



VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 14, 2021, 04:30 PM



COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida
September 14, 2021, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

Items on the agenda are generally treated in sequential order, and due to the length of the agenda, any or all of the items listed for discussion may be rescheduled to a later date for consideration.

The meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

6. PUBLIC HEARINGS (Quasi-Judicial)

The public will have an opportunity to speak for five minutes per agenda item.

- a. Via Coconut (District 5) -- Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001)**
8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

Continued from the August 26th, meeting for review of revised zoning conditions.

8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

- See Revised Conditions

- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: [1. Via Coconut Summary Sheet.pdf](#)

Attachment: [2. Summary Sheet Attachment 1,REVISED 9/12/2021 Via Coconut Post Hearing Conditions.pdf](#)

Attachment: [3. Summary Sheet Attachment 2. Applicant Sample Minor Color Variations.pdf](#)

7. PUBLIC INFORMATION MEETINGS

(No votes are taken at Public Information Meetings)

The public will have an opportunity to speak for three minutes per agenda item.

a. School Property Three Oaks, AAAA PreK-8 School, Development Order (DOS2021-E004) (District 4)

20897 Three Oaks Parkway, 68.5-acre undeveloped parcel south of Copper Oaks, bounded by Three Oaks Parkway on the west and I-75 on the east.

Development Order for construction of elementary and middle school site.

Attachment: [1. Application for Public Information Meeting.pdf](#)

Attachment: [2. AAAA PreK-8 School PZDB Presentation 091421.pdf](#)

Attachment: [3. Estero Animation 3.mp4](#)

8. PUBLIC HEARINGS (Quasi-Judicial)

The public will have an opportunity to speak for five minutes per agenda item.

a. Extra Space of Coconut Point, Commercial Paint (Permit #3308592) (District 1)

Continued from June 8th meeting for further revisions.

8420 Murano Del Lago Drive, located East of US 41 and south of

Pelican Colony Boulevard

Existing 4 story, 119,439 square foot self-storage building.

- Public Information Meeting was held September 2, 2020 and Public Hearings were held December 9, 2020 and June 8, 2021.

- Applicant requests approval to re-paint the existing building white, grey, yellow, dark orange and pale green colors.

- Planning Zoning and Design Board will make a decision on this case.

Attachment: [1. Extra Space Storage Sept 14th Exterior Color Scheme - Elevations.pdf](#)

Attachment: [2. Extra Space Storage Sept. 14th Exterior Color Selections.pdf](#)

Attachment: [3. Extra Space Storage Sept. 14th Presentation.pdf](#)

9. WORKSHOP

a. Architectural Design and Colors - Chairman Levitan

Attachment: [1. Architecture and Colors in Estero.pdf](#)

10.PUBLIC INPUT (Each individual will be given five minutes to speak)

11.ADJOURN

12.BOARD COMMUNICATIONS

a. Next meeting -- September 28, 2021

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO PLANNING, ZONING, AND DESIGN BOARD MEETING
TUESDAY, SEPTEMBER 14, 2021, 4:30 P.M.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

16:32:08 >>HOWARD LEVITAN: LADIES AND GENTLEMEN, IF WE CAN, I

16:32:11 WOULD LIKE TO CALL THE MEETING TO ORDER.

16:32:16 AND I WOULD LIKE TO ASK BOARD MEMBER MARLENE NARATIL IF

16:32:21 YOU WOULD LEAD US IN THE PLEDGE OF ALLEGIANCE.

16:32:26 APPRECIATE IT.

16:32:26 [PLEDGE OF ALLEGIANCE]

16:32:50 AND MADAM CLERK, IF YOU WILL CALL THE ROLL.

16:32:54 >>ANTHONY GARGANO: HERE.

16:32:55 >>KRISTEN JEANNIN: HERE.

16:32:57 >>BARRY JONES: HERE.

16:32:58 >>MARLENE NARATIL: YES, HERE.

16:33:01 >>MICHAEL SHEELEY: HERE.

16:33:03 >>JAMES TATOOLE: HERE.

16:33:08 >>JIM WALLACE: HERE.

16:33:10 >>HOWARD LEVITAN: HERE.

16:33:13 >>SCOTTY WOOD: WOOD.

16:33:15 HERE.

16:33:17 >>HOWARD LEVITAN: CAN WE HAVE A MOTION TO APPROVE THE

16:33:18 AGENDA?

16:33:20 >> SO MOVED.

16:33:23 >> I WILL SECOND IT.

16:33:25 >>HOWARD LEVITAN: GO AHEAD.

16:33:30 >> MR. CHAIRMAN, I OBJECT TO THE INCLUSION IN THE

16:33:35 AGENDA OF THE WORKSHOP FOR THE -- THAT YOU ARE

16:33:39 INTENDING TO PRESENT ON MEDITERRANEAN DESIGN AND

16:33:40 COLORS.

16:33:44 IN OUR LAND DEVELOPMENT CODE ALLOWS FOR 11 STYLES OF

16:33:45 ARCHITECTURE.

16:33:50 I THINK THAT UNLESS THIS IS THE FIRST OF MAYBE 11

16:33:53 PRESENTATIONS YOU PLAN TO MAKE ON ALL DIFFERENT STYLES,

16:33:57 I THINK IT IS INAPPROPRIATE TO UNDULY EXERT YOUR

16:34:00 INFLUENCE ON BOARD WITH YOUR PREFERENCE, WHICH I

16:34:04 PERCEIVE IS YOUR PREFERENCE OF MEDITERRANEAN

16:34:07 ARCHITECTURE AND I WOULD LIKE THE BOARD TO DISCUSS

16:34:09 THAT.

16:34:11 >>HOWARD LEVITAN: OKAY.

16:34:19 IF ANYBODY ON BOARD WOULD LIKE TO DISCUSS THAT.

16:34:22 >>JIM WALLACE: YEAH, I THINK SO.

16:34:27 I AM JIM WALLACE, AND I THINK THE CODE IS VERY CLEAR

16:34:32 ABOUT CONTRASTING COLOR, RANDOM ROOF LINES,

16:34:38 UNDULATIONS, SHADOW LINES, NO PURE WHITES, ETC.

16:34:42 AND ALTHOUGH I HAVEN'T THOUGHT ABOUT IT BEFORE IT WAS

16:34:49 JUST BROUGHT UP, I DID FIND THE PRESENTATION TO BE TOO

16:34:50 ALL-INCLUSIVE.

16:34:54 THAT IT INCLUDED THINGS AND OPENED UP DOORS TO

16:35:01 INCLUDING THINGS IN ESTERO THAT I DON'T THINK IT IS

16:35:02 WHAT WE ARE INTENDING.

16:35:04 I WOULD HAVE TO AGREE THAT THE PRESENTATION THINK THAT

16:35:07 SAW THAT WAS GOING TO BE PRESENTED TODAY WAS TOO

16:35:09 INCLUSIVE.

16:35:15 AND I THINK WE SHOULD THINK ABOUT JUST RESTRAINING

16:35:20 OURSELVES OR KEEPING OURSELVES WITHIN THE -- WITHIN THE

16:35:22 CODE.

16:35:23 >>HOWARD LEVITAN: OKAY.

16:35:26 ANYBODY ELSE WOULD LIKE TO COMMENT ON THAT BEFORE I

16:35:28 JUMP IN?

16:35:30 >> I THINK IT IS IMPORTANT THAT WE HAVE A DIVERSITY OF

16:35:32 PRODUCT IN THE COMMUNITY.

16:35:36 AND THAT HAS BEEN ALLOWED FORM OF CODE.

16:35:41 I LOOK AT THE -- THE LEE HEALTH BUILDING, AND IT

16:35:47 CERTAINLY DOESN'T FALL UNDER MEDITERRANEAN ANYWHERE.

16:35:50 WE ALLOW A LOT OF DIFFERENT OPPORTUNITIES FOR DIFFERENT

16:35:52 TYPES OF ARCHITECTURE.

16:35:55 I THINK THE PRESENTATION WAS WELL PUT TOGETHER AND I AM

16:35:59 NOT SURE I UNDERSTAND THE TOO INCLUSIVE OTHER THAN THE

16:36:03 HIGH-RISE AS THAT I SEE FROM THE COASTAL AREAS IN

16:36:06 SPAIN.

16:36:09 BUT -- AND I AM UNCERTAIN WHAT THE PRESENTATION WAS

16:36:11 INTENDED TO BE.

16:36:14 JUST THIS AS A DISCUSSION ON MEDITERRANEAN FEATURES AND

16:36:19 COLORS OR THIS IS ALL THAT WE SHOULD ALLOW.

16:36:22 IF IT IS THE LATTER, I WOULD DISAGREE.

16:36:25 IF IT IS THE FORMER, CERTAINLY THE EFFORT IS

16:36:27 APPRECIATED.

16:36:34 >>HOWARD LEVITAN: ANYBODY ELSE BEFORE I COME IN?

16:36:40 >> AS THE MAKER OF THE MOTION TO APPROVE THE AGENDA, I

16:36:47 AM GOING TO SUGGEST WE TABLE THE WORKSHOP ITEM FOR

16:36:53 FURTHER STUDY BEFORE WE PUT IT ON THE AGENDA.

16:36:56 >>HOWARD LEVITAN: IS THERE A SECOND TO THAT.

16:36:58 >> SECOND.

16:36:58 >>HOWARD LEVITAN: OKAY.

16:37:05 WELL, LET'S VOTE ON THE MOTION -- WELL, BEFORE WE DO

16:37:08 THAT, I DON'T KNOW WHETHER, NANCY, YOU WILL GRANT ME

16:37:14 THE INDULGENCE OF DISCUSSION, BUT I THINK -- I THINK

16:37:25 WHOEVER MADE THE STATEMENT THAT -- ABOUT THIS BEING MY

16:37:30 PREFERRED STYLE OR OTHERWISE IS JUST NOT CORRECT.

16:37:32 WE WERE THE ONES -- I WAS THE ONE PARTICULARLY THAT

16:37:40 EXPANDED THE PALETTE OF MEDITERRANEAN TO INCLUDE SIX

16:37:40 SUB STYLES.

16:37:47 AND IN CERTAIN CIRCUMSTANCES TO ALLOW PRAIRIE WHICH IS

16:37:50 THE -- LIKE THE LEE HEALTH BUILDING AND IN OTHER CASES

16:37:54 IN VERY LIMITED CASES ICONIC ARCHITECTURE.

16:37:56 LIKE ARCHITECTURE STYLES.

16:38:02 SO I THINK THAT YOU GOT THE WRONG -- YOU HAVE THE WRONG

16:38:05 PERSON IF YOU ARE THINKING THAT I AM TRYING TO LIMIT

16:38:05 YOU.

16:38:10 I THINK WE ARE GOING TO HAVE TO -- WHAT I WAS INTENDING

16:38:14 TO DO IS TO GET EVERYBODY ON THE SAME PAGE AS WHAT I

16:38:18 THOUGHT AND WHAT THE -- THE LITERATURE SHOWS IS

16:38:22 MEDITERRANEAN REVIVAL, WHICH IS NOT JUST THINGS THAT

16:38:26 ARE FOUND IN THE MEDITERRANEAN AREA, BUT A SPECIFIC

16:38:32 STYLE OF ARCHITECTURE THAT WE HAVE SET UP ALONG WITH

16:38:35 FLORIDA VERNACULAR AS OUR PREFERRED STYLE.

16:38:38 NOT THE ONLY ONE, BUT THE PREFERRED STYLES.

16:38:41 AND I THINK IT IS REALLY IMPORTANT TO HAVE THAT

16:38:41 DISCUSSION.

16:38:44 AND WE TALKED ABOUT IT AT THE LAST MEETING AND I DIDN'T

16:38:47 HEAR THESE OBJECTIONS AT THAT POINT IN TIME.

16:38:50 THAT IS WHY WE PUT IT ON THE AGENDA.

16:38:55 I AM MORE THAN HAPPY TO GO BY WHAT THE BOARD FEELS.

16:38:59 AND I CAN'T BELIEVE THAT YOU AREN'T WILLING TO SIT AND

16:39:02 DISCUSS SOMETHING AND AT THE END OF THAT DISCUSSION,

16:39:04 YOU MAY SAY THAT IS GREAT BUT IT IS IRRELEVANT.

16:39:08 OR YOU MAY SAY NOW I UNDERSTAND A LITTLE BIT MORE ABOUT

16:39:09 IT.

16:39:11 YOU HAVEN'T SEEN THE PRESENTATION OTHER THAN THE

16:39:16 POWERPOINT WHICH IS, YOU KNOW, THE OUTLINE OF IT.

16:39:20 SO I -- YOU KNOW, I SUGGEST THAT -- THAT I AM -- I

16:39:22 WOULD VOTE THIS KIND OF A MOTION.

16:39:26 AND I THINK IT IS IMPORTANT THAT WE ALL GET ON THE SAME

16:39:28 PAGE ABOUT WHAT PARTICULAR STYLE IS.

16:39:30 WE MAY DO OTHERS ABOUT OTHER STYLES, PARTICULARLY

16:39:37 FLORIDA VERNACULAR WHICH WE HAVE TRIED TO EXPAND AS

16:39:40 WELL IN THE LAND DEVELOPMENT CODE, BUT IT IS LESS -- WE

16:39:46 ARE LESS FAMILIAR WITH THAT ONE, I THINK.

16:39:47 >>MARLENE NARATIL: ARE YOU PLANNING ON PRESENTING

16:39:51 THESE OTHER STYLES IN ADDITION TO THE MEDITERRANEAN IN

16:39:52 THE SAME --

16:39:57 >> MEDITERRANEAN INCLUDES SIX SUB STYLES, SO WE DON'T

16:40:00 HAVE -- WE ARE GOING TO TALK ABOUT THAT VERY BRIEFLY

16:40:01 TODAY.

16:40:06 IF WE NEED MORE ON THE SIX SUB STYLES, ALTHOUGH THEY

16:40:11 GIVE A PRETTY BROAD RANGE OF MEDITERRANEAN TYPE STYLES.

16:40:15 WHAT -- WHAT WE HAVE NEVER TALKED ABOUT AS A GROUP IS

16:40:20 -- OR HAVE -- ANYWHERE IN THE -- IN THE VILLAGE IS WHAT

16:40:27 EXACTLY IS PRAIRIE AND MORE SPECIFICALLY ONLY ONE CASE

16:40:33 THAT HAD THE PAVICH BUILDING THAT WAS -- WAS AN ATTEMPT

16:40:38 AT, YOU KNOW, FLORIDA VERNACULAR AND CORRECTION TYPE OF

16:40:40 ARCHITECTURE.

16:40:40 ULTIMATELY --

16:40:42 >> MR. CHAIRMAN.

16:40:44 >>HOWARD LEVITAN: YES, GO AHEAD.

16:40:45 >> POINT OF ORDER.

16:40:47 THERE IS A MOTION ON THE FLOOR.

16:40:48 ON THE FLOOR.

16:40:50 AND THE MOTION WAS SECONDED.

16:40:54 AND I THINK THIS IS WELL BEYOND DISCUSSION ON THE

16:40:55 MOTION ON THE FLOOR.

16:40:58 >>HOWARD LEVITAN: THAT'S FINE.

16:41:00 LET'S GO AHEAD AND VOTE THEN.

16:41:04 TAMMY, CALL THE ROLL.

16:41:07 >>ANTHONY GARGANO: YES IN FAVOR OF TABLING.

16:41:10 >>KRISTEN JEANNIN: NO.

16:41:16 NO, I THINK WE SHOULD HAVE THE DISCUSSION.

16:41:25 >>TAMMY DURAN: YOUR MUTE IS ON.

16:41:30 >>BARRY JONES: SORRY, I SHOULD VOTE NO.

16:41:31 WE SHOULD HAVE THE DISCUSSION.

16:41:34 >>MARLENE NARATIL: YES, I AM FOR POSTPONING IT.

16:41:37 >>MICHAEL SHEELEY: YES.

16:41:41 >>JAMES TATOOLE: NO.

16:41:45 >>JIM WALLACE: I WANT TO UNDERSTAND -- THIS IS A VOTE

16:41:46 TO TABLE IT?

16:41:49 >>TAMMY DURAN: YES.

16:41:52 >>JAMES TATOLES: THEN I VOTE YES.

16:41:53 >>HOWARD LEVITAN: NO.

16:41:59 >>SCOTTY WOOD: NO.

16:42:03 WE HAVE FIVE NOS AND FOUR YES, SIRS SO THE MOTION

16:42:04 FAILS.

16:42:05 >>HOWARD LEVITAN: OKAY.

16:42:10 LET'S CONTINUE ON.

16:42:13 BOARD MEMBER GARGANO, WOULD YOU LIKE TO RESTATE YOUR

16:42:17 MOTION ON THE AGENDA.

16:42:20 >>ANTHONY GARGANO: WELL GIVEN THAT THE MOTION TO TABLE

16:42:28 HAS FAILED, I WILL MOVE -- I CONFIRM MY ORIGINAL MOTION

16:42:31 TO APPROVE THE AGENDA.

16:42:36 >>HOWARD LEVITAN: THERE WAS A SECOND, I ASSUME.

16:42:43 >>TAMMY DURAN: BOARD MEMBER TATOLES, ARE YOU STILL

16:42:47 SECONDING TO APPROVE THE AGENDA?

16:42:49 >>HOWARD LEVITAN: IS THE SECOND --

16:42:51 >>KRISTEN JEANNIN: I WILL SECOND IT.

16:42:52 >>HOWARD LEVITAN: OKAY, THANK YOU.

16:42:55 CALL THE ROLL PLEASE, TAMMY.

16:42:56 >>ANTHONY GARGANO: YES.

16:42:58 >>KRISTEN JEANNIN: YES.

16:43:01 >>BARRY JONES: YES.

16:43:03 >>MARLENE NARATIL: YES.

16:43:05 >>MICHAEL SHEELEY: NO.

16:43:09 >>JAMES TATOOLE: YES.

16:43:11 >>JIM WALLACE: YES.

16:43:14 >>HOWARD LEVITAN: YES.

16:43:16 >>SCOTTY WOOD: YES.

16:43:18 >>HOWARD LEVITAN: OKAY, THANK YOU.

16:43:21 WE WILL MOVE ON TO PUBLIC HEARING.

16:43:32 ITEM 6A IS -- WE ARE GOING TO CONTINUE ON WITH THE VIA

16:43:37 COCONUT DISTRICT 5 REZONING, WHICH WAS -- AND

16:43:39 RIGHT-OF-WAY VACATION WHICH WE CONTINUED FROM THE

16:43:43 AUGUST 26 MEETING.

16:43:47 THE BOARD ATTORNEY, I DO NEED TO READ THE ENTIRE SCRIPT

16:43:50 ABOUT QUASI-JUDICIAL MATTERS?

16:43:53 OR IS THAT ASSUMED FROM THE LAST TIME.

16:43:53 I CAN DO IT.

16:43:55 WE HAVE ANOTHER ONE TONIGHT AS WELL.

16:43:59 SO MAYBE WE WILL GO AHEAD AND READ IT.

16:44:01 >>NANCY STROUD: IF WE HAVE DIFFERENT MEMBERS OF THE

16:44:03 PUBLIC FROM THE LAST MEETING, THEN IT IS PROBABLY A

16:44:04 GOOD IDEA TO READ IT.

16:44:10 IF NOT, I THINK WE CAN GO FORWARD WITH -- WITH EX-PARTE

16:44:14 COMMUNICATION AND SWEARING IN OF WITNESSES.

16:44:16 >>HOWARD LEVITAN: IT IS QUICK ENOUGH, I GUESS.

16:44:19 WHEN THIS BOARD IS CONSIDERED TO VOTE ON EITHER A

16:44:22 ZONING APPLICATION OR DEVELOPMENT ORDER, IT SITS IN A
16:44:24 QUASI-JUDICIAL CAPACITY.
16:44:27 THIS MEETING'S AGENDA IS SUBJECT TO QUASI-JUDICIAL
16:44:28 PROCEEDINGS.
16:44:31 IF YOU INTEND TO PROVIDE TESTIMONY ON THE
16:44:36 QUASI-JUDICIAL MATTER, AND WE HAVE TWO OF THEM TONIGHT,
16:44:39 YOU MUST FILL OUT A PUBLIC SPEAKERS CARD, GIVE IT TO
16:44:42 THE VILLAGE CLERK AND SWORN IN BY THE BOARD ATTORNEY.
16:44:46 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS
16:44:50 THAT HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE
16:44:52 PLACED INTO THE PUBLIC RECORD.
16:44:55 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX-PARTE
16:44:57 COMMUNICATIONS.
16:45:00 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
16:45:03 REGARDING THE MATTER AND THEY MUST DECLARE IT.
16:45:05 IF THEY DO MUST BE ABLE TO PARTICIPATE IN BOARD
16:45:07 DISCUSSION OR VOTE ON THE MATTER.
16:45:10 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
16:45:14 DESIGNEE WILL INTRODUCE THE MATTER AND ASK THE
16:45:17 APPLICANT TO MAKE A PRESENTATION OF RELATED AFFIDAVITS
16:45:20 OF APPLICANTS, EXPERTS IN ATTENDANCE.
16:45:22 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT
16:45:25 OR STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING
16:45:28 THE STAFF REPORT FINDING AND RECOMMENDATIONS.

16:45:30 AFTER THIS THE PUBLIC HEARING A OPENED AND ANYONE WHO
16:45:34 HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
16:45:38 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO
16:45:39 FIVE MINUTES OR LESS.
16:45:43 THE APPLICANT HAS A RIGHT TO CROSS-EXAMINE ANY WITNESS
16:45:46 INCLUDING THE PUBLIC AND PROVIDE REBUTTAL.
16:45:52 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES AND DIRECT
16:45:55 BOARDS ON THEIR BEHALF TO THE APPLICANT OR COMMUNITY
16:45:56 DEVELOPMENT STAFF.
16:45:58 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
16:46:01 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
16:46:05 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF
16:46:07 THEIR AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE
16:46:09 PROVIDED.
16:46:13 WILL ALL THOSE WHO INTEND TO TESTIFY ON -- EITHER THE
16:46:19 VIA COCONUT MATTER OR THE EXTRA SPACE STORAGE MATTER
16:46:22 PLEASE STAND AND RAISE YOUR RIGHT HAND.
16:46:26 BOARD ATTORNEY, PLEASE ADMINISTER THE OATH.
16:46:28 >>NANCY STROUD: DO YOU SWEAR OR AFFIRM THAT THE
16:46:31 TESTIMONY YOU ARE GIVE TONIGHT IS THE TRUTH, THE WHOLE
16:46:34 TRUTH, AND NOTHING BUT THE TRUTH.
16:46:35 >>HOWARD LEVITAN: OKAY.
16:46:38 NOW I WILL CALL THE VIA COCONUT MATTER AS THE FIRST
16:46:40 MATTER FOR QUASI-JUDICIAL HEARING.

16:46:44 AND I WILL ASK THE DIRECTOR OF COMMUNITY DEVELOPMENT OR
16:46:48 STAFF DESIGNEE ADVISE IF THERE ARE ANY LETTER OR
16:46:50 WRITTEN COMMUNICATIONS ON THIS MATTER THAT HAVE BEEN
16:46:55 RECEIVED SINCE THE DATE OF THE LAST HEARING.
16:46:57 >>MARY GIBBS: NO, NOTHING NEW.
16:47:00 >>HOWARD LEVITAN: BOARD MEMBERS, HAVE ANYBODY HAD ANY
16:47:03 FURTHER EX-PARTE COMMUNICATIONS SINCE THE AUGUST 26
16:47:07 MEETING WITH RESPECT TO THIS MATTER?
16:47:07 >> NO --
16:47:14 >> YES, I HAD ONE E-MAIL FROM MATTHEW KRAGH, ARCHITECT.
16:47:19 >>HOWARD LEVITAN: THE NATURE OF THE COMMUNICATION?
16:47:21 >> JUST THANKING ME FOR THE COMMENTS I MADE IN THE LAST
16:47:24 MEETING WITH REGARD TO THE PROJECT.
16:47:27 >>HOWARD LEVITAN: DOES ANY MEMBER OF THE BOARD AT THIS
16:47:29 POINT HAVE A CONFLICT OF INTEREST REGARDING THIS
16:47:33 MATTER?
16:47:41 HEARING NONE, WE WILL GO FORWARD.
16:47:44 MARY GIBBS, DEVELOPMENT DIRECTOR, CAN YOU PLEASE TELL
16:47:45 US WHERE WE ARE?
16:47:46 >>MARY GIBBS: SURE.
16:47:47 GOOD EVENING, EVERYBODY.
16:47:50 SO THIS WAS CONTINUED FROM AUGUST 24.
16:47:53 AS YOU PROBABLY RECALL, I WILL TRY TO REFRESH YOUR
16:47:55 MEMORY A LITTLE BIT.

16:47:56 WE ACTUALLY HAD ALL THE PRESENTATIONS.

16:47:58 WE TOOK THE PUBLIC INPUT.

16:48:01 WE CLOSED THE PUBLIC HEARING PORTION, AND WE WERE

16:48:04 TALKING ABOUT CONDITIONS OF APPROVAL AND SOME REVISIONS

16:48:06 TO THE CONDITIONS.

16:48:09 AND WE CONTINUED IT BECAUSE WE -- WE THOUGHT WE HEARD

16:48:12 CONSENSUS, BUT WE WANTED TO MAKE SURE WE GOT THE

16:48:15 CONDITIONS RIGHT AND WE GOT EVERYBODY'S COMMENTS.

16:48:19 SO WHAT WE HAVE DONE IS PUT TOGETHER A DOCUMENT.

16:48:22 WE HIGHLIGHTED IN YELLOW SO YOU CAN FOLLOW ALONG PRETTY

16:48:22 EASILY.

16:48:26 AND WE TRIED TO INCORPORATE, I THINK, WHAT EVERYONE

16:48:27 WANTED TO SEE.

16:48:32 WE WORKED WITH NANCY'S NOTES AND MY NOTES AND WORKED

16:48:35 WITH THE APPLICANT TO GET THIS ONE DOCUMENT TOGETHER

16:48:39 THAT WE THINK INCORPORATES AGAIN THE GIST OF WHAT YOU

16:48:40 WANTED CHANGED.

16:48:42 TAMMY, IF YOU WANT TO BRING UP THAT DOCUMENT.

16:48:43 IT IS ATTACHED.

16:48:47 I PROVIDED A LITTLE SUMMARY SHEET THAT JUST EXPLAINED

16:48:47 IT.

16:48:51 I WOULD LIKE TO GO -- FOUR PAGES HIGHLIGHTED IN YELLOW.

16:48:53 AND I WOULD LIKE TO GO THROUGH THOSE PAGES.

16:48:57 CAN WE GET THE WHOLE PAGE TO SHOW?

16:49:02 OR DO I HAVE TO SCROLL?

16:49:02 OKAY.

16:49:06 SO IF -- IF YOU WANT TO FOLLOW ALONG WITH THAT.

16:49:09 WHAT WE DID IS WE CHANGED CONDITION 2.

16:49:16 AND THE REASON IS -- YOU ALL -- TO ELIMINATE THE TOWN

16:49:16 HOMES.

16:49:20 THE APPLICANT DIDN'T WANT TO DO THE TOWN HOMES AND

16:49:21 10,000 SQUARE FOOT FOR A CHURCH.

16:49:26 IF THE CHURCH IS NOT CONSTRUCTED, 10,000 SQUARE FEET OF

16:49:28 COMMERCIAL USES AND THAT WAS THE ALTERNATIVE INSTEAD OF

16:49:30 TOWN HOMES.

16:49:34 THEN CONDITION 4, THE SCHEDULE OF USES.

16:49:36 WE TRIED TO CLARIFY.

16:49:38 IF YOU REMEMBER WE HAD THE WHOLE DISCUSSION OF BARS,

16:49:42 OUTDOOR SEATING, LIVE ENTERTAINMENT, CONSUMPTION ON

16:49:45 PREMISES, RESTAURANTS AND MY STORY OF THE OPERA SINGER

16:49:50 THAT I WON'T BORE YOU TONIGHT AGAIN WITH.

16:49:52 WE TRIED TO CLARIFY THIS CONDITION.

16:49:56 AND YOU SEE YELLOW IF THE APPLICANT DOES A BAR, WILL

16:49:59 REQUIRE A PUBLIC HEARING AT PLANNING ZONING & DESIGN

16:50:03 BOARD WHEN THEY COME IN FOR DEVELOPMENT ORDER.

16:50:07 BUT CONSUMPTION ON PREMISE.

16:50:09 A RESTAURANT WITH OUTDOOR SEATING AND ALCOHOLIC

16:50:12 BEVERAGES, THAT WOULD BE ALLOWED SUBJECT TO THE

16:50:14 CONDITIONS 22 AND 23.

16:50:18 AND THE CONDITION 22, WHICH IS AT THE BACK OF YOUR

16:50:22 PACKET IS WHAT THE APPLICANT OFFERED THAT -- THAT

16:50:28 BASICALLY SAYS THE HOURS OF OPERATION WOULD BE LIMITED

16:50:33 TO I THINK 11 P.M. ON WEEKNIGHTS AND MIDNIGHT ON

16:50:35 WEEKENDS AND THEY WILL HAVE TO COMPLY WITH THE NOISE

16:50:38 ORDINANCE AND THEY WILL HAVE TO IDENTIFY WHEN THEY COME

16:50:40 IN FOR THE DEVELOPMENT ORDER WHERE IT IS WE ARE GOING

16:50:43 TO BE LOCATE AND HOW THEY WILL COMPLY WITH THE

16:50:43 ORDINANCE.

16:50:47 AND THEN THE CONDITION -- WE PUT A CONDITION IN THAT

16:50:51 SAID ANY OUTDOOR ENTERTAINMENT AND LIVE MUSIC FOR BARS

16:50:54 AND RESTAURANTS WOULD REQUIRE THE PUBLIC HEARING WHEN

16:50:57 THEY COME IN FOR THEIR DEVELOPMENT ORDER SO WE KNOW IF

16:51:02 IT IS A BAR AND PUT APPROPRIATE CONDITIONS ON IT AT

16:51:03 THAT TIME.

16:51:06 IT WAS A LITTLE -- PROBABLY THE MOST CONFUSING

16:51:09 CONDITION FROM THE LAST MEETING.

16:51:13 IF TAMMY -- IF YOU CAN GO DOWN.

16:51:15 SCROLL DOWN TO PAGE 3.

16:51:16 AND CONDITION 7.

16:51:19 SOMEBODY SUGGESTED -- WE HAD A CONDITION, YOU CAN'T DO

16:51:22 BLASTING OR PILE DRIVING.

16:51:25 WE ADDED IN THE PILE DRIVING LANGUAGE.

16:51:29 THEN WE TRIED TO CLARIFY SOME LANGUAGE ON THE PATTERN

16:51:30 BOOKS.

16:51:32 SO WE HAD THE CONDITION -- THE NEW LANGUAGE THAT WE

16:51:36 ADDED IS IN YELLOW AND BASICALLY THAT CONDITION SAYS

16:51:39 THAT YOU HAVE TO BE CONSISTENT WITH YOUR PATTERN BOOK,

16:51:41 BUT YOU CAN HAVE MINOR VARIATIONS.

16:51:44 DETAILS IN THAT MAIN STREET AREA THAT HAVEN'T BEEN

16:51:45 WORKED OUT YET.

16:51:50 THERE MAY BE MINOR ADJUSTMENTS OF STREETScape OR BUFFER

16:51:52 AND THAT WOULD BE CONSIDERED AT TIME OF DEVELOPMENT

16:51:56 ORDER THAT WE CAN CONSIDER MINOR ADJUSTMENTS.

16:51:59 REMEMBER WE TALKED ABOUT ADDING A BIKE RACK AND A BIG

16:52:02 DISCUSSION OF THE FISHING PIER, WHETHER WE SHOULD HAVE

16:52:07 IT OR NOT IF WE DO HAVE IT WHICH A GOOD IDEA THAT THEY

16:52:11 WILL HAVE TO POST SOME NO PARKING SIGNS.

16:52:14 AND ADDED THAT LANGUAGE AND AT THE TOP OF THE NEXT

16:52:17 PAGE, TAMMY, IF YOU GO PAGE DOWN ONE.

16:52:20 WE ADDED MINOR VARIATIONS OF BUILDING COLORS TO

16:52:23 DIFFERENTIATE BUILDINGS AND PROVIDE CONTRAST AND BREAK

16:52:28 UP THE MASSING AND THAT WILL BE EVALUATED AS PART OF

16:52:29 THE DEVELOPMENT ORDER APPROVAL.

16:52:33 WHAT WE HEARD FROM THE BOARD AND I THINK WE HEARD A

16:52:35 COUPLE OF DIFFERENT THINGS AND TRY TO MELD THIS

16:52:36 TOGETHER.

16:52:39 WE HEARD A COUPLE OF COMMENTS THAT THIS SHOULD BE DONE

16:52:42 BEFORE COUNCIL'S FIRST READING BUT WE THOUGHT IT MAKE

16:52:45 MORE SENSE TO DO IT AT THE TIME OF THE DEVELOPMENT

16:52:45 ORDER.

16:52:49 THEY WILL COME HERE AND HAVE MORE DETAIL AND KNOW

16:52:50 BETTER AT THAT TIME.

16:52:54 WE HEARD SOME COMMENTS MINOR VARIATIONS, MORE COLOR IN

16:52:55 THE BUILDINGS.

16:52:57 AND WE HEARD THAT MAYBE THE NEIGHBORHOODS SHOULD HAVE

16:53:00 DIFFERENT COLORS AND COMMERCIAL AND RESIDENTIAL SHOULD

16:53:01 BE A LITTLE DIFFERENT.

16:53:04 WE FELT LIKE IT WASN'T QUITE SPECIFIC ENOUGH, BUT IT

16:53:09 SEEMS LIKE THAT WOULD BE SOMETHING WE CAN JUST EVALUATE

16:53:13 BETTER AT DEVELOPMENT TIME.

16:53:16 THE APPLICANT DID PROVIDE -- WHICH I WILL LET THEM

16:53:16 EXPLAIN.

16:53:25 WE WILL SCROLL TO THAT LATER -- SOME COLOR PALETTE FOR

16:53:27 MINOR VARIATIONS.

16:53:30 THEY FELT LIKE YOU TOLD THEM TO COME BACK AND SHOW YOU

16:53:31 SOMETHING.

16:53:34 BUT OUR SUGGESTION WOULD BE TO FLUSH THAT OUT MORE AT

16:53:35 DEVELOPMENT ORDER TIME.

16:53:37 AND THERE WAS A CONDITION THAT WE ADDED SOME LANGUAGE

16:53:41 ON NUMBER 11 WHICH IS THE BUFFER.

16:53:45 AND THAT WAS A COMMENT THAT CAME UP OF THE RAILROAD

16:53:46 RIGHT-OF-WAY.

16:53:53 AND IF THE RAILROAD RIGHT-OF-WAY HAS TRIALS TRAILS THAT

16:53:56 THERE SHOULD BE A BUFFER.

16:54:01 LOOKING BACK AT OUR CODE, WE DO NOT REQUIRE BUFFER FOR

16:54:05 RAILROAD, FOR ROAD RIGHT-OF-WAY BUT NOT RAILROAD.

16:54:10 THEY HAD A TEN-FOOT BUFFER AND WE TALKED ABOUT TO

16:54:12 ENHANCE THAT WITH TREES OR HEDGES.

16:54:18 BUT PROPOSING THE 10-FOOT BUFFER WITH FOUR TREES PER

16:54:25 LINEAR FEET AND A HEDGEROW NOT REQUIRED FOR AND WE

16:54:27 TALKED OF A WIDER BUFFER.

16:54:32 IF WE DO A WIDER BUFFER, SEVERELY IMPACT THE PARKING

16:54:34 AND LOSE 100 SPACES.

16:54:40 A LITTLE PROBLEMATIC AND THINK THE BUFFER WITH THE

16:54:44 HEDGE WILL ACCENTUATE THAT.

16:54:48 AND WE ADDED LANGUAGE IN 12B ABOUT THE PARK DONATION

16:54:50 BECAUSE YOU ASKED IF IT WAS GOING TO BE CONSTRUCTED AND

16:54:53 DONATED, AND THE APPLICANT SAID YES.

16:54:54 WE ADDED THAT LANGUAGE.

16:54:59 AND THEN CONDITION 14 WAS ABOUT THE PROJECT PHASING.

16:55:03 AND WE TRY TO DO IS GET THE MIXED USE AND PROVIDE THE

16:55:05 APPLICANT SOME FLEXIBILITY.

16:55:09 AND SO WE CHANGED THE LANGUAGE AND THE -- THAT -- AS

16:55:11 THEY CONSTRUCT THE COMMERCIAL BUILDINGS WE HAVE TO

16:55:15 EITHER DO THE PARK DONATION AND ONE AMENITY, THE LINEAR

16:55:20 PARK TO THE SOUTH OF THE MAIN ENTRY OR THE DIN I CAN'T

16:55:23 REMEMBER PARK NORTH OF MAIN STREET.

16:55:27 WE TOOK OUT THE DOG PARK AND THE POCKET PARK BECAUSE

16:55:29 THOSE WERE SMALL.

16:55:32 WE CHANGED -- AND LANGUAGE ABOUT HAVING EXECUTED LEASES

16:55:39 IN 50% OF CONSTRUCTION, MINOR CHANGES THERE.

16:55:44 AND THEN THE OTHER CHANGES ARE ON PAGE 5 AND 6.

16:55:49 AND THOSE WERE JUST THE -- CAN WE SCROLL DOWN.

16:55:50 I CAN'T SEE.

16:55:51 THANK YOU.

16:55:56 THAT IS THE OUTDOOR SEATING THAT I SPOKE ABOUT ALREADY.

16:56:00 CONDITION 23 WHICH IS ONE MORE PAGE DOWN IS THE OUTDOOR

16:56:05 ENTERTAINMENT OR LIVE MUSIC AND TWO NEW CONDITIONS, 24

16:56:06 AND 25.

16:56:10 AND CONDITION 24 WAS OFFERED BY THE APPLICANT TO HAVE

16:56:14 AT LEAST MINIMUM SIX-MONTH LEASES TO AVOID SHORT-TERM

16:56:17 LEASE AND VACATION RENTAL ISSUES.

16:56:22 AND THEN THE CONDITION 25 -- YOU ASKED FOR

16:56:24 CLARIFICATION OF THE PUBLIC EASEMENTS THAT WERE GOING

16:56:27 TO BE PROVIDED SO WE WOULD BE CLEAR ON THAT.

16:56:31 THAT WAS ACTUALLY IN THE PATTERN BOOK ALREADY ON PAGE

16:56:31 6.

16:56:34 SO WE REFERENCED THAT AND WHAT THAT IS AND THERE IS AN

16:56:37 EXHIBIT IN THE ORDINANCE THAT INCLUDES THAT PAGE.

16:56:40 SO THOSE WERE THE SAME CHANGES THAT WE MADE BASED ON,

16:56:44 YOU KNOW, WHAT WE THOUGHT WE HEARD FROM ALL OF YOU

16:56:49 TRYING TO AMALGAMATE THAT ALL TOGETHER.

16:56:51 AND I DID WANT -- DID YOU -- I WAS GOING TO GO TO THE

16:56:53 PAGE WITH THE COLORS.

16:56:57 OKAY.

16:56:59 >>MARLENE NARATIL: WILL THE PUBLIC PARK BE BUILT

16:57:02 CONCURRENTLY WITH THE PROJECT?

16:57:05 >>MARY GIBBS: WELL, THE PARK DONATION HAS TO BE DONE

16:57:08 AS PART OF THE FIRST DEVELOPMENT ORDER.

16:57:11 WE DON'T HAVE A SPECIFIC AS TO WHEN THE PARK WOULD BE

16:57:13 CONSTRUCTED.

16:57:16 >>MARLENE NARATIL: WE USUALLY MAKE THAT A

16:57:20 FORMALIZATION PRIOR TO THEM GETTING IT.

16:57:23 >>MARY GIBBS: WE HAVE NOT HAD ONE OCCUR YET.

16:57:24 THIS IS THE FIRST ONE.

16:57:28 SO I DON'T KNOW, YOU KNOW -- THE APPLICANT SAID THEY

16:57:29 WOULD CONSTRUCT.

16:57:32 WE DON'T HAVE A TIME TABLE, BUT THEY ARE PLANNING TO DO

16:57:35 THE PROJECT AS ONE -- BASICALLY ONE PHASE.

16:57:39 SO I EXPECT IT WOULD BE CONSTRUCTED FAIRLY QUICKLY.

16:57:43 YOU MAY WANT TO ASK THEM THAT QUESTION TOO.

16:57:46 AND I DON'T KNOW IF -- DID YOU ALL HAVE ANY QUESTIONS

16:57:48 OF ME.

16:57:51 >>HOWARD LEVITAN: MARY, I HAVE A QUESTION.

16:57:55 WHAT I THOUGHT WE WERE DOING WITH THE -- WITH THE COLOR

16:58:01 CHART WAS TO SPECIFY ON SOMETHING BEFORE IT WENT TO

16:58:05 COUNCIL WHERE ON THE EACH OF THE COLORS WILL BE

16:58:06 LOCATED.

16:58:09 THAT IS WHAT I THOUGHT WE WERE DOING.

16:58:13 THIS IS HELPFUL AS LONG AS THOSE ARE TRUE COLORS.

16:58:18 WE HAD THAT PRINT PROBLEM WITH COLORS NOT SHOWING UP

16:58:21 EXACTLY AS PRINTED, BUT THE IDEA WAS THAT THEY WERE

16:58:26 TRYING TO EXPRESS WAS THAT ON VARIOUS OF THE -- OF THE

16:58:31 RENDERINGS AND ELEVATIONS, IT WAS DIFFICULT -- THE

16:58:32 COLORS WERE A LITTLE DIFFERENT.

16:58:36 THIS GIVES YOU THE EXACT COLORS.

16:58:39 BUT WHERE ON THE BUILDINGS -- IT IS REALLY HARD TO TELL

16:58:42 EVEN ON THIS PICTURE THAT YOU ARE SHOWING RIGHT NOW

16:58:45 WHICH COLOR IS WHERE.

16:58:45 >>MARY GIBBS: RIGHT.

16:58:49 AND I THINK -- IN WORKING WITH THE APPLICANT, YOU KNOW,

16:58:51 GIVEN WE DIDN'T HAVE A LOT OF TIME.

16:58:55 I THOUGHT WE DECIDED THAT IT WOULD BE -- MY THOUGHT IS

16:58:58 IT WOULD BE BETTER TO COME BACK AT TIME OF DEVELOPMENT

16:59:01 ORDER AND BE MORE SPECIFIC WITH THAT.

16:59:04 THEY DID -- I WILL LET THEM EXPLAIN THAT AND THEY DID

16:59:07 -- IF YOU SEE THE COLORS AT THE BOTTOM.

16:59:11 THEY ADDED AN ADDITIONAL COLOR PALETTE WITH AN EXTRA

16:59:12 COLOR IN IT.

16:59:15 I THINK THE COMMENTS WE ARE HEARING IN GENERAL THAT IT

16:59:18 IS A LITTLE BIT -- I DON'T WANT TO SAY BLAND BUT TOO

16:59:20 MUCH MONOTONE.

16:59:23 TOO MUCH OF NICE COLORS AND MAYBE TOO MUCH AND IT

16:59:25 NEEDED A LITTLE VARIETY.

16:59:27 IS THE VARIETY WITHIN INDIVIDUAL BUILDINGS?

16:59:30 OR IS THE VARIETY BETWEEN THE BUILDINGS?

16:59:33 OR IS EACH BUILDING GOING TO BE DIFFERENT?

16:59:36 WHEN I HEARD THE APPLICANT, I DON'T THINK THEY DECIDED

16:59:38 THAT AT THIS POINT.

16:59:41 AND I WOULD LIKE FOR THEM TO EXPLAIN -- OR ONE OF THEM

16:59:46 TO EXPLAIN THEIR THOUGHT PROCESS ON THAT.

16:59:48 >> MARY, JUST A COMMENT.

16:59:49 I AGREE WITH HOWARD.

16:59:52 I THOUGHT WE WERE GOING TO SEE HOW THERE ARE

16:59:56 CONTRASTING COLORS ON EVERY BUILDING.

17:00:03 AND WHAT I AM LOOKING AT IS BASICALLY NATURAL LINEN ON

17:00:10 AN AESTHETIC WHITE WITH NATURAL WHITE AND NATURAL

17:00:11 LINEN.

17:00:17 OFF-WHITE, WHITE, OFF-WHITE.

17:00:20 I DON'T SEE THE CONTRAST.

17:00:28 >>MARY GIBBS: THEY ADDED TAVERN TAUPE AT THE BOTTOM.

17:00:30 >> I CAN HAVE ALL OF THE BUILDINGS ON THREE COLORS,

17:00:32 WHITE, WHITE AND WHITE.

17:00:36 AND DO ONE BUILDING WITH THE TAVERN TAUPE.

17:00:39 RATHER THAN HAVING CONTRASTING COLORS ON EVERY

17:00:40 BUILDING.

17:00:42 MAYBE MIKE WOULD WANT TO TALK TO THAT.

17:00:45 ISN'T THAT WHAT YOU EXPECTED?

17:00:47 >> YES, BUT IT IS A TIMING ISSUE, I THINK.

17:00:51 AND I WOULD LIKE TO HEAR FROM THE ARCHITECT TO SEE WHAT

17:00:54 HIS THOUGHTS ARE OF HOW THEY CAN PROVIDE THAT TO US.

17:00:56 >>MARY GIBBS: I WOULD LIKE THE APPLICANT TO GET UP AND

17:00:57 ADDRESS THAT.

17:01:00 WHAT I HEARD -- I THOUGHT I HEARD SOME DIFFERING

17:01:00 INFORMATION.

17:01:03 I THOUGHT I HEARD A COUPLE OF PEOPLE SAY, YOU KNOW,

17:01:04 SHOW IT ON THE BUILDINGS.

17:01:08 BUT THEN I HEARD SOME OTHER PEOPLE SAY, MAYBE THE

17:01:10 NEIGHBORHOODS WOULD BE DIFFERENT.

17:01:13 SO I WASN'T SURE -- YOU KNOW, I WASN'T SURE OF THE

17:01:17 CONSENSUS DIRECTION ON THAT.

17:01:18 >>HOWARD LEVITAN: WHAT I AM SORT OF STILL CONCERNED

17:01:26 ABOUT IS WHEN WE TAKE A PATTERN BOOK TO THE -- WE SEND

17:01:30 A PATTERN BOOK THAT WE HAVE APPROVED TO THE VILLAGE

17:01:32 COUNCIL, THEY HAVE A RIGHT TO UNDERSTAND WHAT THEY ARE

17:01:37 GOING TO BE GETTING FOR AN ARCHITECTURAL DESIGN AND

17:01:39 COLOR.

17:01:43 AND I AM NOT IN FAVOR OF OPTIONAL COLORS OR ANY KIND OF

17:01:46 OPTIONS IN A PATTERN BOOK.

17:01:48 I THINK THAT THE DEVELOPER SHOULD PICK THE COLORS THAT

17:01:50 THEY WANT TO USE.

17:01:55 IF IT IS THE SECOND SET OF THEM, THAT'S FINE.

17:01:57 BUT WE HAVE A RIGHT TO KNOW WHERE THEY ARE GOING TO BE

17:01:58 USING THEM.

17:02:02 AND THEN, AT THE END OF THE DAY, WHEN THEY COME IN FOR

17:02:05 THE DEVELOPMENT ORDER, IT HAS -- THE REQUIREMENT IS

17:02:10 UNDER THE CODE THAT IT BE SUBSTANTIALLY SIMILAR TO WHAT

17:02:14 THE VILLAGE COUNCIL APPROVES IN THE PATTERN BOOK AT THE

17:02:16 TIME OF REZONING.

17:02:18 AND I THINK THAT -- THAT IS WHERE WE SHOULD GET TO

17:02:23 BEFORE IT GOES TO COUNCIL.

17:02:25 >> I AGREE.

17:02:28 I THINK THIS -- IF THIS IS IN THE PATTERN BOOK, THIS

17:02:31 EXAMPLE THAT WE ARE LOOKING AT, THIS ELEVATION WE ARE

17:02:35 LOOKING AT, THAT INFERS THAT THAT WOULD BE ACCEPTABLE.

17:02:38 AND I DON'T THINK IT IS.

17:02:39 >>HOWARD LEVITAN: I AGREE.

17:02:42 >>MARY GIBBS: ALL RIGHT, I WOULD LIKE THE APPLICANT TO

17:02:45 ADDRESS THAT BECAUSE I FEEL LIKE I AM NOT EXPLAINING IT

17:02:46 VERY WELL.

17:02:49 SO -- BUT DID YOU HAVE ANY OTHER QUESTIONS FOR ME

17:02:51 BEFORE I ASK THE APPLICANT TO COME UP?

17:02:56 >> I THOUGHT WE WERE GOING TO SHY AWAY FROM WHITES AND

17:02:58 BLACKS AND GRAYS.

17:03:00 >>MARY GIBBS: WELL THE CODE -- AT THIS TIME, THE CODE

17:03:04 SAID NOT PREDOMINANTLY WHITE OR PREDOMINANTLY GRAY.

17:03:12 AND THESE ARE NOT -- I THINK THE FOR THE TRIM.

17:03:15 THEY ARE LIGHT BUT NOT WHITES.

17:03:17 >>HOWARD LEVITAN: THAT IS EXACTLY WHY, MARY, A

17:03:20 STATEMENT ON AN ELEVATION AS TO WHERE THESE COLORS ARE

17:03:23 GOING TO BE USED WOULD BE VERY HELPFUL.

17:03:27 BECAUSE THEN WE WOULD KNOW WHITE IS THE TRIM COLOR AND

17:03:31 IT IS GOING TO BE USED AS A CONTRASTING COLOR AS

17:03:34 OPPOSED TO -- I AGREE WITH JIM WALLACE WHEN HE SAID

17:03:39 WITH THIS COLOR CHART, IT COULD BE WHITE.

17:03:42 AND -- AS A PREDOMINANT COLOR AND I DON'T THINK THAT IS

17:03:46 WHAT WE WOULD APPROVE AS A DEVELOPMENT ORDER.

17:03:50 >> HOWARD, I THINK THAT -- THERE IS WHITE COULD BE THE

17:03:53 WHITEST RANGE OF WHITES.

17:03:57 AND IF YOU ARE GOING TO COME IN HERE WITH AN

17:03:59 APPLICATION, I THINK WE WOULD EXPECT THAT WE WANT TO

17:04:03 KNOW WHICH ONE YOU HAVE ALREADY CHOSEN BEFORE YOU GO

17:04:05 AHEAD WITH THE PROJECT.

17:04:06 >>MARY GIBBS: CAN --

17:04:10 >> NOT ONLY WHITE BUT THE COLORS.

17:04:12 >>HOWARD LEVITAN: I THINK YOU ARE SAYING EXACTLY WHAT

17:04:12 I SAID.

17:04:13 I AGREE.

17:04:15 >>MARY GIBBS: SO --

17:04:17 >>HOWARD LEVITAN: ANYWAY, MARY, IF YOU WERE DONE AND

17:04:23 NO FURTHER QUESTIONS OF MARY, LET'S HEAR FROM THE

17:04:27 APPLICANT AND MAKE THEIR ADDITIONAL PRESENTATION FOR

17:04:27 TONIGHT.

17:04:30 AND THEN IF WE HAVE QUESTIONS, WE CAN ASK THEM.

17:04:35 I JUST WANT TO MAKE CERTAIN THAT -- ARE WE GOING TO BE

17:04:37 REOPENING THE PUBLIC HEARING?

17:04:41 OR IS THAT CLOSED -- AND CLOSED.

17:04:44 NANCY, CAN YOU ADVISE US ON THAT?

17:04:45 >>NANCY STROUD: I BELIEVE THAT IS SOMETHING THAT THE

17:04:47 BOARD HAS THE OPTION TO DECIDE.

17:04:51 I DO NOT SEE ANY PUBLIC HEARING FOR --

17:04:53 >>HOWARD LEVITAN: I CAN'T SEE FROM HERE.

17:04:55 IF NOBODY FROM THE PUBLIC, I WILL CALL FOR THE PUBLIC

17:04:56 LATER ON.

17:04:59 BUT LET'S HEAR FROM THE APPLICANT RIGHT NOW.

17:05:09 >>MARY GIBBS: ALL RIGHT, MR. YOVANOVICH IS FIRST.

17:05:11 >> I THINK IT IS EVENING.

17:05:18 FOR THE EVENING, YOVANOVICH.

17:05:22 I THINK MARY DID A GOOD JOB TO EXPLAIN THE FIRST

17:05:26 READING, IF YOU WILL, AND HOW WE GOT HERE TODAY.

17:05:29 I THOUGHT WE REACHED THE CONSENSUS THAT SINCE THIS

17:05:33 PROJECT WAS COMING SO IN WITH THE DEVELOPMENT ORDER

17:05:35 ONCE THIS WAS APPROVED THAT IT WAS IN THE DEVELOPMENT

17:05:38 ORDER STAGE THAT YOU WANTED TO FINALLY DECIDE HOW TO

17:05:43 BREAK THE COLORS UP IN INDIVIDUAL BUILDINGS OR IN

17:05:44 DIFFERENT GROUPS OF BUILDINGS.

17:05:48 AND THAT'S WHY WE INCLUDED IN LANGUAGE.

17:05:51 MR. KRAH IS HERE AND CAN GO THROUGH THE COLORS.

17:05:55 AND IF YOU NEED FURTHER DETAILS TO ASSURE THAT YOU ARE

17:05:58 NOT GOING TO HAVE THE SAME LOOKING BUILDING THROUGHOUT

17:06:03 THE PROJECT COLOR-WISE, WE CAN GO AHEAD AND MAKE SOME

17:06:06 OF THOSE COMMITMENTS TONIGHT TO HOPEFULLY MOVE FORWARD,

17:06:10 BECAUSE I THOUGHT I TRIED REALLY HARD TO -- TO AVOID

17:06:12 HAVING TO COME BACK TONIGHT, BECAUSE I WAS CONCERNED

17:06:17 THAT WE WERE -- WE MIGHT GET A LITTLE BIT OFF -- OFF OF

17:06:20 TRACK SO I SPENT I THINK A FAIR AMOUNT OF TIME TRYING

17:06:24 TO UNDERSTAND THE CONSENSUS OF THE GROUP.

17:06:27 IF WE MISUNDERSTOOD AND COLORS, WE CAN ADDRESS THAT

17:06:29 TONIGHT TO MOVE IN FORWARD, HOPEFULLY THIS EVENING.

17:06:33 AND WITH THAT SINCE I AM NOT THE BEST ON COLORS AND

17:06:36 SHADES, I THINK YOU WILL WANT TO HEAR FROM MR. KRAGH ON

17:06:38 THOSE ISSUES.

17:06:41 BUT AS FAR AS THE OTHER REVISIONS, I APPRECIATE MARY

17:06:45 AND NANCY AND MATT WORKING WITH US TO QUANTIFY THOSE

17:06:48 AND I THINK WE GOT THOSE RIGHT AND I THINK WE CAN

17:06:53 ADDRESS THE COLORS TONIGHT IF YOU NEED US TO.

17:06:55 >>KRISTEN JEANNIN: CAN I JUST UNDERSTAND THE CURRENT

17:06:59 LANGUAGE IS THAT IT WILL BE REVIEWED AT THE DEVELOPMENT

17:07:00 ORDER, SO NOT REALLY TONIGHT?

17:07:04 IT FEELS LIKE WE ARE WORKSHOPPING COLORS TO GIVE THEM

17:07:05 ADVICE FOR THE DEVELOPMENT ORDER.

17:07:08 >> I THOUGHT THE CONSENSUS WAS TO COME BACK AT

17:07:10 DEVELOPMENT ORDER WITH COLORS FOR THE BUILDINGS.

17:07:13 NOT TO DO THAT TONIGHT AS PART OF THE PROCESS.

17:07:16 BUT IF THE MAJORITY IS GOING TO SAY WE NEED TO DEAL

17:07:19 WITH COLORS TONIGHT, WE WILL DEAL WITH THE COLORS

17:07:19 TONIGHT.

17:07:22 BUT I THOUGHT THE DIRECTION WAS TO DEAL WITH HOW THE

17:07:25 BUILDINGS WERE BE BROKEN UP INTO THE DIFFERENT COLORS

17:07:28 AND WAS GOING TO HAPPEN AT THE DEVELOPMENT ORDER STAGE,

17:07:30 NOT THIS EVENING.

17:07:33 >>KRISTEN JEANNIN: ULTIMATELY WE ARE VOTING ON THE

17:07:35 LANGUAGE OF THIS DOCUMENT, RIGHT?

17:07:39 SO ARE WE DECIDING THEN IF WE ARE OKAY WITH THE

17:07:44 DEVELOPMENT ORDER BEING THE PRESENTATION OF THE COLORS.

17:07:46 >>MARY GIBBS: AND I THINK YOU CAN PROBABLY ADD A

17:07:49 LITTLE BIT OF LANGUAGE TO THE EXISTING CONDITION.

17:07:51 MAYBE WE HEAR WHAT MATT SAYS.

17:07:56 I DO UNDERSTAND THE POINT -- THE MEMBERS' POINT.

17:07:58 YOU DON'T WANT THE BUILDINGS TO BE VERY BLAND.

17:08:02 YOU DO WANT THEM TO BE BROKEN UP.

17:08:05 CAN YOU HAVE TO SPECIFY THE EXACT COLORS TONIGHT.

17:08:08 WRITE SOME LANGUAGES THAT THEY ARE BROKEN UP WITH

17:08:10 COLORS AND NOT HAVE IT BRIGHT WHITE.

17:08:12 THE WHITE CAN BE THE TRIM OR SOMETHING.

17:08:14 SO I THINK IT IS A WAY --

17:08:17 >> IF WE NEED TO TWEAK THAT, THAT IS WHAT I THOUGHT THE

17:08:19 GOAL WAS.

17:08:23 >> MARY, WILL THIS COME BACK TO US APPROVAL AT THE

17:08:25 DEVELOPMENT ORDER WITH THE COLORS?

17:08:26 >>MARY GIBBS: YES.

17:08:28 >> I THINK THEY KNOW THE DIRECTION WE WANT.

17:08:32 >>MARY GIBBS: BUT I DO UNDERSTAND AND I THINK MAYBE IT

17:08:34 WILL BE HELPFUL TO ADD A LITTLE SOMETHING SO WE KNOW

17:08:38 THE BUILDINGS ARE GOING TO BE LIKE SOLID WHITE AND THEY

17:08:42 WILL BE, LIKE, TWO OR THREE COLORS PER BUILDINGS AND

17:08:43 VARIATIONS.

17:08:45 MAYBE NOT THE EXACT COLOR NUMBER.

17:08:49 JUST A THOUGHT.

17:08:52 >>JIM WALLACE: THIS IS JIM WALLACE AGAIN.

17:08:56 TO ME THE KEYWORD IS "CONTRASTING COLORS."

17:08:58 WE HAVE A CHOICE HERE.

17:09:02 SOMEBODY SAYS THE BLACK TRIM -- OR WHAT IS IT, A METAL

17:09:03 TRIM IS A CONTRASTING COLOR.

17:09:05 I DON'T THINK THAT IS ACCEPTABLE.

17:09:08 AND UNFORTUNATELY, THE EXAMPLE THAT WE WERE SHOWN,

17:09:10 WHICH IS WHAT IS GOING IN THE PATTERN BOOK IS

17:09:15 EFFECTIVELY OFF-WHITE, OFF-WHITE, AND OFF-WHITE, THERE

17:09:19 ISN'T ANY CONTRASTING BODY COLOR ON THAT ELEVATION.

17:09:25 AND SO, THEREFORE, I FEEL RELUCTANT TO SAY THAT'S THE

17:09:28 MODEL TO BE USED WHEN WE ARE TALKING ABOUT THE

17:09:34 DEVELOPMENT ORDER DOWN THE ROAD.

17:09:37 >>HOWARD LEVITAN: JUST TO JUMP BACK IN AGAIN BECAUSE I

17:09:40 AGREE WITH WHAT JIM JUST SAID.

17:09:47 OUR JOB IS TO PROVIDE THE VILLAGE COUNCIL WITH A

17:09:49 PROJECT THAT WE HAVE APPROVED.

17:09:53 AND IF WE ARE STILL GOING TO MAKE CHANGES IN -- IF WE

17:09:56 HAVE A PATTERN BOOK THAT YOU CAN'T TELL WHAT THE COLORS

17:10:00 ARE ULTIMATELY GOING TO BE, I DON'T THINK THAT -- WE

17:10:02 HAVE DONE OUR JOB.

17:10:09 AND THE -- THE VILLAGE -- THE COUNCIL CAN ASK US TO GO

17:10:13 BACK AND LOOK AT IT AGAIN AT THE TIME OF THE

17:10:16 DEVELOPMENT ORDER, BUT I THINK THE ANSWER IS, AT SOME
17:10:19 POINT, BEFORE IT GETS TO COUNCIL, EVERYTHING HAS TO BE
17:10:22 SOLIDIFIED AND I THINK WE SHOULD HAVE THE RIGHT TO
17:10:24 WEIGH IN ON THAT.
17:10:28 I THOUGHT THAT IS WHAT WAS GOING TO BE DONE, TO BE
17:10:28 HONEST WITH YOU.
17:10:32 I THOUGHT THE DISCUSSION ABOUT -- THAT I -- I RAISED
17:10:37 THE POINT ABOUT THE -- THE LENGTHY COMMENTS THAT OUR
17:10:40 CONSULTANT HAD GIVEN.
17:10:44 AND THERE WAS SOME DEBATE BETWEEN US AND THE APPLICANT
17:10:46 ABOUT SOME OF THOSE COMMENTS.
17:10:50 AND I SAID, WELL, MOST OF THOSE ARE DETAILS THAT REALLY
17:10:53 DO BELONG AT THE DEVELOPMENT ORDER STAGE.
17:10:56 SO I THINK THAT IS WHERE THAT COMMENT CAME FROM, AND
17:10:57 THE PATTERN BOOK?
17:11:02 NO, I DIDN'T -- DIDN'T THINK THAT WAS APPROPRIATE.
17:11:06 I THOUGHT WE SHOULD AT LEAST KNOW WHERE THE COLORS ARE
17:11:12 ON THE BUILDING AND WHICH COLOR IS GOING TO USE WHERE.
17:11:14 THEN SOMEONE RAISED THE COMMENT WE WANTED MORE CONTRAST
17:11:26 BETWEEN THE BUILDINGS SO NOT ALL THE BUILDING IS LOOKED
17:11:33 THE SAME AND USE THE SAME COLORS AND THAT WOULD NOT BE
17:11:38 A SUBSTANTIVE ELEVATION OF THE COLOR BOOK AND WHAT ARE
17:11:39 THERE RIGHT NOW.
17:11:52 THAT IS WHAT I THOUGHT WE WERE GOING TO DO I LOST THE

17:11:55 -- HOW DID BARRY JUMP IN.

17:12:04 I CAN'T SEE THE MEETING ROOM ANYMORE.

17:12:06 >> I DON'T SEE THE PRESENTATION EITHER.

17:12:07 I THINK WE LOST THEM.

17:12:13 HELLO?

17:12:17 >> I GOT SOMETHING THAT SAID SCOTTY WOOD ENTERED THE --

17:23:02 WAITING ROOM TO ADMIT HIM AND NOW A DIFFERENT WOOD.

17:23:06 >>HOWARD LEVITAN: OKAY, GUYS, CAN YOU HEAR ME?

17:23:16 CAN YOU GUYS HEAR US?

17:23:18 >> YES, WE HEAR YOU.

17:23:20 >>HOWARD LEVITAN: I CAN HEAR.

17:23:20 I CAN HEAR YOU.

17:23:25 I ASSUME YOU HAD A POWER OUTAGE OR SOMETHING.

17:23:28 >> WE HAD A BAD STORM, YEAH.

17:23:33 >>HOWARD LEVITAN: WE ARE BACK, I GUESS.

17:24:35 >> GIVE US ONE SECOND AND WE WILL BE READY TO GO.

17:24:43 >> ARE YOU, FOR US TO START, CHAIRMAN LEVITAN.

17:24:46 >>HOWARD LEVITAN: WHEN WE LOST YOU, WE WERE WAITING TO

17:24:50 HEAR FROM THE ARCHITECT.

17:24:51 >> THANK YOU, GOOD EVENING.

17:24:55 MY NAME IS MATTHEW KRAGH WITH MHK ARCHITECTURE AND

17:24:56 PLANNING.

17:25:00 WE DO APOLOGIZE FOR ANY MISCOMMUNICATION BUT WE THOUGHT

17:25:04 WE WERE CRYSTAL CLEAR AS MR. YOVANOVICH SUMMARIZED WITH

17:25:06 THE BOARD AT THE END OF LAST MEETING.

17:25:08 COLORS WERE DISCUSSED.

17:25:11 MR. SHEELY HAD A REALLY GOOD SUGGESTION THAT SOME OF

17:25:15 THESE BUILDINGS ARE OF APPROPRIATE SIZE THAT THEY

17:25:18 SHOULD BE BROKEN DOWN IN INDIVIDUAL MASSING WITH

17:25:21 DIFFERENT MASSING ELEMENTS AS DIFFERENT CONTRASTING

17:25:21 COLORS.

17:25:24 AND IN FACT SOME OF THE BUILDINGS MIGHT EVEN BE THEIR

17:25:25 OWN TYPE OF VILLAGE.

17:25:29 SO WE SHOULD EVEN PICK DIFFERENT COLORS FOR EACH OF

17:25:29 THOSE BUILDINGS.

17:25:37 WE THEN FULLY ANTICIPATED BEFORE DEVELOPMENT ORDER UPON

17:25:40 YOUR DIRECTION THAT WE WILL COLOR CODE EVERY SINGLE

17:25:42 ELEVATION AT THE DEVELOPMENT ORDER.

17:25:46 WHAT WE ARE PROPOSING TODAY IS TO DEFINITELY COMMIT

17:25:50 AND, YOU KNOW, IN A TEXT AMENDMENT IN WRITING THAT WE

17:25:53 PLAN ON THESE BUILDINGS ALL HAVING ALL THE

17:25:57 ARCHITECTURAL TRIM ELEMENTS IN WHITE, SUCH AS CORNICES,

17:26:01 YOU KNOW, OVERHANGS, THINGS LIKE THAT.

17:26:05 AND THEN FOR ALL THE FASCIAS AND FOR ALL THE METAL WORK

17:26:08 ON THE BUILDING, SUCH AS THE AWNS AND THE STOREFRONT

17:26:12 GLASS AND SO FORTH, ALL THE WINDOWS AS A DARK BRONZE

17:26:15 ELEMENT, TWO CONTRASTING CONTACTS THROUGHOUT THE

17:26:15 PROJECT.

17:26:19 AND THEN WE WOULD HAVE A CONTRAST OF COLORS WHICH YOU

17:26:21 SAW -- WHICH YOU SEE BEFORE YOU THAT WOULD BE A MIXTURE

17:26:27 OF NO LESS THAN THREE CONTRASTING COLORS PER

17:26:30 ARCHITECTURAL ELEVATION THAT WILL COME BEFORE YOU --

17:26:36 BEFORE DEVELOPMENT ORDER THAT WILL BE -- THAT WILL

17:26:44 INCLUDE PAVILION BEIGE, NATURAL LINEN, LOGGIA AND

17:26:52 TAVERN TAUPE AND AN OFF-WHITE FOR DIFFERENT PARTS OF

17:26:52 THE BUILDING.

17:26:57 KEEP IN MIND I HAVE THE GENOVA PACKAGE WITH US HERE

17:26:57 TODAY.

17:27:01 WE USED THAT AS A GOOD GUIDE.

17:27:05 MARY IS HELPFUL AND GENOVA IS WELL RECEIVED.

17:27:08 ALL OF THE ELEVATIONS IN BLACK AND WHITE AND THEY HAD A

17:27:11 LOT OF BEAUTIFUL ILLUSTRATIONS SUCH AS WE HAD.

17:27:13 SO AT SOME POINT THEY WENT BEFORE THE DEVELOPMENT ORDER

17:27:14 WITH THE COLORS.

17:27:17 WE PLAN TO HAVE EVERY SINGLE ELEVATION AND COLOR NUMBER

17:27:21 TWO AND GOING HERE, HERE, AND HERE, AND THAT WILL BE

17:27:24 EASIER TO READ THAN SOMETIMES DIFFERENT PRINTING.

17:27:27 WE WERE FULLY ON THE UNDERSTANDING THAT TONIGHT WAS

17:27:28 ABOUT THE CONDITIONS.

17:27:31 AND DIRECTION OF THOSE COLORS.

17:27:33 AND WE WILL BE BACK BEFORE YOU WITH THE DEVELOPMENT

17:27:35 ORDER AND WE WILL HAVE.

17:27:37 I AM NOT THE BEST -- I CONFESS I AM NOT THE BEST

17:27:40 ARCHITECT WITH COLOR BUT I HAVE A GREAT STAFF THAT WILL

17:27:42 TACKLE THIS FOR ME.

17:27:44 SO APPRECIATE THAT.

17:27:47 >>HOWARD LEVITAN: DO YOU FOLKS HAVE ANY PROBLEMS WITH

17:27:52 WRITING DOWN ON THAT PIECE OF PAPER THAT IS ON THE ZOOM

17:27:55 RIGHT NOW WHAT EXACTLY YOU JUST SAID.

17:27:58 BECAUSE I THINK THAT IS WHAT WE ARE TALKING ABOUT IS --

17:28:03 IS TO -- YOU USE SPECIFIED THE TRIM COLORS.

17:28:08 YOU SPECIFIED THE FASCIAS AND METAL WORK WOULD BE

17:28:08 CONSTANT THROUGHOUT.

17:28:11 AND YOU SAID YOU ARE GOING TO MIX THREE OF THE FOUR

17:28:12 COLORS.

17:28:15 THAT ARE AT THE BOTTOM.

17:28:18 ON ALL OF THE FACADES.

17:28:23 NANCY, CAN YOU JUST PUT THAT INTO SOME LANGUAGE, AND HE

17:28:26 WILL BE DONE WITH THIS ISSUE.

17:28:32 >> JUST TALKING OF ADDING A, B, C AND D TO THE VISUAL?

17:28:34 >>HOWARD LEVITAN: I WASN'T THINKING THEY WERE GOING TO

17:28:37 DO IT ON THE RENDERING THAT IS ON THIS COLOR CHART.

17:28:40 I THOUGHT THEY WERE GOING TO DO THIS IN LANGUAGE THAT

17:28:43 SAYS HERE IS HOW WE ARE GOING -- HERE IS HOW WE ARE

17:28:44 GOING TO DO THIS.

17:28:47 YOU WILL SEE THE FINAL PRODUCT AT THE DEVELOPMENT ORDER

17:28:50 STAGE.

17:28:53 >> MR. LEVITAN, I DO HAVE SOME LANGUAGE THAT WE WOULD

17:28:55 LIKE TO READ INTO THE RECORD.

17:28:59 AND WE ARE TRYING TO FIGURE OUT HOW TO PROJECT IT SO

17:29:00 EVERYBODY CAN SEE IT --

17:29:03 >>HOWARD LEVITAN: I JUST WANT IT TO BE PUT IN THE

17:29:04 PATTERN BOOK.

17:29:05 >> SURE.

17:29:08 WE CAN ADD IT TO THE PATTERN BOOK.

17:29:12 WE CAN ADD THIS CONDITION TO THE PATTERN BOOK AS WELL,

17:29:14 BUT IT IS ONE OF THOSE CONDITIONS.

17:29:18 DO YOU WANT ME TO WAIT OR WANT ME TO READ IT?

17:29:21 >>HOWARD LEVITAN: HAS NANCY SEEN IT?

17:29:25 >> MY COMMENT IS THAT WE DON'T WANT TO BE PUT INTO THE

17:29:29 POSITION OF BEING YOUR COLOR CONSULTANTS.

17:29:30 BECAUSE WE ARE NOT.

17:29:32 WE DON'T WANT TO BE THE ARCHITECTS.

17:29:34 WE DON'T WANT TO BE THE DESIGNERS.

17:29:37 BUT WE WANT TO HAVE SOMETHING THAT IS PLEASANTLY

17:29:40 APPROPRIATE FOR THE AREA.

17:29:43 AND AS SUCH, THE ONLY WAY WE ARE GOING TO KNOW THAT IS

17:29:47 BY YOU GIVING IT US TO SO WE CAN SEE IT.

17:29:50 >> AND WHAT WE ARE GOING TO DO IF -- PARTICULAR READ

17:29:53 THE LANGUAGE -- YOU WANT ME TO READ THE LANGUAGE.

17:29:56 >>HOWARD LEVITAN: MARY IS OKAY WITH IT?

17:29:58 >>MARY GIBBS: I GOT TO SEE IT DURING THE BREAK AND

17:30:00 NANCY HAVEN'T SEEN IT.

17:30:04 EITHER YOU GOT TO COME LOOK AT IT HERE FIRST.

17:30:06 >>NANCY STROUD: CAN IT BE SHOWN ON SCREEN?

17:30:09 >>MARY GIBBS: YES, BUT I THOUGHT THEY WANTED YOU TO

17:30:14 LOOK AT IT.

17:30:36 >>NANCY STROUD: WHY DON'T WE JUST PUT IT UP.

17:30:38 >> IS THAT THE TOP ONE?

17:30:42 >> YES.

17:30:44 >> WHILE WE ARE WAITING, ONE OTHER THING.

17:30:48 IF YOU LOOK AT -- AT THE PRINTED PAGE -- YOU LOOK AT

17:30:51 THE SCREEN, THERE ARE TWO DIFFERENT -- TWO DIFFERENT

17:30:52 COLORS.

17:30:54 THEY DON'T EVEN MATCH.

17:30:58 AND I THINK IT WILL BE MORE APPROPRIATE IF YOU BRING

17:31:09 COLOR SWATCHES, TO SEE WHAT THEY ACTUALLY LOOK LIKE.

17:31:14 >> SO WE HAVE ADDED WHAT MATTHEW JUST SAID WITH THE

17:31:20 UNDERLYING WHERE AT A MINIMUM THE PATTERN BOOK

17:31:25 SUBMITTED FOR DEVELOPMENT ORDER APPROVAL MUST HAVE

17:31:29 LIGHT PAINT TRIM AND CORNICES, DARK PAINT FOR METALLIC

17:31:33 AND NO MORE THAN THREE DIFFERENT CHANGES OF PAVILION

17:31:43 BEIGE, PINK COLOR BEIGE, LOGGIA, TAVERN, TAUPE AND

17:31:44 WHITE FLOWER.

17:31:46 THAT WILL BE ADDED TO THE PATTERN BOOK.

17:31:48 IT WILL BE A CONDITION AND WHEN WE COME FORWARD WITH

17:31:52 THE DEVELOPMENT ORDER, WE WILL BRING FORWARD EACH

17:31:56 FACADE AND HOPEFULLY BRING YOU COLOR SAMPLES THAT YOU

17:31:59 CAN SEE THE THROUGH COLORS BASED ON THOSE COLOR

17:32:00 SAMPLES.

17:32:09 I THINK THIS IS CONSISTENT WITH THE DIRECTION WE WERE

17:32:15 GIVEN AND MAKE YOU COMFORTABLE THAT YOU DID YOUR JOB

17:32:29 RECOMMENDING WHAT THE BUILDING SHOULD LOOK LIKE.

17:32:32 FOR THE FINAL DEVELOPMENT ORDER AND HOPE YOU ADD IT TO

17:32:41 THE LIST OF CONDITIONS IN ADDITION TO THE PATTERN BOOK

17:32:44 AND GET FOR APPROVAL FROM THIS BOARD AND FIRST READING

17:32:47 IN SEPTEMBER AND SECOND READING IS OCTOBER 20.

17:32:54 SO WITH THAT, THAT IS OUR PRESENTATION.

17:32:57 >> I JUST HAVE A COUPLE OF COMMENTS ON THE LANGUAGE YOU

17:33:00 SUBMITTED.

17:33:03 THE WHERE IT SAYS "AT A MINIMUM."

17:33:08 I ASSUME IT IS "AT A MINIMUM."

17:33:12 THERE IS NO PATTERN BOOK SUBMITTED AT THE DEVELOPMENT

17:33:13 ORDER.

17:33:17 THE FULL PLANS -- THAT SHOULD READ AT A MINIMUM THE

17:33:21 DEVELOPMENT ORDER MUST DEMONSTRATE THE FOLLOWING.

17:33:24 THE PATTERN BOOK -- YOU SAID THIS SAME LANGUAGE WILL BE

17:33:27 IN THE PATTERN BOOK, AND WE CAN TRUST YOU ON THAT.

17:33:31 THE LAST THING I WILL SAY IS I AM CONCERNED WITH THE

17:33:36 "OR WHITE FLOUR" AT THE VERY END.

17:33:40 I WANT TO MAKE CERTAIN THAT WHITE IS NOT GOING TO BE A

17:33:43 PREDOMINANT COLOR AND THAT IS THE REQUIREMENT -- WE ARE

17:33:44 NOT CHANGING THAT REQUIREMENT.

17:33:48 SO SOMEHOW NEED TO MAKE THAT CLEAR IN THIS LANGUAGE

17:33:54 THAT THE PREDOMINANT COLOR WILL BE ONE OF THE BEIGE OR

17:33:58 -- I DON'T KNOW ABOUT THE LINEN COLOR EITHER.

17:34:01 WHAT IS THE PREDOMINANT COLOR?

17:34:05 >> HOWARD, IF I CAN JUST MAKE ONE COMMENT.

17:34:12 >>HOWARD LEVITAN: YES, GO AHEAD, JAMES.

17:34:15 >> I AGREE WITH YOU THAT THE CANOPIES OVER THE WINDOW

17:34:21 IS THE ONLY THING THAT IS IN PAVILION BEIGE AND TAVERN

17:34:23 TAUPE, THAT THE BUILDING IS NOT ACCEPTABLE.

17:34:27 SO, AGAIN, I -- I HAVE A PROBLEM --

17:34:30 >> SAYS ON THE FACADE.

17:34:35 >> TO SAY IT CAN BE NATURAL LINEN, WHITE FLOUR, LOGGIA

17:34:39 AND THAT WOULD BE AN ACCEPTABLE BUILDING AND HAVE

17:34:46 PAVILION BEIGE AND TAVERN TAUPE ON IT.

17:34:49 NO CONDITION THAT REQUIRES A MINIMUM IN A CONTRASTING

17:34:50 COLOR.

17:34:55 AND I AM SORRY, WHITE FLOUR AND NATURAL LINEN ARE NOT

17:34:58 REALLY CONTRASTING COLORS.

17:35:02 THEY ARE COMPLIMENTARY COLORS.

17:35:04 THEY ARE BASICALLY THE SAME.

17:35:07 QUESTIONER GOING TO DO IT WITH VERBIAGE, WOULD HAVE A

17:35:11 MINIMUM -- I AM NOT AN ARCHITECT AND TELL YOU HOW TO DO

17:35:11 A JOB.

17:35:15 YOU DO IT BETTER THAN I DO, BUT AT LEAST A COMMITMENT

17:35:18 FROM THE DEVELOPER THAT THEY WILL HAVE A MINIMUM AMOUNT

17:35:20 OF CONTRASTING COLOR.

17:35:25 YOU CHOOSE WHATEVER IT IS GOING TO BE ON EACH BUILDING.

17:35:28 >> STATED BEFORE THAT THE CANOPIES WILL BE THE DARK

17:35:29 BRONZE.

17:35:32 THE DARK BRONZE IS THE CANOPIES.

17:35:34 WE ALREADY HAVE THAT ON THE BUILDING.

17:35:36 >> WHITE PAINT WILL BE LIMITED TO THE TRIM AND

17:35:38 CORNICES.

17:35:41 DARK BRONZE PAINT FOR ALL METALLIC FEATURES.

17:35:44 AS WELL AS THE FASCIAS OF THE ROOF LINE AND SO FORTH.

17:35:47 AND THEN AS FAR AS THE WHITE FLOUR GOES, WE CAN EASILY

17:35:54 COMMIT THAT THAT BEING LESS THAN 15% OF ANY FACADE.

17:35:56 >>HOWARD LEVITAN: NOW WE ARE GETTING --

17:35:59 >> JUST GIVE US ASSURANCES WE WILL HAVE A BUILDING WITH

17:36:00 CONTRASTING.

17:36:04 >> WHEN WE GET HERE FOR DEVELOPMENT ORDER.

17:36:07 EVERY SINGLE -- THIS COLOR HERE IS --

17:36:08 >> TOO LATE.

17:36:11 WE NEED IT IN THE PATTERN BOOK SOMEHOW FOR THE

17:36:13 VERBIAGE.

17:36:15 >> ANY CONTRACT IS NEED IT TOO.

17:36:17 >> WE WILL HAVE THAT AT DEVELOPMENT ORDER.

17:36:20 FOR TODAY, WE ARE COMMITTING TO THIS LANGUAGE AND A

17:36:23 MINIMUM OF THREE CONTRASTING COLORS FOR EVERY

17:36:25 ELEVATION.

17:36:27 AND ANY SORT OF WHITE.

17:36:31 >> WHITE FLOUR IS NOT A CONTRASTING COLOR.

17:36:34 >> BUT CONTRASTING AGAINST TAVERN TAUPE.

17:36:39 IF -- IF MANY PARTS OF THE BUILDING ARE TAVERN TAUPE OR

17:36:44 LOGGIA, THE WHITE FLOUR IS REALLY CONTRAST -- A

17:36:47 CONTRASTING COLOR.

17:36:50 >>MARLENE NARATIL: THESE HAVE METALLIC ELEMENT TO THE

17:36:51 PAINT IF YOU NOTICE THAT.

17:36:54 LIKE THE TAVERN TAUPE, ETC.

17:36:58 THAT IN IT.SELF IS PROVIDING CONTRAST.

17:36:59 >> THAT IS, YES, MA'AM.

17:37:02 >>MARLENE NARATIL: I WAS PLEASED TO SEE YOU HAVE THAT.

17:37:06 >> CAN WE SOLVE THIS BY SAYING IN NO EVENT SHALL THE

17:37:13 THREE COLORS BE ONLY NATURAL LINEN, WHITE FLOUR AND THE

17:37:19 OTHER ONE THAT -- IS IT PAVILION BEIGE THAT IS PROBLEM?

17:37:25 >> NO, THAT WOULDN'T SOLVE IT.

17:37:27 I THINK THEY ARE ON THE RIGHT TRACK.

17:37:31 I THINK -- I THINK THE CONCERN MIGHT BE, LIKE, WERE MR.

17:37:35 WALLACE AND I DON'T WANT TO PUT WORDS IN YOUR MOUTH.

17:37:39 BUT I DON'T THINK HE WANTS TO SEE WHITE FLOUR, NATURAL

17:37:40 LINEN AND ONE OTHER COLOR.

17:37:45 YOU MIGHT WANT TO LIMIT THE LIGHTER ONES TO BE 30%.

17:37:46 >> THAT IS WHAT I WAS SAYING.

17:37:50 EASILY LIMIT THE LIGHTEST COLOR OF ELEVATION A MAXIMUM

17:37:52 OF 15% OF THAT BUILDING.

17:37:56 LIKE IF I HAVE -- IF I HAVE EIGHT VERTICAL ELEMENTS,

17:37:59 THEY CAN ONLY BE ON TWO OR SOMETHING -- LET'S CALL IT

17:38:01 20% MAXIMUM.

17:38:03 >>KRISTEN JEANNIN: BUT IT IS IMPORTANT HAVE THOSE TO

17:38:05 CREATE THE CONTRAST.

17:38:09 THE LIGHTER ONE HELPS THE DARKER ONE.

17:38:13 >> BUT HOW MUCH CONTRASTING COLOR -- WHEN I SAY

17:38:16 "CONTRASTING"WITH ALL DUE RESPECT, I THINK I AM

17:38:21 REFERRING TO THE PAVILION BEIGE AND THE TAVERN TAUPE.

17:38:25 I DON'T SEE WHITE FLOUR AS A SHADE OF TAUPE.

17:38:29 ARE YOU WILLING TO COMMIT A PERCENTAGE OF EITHER

17:38:34 PAVILION BEIGE OR TAVERN TAUPE?

17:38:35 YOUR CHOICE.

17:38:44 OR A THIRD WHICH IS EQUAL IN SHADE ON EACH BUILDING?

17:38:46 >> YES, SIR, YES.

17:38:50 >> SO YOU ARE WILLING TO DO THAT IN THE PATTERN BOOK.

17:38:51 >> YES.

17:38:56 >> THEN I AM HAPPY.

17:38:59 AND WHAT PERCENTAGE WOULD THAT BE?

17:39:01 >> 20%.

17:39:05 IT HELPS WITH US EVEN NUMBERS.

17:39:07 >> I KNOW IT IS DIFFICULT TO SAY EXACTLY.

17:39:09 BUT A MINIMUM OF 20%.

17:39:11 SOUNDS ACCEPTABLE TO ME.

17:39:15 >>HOWARD LEVITAN: WELL, BEFORE YOU GET THERE, JIM.

17:39:16 WHAT WILL BE VERY HELPFUL.

17:39:21 I KNOW IT IS DIFFICULT WHEN WE ARE NOT IN THE ROOM WITH

17:39:25 YOU, BUT, YOU KNOW, FROM OUR STANDPOINT, I AM HAVING

17:39:27 TROUBLE FOLLOWING WHAT SEEM TO BE A FREE RANGES

17:39:28 DISCUSSION.

17:39:34 IT IS GETTING TO BE LIKE THE OLD PANEL.

17:39:35 AND MAYBE THAT IS GOOD.

17:39:41 MAYBE IT IS NOT.

17:39:44 IT WOULD BE VERY HELPFUL BEFORE PEOPLE JUMP IN TO THE

17:39:46 DISCUSSION.

17:39:49 MY -- MY PROBLEM WITH THIS WHOLE THING IS THAT THIS IS

17:39:53 SUPPOSED TO BE DONE IN THE PATTERN BOOK.

17:39:57 AND I -- I AM NOT A VISUAL PERSON IN THAT SENSE.

17:40:01 AND I HAVE TROUBLE TRYING TO FIGURE OUT WHAT 20% OR

17:40:01 30%.

17:40:02 WHAT IS THE RIGHT NUMBER.

17:40:04 I DON'T KNOW WHAT THE RIGHT NUMBER IS.

17:40:14 MY CONCERN IS THAT WE DELIVER TO THE VILLAGE COUNCIL A

17:40:18 PATTERN BOOK WHICH SAYS OR SHOWS THIS CLEARLY.

17:40:26 SO THAT IT DOESN'T PRESENT A SITUATION WHERE THE

17:40:28 LIGHTER COLORS ARE PREDOMINANT.

17:40:34 CONTRASTING OR COMPLEMENTARY OR I DON'T CARE.

17:40:36 THAT IS NOT THE TEST.

17:40:40 THE TEST IS THE VILLAGE COUNCIL SHOULD SEE WHAT THEY

17:40:46 ARE REZONING.

17:40:47 AND I AM NOT SEEING THAT YET.

17:40:51 >> WE PROPOSED ON THE LAST BULLET BASED ON THE

17:40:55 DISCUSSION THAT WE HAVE, IN NO CASE SHALL WHITE FLOUR

17:40:59 OR NATURAL LINEN BE MORE THAN 20% OF EACH FACADE.

17:41:04 I THINK THAT DESCRIPTIVELY SAYS HOW THE BUILDINGS WILL

17:41:07 BE BROKEN UP BY COLORS AND THAT WILL BE IN THE PATTERN

17:41:17 BOOK.

17:41:20 >>HOWARD LEVITAN: THAT MEANS THAT 40% OF THE FACADE

17:41:31 CAN BE ONE OR BOTH OF THOSE COLORS?

17:41:36 >> AND 60% IN A DIFFERENT COLOR.

17:41:40 MAYBE I SHOULD HAVE STARTED AT THE BEGINNING, NO LESS

17:41:44 THAN THREE DIFFERENT SHADES WILL BE ON THE FACADE.

17:41:46 WE ARE GOING TO HAVE THREE.

17:41:52 AND IN NO CASE WILL WHITE FLOUR OR NATURAL LINEN BE

17:41:55 MORE THAN 20% OF EACH FACADE.

17:41:56 THREE COLORS.

17:41:59 AND YOU DON'T HAVE TO WORRY ABOUT NATURAL -- AND I AM

17:42:03 LOOKING AT YOU MR. WALLACE, I DON'T MEAN THAT WITH ANY

17:42:05 DISRESPECT.

17:42:10 IN NO CASE WILL WHITE FLOUR OR NATURAL LINEN BE MORE

17:42:12 THAN 20% OF EACH FACADE.

17:42:14 I THINK THAT DESCRIBES IN WORDS YOUR CONCERN OF HAVING

17:42:19 TOO MANY LIGHT COLORS.

17:42:22 >> ALSO INCLUDE THE COMMITMENT THAT YOUR ARCHITECT MADE

17:42:27 THAT 20% OF EACH FACADE WOULD BE EITHER TAVERN TAUPE OR

17:42:32 PAVILION BEIGE OR A COLOR OF THAT DENSITY.

17:42:35 AND YOU ARE SAYING, YES, YOU CAN LIVE WITH THAT.

17:42:38 THEN I CAN LIVE WITH IT.

17:42:39 >> OKAY.

17:42:41 SO WE WILL ADD THAT AS WELL.

17:42:42 >> TERRIFIC.

17:42:44 GOOD FOR ME.

17:42:51 I DON'T KNOW ABOUT ANYBODY ELSE.

17:43:12 LEVITAN ANYBODY ELSE HAVE ANYTHING TO SAY?

17:43:14 >> AS LONG AS IT IS DEFINED THAT WAY.

17:43:18 >>HOWARD LEVITAN: MARY, IS THE STAFF ACCEPTABLE FOR

17:43:20 THAT.

17:43:26 >>MARY GIBBS: I THINK WE GOT IT FIGURED OUT.

17:43:28 >> JUST SO WE CAN DO THIS AND BE VERY CLEAR, WE ARE

17:43:35 CHANGING THE LANGUAGE TO SAY -- CAN YOU PUT THE

17:43:42 LANGUAGE BACK UP AGAIN.

17:43:46 WE WANT TO DELETE THE REFERENCE TO THE PATTERN BOOK AT

17:43:48 THE DEVELOPMENT ORDER AND JUST SAY THE DEVELOPMENT

17:43:55 ORDER SHALL REQUIRE AND THEN HAVE THE BULLET POINTS AND

17:43:57 ADD TWO NEW BULLET POINTS, RIGHT.

17:43:58 ONE IS --

17:44:03 >> WE WILL PUT THE EXACT LANGUAGE UP SO NO AMBIGUITY.

17:44:06 TO GET MR. WALLACE'S COMMENT IN THERE.

17:44:26 >>NANCY STROUD: EXCELLENT.

17:44:35 >>MARY GIBBS: GOOD THING SHE IS A FAST TYPIST.

17:44:39 >> I THINK THAT NEEDS TO BE REFERENCED IN THE NEW

17:44:40 EXHIBIT.

17:44:46 IS THAT REFERENCED IN THE CONDITIONS AT ALL.

17:44:47 >>MARY GIBBS: WHAT EXHIBIT?

17:44:49 >> THE PAGE WE HAVE BEEN LOOKING AT IN TERMS OF THE

17:44:50 COLORS.

17:44:52 WHAT IS SUPPOSED TO HAPPEN WITH THIS?

17:44:55 >>MARY GIBBS: I THINK THE QUESTION IS MR. YOVANOVICH

17:44:56 SAID IT WOULD BE IN THE PATTERN BOOK.

17:44:59 ARE YOU ADDING THIS PAGE IN THE PATTERN BOOK?

17:45:02 >> WE ARE GOING TO ADD THAT ADDITION TO THE PATTERN

17:45:03 BOOK.

17:45:06 WANTED TO MAKE SURE THAT THAT CONDITION BECAME PART OF
17:45:09 THE PATTERN BOOK AND NOT JUST IN THE CONDITIONS THAT
17:45:12 NEEDED TO BE REFERENCED IN THE PATTERN BOOK AS THE
17:45:16 GOVERNING DOCUMENT OF THE VARIATION IN COLORS.
17:45:19 >> ARE YOU PROPOSING TO PUT THIS PAGE IN THE PATTERN
17:45:20 BOOK?
17:45:23 >> IT WAS NOT PART OF THE PATTERN BOOK?
17:45:25 >>MARY GIBBS: WELL, THE PATTERN BOOK NOW HAS THE
17:45:30 CURRENT COLORS, I THINK, THE PAVILION BEIGE --
17:45:34 >> WE NEED TO SUBSTITUTE OUT THAT PAGE IN THE PATTERN
17:45:35 BOOK.
17:45:38 WE CAN SUBSTITUTE THAT PAGE IN THE PATTERN BOOK SO YOU
17:45:40 HAVE ALL THE COLORS.
17:45:43 >> NANCY, DO YOU WANT ME TO PUT IT UP?
17:46:15 SHE SENT IT TO ME.
17:46:17 >> HOPEFULLY WE HAVE IT RIGHT.
17:46:20 AT MINIMUM THE DEVELOPMENT ORDER PLAN MUST DEMONSTRATE
17:46:32 THE FOLLOWING: -- BUT I THINK LAST TWO ADDITIONS ARE
17:46:35 THE ONES WE HAVE BEEN DEBATING FOR THE LAST PERIOD OF
17:46:35 TIME.
17:46:40 IN NO CASE SHALL WHITE FLOUR OR NATURAL LINEN BE MORE
17:46:44 THAN 20% OF EACH FACADE AND IF NO CASE SHALL PAVILION
17:46:47 BEIGE --
17:46:51 >> I DON'T THINK LOGGIA SHOULD BE IN THERE.

17:46:53 >> DELETE LOGGIA.

17:46:59 IN NO CASE SHALL PAVILION BEIGE OR TAVERN TAUPE BE LESS

17:47:02 THAN 20% OF EACH PA SAD.

17:47:05 I THINK THAT IS WHAT YOU WANTED, MR. WALLACE, IS THAT

17:47:07 CORRECT?

17:47:09 >>HOWARD LEVITAN: TELL ME HOW THIS WORKS AGAIN, FOLKS,

17:47:16 BECAUSE I COUNT IN THE FIRST BULLET POINT IN NO CASE

17:47:20 SHALL WHITE FLOUR OR NATURAL LINEN BE MORE THAN 20%.

17:47:22 IS THAT 20% OF THE FACADE?

17:47:26 SO THAT ONLY COVERS 20% OF THE FACADE.

17:47:28 AM I CORRECT?

17:47:32 IT IS NOT 40 -- IT IS NOT DOUBLED.

17:47:33 >>MARY GIBBS: CORRECT.

17:47:37 >>HOWARD LEVITAN: IT IS 20% OF THE ENTIRE -- OF THE

17:47:39 FACADE.

17:47:47 AND IN NO CASE SHALL THESE THREE COLORS BE LESS THAN

17:47:50 20% OF EACH FACADE.

17:47:51 IN TOTAL.

17:47:52 IS THAT RIGHT?

17:47:55 SO WHERE IS THE -- WHERE IS THE REST -- WHAT IS THE

17:47:58 PREDOMINANT COLOR?

17:48:03 >> THAT'S WHERE -- SOMEHOW WE HAVE ADDED NATURAL LINEN.

17:48:06 I THINK YOUR COMMITMENT WAS -- YOU WOULD HAVE -- THAT

17:48:10 WHITE FLOUR WOULD NEVER BE MORE THAN 20%.

17:48:14 YOU WOULD WANT NATURAL LINEN TO BE YOUR PRIMARY COLOR.

17:48:17 >> SO BASICALLY THE WAY THIS IS READING TO ME AND I AM

17:48:20 UNDERSTANDING THIS AND I THINK WILL BE A GREAT COLOR

17:48:24 SCHEME, NO CASE WHITE FLOUR OR NATURAL LINEN BE MORE

17:48:26 THAN 20% OF EACH FACADE.

17:48:32 EACH FACADE CAN HAVE LESS THAN 20% OF ITS MASS BE IN A

17:48:36 WHITE COLOR OR WHITE SHADE BASICALLY.

17:48:36 THAT LIMITS THAT.

17:48:41 AND THEN WE HAVE IN NO CASE SHALL PAVILION BEIGE OR

17:48:45 TAVERN TAUPE BE 20% OF ANY FACADE.

17:48:50 WE HAVE A MACK MUM FOR THE WHITE, AND A MINIMUM FOR THE

17:48:51 DARKER COLORS.

17:48:53 AND EVERYTHING ELSE WILL BE THE COLORS IN BETWEEN THAT

17:48:58 WE WILL MIX UP AND SHOW YOU AT DEVELOPMENT ORDER AS THE

17:49:02 IN BETWEEN CONTRASTING COLORING.

17:49:03 THAT WORKS VERY WELL.

17:49:06 >> EXCEPT THE NATURAL LINEN SHOULD NOT BE INCLUDED WITH

17:49:10 THE WHITE FLOUR OTHERWISE THE ONLY OTHER COLOR YOU HAVE

17:49:13 IS LOGGIA FOR THE WHOLE BUILDING.

17:49:23 >> NO, WE HAVE TAVERN -- WE HAVE LOGGIA, WE HAVE -- WE

17:49:32 HAVE PAVILION BEIGE.

17:49:35 >> I THOUGHT YOU DIDN'T WANT TO COMMIT TO MORE THAN --

17:49:36 WHITE FLOUR IN 20%.

17:49:39 IF YOU WANTED TO DO THE WHOLE BUILDING IN NATURAL

17:49:41 LINEN, ISN'T THAT OKAY?

17:49:43 >>HOWARD LEVITAN: I HEAR WHAT YOU ARE SAYING.

17:49:45 >> I THINK WE ARE BEING OVERLY RESTRICTIVE NOW.

17:49:48 GONE FROM NO RESTRICTIONS TO TOO MANY.

17:49:50 >> COULD BE.

17:49:52 >>HOWARD LEVITAN: WELL, I THINK THAT -- THAT BULLET

17:49:58 POINT SHOULD READ IN NO CASE SHALL EITHER WHITE FLOUR

17:50:04 OR NATURAL LINEN TOGETHER BE MORE THAN 20%.

17:50:05 >> THAT'S TRUE.

17:50:08 THAT IS WHAT IT READS TO ME REGARDLESS.

17:50:11 SO WE HAVE -- WE HAVE A MAXIMUM AND THEN A MINIMUM AND

17:50:13 THEN WE HAVE THE IN BETWEEN.

17:50:15 >>HOWARD LEVITAN: I WOULD LIKE THE LANGUAGE CHANGED TO

17:50:30 SAY THAT AND THEN IT IS OKAY.

17:50:35 >> AND MR. WALLACE SUGGESTED YOU TAKE OUT LOGGIA ON THE

17:50:36 LAST BULLET.

17:50:40 THAT THE CONSENSUS OR KEEP IT?

17:50:41 >> NOT A CONTRASTING COLOR.

17:50:46 YOU MAY WANT THE REST OF THE BUILDING TO BE LOGGIA.

17:50:48 >>HOWARD LEVITAN: TWO CHANGES THAT HAVE BEEN SUGGESTED

17:50:55 FOR THIS LANGUAGE.

17:51:02 ARE THOSE CHANGES ACCEPTABLE TO THE APPLICANT?

17:51:02 >> YES, SIR.

17:51:05 WE ARE ACTUALLY MAKING THOSE CHANGES NOW AND SENDING

17:51:08 THEM TO THE CLERK SO SHE HAS ALL THAT.

17:51:36 BUT WE ARE FINE WITH THE CHANGES YOU MADE MR. LEVITAN.

17:51:39 >>MARY GIBBS: WOULD YOU LIKE TO SEE THE LANGUAGE NOW

17:51:41 OR ARE YOU SATISFIED WITH THE CHANGES?

17:51:44 >>HOWARD LEVITAN: I THINK I AM OKAY.

17:51:47 >>MARY GIBBS: I LOOKED AT IT AND REFLECTS WHAT THE

17:51:49 DISCUSSION HAS BEEN.

17:51:50 >>HOWARD LEVITAN: ANY OTHER COMMENTS FROM THE

17:51:52 APPLICANT?

17:51:55 IF NOT, I WOULD LIKE TO ASK IS THERE ANYBODY FROM THE

17:52:02 PUBLIC THERE WHO WOULD LIKE TO SPEAK ON THIS MATTER?

17:52:05 >>TAMMY DURAN: I DO NOT HAVE ANY CARDS FOR THIS.

17:52:09 >>HOWARD LEVITAN: HEARING NONE, I WOULD LIKE TO ACCEPT

17:52:14 A MOTION WITH RESPECT TO THE RECOMMENDATION TO THE

17:52:17 COUNCIL TO APPROVE THE REZONING WITH THE REVISED

17:52:23 CONDITIONS AND THE REVISED PATTERN BOOK.

17:52:25 AND TO APPROVE THE RIGHT-OF-WAY VACATION.

17:52:35 AND I WOULD LIKE TO STATE THAT FROM THE STANDPOINT OF

17:52:40 THE PLANNING BOARD WE HAVE RECEIVED AS PART OF THE

17:52:43 RECORD AND APPLICATION COMPETENT SUBSTANTIAL EVIDENCE

17:52:48 THAT THE PROPOSED AMOUNT MEETS ALL OF THE REQUIREMENTS

17:52:59 FOR REZONING AS SET FORTH IN ARTICLE 2501 C 2 OF OUR

17:53:03 LAND DEVELOPMENT CODE.

17:53:08 CAN A MOTION TO THAT EFFECT?

17:53:10 >>MARLENE NARATIL: I WILL MAKE THAT MOTION WITH THE

17:53:12 CHANGES SET AND CONDITIONS THAT YOU OUTLINED.

17:53:14 >>HOWARD LEVITAN: OKAY, IS THERE A SECOND?

17:53:15 >> I WILL SECOND IT.

17:53:25 >>HOWARD LEVITAN: MADAM CLERK, CALL THE ROLL, PLEASE.

17:53:29 >>ANTHONY GARGANO: I WOULD LIKE TO COMPLIMENT THE

17:53:32 APPLICANT ON THE COOPERATIVE ATTITUDE.

17:53:34 AND I VOTE YES.

17:53:36 >>KRISTEN JEANNIN: YES.

17:53:38 >>BARRY JONES: YES.

17:53:41 >>MARLENE NARATIL: YES.

17:53:42 >>MICHAEL SHEELEY: YES.

17:53:45 >>JAMES TATOOLE: YES.

17:53:47 >>JIM WALLACE: YES.

17:53:50 >>HOWARD LEVITAN: YES.

17:54:00 >>SCOTTY WOOD: YES.

17:54:01 LEVITAN OKAY.

17:54:06 WHILE WE ARE MOVING FORWARD --

17:54:07 >>HOWARD LEVITAN: OKAY.

17:54:09 WHILE WE ARE MOVING FORWARD I WOULD LIKE TO MOVE TO THE

17:54:13 NEXT TOPIC WHICH IS SCHOOL PROPERTY ON THREE OAKS.

17:54:18 THIS IS A PUBLIC INFORMATION MEETING WITH RESPECT TO

17:54:31 THEIR DEVELOPMENT ORDER APPLICATION.

17:54:34 >>MARY GIBBS: SO WE HAVE A PUBLIC INFORMATION MEETING

17:54:39 NOW FOR THE SCHOOL DISTRICT PROPOSED ELEMENTARY AND
17:54:44 MIDDLE SCHOOL COMBINED, WHICH IS TO BE LOCATED ON THREE
17:54:48 OAKS PARKWAY BY THE POST OFFICE AND ADJACENT TO COPPER
17:54:49 OAKS.
17:54:53 A 68-ACRE UNDEVELOPED PARCEL.
17:54:57 AND THE APPLICANT HAS -- SOME OF YOU ARE FAMILIAR WITH
17:55:02 THIS A LITTLE BIT BECAUSE THE APPLICANT HAD TO DO A
17:55:05 COMPREHENSIVE PLAN AMENDMENT AND OLD PLANNING AND
17:55:07 ZONING BOARD I THINK YOU HAVE SEEN THIS A LITTLE BIT
17:55:08 BEFORE.
17:55:11 THE PROPERTY IS ZONED AGRICULTURE, AND AGRICULTURE DOES
17:55:14 ALLOW SCHOOLS AND DID NOT NEED TO REZONE IT.
17:55:19 BUT DID MEET THE COMPREHENSIVE PLAN AGREEMENT AND
17:55:22 DESIGNATED THE PROPERTY AS PUBLIC FACILITIES WHICH IS
17:55:24 TYPICALLY WHAT IS DONE WITH SCHOOLS AND THAT AMENDMENT
17:55:27 WAS APPROVED BY THE COUNCIL AND WAS SET UP TO THE STATE
17:55:31 FOR REVIEW AND THE STATE HAS JUST APPROVED -- NOT
17:55:32 OBJECTED.
17:55:34 THEY DON'T APPROVE, THEY JUST DON'T OBJECT.
17:55:37 AND IT HAS BECOME EFFECTIVE.
17:55:41 THAT IS JUST TO GIVE YOU A LITTLE BIT OF BACKGROUND.
17:55:42 THERE IS QUITE A FEW MEETINGS.
17:55:45 THIS WENT TO PLANNING AND ZONING BOARD BACK IN JANUARY
17:55:47 FOR THE COMP PLAN AMENDMENT.

17:55:49 SINCE THE COMP PLAN AMENDMENT HAS BEEN APPROVED, THE

17:55:52 APPLICANT IS WORKING ON THE DEVELOPMENT ORDER PLANS

17:55:54 WHICH THEY HAVE RECENTLY SUBMITTED.

17:55:59 AND THEY WANT TO EXPLAIN SOME OF THE SITE PLAN ISSUES

17:56:02 AND KIND OF GIVE YOU AN OVERVIEW OF THAT TONIGHT.

17:56:04 SO IF YOU DON'T HAVE ANY QUESTIONS OF ME, I THINK I

17:56:07 WILL TURN IT OVER TO THE ENGINEER FOR THE SCHOOL

17:56:11 DISTRICT, DANA HUME WHO HAS BEEN WORKING ON THE

17:56:14 APPLICATION.

17:56:17 >>HOWARD LEVITAN: GO AHEAD.

17:56:20 >>DANA HUME: WELL, GOOD EVENING, BOARD, THANK YOU VERY

17:56:22 MUCH FOR THIS OPPORTUNITY.

17:56:26 AGAIN, LIKE MARY SAID, SOME OF YOU HAVE SEEN SOME OF

17:56:26 THIS.

17:56:30 SOME I WILL BE REVIEWING IT BRIEFLY, BUT WE REALLY DO

17:56:32 APPRECIATE YOUR TIME THIS EVENING.

17:56:40 THIS IS RELATED DO DEVELOPMENT DOS 2021-E 004.

17:56:43 THE FIRST THING I WANT TO DO IS INTRODUCE THE FOLKS WHO

17:56:45 ARE WITH ME THIS EVENING.

17:56:48 THAT WILL EITHER BE PART OF THE PRESENTATION OR WILL BE

17:56:54 PART OF QUESTIONS AND ANSWERS IF THEY NEED TO BE.

17:56:57 KATHIE EBAUGH IS THE DIRECTOR OF FACILITIES FOR THE

17:56:59 SCHOOL DISTRICT.

17:57:04 TINA SILCOX WILL BE THE PROJECT MANAGER AND RESPONSIBLE

17:57:06 FOR EVERYTHING GOING ON -- ACTUALLY I MAKE HER
17:57:08 RESPONSIBLE FOR EVERYTHING NOW.
17:57:10 DAVE NEWLAND IS THE EXECUTIVE DIRECTOR OF SAFETY,
17:57:13 SECURITY AND EMERGENCY MANAGEMENT.
17:57:16 THEY ARE ALL FROM THE SCHOOL DISTRICT.
17:57:20 STEVE JOHNSON IS A PRINCIPAL AND VICE PRESIDENT AT
17:57:21 HARVARD JOLLY.
17:57:23 HE IS THE LEAD ARCHITECT.
17:57:27 MIKE JOHNSON, NO RELATION -- AND WHEN YOU SEE THEM, YOU
17:57:30 WILL UNDERSTAND WHY, HE IS THE VICE PRESIDENT OF
17:57:32 HARVARD JOLLY ALSO.
17:57:35 HE IS THE ARCHITECT ON THE PROJECT.
17:57:40 WITH ME TONIGHT ALSO FROM JOHNSON ENGINEERING IS LEAH
17:57:45 HOLMES, WHO IS OUR TRAFFIC ENGINEER AND JEFF NEAGLE,
17:57:47 OUR LANDSCAPE ARCHITECT.
17:57:49 SOME OF THE THINGS THAT WE ARE GOING TO BE LOOKING AT
17:57:52 IN THE SLIDES, WE ARE GOING TO GO THROUGH THE SITE
17:57:55 PLAN, SOME OF THE LANDSCAPE PLANS, AND THE FEATURES
17:57:57 THAT WE ARE DOING ON THE SITE.
17:58:00 WE WILL BE TALKING ABOUT THE TRAFFIC, TRAFFIC FLOW, THE
17:58:03 OFFSITE TRAFFIC, SOME OF THE NEIGHBORHOOD SCREENING
17:58:07 THAT WE HAVE BEEN PROPOSING AND WORKING WITH STAFF ON.
17:58:08 SCHOOL SECURITY.
17:58:14 WE HAVE A RENDERED SITE PLAN WHERE PICTURE IS WORTH A

17:58:16 MILLION WORDS AND WE WILL GET INTO ALL OF THE
17:58:18 ARCHITECTURAL FEATURES.
17:58:22 AND THEN THE MONUMENT SIGNAGE THAT IS PROPOSED FOR THE
17:58:22 SCHOOL.
17:58:25 AND THEN FINALLY, WE WILL GO THROUGH A FLY THROUGH THAT
17:58:32 EVERYBODY WILL SEE AND IS REALLY VERY NICE.
17:58:35 SOME OF HAVE YOU SEEN THIS BEFORE AND THOSE OF HOW HAVE
17:58:38 NOT, JUST A REAL QUICK BRIEF HISTORY OF THE PROPERTY
17:58:40 AND THE PROJECT.
17:58:44 SO THE PROPERTY WAS PURCHASED IN 2003 BY THE SCHOOL
17:58:45 DISTRICT.
17:58:50 IN 2005, THEY PERMITTED A HIGH SCHOOL AND A ELEMENTARY
17:58:54 SCHOOL WITH THE WATER MANAGEMENT DISTRICT AND THE CORPS
17:58:56 OF ENGINEERS ON THE PROPERTY.
17:58:59 THEY DID NOT MOVE FORWARD, OBVIOUSLY, WITH THE
17:59:00 CONSTRUCTION OF THAT.
17:59:02 AND THAT IS WHY WE ARE HERE TODAY.
17:59:05 WE HAVE BEEN WORKING WITH THE VILLAGE SINCE FEBRUARY OF
17:59:08 2020 ON THIS.
17:59:11 AS MARY MENTIONED, WE WENT THROUGH THE COMP PLAN
17:59:12 PROCESS.
17:59:15 WE WENT BEFORE THE PLANNING AND ZONING BOARD.
17:59:20 AND THEN THE COUNCIL WHICH ADOPTED IT ON JULY 14.
17:59:27 THE DEVELOPMENT ORDER WAS SUBMITTED ON JULY 5 -- SORRY,

17:59:32 JUNE 15, AND WE CAME IN AND SAT DOWN WITH STAFF,

17:59:37 INCLUDING MARY AND PUBLIC WORKS DIRECTOR DAVE WILLEMS

17:59:39 AND WALKED THROUGH THEIR COMMENTS, THEIR CONCERNS.

17:59:40 WE ADDRESSED THEM.

17:59:44 WE RESUBMITTED THE DEVELOPMENT ORDER ON SEPTEMBER 1.

18:00:03 SO WITH THAT, DO -- DO I BY CHANCE HAVE CONTROL?

18:00:29 THANK YOU VERY MUCH.

18:00:43 WHAT I DID JUST DO?

18:00:56 TECHNICAL DIFFICULTIES.

18:01:14 I AM AN ENGINEER, NOT AN I.T. PERSON.

18:01:55 OKAY.

18:01:58 SO HERE IS THE SITE PLAN THAT HAS BEEN DEVELOPED FOR

18:01:59 THE PROJECT.

18:02:03 AND, AGAIN, THAT HAS BEEN SUBMITTED AS PART OF THE

18:02:04 DEVELOPMENT ORDER.

18:02:10 SOME OF THE KEY FEATURES OF 9 SITE PLAN, 65.8-ACRE SITE

18:02:11 THAT WE ARE WORKING WITH.

18:02:15 WE ARE DESIGNING THIS SITE FOR ULTIMATE BUILD OUT OF

18:02:17 2350 STUDENTS.

18:02:21 THE FIRST PHASE WILL HAVE 1800 STUDENTS.

18:02:24 AND WE ARE ANTICIPATING CONSTRUCTION TO BE COMPLETE AND

18:02:30 STUDENTS SITTING IN THE SEATS IN AUGUST OF 2023.

18:02:33 AS PART OF THE PROCESS THAT WE HAVE GONE THROUGH AND IN

18:02:37 DEVELOPING THE SITE PLAN, WE DID A STACKING STUDY OF

18:02:39 THE ADJACENT SCHOOLS.

18:02:45 WE KNOW THAT PARENT PICK-UP AND DROP-OFF IS ALWAYS A

18:02:46 CHALLENGING TIME.

18:02:50 AND NOT ONLY IN DISCUSSIONS WITH THE VILLAGE, BUT LEE

18:02:53 COUNTY D.O.T. AND THE RESIDENTS, WHILE WE WERE GOING

18:02:56 THROUGH THE PLANNING AND ZONING HEARINGS, WE HEARD VERY

18:02:59 CLEARLY THEY DID NOT WANT ANY TRAFFIC OUT ON THREE OAKS

18:03:00 PARKWAY.

18:03:06 AND SO WE HAVE A VERY EXTENSIVE BUS PICK-UP -- NOT BUS

18:03:11 BUT PARENT PICK-UP AND DROP-OFF LOOP AND HOLDS 513

18:03:13 VEHICLES IN PHASE ONE.

18:03:18 IN PHASE TWO, IT WILL HOLD 597 VEHICLES AT BUILD-OUT.

18:03:22 THERE IS CURRENTLY APPROXIMATELY 325 PARKING SPACES

18:03:27 AVAILABLE FOR FACULTY, STAFF, AND GUESTS.

18:03:32 BASED ON THE SCHOOL DISTRICT'S RECORDS, THEY ANTICIPATE

18:03:37 35 BUSES UTILIZING IN FACILITY.

18:03:40 AND WE HAVE PARKING FOR THOSE 35 BUSES THAT CAN

18:03:43 ACTUALLY DOUBLE STACK AND WE CAN INCLUDE MORE BUSES IF

18:03:44 NEEDED.

18:03:49 THE SITE DOES INCLUDE 12 ACRES OF WATER MANAGEMENT

18:03:53 PONDS THAT WILL COLLECT ALL OF THE STORMWATER ON TO THE

18:03:53 SITE.

18:04:00 IT THEN DISCHARGES OUT OF -- OUT OF THE LAKE TOWARD

18:04:02 THREE OAKS PARKWAY.

18:04:07 AND DISCHARGES INTO THREE OAKS PARKWAY.

18:04:12 THE SCHOOL IS SET BACK FROM THREE OAKS PARKWAY 1400

18:04:17 FEET -- ALMOST QUARTER OF A MILE IS HOW FAR BACK IT IS

18:04:20 FROM THREE OAKS PARKWAY.

18:04:24 AND THEN WE MOVE TO THE BACK SIDE OF THE SCHOOL.

18:04:28 THE BACK SIDE OF THE SCHOOL IS APPROXIMATELY 1050 FEET

18:04:30 FROM I-75.

18:04:37 AND THE GYM WHICH -- IF YOU CAN FOLLOW MY MOUSE.

18:04:39 THE MOUSE IS THIS BUILDING RIGHT HERE.

18:04:40 THAT IS THE GYM.

18:04:44 THE GYM IS ABOUT 750 FEET OFF OF I-75.

18:04:48 AND THEN THE BUS DRIVER AND BUS PARKING IS

18:04:52 APPROXIMATELY 75 FEET OFF OF THE RELATION COMMUNITY

18:04:58 ADJACENT TO US.

18:05:01 SO WHAT I WANT TO GO THROUGH NOW ARE SOME OF THE

18:05:04 LANDSCAPE FEATURES THAT WE HAVE BEEN WORKING ON WITH

18:05:05 STAFF.

18:05:10 SCHOOLS ARE NOT REQUIRED TO HAVE ANY BUFFER, BUT WE

18:05:14 KNOW -- I HAVE BEEN WORKING THE VILLAGE LONG ENOUGH TO

18:05:17 KNOW THAT LANDSCAPING IS VERY, VERY IMPORTANT DOWN

18:05:17 HERE.

18:05:19 AND HAVE STRESSED THAT TO THE TEAM.

18:05:23 SO WE HAVE CREATED A LANDSCAPE PLAN THAT WE FEEL TAKES

18:05:29 INTO ACCOUNT THE RESIDENTIAL COMMUNITY TO THE NORTH OF

18:05:32 US ALONG WITH THREE OAKS PARKWAY.

18:05:35 SO ON THIS PLAN, IT IS NOT REALLY EASY TO SEE, BUT

18:05:39 ALONG THE NORTH PROPERTY LINE, WE HAVE A BUFFER THAT

18:05:42 GOES ALL WAY ALONG THE PROPERTY LINE AGAINST ALL OF THE

18:05:43 RESIDENTIAL UNITS.

18:05:46 AND THEN ADJACENT TO THE LAKE ON THE OTHER SIDE OF THE

18:05:49 ROADWAY, WE ARE CREATING A NATURAL AREA WHERE WE ARE

18:05:55 GOING TO REMOVE ALL OF THE EXOTICS AND KEEP THE -- KEEP

18:05:58 THE GOOD TREES, IF YOU WILL, THE NATIVE TREES, WE ARE

18:06:00 GOING TO DO OUR BEST TO SAVE ALL OF THEM.

18:06:04 AND THEN WE ARE ALSO GOING TO ENHANCE THAT AREA WITH

18:06:06 ADDITIONAL PLANTS.

18:06:14 WE ALSO HAVE A -- A BUFFER OAK TREE LANDSCAPING ALONG

18:06:15 THREE OAKS PARKWAY.

18:06:18 I AM GOING TO FLIP THROUGH THESE NEXT THREE SLIDES

18:06:19 FAIRLY QUICKLY.

18:06:22 THESE JUST GIVE YOU MORE DETAIL OF THOSE AREAS.

18:06:26 THE TOP RIGHT-HAND CORNER YOU CAN SEE THE START OF THE

18:06:29 LANDSCAPE BUFFER AND NATURAL AREA AGAINST THE

18:06:30 RESIDENTIAL COMMUNITY.

18:06:33 AND WHEN YOU GO TO THE LEFT SIDE OF THE PAGE, YOU CAN

18:06:36 SEE THE OAK TREES ALONG THREE OAKS PARKWAY.

18:06:40 AND THEN, AGAIN, ALONG THE NORTH PROPERTY LINE, AGAINST

18:06:45 THE RESIDENTIAL COMMUNITY, WE HAVE THE TREE PLANTS THAT

18:06:48 WILL GO UP AGAINST THE COMMUNITY AND THEN THE NATURAL

18:06:49 AREA.

18:06:54 AND THEN FINALLY, THIS IS THE SOUTHERN PART OF THE OAK

18:07:08 TREES THAT ARE BEING PLANTED ALONG THREE OAKS PARKWAY.

18:07:15 SO THESE SIDES MAY SEEM FAMILIAR TO YOU THAT WERE ON

18:07:18 THE PLANNING AND ZONING BOARD.

18:07:21 WHAT I AM GOING TO DO IN THE NEXT COUPLE OF SLIDES IS

18:07:24 SHOW YOU FLOW OF TRAFFIC THAT WILL HAPPEN ON THE CAMPUS

18:07:26 ALONG WITH INTERSECTION IMPROVEMENTS THAT WE ARE

18:07:28 PROPOSING.

18:07:31 WE CURRENTLY HAVE -- AGAIN, DEVELOPMENT ORDER HAS

18:07:33 ALREADY BEEN REVIEWED ONCE.

18:07:38 WE GOT COMMENTS, SAT DOWN AND ADDRESSED THEM.

18:07:41 WE HAVE A DEVELOPMENT ORDER IN WITH LEE COUNTY D.O.T.

18:07:44 THAT THEY ARE REVIEWING.

18:07:46 AT THE SAME TIME, FOR ALL OF THE IMPROVEMENTS THAT ARE

18:07:48 WITHIN THE THREE OAKS PARKWAY RIGHT-OF-WAY.

18:07:54 SO THIS IS OUR PARENT PICK-UP AND DROP-OFF LOOP.

18:07:56 PARENTS COME IN OFF OF THREE OAKS PARKWAY.

18:08:00 THEY WILL MAKE A U-TURN FOR LACK OF A BETTER TURN AND

18:08:03 WORK THEIR WAY THROUGH THIS LOOP AREA THAT LEADS ALL

18:08:09 THE WAY DOWN TO THE EAST END OF THE PROPERTY AND THEN

18:08:14 COMES BACK AND THEN THEY WILL GO IN FRONT OF THE SCHOOL

18:08:18 HERE WHERE MOUSE IS AT IS THE FRONT OF SCHOOL.

18:08:23 SO THAT IS WHERE PARENT DROP-OFF WILL OCCUR.

18:08:28 AND THAT IS WHERE WE GET THE 517 VEHICLES FOR THE PHASE

18:08:33 ONE PARENT DROP-OFF.

18:08:35 SO IS REALLY KEY.

18:08:40 HERE IS THE BUS LOOP CIRCULATION COMING TO THIS SIDE OF

18:08:41 CAMPUS.

18:08:46 WE DID IT INTENTIONALLY WHERE MOUSE IS AT IN BUILDING.

18:08:49 THIS IS THE CAFETERIA AREA.

18:08:57 ALL OF THE STUDENTS NOW GET FREE BREAKFAST, FREE LUNCH.

18:09:01 SO OBJECT THERE IS TO GET STUDENTS OFF AS CLOSE TO THE

18:09:03 CAFETERIA AS POSSIBLE SO RATE?

18:09:10 AND BE THERE FOR THEIR BREAKFAST.

18:09:17 BUS CAN PULL UP ADJACENT TO THE CANOPY AND THEY CAN

18:09:25 PARK IN THE BUS STALLS AND IN THE BACK OF IT, A PARKING

18:09:36 LOT FOR STAFF CAFETERIA STAFF AND ANY STAFF THAT WANTS

18:09:39 TO USE THAT OR OTHER USES IN FUTURE.

18:09:43 OFF-SITE IMPROVEMENTS THAT ARE PROPOSE AS PART OF OUR

18:09:47 PROJECT AND, AGAIN, CURRENTLY UNDER REVIEW BY LEE

18:09:51 COUNTY D.O.T. INCLUDE A SIGNALIZE INTERSECTION.

18:09:54 VILLAGES OF COUNTRY CREEK WILL NOW HAVE A SIGNALIZED

18:09:59 ACCESS POINT TO THEIR COMMUNITY WHERE IN THE PAST THEY

18:10:03 HAVE HAD A LEFT END WITH A PORK CHOP IN THE MIDDLE OF

18:10:10 THE ROAD WHICH I AM SURE MANY YOU ARE FAMILIAR WITH ON

18:10:13 THE SOUTHEAST AND NORTHWEST CORNER IS WHERE THE MAST

18:10:15 ARMS WILL SIT.

18:10:18 SO IF YOU LOOK CLOSELY, YOU CAN SEE ONE RIGHT THERE AND

18:10:22 OBVIOUSLY THE OTHER SOMEONE RIGHT HERE.

18:10:25 AND THE INTERSECTION WILL HAVE CROSSWALKS IN ALL

18:10:34 DIRECTIONS FOR ANYONE CROSSING ANYWHERE.

18:10:37 AND WE HAVE TURN LANES THAT ARE PROPOSED.

18:10:43 DUAL LEFTS COMING IN THAT WILL BE IN THE SCHOOL

18:10:44 PROPERTY.

18:10:47 AND A RIGHT-TURN LANE COMING INTO THE SCHOOL ALSO

18:10:54 COMING FROM THE SOUTH.

18:11:00 AS YOU HEAD TO THE SCHOOL A DEDICATED LANE DUE NORTH.

18:11:02 IF YOU WERE DRIVING TO THE VILLAGES OR TURNING LEFT AND

18:11:16 HEADING SOUTH, THAT WILL HAVE A DEDICATED LANE ALSO.

18:11:20 THE NEXT SLIDES SHOW THE BUFFERING IN THE AREA.

18:11:23 WORK WE ARE DOING WITH THE VILLAGE AND WORKING WITH

18:11:27 STAFF AND EVERYTHING AND TRYING TO BUFFER THE

18:11:30 RESIDENTIAL WITH THE SCHOOL AS BEST YOU CAN.

18:11:33 YOU CAN SEE THE DEPICTION HERE AND THE HOUSES AND THE

18:11:40 LANDSCAPING WHICH WILL BE ON DOWNSLOPE, THE TOP OF THE

18:11:43 BERM AND THE BACK SIDE OF THE BERM TO TRY GIVE IT SOME

18:11:47 SHIELDING AS WEST WE CAN.

18:11:53 FOR THE BUSES AND THAT KIND OF STUFF.

18:11:57 I FORGOT A VERY IMPORTANT PART AND THAT I WILL MENTION.

18:11:58 SCHOOL START TIMES.

18:12:04 SCHOOL START TIMES IS AT 9:00 IN THE MORNING AND SCHOOL

18:12:06 ENDS AT 3:55.

18:12:08 WE DID THIS INTENTIONALLY BECAUSE WHAT WE WERE TRYING

18:12:19 TO DO IS MISS PEAK HOUR AS BEST WE CAN.

18:12:23 AND SO THE OTHER THING BUSES COME IN, DROP THEIR KIDS

18:12:24 OFF AND THEY ARE OUT OF THERE.

18:12:26 USUALLY 30-MINUTE PROCESS.

18:12:29 NOT LIKE THEY SIT THERE ALL DAY LONG.

18:12:31 AND THIS IS A VIEW FROM THE RESIDENTIAL COMMUNITY

18:12:42 LOOKING AT THE SCHOOL TREES IN FIVE TO TEN YEARS OF

18:12:50 NATURE AND YOU CAN SEE IT IS VERY WELL SCREENED.

18:12:54 SO AS WE GO THROUGH A DESIGN OF THE SCHOOL, THIS IS MY

18:12:57 FOURTH ONE IN A ROW THAT I WORKED -- THAT I HAD THE

18:13:02 PLEASURE OF WORKING WITH THE SCHOOL DISTRICT ON.

18:13:04 WE HAD TO TAKE INTO ACCOUNT A LOT OF SAFETY

18:13:07 CONSIDERATION NOT ONLY IN THE DESIGN OF SCHOOL BUT ALSO

18:13:10 IN THE DESIGN OF THE BUFFER.

18:13:15 AND WE HAVE ALL OF THESE REGULATIONS THAT WE GET TO

18:13:19 LOOK AT AND GO THROUGH.

18:13:22 AND SO WE TAKE ALL OF THIS STUFF INTO ACCOUNT AS WE GO

18:13:23 THROUGH.

18:13:30 ONE OF OTHER THINGS THAT WE DO IS WE MAKE SURE THAT WE

18:13:35 HAVE THE SECURITY PEOPLE WITH THE SCHOOL DISTRICT TAKE

18:13:39 A LOOK AT OUR PLANS AND MAKE SURE THAT THEY MEET THE

18:13:41 SECURITY NEEDS.

18:13:45 SO DAVE NEWLAND, WHO IS THE EXECUTIVE DIRECTOR OF

18:13:47 SAFETY, SECURITY AND EMERGENCY MANAGEMENT.

18:13:53 YOU MAY REMEMBER HIM FROM CAPE CORAL POLICE CHIEF AND

18:14:05 RICK PARFFT, THE FORMER POLICE CHIEF.

18:14:08 THEY ARE PART OF THE SCHOOL DISTRICT TEAM AND I HAVE

18:14:11 THE ABILITY TO RELY ON SOME REAL PROFESSIONALS TO

18:14:17 REVIEW OR PLANS TO MAKE SURE THAT WE DON'T HAVE

18:14:21 SECURITY INSTANCES ON THE CAMPUS WHICH IS VERY, VERY

18:14:25 IMPORTANT.

18:14:29 SO WHEN WE PLANT OUR TREE, WE MAKE ALL OF OUR FENCES

18:14:33 ARE TEN FEET AWAY IF NOT 15 OR 20 FEET AWAY FROM THE

18:14:38 MATURITY OF THE TREE SO SOMEBODY CANNOT CLIMB THE TREE

18:14:39 AND JUMP OVER THE FENCE.

18:14:42 WE KEEP THE SCHOOL OPEN IN THE FRONT SO THEY CAN SEE

18:14:43 PEOPLE COMING AT THEM.

18:14:47 THEY HAVE SECURITY CAMERAS THAT WILL PICK THAT UP.

18:14:51 SO NOT ONLY DOES MR. NEWLAND LOOK AT IT THE AND MR.

18:14:58 PARFFT BUT WE GO TO THE SHERIFF'S DEPARTMENT AND WE GET

18:15:00 THEM INVOLVED IN THIS PROCESS ALSO.

18:15:03 WE HAVE DONE THAT WITH ALL OF THE SCHOOLS SINCE BONITA

18:15:08 SPRINGS, GATEWAY HIGH SCHOOL, THE NEW LEHIGH ACRES

18:15:09 MIDDLE SCHOOL AND THIS SCHOOL.

18:15:12 THEY HAVE BEEN GREAT PARTNERS WITH US IN LOOKING AT OUR

18:15:16 PLANS AND MAKING SURE THAT WE CAN DO EVERYTHING THAT WE

18:15:21 CAN TO KEEP THE KIDS SAFE.

18:15:25 SO AS I MENTIONED EARLIER A PICTURE IS WORTH A THOUSAND

18:15:28 WORDS OR A MILLION WORDS.

18:15:31 THIS IS WHAT THE CAMPUS WILL LOOK LIKE WHEN YOU FLY

18:15:34 OVER -- HOPEFULLY THE GRASS WILL BE A LITTLE BIT

18:15:34 GREENER.

18:15:37 BUT YOU CAN SEE HOW MUCH GRASS WE HAVE ON THE CAMPUS.

18:15:40 WE HAVE A LOT OF OPEN SPACE.

18:15:42 YOU CAN SEE WHERE THE LAKES ARE AT.

18:15:45 WE HAVE A BUFFER.

18:15:51 A NATURAL BUFFER ALONG I-75 THAT WILL REMAIN.

18:15:55 THEN WHEN YOU LOOK AT THE NORTH PART OF THE PROPERTY,

18:15:57 THE BUFFER THAT WILL BE BETWEEN THE RESIDENTIAL

18:16:00 COMMUNITY AND OURSELVES.

18:16:04 AND ALONG THREE OAKS PARKWAY THE BUFFER.

18:16:14 BUFFERING THE REVIEW AS YOU LOOK.

18:16:16 ONE OF THINGS YOU WILL NOTICE THE TRACK IN THE BACK

18:16:28 FIELD OF THE CAMPUS THE TRACK WAS RECENTLY ADDED BUT IT

18:16:30 WILL BE BUILT.

18:16:32 WORKING WITH STAFF FOR AN INTERLOCAL AGREEMENT THAT

18:16:36 WILL BRING IN ADDITIONAL PLAYFIELDS THAT WILL BE

18:16:40 UTILIZED BY THE VILLAGE IN WHATEVER CAPACITY THEY WANT.

18:16:43 THE INTERLOCAL WILL INCLUDE ADDITIONAL NEEDS IN THIS

18:16:44 BIG AREA.

18:16:47 THE TRACK, THE FULL-SIZED SOCCER FIELD IN THE MIDDLE OF

18:16:50 THE TRACK, THE BASKETBALL COURTS AND THE GYM.

18:16:55 AND WE ARE CURRENTLY, AGAIN, WORKING WITH STAFF THROUGH

18:16:56 THAT.

18:17:00 AND SO WITH THAT, I AM GOING TO END MY PART OF THE

18:17:03 PRESENTATION AND TURN IT OVER TO STEVE JOHNSON.

18:17:05 AND HE IS GOING TO TALK ABOUT THE ARCHITECTURAL

18:17:08 FEATURES OF THE BUILDING FOR YOU.

18:17:10 STEVE?

18:17:13 >> THANK YOU, DANA.

18:17:15 GOOD EVENING, BOARD MEMBERS.

18:17:17 PLEASURE TO BE HERE.

18:17:20 CAN YOU ALL HEAR ME OKAY?

18:17:23 SO I WILL ADVANCE THE SLIDE TO THIS IMAGE.

18:17:27 THIS IS A FRONT DOOR VIEW.

18:17:29 I HAVE FIVE SLIDES TO SHARE WITH YOU.

18:17:33 AND I WILL DESCRIBE EACH OF THEM BRIEFLY AND WE HAVE AN

18:17:36 MAKE -- A BRIEF ANIMATION, SLIDE TRAIL.

18:17:39 BUT KIND OF SETS THE STAGE OF WHAT WE ARE LOOKING FOR

18:17:42 IN THREE DIMENSIONS.

18:17:47 QUADRUPLE A SCHOOL REALLY IS A DIVISION OF THE DISTRICT

18:17:49 TO BE THE FIRST OF ITS KIND.

18:17:54 IT WILL PROVIDE A MODERN LEARNING ENVIRONMENT AS A TRUE

18:17:56 PRE-K-8.

18:17:59 WHAT THAT MEANS -- PART OF WHAT THAT MEANS THAT ALL AGE

18:18:02 GROUPS ARE UNDER ONE ROOF.

18:18:05 A MODERN LEARNING ENVIRONMENT.

18:18:07 THERE ARE OPPORTUNITIES WITHIN THE BUILDING FOR

18:18:10 MENTORING FROM OLDER STUDENTS TO YOUNGER STUDENTS WHICH

18:18:14 IS VERY SUCCESSFUL IN K-8 SCHOOLS AND ALSO GIVES THE

18:18:19 OPPORTUNITY TO THE STAFF TO MINGLE ACROSS AGE GROUPS

18:18:24 WHICH PROVIDE -- VERY BENEFICIAL TO STAFF IN THESE

18:18:24 SCHOOLS.

18:18:29 THE DISTRICT IS VERY EXCITED OF BRINGING THIS ONLINE.

18:18:31 THEY HAVE, AS YOU KNOW, OTHER SCHOOLS THAT ARE

18:18:34 SEPARATE, ELEMENTARY SCHOOL AND MIDDLE SCHOOL

18:18:35 COLLOCATED.

18:18:44 THIS IS A TRUE PHYSICAL UNDER ONE ROOF PRE-K THROUGH 8.

18:18:46 YOU ARE USED TO HEARING THIS BEFORE US DEVELOPMENTAL.

18:18:50 YOU ARE TYPICALLY LOOKING AT COMMERCIAL A LOT OF TIMES

18:18:51 DEVELOPMENTS.

18:18:56 THIS IS ENVISIONED ACCEPT BY THE DISTRICT AS A TRUE

18:18:57 SHARED ASSET.

18:18:59 A COMMUNITY USE FUNCTION.

18:19:04 DANA MENTIONED TO ACCESS TO THE PLAYING FIELDS.

18:19:08 WE WORKED CLOSELY WITH VILLAGE STAFF TO MAKE SURE THAT

18:19:09 ACCESS IS PROVIDED.

18:19:14 AND ALSO I WANT TO MENTION THAT ALL OF THESE -- THESE
18:19:17 INGREDIENTS ARE -- HAVE BEEN BROUGHT TOGETHER IN A
18:19:18 BALANCED FASHION, RIGHT.
18:19:22 THE PROGRAMMING, THE EDUCATIONAL GOALS OF THE DISTRICT,
18:19:27 THE -- THE EXPANDING THE USE -- THE COMMUNITY USE OF
18:19:27 THIS SCHOOL.
18:19:30 THE SAFETY AND SECURITY ISSUES THAT DANA PREVIOUSLY
18:19:36 MENTIONED, AS WELL AS THE BUILDING CODES, THE STATE
18:19:38 REQUIREMENT FOR EDUCATIONAL FACILITIES.
18:19:42 BUT ALSO PROBABLY MOST RECENTLY IMPACTFUL IS THE STATE
18:19:47 MANDATES THAT THE DISTRICT HAS TO WORK WITHIN STUDENT
18:19:50 COST CAP.
18:19:53 COST CAP WITHIN STUDENTS.
18:19:55 A MATHEMATICAL FORMULA.
18:19:58 WHEN YOU LOOK AT THE BUILDING AND ARCHITECTS AND
18:20:01 ENGINEERS WE KNOW THAT CALCULATIONS BEHIND FOR EVERY
18:20:05 STUDENTS AN X AMOUNT OF SQUARE FOOTAGE THAT COST SO AS
18:20:06 MUCH MONEY AND A LIMIT TO THAT.
18:20:10 AND THE STATE APPLIES THAT MANDATE TO THE DISTRICT.
18:20:13 ALL OF THAT GOES INTO THE MIXING BAG TO CREATE WHAT WE
18:20:14 ARE LOOKING AT HERE TODAY.
18:20:17 AND AGAIN, THIS IS THE FRONT VIEW.
18:20:20 A QUARTER MILE OFF OF THREE OAKS PARKWAY.
18:20:26 THE SECOND IMAGE IS ONCE YOU HAVE GONE THROUGH THE

18:20:27 PARENT QUEUEING LINE.

18:20:32 YOU BEGIN TO APPROACH THE DROP-OFF, PICK-OFF AREA.

18:20:36 THE VISUAL OF THE TWO-STORY -- ONE OF THE TWO STORY

18:20:37 CLASSROOM WING.

18:20:41 ON THE LEFT SIDE A -- THAT WAS THE PREVIOUS IMAGE WE

18:20:44 ARE LOOKING AT AND FRONT OF THE SCHOOL.

18:20:48 I THINK WHAT IS IMPORTANT TO NOTE FOR THIS AS WELL IS

18:20:49 THE ACCESS TO THE SCHOOL.

18:20:56 WHAT IS HAPPENING INSIDE IS A MODERN LEARNING

18:20:58 ENVIRONMENT THAT PROVIDES AN OPPORTUNITY FOR A VARIETY

18:21:00 OF TEACHING AND LEARNING STYLES.

18:21:04 ONE OF THE WAYS WE PROVIDE THE DISTRICT A 60-YEAR

18:21:04 BUILDING.

18:21:08 THIS IS BEING CONSTRUCTED FOR A LIFESPAN OF 60 YEARS IS

18:21:11 THE FLEXIBILITY FOR THEM TO MAKE MODIFICATIONS ON THE

18:21:12 INTERIOR.

18:21:14 THERE IS A STEEL FRAME.

18:21:18 WE WON'T BORE YOU WITH TOO MUCH OF THE ENGINEERING

18:21:22 DETAILS AND CAN BE MODIFIED IF THEY NEED TO EXPAND AND

18:21:26 CONTRACT SPACES, BUT THE EXTERIOR OF THE SHELL IS THE

18:21:29 SAFE AND SECURE BUILDING ENVELOPE THAT IS MADE OF

18:21:34 CONCRETE CONSTRUCTION THAT IS ONE OF THE MOST ECONOMIC

18:21:35 SYSTEMS THAT WE USE.

18:21:38 GIVES US VARIETY IN THE SYSTEM TO BURY THE ROOF LINE

18:21:43 AND YOU CAN SEE THROUGH THE USE OF COLOR PALETTE.

18:21:45 WE CAN BREAK DOWN THE SCALE OF THE BUILDING AND WE WORK

18:21:48 EXCLUSIVELY ON THAT.

18:21:50 THE COLOR PATTERN WE HAVE WORKED WITH DISTRICT

18:21:53 LEADERSHIP WITH DR. SAVAGE AS WELL.

18:21:56 THEY HAVE ALL BOUGHT INTO -- WE HAVE SEVERAL SERIES OF

18:21:59 COLOR OPTIONS AND WHERE WE ARE AT THIS TIME.

18:22:02 THIS IS THE VIEW -- DANA MENTIONED ON THE NORTH SIDE OF

18:22:07 THE SITE, THERE IS PARKING FOR 70 VEHICLES WHEN WITH US

18:22:08 -- BUSES ARE NOT THERE.

18:22:11 THESE ARE SOME OF THE SPACES AND THE ENTRANCE TO THE

18:22:15 GYMNASIUM BUILDING, SO WHAT WE HAVE DONE IS TAKEN SOME

18:22:18 OF THE ARRANGE TECHNICAL LANGUAGE FROM THE PRIMARY

18:22:22 ENTRANCE TO THE SCHOOL, THE CURVED ROOF, THE MATERIAL

18:22:26 SELECTION AND THE COLOR PALETTE TO THIS BUILDING AS

18:22:26 WELL.

18:22:29 THIS IS -- THERE ARE TWO PRIMARY BUILDINGS.

18:22:33 THE MAIN BUILDING AND THEN THE GYMNASIUM BUILDING AND

18:22:36 THE SECURED COURTYARD OUTDOOR DINING AREA BETWEEN THE

18:22:38 TWO.

18:22:43 THIS VIEW FURTHER -- A LITTLE BIT TO THE NORTH THERE IS

18:22:47 A BUFFER THAT DANA MENTIONED ALONG I-75.

18:22:51 IF YOU HAVE EXTRA VISION AND YOU LOOK TO THE BUFFER,

18:22:53 YOU SEE THIS PORTION OF THE SCHOOL.

18:22:57 WE WORK THROUGH THE DETAILS TO CARRY THE COLOR PALETTE.

18:23:00 THE DETAILING AND CONVERSATION OVER THE DOORS.

18:23:03 ALL OF THOSE KIND OF NUANCES THROUGHOUT ALL ELEVATIONS

18:23:04 OF THE BUILDING.

18:23:08 SO THERE IS CONSISTENCY THROUGHOUT THE CAMPUS.

18:23:17 THIS IS A THREE-DIMENSIONAL VIEW OF THE SITE PLAN THAT

18:23:20 DANA HIGHLIGHTED A FEW MINUTES AGO.

18:23:24 YOU CAN SEE THE SCALE OF THE BUILDING HOW FAR IT IS SET

18:23:24 BACK IN THE SITE.

18:23:28 WE INTENTIONALLY PLANNED FROM DAY ONE TO PROVIDE

18:23:30 COMMUNITY ACCESS AND VISITOR ACCESS AND PARKING

18:23:34 PRIMARILY TO THE WEST AND SECURE BALL FIELDS AND

18:23:36 COMMUNITY ACCESS TO THE FIELDS TO THE EAST, GENERALLY

18:23:38 SPEAKING.

18:23:41 AND THIS IMAGE SHOWS THAT.

18:23:45 NOTING ALSO THAT THE SCHOOL ENTRANCE, THE FRONT OF THE

18:23:50 BUILDING IS, YOU KNOW, A FAIR DISTANCE OFF OF THREE

18:23:52 OAKS.

18:23:56 IN SITE -- SIGN WILL BE AT THREE OAKS.

18:23:57 YOUR FIRST IMPRESSION.

18:24:02 THE FIRST THING YOU WILL SEE DRIVING PAST THIS SITE OR

18:24:03 ENTERING THE SITE.

18:24:08 WHAT WE HAVE DONE IS TAKEN A SIGN -- SIGNAGE EXAMPLE

18:24:10 FROM THE DISTRICT AND ENHANCED IT.

18:24:12 WE HAVE ADDED SOME DETAILS TO IT.

18:24:16 WE BROUGHT THE COLOR PALETTE OUT TO THE SIGN THAT WILL

18:24:20 MATCH THE CAMPUS COLORS AND JUST -- THERE IS QUITE A

18:24:21 BIT OF DETAIL IN HERE.

18:24:24 THIS IS INCLUDED WITH THE DEVELOPMENT ORDER AND WILL BE

18:24:26 UNDER REVIEW FOR THE REVIEW.

18:24:28 BUT I WILL.

18:24:33 I BELIEVE YOUR GUIDELINES ALLOW FOR UP TO 400 SQUARE

18:24:35 FEET OF SIGNAGE.

18:24:40 THIS IS LITTLE BIT OVER 100 SQUARE FEET AND SO COMPACT,

18:24:41 EFFECTIVE.

18:24:45 THE SCHOOL DISTRICT IS NOT YET NAMED THE SCHOOL YET,

18:24:47 AAA.

18:24:51 SO WHEN THAT NAME IS ESTABLISHED, IT WILL WORK WITHIN

18:24:54 THE DIMENSIONS THAT WE ARE SHOWING YOU ON THE DRAWINGS.

18:25:01 AND WITH THAT, ARE WE ABLE TO CUE THIS UP.

18:25:04 WE HAVE A BRIEF ANIMATION.

18:25:08 A FLY THROUGH OF THE CAMPUS.

18:25:17 WE BRING IT -- BRING IT TO LIFE A LITTLE BIT MORE HERE.

18:25:38 THE INNOVATIVE LEARNING ENVIRONMENTS IN THE TRUE K-8

18:25:42 LEARNING OF THE SCHOOL WE WOULD ENVISION FOLKS COMING

18:25:47 FROM NEAR AND FAR TO SEE THE SUCCESS OF THIS CAMPUS AS

18:25:50 IT PLAYS OUT OVER THE NEXT FEW YEARS, THE NEXT

18:25:51 GENERATIONS.

18:25:55 AND THIS IS THE SITE SIGN AS YOU ENTER OFF OF THREE
18:25:57 OAKS PARKWAY.
18:26:00 DANA MENTIONED HOW PARENTS WOULD VEER OFF TO THE RIGHT
18:26:02 TO GO TO THE CAR LOOP.
18:26:04 EXTENSIVE CAR LOOP.
18:26:07 I PLANNED SCHOOLS IN THE STATE OF FLORIDA.
18:26:09 I WILL TELL YOU THE LONGEST CAR LOOP WE PUT ON A
18:26:10 CAMPUS.
18:26:13 THE SECOND VIEW THAT I SHOW YOU EARLIER.
18:26:15 THE CLASSROOM BUILDING.
18:26:19 BREAKING UP THE FACADE WITH THE USE OF COLOR AND THE
18:26:22 DETAILING OF THE TILT WALL CONSTRUCTION.
18:26:23 VERY ROBUST.
18:26:27 IT BRINGS DETAIL TO THIS PORTION.
18:26:29 AS WELL AS TO ALL SIDES OF THE CAMPUS.
18:26:33 WE WANTED TO -- A DISTINGUISHING ELEMENT AT THE ENTRY
18:26:37 SO WE HAVE MORE GLASS THERE WITH SAFETY AND SECURITY TO
18:26:41 MAKE SURE THAT THOSE ARE ALL LOCATED PROPERLY.
18:26:43 THE SCHOOL ADMINISTRATIVE OFFICES ARE THE FOREMOST
18:26:47 SPACES IN THE BUILDING BUT EMPHASIZING THAT LARGE
18:26:50 CANOPY STRUCTURE IS OVER TOP OF THE MEDIA CENTER.
18:26:53 SO THAT REALLY IS -- IS REALLY -- ENVISION AS THE
18:26:56 HEARTBEAT OF TIMES OF THE SCHOOL DAY.
18:27:01 THIS VIEW TAKES US UNDER THE CANOPY, THE COVERED CANOPY

18:27:04 THAT IS ADJACENT TO THE BUS LOOP.

18:27:09 HERE IS THE 3D VIEW OF THE -- OF THE GYMNASIUM AND

18:27:10 ENTRANCE THERE.

18:27:14 KIND OF FOLLOWING THE SEQUENCE OF THE STILL IMAGES THAT

18:27:19 I SHOWED JUST A MINUTE AGO.

18:27:22 YOU CAN SEE WHERE POSSIBLE BROKEN DOWN THE SCALE OF THE

18:27:26 BUILDING, NOT ONLY TO BE EFFICIENT WITH THE USE OF THE

18:27:30 BUILDING ENVELOPE, BUT TO ARTICULATE AND INDICATE TO

18:27:32 STUDENTS AND STAFF WHAT THE FUNCTIONS OF THE BUILDINGS

18:27:36 ARE PROVIDING CANOPIES WHEN APPROPRIATE.

18:27:38 THIS IS FROM THE PLAYFIELD AREA.

18:27:43 SEVERAL PLAYGROUNDS ON HERE FOR THE OLDER KIDS AND THE

18:27:45 YOUNGER KIDS AND MAKE SURE WE PLAN OUT THE LOCATIONS

18:27:55 AND ADJACENT CEASE SO THE -- ADJACENCIES TO THE

18:27:56 CLASSROOM AREAS.

18:28:00 THE VIEW WILL COME UP BACK OVER TOP.

18:28:03 >>HOWARD LEVITAN: JUST SO YOU KNOW, THE PEOPLE ON ZOOM

18:28:11 IS NOT SEEING THIS.

18:28:15 >> I HOPED I HELPED OUT WITH SOME VIRTUAL VISUAL THEN.

18:28:16 APOLOGIES FOR THAT.

18:28:21 A WAY TO REPLAY IT SO THEY CAN SEE IT?

18:28:23 WE ARE GOING TO TRY TO REPLAY IT.

18:28:40 LET US KNOW IF YOU CAN SEE IT, PLEASE.

18:28:43 >>TAMMY DURAN: ARE YOU SEEING IT NOW?

18:28:46 >>HOWARD LEVITAN: I DON'T SEE ANYTHING.

18:28:50 SCOTTY, ARE YOU SEEING ANYTHING?

18:28:52 >>SCOTTY WOOD: I SEE THE TABLE LISTING --

18:28:54 >>HOWARD LEVITAN: WHY DON'T WE MOVE ON.

18:28:59 THE PEOPLE IN THE AUDIENCE, THAT'S FINE.

18:29:01 IS THAT THE END OF YOUR PRESENTATION?

18:29:06 >> YES, SIR, THAT CONCLUDES OUR VISUAL PORTION OF THE

18:29:08 PRESENTATION.

18:29:11 >>HOWARD LEVITAN: SO AT THIS POINT, ARE THERE ANY

18:29:15 MEMBERS OF THE PUBLIC THAT WISH TO COMMENT ON THIS --

18:29:19 ON THE PUBLIC INFORMATION MEETING?

18:29:22 >>TAMMY DURAN: NO, I DO NOT HAVE ANYONE.

18:29:24 >>HOWARD LEVITAN: ARE THERE ANY QUESTIONS THAT THE

18:29:31 BOARD HAS OF THE PRESENTERS?

18:29:33 >> I HAVE A QUESTION ON THE SIZE OF THE BUILDING,

18:29:33 STEVE.

18:29:43 HOW MANY SQUARE FEET IS THE BUILDING?

18:29:46 >> 236,018 SQUARE FEET.

18:29:47 THAT IS GROSS.

18:29:49 >> HOW MUCH?

18:29:52 >> 236,018.

18:29:56 >> HOW BIG IS THE GYMNASIUM?

18:29:59 >> YOU WANT SIZE OR CAPACITY.

18:30:00 >> SIZE.

18:30:01 >> 34,000.

18:30:03 >> THANK YOU.

18:30:06 >> I JUST WANT TO MAKE SURE I GIVE YOU THE ACCURATE

18:30:08 NUMBERS.

18:30:11 >>HOWARD LEVITAN: ANYONE ELSE ON THE BOARD THAT HAVE A

18:30:11 QUESTION?

18:30:13 >>KRISTEN JEANNIN: I HAVE A COUPLE OF QUESTIONS.

18:30:15 >>HOWARD LEVITAN: GO AHEAD.

18:30:17 >>KRISTEN JEANNIN: HOW -- IN YOUR PARENTING QUEUE

18:30:21 LINE, I NOTICE THERE IS A LONG OFFSHOOT THAT GOES AWAY

18:30:23 FROM THE SCHOOL AND TRAVELS BACK.

18:30:28 HOW ARE PARENTS DOWN THAT DURING PICK-UP AND DROP-OFF

18:30:31 PERIODS?

18:30:34 >> WE ARE GOING TO GET THE PDF BACK UP AND THE

18:30:39 PRESENTATION AND I CAN WALK YOU THROUGH THAT.

18:30:42 SO WHAT HAPPENS IS PARENTS COME IN OFF OF THREE OAKS

18:30:45 AND THEY COME DOWN AND AROUND.

18:30:49 AND IT'S -- IT IS GOING TO BE TWO LANES TO START WITH

18:30:49 THE WHOLE WAY.

18:30:53 AND IT WILL BE TWO LANES COMING DOWN AND GO AROUND THE

18:30:56 CORNER, COME BACK, AND COME DOWN HERE.

18:31:00 SO THE ONE THING I HAVE THAT LEARNED IN WATCHING THE

18:31:04 EXISTING SCHOOLS AND STUDYING THEIR TRAFFIC PATTERNS IS

18:31:08 THAT THE FACULTY AND STAFF OF THESE SCHOOLS, THEY ARE

18:31:10 THE GENERALS OUT THERE.

18:31:15 WITHOUT THEM, IT WOULD BE TOTAL CHAOS.

18:31:17 SO I WISH I COULD GIVE YOU MORE DETAILS.

18:31:20 >>KRISTEN JEANNIN: THAT'S REALLY ALL I WAS ASKING.

18:31:22 YOU ARE EXPECTING TO HAVE STAFF DIRECT TRAFFIC DOWN

18:31:23 THAT LOOP.

18:31:26 >> EXACTLY.

18:31:30 >>MARLENE NARATIL: I HAD A QUESTION ON THE TIMES.

18:31:30 >> YES, MA'AM.

18:31:32 >>MARLENE NARATIL: YOU SAY THAT THE -- YOU SAYS IT

18:31:35 GOING TO BE K-8.

18:31:37 >> YES, MA'AM.

18:31:39 >>MARLENE NARATIL: WILL THE OLDER CHILDREN BE COMING

18:31:40 AND LEAVING EARLIER?

18:31:44 OR IS IT ALL GOING TO BE THE SAME COMING IN THE MORNING

18:31:47 AND LEAVING IN THE AFTERNOON AT THE SAME TIME.

18:31:50 >> SO -- SO ALL OF THE STUDENTS WILL COMING AND GOING

18:31:51 AT THE SAME TIME.

18:31:54 SO THE BELL WILL RING AT 9:00 IN THE MORNING.

18:31:58 THAT IS FOR THE KINDERGARTNERS ALL THE WAY THROUGH 8TH

18:31:59 GRADE.

18:32:02 AND THEN -- I DON'T THINK KINDERGARTNERS GO THAT LATE,

18:32:07 BUT I KNOW THE REST OF THEM GO UNTIL THE 4:00 BELL.

18:32:11 SO THEY WILL BE THERE THE WHOLE TIME.

18:32:13 >>MARLENE NARATIL: I WOULD HOPE THEY WOULDN'T KEEP

18:32:15 THEM THAT LONG BECAUSE THAT IS A LONG DAY.

18:32:19 >> I -- I AM THE CIVIL ENGINEER.

18:32:23 I DON'T -- I DON'T PROGRAM THE LITTLE KIDS PROGRAMMING.

18:32:28 BUT KATHIE EBAUGH WITH THE SCHOOL DISTRICT CAN ANSWER

18:32:30 THAT QUESTION FOR YOU.

18:32:32 KATHIE.

18:32:35 >> IN FLORIDA KINDERGARTEN IS A FULL DAY -- FULL-DAY

18:32:35 PROGRAMMING.

18:32:37 THE KIDS.

18:32:40 THE KIDS IN KINDERGARTEN WILL COME IN WITH -- COME WITH

18:32:43 OUR OLDER KID AND LEAVE WITH THE OLDER SCHOOLS.

18:32:46 A SINGLE SCHOOL WITH THE SINGLE BELL TIME FOR ALL

18:32:47 STUDENTS.

18:33:01 THE PRE-K PROGRAM WILL HAVE -- WILL HAVE ITS HOURS NOT

18:33:05 NECESSARILY PART OF THE SAME PROGRAMMING BUT PART OF

18:33:05 THE PROGRAMMING.

18:33:09 THE PRE-K HAS ITS OWN ENTRANCE.

18:33:23 IF YOU THE -- ONE.

18:33:25 THE PRE-K PROGRAM SOMETHING HERE.

18:33:29 AND WHERE THE CURSOR IS -- I DON'T KNOW IF YOU CAN SEE

18:33:31 THE CURSOR IS.

18:33:34 ON THE FIRST LEVEL IS WHERE THE PRE-K PROGRAM IS AND

18:33:37 THIS WILL BE AN ENTRANCE THAT WILL COME OFF OF HERE.

18:33:40 PARENTS WHO ARE GOING INTO THE PRE-K CENTER WILL BE

18:33:42 GOING INTO THEIR OWN ENTRANCE.

18:33:47 SO THE REST OF THE STUDENTS WILL BE ON THE SAME BELL

18:33:47 TIME.

18:33:50 >>MARLENE NARATIL: DO THEY ALL RIDE THE SAME BUSES

18:33:52 REGARDLESS OF AGE.

18:33:55 >> YES, THEY ALL RIDE THE SAME BUSES REGARDLESS OF AGE.

18:34:00 WE ONLY HAVE A COUPLE OF K-8 PROGRAMS IN THE DISTRICT.

18:34:03 THE ONES THAT WE HAVE ARE THE MOST POPULAR STUDENTS AND

18:34:06 PARENTS LIKE HAVING OLDER CHILDREN IN THE SAME PROGRAM

18:34:09 AS A YOUNGER CHILDREN AND PROVIDES ADDITIONAL SAFETY

18:34:09 AND SECURITY.

18:34:13 AND ALSO IT -- IT DOESN'T HAVE US HAVING DOUBLE BUSES

18:34:14 ON THE ROADS.

18:34:18 SO -- THIS -- WHEN YOU THINK OF THIS SCHOOL, THINK OF

18:34:21 IT AS A FULL K-8 PROGRAM.

18:34:25 A SINGLE SCHOOL FOR ALL LEVELS, WITH A SINGLE

18:34:27 ADMINISTRATION, ONE PRINCIPAL.

18:34:31 IT WILL HAVE ASSISTANT PRINCIPALS THAT WILL DEAL WITH

18:34:34 DIFFERENT AGE LEVELS BUT ONE PROGRAM FOR ALL GRADE

18:34:36 LEVELS.

18:34:39 >> HOW MANY CLASSROOMS PER GRADE LEVEL DO YOU EXPECT

18:34:44 WITH THIS PHASING?

18:34:49 >> IT'S ABOUT FIVE TO SIX DEPENDING ON WHAT THE PROGRAM

18:34:51 LEVEL IS.

18:34:53 >>KRISTEN JEANNIN: I STILL HAVE A COUPLE MORE

18:34:54 QUESTIONS IF I MAY.

18:34:56 ONE REGARDING LANDSCAPING.

18:34:56 >>HOWARD LEVITAN: GO AHEAD.

18:34:58 >>KRISTEN JEANNIN: THANKS.

18:35:03 SO -- I -- I LOVE THE FRONT FACADE OF THE SABLE PALMS

18:35:04 ALONG THE FRONT.

18:35:07 ANY OPPORTUNITY TO PUTS THAT IN SOME OF THE OTHER

18:35:11 FACADES TO CARRY THAT THROUGH?

18:35:16 >> THAT IS ONE OF THE THINGS THAT WE REVIEW WITH THE

18:35:18 SAFETY AND SECURITY FOLKS.

18:35:22 AND THEY DON'T WANT ANY LANDSCAPING.

18:35:25 WE HAVE GOT A FEW AREAS UP AGAINST THE BUILDING THAT

18:35:28 WILL HAVE SOME PALM TREES THAT WILL KIND OF ENHANCE

18:35:33 SOME AREAS, BUT OTHER THAN THAT, THEY ARE REALLY PRETTY

18:35:37 ADAMANT OF NO LANDSCAPING, YOU KNOW, THROUGHOUT THE

18:35:38 WHOLE PARKING LOT.

18:35:40 THROUGHOUT THE WHOLE FRONT OF THE BUILDING AND

18:35:43 EVERYTHING FOR BLOCKING ANY VIEWS.

18:35:50 WE ARE PUTTING SOME LOW SHRUBS, TWO -- MAXIMUM TWO FOOT

18:35:54 IN HEIGHT THAT WILL GO UP AGAINST THE BUILDING.

18:35:58 BUT IT'S -- THE TREES AND THAT KIND OF STUFF ARE A REAL

18:36:02 CHALLENGE FOR THEM FROM A SECURITY STANDPOINT.

18:36:05 >>KRISTEN JEANNIN: I CAN UNDERSTAND THAT, ABSOLUTELY.

18:36:08 I DID SEE SOME OPPORTUNITIES THOUGH THAT I DON'T THINK

18:36:13 THAT WOULD BE PROBLEMATIC LOOKING AT THE FLY-THROUGH

18:36:14 AND WHAT NOT.

18:36:15 AND SABLE PALMS.

18:36:16 YOU KNOW WHAT THEY ARE.

18:36:18 YOU GOT THEM AT THE FRONT.

18:36:22 THERE ARE SOME VERY LARGE AREAS OF THE BUILDING THAT

18:36:29 ARE OPEN, BOX-LIKE, SORT OF UNINVITING IN THE AREAS

18:36:33 WHERE THE BUS DROP-OFF IS PARTICULARLY THAT I THINK

18:36:34 THERE MIGHT BE SOME OPPORTUNITIES THERE.

18:36:36 THAT WAS JUST A QUESTION.

18:36:37 >> OKAY.

18:36:38 THANK YOU.

18:36:41 >>KRISTEN JEANNIN: THEN ANOTHER QUESTION IS, -- AND

18:36:45 THIS ISN'T A CRITICISM ONE WAY OR THE OTHER, BUT IS

18:36:47 THERE A PLAYGROUND ANYWHERE?

18:36:49 >> YES, IT IS.

18:36:52 CAN YOU GIVE ME CONTROL?

18:36:53 >> YOU HAVE CONTROL.

18:36:58 >> I DO?

18:37:10 IT IS NOT MOVING.

18:37:14 SO THE PLAYGROUND AREA -- THE ONE IS RIGHT IN HERE IN

18:37:16 BETWEEN THE BUILDINGS.

18:37:20 AND IT SHOWED UP REALLY WELL ON THE FLY THROUGH AND THE

18:37:23 OTHER PLAY AREA IS THIS LITTLE BROWN AREA.

18:37:28 IT'S TWO SEPARATE PLAYGROUNDS THAT ARE FENCED IN.

18:37:31 >>KRISTEN JEANNIN: TRADITIONAL PLAYGROUND EQUIPMENT

18:37:32 GOING IN THOSE.

18:37:36 >> YES, THE SCHOOL DISTRICT IN THEIR SCHOOLS -- I HAVE

18:37:39 BEEN ASSOCIATED WITH A COUPLE OF PRE-KS.

18:37:42 THEY HAVE THE SAME TYPE OF EQUIPMENT, PLAYGROUND

18:37:46 EQUIPMENT, I SHOULD SAY, THAT THEY PUT IN THE SCHOOLS.

18:37:49 >>KRISTEN JEANNIN: ARE THEY SHADED?

18:37:53 >> NOT AT THE MOMENT, BUT I CAN -- I WON'T PROMISE YOU,

18:37:56 BUT THAT USUALLY COMES LATER.

18:37:58 IS WHAT IT BOILS DOWN TO.

18:38:00 >>KRISTEN JEANNIN: THAT'S ALL I HAVE.

18:38:02 THANK YOU.

18:38:06 >> I HAVE A QUESTION REGARDING TRIP GENERATION,

18:38:11 INCLUDING STAFF, BUSES AND THE ANTICIPATED PARENT

18:38:13 DROP-OFF AND PICK-UP.

18:38:16 WHAT IS THE TOTAL -- WHAT IS THE ESTIMATED TRIP

18:38:19 GENERATION PER DAY?

18:38:21 >> LEAH?

18:38:27 I WILL LET OUR TRAFFIC ENGINEER REVIEW THAT FOR YOU.

18:38:28 >> GLAD I BROUGHT THOSE.

18:38:30 I AM LEAH.

18:38:34 A TRAFFIC ENGINEER AT JOHNSON ENGINEERING.

18:38:37 I DID THE WHOLE TRAFFIC ANALYSIS FOR THE SITE.

18:38:41 FOR THE SCHOOL FOR THE FULL 2350 STUDENTS, WE ASSUMED

18:38:46 ALL OF THEM AS BEING A ELEMENTARY TRIP GENERATOR JUST

18:38:50 BECAUSE IT HAS THE HIGHER RATE JUST TO ACCOUNT FOR SOME

18:38:51 OTHER SITUATIONS.

18:38:55 AND WE ALSO ADDED IN THE 35 BUSS IS WHAT IS DETERMINED

18:38:58 FOR DROPPING OFF IN THE MORNING AND PICKING UP IN THE

18:38:59 AFTERNOON.

18:39:05 SO IN THE MORNING, IT WAS 885 TOTAL TRIPS COMING IN.

18:39:08 PARENTS, STAFF, BUSES.

18:39:12 THAT IS ALL INCORPORATED INTO THE TRIP GENERATION.

18:39:17 885 ENTERING IN THE MORNINGS AND 395 IN THE AFTERNOON.

18:39:20 AND THOSE HOURS GO WITH THE SCHOOL, SO IN THE MORNING

18:39:22 WITH THE SCHOOL STARTING TIME BEING LATER, IT WOULD

18:39:26 OCCUR AFTER THE PEAK HOUR OF THE ROADWAY AND THEN SAME

18:39:29 THING WITH THE SCHOOL GETTING OUT, 355.

18:39:31 GETTING THE TRAFFIC.

18:39:33 ALL THE PARENTS OUT OF THERE BEFORE THE AFTERNOON 5:00

18:39:35 RUSH HOUR.

18:39:39 >> HOW IS IT THAT THE -- THAT THE AFTERNOON GENERATION

18:39:43 IS HALF THE MORNING GENERATION?

18:39:46 >> A LOT OF TIMES IT HAS TO DO WITH EXTRACURRICULAR

18:39:50 ACTIVITIES IF THEY ARE ON TRACK, BASKETBALL, WHATEVER

18:39:51 STUFF THEY HAVE GOING ON.

18:39:54 ALSO A LOT OF PARENTS WHO CAN'T NECESSARILY GET THERE,

18:39:57 SO A LOT OF TIMES THERE ARE AFTERSCHOOL PROGRAMS THEY

18:39:59 CAN STAY AT AND, ETC.

18:40:03 BUT A LOT OF TIME THAT MORNING START TIME IS THE

18:40:06 BIGGEST TRIP GENERATOR WHEN THEY ARE ALL COMING IN AT

18:40:07 ONCE.

18:40:08 YOU WILL SEE THAT LOWER IN THE AFTERNOON.

18:40:12 >>ANTHONY GARGANO: BUT WITH AFTERSCHOOL AND WHAT HAVE

18:40:17 YOU, EVENTUALLY, THEY WILL NEED -- THEY WILL NEED TO

18:40:18 LEAVE.

18:40:18 >> CORRECT.

18:40:22 THAT WILL OCCUR OUTSIDE OF THAT PEAK HOUR.

18:40:27 BUT DURING THAT PEAK HOUR IS THE 395, I BELIEVE IT WAS.

18:40:33 >>ANTHONY GARGANO: SO YOUR TRIP GENERATION NUMBER IS

18:40:38 ONLY FOR THOSE HOURS -- THOSE SPECIFIED HOURS.

18:40:40 >> RIGHT, WHEN LOOKING AT THE PEAKS FOR THE

18:40:46 CONCURRENCY OF THE ROADWAY THE INTERSECTIONS AND THE

18:40:50 WORST-CASE SCENARIO AND WILL TRICKLE IN AND OUT.

18:40:53 EARLY DISMISSAL FOR THE DAY OR KIDS GOING HOME SICK.

18:40:57 IT WOULD OCCUR DURING THAT HOME TIME FRAME.

18:40:59 >>ANTHONY GARGANO: WHAT IS THE ANTICIPATED IMPACT TO

18:41:02 THE SERVICE LEVEL?

18:41:04 >> THE SERVICE LEVEL OF THREE OAKS?

18:41:06 >>ANTHONY GARGANO: YEAH.

18:41:09 >> RIGHT IN THE VICINITY OF THE SCHOOL.

18:41:15 LET ME PULL UP THE EXACT NUMBER SO I HAVE IT FOR YOU.

18:41:25 OOPS, SORRY.

18:41:34 THE INTERSECTION, SORRY.

18:41:37 SO ALONG THREE OAKS, THE CAPACITY CURRENTLY IN THE

18:41:41 PEAK HOUR IS 1940 TRIPS.

18:41:47 AFTER THE -- THERE IS THE -- WE DID A GROWTH ON TO THE

18:41:53 ROADWAY SO CURRENTLY THE CURRENT TRAFFIC 1230 AND

18:41:57 ANTICIPATED TO GO UP TO 1846 BY THE YEAR 2025.

18:42:02 WE ADDED ON THOSE PEAK TRIPS, THOSE 800 COMING IN WHICH

18:42:06 TAKES IT TO 2430, WHICH IS OVER THAT CAPACITY OF THE

18:42:07 ROADWAY.

18:42:10 THAT'S WHY WE ARE ADDING IN THE TURN LANES OR PROPOSING

18:42:14 THE SIGNALIZED INTERSECTION AND CROSSINGS TO HELP MAKE

18:42:17 THAT SEGMENT THERE SAFER AND GET THAT TRAFFIC INTO THE

18:42:19 TURN LANES AND ON TO THE SCHOOL.

18:42:25 THAT IS OUT OF THE ROADWAY CAPACITY.

18:42:27 >>ANTHONY GARGANO: YOU ARE ADDING -- ADDING THE

18:42:33 ABILITY TO FACILITATE, BUT THE IMPACT IS STILL THERE.

18:42:34 >> CORRECT.

18:42:40 SO WE WILL HAVE THOSE DUAL LEFT SO NO STACKING IN THAT

18:42:41 TURN LANE.

18:42:45 TWO OF THEM THERE THAT WAY NO OVERFLOW GETTING ON TO

18:42:45 THREE OAKS.

18:42:48 AND THE RIGHT-TURN LANE FOR THE NORTHBOUND RIGHT COMING

18:42:51 IN.

18:42:55 WE HAVE EXTENDED THAT WHOLE STRETCH UNTIL IT GETS DOWN

18:42:57 TO THE LIFT STATION AND FURTHER DEVELOPMENTS TO THE

18:42:58 SOUTH.

18:43:00 >>ANTHONY GARGANO: AND THE TIMING FOR THE TRAFFIC

18:43:01 CONTROL FOR THE INTERSECTION.

18:43:06 WILL THAT BE THE -- IN CONJUNCTION WITH --

18:43:08 >> CORRECT.

18:43:10 >>ANTHONY GARGANO: WITH THE SCHOOL OPENING.

18:43:16 >> IN CONJUNCTION WITH THE CONSTRUCTION OF SCHOOLS.

18:43:20 >> AS PART OF THE SIGNAL ONE THING THAT LEE COUNTY

18:43:24 D.O.T. HAS US RUN A FIBEROPTIC LINE TO THE CORKSCREW

18:43:25 SIGNAL TO CONNECT AT THE TIMING.

18:43:28 SO WHAT TYPICALLY HAPPENS AND WHAT HAS HAPPENED IN THE

18:43:32 PAST WHEN WE HAVE DONE SIGNALS WITH SCHOOLS IS THEY

18:43:36 WILL SET THEIR TIMING, YOU KNOW, ON THEIR BEST EDUCATED

18:43:38 GUEST.

18:43:42 AND THEN THEY WILL MONITOR IT AND THEY WILL COME OUT

18:43:45 AND TWEAK THAT TIMING AND THEY WILL CONTINUE TO DO THAT

18:43:46 THROUGHOUT THE WHOLE YEAR.

18:43:49 SO IT CHANGES.

18:43:54 FOR EXAMPLE, OUT AT BONITA SPRINGS HIGH SCHOOL ON

18:43:58 IMPERIAL, THE SIGNAL THERE STAYS GREEN ALL THE TIME.

18:44:04 IT DOES NOT TURN RED UNTIL A VEHICLE PULLS UP TO EXIT

18:44:06 THE SCHOOL SITE.

18:44:10 SO -- AND -- AND LEE COUNTY D.O.T. DOES THAT

18:44:12 INTENTIONAL.

18:44:15 FOR WHATEVER REASON, ORIGINALLY WHEN WE DID THAT

18:44:18 SCHOOL, THEY HAD REQUESTED THAT THAT SIGNAL GO IN THE

18:44:20 YELLOW FLASHING MODE.

18:44:23 AND FOR THE THRU TRAFFIC.

18:44:27 AND THEN THE RED FLASHING ON TRAFFIC LEAVING THE

18:44:28 SCHOOL.

18:44:31 AND IT WAS DETERMINED THAT TOO MANY PEOPLE WERE -- YOU

18:44:34 KNOW, YOU SEE A YELLOW FLASHING LIGHT.

18:44:38 YOU KIND OF PUT ON THE BRAKES, SO THEY CHANGED IT TO A

18:44:39 FULL GREEN.

18:44:42 AND SO WE FULLY ANTICIPATE -- AND WE ARE WORKING WITH

18:44:46 THEM ON THAT ON THE TIMING OF THE SIGNAL TO MAXIMIZE IT

18:44:51 FOR THE BENEFIT OF, YOU KNOW, SO THAT WHEN THE PARENTS

18:44:53 ARE COMING INTO THE SCHOOL AND WHEN THE PARENT ARE

18:44:58 LEAVING THE SCHOOL, THAT THAT SIGNAL IS OPTIMIZED.

18:45:02 AND WE HAVE DONE THAT ALSO AT PINE WOODS ELEMENTARY

18:45:04 SCHOOL AT THAT SIGNAL.

18:45:06 I SAT THERE FOR A WHOLE AFTERNOON, AND WATCHED ALL OF

18:45:11 THE PARENTS LEAVE THE SCHOOL.

18:45:15 AND THEY HAVE 24 SECONDS TO GET OUT OF THERE.

18:45:19 AND IF THE PARENTS AREN'T PAYING ATTENTION OR ON THEIR

18:45:22 PHONE AND DOING WHATEVER, THEY BLOCKED THE REST OF

18:45:24 EVERYBODY TRYING TO GET POINT AND THEY OPTIMIZED BASED

18:45:29 ON TRYING TO KEEP THE MAJOR ROADWAY TRAFFIC FLOWING.

18:45:31 IS WHAT THEY HAVE DONE.

18:45:36 AND WE WORK WITH THEM THROUGH THIS PROCESS.

18:45:39 >>ANTHONY GARGANO: MY LAST QUESTION IS, THERE

18:45:43 OBVIOUSLY WILL BE NEED FOR A SCHOOL SPEED ZONE ALONG

18:45:43 THREE OAKS.

18:45:49 WHAT IS THE LENGTH OF THAT SPEED ZONE?

18:45:54 >> CURRENTLY, AS WE HAVE BEEN PERMITTING OUR OFF-SITE

18:45:58 IMPROVEMENTS WITH LEE COUNTY D.O.T., THEY HAVE NOT

18:46:00 REQUIRED THAT BECAUSE OF THE SIGNAL.

18:46:05 SO THE SIGNAL TAKES PLACE OF THE SCHOOL ZONE.

18:46:06 >> OKAY.

18:46:08 >> BECAUSE YOU CAN'T -- IF YOU WERE -- IF YOU WERE

18:46:11 GOING NORTHBOUND, YOU CAN JUST GET IN THE RIGHT-TURN

18:46:13 LANE AND TURN INTO THE SCHOOL PROPERTY.

18:46:15 IF YOU WERE COMING THE OTHER DIRECTION, YOU GOT THE

18:46:16 SIGNAL.

18:46:18 THAT IS CONTROLLING THAT TRAFFIC.

18:46:25 SO THAT'S WHY THEY HAVE NOT -- AT LEAST TO DATE THEY

18:46:28 HAVEN'T REQUESTED THAT AS PART OF THEIR REVIEW.

18:46:29 >>ANTHONY GARGANO: THANK YOU.

18:46:31 >>HOWARD LEVITAN: ANYBODY ELSE HAVE ANY QUESTION OF

18:46:33 FACTS PRESENTERS?

18:46:37 >>SCOTTY WOOD: YEAH, I DO.

18:46:39 >>HOWARD LEVITAN: GO AHEAD, SCOTTY.

18:46:41 AND THEN I WILL HAVE A FEW.

18:46:41 >>SCOTTY WOOD: OKAY.

18:46:45 LOOKING AT THE STACKING LANES.

18:46:47 COUNT NINE 90-DEGREE TURNS.

18:46:51 A U-TURN IS BASICALLY TWO TURNS.

18:46:56 I AM LITTLE CONCERNED ABOUT SPEED AND ROAD SAFETY ON --

18:47:01 PARTICULARLY WHEN THE STACKING LANES ARE NOT THAT BUSY.

18:47:06 PERHAPS THE VERY EARLY START OF THE PARENT STACKING IN

18:47:09 THE MORNING OR LATER IN THE AFTERNOON, WELL AFTER THE

18:47:14 4:00 BELL RINGS AND MY CONCERN IS SAFETY.

18:47:19 ARE THERE ANY SAFETY CONTROLS IN PLACE.

18:47:24 THIS IS A RATHER COMPLEX ROADWAY, IF YOU WILL.

18:47:27 IT ALSO -- I THINK THE AVERAGE DRIVER IS GOING TO DRIVE

18:47:29 ABOUT A MILE.

18:47:32 FROM THE TIME THAT THEY ENTER OFF OF THREE OAKS, DRIVE

18:47:35 ALL THE WAY THROUGH THAT AND DROP A CHILD OFF AND THEN

18:47:37 EXIT BACK TO THREE OAKS.

18:47:41 IT LOOKS LIKE THE TOTAL DISTANCE DRIVEN IS CLOSE TO A

18:47:41 MILE.

18:47:45 SO I AM A LITTLE BIT CONCERN ABOUT SPEED WHEN THERE IS

18:47:53 NOT A LOT OF TRAFFIC.

18:47:55 >> GOOD EVENING, EXECUTIVE DIRECTOR WITH LEE COUNTY

18:47:56 SCHOOL DISTRICT.

18:47:58 TO ANSWER THE QUESTION ABOUT SAFETY.

18:48:01 THERE IS A COUPLE OF THINGS.

18:48:04 IN THE SCHOOL YEAR, THERE IS INFORMATION SENT OUT TO

18:48:07 ALL THE PARENTS REGARDING THE PATTERNS FOR DROPPING OFF

18:48:08 AND PICKING THEIR CHILDREN.

18:48:11 SECONDLY AS MENTIONED EARLIER IN THE PRESENTATION, YOU

18:48:14 HAVE SCHOOL STAFF OUT THERE SUPERVISING AS THE PARENTS

18:48:18 COME IN TO PICK UP AND DROP OFF AS WELL AND STAGGERED

18:48:19 THROUGHOUT THAT PROCESS.

18:48:21 AND ALSO YOU HAVE YOUR SCHOOL RESOURCE OFFICERS AS WELL

18:48:25 THAT WORK THE -- ON THE SCHOOL PREMISE AS WELL AND ALSO

18:48:29 MAKE SURE THAT PEOPLE MAINTAIN THE PROPER SPEED SAFETY.

18:48:32 AND ANYTHING THAT HAS BECOME OR IDENTIFY AS A SAFETY

18:48:34 CONCERN, THEY OBVIOUSLY WILL BE ADDRESS THE IMMEDIATELY

18:48:39 WITH THE PARENTS WHO HAPPEN TO EXCEED THE SPEED LIMIT

18:48:40 OR ANY SAFE CONDITIONS.

18:48:46 THAT IS A NORMAL PROCESS AT ANY SCHOOL LOCATION.

18:48:49 >>HOWARD LEVITAN: SCOTTY, ARE YOU ALL SET?

18:48:51 >>SCOTTY WOOD: YEP.

18:48:54 >>BARRY JONES: AID COUPLE OF QUESTIONS ON I-75.

18:49:01 WHAT IS THE PRESENTATION OF BUFFER ALONG THAT AREA?

18:49:03 >> WHAT WAS THE BUFFER?

18:49:06 CAN YOU REPEAT THAT, BARRY, PLEASE?

18:49:10 >>BARRY JONES: THE BUFFER DOWN I-75.

18:49:13 I DRIVE DOWN I-75 AND HIGH SCHOOL AND ADVERTISING SIGNS

18:49:16 ON THEIR FENCE OUT THERE.

18:49:19 AND I AM WONDERING IF WE HAVE LIMITATIONS WHAT THE

18:49:22 PRESENTATION WILL BE FROM THE 75 CORRIDOR?

18:49:25 >> THE ONLY THING ALL THIS SEE FROM I-75 WILL BE THE

18:49:29 VEGETATION THAT IS EXISTING, YOU KNOW, THAT IS OUT ON

18:49:31 THE I-75 RIGHT-OF-WAY.

18:49:35 AND THEN WE WILL HAVE A FENCE ALONG THERE A

18:49:40 SIX-FOOT-HIGH FENCE THAT IS ON TOP OF OUR BERM.

18:49:41 THERE ARE NO BANNERS.

18:49:43 THIS IS NOT LIKE A HIGH SCHOOL WHERE THEY ARE TRYING TO

18:49:46 SELL ADVERTISING SPACE AND RAISE MONEY OR ANYTHING LIKE

18:49:48 THAT.

18:49:53 THAT WAS DISCUSSED EARLY WITH THE TEAM AND THE

18:49:56 DIRECTION WAS THAT WOULD NOT HAPPEN.

18:50:01 >> AND OUTSIDE OF OUR AUSPICE BUT JUST CURIOUS, IS SIX

18:50:07 FOOT SUFFICIENT TO GUARANTEE A CORRIDOR LIKE THAT?

18:50:10 >> I-75 HAT THE BARBED WIRE FENCE.

18:50:16 AND THEY WILL HAVE THE VEGETATION AND OUR SIX-FOOT-HIGH

18:50:16 FENCE.

18:50:20 SIX-FOOT-HIGH FENCE IS A STANDARD FENCE FOR ALL

18:50:20 SCHOOLS.

18:50:26 THEY DON'T GO ABOVE THAT, THAT I AM AWARE OF.

18:50:27 ARE YOU AWARE --

18:50:31 >>BARRY JONES: THANK YOU, THAT'S ALL I HAVE.

18:50:32 >> THANK YOU, BARRY.

18:50:34 >>HOWARD LEVITAN: ANYBODY ELSE HAVE ANY QUESTIONS?

18:50:36 IF NOT, I WILL ASK ONE OR TWO.

18:50:39 MORE OF A THRESHOLD QUESTION.

18:50:39 --

18:50:43 >> BEFORE YOU GO, I HAVE ONE QUESTION OF THE ARCHITECT.

18:50:48 SINCE YOU ARE DOING TIDWELL, ISN'T THERE MORE

18:50:53 OPPORTUNITIES FOR ARTICULATION OF THE ROOF LINE OR

18:50:54 SHADOW LINES.

18:50:55 I KNOW IT IS A SCHOOL.

18:51:00 I KNOW IT HAS TO BE EXTREMELY COST EFFICIENT BUT

18:51:03 ALREADY DOING TIDWELL, AREN'T THERE OPPORTUNITIES FOR

18:51:06 YOU AT VERY LITTLE COST OR NO COST TO CREATE LITTLE

18:51:10 MORE ARTICULATION IN THE ARCHITECTURE?

18:51:13 >> WITH THE DESIGN TEAM, WITH THE ENTIRE DISTRICT, WE

18:51:15 HAVE LOOKED AT VARIOUS OPTIONS FOR THAT.

18:51:19 AND LANDED ON WHAT WE HAVE NOW WITH THE -- WITH THE

18:51:23 WALLS AS THEY COME UP AT CERTAIN INTERVALS TO BREAK

18:51:28 THAT ROOF LINE WANTED TO MAKE SURE WE DID THAT FIRST

18:51:29 AND FOREMOST.

18:51:32 I DIDN'T FEEL IT APPROPRIATE TO PUT TOO MUCH OF AN

18:51:43 ANGLE ON THOSE AND FORCE THAT AESTHETIC.

18:51:45 WE KEPT IT SIMPLE.

18:51:48 >> FASCIA WALLS ARE STRAIGHT.

18:51:50 NO UNDULATION AT ALL.

18:51:52 >> THEY ARE IN LINE AND YOU ARE CORRECT.

18:51:56 THAT IS A FUNCTION OF THE MOST ECONOMICAL WAY TO DO IT.

18:52:00 WE HANDLE THAT BY MAXIMIZING THE PLACEMENT OF THE

18:52:03 OPENINGS WHICH ARE WINDOWS AND DOORS AND TRYING TO LOOK

18:52:06 AT PATTERNS FOR THAT AND SUPPORT THAT WITH THE COLOR

18:52:08 VARIATIONS.

18:52:14 THE COLOR VARIATIONS ARE NOT JUST -- YOU HAVE ONE PAINT

18:52:16 AND YOU GO AND START ANOTHER PAINT NEXT TO IT.

18:52:19 THEY ARE CONTROLLED BY EITHER A PANEL JOINT FOR

18:52:20 REVEALS.

18:52:26 SO WE BUILD THAT INTO THE PANEL.

18:52:27 >> OFF TIGHT BUDGET.

18:52:28 >> YES, SIR, WE DO.

18:52:33 WE -- OUR GOAL HAS BEEN MAXIMIZE THE AVAILABLE FUNDS AT

18:52:35 THE PLACES THAT NEED IT THE MOST.

18:52:39 FRONT DOOR, ENTRY POINTS FOR SCHOOL USE, FOR

18:52:43 AFTER-HOURS COMMUNITY USE AND THINGS LIKE THAT.

18:52:46 SO IN TERMS OF OTHER MATERIALS LIKE GLASS AND STEEL AND

18:52:47 THINGS LIKE THAT.

18:52:57 THAT IS WHERE WE FOCUSED THAT.

18:52:59 >> ONE OF THE THINGS WE DISCUSSED WITH STAFF AND

18:53:04 SITTING DOWN WITH MR. HART, HE BROUGHT UP A SIMILAR

18:53:07 TYPE QUESTION AND HIS RECOMMENDATION ON THE CANOPY THAT

18:53:11 THE KIDS WILL BE WALKING UNDER, TO ADJUST IT IN HEIGHT.

18:53:14 SO THAT IS WHAT WE HAVE DONE.

18:53:21 GOES FROM I THINK 15 -- 15 FEET TALL IS THE LOWEST AND

18:53:23 THE HIGHEST IS 16 AND A HALF FEET.

18:53:27 SO WE ARE STAIR STEPPING THAT CANOPY TO TRY TO ALSO

18:53:31 BREAK UP THAT VIEW OF THE BUILDING.

18:53:33 >> CREATE SOME HUMAN SCALE.

18:53:35 >> EXACTLY.

18:53:36 >>HOWARD LEVITAN: ANYBODY ELSE?

18:53:37 OKAY.

18:53:39 I HAVE SOME QUESTIONS FROM A THRESHOLD BASIS.

18:53:43 AND MAYBE MARY AND NANCY HAVE TO HELP ME OUT ON THIS AS

18:53:48 WELL.

18:53:54 HUME TALKED OF MILLION TO REQUIRED TO HAVE BUFFERS.

18:53:58 I GUESS THAT IS WHERE I AM HAVING A PROBLEM.

18:54:01 I AM NOT UNDERSTANDING HOW THAT WORKS WITH THE CONTEXT

18:54:03 OF OUR LAND DEVELOPMENT CODE.

18:54:05 I UNDERSTAND FROM THE STANDPOINT OF SECURITY AND

18:54:05 SAFETY.

18:54:06 I GET ALL THIS.

18:54:10 I UNDERSTAND THE ECONOMICS ASPECTS.

18:54:15 BUT MY QUESTION IS, WHAT IN OUR CODE IS APPLICABLE.

18:54:19 AND WHAT IN OUR CODE IS NOT APPLICABLE.

18:54:23 AND MAYBE MARY YOU HAVE TO HELP ME OUT ON THAT AND I AM

18:54:24 CONFUSED.

18:54:29 I UNDERSTAND UNDER THE LEE CODE THAT LEE COUNTY SEEDED

18:54:34 DISCUSSION OF DEVELOPMENT STANDARDS TO -- TO THE SCHOOL

18:54:35 BOARD.

18:54:37 I DON'T BELIEVE WE DID THAT.

18:54:41 OR AT LEAST I DON'T REMEMBER US DOING IT.

18:54:44 SO CAN YOU HELP ME OUT ON THIS?

18:54:48 IS THERE NO BUFFER REQUIREMENT APPLICABLE AND THAT IS

18:54:49 THE SPECIFIC QUESTION.

18:54:53 OR ARE WE GOING TO DEAL WITH THIS BY DEVIATION, WHICH

18:54:56 WE ABSOLUTELY CAN DO.

18:54:58 >>MARY GIBBS: ANYTHING OUR LAND DEVELOPMENT CODE, WE

18:55:03 DO HAVE BUFFERS LISTED FOR BASICALLY EVERY USE.

18:55:07 THE COUNTY -- WITH THE COUNTY CODE WE HAVE INTERLOCAL

18:55:09 AGREEMENTS WITH THE SCHOOLS WHERE YOU KIND OF

18:55:11 NEGOTIATED KNOWING THAT THE SCHOOL HAS A LOT OF

18:55:14 RESTRICTIONS FROM THE STATE AND CERTAIN THINGS.

18:55:15 CERTAIN THINGS THEY CAN'T DO.

18:55:19 TREES AND BUSH TO HIDE SNIPERS AND THINGS LIKE THAT.

18:55:21 SO A LOT OF RESTRAINTS THAT THEY HAVE.

18:55:25 WE HAD AN INTERLOCAL WITH THE -- AT THE COUNTY WHERE WE

18:55:26 NEGOTIATED THOSE THINGS.

18:55:29 WE DON'T HAVE AN INTERLOCAL NOW.

18:55:34 WE ARE WORKING ON ONE, BUT COVID KIND OF SLOWED IT

18:55:34 DOWN.

18:55:38 SO WE ARE REALLY JUST KIND OF GOING THROUGH THEM CASE

18:55:39 BY CASE.

18:55:41 WE HAD A BUNCH OF MEETINGS WITH THE SCHOOL STAFF TO

18:55:46 TALK ABOUT WHAT KIND OF BUFFERS WE CAN GET, BECAUSE,

18:55:54 FOR EXAMPLE, NEXT TO COPPER OAKS.

18:55:59 SO WE KIND OF WORK WITH THE SCHOOL DISTRICT WHAT WE CAN

18:56:03 GET TO HELP MITIGATE THE IMPACTS ON THOSE NEIGHBORS.

18:56:06 SO I KNOW THAT IS PROBABLY NOT THE ANSWER YOU WANT TO

18:56:09 HEAR, BUT --

18:56:11 >>HOWARD LEVITAN: NO, I AM NOT LOOKING FOR ANY

18:56:12 PARTICULAR ANSWER.

18:56:18 WHAT I WANT TO KNOW -- I LIKE TO KNOW WHAT LAW ARE WE

18:56:19 BEING GOVERNED BY.

18:56:22 AND WHAT YOU ARE TELLING ME OUR LAND DEVELOPMENT CODE

18:56:27 APPLIES IN TOTAL, WHICH I -- THE ANSWER THINK THAT

18:56:30 THOUGHT WE ARE GOING TO GET AND WE NEED TO DEAL WITH

18:56:36 THESE BY WHATEVER DEVIATIONS WE NEED TO ASSIST THE

18:56:38 SCHOOL DEPARTMENT IN BUILDING THEIR BUILDING.

18:56:44 ON THE OTHER HAND, I -- WE -- WE -- WE ARE GOING TO
18:56:49 HAVE -- WE HAVE BROAD DISCUSSIONS ALL THE TIME WITH
18:56:52 PEOPLE THAT COME AND WANT TO DEVELOP.
18:56:59 AND THEY SHOW US DIFFERENT ITERATIONS OF STYLE, FOR
18:57:01 EXAMPLE.
18:57:06 AND THIS STYLE -- THE WAY THIS BUILDING IS DESIGNED
18:57:09 MAYBE TOTALLY ECONOMICAL AND FIT THE SCHOOL
18:57:15 DEPARTMENT'S NEEDS, BUT DOES IT COMPLY WITH ESTERO'S
18:57:17 LAND DEVELOPMENT CODE.
18:57:19 I DON'T KNOW AND I THINK WE NEED TO TALK ABOUT THAT.
18:57:27 JIM RAISED GOOD ABOUT ARTICULATION AND WE HAVE COLOR
18:57:28 REQUIREMENTS AS WELL AND ALSO STYLE REQUIREMENTS.
18:57:35 IN OUR CODE, 5702, IT SAYS -- IT APPLIES TO PUBLIC AND
18:57:36 INSTITUTIONAL BUILDINGS.
18:57:40 ARE WE GOING TO DEVIATE FROM THAT WITH RESPECT TO THIS
18:57:40 PROJECT?
18:57:42 I GUESS I WOULD LIKE TO FOCUS THE DISCUSSION THAT WE
18:57:46 ARE GOING TO HAVE AND YOU ARE HAVING AS STAFF WITH THE
18:57:50 SCHOOL DEPARTMENT TO ULTIMATELY -- IF YOU ARE COMING TO
18:57:53 US FOR A DEVELOPMENT ORDER, TELL US WHAT ISN'T GOING TO
18:57:57 BE COMPLIED WITH UNDER THE CODE AND ASK US -- AND
18:58:01 JUSTIFY THE DEVIATIONS AND I AM SURE WE WILL COME UP
18:58:04 WITH A GREAT WAY OF DEALING WITH THIS.
18:58:06 BUT I THINK THAT IS THE WAY THE DISCUSSION SHOULD

18:58:07 HAPPEN.

18:58:13 NOT JUST, WELL, YOU KNOW, IT'S A SECURITY ISSUE OR A

18:58:15 ECONOMIC ISSUE.

18:58:19 I THINK WE NEED TO TALK ABOUT WHAT IS BEING DEVIATED

18:58:20 AND WHY.

18:58:22 AND I THINK WE ARE ALL REASONABLE PEOPLE AND I THINK WE

18:58:24 WILL COME UP WITH SOLUTIONS.

18:58:27 BUT THAT IS THE WAY I WOULD LIKE TO APPROACH THIS FROM

18:58:33 A -- FROM A CODE STANDPOINT.

18:58:35 >> I AGREE WITH YOU --

18:58:38 >> PALM BEACH COUNTY --

18:58:40 >>HOWARD LEVITAN: ONE AT A TIME.

18:58:43 CAN YOU JUST RAISE YOUR HAND AND I WILL CALL ON YOU.

18:58:46 JIM, YOU HAVE THE FLOOR.

18:58:49 >> VERY SPECIFIC, EVERY 40 OR 50 FEET THERE HAS TO BE

18:58:53 ARTICULATION IN A BUILDING EVEN IF IT IS A WAREHOUSE.

18:58:58 IF IT IS A TIDWELL BUILDING.

18:59:01 THEY HAVE CLEARLY CREATED OPPORTUNITIES FOR MORE

18:59:02 CREATIVE BUILDINGS.

18:59:06 I DON'T KNOW THAT OUR LAND DEVELOPMENT CODE ALLOWS THAT

18:59:11 OR PROMOTES THAT.

18:59:16 >>HOWARD LEVITAN: JAMES TATOOLES HAD A COMMENT.

18:59:18 >>JAMES TATOOLES: I HAVE DONE A LOT OF INDUSTRY

18:59:21 BUILDINGS IN THE LIFE AND THIS DESIGN IS LIKE A

18:59:23 GLORIFIED INDUSTRIAL BUILDING.

18:59:26 I AM SORRY BEING SO BLUNT ABOUT IT.

18:59:30 THE PIPE BRACES HOLDING UP THE CANOPY.

18:59:31 I THINK IT IS PLAIN.

18:59:32 TOO PLAIN.

18:59:36 I THINK THERE HAS GOT TO BE A LOT OF ARCHITECTURAL

18:59:40 PLAYED TO SOFTEN IT UP AND MAKE IT A LITTLE MORE

18:59:41 ATTRACTIVE.

18:59:44 >> SO I WOULD LIKE TO ADDRESS A LITTLE BIT ABOUT THE

18:59:45 RESTRICTIONS THAT WE ARE UNDER.

18:59:49 AND THIS IS NOT THE SCHOOL DISTRICT OF LEE COUNTY.

18:59:52 THIS IS THROUGH FLORIDA STATUTE.

18:59:55 THERE ARE A NUMBER OF STATUTES THAT WE HAVE TO COMPLY

18:59:56 WITH.

18:59:59 FIRST AND FOREMOST, WHEN IT COMES TO COST, WE HAVE A

19:00:04 COST PER STUDENT STATION THAT WE CAN NOT EXCEED.

19:00:08 AND THAT INCLUDES MOST OF EVERYTHING THAT IS INTERIOR

19:00:12 AND EXTERIOR TO THE BUILDING WHEN WE ARE CONSTRUCTING A

19:00:13 FACILITY.

19:00:19 SO AS WAS MENTIONED BY OUR ARCHITECT WHO DOES DESIGN

19:00:22 FOR SCHOOLS THROUGHOUT THE STATE OF FLORIDA, WE DO OUR

19:00:26 BEST TO MEET COMMUNITY STANDARDS.

19:00:30 AT THE SAME TIME, WE DO OUR -- WE SEEK TO UTILIZE OUR

19:00:35 COST PER STUDENT STATIONS IN THE PLACE THAT MAKE MOST

19:00:39 PLACE FOR THE TAXPAYERS AND THAT IS FOR THE EDUCATION

19:00:39 OF OUR STUDENTS.

19:00:43 SECONDLY, WHEN IT COMES TO THE LANDSCAPE ARCHITECTURE

19:00:48 OF OUR CAMPUSES, WE HAVE TWO FLORIDA STATUTES THAT WE

19:00:49 HAVE TO ADDRESS.

19:00:55 ONE IS THE MARJORY STONEMAN DOUGLAS ACT, WHICH DAVE CAN

19:00:57 FURTHER EXPAND UPON.

19:01:02 AND ALSO WE HAVE TO MEET THE JESSICA LUNSFORD ACT BOTH

19:01:05 OF WHICH DEAL WITH ENSURING THE SAFETY AND SECURITY OF

19:01:06 OUR STUDENTS.

19:01:11 WE DO OUR BEST, AND WE SEEK TO PROVIDE COMMUNITY

19:01:14 CHARACTER ANT ADDRESS COMMUNITY CHARACTER.

19:01:19 I UNDERSTAND THAT ESTERO HAS A VERY UNIQUE AND IS VERY

19:01:22 PROUD OF THE LOOK OF ITS BUILDINGS.

19:01:26 WE WOULD -- WE LOOK TO WORK WITH YOU TO DO SO, BUT

19:01:31 RECOGNIZE THAT WE ARE HERE PROVIDING A COMMUNITY ASSET.

19:01:35 WE ARE TRYING TO WORK WITH YOU TO ENSURE THAT THE

19:01:39 FACILITIES NOT ONLY MEET THE NEED OUR STUDENTS DURING

19:01:42 THE SCHOOL DAY BUT PROVIDE FOR THE RESOURCES OF THE

19:01:45 COMMUNITY AFTER SCHOOL HOURS, DURING WEEKENDS AND IN

19:01:46 THE SUMMER TIME.

19:01:49 THAT IS WHY WE HAVE DESIGNED THE WAY WE HAVE DESIGNED

19:01:53 TO HAVE ACCESS TO THE FACILITY BY THE PUBLIC

19:01:54 AFTERSCHOOL HOURS.

19:01:58 BUT, AGAIN, WE -- WE ARE OBLIGATED TO MEET FLORIDA

19:02:01 STATUTE 1013.

19:02:03 THE EDUCATIONAL FACILITIES CODE.

19:02:19 AND WHEN IT AESTHETICALLY CHARACTERIZED WE TRY TO BUILD

19:02:22 BUILDINGS THAT COMMUNITY IS PROUD OF THAT MEET THE

19:02:25 CHARACTER OF THE COMMUNITY, AND WE DO IT WITHIN AND TRY

19:02:28 TO BALANCE ALL OF THE CONSIDERATIONS THAT WE HAVE TO

19:02:29 ADDRESS.

19:02:32 AND IN THE END, WHAT WE ARE TRYING TO DO IS PROVIDE A

19:02:35 COMMUNITY ASSET FOR OUR STUDENTS, FOR OUR FAMILIES, AND

19:02:42 FOR OUR COMMUNITY MEMBERS.

19:02:48 >>HOWARD LEVITAN: LOOK FORWARD TO THE DISCUSSION.

19:02:51 >> I WOULD AGREE TO CHAIRMAN LEVITAN THAT IT IS

19:02:54 IMPORTANT FOR YOUR TEAM TO GO THROUGH OUR CODE AND TELL

19:02:57 YOU WHERE YOU CANNOT COMPLY AND GIVE US THE REASONS FOR

19:02:57 DOING SO.

19:03:00 AND I THINK THAT SHOULD BE A TYPICAL PART OF THE

19:03:00 PROCESS.

19:03:03 WE UNDERSTAND THE RESTRICTIONS THAT YOU HAVE

19:03:04 INTERNALLY.

19:03:06 >> WE HAVE DONE THAT.

19:03:09 WE HAVE MET -- MARY AND I HAD SEVERAL CONVERSATIONS

19:03:13 ABOUT A COUPLE OF AREAS IN THE CODE THAT UNFORTUNATELY

19:03:16 THE SCHOOL JUST CANNOT MEET IT.

19:03:19 AND SO WE HAVE HAD DISCUSSIONS ABOUT DEVIATIONS FOR

19:03:20 THOSE.

19:03:21 >> THANK YOU.

19:03:23 >>HOWARD LEVITAN: GOOD.

19:03:26 >> WITH THAT SAID, I AM SURE THERE ARE LITTLE THINGS

19:03:32 LIKE OPPORTUNITIES THAT MEMBER GARGANO TALKED ABOUT THE

19:03:36 CUL-DE-SAC -- OR SOMEONE WAS TALKING ABOUT THE

19:03:40 CUL-DE-SAC COULD BE 120 FEET INSTEAD OF 70 FEET.

19:03:44 THE TREES CAN BE PLANTED 18 FEET INSTEAD OF 12 FEET.

19:03:47 THERE ARE THINGS THAT COULD BE DONE THAT WOULD IMPROVE

19:03:49 WHAT YOU ALREADY HAVE.

19:03:54 I THINK WHAT YOU HAVE -- AS A NON -- AS A NEOPHYTE IN

19:03:57 YOUR BUSINESS, IT LOOKS GREAT.

19:04:00 SO THERE ARE THINGS THAT YOU CAN DO THAT WOULD

19:04:05 ACCOMMODATE US AESTHETICALLY.

19:04:06 >> UNDERSTOOD.

19:04:10 WE WILL TAKE ALL THOSE INTO CONSIDERATION.

19:04:13 WE ACTUALLY HAVE A MEETING SET UP FOR 9:00 TOMORROW

19:04:16 MORNING WITH EVERYBODY IN HERE AND THEN SOME OTHER

19:04:16 PEOPLE.

19:04:20 SO THAT WE CAN TALK ABOUT YOUR COMMENTS AND SEE WHAT WE

19:04:26 CAN TO DO ACCOMMODATE AS MANY OF THEM AS WE CAN.

19:04:31 >> I THINK YOUR PEOPLE WOULD AGREE THAT A 34-FOOT

19:04:38 TILT-UP WALL AND 32 ARE THE SAME COST.

19:04:40 >>HOWARD LEVITAN: THANK YOU, MR. WALLACE.

19:04:44 I THINK WE WILL CALL IT A DAY ON THIS ONE.

19:04:48 UNLESS THERE IS ANYBODY FROM THE PROPONENT -- FROM THE

19:04:50 APPLICANT THAT WOULD LIKE TO TALK FURTHER.

19:04:51 >> NO, SIR.

19:04:54 I JUST WANT TO SAY THANK YOU VERY MUCH FOR THE

19:04:56 OPPORTUNITY AND LOOK FORWARD TO COMING BACK TO YOU FOR

19:04:58 THE FINAL APPROVAL.

19:04:59 THANK YOU.

19:04:59 >>HOWARD LEVITAN: THANK YOU.

19:05:03 I AM GOING TO CALL A TEN-MINUTE RECESS.

19:05:05 GIVE PEOPLE A CHANCE TO STRETCH THEIR LEGS.

19:16:33 WE WILL RECONVENE AT 7:15

19:16:35 >>HOWARD LEVITAN: LADIES AND GENTLEMEN, ARE YOU READY

19:16:36 TO GET STARTED.

19:16:38 IS EVERYBODY BACK IN THE ROOM?

19:16:51 JIM AND JIM, YOUR MICS ARE LIVE.

19:16:53 ARE WE READY TO MOVE ON?

19:16:59 I WILL CALL THE MEETING TO ORDER AGAIN.

19:17:04 WHERE IS THE APPLICANT?

19:17:05 >> HE IS VIA ZOOM.

19:17:06 I CAN SEE HIM.

19:17:08 >>HOWARD LEVITAN: IDENTIFY HIM.

19:17:14 >> BRIAN THOMAS FROM EXTRA SPACE STORAGE.

19:17:17 >>HOWARD LEVITAN: HAS HE BEEN SWORN?

19:17:20 >>TAMMY DURAN: HE NEEDS TO BE SWORN.

19:17:22 >>HOWARD LEVITAN: NANCY, CAN YOU DEAL WITH.

19:17:25 >>NANCY STROUD: CAN YOU RAISE YOUR RIGHT HAND, DO YOU

19:17:27 SWEAR THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE

19:17:31 THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH?

19:17:33 >> YES, MA'AM.

19:17:36 >>NANCY STROUD: THANK YOU.

19:17:40 >>HOWARD LEVITAN: AS THAT A QUASI-JUDICIAL PUBLIC

19:17:41 HEARING.

19:17:45 I WILL ASK AGAIN TO THE MEMBERS OF THE BOARD, HAVE YOU

19:17:50 HAD HI EX-PARTE COMMUNICATIONS, AND IF SO, PLEASE

19:17:53 DISCLOSE THE NATURE OF THE COMMUNICATION.

19:17:56 HAS ANYBODY HAD ANY COMMUNICATION?

19:17:58 DO YOU HAVE ANY CONFLICTS OF INTEREST REGARDING THIS

19:18:00 MATTER?

19:18:01 >> NO.

19:18:02 >> NO.

19:18:08 >> OKAY.

19:18:19 AND.

19:18:21 >> WE ARE READY TO PROCEED.

19:18:23 MARY, WILL YOU LEAD OFF ON THIS ONE.

19:18:25 >>MARY GIBBS: I AM GOING TO LEAD OFF BECAUSE THE

19:18:29 APPLICANT IS IN SALT LAKE CITY AND I THINK I CAN KIND

19:18:35 OF RUN YOU THROUGH THE POWER POINT AND REFRESH YOUR
19:18:41 MEMORY AND HE CAN ADD ON ANY INFORMATION THAT WE
19:18:46 CONCLUDE WE HEARD IT MANY TIME.
19:18:50 THE EXTRA SPACE STORAGE IS SOUTH OF COCONUT ROAD OFF OF
19:18:51 41.
19:18:53 AND YOU HAVE SEEN SEVERAL ITERATIONS.
19:18:56 THEY HAVE A NEW ITERATION NOW.
19:18:58 BUT WE HEARD THIS -- I THINK IT WAS CONTINUED FROM THE
19:19:06 JUNE 8 MEETING AND WHAT CAME UP AT THE LAST MEETING WAS
19:19:09 QUESTIONS ABOUT -- SHOULD WE SEND THE APPLICANT THE
19:19:19 PATTERN BOOK FOR -- THE BEAUTIFUL BOOK FOR COCONUT
19:19:24 POINT AND THEY HAVE THE BEAUTY BOOK AND AFTER THE LAST
19:19:28 MEETING WE SENT THE PATTERN BOOK OR THE BEAUTY BOOK TO
19:19:31 THE EXTRA PLACE STORAGE AND SAID TAKE A LOOK AT THAT
19:19:34 MAN AND MAKE SURE TO TAKE REVISIONS BASED ON THE COLORS
19:19:35 AND THAT INFORMATION.
19:19:49 SO WE HAD MADE ANOTHER REVISION BUT I WANT TO MAKE THE
19:19:55 CONSIDERATION AND THE EXISTING COLORS ON THE SCREEN NOW
19:20:04 AND THAT WAS THE ORIGINAL COLORS.
19:20:22 DIDN'T MEET THE CODE AND STILL A LOT OF GRAY.
19:20:25 THEY CAME BACK AGAIN WITH ANOTHER APPLICATION THAT
19:20:29 TONED DOWN THE WHITES AND MADE THEM A LITTLE WARMER BUT
19:20:30 STILL WASN'T QUITE THERE.
19:20:34 SO THEN THE FOURTH ITERATION WAS PRETTY SIMILAR TO THE

19:20:35 THIRD ITERATION.

19:20:37 THERE WASN'T TOO MUCH.

19:20:39 AND I THINK SOME OF THE COMMENTS FROM THE BOARD AT THE

19:20:43 TIME WAS THAT YOU LIKED THE EXISTING COLORS BETTER.

19:20:46 SO THEY WENT THROUGH ANOTHER -- I THINK THERE WAS ONE

19:20:50 MORE ITERATION THAT HAD MORE BEIGE FROM THE GREEN AND

19:20:54 THAT'S WHEN YOU ALL SAID HAVE THEM LOOK AT THE PATTERN

19:20:57 BOOK AND SEE IF THEY CAN EXTRACT SOMETHING FROM COCONUT

19:20:59 POINT TO PUT THE COLORS IN.

19:21:02 SO THEY RECENTLY COME BACK WITH THE -- LET'S SEE --

19:21:05 THIS IS THE MOST RECENT SUBMITTAL THAT WE HAVE GOT

19:21:10 WHERE THEY TRIED TO WORK IN SOME OF THE -- SOME YELLOWS

19:21:15 AND SORT OF THAT BURNT ORANGE COLOR WITH THEIR WHITES

19:21:16 AND GRAYS.

19:21:21 WE TOLD THEM WHEN THEY FIRST SENT IT US TO THEY HAD A

19:21:24 LOT OF GRAY AND THE FACADE WAS GRAY AND WE ASKED THEM

19:21:25 TO TONE THAT DOWN.

19:21:28 SO WE HAVE GOT -- I THINK THEY DID ADD THAT AND THEY

19:21:30 DID SPECIFY WHERE THEY WERE PUTTING THE COLORS.

19:21:36 IT IS A LITTLE BIT HARD TO SEE HERE.

19:21:39 ON MY COMPUTER IS DIFFERENT THAN WHAT YOU ARE SEEING.

19:21:42 I THINK YOU ARE SEEING THE TRUER COLORS AND WE PUT

19:21:45 TOGETHER A COLOR BOARD HERE TO GIVE YOU A BETTER IDEA.

19:21:47 SO THAT IS THE ELEVATIONS.

19:21:52 I ASKED THEM TO LABEL THE DIRECTIONS TOO SO YOU CAN SEE

19:21:58 THE ELEVATIONS.

19:22:02 SO THAT IS BASICALLY THE PROPOSAL FOR TONIGHT AND AS I

19:22:06 SAID BRIAN THOMPSON IS ON ZOOM FOR EXTRA SPACE STORAGE.

19:22:09 AND BRIAN, I DON'T KNOW IF YOU WANT ME TO ADD ANYTHING

19:22:11 OR SHOW ANYTHING IN PARTICULAR.

19:22:14 >> YEAH, I WOULD JUST ADD TO THIS.

19:22:16 ONCE AGAIN, THANK YOU FOR YOUR TIME IN HAVING ME PART

19:22:19 OF THIS MEETING SO PRESENT THIS.

19:22:23 KIND OF GO BACK TO THE ORIGINAL SUBMISSION.

19:22:27 WE HAVE A -- A PROGRAM THAT WE ARE -- WHERE WE SET OUT

19:22:31 IN 2015, WE WERE GOING TO REBRAND OR REIMAGE ALL OF OUR

19:22:36 WHOLLY OWNED STORES AT EXTRA SPACE TO WHAT THE FIRST

19:22:40 SUBMITTAL WAS WHICH WAS WAY TOO MUCH GREEN AND GRAY FOR

19:22:42 THIS PARTICULAR LOCATION.

19:22:45 SO WE HAVE GONE THROUGH REITERATIONS ANDS IS THAT WAS

19:22:48 THE MOST HELPFUL THAT WE GOT WAS THE COLOR BOOK WHICH

19:22:51 REALLY STEERED US IN THE RIGHT DIRECTION.

19:22:54 NOW HERE WE ARE ON REVISION SIX, WHICH I THINK WE ARE

19:22:59 HITTING MORE OF THE MARK HERE AND APPRECIATE 1998 YOU

19:23:03 GUYS REVIEWING THIS AND LOOKING FOR ANY GUIDANCE AND

19:23:06 REALLY WE WANT TO GET OUT AND GET THIS REFRESH AND

19:23:08 REPAINTED AS SOON AS POSSIBLE.

19:23:11 THE COLORS ON THE FACADE ARE STILL THE ORIGINAL COLORS.

19:23:17 THIS BUILDING WAS BUILT IN 2012.

19:23:21 AS YOU CAN IMAGINE, ALL THE MILDEW AND BUILDUP THAT

19:23:23 NEEDS TO BE CLEANED OFF THIS BUILDING.

19:23:27 REALLY IN NEED OF A PAINT JOB TO REFRESH IT AND MAKE IT

19:23:32 RELEVANT WITH ALL THE OTHER BUILDINGS IN THIS

19:23:34 PARTICULAR MARKET.

19:23:36 YOUR BLESSING TO MOVE FORWARD WITH THIS DESIGN WILL BE

19:23:39 GREATLY APPRECIATED AND OF COURSE I AM OPEN TO ANY

19:23:42 SUGGESTIONS OR MODIFICATIONS THAT NEED TO BE MADE -- IF

19:23:43 THEY NEED TO BE MADE.

19:23:56 SO THAT'S ALL I HAVE ADD.

19:23:58 >> I THINK YOU ARE ON MUTE, HOWARD.

19:24:01 >>HOWARD LEVITAN: STILL NO ONE FROM THE PUBLIC

19:24:01 COMMENT?

19:24:03 >> WE DON'T HAVE ANYBODY.

19:24:05 >>HOWARD LEVITAN: I WILL OPEN AND CLOSE THE PUBLIC

19:24:06 HEARING PORTION OF THIS.

19:24:12 AND SKILL FOR COMMENTS FROM THE PANEL.

19:24:17 ANYBODY WOULD LIKE TO SPEAK TO THIS?

19:24:21 >> MY VIEW IS THEY KIND OF COME FULL CIRCLE AND BACK TO

19:24:22 WHERE THEY NEED TO BE.

19:24:25 I THINK IT IS VAST IMPROVEMENT OVER THE PREVIOUS

19:24:26 SCHEMES.

19:24:30 >> I WOULD AGREE.

19:24:31 >> THAT'S GOOD TO HEAR.

19:24:33 I CAN TELL YOU THE IN-HOUSE --

19:24:34 >>HOWARD LEVITAN: EXCUSE ME.

19:24:35 THIS ISN'T A DISCUSSION.

19:24:39 THIS IS THE -- THE BOARD IS GOING TO HAVE A DISCUSSION

19:24:41 ABOUT THAT.

19:24:42 ABOUT THIS.

19:24:43 >> UNDERSTOOD.

19:24:44 NO PROBLEM.

19:24:45 THANK YOU.

19:24:47 >>HOWARD LEVITAN: DOES ANYBODY HAVE A DIFFERENT

19:24:50 OPINION ON THAT?

19:24:52 >> I DON'T HAVE ACTUAL SAMPLES.

19:24:57 SO -- I LOOK AT THE SCREEN I SEE ONE THING.

19:24:59 >> RIGHT THERE, JIM.

19:25:00 >> OKAY.

19:25:04 I AM SITTING HERE SAYING TO MYSELF.

19:25:06 OH, IT IS YELLOW.

19:25:08 THAT -- YEAH, THAT WAS MY CONCERN.

19:25:12 THAT IS THE ONLY COMMENT THAT I HAVE THAT WHAT THE --

19:25:14 WHAT THE YELLOW IS -- TOO YELLOW.

19:25:18 ALL THE OTHER COLORS I AM FINE WITH AND EVERYTHING.

19:25:20 THANK YOU, MARY.

19:25:22 >> I AGREE WITH YOU.

19:25:27 IT STICKS OUT TOO BRIGHT, THE YELLOW.

19:25:28 >> TAN WOULD BE BETTER.

19:25:37 >> TONE THE YELLOW DOWN TO A MORE PASTEL.

19:25:39 >>HOWARD LEVITAN: SCOTTY, GO AHEAD.

19:25:41 >>SCOTTY WOOD: I THINK YOU ARE LARGELY THERE.

19:25:48 I STILL THINK LOOKING AT THE IMAGE DATED SEPTEMBER 3.

19:25:51 STILL A LOT OF WHITE, SO I WOULD LIKE TO SEE COUPLE OF

19:26:02 OTHER FACADE PANELS IN -- PERHAPS THE -- THE SW 6345.

19:26:24 AND I THINK THAT WILL HELP TO TONE DOWN THE WHITENESS.

19:26:27 >>HOWARD LEVITAN: IF YOU LOOK AT THE FACADE ABOVE THE

19:26:29 YELLOW IS COMPLETELY WHITE.

19:26:32 LIKE 40% OF THAT FACADE.

19:26:35 >>SCOTTY WOOD: THAT IS MY POINT.

19:26:40 >>HOWARD LEVITAN: NOW IS IT A PREDOMINANT COLOR?

19:26:41 I DON'T KNOW.

19:26:45 THE COMMENT I WOULD LIKE TO MAKE ON TOP OF WHAT SCOTTY

19:26:49 JUST SAID IS THAT THE CONCEPT OF USING COLORS TO -- TO

19:26:55 EFFECT THE MASSING AND TO ARTICULATE THE BUILDING WOULD

19:26:58 REQUIRE COLORS TO GO ALL THE WAY UP.

19:27:02 ON A HORIZONTAL BASIS AS OPPOSED TO BEING BROKEN ON A

19:27:04 VERTICAL BASIS.

19:27:06 THE IDEA OF HAVING THIS -- IF YOU LOOK AT THE ORIGINAL

19:27:10 PICTURE OF THE ORIGINAL DESIGN, YOU SEE A SERIES OF

19:27:14 SMALLER -- WHAT LOOKED LIKE SMALLER BUILDINGS, EVEN

19:27:17 THOUGH THAT -- WE ALL KNOW THAT IS NOT TRUE.

19:27:22 AND SO IF YOU BREAK IT ON A HORIZONTAL BASIS, THAT

19:27:27 SEEMS TO ME TO BE PROBLEMATIC.

19:27:35 MY OTHER COMMENT WOULD BE THAT I THINK THE -- AS I --

19:27:42 AS I TESTIFIED OR I DISCUSSED AT THE LAST MEETING, WE

19:27:45 HAVE AN UNIQUE SITUATION HERE IN THAT THE USE WAS

19:27:52 ALLOWED FOR THIS BUILDING ONLY BECAUSE THE ARCHITECTURE

19:28:00 WAS GOING TO BE SO COMPATIBLE WITH THE COCONUT POINT

19:28:02 DESIGN AND THE BEAUTY BOOK.

19:28:07 AND SO THE WHOLE CONCEPT -- AND YOU CAN GO BACK TO THE

19:28:09 HEARING EXAMINER'S REPORT.

19:28:13 YOU CAN GO BACK TO THE APPLICATIONS THAT WERE FILED.

19:28:16 AND ALONG WITH THE ORIGINAL DESIGN -- I HAVE A WHOLE

19:28:18 LIST OF THINGS THAT YOU CAN GO BACK TO.

19:28:25 IT WAS ALL BASED ON A -- THAT PARTICULAR DESIGN OF A

19:28:26 BUILDING.

19:28:30 AND NOW WE ARE SAYING, WELL, WE ARE GOING TO KEEP THE

19:28:37 USE AND USE -- THE WHOLE CONCEPT OF THE BUILDING DESIGN

19:28:42 WAS SO THAT NOBODY WHAT IT WAS USED FOR AND PEOPLE

19:28:47 WANTED TO KNOW WHAT HOTEL IT WAS WHEN THEY DRIVE BY.

19:28:54 MY CONCERN IS THAT WE ARE ABANDONING THE ZONING ASPECT

19:28:58 OF THIS IN RETURN OF COLORS THAT MAY -- THAT MAY

19:29:02 COMPLY, ALTHOUGH I DON'T KNOW THAT THEY ABSOLUTELY

19:29:05 COMPLY WITH THE CODE, BUT THEY DO EFFECT THE DESIGN OF

19:29:07 THIS BUILDING.

19:29:13 AND I THINK IT IS NOT -- IT IS NOT AS GOOD A DESIGN

19:29:15 COLOR WISE AS THE ORIGINAL.

19:29:20 SO THAT -- THAT IS THE DILEMMA THAT I AM IN.

19:29:30 I THINK THIS IS A LESSER BUILDING THAN THE ORIGINAL.

19:29:34 >> HOWARD IF YOU REMEMBER AT THE ORIGINAL ZONING -- AND

19:29:34 I WAS THERE.

19:29:36 I REMEMBER I WAS INVOLVED IN IT.

19:29:41 BUT THE CRITICAL ISSUE WAS THAT STORAGE LIKE THIS WAS

19:29:43 NOT ALLOWED ON U.S. 41.

19:29:48 AND WE AGREED TO ALLOW THEM TO DO IT IF IT WAS A

19:29:50 STEALTH BUILDING.

19:29:56 BUT IT DID NOT LOOK LIKE A BIG STORAGE BOX AND AN

19:29:58 INCREDIBLE JOB DOING IT.

19:30:01 AND I GUESS THE QUESTION THAT I HAVE IS DOES IT STILL

19:30:03 LOOK LIKE A STEALTH BUILDING?

19:30:07 I UNDERSTAND THAT THEY MAY WANT COLORS TO CHANGE A

19:30:11 LITTLE BIT AND I AM OPEN TO THAT PERSONALLY BUT DOES IT

19:30:13 LOOK LIKE A STEALTH BUILDING AND THAT IS REALLY THE

19:30:14 ISSUE FOR ME.

19:30:18 AND I AGREE WITH HOWARD BECAUSE THE ZONING WAS GIVEN

19:30:29 BASED ON THAT CONDITION.

19:30:32 >>HOWARD LEVITAN: THIS IS AN UNIQUE SITUATION THAT IN

19:30:35 ESTERO, WE HAVEN'T HAD A SITUATION THAT I KNOW OF THAT

19:30:41 THE ZONING IS SO INTRICATELY TIED TO THE DESIGN OF THE

19:30:42 BUILDING.

19:30:44 AND THIS IS IT.

19:30:47 AND I -- I DO NOT -- I DO NOT BELIEVE THAT I CAN

19:30:48 SUPPORT THIS.

19:30:53 I THINK THIS IS A LESSER BUILDING.

19:30:54 AND BY DOING THIS.

19:30:56 AND WE ARE HURTING OURSELVES.

19:30:58 THIS WAS AN ICONIC BUILDING.

19:31:00 WON AWARDS BECAUSE OF THAT DESIGN.

19:31:05 I THINK IT IS -- WE ARE DOING OURSELVES A HARM HERE.

19:31:07 >> WHAT DO YOU WANT THEM TO REPAINT IT THE ORIGINAL

19:31:08 COLORS?

19:31:11 >>HOWARD LEVITAN: YEAH, I WOULD.

19:31:14 CLEARLY -- THEY DIDN'T EVEN HAVE TO COME US TO IF THEY

19:31:15 WANT TO DO THAT.

19:31:19 OR -- OR AS JIM WALLACE SAYS, COME UP WITH A BETTER

19:31:22 COLOR SCHEME THAT WORKS WITH THE MASSING.

19:31:24 LET ME JUST READ YOU SOMETHING FROM THE -- FROM THE

19:31:28 COCONUT POINT BEAUTY BOOK ON MASSING.

19:31:31 IT SAYS BUILDING FACADES SHALL INCLUDE NO LESS THAN

19:31:34 THREE ELEMENTS LISTED BELOW.

19:31:40 AT LEAST ONE OF WHICH WILL REPEAT HORIZONTAL, ONE IS

19:31:43 COLOR CHANGE, TWO IS TEXTURE CHANGE, THREE IS MATERIAL

19:31:45 AND MODULE CHANGE.

19:31:50 AND FOUR IS ARCHITECTURAL OR STRUCTURAL BAY THROUGH

19:31:53 CHANGE IN PLAIN.

19:31:57 AND ALL OF THOSE ASPECTS IS WHAT WE GOT WITH THE

19:32:00 ORIGINAL BUILDING AND THE COLOR OF THE ORIGINAL

19:32:02 BUILDING AND I THINK WE MAKE A MISTAKE BY APPROVING

19:32:11 THIS.

19:32:15 >> CAN I ASK TO SEE THE SLIDE OF THE ORIGINAL COLORS,

19:32:24 THE CURRENT COLORS.

19:32:27 >>HOWARD LEVITAN: NO, THAT'S IT.

19:32:28 YOU HAD IT.

19:32:30 NO, THAT'S NOT IT.

19:32:36 NO GO TO THE -- GO TO THE ACTUAL WHICH IS THE COVER

19:32:37 PAGE.

19:32:38 THERE YOU ARE.

19:32:41 AND THERE ARE -- THERE ARE BETTER COLORS THAN THAT.

19:32:46 YOU WANT TO LOOK FOR A BIGGER ONE, GO LOOK AT MY --

19:32:49 PRESENTATION AND PICTURE OF IT.

19:32:51 >> THAT IS TRUE IT IS IN THE PRESENTATION.

19:32:53 >>HOWARD LEVITAN: THAT IS THEIR PICTURE, BY THE WAY,

19:32:54 NOT MINE.

19:32:57 >>MARLENE NARATIL: SEE THAT YELLOW DOESN'T LOOK LIKE

19:32:59 THE ONE IN THE COLOR SAMPLE THERE.

19:33:01 THAT IS MUCH MORE SUBDUED.

19:33:06 AND I KIND OF LIKE THAT.

19:33:15 IT IS A VERY ATTRACTIVE BUILDING.

19:33:19 >> IT LOOK GOOD.

19:33:22 >>HOWARD LEVITAN: IT IS A GREAT-LOOKING BUILDING.

19:33:28 EXTRA SPACE STORAGE SHOULD BE BROUGHT OF THIS BUILDING.

19:33:30 >> IF IT IS NOT BROKE, DON'T FIX IT.

19:33:43 >>HOWARD LEVITAN: EXACTLY.

19:33:55 SO I GUESS -- DOES ANYONE ELSE WANT TO MAKE A COMMENT

19:33:56 ABOUT THIS?

19:34:00 OTHERWISE, WE CAN EITHER TAKE A VOTE OR THE APPLICANT

19:34:08 CAN ASK TO COME BACK AND TRY AGAIN.

19:34:10 >>SCOTTY WOOD: HOWARD, I HAVE ONE THING WHETHER THE

19:34:13 BOARD WILL AGREE WITH ME OR NOT.

19:34:17 YOUR POINT ABOUT MAKING THE COLORS RUN VERTICALLY TO

19:34:21 CREATE THE IMPRESSION OF DIFFERENT BUILDINGS RATHER

19:34:27 THAN A SINGLE LARGE BUILDING IS RIGHT ON THE MARK.

19:34:31 THE ONE COLOR IN THE ORIGINAL WHICH IS MORE OF A --

19:34:36 ALMOST A TERRACOTTA COLOR.

19:34:41 THAT -- THAT LIGHT BROWN COLOR, IN MY OPINION, COULD BE

19:34:43 SUBSTITUTED IF THEY WANT TO DO THAT.

19:34:49 BUT I THINK YOUR POINT OF THE VERTICAL SEPARATION IS

19:34:50 IMPORTANT.

19:34:55 SO I -- I SUPPORT EITHER THE CURRENT PAINT SCHEME OR

19:35:00 THE CURRENT PAINT SCHEME WITH THE TERRACOTTA COLOR ON

19:35:05 THE SIDE BEING SUBSTITUTED WITH THE LIGHT BROWN COLOR.

19:35:13 EITHER ONE.

19:35:16 >> BUT THE CENTRAL BUILDING ELEMENT AND THE ONE NEXT TO

19:35:21 IT IN THE ORIGINAL THAT EVERYBODY JUST SAID WOULD BE

19:35:24 GREAT IS BROKEN VERTICALLY.

19:35:27 JUST LIKE THIS PROPOSED ONE IS.

19:35:34 >> CORRECT.

19:35:48 SEE THEY ARE STILL BROKEN VERTICALLY.

19:35:57 THE MAIN CENTER ELEMENT.

19:36:19 >> WHAT IS ON THE SCREEN IS GREAT.

19:36:21 >> WELL I THINK IF YOU LOOK AT THAT, THEY DID THAT IN

19:36:25 ORDER TO CREATE SPACE FOR THE SIGN.

19:36:29 AND -- I AM NOT SURE IF THAT IS THE ORIGINAL SIGN.

19:36:31 BUT I DON'T KNOW.

19:36:35 ALL THE REST OF THE FACADES GO ON A VERTICAL BASIS.

19:36:39 THAT IS THE WAY IT APPEARS WHEN YOU LOOK AT IT AT THAT

19:36:40 BUILDING.

19:36:44 >> ON THE LEFT SIDE OF THAT ELEVATION?

19:36:46 >>HOWARD LEVITAN: I SEE THAT ON THE LEFT SIDE.

19:36:47 I SEE.

19:36:52 THAT IS NOT THE SIDE THAT IS ALONG 41, I DON'T THINK.

19:36:53 I DON'T KNOW.

19:36:56 HARD TO SEE FROM THIS PICTURE WHERE THIS IS TAKEN.

19:37:00 >> THAT IS THE 41 SIDE, THAT'S CORRECT.

19:37:01 >> THAT IS 41.

19:37:09 >>HOWARD LEVITAN: THAT'S WHERE WE ARE.

19:37:13 >>MARLENE NARATIL: THAT IS AN ATTRACTIVE LOOKING

19:37:14 BUILDING.

19:37:16 I LIKE THE WAY IT IS SPACED AND SEPARATED.

19:37:19 >> THE MAIN DIFFERENCE ON THE 41 SIDE IS THE ELEMENT TO

19:37:23 THE RIGHT OF CENTER AND THE OLD SCHEME WAS THE

19:37:26 TERRACOTTA ALL THE WAY UP AND THIS ONE IS BROKEN

19:37:28 VERTICALLY.

19:37:32 ON LEFT SIDE TERRACOTTA AND YELLOW.

19:37:46 CORNER WAS TERRACOTTA AND THE REST WAS YELLOW.

19:37:55 WHAT IS CONSISTENT IS THE SIGNAGE SECTION SEEMS TO BE

19:37:56 IDENTICAL TO THE ORIGINAL.

19:37:59 THEY KEPT THE MOST CRITICAL ELEMENT EXACTLY THE SAME.

19:38:03 I REALLY DON'T UNDERSTAND WHY THEY ARE FIGHTING US SO

19:38:08 HARD ON THE REST OF THE BUILDING.

19:38:10 >>KRISTEN JEANNIN: IF I CAN MAKE A COMMENT.

19:38:11 IF I MAY, MR. LEVITAN.

19:38:20 >>HOWARD LEVITAN: PLEASE, GO AHEAD.

19:38:23 >>KRISTEN JEANNIN: I THINK THE APPLICANT BECAUSE

19:38:26 REBRANDING ACROSS THE GLOBE ARE GRAY.

19:38:40 NOT ONLY ARE THEY PROPOSING CHANGING HOW THEY HAVE AND

19:38:43 NOW GRAY ON THE PROPOSED SCREEN AND A PRETTY

19:38:47 SIGNIFICANT CHANGE AS WELL.

19:38:51 SO MY GENERAL COMMENT IS I AGREE WITH MANY OTHER BOARD

19:38:54 MEMBERS WHAT IS EXISTING IS NOW BETTER THAN WHAT IS

19:39:01 BEING PROPOSED AND IF WE WANT TO OFFER -- IF THEY DID

19:39:07 CHOOSE TO COME BACK, THAT, YOU KNOW, THEY -- THEY

19:39:10 CONTINUE TO GO IN THE DIRECTION THAT THEY ARE GOING.

19:39:15 ONE OF THE PROBLEMS THAT I HAVE AS -- I HAVE A DEGREE

19:39:16 IN FINE ARTS.

19:39:19 I HAVE STUDIED COLOR.

19:39:24 AND ANOTHER ISSUE I THINK AS AN UNDERLYING THING THAT

19:39:28 IS HARDER TO TALK ABOUT IS THAT -- LIKE, THERE IS JUST

19:39:30 NO MARRIAGE OF WHAT THEY ARE PROPOSING HERE.

19:39:35 GRAYS DON'T GO WELL WITH A LOT OF OTHER COLORS.

19:39:39 THEY ARE HARD TO MAKE MAGIC HAPPEN IN COLOR.

19:39:41 AND SO I THINK THAT HAS BEEN PART OF THE CHALLENGE THAT

19:39:45 HAPPENED ACROSS THE BOARD HERE.

19:39:50 SO THEY MAY BE BENEFICIAL BEFORE THE APPLICANT TO GO

19:39:54 WITH THE ORIGINAL SCHEME OR CONTINUE TO TRY TO FIND,

19:39:57 YOU KNOW, HIGHER -- HIRE SOMEBODY WHO IS A PROFESSIONAL

19:40:02 SCHEMATIC PERSON WHICH I KNOW YOU HAVE ALREADY DONE AND

19:40:05 FARTHER ALONG IN UNDERSTANDING WHAT THIS BOARD IS

19:40:06 LOOKING FOR.

19:40:11 BUT TO GO AT IT AGAIN AND TRY TO FIND A WAY TO MARRY

19:40:13 THESE COLORS THAT REALLY.

19:40:15 THERE ARE TOO MANY DOMINATING COLORS.

19:40:17 THAT THE -- THERE IS ONE PASTEL.

19:40:22 THERE ARE TWO VIBRANT PRIMARIES AND GRAYS.

19:40:27 AND THERE IS JUST NO FAMILY HERE.

19:40:30 SO WHERE THE ORIGINAL PIECE DOES HAVE SOME MAGIC TO IT

19:40:35 WHERE THERE IS SOME HIERARCHY AND SOME -- AND SOME

19:40:40 TONES THAT ARE MORE INTERESTING AND GIVE THAT YOU SENSE

19:40:41 OF DEPTH.

19:40:44 SO SORRY FOR MAKING THIS SO EXTENSIVE.

19:40:49 I WANTED TO TRY TO OFFER SOMETHING TO GIVE THEM TO GO

19:40:53 FORWARD WITH BESIDES IF THEY NEEDED ANOTHER OPTION

19:40:58 BESIDE JUST REPAINTING THE CURRENT COLOR SCHEME WHICH

19:41:01 IS ALSO A GOOD OPTION.

19:41:02 >>HOWARD LEVITAN: THANK YOU.

19:41:03 ANYONE ELSE WOULD LIKE TO COMMENT?

19:41:04 >> ONE THING.

19:41:09 I THINK IT IS APPROPRIATE FOR THE APPLICANT TO TRY TO

19:41:13 FOLLOW THE PAINT SCHEME FROM BEFORE IN TERMS OF HOW AND

19:41:16 WHEN THE PAINT COLORS ARE CONSISTENT AND USED, BUT GIVE

19:41:20 THEM SOME FLEXIBILITY ON WHAT THOSE DOLLARS MIGHT BE.

19:41:23 THEY CAN TRY TO UPDATE THEIR IMAGE AND NOT REQUIRE THEM

19:41:27 TO JUST BE A CONTINUATION OF THE LAST TEN YEARS OR

19:41:29 HOWEVER LONG IT HAS BEEN.

19:41:31 >>HOWARD LEVITAN: WELL, I THINK WE ARE REALLY GOING TO

19:41:34 HAVE TO SEE WHAT THAT LOOKS LIKE.

19:41:40 I DON'T KNOW IF THAT IS SOMETHING I CAN AGREE TO.

19:41:43 >> MICHAEL, JUST ONE COMMENT.

19:41:46 WOULDN'T YOU AGREE IN THE ORIGINAL DESIGN THE TWO DARK

19:41:54 SEDONA COLORS ON BOTH SIDES MAKE THE SIGNAGE WALL THE

19:41:56 HERO.

19:41:59 SO I DON'T KNOW WHY THEY ARE TRYING TO MOVE THAT AWAY.

19:42:04 I WOULD WANT MY LOGO AND SIGNAGE WALL TO BE THE HERO

19:42:07 AND WHAT THE ORIGINAL DESIGN DID WITH THE DARK SEDONA

19:42:10 ON BOTH SIDES.

19:42:12 I DON'T UNDERSTAND WHY THEY ARE TRYING TO FIGHT THIS SO

19:42:12 HARD.

19:42:18 IT WORKS SO WELL.

19:42:19 >>HOWARD LEVITAN: OKAY, LADIES AND GENTLEMEN, I THINK

19:42:22 WE BEAT THIS ONE.

19:42:25 THE -- THE APPLICANT HAS A CHOICE.

19:42:29 YOU CAN REQUEST THAT WE TAKE A VOTE UP OR DOWN ON THE

19:42:31 SCHEME THAT YOU HAVE GIVEN US.

19:42:35 OR YOU CAN COME BACK AND WE CAN CONTINUE THIS AND YOU

19:42:37 CAN COME BACK AND TRY AGAIN.

19:42:40 THIS ONE I WILL WORK MORE CLOSELY WITH STAFF, BECAUSE I

19:42:44 THINK THEY HAVE A CLEARER UNDERSTANDING OF WHAT WE WANT

19:42:49 AS BOARD.

19:42:50 >> MAY I SPEAK?

19:42:51 >>HOWARD LEVITAN: YES, PLEASE.

19:42:52 >> OKAY.

19:42:55 YEAH, UNDERSTOOD.

19:42:57 WE ARE NOT TRYING -- I AM NOT TRYING TO FIGHT WITH YOU

19:43:01 GUYS ON THIS OR FIGHT THIS TOOTH AND NAIL.

19:43:06 THE SEDONA COLOR AS WAS DESCRIBED WAS PART OF OUR

19:43:10 ORIGINAL PALETTE WHEN WE INITIATED OUR FIRST BRAND.

19:43:15 THE COMPANY WAS FOUNDED IN 1979, AND NOW WE HAVE A

19:43:18 BRANDING INITIATIVE IN 2005.

19:43:20 THE SEDONA COLOR WAS PART OF THAT.

19:43:23 THAT IS WHY WE WERE TRYING TO GET AWAY FROM THAT.

19:43:26 HONESTLY AT THIS POINT, THE BUILDING NEEDS TO BE

19:43:28 MAINTAINED AND NEEDS TO BE PAINTED.

19:43:32 I AM PERFECTLY FINE PAINTING IT THE SAME COLOR THAT IT

19:43:41 WAS PREVIOUSLY.

19:43:44 AND WE DID HIRE THREE PROFESSIONAL ARCHITECTS THAT SIT

19:43:48 IN MY OFFICE EVERY DAY TO GO THROUGH THESE DESIGNS AND

19:43:49 THIS WAS THOUGHT OUT.

19:43:53 AND A GOOD THING ROB IS NOT ON THE CALL BECAUSE HE MAY

19:43:55 BE A LITTLE HURT ON THIS, BUT HE PUT A LOT OF EFFORT

19:43:59 INTO THIS TO TRY TO MAKE IT MESH WITH WHAT OUR

19:44:04 INITIATIVE IS NOW AND ALSO FIT THE COLOR BOOK FOR THIS

19:44:06 PARTICULAR DEVELOPMENT, BUT WITH EVERYTHING THAT I AM

19:44:09 HEARING, I DON'T THINK WE NEED TO GO BACK TO THE

19:44:11 DRAWING BOARD ON THIS.

19:44:14 I AM PERFECTLY FINE COMING BACK AND PAINTING THIS THE

19:44:17 COLOR THAT IT WAS ORIGINALLY PAINTED.

19:44:19 >>HOWARD LEVITAN: THANK YOU VERY MUCH.

19:44:21 APPRECIATE IT.

19:44:25 I WOULD THEN -- I THINK YOU JUST NEED TO FILE YOUR

19:44:27 APPLICATION WITH THE VILLAGE.

19:44:28 AND WITH THE STAFF.

19:44:34 AND THEY WILL -- THEY DON'T NEED TO BRING IT BACK HERE.

19:44:34 >> OKAY.

19:44:38 >>HOWARD LEVITAN: IF IT IS THE ORIGINAL COLOR.

19:44:40 >> ONE QUESTION REGARDING THE SIGNAGE GIVEN THAT YOU

19:44:45 GUYS AND THE BOARD, MEN AND WOMEN THERE, YOU GUYS HAVE

19:44:49 PROPOSED WE STICK WITH -- OR YOU WOULD APPROVE THE

19:44:53 COLORS -- THE LARGE COLORS AND WITH THE SIGNAGE.

19:44:57 THAT DOES GO ALONG THE SAME THOUGHT AND PROCESS HERE?

19:45:00 >>HOWARD LEVITAN: IF YOU WANT TO CHANGE THE SIGNAGE.

19:45:02 THAT MAY HAVE TO COME BACK HERE.

19:45:02 >> OKAY.

19:45:06 IF WE WENT WITH THE SAME COLOR SIGNS, WILL THAT NEED TO

19:45:08 GO WITH YOU AS WELL?

19:45:11 >> I THINK YOU CAN WORK THAT OUT WITH MARY.

19:45:14 SHE IS THE ONE THAT MAKES THE DETERMINATION ON

19:45:15 REPAINTING AND RESIGNAGE.

19:45:19 MARY, YOU WANT TO IN ON THAT.

19:45:22 >>MARY GIBBS: I NEED TO LOOK AT THE SIGNAGE WHAT THEY

19:45:23 ARE TRYING TO CHANGE.

19:45:26 AND OAK BROOK MAY NEED TO LOOK AT THE SIGNAGE.

19:45:29 I KNOW WHEN I SPOKE TO THEM BEFORE ABOUT THE COLORS,

19:45:31 THEY WERE CONCERNED ABOUT THE SIGNAGE.

19:45:34 WE WILL JUST -- WE CAN TALK TO BRIAN AND SEE WHAT WE

19:45:36 ARE TALKING ABOUT.

19:45:39 >> MARY, I WILL WORK WITH YOU DIRECTLY ON THAT.

19:45:42 I DON'T WANT TO BEAT THIS HORSE ANYMORE.

19:45:45 WE HAVE DONE EVERYTHING WE COULD TO REIMAGE THIS, BUT I

19:45:51 DO AGREE AT THIS TIME THIS WAS BUILT AND WAS DEVELOPED,

19:45:53 EXTRA SPACE WAS REALLY PROUD OF THIS BUILDING.

19:45:55 AND I AGREE WITH YOU.

19:45:59 IT IS A GOOD-LOOKING BUILDING AND DOESN'T REALLY NEED

19:46:01 TO BE CHANGED.

19:46:02 I WILL SUBMIT TO YOU.

19:46:04 >>HOWARD LEVITAN: THANK YOU VERY MUCH.

19:46:05 APPRECIATE IT.

19:46:07 OKAY.

19:46:11 WE WILL MOVE ON.

19:46:16 COGNIZANT OF THE FEELINGS OF THE MEMBERS EXPRESSED

19:46:18 EARLIER.

19:46:24 I AM GOING TO CONTINUE THE WORKSHOP ITEM UNTIL I CAN

19:46:27 THEREBY IN PERSON AND PRESENT.

19:46:32 SO WE WILL NOT HAVE THAT ON THE AGENDA TONIGHT.

19:46:38 AND WITH THAT, IF THERE IS ANY MEMBERS OF THE PUBLIC

19:46:40 THAT WOULD LIKE TO HAVE INPUT.

19:46:45 I DON'T THINK THERE HAS BEEN ANY PUBLIC HEAR ALL NIGHT.

19:46:49 IF NOT, I WILL ACCEPT A MOTION TO ADJOURN.

19:46:51 >>MARY GIBBS: MAY I JUST MENTION SOMETHING.

19:46:54 DON'T FORGET WE HAVE ANOTHER MEETING IN TWO WEEKS.

19:46:58 WE WILL PROBABLY HAVE AT LEAST TWO DEVELOPMENT ORDERS

19:47:01 AND AN INFORMATION MEETING SCHEDULED FOR THAT.

19:47:02 SO.

19:47:07 JUST WANT TO REMIND YOU.

19:47:11 ON THE 28TH.

19:47:18 I AM TRYING AND NOT SUCCEEDING, BUT --

19:47:20 >> SO MOVED, HOWARD.

19:47:21 >>HOWARD LEVITAN: THANK YOU VERY MUCH, LADIES AND

19:47:23 GENTLEMEN.

19:47:23 >> THANK YOU.

19:47:25 >> THANK YOU.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

AGENDA ITEM SUMMARY SHEET
Planning Zoning and Design Board
September 14, 2021

Agenda Item:

Via Coconut Rezoning and Right-of-Way Vacation
DCI2019-E003 and VAC2019-E001

Description:

This case was heard by the Planning, Zoning and Design Board on August 24, 2021 and was continued to review revised conditions of approval. Revised conditions are attached, based on comments and discussion from the Board.

The revisions are highlighted in yellow and include:

- Elimination of townhomes, and substitution of commercial uses (including office) instead (Condition 2)
- Clarification of bar, consumption on premises, and live entertainment (Conditions 4, 22 and 23)
- Revision to Condition 7 to prohibit pile driving in addition to blasting
- Clarification of Pattern Book (Condition 9) to allow minor color modifications at the time of development order, and add bike rack at fishing pier with “no parking” signage or paint (See applicant’s color modification attached)
- Addition of language to Condition 11, Buffers, to clarify the buffer to be provided adjacent to the railroad right-of-way
- Addition of language to Condition 12 to clarify that the 1-acre park will be constructed by the developer
- Revisions to the phasing Condition 14 to omit dog park and pocket park, add executed lease and 50% occupancy language
- Addition of a condition offered by applicant addressing short-term and vacation rentals by requiring 6-month minimum leases (new Condition 24)
- Addition of a condition clarifying the public easements (new Condition 25)

Action Requested:

Recommend to Council to approve rezoning with the revised conditions in the attached document dated September 1, 2021, and approve the right-of-way vacation.

Attachment:

1. Via Coconut EPD Revised Zoning Conditions
2. Applicant’s Optional Additional Color Palette

Page 1 of 1

9-1-2021

Via Coconut EPD
Revised Zoning Conditions*

*Revisions highlighted in yellow

1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", stamped "Received July 14, 2021" except that the phasing note on the MCP shall be removed prior to the first Council hearing.

2. Development Parameters

This project is limited to a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial use, and a 10,000 square foot church or 10,000 additional square feet of commercial or office use. Uses must be consistent with the Schedule of Uses below.

3. Maximum Building Height

59 feet (four stories) for Residential Buildings A, B, and E
55 feet (three stories) for Buildings C and D
35 feet for Buildings C-1 and C-2
38 feet for Building F
Maximum height includes architectural features

4. Uses and Site Development Regulations

The following uses and limits apply to the project:

a. Schedule of Uses

Accessory uses per Land Development Code
Animal Clinic (no outdoor dog runs)
Banks & Financial institutions
Bar (will require a public hearing at Planning, Zoning and Design Board (PZDB) for Development Order)
Broadcast Studio, Commercial Radio & Television
Cinemas and theaters
Cleaning & Maintenance Services
Clubs, lodges, or community-oriented associations
Community Gardens
Consumption on Premises (in conjunction with restaurants with outdoor COP must be in compliance with Conditions 22 and 23. Any other outdoor COP will require a public hearing at the PZDB for Development Order) Also see Condition 23.
Contractors and Builders Group I
Convenience Food and Beverage Store without gas service
Counseling, nonresidential
Cultural Facility, noncommercial

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Day Care Center
 Drugstore
 Dwelling
 Live-Work (located in Main Street area)
 Multiple-Family
 Single-Family (existing only)
 Grocery store or food market
 Hardware Store
 Household and office Furnishings
 Insurance Companies
 Dryclean & laundry services
 Library
 Medical or dental lab
 Models: Model Unit
 Nature center
 Newspaper/periodical publishing establishment
 Non-store Retailers
 Office, general business
 Office, medical
 Outpatient care facilities
 Parcel & Express Services
 Package Store
 Park, Village, County, or State
 Personal Services Group I Pet
 Services
 Photofinishing Laboratory
 Place of Worship
 Post Office
 Printing & Publishing (books, printing, cards, etc.)
 Recreation Facilities, indoor
 Rental or Leasing Establishment
 Repair Shop, household
 Research & Development Laboratories
 Restaurant, convenience
 Restaurant, Fast casual or Fast food (no drive through)
 Restaurant, standard
 Retail sales group I
 Signs in compliance with LDC Chapter 6
 Storage: Indoor Only (accessory)
 Studios (artists, interior decorators, modeling, photographers, painters, potters,
 recording, sculptors, etc.)
 Used Merchandise Stores
 Utility, minor
 Vocational or trade school

b. Property Development Regulations

Minimum Lot Area:	7,500 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	75 feet
Minimum Building Separation:	15 feet (only in locations as shown on Master Concept Plan)

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Maximum Lot Coverage:	50%
Maximum Height:	4 stories/59 feet to top of architectural features (46'4" to midpoint between eave and ridge)
<u>Minimum Building Setbacks:</u>	
<u>Street, Principal & Accessory:</u>	
Via Coconut Point:	1-2-story: 20 feet minimum 3-story: 30 feet minimum 4-story: 65 feet minimum
Main Street Connector:	5 feet minimum, 38 feet maximum
Happy Hollow Lane:	20 feet minimum
Side:	15 feet Principal & Accessory (none internal to the PD)
Rear:	15 feet Principal/5 feet Accessory (none internal to the PD)
Waterbody:	0 feet Principal & Accessory
Minimum Open Space:	35%

5. Connectivity

Pedestrian and road connections to the railroad right-of-way and Happy Hollow Lane will be provided at time of local development order. Need for a crosswalk will be determined at time of development order. At time of development order, the applicant will also evaluate Happy Hollow Lane to determine if a turnaround or cul-de-sac is needed.

6. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

7. No Blasting or Pile Driving

No development blasting or pile driving is permitted as part of this project.

8. Utilities

The project will be developed with underground utilities, including electric. The project must be connected to centralized potable water service and centralized sewer service at time of development order.

9. Pattern Book

The project must be consistent with the Pattern Book entitled "Via Coconut Pattern Book" date stamped "Received July 14, 2021". The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural, landscape and signage theme for all commercial and residential development.

Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar; additional urban streetscape pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "no parking" paint

or signage on Via Coconut Point; and minor variations of building colors to differentiate buildings, provide contrast and break up massing will be evaluated as part of Development Order Approval.

10. Median Landscaping

The applicant has offered to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road. Applicant will work with the Village Public Works staff to develop an acceptable palette. Time of installation will be determined by the Village.

11. Buffers

As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan and the Pattern Book which show enhanced buffers and landscaping, as well as compliance with the Land Development Code. As part of local development order approval, all required buffer plantings must be 100% native vegetation. The buffer along the west property line will consist of an enhanced "A" buffer, 10 feet wide, with 4 trees per 100 linear feet and a single hedge row 36" tall at time of planting.

12. Public Gathering Areas and Public Park

- a. The applicant shall provide details regarding the improvements associated with the Public Gathering Areas at the time of the first development order.
- b. The 1-acre± park will be constructed and donated to the Village as part of the first development order, subject to review and approval of the Village attorney.

13. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the regulatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with mandatory concurrency requirements prior to issuance of a local development order.

14. Project Phasing

The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed use nature of the development.

Phasing is as follows:

A minimum of three commercial buildings (C, C1, C2 or D), park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential building. Fourth commercial building and remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential building. A certificate of compliance for the third residential building will not be issued until 50% of the square footage of the constructed commercial buildings is occupied or has an executed lease by non-residential establishments.

15. Green Building Standards, Residential Impact Standards, and Hurricane Preparedness

The applicant will provide sufficient information at the time of development order to demonstrate compliance with Green Building Standards (LDC 5-8), Residential Impact Standards (5-13), and compliance with the Hurricane Preparedness (LDC 7-5).

16. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable. Any subsequent amendments to the local development order shall require compliance with the Land Development Code in effect at the time.

17. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as part of the Master Concept Plan and Pattern Book.

18. Billboard Removal

The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to any transfer of property to the Village or as part of the first development order for the project, whichever occurs first.

19. Maintenance

The Applicant will maintain in good condition in perpetuity the linear park, pocket park, dog park, lake and filter marsh, and the median landscaping of Via Coconut Point Road from the proposed new entrance to Estero Community Park to Williams Road. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a Certificate of Occupancy of the first residential building unless the Public Works Director determines a different timeframe. The linear park, pocket park, and dog park must be constructed prior to occupancy of Building E as shown on the Master Concept Plan.

20. Building Construction

Buildings will be constructed of concrete block, and all buildings greater than 2 story will contain elevators.

21. Construction Traffic Management Plan

A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation, and access, equipment and staging details. The Plan shall designate a contact person for construction issues, such as noise, dust, etc.

22. Outdoor seating in conjunction with consumption on premises **for restaurants is** permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval, any outdoor seating areas in conjunction with consumption on premises must demonstrate **compliance with** the following:

Page 5 of 8

- a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.
 - b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 am., Friday and Saturday.
 - c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.
 - d. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant which are not enclosed.
23. Outdoor entertainment or live music for restaurant, bar or similar use will require a public hearing at PZDB for development order. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.
24. Applicant has offered, and the Village has accepted, that all rental leases for the project must require minimum 6-month leases.
25. Public easements must be provided for public amenities/public easement areas identified on Pattern Book page 6 including Main Street, the linear park north of Main Street, the linear park south of Main Street, the dog park, the pocket park, and the potential public seating areas) at the time of construction certification of each improvement, and subject to approval by the Village Attorney.
26. Deviations
- The following deviations were requested:
1. Former request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas are now proposed to meet the minimum 18-foot dimension.
- WITHDRAWN
2. A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.
- Staff recommends APPROVAL of the deviation limited to the filter marsh abutting Building E.
3. A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.
- Staff recommends APPROVAL for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

4. A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.

Staff recommends APPROVAL of the deviation adjacent to buildings, pool area, and parking lots as depicted on MCP.

5. A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet from collector roads to allow a water retention setback of 30 feet from Via Coconut Point.

Staff recommends APPROVAL as shown on the Master Concept Plan, and with the non-mountable curb features.

6. A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125 feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.

WITHDRAWN

7. A request to deviate from Land Development Code (LDC) 5-201.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow the place of worship to provide 1 parking space per 5 seats and a total of 8 amenity parking spaces.

Staff recommends APPROVAL of this deviation for reduction in parking. If a church is not developed, parking will be evaluated per code for the alternative use.

8. A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1. and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply.

Staff recommends APPROVAL limited to the "Main Street".

9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

- From 10.5-foot travel lanes to all 11-foot travel lanes;
- Add 5-foot bike lanes;
- From 7.5-foot parking dimension to allow 8-foot parking dimension;
- From 14-foot sidewalk with tree wells to allow two 8 foot sidewalks 13.5-foot planting strip.

Staff recommends APPROVAL limited to the "Main Street". Sidewalk and landscaping may be adjusted at time of development order pursuant to condition 9.

10. A former request to deviate from Land Development Code (LDC) 34-2013(a) and 34-2015(2)d to allow back out parking along the proposed Main Street connector road.

WITHDRAWN

Via Coconut EPD – Applicant’s Sample Minor Color Variations for Time of Development Order

Page 48 of the Pattern Book contains the existing Color Palette duplicated below:



WALL PAINT

SW 7512
Pavilion Beige
Interior / Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

SW 7035
Aesthetic White
Interior / Exterior
Location Number: 259-C4

**METAL
TRIM**

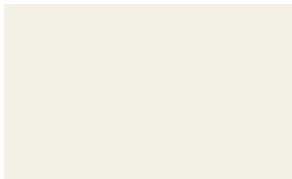
ROOF TILES

Roof
3645 Capistrano Sunrise Blend



Optional Additional Color Palette below:

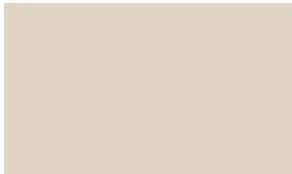
SW 7102 White Flour



SW 7506 Loggia



SW 9109 Natural Linen



SW 7508 Tavern Taupe





APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD PUBLIC INFORMATION MEETING IN THE VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to Land Development Code.

1. Applicant/Project Name: AAAA PreK-8 School
2. Address: 20897 Three Oaks Parkway, Estero, FL 33966
3. Strap Number: 26-46-25-E4-U2186.2435
4. Application Number: DOS2021-E004

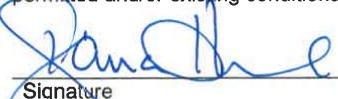
5. Type of Application (check appropriate type(s)):

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development –Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Plat | ☐ Vacation |
| ☐ Other _____ | ☒ Development Order |
| (Specify) | |

6. Project Description (Brief description of project and need for application.)

The project will consist of the construction of a PreK-8 school, gym, central energy facility with associated
infrastructure including access drives, vehicular and bus parking areas, play areas, stormwater
management areas, potable water and fire lines, sanitary sewer extensions.
Work also include off-site improvements that include signalizing the proposed intersection and providing/
extending turn lanes.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.



Signature
Dana Hume, Johnson Engineering, Inc.

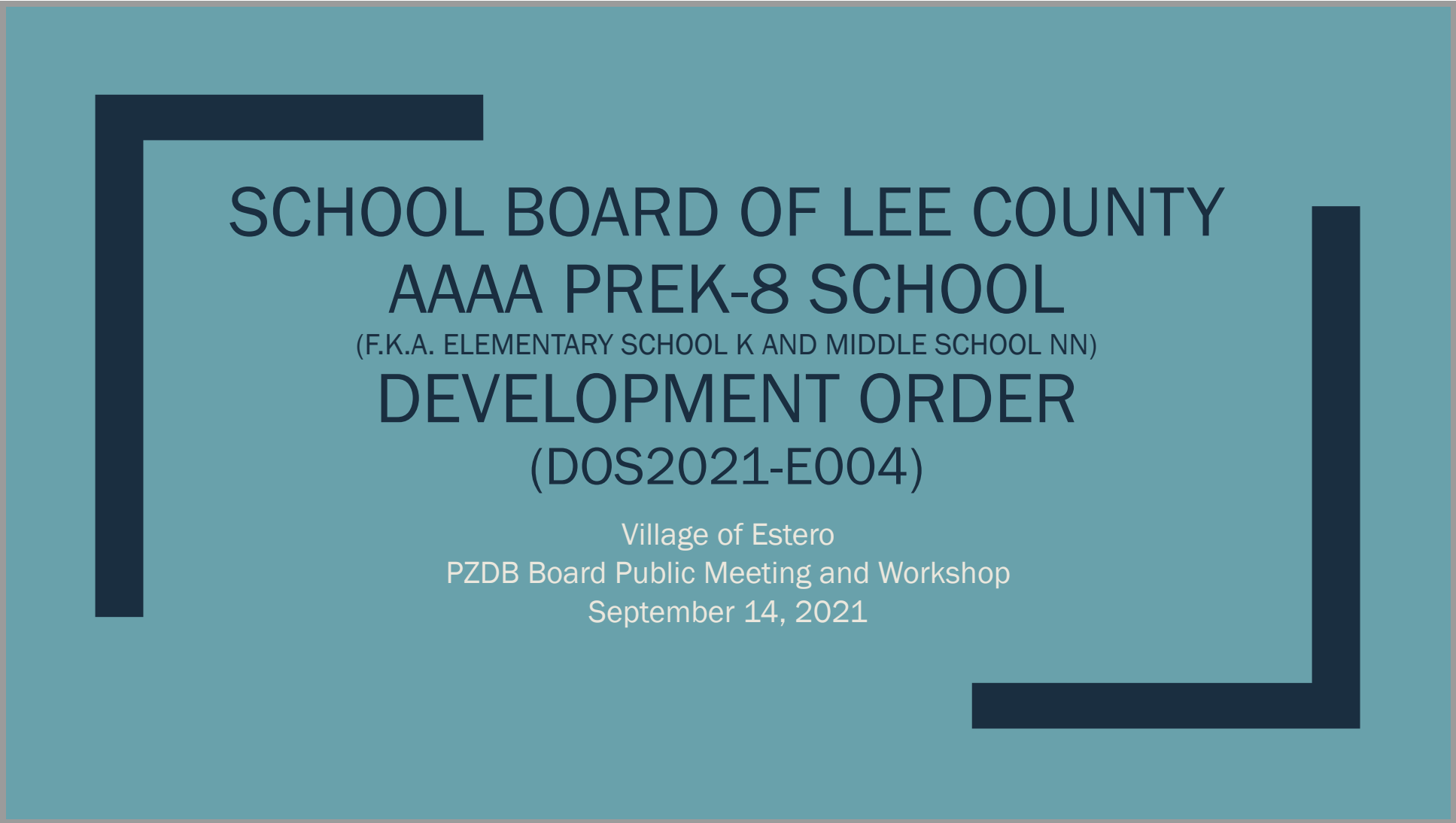
Printed Name

9.1.21

Date
dlh@johnsoneng.com

Email/Phone

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA 33928
PHONE (239) 221-5036**



SCHOOL BOARD OF LEE COUNTY AAAA PREK-8 SCHOOL (F.K.A. ELEMENTARY SCHOOL K AND MIDDLE SCHOOL NN) DEVELOPMENT ORDER (DOS2021-E004)

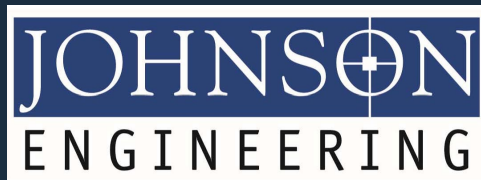
Village of Estero
PZDB Board Public Meeting and Workshop
September 14, 2021



Applicant

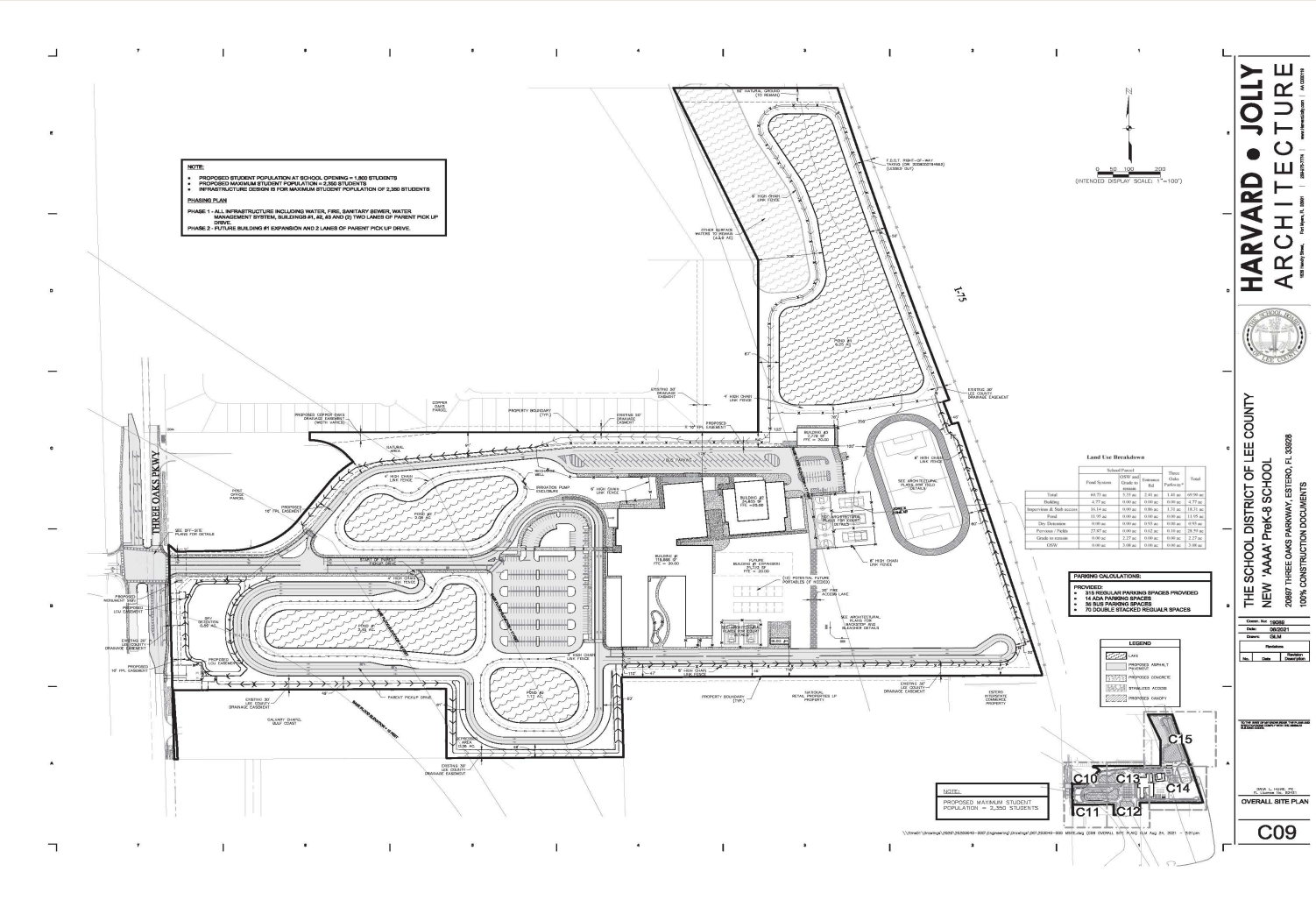
Kathie Ebaugh, AICP
Director Facilities Planning & Development
School District of Lee County

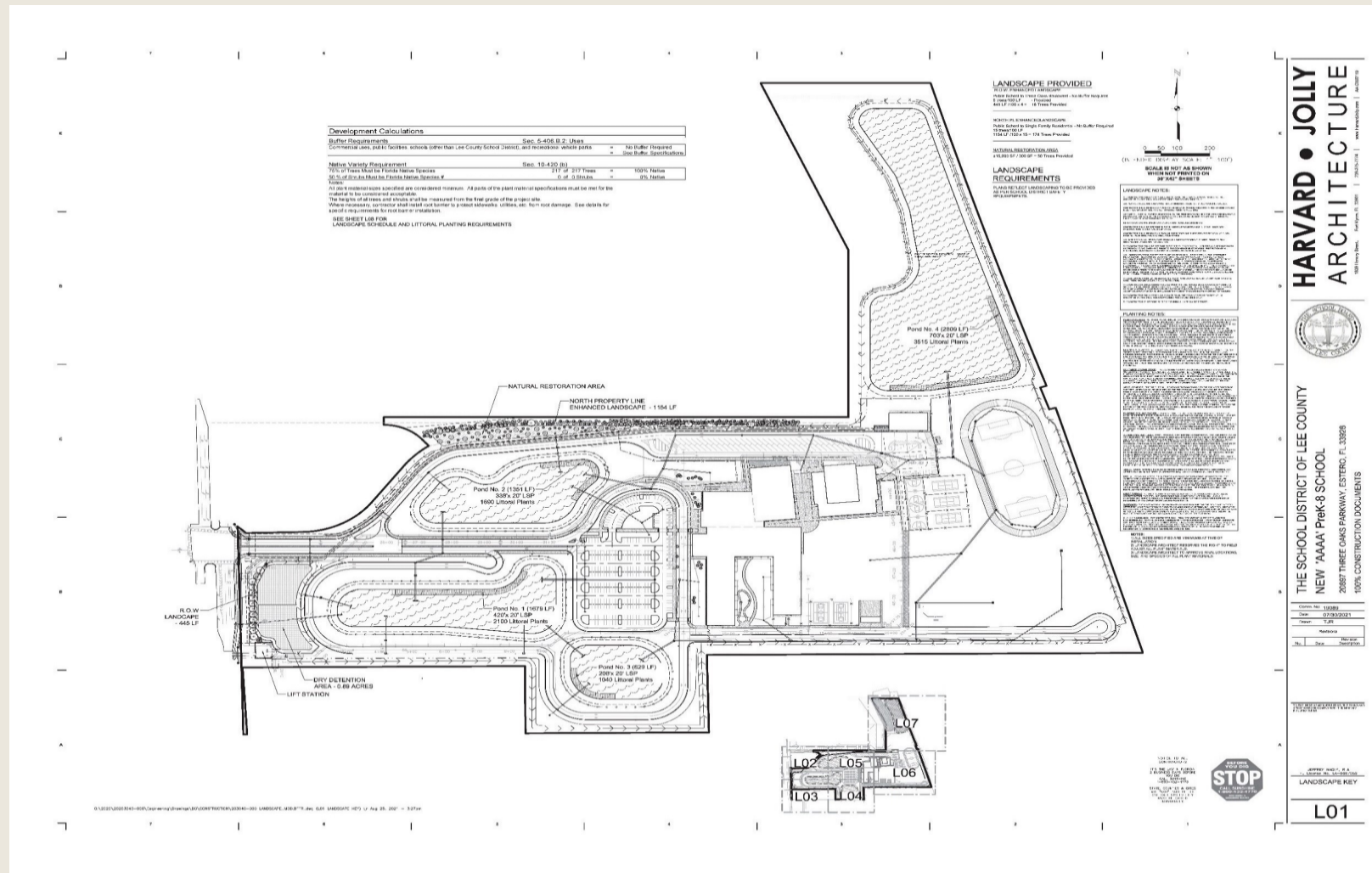
Tina Silcox
Construction Services Project Manager
School District of Lee County

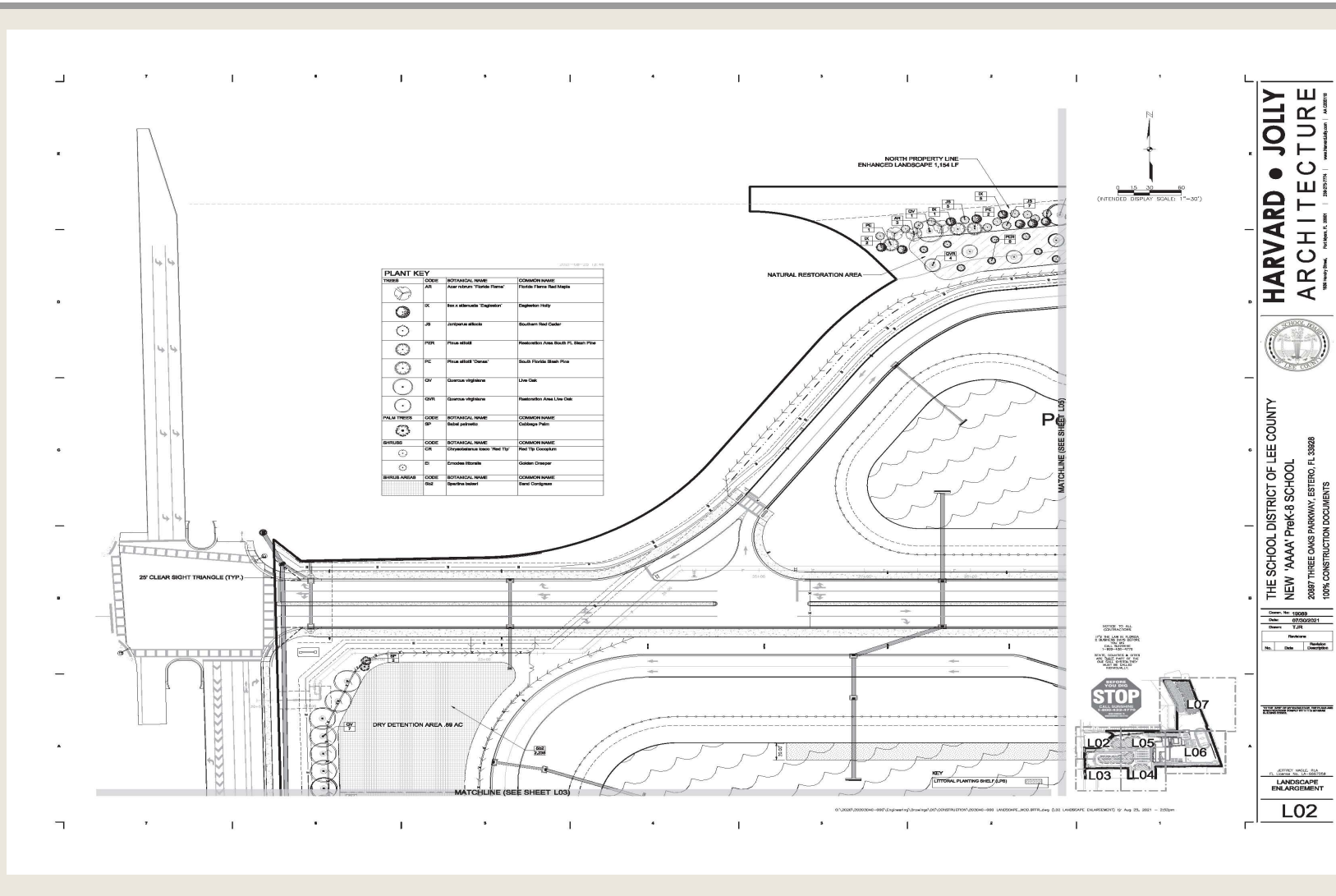


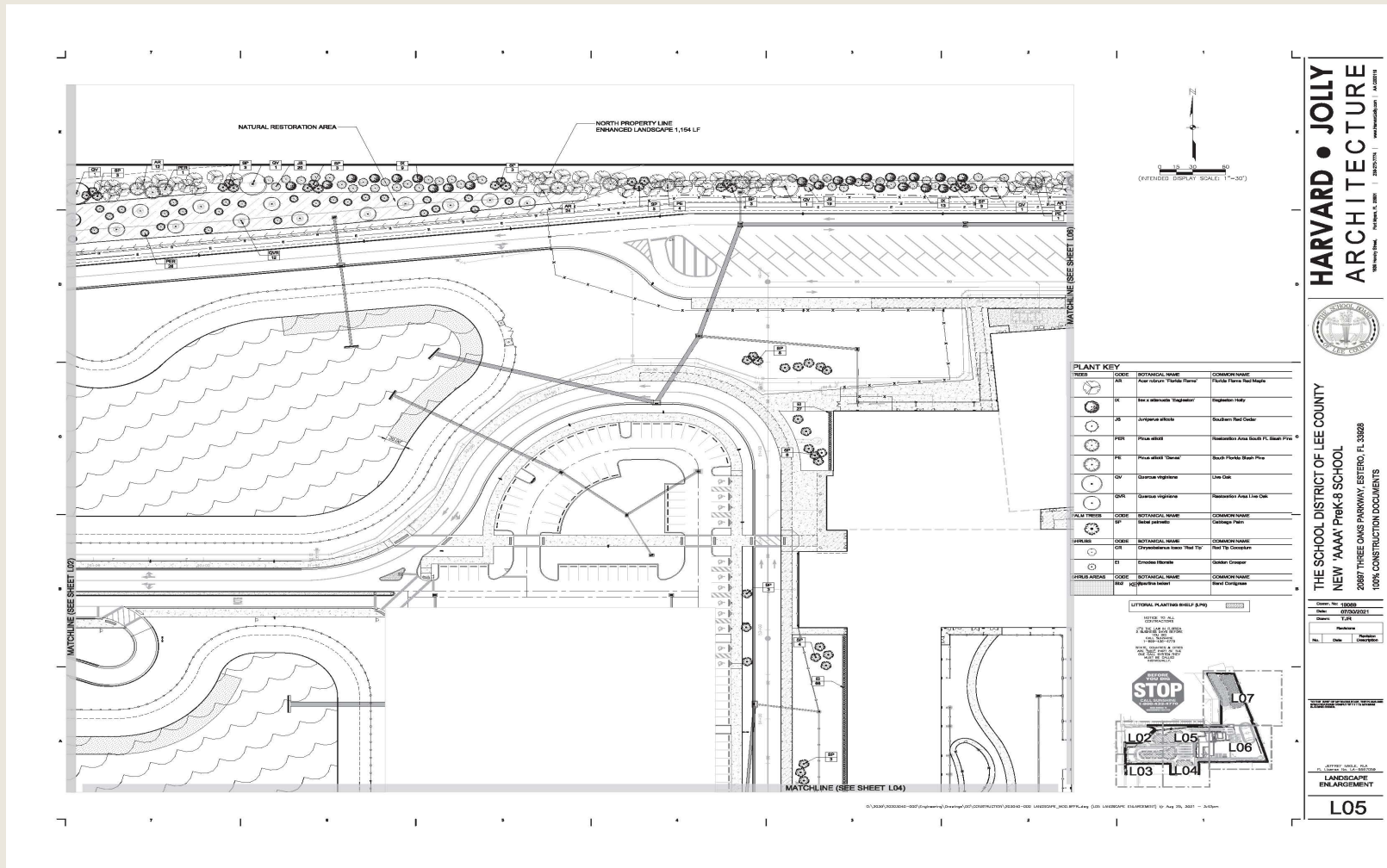
Representative

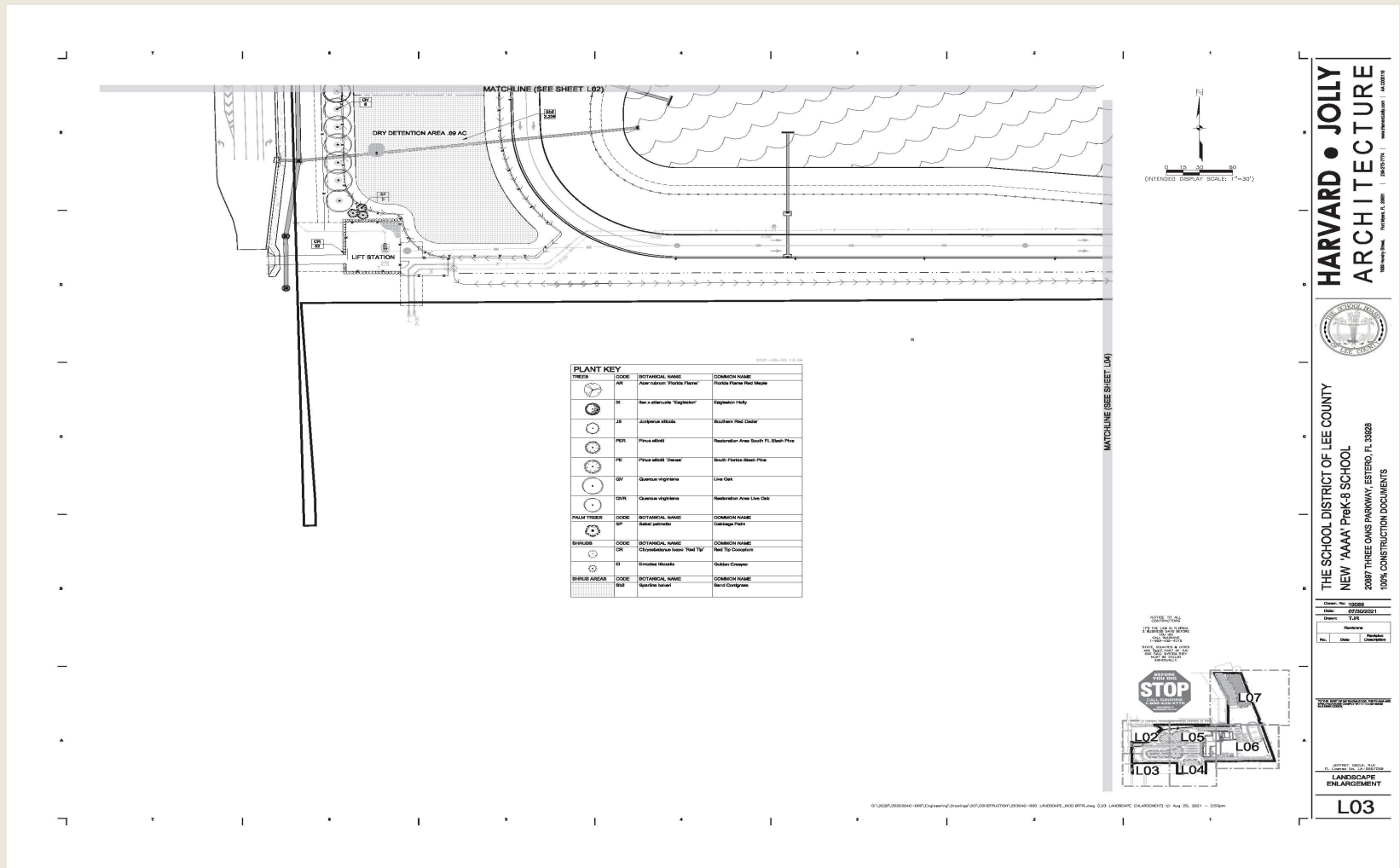
Dana L. Hume, P.E.
Principal
Johnson Engineering, Inc.



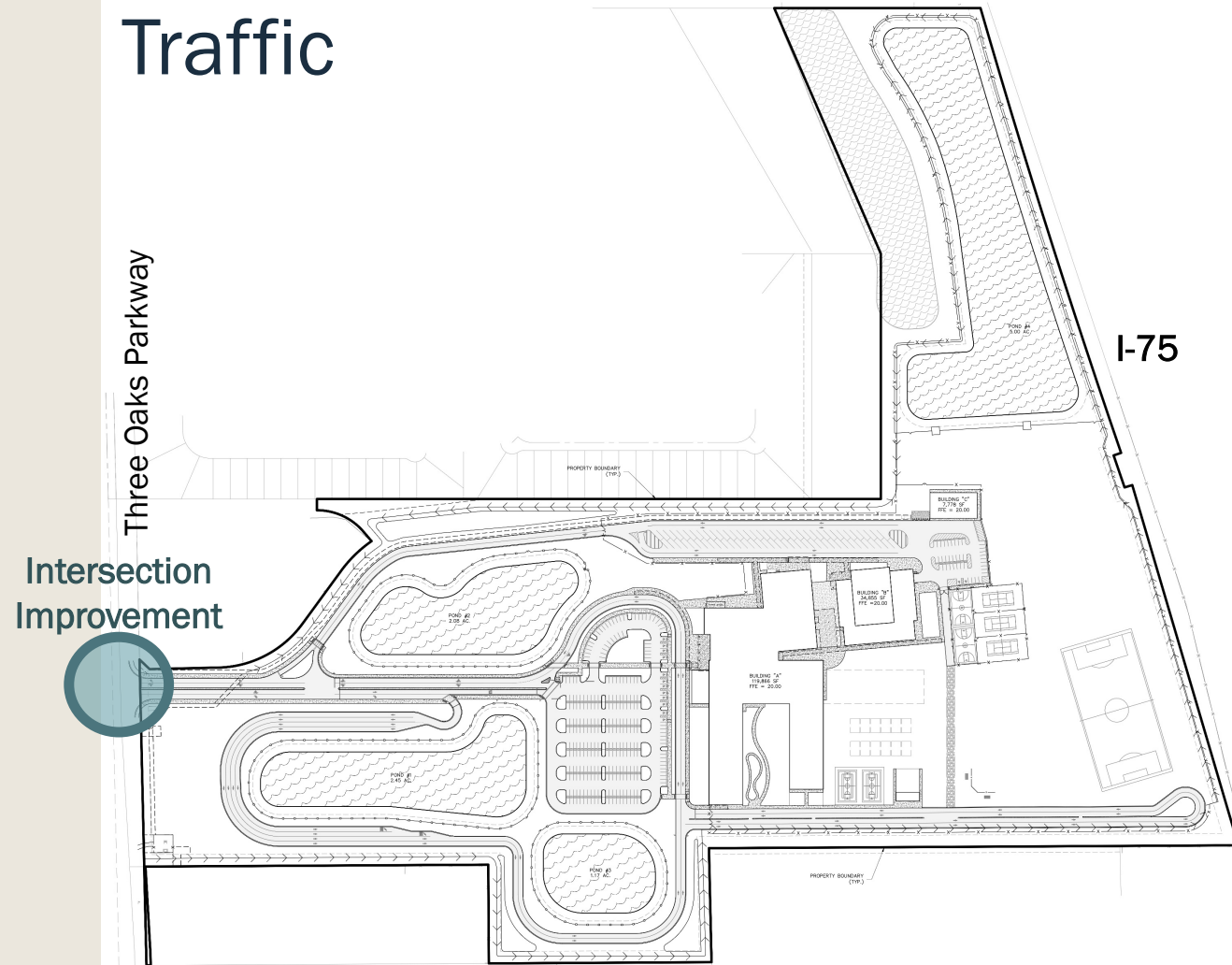




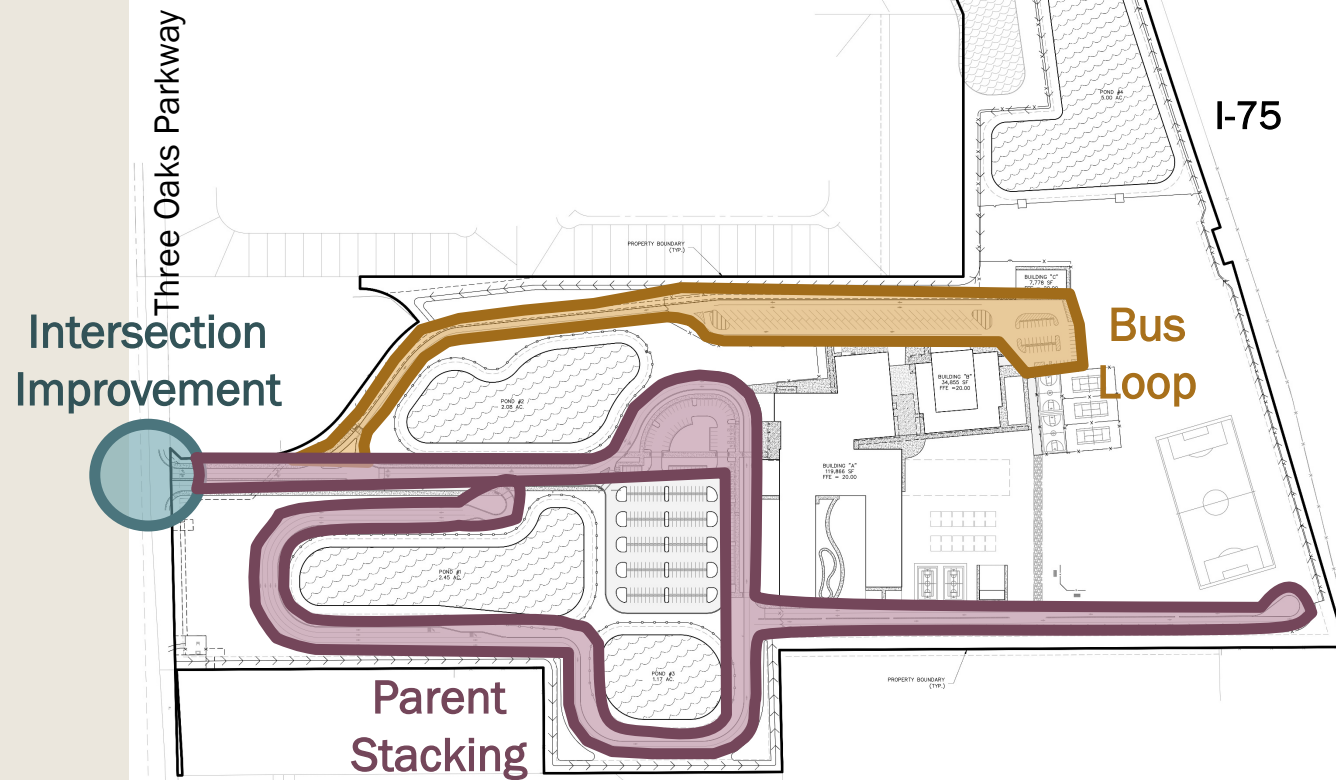




Traffic

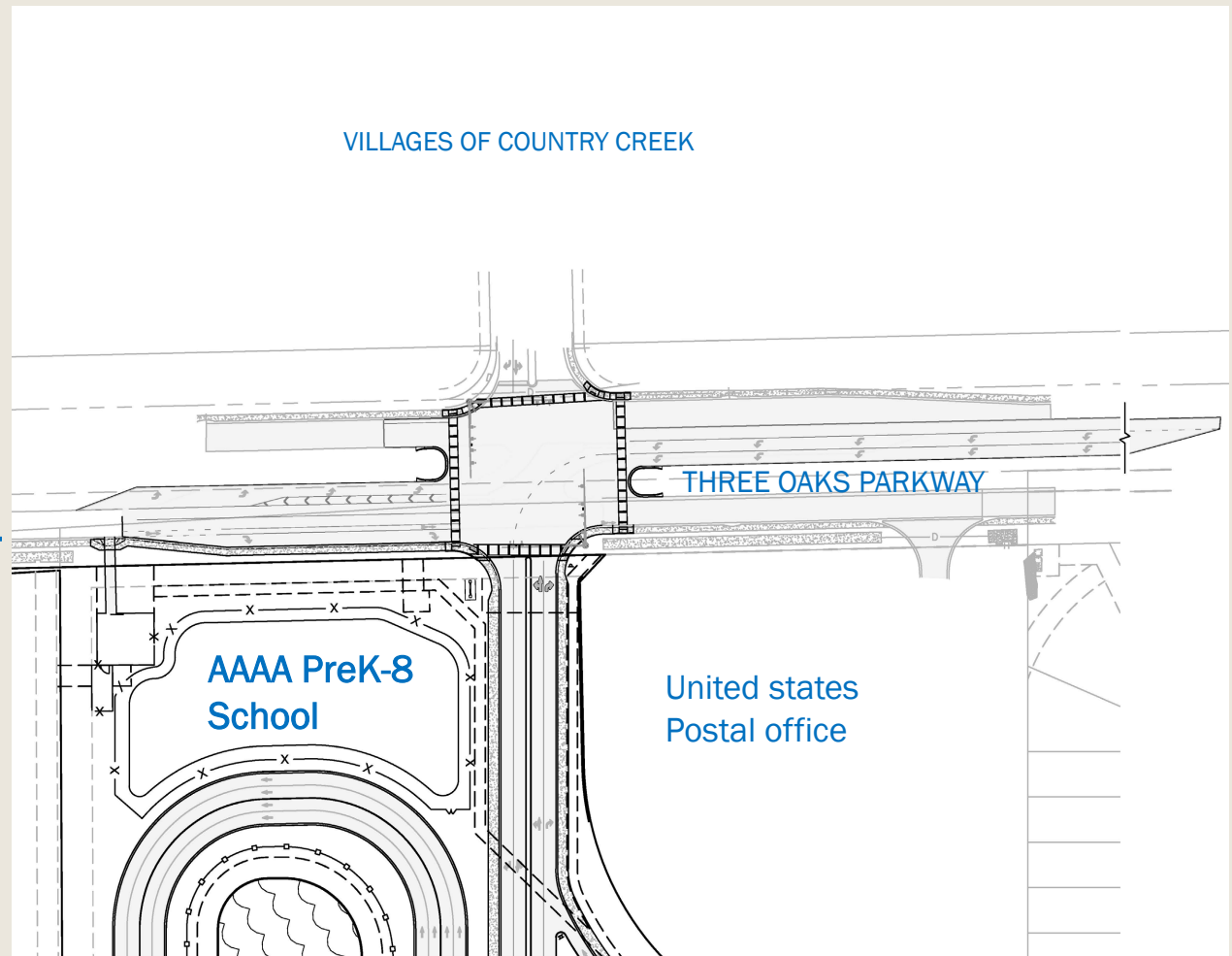


Traffic

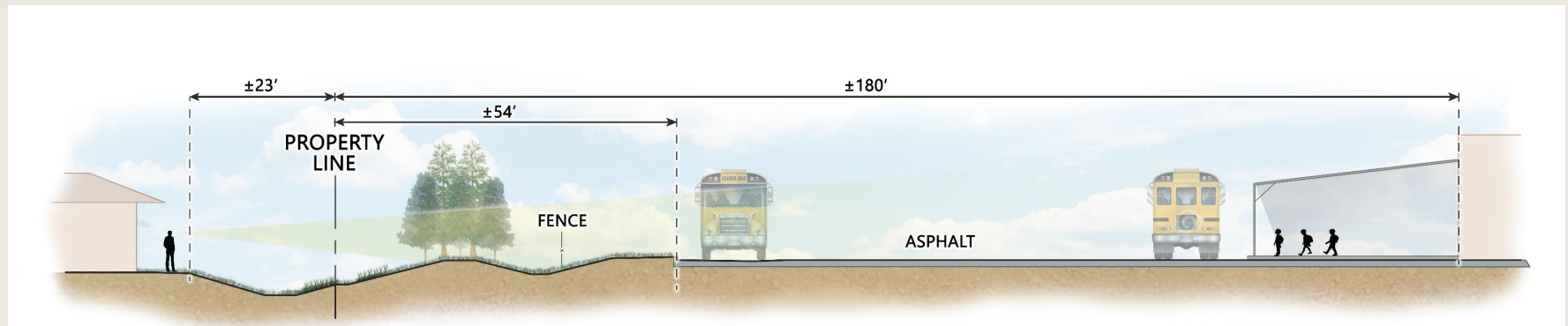
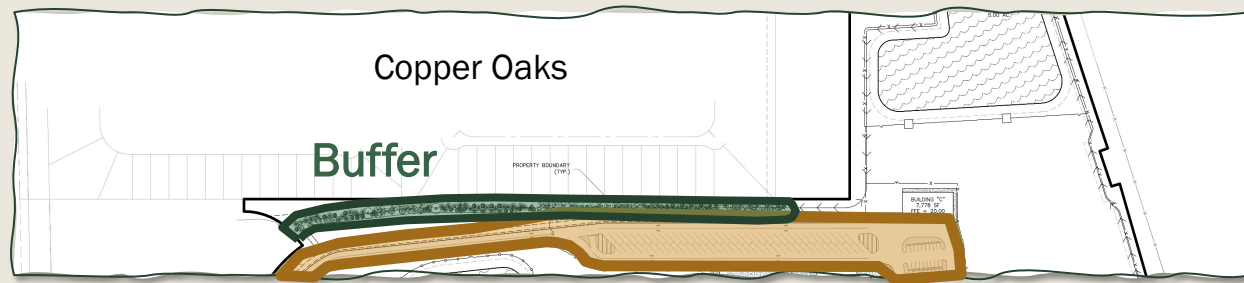


OFF-SITE IMPROVEMENTS:

1. SIGNALIZED
INTERSECTION
2. CROSS WALKS IN ALL
DIRECTIONS
3. TURN LANES

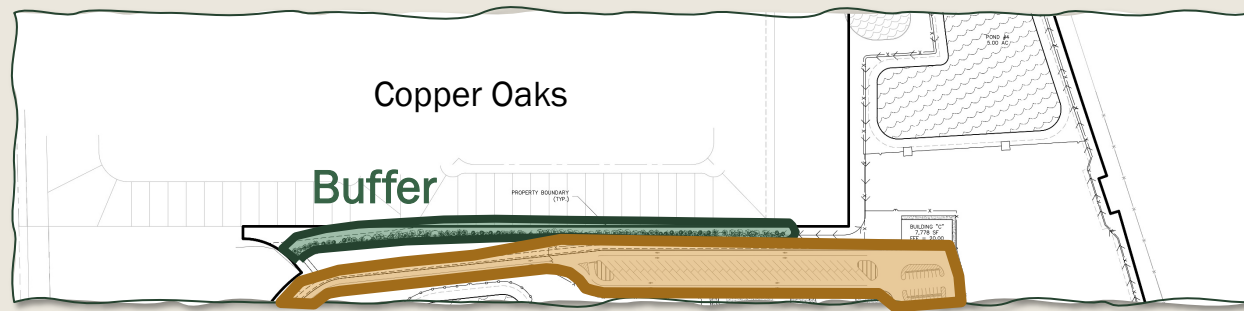


Neighborhood Screening



The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition.

Neighborhood Screening



The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition.

Safety Considerations for Buffer Design

- State Requirements of Educational Facilities (SREF)
- Florida Building Code for New Educational Facilities
- Florida Safe School Design Consideration
- Marjory Stoneman Douglas High School Public Safety Commission Report
- Crime Prevention Through Environmental Design (CPTED)
- Partner Alliance for Safer Schools (PASS) Safety and Security Guidelines for K-12 Schools
- Florida Safe Schools Assessment Tool: School Security Risk assessment



SAFETY AND SECURITY

May 25, 2021

Dana Hume, P.E.
Johnson Engineering, Inc
2122 Johnson Street
Ft. Myers, FL 33901

Dear Mr. Hume,

The Safety & Security Department reviewed the Landscape site plan for the Estero Pre-K-8 "AAAA" school on Three Oaks Parkway, Estero, FL. The proposed plan meets the demand for safety and security in the school district.

With a greater emphasis on school safety and security, especially after the extensive loss of life at the Marjory Stoneman Douglas High School, we rely on several best practices and recommended guidelines for 'natural access control and surveillance.'

Crime Prevention Through Environmental Design (CPTED) principles are well-established, especially in designs to enhance safety and security of outside and perimeter areas of buildings. The Marjory Stoneman Douglas High School Public Safety Commission, the *Partner Alliance for Safer Schools (PASS) Safety and Security Guidelines for K-12 Schools* and the State Requirements for Educational Facilities (SREF) all make many safety references to natural surveillance. This design provides sight lines to allow clear, unobstructed views of fencing and reduces or eliminates blind spots for school staff and law enforcement.

Additionally, schools are required to utilize the *Florida Safe Schools Assessment Tool: School Security Risk Assessment* and sight lines and unobstructed views of fencing is listed as a best practice. The proposed plan allows for a barrier between the school and neighboring properties but allows sight lines and natural surveillance for safety and security and we recommend this plan.

Respectfully,

Rick Parfitt
Director, Safety & Security

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

Tina Silcox
School District Lee County
Project Manager/Construction Services

Dana Hume
Johnson Engineering

The Lee County Sheriff's Office has had the opportunity to review the proposed Site Plans and Landscape Plans for the new K-8 "AAAA" school on Three Oaks Parkway in Estero.

The Lee County Sheriff's Office number one priority is to keep the children of Lee County safe. With that being said, The Lee County Sheriff's Office is in agreement with The Director of Safety and Security, Rick Parfitt's, assessment of the proposed Landscape plan.

The design of the two areas of concern, to the North and West of the school, provides a clear, mostly unobstructed view and reduces blind spots for staff and responding Law Enforcement Officers.

We appreciate the opportunity to be involved and provide the insight from a Law Enforcement point of view.

Commander James Bogliole



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000

LCSO Form 014 (revised 10/12/2018 se91-031)



CAMPUS SITE PLAN

NEW 'AAAA' PreK-8 School – The School District of Lee County

HARVARD • JOLLY
ARCHITECTURE



3 OAKS / MAIN ENTRANCE (View from NW)

NEW 'AAAA' PreK-8 School – The School District of Lee County

HARVARD • JOLLY
ARCHITECTURE



3 OAKS VEHICULAR APPROACH (View from SW)

NEW 'AAAA' PreK-8 School – The School District of Lee County

HARVARD • JOLLY
ARCHITECTURE



GYM ENTRANCE / BUS APPROACH (View from NW)

NEW 'AAAA' PreK-8 School – The School District of Lee County

HARVARD • JOLLY
ARCHITECTURE



GYM FROM I-75 (View from NE)

NEW 'AAAA' PreK-8 School – The School District of Lee County

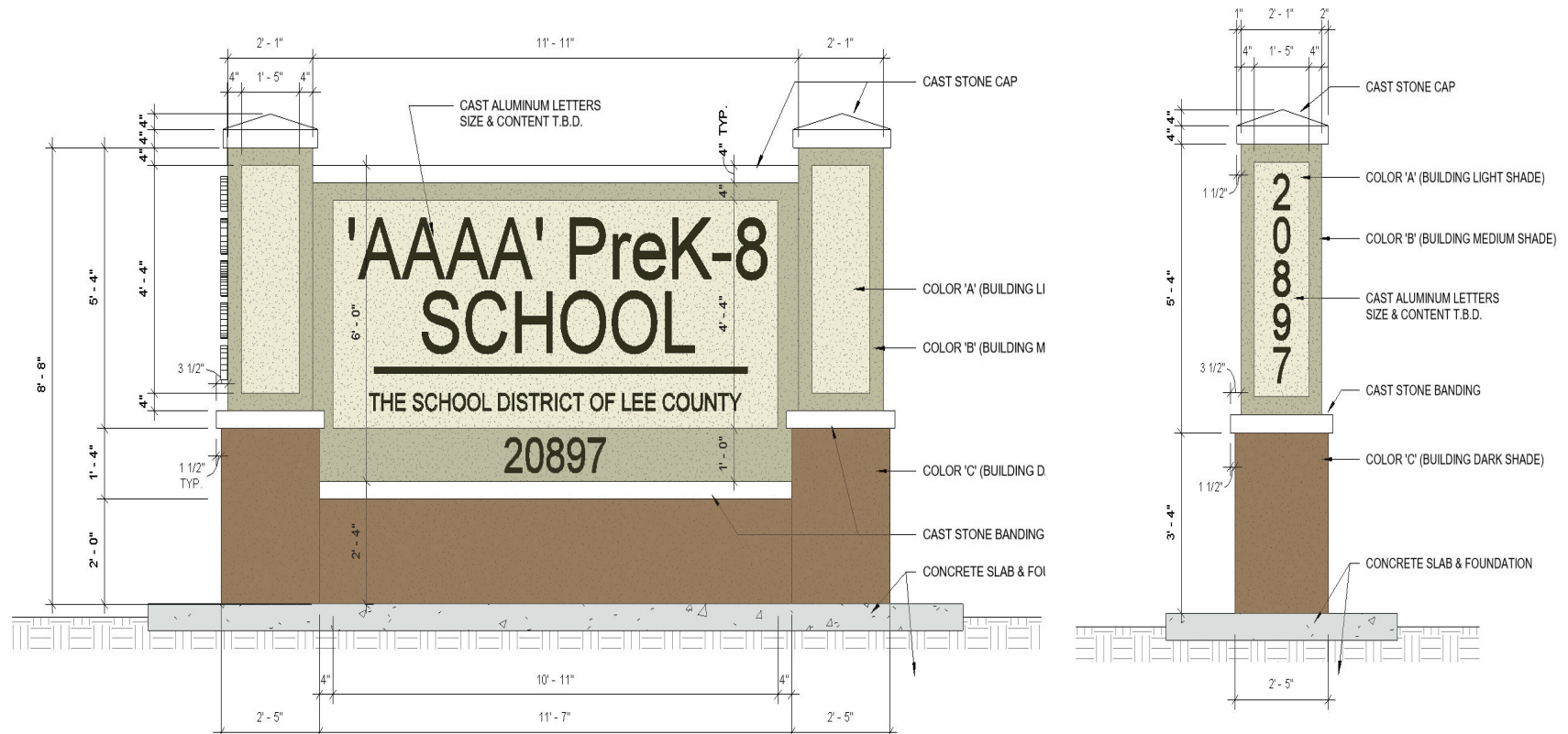
HARVARD • JOLLY
ARCHITECTURE



ARIAL VIEW FROM SW

NEW 'AAAA' PreK-8 School – The School District of Lee County

HARVARD • JOLLY
ARCHITECTURE





FLY THROUGH



THANK YOU

SCHOOL BOARD of LEE COUNTY

The following attachment is not a PDF, so a link to the native file format is being provided instead:

[3. Estero Animation 3.mp4 \(LINK\)](#)

PAINT COLOR CODES	
①	SW 7063 NEBULOUS WHITE
②	SW 6345 ARMAGNAC
③	SW 7024 FUNCTIONAL GRAY
④	SW 7017 DORIAN GRAY
⑤	SW 6695 MIDDAY
⑥	BM LILY PAD

SHEET 1 OF 4
NORTHWEST



Proposed



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121
801.365.4533

ExtraSpaceStorage

September 03 2021

ESS SITE #1402
8420 Murano Del Lago Dr,
Bonita Springs, FL 34135

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PAINT COLOR CODES	
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②	SW 6345 ARMAGNAC
③	SW 7024 FUNCTIONAL GRAY
④	SW 7017 DORIAN GRAY
⑤	SW 6695 MIDDAY
⑥	BM LILY PAD

SHEET 2 OF 4
SOUTH



Proposed



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121
801.365.4533

ExtraSpaceStorage

September 03 2021

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③	SW 7024 FUNCTIONAL GRAY
④	SW 7017 DORIAN GRAY
⑤	SW 6695 MIDDAY
⑥	BM LILY PAD

**SHEET 3 OF 4
NORTHEAST**



Proposed



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121
801.365.4533

ExtraSpaceStorage

September 03 2021

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④	SW 7017 DORIAN GRAY
⑤	SW 6695 MIDDAY
⑥	BM LILY PAD

**SHEET 4 OF 4
NORTHEAST**



Proposed



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121
801.365.4533

ExtraSpaceStorage

September 03 2021

ESS SITE #1402
8420 Murano Del Lago Dr,
Bonita Springs, FL 34135

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EXTRA SPACE STORAGE
COLOR SELECTIONS
September 14, 2021

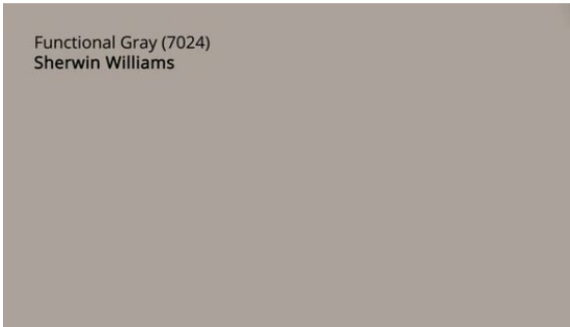
Nebulous White (7063)
Sherwin Williams



Armagnac (6354)
Sherwin Williams



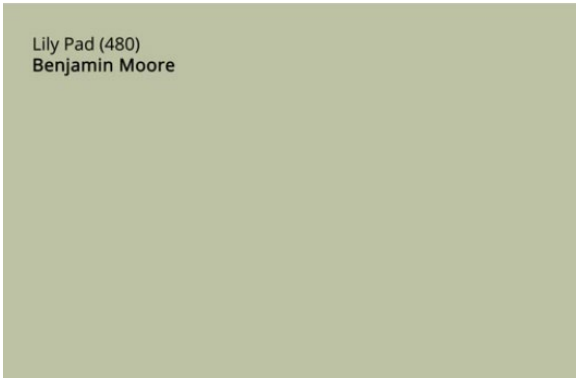
Functional Gray (7024)
Sherwin Williams



Dorian Gray (7017)
Sherwin Williams



Lily Pad (480)
Benjamin Moore



Midday (6695)
Sherwin Williams



Extra Space Storage

New Colors Scheme

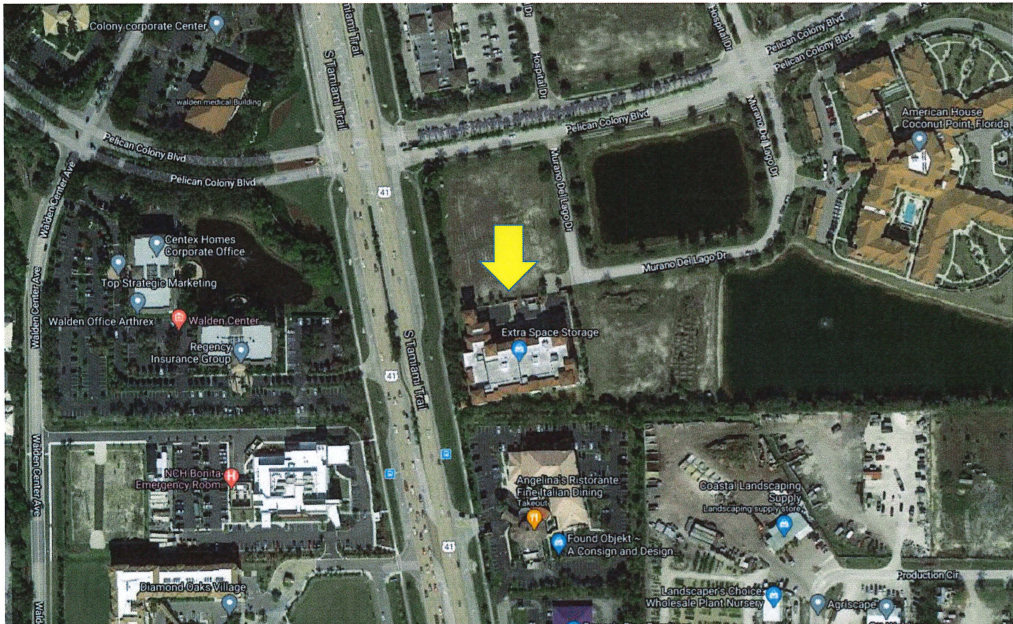


Existing colors

Property Location:
8420 Murano Del Lago Dr, Estero, FL 34135

Extra Space Storate, Estero-FL 34135

Site location



2/3/2021

McHarris Planning and Design

2

Original Approved Building Colors

PROPOSED SIGNAGE ELEVATIONS

SIGN 9

SIGN 6

SIGN 1

SIGN 7

SIGN 8



NORTH ELEVATION : N. T. S.

SIGN 3



SOUTH ELEVATION : N. T. S.

US SIGNS

Houston - Dallas
Buffalo-Austin

Austin Regional Office
326 Canyon Circle Dr.
Canyon Lake, Texas 78133
830-935-4168
FAX: 830-935-4175

Houston Corporate Office
1800 Bering Drive
Houston, TX 77057
713-977-7900
Fax 713-977-7903

ExtraSpace
Storage

ESTERO, FL

Address: **8420 MURANO DEL LARGO DR.**

City: **ESTERO**

State: **FL, 34134**

Account Rep: **KEVIN B.**

Sales Rep:

APPROVALS

CLIENT

DESIGN

PROD.

Designer: **EIT**

Design No. **71772-R12**

DATE **09-11-08**

Rev. Date: **12-30-08**

DESCRIPTION

PROPOSED SIGNAGE

2.10

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for poles and foundations, including but not limited to wires, gas lines or any underground obstacles which the purchaser or others may deem valuable.

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.

/71772-R12-ESS-Estero FL

Planning Zoning and Design Board Meeting - PACKET - (Page 175 of 217)

Page 4 of 21

General Attachment: 3. Extra ... Sept. 14th Presentation.pdf (Page 4 of 21)

/71772-R12-ESS-Estero FL

SIGN 4

SIGN 5



**Houston • Dallas
Buffalo • Austin**

Austin Regional Office
326 Canyon Circle Dr.
Canyon Lake, Texas 78133
830-935-4168
FAX: 830-935-4175

Houston Corporate Office
1800 Bering Drive
Houston, TX 77057
713-977-7900
Fax 713-977-7903



ESTERO, FL

Address: _____

**8420 MURANO DEL
LARGO DR.**

City: _____ **ESTERO**

State: FL, 34134

Account Rep: KEVIN B.

Sales Rep: _____

APPROVALS

CLIENT _____

DESIGN _____
PROD _____

PROD. _____ FIT _____

Designer: **ERI**

Design No. **71772-R12**

DATE 09-11-08

Rev Date: 12-30-08

Rev. Date: 12-30-08

ERIN	DESCRIPTION
	PROPOSED SIGNAGE

PROPOSED SIGNAGE

510

5.10

The zirconium seems to hold the value between

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for pits and foundations.

over a residential area for pipes and conduits, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or

THE offers may seem valuable.

nt: 3. Extra ... Sept. 1

Initial Application to Change Building Colors

DESIGN NOTES

1

EXISTING METAL/STUCCO ROOFING, FASCIA, GUTTER, AND FLASHING TO BE PAINTED SW 7067 CITYSCAPE.

2

EXISTING SOFFIT TO BE PAINTED SW 7065 ARGOS.

3

OFFICE SIGN TO BE INSTALLED AS INDICATED.

4

NEW OFFICE HOURS DECAL TO BE INSTALLED AS INDICATED.

5

EXISTING ROLL-UP DOORS TO BE PAINTED SW EXR WASABI.

6

METAL DOOR AND FRAME TO BE PAINTED SW EXR WASABI.

7

METAL DOOR AND FRAME TO BE PAINTED SW 7063 NEBULOUS WHITE.

8

EXISTING METAL FENCING AND GATE ASSEMBLIES TO BE PAINTED SW 6258 TRICORN BLACK, SEMI-GLOSS.

9

AWNING AND ACCENT SUPPORTS TO BE PAINTED SW 7069 IRON ORE.

10

NEW CHANNEL/FOOTBALL BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.

11

SAFETY YELLOW PARKING BOLLARD COVERS, BY IDEAL SHIELD, TO BE INSTALLED BY CONTRACTOR.

12

STUCCO TRIM TO BE PAINTED SW 7067 CITYSCAPE ON TOP AND PAINTED SW 7065 ARGOS ON BOTTOM.

13

STUCCO BAND TO BE PAINTED SW 7065 ARGOS.

14

STUCCO ACCENTS TO BE PAINTED SW 7067 CITYSCAPE.

15

STUCCO ACCENTS TO BE PAINTED SW 7065 ARGOS.

16

STUCCO ACCENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.

17

METAL ACCENTS TO BE PAINTED SW EXR WASABI.

18

STUCCO TO BE PAINTED SW 7067 CITYSCAPE.

19

STUCCO TO BE PAINTED SW 7065 ARGOS.

20

STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE.

21

STUCCO TO BE PAINTED SW EXR WASABI.

22

STUCCO TRIM TO BE PAINTED SW 7067 CITYSCAPE.

23

STUCCO TRIM TO BE PAINTED SW 7065 ARGOS.

24

STUCCO TRIM TO BE PAINTED SW 7063 NEBULOUS WHITE.

25

DUMPSTER WALL TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO MATCH TOP OF TRIM.

26

DUMPSTER WALL TRIM TO BE PAINTED SW 7067 CITYSCAPE.

27

METAL PLANT TRELLISES TO BE PAINTED SW 7069 IRON ORE.

28

METAL VENTS TO BE PAINTED SW 7065 ARGOS.

29

COLUMNS TO BE PAINTED SW 7065 ARGOS.

30

CORBELS TO BE PAINTED SW 7065 ARGOS.

ExtraSpace Storage

ROB BURNS
2795 E. COTTONWOOD PKWY #400
SALT LAKE CITY, UTAH 84121
EXTRASPACE.COM
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SITE PERSPECTIVE



RE-BRANDING FOR

ExtraSpace Storage

PROJECT ID:
1402-BONITA SPRINGS, FL.

PROJECT LOCATION:
8420 MURANO DEL LAGO DR.
BONITA SPRINGS, FL.
34135

EXR WASABI AS INDICATED IS
A CUSTOM COLOR BY
SHERWIN-WILLIAMS:
RED R 177 GREEN G 212 BLUE B 125

GENERAL NOTES:
USE SHERWIN-WILLIAMS CHEM
BAKE 8000 ON ALL METAL
SURFACES. COLOR MATCH TO
BE SPECIFIED IN DESIGN NOTES.

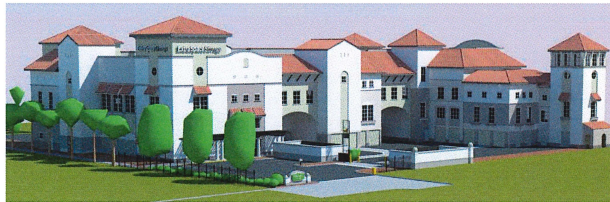
COMPLETION #1:
10/1/19
DATE:
11/09/2019

2nd Application to Change Building Colors

Extra Space Storage, Estero-FL 34135

Second Try- Better but not there yet

- Greys are still too cool
- Soften green more.
- Roof color not correct
- Warmer off whites.



2/3/2021

McHarris Planning and Design

4

3rd Application Building Colors

Extra Space Storage, Estero-FL 34135

Third Try

- No cool grays
- Correct roof color
- Limited earth tone green

- Building broken down and unified with colors
- Warm off whites.



PAINT COLOR CODES	
1	SW ZURICH WHITE
2	SW REPOSE GRAY
3	SW FUNCTIONAL GRAY
4	SW PAVESTONE
5	BM LILY PAD
6	SW MINK
7	SW CITYSCAPE
8	SW COLANNADE GRAY
9	SW IRON ORE

2/3/2021

McHarris Planning and Design

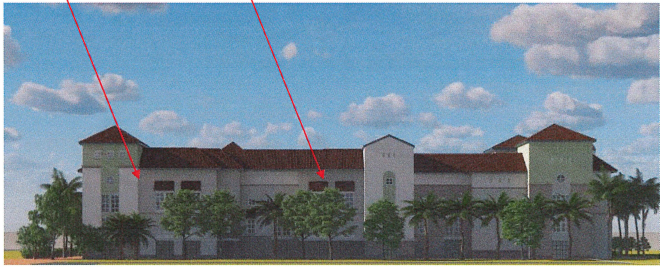
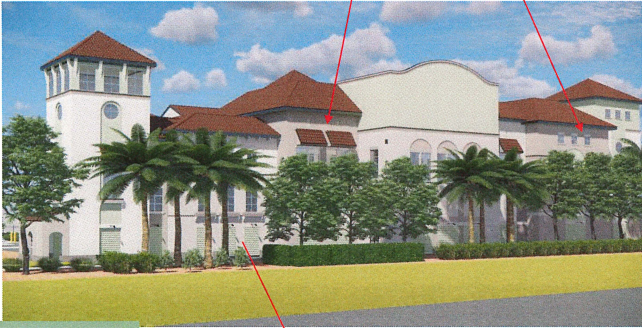
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4th Application Building Colors

Extra Space Storate, Estero-FL 34135

Fourth Try

- Every thing from step three, Just with more color blocking as requested



PAINT COLOR CODES	
1	SW ZURICH WHITE
2	SW REPOSE GRAY
3	SW FUNCTIONAL GRAY
4	SW PAVESTONE
5	BM LILY PAD
6	SW MINK
7	SW CITYSCAPE
8	SW COLANNADE GRAY
9	SW IRON ORE

2/3/2021

McHarris Planning and Design

6

5th Submittal to Change
Building Colors
May 2021





Recent Submittal for Building Color Scheme

September 2021

PAINT COLOR CODES	
①	SW 7063 NEBULOUS WHITE
②	SW 6345 ARMAGNAC
③	SW 7024 FUNCTIONAL GRAY
④	SW 7017 DORIAN GRAY
⑤	SW 6695 MIDDAY
⑥	BM LILY PAD

SHEET 1 OF 4
NORTHWEST



Proposed



EXTRA SPACE STORAGE, Inc. CORPORATE OFFICE
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801.365.4533

ExtraSpaceStorage

September 03 2021

ESS SITE #1402
8420 Murano Del Lago Dr,
Bonita Springs, FL 34135

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⑤	SW 6695 MIDDAY
⑥	BM LILY PAD

SHEET 2 OF 4
SOUTH



Proposed



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⑥	BM LILY PAD

SHEET 3 OF 4
NORTHEAST



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SHEET 4 OF 4
NORTHEAST



Proposed



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Mediterranean Architecture and Colors in Estero:

CREATING A SENSE OF PLACE FOR
THE VILLAGE.

THE EARLY DAYS:

- The First COMMUNITY PLAN under the Lee County Comp was enacted in 2002 after a 1-year planning process. Goal 19 allowed for development regulations due to the
 - “. . . unique conditions and preferences of the Estero Community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage”
- 2002 Policy 19.5.3 of the Community Plan required that a public information meeting be held in Estero before any development application could be found sufficient. Specific rules to implement this policy were set out in Ch. 33 of the Lee County LDC. From the very outset of the Community Plan, the architectural preference for the Estero Community was Mediterranean Revival or Florida Vernacular for every commercial development.
- 2004 Coconut Point Beauty Book approved in June, 2004 stated that the purpose was “ to establish a unique sense of character and place through a creative and harmonious use of architecture, landscaping, lighting, signage, and amenities.” All of this was based on the Mediterranean Revival vernacular.

THE PRE-INCORPORATION PERIOD:

- REVISED COMMUNITY PLAN: Following a three-year period of comprehensive plan revisions, the Estero Community Plan was updated and became part of the Lee County Plan in October, 2014.
- OBJECTIVE 19.1 Community Character and Land Use: “Promote community character through the implementation of planning and development practices that create a visually attractive community, an enhanced quality of life, and foster a unique sense of place.”
- Run-up to Incorporation: Prior to the November, 2014 referendum vote on whether Estero should incorporate, leadership in the Community held public meetings in almost every gated community and several times at the Community Recreation Center. One important focus of these meetings was to continue to protect the Community from rampant development. The results of this grass-roots effort was a huge favorable vote in the referendum favoring incorporation.
- This set the stage for the first Council elections in early 2015 and the first Council Meeting on March 17, 2015.

FIRST EFFORTS BY COUNCIL

- The Land Use Boards. After an initial flurry of housekeeping and organizational resolutions at its first few meetings, on April 13, 2015 the Council enacted Ordinance 2015-01 to create the two initial Land Use Boards for the Village; the Planning and Zoning Board and the Design Review Board.
- Village Center. Seeing huge development pressure in the area along US 41, the Council first enacted a Zoning in Progress Ordinance, in early 2016, followed by Amendments to the Transitional Land Development Code on June 20, 2016. These Village Center LDC Amendments guided the development of approximately 300 acres of land located in the area along US 41 and Via Coconut. These Code changes also added specific provisions requiring enhanced Public Information Meetings for all development in the Village, and they set out the unified form and style guidelines for the Village Center area.

FIRST ESTERO COMP. PLAN

- Comp. Plan. Following a two-year planning effort, the Village Council enacted its First Comprehensive Plan in June, 2018. Due to challenges from a developer, the Plan did not go into effect until Fall of 2019.
- Vision Statement from the Comp. Plan: “Maintaining a unified and consistent aesthetic/visual quality and sustainability in landscaping, architecture, lighting, and signage in all commercial and mixed-use developments” was a key goal of the Plan.
- Future Land Use Element: “Estero is a village of neighborhoods. Ensuring compatibility to protect the existing and future residential neighborhoods is a key to sustaining the quality of life.” Further, “It is important to address the needs of residents with places that are comfortable, vibrant, and accessible.”
- FLU 1.1: “The Village’s implementation of planning and development practices should contribute to a visually attractive community, an enhanced quality of life, and continue to foster this unique sense of place.”

First Land Development Code

- Village LDC. The Village's first Land Development Code was enacted on January 27, 2021 replacing the Transitional LDC from Lee County.
- General Purpose and Intent from Section 1-307 states that the Village shall "Maintain a high quality of architectural design, development form, and quality of life."
- Chapter 5 of the LDC sets out the Site Development Standards for the Village, including the Building Design Standards in Section 5-706. This section sets out the purpose and intent of these requirements, as follows: "Create and maintain a positive ambiance and strong community image and identity in the Village by enhancing the visual appearance of development"
- Section 5-7 sets forth the Architectural, Form, and Design Standards: "The goal . . . is to ensure development provides distinct urban form and aesthetic design, recognizing the influence that architecture has upon the sense of place."

ARCHITECTURE STANDARDS

- Application: “All new, redevelopment, renovation, or change of use of commercial, light industrial, multi-family, institutional, religious, public, and mixed-use development or projects.”
- Primary Architectural Styles: “Mediterranean Revival and Florida Vernacular styles are designated as the Village’s primary architectural styles.”
- Mediterranean Revival style includes 6 sub-styles including Mission Revival, Italian Renaissance Revival , Italian Countryside, Spanish Revival, and Spanish Colonial.
- The Definition: “The Mediterranean Revival style is articulated with varied massing and architectural features. Towers, balconies, loggias, porticos, chimneys, trellises, and exterior staircases are assembled to form picturesque buildings. The result is buildings that are rich in shade and shadow, with multiple building volumes and setbacks, and varied building heights.”

Mediterranean Features:

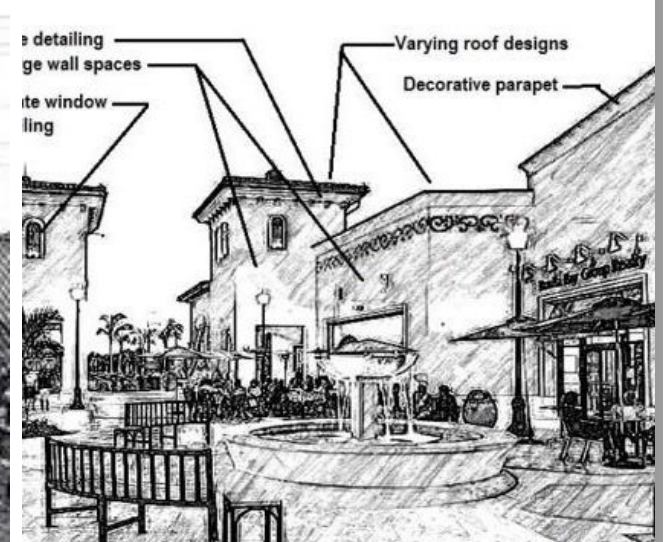
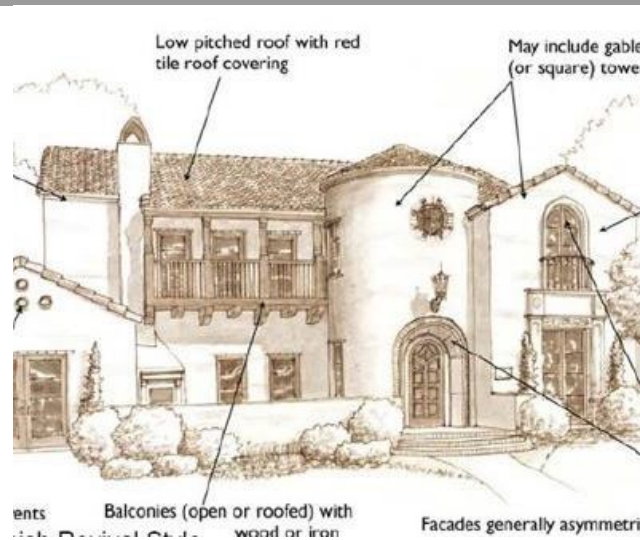
- Other features of Mediterranean Revival Architecture include:
 - Hipped or gabled roofs with a shallow roof slope;
 - Barrel tiles or Spanish S tiles;
 - Varied roof overhangs and wide eaves and parapets with wooden brackets, decorative corbels, and molded cornices;
 - Brackets, balconies, porches, awnings, and shutters are usually wood or iron;
 - Windows and other openings are arched and ornamental;
 - Doors are usually recessed to cast shadows;
 - External spaces including porches, balconies and courtyards are common along with loggias;
 - Columns, posts, wooden and masonry balustrades, brackets, arched openings, arcades and towers are common elements.
- Mediterranean Revival buildings are usually articulated to appear like a series of smaller buildings with varied roof lines and towers meant to disguise the massing of a larger structure.

Colors in Estero

- Colors: Under Section 5-706(D) of the LDC, "Exterior Building Colors shall be neutral, warm earth tones or subdued pastels. White or gray are prohibited as a predominant color. Where applicable, brightly colored trims, cornices, or columns may be used to create a special effect or setting. However, these contrasts shall create a harmonious impact, complementing the principal structure as well as existing surrounding building structures."
- Other requirements: Buildings shall not exceed three colors on one architectural detail in composite, and contrasting accent colors on any wall, awning, or other façade shall not exceed more than 10% of the area of any façade.
- Examples: The Architectural Standards for Estero under Section 5-703, show many examples of colors where off-whites or tinted off-whites (rosy or tannish coloration) are part of the Mediterranean Revival Vernacular.

Mediterranean Examples in LDC

Various Mediterranean Style examples
in the Estero LDC.



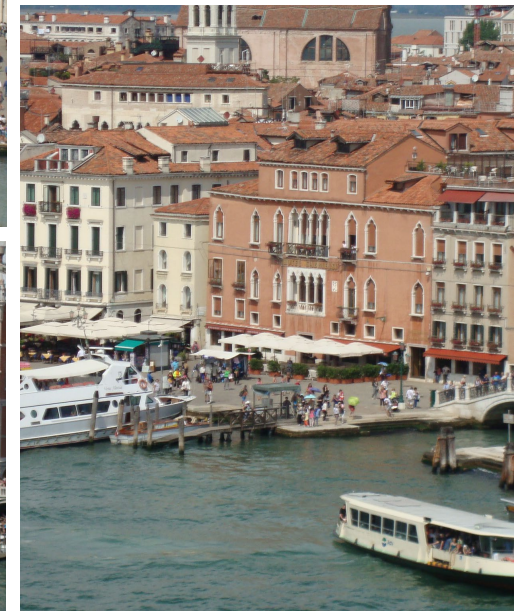
Examples of Mediterranean Style

ITALIANATE ARCHITECTURE
ALONG THE ENTRANCE TO
VENICE, ITALY.



More examples:

VENICE FROM THE LAGOON.



More Examples:

Spanish Steps, Rome, Italy



More Examples: Gaudi's Barcelona





More Examples:

Italy, Positano and Cinque Terra

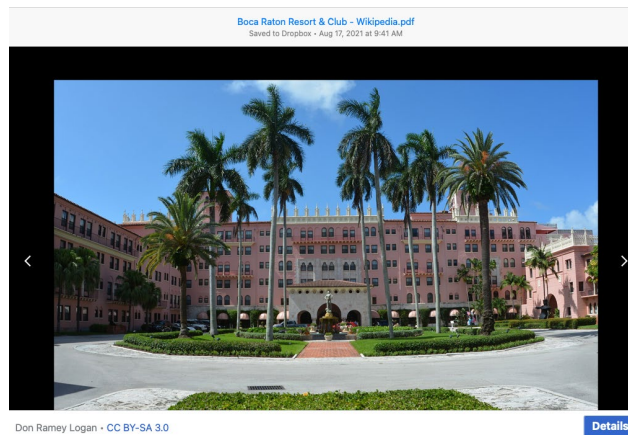
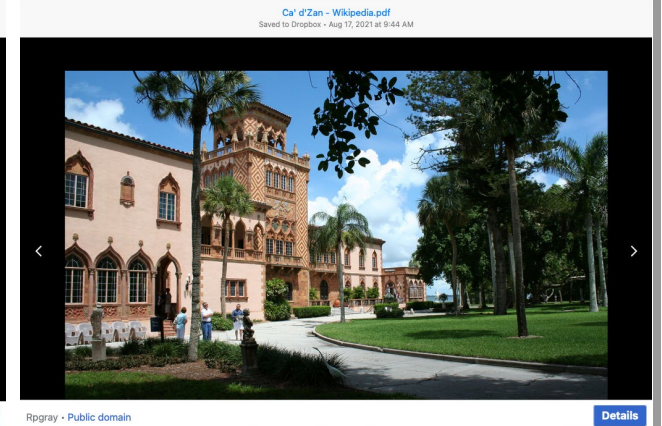
Spanish Influences:

Old Valencia, Spain



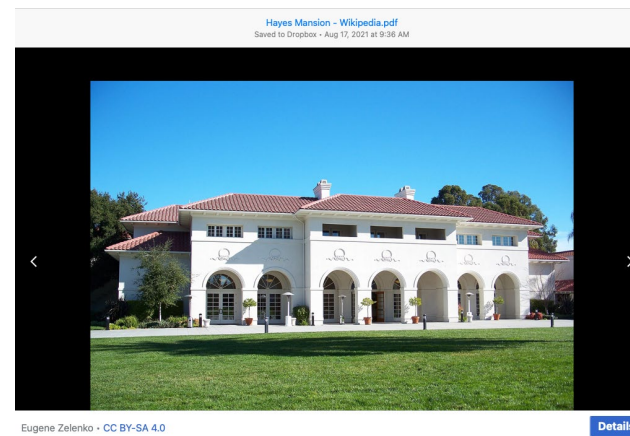
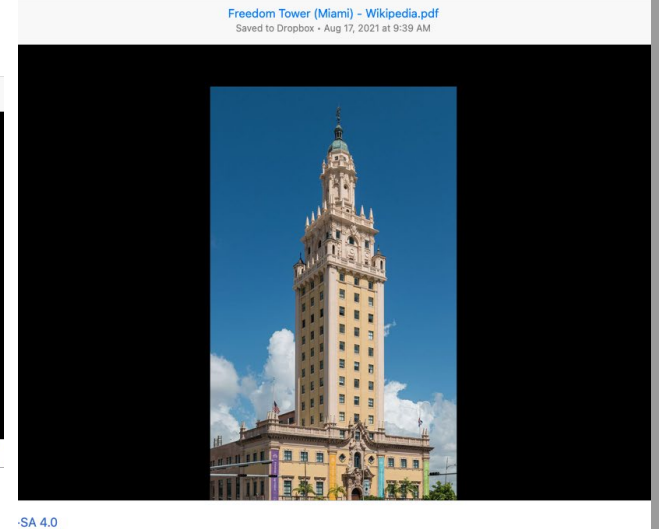
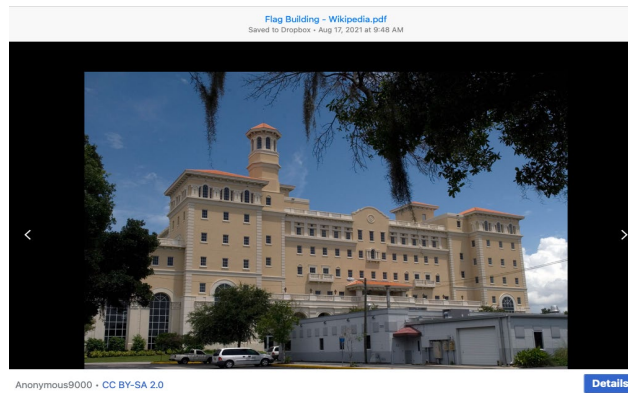
American Examples:

Florida examples of Mediterranean Revival Architecture. The Don Cesar, St. Petersburg, Ca'd'zan (Ringling Home) Sarasota, The Boca Raton Resort, Boca Raton, and Vizcaya Museum, Miami.



More American Examples:

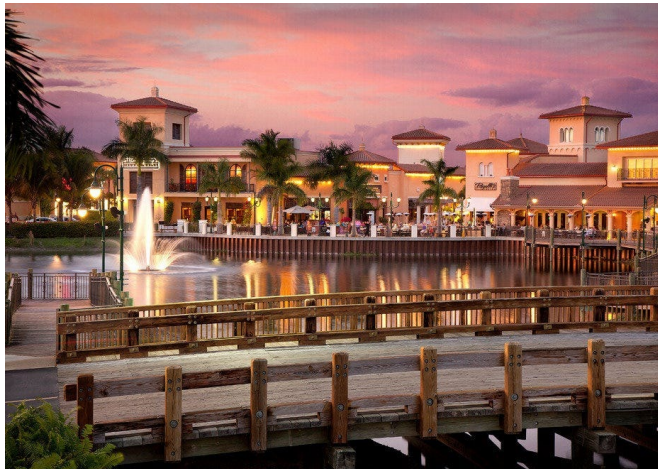
Flag Building, Freedom Tower, and
Hayes Building



Other New Examples:

Benidorm, Spain





Estero Examples

COCONUT POINT MALL

Estero Commercial Buildings:

MIROMAR OUTLET MALL.



More Estero Commercial Buildings

Extra Space Storage, Estero.



Multi-Family in Estero

Genova Condominiums on Via
Coconut.



More Multi-Family in Estero

Estero Parc, US 41 and Estero Parkway.



Conclusions:

- We have a strong tradition of Mediterranean Revival Architecture in Estero.
- This form helps build community by creating a strong Sense of Place.
- It would be a real shame to dilute what we have here in Estero with other styles of Architecture or by relaxing our form-based architectural and color standards.
- The Color Standards in our LDC need to be interpreted to include some off-white color palettes which are readily found in Mediterranean Revival Architecture, without allowing in bright whites or grey tones which are not a part of this unique form and style. This can be done on a case-by-case basis and then codified as we get more experience with different applications.
- The importance of form and style in the Village of Estero cannot be over emphasized. Until we get a true Village Center to help build a Community, our unique architectural style will serve to create a true sense of place.