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.
05:30:49   >>Anthony Gargano: HERE.
05:30:52   >>Marlene Naratil: PRESENT.
05:30:55   >>James Tatooles: 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
PLANNING AND ZONING BOARD.
WE HAVEN'T BEEN HERE SINCE THE PANDEMIC, SO WELCOME BACK,
WHETHER YOU'RE ON THE PHONE OR IN PERSON.
AND THIS IS OUR FIRST MEETING THAT WE'VE HAD SINCE THIS HAS
ALL OCCURRED.
IT'S A LITTLE BIT DIFFERENT.
I WANTED JUST TO EXPLAIN TO EVERYBODY HOW CAREFUL WE ARE AT
SANITIZING THE ROOM AND TO MAKE SURE THAT EVERYBODY IS
COMFORTABLE WITH ALL THE PRECAUTIONS THAT WE'RE TAKING.
WHAT WE'RE TRYING TO DO IS LIMIT THE NUMBER OF PEOPLE IN THE
ROOM.
YOU MAY HAVE NOTICED THAT WHEN YOU CAME IN THE ROOM AND SAW
THAT MANY, MANY CHAIRS ARE MISSING.
WE SPACED EVERYTHING OUT SO THAT EVERYTHING IS AT LEAST SIX
FEET APART.
AND EVEN IN THE AUDIENCE, WE'VE REMOVED THE CHAIRS SO THAT
EVERYTHING IS SIX FEET APART, EVEN THOUGH THE GOVERNOR HAS
ALLOWED LARGER OCCUPANCIES, WE COULD PROBABLY FIT 29 TO 50
PEOPLE IN HERE, BUT THAT WOULDN'T MEET THE SIX FEET.
WE'RE TRYING TO BE VERY CONSERVATIVE WITH THAT.
WE HAVE UPPED THE CLEANING SCHEDULES SO THAT THESE ROOMS ARE
CLEANED CONSTANTLY.
THIS ROOM WAS CLEANED THOROUGHLY LAST NIGHT.
IT'S GOING TO BE CLEANED AGAIN TONIGHT BECAUSE WE HAVE A
COUNCIL MEETING IN THE MORNING.
SO IT'S GOING TO GET ANOTHER THOROUGH CLEANING.
AND THEN ANYBODY THAT SPEAKS AT THE PODIUM, AT THE
MICROPHONE TONIGHT, YOU'LL SEE ME RUNNING UP WITH CLOROX
WIPES TO WIPE OFF AFTER YOU TALK.
SO DON'T PAY ANY ATTENTION IF YOU SEE ME RUNNING AROUND LIKE
A CRAZY PERSON.
WE ARE TRYING TO TAKE EVERY CAUTION TO MAKE SURE EVERYBODY
STAYS SAFE.
WE'RE WEARING THE MASKS, BUT, OF COURSE, YOU CAN'T REALLY
TALK WITH ONE ON.
IT'S OKAY TO TAKE YOUR MASK DOWN WHEN YOU'RE TALKING.
AND THEN BEFORE WE ACTUALLY START THE AGENDA, I WANTED TO
INTRODUCE -- WE HAVE A NEW SENIOR PLANNER, KATHY EASTLEY,
WHO IS SITTING BEHIND ME.
YOU'VE BEEN HERE ABOUT A MONTH NOW?
TWO MONTHS.
KATHY CAME IN THE MIDST OF THE COVID PANDEMIC.
SHE HASN'T REALLY GOTTEN OUT TO MEET ANYBODY YET.
SHE CAME FROM COLORADO, AND SHE HAS WORKED THERE FOR QUITE A
FEW YEARS.
SHE'S DONE ZONING, PLANNING, DEVELOPMENT REVIEW, AND BEFORE
SHE WAS IN COLORADO, SHE WAS ACTUALLY IN CAPE CORAL FOR SEVERAL YEARS AND SARASOTA.
SHE'S ALSO GOT A LOT OF FLORIDA EXPERIENCE, AND WE'RE REALLY EXCITED FOR HER TO BE HERE, EVEN THOUGH WE CAN'T GET NEAR HER OR TALK TO HER.

WELCOME, KATHY.

>> WELCOME, KATHY.

>> WELCOME, KATHY, FROM NORTH CAROLINA.

Mary Gibbs: THAT'S SCOTTY, IN CASE YOU DIDN'T KNOW.

I ALSO WANTED TO MENTION THAT BOARD MEMBER NARATIL IS CHAIRING THE MEETING TONIGHT, BECAUSE EVEN THOUGH SCOTTY WOOD IS THE CHAIR, WE THOUGHT IN CASE THERE WERE TECHNICAL DIFFICULTIES THAT IT WOULD BE EASIER FOR MARLENE TO CHAIR IT HERE.

I THINK AT THAT POINT, WE'RE READY TO BEGIN.

WE'VE DONE THE ROLL CALL.

SO ARE WE ON TO I THINK APPROVAL OF THE AGENDA.

>>Marlene Naratil: I WOULD LIKE A MOTION TO APPROVE THE AGENDA THIS EVENING.

>> SO MOVED.

>> Marlene Naratil: AND OF THE BUSINESS OF THE MEETING WILL BE OUR CONSENT AGENDA WHERE WE'RE LOOKING TO APPROVE MINUTES FROM JANUARY 21st AND FEBRUARY 18, 2020 MEETINGS.

>> I MOVE APPROVAL.

Marlene Naratil: FOR BOTH?

>> HE SAID HE'LL MOVE FOR APPROVAL.

Marlene Naratil: ALL RIGHT.

A SECOND, PLEASE?

> SECOND.

Marlene Naratil: THANK YOU.

ALL IN FAVOR?

> AYE.

>> AYE.

>> AYE.

>> AYE.

>> AYE.

Mary Gibbs: THAT SOUNDED UNANIMOUS.

Marlene Naratil: OKAY.

THIS EVENING, WE HAVE A PUBLIC HEARING, AND SINCE IT IS A QUASI-JUDICIAL EVENT, SO, THEREFORE, I WILL BE READING YOU A STATEMENT IN A BIT.

BUT THIS INVOLVES THE SOUTH ESTERO COMMERCIAL CENTER, CPD, LOT 4. IT'S AT 21401 CORKSCREW VILLAGE LANE, NORTH OF COMMONS WAY, EAST OF WENDY'S AND SOUTH OF CORKSCREW ROAD.
AND THE APPLICANT IS SEEKING TO AMEND THE SOUTH ESTERO COMMERCIAL CENTER, COMMISSIONER PLAN DEVELOPMENT TO ADD MEDICAL OFFICE USE AS A PERMITTED USE IN AN EXISTING PLUS OR MINUS 7,000 SQUARE FOOT BUILDING.

THE BUILDING FORMERLY HOUSED BLOCKBUSTER VIDEO AND MORE RECENTLY THE ATHENIAN ACADEMY SCHOOL.

SO WE WILL MAKE A RECOMMENDATION TO THE COUNCIL AFTER THIS MEETING.

ALL RIGHT.

BEFORE WE DO THAT, I HAVE TO READ THIS STATEMENT FOR THE QUASI-JUDICIAL.

LADIES AND GENTLEMEN, THIS MEETING'S AGENDA INCLUDES A ZONING APPLICATION.

IF YOU INTEND TO PROVIDE TESTIMONY ON THE ZONING APPLICATION, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN A MOMENT, AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.

IN GENERAL, WE WILL FIRST HEAR AN INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR, MARY GIBBS, AND THEN A PRESENTATION FROM THE APPLICANT.

THE DIRECTOR MAY THEN MAKE A PRESENTATION AFTER THIS.

I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS BEEN SWORN IN TO PROVIDE TESTIMONY.

PLEASE BE CONCISE IN YOUR COMMENTS AND NOT EXCEED FIVE MINUTES.

THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND PROVIDE REBUTTAL ABOUT CROSS-EXAMINATION.

WITNESSES, INCLUDING THE PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.

THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES, BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.

PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.

IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC RECORD.

I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE IT IS HEARD.

AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THIS
APPLICATION MUST DECLARE THAT CONFLICT.

IT WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE APPLICATION.

WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING PLEASE STAND AND RAISE YOUR RIGHT HAND?

BOARD ATTORNEY STROUD, COULD YOU PLEASE ADMINISTER THE OATH?

>>Nancy Stroud: I THINK THAT THE CLERK WAS GOING TO DO THAT. SHE'S PRESENT IN THE MEETING.

>>Tammy Duran: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

>>Nancy Stroud: THANK YOU.

I'M GOING TO ASK BOARD MEMBERS FOR ANY EX PARTE COMMUNICATIONS. AND YOU SHOULD DISCLOSE THE NATURE OF ANY AND ALL EX PARTE COMMUNICATIONS. ARE THERE ANY SUCH EXAMPLES?

IF YOU HAVE ANY CONFLICT OF INTEREST, YOU HAVE TO STATE IT AND YOU WILL BE EXCUSED FROM THE DISCUSSION AND THE VOTE. AND THE COMMUNITY DEVELOPMENT DIRECTOR, IF YOU HAVE ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS THAT YOU'VE RECEIVED?

>>Mary Gibbs: NO, WE HAVE NOT.

I'M GOING TO CALL THE COMMUNITY DEVELOPMENT DIRECTOR, MARY GIBBS, TO THE PODIUM, TO INTRODUCE THE ITEM TO THE BOARD.

>>Mary Gibbs: IF YOU DON'T MIND, I'M GOING TO SIT AT THIS SEAT SO I DON'T INFECT THE PODIUM AND HAVE TO CLEAN IT. THIS IS A PRETTY SMALL PIECE OF PROPERTY. THIS IS ONE ACRE.

IF YOU ALL ARE FAMILIAR WITH IT, I REMEMBER IT BEST AS THE OLD BLOCKBUSTER VIDEO STORE, WHICH IS SOUTH OF THE PUBLIX SHOPPING CENTER ON U.S. 41 AND CORKSCREW ROAD. THIS PROPERTY IS ALL ZONED COMMERCIAL PLANNED DEVELOPMENT. IT'S BEEN ZONED THAT WAY FOR SEVERAL YEARS. THE BUILDING IS EXISTING AND IT'S VACANT RIGHT NOW, AND DR. LAM HAS PURCHASED IT, AND I BELIEVE HE IS A PODIATRIST, AND THEY WOULD LIKE TO ADD MEDICAL OFFICE USE TO THE USES THAT WERE PERMITTED. WHEN THE ZONING WAS APPROVED, IT DID NOT INCLUDE MEDICAL OFFICE.

IT INCLUDED A LOT OF THINGS, BUT MEDICAL OFFICE WASN'T ONE OF THEM.
SO THEY NEED TO AMEND THE ZONING TO ADD THE MEDICAL OFFICE.
WHEN WE REVIEWED IT, WE BELIEVE THAT THE MEDICAL OFFICE USE
IS A GOOD USE.
IT FITS WITHIN THE COMPREHENSIVE PLAN DESIGNATION OF VILLAGE
CENTER.
WE DID HAVE A LITTLE BIT OF A CONCERN THAT SOME OF THE USES
THAT THE COUNTY HAD APPROVED IN THE ZONING FOR THIS LOT MANY
YEARS AGO WERE NO LONGER APPROPRIATE.
SO WHAT WE'VE RECOMMENDED IS THAT WE ADD THE MEDICAL OFFICE,
BUT WE WOULD RECOMMEND THAT WE DELETE A FEW OF THE OTHER
USES WHICH WERE THINGS LIKE FREIGHT AND CARGO ESTABLISHMENTS
WHICH DIDN'T REALLY SEEM APPROPRIATE FOR THAT SITE.
PUBLIC GARAGES, BARS, ESCORT SERVICES, PAWN SHOPS AND SOME
OF THOSE THINGS.
SO WE HAVE RECOMMENDED THOSE BE DELETED, BUT WE HAVE
RECOMMENDED APPROVAL WITH CONDITIONS, AND THAT IS -- THE
CONDITIONS ARE ATTACHED, WHICH MOSTLY RELATES TO THE USES.
I'D BE HAPPY TO ANSWER ANY QUESTIONS.
I KNOW THE APPLICANT WANTS TO EXPLAIN IN A LITTLE MORE
DETAIL.
IF YOU DON'T HAVE ANY QUESTIONS NOW, I CAN TURN IT OVER TO
THE APPLICANT.
GARY MULLER.
GARY MULLER IS REPRESENTING THE APPLICANT.
WE'LL TAKE A SHORT BREAK OF ONE MINUTE.
>>Gary Muller: OF GOOD EVENING, EVERYONE.
FOR THE RECORD, I'M GARY MULLER WITH JOHNSON ENGINEERING.
I'M REPRESENTING THE APPLICANT, WHICH IS BROADWAY 88 LLC.
WITH ME TONIGHT IS ED LARSEN WITH THE EDWARD LARSEN LAW
FIRM.
I WAS KIND OF HOPING JOE McHARRIS WAS GOING TO BE HERE TO
GO OVER THE DESIGN STUFF, BUT I GUESS I'LL TRY AND WING
THAT.
BASICALLY, I'M GOING TO BE SQUINTING A LOT.
WE'RE HERE TONIGHT, AS WAS STATED, TO REQUEST AN AMENDMENT
TO THE EXISTING CPD ZONING APPROVAL FOR THE SOUTH ESTERO
COMMERCIAL CENTER TO ADD MEDICAL OFFICES AS AN ALLOWABLE USE
ON LOT FOUR.
The COMMERCIAL CENTER IS BASICALLY LOCATED ON THE EAST SIDE.
I THINK YOU'RE ALL FAMILIAR WITH IT, BUT I'LL GO OVER WITH
IT.
IT'S LOCATED ON THE EAST SIDE OF 41.
IT'S ABOUT 700 FEET SOUTH OF CORKSCREW ROAD.
WHAT WE'RE LOOKING AT IS LOT 4, WHICH SITS ON THE NORTHEAST
CORNER OF CORKSCREW VILLAGE LANE AND COMMONS WAY.
IF YOU LOOK AT THE AERIAL, YOU CAN SEE THE PARCEL OUTLINED
IN BLUE.
SURROUNDING THE PROPERTY TO THE NORTH, WE HAVE THE CORKSCREW VILLAGE SHOPPING CENTER.

TO THE SOUTH, WE HAVE TWO LOTS, A CAR WASH AND A VACANT PARCEL.

TO THE EAST WE HAVE AN EXISTING MINI-WAREHOUSE DEVELOPMENT.

TO THE WEST, WE HAVE A WENDY'S RESTAURANT, AND THEN IN THE SOUTHWEST CORNER ALONG 41 WE HAVE A CONVENIENCE STORE WITH GAS PUMPS.

AGAIN, AS MARY STATED, THE SUBJECT PROPERTY AND THE ENTIRE SUBDIVISION IS ZONED CPD, COMMERCIAL PLANNED DEVELOPMENT.

IT IS LOCATED WITHIN THE VILLAGE CENTER FUTURE LAND USE CATEGORY.

THE PROPERTY HAS BEEN AROUND FOR A LONG TIME.

IT ORIGINALLY RECEIVED ZONING APPROVAL WAY BACK IN 1989 FROM LEE COUNTY PURSUANT TO ZONING RESOLUTION Z-89-0 --

>> DO YOU HAVE TO SAY WAY BACK IN '89?

I REMEMBER '89.

>>Gary Muller: I DON'T EITHER.

IT'S KIND OF FUZZY.

BACK THEN, THE ORIGINAL PLAN WAS BASICALLY IT JUST SHOWED SOME BUILDINGS AND SOME PARKING.

IT WAS APPROVED FOR 170,000 SQUARE FEET OF COMMERCIAL USES.

THEN IT WAS AMENDED ADMINISTRATIVELY, AND IN 1996 UNDER PD-96-023, WHICH WAS APPROVED BY MARY GIBBS, I'D LIKE TO POINT OUT --

>> SHE REMEMBERS IT.

>>Gary Muller: YEAH, EVEN THOUGH IT WAS WAY BACK, 1996.

AND UNDER THAT PLAN, THEY KIND OF CHANGED THE ORIGINAL APPROVAL, AND THEY KIND OF CONVERT IT INTO A SIX-LOT SUBDIVISION, AND THEY JUST KIND OF GOT RID OF THE ORIGINAL PLAN.

THEN IN 1997, IT WAS PLATTED AS A SIX-LOT SUBDIVISION.

IT RECEIVED PLAT APPROVAL AND DEVELOPMENT ORDER BACK IN 1997.

AND THEN IN JUNE OF 2001, IT RECEIVED A DEVELOPMENT ORDER FOR LOT 4.

SINCE THEN AGAIN, IT'S BEEN USED FOR A BUNCH OF DIFFERENT USES, MOSTLY COMMERCIAL USES AND MOST RECENTLY IT WAS USED AS A PRIVATE SCHOOL, THE ATHENIAN ACADEMY.

THE BUILDING WAS PURCHASED BY THE APPLICANT IN AUGUST OF 2018 FOR THE PURPOSE OF CONVERTING THE EXISTING STRUCTURE INTO A PODIATRIST OFFICE.

THE UPDATED VERSION OF THE MASTER CONCEPT PLAN.

IT'S THE ORIGINAL SIX-LOT SUBDIVISION.

THERE WERE SOME AMENDMENTS TO IT THAT COMBINED lots two and three...
THREE, AND THEN ANOTHER ADMINISTRATIVE AMENDMENT WAS GRANTED I THINK BACK IN 2004 THAT SPLIT LOT FIVE INTO LOTS 5A AND B. AND THEN THERE HAVE BEEN SOME AMENDMENTS WHERE A LOT SPLIT WAS GRANTED ON LOT 6, WHICH IS THE FAR EASTERN PARCEL, BUT NOTHING WAS EVER DONE, AND IT'S STILL ONE CONTIGUOUS PARCEL TODAY.

REALLY NONE OF THESE AMENDMENTS HAD ANYTHING TO DO WITH THE SUBJECT PROPERTY AT LOT 4.

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

THE ACCESS IS STILL ON CORKSCREW VILLAGE LANE.

THE BUILDINGS, AGAIN, A LITTLE UNDER 7,000 SQUARE FEET.

PARKING UNDER -- WE CURRENTLY HAVE 33 SPACES.

UNDER THE CODE FOR MEDICAL OFFICES, WE'RE REQUIRED TO HAVE 32.

SO WE ACTUALLY HAVE ONE SURPLUS PARKING SPACE.

THE BUFFERS ON HERE WERE APPROVED PER THE ORIGINAL ZONING RESOLUTION AND PER THE DEVELOPMENT ORDER.

WE'RE SHOWING A 20-FOOT BUFFER ALONG THE NORTH PROPERTY LINE, A FIVE-FOOT BUFFER ALONG THE WEST PROPERTY LINE -- I'M SORRY, THE EAST PROPERTY LINE, AND THEN WE HAVE 10-FOOT BUFFERS ALONG THE EXISTING ROADWAYS.

AGAIN, IF YOU LOOK AT, AGAIN, THE SITE DATA, THE TOTAL SITE AREA IS 1.14 -- 814 ACRES.

THE BUILDING AREA IS 6,996 SQUARE FEET.

AGAIN, PARKING 32 SPACES REQUIRED.

33 SPACES PROVIDED.

THE OPEN SPACE REQUIRED WOULD BE 20% OR .23 ACRES.

WE CURRENTLY HAVE .51 ACRES, WHICH IS ABOUT 45% OPEN SPACE.

AND THE EXISTING MAXIMUM BUILDING HEIGHT IS 20 FEET.

AGAIN, NO CHANGES ARE BEING PROPOSED TO THE EXISTING BUILDING OR ANY OF THE SITE.

I MEAN, THE IMPERVIOUS AREA, THE BUILDING SQUARE FOOTAGE IS GOING TO STAY EXACTLY HOW IT IS.

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

JUST ADD AN EXISTING USE.

IT WILL BE AN INTERIOR REMODEL.

I WAS GOING TO TURN IT OVER TO JOE.

HE DID THE PATTERN BOOK.

STILL NOT HERE.

BASICALLY, WE DID DO A PATTERN BOOK.

THIS SHOWS THE EXISTING STRUCTURE.

AGAIN, IT WAS BUILT BACK IN I THINK 2002, 2003, AND BACK THEN, ESTERO HAD SOME OF ITS ORIGINAL DESIGN CONCEPTS WITH THE MEDITERRANEAN ARCHITECTURE.
AND YOU CAN SEE THAT THE BUILDING COMPLIES WITH THAT.
AGAIN, HERE'S ANOTHER OVERVIEW OF WHERE THE PROPERTY IS AND
THE SURROUNDING PROPERTY WHICH I KIND OF WENT OVER ALREADY.
AGAIN, SOME MORE, YOU GET THE PICTURE OF THE GAS STATION.
THERE'S A BANK THAT'S PART OF THE CORKSCREW VILLAGE SHOPPING
CENTER, THE WENDY'S AND THE MINI-WAREHOUSES IN THE BACK.
AGAIN, THOSE ARE SOME MORE PICTURES OF THE EXISTING USES.
AGAIN, THE EXISTING SITE CONDITIONS, YOU'VE GOT THE
BUILDING, YOU'VE GOT THE PARKING WHICH GOES ALL THE WAY
AROUND IT, NO CHANGES TO THE ACCESS.

THE LANDSCAPING IS PRETTY MUCH IN PLACE AND AGAIN, THE
LANDSCAPING WAS PER THE REQUIREMENTS OF THE DEVELOPMENT
ORDER WHEN IT WAS ORIGINALLY APPROVED.
AGAIN, WE HAVE THE EXISTING BUILDING CONDITIONS.
AGAIN, YOU CAN SEE SOME VARIATIONS IN THE BUILDING
ELEVATIONS.
THERE'S SOME DECORATIVE STUFF ON THE FASCIA.
HERE'S A CLOSER LOOK.
AGAIN, USING THE MEDITERRANEAN COLORS BREAKING UP SOME OF
THE DESIGN ELEMENTS OF THE FRONT FACADE.
>>Mary Gibbs: IS THAT A TECHNICAL TERM, THE DECORATIVE
STUFF?
>>Gary Muller: THE ROOF IS TILE ROOF.
WE HAVE THE WALL DETAILS.
AND THEN AGAIN WITH THE COLORS.
YOU CAN SEE IT DOES TIE IN WITH THE, YOU KNOW, ESTERO DESIGN
FOR COMMERCIAL DEVELOPMENT.
>>Marlene Naratil: ARE THEY CHANGING THE ROOF?
IS THAT WHAT YOU'RE SAYING?
>>Gary Muller: NO, NO CHANGES TO THE EXISTING STRUCTURE.
IT'S BASICALLY GOING TO BE AN INTERIOR REMODEL.
HE'S JUST GOING TO REMODEL THE INTERIOR OF THE BUILDING.
>> QUESTION ABOUT SIGNAGE.
WILL THE SIGNAGE BE ON THE FACADE OF THE BUILDING?
>>Gary Muller: YES.

WHEN THE LAST ZONING APPROVAL GRANTED APPROVAL FOR TWO
SIGNS, AND THEY ARE BOTH ON LOT ONE.
ONE WAS FOR THE EXISTING BUSINESS THERE, AND THE OTHER,
SECOND SIGN WAS FOR THE ENTIRE COMPLEX.
SO HE'S NOT ALLOWED TO HAVE A SIGN OTHER THAN WHAT HE CAN DO
ON THE BUILDING OR ON THE WALL.
WINDOWS.
>> THANK YOU.
>> SO NO SIGN IS BEING PROPOSED.
AND THEN THE LANDSCAPING, AGAIN, IS EXISTING.
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 INTERCONNECTION 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.
Marlene Naratil: WE NEED A MOTION TO APPROVE THIS.
Anthony Gargano: I MAKE A MOTION THAT WE APPROVE THE
APPLICANT'S REQUEST IN CONJUNCTION WITH THE RECOMMENDATIONS
BY STAFF FOR THE REMOVAL OF SOME OF THE USES THAT WOULD BE
INAPPROPRIATE TODAY.
Marlene Naratil: DO WE HAVE A SECOND?
Tim Allen: I SECOND THE MOTION.
Mary Gibbs: WHO WAS THAT?
TIM.
Marlene Naratil: OKAY.
WE HAVE A ROLL-CALL VOTE, PLEASE.
Tammy Duran: BOARD MEMBER ALLEN?
Dr. Tim Allen: YES.
Anthony Gargano: YES.
Mary Gibbs: YES.
James Tatooles: YES.
John Yarbrough: YES.
Scotty Wood: YES.
Marlene Naratil: OKAY.
THE PROJECT IS APPROVED --
Mary Gibbs: RECOMMENDED.
I WILL MENTION WE HAVE A FIRST READING AT COUNCIL TOMORROW.
AND THEN SECOND READING I THINK JULY 15th.
WE'RE MOVING, MOVING ALONG.
THANK YOU FOR GETTING IT SCHEDULED SO QUICKLY.
Mary Gibbs: AFTER WAITING.
Marlene Naratil: SINCE WE HAVE NO PUBLIC INPUT, I'LL GO TO
BOARD COMMUNICATIONS.
ANY BOARD COMMUNICATIONS?
THANK YOU VERY MUCH.
Marlene Naratil: THANK YOU, SIR.
BYE NOW.
I WOULD LIKE TO THANK MARLENE FOR CHAIRING THE MEETING.
YOU DID A GREAT JOB.
Marlene Naratil: THANK YOU.
OUR NEXT MEETING IS JULY 21, 2020.
MARY THINKS WE MIGHT HAVE A FEW CASES.
Mary Gibbs: WE'LL DEFINITELY HAVE ONE CASE.
ONE.
I'M NOT SURE ABOUT TWO.
PROBABLY ONE.
Marlene Naratil: ANYTHING ELSE TO BRING BEFORE THE BOARD
THIS EVENING?
I WANT TO THANK EVERYONE FOR PARTICIPATING.
Mary Gibbs: COULD I BRING UP ONE THING, THOUGH?
Marlene Naratil: SURE.
Mary Gibbs: I JUST THOUGHT OF IT.
I REMINDED EVERYBODY ABOUT YOUR FINANCIAL DISCLOSURE FORMS THAT THE SUPERVISOR OF ELECTIONS SENDS OUT. SO EVERYBODY NEEDS TO -- I THINK SEVERAL OF YOU ALREADY TOLD ME YOU TURNED THEM IN, BUT DON'T FORGET, BECAUSE THERE ARE PENALTIES IF YOU DON'T DO IT. >>Marlene Naratil: THERE'S ALSO THAT LITTLE EXERCISE WE HAVE TO DO WITH THE BE NO OR BE NOW. WE HAD DONE PART OF BEFORE TO PROTECT AGAINST SPAM. >>Mary Gibbs: I HAVEN'T DONE MINE. IT'S PHISHING. >>Marlene Naratil: PHISHING IS THE LATEST TOPIC. >>Mary Gibbs: I HEARD IT WAS LONGER THAN THE OTHER ONE, THOUGH. IT'S PROBABLY NOT GOING TO BE AS QUICK. >>HAVE WE ALREADY GOTTEN THAT? >>Mary Gibbs: I THINK THEY SENT AN E-MAIL. DID YOU ALL GET AN E-MAIL? I GOT ONE A COUPLE OF DAYS AGO. >>I NEED TO GET MY E-MAIL UPDATED. >>Mary Gibbs: WE'LL CHECK FOR JOHN'S. ANYBODY ELSE HAVE A PROBLEM WITH E-MAILS? >>I'M STILL NOT GETTING ESTERO E-MAILS. TIMALLENUSA@GMAIL.COM AS AN ALTERNATIVE. >>Mary Gibbs: TIM IS HAVING PROBLEMS WITH ESTERO E-MAILS? WE'LL HAVE HIM CHECK ON IT.

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

SO WE DON'T HAVE A SCHEDULE YET TO BRING IT BACK TO PLANNING AND ZONING BOARD, BUT WE'RE HOPING TO GET THIS BACK TO COUNCIL BEFORE THE END OF THE YEAR.

ONE OF THE THINGS, THE CHAPTERS THAT WE'RE LOOKING AT IS TRYING TO PUT ALL THE PROCESSES IN ONE CHAPTER INSTEAD OF BEING SPREAD ALL OUT.

AND NANCY IS WORKING ON THAT.

AND ONE OF THE THINGS THAT THE CONSULTANT IS LOOKING AT IS WHAT -- SHOULD WE KEEP THE STRUCTURE OF THE BOARDS AS THEY ARE BECAUSE WE'VE BEEN HAVING QUORUM PROBLEMS WITH THE DESIGN REVIEW BOARD.

SO WE ASKED THE CONSULTANT TO LOOK AT THE STRUCTURE.

WE DON'T HAVE ANY RECOMMENDATIONS YET.

SO IN THE MEANTIME, BECAUSE I DIDN'T HAVE A QUORUM AT THE DESIGN REVIEW BOARD, WE NEEDED TO GET A COUPLE OF MEMBERS ON THERE SO WE CAN HAVE SOME MEETINGS BECAUSE PROJECTS ARE GETTING BACKED UP A LITTLE BIT.

SO THAT'S PRETTY MUCH I THINK WHAT'S HAPPENING.

>> DO YOU STILL HAVE A LOT OF PROJECTS COMING IN DURING THIS PANDEMIC?

>>Mary Gibbs: YEAH, IT WAS SURPRISING.

I THOUGHT WITH THE COVID THAT THE PERMITS WOULD PLUMMET BECAUSE WE CLOSED TO THE PUBLIC, EVEN THOUGH WE WERE HERE. SOME PEOPLE ARE WORKING FROM HOME, BUT SOME OF US WERE HERE IN THE OFFICE.

AND WE PUT A COUPLE OF BOXES IN THE LOBBY BECAUSE THE LOBBY IS OPEN BECAUSE WE HAVE HOME HEALTH PEOPLE UPSTAIRS.

SO WE PUT BOXES IN THE LOBBY AND TOLD PEOPLE, YOU CAN SUBMIT ONLINE, BUT A LOT OF PEOPLE DON'T DO THAT, SO THEY CAN THROW YOUR THINGS IN THE BOXES.

AND SINCE WE'RE HERE, WE'LL BE CHECKING THEM.

SURPRISINGLY, THERE'S BEEN QUITE A BIT COMING IN.

I JUST THOUGHT THINGS WOULD DROP OFF.

AND THE PHONE CALLS DROPPED OFF QUITE A BIT.

PROBABLY BY HALF.

BUT THE PERMITS HAVE BEEN COMING IN, AND WE'RE STILL GETTING PROJECTS, AND SO I WAS A LITTLE BIT SURPRISED THAT THE PERMITS HAVE NOT REALLY DROPPED OFF.

AND WE WERE BEHIND.

WE WERE BACKLOGGED BECAUSE WE HAD A LOT OF PERMITS BACKLOGGED BECAUSE WE HAD SO MANY.

SO WE CAUGHT UP WITH OUR BACKLOG.

SO NOW WE'RE KEEPING PACE WITH WHAT WE'VE GOT.

WE'VE GOT TO BE CAREFUL NOT TO GET BEHIND AGAIN.
IT WAS GOOD.
AND THEN WE ALSO, BECAUSE WE DIDN'T WANT CODE ENFORCEMENT TO
BE OUT BEATING PEOPLE WHILE THEY ARE DOWN, WE TOOK OUR CODE
ENFORCEMENT, STANLEY AND SAID, HEY, WE HAVE ALL THESE
RECORDS THAT NEED TO BE PUT TOGETHER AND LOGGED SO WE CAN
GET THEM SCANNED IN.
WE HAVE FIVE YEARS OF RECORDS THAT WE'VE DONE NOTHING WITH
EXCEPT STACK THEM UP IN AN AVALANCHE IN THE BACK ROOM.
THEY GOT ALL CATEGORIZED.
WE HAVE A SCANNING COMPANY, AND HE'S BEEN WORKING ON THAT
SINCE THE WHOLE COVID BEGAN.
AND LAST WEEK, THE SCANNING COMPANY CAME TO LOAD UP THE VAN
WITH 112 BOXES OF RECORDS OF BUILDING PERMIT RECORDS FOR THE
PAST FIVE YEARS.
SO NOW THEY ACTUALLY HAVE A LITTLE LUNCHROOM DOWNSTAIRS WITH
A REFRIGERATOR THAT DIDN'T HAVE A HUNDRED BOXES IN IT.
WE CAUGHT UP WITH THAT.
SO A LOT OF THE THINGS THAT YOU REALLY NEED TO DO AS A CITY
THAT WE DIDN'T HAVE TIME TO DO BECAUSE WE DIDN'T HAVE STAFF,
GETTING SOME THINGS DONE.
IT'S BEEN AWFUL FOR EVERYBODY, BUT IT'S BEEN VERY
PRODUCTIVE.
>> WHEN IS THE CONSULTANT'S REPORT DUE?
>>Mary Gibbs: THE CONSULTANT'S REPORT ON THE LAND
DEVELOPMENT CODE, WE DON'T HAVE A DATE FOR THAT YET, AND
WE'RE DEBATING -- WHAT WE'RE TRYING TO DO, THERE'S ALL
DIFFERENT CHAPTERS, SO MY THOUGHT, WHAT I WOULD LIKE TO GET
DONE FIRST IS THE ZONING.
THERE ARE TWO CHAPTERS ON THE ZONING, BECAUSE YOU REALLY
WANT TO KNOW WHAT YOUR ZONING DISTRICTS ARE AND WHAT YOUR
USES ARE.
I THINK THAT'S PARAMOUNT TO FINISH FIRST.
AND THEN THEY ARE ALSO WORKING ON ALL THE DEVELOPMENT
STANDARDS, WHICH IS THE PARKING AND THE BUFFERING AND THE
LANDSCAPING.
I DON'T THINK WE'RE GOING TO SEE ANYTHING RADICALLY CHANGE,
BUT I THINK THAT WE WANT TO RESTRUCTURE THE WAY IT'S
ORGANIZED AND TRY TO MAKE IT A LITTLE MORE SIMPLE BUT WE'RE
REALLY NOT QUITE THERE YET.
THOSE TO ME ARE THE MOST IMPORTANT CHAPTERS.
I'D LIKE TO GET THEM ROLLED OUT FIRST SO THAT YOU HAVE A
LITTLE MORE TIME TO LOOK AT THEM.
>> THERE'S NO SPECIFIC TIMETABLE?
>>Mary Gibbs: WELL, WE HAD A TIMETABLE, BUT WE MISSED IT.
BY A LOT.
SO OUR TIMETABLE RIGHT NOW IS TO GET IT TO COUNCIL BY AROUND
NOVEMBER, WHICH MEANS WE MAY GET IT TO YOU ALL THIS SUMMER,
BUT IT'S ALREADY SUMMER, SO WE'RE IN -- THERE'S A LOT IN
THERE.
THERE'S ALSO OTHER CHAPTERS ON CONCURRENCY AND IMPACT FEES
AND NONCONFORMING USES AND THE WHOLE CHAPTER ON THE
PROCESSES AND PROCEDURES.
IT'S LIKE VERY DAUNTING.
SO, YEAH, I'M BLAMING IT ON COVID NOW, BUT WE ARE A LITTLE
BIT BEHIND.
BUT IF YOU DON'T HAVE ANY SUMMER PLANS, WE MAY HAVE LIKE
LOTS OF THINGS FOR YOU TO LOOK AT.
>>Marlene Naratil: COULD I HAVE A MOTION TO ADJOURN THIS
EVENING'S MEETING, PLEASE?
>> SO MOVED.
>>Marlene Naratil: THANK YOU, JIM.
>> SECOND.
>>Marlene Naratil: SO THE MEETING IS ADJOURNED.

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