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TRANSCRIPT OF THE  
NEIGHBORHOOD INFORMATION MEETING  
FOR HIBISCUS RPUD  
September 24, 2014  
5:35 p.m.

Appearances:

- WAYNE ARNOLD
- RICHARD YOVANOVICH, ESQ.
- AL MOSCATO
- DAVID NASSIF
- TIM HALL
- JIM BANKS
- MICHELE MOSCA
- NANCY GUNDLACH
- SHARON UMPENHOUR

1           MR. ARNOLD: Well, folks, good evening. I'm  
2           Wayne Arnold and I'm with Grady Minor & Associates.  
3           And the county requires these neighborhood  
4           information meetings.

5           We're required to tape them. So Sharon  
6           Umpenhour from our office, who you received a  
7           letter from, most likely, is going to be making an  
8           audiotape of that and then we have to transcribe it  
9           for the county records.

10          With us tonight, Rich Yovanovich, who is the  
11          land use attorney on the case. We have David  
12          Nassif, who is the property owner. Al Moscato, who  
13          works with Nassif Golf Ventures. Jim Banks, all  
14          the way back here, he's our traffic engineer. And  
15          Tim Hall, who's the environmental consultant  
16          helping us on the project.

17          Also, two staff members from Collier County  
18          government are here, Nancy Gundlach and Michele  
19          Mosca.

20          UNIDENTIFIED FEMALE VOICE: Hi.

21          UNIDENTIFIED FEMALE VOICE: Hi.

22          MR. ARNOLD: So if you have any questions of  
23          staff, you know, they're both involved in the  
24          review.

25          We're doing two things. We're doing a

1 comprehensive plan amendment. It's called a  
2 small-scale amendment, and we're allowed to do  
3 those on properties less than ten acres, and we're  
4 also concurrently rezoning the property from golf  
5 course and community facility to a planned unit  
6 development to allow up to 84 dwelling units. And  
7 we've asked for a variety of dwelling unit types,  
8 but the maximum would be 84 units on the property.  
9 It's just about 7.9 acres.

10 Do most of you all live like in the immediate  
11 area so you're familiar with the property? This is  
12 kind of a larger size aerial, and we have the  
13 property outlined in yellow, and it's -- those of  
14 you who have been around long enough, there used to  
15 be a golf clubhouse there many, many years ago, but  
16 there's been some construction staging and uses  
17 like that of late.

18 We have another aerial that's a little tighter  
19 just if we need to talk specifically about -- I  
20 don't know if any of you are in the immediately  
21 adjoining residences, but if you have some specific  
22 questions, we'll try to answer those.

23 These meetings are informational. We're  
24 required to hold them before we go to our next  
25 step, which will be to get through a sufficiency

1 review process with the county. And we'll be then  
2 attending a Planning Commission hearing for which  
3 you all will receive notice and signs will be  
4 posted on the property when that date is known, and  
5 then we'll also have a Collier County Board of  
6 County Commissioner hearing, which they'll take  
7 final action on our request.

8 So, we're in the process. Right now, we've  
9 had one full sufficiency review by staff and we  
10 have resubmitted, and I don't believe we received  
11 any formal edits back from them. We have, I don't  
12 think too many significant issues from the county's  
13 perspective, but our planning and development  
14 document, and I think Sharon has some additional  
15 copies here if anybody is interested, but it  
16 outlines the permitted uses that we're requesting.  
17 It has development standards table which identifies  
18 our maximum heights and setbacks and things of that  
19 nature.

20 We're asking for a deviation to not have a  
21 landscape buffer between our buildings and the  
22 existing golf course, clubhouse improved area, and  
23 we are installing a landscape buffer where we would  
24 be adjacent to a single family home across the  
25 canal.

1           This is a pretty significant buffer that was  
2 put in as part of the golf course clubhouse  
3 renovations, and we think that that certainly  
4 satisfies the requirement. I don't think staff has  
5 weighed in on that so I can't tell you that they  
6 are in love with that or not, but that's one of the  
7 deviations we've requested from the code.

8           Our conceptual zoning plan, if any of you have  
9 looked at any of the documents we've submitted,  
10 it's a very conceptualized zoning plan. We've  
11 identified two residential tracts, one on each side  
12 of the existing Hibiscus Drive. We're proposing  
13 access from Hibiscus as well as a potential access  
14 point on Doral Circle.

15           And those of you who are in the area know the  
16 site well, but as I said before, right now, it's  
17 zoned golf course. And then a couple of years ago,  
18 it was approved -- I think, Rich, you were involved  
19 in that rezoning -- but it was rezoned for a church  
20 that didn't move forward.

21           So I think it was this larger tract, wasn't  
22 it, Rich, though, that --

23           MR. YOVANOVICH: Yes.

24           MR. ARNOLD: Yes, that was going to be a  
25 church. And so the church is out of the picture

1 and the market has come back and we think this  
2 makes a good infill piece for residential  
3 development.

4 I saw some of you studying -- we just engaged  
5 a local architect and we started looking at site  
6 layouts. And this one represents some multi-family  
7 buildings and how they could be configured on the  
8 site, just so you can start seeing relationships to  
9 neighboring roads.

10 And we're not sure yet what's going to be part  
11 of the amenity, but most likely it's going to be  
12 centralized to the buildings that we're proposing.

13 So that is one concept, and then this isn't  
14 something that we're married to yet. This is the  
15 first iteration by the architect that they've  
16 engaged to look at that. But it starts to see how  
17 we can lay out and (indiscernible) setbacks that we  
18 have proposed will work, so.

19 Now, I don't know, do I need to -- anything  
20 more? I'm happy to answer questions. We've got  
21 such a small group, I'd be happy to just jump right  
22 in and answer questions that you all may have.

23 Yes, ma'am?

24 UNIDENTIFIED FEMALE VOICE: Do you have any  
25 idea on the timeline when the construction will

1 start and when it will probably be completed?

2 MR. ARNOLD: Well, I don't think I know  
3 specifically. I mean, David Nassif may have a  
4 better idea, but getting through this process, most  
5 likely will wrap up right around the first of the  
6 year, I'm guessing. I don't know. We don't have  
7 specific dates.

8 Then it will have to go through an  
9 environmental permitting process and site plans and  
10 plan approval. So, I mean, most likely it's -- the  
11 earliest it would be, would be early 2015 or late  
12 2015 to start, and I don't think they have a  
13 definitive time frame because I don't think we  
14 exactly know what the product mix is and, you know,  
15 they have to do some marketing with that.

16 UNIDENTIFIED FEMALE VOICE: So they're not  
17 really sure how many like single dwelling and how  
18 many multi-family?

19 MR. ARNOLD: Yeah. And we asked for several  
20 unit types. I mean, if we provide single family,  
21 you know, the number of units that we can fit there  
22 is substantially less than the 84. That diagram  
23 depicts 84 units, and those buildings, the  
24 rendering that was prepared and supported those is  
25 that, that some of you saw, but it depicts

1 three-story buildings, and that's, you know, just  
2 one concept of the architectural style that they're  
3 looking at.

4 So, you know, the maximum number of units  
5 equates to three-story buildings we're proposing.

6 UNIDENTIFIED FEMALE VOICE: Are they going to  
7 be --

8 MR. ARNOLD: Ma'am?

9 UNIDENTIFIED FEMALE VOICE: They're going to  
10 be owner occupied, right?

11 MR. ARNOLD: Well, I -- I don't think I can  
12 say for sure that they're owner occupied, but I  
13 don't know that, but I do know that they're  
14 intended to be market rate units. Whether it would  
15 be a rental or for sale, it's not -- that's --

16 UNIDENTIFIED FEMALE VOICE: Well, okay. I  
17 understand that, but I mean, they're going to be  
18 actually sold as owner, and then the owner will  
19 rent or --

20 MR. ARNOLD: Well, I don't know --

21 UNIDENTIFIED FEMALE VOICE: Or are they  
22 apartments?

23 MR. ARNOLD: Well, I don't think we've talked  
24 about them necessarily being apartments. I don't  
25 think there's anything in our zoning document that



1 would prohibit it from being --

2 MR. YOVANOVICH: They're not going to be  
3 apartments. They're going to be --

4 UNIDENTIFIED FEMALE VOICE: Condos?

5 UNIDENTIFIED FEMALE VOICE: Like condos?

6 MR. YOVANOVICH: Be condos, perfect.

7 UNIDENTIFIED FEMALE VOICE: And owner  
8 occupied, mostly, or something or --

9 UNIDENTIFIED FEMALE VOICE: Well, at least  
10 owner owned. Rather than being rented out by the  
11 company. And it's going to be an over 55  
12 community?

13 MR. ARNOLD: No. I don't think we've talked  
14 about age restricting it.

15 UNIDENTIFIED FEMALE VOICE: (Indiscernible).

16 UNIDENTIFIED FEMALE VOICE: Yeah.

17 UNIDENTIFIED FEMALE VOICE: Everything along  
18 there is owner -- are over 55.

19 MR. ARNOLD: Are they, Adrian?

20 UNIDENTIFIED FEMALE VOICE: Everything.

21 MR. ARNOLD: I'm not -- I'm not familiar with  
22 how some of the other condominiums have --

23 UNIDENTIFIED FEMALE VOICE: Everything along  
24 there is over 55.

25 MR. ARNOLD: Is that right?

1 UNIDENTIFIED FEMALE VOICE: Yes, sir.

2 MR. ARNOLD: Which -- do you live in one of  
3 the condos on that --

4 UNIDENTIFIED FEMALE VOICE: I live in Country  
5 Club Manor, which butts up to it.

6 MR. ARNOLD: Country Club Manor?

7 Can you note that, Sharon, just so I can check  
8 on some of the others, too?

9 UNIDENTIFIED FEMALE VOICE: There's other ones  
10 that aren't?

11 MR. ARNOLD: Yeah, I don't -- the county  
12 typically doesn't get involved with dictating the  
13 age range unless you're specifically asking for  
14 senior housing, and they classify that as 55 and  
15 over, and it's a little different. It's considered  
16 a group housing type facility and it can be  
17 anything from assisted living, conventional --

18 UNIDENTIFIED FEMALE VOICE: No kids.

19 MR. ARNOLD: -- unrestricted housing for  
20 seniors or, you know, some of those are rentals,  
21 some are owner occupied, but, you know, we're not  
22 committing that it's a 55 and over community.

23 Yes, ma'am?

24 UNIDENTIFIED FEMALE VOICE: I got two  
25 questions. One, is the golf course going to stay

1           there?

2                   MR. ARNOLD:  Yes, ma'am.  The parcel that's  
3           being rezoned is only the front portion that abuts  
4           Rattlesnake Hammock.  It's just under eight acres  
5           of property.

6                   UNIDENTIFIED FEMALE VOICE:  Okay.  What about  
7           a traffic light?

8                   MR. ARNOLD:  Well, our traffic engineer is in  
9           the room.  I don't believe the county has any plans  
10          for having a traffic signal between U.S. 41 --

11                   UNIDENTIFIED FEMALE VOICE:  It would be nice  
12          if you had one at Charlemagne and Rattlesnake.

13                   UNIDENTIFIED FEMALE VOICE:  Yep.

14                   MR. ARNOLD:  Yeah, I mean, I think that, Jim,  
15          you may want to weigh in.

16                   MR. BANKS:  Yeah.

17                   MR. ARNOLD:  But I don't think that there's an  
18          immediate plan for the county to put a traffic  
19          signal at Charlemagne.

20                   MR. BANKS:  The county will simply monitor  
21          that intersection.  And at the time it's deemed  
22          that a signal would be warranted, they would  
23          install it, but our project has no influence on the  
24          county's decision whether or not that would be  
25          warranted, because the traffic movement that would

1 trigger those warrants is actually the southbound  
2 movements at that intersection, and turning left  
3 out onto Rattlesnake, and we don't really influence  
4 that.

5 But, again, that's for Collier County DOT.  
6 They'll monitor it. If that's a concern of yours,  
7 I would invite you to contact Collier County DOT  
8 and express your interest in them looking at that  
9 intersection.

10 MR. ARNOLD: Sir, did you have your hand up?

11 UNIDENTIFIED MALE VOICE: Yeah, I had a  
12 question about a traffic light, but you already  
13 covered it.

14 MR. ARNOLD: Oh, okay. Yes, ma'am?

15 UNIDENTIFIED FEMALE VOICE: You probably don't  
16 have an idea on price ranges on that?

17 MR. ARNOLD: I don't. And so, I mean --

18 UNIDENTIFIED MALE VOICE: I know that's  
19 farfetched kind of.

20 MR. ARNOLD: Uh-huh.

21 UNIDENTIFIED FEMALE VOICE: But you probably  
22 have an idea kind of what kind of price range  
23 you're looking at. You're not looking at  
24 multi-million dollar here. You're looking at what,  
25 starting at a couple hundred thousand, maybe, or --

1 MR. ARNOLD: I think that's fair. That's all  
2 going to depend on the market, it's going to depend  
3 on where the market is a year from now.

4 UNIDENTIFIED FEMALE VOICE: And it would  
5 cost -- you know, of course, when you get into it,  
6 you're going to run into a lot of things that are  
7 going to be very costly to you, and until that  
8 happens, you won't really know the exact, but I was  
9 wondering on price range, because that will affect  
10 values of properties around you, too. And, of  
11 course, everybody wants their property values to go  
12 up. They don't want anything negative to affect  
13 them.

14 So that's why I kind of --

15 MR. ARNOLD: Yes, sir?

16 UNIDENTIFIED MALE VOICE: I do have a  
17 question. On the traffic study that you did, did  
18 it take in consideration the development on 41, The  
19 Isles, and the development on the other end of  
20 Rattlesnake? Did it take in --

21 MR. ARNOLD: Yeah, you're talking about The  
22 Isles --

23 UNIDENTIFIED MALE VOICE: The anticipated  
24 traffic that might be going up and down  
25 Rattlesnake?

1 MR. ARNOLD: -- of Collier Reserve.

2 MR. BANKS: Yeah.

3 MR. ARNOLD: The other project is Hacienda  
4 Lakes at the end of Rattlesnake.

5 UNIDENTIFIED FEMALE VOICE: Yeah, because we  
6 have trouble getting out now.

7 MR. BANKS: Yeah, what the county does, just  
8 so you're aware, actually, I've worked on some of  
9 those projects, is when you submit an application  
10 like this, and you project what the traffic demands  
11 will be, generate from your project, the county  
12 literally takes those projections -- they have an  
13 accounting system, and they -- although it's not on  
14 that road link today, if you go out there and look,  
15 they've already accounted for that traffic, and  
16 they run a running tally so they can keep up with  
17 implementing improvements and start forecasting  
18 future demands.

19 So the answer to your question is yes, it is  
20 accounted -- those traffic numbers are accounted  
21 for.

22 UNIDENTIFIED MALE VOICE: Okay. Thank you.

23 MR. ARNOLD: Anything else?

24 UNIDENTIFIED FEMALE VOICE: How -- I'm sorry.

25 MR. ARNOLD: Go right ahead, no.

1 UNIDENTIFIED FEMALE VOICE: How close, like  
2 the west building there?

3 MR. ARNOLD: This one?

4 UNIDENTIFIED FEMALE VOICE: The west.

5 MR. ARNOLD: That's --

6 UNIDENTIFIED FEMALE VOICE: That's west.

7 MR. ARNOLD: That is west.

8 UNIDENTIFIED FEMALE VOICE: Oh (indiscernible)  
9 okay.

10 MR. ARNOLD: East (indiscernible)?

11 UNIDENTIFIED FEMALE VOICE: Okay.

12 MR. ARNOLD: I don't know. I don't see a  
13 scale on that building, but we're depicting a 10 or  
14 15-foot wide landscape buffer. I'm guessing that  
15 that building is probably in the range of 20 to  
16 twenty --

17 UNIDENTIFIED FEMALE VOICE: I'm sorry. Would  
18 you repeat that?

19 MR. ARNOLD: The plan that he's depicted, a 10  
20 to 15-foot wide landscape buffer, so the building  
21 is probably 20 to 25 feet as he's depicted it  
22 there.

23 UNIDENTIFIED FEMALE VOICE: So there's a small  
24 landscape buffer now. It would be more than that?

25 MR. ARNOLD: Yeah. I'm sure the county

1 (indiscernible) building next door has its own  
2 buffer and then we're required to establish a  
3 buffer as well.

4 Nancy had a comment.

5 UNIDENTIFIED FEMALE VOICE: Oh, I wanted  
6 clarification, because you said that they could be  
7 a rental. Rich said they won't be a rental. Which  
8 is it?

9 MR. YOVANOVICH: I said it will not be an  
10 apartment complex.

11 UNIDENTIFIED FEMALE VOICE: Okay.

12 MR. YOVANOVICH: It will be a condominium.

13 MR. ARNOLD: It will be either condominium or  
14 fee simple, depending on what product type they end  
15 up with, right.

16 UNIDENTIFIED FEMALE VOICE: What is fee  
17 simple?

18 MR. ARNOLD: It would mean you own the dirt  
19 below it. In a condominium, you own a condominium  
20 interest in the overall project. For instance, if  
21 you build a townhome, which we don't have a lot of  
22 townhomes in Collier County, but we've made  
23 provisions for there to be, a townhome, you  
24 actually own the physical fee simple land below the  
25 building and then you own the vertical elements of



1 the building. So it's, you know, kind of a zero  
2 lot line, but you actually do own it. So they have  
3 to do a plat for that to sell it to you as a land  
4 transaction.

5 UNIDENTIFIED FEMALE VOICE: Is any of this  
6 going to be low income housing?

7 MR. ARNOLD: Well, I mean, only if it  
8 qualifies, because that's the market price. I  
9 mean, but we're not marketing this as a low income  
10 project. And we have no provisions -- I mean,  
11 there are -- we probably could have gotten very  
12 close to the density we're asking for, and the  
13 reason we're asking for the plan amendment is so we  
14 can increase the density on this.

15 Right now, the county restricts us to a low  
16 number of -- I think it's three units per acre in  
17 this area. We can only get to the units we're  
18 asking for by asking for an affordable housing  
19 density bonus, which we don't believe that's what  
20 the neighborhood would be desiring. So we've asked  
21 for a plan amendment just to establish that number  
22 of units that we're asking for at 84.

23 It makes sense, we think, on an infill. When  
24 you look at the pattern of development, we're right  
25 in line with some of the other density that has

1 previously been approved for the condominium  
2 projects. The county redid their planning efforts  
3 many years ago, and they reduced densities  
4 throughout the urban area pretty significantly.

5 Anything else? I'm happy to keep going. I'm  
6 happy to stop. I mean, these are informal, and,  
7 you know, unfortunately, a lot of times, we're not  
8 in a position to tell you a lot of the details like  
9 price points and exactly what the units will be,  
10 because they're just not quite there yet. It's a  
11 process, you know, it takes some time for us to get  
12 through. It's -- I don't know how long we've been  
13 in the process, but I think we're moving pretty  
14 fast and it's been several months, so.

15 Yes, sir? It looks like you have another  
16 question.

17 UNIDENTIFIED MALE VOICE: Your letter that you  
18 sent out said it was going to be a combination of  
19 single family, multi-family and multi-dwelling.

20 MR. ARNOLD: Uh-huh.

21 UNIDENTIFIED MALE VOICE: Your sketch is  
22 showing just three stories condos. Is that what  
23 it's going to be?

24 MR. ARNOLD: Well, I think it --

25 UNIDENTIFIED MALE VOICE: All multi-family or

1 what?

2 MR. ARNOLD: Well, that would be considered  
3 multi-family. The county considers anything  
4 that's --

5 UNIDENTIFIED MALE VOICE: Single family. I'm  
6 sorry.

7 MR. ARNOLD: Single family, we've looked at  
8 it, and we've done a very preliminary sketch for  
9 single family. I think, clearly, the direction is  
10 moving toward multi-family for the site. But if we  
11 chose to do a very lesser number of single family,  
12 I have to ask for it in this zoning process, so  
13 we've asked for this range of product types, but  
14 that's the only way I'd get to the 84 units, is to  
15 have multi-family buildings that, you know, are at  
16 least three-story buildings. Anything else, I get  
17 less.

18 UNIDENTIFIED FEMALE VOICE: So you're also  
19 most likely not sure how many bedrooms per unit  
20 that you want to have or anything like that?

21 MR. ARNOLD: No. I don't think we're quite  
22 there on floorplanning yet. I think they're going  
23 to -- they're going to obviously have to make a  
24 decision that, you know, this kind of configuration  
25 will work and then from there --

1 UNIDENTIFIED FEMALE VOICE: (Indiscernible)

2 the price.

3 MR. ARNOLD: Right. All those things. And  
4 that will be part of their --

5 UNIDENTIFIED FEMALE VOICE: (Indiscernible)

6 us.

7 MR. ARNOLD: That will be part of their future  
8 marketing.

9 UNIDENTIFIED FEMALE VOICE: Yeah, so do it.

10 MR. ARNOLD: But I just, you know, while  
11 there's a lull on your questions, just let me tell  
12 you again, you're going to receive notice again if  
13 you received notice of this meeting, and the next  
14 notice you'll receive will be from the county  
15 telling you that we've got a Planning Commission  
16 public hearing date scheduled and it will have a  
17 tentative Board of County Commissioner date and  
18 you'll be invited to either attend that Planning  
19 Commission meeting or you can send an e-mail if you  
20 choose to or any number of things.

21 Nancy and Michele are both very accessible, so  
22 if you have questions as we're going through the  
23 process, feel free to call them. I know that they  
24 usually have cards here if anybody wants them.

25 Sharon, I think, has cards in the back, too.

1 So anybody, if you like things electronic, that's  
2 easy for us. If you want us to send you changes as  
3 they evolve through this process, we can e-mail the  
4 document to you. I think Sharon has a handful of  
5 copies of the document that the county has and it's  
6 not the entirety of our application, but it's the  
7 guts of it that describes the number of units, the  
8 types of uses, the building setbacks and things of  
9 that nature, with a copy of not this plan, but the  
10 conceptualized master plan. That looks like that.

11 So if anybody would like that electronically  
12 or a hard copy, just let us know and we'll make  
13 sure we get it to you.

14 Nancy or Michele, do you guys want to add  
15 anything at all?

16 UNIDENTIFIED FEMALE VOICE: No, thank you.

17 MR. ARNOLD: Okay. Anything else? Rich?

18 MR. YOVANOVICH: Nope.

19 MR. ARNOLD: Anybody else have questions?

20 UNIDENTIFIED FEMALE VOICE: How likely is this  
21 type of conceptual plan?

22 MR. ARNOLD: Well, you know, I don't know.  
23 This is -- this is the first iteration I've seen  
24 that the architects actually tried to put building  
25 footprints on the plan in a manner that would

1 depict how they could be built. I don't know that,  
2 you know, Mr. Nassif has actually even endorsed  
3 this yet because I think we all just got the  
4 document earlier today in advance of this meeting.

5 UNIDENTIFIED FEMALE VOICE: Well, I like it.

6 UNIDENTIFIED MALE VOICE: I'd say it's likely  
7 that it will be something similar.

8 UNIDENTIFIED FEMALE VOICE: Something similar  
9 to that. The more units you can get on there, the  
10 better, in other words?

11 MR. ARNOLD: Well, not necessarily, but if we  
12 were going to do 84 units, this is the scenario you  
13 would see.

14 UNIDENTIFIED FEMALE VOICE: How many units in  
15 each building?

16 UNIDENTIFIED MALE VOICE: 12.

17 UNIDENTIFIED FEMALE VOICE: 12?

18 MR. ARNOLD: 12 units per building. That's  
19 what this plan depicts. We're not limited in our  
20 zoning document to only 12, but that's what that  
21 depicts. So I just want to clarify that.

22 UNIDENTIFIED FEMALE VOICE: It's three floors  
23 (indiscernible)?

24 MR. ARNOLD: Yes. We haven't asked for it in  
25 terms of floors. I think our -- for our -- we've

1 asked for the multi-family buildings to be 45 feet  
2 as a zoned height and 50 feet as an actual height,  
3 and if the county makes us distinguish between a  
4 zoned height and an actual building height, the  
5 zoned height is measured, typically, as kind of a  
6 midpoint of a roof and the 50 feet, Rich coined the  
7 phrase, it's the tippy-top, and it's kind of the  
8 point of highest that you can build on a site.

9 UNIDENTIFIED FEMALE VOICE: Is there a limit  
10 on the height there?

11 MR. ARNOLD: Well, not today, per se. I mean,  
12 I'm not sure what golf course zoning allows, but  
13 all zoning districts have a height maximum. I  
14 don't know what golf courses are, but we have some  
15 pretty big clubhouses that have been built out  
16 there for height, but what we're asking for, we  
17 believe, is the requirement for the three-story  
18 buildings that we're proposing.

19 UNIDENTIFIED FEMALE VOICE: If you buy there,  
20 do you get the golf with it?

21 UNIDENTIFIED FEMALE VOICE: There's a good  
22 question.

23 MR. ARNOLD: I don't know. I think that's  
24 going to be probably one of the decisions that Mr.  
25 Nassif is going to have to make a decision on.

1 UNIDENTIFIED MALE VOICE: To be determined.

2 UNIDENTIFIED FEMALE VOICE: For a fee, huh?

3 UNIDENTIFIED MALE VOICE: To be determined.

4 We'll see.

5 UNIDENTIFIED FEMALE VOICE: For a price.

6 MR. ARNOLD: But they do have a really nice  
7 restaurant that's available.

8 So, anyway, if nobody has any other questions,  
9 we can close the meeting, and if anybody wants a  
10 copy, see Sharon. And if you want an electronic  
11 copy, if you would make sure we have your e-mail  
12 address, we'll e-mail that to you as well.

13 We're done? Okay. Thank you.

14 (Proceedings concluded.)

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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 24  
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:

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18 \_\_\_\_\_ Date: October 6, 2014  
19 Joyce B. Howell

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