THE VILLAGE OF ESTERO
DESIGN REVIEW BOARD MEETING
WEDNESDAY, JULY 22, 2020, 5:30 P.M.

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

05:34:57   [ SOUNDING GAVEL ]
05:34:58   >>Barry Jones: THERE YOU GO.
05:34:59   MY FAVORITE PART.
05:35:01   MR. GLASS HAS JOINED US NOW.
05:35:03   I BELIEVE WE CAN PROCEED WITH CALL TO ORDER.
05:35:05   WE DID THAT.
05:35:06   DO THE PLEDGE OF ALLEGIANCE.
05:35:07   I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF
05:35:13   AMERICA, AND TO THE REPUBLIC, FOR WHICH IT STANDS, ONE
05:35:17   NATION, UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR
05:35:21   ALL.
05:35:22   >>Barry Jones: THANK YOU.
05:35:23   ROLL CALL, PLEASE.
05:35:28   >> HAPPY BIRTHDAY, BILL.
05:35:32   >>Barry Jones: WHO IS DOING ROLL CALL?
05:35:33   TAMMY, YOU'VE GOT THAT?
05:35:35   >>Tammy Duran: BOARD MEMBER FREEDMAN.

05:35:40   >>Barry Freedman: HERE.
05:35:40   >>William Glass: HERE.
05:35:41   >> BOARD MEMBER SHEELEY IS NOT HERE.
05:35:43   BOARD MEMBER, WALLACE.
05:35:44   >>Jim Wallace: HERE.
05:35:48   >>Barry Jones: HERE.
05:35:49   >> OUR LAND USE ATTORNEY NANCY STROUD IS ON THE LINE, TOO,
05:35:52   RIGHT, NANCY?
05:35:53   >>Nancy Stroud: YES, HI, EVERYBODY.
05:35:56   >>Barry Jones: ALL RIGHT.
05:35:58   APPROVAL OF THE AGENDA, WE ONLY HAVE ONE ITEM ON THE AGENDA
05:36:02   TODAY.
05:36:02   THERE ARE SOME MINUTES AND STUFF WHICH WE'LL JUST HAVE TO
05:36:05   TAKE A VOTE ON, AND THOSE THAT WERE NOT HERE.
05:36:08   I DON'T KNOW THAT THEY CAN VOTE ON IT.
05:36:13   I GUESS IF THEY HAVE TO THEY WILL TO MAKE SURE WE MEET THE
05:36:15   QUORUM.
05:36:16   HOW DO WE ADDRESS THAT, NANCY?
Nancy Stroud: YES, THEY CAN VOTE ON THEM AND SHOULD.
Barry Jones: OKAY.
I CAN TELL YOU I'VE REVIEWED THEM AND I DON'T HAVE ANY
COMMENTS, IF THAT HELPS.
ANY COMMENTS ON THE AGENDA, QUESTIONS?
SEEING NONE, HEARING NONE, WE'LL MOVE ON.
MOVE TO APPROVE THE AGENDA.
Barry Jones: ALL RIGHT.
WE HAVE A SECOND ON THAT, BILL?
SECOND.
Barry Jones: ALL IN FAVOR SAY AYE.
AYE.
BARRY JONES: MOVING DOWN TO BUSINESS, INTRODUCTION OF NEW
MEMBERS.
MARY, WOULD YOU LIKE TO STEP UP HERE?
HOW DO YOU WANT TO PLAY THIS?
Mary Gibbs: WELL, WE HAVE TWO NEW MEMBERS.
ONE IS BARRY FREEDMAN, THE MAN IN THE ATTRACTIVE BLACK MASK
IN THE CORNER, AND BARRY IS A RESIDENT OF THE VINES.
EVEN THOUGH HE IS A NEW MEMBER, HE'S BEEN AT QUITE A FEW
MEETINGS OF THE COUNCIL AND DRB AND PLANNING AND ZONING
BOARD.
SO HE'S PRETTY UP TO SPEED WITH THINGS.
AND THEN OUR OTHER NEW MEMBER IS JIM WALLACE, WHO IS ON THE
PHONE IN THE MIDDLE OF WHEREVER HE SAID.
HE'S ACTUALLY A NEW MEMBER, BUT HE'S ACTUALLY AN OLD MEMBER
BECAUSE HE WAS ON THE -- RB BEFORE WHEN WE FIRST
INCORPORATED, ACTUALLY BEFORE THAT, WHEN WE FIRST STARTED AS
A CITY, WE WERE MEETING IN THE FIRE DEPARTMENT, AND HE WAS
ON THE BOARD BACK THEN.
SO HE'S A NEW OLD MEMBER.
Barry Jones: WELCOME BACK, JIM.
GOOD TO HAVE YOU.
Jim Wallace: THANK YOU.
Barry Jones: NANCY, YOU'RE UP.
REVIEW OF PROCEDURES AND RULES BY VILLAGE LAND USE ATTORNEY.
Nancy Stroud: THANK YOU, MR. CHAIRMAN.
AND WELCOME TO THE NEW MEMBERS.
MY TASK IS EASY BECAUSE I KNOW THAT THE BOARD MEMBERS ARE
REALLY QUITE FAMILIAR WITH OUR PROCEEDINGS, BUT JUST FOR A
REFRESHER, I WANTED TO TAKE A FEW MINUTES TO POINT OUT SOME
OF THE HIGHLIGHTS OF THE BOARD'S PROCESS.
OF COURSE, IT STARTS WITH THE COMPREHENSIVE PLAN, LAND USE
REGULATION IN FLORIDA ALWAYS STARTS WITH THE COMPREHENSIVE
PLAN, WHICH FOR ESTERO BECAME EFFECTIVE IN NOVEMBER 2019.
AND IT IS THE CONSTITUTION FOR LAND USE.

IT'S WHERE WE GO BACK TO THE ORIGIN IN THE COMP PLAN.

UNLIKE A LOT OF COMP PLANS IN FLORIDA, THE VILLAGE HAS

ADOPTED A COMMUNITY DESIGN SUB-ELEMENT AS PART OF ITS COMP

PLAN.

THIS REALLY INDICATES THE IMPORTANCE OF GOOD DESIGN TO THE

PEOPLE OF ESTERO DATING BACK TO EVEN BEFORE INCORPORATION,

AS YOU KNOW.

SO DESIGN POLICIES ARE THERE, AND THEY ARE ALSO FEATURED

THROUGHOUT THE PLAN.

FOR EXAMPLE, IN THE TRANSPORTATION ELEMENT, THERE'S A LOT

ABOUT CONNECTIVITY.

PLANNING IS DIFFERENT THAN ZONING.

ZONING HAS SOME MORE SPECIFIC LANGUAGE THAT IMPLEMENTS THE

COMP PLAN, AND THAT'S WHAT THE DESIGN REVIEW BOARD OFTEN

FOCUSES ON.

WE'RE CURRENTLY WORKING ON OUR FIRST VILLAGE LAND

DEVELOPMENT CODE.

WE'VE SEEN QUITE A LOT OF PROGRESS AND WE THINK THE FIRST

DRAFT WILL BE AVAILABLE IN EARLY FALL.

SO YOU'LL START SEEING SOME OF THE NEW CODE LANGUAGE FAIRLY

SHORTLY.

I WANT TO GO THROUGH TWO OR THREE OTHER THINGS.

FIRST, THE DRB ROLES AND RESPONSIBILITIES.

THEY ARE SET OUT IN ORDINANCE 15-01 AND 15-04.

I HOPE YOU HAVE COPIES OF THOSE.

THE DRB IS REALLY QUITE CRITICAL TO THE REVIEW AND APPROVAL

OF DEVELOPMENT ORDERS, INCLUDING WHAT USED TO BE

ADMINISTRATIVE OR LIMITED DEVELOPMENT ORDERS.

AND ALSO DEVIATIONS, INCLUDING WHAT USED TO BE

ADMINISTRATIVE DEVIATIONS.

ALSO GROUND-MOUNTED SIGNS.

IT CONDUCTS PUBLIC INFORMATION MEETINGS AND REVIEWS AND

MAKES DECISIONS BASED ON CRITERIA IN ORDINANCE 15-01.

AND WE DON'T OFTEN GO BACK TO THAT CRITERIA BUT IT'S

IMPORTANT TO POINT OUT, ESPECIALLY IF THE BOARD EVER DECIDES

TO DENY A PERMIT, IT HAS TO MAKE FINDINGS BASED ON THOSE

CRITERIA.

SO IF YOU HAVE YOUR ORDINANCE IN YOUR PACKAGES, IF YOU BRING

THEM WITH YOU, YOU CAN REFER TO PAGES 12 THROUGH 13 FOR

THOSE CRITERIA.

AND, OF COURSE, WE WOULD ALWAYS REMIND YOU OF THOSE CRITERIA

AS WELL.

QUASI-JUDICIAL HEARINGS ARE IMPORTANT FOR ANY DECISION THAT

THE BOARD IS GOING TO MAKE.

WE GO THROUGH A SET OF PROTOCOLS EVERY TIME WE HOLD A
QUASI-JUDICIAL HEARING, WHICH WE WILL DO TONIGHT.

BUT A COUPLE OF THINGS TO POINT OUT THERE.

WITNESSES HAVE TO BE SWORN IN.

MEMBERS HAVE TO DISCLOSE ANY EX PARTE COMMUNICATIONS OR
CONFLICTS OF INTEREST.

THAT'S ALL IN THE INTEREST OF PROVIDING DUE PROCESS TO THE
PARTIES IN THE HEARING.

JUST AS A REMINDER, IF A MEMBER HAS A CONFLICT OF INTEREST,
THE MEMBER MUST RECUSE HIMSELF FROM THE DISCUSSION OF THE
MATTER AND REFRAIN FROM VOTING.

A CONFLICT OF INTEREST OCCURS WHEN A MEMBER IS CONSIDERING A
MATTER IN WHICH THAT MEMBER OR RELATIVE OR PRINCIPAL FOR
WHOM HE IS EMPLOYED HAS A SPECIAL FINANCIAL INTEREST IN THE
MATTERS BEING DISCUSSED.

AND WHAT WE DO AT THE DRB IS ASK THE MEMBER TO STEP DOWN
FROM THE DAIS, ACTUALLY LEAVE THE ROOM, AND THAT ENSURES
THAT THERE WON'T BE ANY CONCERN ABOUT INFLUENCING THE
DECISION WHERE THERE'S A CONFLICT OF INTEREST.

AND, OF COURSE, IF YOU EVER HAVE A CONCERN ABOUT WHETHER YOU
HAVE A CONFLICT OF INTEREST, PLEASE GIVE ME A CALL OR SEND
ME AN E-MAIL, AND I'LL BE VERY HAPPY TO GO OVER WITH YOU TO
PROTECT YOU FROM ANY CONCERN ABOUT THAT.

SO THANK YOU.

THAT WAS A VERY BRIEF OVERVIEW.

I'M HAPPY TO ANSWER ANY QUESTIONS AND ANYTIME, FEEL FREE TO
CALL ME AND ASK ME ANY MORE DETAILS IF YOU'D LIKE.

I'LL TURN IT BACK TO THE CHAIR.

>>Barry Jones: JIM OR BARRY, DID YOU HAVE ANY QUESTIONS FOR
NANCY?

>>Barry Freedman: I'M FINE.

THANK YOU, NANCY.

>>Barry Jones: JIM, ARE YOU GOOD?

>>Jim Wallace: YEAH, I'M JUST FINE.

>>Barry Jones: ALL RIGHT.

OUR FIRST PUBLIC HEARING, WE'VE GOT TO HAVE A SWEARING IN,
ANYBODY FOR TESTIMONY.

WHO IS GOING TO CONDUCT THAT?

>>Nancy Stroud: PER THE GOVERNOR'S EMERGENCY ORDER, I CAN DO
THAT BY PHONE.

ANYBODY WHO IS ABOUT TO GIVE TESTIMONY IN THE PUBLIC HEARING
TONIGHT, PLEASE STAND AND RAISE YOUR RIGHT HAND.

I'LL SWEAR YOU IN.

>>Mary Gibbs: DID YOU DO THE CONSENT AGENDA MINUTES?

>>Barry Jones: I'M SORRY.

YOU ARE RIGHT.

>>Mary Gibbs: WE SKIPPED OVER THE CONSENT AGENDA.
05:44:05  >>Barry Jones: APPROVAL OF THE MINUTES.
05:44:07  DO I HAVE A MOTION TO APPROVE THE MINUTES?
05:44:08  >> SO MOVED.
05:44:09  >>Barry Jones: SECOND?
05:44:11  >> I'LL SECOND.
05:44:12  >>Barry Jones: ALL IN FAVOR SAY AYE.
05:44:15  >>Jim Wallace: AYE.
05:44:16  >>Barry Jones: APPROVED.
05:44:16  NOW WE CAN SWEAR IN.
05:44:18  >>Mary Gibbs: WE'RE SO EXCITED TO GET TO THE PUBLIC HEARING.
05:44:22  >>Nancy Stroud: OKAY.
05:44:23  SO PLEASE STAND AND RAISE YOUR RIGHT HAND.
05:44:28  >>Mary Gibbs: ANYBODY THAT'S GOING TO TESTIFY, RIGHT?
05:44:30  >>Nancy Stroud: RIGHT.
05:44:32  ANYBODY PROVIDING TESTIMONY TO THE PUBLIC HEARING.
05:44:34  I CAN'T SEE EVERYBODY, BUT I'LL ASSUME THAT YOU'RE STANDING.
05:44:40  >>Mary Gibbs: YES, WE ARE.
05:44:42  >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
05:44:46  THAT YOU'RE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE
05:44:48  TRUTH, AND NOTHING BUT THE TRUTH.
05:44:51  >>Mary Gibbs: I DO.
05:44:52  >>Nancy Stroud: THANK YOU VERY MUCH.
05:44:54  AND NOW THE MEMBERS OF THE BOARD MUST DISCLOSE WHETHER OR
05:45:00  NOT THEY HAVE HAD ANY EX PARTE COMMUNICATIONS WITH THE
05:45:06  APPLICANT OR ANYONE ON THIS MATTER.
05:45:11  >>Barry Jones: ANY DISCLOSURES?
05:45:16  >> BEING A PATIENT OF THE APPLICANT, NO.
05:45:19  >>Barry Jones: SEEING NONE.
05:45:20  DOES THAT QUALIFY AS A CONFLICT?
05:45:22  [ LAUGHTER ]
05:45:25  >> AS LONG AS I PAY MY BILL, I GUESS IT'S OKAY.
05:45:30  >>Nancy Stroud: ALSO, PLEASE DISCLOSE IF THERE ARE ANY
05:45:33  CONFLICTS OF INTEREST.
05:45:37  >> NO CONFLICTS.
05:45:39  >> NONE.
05:45:40  >>Barry Jones: STAFF REPORT.
05:45:43  THANK YOU, MARY.
05:45:46  >>Mary Gibbs: ALL RIGHT.
05:45:47  GOOD EVENING, EVERYBODY.
05:45:48  I'M JUST GOING TO DO A VERY BRIEF INTRODUCTION, BUT, FIRST
05:45:52  OF ALL, I WOULD LIKE TO SAY HAPPY BIRTHDAY TO BOARD MEMBER
05:45:56  GLASS.
05:45:57  IN CASE YOU NOTICED SOME BALLOONS.
05:46:01  HE JUST TURNED 20.
05:46:02  THERE'S ONE FOR EACH 10 YEARS.
05:46:05  HAPPY BIRTHDAY.
William Glass: I TOLD MARY TO GIVE ME A BIRTHDAY CAKE BUT DON'T PUT ALL THE CANDLES ON IT. WE'LL SET OFF THE SMOKE SYSTEM.

>>Mary Gibbs: WE CALLED THE FIRE DEPARTMENT. IT'S OKAY.

SO THIS CASE THAT WE HAVE TONIGHT IS THE HOUCK MEDICAL AT PLAZA DEL SOL, WHICH IS ON CORKSCREW ROAD ON THE NORTH SIDE OF THE ROAD, EAST OF THREE OAKS PARKWAY AND LOCATED BETWEEN ARCOS AVENUE AND CORKSCREW ROAD. THERE'S A PARCEL AT THE CORNER THAT WAS PROPOSED FOR AN OFFICE DEVELOPMENT THAT HAS NOT BEEN BUILT YET. AND THIS PARCEL IS EAST OF THAT. IT'S TWO ACRES. THE PARCEL IS ALREADY ZONED COMMERCIAL, SO IT DOESN'T NEED ANY REZONING. IT ALLOWS THE USE. THEY ARE IN FOR DEVELOPMENT ORDER FOR ABOUT 18,000 SQUARE FEET FOR MEDICAL OFFICE BUILDING. FOR DR. HOUCK. SO, THE APPLICANT IS GOING TO EXPLAIN IN MORE DETAIL, SO I'M NOT REALLY GOING TO GET INTO ANY SPECIFICS. THE STAFF REPORT GOES THROUGH ALL THE COMPONENTS THAT THE STAFF LOOKED AT.

THEY ARE GOING TO EXPLAIN THE ARCHITECTURE. WE WORKED WITH THEM A LITTLE BIT TO MAKE SURE IT BLENDED IN WITH THE EXISTING PROJECTS THAT ARE NEARBY. AND I THINK THEY'VE DONE A NICE JOB WITH THAT. THE ONLY OTHER ISSUE THAT I WAS GOING TO BRING UP BECAUSE IT'S BEEN PENDING FOR A WHILE IS THIS TRAFFIC LIGHT ISSUE. THERE'S A TRAFFIC LIGHT PROPOSED, NOT AT THIS INTERSECTION, BUT JUST ONE STREET OVER, PUENTE LANE ACROSS FROM THE LOWES -- OR AT THE LOWES INTERSECTION. WE'VE BEEN WORKING WITH THE COUNTY BECAUSE THE TRAFFIC SIGNAL IS WARRANTED. SO ALL THE PROPERTY OWNERS ARE GOING TO NEED TO ANTE UP SOME PROPORIONATE SHARE TO GET A TRAFFIC SIGNAL GOING. OF COURSE, EVERYBODY IS AWARE OF THAT BECAUSE WE'VE NOTIFIED EVERYONE. TODAY, THE VILLAGE COUNCIL ACTUALLY, I THINK, WAS FRONTING SOME OF THE MONEY. FRONT SOME OF THE MONEY TO THE COUNTY SO WE COULD GET THAT GOING BECAUSE IT'S DESPERATELY NEEDED. JUST GOT MY MASK CAUGHT ON THE SPEAKER HERE. ANYWAY, WE HAVE BEEN WORKING WITH THE APPLICANTS ON THAT. THEY ARE WELL AWARE AND THEY ARE ANXIOUS TO GET GOING. SO IN ADDITION TO THE DEVELOPMENT ORDER, THERE ALSO IS A REQUEST FOR THE MONUMENT SIGN, FOR THE BOARD TO APPROVE THE
DESIGN OF THE MONUMENT SIGN, WHICH MATCHES THE ARCHITECTURE.

AND THERE IS A DEVIATION FOR HEIGHT BECAUSE THE ZONING IN
THIS SUBDIVISION HAD A 35-FOOT HEIGHT LIMIT, AND THIS
PROJECT IS A LITTLE BIT BIGGER.
IT'S ABOUT 38 FEET, 7 INCHES.
THE WAY OUR CODE IS WORDED NOW, YOU HAVE TO HAVE A DEVIATION
TO EXCEED THE HEIGHT, EVEN IF IT IS FOR AN ARCHITECTURAL
EMBELLISHMENT.
WE ADDED THE DEVIATION ALONG WITH THAT REQUEST.
>>Barry Jones: QUICK QUESTION ON THE TRAFFIC SIGNAL.
ARE THE WARRANTS CURRENTLY MET BASED ON TRIPS OR IS THAT
BASED ON PROJECTED TRIPS OR WHERE ARE WE AT?
>>Mary Gibbs: WELL, I'M GOING TO LET THE ENGINEER ANSWER
THAT, BUT THE WARRANTS HAVE BEEN MET FOR QUITE SOME TIME, IS
MY UNDERSTANDING.
>>Barry Jones: WILL WE SEE THE PLANS FOR THE TRAFFIC SIGNAL
AND THE PEDESTRIAN MOVEMENTS AROUND THAT SIGNAL?
OR IS THAT OUTSIDE OF OUR AUSPICE?
>>Mary Gibbs: WELL, THE PLANS WILL BE DONE -- IT'S THE
COUNTY'S JURISDICTION.
>>Barry Jones: I UNDERSTAND.
I'M JUST CONCERNED SOMewhat ABOUT PEDESTRIAN MOTION THROUGH
WHATEVER THEY END UP DOING BECAUSE I KNOW AT CORKSCREW
THERE'S A THREE-LEGGED BOX FOR PEDESTRIAN MOTION, AND ONE
WAY DOESN'T HAVE PEDESTRIAN ACCESS.
IF YOU WANT TO GO NORTH ACROSS CORKSCREW YOU END UP HAVING
TO CROSS -- I DON'T KNOW -- 12 LANES OF TRAFFIC TO GET TO
THE OTHER CORNER.
I WANT TO MAKE SURE WE AVOID THOSE THREE-BOX-TYPE SIGNALS.
>>Mary Gibbs: YOU DON'T WANT TO HAVE TO RUN FOR YOUR LIFE?
IS THAT THE POINT.
>>Barry Jones: THE SAME THING WE WENT THROUGH WITH THE
ESTERO BOULEVARD, 41 INTERSECTION.
>>Mary Gibbs: AGAIN, MAYBE -- AND BRENT MAY KNOW SOME MORE
ABOUT IT, THE ENGINEER, IF NOT, I'LL PASS THAT ALONG TO OUR
PUBLIC WORKS DIRECTOR.
>>Barry Jones: I THINK ONE OF OUR TASKS IS TO MAKE SURE THAT
WE LOOK OUT FOR PEDESTRIAN ACCESS.
I THINK THAT WOULD BE SOMETHING WE MAY WANT TO SEE.
>>Mary Gibbs: YEAH, OKAY.
>>Barry Jones: THANK YOU.
>>Mary Gibbs: ALL RIGHT.
SO I THINK BRENT ADDISON WILL BE THE FIRST SPEAKER.
FIRST, A LITTLE BRIEF CLEANING OF THE PODIUM AREA FOR THOSE
THAT CAN'T SEE US.
THERE WILL BE A QUICK BREAK.
DO YOU MIND MOVING YOUR BALLOONS OVER SO I CAN SEE THE SCREEN?

Barry Jones: THE BALLOONS ARE BLOCKING THE VIEW.

Brent Addison: GOOD EVENING.

FOR THE RECORD, MY NAME IS BRENT ADDISON WITH BANKS ENGINEERING, CIVIL ENGINEER FOR THIS PROJECT, HOUCK MEDICAL.

TONIGHT WITH ME ALSO PRESENTING IS CHRISTIAN ANDREA WITH ALD FOR THE LANDSCAPE AND LIGHTING, AND MARK McLEAN WITH MHK FOR THE ARCHITECTURE.

WE ALSO HAVE THE OWNERS BACK HERE, IF THERE'S ANY QUESTIONS FOR THE OWNERS, AS I PROCEED.

I JUST MADE THOSE INTRODUCTIONS THERE.

THIS IS THE LOCATION MAP FOR THOSE WHO AREN'T FAMILIAR.

IT'S JUST TO THE NORTHEAST OF THREE OAKS PARKWAY AND CORKSCREW.

THIS IS JUST A SUMMARY OF WHAT WE'RE MOVING FORWARD WITH, WHICH WAS THE 18,000 SQUARE FOOT OF MEDICAL OFFICE, AND ASKING FOR APPROVAL OF OUR DEVELOPMENT ORDER TONIGHT.

HERE IS AN AERIAL TO SHOW A LITTLE BETTER THE LOCATION.

AGAIN, THIS IS THREE OAKS.

THIS IS CORKSCREW.

THIS IS CULVER'S ON THIS SIDE, EXISTING MEDICAL BUILDING TO THE NORTH.

HERE IS THE SITE PLAN.

THIS IS THE SITE PLAN, THROUGH OUR REVIEW WITH STAFF.

NORTH IS UP ON THIS PLAN.

WE HAVE PUERTO WAY AND ARCOS AVENUE ON EITHER SIDE AND THEN CORKSCREW ON THE SOUTH.

WE'RE PROVIDING VEHICULAR CONNECTIONS TO ARCOS AND TO PUERTO.

AND ALSO TO A FUTURE CONNECTION TO WHAT WAS PRESENTED AT ONE POINT AS AN OFFICE COMPLEX TO THE WEST.

IF YOU CAN SEE, WE INCORPORATED THEIR LINE WORK THAT WAS AT ONE POINT SUBMITTED TO ESTERO AND TRIED TO MAKE SURE WE LINED UP WITH THEIR CONNECTION THERE.

PEDESTRIAN-WISE, WE'RE MAKING CONNECTIONS TO THOSE SAME LOCATIONS WHEREVER THERE IS A VEHICULAR CONNECTION, THERE IS A PEDESTRIAN CONNECTION TO ARCOS AND PUERTO, AND THE PROJECT TO THE WEST.

THIS IS THE MAIN BUILDING HERE.

THE 18,000-SQUARE-FOOT BUILDING, TWO STORIES.

THIS AREA HERE IS OUR PAVILION, WHICH MEETS THE REQUIREMENTS FOR OUR PUBLIC SPACE.

AND THERE IS A SIDEWALK CONNECTION TO THIS THAT CONNECTS TO ALL OF THE OTHER THREE ACCESS POINTS.

WE'RE PROPOSING A MONUMENT SIGN AT THE ARCOS AVENUE
ENTRANCE, AND THIS DESIGN IS SET UP WITH A DRY DETENTION SYSTEM WHICH IS CONSISTENT WITH THE REST OF PLAZA DEL SOL. WE HAVE DRY DETENTION AREAS ALONG ARCOS AND PUERTO, AND THEN ALSO ANOTHER SMALLER AREA HERE NEAR THE PUBLIC AREA. WE HAVE ROUTED A FIRE TRUCK THROUGH THIS. IT'S ALSO BEEN APPROVED BY THE FIRE DEPARTMENT THROUGH REVIEW FOR THE SITE. WE HAVE A DUMPSTER ENCLOSURE, WHICH IS OVER IN THE NORTHWEST CORNER OF THE PROPERTY.

I BELIEVE THAT COVERS IT FOR THE SITE. DO YOU HAVE ANY QUESTIONS FOR ME BEFORE I CALL CHRISTIAN UP?

Jim, did you have any questions?

Maybe it's not the appropriate time, but I did question the fact that I didn't see any monument sign located on the site plan, number one. But I also on the landscape plan, it showed the monument sign up on Arcos Avenue, which would not seem to me to be the primary entrance to the site. With wayfinding so important along Corkscrew, I kind of wondered whether the location of the monument sign and the building address number made sense on Arcos rather than on Puerto Way. Maybe this was discussed at a previous meeting. I don't know.

I'm just mentioning what I didn't see on the site plan. And what I did see on the landscape plan didn't seem to make sense.

Brent Addison: This is Brent. I apologize for the miss on not having it on there. I can't zoom in real good to see if it's on there. It's to the east of the entrance on Arcos, and I can answer the location question.

It's actually conditions of the plan development zoning that was approved in the past.

They allowed on this parcel specifically one sign on Arcos due to the fact that there is a monument sign, an existing, like, multi-tenant sign at the entrance of Puerto and Corkscrew.

So the zoning, that's the only location that we could put it per the zoning.

Barry Jones: I also know, Jim, that the address is on Arcos.

The addressing is set off of Arcos.

I guess I just -- I kind of doubt that people are going to drive over to Sandy Lane, up Sandy Lane, make a
SECOND RIGHT TURN AND THEN A THIRD RIGHT TURN, AND THEN A
LEFT TURN BEFORE THEY GET TO IT.
I MEAN, WE'RE TALKING ABOUT A DESTINATION BUILDING.
THIS ISN'T A WENDY'S OR FAST FOOD.
DON'T WE WANT TO SOMEHOW MAKE IT EASY FOR CONSUMERS, FOR
PEOPLE TO FIND THIS LOCATION?
AGAIN, THE ADDRESS IS -- I WON'T SPEAK FOR
THE APPLICANT BUT I'LL REITERATE THE ADDRESS IS LOCATED OFF
OF AR COS.
SO IF YOU'RE USING YOUR TYPICAL GPS THAT PEOPLE USE THESE
DAYS, IF THEY PLUG IN THE ADDRESS, IT'S GOING TO TAKE THEM
TO AR COS.
> Bar ry Jones: AGAIN, THE ADDRESS IS -- I WON'T SPEAK FOR
THE APPLICANT BUT I'LL REITERATE THE ADDRESS IS LOCATED OFF
OF AR COS.
> Jim Wallace: DOES THAT MEAN -- IF YOU HAVE A MONUMENT SIGN
ON PUERTO WAY, DO YOU HAVE TO PUT A NUMBER ON IT?
> Yes, actually, by code, I think you do have to put it on
THERE.
> Jim Wallace: IS THERE ANY REASON YOU COULDN'T HAVE TWO
MONUMENT SIGNS?
I'M THINKING OF THE PERSON WHO IS TRYING TO FIND THIS
LOCATION.
NOT EVERYBODY PLUGS IN GPS.
> Mary Gibbs: YOU CAN'T HAVE TWO MONUMENT SIGNS PER THE
ZONING, BUT THEY CAN HAVE WALL SIGNAGE.
> Brent Addison: RIGHT.
WHICH IS ACTUALLY ENCOURAGED BY ESTERO, WHICH IS ONE OF THE
REASONS WHY WE HAVE THE BUILDINGS UP CLOSE TO THE ROADWAYS
AND THERE WILL BE WALL SIGNAGE ON THIS TWO-STORY BUILDING TO
HELP IDENTIFY FOR PEOPLE THAT ARE TRYING TO FIND THEIR WAY
TO THE BUILDING.
> Jim Wallace: I WAS UNDER THE UNDERSTANDING -- AND MAYBE
I'M WRONG -- WE DID IT FOR HERTZ AND OTHER PEOPLE TO HAVE
WAYFINDING SIGNS THAT REDUCE THE MONUMENT SIGN, BUT THEY ARE
A GUIDE TO A LOCATION.
I THOUGHT WE HAD DONE IT FOR OTHER PEOPLE.
I DON'T REMEMBER IT BEING DISALLOWED IN THE CODE.
> Mary Gibbs: YOU CAN HAVE LITTLE DIRECTIONAL SIGNS.
THERE ARE DIRECTIONAL SIGNS ALLOWED.
THEY ARE SMALL.
I'M NOT SURE -- AND THAT'S WHAT I THINK YOU'RE THINKING
ABOUT.
YOU COULD HAVE YOUR MONUMENT SIGN IDENTIFICATION AND THEN
THEY'VE GOT THE SUBDIVISION IDENTIFICATION SIGN.
AND YOU CAN HAVE DIRECTIONAL AND WALL SIGNAGE.
> Jim Wallace: EXACTLY.
WE'RE NOT TALKING ABOUT ADVERTISING.
WE'RE TALKING ABOUT WAYFINDING.
JUST A THOUGHT.
I THINK IT'S AN IMPROVEMENT, AND THAT'S PART OF WHAT THE
BOARD IS HERE FOR.
>>Barry Jones: THEY DO HAVE WALL SIGNAGE ON THE SOUTH SIDE
OF THE BUILDING FACING CORKSCREW.
SO IF YOU WERE DRIVING DOWN CORKSCREW, YOU WOULD SEE THE
WALL SIGNAGE INDICATING THE NAME OF THE FACILITY.
>>Brent Addison: THE MONUMENT SIGN IS SHOWN ON THE SITE
PLAN.
I THINK IT MIGHT BE THE SIZE AND THE RESOLUTION THAT MIGHT
BE DIFFICULT TO SEE.
ANY MORE QUESTIONS FOR ENGINEERING?
>>Barry Jones: ANYBODY ELSE?
I HAD A COUPLE OF QUESTIONS.
>> THE STORM DRAINAGE FOR THIS IS PART OF AN OVERALL STORM
PACKAGE FOR THIS WHOLE DEVELOPMENT?
>>Brent Addison: IT IS.
>> YOU ARE DRY RETAINING AND OVERLOAD -- IT'S BASICALLY A
Filtration.
>>Brent Addison: CORRECT.
SO WHEN THE MASTER WATER MANAGEMENT SYSTEM PERMIT WAS
DESIGNED FOR THIS SITE, THEY HAVE THE LAKE IN THE BACK TO
THE NORTH AND THEN EACH PARCEL IS TO PROVIDE A DESIGNATED
AMOUNT OF DRY DETENTION ON THEIR SITE.
ALL INTERCONNECTED.
ONLY ONE CONTROL STRUCTURE AT THE BACK, AND WE HAVE ACTUALLY
RECEIVED OUR APPROVAL FROM THE SOUTH FLORIDA FOR OUR WATER
MANAGEMENT DISTRICT MODIFICATION.
>>Barry Jones: WHERE DOES THAT OUTFALL TO?
JUST OUT OF CURIOSITY.
>>Brent Addison: IT OUTFALLS BACK TO CORKSCREW.
IT COMES BACK AROUND.
>>Barry Jones: COMES BACK IN AND HOOKS INTO THE COUNTY
SYSTEM ON CORKSCREW.
>>Brent Addison: IT DRAINS IN -- IT COMES BACK TO THE -- THE
DRAIN ACTUALLY COMES DOWN PUENTE THROUGH THE CORNER OF THE
LAKE, DOWN PUENTE AND INTO THE SWALE -- OR THE BIG DITCH ON
CORKSCREW.
>>Barry Jones: VERY GOOD.
THE CROSSWALKS THAT ARE SHOWN HERE, ARE THEY GOING TO BE
BRICK PAVERS?
PAINTED?
STICK-ON?
WHAT IS THAT TREATMENT FOR THE CROSSWALKS?
Brent Addison: THEY ARE EITHER GOING TO BE PAVERS OR STAMPED CONCRETE.
Barry Jones: OKAY.
Brent Addison: CORRECT.

Barry Jones: ARE PARKING BUMPERS REQUIRED IN THESE LOCATIONS OR CAN THESE BE DRIVE-THROUGH WITH NO PARKING BUMPERS?
Brent Addison: MY UNDERSTANDING IS THAT'S NOT A REQUIREMENT BY THE LAND DEVELOPMENT CODE.

Barry Jones: OKAY.
Barry Jones: THERE ARE SOME LIGHT POLES THAT ARE IN THE PARKING LOTS.
Barry Jones: HOW ARE THEY GOING TO BE PROTECTED?
Brent Addison: MOST LIKELY THEY'LL HAVE A CONCRETE BASE AROUND THEM, UNLESS THEY ARE CONCRETE POLES.

Barry Jones: I UNDERSTAND.
Barry Jones: CAN'T HAVE THEM BY THE TREES.

Brent Addison: OKAY.

Brent Addison: MY UNDERSTANDING IS THAT'S NOT A REQUIREMENT BY THE LAND DEVELOPMENT CODE.

Barry Jones: OKAY.
Barry Jones: I UNDERSTAND.

Brent Addison: OKAY.
Barry Jones: THANK YOU.

Brent Addison: ALL RIGHT.

Brent Addison: ALL RIGHT.

Barry Jones: SHE DIDN'T KNOW THAT WAS IN HER JOB DESCRIPTION WHEN SHE SIGNED UP, BUT WE ALL PULL TOGETHER.

Christian Andrea: OUR OTHER MUNICIPALITIES, WE DON'T EVEN WEAR MASKS, WHICH IS KIND OF STRANGE.

Anyway, I appreciate your caution, so thank you.

Christian Andrea, Landscape Architect with Architectural Land Design.

Let me pull this up.

This is our proposed plan.

Let me see if I can increase the size here.
HARD WORKING A MOUSE 30 FEET AWAY HERE.

SCROLL DOWN A LITTLE BIT.

I GUESS I'LL START ON THE NORTH SIDE.

ALONG THE PERIMETER ON THE NORTH PROPERTY LINE, WE'RE
UTILIZING GREEN BUTTONWOOD TREES AS THE PRIMARY BUFFER
STREET TREE.

THAT’S KIND OF A MEDIUM-SIZED TREE, NOT AS BIG AS AN OAK BUT
WE FIND IT AN ATTRACTIVE TREE FOR THE USE.

PERIMETER SITE ALSO HAS LARGE DETENTION BASINS, SO WE'RE
ENGULFING WITH SPARTINA GRASSES.

IT’S A NATIVE GRASS.

I THINK IT LOOKS NICE.

WE INCORPORATED ADDITIONAL CYPRESS TREES TO ACCOMPLISH THE
WETLAND LOOK AS WE TRAVEL ALONG THE EAST SIDE OF THE
PROPERTY, MORE GREEN BUTTONWOODS.

OUR PERIMETER HEDGE IS A COCOPLUM HEDGE, DOUBLE ROW.
INTERNAL TO THE PARKING LOT, THESE ARE LIVE OAK TREES THAT
ARE TWO PER ISLAND.

ONE ON EACH OF THE CORNERS.

IN THE CENTRAL WALKWAY AREA, WHERE WE HAVE A LITTLE NARROWER
PLANTER, AGAIN, WE'RE UTILIZING GREEN BUTTONWOOD TREES AS
THE CANOPY TO CREATE A NICE SHaded WALK EXPERIENCE.
THE COLOR-CODED WALKWAY SYSTEM, YOU SEE TRAVELING TO THE
BUILDING, ALONG THE WEST SIDE, WE'VE DONE THE SAME, GREEN
BUTTONWOOD TREES AS WELL.

ALONG CORKSCREW, THERE ARE EXISTING OAKS AND CABBAGE PALMS
THAT WE'RE KEEPING.

WE'RE ALSO ADDING ADDITIONAL CABBAGE PALMS WHERE THERE IS A
MASS OF CABBAGE PALMS, AND THEN WE HAVE OAK TREES FLANKING
THE CORNER OF THE BUILDING, AND THEN THERE ARE TWO LARGE
ROYAL PALMS ON THE CENTRAL CORE ELEMENT OF THE BUILDING TO
GIVE VERTICAL HEIGHT AND ACCENTUATION IN THAT SPACE.
THE ACTUAL PHYSICAL CORNER OF THE BUILDING, WE HAVE MAGNOLIA
TREES.
THE FOUR CORNERS ARE FLANKED WITH MAGNOLIAS.

AND THEN IN ADDITION, WE HAVE GREEN BUTTONWOOD TREES, AGAIN,
FLANKING KIND OF A MIDSECTION THERE.

THE PLANTING AROUND THE BUILDING IS COMPOSED PRIMARILY OF
LAYERS OF GROUND COVERS THAT ARE EITHER WAX JASMINE,
LIRIOPE, A PLANT CALLED PERENNIAL PEANUT, A LOW SIX-INCH
TALL KIND OF YELLOW FLOWERING GROUND COVER.
WE HAVE COCOPLUM AND GRASSES ALONG THE EAST SIDE OF THE
SITE.
AGAIN, SPARTINA IN THESE AREAS.

THE STREET LIGHTS WE MENTIONED.

I DON'T KNOW IF I JUMPED OVER MY SLIDE.
I'LL COME BACK AND FIND IT.
BUT THE ISLANDS FOR THE STREETLIGHTS ARE LOCATED BASICALLY AT THE CROSSES OF PARKING SPACE, ONE SPACE IN FROM EACH OF THE TERMINAL ISLANDS, SO THERE'S NO CONFLICT.

CONCRETE PEDESTAL POSTS IN THE BOTTOM. FIXTURES ARE BLACK. THEY ARE ALL PAINTED BLACK TO BE CONSISTENT WITH THAT. TRY THE NEXT SLIDE.

THIS IS A SERIES OF IMAGES THAT SHOW OUR PROPOSED PLANT PALETTE. WE DID HAVE PIGEON PLUMS, I FORGOT TO MENTION, ON THE WEST SIDE OF THE SITE. TYPICAL OAK TREES, CYPRUS TREES. I HAVE TO DOUBLE CHECK. WE MAY HAVE TAKEN HOLLIES OUT AND REPLACED WITH PIGEON PLUMS.

GREEN BUTTONWOOD TREES AND PERIMETER PLANT MATERIAL AND SHRUBS AND GROUND COVERS. I THINK I DID JUMP OVER THE LIGHTING PLAN. THIS IS THE SITE LIGHTING PLAN.

AGAIN, THEY ARE BLACK FIXTURES, AND THEY ARE COMPLIANT WITH THE REQUIREMENTS OF ESTERO.

ARE THERE ANY QUESTIONS FOR ME AT THIS POINT?

I CAN PASS IT ON TO MARK McLEAN, THE ARCHITECT.

>>Barry Jones: JIM, DO YOU HAVE ANY QUESTIONS?


>> 10-FOOT OF GRAY WOOD.

SO THE ACTUAL TREE WOULD BE FIVE FOOT MORE AND ANOTHER 12, SO 27, 28 FEET TALL WOULD BE MY GUESS.

>>Jim Wallace: ARE THEY GOING TO BE BLOCKING THAT SIGNAGE TO THE BUILDING THAT WE JUST TALKED ABOUT, THAT WOULD BE USED FOR WAYFINDING?

>>Christian Andrea: IT'S CLOSE. WE CAN REEVALUATE IT.

TYPICALLY YOUR EYESIGHT LINE IS FOUR, FIVE FEET OFF THE GROUND.

I'M PROBABLY A LITTLE CLOSE.

MAKING THEM A LITTLE TALLER PROBABLY WOULDN'T BE A BAD IDEA.

>>Jim Wallace: YOU'RE ALWAYS LOOKING, WHEN YOU DRIVING,

THROUGH THAT LITTLE WINDOW BETWEEN THE CLUSTERS OF TREES.

SO THAT YOU CAN SEE THROUGH TO THE BUILDING AND USE IT AS A POINT OF SIGHT OF WHERE YOU ARE AND WHERE YOU'RE GOING.
JUST THAT QUESTION, IT’S SO HARD TO LOOK AT SOMETHING ONE
DIMENSIONAL AND TRY TO VISUALIZE IT IN PERSPECTIVE.

>>Christian Andrea: WE CAN GO BACK AND LOOK AT IT AND MAKE
SURE WE HAVE THE SPEC TALL ENOUGH TO RESPECT THE SIGHT LINES
YOU’RE INDICATING.

>>Jim Wallace: TERRIFIC.
LINE OF SIGHT IS OBVIOUSLY IMPORTANT.

THANKS VERY MUCH.

>>Christian Andrea: THANK YOU.
LET ME PASS THE BATON TO MARK.

>>Barry Jones: BARRY OR BILL, DO YOU HAVE ANY QUESTIONS ON
THIS?

NO.

THE CABBAGE PALMS WHERE YOU’RE CLUSTERING THEM TOGETHER, IS
THERE GOING TO BE A DIFFERENTIAL IN HEIGHT?

>>Christian Andrea: CORRECT, WE STAGGER THE HEIGHTS.

>>Barry Jones: GENERAL QUESTION, AND MAYBE IT’S FOR THE
ENGINEER, TOO.

WHEN YOU DESIGN THESE RETENTION AREAS, THERE’S A CERTAIN
VOLUME.

IF YOU COMPLETELY COVER THE RETENTION AREAS WITH THE
SPARTINA GRASS THAT GROWS UP AND THEN THESE BIG CLUSTERS
THAT OVER TIME ASSUMES THAT OR TAKES UP THAT VOLUME, IS THAT
A CHALLENGE FROM A DRAINAGE STANDPOINT?

>>Christian Andrea: WE HAVE MORE ISSUES IF I FILL IT WITH A
TRUNK TREE MASS, THEN THERE WOULD BE TRULY DISPLACEMENT.

I THINK THE GRASSES, I’VE NEVER DONE A BIOANALYSIS TO SEE
HOW MUCH GREEN BLADE TO WATER, WHATEVER IS LEFT IN THE SPACE
SO WE’VE NOT HAD AN ISSUE WITH THAT IN THE PAST.

SO WE THINK IT’S OKAY.

I BELIEVE IT’S REQUIRED, TOO.

I BELIEVE WE HAVE TO PLANT THOSE AREAS, TOO.

>>Barry Jones: OKAY.

AND THEN HE TALKED ABOUT THE HEIGHT OF THE ROYAL PALMS
ALREADY.

AND THE BASE OF THE TREES -- I MEAN, THE BASE OF THE LIGHTS,
YOU SAID THEY WERE GOING TO BE CONCRETE, CIRCULAR.

>>Christian Andrea: CORRECT.

>>Barry Jones: AND BLACK.

>>Christian Andrea: CORRECT.

>>Barry Jones: NOT OPTIMAL, I’M WONDERING, IS THERE ANY SORT
OF TREATMENT THAT CAN BE PUT AROUND THEM TO GIVE THEM ANY
SORT OF ARCHITECTURAL, OTHER THAN A TUBULAR BLACK PIECE OF
CONCRETE?

>>Christian Andrea: WE’VE NOT HAD AN EXPERIENCE WITH THAT.

TYPICALLY, YOUR CHOICES ARE THE FIXTURE TO THE CROSSHAIRS,
WHICH WE THINK ARE REASONABLY SAFE PLACEMENT BUT STILL NO GUARANTEE THAT SOMEONE IS NOT GOING TO PARK AWKWARDLY OR BUMP INTO IT.

I MEAN, IF WE NEED TO AVOID THE CONCRETE, WE CAN AND USE A CONVENTIONAL POLE.

>>Barry Jones: I'M JUST TALKING OUT LOUD FOR DISCUSSION PURPOSES.

>>Christian Andrea: ONLY TWO CHOICES I'M AWARE OF.

>>Barry Jones: OKAY.

AND THEN THE LIGHT FIXTURES, ARE THOSE CONSISTENT WITH THE LIGHT FIXTURES THAT HAVE BEEN UTILIZED THROUGHOUT THE --

>>Christian Andrea: THERE HAVE BEEN SOME CHANGES.

THERE IS A CERTAIN STANDARD FOR ANTIGLARE REQUIREMENT ON SOME PREVIOUS PROJECTS WAS APPROVED.

IN HINDSIGHT, PROBABLY SHOULDN'T HAVE BEEN BECAUSE THEY DON'T MEET THAT STANDARD.

THAT'S WHY WE HAD TO USE THAT FIXTURE TO MEET THE ANTIGLARE COMPONENT, WHICH WAS REALLY CHALLENGING.

>>Barry Jones: WITHOUT SEEING THE OTHER FIXTURES AND NOT HAVING TO RELY ON MY MEMORY, WERE THEY A FLAT FIXTURE LIKE THAT?

>>Christian Andrea: THERE ARE FIXTURES OUT THERE THAT ARE BOTH FLAT AND MIRROR, REFLECTED ON TOP, CARRIAGE-TYPE FIXTURE, IF I RECALL CORRECTLY.

I DID TRY TO MATCH, LIKE, FOR EXAMPLE, WHAT WAS USED AT HERTZ, APPARENTLY DOESN'T MEET CODE TODAY.

WE COULDN'T UTILIZE FIXTURES THAT WE THOUGHT WE COULD.

THAT WAS ONE OF THE COMMENTS EARLY ON THAT WE COULDN'T MEET THE CERTAIN CRITERIA OF THE ANTIGLARE COMPONENT.

IT WAS RATHER TRICKY TO FIND A FIXTURE THAT WOULD COMPLY WITH THAT.

>>Barry Jones: WHAT WE TRY AND DO IS TRY AND GET SOME CONSISTENCY IN THESE MIXED-USE DEVELOPMENTS, AS LIGHT FIXTURES --

>>Christian Andrea: WE WERE TRYING TO AS WELL, BUT THE GLARE FACTOR PROHIBITED US FROM USING WHAT WAS THERE.

>>Barry Jones: SO ARE THEY SIMILAR IN APPEARANCE?

>>Christian Andrea: YES, I THINK THEY ARE CLEAN, LOW PROFILE.

STREETLIGHTS OF THIS STYLE TEND TO DISAPPEAR IN THE LANDSCAPE.

I THINK THEY'RE A GOOD CHOICE AND MAKES PERFECT SENSE.

>>Barry Jones: OKAY.

THANK YOU.

>>Mark McLean: THANK YOU.

GOOD EVENING, EVERYONE.
MARK McLEAN FROM MHK ARCHITECTURE AND PLANNING, NAPLES

STUDIO DIRECTOR.

I'LL GO THROUGH THE BUILDING REAL QUICK WITH YOU.

GOING BACK TO THE ORIGINAL PLAN THAT WE HAD SUBMITTED IN WORKING WITH PLANNING AND STAFF TO COME UP WITH SOME OF THE DESIRED CHANGES THAT WERE REQUESTED OF THE ARCHITECTURAL TEAM MOVING FROM THE PRELIMINARY PLANS TO THESE PLANS IN KEEPING WITH PLAZA DEL SOL REQUIREMENTS AND ADJACENT BUILDINGS, EXISTING ADJACENT BUILDINGS TO MATCH SOME OF THE ARCHITECTURE -- [AUDIO DROP] [NETWORK LOSS] -- EXISTING STRUCTURES OVER THERE.

-- ON THE BUILDING, WE ADDED CANVAS AWNINGS IN AN EARTH TONE WITH A NICE COMPROMISE ON THE COLOR PALETTE.

WE WERE WANTING A LITTLE MORE WHITE ON WHITE VERSUS JUST SOME OF THE HARDER, WHAT WE CONSIDER A TUSCAN COLOR.

SO WE CAME OFF THE WHITE ON WHITE AND BROUGHT IN SOME EARTH TONES HERE WITH SOMETHING THAT I THINK EVERYBODY IS HAPPY WITH NOW THAT STAFF LIKED.

ON THE FRONT TWO BALCONIES THERE, WE HAD SOME CLOSED-IN BALCONIES.

WE OPENED THEM UP AND ADDED A COUPLE OF BELLY RAILS TO GIVE IT A LITTLE MORE OF A MEDITERRANEAN PUNCH TO THE BUILDING.

AS AN APPROACH FROM THE EAST, APPROACH FROM THE WEST, AND THEN I THINK THE NEXT SLIDE IS THE SOUTH SIDE.

NOW, AGAIN, THERE IS A DRAINAGE EASEMENT HERE, BUT YOU CAN SEE WE DID ADD SOME SIGNAGE TO THE SOUTH SIDE, PUT SOME SOFTER ARCH DETAILS ON THE BUILDING ITSELF TO BRING A LITTLE BIT OF THAT MEDITERRANEAN INFLUENCE THROUGH ON THE BUILDING.

THAT'S AN EAST VIEW AND AN OVERALL PARKING LOT VIEW SHOWING THE MONUMENT SIGN AND THE BUILDING ITSELF.

ANY QUESTIONS?

>>Barry Jones: JIM, WE'LL START WITH YOU.

>>Jim Wallace: I COULDN'T HEAR 100%, BUT THAT'S OKAY.

I ONLY HAVE ONE COMMENT.

I REALLY KIND OF LIKE THE ARCHITECTURE.

OBVIOUSLY, PERSONALLY I PREFER A LITTLE MORE CONTRAST, BUT THIS CERTAINLY IS EXCELLENT IN TERMS OF WHAT I SAW.

TWO COMMENTS, ONE ON THE BUILDING ITSELF, I NOTICE ON THE ENTRY TOWER, NOT REALLY TOWERS, BUT THEY ARE HIGHER THAN THE REST OF THE ROOFLINE, THEY ARE THREE-SIDED HIP.

ALWAYS HAPPENS WHEN YOU DO THAT, LOOKS SAFE.

IF I LOOK AT THE ELEVATION, THE ENTRY TOWER ROOF ALL OF A SUDDEN THERE'S NO HIP ON THE INSIDE.

I APPRECIATE THAT FROM YOUR ROOF PLAN, I SEE THAT IF WE DID THAT, IF WE DID IT A FOUR-SIDED HIP, WE WOULD END UP WITH A CONFLICT WITH AN HVAC UNIT.
06:18:32  MY QUESTION WOULD BE, BECAUSE THE HVAC UNITS HAVE TO BE IN
06:18:35   THAT EXACT LOCATION, OR COULD IT BE SHIFTED SLIGHTLY TOWARDS
06:18:41   THE CENTER OF THE BUILDING SO THAT YOU COULD FINISH THE HIP?
06:18:45   I NOTICED ON THE NORTH SIDE YOU DON'T HAVE ANY CONFLICT AT
06:18:49   ALL.
06:18:50   BUT I WAS JUST LOOKING AT YOUR ELEVATION, AND WE END UP WITH
06:18:55   THIS THREE-SIDED HIP AND THEN A VERTICAL CUT.
06:18:59   I DON'T KNOW WHAT YOU CALL IT, THE VERTICAL LINE, AND ALL OF
06:19:03   A SUDDEN IT GOES, OH, FAKE ROOF.
06:19:05   I DON'T GET THIS SENSE OF AUTHENTICITY THAT WOULD BE NICE IF
06:19:10   WE COULD PULL IT OFF.
06:19:11   I UNDERSTAND WHAT YOU'RE DEALING WITH, MARK, IN TERMS OF
06:19:13   TRYING TO BE FUNCTION FIRST AND FORM SECOND.
06:19:18   BUT IF THERE WAS SOME WAY TO IMPROVE THAT, AND I THINK IT
06:19:23   WOULD BE FAIRLY SIMPLE TO DO, I THINK IT WOULD BE AN
06:19:26   IMPROVEMENT.
06:19:26   MY ONE OTHER COMMENT, AND I DON'T KNOW, AGAIN, BACK ON
06:19:30   MONUMENT SIGNS, SEEM TO BE MY PET TODAY IS THAT I NOTICED
06:19:35   THAT IN THE RENDERING THAT I SAW, THE BASE OF THE MONUMENT
06:19:39   SIGN WAS TWO FOOT 0.
06:19:42   IT WAS 24 INCHES.
06:19:44   AND I WOULD WORRY THAT THE VEGETATION AT MATURITY WOULD
06:19:49   PROBABLY BE CLOSER TO THREE FEET.
06:19:52   I ALWAYS KIND OF THOUGHT THAT IF YOU'RE GOING TO PUT PLANT
06:19:55   VEGETATION AROUND THE BASE OF A MONUMENT SIGN, IT WOULD BE
06:19:59   WISE TO MAKE THE BASE THREE FEET RATHER THAN TWO FEET SO IT
06:20:03   NEVER OBSTRUCTS THE ACTUAL SIGNAGE AREA OR THE SIGN AREA OF
06:20:29   THE MONUMENT.
06:20:09   THAT'S IT FOR ME.
06:20:18   >>Mark McLean: DO YOU WANT ME TO TAKE ALL THE COMMENTS?
06:20:20   >>Barry Jones: GO AHEAD AND ADDRESS HIS COMMENTS.
06:20:22   >>Mark McLean: THE OVERALL HEIGHT WAS IN QUESTION.
06:20:25   I THINK WE STARTED LOWER THAN THAT AND STAFF RECOMMENDED
06:20:27   THAT WE RAISE IT TO TWO FEET.
06:20:28   SO WE DID COME UP TO TWO FEET WITH THAT.
06:20:31   AGAIN, BECAUSE WE HAVE TENANT SPACE ON THE BOTTOM, WE WANTED
06:20:34   TO MAKE SURE WE HAD ENOUGH SIGNAGE, AS YOU CAN SEE HERE.
06:20:37   THE INTENT, IF YOU GO BACK TO THE CIVIL PLANS, THERE IS A
06:20:41   DRAINAGE STRUCTURE JUST TO THE EAST OF THAT.
06:20:44   SO IT SHOULDN'T BE HEAVILY PLANTED.
06:20:46   THE INTENTION IS, AS THAT IMAGE SHOWS, MAYBE SOME PERENNIALS
06:20:52   OR SOME ANNUALS, JUST TO DO A NICE FLOWER BED.
06:20:56   NEVER HAVE ANYTHING THAT WOULD GROW UP OVER THAT, OBVIOUSLY,
06:20:58   WITH THE WAYFINDING BEING AS IT IS, AND IT BEING ON THAT
06:21:02   STREET SIDE, WE'RE GOING TO WANT TO KEEP IT AS MANICURED AS
06:21:06   WE CAN FOR OUR OWN WAYFINDING PURPOSES AND THE BUILDING.
Jim Wallace: I was just looking at the rendering, and it looked to me like, as long as your signage is wider than it is tall, you’re still within code.

I just looked at the rendering. The rendering showed that your intention was to plant the base with several types of plants. When you’re doing more than one, you have the one closest to the sign that’s taller than the one in front. That gets to be three feet.

Now you start to --

Mark McLean: I don’t have the code in front of me. Mary, if there’s no objection, I would raise the base a height.

Mary Gibbs: Well, the height for the sign can actually go to 17 feet.

Mark McLean: I can add a foot to the base. That’s not a problem.

Barry Jones: Can we identify what plants are proposed to go in that area and what their mature heights would be? Christian, could you offer a little bit of feedback on the plant material around the base of the sign and what max or mature height is?

If you want to yell it from the back.

Barry Jones: You’re saying 30 inches for mature height for the plants closest to the sign.

Barry Jones: Sounds good, but it usable for doesn’t happen.

Jim Wallace: I’m sorry, I can’t hear it.

Barry Jones: About the roofline, for those flat backs, are those visible?

Jim Wallace: I don’t think it hurts the design at all. I don’t think it hurts the design at all to make it 36 inches.

I know I personally have made them two feet and later hated the fact that -- regretted the fact that I did it. Just a point of caution.

Mark McLean: Sure.

Barry Jones: About the roofline, for those flat backs, are those visible?

If you did a sight line analysis, do you see those?

Mark McLean: We have done a sight line analysis.

I thought I had a building -- there is a building section. My parapet is 6’6”, the top of the pack is 6’6”.

With any angle, there would be a zero view.

Barry Jones: Jim, does that address your concerns about how that would appear?

Jim Wallace: I’m sorry, I can’t hear it.
UNFORTUNATELY, THE MIKE AT THE PODIUM IS VERY LOW, SO I CAN

HEAR ALL OF THE BOARD MEMBERS, BUT I CANNOT HEAR THE

SPEAKERS VERY WELL.

>>Mark McLean: I WASN'T PART OF THE INITIAL SUBMITTAL ON

THIS, AND FORGIVE ME FOR NOT GOING BACK AND CHECKING THE

RESEARCH ON IT.

I DO BELIEVE FROM PRELIMINARY TO FINAL WE DID ADD THAT FOOT

OF HEIGHT THAT'S REQUIRED THE DEVIATION TO TRY TO GET SOME

OF THE SEPARATION IN THESE TOWERS, BUT THEN WE'RE IN A

DEVIATION NOW AS FAR AS SEEING ANY OF THE MECHANICAL

EQUIPMENT, OUR PARAPET HEIGHT, ONCE YOU'RE ON THE FLAT ROOF,

OUR PARAPET HEIGHT IS EQUAL TO THE TOP OF THE EQUIPMENT, SO

NO ANGLE OF REPOSE WOULD SHOW ANY OF THE EQUIPMENT.

>>Barry Jones: I THINK IT WAS MORE OF A QUESTION, WHEN

YOU'RE VIEWING THE TOWERS, DO THEY APPEAR TO BE THREE SIDED?

CAN YOU SEE THE STRAIGHT LINE FLAT BACK?

ARE THEY OF SUCH ELEVATION THAT YOU'RE REALLY NOT GOING TO

SEE IT?

>>Mark McLean: YEAH, THIS IS THE ANGLE THAT YOU SEE THE

BUILDING FROM.

THIS IS THE APPROACH ANGLE AS YOU'RE COMING OFF OF

CORKSCREW, I THINK MOST PEOPLE ARE GOING TO ACCESS THIS

BUILDING THIS WAY.

THEY DO GO BACK, BUT BECAUSE OF THE PARAPETED INTERRUPTING

ELEMENT THAT WE HAVE HERE, YOU REALLY CAN'T TELL THAT THAT

DOESN'T GO BACK AND PICK UP A VALLEY LINE.

FROM THE ACTUAL ROOF PLAN, IT DOES PICK UP A VALLEY LINE.

IT TERMINATES INTO THE MAIN ROOF STRUCTURE.

I DON'T THINK YOU WOULD EVER HAVE THIS BIRD'S-EYE VIEW TO

SEE THIS IS A THREE-SIDED ROOF.

IT DIVES INTO THE MAIN STRUCTURE OF THE MAIN BUILDING.

I DON'T THINK ANY OF THE PARAPETS WOULD EVER GET THIS

BIRD'S-EYE VIEW UNLESS, OF COURSE, YOU WERE IN AN AIRPLANE.

I THINK ANY OF THE APPROACH ANGLES FROM DOWN LOWER LIKE THIS

WHERE YOU WOULD GET THE SENSE THAT THOSE ARE TRUE TOWERS.

>>Barry Jones: THANK YOU.

>>Jim Wallace: I HOPE SO.

THERE ARE PROBABLY DOZENS OF INSTANCES OF THAT THREE-SIDED

HIP ALONG U.S. 41, WHICH IS OBVIOUSLY ONE OF OUR MAIN

VISIBLE CORRIDORS.

AND THEY REALLY LOOK GOOFY.

I DON'T KNOW ANY OTHER WORD, AND THEY LOOK FAKE.

IT'S A BEAUTIFUL BUILDING.

IT LOOKS LIKE, YOU'VE GOT HIPS -- I LOVE THE RANDOM

ROOFLINES AND ALL THOSE THINGS.

IT'S SORT OF LIKE THAT LITTLE THING MISSING, EVERYTHING IS
GREAT EXCEPT -- IF YOU SAY YOU'RE NEVER GOING TO SEE IT,
THAT'S WONDERFUL.
I JUST HOPE THAT YOU DON'T.
BECAUSE IF YOU DO, OH, IT'S GREAT, BUT IT'S FAKE AND THAT'S
NOT WHAT WE'RE TRYING.

TO ME, ANYWAY.
I THINK AUTHENTICITY, I UNDERSTAND YOUR ISSUES AND CONCERNS
OF YOUR MECHANICALS.
BUT YOU REALLY WANT IT TO COME ACROSS AS AUTHENTIC AS MUCH
AS YOU CAN.
LET'S BE 100% SURE THAT NOBODY IS EVER GOING TO SEE IT.
>>Barry Jones: TO ACCENTUATE ON THAT CONCERN, JUST LOOKING
AT THE EAST AND THE WEST ELEVATIONS THAT WERE INCLUDED IN
OUR SUBMITTAL, YOU CAN KIND OF SEE THAT FLAT BACK.
>>Jim Wallace: YEP.
>>Mark McLean: ON THOSE, YEAH.
WHEN YOU'RE TALKING ABOUT A TWO-DIMENSIONAL, YEAH, YOU WOULD
DEFINITELY SEE THE FLAT BACKS ON THE TWO-DIMENSIONALS.
BUT I DON'T THINK YOU EVER GET THAT TRUE PERSPECTIVE.
NOW, IF YOU WANTED TO TAKE THAT BACK SIDE AND HIP IT BACK
IN, I HAVE NO OBJECTION TO THAT.
>> THAT'S PROBABLY GOING TO WORK.
WE HAVE A REAL AVERSION TO DOING MANSARDS LIKE THIS AND THEN
IN ANY WAY, SHAPE, OR FORM SEEING THAT IT'S BEEN CLIPPED.
>>Mark McLean: WHAT WE WERE TRYING TO AVOID WAS PUTTING A
FLAT ROOF ON THESE TOWERS.
THAT'S WHY WE WENT WITH THE DEVIATION WITH HEIGHT.
IF YOU WANT ME TO RUN THAT FROM THE TOP OF THE PARAPET
HEIGHT AS A HIP LINE BACK TO THE RIDGE, I DON'T HAVE AN
OBJECTION TO THAT.
>>Barry Jones: I THINK THAT'S THE INTENT.
WE DON'T OBJECT TO THE HEIGHT.
WE LIKE THE VERTICAL DIFFERENTIAL.
>>Mark McLean: THERE'S NO PROBLEM CHANGING THAT AND GETTING
MORE OF A TOWER EFFECT.
>> IS THIS THE PRELIMINARY THAT WAS SUBMITTED?
I WAS NOT AT THE MEETING --
>>Mark McLean: THAT'S THE NEW ONE, BUT I DON'T KNOW WHY THAT
PARTicular RENDERING DOESN'T HAVE THE BELLY RAIL ON IT.
THAT IS THE NEW ONE.
AS LONG AS IT'S GOT THE COINS ON IT --
>> THESE DON'T MATCH AT ALL.
>>Mark McLean: THEY ARE THE SAME COLORATION.
ONE OF THEM COMES OUT OF SKETCHUP AND THE OTHER IS TRUE
COLORS WITH LUMION.
>> I'M TALKING THE BUILDING DOESN'T MATCH.
06:28:39  >>Mark McLean: THAT MAY BE THE OLDER ONES.
06:28:41   THE ONES WITH THE BELLY RAIL IN THE RENDERING --
06:28:44  >> I WAS GOING TO BLOW YOUR HORN AND SAY THIS IS ONE OF THE
06:28:46   BEST BUILDINGS YOU EVER HAD PRESENTED TO US.
06:28:49   DOWN TO THE EXPANSION JOINTS AND THE STUCCO.
06:28:51   THIS IS ONE OF THE BEST PRESENTATIONS ANYBODY HAS EVER
06:28:54   WALKED IN HERE WITH.
06:28:56   TELL MATT, HATS OFF.
06:28:59   OTHER THAN THE CLIP THING ON THE BACK, I WOULDN'T CHANGE A

06:29:06   THING.
06:29:06   >>Mark McLean: THANK YOU.
06:29:08   >> IF THIS IS THE BUILDING.
06:29:09   I SEE THIS AND I GO, WHOOPS, THIS MUST BE THE OLD SUBMITTAL.
06:29:12 >>Mark McLean: I DON'T KNOW WHAT'S WRONG --
06:29:14   >>Barry Jones: I THINK IT WAS DIFFERENT.
06:29:16   -- SOLID WHITE.
06:29:18   THE OLD ONE WAS SOLID WHITE.
06:29:19   >>Mary Gibbs: THE OLD ONE --
06:29:21 >>Mark McLean: THAT'S NOT THE OLD ONE.
06:29:22   I DON'T KNOW WHAT THAT INTERMEDIATE TWO-DIMENSIONAL SKETCH
06:29:25   YOU HAVE THERE IS.
06:29:27 >>Mary Gibbs: THERE IS ACTUALLY AN OLD ONE THAT WAS WORSE.
06:29:29   THE OLD ONE WAS WORSE.
06:29:32 >>Mark McLean: NOT THAT I WOULD SAY WORSE, MARY.
06:29:34   [ LAUGHTER ]
06:29:35   >>Mary Gibbs: LET ME JUST SAY, THIS ONE YOU'RE LOOKING AT IS
06:29:37   SO MUCH NICER.
06:29:39 >>Mark McLean: THE TWO DIMENSIONAL ONE YOU HAVE, I'M NOT
06:29:42   SURE EXACTLY WHERE THOSE CAME FROM.
06:29:43   THE ONE AS YOU CAN SEE ON THIS SCREEN, THE ONE THAT HAS THE
06:29:46   BLACK BELLY RAIL ON THE FLANKING BALCONIES, THAT'S THE
06:29:49   LATEST AND GREATEST ONE, YES, SIR.
06:29:53 >> PLEASE SAY HI TO MATT AND TELL HIM THUMBS UP.
06:29:57 >> ABSOLUTELY.

06:29:58   HAPPY BIRTHDAY.
06:29:59   >> EVERYTHING WORKS.
06:30:03   >>Jim Wallace: IS EVERYBODY SAYING THE BELLY RAIL IS GREAT?
06:30:06   IS EVERYBODY IS SAYING THE BELLY RAIL IS GREAT OR THEY DON'T
06:30:11   LIKE IT?
06:30:13 >> I HAVE NO PROBLEM WITH IT.
06:30:15   >>Barry Jones: I THINK IT IS A NICE OFFSET.
06:30:17   >>Jim Wallace: I THINK IT'S TERRIFIC.
06:30:20 >>Barry Jones: BARRY, YOU HAD A QUESTION.
06:30:21 >>Barry Freedman: QUICK QUESTION, ON THE MONUMENT SIGN, ARE
06:30:24   YOU ANTICIPATING PUTTING OTHER TENANTS' NAMES ON THAT
06:30:27   MONUMENT SIGN AT SOME POINT?
06:30:29 AND IF SO, HOW WOULD YOU DO IT?
06:30:33 >>Barry Jones: LIMITED TO TWO TENANTS OR TWO --
06:30:37 >>Mark McLean: IF WE ENDED UP WITH FOUR TENANTS -- THE GOAL
06:30:40 IS TWO TENANTS.
06:30:41 ONE TO TAKE EACH HALF.
06:30:43 IF WE ENDED UP WITH FOUR TENANTS, THE INTENTION WAS TO KEEP
06:30:47 ESTERO MEDICAL VILLAGE UP HERE, BUT TO SPLIT THIS LOWER HALF
06:30:52 INTO FOUR, AND THEN THE UPPER HALF WOULD PROBABLY, IT WOULD
06:30:56 BE SMALLER ESTERO MEDICAL, AND THEN DR. HOUCK WOULD BE UP
06:31:00 HERE AND THE FOUR TENANTS AT THE BOTTOM.
06:31:02 OUR ULTIMATE GOAL WOULD BE ONE GUY COMING IN AND TAKING THE
06:31:09 WHOLE GROUND FLOOR OF THE BUILDING.
06:31:10 IN A PERFECT WORLD, YOU KNOW, THAT'S WHAT WE ALL -- YEAH, WE
06:31:14 WOULD DEFINITELY HAVE TO RECONFIGURE THIS MONUMENT SIGN, BUT
06:31:16 IT'S PLENTY BIG ENOUGH TO PUT FIVE TENANTS -- FOUR TENANTS
06:31:20 AND THE OWNER.
06:31:20 >>Barry Jones: WHAT IS THE MATERIAL?
06:31:22 IS THIS MONUMENT SIGN BACKLIT?
06:31:24 GROUND LIGHTING?
06:31:25 >>Mark McLean: IT'S GOT GROUND LIGHTING ON IT.
06:31:27 >>Barry Jones: GROUND LIGHTING ONLY.
06:31:29 >>Mark McLean: YES.
06:31:30 THE BUILDING IS BACK LIT BUT MONUMENT SIGN GROUND LIT.
06:31:34 IS THAT MATERIAL?
06:31:35 JUST SCORED CONCRETE?
06:31:38 >>Mark McLean: JUST STUCCO, YES, SIR.
06:31:40 TO MATCH THE BUILDING.
06:31:42 >>Barry Jones: AND THEN THE ONE THAT NOBODY EVER TALKS
06:31:46 ABOUT, THE GARBAGE DUMPSTER, WHAT ARE WE DOING THERE?
06:31:49 >>Mark McLean: WE DIDN'T RENDER IT, BUT IT IS THE SAME
06:31:56 IT HAS --
06:31:59 >>Barry Jones: ANY TOP RAILING OR --
06:32:01 >>Mark McLean: TOP CAP ON IT THAT MATCHES, IF I GO BACK TO
06:32:05 ARCHITECTURAL DETAILS, IT HAS A STUCCO BAND ON IT THAT
06:32:08 MATCHES THIS BAND THAT RUNS AROUND THE BUILDING.
06:32:11 JUST THE TOP CAP, YES, SIR.
06:32:12 >>Barry Jones: HAS SOME ORNAMENT TO IT, IF YOU WILL.
06:32:15 >>Mark McLean: YES, SIR.
06:32:16 >>Barry Jones: THE GATES --
06:32:18 >>Mark McLean: JUST ALUMINUM GATES, SOLID ALUMINUM GATES.
06:32:22 >>Barry Jones: OKAY.
06:32:23 PAINTED WHAT COLOR?
06:32:24 >>Mark McLean: POWDER COATED TO MATCH THE BUILDING.
06:32:26 ALL BODY COLOR OF THE BUILDING.
06:32:28  >>Barry Jones: ONE COLOR, THE WHITE.
06:32:29  >>Mark McLean: YES, SIR.
06:32:30  WE MAY EVEN, BECAUSE IT'S KIND OF AN ACCENT FEATURE, I WOULD
06:32:37  PREFER TO PAINT IT THE DARKER.
06:32:40  >>Barry Jones: I WOULD AGREE.
06:32:42  >>Mark McLean: BROWN VERSUS THE WHITE ON THE DUMPSTER
06:32:45  ENCLOSURE.
06:32:48  >>Barry Jones: JUST FOR FUTURE REFERENCE, SINCE THAT IS AN
06:32:50  ARCHITECTURAL ELEMENT THAT'S VISIBLE, IF YOU COULD BRING
06:32:51  THAT IN WITH YOU.
06:32:54  >>Mark McLean: YES, SIR.
06:32:54  ABSOLUTELY.
06:32:58  >>Barry Jones: WE CAN PUT SOMETHING THAT, STIPULATION OR
06:33:03  APPROVAL CONDITION THAT IT'S GOING TO BE X IN THIS COLOR AND
06:33:06  GO AHEAD AND PROGRESS YOU THROUGH THE PROCESS.
06:33:09  WE WOULD REALLY LIKE TO SEE ANYTHING.
06:33:12  >>Jim Wallace: BARRY, ONE COMMENT.
06:33:14  IT'S JIM.
06:33:15  IF I CAN.
06:33:20  I AGREE 100% ON THE ENCLOSURE SIGNS.
06:33:26  WE'VE ALL SEEN SUPER UGLY DOORS ON DUMPSTER ENCLOSURES THAT
06:33:27  RUIN A SITE.
06:33:32  BUT DID I HEAR CORRECTLY THAT THE MONUMENT SIGN IS NOT GOING
06:33:35  TO HAVE BACKLIT CHANNEL LETTERS?
06:33:39  >>Jim Wallace: THE DRAWING HERE INDICATES THAT IT IS BACKLIT.
06:33:43  >> THEN I APOLOGIZE.
06:33:44  IF THE DRAWING INDICATES THAT, THEN, YES, I THOUGHT IT WAS
06:33:46  UPLIT FROM BELOW.
06:33:49  >>Jim Wallace: SOMEBODY MENTIONED GROUND LIGHTING ONLY AND
06:33:52  THAT'S NOT ALLOWED, UNLESS IT'S JUST ACCENT LIGHTING.
06:34:00  >>Barry Jones: THE COVERED PUBLIC AREA, WE REALLY HAVEN'T
06:34:03  SEEN ANYTHING ON THAT.
06:34:07  THAT'S ANOTHER ARCHITECTURAL ELEMENT THAT'S GOING TO BE
06:34:10  HIGHLY VISIBLE OUT WHERE IT'S LOCATED BY CORKSCREW.
06:34:12  >>Mark McLean: RIGHT.
06:34:14  THERE ARE THE 2D IN HERE, BUT WE CAN CERTAINLY GET
06:34:16  RENDERINGS DONE FOR IT.
06:34:18  >>Barry Jones: IF WE COULD JUST LOOK AT THAT FOR A MOMENT,
06:34:21  AND YOU COULD WALK US THROUGH THAT BECAUSE WE DIDN'T TALK
06:34:22  ABOUT THAT AT ALL.
06:34:27  I DON'T THINK WE HAVE ANY VISUALS ON THAT OR I DIDN'T SEE
06:34:28  ANY.
06:34:30  >>Mark McLean: THAT'S PROBABLY ALL WE HAVE ON IT.
06:34:32  I CAN ZOOM IN ON IT AND SEE WHAT WE CAN GET OFF OF THAT.
06:34:34  >>Jim Wallace: THERE WERE NO RENDERINGS BUT THERE WERE
06:34:36 ARCHITECTURAL DRAWINGS.
06:34:37 >>Mark McLean: COLONNADE, THREE SIMPLE COLUMNS IN EACH CORNER BEAMED AROUND.
06:34:40 JUST A VERY SIMPLE HIP ROOF, COLONNADE, A COVERED STRUCTURE WITH MAYBE A PICNIC TABLE OR SOMETHING UNDER IT FOR A PUBLIC SPACE.
06:34:50 >>Barry Jones: THE SITUATION WE'RE IN RIGHT NOW WITH THE OUTDOOR SPACE FOR PEOPLE TO EAT LUNCH AND THINGS LIKE THAT, I KNOW AT OUR OFFICE, WE CAN'T EVEN HAVE LUNCH IN OUR BREAK ROOMS ANYMORE.
06:35:01 WE HAVE TO GO OUTSIDE.
06:35:03 >>Mark McLean: IT'S COMPLETELY OPEN AIR. AS SIMPLE AS WE COULD KEEP IT.
06:35:08 COLUMNS WITH ROOF.
06:35:10 WHATEVER TYPE OF TABLE DR. HOUCK WANTS TO PUT OUT THERE, THAT'S MOST LIKELY WHAT IT WILL BE, EMPLOYEE BREAK ROOM OR LUNCHROOM.
06:35:17 >> THANK YOU FOR THE ROOF.
06:35:26 >> A LOT OF FOLKS COME IN HERE WITH OUTDOOR AREAS THAT ARE WONDERFUL AND DO YOU REALIZE THIS IS FLORIDA?
06:35:29 HAVE TO HAVE IT COVERED.
06:35:32 TWO THINGS, SUN AND RAIN.
06:35:36 >>Barry Jones: SOMETIMES BOTH AT ONCE.
06:35:39 >> SUN SHOWERS, YES.
06:35:40 THIS RENDERING YOU JUST SHOWED US, THE PARKING BUMPERS WERE OUT OF THE RENDERING.
06:35:47 THOSE ARE A TRIP HAZARD IF THERE EVER WAS ONE.
06:35:53 I DON'T KNOW IF THEY ARE REQUIRED SOMEWHERE IN OUR CODE.
06:35:55 IF THEY ARE, THEY OUGHT TO BE GONE BECAUSE IT IS AN ACCIDENT WAITING TO HAPPEN.
06:36:00 LAWSUIT THAT FAST, GUILTY AS CHARGED.
06:36:03 >>Barry Jones: IF YOU HAVE A FLUSH SIDEWALK, YOU HAVE TO PREVENT THE VEHICLE FROM DRIVING UP OVER THE --
06:36:06 >> I MEAN OUT IN THE MIDDLE OF THE AREA, CRAZY TO PUT THEM OUT THERE.
06:36:13 OUT THERE.
06:36:14 >>Barry Jones: AGREED.
06:36:19 >> CAN'T PARK MY TRAILER IF YOU PUT THE BUMPERS.
06:36:21 >>Barry Jones: ANY OTHER QUESTIONS?
06:36:24 >> THE ONLY COMMENT I HAVE IS THE SAME THING THAT JIM HIT ON WAS THE PEDIMENT, THE BACK OF THE PEDIMENT.
06:36:28 WITHOUT BUILDING A MODEL, YOU REALLY CAN'T SEE WHAT'S GOING ON WITH THAT.
06:36:36 >>Mark McLean: I SAW IT AND ALMOST DID IT.
06:36:46 I PICKED THIS UP FROM ANOTHER EMPLOYEE AND BROUGHT IT --
06:36:51 >> IT SHOWS A CRICKET ON THE BACK OF THE THING, I WENT --
06:36:54 >> NO, WE'LL HIP IT BACK INTO THE MAIN ROOF AND PUT ROOF
06:36:57 TILE ON IT AND MAKE IT RIGHT.
06:36:59 >> IT LOOKS GREAT.
06:37:00 MY HAT'S OFF TO YOU.
06:37:02 IT'S VERY DIFFICULT WITH BUILDINGS THIS SIZE TO MAKE THEM
06:37:05 LOOK GOOD.
06:37:05 BECAUSE THEY ARE A LITTLE BIT TOO BIG FOR A LITTLE BUILDING
06:37:08 AND NOT BIG ENOUGH TO BE A BIG BUILDING.
06:37:11 YOU DID A GREAT JOB.
06:37:11 >>Barry Jones: AND THE USE OF THE COLOR IS MUCH APPRECIATED
06:37:14 TO HELP BREAK IT UP.
06:37:16 IT WASN'T PRESENTING IT --
06:37:24 >> I HAVE TO THANK STAFF FOR PUSHING ME IN THE RIGHT
06:37:26 DIRECTION.
06:37:26 >>Mary Gibbs: WE THANK YOU FOR DOING SUCH A GOOD JOB.
06:37:29 >>Barry Jones: JIM, DID YOU HAVE ANOTHER COMMENT?
06:37:31 >>Jim Wallace: ACTUALLY, IT WAS JUST A QUESTION.
06:37:34 WHERE IS THE FRONT OF THE BUILDING?
06:37:38 IS IT ON THE NORTH SIDE OR WHERE IS IT DEEMED TO BE?
06:37:41 IS IT ON THE NORTH SIDE OR EAST SIDE?
06:37:44 IF IT IS THE NORTH SIDE, THEN THE COMMON AREA IS FINE
06:37:46 BECAUSE I THINK THE CODE ALLOWS IT TO BE ON THE FRONT --
06:37:50 COMMON AREA CAN BE ON THE FRONT OR THE SIDE OF THE BUILDING.
06:37:53 IF THE FRONT IS DEEMED TO BE ON THE EAST, AND THIS BUILDING
06:37:58 IS GOING TO ASK SYMMETRIC -- FRONT IS ON THE NORTH SIDE OF
06:38:03 THE BUILDING?
06:38:04 >>Mark McLean: CORRECT.
06:38:05 WE'RE LOOKING FROM THE NORTH TOWARDS THE SOUTH.
06:38:08 THIS IS THE NORTH SIDE OF THE BUILDING.
06:38:10 THIS IS THE MAIN ENTRANCE TO THE BUILDING.
06:38:12 >>Jim Wallace: ALL RIGHT.
06:38:13 OKAY.
06:38:14 FINE.
06:38:14 100% FINE.
06:38:16 >>Barry Jones: ALWAYS LOOK FOR THE HANDICAP PARKING.
06:38:19 DEAD GIVE AWAY.
06:38:21 >>Jim Wallace: OF COURSE.
06:38:22 THANKS.
06:38:22 >>Barry Jones: AND WE OPEN THE MEETING UP TO ANY PUBLIC
06:38:26 COMMENT.
06:38:27 DO WE HAVE ANYBODY ON LINE THAT WANTED TO COMMENT?
06:38:32 >> I DON'T HAVE ANY ONLINE COMMENTS.
06:38:33 >>Barry Jones: NO ONLINE COMMENTS.
06:38:35 ANY PUBLIC SPEAKERS?
06:38:38 >> NO.
06:38:38 >>Barry Jones: NO PUBLIC SPEAKERS.
WITH THAT, WE CLOSE THE PUBLIC PORTION OF THIS MEETING AND ASK FOR A MOTION.
I WROTE DOWN A FEW STIPULATIONS HERE THAT I TRACKED.

I KNOW WE WANTED THE SIGN HEIGHT BASE RAISED TO 36 INCHES,
THE HIP ON THE BACK SIDE OF THE TOWER, SOMETHING COMMITTING THEM TO THE ORNAMENTAL RAILING AROUND THE TOP OF THE GARBAGE ENCLOSURE AND THE MATERIALS FOR THE GATE FOR THE GARBAGE ENCLOSURE.
THAT'S JUST WHAT I HAD SKETCHED DOWN.
I'LL OPEN IT UP FOR A MOTION.

>>Jim Wallace: THERE WAS THE ISSUE ON THE BASE OF THE MONUMENT SIGN.
>>Barry Jones: YEAH, THAT WAS RAISING THE HEIGHT OF THE BASE TO 36 INCHES.
>>Jim Wallace: RIGHT.
>> CAN WE PUT ON THERE ALSO TO STUDY THE MASSING OF THE FRONT OF THE SIGN?
BECAUSE I THINK THERE'S TOO MUCH LETTERING ON THERE, AND THAT CLARENDON LETTERING LOOKS LIKE IT CAME OFF OF MICROSOFT.
I THINK THE FACADE OF THE SIGN NEEDS SOME MORE WORK.
HOW THEY ARE GOING TO PUT FOUR OR FIVE TENANTS ON THAT THING AND KEEP ESTERO VILLAGE MEDICAL CENTER ON THERE, IT'S GOING TO BE SO WORDY YOU'RE NOT GOING TO BE ABLE TO READ IT.
>>Jim Wallace: I THINK THE OWNER HAS TO FACE THE REALITY THAT TENANTS, IF YOU DON'T RENT THE WHOLE FLOOR, YOU DON'T GET YOUR NAME ON THE MONUMENT SIGN.
>> WE CAN LOOK AT THAT.

WHEN WE RAISE THE PEDESTAL UP, I'LL TAKE INTO ACCOUNT THE REMAINING PORTION OF THE CODE, AND WE'LL INCREASE THE SIZE ENOUGH TO ACCOMMODATE FOUR TENANTS IF WE END UP BEING THAT WAY.
>>Barry Jones: HOW WOULD WE STIPULATE THAT?
THAT THE MONUMENT SIGN WOULD BE REQUIRED TO HAVE SUFFICIENT SQUARE FOOTAGE TO ACCOMMODATE FOUR DIFFERENT INDIVIDUAL TENANTS?
>>Mary Gibbs: WELL, YOU'RE LOOKING AT THE DESIGN OF THE SIGN, SO THEY HAVE GOT MORE LEEWAY TO RAISE THE HEIGHT, SO I THINK IF YOU APPROVE -- YOU'RE BASICALLY APPROVING THE DESIGN OF THE SIGN, BUT YOU WANT THEM TO RAISE THE BASE TO THREE FEET, AND THEN --
>> DO WE NEED TO APPROVE THE MONUMENT SIGN AT THE SAME TIME WE APPROVE THE REST OF IT?
ASK TO BRING THAT BACK?
>>Barry Jones: WE CAN SPLIT IT.
>>Jim Wallace: THE REALITY IS, IF YOU PUT THE NAME OF THE
BUILDING, THEN THE NAME OF THE MAJOR TENANT, THEN THE OTHER
FOUR PEOPLE, YOU’RE GOING TO HAVE ONE REALLY UGLY SIGN, AND
ONE REALLY BIG SIGN.
TALKING SIX-INCH LETTERING AND WHITE SPACE ALL AROUND IT.
I THINK YOU’VE GOT TO FACE REALITY THAT THE SMALL TENANTS
DON’T GET THEIR NAME ON THE SIGN.
IT’S AS SIMPLE AS THAT.

>>Barry Jones: DO WE STIPULATE A MINIMUM LETTER SIZE?
IS THAT WHAT WE’RE LOOKING FOR?
HOW DO WE CREATE A STIPULATION THAT STAFF CAN ENFORCE AND
THAT THE APPLICANT CAN UNDERSTAND?
AND AGREE TO OR DECIDE THEY WANT TO COME BACK AND SHOW US
SOMETHING DIFFERENT?
BECAUSE, YES, WE CAN SPLIT THE APPROVAL, SO IF WE WANT TO
MAKE A MOTION ON THE BUILDING INDEPENDENT OF THE SIGN AND
THEN OFFER THE APPLICANT SOME OPTIONS.
WHERE ARE WE AT?
>>Jim Wallace: YOU’RE THE CHAIRMAN.
>>If you want us to come back for the monument sign, that's
not a problem.
>>Barry Jones: We don’t necessarily want you to come back,
but we want to make sure we end up with something staff can
understand and we want to make sure we end up with something
you are comfortable with.
In my brief experience in working with Mary, I’m sure
she’ll make sure I get right where she wants it to be.
As long as Mary is okay with it, we’ll make sure we get it
right where we need it to be.
>>Mary Gibbs: If it’s not, we will be back.
>>I think that was a backhanded compliment.
>>It is the perfect compliment.
I have found that there’s not just trying to push something
through.
IT WILL DEFINITELY GET VIEWED AND REVIEWED AND WE’LL MAKE
SURE IT’S RIGHT.
>>Barry Jones: That’s good to know that we’re working with
people and not against them.
>>Mary Gibbs: We just channel our inner design review board,
things that you’re going to ask and pre-ask them.
May I ask a question, though?
If you’re going to make the motion and you have the hip roof
comment, is that going to the height -- the height deviation
is that going to need to be a little bit taller?
>> No.
IT WILL ACTUALLY BE LOWER.
>>Barry Jones: The max height will stay the same.
06:43:42  >>Mary Gibbs: OKAY.
06:43:42  I WANT TO MAKE SURE.
06:43:44  >>Barry Jones: WE'VE GOT TO HAVE A MOTION TO APPROVE THE
06:43:47  DEVIATION, AND WE'VE GOT TO HAVE A MOTION TO APPROVE THE
06:43:49  BUILDING, AND THEN A SEPARATE MOTION FOR THE SIGN OR THE
06:43:53  BUILDING GOES WITH THE SIGN?
06:43:57  >>Jim Wallace: I COULD GO ALONG WITH THAT.
06:44:01  >> SEPARATE MOTIONS?
06:44:03  >>Mary Gibbs: SO WHAT'S THE MOTION?
06:44:07  >>Barry Jones: IF I MAY, WE'LL MAKE A MOTION TO APPROVE THE
06:44:10  DEVELOPMENT ORDER WITH THE FOLLOWING STIPULATIONS: THE SIGN
06:44:15  SHALL BE SUBJECT TO STAFF REVIEW TO ENSURE THAT THERE'S
06:44:19  ADEQUATE SPACE TO ALLOW FOR PROPER TENANT SIGNAGE.
06:44:25  THE SIGN HEIGHT BASE WILL BE INCREASED TO 36 INCHES.
06:44:29  THE TOWERS WILL HAVE HIPS ON THE BACK SIDE OF THE TOWERS.
06:44:36  THE GARBAGE ENCLOSURE SHALL BE THE SAME MATERIAL AS THE
06:44:41  BUILDING WITH THE SAME ORNAMENTAL RAILING AS THE BUILDING,
06:44:50  AND THE GATES FOR THE GARBAGE ENCLOSURES WILL BE OPAQUE
06:44:56  SLATTED ALUMINUM, I ASSUME.
06:45:00  THE SAME COLOR AS THE BUILDING.
06:45:02  THE BEIGE-TAN COLOR OF THE BUILDING.
06:45:06  AND I BELIEVE THAT WAS THE LAST OF THE STIPULATIONS.
06:45:12  DID I MISS ANYTHING?
06:45:15  >> I'LL SECOND THAT MOTION.
06:45:18  >>Barry Jones: WE HAVE A MOTION AND A SECOND.
06:45:20  >>Tammy Duran: ARE YOU MAKING THE FIRST?
06:45:22  ARE YOU MAKING THE MOTION?
06:45:23  >>Barry Jones: AM I ALLOWED TO DO THAT.
06:45:25  >>Tammy Duran: YES.
06:45:27  I WAS MAKING SURE.
06:45:29  >>Barry Jones: ALL IN FAVOR SAY AYE.
06:45:32  >>Jim Wallace: AYE.
06:45:33  >>Barry Jones: ALL OPPOSED?
06:45:34  NONE.
06:45:36  THE MOTION PASSES 4-0.
06:45:38  THANK YOU FOR YOUR TIME AND YOUR EFFORTS.
06:46:41  YOU CAME IN WITH A VERY GOOD BUILDING AND ENDED UP WITH AN
06:45:44  EVEN BETTER BUILDING.
06:45:45  SO WE APPRECIATE YOUR EFFORTS.
06:45:48  >> NICE PRESENTATION.
06:45:50  >>Nancy Stroud: MR. CHAIR, JUST TO BE SURE, THE MOTION FOR
06:45:52  THE DEVELOPMENT ORDER ALSO INCLUDED THE DEVIATION?
06:45:55  >>Barry Jones: CORRECT.
06:45:57  DO WE NEED A SECOND MOTION FOR THAT?
06:45:59  >>Nancy Stroud: NO, AS LONG AS WE'RE CLEAR THAT IT INCLUDES
06:46:02  THE DEVIATION.
06:46:02   >>Barry Jones: IT DOES.
06:46:03   SORRY, I LEFT THAT OUT.
06:46:07   ALL RIGHT.
06:46:10   PUBLIC INPUT?
06:46:15   >>Tammy Duran: WE HAVE NOBODY SIGNED UP.
06:46:19   >>Barry Jones: BOARD COMMUNICATIONS?
06:46:22   DO WE HAVE A NEXT MEETING SCHEDULED?
06:46:28   >> I JUST WANT TO MENTION AGAIN FOR THE RECORD THAT WE
06:46:31   DESPERATELY NEED, I'VE THROWN THE OFFER OUT TO MR. ANDREA
06:46:36   THREE TIMES, HE'S TURNED ME DOWN THREE TIMES, BUT WE NEED TO
06:46:39   GET A LANDSCAPE ARCHITECT ON THE BOARD.
06:46:44   WE CAN'T DO OUR JOB WITHOUT A LANDSCAPE ARCHITECT UP HERE.
06:46:49   IF YOU NEED TO GO THROUGH MORE ADVERTISING OR WAVE A FLAG OR
06:46:53   SEND SMOKE SIGNALS, WHATEVER NEEDS TO GET DONE, BUT WE'RE
06:46:56   REALLY CRIPPLED UP HERE WITHOUT THAT KEY ELEMENT ON THE
06:46:59   BOARD.
06:47:02   >>Mary Gibbs: WELL, WE'VE TRIED, AND THEN I THINK THE CLERK
06:47:06   FINALLY GAVE UP AND QUIT AND MOVED TO 3,000 MILES AWAY, SO I
06:47:10   WOULDN'T NAG HER ABOUT IT ANYMORE.
06:47:19   >>Jim Wallace: MY ONLY COMMENT IS --
06:47:22   >> WE'VE TRIED AND HAVEN'T GOTTEN THERE.
06:47:27   IF THE PROBLEM IS THAT THE CONFLICT WITH THE CITY TO BID ON
06:47:32   LANDSCAPE PROJECTS IS GETTING IN THE WAY OF US GETTING A
06:47:35   LANDSCAPE ARCHITECT, WE NEED TO LOOK AT THAT.
06:47:39   BUT WE NEED A LANDSCAPE ARCHITECT ON THE BOARD.
06:47:43   WHATEVER NEEDS TO GET FIXED NEEDS TO GET FIXED.
06:47:43   BARRY IS DOING A GREAT JOB TRYING TO WING IT AS A LANDSCAPE
06:47:48   ARCHITECT.
06:47:49   HE'S REALLY IN THE CIVIL BAILIWICK.
06:47:50   I DON'T KNOW WHAT I'M LOOKING AT.
06:47:52   WHEN PEOPLE BRING LANDSCAPE INTO US, WE'RE MISSING A KEY
06:47:55   ELEMENT.
06:47:57   >>Mary Gibbs: WE HAVE TWO NEW APPOINTMENTS TO THE BOARD, SO
06:47:59   WE'RE VERY EXCITED ABOUT THAT.
06:48:02   AND AS WE SAID TO YOU I THINK SEVERAL MONTHS AGO, THE
06:48:06   CONSULTANTS THAT ARE LOOKING AT THE LAND DEVELOPMENT CODE
06:48:08   ARE LOOKING AT BOTH BOARDS AND THEY ARE SUPPOSED TO COME UP
06:48:11   WITH SOME OPTIONS AS WELL FOR THE BOARDS.
06:48:13   SO, YOU KNOW, I COULD PASS THIS ALONG.
06:48:17   I'VE PASSED IT ALONG BEFORE, AND I'LL PASS IT ALONG AGAIN.
06:48:22   >>Jim Wallace: WE NEED TO BE SERIOUS AND REALISTIC, FROM MY
06:48:30   CONVERSATIONS WITH THE VARIOUS PEOPLE WHO HAVE SERVED
06:48:32   PREVIOUSLY ON THE BOARD WHO I THINK ARE VERY CAPABLE AND I
06:48:35   HAVE SERVED WITH THEM EIGHT YEARS PREVIOUSLY, WHEN SERVING
ON THE BOARD, WHICH THEY HAD WILLINGLY VOLUNTEERED TO DO FOR
MANY, MANY YEARS BEGINS TO SEVERELY IMPACT THEIR ABILITY TO
MAKE A LIVING FINANCIALLY, THEN WE ARE NOT GOING TO GET
PEOPLE WHO ARE WILLING TO SERVE.
NOBODY LOVES ESTERO THAT MUCH.

THAT WAS THE CONFLICT THAT DROVE BILL PRICEY OFF THE BOARD.
KEPT GETTING IN A CONFLICT BETWEEN BEING ON THE BOARD AND
BIDDING ON ESTERO PROJECTS.
AND I UNDERSTAND.
EVERYBODY HAS TO MAKE A LIVING.
IF THAT'S A PROBLEM, WE NEED TO FIX IT.
Jim Wallace: I AGREE 110%.
Nancy Stroud: UNFORTUNATELY, LET ME JUST SAY THAT CONFLICT
IS CREATED BY STATE STATUTE.
I'M NOT SURE THAT THERE'S A WAY TO FIX IT.
WITHOUT CHANGING THE STATUTE.
IT'S A CONFLICT THAT A LOT OF BOARDS THROUGHOUT THE STATE
HAVE.

IT'S JUST PART OF THE ISSUE ABOUT THE CONFLICT LAW.
Jim Wallace: NANCY, I THINK IT'S ONE THING TO ASK PEOPLE
TO RECUSE THEMSELVES, ANY AFFILIATION OR ANY FINANCIAL GOOD
FORTUNE, BUT IT'S SOMETHING ELSE TO LITERALLY JUST SAY IF
YOU DO BUSINESS, THEN YOU CANNOT.
I DON'T KNOW WHAT THE LAW IS.
I DON'T PRETEND TO BE AN ATTORNEY, BUT ONE THING TO RECUSE
YOURSELF, WHICH ONE CAN SAY, IF YOUR FIRM HAS ANY BUSINESS
WITH, THEN YOU CAN'T SERVE, BUT YOU HAVE -- YOU SHOULD BE --
HOW DO YOU SAY DOING BUSINESS IN ESTERO BUT IF YOU DO
BUSINESS IN ESTERO, YOU CAN'T SERVE.
IT'S A CONTRADICTION.
Barry Jones: WELL, I'D ASK FOR SOME CLARIFICATION ON THAT,
BECAUSE I KNOW MY FIRM IS DOING BUSINESS WITH ESTERO AS FAR
AS HOLE MONTES.
I'M NOT DOING IT DIRECTLY BUT I AM A PARTNER IN THE FIRM.
DOES THAT MEAN I CAN'T SIT ON THIS BOARD ANY LONGER?
Barry Freedman: DOES THE BOARD HAVE THE AUTHORITY TO BRING
IN A LANDSCAPE ARCHITECT ON A CONSULTING BASIS, ON A
PER-PROJECT BASIS?
THAT'S WHAT STAFF HAS DONE.
THEY ARE PAYING A LANDSCAPE ARCHITECT TO CONSULT WITH THEM,
BUT THEY CAN'T SIT HERE.
Barry Freedman: THEY CAN'T PRESENT AT A MEETING LIKE THIS.
Mary Gibbs: THE BOARD DOES NOT HAVE THE AUTHORITY TO DO

THAT.
THE COUNCIL CAN DO CERTAIN THINGS.
WE OCCASIONALLY WILL USE A LANDSCAPE ARCHITECT, IF WE HAVE A
BIG PROJECT, LIKE WHEN WE HAD SPROUTS, WE HAD A LANDSCAPE
ARCHITECT FROM JOHNSON ENGINEERING LOOK AT THAT PLAN.
WE HAD BILL PRIZEY LOOK AT ANOTHER PLAN.
SO WE DO THAT FOR THE LARGER PROJECTS.
WE DON'T DO IT FOR EVERY PROJECT, BUT THAT --
>> I'M JUST SAYING BILL PRIZEY NEEDS TO BE SITTING UP HERE.
>>Mary Gibbs: WE'VE HEARD YOU.
>> HE WANTS TO SIT HERE.
>> Mary Gibbs: THERE WAS A CONFLICT SET UP THAT HIS FIRM WAS NOT BEING
CONSIDERED OR HAVING PROBLEMS BECAUSE HE WAS SITTING ON THE
BOARD.
SOMEHOW WE HAVE TO FIX IT.
THERE'S A FIX TO THIS.
>> Jim Wallace: HE NOW WORKS FOR HOLE MONTES.
THAT DOESN'T SEEM TO MAKE SENSE.
THAT ONE CAN BE THERE AND ONE CAN'T.
I'M AN OWNER OF GENOVA PARTNERS, LLC.
I'M BUILDING CONDOS WITHIN ESTERO.
IS THAT A CONFLICT?
SHOULD I BE ALLOWED TO SIT ON THE BOARD?
>> Barry Jones: NANCY, WE NEED SOME FEEDBACK.
>> Nancy Stroud: YOU CAN SIT ON THE BOARD.
YOU HAVE TO RECUSE YOURSELF WHEN MATTERS COME UP THAT AFFECT
YOUR PROPOSAL.
YOU'RE A BUSINESS.
I DON'T KNOW THE SITUATION ABOUT MR. PRIZEY.
I'M HEARING THAT SOMEHOW HE WAS NOT ALLOWED TO SIT ON THE
BOARD.
I BELIEVE THAT HE DECIDED THAT IT WAS HIS INTEREST NOT TO
SIT ON THE BOARD.
I DON'T BELIEVE ANYONE HAS TOLD HIM AS A MATTER OF LAW HE
CAN'T SIT ON THE BOARD.
THE PROBLEM IS, IF YOU HAVE SO MANY CONFLICTS THAT YOU
REALLY CAN'T FULFILL YOUR FUNCTIONS ON THE BOARD, THEN YOU
REALLY DO HAVE TO THINK ABOUT WHETHER YOU SHOULD STAY ON THE
BOARD.
>> Jim Wallace: NANCY, I CAN ONLY TELL YOU WHAT BILL HAD
MENTIONED TO ME.
IT'S JUST HEARSAY.
MY PERCEPTION WAS HE THOUGHT HE WAS BEING TOLD INDIRECTLY
THAT HE COULD NOT SERVE BECAUSE OF THE NEW POSITION OR THE
NEW ATTITUDE OF THE BOARD.
SAME THING WITH JOE.
SAME THING WITH AL.
WHOLE GROUP OF GUYS.
MY PERCEPTION FROM WHAT THEY TOLD ME, THEY FELT THEY WERE
I think Estero was the loser in the end on that decision by those three, four, five people. >> Absolutely. >> That's what it sounds like. >> Jim Wallace: We had some extremely good people, as we do now sitting on the board. I'm very, very proud to join a board of such qualified individuals, but there are supposed to be 8 on the board and there's now 5. So there are three positions that we could really particularly, as you said, what was nice about landscaping is you have Al and Bill and they could sometimes collaborate and come up with a better idea at no additional cost to the applicant. I think that was a real plus. >> I didn't mean to open up a hornet's nest. Work as hard as we do trying to review the drawings in short order, and we're missing three gears -- three teeth on the gear are missing. It's my five cents. >> Maybe Nancy can help us in the long run. >> Mary Gibbs: We'll pass it along. >> You want to call Prizey or should I call him? >> Nancy Stroud: One thing you might do if you feel like you need a staff person, a staff consulting person at the meetings is request the council to authorize the expenditure for that. >> That gets into a hornets nest, too. Landscape architect getting paid, I want to get paid. That's the way that one works. >> Nancy Stroud: Well, you really do have to make a choice. >> Barry Jones: I was going to say double the pay. [Laughter] >> Nancy Stroud: -- I appreciate that. Common issue with boards with expertise like yours. >> Jim Wallace: Nancy, is there some way that we could get a definition, not for me, but for other people, because there might be a misperception here. They are saying, no, no. We're saying something -- some way that we can get a clear definition of the conditions under which a professional architect, engineer, or landscape architect, particularly, could serve without being paid for their consult. >> Nancy Stroud: I can certainly explain what is the definition of a conflict, and I would be happy to do that,
AND I HAVE IN PAST.

THEN THE QUESTION IS, HOW MANY CONFLICTS DOES A BOARD MEMBER HAVE DURING HIS SERVICE?

IT’S AT THE POINT WHERE THAT BOARD MEMBER THINKS HE’S HAVING TOO MANY CONFLICTS THAT HE CAN’T SERVE AS A BOARD MEMBER,

THEN IT’S REALLY A QUESTION FOR THAT BOARD MEMBER.

>> THAT’S NOT THE ISSUE.

THE ISSUE IS WE HAVE CREATED A SITUATION WHERE WE CAN’T BRING A CRITICAL ELEMENT ON THIS BOARD BECAUSE OF WHATEVER REASON.

WHETHER IT’S LEGAL OR PRESSURE OR INSINUATION OR WHATEVER IT IS, WE’RE MISSING A KEY ELEMENT.

WE’VE GOT TO GET IT ON HERE.

IT’S GOT TO HAPPEN.

WE CAN’T CONTINUE TO REVIEW PROJECTS WITH HEAVY LANDSCAPING AND NOT HAVE A LANDSCAPE ARCHITECT UP HERE.

>>Jim Wallace: JUST MAYBE -- THIS IS JIM.

JUST MAYBE IT’S MISINTERPRETATION.

WE ALL HEAR WHAT WE WANT TO HEAR.

THAT’S WHY I’M HOPING MAYBE IF WE GET A CLEAR DEFINITION, THEN IT’S UP TO THE BILL PRIZEY OR WHOEVER IT IS TO SIT BACK AND SAY, YOU KNOW, I THINK I’LL ONLY HAVE ONE CONFLICT A YEAR, SO IT’S NO BIG DEAL.

I’D GLADLY SERVE AND IT’S NOT REALLY GIVING ME A FINANCIAL -- IT’S NOT A FINANCIAL BURDEN OR NOT A LARGE FINANCIAL BURDEN OR WHATEVER.

THEREFORE THE OPPORTUNITY IS PRESENTED TO THEM, AND IT'S THEIR DECISION TO WEIGH THE CLIENTS AND THEIR PORTFOLIO OF CLIENTS AND WORK AND EVERYTHING ELSE.

AND HOPEFULLY -- AND I SAY HOPEFULLY -- ONE OF THE GOOD ONES CAN SERVE.

>>Barry Jones: WELL, THERE'S THAT, AND THEN THERE IS THE UNWRITTEN THAT IF SOMEBODY IS SERVING ON THE BOARD AND THEIR FIRM IS APPLYING TO BE CONSIDERED FOR WORK BY THE VILLAGE, THE PEOPLE MAKING THE GRADING SCALES AND SELECTING THE CONSULTANTS TO WORK FOR THE VILLAGE MAY BE INCLINED TO NOT SELECT THE INDIVIDUALS THAT ARE ON THE BOARD OUT OF AN APPEARANCE OF FAVORITISM.

I THINK THAT'S WHERE BILL IS AT, BUT I COULD BE WRONG.

>> THAT'S EXACTLY WHERE BILL WAS.

>>Barry Jones: THAT HADN’T BEEN ENUNCIATED THAT WAY, IF YOU WILL.

I JUST THOUGHT I WOULD PUT THAT OUT THERE.

>>Mary Gibbs: I'M NOT SURE THAT THAT -- I HAVEN'T HEARD THAT.

SO I DON’T KNOW THAT THAT IS TRUE.
06:58:56 THAT MIGHT BE A PERCEPTION.
06:58:58 BUT THE ONLY THINGS THAT, YOU KNOW -- THE ONLY THINGS THAT
06:59:01 HAVE COME UP ON SELECTING FIRMS IS THAT THE COUNCIL HAS EVER
06:59:05 SAID IS THEY DON'T REALLY LIKE TO SELECT FIRMS THAT ARE
06:59:09 SUING US, WHICH, YOU KNOW, IS THE ONE CRITERIA --
06:59:13 >>Barry Jones: I CAN UNDERSTAND THAT.
06:59:15 >>Mary Gibbs: THAT IS THE ONLY CRITERIA I'VE EVER HEARD THEM
06:59:18 SAY.
06:59:18 WHY ARE WE PICKING FIRMS THAT ARE SUING US?
06:59:21 >>Barry Jones: AGAIN, THE BIAS MAY BE PERCEIVED BUT NOT
06:59:26 JUSTIFIED, AND IT MAY BE THERE BUT NOT ACKNOWLEDGED.
06:59:30 I DON'T KNOW.
06:59:31 I JUST BELIEVE THAT'S WHERE BILL WAS AT.
06:59:37 >>Jim Wallace: WHY WOULD ANYBODY SUE THE VILLAGE?
06:59:39 I THINK HISTORICALLY, MUNICIPALITIES HAVE NEVER LOST A
06:59:42 LAWSUIT.
06:59:43 [ LAUGHTER ]
06:59:44 >>Barry Jones: OH, YEAH, THEY'VE LOST LAWSUITS.
06:59:49 >>Jim Wallace: IT'S JUST A LITTLE HUMOR.
06:59:51 >>Barry Jones: OKAY.
06:59:52 SORRY.
06:59:53 >> THANK YOU, JIM.
06:59:54 WE NEED MORE OF THAT.
06:59:57 >>Barry Jones: MY HUMOR IS SORELY LACKING RIGHT NOW.
07:00:00 ANY OTHER BOARD COMMUNICATIONS?
07:00:02 MOTION TO ADJOURN?
07:00:05 I SEE A MOTION, MR. FREEDMAN, SECOND.
07:00:11 ALL IN FAVOR SAY AYE.
07:00:12 AYE.
07:00:13 THE MEETING IS ADJOURNED.
07:00:15 [ SOUNDING GAVEL ]