:08PM  DO WE HAVE ANY SPEAKER CARDS?
6:45:09PM  >>Tammy Duran: NO ONE.
6:45:10PM  >>Barry Jones: NO SPEAKER CARDS.
6:45:11PM  NO ONE HERE FROM THE PUBLIC TO COMMENT.
6:45:14PM  THANK YOU VERY MUCH.
6:45:16PM  ABOUT THE THIRD ONE I'D HAVE IT DOWN.
6:45:18PM WE ONLY HAVE TWO TONIGHT.
6:45:20PM THAT BEING SAID, NO PUBLIC COMMENT, CAN I HAVE A MOTION,
6:45:22PM PLEASE?
6:45:25PM >> I'LL MAKE A MOTION TO APPROVE THE PROJECT.
6:45:29PM >> SECOND.
6:45:30PM >>Barry Jones: ALL IN FAVOR SAY AYE?
6:45:32PM AYE.
6:45:34PM 3-0.
6:45:34PM THE PROJECT PASSES.
6:45:35PM THANK YOU VERY MUCH.
6:45:39PM >> BEEN A PLEASURE.
6:45:41PM >>Barry Jones: BOARD COMMUNICATIONS, ANY PUBLIC INPUT FROM
6:45:45PM THE BOARD?
6:45:46PM HEARING NONE, SEEING NO CARDS, WE'LL MOVE ON.
6:45:48PM BOARD COMMUNICATIONS.
6:45:50PM OUR NEXT MEETING.
6:45:51PM ARE WE STILL ON FOR THE 22?
6:45:53PM >>Mary Gibbs: YES.
6:45:54PM >>Barry Jones: WE ARE.
6:45:54PM ALL RIGHT.
6:45:55PM SO OUR NEXT MEETING WILL BE JANUARY 22.
6:45:58PM HOPEFULLY WE DON'T HAVE TO WAIT FOR A QUORUM.
6:46:01PM I DIDN'T KNOW HOW MUCH LONGER I COULD STRETCH THAT ONE.
6:46:03PM [ LAUGHTER ]
6:46:04PM >> YOU HELPED.
6:46:05PM >> YOU DID GOOD.
6:46:06PM >>Barry Jones: DON'T BE SHY.
6:46:08PM YOU HELPED.
6:46:08PM DO WE HAVE A MOTION TO ADJOURN?
6:46:10PM >> MAKE A MOTION TO ADJOURN TO THE ADJOINING ROOM.
6:46:13PM >>Barry Jones: DO I HAVE A SECOND?
6:46:15PM >> SECOND.
6:46:17PM IN FAVOR SAY AYE.
6:46:19PM [ SOUNDED GAVEL ]
6:46:22PM THANK YOU.
6:46:22PM [ ADJOURNED ]

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