

THE VILLAGE OF ESTERO
PLANNING AND ZONING BOARD MEETING
TUESDAY, JUNE 16, 2020
5:30 P.M.

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

05:30:04 >>Marlene Naratil: THE MEETING OF THE PLANNING BOARD WILL
05:30:06 COME TO ORDER.
05:30:08 WE ALWAYS START OUR MEETINGS WITH THE PLEDGE OF ALLEGIANCE.
05:30:14 [PLEDGE OF ALLEGIANCE]
05:30:38 TAMMY, ARE WE GOING TO DO THE ROLL CALL NOW?
05:30:42 >>Tammy Duran: YES.
05:30:42 BOARD MEMBER ALLEN?
05:30:45 >>Dr. Tim Allen: HERE.
05:30:47 >>Tammy Duran: BOARD MEMBER GARGANO.
05:30:49 >>Anthony Gargano: HERE.
05:30:52 >>Marlene Naratil: PRESENT.
05:30:55 >>James Tatoes: HERE.
05:30:57 >>John Yarbrough: HERE.
05:30:59 >>Scotty Wood: HERE.
05:31:06 >>Marlene Naratil: THANK YOU.
05:31:08 AS YOU REALIZE, SEVERAL OF OUR MEMBERS ARE NOT PRESENT AT
05:31:11 THE MEETING, BUT ARE JOINING US BY THE WONDERS OF

05:31:15 TECHNOLOGY, WHICH IS FABULOUS.
05:31:17 WE ALSO HAVE TONIGHT MARY HERE TO MAKE SOME INTRODUCTORY
05:31:24 COMMENTS REGARDING WHOLE ISSUE OF THE EFFECTS OF THE
05:31:30 PANDEMIC UPON US.
05:31:34 >>Mary Gibbs: THANK YOU.
05:31:37 IS THIS PICKING UP ON MY MICROPHONE?
05:31:39 I BELIEVE YOU CAN HEAR ME NOW.
05:31:46 THE FIRST I WANTED TO DO, THOUGH, CAN WE SEE IF OUR LAND USE
05:31:52 ATTORNEY NANCY STROUD HAS CALLED IN?
05:31:55 >>Nancy Stroud: YES, MARY.
05:31:57 I'M HERE.
05:31:57 >>Mary Gibbs: OKAY.
05:31:58 THANK YOU.
05:31:58 JUST CHECKING.
05:32:00 >>Nancy Stroud: HI, EVERYONE.
05:32:00 >>Mary Gibbs: HELLO.
05:32:01 SO THE FIRST THING I WANTED TO DO IS WELCOME BACK THE

05:32:05 PLANNING AND ZONING BOARD.
05:32:07 WE HAVEN'T BEEN HERE SINCE THE PANDEMIC, SO WELCOME BACK,
05:32:10 WHETHER YOU'RE ON THE PHONE OR IN PERSON.
05:32:12 AND THIS IS OUR FIRST MEETING THAT WE'VE HAD SINCE THIS HAS
05:32:17 ALL OCCURRED.
05:32:18 IT'S A LITTLE BIT DIFFERENT.
05:32:19 I WANTED JUST TO EXPLAIN TO EVERYBODY HOW CAREFUL WE ARE AT
05:32:24 SANITIZING THE ROOM AND TO MAKE SURE THAT EVERYBODY IS

05:32:26 COMFORTABLE WITH ALL THE PRECAUTIONS THAT WE'RE TAKING.
05:32:29 WHAT WE'RE TRYING TO DO IS LIMIT THE NUMBER OF PEOPLE IN THE
05:32:36 ROOM.
05:32:36 YOU MAY HAVE NOTICED THAT WHEN YOU CAME IN THE ROOM AND SAW
05:32:39 THAT MANY, MANY CHAIRS ARE MISSING.
05:32:40 WE SPACED EVERYTHING OUT SO THAT EVERYTHING IS AT LEAST SIX
05:32:43 FEET APART.
05:32:44 AND EVEN IN THE AUDIENCE, WE'VE REMOVED THE CHAIRS SO THAT
05:32:46 EVERYTHING IS SIX FEET APART, EVEN THOUGH THE GOVERNOR HAS
05:32:50 ALLOWED LARGER OCCUPANCIES, WE COULD PROBABLY FIT 29 TO 50
05:32:56 PEOPLE IN HERE, BUT THAT WOULDN'T MEET THE SIX FEET.
05:32:58 WE'RE TRYING TO BE VERY CONSERVATIVE WITH THAT.
05:33:00 WE HAVE UPPED THE CLEANING SCHEDULES SO THAT THESE ROOMS ARE
05:33:07 CLEANED CONSTANTLY.
05:33:08 THIS ROOM WAS CLEANED THOROUGHLY LAST NIGHT.
05:33:10 IT'S GOING TO BE CLEANED AGAIN TONIGHT BECAUSE WE HAVE A
05:33:14 COUNCIL MEETING IN THE MORNING.
05:33:15 SO IT'S GOING TO GET ANOTHER THOROUGH CLEANING.
05:33:17 AND THEN ANYBODY THAT SPEAKS AT THE PODIUM, AT THE
05:33:22 MICROPHONE TONIGHT, YOU'LL SEE ME RUNNING UP WITH CLOROX
05:33:27 WIPES TO WIPE OFF AFTER YOU TALK.
05:33:28 SO DON'T PAY ANY ATTENTION IF YOU SEE ME RUNNING AROUND LIKE
05:33:32 A CRAZY PERSON.
05:33:32 WE ARE TRYING TO TAKE EVERY CAUTION TO MAKE SURE EVERYBODY
05:33:36 STAYS SAFE.

05:33:37 WE'RE WEARING THE MASKS, BUT, OF COURSE, YOU CAN'T REALLY
05:33:41 TALK WITH ONE ON.
05:33:42 IT'S OKAY TO TAKE YOUR MASK DOWN WHEN YOU'RE TALKING.
05:33:45 AND THEN BEFORE WE ACTUALLY START THE AGENDA, I WANTED TO
05:33:51 INTRODUCE -- WE HAVE A NEW SENIOR PLANNER, KATHY EASTLEY,
05:33:54 WHO IS SITTING BEHIND ME.
05:33:56 YOU'VE BEEN HERE ABOUT A MONTH NOW?
05:33:58 TWO MONTHS.
05:33:58 KATHY CAME IN THE MIDST OF THE COVID PANDEMIC.
05:34:03 SHE HASN'T REALLY GOTTEN OUT TO MEET ANYBODY YET.
05:34:05 SHE CAME FROM COLORADO, AND SHE HAS WORKED THERE FOR QUITE A
05:34:10 FEW YEARS.
05:34:11 SHE'S DONE ZONING, PLANNING, DEVELOPMENT REVIEW, AND BEFORE

05:34:15 SHE WAS IN COLORADO, SHE WAS ACTUALLY IN CAPE CORAL FOR
05:34:19 SEVERAL YEARS AND SARASOTA.
05:34:20 SHE'S ALSO GOT A LOT OF FLORIDA EXPERIENCE, AND WE'RE REALLY
05:34:23 EXCITED FOR HER TO BE HERE, EVEN THOUGH WE CAN'T GET NEAR
05:34:28 HER OR TALK TO HER.
05:34:30 WELCOME, KATHY.
05:34:32 >> WELCOME, KATHY.
05:34:34 >> WELCOME, KATHY, FROM NORTH CAROLINA.
05:34:39 >>Mary Gibbs: THAT'S SCOTTY, IN CASE YOU DIDN'T KNOW.
05:34:41 I ALSO WANTED TO MENTION THAT BOARD MEMBER NARATIL IS
05:34:45 CHAIRING THE MEETING TONIGHT, BECAUSE EVEN THOUGH SCOTTY
05:34:47 WOOD IS THE CHAIR, WE THOUGHT IN CASE THERE WERE TECHNICAL

05:34:51 DIFFICULTIES THAT IT WOULD BE EASIER FOR MARLENE TO CHAIR IT
05:34:53 HERE.
05:34:54 I THINK AT THAT POINT, WE'RE READY TO BEGIN.
05:34:59 WE'VE DONE THE ROLL CALL.
05:35:03 SO ARE WE ON TO I THINK APPROVAL OF THE AGENDA.
05:35:08 >>Marlene Naratil: I WOULD LIKE A MOTION TO APPROVE THE
05:35:10 AGENDA THIS EVENING.
05:35:12 >> SO MOVED.
05:35:12 >> I'LL SECOND.
05:35:16 >>Marlene Naratil: AND OF THE BUSINESS OF THE MEETING WILL
05:35:18 BE OUR CONSENT AGENDA WHERE WE'RE LOOKING TO APPROVE MINUTES
05:35:23 FROM JANUARY 21st AND FEBRUARY 18, 2020 MEETINGS.
05:35:32 >> I MOVE APPROVAL.
05:35:34 >>Marlene Naratil: FOR BOTH?
05:35:38 >> HE SAID HE'LL MOVE FOR APPROVAL.
05:35:41 >>Marlene Naratil: ALL RIGHT.
05:35:42 A SECOND, PLEASE?
05:35:43 >> SECOND.
05:35:45 >>Marlene Naratil: THANK YOU.
05:35:45 ALL IN FAVOR?
05:35:47 >> AYE.
05:35:48 >> AYE.
05:35:49 >> AYE.
05:35:50 >> AYE.
05:35:53 >> AYE.

05:35:58 >>Mary Gibbs: THAT SOUNDED UNANIMOUS.
05:36:00 >>Marlene Naratil: OKAY.
05:36:01 THIS EVENING, WE HAVE A PUBLIC HEARING, AND SINCE IT IS A
05:36:07 QUASI-JUDICIAL EVENT, SO, THEREFORE, I WILL BE READING YOU A
05:36:12 STATEMENT IN A BIT.
05:36:13 BUT THIS INVOLVES THE SOUTH ESTERO COMMERCIAL CENTER, CPD,
05:36:20 LOT 4.
05:36:21 IT'S AT 21401 CORKSCREW VILLAGE LANE, NORTH OF COMMONS WAY,
05:36:27 EAST OF WENDY'S AND SOUTH OF CORKSCREW ROAD.

05:36:30 AND THE APPLICANT IS SEEKING TO AMEND THE SOUTH ESTERO
05:36:38 COMMERCIAL CENTER, COMMISSIONER PLAN DEVELOPMENT TO ADD
05:36:43 MEDICAL OFFICE USE AS A PERMITTED USE IN AN EXISTING PLUS OR
05:36:48 MINUS 7,000 SQUARE FOOT BUILDING.
05:36:51 THE BUILDING FORMERLY HOUSED BLOCKBUSTER VIDEO AND MORE
05:36:57 RECENTLY THE ATHENIAN ACADEMY SCHOOL.
05:36:59 SO WE WILL MAKE A RECOMMENDATION TO THE COUNCIL AFTER THIS
05:37:03 MEETING.
05:37:03 ALL RIGHT.
05:37:05 BEFORE WE DO THAT, I HAVE TO READ THIS STATEMENT FOR THE
05:37:10 QUASI-JUDICIAL.
05:37:11 LADIES AND GENTLEMEN, THIS MEETING'S AGENDA INCLUDES A
05:37:16 ZONING APPLICATION.
05:37:17 IN THIS MATTER, THE BOARD SITS IN A QUASI-JUDICIAL CAPACITY.
05:37:23 IF YOU INTEND TO PROVIDE TESTIMONY ON THE ZONING
05:37:27 APPLICATION, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN A

05:37:33 MOMENT, AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD
05:37:36 AND GIVE IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS
05:37:41 CALLED.
05:37:42 IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE
05:37:46 VILLAGE COMMUNITY DEVELOPMENT DIRECTOR, MARY GIBBS, AND THEN
05:37:51 A PRESENTATION FROM THE APPLICANT.
05:37:53 THE DIRECTOR MAY THEN MAKE A PRESENTATION AFTER THIS.
05:37:58 I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS BEEN SWORN IN
05:38:03 TO PROVIDE TESTIMONY.
05:38:06 PLEASE BE CONCISE IN YOUR COMMENTS AND NOT EXCEED FIVE
05:38:10 MINUTES.
05:38:11 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
05:38:16 PROVIDE REBUTTAL ABOUT CROSS-EXAMINATION.
05:38:20 WITNESSES, INCLUDING THE PUBLIC, MAY BE SUBJECT TO
05:38:24 CROSS-EXAMINATION.
05:38:26 THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
05:38:32 BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
05:38:37 THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
05:38:41 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
05:38:45 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
05:38:50 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
05:38:55 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
05:39:00 IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
05:39:06 BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
05:39:10 ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC

05:39:15 RECORD.
05:39:15 I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
05:39:21 COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
05:39:25 IT IS HEARD.
05:39:26 AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THIS

05:39:31 APPLICATION MUST DECLARE THAT CONFLICT.
05:39:35 IT WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR
05:39:40 VOTE ON THE APPLICATION.
05:39:42 WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING PLEASE
05:39:48 STAND AND RAISE YOUR RIGHT HAND?
05:39:50 BOARD ATTORNEY STROUD, COULD YOU PLEASE ADMINISTER THE OATH?
05:39:59 >>Nancy Stroud: I THINK THAT THE CLERK WAS GOING TO DO THAT.
05:40:03 SHE'S PRESENT IN THE MEETING.
05:40:07 >>Tammy Duran: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
05:40:09 TRUTH AND NOTHING BUT THE TRUTH?
05:40:11 >> I DO.
05:40:13 >>Nancy Stroud: THANK YOU.
05:40:15 >>Marlene Naratil: ALL RIGHT.
05:40:16 I'M GOING TO ASK BOARD MEMBERS FOR ANY EX PARTE
05:40:20 COMMUNICATIONS.
05:40:20 AND YOU SHOULD DISCLOSE THE NATURE OF ANY AND ALL EX PARTE
05:40:25 COMMUNICATIONS.
05:40:27 ARE THERE ANY SUCH EXAMPLES?
05:40:32 ALL RIGHT.
05:40:32 IF YOU HAVE ANY CONFLICT OF INTEREST, YOU HAVE TO STATE IT

05:40:36 AND YOU WILL BE EXCUSED FROM THE DISCUSSION AND THE VOTE.
05:40:42 AND THE COMMUNITY DEVELOPMENT DIRECTOR, IF YOU HAVE ANY
05:40:46 LETTERS OR OTHER WRITTEN COMMUNICATIONS THAT YOU'VE
05:40:50 RECEIVED?
05:40:51 >>Mary Gibbs: NO, WE HAVE NOT.
05:40:53 >>Marlene Naratil: ALL RIGHT.
05:40:54 AT THIS TIME, I'M GOING TO CALL THE COMMUNITY DEVELOPMENT
05:40:57 DIRECTOR, MARY GIBBS, TO THE PODIUM, TO INTRODUCE THE ITEM
05:41:01 TO THE BOARD.
05:41:03 >>Mary Gibbs: IF YOU DON'T MIND, I'M GOING TO SIT AT THIS
05:41:07 SEAT SO I DON'T INFECT THE PODIUM AND HAVE TO CLEAN IT.
05:41:11 THIS IS A PRETTY SMALL PIECE OF PROPERTY.
05:41:17 THIS IS ONE ACRE.
05:41:18 IF YOU ALL ARE FAMILIAR WITH IT, I REMEMBER IT BEST AS THE
05:41:22 OLD BLOCKBUSTER VIDEO STORE, WHICH IS SOUTH OF THE PUBLIX
05:41:26 SHOPPING CENTER ON U.S. 41 AND CORKSCREW ROAD.
05:41:29 THIS PROPERTY IS ALL ZONED COMMERCIAL PLANNED DEVELOPMENT.
05:41:33 IT'S BEEN ZONED THAT WAY FOR SEVERAL YEARS.
05:41:36 THE BUILDING IS EXISTING AND IT'S VACANT RIGHT NOW, AND
05:41:41 DR. LAM HAS PURCHASED IT, AND I BELIEVE HE IS A PODIATRIST,
05:41:45 AND THEY WOULD LIKE TO ADD MEDICAL OFFICE USE TO THE USES
05:41:48 THAT WERE PERMITTED.
05:41:50 WHEN THE ZONING WAS APPROVED, IT DID NOT INCLUDE MEDICAL
05:41:53 OFFICE.
05:41:54 IT INCLUDED A LOT OF THINGS, BUT MEDICAL OFFICE WASN'T ONE

05:41:57 OF THEM.

05:41:58 SO THEY NEED TO AMEND THE ZONING TO ADD THE MEDICAL OFFICE.
05:42:01 WHEN WE REVIEWED IT, WE BELIEVE THAT THE MEDICAL OFFICE USE
05:42:04 IS A GOOD USE.
05:42:05 IT FITS WITHIN THE COMPREHENSIVE PLAN DESIGNATION OF VILLAGE
05:42:09 CENTER.
05:42:11 WE DID HAVE A LITTLE BIT OF A CONCERN THAT SOME OF THE USES
05:42:14 THAT THE COUNTY HAD APPROVED IN THE ZONING FOR THIS LOT MANY
05:42:19 YEARS AGO WERE NO LONGER APPROPRIATE.
05:42:21 SO WHAT WE'VE RECOMMENDED IS THAT WE ADD THE MEDICAL OFFICE,
05:42:25 BUT WE WOULD RECOMMEND THAT WE DELETE A FEW OF THE OTHER
05:42:28 USES WHICH WERE THINGS LIKE FREIGHT AND CARGO ESTABLISHMENTS
05:42:32 WHICH DIDN'T REALLY SEEM APPROPRIATE FOR THAT SITE.
05:42:36 PUBLIC GARAGES, BARS, ESCORT SERVICES, PAWN SHOPS AND SOME
05:42:41 OF THOSE THINGS.
05:42:41 SO WE HAVE RECOMMENDED THOSE BE DELETED, BUT WE HAVE
05:42:44 RECOMMENDED APPROVAL WITH CONDITIONS, AND THAT IS -- THE
05:42:48 CONDITIONS ARE ATTACHED, WHICH MOSTLY RELATES TO THE USES.
05:42:53 I'D BE HAPPY TO ANSWER ANY QUESTIONS.
05:42:58 I KNOW THE APPLICANT WANTS TO EXPLAIN IN A LITTLE MORE
05:43:01 DETAIL.
05:43:02 IF YOU DON'T HAVE ANY QUESTIONS NOW, I CAN TURN IT OVER TO
05:43:05 THE APPLICANT.
05:43:06 GARY MULLER.
05:43:09 GARY MULLER IS REPRESENTING THE APPLICANT.

05:43:14 WE'LL TAKE A SHORT BREAK OF ONE MINUTE.
05:43:54 >>Gary Muller: OF GOOD EVENING, EVERYONE.
05:45:31 FOR THE RECORD, I'M GARY MULLER WITH JOHNSON ENGINEERING.
05:45:34 I'M REPRESENTING THE APPLICANT, WHICH IS BROADWAY 88 LLC.
05:45:41 WITH ME TONIGHT IS ED LARSEN WITH THE EDWARD LARSEN LAW
05:45:47 FIRM.
05:45:48 I WAS KIND OF HOPING JOE McHARRIS WAS GOING TO BE HERE TO
05:45:51 GO OVER THE DESIGN STUFF, BUT I GUESS I'LL TRY AND WING
05:45:55 THAT.
05:45:55 BASICALLY, I'M GOING TO BE SQUINTING A LOT.
05:46:06 WE'RE HERE TONIGHT, AS WAS STATED, TO REQUEST AN AMENDMENT
05:46:09 TO THE EXISTING CPD ZONING APPROVAL FOR THE SOUTH ESTERO
05:46:14 COMMERCIAL CENTER TO ADD MEDICAL OFFICES AS AN ALLOWABLE USE
05:46:20 ON LOT FOUR.
05:46:26 THE COMMERCIAL CENTER IS BASICALLY LOCATED ON THE EAST SIDE.
05:46:29 I THINK YOU'RE ALL FAMILIAR WITH IT, BUT I'LL GO OVER WITH
05:46:32 IT.
05:46:33 IT'S LOCATED ON THE EAST SIDE OF 41.
05:46:36 IT'S ABOUT 700 FEET SOUTH OF CORKSCREW ROAD.
05:46:41 WHAT WE'RE LOOKING AT IS LOT 4, WHICH SITS ON THE NORTHEAST
05:46:47 CORNER OF CORKSCREW VILLAGE LANE AND COMMONS WAY.
05:46:52 IF YOU LOOK AT THE AERIAL, YOU CAN SEE THE PARCEL OUTLINED
05:46:56 IN BLUE.

05:46:58 SURROUNDING THE PROPERTY TO THE NORTH, WE HAVE THE CORKSCREW
05:47:01 VILLAGE SHOPPING CENTER.

05:47:03 TO THE SOUTH, WE HAVE TWO LOTS, A CAR WASH AND A VACANT
05:47:09 PARCEL.
05:47:12 TO THE EAST WE HAVE AN EXISTING MINI-WAREHOUSE DEVELOPMENT.
05:47:16 TO THE WEST, WE HAVE A WENDY'S RESTAURANT, AND THEN IN THE
05:47:21 SOUTHWEST CORNER ALONG 41 WE HAVE A CONVENIENCE STORE WITH
05:47:26 GAS PUMPS.
05:47:28 AGAIN, AS MARY STATED, THE SUBJECT PROPERTY AND THE ENTIRE
05:47:35 SUBDIVISION IS ZONED CPD, COMMERCIAL PLANNED DEVELOPMENT.
05:47:38 IT IS LOCATED WITHIN THE VILLAGE CENTER FUTURE LAND USE
05:47:43 CATEGORY.
05:47:45 THE PROPERTY HAS BEEN AROUND FOR A LONG TIME.
05:47:53 IT ORIGINALLY RECEIVED ZONING APPROVAL WAY BACK IN 1989 FROM
05:47:58 LEE COUNTY PURSUANT TO ZONING RESOLUTION Z-89-0 --
05:48:07 >> DO YOU HAVE TO SAY WAY BACK IN '89?
05:48:10 I REMEMBER '89.
05:48:14 >>Gary Muller: I DON'T EITHER.
05:48:16 IT'S KIND OF FUZZY.
05:48:17 BACK THEN, THE ORIGINAL PLAN WAS BASICALLY IT JUST SHOWED
05:48:22 SOME BUILDINGS AND SOME PARKING.
05:48:24 IT WAS APPROVED FOR 170,000 SQUARE FEET OF COMMERCIAL USES.
05:48:29 THEN IT WAS AMENDED ADMINISTRATIVELY, AND IN 1996 UNDER
05:48:36 PD-96-023, WHICH WAS APPROVED BY MARY GIBBS, I'D LIKE TO
05:48:45 POINT OUT --
05:48:47 >> SHE REMEMBERS IT.
05:48:51 >>Gary Muller: YEAH, EVEN THOUGH IT WAS WAY BACK, 1996.

05:48:56 AND UNDER THAT PLAN, THEY KIND OF CHANGED THE ORIGINAL
05:48:59 APPROVAL, AND THEY KIND OF CONVERT IT INTO A SIX-LOT
05:49:02 SUBDIVISION, AND THEY JUST KIND OF GOT RID OF THE ORIGINAL
05:49:07 PLAN.
05:49:08 THEN IN 1997, IT WAS PLATTED AS A SIX-LOT SUBDIVISION.
05:49:15 IT RECEIVED PLAT APPROVAL AND DEVELOPMENT ORDER BACK IN
05:49:18 1997.
05:49:19 AND THEN IN JUNE OF 2001, IT RECEIVED A DEVELOPMENT ORDER
05:49:27 FOR LOT 4.
05:49:28 SINCE THEN AGAIN, IT'S BEEN USED FOR A BUNCH OF DIFFERENT
05:49:33 USES, MOSTLY COMMERCIAL USES AND MOST RECENTLY IT WAS USED
05:49:38 AS A PRIVATE SCHOOL, THE ATHENIAN ACADEMY.
05:49:42 THE BUILDING WAS PURCHASED BY THE APPLICANT IN AUGUST OF
05:49:46 2018 FOR THE PURPOSE OF CONVERTING THE EXISTING STRUCTURE
05:49:50 INTO A PODIATRIST OFFICE.
05:49:52 IF YOU TAKE A LOOK AT THE SITE PLAN HERE, THIS BASICALLY IS
05:49:59 THE UPDATED VERSION OF THE MASTER CONCEPT PLAN.
05:50:04 IT'S THE ORIGINAL SIX-LOT SUBDIVISION.
05:50:08 THERE WERE SOME AMENDMENTS TO IT THAT COMBINED LOTS TWO AND

05:50:12 THREE, AND THEN ANOTHER ADMINISTRATIVE AMENDMENT WAS GRANTED
05:50:17 I THINK BACK IN 2004 THAT SPLIT LOT FIVE INTO LOTS 5A AND B.
05:50:25 AND THEN THERE HAVE BEEN SOME AMENDMENTS WHERE A LOT SPLIT
05:50:27 WAS GRANTED ON LOT 6, WHICH IS THE FAR EASTERN PARCEL, BUT
05:50:33 NOTHING WAS EVER DONE, AND IT'S STILL ONE CONTIGUOUS PARCEL
05:50:37 TODAY.

05:50:37 REALLY NONE OF THESE AMENDMENTS HAD ANYTHING TO DO WITH THE
05:50:44 SUBJECT PROPERTY AT LOT 4.

05:50:46 IF YOU TAKE A LOOK AT THE PROPOSED SITE PLAN FOR LOT 4, IT'S
05:50:55 PRETTY MUCH THE SAME AS THE EXISTING SITE PLAN FOR LOT 4.

05:51:01 THE ACCESS IS STILL ON CORKSCREW VILLAGE LANE.

05:51:06 THE BUILDINGS, AGAIN, A LITTLE UNDER 7,000 SQUARE FEET.

05:51:13 PARKING UNDER -- WE CURRENTLY HAVE 33 SPACES.

05:51:19 UNDER THE CODE FOR MEDICAL OFFICES, WE'RE REQUIRED TO HAVE
05:51:22 32.

05:51:23 SO WE ACTUALLY HAVE ONE SURPLUS PARKING SPACE.

05:51:27 THE BUFFERS ON HERE WERE APPROVED PER THE ORIGINAL ZONING
05:51:34 RESOLUTION AND PER THE DEVELOPMENT ORDER.

05:51:37 WE'RE SHOWING A 20-FOOT BUFFER ALONG THE NORTH PROPERTY

05:51:40 LINE, A FIVE-FOOT BUFFER ALONG THE WEST PROPERTY LINE -- I'M

05:51:45 SORRY, THE EAST PROPERTY LINE, AND THEN WE HAVE 10-FOOT

05:51:50 BUFFERS ALONG THE EXISTING ROADWAYS.

05:51:53 AGAIN, IF YOU LOOK AT, AGAIN, THE SITE DATA, THE TOTAL SITE
05:52:01 AREA IS 1.14 -- 814 ACRES.

05:52:05 THE BUILDING AREA IS 6,996 SQUARE FEET.

05:52:09 AGAIN, PARKING 32 SPACES REQUIRED.

05:52:13 33 SPACES PROVIDED.

05:52:15 THE OPEN SPACE REQUIRED WOULD BE 20% OR .23 ACRES.

05:52:20 WE CURRENTLY HAVE .51 ACRES, WHICH IS ABOUT 45% OPEN SPACE.

05:52:28 AND THE EXISTING MAXIMUM BUILDING HEIGHT IS 20 FEET.

05:52:33 AGAIN, NO CHANGES ARE BEING PROPOSED TO THE EXISTING

05:52:36 BUILDING OR ANY OF THE SITE.

05:52:41 I MEAN, THE IMPERVIOUS AREA, THE BUILDING SQUARE FOOTAGE IS
05:52:46 GOING TO STAY EXACTLY HOW IT IS.

05:52:48 THIS WHOLE PROJECT IS JUST GOING TO BE TO ADD AN ADDITIONAL
05:52:52 USE AND BASICALLY -- I'M SORRY.

05:52:56 JUST ADD AN EXISTING USE.

05:52:58 IT WILL BE AN INTERIOR REMODEL.

05:53:02 I WAS GOING TO TURN IT OVER TO JOE.

05:53:05 HE DID THE PATTERN BOOK.

05:53:07 STILL NOT HERE.

05:53:08 BASICALLY, WE DID DO A PATTERN BOOK.

05:53:14 THIS SHOWS THE EXISTING STRUCTURE.

05:53:15 AGAIN, IT WAS BUILT BACK IN I THINK 2002, 2003, AND BACK

05:53:23 THEN, ESTERO HAD SOME OF ITS ORIGINAL DESIGN CONCEPTS WITH

05:53:27 THE MEDITERRANEAN ARCHITECTURE.

05:53:29 AND YOU CAN SEE THAT THE BUILDING COMPLIES WITH THAT.
05:53:32 AGAIN, HERE'S ANOTHER OVERVIEW OF WHERE THE PROPERTY IS AND
05:53:36 THE SURROUNDING PROPERTY WHICH I KIND OF WENT OVER ALREADY.
05:53:40 AGAIN, SOME MORE, YOU GET THE PICTURE OF THE GAS STATION.
05:53:45 THERE'S A BANK THAT'S PART OF THE CORKSCREW VILLAGE SHOPPING
05:53:49 CENTER, THE WENDY'S AND THE MINI-WAREHOUSES IN THE BACK.
05:53:54 AGAIN, THOSE ARE SOME MORE PICTURES OF THE EXISTING USES.
05:54:04 AGAIN, THE EXISTING SITE CONDITIONS, YOU'VE GOT THE
05:54:08 BUILDING, YOU'VE GOT THE PARKING WHICH GOES ALL THE WAY
05:54:10 AROUND IT, NO CHANGES TO THE ACCESS.

05:54:13 THE LANDSCAPING IS PRETTY MUCH IN PLACE AND AGAIN, THE
05:54:18 LANDSCAPING WAS PER THE REQUIREMENTS OF THE DEVELOPMENT
05:54:21 ORDER WHEN IT WAS ORIGINALLY APPROVED.
05:54:23 AGAIN, WE HAVE THE EXISTING BUILDING CONDITIONS.
05:54:28 AGAIN, YOU CAN SEE SOME VARIATIONS IN THE BUILDING
05:54:31 ELEVATIONS.
05:54:33 THERE'S SOME DECORATIVE STUFF ON THE FASCIA.
05:54:38 HERE'S A CLOSER LOOK.
05:54:41 AGAIN, USING THE MEDITERRANEAN COLORS BREAKING UP SOME OF
05:54:48 THE DESIGN ELEMENTS OF THE FRONT FACADE.
05:54:53 >>Mary Gibbs: IS THAT A TECHNICAL TERM, THE DECORATIVE
05:54:56 STUFF?
05:55:06 >>Gary Muller: THE ROOF IS TILE ROOF.
05:55:07 WE HAVE THE WALL DETAILS.
05:55:12 AND THEN AGAIN WITH THE COLORS.
05:55:14 YOU CAN SEE IT DOES TIE IN WITH THE, YOU KNOW, ESTERO DESIGN
05:55:19 FOR COMMERCIAL DEVELOPMENT.
05:55:20 >>Marlene Naratil: ARE THEY CHANGING THE ROOF?
05:55:22 IS THAT WHAT YOU'RE SAYING?
05:55:24 >>Gary Muller: NO, NO CHANGES TO THE EXISTING STRUCTURE.
05:55:26 IT'S BASICALLY GOING TO BE AN INTERIOR REMODEL.
05:55:29 HE'S JUST GOING TO REMODEL THE INTERIOR OF THE BUILDING.
05:55:35 >> QUESTION ABOUT SIGNAGE.
05:55:36 WILL THE SIGNAGE BE ON THE FACADE OF THE BUILDING?
05:55:40 >>Gary Muller: YES.

05:55:43 WHEN THE LAST ZONING APPROVAL GRANTED APPROVAL FOR TWO
05:55:47 SIGNS, AND THEY ARE BOTH ON LOT ONE.
05:55:49 ONE WAS FOR THE EXISTING BUSINESS THERE, AND THE OTHER,
05:55:53 SECOND SIGN WAS FOR THE ENTIRE COMPLEX.
05:55:56 SO HE'S NOT ALLOWED TO HAVE A SIGN OTHER THAN WHAT HE CAN DO
05:56:01 ON THE BUILDING OR ON THE WALL.
05:56:03 WINDOWS.
05:56:06 >> THANK YOU.
05:56:07 >> SO NO SIGN IS BEING PROPOSED.
05:56:13 AND THEN THE LANDSCAPING, AGAIN, IS EXISTING.
05:56:22 THERE ARE SOME CONDITIONS IN THE STAFF REPORT WHERE, I MEAN,

05:56:27 I THINK A BUSH HAS DIED HERE AND THERE OVER THE YEARS, AND
05:56:31 WE MAY NEED TO SUPPLEMENT SOME OF THE EXISTING LANDSCAPING.
05:56:36 THERE'S A CONDITION IN THE STAFF REPORT ON THAT.
05:56:39 THE APPLICANT IS WILLING TO DO THAT.
05:56:42 AGAIN, THE INTERCONNECTIVITY IS CONNECTED.
05:56:58 THE ROADWAYS ARE CONNECTED TO THE PROPERTY.
05:57:01 TO THE NORTH, THERE ARE SIDEWALKS CONNECTING IT TO THE
05:57:04 DIFFERENT PROPERTIES WITHIN THE SUBDIVISION.
05:57:06 BASICALLY IN CONCLUSION, WE DO AGREE WITH THE STAFF
05:57:11 RECOMMENDATION FOR APPROVAL.
05:57:15 WE FEEL THAT THE PROPOSED REQUEST TO AMEND THE SOUTH ESTERO
05:57:19 COMMERCIAL CENTER CPD TO INCLUDE MEDICAL OFFICES AS AN
05:57:24 ALLOWABLE USE ON LOT FOUR IS APPROPRIATE AT THIS LOCATION
05:57:29 FOR THE FOLLOWING REASONS.

05:57:31 THE AMENDMENT IS CONSISTENT WITH THE APPLICABLE
05:57:37 COMPREHENSIVE PLAN POLICIES FOR THE VILLAGE CENTER FUTURE
05:57:40 LAND USE CATEGORY AND MEETS THE COMMERCIAL DEVELOPMENT
05:57:44 DESIGN STANDARDS.
05:57:47 THE AMENDMENT IS ALSO CONSISTENT WITH THE APPLICABLE ZONING
05:57:51 AND DEVELOPMENT ORDER APPROVALS, AND THE APPROVED MASTER
05:57:55 CONCEPT PLAN WILL NOT ALTER ANY OF THE EXISTING SITE
05:57:59 CONDITIONS.
05:57:59 LASTLY, AGAIN, I THINK YOU CAN SEE IT'S COMPATIBLE WITH ALL
05:58:04 THE SURROUNDING COMMERCIAL USES, AND ANOTHER THING, IT WILL
05:58:11 GENERATE A LOT LESS TRAFFIC THAN THE ORIGINAL RETAIL USE.
05:58:18 THAT CONCLUDES MY PRESENTATION.
05:58:20 IF YOU HAVE ANY QUESTIONS, I'LL BE HAPPY TO TRY AND ANSWER
05:58:24 THEM.
05:58:27 >>Marlene Naratil: ANYBODY ON THE BOARD?
05:58:29 ON THE PHONE?
05:58:33 >> NO QUESTIONS FROM ME, I SAID.
05:58:35 >> I'LL MAKE A COMMENT.
05:58:36 I PASS BY THERE QUITE OFTEN.
05:58:40 I THINK IT WOULD BE A VAST IMPROVEMENT TO SEE SOMETHING
05:58:43 OCCUPYING THAT SPACE INSTEAD OF HAVING AN EMPTY UNOCCUPIED
05:58:49 SPACE.
05:58:52 >>Marlene Naratil: I HAVE A QUESTION REGARDING HOURS.
05:58:53 IS IT NORMAL HOURS OF OPERATION AS A MEDICAL OFFICE?
05:58:58 >>Gary Muller: YEAH, I'M NOT SURE EXACTLY WHAT THEY ARE.

05:59:01 I WOULD IMAGINE WE'RE LOOKING AT PROBABLY 9 TO 5, 9 TO 6.
05:59:04 >>Marlene Naratil: AND SATURDAY PERHAPS?
05:59:08 >>Gary Muller: POSSIBLY.
05:59:09 I DO NOT KNOW EXACTLY WHAT THEY ARE.
05:59:11 I WOULDN'T ANTICIPATE ANYTHING LATE AT NIGHT.
05:59:15 >>Marlene Naratil: THERE WOULDN'T BE NOISE ISSUES.
05:59:17 >>Gary Muller: NO, I DON'T SEE ANYTHING.

05:59:19 >>Marlene Naratil: ANYBODY ELSE WITH A COMMENT?
05:59:21 THOSE ON THE PHONE?
05:59:25 >> JUST A QUESTION ABOUT TIMING, ASSUMING THAT IT IS
05:59:31 APPROVED, IS THE APPLICANT READY TO PERFORM THE INTERIOR
05:59:34 MODIFICATIONS RIGHT AWAY OR IS HE GOING TO WAIT?
05:59:38 WHAT'S THE TIMING?
05:59:40 >>Gary Muller: I GET THE IMPRESSION HE'S BEEN READY TO GO.
05:59:43 HE'S JUST WAITING TILL WE GET THROUGH EVERYTHING.
05:59:47 HE'S GOING TO NEED TO GO THROUGH A LIMITED REVIEW
05:59:49 DEVELOPMENT ORDER, BUT AS SOON AS HE GETS THE OKAY, IT'S MY
05:59:55 IMPRESSION HE'S GOING TO GO.
05:59:59 >> THANK YOU.
05:59:59 >>Anthony Gargano: I'LL MAKE A COMMENT.
06:00:02 WHAT WE HAVE BEFORE US IS ACTUALLY NO -- THERE ARE NO
06:00:06 EXTERNAL CHANGES.
06:00:08 AND IT'S JUST A USE, AN ADDED USE, WHICH IS VERY CONSISTENT
06:00:15 WITH MEDICAL USES IN THIS AREA.
06:00:20 IT'S A USE THAT ACTUALLY ENHANCES THE PROPERTY.

06:00:30 LESS IMPACT ON TRAFFIC WITH REGARD TO OTHER THINGS.
06:00:32 AND I THINK THE STAFF RECOMMENDATION TO ELIMINATE SOME OF
06:00:36 THE OTHER USES THAT TODAY WOULD BE INAPPROPRIATE I THINK IS
06:00:45 AN EXCELLENT ONE.
06:00:47 I WOULD SUPPORT THE APPLICANT'S PETITION TO THE BOARD.
06:00:54 >> FURTHER CLARIFICATION.
06:00:56 IN THE SHOPPING CENTER, MY DENTIST IS THERE, AND THERE IS A
06:01:02 SHOE FOOT STORE.
06:01:04 I THINK THAT THAT'S ABOUT ALL THE MEDICAL THAT THERE IS.
06:01:06 THIS ONE IS AROUND THE CORNER ALL BY ITSELF.
06:01:11 SO I THINK IT'S AN APPROPRIATE PLACE FOR IT.
06:01:16 >>Marlene Naratil: WASN'T THERE A CHIROPRACTOR OR SOMETHING
06:01:18 THERE ONCE AND A DENTIST?
06:01:20 I DON'T KNOW.
06:01:21 BUT IT'S A GOOD USAGE.
06:01:24 I AGREE WITH JIM.
06:01:26 >>Mary Gibbs: DON'T FORGET, THOUGH, WE NEED TO ASK FOR
06:01:29 PUBLIC INPUT BEFORE YOU MAKE ANY MOTION.
06:01:31 ALTHOUGH I DON'T SEE ANY PUBLIC HERE.
06:01:34 >>Marlene Naratil: ANY PUBLIC INPUT?
06:01:37 >>Tammy Duran: NO.
06:01:37 AND I DON'T HAVE ANYBODY ONLINE EITHER.
06:01:42 >>Marlene Naratil: ARE YOU HERE TO SPEAK, SIR?
06:01:47 >> [NOT SPEAKING AT A MICROPHONE]
06:01:51 >>Marlene Naratil: OKAY.

06:01:52 ARE WE READY TO MAKE A DECISION ON THIS?
06:01:58 >>Mary Gibbs: I THINK YOU'RE READY TO MAKE A MOTION IT
06:02:01 SOUNDS LIKE.

06:02:01 >>Marlene Naratil: WE NEED A MOTION TO APPROVE THIS.
06:02:03 >>Anthony Gargano: I MAKE A MOTION THAT WE APPROVE THE
06:02:06 APPLICANT'S REQUEST IN CONJUNCTION WITH THE RECOMMENDATIONS
06:02:12 BY STAFF FOR THE REMOVAL OF SOME OF THE USES THAT WOULD BE
06:02:17 INAPPROPRIATE TODAY.
06:02:23 >>Marlene Naratil: DO WE HAVE A SECOND?
06:02:24 >>Tim Allen: I SECOND THE MOTION.
06:02:28 >>Mary Gibbs: WHO WAS THAT?
06:02:30 >> TIM.
06:02:33 >>Marlene Naratil: OKAY.
06:02:35 WE HAVE A ROLL-CALL VOTE, PLEASE.
06:02:40 >>Tammy Duran: BOARD MEMBER ALLEN?
06:02:44 >>Dr. Tim Allen: YES.
06:02:45 >>Anthony Gargano: YES.
06:02:47 >>Marlene Naratil: YES.
06:02:50 >>James Tatoes: YES.
06:02:52 >>John Yarbrough: YES.
06:02:55 >>Scotty Wood: YES.
06:03:02 >>Marlene Naratil: OKAY.
06:03:03 THE PROJECT IS APPROVED --
06:03:09 >>Mary Gibbs: RECOMMENDED.
06:03:10 I WILL MENTION WE HAVE A FIRST READING AT COUNCIL TOMORROW.

06:03:13 AND THEN SECOND READING I THINK JULY 15th.
06:03:17 WE'RE MOVING, MOVING ALONG.
06:03:22 >> THANK YOU FOR GETTING IT SCHEDULED SO QUICKLY.
06:03:25 >>Mary Gibbs: AFTER WAITING.
06:03:29 >>Marlene Naratil: SINCE WE HAVE NO PUBLIC INPUT, I'LL GO TO
06:03:34 BOARD COMMUNICATIONS.
06:03:36 ANY BOARD COMMUNICATIONS?
06:03:39 >> THANK YOU VERY MUCH.
06:03:39 >>Marlene Naratil: THANK YOU, SIR.
06:03:40 BYE NOW.
06:03:48 >> I WOULD LIKE TO THANK MARLENE FOR CHAIRING THE MEETING.
06:03:55 >> YOU DID A GREAT JOB.
06:03:57 >>Marlene Naratil: THANK YOU.
06:03:58 OUR NEXT MEETING IS JULY 21, 2020.
06:04:06 MARY THINKS WE MIGHT HAVE A FEW CASES.
06:04:09 >>Mary Gibbs: WE'LL DEFINITELY HAVE ONE CASE.
06:04:11 ONE.
06:04:13 I'M NOT SURE ABOUT TWO.
06:04:14 PROBABLY ONE.
06:04:17 >>Marlene Naratil: ANYTHING ELSE TO BRING BEFORE THE BOARD
06:04:20 THIS EVENING?
06:04:21 I WANT TO THANK EVERYONE FOR PARTICIPATING.
06:04:27 >>Mary Gibbs: COULD I BRING UP ONE THING, THOUGH?
06:04:30 >>Marlene Naratil: SURE.
06:04:31 >>Mary Gibbs: I JUST THOUGHT OF IT.

06:04:32 I REMINDED EVERYBODY ABOUT YOUR FINANCIAL DISCLOSURE FORMS
06:04:37 THAT THE SUPERVISOR OF ELECTIONS SENDS OUT.
06:04:40 SO EVERYBODY NEEDS TO -- I THINK SEVERAL OF YOU ALREADY TOLD
06:04:44 ME YOU TURNED THEM IN, BUT DON'T FORGET, BECAUSE THERE ARE
06:04:47 PENALTIES IF YOU DON'T DO IT.
06:04:52 >>Marlene Naratil: THERE'S ALSO THAT LITTLE EXERCISE WE HAVE
06:04:55 TO DO WITH THE BE NO OR BE NOW.
06:05:01 WE HAD DONE PART OF BEFORE TO PROTECT AGAINST SPAM.
06:05:05 >>Mary Gibbs: I HAVEN'T DONE MINE.
06:05:08 IT'S PHISHING.
06:05:09 >>Marlene Naratil: PHISHING IS THE LATEST TOPIC.
06:05:12 >>Mary Gibbs: I HEARD IT WAS LONGER THAN THE OTHER ONE,
06:05:15 THOUGH.
06:05:15 IT'S PROBABLY NOT GOING TO BE AS QUICK.
06:05:17 >> HAVE WE ALREADY GOTTEN THAT?
06:05:19 >>Mary Gibbs: I THINK THEY SENT AN E-MAIL.
06:05:21 DID YOU ALL GET AN E-MAIL?
06:05:26 I GOT ONE A COUPLE OF DAYS AGO.
06:05:31 >> I NEED TO GET MY E-MAIL UPDATED.
06:05:33 >>Mary Gibbs: WE'LL CHECK FOR JOHN'S.
06:05:36 ANYBODY ELSE HAVE A PROBLEM WITH E-MAILS?
06:05:40 >> I'M STILL NOT GETTING ESTERO E-MAILS.
06:05:46 TIMALLENUSA@GMAIL.COM AS AN ALTERNATIVE.
06:05:56 >>Mary Gibbs: TIM IS HAVING PROBLEMS WITH ESTERO E-MAILS?
06:06:01 WE'LL HAVE HIM CHECK ON IT.

06:06:05 WE HAVE TO FIX OPERATOR ERROR.
06:06:09 >> I THINK IT'S MY PROBLEM, NOT THE SYSTEM'S.
06:06:14 >>Mary Gibbs: OKAY.
06:06:14 WELL, WE'LL CHECK INTO THAT.
06:06:17 DO YOU NEED REMEDIAL INSTRUCTIONS ON E-MAIL, NOT PHISHING?
06:06:29 >>Marlene Naratil: IS THERE ANYTHING ELSE, MARY THAT YOU
06:06:31 WANT TO BRING UP BEFORE WE ADJOURN?
06:06:34 >>Mary Gibbs: I WILL BRING UP ONE OTHER THING THAT I'M
06:06:38 THINKING ABOUT IT, ON THE COUNCIL AGENDA TOMORROW ARE A
06:06:42 COUPLE OF APPOINTMENTS TO THE DESIGN REVIEW BOARD BECAUSE
06:06:44 YOU KNOW WE'VE BEEN SHORTHANDED WITH THE DESIGN REVIEW BOARD
06:06:48 FOR A WHILE.
06:06:49 WE HAD TWO MEMBERS DIDN'T RE-UP THEIR MEMBERSHIP IN MARCH.
06:06:55 SO I THINK THE COUNCIL IS GOING TO APPOINT A COUPLE IN THE
06:07:00 INTERIM.
06:07:01 OUR LAND DEVELOPMENT CODE CONSULTANTS ARE STILL WORKING ON
06:07:03 THE CODE.
06:07:05 WE GOT SLOWED DOWN A LITTLE BIT WITH COVID, SO WE'VE BEEN
06:07:08 WORKING ON THE ZONING, TRYING TO GET A ZONING MAP PUT
06:07:12 TOGETHER, TRYING TO STREAMLINE ZONING CATEGORIES.
06:07:15 THERE'S SO MUCH DETAIL, BUT WE SPENT QUITE A BIT OF TIME ON

06:07:18 THAT.
06:07:18 WE'RE LOOKING AT ALL THE OTHER CHAPTERS AS WELL.
06:07:20 SO WE DON'T HAVE A SCHEDULE YET TO BRING IT BACK TO PLANNING
06:07:24 AND ZONING BOARD, BUT WE'RE HOPING TO GET THIS BACK TO

06:07:28 COUNCIL BEFORE THE END OF THE YEAR.
06:07:31 ONE OF THE THINGS, THE CHAPTERS THAT WE'RE LOOKING AT IS
06:07:34 TRYING TO PUT ALL THE PROCESSES IN ONE CHAPTER INSTEAD OF
06:07:37 BEING SPREAD ALL OUT.
06:07:38 AND NANCY IS WORKING ON THAT.
06:07:39 AND ONE OF THE THINGS THAT THE CONSULTANT IS LOOKING AT IS
06:07:45 WHAT -- SHOULD WE KEEP THE STRUCTURE OF THE BOARDS AS THEY
06:07:49 ARE BECAUSE WE'VE BEEN HAVING QUORUM PROBLEMS WITH THE
06:07:52 DESIGN REVIEW BOARD.
06:07:53 SO WE ASKED THE CONSULTANT TO LOOK AT THE STRUCTURE.
06:07:56 WE DON'T HAVE ANY RECOMMENDATIONS YET.
06:07:58 SO IN THE MEANTIME, BECAUSE I DIDN'T HAVE A QUORUM AT THE
06:08:01 DESIGN REVIEW BOARD, WE NEEDED TO GET A COUPLE OF MEMBERS ON
06:08:04 THERE SO WE CAN HAVE SOME MEETINGS BECAUSE PROJECTS ARE
06:08:06 GETTING BACKED UP A LITTLE BIT.
06:08:08 SO THAT'S PRETTY MUCH I THINK WHAT'S HAPPENING.
06:08:13 >> DO YOU STILL HAVE A LOT OF PROJECTS COMING IN DURING THIS
06:08:16 PANDEMIC?
06:08:17 >>Mary Gibbs: YEAH, IT WAS SURPRISING.
06:08:18 I THOUGHT WITH THE COVID THAT THE PERMITS WOULD PLUMMET
06:08:22 BECAUSE WE CLOSED TO THE PUBLIC, EVEN THOUGH WE WERE HERE.
06:08:25 SOME PEOPLE ARE WORKING FROM HOME, BUT SOME OF US WERE HERE
06:08:28 IN THE OFFICE.
06:08:29 AND WE PUT A COUPLE OF BOXES IN THE LOBBY BECAUSE THE LOBBY
06:08:33 IS OPEN BECAUSE WE HAVE HOME HEALTH PEOPLE UPSTAIRS.

06:08:36 SO WE PUT BOXES IN THE LOBBY AND TOLD PEOPLE, YOU CAN SUBMIT
06:08:40 ONLINE, BUT A LOT OF PEOPLE DON'T DO THAT, SO THEY CAN THROW
06:08:43 YOUR THINGS IN THE BOXES.
06:08:45 AND SINCE WE'RE HERE, WE'LL BE CHECKING THEM.
06:08:48 SURPRISINGLY, THERE'S BEEN QUITE A BIT COMING IN.
06:08:52 I JUST THOUGHT THINGS WOULD DROP OFF.
06:08:54 AND THE PHONE CALLS DROPPED OFF QUITE A BIT.
06:08:57 PROBABLY BY HALF.
06:08:58 BUT THE PERMITS HAVE BEEN COMING IN, AND WE'RE STILL GETTING
06:09:02 PROJECTS, AND SO I WAS A LITTLE BIT SURPRISED THAT THE
06:09:05 PERMITS HAVE NOT REALLY DROPPED OFF.
06:09:07 AND WE WERE BEHIND.
06:09:08 WE WERE BACKLOGGED BECAUSE WE HAD A LOT OF PERMITS
06:09:12 BACKLOGGED BECAUSE WE HAD SO MANY.
06:09:14 SO WE CAUGHT UP WITH OUR BACKLOG.
06:09:18 SO NOW WE'RE KEEPING PACE WITH WHAT WE'VE GOT.
06:09:22 WE'VE GOT TO BE CAREFUL NOT TO GET BEHIND AGAIN.

06:09:24 IT WAS GOOD.
06:09:25 AND THEN WE ALSO, BECAUSE WE DIDN'T WANT CODE ENFORCEMENT TO
06:09:29 BE OUT BEATING PEOPLE WHILE THEY ARE DOWN, WE TOOK OUR CODE
06:09:34 ENFORCEMENT, STANLEY AND SAID, HEY, WE HAVE ALL THESE
06:09:37 RECORDS THAT NEED TO BE PUT TOGETHER AND LOGGED SO WE CAN
06:09:42 GET THEM SCANNED IN.
06:09:43 WE HAVE FIVE YEARS OF RECORDS THAT WE'VE DONE NOTHING WITH
06:09:46 EXCEPT STACK THEM UP IN AN AVALANCHE IN THE BACK ROOM.

06:09:50 THEY GOT ALL CATEGORIZED.
06:09:52 WE HAVE A SCANNING COMPANY, AND HE'S BEEN WORKING ON THAT
06:09:56 SINCE THE WHOLE COVID BEGAN.
06:09:57 AND LAST WEEK, THE SCANNING COMPANY CAME TO LOAD UP THE VAN
06:10:01 WITH 112 BOXES OF RECORDS OF BUILDING PERMIT RECORDS FOR THE
06:10:06 PAST FIVE YEARS.
06:10:07 SO NOW THEY ACTUALLY HAVE A LITTLE LUNCHROOM DOWNSTAIRS WITH
06:10:11 A REFRIGERATOR THAT DIDN'T HAVE A HUNDRED BOXES IN IT.
06:10:15 WE CAUGHT UP WITH THAT.
06:10:17 SO A LOT OF THE THINGS THAT YOU REALLY NEED TO DO AS A CITY
06:10:20 THAT WE DIDN'T HAVE TIME TO DO BECAUSE WE DIDN'T HAVE STAFF,
06:10:25 GETTING SOME THINGS DONE.
06:10:26 IT'S BEEN AWFUL FOR EVERYBODY, BUT IT'S BEEN VERY
06:10:29 PRODUCTIVE.
06:10:32 >> WHEN IS THE CONSULTANT'S REPORT DUE?
06:10:35 >>Mary Gibbs: THE CONSULTANT'S REPORT ON THE LAND
06:10:38 DEVELOPMENT CODE, WE DON'T HAVE A DATE FOR THAT YET, AND
06:10:41 WE'RE DEBATING -- WHAT WE'RE TRYING TO DO, THERE'S ALL
06:10:45 DIFFERENT CHAPTERS, SO MY THOUGHT, WHAT I WOULD LIKE TO GET
06:10:49 DONE FIRST IS THE ZONING.
06:10:52 THERE ARE TWO CHAPTERS ON THE ZONING, BECAUSE YOU REALLY
06:10:55 WANT TO KNOW WHAT YOUR ZONING DISTRICTS ARE AND WHAT YOUR
06:10:57 USES ARE.
06:10:58 I THINK THAT'S PARAMOUNT TO FINISH FIRST.
06:11:02 AND THEN THEY ARE ALSO WORKING ON ALL THE DEVELOPMENT

06:11:05 STANDARDS, WHICH IS THE PARKING AND THE BUFFERING AND THE
06:11:08 LANDSCAPING.
06:11:10 I DON'T THINK WE'RE GOING TO SEE ANYTHING RADICALLY CHANGE,
06:11:13 BUT I THINK THAT WE WANT TO RESTRUCTURE THE WAY IT'S
06:11:17 ORGANIZED AND TRY TO MAKE IT A LITTLE MORE SIMPLE BUT WE'RE
06:11:20 REALLY NOT QUITE THERE YET.
06:11:22 THOSE TO ME ARE THE MOST IMPORTANT CHAPTERS.
06:11:23 I'D LIKE TO GET THEM ROLLED OUT FIRST SO THAT YOU HAVE A
06:11:26 LITTLE MORE TIME TO LOOK AT THEM.
06:11:28 >> THERE'S NO SPECIFIC TIMETABLE?
06:11:30 >>Mary Gibbs: WELL, WE HAD A TIMETABLE, BUT WE MISSED IT.
06:11:33 BY A LOT.
06:11:35 SO OUR TIMETABLE RIGHT NOW IS TO GET IT TO COUNCIL BY AROUND

06:11:40 NOVEMBER, WHICH MEANS WE MAY GET IT TO YOU ALL THIS SUMMER,
06:11:45 BUT IT'S ALREADY SUMMER, SO WE'RE IN -- THERE'S A LOT IN
06:11:51 THERE.
06:11:52 THERE'S ALSO OTHER CHAPTERS ON CONCURRENCY AND IMPACT FEES
06:11:54 AND NONCONFORMING USES AND THE WHOLE CHAPTER ON THE
06:11:59 PROCESSES AND PROCEDURES.
06:12:02 IT'S LIKE VERY DAUNTING.
06:12:05 SO, YEAH, I'M BLAMING IT ON COVID NOW, BUT WE ARE A LITTLE
06:12:09 BIT BEHIND.
06:12:10 BUT IF YOU DON'T HAVE ANY SUMMER PLANS, WE MAY HAVE LIKE
06:12:13 LOTS OF THINGS FOR YOU TO LOOK AT.
06:12:18 >>Marlene Naratil: COULD I HAVE A MOTION TO ADJOURN THIS

06:12:20 EVENING'S MEETING, PLEASE?
06:12:22 >> SO MOVED.
06:12:24 >>Marlene Naratil: THANK YOU, JIM.
06:12:25 >> SECOND.
06:12:26 >>Marlene Naratil: SO THE MEETING IS ADJOURNED.

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