

1/24/17 BELLE ISLE PLANNING AND ZONING COMMISSION HEARING
Daryl Carter

S1 = Chairman, Nicholas Foreaker
S2 = Daryl M. Carter
S3 = Unidentified female
S4 = Unidentified male
S5 = Also, Chairman, Nicholas Foreaker
S6 = Richard Weinsier
S7 = Debra Donham
S8 = Greg Gent
S9 = April Fisher
MS = Male speaker
FS = Female speaker
S10 = Chris Roper

Speaker	Narrative
S1 Nicholas Foreaker	Next item, number seven, is applicant Daryl M. Carter, Case No. 2016-12-001. Pursuant to Belle Isle Code Section 42-64, the Board shall consider and take action on requested variance from Section 54-2(a), substandard lots of record to allow for each individual lot, lot 4 and lot 5, that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract and allow for a reduction from the Section 50-73 site and building requirements for the R1AA required minimum lot width of 85 feet in anticipation of a lot split request on the subject parcel that would result in the lot respectively retaining their historical substandard lot width of 70.06 feet submitted by applicant Daryl M. Carter located at 6820 Seminole Drive, Belle Isle, Florida 32812, also known as Parcel 29-23-30-4389-02-040. So is the applicant here?
S2 Daryl M. Carter	Yes, Mr. Chairman.
S1 Nicholas Foreaker	Okay. I read through the four primary criteria for a variance. Do I need to do that again?
S2 Daryl M. Carter	I don't think so, no.
S1 Nicholas Foreaker	Okay. Alrighty. On the previous issue. Okay, so go ahead and state your name for the record and tell us what you got going.
S2 Daryl M. Carter	Like for me to go first? Okay.
S1 Nicholas Foreaker	Yep.
S2 Daryl M. Carter	Thank you, Chairman and members of the Planning and Zoning Commission and staff. My name is Daryl Carter. I live at 1545 Conway Isle Circle here in beautiful Belle Isle, Florida. I'm a lifelong -- pretty much lifelong -- I'm 54 years

Speaker	Narrative
	old, I've been in Conway for about 52 or three of those years. I grew up here and I am a real estate investor and broker and went to Conway ____ [2:24] three different elementary schools although I grew up in the same house, I got redistricted twice. I didn't get kicked out of different schools. But went to Conway, Kaley and Pershing all from the same house over on Erin Road and ____ [2:37] High School. So is it okay to approach and give you some materials?
S1 Nicholas Foreaker	Yes. Absolutely.
S2 Daryl M. Carter	How would you like me to do that? Do the whole stack or ____ [2:44]?
S1 Nicholas Foreaker	Or you can just distribute them.
S2 Daryl M. Carter	Sure.
S1 Nicholas Foreaker	Saves us having to reach around.
S2 Daryl M. Carter	____ [2:49].
S3 Unidentified female	____ [2:50].
S2 Daryl M. Carter	Sure.
S3 Unidentified female	Thank you.
S2 Daryl M. Carter	So I'm not, you know, I'm not from out of town and I'm not unconcerned about Belle Isle and live around the corner and I'm sorry for the interruption. That was my middle son coming here for -- to get money for Chipotle. Which happens with terrible regulatory ____ [3:13] wear me out. And Mrs. Weinsier's husband taught me math in junior high. So....
S4 Unidentified male	____ [3:23]?
S2 Daryl M. Carter	Yes, sir. You were one of the best teachers I ever had.
S4 Unidentified male	____ [3:28].
S2 Daryl M.	Yes, sir. Sure. Of course. Sure. So I'm not riding into Belle Isle just trying to make a bunch of money without regard for the neighborhood ____ [3:40]

Speaker	Narrative
Carter	property including the property across from the one Mr. Houlihan's [sp?] ____ [3:47] wawa on we have the shopping center at the corner at Conway and Hoffner which when we bought it was -- which was a vacant Winn-Dixie had metal siding and was a disaster. We put Fellowship Church in there. We did the Starbucks. We ____ that center and we're proud of what we were able to achieve there and it was a great blessing to us, too, to both personally and professionally we made some money along the way as well. And we're active and involved ____ [4:16] properties in around South Orlando. I should say that Nicholas and I have a small investment property together over on the west side of town. I'm sure ____ [4:28] but we are -- we did have a small investment together.
S1 Nicholas Foreaker	That's right. I did --
S2 Daryl M. Carter	I didn't --
S5 Nicholas Foreaker	No, that's okay. I've already talked to the Mayor and Yolanda that I have to recuse myself from voting. So.... Thanks for prompting that.
S2 Daryl M. Carter	Yes, sir. And I had to then communicate with P&Z ____ [4:44] Counsel that has been ____ [4:48] a couple, three or times ____ [4:51]. So I don't want to bore you with a whole big, long presentation, but what I handed to you is -- there are a lot of 70 foot or smaller lots in our city. And so -- and in particular in the immediate neighborhood surrounding the Douglas' [sp?] property -- I'm the contract purchaser, by the way. I don't own the property yet. I hope to. So there are a number of houses -- or excuse me, lots in the neighborhood that are 70 feet or smaller and then the next -- there's a -- the first page shows you some of those lots and then an aerial that shows that as well. The third page in the handout is the historical plat. The historical plat allowed two lots on this particular property. The fact that there's one house built on it, that was in existence before the Douglass's bought the property. But it is consistent with the underlying plat. The Douglass's bought the property in '85 or '86 six -- yeah, '86. Belle Isle changed its whatever the proper code is ____ [5:59] code or whatever it is that the official document or rules in 1992. So to me the hardship case, first of all, it's not detrimental to the neighborhood. We're going to wind up with two houses there. They're going to be new and increase the tax base. It's consistent with the neighborhood. I think to be fair, it's somewhat unfair to have to make all the property ____ [6:24] reliance on the underlying plat which included two lots. The fact that the house is in the middle, I don't think this was the underlying plat and so to achieve the value that I'm planning to pay for the property, the only way to do that is to do a lot split into two lots. And so I just think ____ [6:46] be able to rely on the underlying plat and the rules shouldn't change after somebody buys the property and is consistent with the neighborhood and it's not going to be detrimental. I appreciate you listening to me and I don't want to take up any more of your time. I'm certainly happy to sit back and listen and answer any questions if you need any further information from me. I thank you for hearing me.
S1 Nicholas	Okay. Does anyone immediately have any questions for him?

Speaker	Narrative
Foreaker	
S3 Unidentified female	Just real quick.
S1 Nicholas Foreaker	Sorry. Don't run away so fast.
S3 Unidentified female	I don't think I have a problem with the variance of the lot sizes. What do you plan on building?
S2 Daryl M. Carter	Two houses. ____ [7:24].
S3 Unidentified female	____ [7:25].
S2 Daryl M. Carter	I'm not that far into the process yet. I own -- I live on Lake Conway. I live ____ [7:29] on Lake Conway. I live in the Highlands at Lake Conway. So this would be the third residence, one ____ [7:35] be the fourth or fifth house. But something I think would be pretty and add value to the neighborhood. ____ [7:45].
S3 Unidentified female	No, that's fine. I was just curious.
S2 Daryl M. Carter	I wasn't sure I was going to get this approved.
S1 Nicholas Foreaker	Alright.
S4 Unidentified male	So you're not buying -- you're not buying the lot unless it's approved tonight, is that correct? Are you going to be buying it ____ [8:02]? Just curious. Are you going to be buying the lot anyway?
S2 Daryl M. Carter	We -- Mrs. Douglas and I have an understanding that if I don't get the lot split, I don't have to close.
S4 Unidentified male	Okay.
S2 Daryl M. Carter	So....
S3 Unidentified female	Due diligence.
S2 Daryl M. Carter	Correct. Yes, ma'am. My appeal to you would be I think to be able to get the two lots back, if you will, is what creates the value for what I'm paying for the property. Absent that, and I've said this to Becky and she's here and she can

Speaker	Narrative
	verify what I'm saying, my professional opinion -- although she knows more about residential than I do, my professional opinion is it's -- that value is not there unless the two lots are approved. So if I didn't close, I think there will be -- there will be a diminution in value to their property. That's my opinion. But there are people in the audience who probably know more about residential than me. Do you want me to stay up here?
S1 Nicholas Foreaker	Any other questions?
S2 Daryl M. Carter	I'm here. So....
S1 Nicholas Foreaker	Okay. Alright. So what we'll do then is we will open for public input. I hope we will get some because we didn't have anyone for any of the other things, so -- and there's a bunch of people here, so this must be the one. So, anyone that would like to say something, please state the name and address for the record and we would prefer if you went to the microphone because it helps our recorder keep minutes.
S6 Richard Weinsier	Richard Weinsier, 6824 Seminole Drive. My residence is directly to the west of the said lot ____ [9:44].
S1 Nicholas Foreaker	You say it's directly to the west of this?
S6 Richard Weinsier	____ [9:50].
S1 Nicholas Foreaker	Alright, directly east.
S6 Richard Weinsier	____ [9:53].
S1 Nicholas Foreaker	Yeah. Right. I was going to say, last time I saw it, that was vacant.
S6 Richard Weinsier	The lot that I'm on is the same size only because the same thing, the lot I bought was actually split the same way. And so I had a 70-foot lot which I built a very nice house on and it's improved along the way and I really have no problem with the other lot ____ [10:18] that that sort of fits right in with the rest of the area. That they're all the single lots, one 70 feet wide, you can build a very nice house on it. What I hope does not happen and Daryl did not mention that ____ [10:32] a few doors down, they split the lot the same way with the "L" shape thing ____ [10:40] which looks kind of weird to me ____ [10:44]. But I don't think I'd want that right next to mine if I can prevent that. But as far as the way the ordinance is read and related to asking for the variance, I really have no problem with it at this time.
S1 Nicholas Foreaker	Alright. Thank you. Any other comments?
S7 Debra Donham	Debra Donham, 6904 Seminole Drive. And I'm just in agreement with Richard about the -- because I'm right directly east of the one with the "L" shape. The other one.
S1 Nicholas	That puts you in lot 10?

Speaker	Narrative
Foreaker	
S7 Debra Donham	____ [11:18].
S1 Nicholas Foreaker	Okay. So you have a single house on two lots at this point?
S7 Debra Donham	Yeah, I have two. Yeah, one's a duplex ____ [11:26] house.
S1 Nicholas Foreaker	Oh, okay, so ____ [11:28].
S7 Debra Donham	Mine's the oldest one on the street, the first one, built in the '40's. So.... I just meant that design with that "L" shape and it was -- I didn't know what was the plan if he's doing it the 70 feet or is that in the plan or no?
S1 Nicholas Foreaker	The way it's been presented to us is that it's just going to be two straight 70-foot lots.
S7 Debra Donham	Oh, okay.
S1 Nicholas Foreaker	Yeah.
S7 Debra Donham	Okay.
S1 Nicholas Foreaker	So any other -- are you -- is that it? Okay.
S7 Debra Donham	____ [11:58] see anything on here about the, you know --
S1 Nicholas Foreaker	Yes. Yes, please.
S8 Greg Gent	My name's Greg Gent, 2924 Nela. So you mentioned the empty lot on the other side of the ____ [12:18] of the property in question. So, just -- a number of people here are familiar, some aren't. I'll give you a real quick update. About a year and a half ago, there was a fairly lengthy battle over that property. Like what was said earlier, that was originally lot 1, 2 and 3 in that subdivision going way, way back. And the prospective buyer wanted to buy that property and turn it into a gated subdivision. So there was a lot of disagreement by the community really that a subdivision, a deeded subdivision didn't really belong in that little section of Belle Isle. So based on the meeting here, this Board and also with counsel, it eventually was overruled and that was not allowed to go forward. So, it's still sitting empty updates are -- we're all still waiting for that to come to a conclusion with something built there. So I think all those people that were against that subdivision, really were in support of it reverting back to what could be three lots on that property, which is what they're selling for now, that vacant property. So those same people I think by that logic would support this, you know, going back to the original two lots. I don't think myself and I don't think any of those involved in that issue would have a problem. The only thing I would recommend just because of all the history because of the outcry, because of just the feelings that most of the community had and the numbers were very, very large, is to put a stipulation on that split that nothing could happen. That it couldn't be joined with

Speaker	Narrative
	that existing property to make that a larger property. That nothing other than just that split could occur if that split did occur. I don't know how that could happen, but I think there'd be a certain comfort level that -- to know that it really will be two houses when that split occurs.
S1 Nicholas Foreaker	So to simplify what you're saying, you just want to ensure that they're not aggregating the five parcels to come back and walk into a buzz saw with the community?
S8 Greg Gent	Exactly.
S1 Nicholas Foreaker	Right. Gotcha.
S8 Greg Gent	I -- that probably is not true, you know. Belle Isle does get a lot of rumors going around it. But there was some rumors going around that there was an attempt to combine the three empty with those two to fill -- you know, to have five and then to make something even larger than they attempted before. So that was a concern by myself and a lot -- not that, you know, throw numbers at you. But originally when we did this, there was 180 residents that petitioned, 119 households and the people that were participating had an average length of residency of 19 years. So these were people that lived here a long time, knew the neighborhood, knew the character of the neighborhood and that's really why there was so much involvement by the people. So.... But like I was saying, I'm for it if it's two houses, like it's stated. Fantastic. I think that'd be great. I just would like some certainty that it really is definitely going to be that ____ [15:45].
S4 Unidentified male	It's my opinion that for that to happen it would have to come back for us again.
S3 Unidentified female	Again.
S4 Unidentified male	You know, to replat it into different, you know, units or something.
S8 Greg Gent	Yeah. I understand.
S4 Unidentified male	So it's not going to be -- if that were to occur, and I don't think it's going to happen because it has to come up from me. But it's -- I hear you.
S8 Greg Gent	Yeah. I mean, as I say, it ____ [16:10] makes sense to have an extra safeguard so to not even -- to not even be able to bring it back to you.
S4 Unidentified male	Yeah, I don't know how we could throw that into a motion.
S3 Unidentified female	____ [16:19] need to.
S1 Nicholas	I don't know that it's really necessary.

Speaker	Narrative
Foreaker	
S4 Unidentified male	Yeah. I'm of the opinion on that, that it's necessary. Because if they have to come before us to be replatted so you can make a mega mansion out there or whatever you want to call it.
S1 Nicholas Foreaker	Or even a neighborhood subdivision.
S4 Unidentified male	Right.
S3 Unidentified female	Another --
S1 Nicholas Foreaker	Yeah. I don't think anybody would spend that money and time to come --
S4 Unidentified male	Yeah. I don't think ____ [16:44] but we hear you.
S8 Greg Gent	____ [16:47].
S3 Unidentified female	Duly noted.
S1 Nicholas Foreaker	April, do you have anything to add to the discussion?
S9 April Fisher	Certainly not spilled water. Sorry, guys. The one thing that I would say I do think that your motion is -- thank you, sir -- that your motion is safeguarded because it's very specific about only applying to the historical configuration of the two lots and it's specific to those two lots. The interesting thing about the --
MS Male speaker	____ [17:16].
S9 April Fisher	Thank you. I'm sorry. The interesting thing about the three lots that were the issue before, they're actually zoned R2, so they have a different minimum lot width requirement. So anything that would possibly happen to combine, all that would definitely have to come back to this Board.
S1 Nicholas Foreaker	____ [17:40] R2 zoning?
S9 April Fisher	Correct.
S1 Nicholas Foreaker	Yeah. That was even in question at the time.
S9 April Fisher	Yeah.
MS Male speaker	Whether that was allowed to happen back when it was still R2 because it went against, you know, the City's covenants and plans. So there's a lot in question that you probably not completely -- we've got a packet here ____ [18:04].
S9 April	Okay. Alright. Thank you.

Speaker	Narrative
Fisher	
S1 Nicholas Foreaker	Alright. Thank you.
MS Male speaker	Thanks Greg.
S1 Nicholas Foreaker	Alright, next.
MS Male speaker	____ [18:12]. That's why we're here.
S10 Chris Roper	I didn't know I was going to talk. My name's Chris Roper. I'm an attorney, land use attorney with Akerman LLP. I was here not only because my firm represents ____ [18:22].
MS Male speaker	Chris, state your -- I'm sorry, state your address as a formality.
S10 Chris Roper	Okay, so my office address is 420 South Orange Avenue, Orlando, Florida 32801. And my firm represents Mattamy Homes so ____ [18:33] asked me to come -- attend tonight. And coincidentally I moved into the City in September of last year so I'm a new resident. And further coincidentally, I moved into the Highlands of Lake Conway. So Mr. Carter's neighbor. So when I put on my citizen hat as opposed to my lawyer hat, I just want to say I would support this request. I like that there's a lot of amenities here in Belle Isle, especially like the restaurants. And I would love to see more people here to fill up the seats in those restaurants and it seems like this would be the right kind of housing type. So those are my two cents.
S1 Nicholas Foreaker	____ [19:17]. Thank you, Chris. We have anyone else?
S7 Debra Donham	I just have one more question. The lots that are next to me, which is lot 8 and 9, the two that make up that "L" shape, ____ [19:29] variance. I thought it was 85 feet and that's why they did that because lot 8 is 85 feet upfront and then 55 out back and lot 9 is 55 out front ____ [19:39].
S1 Nicholas Foreaker	Unfortunately that ____ [19:41].
S7 Debra Donham	Did that change?
S4 Unidentified male	____ [19:43] people were on that Board when that was approved. If I were on it, I don't know, I don't see how I could approve that.
S7 Debra Donham	So is it 70 feet that you can have now to build on?
S1 Nicholas Foreaker	No, there's --
S4 Unidentified male	85.
S7 Debra Donham	It is 85? Okay. I just was wondering if that had gotten changed or not. That was my question. So....

Speaker	Narrative
S1 Nicholas Foreaker	Yeah, so anyhow, in order for this to go through we have to also grant the variance on the width.
S7 Debra Donham	Okay.
S1 Nicholas Foreaker	So.... Okay, any other public input? Hearing none, I am going to close for public input and we will discuss this amongst ourselves here. The -- you know, the main -- of the four criteria, the one of the -- the hardship not being self-created is the one that's not really satisfied here because essentially the applicant is looking at a parcel that was designated a single lot because of the way that it was owned previously and is choosing that they want to subdivide it so they're creating the situation themselves. So that's the, you know, the main criteria that's not being met here. It's pretty clear that dividing it into the -- into two lots seems to be fitting with the harmony of the neighborhood because all the neighbors are saying yes, do it. So -- and the, you know -- so, well, that's basically my piece. So generally it fits the criteria with the exception of item, what is that?
MS Male speaker	D.
S1 Nicholas Foreaker	D, E. So what was the rule in effect when the seller bought the property? Don't know when the seller bought the property.
S9 (?)April Fisher	I think about ____ [22:01] bought it in '92. Or -- it was purchased in '92.
FS Female speaker	I bought my lot on the island. I bought my lot in '05 and it's a substandard size lot, it was 70 feet and I had to do a title search on it and it had to have been platted prior to 1959 -- I think October 25, 1959. And as long as that had been platted prior to that, it was buildable. And so I did buy it. And I did build. I designed a house to build specifically on that lot.
S1 Nicholas Foreaker	And this original plat is dated 1922.
FS Female speaker	Okay. I may have the dates wrong.
S9 April Fisher	That's okay. If I may, Chairman, you're right in respect to there's a provision in the Code and it's October 7, 1957. So very close. And there's two provisions. One says that if there's a substandard lot with respect to width, that it was lot of records on or after October 7, 1957, that if they're under single ownership, so one owner owns two lots that it has to be considered aggregated as one tract. So the idea is that if it was on or after that date, you had to develop it as one parcel. If it was a standalone parcel and not two under single ownership, that just one was substandard, you had rights to develop that one substandard lot as a single family home. But if you owned both of them, you have to aggregate.
S1 Nicholas Foreaker	Okay. Because I was trying to see if it was hardship to the seller, if they assumed there was more value when they bought it because they could split the parcel. But you're saying that was not --
S9 April Fisher	That was not the case in this situation because there is currently a single-family house on the property.
S1 Nicholas Foreaker	Yeah, which straddles the property line, of course.

Speaker	Narrative
S3 Unidentified female	It's still considered two lots.
S1 Nicholas Foreaker	No. It's --
S3 Unidentified female	It's aggregated as one.
S1 Nicholas Foreaker	It's been aggregated as one.
S9 April Fisher	Correct.
S1 Nicholas Foreaker	Yeah. And that's why he's here to try to get it considered -- if it was considered two lots then we wouldn't be here. So... So that's basically --
MS Male speaker	So you're saying at the time of purchase, though, they couldn't have considered that two lots the way the Code was?
S9 April Fisher	That's correct. So based on when the house was built and based on when it was under single ownership, then the Code requires that it's treated as one property, one lot, if you will.
S1 Nicholas Foreaker	Has that house changed hands since it was built?
S9 April Fisher	I don't know.
FS Female speaker	Yes.
S9 April Fisher	It has. Okay.
S1 Nicholas Foreaker	Yeah. So then that makes it very clear that whoever the seller is bought one lot. So...
MS Male speaker	I don't have a problem splitting it,
FS Female speaker	I don't either.
S1 Nicholas Foreaker	Well, I kind of fall into that same category. But if we were to stick to the requirements of allowing the variance, it says that all of these criteria -- these -- all four of these requirements need to be met. The alternative is, of course, is to appeal to the Commission and let them allow the split if we were to follow the, you know, the strict reading of the rules.
MS Male speaker	I have a different opinion on that.
S1 Nicholas Foreaker	Okay.
MS Male speaker	We're a Board and we can do whatever we want.
S1 Nicholas Foreaker	Okay.

Speaker	Narrative
MS Male speaker	Seriously. I mean, these are guidelines. And if we approve something, it's up to the City Council to say no, if they don't like what we do. [25:48].
MS Male speaker	Or neighbors have 15 days to appeal.
MS Male speaker	Yeah. So if we want to give them a split and make everything 75 feet on there, we can.
S1 Nicholas Foreaker	Alright. Do we have -- anyone want to make a motion?
MS Male speaker	So then it doesn't hurt our future ability to reject something because of that criteria, does it?
S1 Nicholas Foreaker	No it does not. No.
MS Male speaker	Okay.
S1 Nicholas Foreaker	Anytime we do this, it does not create a precedent, okay?
MS Male speaker	____ [26:08].
S1 Nicholas Foreaker	Each one is its own individual case.
FS Female speaker	And again this is presuming two homes will be built and it will not be a continuance of the corner lots.
MS Male speaker	Well that -- yeah.
S1 Nicholas Foreaker	Yeah. So we could add a criteria that if it's split that it's developed as two individual lots as part of the criteria. I could see that, you know, there's a potential that, you know, you could get it split if it stays undeveloped, one of them gets sold to one property adjoining owner and one gets sold to the other one and it gets aggregated and we start all over again.
FS Female speaker	Exactly.
S1 Nicholas Foreaker	So.... But that would all have to go through the -- you know, because -- well at least going one way it wouldn't. Yeah. Anyway, getting messy. So....
MS Male speaker	There is a section of the Code, you're probably familiar with this, that actually says in Belle Isle code, that if a lot is split, it can never be split again.
FS Female speaker	Okay.
S1 Nicholas Foreaker	Yeah, it's --
S9 April Fisher	Right. There's a lot split provision.
S1 Nicholas Foreaker	Yeah, it's a single split provision that -- but we're not looking at that. We're not looking at, you know, half a lot being split into half a lot. So, anyway. So does anyone want to make a motion?
MS Male speaker	____ [27:42]. I am moving to approve. I move to criteria of Chapter 42, Article III, Section 42-641 of the Belle Isle Plan Development Code has been met to

Speaker	Narrative
	approve their request for a variance from Section 54-2(a) substandard lots of record to allow for each individual lot, lot 4 and 5, that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract and allow for the reduction from Section 50-73, site and building requirements for the R-1-AA required minimum lot width of 85 feet in anticipation of a lot split request on the subject parcel that would result in each lot respectively retaining their historical standard lot width of --
S1 Nicholas Foreaker	Substandard.
MS Male speaker	Substandard. I'm sorry. Substandard lot width of 70.06 feet on the property described as 6820 Seminole Drive, Belle Isle, Florida 32812, also known as Parcel number 29-23-30-4389-02-040.
S1 Nicholas Foreaker	Okay. Do we have a second?
FS Female speaker	I'll second it.
S1 Nicholas Foreaker	Okay. And we have a second. My question is, that it's in that reading, it says that the parcel to be redeveloped as individual lots. Does that sufficiently cover, you know, selling them off to other properties?
S9 April Fisher	It does officially cover it because it only speaks to those lots being configured as they were historically platted.
S1 Nicholas Foreaker	Okay. Alright. Okay. So, any further discussion? Hearing none, we'll call the question. All in favor?
	Aye.
S1 Nicholas Foreaker	Opposed? None. So motion passes. You have 15 days that you need to wait for any potential appeals. From what I can tell, you probably won't get any. So that takes care of that. Can we resurface the election.
FS Female speaker	Oh, I'm sorry. I was thinking about road resurfacing.
S1 Nicholas Foreaker	Oh, no.
FS Female speaker	Yes, sir. We sure can.
S1 Nicholas Foreaker	Yeah.
S2 Daryl M. Carter	Thank you all very much.