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TRANSCRIPT OF THE
NEIGHBORHOOD INFORMATION MEETING
FOR SR29CPUD AND GMPA

November 19, 2014

8:30 a.m.

Appearances:

RICHARD YOVANOVICH, ESQ.

WAYNE ARNOLD

DAVID GENSON

SHARON UMPENHOUR

1 UNIDENTIFIED MALE VOICE: So why are we doing
2 this again?

3 UNIDENTIFIED MALE VOICE: Richard, you're on.

4 MR. YOVANOVICH: I'm on? Okay.

5 UNIDENTIFIED MALE VOICE: (Indiscernible).

6 UNIDENTIFIED MALE VOICE: (Indiscernible).

7 UNIDENTIFIED MALE VOICE: The question is why
8 are we doing this again.

9 MR. YOVANOVICH: Well, at the last go-round
10 that we did this, we came to you and told you we
11 were doing two things. One, growth management plan
12 amendment to allow for commercial uses for the
13 (indiscernible) on the 25-acre parcel.

14 And then, two, we were doing a PUD. That's a
15 two-step process that you go through at the county.
16 The comp plan amendment goes to the state. The
17 state looks at it. The state came back and said
18 they had no objections to what we were requesting.

19 We had both of the public hearings for both
20 the growth management plan amendment and the PUD
21 amendment in Immokalee. At the hearing for the
22 PUD, we did not have the architectural standards in
23 writing. We had the picture. I'm sure -- if Brad
24 could pull the picture up, it's over here if you
25 can see that far.

1 But we had the picture of what Walmart would
2 look like, but we did not put in writing, the words
3 that would result in that picture. So we agreed
4 that we would submit to both the county and the CRA
5 the words that would result in that architectural
6 style for the project.

7 So we committed to come back to the CRA and
8 present that to you all to see if you were okay
9 with the architecture for the building as we now go
10 back through the adoption phase of the growth
11 management plan amendment and the actual approval
12 of the PUD.

13 In the interim what happened was we -- our NIM
14 occurred about a year ago, which is the
15 neighborhood information meeting, that we're
16 required to do as part of the process. Those NIMs
17 are only good for a year, and our NIM was on
18 January 13th, 2014. We're going to get to the
19 Planning Commission and the Board of County
20 Commissioners after January 13th, 2014, so we're
21 obligated to do another neighborhood information
22 meeting.

23 So what we've decided to do was to combine the
24 CRA meeting that we're having today, because we
25 said we would come back to you all to show you the

1 architectural (indiscernible) with the neighborhood
2 information meeting to allow the public to speak,
3 or anybody from the public that wanted to speak.

4 If you will remember, we had several meetings
5 out here in Immokalee that were very well attended
6 by the public and, in fact, when we did the growth
7 management plan amendment, it was unanimously
8 recommended approval by the Planning Commission.
9 There were no objectors, and I think that was the
10 first comprehensive plan amendment that was
11 actually approved on the summary agenda. You can
12 only get on the summary agenda for the county
13 commission if you don't have opposition and you
14 don't have -- and you get unanimous approval.

15 So we're back here to do two things.

16 UNIDENTIFIED MALE VOICE: Does this have to go
17 back to the state again after you --

18 MR. YOVANOVICH: It will go back to the State
19 as part of the adoption, but as long as we don't
20 make any significant changes, and even if we did
21 make changes, the state rarely ever comments on a
22 comprehensive plan amendment that's this small.

23 So what we're here today to do is to go over
24 the architecture for the Walmart. And David Genson
25 is here with Barron Collier Companies, and Wayne

1 Arnold is here with Grady Minor, and so is Sharon
2 Umpenhour for Grady Minor, to talk about anything
3 you want to talk about.

4 But we have a site plan --

5 A VOICE: (Indiscernible).

6 MR. YOVANOVICH: Oh, okay. So you
7 (indiscernible).

8 UNIDENTIFIED FEMALE VOICE: I'm sorry. We
9 didn't bring a translator. We didn't think we
10 needed one.

11 MR. YOVANOVICH: Okay. So where do you want
12 me to stop?

13 UNIDENTIFIED FEMALE VOICE: Just go and then
14 I'll try to translate as much as I --

15 MR. YOVANOVICH: Do you want to tell me when
16 you want me to stop?

17 UNIDENTIFIED FEMALE VOICE: Yes, sir.

18 MR. YOVANOVICH: Okay. Well, this is the
19 original -- this is a site plan and this is
20 Walmart's document, but where they have water
21 management on the site plan -- oh, that's right?

22 UNIDENTIFIED MALE VOICE: That's right.

23 MR. YOVANOVICH: That's right. Sorry. There
24 was an earlier version in there that showed those
25 as our parcels and I want to be sure we put the

1 right one on.

2 So that's the master plan with the large
3 development area, frame 29, and then with water
4 management (indiscernible). And we went through
5 the details of the (indiscernible) last time.

6 If you have questions, we can discuss that,
7 but we're doing a comp plan amendment for this 25
8 acres as well as a PUD to allow the commercial uses
9 we want on the property.

10 The next thing we're going to do is --

11 UNIDENTIFIED MALE VOICE: Do you need now the
12 (indiscernible).

13 MR. YOVANOVICH: Let's just go with the
14 architecture, yeah.

15 What we're really here to talk about today is
16 the architecture for the building and the signage
17 for the building. We submitted the documents to
18 the county for review. The sign reviewer thought
19 the signs were -- cumulatively, the signs were a
20 little large. So she's asked us to reduce the size
21 of the signage to the signage that you'll find in
22 the Walmarts in the urban area, which will mean
23 we'll probably reduce the overall signage by a
24 couple hundred square feet to accommodate the
25 county's staff comment regarding that.

1 We've not really received any comments from
2 the county regarding the actual architecture of the
3 building. The county has their own architecture
4 standards, and if you'll recall, we said we didn't
5 want to go standard to standard and show what's a
6 deviation. It would have taken too long. We were
7 afraid we would miss something.

8 So we said we're going to put in our PUD the
9 actual architecture for the building, which you've
10 received -- you should have received through Brad,
11 that results in what you have here for the
12 building.

13 And I think -- I believe the top is going to
14 be fronting 29, and then you also have the sides of
15 the buildings as well that will lay out on the site
16 plan that was (indiscernible). Ignore it where it
17 says outparcel. That's actually water management,
18 but as you can see, the orientation of the front is
19 to 29, with the sides to Westclox, and then the
20 rear is to the north.

21 So that's pretty much what we have to present
22 to you as to why we're here. We want to get your
23 feedback on the architecture.

24 Kay Deselem is here who's reviewing the PUD,
25 and so is Michelle Mosca, who's in charge of the

1 growth management plan amendment. They wanted to
2 hear the community's input on the architecture, I
3 believe, before the county gave its final review or
4 approval of the architecture.

5 So that's kind of where we are and we're here
6 to get your input on basically the architecture of
7 the building to see if you have any questions or
8 comments that we need to address.

9 UNIDENTIFIED MALE VOICE: So could you just
10 tell us, the recommendations of the signage is too
11 large?

12 MR. YOVANOVICH: The county said that,
13 overall, the signage is too many square feet, and
14 they looked at what's been approved in the urban
15 area as far as those specific signs
16 (indiscernible). But generally they thought some
17 of the signs were too large from a square footage
18 percentage -- standpoint.

19 So we've agreed to basically bring the overall
20 signage down to what's in the urban area.

21 Other than that, we're here for your feedback.

22 UNIDENTIFIED MALE VOICE: I thought the
23 signage, you couldn't -- no longer was
24 (indiscernible) were allowed (indiscernible). I
25 thought they had to be small.

1 MR. ARNOLD: That would be the pole cover.

2 MR. YOVANOVICH: Pole cover?

3 MR. ARNOLD: Yeah.

4 MR. YOVANOVICH: Wayne is telling me that we
5 would have to put a pole cover. So there will be
6 cover around the pole.

7 UNIDENTIFIED MALE VOICE: Right. Usually,
8 down in Collier County, Naples, they usually have a
9 smaller version. And I thought -- unless they
10 change it, I thought that you couldn't do that.

11 MR. ARNOLD: If I could, I'm Wayne Arnold, and
12 we met with Diana Compononia (phonetic), who is the
13 county's sign permit reviewer, and she's made
14 several recommendations, one of which is this sign,
15 I believe, is a little taller than the code
16 permits, and she's asked us to reduce the height of
17 that sign.

18 And also, as Rich mentioned, there's a
19 requirement to have a pole cover, which means you
20 put some decorative covering around the pole, and
21 there's a landscape requirement to go around it.
22 So we've communicated that with the Walmart folks,
23 and it's understanding that they've agreed to
24 comply with those requests regarding signage.

25 UNIDENTIFIED MALE VOICE: How much will --

1 right now, you're showing 30 feet.

2 MR. ARNOLD: I can check. I don't know that
3 number off the top of my head, but let me check my
4 notes and I'll --

5 UNIDENTIFIED MALE VOICE: All right.

6 MR. YOVANOVICH: -- let you know.

7 UNIDENTIFIED MALE VOICE: Now, on the
8 (indiscernible), I think you're required to have a
9 breaking point every hundred feet. Is that still
10 applicable? Can I see that for an elevation?

11 UNIDENTIFIED MALE VOICE: (Indiscernible).

12 UNIDENTIFIED MALE VOICE: (Indiscernible) the
13 roofline (indiscernible) I think they do that.

14 UNIDENTIFIED FEMALE VOICE: Are they not
15 required to have any landscaping? It looks really
16 plain, and, frankly, ugly. I'd like something
17 pretty, nice.

18 UNIDENTIFIED MALE VOICE: Well, I was going to
19 ask for the landscape plan. I don't see one. But
20 the site plan doesn't show any -- any -- all they
21 show is the (indiscernible) perimeter trees.

22 UNIDENTIFIED FEMALE VOICE: There's not any
23 landscaping at all.

24 UNIDENTIFIED MALE VOICE: This is conceptual,
25 right?

1 MR. YOVANOVICH: Right.

2 UNIDENTIFIED MALE VOICE: It's conceptual.

3 MR. YOVANOVICH: This is just the building.

4 UNIDENTIFIED MALE VOICE: Yeah.

5 MR. YOVANOVICH: We're not asking for any
6 changes --

7 UNIDENTIFIED MALE VOICE: Right.

8 MR. YOVANOVICH: -- from the landscaping
9 requirements under the land development code. So
10 all of that will be code. It will just -- it will
11 just -- the building itself, we are asking for our
12 own design standards for the building.

13 UNIDENTIFIED MALE VOICE: You're asking for
14 your own design standards?

15 MR. YOVANOVICH: Right. We're not asking --
16 if we could meet the county's code, we wouldn't be
17 here today.

18 UNIDENTIFIED MALE VOICE: Right.

19 MR. YOVANOVICH: And -- what's that?

20 UNIDENTIFIED FEMALE VOICE: That's true.

21 MR. YOVANOVICH: So what we're saying is, is
22 what Walmart has said, they want to do this, look
23 at the building and we've done the standards that
24 would result in that look at the building. It
25 doesn't meet every one of the county's

1 architectural standards. And as we went through
2 this last time, I think Immokalee -- the people in
3 Immokalee said, well, we're not really crazy about
4 being required to meet all of the county's
5 architectural standards here. So it's --
6 obviously, it's a cost issue that comes into play.

7 So as far as the look of the building and the
8 ins and outs, they're described in this document,
9 but they are not a hundred percent consistent,
10 obviously, with code (indiscernible).

11 UNIDENTIFIED MALE VOICE: It doesn't look
12 consistent.

13 MR. YOVANOVICH: It's not. It's not.

14 UNIDENTIFIED MALE VOICE: No, but thanks for
15 sharing that. You didn't say that to begin with, I
16 don't think. Or I didn't hear you. I'm sorry.

17 MR. YOVANOVICH: Okay. I'm sorry I didn't
18 make that clear.

19 UNIDENTIFIED MALE VOICE: Yeah.

20 UNIDENTIFIED FEMALE VOICE: Just who are we
21 trying to pass (indiscernible) that we don't want
22 (indiscernible). You're trying to (indiscernible)
23 these signs by what is in Naples that is outback
24 areas. Which Walmart outback area are you trying
25 to (indiscernible) this Walmart sign by --

1 MR. YOVANOVICH: The sign --

2 UNIDENTIFIED FEMALE VOICE: -- to make us in
3 compliance?

4 MR. YOVANOVICH: The signs will basically be
5 consistent with the Walmart that you see on
6 Immokalee Road as you're getting towards I-75.

7 UNIDENTIFIED FEMALE VOICE: Oh.

8 MR. YOVANOVICH: And then we have -- there's
9 also one down on 951, and then I believe there's
10 one on the way to Marco Island. So those are the
11 -- that's the signs that you'll see on this one,
12 size and look.

13 UNIDENTIFIED FEMALE VOICE: Are you going to
14 have security lights and cameras in the parking
15 area?

16 MR. YOVANOVICH: We'll have all of the same
17 standards that you'll have in -- yes, all of that
18 will still be there.

19 UNIDENTIFIED MALE VOICE: Those show
20 straight-on parking. Are they actually going to be
21 angled?

22 MR. YOVANOVICH: I don't know that we got to
23 that level of detail yet, as to what the site
24 parking looks like.

25 UNIDENTIFIED MALE VOICE: Because straight-on

1 ones are -- pickup trucks is a lot harder to park.

2 MR. YOVANOVICH: Okay.

3 UNIDENTIFIED MALE VOICE: And if you
4 (indiscernible). Okay?

5 MR. YOVANOVICH: I'll pass that along to them.

6 UNIDENTIFIED FEMALE VOICE: So these are the
7 only entrances and exits? The back one is for more
8 of a -- what is the back one, is also an entrance
9 and exit?

10 UNIDENTIFIED MALE VOICE: Mostly service.

11 MR. YOVANOVICH: The back is the left. That's
12 going to be service access. The front is to the
13 right.

14 UNIDENTIFIED FEMALE VOICE: How -- don't you
15 see that as being congested once you have traffic?
16 I mean, don't you usually have an exit
17 (indiscernible)?

18 MR. YOVANOVICH: I'm sorry. I don't quite
19 understand the question.

20 UNIDENTIFIED FEMALE VOICE: Like in Lehigh,
21 they have it like the same way, and it causes a lot
22 of backup, and as far as having the parking at both
23 sides on Westclox, you wouldn't have one on 29?

24 UNIDENTIFIED MALE VOICE: We have an access
25 off of 29.

1 UNIDENTIFIED FEMALE VOICE: Oh, you do?

2 MR. YOVANOVICH: I'm sorry. I thought you
3 were talking about building access.

4 UNIDENTIFIED FEMALE VOICE: No, no. I'm
5 talking about parking.

6 MR. YOVANOVICH: Oh, i'm sorry. I
7 misunderstood the question.

8 Yeah, if you look, you got your access point
9 where Brad is there right now, and then you've got
10 down further south.

11 UNIDENTIFIED FEMALE VOICE: So that would be
12 for public use also?

13 MR. YOVANOVICH: Yes.

14 UNIDENTIFIED MALE VOICE: Yes.

15 MR. YOVANOVICH: Yes, ma'am.

16 UNIDENTIFIED FEMALE VOICE: Okay.

17 MR. YOVANOVICH: I'm sorry. I thought you
18 were talking about the building.

19 UNIDENTIFIED FEMALE VOICE: No. I'm talking
20 about traffic.

21 MR. YOVANOVICH: My bad.

22 UNIDENTIFIED MALE VOICE: Now, that entrance
23 on 29, that's going to be pretty dangerous with
24 that triangle there, with the semis coming out of
25 there and cars trying to get in there. Is that

1 going to be a turning lane put in there?

2 MR. YOVANOVICH: Yeah.

3 MR. ARNOLD: Yeah.

4 MR. YOVANOVICH: Could you --

5 UNIDENTIFIED MALE VOICE: Do you have the
6 other plan that shows --

7 MR. GENSON: I'm sorry. That's an old
8 rendering.

9 UNIDENTIFIED FEMALE VOICE: Okay.

10 MR. GENSON: Go to that one. You can see
11 that's been moved up to the north and that actually
12 coincides with the existing access to the -- the
13 university.

14 UNIDENTIFIED MALE VOICE: (Indiscernible).

15 MR. GENSON: Yeah.

16 UNIDENTIFIED FEMALE VOICE: Yeah.

17 MR. GENSON: And so that ties in there because
18 that meets the criteria for distance for
19 potentially another signal there at that location.

20 There will be the requirements for turn lanes
21 and de-acceleration lanes to get into there. So
22 we're aware of that.

23 As part of this also, probably be looking at
24 Westclox, the intersection there, making
25 improvements there for pedestrian access across

1 State Road 29, as well as because of the additional
2 traffic volume that will go through that
3 intersection as well.

4 UNIDENTIFIED FEMALE VOICE: So you won't --
5 you'll have one signal on 29 that you're
6 installing, a stoplight, red light, what?

7 MR. YOVANOVICH: Well, if it ever warrants a
8 signal --

9 UNIDENTIFIED FEMALE VOICE: Oh.

10 MR. YOVANOVICH: -- then we would share in the
11 cost of the signal, I believe.

12 UNIDENTIFIED MALE VOICE: At Westclox.

13 MR. YOVANOVICH: At Westclox.

14 UNIDENTIFIED FEMALE VOICE: At the corner?

15 MR. GENSON: Yeah.

16 UNIDENTIFIED FEMALE VOICE: Okay.

17 UNIDENTIFIED MALE VOICE: So the entrance on
18 29 is directly across from the entrance
19 (indiscernible) here?

20 MR. YOVANOVICH: Correct.

21 UNIDENTIFIED MALE VOICE: In fact, that's long
22 after this turn lane has merged in --

23 UNIDENTIFIED MALE VOICE: Right.

24 UNIDENTIFIED MALE VOICE: Right.

25 UNIDENTIFIED MALE VOICE: Of course, this turn

1 lane isn't nearly long enough anyway.

2 UNIDENTIFIED FEMALE VOICE: That's the
3 problem. I mean, traffic, it flows through on New
4 Market going into 29, and you're not -- there's
5 going to be no light or nothing there, and you're
6 just going to go into the median and turn into
7 Walmart both ways?

8 MR. YOVANOVICH: Well, we'll have turn lanes
9 serving State 29 --

10 UNIDENTIFIED FEMALE VOICE: To go left and --

11 MR. YOVANOVICH: Yes.

12 UNIDENTIFIED FEMALE VOICE: Okay.

13 MR. YOVANOVICH: We'll have turn lanes.

14 UNIDENTIFIED MALE VOICE: So what he's here
15 today, is he wants us, obviously, to keep him in
16 contact with what his question was --

17 MR. YOVANOVICH: No, we're here to talk
18 (indiscernible) anything you want --

19 UNIDENTIFIED MALE VOICE: (Indiscernible) talk
20 about the architectural embellishments.

21 UNIDENTIFIED MALE VOICE: Right.

22 UNIDENTIFIED MALE VOICE: To see what we felt
23 about that.

24 MR. YOVANOVICH: Correct. But, again, it's
25 another neighborhood information meeting.

1 UNIDENTIFIED MALE VOICE: Okay. That's fine.

2 MR. YOVANOVICH: And if you guys have
3 questions about anything, we'll answer them, but
4 we're trying to --

5 UNIDENTIFIED MALE VOICE: I'm curious to know
6 what we didn't follow, what -- you know, you're
7 saying you didn't follow the architectural
8 embellishment requirements. What is -- what is it
9 that you didn't follow?

10 MR. YOVANOVICH: I'll be quite honest with
11 you, I don't know exactly what we didn't follow,
12 and that was one of the reasons why we didn't want
13 to go through and ask for a deviation as to
14 everything that is in that code.

15 Our position was, let's show you what the
16 building is going to look like.

17 UNIDENTIFIED MALE VOICE: Right.

18 MR. YOVANOVICH: Are you okay with how that
19 building looks. And if you're okay with how that
20 building looks, that will be the standards we
21 apply.

22 For instance, I can't tell you the bump-outs
23 that are in and out (indiscernible) required to
24 have them on the sides.

25 UNIDENTIFIED MALE VOICE: Right.

1 MR. YOVANOVICH: I can't tell you if we're 20
2 feet off from what the code requires or not. I
3 don't know the answer to that question.

4 I didn't really task the architects to come up
5 with that list.

6 UNIDENTIFIED MALE VOICE: Yeah.
7 (Indiscernible).

8 UNIDENTIFIED MALE VOICE: (Indiscernible)
9 probably you need four different heights on your
10 roof, and you might not have the same color. They
11 might not like Walmart colors.

12 MR. YOVANOVICH: We went -- I'm sure we went
13 with an earth tone brown color that -- I think
14 they're blue everywhere else in Collier County.

15 UNIDENTIFIED MALE VOICE: What's curious about
16 this is that two are built on Collier Boulevard,
17 one on Immokalee Road, and they were approved. Why
18 wouldn't this be the same as those buildings? I
19 mean, it's still Collier County.

20 MR. YOVANOVICH: Well, one of the reasons is
21 it comes down to what it costs to build the site.
22 And the architectural standards that apply within
23 the county increase the the cost (indiscernible)
24 significantly. So between on-site improvements,
25 off-site improvements and building costs, it

1 becomes too expensive for Walmart to relocate on
2 this piece of property.

3 So they upgrade -- so we've come to you and
4 we've said we cannot -- we can't afford to meet all
5 the bells and whistles that you have to meet within
6 the urban areas of Collier County. It's not an
7 unattractive store, but we can't -- we can't meet
8 that standard and bring the cost of the building in
9 and all the on-site and off-site improvements in to
10 where Walmart would be located.

11 I don't know another way of saying it, you
12 know. I don't think in any way this is a
13 substandard building. I think it's attractive.
14 They're earth colors. They're going to be
15 (indiscernible).

16 UNIDENTIFIED MALE VOICE: (Indiscernible) I
17 mean, you've really touched a nerve, I can assure
18 you. I mean, what we only spoke about here is that
19 we're -- that we're still in Collier County.

20 UNIDENTIFIED FEMALE VOICE: Yes.

21 MR. YOVANOVICH: And we also heard a lot of
22 people tell us that the architectural standards
23 that are imposed on businesses in Immokalee is
24 hurting your ability to attract businesses.

25 UNIDENTIFIED MALE VOICE: No, that's two

1 families telling you that. That's not us telling
2 you that.

3 MR. YOVANOVICH: We heard it in the
4 neighborhood information meetings from a lot of
5 different people saying that, and we've -- we've
6 said, from the get-go, that we're having trouble
7 making the numbers work, and this -- what's on your
8 screen has been provided, basically, from the
9 beginning. We just didn't put into the words how
10 you result in that, that look to the building.

11 UNIDENTIFIED MALE VOICE: Make sure you put
12 trees all around there underneath the
13 (indiscernible).

14 MR. YOVANOVICH: We're going to need to
15 landscape --

16 UNIDENTIFIED MALE VOICE: And paved road,
17 don't forget the paved road.

18 UNIDENTIFIED MALE VOICE: Yeah. And the
19 landscaping are pretty much going to be in --

20 MR. YOVANOVICH: Right.

21 UNIDENTIFIED MALE VOICE: -- in line with --

22 MR. YOVANOVICH: It's going to be consistent
23 with the county.

24 UNIDENTIFIED MALE VOICE: (Indiscernible).

25 UNIDENTIFIED FEMALE VOICE: So what are the

1 other standards that you don't feel that you can
2 meet?

3 MR. YOVANOVICH: Some of it was roofline.
4 Some of it was bump-outs of the buildings that were
5 required under the current code. I don't remember
6 -- David, do you remember?

7 MR. GENSON: Well, some of them are different
8 architectural elements. The LDC has provisions
9 where you have to provide a certain amount of
10 architectural elements to the buildings, whether
11 it's a cupola or something like that, to add to the
12 building.

13 And, quite honestly, you know, Rich is correct
14 when he said that, you know, there's a finite
15 amount of money that Walmart has to spend on this,
16 and, historically, when they've built in the
17 coastal areas, these architectural embellishments
18 have added a few million dollars to the cost of the
19 building.

20 So this is a prototype that is used elsewhere
21 in other communities and is acceptable to other
22 communities. So it's, you know, it's just them
23 trying to maximize what they can do on this site
24 for the amount of money that they have budgeted.

25 UNIDENTIFIED FEMALE VOICE: Well, right now,

1 we have to live with the codes that the county
2 imposes on all of the buildings and all of the
3 commercials that come into Immokalee, whether we
4 like it or not, whether it's one family or us or
5 anybody else telling us. That's what -- that's the
6 reality, and I think that we should stick with that
7 and not make an exception.

8 UNIDENTIFIED MALE VOICE: Yeah, but the
9 greater good, (indiscernible), is Walmart
10 (indiscernible) that have (indiscernible) families.
11 I think you have to look at this in terms of what's
12 the greater good, and the greater good is to take
13 care of these families. (Indiscernible) to shop
14 (indiscernible) jobs that will be created.

15 So what I'm gathering from this discussion is
16 that, esthetically, this is not going to have the
17 same type of esthetics as the other Walmarts in
18 Collier County.

19 Isn't that pretty much what we're talking
20 about?

21 MR. YOVANOVICH: Yeah. I mean, this is not
22 going to look like the one on 951. It's not going
23 to look like the one on Immokalee Road.

24 UNIDENTIFIED MALE VOICE: Which I think
25 (indiscernible).

1 UNIDENTIFIED FEMALE VOICE: (Indiscernible).

2 MR. YOVANOVICH: Right. And we always said,
3 from the get-go, that, you know, we have a limited
4 amount of money we can build on the site. We want
5 to make it look nice, and it's -- you'll find the
6 same Walmart in many other communities.

7 UNIDENTIFIED MALE VOICE: I think -- I think
8 that you have the texture of (indiscernible) split
9 block, and if the -- it looks good.

10 I think what we're -- you know, it's kind of
11 hard to see the total picture, the big picture
12 without the landscape. I know that's not
13 (indiscernible). But I think -- I think if we keep
14 up with the landscape, the trees and -- it's going
15 to give it a different feel.

16 MR. YOVANOVICH: Right.

17 UNIDENTIFIED MALE VOICE: Like -- draw a
18 comparison. Look at Winn Dixie. Horrible.
19 Because back then they required (indiscernible)
20 landscaping on the parking -- on the parking lot,
21 so that you have a big black asphalt that
22 contribute to the (indiscernible).

23 MR. YOVANOVICH: Right.

24 UNIDENTIFIED MALE VOICE: (Indiscernible).

25 It's not a lot of green there. And recently, on

1 safety, we just had someone get killed because of
2 lack of crosswalk there, and (indiscernible)
3 visible.

4 UNIDENTIFIED MALE VOICE: That was the purpose
5 (indiscernible) from what I heard.

6 UNIDENTIFIED MALE VOICE: (Indiscernible). We
7 don't want -- this is what I'm trying to get. We
8 don't want -- I'm not saying it's going to be, but
9 that's an example that we don't want, at least I'm
10 speaking for me. I'm assuming the advisory board
11 as well.

12 So, in my opinion, I think it would work.
13 It's just harder to make that decision without
14 seeing what the context is, what does it look like,
15 what kind of trees -- how many trees on the island,
16 where's the sidewalks, you know.

17 So I'm assuming, in good faith, that that's
18 still going to be intact.

19 MR. YOVANOVICH: We're not asking for changes
20 to those portions of the code.

21 UNIDENTIFIED MALE VOICE: Right. Okay. Good.
22 So I think we're -- then there you go.

23 So you need a motion, (indiscernible) motion
24 to accept this (indiscernible). We need a motion,
25 right (indiscernible)?

1 UNIDENTIFIED MALE VOICE: I'm assuming that's
2 the best thing.

3 UNIDENTIFIED MALE VOICE: I so move.

4 UNIDENTIFIED MALE VOICE: Okay. Can I get a
5 second?

6 UNIDENTIFIED MALE VOICE: I second.

7 UNIDENTIFIED MALE VOICE: Julio. Any other
8 comments?

9 All right. All in favor?

10 (Chorus of ayes.)

11 UNIDENTIFIED MALE VOICE: Any opposed?

12 (No response.)

13 UNIDENTIFIED MALE VOICE: Thank you.

14 MR. YOVANOVICH: Thank you.

15 UNIDENTIFIED MALE VOICE: (Indiscernible).

16 UNIDENTIFIED FEMALE VOICE: Julio.

17 UNIDENTIFIED MALE VOICE: Julio.

18 UNIDENTIFIED MALE VOICE: You're talking about
19 the Winn-Dixie parking lot (indiscernible) to keep
20 the landscape to a very minimum, because you don't
21 know who's standing behind the bush, and that is a
22 -- an opinion you're probably going to get from
23 most people that have been in Immokalee for awhile.

24 And what I'm saying is that if you're going to
25 have all this landscaping you're talking about,

1 let's get it low where you can see what's on the
2 other side.

3 UNIDENTIFIED FEMALE VOICE: The problem is it
4 grows.

5 UNIDENTIFIED MALE VOICE: That's right.
6 That's why (indiscernible).

7 UNIDENTIFIED FEMALE VOICE: It started off low
8 and it grows.

9 UNIDENTIFIED MALE VOICE: That's why you
10 hadn't got it.

11 UNIDENTIFIED MALE VOICE: Well, you know, for
12 all that bunch of landscape he put in
13 (indiscernible).

14 UNIDENTIFIED MALE VOICE: Also, if you look at
15 all Walmarts, the landscaping is only at each end
16 of the parking lot. It's not down the center of
17 it. And then, in two years, it's lousy landscaping
18 to start with.

19 UNIDENTIFIED MALE VOICE: I don't like
20 (indiscernible).

21 UNIDENTIFIED MALE VOICE: I don't either.
22 (Indiscernible).

23 MR. YOVANOVICH: The code requires more
24 landscaping than that now, so you'll -- I
25 understand, keep it trimmed low.

1 UNIDENTIFIED MALE VOICE: Yeah. And let me
2 tell you what really galls me about this landscape
3 code. You go look that up -- go right out
4 (indiscernible) that new store right there just
5 this side of Lake Trafford Road. The trees are
6 dead. Why spend more money to put this landscape
7 up there if nobody is going to take care of it?
8 And code enforcement doesn't keep an eye on it.

9 MR. YOVANOVICH: All right. Well, thank you.

10 UNIDENTIFIED FEMALE VOICE: Thank you.

11 (End of recording.)

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1 STATE OF FLORIDA
2 COUNTY OF COLLIER

3

4 I, Joyce B. Howell, do hereby certify that:

5 1. The foregoing pages numbered 1 through 29
6 contain a full, true and correct transcript of
7 proceedings in the above-entitled matter, transcribed
8 by me to the best of my knowledge and ability from a
9 digital audio recording.

10 2. I am not counsel for, related to, or
11 employed by any of the parties in the above-entitled
12 cause.

13 3. I am not financially or otherwise
14 interested in the outcome of this case.

15

16 SIGNED AND CERTIFIED:

17

18 _____ Date: November 25, 2014
19 Joyce B. Howell

20

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