

Transcript
of the
NEIGHBORHOOD INFORMATION MEETING
for
138-168 South Barfield (LDCA 23-000393)
Held at:
Mackle Park, Bald Eagle Meeting Room
January 19, 2024 3:00PM

Ed Paula - Okay, So first, welcome. Thank you for coming. My name is Ed Paula. I'm a Marco Island resident. I live over on Columbus Way. I've been here eight years. I'm also the developer and general contractor for this project.

What I would like to do is show you the building that we have. Tell you what we're going to do when we go to the city and then get your feedback. It's being recorded because I have to have a transcript to give to the city as part of this submission. It'll be the audio only. So that's what we're recording for.

What I'm proposing to build is some car condos. Luxury Car condos. It's comprised of three buildings. The buildings are a total of 28,000 square feet. And it is on the lot, you guys know the lot. The one that sits between the florist and the NAPA across the street from Publix. The address is 138 to 168 South Barfield. So as part of what we're doing, in order to build this, we have to go to the city and ask them for an amendment to their land use or their land development code, which includes the car condos.

The land development code allows you to build certain things if they're called out. Since this is kind of a new concept, they exist, but we don't have it in our land development code. Our application is to ask them to put this in the C3 zoning. This is C3 zoning. To ask them to put it within that. The C1 zoning allows right now, allows parking garages and parking lots.

We think that this fits within the zoning that we're asking for. So like I said, it's three buildings, it's 20 units. These are going to be condos. They're all going to be individually owned by people. And then there'll be a condo association which oversees the entire development.

Neighbor - So your rent, they're buying these?

Ed Paula - Yes sir.

Neighbor - They're buying the unit.

Ed Paula - Right. They're not rentals, they're buying the units.

Neighbor - Can they rent them out?

Ed Paula - Sure. I don't think we have anything in the condo documents at this point against renting them. What we do have is the provision that no work can take place inside of these, no storage other than cars, RVs, boats, motorcycles, that sort of thing. So these are just luxury car condos. Nothing else.

Like I said, it's three buildings. It's a total of 28,000 square feet. We currently meet or exceed all of the setbacks that Marco Island asks for. So there are no variances that we're looking for. It'll be landscaped according to code, probably beyond code. I know it probably doesn't matter to the city, but we've already gone to MICA with this, and MICA has approved this as being cohesive with the deed restrictions.

Neighbor - What's the height of the building?

Ed Paula - The buildings to the tie beam is 20 feet.

Neighbor - 20 feet?

Ed Paula - Yes sir

Neighbor - Okay

Ed Paula - They're single story. They're tall because of the nature of storing cars.

Neighbor - So that's about the height of this building right here?

Ed Paula - Yeah, a little bit taller. I'm going to guess this is probably 16 feet or so.

Neighbor - So on the inside, they're a little bit taller.

Ed Paula - The other thing that we've done is, we didn't want them to look like warehouses, right? Because then it just kind of kills the whole character of the neighborhood and of the island. This sits in what Marco Island calls an overlay district. And as part of that overlay district, Marco wants you to build or design the architecture in one of three styles.

And we picked what they call Southwest Florida vernacular, or what we all call coastal, keeping it kind of in the theme of what's going on on the island. Keeping that small town, as much as you can keep a building, a large building like this within that small town character.

Neighbor - And how many units will there be?

Ed Paula - It's 20 individual units.

Neighbor - Total?

Ed Paula - Yes, total.

Neighbor - So 20 cars are going to be able to fit in there?

Ed Paula - Yes. I mean, you can fit more than one car per unit. Some of these guys will have a couple of cars or three cars, and then they'll store them and show them as part of their collection. So they're 20 feet in width. Think of a two-car garage. It's about the same as a two-car garage in width, but they're 60 feet or so, 65 feet deep.

Neighbor - And access to them is going to be how?

Ed Paula - Access into the garages themselves is only in between the buildings, the doors face each other. None of them face Barfield and none of them face Silver Spray.

Neighbor - And then will they be going into that space from Barfield?

Ed Paula - Yes, that's the primary way, will be the through Barfield. There will not be access as far as like a key code from Silver Spray. You can exit to Silver Spray. But we're doing that because of the fire department's desire to be able to drive through the entire facility rather than to go in and try to do a three point turn inside there.

That's primarily the driver for that. If the city says that they don't want that, I'm okay with just taking the gate out, running the fence all the way across, and I'm fine with that. But that's what the driver was for allowing the exit through Silver Spray.

Neighbor - That's sensible.

Neighbor - So is there going to be a lot of traffic if they're able to come through and exit out through the alleyway?

Ed Paula - The traffic analysis that we did, now traffic analysis, everybody has something to say about traffic analysis. But based on the traffic analysis that we did, we're thinking that it will generate, what was it? Let me before...I do I think it was three cars average per day additional during the day and five cars additional at night.

As far as driving and added and vehicular traffic to Barfield, that's what the traffic engineer has to come up with.

Neighbor - So is there going to be room upstairs?

Ed Paula - We have a provision to put in a mezzanine at the back of the units. Sometimes these things are called man-caves. I don't particularly like that term, but so these guys, if they want to put something, and I say guys generically. But if they want to put, they want to have a TV up there or they want to entertain...

Neighbor - A meeting room.

Ed Paula - A Super Bowl party or whatever they can, they can do something at the upstairs level. But again, no storage, which they won't be able to keep things in there, you know, ladders that kind of stuff. It's not a storage, it's just meant to be an entertainment area.

Neighbor - Is there a walkway through?

Neighbor - No.

Ed Paula - No, but the conversation that we just had was our building sits 15 feet from the property line on the side. The flower shop, I think, is it the flower shop, the flower shop, it sits 15 feet from the side. So there is a 30 foot space in between the buildings.

Neighbor - I can get to Publix.

Neighbor - Sure thing (inaudible) when you've got get to the grocery store (laughter)

Ed Paula - And there's no guarantees but, just from experience, having the buildings here could knock down quite a bit of noise from Publix, from the delivery of the trucks. Just again, I didn't go out there with a microphone to test the theory, but I'm thinking just having three masses would soften the noise from Barfield and soften the noise from Publix.

Neighbor - Yeah, well, yeah, we just. We had to call the other night. There was pressure washing building at 11:00 at night. I mean, it was insane.

Neighbor - And the car alarms.

Ed Paula - And that, there's rules against that. I mean, we've got a pretty good code enforcement for noise enforcement.

Neighbor - But, you know, what about one car alarms going off in the middle of the night or whatever.

Ed Paula - The nature and that again, I'm not guaranteeing that no one who puts a car in here won't have a car alarm. But first of all, they're inside the building, right? These aren't stored outside. There's no storage outside. The storage is all inside of that unit. So if they have an alarm, you're probably not going to hear it because it's inside their garage.

Neighbor - Can't be worse than Publix parking.

Neighbor - Yeah, well, I can hear when the truck backs up over there delivering the groceries at night.

Neighbor - Yeah

Neighbor - Yeah actually, it's usually in between 3:40am-4:00am.

Neighbor - Yes.

Neighbor - The backup.

Neighbor - Uh Huh.

Neighbor - Then the parking spaces are out back. Is it just allocated just for..

Ed Paula - They are just for the condo owners if they have visitors. We wanted to designate a spot for each so each unit gets one space in the back.

Neighbor - Okay.

Neighbor - The exterior lighting is going to be down?

Ed Paula - It's all down lighting.

Neighbor - Okay,

Neighbor - So they're on the building, not on poles?

Ed Paula - No, it is all under the soffits. So it's just down lighting. Now, these haven't gone to the city yet. When we go through the city, if the city asks for elevated lighting or pole lighting, then the way to mitigate that is first, LEDs, are a godsend because you can point those things almost square, exactly where you want them. But I don't think that the city is going to want anything more than the down lighting that we have.

Neighbor - I'd like a little bit of light to walk the dogs back there anyway, so what's the big deal?

Neighbor - Will those lights be on sensors you think?

Ed Paula - They'll be on timers. Timers, sensors yeah.

Neighbor - What's the spacing between those buildings?

Ed Paula - It's approximately 50 feet.

Neighbor - 50 feet between the buildings?

Ed Paula - 50 feet between the buildings.

Neighbor - And the extra parking is where?

Ed Paula - It's along Silver Spray.

Neighbor - So they'll be parking their cars in the back?

Neighbor - Behind our house?

Ed Paula - As a visitor. As an owner, you're probably just going to come in on Barfield and just park at your unit.

Neighbor - Right.

Ed Paula - You'll park in front of your garage door while you're there or put it inside.

Neighbor - What does the owner do? They have a keypad or something to let the guest in?

Ed Paula - Well the guest, again, these are details and we're driving down the details. I'm not at that level of detail, but probably something like that. Or there'll be a keypad where the owner will say, you know you'll use this number, like a pool access.

Neighbor - Sure, I understand.

Ed Paula - And so this will be a gate. A visitor comes here. You're going to come into a gate and walk to the owner's spot. There will not be key gate access this way (Silver Spray), so there won't be anybody going this way. It'll only be going out.

Neighbor - And the parking in the back it's just for someone visiting for a short time?

Ed Paula - Yes, that's correct.

Neighbor - You can't store a car back there and cover it with a tarp.

Ed Paula - No. No. Any storage has to be inside of your unit.

Neighbor - I still don't understand. So the parking is going to be directly in back of all these buildings?

Ed Paula - Yes.

Neighbor - On that side. Not our side.

Neighbor - No

Neighbor - No.

Neighbor - No, no. Not on your side.

Ed Paula - This is Barfield out here. This is Silver Spray out here. So the parking is just off Silver Spray.

Neighbor - So the parking will be behind our hedges?

Neighbor - Yeah.

Ed Paula - Yes.

Neighbor - Yes.

Neighbor - Well, is the city of Marco going to put up some type of fencing like they did by Joey's?

Ed Paula - Fencing along your property?

Neighbor - Yeah.

Ed Paula - I don't know. We haven't had that discussion yet.

Neighbor - Well, that might be nice. I mean, it would also...

Neighbor - As long as they give me a gate.

Neighbor - If the kids have too much to drink they have to walk (laughter).

Neighbor - So it's not going to be the parking space then the alley? Okay.

Ed Paula - Yes. You've got a parking space against the building. Then you have the alleyway.

Neighbor - So this is going to be like behind Joey's?

Ed Paula - And then you have the hedges that you guys have.

Neighbor - Oh Okay.

Ed Paula - And then your houses.

Neighbor - So it's on the other side of the alley way.

Neighbor - Instead of our side of the alley way.

Neighbor - So they're not going to be parking in back of our hedges.

Ed Paula - No, they're not parking against your hedges. So here are your hedges, the alley way, parking and then the building.

Neighbor - Oh yeah, okay.

Ed Paula - The parking that we had is right up against the building. Not on your side. Your side of the alley.

Neighbor - Okay. Okay, okay. All right.

Neighbor - Now are there, where the upstairs mezzanine would be, are there windows that are able to be open so they have or is everything closed down upstairs?

Ed Paula - All the windows are storefront windows. They're closed. They're not operable windows.

Neighbor - Yeah, are these fake windows?

Neighbor - Windows on Barfield?

Ed Paula - All the windows, we've got windows, we have glass above the garage doors. That's fixed glass just like this. You have these windows that are on Barfield, that's fixed glass. It's not operable. And then we have windows at the mezzanine level for light. But those are not operable. They're closed. Hurricane glass.

Neighbor - This is all comfort controlled, right? Air conditioned?

Ed Paula - They're all air conditioned.

Neighbor - We don't want windows that they can see back into our pools.

Ed Paula - There are no windows facing your pools.

Neighbor - So the whole back of the building is no windows?

Ed Paula - It's no windows.

Neighbor - Now how far down the side do the windows go?

Ed Paula - You'll have one window at each unit along the NAPA side and along the flower shop side. So only the two outside buildings will have windows at the mezzanine level in the back.

Neighbor - Right. So that would be us.

Neighbor - Yeah, I don't know. (inaudible)

Neighbor - So could they see into our pool?

Neighbor - No, they're on the end of the building.

Neighbor - I mean I'm going to be my, I'm going to be catty corner from the first building toward NAPA. So...

Ed Paula - You will be facing the alley right? I'm on Barfield. Looking back. NAPA's over here. Your house is that way?

Neighbor - Yeah.

Neighbor - Yeah. Directly behind NAPA.

Neighbor - I'm directly in back of NAPA.

Ed Paula - I don't have it directly shown there. I don't have an absolute answer for you right now. But maybe the answer is, on the last unit, rather than full windows, we just do narrow window at the top. These are 20 feet high. The mezzanine will be at ten. So if we put in a window up top, it will literally take someone climbing up a ladder to get up to it.

Neighbor - Yeah.

Neighbor - That's, Wow. I can't imagine. I doubt it. I can tell you right now I'm not. I mean, if they go to that degree, God help them. They're going to be disappointed.

Ed Paula - You know what? I'm. I'm going to take that note. And once we get to the point where the city says, you know, we're good with these, then we're going to get into drawings. Listen, I'm a neighbor. Like I said, you could throw a rock from your house and hit my house, literally. I'm here full time. I'm doing this because I want to add to Marco. Not to try...

Neighbor - It's a beautiful design.

Ed Paula - And not take away. But, if it's something as simple as dealing with a window on the last unit...

Neighbor - Just put up a high elongated right?

Ed Paula - Let's talk.

Neighbor - Yeah. Right.

Ed Paula - Let's figure it out. Let's do some analysis. It's just a drawing. It's just pencil and paper. We can figure that out.

Neighbor - Yeah, absolutely. Absolutely.

Neighbor - Another concern for me is like, fire hazard. A large fire inside there, you know? Yeah, it could spread quickly between everything...

Neighbor - Combustion. Like with the lithium batteries...

Ed Paula - The buildings are going to be fully sprinkled.

Neighbor - Okay.

Ed Paula - They'll meet all of the fire codes plus sprinklers.

Neighbor - Unless it's electrical. Batteries...

Ed Paula - We don't have that big of an electrical system. (inaudible) Correct. Yes, Correct. That one is a monster that I don't think anybody's figured out how to deal with. Teslas on fire.

Neighbor - Right. Yeah. Well, so would they be made to just take those batteries out or what?

Neighbor - I mean, they're charging units.

Ed Paula - I don't think that there's any guidelines from the National Electrical Code or from the fire codes. We don't have any guidelines as to what the best way to mitigate battery fires are. They have them on airplanes with, you know, with phones.

Neighbor - And so it's got to be a concrete building?

Ed Paula - Yeah.

Neighbor - And it's a metal roof?

Ed Paula - It's a concrete building. It's going to be trusses up here. But the trusses, they'll be fire rated drywalled all the way across. But the building, yes, the building is entirely concrete. And then a standing seam metal roof. to stay within that coastal feel.

Neighbor - Is that like the color you're going with?

Ed Paula - Pretty close.

Neighbor - Nice.

Neighbor - I think so too.

Neighbor - It's a very attractive building.

Ed Paula - Thank you.

Neighbor -It is an attractive building.

Neighbor - Better than that empty lot.

Ed Paula - Which empty lot?

Neighbor - That we have now.

Neighbor - It's nicer to have that there than an empty lot.

Neighbor - Any you can buy the one you want right?

Neighbor - Now what you selling them for?

Ed Paula - We haven't come up with that number because we're so early in the thing. And things can change. I can give you a number now, but it won't mean anything because we could be six months from or eight months from getting a permit. And so those numbers (inaudible), those numbers are not likely to go down because I'm not seeing anybody else getting into the trades. All I'm seeing are prices going up during this. So, I don't have an exact number for you.

Neighbor - Do you have a range?

Ed Paula - A range? I'm going to guess at around 950 to a million dollars to start. And then, you know, if people want to put nice finishes in the in the mezzanine...

Neighbor - Do you need a partner?

Ed Paula - What's that?

Neighbor - Do you need a partner?

Ed Paula - Need a partner? (laughter)

Neighbor - What about, have you considered storm run-off yet or no?

Ed Paula - Yes. Our preliminary, again, all these calculations will be done. But we had to do a thumbnail calculation first. All of the storm runoff is contained within the site until it is, and that that's all driven by Marco Island code too. But it's all contained within the site and then it's managed on the site. And then slowly, like everything else, every other commercial building on the island, then it'll trickle down into the system.

Neighbor - Or into the alley in our case (laughter).

Ed Paula - Everything that lands on our site will be contained within our site. If it lands on the roof, it's a gutter system that goes into an underground system. And then the rest of the site is graded to capture the rest of it. Just like every house is supposed to be now on Marco. Like when I built my house and I built a friend of mine's house, that thing has to be swaled exactly to maintain your water. Your water. Like God cares who gets the water. But your water has to be maintained on your site. It has to be managed on your site.

Neighbor - So this is considered the ground elevation where you start putting your block? And it's 20 feet from there?

Ed Paula - Yes, it's 20 feet from where we start putting... from the finish floor, from the slab, from there. So it goes 20 feet up from there.

Neighbor - What do you have to be at like 6.0 feet or something?

Ed Paula - We have to talk about that, because if it's a house, you'd have to be at what FEMA says. I think it's ten and then the city makes you build one foot additional freeboard. But because it's commercial, we don't have to be all the way up there. So we have to take a look and see what raising these buildings does to this rear exit for the fire trucks. We don't want them going out and all of a sudden they get hung up. So that's part of that calculation as to where we are, how high we have to go, how much dirt we gotta bring in.

Neighbor - It was pretty flooded during Ian.

Ed Paula - In the alley?

Neighbor - Yeah.

Ed Paula - I'm happy to talk to the city because flooding is a manageable problem on an island that drains itself. Every time you get a low tide, it's supposed to... If you go to any of the streets that have, you know, the cul-de-sacs, you may get some flooding but as soon as that the tide goes out, woosshh. You know, the only place that holds it sometimes is in the culverts because they're not perfectly pitched. But that's it.

Neighbor - Right.

Neighbor - And we're not talking like a huge amount of traffic. I mean, guys are going to put his Ferrari, you know.

Ed Paula - No, typically guys who put their stuff in the garage, put it in the garage, and they go look at it. And if you look at Ferrari, you got a 20 year old Ferrari, it's got 2000 miles on it. Yeah, they go out there and go "Ohh".

Neighbor - These aren't their everyday cars, this is their toys.

Ed Paula - These are toys for the most part. Yeah. And you're not going to get kids typically buying one of these things so that they can store their hot rods, if that's even a thing anymore.

Neighbor - Yeah.

Ed Paula - Because even all the hot rods, we're buying them. Kids don't have the money to buy that stuff anymore. You can't just take an old Camaro and hop it up anymore. Like I said, we've done the traffic impact study, and I gave you those numbers. I think it was three additional traffic, three additional cars on Barfield during the day and maybe five per day at night.

Neighbor - But that's not even probably year round. I mean, ya know, we do have season here. Kind of sort of.

Ed Paula - Okay. So here's the funny thing about traffic studies is that they're based on numbers that are generated by the Florida Department of Transportation. And so they take the numbers that they have that they've gathered, and I don't know if they do that all season long or do it at the peak or whatever, but they give the engineers what those flows are though those arteries. And then the engineers take based on square footage and use their calculations, their numbers of cars into their population. So that's how we come up with it.

Neighbor - So yeah, now, well, the city of Marco make the alleyway, then a one way instead of the way it is? Right now you can go both directions and we have gutters in all of our yards from people trying to pass and it's so tiny. So will they make it a one way so that helps?

Ed Paula - The alley?

Neighbor - Yeah.

Ed Paula - We can ask because that's a public works thing that we don't have any say over that. You guys have voice and I'm happy to join you in that voice. But it's just one owner, one voice. So the more people who go in, the more you ask, the more likely you are to get some action on that. Silver Spray might be a really good one to make the entrance off of San Marco and the exist the other way.

Neighbor - Yeah, it wouldn't be bad idea.

Ed Paula - Yeah, I mean, that is just a really narrow alley and so I don't think it would be a hardship. Just like the one behind Joeys. That's a one way.

Neighbor - Yeah, right.

Neighbor - And they have a wall there. So yeah. No fence.

Neighbor - How many meetings are you going to have regarding this?

Ed Paula - This is the first meeting that the city requires. I need to come to you and tell you what I'm looking for from the city, which just involves that language added to our C3 zoning and then when they accept that, as our application is in, then they will schedule a meeting for the planning board. So that's the next step. Once they give me that date, I'm going to put a four foot by eight foot sign on the property that says "meeting". I'm available. The letter I sent you guys or I have my card (inaudible) I'm available anytime. I'm here full time. If you guys have a question and you want to give me a call feel free. Feel free.

Neighbor - Great.

Neighbor - You know the one way it'd be a good idea. Yeah, that would cut down. I mean, I. We were back there a few nights ago and the people passing through with those trailers, they put really deep ruts in there. And then when it rains, they fill up with water. And then that's a breeding ground for mosquitoes and it's insane. Plus it looks really bad.

Ed Paula - I started to do this and didn't mean to cut you off. Public works, that's probably the first place to start that conversation.

Neighbor - Who's in charge of that?

Ed Paula - I don't know what the name of the individual is. It's on Marco Islands website, the public works department. They're really responsive.

Neighbor - They are very much as I recall. I can tell ya.

Ed Paula - I've had a neighbor who has one of those main lines that runs across the island into the waterway and right through the drainage, and she got a little bit of a divot in her yard. She called. They were out there the next day with three cars. They came back, they filled it in. And they re-sodded. They're really responsive.

Neighbor - They are.

Neighbor - We're new so we haven't finished behind our fence and two garbage trucks met at the floral shop. Well, there wasn't enough room in the alley way. And so, of course, they made ruts. The gal couldn't have been any nicer. I mean, Sandy called, she said they'll be there the next day. They came, they leveled it all off and they knew what stakes that house sticks out. So they...

Neighbor - They put that out there?

Neighbor - You see that?

Neighbor -Yeah, they came at it, you know, and filled them in and they couldn't have been more responsive.

Ed Paula - I agree with you that I think that Silver Spray would benefit from being a one way.

Neighbor - That would be wonderful.

Ed Paula - I'm happy to join you as an owner of four lots that adjoin that.

Neighbor -Two garbage trucks can't possibly meet on Silver Spray.

Ed Paula - I agree and again we have a perfect example right behind Joey's.

Neighbor -Exactly right.

Ed Paula - Right. One way. And that works. It's not a hardship for anybody.

Neighbor - Yes, absolutely.

Neighbor - That would be wonderful.

Neighbor - God, yes.

Ed Paula - It takes two signs. One way at the entrance, no entrance at the other end.

Neighbor - Absolutely right.

Ed Paula - So I'm on board with you guys.

Neighbor - Yeah. That would be wonderful.

Neighbor - Good. Thank you.

Ed Paula - And I think that's an easy ask of the city. The less you impact them as far as costs...

Neighbor - Why don't you eliminate one of the buildings and build a bar? (laughter)

Ed Paula - Why not just meet at the bar? (laughter)

Neighbor - Carol wants it right in back of her house. Crawl in and crawl out.

Neighbor - Now what's going to be faster., you're Corvette or the Lamborghini?

Neighbor - (Inaudible) Oh my gosh...

Ed Paula - On the island there is no room to find out right?

Neighbor - Oh my Gosh.

Neighbor - Yeah. I can say, this will be a nice, quiet thing.

Ed Paula - Okay. And that's something. You're right. And I didn't want to bring that up. This is not the highest and best use for this property, right? We can build a lot of things there, that as a developer, are more, I hate the word profitable, but yeah, as a developer you can make more money doing something else. I left my job, my home, my everything in Miami to come over here for peace and quiet. And I saw this as an opportunity to shut down some noise that could be put on there.

Neighbor - That's exactly what this.

Ed Paula - And provide something that I thought was... A lot of guys that I've talked to who have cars would love to have a place like this.

Neighbor - Mhmm.

Ed Paula - So it kind of builds a small community. You know, the word community sometimes gets overused, but it kind of does with car guys. They do a lot for the community. You see them at San Marco Church or at the other churches just meeting in there. Yeah, they can do something like that here and have a place. And this is a low impact. It's high return to the city. It's low impact on the neighbors and I think that adds (inaudible) along Barfield.

Neighbor - Yes.

Neighbor - Agreed.

Ed Paula - That, you know, the city, the city can use something that's a nice piece like this that's low impact, that's quiet, relatively quiet.

Neighbor - Yeah. It kind of looks similar to the one that's already back there that the guy has. For cars, his own cars.

Ed Paula - It's similar.

Neighbor - And it's quiet.

Ed Paula - There is a perfect example, that's low impact, low noise and you can even have a bunch of people come over to your place and the neighbors and you don't have a music, or you can have music you, but you don't have the impact that you would with a loud rental next door.

Neighbor - Right.

Ed Paula - Let's not get started on that. (laughter). There's a perfect example. I think that we eat up four big lots on Barfield and nobody else would be able to come in and put in something. The code allows me to build a gas station with a convenience store there if I want, without asking anybody's permission. Submit the drawings and they have to approve it by right. That's enough noise over on the corner. We got one on the corner. I'm just saying that's an example of the things that are permitted without asking the city for anything. And to me, this is a good target to bring something pretty, quiet and of value to my town. And here's the truth of it I'm not going to keep any of them because that's too easy. I'll stay involved as a friend. I'll make 20 new friends but, I'm not going to keep any of them. These are all going to go to guys who need them.

Neighbor - That's good.

Neighbor - Yeah.

Ed Paula - And I'm going to hand you guys my card. This is the official meeting that I have to turn the transcript into the city. But if you've got any questions, give me a call.

Neighbor - Okay.

Ed Paula - I'm right here.

Neighbor - You got them now?

Ed Paula - Yeah. I'll give them to you. Now. I just want to see if anybody else had any questions?

Neighbor - Yes, you get maybe get a picture of the back how you have it designed right now.

Ed Paula - I can. I can get that. I don't have it now because these are the ones that generate the most conversation, is the fronts. From the city's point of view. What's the front going to look like? The back is a repeat of this, but with no windows.

Neighbor - But you're going to have hedges and trees or whatever back there?

Ed Paula - There's no room for hedges back there.

Neighbor - Okay. Oh because of the parking lot, right? Got it. I got it.

Ed Paula - But the sides will be buffered. The front will be buffered with trees. If the city asks for buffering in the back and they make us put something back there, it'll probably be islands. Or if they say we don't want any parking back there, then I'll landscape it.

Neighbor - Yeah I got it.

Ed Paula - Then I'll landscape it because honestly, trees are cheaper than asphalt.

Neighbor - Oh wow, yeah.

Ed Paula - I'm okay with that. They say no, perfect, put in all the palm trees you want.

Neighbor - You are right. And our only thing, we just want to have to find out what's going to go on with the side on the windows.

Neighbor - Yeah, we're going to talk. We'll stay in touch. Again, this is not a tomorrow thing. This still has to go before the planning board. This still has to go before the city commission.

Neighbor - Yeah.

Ed Paula - You know, and you will be notified of all of that.

Neighbor - Okay great.

Ed Paula - Maybe not individually with letters like we did this time, but they'll certainly be signs for every single one of them.

Neighbor - Out on the lot?

Ed Paula - On the lot, four by eight sign.

Neighbor - You'll be able to see that babe.

Neighbor - But if we can't, there's a problem. (laughter)

Ed Paula - Well then it's either a good day or it's a bad day.

Neighbor - Yes right.

Ed Paula - So let me give you guys my card.

Neighbor - Yeah, we just need better than the alcohol rehab place.

Neighbor - Thank you.

-(Inaudible)

END OF MEETING