

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, April 21, 2022,
commencing at 2:00 p.m., at City Hall, Lynwood Roberts
Room, 117 West Duval Street, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

- TREVOR LEE, Chairman.
- MATT BROCKELMAN, Board Member, via Zoom.
- FREDERICK JONES, Board Member.
- CRAIG DAVISSON, Board Member.
- CHRISTIAN HARDEN, Board Member.
- WILLIAM J. SCHILLING, JR., Board Member.
- JOSEPH LORETTA, Board Member.
- GARY MONAHAN, Board Member.

ALSO PRESENT:

- GUY PAROLA, DIA, Operations Manager.
- LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.
- SUSAN GRANDIN, Office of General Counsel.
- XZAVIER CHISHOLM, Administrative Assistant.

- - -

Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHIARMAN: Great. Thank you.

2 We'll move on to our second agenda item,

3 DDRB 2022-003, Fidelity special sign exception.

4 And, Ms. Radcliff-Meyers, can we have a

5 staff report, please?

6 MS. RADCLIFFE-MEYERS: Yes. Thank you,

7 Chairman Lee.

8 Again, my name is Lori Radcliffe-Meyers

9 with the Downtown Investment Authority, and I

10 will be presenting the staff report for the

11 Fidelity special sign exception.

12 DDRB application 2022-003 seeks approval

13 for a special sign exception to allow for two

14 835.25 square feet wall signs on nonstreet

15 frontage walls.

16 The request is to replace two existing

17 wall signs, as seen in this image (indicating),

18 which are roughly 600 square feet, with two new

19 signs, which would be 835.25 square feet each.

20 The property is zoned PUD, so Planned Unit

21 Development, but the signage is not regulated

22 by the PUD, so the signage defaults to the

23 downtown sign overlay.

24 Per the ordinance, wall signs painted on

25 or affixed to buildings up to five stories in

Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 PROCEEDINGS

2 April 21, 2022 2:00 p.m.

3 THE CHAIRMAN: Thank you, everybody, for

4 coming.

5 I'll call to order the meeting of the

6 Downtown Development Review Board for Thursday,

7 April 21st, 2022.

8 Our first action item today is the

9 approval of the March 17th, 2022, regular

10 meeting minutes.

11 Is there any discussion on those meeting

12 minutes?

13 BOARD MEMBERS: (No response.)

14 THE CHIARMAN: Hearing none, I'll accept a

15 motion.

16 BOARD MEMBER SCHILLING: Move to approve.

17 THE CHIARMAN: I have a motion to approve

18 by Mr. Schilling.

19 BOARD MEMBER MONAHAN: Second.

20 THE CHIARMAN: Second by Mr. Monahan.

21 Thank you.

22 All those in favor, please say aye.

23 BOARD MEMBERS: Aye.

24 THE CHIARMAN: Any opposed?

25 BOARD MEMBERS: (No response.)

Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 height shall not exceed 10 percent of total

2 area of the facade fronting the street or

3 300 square feet, whichever is less. And

4 buildings over five stories shall not exceed

5 10 percent of the total area of the facade

6 fronting a street, or 400 square feet,

7 whichever is less.

8 The applicant is requesting a special sign

9 exception to allow for an increase in the

10 maximum square footage. The building is an

11 eight-story building. And as mentioned, the

12 existing signs are around 600 square feet.

13 The increase in the square footage for the

14 signs would not overwhelm or detract from the

15 building and the coloring of the signs is

16 consistent with the Fidelity branding.

17 Many of the surrounding buildings in the

18 area have large wall signs that are similar to

19 the signs proposed. You can see, like, the

20 Florida Blue, the TIAA Bank.

21 So again, based on this information, the

22 Downtown Development Review Board staff

23 recommends approval of DDRB application

24 2022-003 for a special sign exception to the

25 Downtown Overlay District to allow for two wall

Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

5

1 signs on nonstreet frontage walls totaling
 2 835.25 square feet each.
 3 And this concludes the staff report and
 4 staff is available for questions.
 5 Thank you.
 6 THE CHAIRMAN: Thank you,
 7 Ms. Radcliff-Meyers.
 8 Could we have the applicant please make
 9 their presentation? If there is one.
 10 And as a reminder to any speaker that
 11 comes up to the podium, please state your name
 12 and address for our record.
 13 (Audience member approaches the podium.)
 14 AUDIENCE MEMBER: My name is Tyler
 15 Charles. I'm with Southeastern Lighting
 16 Solutions.
 17 I'm just here for any questions you guys
 18 might have on the proposal for the new signage.
 19 Everything -- a couple of years -- we're
 20 replacing like for like as far as mounting and
 21 everything, but everything will be brought to a
 22 newer sign design, which -- better
 23 illumination, newer illumination, better LEDs,
 24 better quality power supplies, better bulb
 25 material being used in the products, so it
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

6

1 would be -- it would be a big update for all
 2 the signage that goes on the building.
 3 THE CHAIRMAN: Thank you.
 4 And if you could state your address for
 5 the record, please.
 6 MR. CHARLES: Our address?
 7 THE CHIARMAN: Yes.
 8 MR. CHARLES: I'm sorry. 821 Ventures
 9 Court, Daytona Beach, Florida.
 10 THE CHAIRMAN: Great. Thank you.
 11 Mr. Chisholm, are there any public
 12 comments?
 13 MR. CHISHOLM: There are not, Mr. Chair.
 14 THE CHAIRMAN: Great. Then we'll move on
 15 to board comments.
 16 Ms. Radcliffe-Meyers.
 17 MS. RADCLIFFE-MEYERS: I'm sorry, Chairman
 18 Lee.
 19 I just wanted to also let you know that
 20 Board Member Matt Brockelman has joined us
 21 online as well.
 22 THE CHAIRMAN: Great.
 23 Thank you, Mr. Brockelman.
 24 And before we begin board comments, I'd
 25 like to recognize Councilman Ferraro.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

7

1 Thank you for joining us.
 2 COUNCIL MEMBER FERRARO: Thank you.
 3 THE CHIARMAN: Council Member Boylan,
 4 thank you for joining us.
 5 COUNCIL MEMBER BOYLAN: Thank you. I
 6 appreciate that.
 7 THE CHIARMAN: We'll start with board
 8 comments.
 9 How about Mr. Brockelman?
 10 BOARD MEMBER BROCKELMAN: Thank you,
 11 Mr. Chairman.
 12 No comments at this time.
 13 THE CHAIRMAN: Thank you.
 14 How about Mr. Monahan?
 15 BOARD MEMBER MONAHAN: Thank you,
 16 Mr. Chair.
 17 No comments.
 18 THE CHAIRMAN: Mr. Davisson.
 19 BOARD MEMBER DAVISSON: This question goes
 20 to Lori.
 21 So the existing sign, 600 square feet, the
 22 allowable is 400 square feet, so they're
 23 wanting double what the allowable is?
 24 MS. RADCLIFFE-MEYERS: Correct.
 25 BOARD MEMBER DAVISSON: Is there any
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

8

1 reason why?
 2 MR. CHARLES: Better visibility and more
 3 legible for the signs. The logo will be
 4 increased in size, so you can actually see the
 5 logo from the distance that it's at from the
 6 ground. And then the -- the sign band is just
 7 being spread out slightly a little bit more so
 8 you can actually read the letters without being
 9 so convoluted in the one little spot.
 10 BOARD MEMBER DAVISSON: You know, this --
 11 the existing sign is significantly larger than
 12 what's allowable to begin with, so -- that's my
 13 comment.
 14 THE CHAIRMAN: Mr. Schilling.
 15 BOARD MEMBER SCHILLING: Yeah. Thank you,
 16 Mr. Chairman.
 17 And I'm just going to ask maybe to -- to
 18 staff, is -- you know, if I hold this one page,
 19 it shows the proposed to the existing. To me,
 20 looking at this, it almost looks identical
 21 other than color, so --
 22 And you may have answered this, but is it
 23 because the sign -- the letters are slightly
 24 taller and it's stretched out a little bit, we
 25 get that extra area; is that --
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MS. RADCLIFFE-MEYERS: Yeah. Board Member
 2 Schilling, through the Chair, so if you -- it's
 3 really the logo because the way that we measure
 4 the sign, we take the outer edges of -- even
 5 the largest, if it's the logo. And then that's
 6 measured and then the length of the sign, and
 7 so they have spread out the letters a little
 8 bit to be more legible. So then that's where
 9 you get the increase in the square footage.
 10 BOARD MEMBER SCHILLING: Okay. Thank you.
 11 I think it looks very similar, so thank
 12 you for that.
 13 Thank you, Mr. Chairman.
 14 THE CHAIRMAN: Thank you, Mr. Schilling.
 15 Mr. Harden.
 16 BOARD MEMBER HARDEN: Sorry for my late
 17 arrival, but I had to see the sign and review
 18 the package.
 19 I have no comments.
 20 THE CHAIRMAN: Thank you.
 21 Mr. Loretta.
 22 BOARD MEMBER LORETTA: I have no comments.
 23 I'm in support.
 24 Thank you.
 25 THE CHIARMAN: Thank you.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 All those in favor, please say aye.
 2 BOARD MEMBER LORETTA: Aye.
 3 BOARD MEMBER SCHILLING: Aye.
 4 BOARD MEMBER BROCKELMAN: Aye.
 5 BOARD MEMBER HARDEN: Aye.
 6 THE CHIARMAN: Aye.
 7 Any opposed?
 8 BOARD MEMBER DAVISSON: Opposed.
 9 THE CHIARMAN: One opposed. Thank you,
 10 Mr. Davisson.
 11 Thank you. You have your approval.
 12 MR. CHARLES: Thank you.
 13 THE CHAIRMAN: Okay. We'll move to
 14 Item C on our agenda, DDRB 2022-004, Jones
 15 Brothers adaptive reuse, conceptual approval.
 16 Ms. Radcliff-Meyers, can we have a staff
 17 report, please?
 18 MS. RADCLIFFE-MEYERS: Yes, Chairman Lee.
 19 And before I actually do the staff report,
 20 I did receive a voting conflict from Board
 21 Member Schilling on this item, and I'm going to
 22 go ahead and read that into the record.
 23 So pursuant to Section 112.3143 of the
 24 Florida Statutes, a Form 8B, Memorandum of
 25 Voting Conflict, filed by Board Member
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Mr. Jones.
 2 BOARD MEMBER JONES: Likewise, Mr. Chair,
 3 in support.
 4 THE CHAIRMAN: Council Member Boylan, any
 5 comments?
 6 COUNCIL MEMBER BOYLAN: No.
 7 THE CHIARMAN: Council Member Ferraro, any
 8 comments?
 9 COUNCIL MEMBER FERRARO: I think it looks
 10 good.
 11 THE CHAIRMAN: Thank you.
 12 I also have no additional comments to add
 13 to it. And -- so no other comments.
 14 I'll take a motion.
 15 BOARD MEMBER LORETTA: Motion for
 16 approval.
 17 THE CHAIRMAN: I have a motion for
 18 approval from Mr. Loretta.
 19 BOARD MEMBER HARDEN: Second.
 20 THE CHIARMAN: A second from Mr. Harden.
 21 Is there any further discussion on this
 22 item?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: Hearing none, I'll take a
 25 vote.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Schilling, prior to this meeting must be read
 2 publicly at the next meeting, after the form
 3 was filed.
 4 So pursuant to that requirement, Board
 5 Member Bill Schilling declares a conflict on
 6 DDRB 2022-004, Jones Brothers adaptive reuse
 7 for the following reasons: My employer,
 8 Kimley-Horn and Associates, is retained by and
 9 performing services for Corner Lot Development
 10 Group on other projects in the Northeast
 11 Florida area.
 12 THE CHAIRMAN: Thank you,
 13 Ms. Radcliff-Meyers.
 14 BOARD MEMBER LORETTA: If I may, I also
 15 have a voting conflict on this because our team
 16 is working on the project. So I'm sorry, I
 17 don't know -- I didn't -- I was not aware that
 18 I needed to notify you in advance of the
 19 meeting on that.
 20 MS. RADCLIFFE-MEYERS: That's okay. I can
 21 give you the Form 8B and then you can fill it
 22 out and give it to me and it will be read into
 23 the record the next --
 24 Okay. So I'll go ahead and -- with the
 25 staff report?
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: Yes, please.
2 Thank you.
3 MS. RADCLIFFE-MEYERS: So DDRB application
4 2022-004 seeks conceptual approval for an
5 adaptive reuse of the Jones Brothers furniture
6 building located at 520 Hogan Street, along
7 with the construction of a new eight-story
8 apartment building with an attached four-story
9 parking deck.

10 The proposal is to historically renovate
11 the Jones Brothers furniture building into a
12 mixed-use development, including the
13 residential lobby and 29 residential apartments
14 comprised of studio and one-bedroom units.

15 The building received Part 2 approval from
16 the State Historic Preservation Office and the
17 National Park Service in 2020. The new
18 construction is an eight-story residential
19 apartment complex which will include ground
20 floor retail, a four-story parking garage
21 providing 143 parking spaces and 103
22 apartments.

23 The applicant is working with the City of
24 Jacksonville, Historic, regarding the
25 demolition of the old Farah's deli building.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 The new development provides a varied
2 fenestration pattern, along with material and
3 color changes and an interesting architectural
4 element which runs along the roof line creating
5 an overhang. This element is mimicked on the
6 facade around the windows which creates
7 movement and a dynamic quality to the facade.

8 To access a portion of the garage, a new
9 entry/exit ramp is proposed on the north side
10 of the development.

11 This parcel is currently owned by the City
12 and the applicant will need to obtain this lot
13 prior to submittal for final to ensure that the
14 project is consistent with the plans presented
15 and reviewed here at conceptual.

16 Staff also has concern regarding the walls
17 for the ramp. At 14 feet in height, these
18 walls loom over the pedestrian realm and as
19 currently shown do not provide any visual
20 interest. As seen on the next slide, murals
21 and/or green walls would help soften these
22 walls and provide visual interest. And then
23 also on the one image, just stepping down the
24 wall towards the pedestrian realm might help as
25 well.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 So based on the foregoing, the Downtown
2 Development Review Board staff supports
3 conceptual approval of DDRB application
4 2022-004 with the following recommendations:
5 Prior to submittal for final review, the
6 developer shall meet with staff to identify any
7 deviations sought; continue to work with staff
8 on the screening technique used on the walls of
9 the garage entry/exit ramp; prior to submittal
10 for final review, the developer will enter into
11 a term sheet for the disposition of the
12 City-owned surface parking lot, Parcel
13 0738560000; and that they will obtain JHPC
14 approval for demolition of the building located
15 at 502 Hogan Street, which is the old Farah's
16 Uptown Deli.

17 They will also continue to work with staff
18 on adding additional retail space along Church
19 Street; and that street lights, benches, and
20 street furnishings shall be placed in the
21 amenity area and they shall be in accordance
22 with the updated downtown design guidelines.

23 And this concludes the staff report and
24 staff is available for questions.

25 Thank you.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRMAN: Thank you,
2 Ms. Radcliff-Meyers. Appreciate that.
3 Can we have the applicant, Ms. Trimmer,
4 please present the project?

5 (Ms. Trimmer approaches the podium.)

6 MS. TRIMMER: Thank you so much.
7 Cyndy Trimmer, One Independent Drive,
8 Suite 1200, on behalf of the applicants.

9 Xzavier, you're going to drive for me?

10 MR. CHISHOLM: Yes.

11 MS. TRIMMER: Perfect. Let's pause here
12 for a second.

13 I have with me today Billy Zeits from
14 Corner Lot; Brooke Robbins from Robbins Design
15 Studio, who is handling the Jones furniture
16 project; and then the crew from Bold Line, I
17 have Bruce Werner, Matt Snyder and Araia Allard
18 with me. And then as Mr. Loretta mentioned,
19 Half is handling the civil and landscape
20 engineering for the project.

21 Just to give a really brief background,
22 this project started out after 2015 as a
23 partnership between Andy Allen and Elias
24 Hionides under the Shops of Lakeside. And it
25 came through previously, had a redevelopment

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 agreement in place, but they were kind of the
2 pioneers on this corner. They were the first
3 bite in, and it predates designating this as
4 the FAB-REP corridor, before the Emerald Trail
5 was announced, before Alex bought up everything
6 on the block immediately south, before the
7 Gilvarrys bought Furchgott's, which you just
8 saw, and before Jim and Ellen Wiss bought the
9 block immediately to the north.

10 This was smack-dab in the middle, but it
11 didn't have any of that activated environment
12 coming on line. So they did struggle for a
13 bit, tried to find tenants, weren't able to
14 make the metrics work. But now that this
15 corridor truly is transforming, we're bringing
16 to you a new vision for this project that
17 includes an expanded scope with the additional
18 multifamily being built on the corner building,
19 and then also integration of a garage that is
20 vertically integrated with the multifamily.

21 Previously, they were relying on the small
22 surface lot behind the Jones building. So this
23 is a brand-new project, full of a lot more
24 length than what you saw before.

25 I do want to talk very briefly about one
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 issue as we work through in terms of the
2 approvals that are going to be required for
3 this project.

4 But if we can move in -- we can skip past
5 the initial; we've all seen this project, we've
6 seen this block and this corridor for a while.

7 Xzavier, if you can go to Page 8.

8 MR. CHISHOLM: (Complies.)

9 MS. TRIMMER: I want to pause here. The
10 aerial on the left side of your page shows you
11 all of the buildings that Ms. Radcliff-Meyers
12 was just mentioning. So on the left side of
13 the aerial you have the one-story Farah's deli
14 that is being proposed for demolition.

15 We do have to go through JHPC for that
16 demo, which we will definitely do between today
17 and when we come back for final. And then
18 right behind the Jones furniture building and
19 the First Baptist building at the northeast
20 corner of the project is a surface parking
21 structure, and then you can see behind it the
22 large beige building is the JFRD headquarters.

23 The surface parking lot right now is
24 dedicated parking for JFRD. And that was
25 originally contemplated to be part of the

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 disposition in the original RDA. Now that
2 we're coming through with a new project, we
3 will have to go get a new negotiated
4 development agreement. We're hoping that the
5 terms will be agreeable to everybody. We've
6 already talked to JFRD and Chief Powers is
7 agreeable to us providing parking.

8 So part of the solution we're doing with
9 this project is incorporating parking for JFRD
10 on the ground floor of the parking garage and
11 then we'll have an interim solution for them
12 during construction, but that will also have to
13 go through disposition, which we anticipate
14 handling before we come back for final.

15 Xzavier, if we can go to Page 10.

16 MR. CHISHOLM: (Complies.)

17 MS. TRIMMER: I wanted to give the
18 overview so you can envision everything pretty
19 clearly.

20 So the very top northeast corner is a
21 prior First Baptist building. We do own that
22 building, but it is not part of this project
23 right this second.

24 The purple in the middle is the Jones
25 furniture portion of the project, and that is

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 an adaptable reuse that we'll get into more
2 detail.

3 And then the light blue on the bottom
4 corner and extending kind of up, around those
5 projects is the new mixed-use construction and
6 the ramp that goes to the parking.

7 Page 11.

8 Looking at the site plan, coming, again,
9 down that corner you have the building that is
10 not subject to this. You go into Jones, which
11 will have activated ground floor space.

12 Moving on to the bottom corner for the
13 southeast corner of the project, you can see
14 the ground floor retail that is being built
15 into the new project.

16 And then the integrated parking deck. You
17 can also see on this -- I do want to highlight
18 that Ashley Street corridor, which is the
19 street that runs along the northern portion of
20 the project. If you're coming down there, the
21 existing First Baptist building has beautiful
22 murals on it, but it is a solid facade. And
23 then we transition into the JFRD headquarters,
24 which is, again, a solid facade. So we want to
25 do something on Ashley to try to get some

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 activity going on on that space.
 2 This is a shared outdoor office -- or
 3 outdoor residential recreation space that we'll
 4 get into as we work through the project, but
 5 that is why we have that space over there, to
 6 try to get some type of life on Ashley.
 7 You can fast forward to 13.
 8 Brooke did an amazing job of providing a
 9 summary I'm sure everybody has read, but just
 10 to summarize, this is an adaptive reuse
 11 project. We'll be adding 29 apartments in the
 12 Jones furniture building.
 13 There are a lot of challenges with this
 14 building, including the size of the elevators,
 15 the -- bringing everything up to code on this
 16 one is definitely a challenge and we're
 17 grateful for DPRP coming online to hopefully
 18 make that possible.
 19 But then with the size of the units and
 20 those confines, the Corner Lot team, who has
 21 now taken the lead on this project, is hoping
 22 to do some pretty creative built-in furniture
 23 with one of our established brands so that we
 24 can make a different product than what's
 25 otherwise available on the market and

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 capitalize on those small, confined spaces.
 2 The ground floor of this is going to have
 3 co-work office space.
 4 Move on to 14.
 5 You can see from the historic imagery that
 6 a lot of this facade has actually been
 7 preserved. It's a gorgeous building, but a lot
 8 of work does need to be done. So as we work
 9 through the elevations on Jones, you're going
 10 to see the primary functions that we're working
 11 on are restoring a storefront to the ground
 12 floor, adding an awning to that to help with
 13 shade and also add to that facade, and then
 14 cleaning up the limestone at the base,
 15 operating the windows with period-appropriate
 16 steel replicas. We're going to be repointing
 17 and cleaning all of the bricks, and then the
 18 beautiful ornamentation at the top of the
 19 building is also going to be cleaned and
 20 restored.
 21 So if you move on to 15, you can see all
 22 of that work that I just mentioned on the front
 23 facade.

24 Moving on to 16 and 17, we'll be working
 25 to restore those iconic Jones Brothers

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Furniture logos. We'll be adding uplighting to
 2 the entire building and then lighting some
 3 specifically to showcase those logos.
 4 On the rear of the building, if you turn
 5 to Page 18, you can see where we're adding
 6 additional egress, fire escape, and all of the
 7 work that's being done on that code compliance.
 8 That kind of sums up Jones.
 9 Moving on to the new construction, if you
 10 turn to Page 20. So I mentioned that we need
 11 to demo the Farah's deli building. That is
 12 502. Jones is 520. And that Baptist building
 13 is 524. So I'm going to refer to this as 502
 14 for ease of reference, if that works with
 15 everybody.
 16 So the 502 project is a new mixed-use
 17 project using precast concrete. You can see on
 18 the ground floor where everything along the
 19 Emerald Trail has that glazing we want to see
 20 with the transparent, active uses. It does
 21 wrap around to the southern corner, which we'll
 22 turn to.
 23 But when looking at this building and
 24 thinking about what we were trying to construct
 25 here and what made sense, we wanted to do

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 something that would be in and of itself
 2 iconic, like Jones Furniture, modern but still
 3 paying homage to it and respectful to it, so
 4 one of the things I really appreciate that was
 5 done with this building -- you can see it as we
 6 go through the imagery -- is how it's been
 7 offset and set back from Jones furniture so it
 8 doesn't overpower it. We still honor those
 9 iconic images that we have on both sides of
 10 Jones, and then it creates some pretty cool
 11 recreational opportunities as we get through
 12 those slides.

13 Moving on to page 21, the Bold Line team
 14 looked at what's surrounding us in the area in
 15 terms of the palette, the colors, the
 16 materials, the horizontal and vertical
 17 elements. So this is where we really drew our
 18 inspiration for the design on the 502 project.

19 Moving on to 22, so here's the -- the
 20 major showcase of this beautiful precast
 21 element. And we're working with different --
 22 excuse me -- scoring and reveal patterns so
 23 that we've got different portions of the
 24 project. As you work your way around, it's
 25 visually dynamic, there's different 6-inch

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

25

1 spaces and 8-inch vertical and horizontal, and
2 then we have the tapered window elements
3 wrapping around, and the iconic (inaudible)
4 that we've worked to build in to really draw
5 attention on that side.

6 We can work over to Page 24 on this one,
7 if you could.

8 So on this one you can see the respect
9 that (inaudible) is really paying to Jones on
10 this side of the building, the northeast corner
11 of the new construction. We really toned down
12 the elements on that corner, made it a little
13 quieter so that it really was deferential to
14 Jones, but, again, honoring the color palette
15 and with the window openings and the vertical
16 and horizontal lines there, trying to mimic
17 what we have on the building next door but
18 still have those modern, (inaudible) lines.

19 Moving on to 25. And, again, on this we
20 talked about the activated street frontage, but
21 we also have the awnings and overhangs for the
22 ground floor retail space that are there to
23 honor and be compatible with the awning that is
24 being incorporated onto the Jones facade.

25 26. So on the southern side of the
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

26

1 building we wrapped the retail space around
2 that southeast corner of the building. And
3 from that corner, we transitioned back to the
4 parking garage, and then the parking garage
5 entrance.

6 The parking garage itself, as we come back
7 from the activated retail space, has openings
8 that are meant to mimic the windows that are
9 surrounding that, has a real nice, tight mesh
10 to help block that view.

11 We don't have the full landscape image on
12 this so you can see the elevations, but there
13 will also -- those darker boxes below the
14 window openings are planters so that we can
15 have greenery and plantings in front of those
16 openings.

17 If that's something that you want to talk
18 about and have additional screening, we can
19 definitely work with staff in the interim, but
20 that was what we were proposing to build in for
21 the garage on this project.

22 And then as you look at the back facade,
23 we worked with staff to activate that vertical
24 element that you have that kind of anchors the
25 back of the building, but this is the space

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

27

1 that is the driveway that's between the JFRD
2 building and the back of our building, so this
3 is not a right-of-way facing this facade.

4 If you go to 27, this is another image of
5 that back corridor. So this is the space
6 between the JFRD building and our building.
7 You can see the rear of Jones, the rear of the
8 First Baptist building, and then the parking
9 garage entry that Ms. Radcliff-Meyers
10 highlighted in the staff report, gives us an
11 opportunity for further activation of that ramp
12 to incorporate art or some other screening
13 elements, which we all agree needs to be done.
14 So that's something that we would love some
15 feedback on and continue to work on as we come
16 back for the final.

17 We'll pause on 29 briefly and then we can
18 move to the one after it. So this highlights
19 the rooftop activation that you see between the
20 Jones and the 502 buildings.

21 And if you can move on to 30.

22 So this is the shared outdoor activated
23 space that we have between the two residential
24 structures. And because we do have this broad
25 length facade for Jones, they're anticipating

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

28

1 being able to show movies on that space and do
2 other things to get the residents outside, to
3 get people up there. There's two shallow
4 reflective pools, rooftop kitchens, and all the
5 kinds of amenities we'd want to see in a modern
6 multifamily.

7 If you flip through the next handful of
8 them, you can see the elevations which are what
9 we just went through in better detail with the
10 renderings.

11 But if you stop on Page 33, this
12 cross-section shows you the floor layouts in
13 terms of, if you're looking at the building,
14 how that retail is activated on the front
15 corner, on the southeast, but then transitions
16 to the parking and how the parking is
17 integrated into the building before we get to
18 the apartments.

19 Xzavier, if you just go slowly, you can
20 click through the next handful of pages, which
21 just shows that structure from all the sides
22 with the cross-sections, the floor.

23 When we get to 37 -- perfect. So this is
24 going to be on the Emerald Trail. So we
25 haven't spent a ton of time or attention

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 looking at that Hogan corridor, much like the
2 other projects on the Emerald Trail that you
3 will see, but on the northern and southern
4 sides of the building we are proposing
5 additional tree wells and updating the
6 streetscape so that everything is compliant
7 with code.

8 We'll continue to work on the Emerald
9 Trail side of the project. There's some
10 elements incorporated into there that may or
11 may not work as the Emerald Trail is fully
12 designed, but we will absolutely have the full
13 pedestrian clear space, the coordinated amenity
14 space, and we're exceeding the street -- the
15 shade coverings required on the portions of the
16 project that are being designed now.

17 And the next couple of pages show you the
18 streetscape/hardscape elements and then
19 cross-sections to show how we comply with all
20 the required zones to activate the street
21 front.

22 So with that, as I mentioned, we have all
23 of the design teams for each of the projects
24 available for questions, and I'll be deferring
25 to them for further details if you have

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 anything that we need to give on those.
2 Thank you so much.
3 THE CHAIRMAN: Thank you, Ms. Trimmer, for
4 that presentation. Appreciate it.

5 Mr. Chisholm, do we have any public
6 comments?

7 MR. CHISHOLM: Yes, Mr. Chair. I see
8 Stanley Scott's hand raised on Zoom.

9 ZOOM MEMBER: Yes. Thank you.

10 Stanley Scott with the African-American
11 Economic Recovery Think Tank. My address is on
12 file.

13 Hello, everybody.

14 I'd like to make a brief comment
15 concerning a meeting that took place yesterday.
16 Everybody doing a great job, but I have a
17 concern when it come to LaVilla. That advisory
18 board that they're putting together is not a
19 good method to make them -- the move that need
20 to take place.

21 This is the first phase of downtown
22 development that's active at this present time.
23 And there's many things that need to take place
24 so we can move into other phases of this
25 development.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 And y'all are doing a great job here, but
2 I'm still having a problem when it come to
3 equity for all residents. And what I mean by
4 that, that advisory board should not be made of
5 any City Council -- any City Council selected
6 members. It should be left to the community.

7 And if there's openings that need to be
8 taking place, I agree with that, but I think it
9 should start from the bottom up, from the
10 people who live in the community or who have
11 lived in the past in the community because this
12 is a great opportunity to revamp the whole city
13 of Jacksonville, to be honest with you, because
14 I do agree with what Downtown Investment have
15 done at this point, especially with the LaVilla
16 area, it's growing and very, very prosperous
17 and should be a great success, but my concern
18 is the residents in the community being
19 involved.

20 Too often down here in Jacksonville -- and
21 I have -- I've been here 68 years. Why do we
22 continue to do everything from the top down?
23 That's probably the reason why we have this
24 problem when coming down to downtown
25 development. I'm talking about for -- from the

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 past.
2 But once again, I'm -- in closing, I think
3 it should be made up -- made up of people from
4 the residents and also from people from the
5 African-American community of LaVilla and
6 Brooklyn.

7 Thank you.

8 THE CHAIRMAN: Thank you.

9 Mr. Chisholm, any other public comments?

10 MR. CHISHOLM: That's all, Mr. Chair.

11 THE CHAIRMAN: Great. Thank you.

12 And we'll begin with board comments, and
13 this time we'll start with Mr. Jones, please.

14 BOARD MEMBER JONES: Thank you, Mr. Chair.

15 This is a wonderful project. And from a
16 conceptual standpoint, I mean, it clearly hits
17 the mark. It's one of the best examples of
18 adaptive reuse I've seen downtown. I
19 appreciate the varied fenestration on the
20 building, and it -- and it complements the
21 existing building quite nicely.

22 I did have a question, though, about the
23 screening for the amenity area, sort of the --
24 between the existing Jones Brothers Furniture
25 building and where the new apartments are

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 going. How is that visualized? Is that just
 2 meant to be -- it looks like there's a tall
 3 screen that's facing the roadway, so I'm just
 4 trying to figure out how that's intended to
 5 be -- or provide a little bit of a space
 6 between the public and private realm there
 7 where the pool area is at. What was the intent
 8 of the material there?
 9 (Mr. Werner approaches the podium.)
 10 MR. WERNER: I'm Bruce Werner, Bold Line
 11 Design.
 12 The material between the two buildings is
 13 meant to be aluminum louvers. It provides
 14 ventilation for the garage and it also is set
 15 back to give, you know, homage and honor to the
 16 existing building.
 17 BOARD MEMBER JONES: Okay.
 18 THE CHAIRMAN: I'm sorry. Excuse me.
 19 Could you please state your address for the
 20 record, please.
 21 MR. WERNER: Sure. It's 12636 San Jose
 22 Boulevard, Suite 3, Jacksonville, Florida
 23 32223.
 24 THE CHAIRMAN: Thank you.
 25 BOARD MEMBER JONES: Yeah, and I think
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 building facade, be a little bit narrower, or
 2 instead of -- you know, our recommendation, to
 3 have a larger tree well, we can go with a
 4 smaller tree well that does meet code and
 5 still, then, accomplish the requests of staff.
 6 So be glad to take any input from the rest
 7 of the group on that.
 8 THE CHAIRMAN: Thank you, Mr. Loretta.
 9 Mr. Harden.
 10 BOARD MEMBER HARDEN: Thank you,
 11 Mr. Chair.
 12 I agree, it's a -- it's a nice project and
 13 it's a nice complement to the existing
 14 structure.
 15 I think the -- the only comments that I'll
 16 be probably particularly -- I wouldn't even say
 17 concerned about, but curious about is really
 18 the way that it -- the way that the western
 19 elevation faces the other building to the
 20 extent that it's visible from the sidewalk, to
 21 have a little bit more detail on that.
 22 And then also, I -- as Mr. Jones brought
 23 up, the fenestration, it looks like it's almost
 24 at an angle, I guess. Trying to understand
 25 that better. Maybe the material choice, is
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 probably as we move through this process it
 2 would be good to maybe show an elevation that
 3 highlights either that material or just the
 4 perspective of what that looks like for the
 5 residents as they look down, just a little more
 6 clarification on that.
 7 But other than that, I think it's a
 8 wonderful project and I'm looking forward to
 9 seeing the Emerald Trail be developed
 10 concurrently.
 11 No other comments.
 12 THE CHAIRMAN: Thank you, Mr. Jones.
 13 When we have a voting conflict, are we
 14 still going to allow board comments? I'll look
 15 to Ms. Grandin.
 16 MS. GRANDIN: (Nods head.)
 17 THE CHAIRMAN: Okay. Great.
 18 Mr. Loretta. Thank you.
 19 BOARD MEMBER LORETTA: Thank you.
 20 I'm obviously fairly bullish on this
 21 project. I think it's a great opportunity for
 22 the city.
 23 Looking at some of the staff comments, you
 24 know, we're either going to need to really
 25 transition planters on the southern side of the
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 that -- is that accurate, I guess? From the
 2 way that it's designed, is that one -- I guess
 3 it would be -- I don't know, what is that made
 4 of? What does that look like, I guess? That
 5 wraps around the windows, could you describe
 6 that a little bit better?
 7 (Mr. Werner approaches the podium.)
 8 MR. WERNER: Thank you, Christian.
 9 Bruce Werner of Bold Line Design again.
 10 So the C shape around the windows is
 11 actually tapered -- it's going to be a tapered
 12 metal screen, so it's precast tapered fins that
 13 wrap around the windows here.
 14 BOARD MEMBER HARDEN: What page is that?
 15 MR. WERNER: This is Page 23.
 16 We actually got our inspiration from the
 17 building furthest on the block. That's the
 18 First Baptist building. It has tapered walls
 19 that go in, so we were kind of playing off of
 20 the existing structure at the end of the block.
 21 So the fins taper off, which gives a more
 22 delicate scale to the project, so it doesn't
 23 feel so heavy.
 24 BOARD MEMBER HARDEN: So it's precast
 25 concrete or aluminum?
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MR. WERNER: Right now it's precast
2 concrete. And as we work with the
3 manufacturer, we'll further draw up that for
4 the final presentation.

5 BOARD MEMBER HARDEN: Okay. The only
6 other comment I was just going to make is just
7 about the corner of the block in terms of the
8 sidewalk. You know, it doesn't make sense to
9 set the building back. You know, it could be
10 on the same line as the Jones Brothers
11 building, but just making sure that the
12 planters and everything don't take up too much
13 of that, it's not dangerous for pedestrians --
14 say they're waiting at that intersection.

15 That's my only comment.

16 MR. WERNER: Okay.

17 BOARD MEMBER HARDEN: Thank you.

18 THE CHAIRMAN: Thank you, Mr. Harden.
19 Mr. Schilling.

20 BOARD MEMBER SCHILLING: Thank you,
21 Mr. Chairman.

22 Just as noted by Ms. Radcliff-Meyers, I
23 did have a voting conflict, so I won't be
24 casting a vote on this item. And I don't have
25 any questions or comments.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 Thank you.

2 THE CHAIRMAN: Thank you, Mr. Schilling.
3 Mr. Davisson.

4 BOARD MEMBER DAVISSON: It's great to see
5 this project move forward.

6 I wanted to keep my comments -- I know
7 that the building has got four sides to it, but
8 I wanted to talk about your (inaudible) shot.
9 And this is to the design team of the existing
10 building.

11 The building, when I see it, just the
12 image it gives off, it seems that it kind of
13 utilizes all the trendy architecture we see
14 today. And I'm saying this a lot. It's
15 already dated for its building. And when I
16 look at this -- and inclusive -- the beige and
17 putty color. You're trying to, I guess, mimic
18 what the other building has that you're
19 relating to, but I think it can be done in more
20 sophisticated ways than just copying everything
21 over to a new, modern structure.

22 This beige, putty, cream color that we're
23 using all over downtown -- I think there's a
24 building on the south side of the Acosta Bridge
25 that's on the riverbank, it's pretty

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 disappointing. And this isn't far from it as
2 far as the tones and colors that you've got.

3 And I don't think -- when I look at this,
4 there's, like, no restraint. It's, like, every
5 square inch of these two facades you had to do
6 something with, rather than -- and -- the
7 composition -- and what I mean is the
8 composition is just so busy, where it's just
9 this visual blur, you know, in my eyes when I
10 see this building.

11 Your other two facades are more -- and I
12 think -- and it's not like you're far off.
13 It's just, like, more restraint in dealing with
14 composition in the building where you've got a
15 field -- like, if you take the middle of this
16 building, do nothing with it. Just -- it's
17 just a simple window pattern, rather than
18 painting every accent and stripe on this
19 building that's --

20 You know, I think if you look at -- if you
21 can even go to your northwest and southwest
22 perspective --

23 (Photo slides displayed.)

24 BOARD MEMBER DAVISSON: There, yeah.

25 You know, I look at -- it's -- like the

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 back side of the building, you know, that --
2 that's more successful, but you've offset the
3 opportunity of different tools where you've got
4 flat walls and things like that, but it's -- to
5 me, it's just over- -- completely overcooked is
6 where I'm going with this.

7 I'd almost see this building with all your
8 texture and everything that you've got around
9 it if it was just one single color of white or
10 just a texture of shade and shadow and
11 highlighting what you have, you know, with
12 the --

13 There's a hierarchy with the composition
14 of the building. Rather than just spreading
15 everything, you know, around it, I think you
16 could do a more cost-effective solution with
17 more restraint. And I think it could be --
18 with more restraint, you could simplify it. If
19 you simplify it, then it becomes more timeless,
20 you know.

21 And I don't think you're that far off.
22 It's just that would be my -- my subjective
23 suggestion is to simplify the building. Start
24 taking off what's important and what's not
25 because, you know, it's -- it's a great project

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 and it sits in a great spot. And you've got
 2 the Jones building, which is a wonderful, you
 3 know, gem in downtown.
 4 You know, that's just -- that's just my --
 5 again, my opinion. And I -- I'd like to see --
 6 you know, this is conceptual. You know, so it
 7 would be great to see not the same thing
 8 next -- next round.
 9 Thank you.
 10 THE CHAIRMAN: Thank you, Mr. Davisson.
 11 Mr. Monahan.
 12 BOARD MEMBER MONAHAN: Thank you.
 13 Through the Chair, I think this is an
 14 outstanding project. I appreciate the variance
 15 in design. I think it shows a lot of
 16 thoughtfulness.
 17 I do, though, have a question about the
 18 selection of amenities. Just curious on what
 19 went into that process because I -- I think
 20 what we need to be mindful of is trying to
 21 continue to include outstanding amenities like
 22 are in this project, but also keeping up with
 23 market -- so what I mean by that is -- to my
 24 knowledge, there's not a multifamily project in
 25 the core with a pool.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 really have a place to just kind of chill and
 2 be quiet. And there's rooms in the building
 3 that have no windows. We can't make new
 4 windows in some of the historic buildings, so
 5 that's what we did there.
 6 The outside is a joint use space; you
 7 know, some height restraints with the cost of
 8 construction and putting a pool in, real hard
 9 to monetize in a project like this. We would
 10 love to do it for leasability.
 11 We would also love to do precast, which is
 12 something we're working on, but we just are
 13 going through the cost estimating, and that's
 14 pretty intense right now.
 15 So we sort of have the fitness, the
 16 tranquility, and then we have the courtyard,
 17 which we hope will kind of bring both units
 18 together because we don't want people to feel
 19 like they're separate. We want it to feel like
 20 one complex. So that was kind of our
 21 programming for an amenity center.
 22 I totally hear you about the pool, but we
 23 love that the Emerald Trail is there, right?
 24 So that's almost like a free amenity for
 25 everybody, so ...
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 And I know there's a lot of, you know,
 2 cost and space considerations that go into
 3 that, but if someone could just speak to the
 4 selection of amenities and what that process is
 5 and how those considerations are made.
 6 (Mr. Zeits approaches the podium.)
 7 MR. ZEITS: To the Chair, Billy Zeits,
 8 Corner Lot Development Group. Address, 1819
 9 Goodwin Street, Jacksonville, Florida.
 10 You know, the amenities -- and we're
 11 working on 74 units in the new construction and
 12 28 in the -- in the renovation, so we were
 13 pretty strategic in what we thought we could
 14 fit. Somebody ran through what we were able to
 15 fit in there, so we had about -- in the new
 16 construction, we have, like, a full fitness
 17 facility that will serve -- it could serve both
 18 buildings. Like, if you wanted to use it and
 19 you lived in the -- with the restored building,
 20 you could use it.
 21 In the historic building, because it's
 22 pretty tight in there, we went with more of a
 23 tranquility room, is what we're calling it,
 24 which is pretty popular in a lot of the areas,
 25 especially in urban areas because you don't
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 BOARD MEMBER MONAHAN: Thank you, sir.
 2 THE CHAIRMAN: Thank you. Appreciate
 3 that.
 4 Mr. Brockelman.
 5 BOARD MEMBER BROCKELMAN: (No response.)
 6 THE CHAIRMAN: Mr. Brockelman, we'll come
 7 back to you if you could queue up, and I'll
 8 give the floor to Council Member Boylan, if you
 9 had any comments.
 10 COUNCIL MEMBER BOYLAN: Thank you,
 11 Mr. Chair.
 12 Just a couple of questions, really --
 13 specifically a better understanding for myself.
 14 The parking access, obviously the
 15 challenges of one-way streets certainly -- can
 16 you speak to the access?
 17 And my understanding of the first floor
 18 access -- street parking is not very viable in
 19 this area, so how -- how will some of the
 20 retail folks know to use the first level
 21 parking? What kind of signage -- or what
 22 direction are you going to give them to get
 23 there?
 24 (Ms. Trimmer approaches the podium.)
 25 MS. TRIMMER: Xzavier, if you could go to
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 Page 11, please.
 2 MR. CHISHOLM: (Complies.)
 3 MS. TRIMMER: Perfect. Thank you so much.
 4 Through the Chair to Council Member
 5 Boylan, so the parking that is on site on this
 6 project is going to be the ground floor
 7 dedicated for JFRD, and that is by agreement
 8 with the City to be negotiated based on how
 9 many spaces Chief Powell and his team need.
 10 This is right by the 24-hour center, and
 11 Chief Powell, understandably, doesn't want his
 12 folks leaving in the middle of the night having
 13 to walk too far to get to some of the other
 14 spaces that they have access to downtown.
 15 Hopefully, the Augustine project will come
 16 on line and provide another ground floor
 17 parking solution within structured parking, but
 18 this is really catering to those folks that are
 19 there at odd hours that we need to make sure
 20 that they don't have to go very far.
 21 So you have the access to the ground floor
 22 coming from the southern portion of the site
 23 off of Church Street. And then off of Ashley
 24 Street, that access is to the ramp that goes to
 25 the higher spaces that will be dedicated for
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 (inaudible) level parking is actually for the
 2 residents of the -- of both facilities; is that
 3 correct?
 4 MS. TRIMMER: That is correct.
 5 This is a joint-use project, so the
 6 amenity space and the parking is for both
 7 residential portions of the project.
 8 COUNCIL MEMBER BOYLAN: I don't know how
 9 you address this, but, obviously, those
 10 apartments facing the solid wall of the JFRD
 11 building, I don't know how amenable that's
 12 going to be to folks to -- find that to be
 13 (inaudible). Is there anything you're going to
 14 be doing to try to address that?
 15 MS. TRIMMER: Get our public to come put
 16 one of those gorgeous murals on it. That would
 17 be my vote.
 18 COUNCIL MEMBER BOYLAN: Thank you,
 19 Mr. Chair.
 20 THE CHAIRMAN: Thank you, Council Member
 21 Boylan.
 22 Council Member Ferraro, any comments?
 23 COUNCIL MEMBER FERRARO: The parking was
 24 addressed, I appreciate that.
 25 I do understand what Mr. Davisson was
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 the residents.
 2 This is all in close proximity to a lot of
 3 the Urban Core, which we're calling NoCo, and
 4 branding and bringing all of this activity --
 5 that Emerald Trail.
 6 There is on-street parking, but there's
 7 also the spaces that are going to be available
 8 at off hours for the Ed Ball parking garage
 9 that is going to be dedicated for public and
 10 really appropriately signed and made known that
 11 those spaces are available, but we're doing
 12 that so as -- people will know when you come
 13 downtown, this is where you go to park to
 14 access the Laura and Hogan corridors that we're
 15 targeting with the food and beverage, retail
 16 enhancement program incentives.
 17 So this is where we want our retail, we
 18 want our restaurants, we want the evening use.
 19 And the City and everybody that's gone into
 20 those master planning initiatives believes we
 21 do have adequate parking to facilitate all of
 22 that.
 23 COUNCIL MEMBER BOYLAN: Thank you for the
 24 clarification.
 25 So the -- for the parking -- the
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 bringing up about the architectural look, but I
 2 think in this area -- I think they're right on
 3 the mark. This is going to attract the younger
 4 crowd coming in. And I see where this would be
 5 rented out really quick.
 6 And I think that would actually be
 7 something that would help out our city because
 8 this is a pretty blighted area, in this area,
 9 even though City Hall is next to it. And I
 10 think having the traffic and the residents
 11 living here would really bring this area up, so
 12 I think what you've done is really good work.
 13 And I think, Ms. Trimmer, you did a nice
 14 job explaining to us what was happening.
 15 Thank you.
 16 THE CHAIRMAN: Thank you, Council Member.
 17 Mr. Brockelman, any comments?
 18 MR. CHISHOLM: I believe -- to the Chair,
 19 I believe Board Member Brockelman has left the
 20 meeting.
 21 THE CHAIRMAN: Thank you.
 22 Thank you all for the comments. I'll add
 23 just a few of my own.
 24 And I'll respectfully disagree with
 25 Mr. Davisson. I think that the project is
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 within its context, but in terms of its
2 articulation and color -- the project on the
3 Southbank, I think, is slightly out of context,
4 being a bit -- you know, in its (inaudible) and
5 its design. This one, I think, does a good job
6 of trying to integrate well with the community.

7 The other things that I really like about
8 this project is the integration of parking and
9 residential and retail all in one building.
10 It's a very difficult thing to do. And
11 commendation to the team for -- for pulling
12 that off so far.

13 And then the durable materials. We've
14 seen a lot of stucco and Hardiboard. This is
15 using precast. And I think there's an
16 elevation of quality that's important to note
17 in this project, so I very much appreciate
18 that.

19 I'll ask about the mechanical equipment
20 and the systems. Are you planning a rooftop
21 approach or are you having a mechanical yard?
22 And if so, how is that being screened and
23 designed?

24 (Mr. Synder approaches the podium.)
25 MR. SNYDER: Matt Snyder with Bold Line
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 there any other comments?
2 BOARD MEMBER HARDEN: Motion to approve.
3 THE CHIARMAN: Okay. I have a motion to
4 approve from Mr. Harden.

5 Do I have a second?
6 BOARD MEMBER MONAHAN: Second.
7 THE CHIARMAN: A second from Mr. Monahan.
8 Is there any other discussion on this
9 item?

10 BOARD MEMBERS: (No response.)
11 THE CHAIRMAN: Okay. Hearing none, I'll
12 take a vote.

13 All those in favor, please say aye.
14 BOARD MEMBERS: Aye.
15 (Board Member Schilling and Board Member
16 Loretta abstain from voting.)

17 THE CHIARMAN: Any opposed?
18 BOARD MEMBERS: (No response.)
19 THE CHIARMAN: And I'll note the voting
20 conflict again by Mr. Schilling and
21 Mr. Loretta.

22 The ayes have it; conceptual is approved.
23 Thank you.

24 We'll move on to our final agenda item
25 today, proposed revisions to the Downtown
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 Design, 12636 San Jose Boulevard, Suite 3,
2 Jacksonville.
3 Right now we're actually investigating a
4 chilled water option with the JEA. We had a
5 couple of good conversations with them. They
6 want to extend their system down there, if we
7 can make it work. That would eliminate the
8 majority of the rooftop equipment that we would
9 need on the top.

10 If we do end up having rooftop equipment
11 up there, we can screen it with a 5-foot screen
12 or so to make sure that it's visually blocked
13 from the -- definitely from the street and from
14 people who are at about the same level.

15 THE CHAIRMAN: Great. Wonderful. That's
16 great news. Thank you.

17 MR. SNYDER: Absolutely.

18 THE CHIARMAN: So that being said, I think
19 that really covers the bulk of my comments.

20 And, again, I think the only reiteration
21 is that west wall adjoining the parking lot,
22 that still needs, I think, some additional
23 design work, which I know you guys are on, so
24 overall a great project.

25 If there are no other comments -- or are
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 Overlay.
2 Ms. Radcliffe-Meyers, could you give a
3 staff report, please?
4 MS. RADCLIFFE-MEYERS: Yes. Thank you
5 again, Chairman Lee.

6 So we wanted to bring this forward to the
7 board for a vote. So as everybody is aware,
8 DIA has been going through the BID and CRA
9 updates, and that included our Downtown Design
10 Guidelines, Appendix C of that. And what we
11 started realizing is that there were portions
12 of the code that we needed to have some sort of
13 measurable outcomes to align with our design
14 guidelines.

15 So, again, this wasn't a wholesale rewrite
16 of the code; we only looked at certain
17 portions. And these updates were actually
18 presented to the DIA board yesterday and they
19 were approved yesterday by the DIA board.

20 So, really quick, some of the updates that
21 we didn't talk about in regards to our DDRB
22 board, one of them, the freestanding restaurant
23 on or over water is now going to be exempt from
24 the setback. We really felt that we really
25 wanted to activate that space. And if someone

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 did want to put a waterfront restaurant, that
2 that's really what we would be looking for.
3 We're also now looking at eliminating the
4 liquor restrictions within the church district.
5 And the church district is now being renamed to
6 the North Core.

7 One of the things that was not part of the
8 original ordinance rewrite was that -- how
9 parks could be of use -- an allowed use within
10 the CCBD, so that was added.

11 We also then defined "structured parking"
12 and what that meant.

13 And then one of the things that was added
14 was the distribution of artisan or craft
15 merchandise, so not including alcohol or -- you
16 know, like, breweries or anything, but that
17 would be allowed in all districts.

18 Currently, there -- it's allowed by
19 exception in some of the districts, such as
20 Brooklyn, but we really wanted to allow artisan
21 or craft merchandise to be allowed within all
22 districts.

23 In regards to our board, the DDRB board,
24 so a special committee was created by
25 Chairman Lee and it included Board Member

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 Davisson and Board Member Brockelman. And we
2 had three meetings where we discussed certain
3 portions of the ordinance, and really what
4 we -- the only portion that we really looked at
5 was the private realm. We didn't go into the
6 public realm because that's probably going to
7 take a larger lift to deal with landscape and a
8 lot of that, so that's probably something that
9 will come up later.

10 So then the areas that we discussed -- let
11 me just go through this really quick.

12 Next slide, Xzavier.

13 So within the build-to lines -- and this
14 is part of your -- the packet. I'll just run
15 through these really quick.

16 So within the build-to lines, lot frontage
17 for residential, we added that, "Access to
18 ground floor residential units shall be
19 directly from the street to promote active
20 residential street frontage. Stoops, front
21 porches, porticos and/or forecourts shall be
22 incorporated to buffer residential uses and
23 provide pedestrian interest."

24 Really felt that that needed to be
25 addressed. We've seen a lot of residential

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 units come in where that -- we've had some
2 issues with that, and we really wanted to
3 address that, so there's that active space
4 fronting that pedestrian realm.

5 And then we looked at building massing and
6 form under block modulation, and we added,
7 "Large-scale building facades, where the total
8 building length is greater than 250 feet
9 fronting a street, shall include a substantial
10 facade modulation or a building mass
11 separation."

12 And this was brought about with some of
13 the projects that we saw recently with some
14 very long facades and there wasn't a lot of
15 modulation, and it felt a little bit
16 overwhelming and we thought that maybe there
17 needed to be some sort of measurable intent to
18 that.

19 Then we also added to transparency -- we
20 actually removed a portion of the transparency.
21 So we removed that --

22 "The required transparency area shall not
23 apply to those portions of building frontage
24 with ground floor residential units located
25 fronting the sidewalk." We kept that portion.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 The portion that we removed was "or to a
2 parking garage or surface parking integrated
3 into a residential building where the parking
4 at ground level is no more than 75 percent of
5 any street frontage and is screened in whole or
6 part by landscape material or other
7 architectural treatments that soften the space
8 for pedestrians."

9 We felt this -- this wasn't in line with
10 what we were really wanting to see on our
11 streetscape. We -- you know, even if you
12 screen the parking of a -- an integrated
13 parking garage, if it's on that ground level,
14 that's just dead space, and so we really wanted
15 to ensure that that space is activated. So
16 that was removed.

17 And then the -- we also looked at
18 off-street parking and we added and removed a
19 couple of things there.

20 I don't know if you want me to continue to
21 go through this like this, Chairman Lee. I'm
22 not --

23 THE CHAIRMAN: Yeah. I appreciate that.
24 I think a summary is okay. I know that the
25 committee worked really hard to get to where we

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 are today.
2 MS. RADCLIFFE-MEYERS: Yeah. So I
3 apologize. I wasn't sure exactly if you wanted
4 me to reiterate, because, you know, bringing it
5 forward, we do need to have a vote from the
6 board in regards to what was added.

7 So again, in these last few sections -- so
8 off-street parking, we, again, added that
9 50 percent of the total ground floor street
10 frontage, not including entrances into the
11 garage, must be activated utilizing one of the
12 methods detailed below. So, again, nonparking,
13 active use.

14 The urban open space, that is defined.
15 And we made sure that it's -- it has to meet a
16 requirement of 20 foot depth, 20 foot width,
17 and 25 feet of height of an urban open space,
18 or a combination of either one.

19 And then the required minimum,
20 "Fifty percent activation may be achieved in
21 the aggregate. That shall not represent less
22 than 25 percent of each street frontage."

23 And then, "Not withstanding the foregoing
24 property along the Emerald Trail or within the
25 fabric" -- just like Ms. Trimmer was speaking

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 about -- "must provide 100 percent nonparking
2 active use or urban open space along all such
3 street frontages, less the garage entrances."

4 And then the last one that we tackled was
5 the demolition and vacant lot regulations. We
6 just wanted to ensure that anybody that was
7 coming into demolish a building, if it's either
8 listed on the National Register of Historic
9 Places, is a contributing structure within
10 downtown's historic district, or is a
11 designated landmark, "that the applicant shall
12 provide a plan for redevelopment of the
13 property, that DDRB must determine that the
14 redevelopment plan is in compliance with the
15 BID and CRA plan, and that the DDRB must give
16 conceptual and final approval of the
17 redevelopment project."

18 So those were the portions that we worked
19 on, that we feel that need to be added to the
20 ordinance to ensure it's in line with what
21 we're trying to do under the BID and CRA.

22 THE CHAIRMAN: Okay. Appreciate that.

23 As a representative of the committee, I'll
24 ask Mr. Davisson to add any other additional
25 comments. Mr. Brockelman, unfortunately, isn't

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 here to add any other comments, but --

2 BOARD MEMBER DAVISSON: He's back on.

3 THE CHAIRMAN: Okay. Great.

4 Well, we did work thoroughly through this
5 over the course of three meetings as a way of
6 saving the board all the time to dig into each
7 individual topic, to really try to understand
8 it. So this was coming out of that committee,
9 approved by that committee, and we're
10 representing that as the subcommittee of this
11 group to this board for approval.

12 So I'll open it up just for free dialogue
13 to either Mr. Davisson or Mr. Brockelman for
14 additional commentary on how we approved it and
15 how we got here or any questions by the board
16 members or the council members on that process
17 or the changes that we made.

18 BOARD MEMBER DAVISSON: I don't have any
19 comments.

20 We went through it, and in some ways
21 tested it, what does this mean, and what if we
22 had -- something like this came in front of us,
23 how would we deal with it.

24 And, you know, a lot of it, it will always
25 come to a case-by-case scenario because the

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 world's not perfect and sometimes a deviation
2 is -- is going to be required, but I think this
3 helps define -- for somebody coming into
4 Jacksonville, it helps them understand what the
5 language means a little better.

6 If you're a designer or a developer, that
7 you've got guidelines that are becoming more
8 specific. And we were not trying to
9 overcomplicate things, but there's -- you know,
10 even added images because some of us are good
11 with pictures, so anyway -- and I know the full
12 staff did a -- you know, it's taken lot of work
13 to get here.

14 THE CHAIRMAN: Mr. Jones.

15 BOARD MEMBER JONES: Yeah, great.

16 Not so much substantive, I know you
17 constantly need to be calibrating the code to
18 address the market forces and what we want to
19 see, positive outcomes, but just thinking
20 about -- from an optics and a formatting and a
21 readability standpoint, is there an intent
22 maybe -- and I note this just because some of
23 the graphics that are in here; you know,
24 C(2)(a), especially C(2)(g), slightly
25 antiquated.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

61

1 I'm just wondering from a format
 2 standpoint, have we thought about looking at --
 3 you know, co-opting a smart code or something
 4 or just kind of formatting this so that it's
 5 much more calibrated? You have stuff that's
 6 very easy and legible. It's in a matrix
 7 format. You know, what you can do, what you
 8 can't do is very clearly articulated.
 9 So it's more along the lines of just in
 10 terms of the presentation so that when you do
 11 have somebody that's looking at this,
 12 especially when it comes to downtown -- and I
 13 know -- I'm not saying go full form-based code,
 14 but just that type of format might help in
 15 terms of just readability and finding things.
 16 Thanks.
 17 MR. PAROLA: Through the Chair, could I
 18 answer?
 19 That's a great point, right? And we
 20 understood that. And we feel that the best
 21 place for that is in the design guidelines.
 22 That's where you open it up and you see the --
 23 this is what we don't want, this is what we
 24 want, better images, better graphics.
 25 This reads like a code. And, quite
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

62

1 frankly, we just can't make this all of a
 2 sudden not read like a code. That's why we
 3 fold in the design guidelines to take -- take
 4 exactly what you're talking about.
 5 BOARD MEMBER JONES: Okay.
 6 THE CHAIRMAN: Thank you.
 7 If there are no other additional comments,
 8 I'll take a motion.
 9 We do have to vote to approve this and
 10 send this forward. So if there's a motion,
 11 I'll take it.
 12 BOARD MEMBER MONAHAN: I'll move for
 13 approval.
 14 BOARD MEMBER SCHILLING: I'll second.
 15 THE CHIARMAN: Is that Mr. Davisson who
 16 moved to approve -- or Mr. Monahan?
 17 BOARD MEMBER MONAHAN: Yes.
 18 THE CHIARMAN: Mr. Monahan. We have a
 19 motion for approval. We have a second by
 20 Mr. Schilling.
 21 Any further discussion on this item?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRMAN: All those in favor, please
 24 say aye.
 25 BOARD MEMBERS: Aye.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

63

1 THE CHAIRMAN: Any opposed?
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: Great. Thank you. Thank
 4 you very much.
 5 And thank you to the staff for all the
 6 hard work in helping that committee get through
 7 all this. You guys did the heavy lifting and
 8 it was very much appreciated. Thank you.
 9 That's the end of our regular action
 10 items. I'll move into any old business, if
 11 there is any.
 12 (No response.)
 13 THE CHIARMAN: Hearing none, we'll move
 14 into new business. Does anyone have any new
 15 business for the board?
 16 MS. RADCLIFFE-MEYERS: I do, Chairman Lee.
 17 THE CHIARMAN: Yes, please. Go ahead.
 18 Ms. Radcliffe-Meyers.
 19 MS. RADCLIFFE-MEYERS: It's with a heavy
 20 heart that I'm going to be telling everybody
 21 that I'm leaving DIA. So we're moving to
 22 Virginia and my last official day with DIA is
 23 May the 5th, but I am coming back for the
 24 last -- my last DDRB meeting will be May the
 25 12th. Since it's such a large meeting, I said
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

64

1 I would come back and help with that because
 2 it's -- yeah, it's going to be doozie.
 3 So I just wanted to thank everybody. I
 4 really appreciated everybody's time and talking
 5 with you all and everything that you do for
 6 this city. I think it's wonderful. And I've
 7 really enjoyed my time working here and working
 8 with everybody. I'm sad to go, but it is what
 9 it is, so I just wanted everybody to know.
 10 THE CHAIRMAN: Thank you for informing us
 11 and for giving us the opportunity to thank you
 12 for the great work that you've done over these
 13 years and you'll definitely be missed.
 14 MS. RADCLIFFE-MEYERS: Thank you.
 15 BOARD MEMBER DAVISSON: Can we vote to
 16 deny?
 17 THE CHAIRMAN: Do I hear a motion?
 18 BOARD MEMBERS: Second.
 19 MR. PAROLA: We tried to put a price on a
 20 divorce for her to stay here, but she decided
 21 to not --
 22 THE CHAIRMAN: Appreciate that.
 23 Any other new business, staff, or Council
 24 Members or board members?
 25 (No response.)
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE CHAIRMAN: Hearing none, we will move
to adjourn.
Thank you, everybody.
(The foregoing proceedings were adjourned
at 3:03 p.m.)

- - -

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, Diane M. Tropa, Florida Professional
Reporter, certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

DATED this 3rd day of May 2022.

Diane M. Tropa
Florida Professional Reporter

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

0	33 [1] - 28:11 37 [1] - 28:23 3:03 [1] - 65:5 3rd [1] - 66:15	Acosta [1] - 38:24 action [2] - 2:8, 63:9 activate [3] - 26:23, 29:20, 52:25 activated [8] - 17:11, 20:11, 25:20, 26:7, 27:22, 28:14, 56:15, 57:11 activation [3] - 27:11, 27:19, 57:20 active [6] - 23:20, 30:22, 54:19, 55:3, 57:13, 58:2 activity [2] - 21:1, 46:4 adaptable [1] - 20:1 adaptive [5] - 11:15, 12:6, 13:5, 21:10, 32:18 add [5] - 10:12, 22:13, 48:22, 58:24, 59:1 added [10] - 53:10, 53:13, 54:17, 55:6, 55:19, 56:18, 57:6, 57:8, 58:19, 60:10 adding [5] - 15:18, 21:11, 22:12, 23:1, 23:5 additional [10] - 10:12, 15:18, 17:17, 23:6, 26:18, 29:5, 50:22, 58:24, 59:14, 62:7 address [9] - 5:12, 6:4, 6:6, 30:11, 33:19, 47:9, 47:14, 55:3, 60:18 Address [1] - 42:8 addressed [2] - 47:24, 54:25 adequate [1] - 46:21 adjoining [1] - 50:21 adjourn [1] - 65:2 adjourned [1] - 65:4 Administrative [1] - 1:20 advance [1] - 12:18 advisory [2] - 30:17, 31:4 aerial [2] - 18:10, 18:13 affixed [1] - 3:25 African [2] - 30:10, 32:5 African-American [2] - 30:10, 32:5 agenda [3] - 3:2, 11:14, 51:24 aggregate [1] - 57:21 agree [4] - 27:13, 31:8, 31:14, 35:12	agreeable [2] - 19:5, 19:7 agreement [3] - 17:1, 19:4, 45:7 ahead [3] - 11:22, 12:24, 63:17 alcohol [1] - 53:15 Alex [1] - 17:5 align [1] - 52:13 Allard [1] - 16:17 Allen [1] - 16:23 allow [5] - 3:13, 4:9, 4:25, 34:14, 53:20 allowable [3] - 7:22, 7:23, 8:12 allowed [4] - 53:9, 53:17, 53:18, 53:21 almost [4] - 8:20, 35:23, 40:7, 43:24 ALSO [1] - 1:18 aluminum [2] - 33:13, 36:25 amazing [1] - 21:8 amenable [1] - 47:11 amenities [5] - 28:5, 41:18, 41:21, 42:4, 42:10 amenity [6] - 15:21, 29:13, 32:23, 43:21, 43:24, 47:6 American [2] - 30:10, 32:5 anchors [1] - 26:24 Andy [1] - 16:23 angle [1] - 35:24 announced [1] - 17:5 answer [1] - 61:18 answered [1] - 8:22 anticipate [1] - 19:13 anticipating [1] - 27:25 antiquated [1] - 60:25 anyway [1] - 60:11 apartment [2] - 13:8, 13:19 apartments [6] - 13:13, 13:22, 21:11, 28:18, 32:25, 47:10 apologize [1] - 57:3 Appendix [1] - 52:10 applicant [6] - 4:8, 5:8, 13:23, 14:12, 16:3, 58:11 applicants [1] - 16:8 application [4] - 3:12, 4:23, 13:3, 15:3 apply [1] - 55:23 appreciate [12] - 7:6, 16:2, 24:4, 30:4, 32:19, 41:14, 44:2,	47:24, 49:17, 56:23, 58:22, 64:22 appreciated [2] - 63:8, 64:4 approach [1] - 49:21 approaches [7] - 5:13, 16:5, 33:9, 36:7, 42:6, 44:24, 49:24 appropriate [1] - 22:15 appropriately [1] - 46:10 approval [15] - 2:9, 3:12, 4:23, 10:16, 10:18, 11:11, 11:15, 13:4, 13:15, 15:3, 15:14, 58:16, 59:11, 62:13, 62:19 approvals [1] - 18:2 approve [6] - 2:16, 2:17, 51:2, 51:4, 62:9, 62:16 approved [4] - 51:22, 52:19, 59:9, 59:14 April [3] - 1:6, 2:1, 2:7 Araia [1] - 16:17 architectural [3] - 14:3, 48:1, 56:7 architecture [1] - 38:13 area [16] - 4:2, 4:5, 4:18, 8:25, 12:11, 15:21, 24:14, 31:16, 32:23, 33:7, 44:19, 48:2, 48:8, 48:11, 55:22 areas [3] - 42:24, 42:25, 54:10 arrival [1] - 9:17 art [1] - 27:12 articulated [1] - 61:8 articulation [1] - 49:2 artisan [2] - 53:14, 53:20 Ashley [4] - 20:18, 20:25, 21:6, 45:23 Assistant [1] - 1:20 Associates [1] - 12:8 attached [1] - 13:8 attention [2] - 25:5, 28:25 attract [1] - 48:3 Audience [1] - 5:13 AUDIENCE [1] - 5:14 Augustine [1] - 45:15 Authority [1] - 3:9 authorized [1] - 66:8 available [6] - 5:4, 15:24, 21:25, 29:24, 46:7, 46:11
1	4			
10 [3] - 4:1, 4:5, 19:15 100 [1] - 58:1 103 [1] - 13:21 11 [2] - 20:7, 45:1 112.3143 [1] - 11:23 117 [1] - 1:8 1200 [1] - 16:8 12636 [2] - 33:21, 50:1 12th [1] - 63:25 13 [1] - 21:7 14 [2] - 14:17, 22:4 143 [1] - 13:21 15 [1] - 22:21 16 [1] - 22:24 17 [1] - 22:24 17th [1] - 2:9 18 [1] - 23:5 1819 [1] - 42:8	400 [2] - 4:6, 7:22	5		
	5-foot [1] - 50:11 50 [1] - 57:9 502 [6] - 15:15, 23:12, 23:13, 23:16, 24:18, 27:20 520 [2] - 13:6, 23:12 524 [1] - 23:13 5th [1] - 63:23	6		
	6-inch [1] - 24:25 600 [3] - 3:18, 4:12, 7:21 68 [1] - 31:21			
2	7			
2 [1] - 13:15 20 [3] - 23:10, 57:16 2015 [1] - 16:22 2020 [1] - 13:17 2022 [5] - 1:6, 2:1, 2:7, 2:9, 66:15 2022-003 [3] - 3:3, 3:12, 4:24 2022-004 [4] - 11:14, 12:6, 13:4, 15:4 21 [3] - 1:6, 2:1, 24:13 21st [1] - 2:7 22 [1] - 24:19 23 [1] - 36:15 24 [1] - 25:6 24-hour [1] - 45:10 25 [3] - 25:19, 57:17, 57:22 250 [1] - 55:8 26 [1] - 25:25 27 [1] - 27:4 28 [1] - 42:12 29 [3] - 13:13, 21:11, 27:17 2:00 [2] - 1:7, 2:1	74 [1] - 42:11 75 [1] - 56:4	8		
	8 [1] - 18:7 8-inch [1] - 25:1 821 [1] - 6:8 835.25 [3] - 3:14, 3:19, 5:2 8B [2] - 11:24, 12:21			
	A			
	able [3] - 17:13, 28:1, 42:14 absolutely [2] - 29:12, 50:17 abstain [1] - 51:16 accent [1] - 39:18 accept [1] - 2:14 access [8] - 14:8, 44:14, 44:16, 44:18, 45:14, 45:21, 45:24, 46:14 Access [1] - 54:17 accomplish [1] - 35:5 accordance [1] - 15:21 accurate [1] - 36:1 achieved [1] - 57:20			
3				
3 [2] - 33:22, 50:1 30 [1] - 27:21 300 [1] - 4:3 32223 [1] - 33:23				

<p>aware [2] - 12:17, 52:7 awning [2] - 22:12, 25:23 awnings [1] - 25:21 aye [12] - 2:22, 2:23, 11:1, 11:2, 11:3, 11:4, 11:5, 11:6, 51:13, 51:14, 62:24, 62:25 eyes [1] - 51:22</p>	<p>bite [1] - 17:3 blighted [1] - 48:8 block [8] - 17:6, 17:9, 18:6, 26:10, 36:17, 36:20, 37:7, 55:6 blocked [1] - 50:12 blue [1] - 20:3 Blue [1] - 4:20 blur [1] - 39:9 BOARD [58] - 1:2, 1:12, 2:13, 2:16, 2:19, 2:23, 2:25, 7:10, 7:15, 7:19, 7:25, 8:10, 8:15, 9:10, 9:16, 9:22, 10:2, 10:15, 10:19, 10:23, 11:2, 11:3, 11:4, 11:5, 11:8, 12:14, 32:14, 33:17, 33:25, 34:19, 35:10, 36:14, 36:24, 37:5, 37:17, 37:20, 38:4, 39:24, 41:12, 44:1, 44:5, 51:2, 51:6, 51:10, 51:14, 51:18, 59:2, 59:18, 60:15, 62:5, 62:12, 62:14, 62:17, 62:22, 62:25, 63:2, 64:15, 64:18 board [19] - 6:15, 6:24, 7:7, 30:18, 31:4, 32:12, 34:14, 52:7, 52:18, 52:19, 52:22, 53:23, 57:6, 59:6, 59:11, 59:15, 63:15, 64:24 Board [20] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 2:6, 4:22, 6:20, 9:1, 11:20, 11:25, 12:4, 15:2, 48:19, 51:15, 53:25, 54:1 Bold [5] - 16:16, 24:13, 33:10, 36:9, 49:25 bottom [3] - 20:3, 20:12, 31:9 bought [3] - 17:5, 17:7, 17:8 Boulevard [2] - 33:22, 50:1 boxes [1] - 26:13 Boylan [5] - 7:3, 10:4, 44:8, 45:5, 47:21 BOYLAN [6] - 7:5, 10:6, 44:10, 46:23, 47:8, 47:18 brand [1] - 17:23 brand-new [1] - 17:23</p>	<p>branding [2] - 4:16, 46:4 brands [1] - 21:23 breweries [1] - 53:16 bricks [1] - 22:17 Bridge [1] - 38:24 brief [2] - 16:21, 30:14 briefly [2] - 17:25, 27:17 bring [3] - 43:17, 48:11, 52:6 bringing [5] - 17:15, 21:15, 46:4, 48:1, 57:4 broad [1] - 27:24 Brockelman [10] - 6:20, 6:23, 7:9, 44:4, 44:6, 48:17, 48:19, 54:1, 58:25, 59:13 BROCKELMAN [4] - 1:13, 7:10, 11:4, 44:5 Brooke [2] - 16:14, 21:8 Brooklyn [2] - 32:6, 53:20 Brothers [7] - 11:15, 12:6, 13:5, 13:11, 22:25, 32:24, 37:10 brought [3] - 5:21, 35:22, 55:12 Bruce [3] - 16:17, 33:10, 36:9 buffer [1] - 54:22 build [4] - 25:4, 26:20, 54:13, 54:16 build-to [2] - 54:13, 54:16 building [79] - 4:10, 4:11, 4:15, 6:2, 13:6, 13:8, 13:11, 13:15, 13:25, 15:14, 17:18, 17:22, 18:18, 18:19, 18:22, 19:21, 19:22, 20:9, 20:21, 21:12, 21:14, 22:7, 22:19, 23:2, 23:4, 23:11, 23:12, 23:23, 24:5, 25:10, 25:17, 26:1, 26:2, 26:25, 27:2, 27:6, 27:8, 28:13, 28:17, 29:4, 32:20, 32:21, 32:25, 33:16, 35:1, 35:19, 36:17, 36:18, 37:9, 37:11, 38:7, 38:10, 38:11, 38:15, 38:18, 38:24, 39:10, 39:14, 39:16, 39:19, 40:1, 40:7, 40:14, 40:23, 41:2,</p>	<p>42:19, 42:21, 43:2, 47:11, 49:9, 55:5, 55:7, 55:8, 55:10, 55:23, 56:3, 58:7 buildings [8] - 3:25, 4:4, 4:17, 18:11, 27:20, 33:12, 42:18, 43:4 built [3] - 17:18, 20:14, 21:22 built-in [1] - 21:22 bulb [1] - 5:24 bulk [1] - 50:19 bullish [1] - 34:20 business [4] - 63:10, 63:14, 63:15, 64:23 busy [1] - 39:8</p>	<p>44:6, 47:20, 48:16, 48:21, 50:15, 51:11, 56:23, 58:22, 60:14, 62:6, 62:23, 63:1, 63:3, 64:10, 64:17, 64:22, 65:1 challenge [1] - 21:16 challenges [2] - 21:13, 44:15 changes [2] - 14:3, 59:17 Charles [1] - 5:15 CHARLES [4] - 6:6, 6:8, 8:2, 11:12 CHIARMAN [25] - 2:14, 2:17, 2:20, 2:24, 3:1, 6:7, 7:3, 7:7, 9:25, 10:7, 10:20, 11:6, 11:9, 33:18, 38:2, 50:18, 51:3, 51:7, 51:17, 51:19, 59:3, 62:15, 62:18, 63:13, 63:17 Chief [3] - 19:6, 45:9, 45:11 chill [1] - 43:1 chilled [1] - 50:4 Chisholm [3] - 6:11, 30:5, 32:9 CHISHOLM [9] - 1:20, 6:13, 16:10, 18:8, 19:16, 30:7, 32:10, 45:2, 48:18 choice [1] - 35:25 CHRISTIAN [1] - 1:15 Christian [1] - 36:8 church [2] - 53:4, 53:5 Church [2] - 15:18, 45:23 CITY [1] - 1:1 city [4] - 31:12, 34:22, 48:7, 64:6 City [9] - 1:7, 13:23, 14:11, 15:12, 31:5, 45:8, 46:19, 48:9 City-owned [1] - 15:12 civil [1] - 16:19 clarification [2] - 34:6, 46:24 cleaned [1] - 22:19 cleaning [2] - 22:14, 22:17 clear [1] - 29:13 clearly [3] - 19:19, 32:16, 61:8 click [1] - 28:20 close [1] - 46:2 closing [1] - 32:2 co [2] - 22:3, 61:3 co-opting [1] - 61:3</p>
B		C		
<p>background [1] - 16:21 Ball [1] - 46:8 band [1] - 8:6 Bank [1] - 4:20 Baptist [6] - 18:19, 19:21, 20:21, 23:12, 27:8, 36:18 base [1] - 22:14 based [4] - 4:21, 15:1, 45:8, 61:13 Beach [1] - 6:9 beautiful [3] - 20:21, 22:18, 24:20 becomes [1] - 40:19 becoming [1] - 60:7 bedroom [1] - 13:14 begin [3] - 6:24, 8:12, 32:12 behalf [1] - 16:8 behind [3] - 17:22, 18:18, 18:21 beige [3] - 18:22, 38:16, 38:22 believes [1] - 46:20 below [2] - 26:13, 57:12 benches [1] - 15:19 best [2] - 32:17, 61:20 better [12] - 5:22, 5:23, 5:24, 8:2, 28:9, 35:25, 36:6, 44:13, 60:5, 61:24 between [9] - 16:23, 18:16, 27:1, 27:6, 27:19, 27:23, 32:24, 33:6, 33:12 beverage [1] - 46:15 BID [3] - 52:8, 58:15, 58:21 big [1] - 6:1 Bill [1] - 12:5 Billy [2] - 16:13, 42:7 bit [10] - 8:7, 8:24, 9:8, 17:13, 33:5, 35:1, 35:21, 36:6, 49:4, 55:15</p>	<p>branding [2] - 4:16, 46:4 brands [1] - 21:23 breweries [1] - 53:16 bricks [1] - 22:17 Bridge [1] - 38:24 brief [2] - 16:21, 30:14 briefly [2] - 17:25, 27:17 bring [3] - 43:17, 48:11, 52:6 bringing [5] - 17:15, 21:15, 46:4, 48:1, 57:4 broad [1] - 27:24 Brockelman [10] - 6:20, 6:23, 7:9, 44:4, 44:6, 48:17, 48:19, 54:1, 58:25, 59:13 BROCKELMAN [4] - 1:13, 7:10, 11:4, 44:5 Brooke [2] - 16:14, 21:8 Brooklyn [2] - 32:6, 53:20 Brothers [7] - 11:15, 12:6, 13:5, 13:11, 22:25, 32:24, 37:10 brought [3] - 5:21, 35:22, 55:12 Bruce [3] - 16:17, 33:10, 36:9 buffer [1] - 54:22 build [4] - 25:4, 26:20, 54:13, 54:16 build-to [2] - 54:13, 54:16 building [79] - 4:10, 4:11, 4:15, 6:2, 13:6, 13:8, 13:11, 13:15, 13:25, 15:14, 17:18, 17:22, 18:18, 18:19, 18:22, 19:21, 19:22, 20:9, 20:21, 21:12, 21:14, 22:7, 22:19, 23:2, 23:4, 23:11, 23:12, 23:23, 24:5, 25:10, 25:17, 26:1, 26:2, 26:25, 27:2, 27:6, 27:8, 28:13, 28:17, 29:4, 32:20, 32:21, 32:25, 33:16, 35:1, 35:19, 36:17, 36:18, 37:9, 37:11, 38:7, 38:10, 38:11, 38:15, 38:18, 38:24, 39:10, 39:14, 39:16, 39:19, 40:1, 40:7, 40:14, 40:23, 41:2,</p>	<p>C(2)(a) [1] - 60:24 C(2)(g) [1] - 60:24 calibrated [1] - 61:5 calibrating [1] - 60:17 capitalize [1] - 22:1 case [2] - 59:25 case-by-case [1] - 59:25 casting [1] - 37:24 catering [1] - 45:18 CCBD [1] - 53:10 center [2] - 43:21, 45:10 certain [2] - 52:16, 54:2 certainly [1] - 44:15 CERTIFICATE [1] - 66:1 certify [1] - 66:8 Chair [7] - 9:2, 32:14, 41:13, 42:7, 45:4, 48:18, 61:17 chair [8] - 6:13, 7:16, 10:2, 30:7, 32:10, 35:11, 44:11, 47:19 Chairman [12] - 1:13, 3:7, 6:17, 7:11, 8:16, 9:13, 11:18, 37:21, 52:5, 53:25, 56:21, 63:16 CHAIRMAN [46] - 2:3, 5:6, 6:3, 6:10, 6:14, 6:22, 7:13, 7:18, 8:14, 9:14, 9:20, 10:4, 10:11, 10:17, 10:24, 11:13, 12:12, 13:1, 16:1, 30:3, 32:8, 32:11, 33:24, 34:12, 34:17, 35:8, 37:18, 41:10, 44:2,</p>	<p>C(2)(a) [1] - 60:24 C(2)(g) [1] - 60:24 calibrated [1] - 61:5 calibrating [1] - 60:17 capitalize [1] - 22:1 case [2] - 59:25 case-by-case [1] - 59:25 casting [1] - 37:24 catering [1] - 45:18 CCBD [1] - 53:10 center [2] - 43:21, 45:10 certain [2] - 52:16, 54:2 certainly [1] - 44:15 CERTIFICATE [1] - 66:1 certify [1] - 66:8 Chair [7] - 9:2, 32:14, 41:13, 42:7, 45:4, 48:18, 61:17 chair [8] - 6:13, 7:16, 10:2, 30:7, 32:10, 35:11, 44:11, 47:19 Chairman [12] - 1:13, 3:7, 6:17, 7:11, 8:16, 9:13, 11:18, 37:21, 52:5, 53:25, 56:21, 63:16 CHAIRMAN [46] - 2:3, 5:6, 6:3, 6:10, 6:14, 6:22, 7:13, 7:18, 8:14, 9:14, 9:20, 10:4, 10:11, 10:17, 10:24, 11:13, 12:12, 13:1, 16:1, 30:3, 32:8, 32:11, 33:24, 34:12, 34:17, 35:8, 37:18, 41:10, 44:2,</p>	

<p>co-work [1] - 22:3 code [11] - 21:15, 23:7, 29:7, 35:4, 52:12, 52:16, 60:17, 61:3, 61:13, 61:25, 62:2 color [7] - 8:21, 14:3, 25:14, 38:17, 38:22, 40:9, 49:2 coloring [1] - 4:15 colors [2] - 24:15, 39:2 combination [1] - 57:18 coming [13] - 2:4, 17:12, 19:2, 20:8, 20:20, 21:17, 31:24, 45:22, 48:4, 58:7, 59:8, 60:3, 63:23 commencing [1] - 1:7 commendation [1] - 49:11 comment [4] - 8:13, 30:14, 37:6, 37:15 commentary [1] - 59:14 comments [32] - 6:12, 6:15, 6:24, 7:8, 7:12, 7:17, 9:19, 9:22, 10:5, 10:8, 10:12, 10:13, 30:6, 32:9, 32:12, 34:11, 34:14, 34:23, 35:15, 37:25, 38:6, 44:9, 47:22, 48:17, 48:22, 50:19, 50:25, 51:1, 58:25, 59:1, 59:19, 62:7 committee [6] - 53:24, 56:25, 58:23, 59:8, 59:9, 63:6 community [6] - 31:6, 31:10, 31:11, 31:18, 32:5, 49:6 compatible [1] - 25:23 complement [1] - 35:13 complements [1] - 32:20 complete [1] - 66:10 completely [1] - 40:5 complex [2] - 13:19, 43:20 compliance [2] - 23:7, 58:14 compliant [1] - 29:6 Complies [3] - 18:8, 19:16, 45:2 comply [1] - 29:19 composition [4] - 39:7, 39:8, 39:14,</p>	<p>40:13 comprised [1] - 13:14 conceptual [8] - 11:15, 13:4, 14:15, 15:3, 32:16, 41:6, 51:22, 58:16 concern [3] - 14:16, 30:17, 31:17 concerned [1] - 35:17 concerning [1] - 30:15 concludes [2] - 5:3, 15:23 concrete [3] - 23:17, 36:25, 37:2 concurrently [1] - 34:10 confined [1] - 22:1 confines [1] - 21:20 conflict [6] - 11:20, 12:5, 12:15, 34:13, 37:23, 51:20 Conflict [1] - 11:25 considerations [2] - 42:2, 42:5 consistent [2] - 4:16, 14:14 constantly [1] - 60:17 construct [1] - 23:24 construction [9] - 13:7, 13:18, 19:12, 20:5, 23:9, 25:11, 42:11, 42:16, 43:8 contemplated [1] - 18:25 context [2] - 49:1, 49:3 continue [7] - 15:7, 15:17, 27:15, 29:8, 31:22, 41:21, 56:20 contributing [1] - 58:9 conversations [1] - 50:5 convoluted [1] - 8:9 cool [1] - 24:10 coordinated [1] - 29:13 Coordinator [1] - 1:19 copying [1] - 38:20 core [1] - 41:25 Core [2] - 46:3, 53:6 corner [15] - 17:2, 17:18, 18:20, 19:20, 20:4, 20:9, 20:12, 20:13, 23:21, 25:10, 25:12, 26:2, 26:3, 28:15, 37:7 Corner [4] - 12:9, 16:14, 21:20, 42:8 correct [3] - 7:24, 47:3, 47:4</p>	<p>corridor [6] - 17:4, 17:15, 18:6, 20:18, 27:5, 29:1 corridors [1] - 46:14 cost [4] - 40:16, 42:2, 43:7, 43:13 cost-effective [1] - 40:16 council [1] - 59:16 COUNCIL [9] - 7:2, 7:5, 10:6, 10:9, 44:10, 46:23, 47:8, 47:18, 47:23 Council [11] - 7:3, 10:4, 10:7, 31:5, 44:8, 45:4, 47:20, 47:22, 48:16, 64:23 Councilman [1] - 6:25 Counsel [1] - 1:20 COUNTY [1] - 66:4 couple [5] - 5:19, 29:17, 44:12, 50:5, 56:19 course [1] - 59:5 Court [1] - 6:9 courtyard [1] - 43:16 coverings [1] - 29:15 covers [1] - 50:19 CRA [3] - 52:8, 58:15, 58:21 craft [2] - 53:14, 53:21 CRAIG [1] - 1:14 cream [1] - 38:22 created [1] - 53:24 creates [2] - 14:6, 24:10 creating [1] - 14:4 creative [1] - 21:22 crew [1] - 16:16 cross [3] - 28:12, 28:22, 29:19 cross-section [1] - 28:12 cross-sections [2] - 28:22, 29:19 crowd [1] - 48:4 curious [2] - 35:17, 41:18 Cyndy [1] - 16:7</p>	<p>59:2, 59:18, 64:15 Davisson [10] - 7:18, 11:10, 38:3, 41:10, 47:25, 48:25, 54:1, 58:24, 59:13, 62:15 Daytona [1] - 6:9 DDRB [12] - 3:3, 3:12, 4:23, 11:14, 12:6, 13:3, 15:3, 52:21, 53:23, 58:13, 58:15, 63:24 dead [1] - 56:14 deal [2] - 54:7, 59:23 dealing [1] - 39:13 decided [1] - 64:20 deck [2] - 13:9, 20:16 declares [1] - 12:5 dedicated [4] - 18:24, 45:7, 45:25, 46:9 defaults [1] - 3:22 deferential [1] - 25:13 deferring [1] - 29:24 define [1] - 60:3 defined [2] - 53:11, 57:14 definitely [5] - 18:16, 21:16, 26:19, 50:13, 64:13 deli [3] - 13:25, 18:13, 23:11 Deli [1] - 15:16 delicate [1] - 36:22 demo [2] - 18:16, 23:11 demolish [1] - 58:7 demolition [4] - 13:25, 15:14, 18:14, 58:5 deny [1] - 64:16 depth [1] - 57:16 describe [1] - 36:5 design [11] - 5:22, 15:22, 24:18, 29:23, 38:9, 41:15, 49:5, 50:23, 52:13, 61:21, 62:3 Design [5] - 16:14, 33:11, 36:9, 50:1, 52:9 designated [1] - 58:11 designating [1] - 17:3 designed [4] - 29:12, 29:16, 36:2, 49:23 designer [1] - 60:6 detail [3] - 20:2, 28:9, 35:21 detailed [1] - 57:12 details [1] - 29:25 determine [1] - 58:13 detract [1] - 4:14 developed [1] - 34:9</p>	<p>developer [3] - 15:6, 15:10, 60:6 DEVELOPMENT [1] - 1:2 development [7] - 13:12, 14:1, 14:10, 19:4, 30:22, 30:25, 31:25 Development [6] - 2:6, 3:21, 4:22, 12:9, 15:2, 42:8 deviation [1] - 60:1 deviations [1] - 15:7 DIA [6] - 1:19, 52:8, 52:18, 52:19, 63:21, 63:22 dialogue [1] - 59:12 Diane [3] - 1:9, 66:7, 66:18 different [5] - 21:24, 24:21, 24:23, 24:25, 40:3 difficult [1] - 49:10 dig [1] - 59:6 direction [1] - 44:22 directly [1] - 54:19 disagree [1] - 48:24 disappointing [1] - 39:1 discussed [2] - 54:2, 54:10 discussion [4] - 2:11, 10:21, 51:8, 62:21 displayed [1] - 39:23 disposition [3] - 15:11, 19:1, 19:13 distance [1] - 8:5 distribution [1] - 53:14 District [1] - 4:25 district [3] - 53:4, 53:5, 58:10 districts [3] - 53:17, 53:19, 53:22 divorce [1] - 64:20 done [8] - 22:8, 23:7, 24:5, 27:13, 31:15, 38:19, 48:12, 64:12 door [1] - 25:17 doozie [1] - 64:2 double [1] - 7:23 down [9] - 14:23, 20:9, 20:20, 25:11, 31:20, 31:22, 31:24, 34:5, 50:6 downtown [10] - 3:23, 15:22, 30:21, 31:24, 32:18, 38:23, 41:3, 45:14, 46:13, 61:12 Downtown [8] - 2:6,</p>
D				
<p>dab [1] - 17:10 dangerous [1] - 37:13 darker [1] - 26:13 DATED [1] - 66:15 dated [1] - 38:15 DAVISSON [10] - 1:14, 7:19, 7:25, 8:10, 11:8, 38:4, 39:24,</p>				

<p>3:9, 4:22, 4:25, 15:1, 31:14, 51:25, 52:9 DOWNTOWN [1] - 1:2 downtown's [1] - 58:10 DPRP [1] - 21:17 draw [2] - 25:4, 37:3 drew [1] - 24:17 Drive [1] - 16:7 drive [1] - 16:9 driveway [1] - 27:1 durable [1] - 49:13 during [1] - 19:12 Duval [1] - 1:8 DUVAL [1] - 66:4 dynamic [2] - 14:7, 24:25</p>	<p>ensure [4] - 14:13, 56:15, 58:6, 58:20 enter [1] - 15:10 entire [1] - 23:2 entrance [1] - 26:5 entrances [2] - 57:10, 58:3 entry [1] - 27:9 entry/exit [2] - 14:9, 15:9 environment [1] - 17:11 envision [1] - 19:18 equipment [3] - 49:19, 50:8, 50:10 equity [1] - 31:3 escape [1] - 23:6 especially [4] - 31:15, 42:25, 60:24, 61:12 established [1] - 21:23 estimating [1] - 43:13 evening [1] - 46:18 exactly [2] - 57:3, 62:4 examples [1] - 32:17 exceed [2] - 4:1, 4:4 exceeding [1] - 29:14 exception [6] - 3:3, 3:11, 3:13, 4:9, 4:24, 53:19 excuse [2] - 24:22, 33:18 exempt [1] - 52:23 existing [12] - 3:16, 4:12, 7:21, 8:11, 8:19, 20:21, 32:21, 32:24, 33:16, 35:13, 36:20, 38:9 expanded [1] - 17:17 explaining [1] - 48:14 extend [1] - 50:6 extending [1] - 20:4 extent [1] - 35:20 extra [1] - 8:25 eyes [1] - 39:9</p>	<p>facilitate [1] - 46:21 facilities [1] - 47:2 facility [1] - 42:17 facing [3] - 27:3, 33:3, 47:10 fairly [1] - 34:20 far [8] - 5:20, 39:1, 39:2, 39:12, 40:21, 45:13, 45:20, 49:12 Farah's [4] - 13:25, 15:15, 18:13, 23:11 fast [1] - 21:7 favor [4] - 2:22, 11:1, 51:13, 62:23 feedback [1] - 27:15 feet [12] - 3:14, 3:18, 3:19, 4:3, 4:6, 4:12, 5:2, 7:21, 7:22, 14:17, 55:8, 57:17 felt [4] - 52:24, 54:24, 55:15, 56:9 fenestration [3] - 14:2, 32:19, 35:23 Ferraro [3] - 6:25, 10:7, 47:22 FERRARO [3] - 7:2, 10:9, 47:23 few [2] - 48:23, 57:7 Fidelity [3] - 3:3, 3:11, 4:16 field [1] - 39:15 Fifty [1] - 57:20 figure [1] - 33:4 file [1] - 30:12 filled [2] - 11:25, 12:3 fill [1] - 12:21 final [9] - 14:13, 15:5, 15:10, 18:17, 19:14, 27:16, 37:4, 51:24, 58:16 fin [2] - 36:12, 36:21 fire [1] - 23:6 First [5] - 18:19, 19:21, 20:21, 27:8, 36:18 first [5] - 2:8, 17:2, 30:21, 44:17, 44:20 fit [2] - 42:14, 42:15 fitness [2] - 42:16, 43:15 five [2] - 3:25, 4:4 flat [1] - 40:4 flip [1] - 28:7 floor [18] - 13:20, 19:10, 20:11, 20:14, 22:2, 22:12, 23:18, 25:22, 28:22, 28:22, 44:8, 44:17, 45:6, 45:16, 45:21, 54:18, 55:24, 57:9</p>	<p>Florida [10] - 1:8, 1:10, 4:20, 6:9, 11:24, 12:11, 33:22, 42:9, 66:7, 66:18 FLORIDA [1] - 66:3 fold [1] - 62:3 folks [4] - 44:20, 45:12, 45:18, 47:12 following [2] - 12:7, 15:4 food [1] - 46:15 foot [2] - 57:16 footage [3] - 4:10, 4:13, 9:9 forces [1] - 60:18 forecourts [1] - 54:21 foregoing [4] - 15:1, 57:23, 65:4, 66:9 Form [2] - 11:24, 12:21 form [3] - 12:2, 55:6, 61:13 form-based [1] - 61:13 format [3] - 61:1, 61:7, 61:14 formatting [2] - 60:20, 61:4 forward [6] - 21:7, 34:8, 38:5, 52:6, 57:5, 62:10 four [3] - 13:8, 13:20, 38:7 four-story [2] - 13:8, 13:20 FPR [1] - 1:9 frankly [1] - 62:1 FREDERICK [1] - 1:14 free [2] - 43:24, 59:12 freestanding [1] - 52:22 front [6] - 22:22, 26:15, 28:14, 29:21, 54:20, 59:22 frontage [9] - 3:15, 5:1, 25:20, 54:16, 54:20, 55:23, 56:5, 57:10, 57:22 frontages [1] - 58:3 fronting [5] - 4:2, 4:6, 55:4, 55:9, 55:25 full [6] - 17:23, 26:11, 29:12, 42:16, 60:11, 61:13 fully [1] - 29:11 functions [1] - 22:10 Furchgott's [1] - 17:7 furnishings [1] - 15:20 Furniture [3] - 23:1, 24:2, 32:24</p>	<p>furniture [8] - 13:5, 13:11, 16:15, 18:18, 19:25, 21:12, 21:22, 24:7 furthest [1] - 36:17</p> <p style="text-align: center;">G</p> <p>garage [16] - 13:20, 14:8, 15:9, 17:19, 19:10, 26:4, 26:6, 26:21, 27:9, 33:14, 46:8, 56:2, 56:13, 57:11, 58:3 GARY [1] - 1:16 gem [1] - 41:3 General [1] - 1:20 Gilvarrys [1] - 17:7 glad [1] - 35:6 glazing [1] - 23:19 Goodwin [1] - 42:9 gorgeous [2] - 22:7, 47:16 Grandin [1] - 34:15 GRANDIN [2] - 1:20, 34:16 graphics [2] - 60:23, 61:24 grateful [1] - 21:17 great [23] - 3:1, 6:10, 6:14, 6:22, 30:16, 31:1, 31:12, 31:17, 32:11, 34:17, 34:21, 38:4, 40:25, 41:1, 41:7, 50:15, 50:16, 50:24, 59:3, 60:15, 61:19, 63:3, 64:12 greater [1] - 55:8 green [1] - 14:21 greenery [1] - 26:15 ground [17] - 8:6, 13:19, 19:10, 20:11, 20:14, 22:2, 22:11, 23:18, 25:22, 45:6, 45:16, 45:21, 54:18, 55:24, 56:4, 56:13, 57:9 Group [2] - 12:10, 42:8 group [2] - 35:7, 59:11 growing [1] - 31:16 guess [5] - 35:24, 36:1, 36:2, 36:4, 38:17 guidelines [5] - 15:22, 52:14, 60:7, 61:21, 62:3 Guidelines [1] - 52:10 GUY [1] - 1:19 guys [3] - 5:17, 50:23,</p>
E	F			

63:7	honest [1] - 31:13 honor [3] - 24:8, 25:23, 33:15 honoring [1] - 25:14 hope [1] - 43:17 hopefully [2] - 21:17, 45:15 hoping [2] - 19:4, 21:21 horizontal [3] - 24:16, 25:1, 25:16 Horn [1] - 12:8 hours [2] - 45:19, 46:8	initial [1] - 18:5 initiatives [1] - 46:20 input [1] - 35:6 inspiration [2] - 24:18, 36:16 instead [1] - 35:2 integrate [1] - 49:6 integrated [5] - 17:20, 20:16, 28:17, 56:2, 56:12 integration [2] - 17:19, 49:8 intended [1] - 33:4 intense [1] - 43:14 intent [3] - 33:7, 55:17, 60:21 interest [3] - 14:20, 14:22, 54:23 interesting [1] - 14:3 interim [2] - 19:11, 26:19 intersection [1] - 37:14 investigating [1] - 50:3 Investment [2] - 3:9, 31:14 involved [1] - 31:19 issue [1] - 18:1 issues [1] - 55:2 item [8] - 2:8, 3:2, 10:22, 11:21, 37:24, 51:9, 51:24, 62:21 Item [1] - 11:14 items [1] - 63:10 itself [2] - 24:1, 26:6	11:14, 12:6, 13:5, 13:11, 16:15, 17:22, 18:18, 19:24, 20:10, 21:12, 22:9, 22:25, 23:8, 23:12, 24:2, 24:7, 24:10, 25:9, 25:14, 25:24, 27:7, 27:20, 27:25, 32:13, 32:24, 34:12, 35:22, 37:10, 41:2, 60:14 JONES [7] - 1:14, 10:2, 32:14, 33:17, 33:25, 60:15, 62:5 Jose [2] - 33:21, 50:1 JOSEPH [1] - 1:16 JR [1] - 1:15	11:18, 52:5, 53:25, 56:21, 63:16 LEE [1] - 1:13 left [4] - 18:10, 18:12, 31:6, 48:19 legible [3] - 8:3, 9:8, 61:6 length [4] - 9:6, 17:24, 27:25, 55:8 less [4] - 4:3, 4:7, 57:21, 58:3 letters [3] - 8:8, 8:23, 9:7 level [5] - 44:20, 47:1, 50:14, 56:4, 56:13 life [1] - 21:6 lift [1] - 54:7 lifting [1] - 63:7 light [1] - 20:3 Lighting [1] - 5:15 lighting [1] - 23:2 lights [1] - 15:19 likewise [1] - 10:2 limestone [1] - 22:14 Line [5] - 16:16, 24:13, 33:10, 36:9, 49:25 line [6] - 14:4, 17:12, 37:10, 45:16, 56:9, 58:20 lines [5] - 25:16, 25:18, 54:13, 54:16, 61:9 liquor [1] - 53:4 listed [1] - 58:8 live [1] - 31:10 lived [2] - 31:11, 42:19 living [1] - 48:11 lobby [1] - 13:13 located [3] - 13:6, 15:14, 55:24 logo [4] - 8:3, 8:5, 9:3, 9:5 logos [2] - 23:1, 23:3 look [9] - 26:22, 34:5, 34:14, 36:4, 38:16, 39:3, 39:20, 39:25, 48:1 looked [5] - 24:14, 52:16, 54:4, 55:5, 56:17 looking [11] - 8:20, 20:8, 23:23, 28:13, 29:1, 34:8, 34:23, 53:2, 53:3, 61:2, 61:11 looks [6] - 8:20, 9:11, 10:9, 33:2, 34:4, 35:23 loom [1] - 14:18 Loretta [7] - 9:21
H	I	J	K	
Half [1] - 16:19 Hall [2] - 1:7, 48:9 hand [1] - 30:8 handful [2] - 28:7, 28:20 handling [3] - 16:15, 16:19, 19:14 hard [3] - 43:8, 56:25, 63:6 HARDEN [10] - 1:15, 9:16, 10:19, 11:5, 35:10, 36:14, 36:24, 37:5, 37:17, 51:2 Harden [5] - 9:15, 10:20, 35:9, 37:18, 51:4 Hardboard [1] - 49:14 head [1] - 34:16 headquarters [2] - 18:22, 20:23 hear [2] - 43:22, 64:17 hearing [5] - 2:14, 10:24, 51:11, 63:13, 65:1 heart [1] - 63:20 heavy [3] - 36:23, 63:7, 63:19 height [4] - 4:1, 14:17, 43:7, 57:17 held [1] - 1:6 hello [1] - 30:13 help [7] - 14:21, 14:24, 22:12, 26:10, 48:7, 61:14, 64:1 helping [1] - 63:6 helps [2] - 60:3, 60:4 hierarchy [1] - 40:13 higher [1] - 45:25 highlight [1] - 20:17 highlighted [1] - 27:10 highlighting [1] - 40:11 highlights [2] - 27:18, 34:3 Hionides [1] - 16:24 Historic [3] - 13:16, 13:24, 58:8 historic [4] - 22:5, 42:21, 43:4, 58:10 historically [1] - 13:10 hits [1] - 32:16 Hogan [4] - 13:6, 15:15, 29:1, 46:14 hold [1] - 8:18 homage [2] - 24:3, 33:15	iconic [4] - 22:25, 24:2, 24:9, 25:3 identical [1] - 8:20 identify [1] - 15:6 illumination [2] - 5:23 image [5] - 3:17, 14:23, 26:11, 27:4, 38:12 imagery [2] - 22:5, 24:6 images [3] - 24:9, 60:10, 61:24 immediately [2] - 17:6, 17:9 important [2] - 40:24, 49:16 inaudible [6] - 25:3, 25:9, 25:18, 38:8, 47:1, 49:4 inaudible [1] - 47:13 incentives [1] - 46:16 inch [1] - 39:5 include [3] - 13:19, 41:21, 55:9 included [2] - 52:9, 53:25 includes [1] - 17:17 including [4] - 13:12, 21:14, 53:15, 57:10 inclusive [1] - 38:16 incorporate [1] - 27:12 incorporated [3] - 25:24, 29:10, 54:22 incorporating [1] - 19:9 increase [3] - 4:9, 4:13, 9:9 increased [1] - 8:4 Independent [1] - 16:7 indicating [1] - 3:17 individual [1] - 59:7 information [1] - 4:21 informing [1] - 64:10	JACKSONVILLE [1] - 1:1 Jacksonville [8] - 1:8, 13:24, 31:13, 31:20, 33:22, 42:9, 50:2, 60:4 JEA [1] - 50:4 JFRD [9] - 18:22, 18:24, 19:6, 19:9, 20:23, 27:1, 27:6, 45:7, 47:10 JHPC [2] - 15:13, 18:15 Jim [1] - 17:8 job [5] - 21:8, 30:16, 31:1, 48:14, 49:5 joined [1] - 6:20 joining [2] - 7:1, 7:4 joint [2] - 43:6, 47:5 joint-use [1] - 47:5 Jones [31] - 10:1, 11:14, 12:6, 13:5, 13:11, 16:15, 17:22, 18:18, 19:24, 20:10, 21:12, 22:9, 22:25, 23:8, 23:12, 24:2, 24:7, 24:10, 25:9, 25:14, 25:24, 27:7, 27:20, 27:25, 32:13, 32:24, 34:12, 35:22, 37:10, 41:2, 60:14	keep [1] - 38:6 keeping [1] - 41:22 kept [1] - 55:25 Kimley [1] - 12:8 Kimley-Horn [1] - 12:8 kind [11] - 17:1, 20:4, 23:8, 26:24, 36:19, 38:12, 43:1, 43:17, 43:20, 44:21, 61:4 kinds [1] - 28:5 kitchens [1] - 28:4 knowledge [1] - 41:24 known [1] - 46:10	
		L		
		Lakeside [1] - 16:24 landmark [1] - 58:11 landscape [4] - 16:19, 26:11, 54:7, 56:6 language [1] - 60:5 Large [2] - 1:10, 55:7 large [3] - 4:18, 18:22, 63:25 Large-scale [1] - 55:7 larger [3] - 8:11, 35:3, 54:7 largest [1] - 9:5 last [5] - 57:7, 58:4, 63:22, 63:24 late [1] - 9:16 Laura [1] - 46:14 LaVilla [3] - 30:17, 31:15, 32:5 layouts [1] - 28:12 lead [1] - 21:21 leasability [1] - 43:10 leaving [2] - 45:12, 63:21 LEDs [1] - 5:23 Lee [7] - 3:7, 6:18,		

<p>10:18, 16:18, 34:18, 35:8, 51:16, 51:21 LORETTA [6] - 1:16, 9:22, 10:15, 11:2, 12:14, 34:19 LORI [1] - 1:19 Lori [2] - 3:8, 7:20 louvers [1] - 33:13 love [4] - 27:14, 43:10, 43:11, 43:23 Lynwood [1] - 1:7</p>	<p>10:7, 11:21, 11:25, 12:5, 44:8, 45:4, 47:20, 47:22, 48:16, 48:19, 51:15, 53:25, 54:1 member [1] - 5:13 MEMBER [56] - 2:16, 2:19, 5:14, 7:2, 7:5, 7:10, 7:15, 7:19, 7:25, 8:10, 8:15, 9:10, 9:16, 9:22, 10:2, 10:6, 10:9, 10:15, 10:19, 11:2, 11:3, 11:4, 11:5, 11:8, 12:14, 30:9, 32:14, 33:17, 33:25, 34:19, 35:10, 36:14, 36:24, 37:5, 37:17, 37:20, 38:4, 39:24, 41:12, 44:1, 44:5, 44:10, 46:23, 47:8, 47:18, 47:23, 51:2, 51:6, 59:2, 59:18, 60:15, 62:5, 62:12, 62:14, 62:17, 64:15 members [4] - 31:6, 59:16, 64:24 Members [1] - 64:24 MEMBERS [12] - 1:12, 2:13, 2:23, 2:25, 10:23, 51:10, 51:14, 51:18, 62:22, 62:25, 63:2, 64:18 Memorandum [1] - 11:24 mentioned [5] - 4:11, 16:18, 22:22, 23:10, 29:22 mentioning [1] - 18:12 merchandise [2] - 53:15, 53:21 mesh [1] - 26:9 metal [1] - 36:12 method [1] - 30:19 methods [1] - 57:12 metrics [1] - 17:14 MEYERS [13] - 1:19, 3:6, 6:17, 7:24, 9:1, 11:18, 12:20, 13:3, 52:4, 57:2, 63:16, 63:19, 64:14 Meyers [12] - 3:4, 3:8, 5:7, 6:16, 11:16, 12:13, 16:2, 18:11, 27:9, 37:22, 52:2, 63:18 middle [4] - 17:10, 19:24, 39:15, 45:12 might [3] - 5:18, 14:24, 61:14</p>	<p>mimic [3] - 25:16, 26:8, 38:17 mimicked [1] - 14:5 mindful [1] - 41:20 minimum [1] - 57:19 minutes [2] - 2:10, 2:12 missed [1] - 64:13 mixed [3] - 13:12, 20:5, 23:16 mixed-use [3] - 13:12, 20:5, 23:16 modern [4] - 24:2, 25:18, 28:5, 38:21 modulation [3] - 55:6, 55:10, 55:15 MONAHAN [8] - 1:16, 2:19, 7:15, 41:12, 44:1, 51:6, 62:12, 62:17 Monahan [6] - 2:20, 7:14, 41:11, 51:7, 62:16, 62:18 monetize [1] - 43:9 motion [1] - 2:15, 2:17, 10:14, 10:15, 10:17, 51:2, 51:3, 62:8, 62:10, 62:19, 64:17 mounting [1] - 5:20 move [18] - 2:16, 3:2, 6:14, 11:13, 18:4, 22:4, 22:21, 27:18, 27:21, 30:19, 30:24, 34:1, 38:5, 51:24, 62:12, 63:10, 63:13, 65:1 moved [1] - 62:16 movement [1] - 14:7 movies [1] - 28:1 moving [7] - 20:12, 22:24, 23:9, 24:13, 24:19, 25:19, 63:21 MR [23] - 6:6, 6:8, 6:13, 8:2, 11:12, 16:10, 18:8, 19:16, 30:7, 32:10, 33:10, 33:21, 36:8, 36:15, 37:1, 37:16, 42:7, 45:2, 48:18, 49:25, 50:17, 61:17, 64:19 MS [21] - 3:6, 6:17, 7:24, 9:1, 11:18, 12:20, 13:3, 16:6, 16:11, 18:9, 19:17, 34:16, 44:25, 45:3, 47:4, 47:15, 52:4, 57:2, 63:16, 63:19, 64:14 multifamily [4] -</p>	<p>17:18, 17:20, 28:6, 41:24 murals [3] - 14:20, 20:22, 47:16 must [5] - 12:1, 57:11, 58:1, 58:13, 58:15</p>	<p>note [3] - 49:16, 51:19, 60:22 noted [1] - 37:22 notes [1] - 66:11 nothing [1] - 39:16 notify [1] - 12:18</p>
M		N		
<p>major [1] - 24:20 majority [1] - 50:8 Manager [1] - 1:19 manufacturer [1] - 37:3 March [1] - 2:9 mark [2] - 32:17, 48:3 market [3] - 21:25, 41:23, 60:18 mass [1] - 55:10 massing [1] - 55:5 master [1] - 46:20 material [7] - 5:25, 14:2, 33:8, 33:12, 34:3, 35:25, 56:6 materials [2] - 24:16, 49:13 matrix [1] - 61:6 MATT [1] - 1:13 Matt [3] - 6:20, 16:17, 49:25 maximum [1] - 4:10 mean [5] - 31:3, 32:16, 39:7, 41:23, 59:21 means [1] - 60:5 meant [4] - 26:8, 33:2, 33:13, 53:12 measurable [2] - 52:13, 55:17 measure [1] - 9:3 measured [1] - 9:6 mechanical [2] - 49:19, 49:21 meet [3] - 15:6, 35:4, 57:15 meeting [10] - 2:5, 2:10, 2:11, 12:1, 12:2, 12:19, 30:15, 48:20, 63:24, 63:25 MEETING [1] - 1:3 meetings [2] - 54:2, 59:5 Member [25] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 6:20, 7:3, 9:1, 10:4,</p>	<p>MEMBER [56] - 2:16, 2:19, 5:14, 7:2, 7:5, 7:10, 7:15, 7:19, 7:25, 8:10, 8:15, 9:10, 9:16, 9:22, 10:2, 10:6, 10:9, 10:15, 10:19, 11:2, 11:3, 11:4, 11:5, 11:8, 12:14, 30:9, 32:14, 33:17, 33:25, 34:19, 35:10, 36:14, 36:24, 37:5, 37:17, 37:20, 38:4, 39:24, 41:12, 44:1, 44:5, 44:10, 46:23, 47:8, 47:18, 47:23, 51:2, 51:6, 59:2, 59:18, 60:15, 62:5, 62:12, 62:14, 62:17, 64:15 members [4] - 31:6, 59:16, 64:24 Members [1] - 64:24 MEMBERS [12] - 1:12, 2:13, 2:23, 2:25, 10:23, 51:10, 51:14, 51:18, 62:22, 62:25, 63:2, 64:18 Memorandum [1] - 11:24 mentioned [5] - 4:11, 16:18, 22:22, 23:10, 29:22 mentioning [1] - 18:12 merchandise [2] - 53:15, 53:21 mesh [1] - 26:9 metal [1] - 36:12 method [1] - 30:19 methods [1] - 57:12 metrics [1] - 17:14 MEYERS [13] - 1:19, 3:6, 6:17, 7:24, 9:1, 11:18, 12:20, 13:3, 52:4, 57:2, 63:16, 63:19, 64:14 Meyers [12] - 3:4, 3:8, 5:7, 6:16, 11:16, 12:13, 16:2, 18:11, 27:9, 37:22, 52:2, 63:18 middle [4] - 17:10, 19:24, 39:15, 45:12 might [3] - 5:18, 14:24, 61:14</p>	<p>name [3] - 3:8, 5:11, 5:14 narrower [1] - 35:1 National [2] - 13:17, 58:8 need [15] - 14:12, 22:8, 23:10, 30:1, 30:19, 30:23, 31:7, 34:24, 41:20, 45:9, 45:19, 50:9, 57:5, 58:19, 60:17 needed [4] - 12:18, 52:12, 54:24, 55:17 needs [2] - 27:13, 50:22 negotiated [2] - 19:3, 45:8 new [23] - 3:18, 5:18, 13:7, 13:17, 14:1, 14:8, 17:16, 17:23, 19:2, 19:3, 20:5, 20:15, 23:9, 23:16, 25:11, 32:25, 38:21, 42:11, 42:15, 43:3, 63:14, 64:23 newer [2] - 5:22, 5:23 news [1] - 50:16 next [11] - 12:2, 12:23, 14:20, 25:17, 28:7, 28:20, 29:17, 41:8, 48:9, 54:12 nice [4] - 26:9, 35:12, 35:13, 48:13 nicely [1] - 32:21 night [1] - 45:12 NoCo [1] - 46:3 none [5] - 2:14, 10:24, 51:11, 63:13, 65:1 nonparking [2] - 57:12, 58:1 nonstreet [2] - 3:14, 5:1 North [1] - 53:6 north [2] - 14:9, 17:9 northeast [3] - 18:19, 19:20, 25:10 Northeast [1] - 12:10 northern [2] - 20:19, 29:3 northwest [1] - 39:21 Notary [1] - 1:9</p>	<p style="text-align: center;">O</p> <p>obtain [2] - 14:12, 15:13 obviously [3] - 34:20, 44:14, 47:9 odd [1] - 45:19 OF [4] - 1:1, 66:1, 66:3, 66:4 off-street [2] - 56:18, 57:8 Office [2] - 1:20, 13:16 office [2] - 21:2, 22:3 official [1] - 63:22 offset [2] - 24:7, 40:2 often [1] - 31:20 old [3] - 13:25, 15:15, 63:10 on-street [1] - 46:6 once [1] - 32:2 One [1] - 16:7 one [28] - 5:9, 8:9, 8:18, 11:9, 13:14, 14:23, 17:25, 18:13, 21:16, 21:23, 24:4, 25:6, 25:8, 27:18, 32:17, 36:2, 40:9, 43:20, 44:15, 47:16, 49:5, 49:9, 52:22, 53:7, 53:13, 57:11, 57:18, 58:4 one-bedroom [1] - 13:14 one-story [1] - 18:13 one-way [1] - 44:15 online [2] - 6:21, 21:17 open [5] - 57:14, 57:17, 58:2, 59:12, 61:22 openings [5] - 25:15, 26:7, 26:14, 26:16, 31:7 operating [1] - 22:15 Operations [1] - 1:19 opinion [1] - 41:5 opportunities [1] - 24:11 opportunity [5] - 27:11, 31:12, 34:21, 40:3, 64:11 opposed [6] - 2:24, 11:7, 11:8, 11:9,</p>	

<p>51:17, 63:1 optics [1] - 60:20 opting [1] - 61:3 option [1] - 50:4 order [1] - 2:5 ordinance [4] - 3:24, 53:8, 54:3, 58:20 original [2] - 19:1, 53:8 originally [1] - 18:25 ornamentation [1] - 22:18 otherwise [1] - 21:25 outcomes [2] - 52:13, 60:19 outdoor [3] - 21:2, 21:3, 27:22 outer [1] - 9:4 outside [2] - 28:2, 43:6 outstanding [2] - 41:14, 41:21 overall [1] - 50:24 overcomplicate [1] - 60:9 overcooked [1] - 40:5 overhang [1] - 14:5 overhangs [1] - 25:21 Overlay [2] - 4:25, 52:1 overlay [1] - 3:23 overpower [1] - 24:8 overview [1] - 19:18 overwhelm [1] - 4:14 overwhelming [1] - 55:16 own [2] - 19:21, 48:23 owned [2] - 14:11, 15:12</p>	<p>Park [1] - 13:17 parking [4] - 13:9, 13:20, 13:21, 15:12, 18:20, 18:23, 18:24, 19:7, 19:9, 19:10, 20:6, 20:16, 26:4, 26:6, 27:8, 28:16, 44:14, 44:18, 44:21, 45:5, 45:17, 46:6, 46:8, 46:21, 46:25, 47:1, 47:6, 47:23, 49:8, 50:21, 53:11, 56:2, 56:3, 56:12, 56:13, 56:18, 57:8 parks [1] - 53:9 PAROLA [3] - 1:19, 61:17, 64:19 Part [1] - 13:15 part [6] - 18:25, 19:8, 19:22, 53:7, 54:14, 56:6 particularly [1] - 35:16 partnership [1] - 16:23 past [3] - 18:4, 31:11, 32:1 pattern [2] - 14:2, 39:17 patterns [1] - 24:22 pause [3] - 16:11, 18:9, 27:17 paying [2] - 24:3, 25:9 pedestrian [5] - 14:18, 14:24, 29:13, 54:23, 55:4 pedestrians [2] - 37:13, 56:8 people [7] - 28:3, 31:10, 32:3, 32:4, 43:18, 46:12, 50:14 per [1] - 3:24 percent [7] - 4:1, 4:5, 56:4, 57:9, 57:20, 57:22, 58:1 perfect [4] - 16:11, 28:23, 45:3, 60:1 performing [1] - 12:9 period [1] - 22:15 period-appropriate [1] - 22:15 perspective [2] - 34:4, 39:22 phase [1] - 30:21 phases [1] - 30:24 Photo [1] - 39:23 pictures [1] - 60:11 pioneers [1] - 17:2 place [7] - 17:1, 30:15, 30:20, 30:23, 31:8, 43:1, 61:21</p>	<p>placed [1] - 15:20 Places [1] - 58:9 plan [4] - 20:8, 58:12, 58:14, 58:15 Planned [1] - 3:20 planning [2] - 46:20, 49:20 plans [1] - 14:14 planters [3] - 26:14, 34:25, 37:12 plantings [1] - 26:15 playing [1] - 36:19 podium [8] - 5:11, 5:13, 16:5, 33:9, 36:7, 42:6, 44:24, 49:24 point [2] - 31:15, 61:19 pool [4] - 33:7, 41:25, 43:8, 43:22 pools [1] - 28:4 popular [1] - 42:24 porches [1] - 54:21 portico [1] - 54:21 portion [8] - 14:8, 19:25, 20:19, 45:22, 54:4, 55:20, 55:25, 56:1 portions [8] - 24:23, 29:15, 47:7, 52:11, 52:17, 54:3, 55:23, 58:18 positive [1] - 60:19 possible [1] - 21:18 Powell [2] - 45:9, 45:11 power [1] - 5:24 Powers [1] - 19:6 precast [7] - 23:17, 24:20, 36:12, 36:24, 37:1, 43:11, 49:15 predates [1] - 17:3 PRESENT [2] - 1:12, 1:18 present [2] - 16:4, 30:22 presentation [4] - 5:9, 30:4, 37:4, 61:10 presented [2] - 14:14, 52:18 presenting [1] - 3:10 Preservation [1] - 13:16 preserved [1] - 22:7 pretty [9] - 19:18, 21:22, 24:10, 38:25, 42:13, 42:22, 42:24, 43:14, 48:8 previously [2] - 16:25, 17:21</p>	<p>price [1] - 64:19 primary [1] - 22:10 private [2] - 33:6, 54:5 problem [2] - 31:2, 31:24 Proceedings [1] - 1:6 proceedings [2] - 65:4, 66:9 process [4] - 34:1, 41:19, 42:4, 59:16 product [1] - 21:24 products [1] - 5:25 Professional [2] - 66:7, 66:18 program [1] - 46:16 programming [1] - 43:21 project [49] - 12:16, 14:14, 16:4, 16:16, 16:20, 16:22, 17:16, 17:23, 18:3, 18:5, 18:20, 19:2, 19:9, 19:22, 19:25, 20:13, 20:15, 20:20, 21:4, 21:11, 21:21, 23:16, 23:17, 24:18, 24:24, 26:21, 29:9, 29:16, 32:15, 34:8, 34:21, 35:12, 36:22, 38:5, 40:25, 41:14, 41:22, 41:24, 43:9, 45:6, 45:15, 47:5, 47:7, 48:25, 49:2, 49:8, 49:17, 50:24, 58:17 projects [5] - 12:10, 20:5, 29:2, 29:23, 55:13 promote [1] - 54:19 property [3] - 3:20, 57:24, 58:13 proposal [2] - 5:18, 13:10 proposed [5] - 4:19, 8:19, 14:9, 18:14, 51:25 proposing [2] - 26:20, 29:4 prosperous [1] - 31:16 provide [7] - 14:19, 14:22, 33:5, 45:16, 54:23, 58:1, 58:12 provides [2] - 14:1, 33:13 providing [3] - 13:21, 19:7, 21:8 proximity [1] - 46:2 public [7] - 6:11, 30:5, 32:9, 33:6, 46:9, 47:15, 54:6</p>	<p>Public [1] - 1:9 publicly [1] - 12:2 PUD [2] - 3:20, 3:22 pulling [1] - 49:11 purple [1] - 19:24 pursuant [2] - 11:23, 12:4 put [3] - 47:15, 53:1, 64:19 putting [2] - 30:18, 43:8 putty [2] - 38:17, 38:22</p> <p style="text-align: center;">Q</p> <p>quality [3] - 5:24, 14:7, 49:16 questions [7] - 5:4, 5:17, 15:24, 29:24, 37:25, 44:12, 59:15 queue [1] - 44:7 quick [4] - 48:5, 52:20, 54:11, 54:15 quiet [1] - 43:2 quieter [1] - 25:13 quite [2] - 32:21, 61:25</p> <p style="text-align: center;">R</p> <p>Radcliff [8] - 3:4, 5:7, 11:16, 12:13, 16:2, 18:11, 27:9, 37:22 Radcliff-Meyers [8] - 3:4, 5:7, 11:16, 12:13, 16:2, 18:11, 27:9, 37:22 Radcliffe [4] - 3:8, 6:16, 52:2, 63:18 RADCLIFFE [13] - 1:19, 3:6, 6:17, 7:24, 9:1, 11:18, 12:20, 13:3, 52:4, 57:2, 63:16, 63:19, 64:14 Radcliffe-Meyers [4] - 3:8, 6:16, 52:2, 63:18 RADCLIFFE-MEYERS [13] - 1:19, 3:6, 6:17, 7:24, 9:1, 11:18, 12:20, 13:3, 52:4, 57:2, 63:16, 63:19, 64:14 raised [1] - 30:8 ramp [6] - 14:9, 14:17, 15:9, 20:6, 27:11, 45:24 ran [1] - 42:14 rather [3] - 39:6,</p>
<p>Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203</p>				

<p>39:17, 40:14 RDA [1] - 19:1 read [6] - 8:8, 11:22, 12:1, 12:22, 21:9, 62:2 readability [2] - 60:21, 61:15 reads [1] - 61:25 real [2] - 26:9, 43:8 realizing [1] - 52:11 really [36] - 9:3, 16:21, 24:4, 24:17, 25:4, 25:9, 25:11, 25:13, 34:24, 35:17, 43:1, 44:12, 45:18, 46:10, 48:5, 48:11, 48:12, 49:7, 50:19, 52:20, 52:24, 53:2, 53:20, 54:3, 54:4, 54:11, 54:15, 54:24, 55:2, 56:10, 56:14, 56:25, 59:7, 64:4, 64:7 realm [6] - 14:18, 14:24, 33:6, 54:5, 54:6, 55:4 rear [3] - 23:4, 27:7 reason [2] - 8:1, 31:23 reasons [1] - 12:7 receive [1] - 11:20 received [1] - 13:15 recently [1] - 55:13 recognize [1] - 6:25 recommendation [1] - 35:2 recommendations [1] - 15:4 recommends [1] - 4:23 record [6] - 5:12, 6:5, 11:22, 12:23, 33:20, 66:10 Recovery [1] - 30:11 recreation [1] - 21:3 recreational [1] - 24:11 redevelopment [4] - 16:25, 58:12, 58:14, 58:17 Redevelopment [1] - 1:19 refer [1] - 23:13 reference [1] - 23:14 reflective [1] - 28:4 regarding [2] - 13:24, 14:16 regards [3] - 52:21, 53:23, 57:6 Register [1] - 58:8 regular [2] - 2:9, 63:9 regulated [1] - 3:21</p>	<p>regulations [1] - 58:5 reiterate [1] - 57:4 reiteration [1] - 50:20 relating [1] - 38:19 relying [1] - 17:21 reminder [1] - 5:10 removed [5] - 55:20, 55:21, 56:1, 56:16, 56:18 renamed [1] - 53:5 renderings [1] - 28:10 renovate [1] - 13:10 renovation [1] - 42:12 rented [1] - 48:5 REP [1] - 17:4 replace [1] - 3:16 replacing [1] - 5:20 replicas [1] - 22:16 repointing [1] - 22:16 report [10] - 3:5, 3:10, 5:3, 11:17, 11:19, 12:25, 15:23, 27:10, 52:3, 66:9 REPORTER [1] - 66:1 Reporter [2] - 66:8, 66:18 represent [1] - 57:21 representative [1] - 58:23 representing [1] - 59:10 request [1] - 3:16 requesting [1] - 4:8 requests [1] - 35:5 required [6] - 18:2, 29:15, 29:20, 55:22, 57:19, 60:2 requirement [2] - 12:4, 57:16 residential [14] - 13:13, 13:18, 21:3, 27:23, 47:7, 49:9, 54:17, 54:18, 54:20, 54:22, 54:25, 55:24, 56:3 residents [8] - 28:2, 31:3, 31:18, 32:4, 34:5, 46:1, 47:2, 48:10 respect [1] - 25:8 respectful [1] - 24:3 respectfully [1] - 48:24 response [10] - 2:13, 2:25, 10:23, 44:5, 51:10, 51:18, 62:22, 63:2, 63:12, 64:25 rest [1] - 35:6 restaurant [2] - 52:22, 53:1</p>	<p>restaurants [1] - 46:18 restore [1] - 22:25 restored [2] - 22:20, 42:19 restoring [1] - 22:11 restraint [4] - 39:4, 39:13, 40:17, 40:18 restraints [1] - 43:7 restrictions [1] - 53:4 retail [11] - 13:20, 15:18, 20:14, 25:22, 26:1, 26:7, 28:14, 44:20, 46:15, 46:17, 49:9 retained [1] - 12:8 reuse [6] - 11:15, 12:6, 13:5, 20:1, 21:10, 32:18 revamp [1] - 31:12 reveal [1] - 24:22 REVIEW [1] - 1:2 Review [3] - 2:6, 4:22, 15:2 review [3] - 9:17, 15:5, 15:10 reviewed [1] - 14:15 revisions [1] - 51:25 rewrite [2] - 52:15, 53:8 right-of-way [1] - 27:3 riverbank [1] - 38:25 roadway [1] - 33:3 Robbins [2] - 16:14 Roberts [1] - 1:7 roof [1] - 14:4 rooftop [5] - 27:19, 28:4, 49:20, 50:8, 50:10 room [1] - 42:23 Room [1] - 1:8 rooms [1] - 43:2 roughly [1] - 3:18 round [1] - 41:8 run [1] - 54:14 runs [2] - 14:4, 20:19</p>	<p>SCHILLING [7] - 1:15, 2:16, 8:15, 9:10, 11:3, 37:20, 62:14 scope [1] - 17:17 scoring [1] - 24:22 Scott [1] - 30:10 Scott's [1] - 30:8 screen [5] - 33:3, 36:12, 50:11, 56:12 screened [2] - 49:22, 56:5 screening [4] - 15:8, 26:18, 27:12, 32:23 second [13] - 2:19, 2:20, 3:2, 10:19, 10:20, 16:12, 19:23, 51:5, 51:6, 51:7, 62:14, 62:19, 64:18 Section [1] - 11:23 section [1] - 28:12 sections [3] - 28:22, 29:19, 57:7 see [32] - 4:19, 8:4, 9:17, 18:21, 20:13, 20:17, 22:5, 22:10, 22:21, 23:5, 23:17, 23:19, 24:5, 25:8, 26:12, 27:7, 27:19, 28:5, 28:8, 29:3, 30:7, 38:4, 38:11, 38:13, 39:10, 40:7, 41:5, 41:7, 48:4, 56:10, 60:19, 61:22 seeing [1] - 34:9 seeks [2] - 3:12, 13:4 selected [1] - 31:5 selection [2] - 41:18, 42:4 send [1] - 62:10 sense [2] - 23:25, 37:8 separate [1] - 43:19 separation [1] - 55:11 serve [2] - 42:17 Service [1] - 13:17 services [1] - 12:9 set [3] - 24:7, 33:14, 37:9 setback [1] - 52:24 shade [3] - 22:13, 29:15, 40:10 shadow [1] - 40:10 shall [11] - 4:1, 4:4, 15:6, 15:20, 15:21, 54:18, 54:21, 55:9, 55:22, 57:21, 58:11 shallow [1] - 28:3 shape [1] - 36:10 shared [2] - 21:2, 27:22 sheet [1] - 15:11</p>	<p>Shops [1] - 16:24 shot [1] - 38:8 show [4] - 28:1, 29:17, 29:19, 34:2 showcase [2] - 23:3, 24:20 shown [1] - 14:19 shows [5] - 8:19, 18:10, 28:12, 28:21, 41:15 side [10] - 14:9, 18:10, 18:12, 25:5, 25:10, 25:25, 29:9, 34:25, 38:24, 40:1 sides [4] - 24:9, 28:21, 29:4, 38:7 sidewalk [3] - 35:20, 37:8, 55:25 sign [14] - 3:3, 3:11, 3:13, 3:23, 4:8, 4:24, 5:22, 7:21, 8:6, 8:11, 8:23, 9:4, 9:6, 9:17 signage [5] - 3:21, 3:22, 5:18, 6:2, 44:21 signed [1] - 46:10 significantly [1] - 8:11 signs [11] - 3:14, 3:17, 3:19, 3:24, 4:12, 4:14, 4:15, 4:18, 4:19, 5:1, 8:3 similar [2] - 4:18, 9:11 simple [1] - 39:17 simplify [3] - 40:18, 40:19, 40:23 single [1] - 40:9 site [3] - 20:8, 45:5, 45:22 sits [1] - 41:1 size [3] - 8:4, 21:14, 21:19 skip [1] - 18:4 slide [2] - 14:20, 54:12 slides [2] - 24:12, 39:23 slightly [4] - 8:7, 8:23, 49:3, 60:24 slowly [1] - 28:19 smack [1] - 17:10 smack-dab [1] - 17:10 small [2] - 17:21, 22:1 smaller [1] - 35:4 smart [1] - 61:3 Snyder [2] - 16:17, 49:25 SNYDER [2] - 49:25, 50:17 soften [2] - 14:21, 56:7 solid [3] - 20:22,</p>
S				
<p>sad [1] - 64:8 San [2] - 33:21, 50:1 saving [1] - 59:6 saw [3] - 17:8, 17:24, 55:13 scale [2] - 36:22, 55:7 scenario [1] - 59:25 Schilling [12] - 2:18, 8:14, 9:2, 9:14, 11:21, 12:1, 12:5, 37:19, 38:2, 51:15, 51:20, 62:20</p>				

<p>20:24, 47:10 solution [4] - 19:8, 19:11, 40:16, 45:17 Solutions [1] - 5:16 someone [2] - 42:3, 52:25 sometimes [1] - 60:1 sophisticated [1] - 38:20 sorry [5] - 6:8, 6:17, 9:16, 12:16, 33:18 sort [4] - 32:23, 43:15, 52:12, 55:17 sought [1] - 15:7 south [2] - 17:6, 38:24 Southbank [1] - 49:3 southeast [3] - 20:13, 26:2, 28:15 Southeastern [1] - 5:15 southern [5] - 23:21, 25:25, 29:3, 34:25, 45:22 southwest [1] - 39:21 space [27] - 15:18, 20:11, 21:1, 21:3, 21:5, 22:3, 25:22, 26:1, 26:7, 26:25, 27:5, 27:23, 28:1, 29:13, 29:14, 33:5, 42:2, 43:6, 47:6, 52:25, 55:3, 56:7, 56:14, 56:15, 57:14, 57:17, 58:2 spaces [8] - 13:21, 22:1, 25:1, 45:9, 45:14, 45:25, 46:7, 46:11 speaker [1] - 5:10 speaking [1] - 57:25 special [6] - 3:3, 3:11, 3:13, 4:8, 4:24, 53:24 specific [1] - 60:8 specifically [2] - 23:3, 44:13 spent [1] - 28:25 spot [2] - 8:9, 41:1 spread [2] - 8:7, 9:7 spreading [1] - 40:14 square [13] - 3:14, 3:18, 3:19, 4:3, 4:6, 4:10, 4:12, 4:13, 5:2, 7:21, 7:22, 9:9, 39:5 staff [25] - 3:5, 3:10, 4:22, 5:3, 5:4, 8:18, 11:16, 11:19, 12:25, 14:16, 15:2, 15:6, 15:7, 15:17, 15:23, 15:24, 26:19, 26:23,</p>	<p>27:10, 34:23, 35:5, 52:3, 60:12, 63:5, 64:23 standpoint [3] - 32:16, 60:21, 61:2 Stanley [2] - 30:8, 30:10 start [4] - 7:7, 31:9, 32:13, 40:23 started [2] - 16:22, 52:11 State [2] - 1:10, 13:16 STATE [1] - 66:3 state [3] - 5:11, 6:4, 33:19 Statutes [1] - 11:24 stay [1] - 64:20 steel [1] - 22:16 stenographic [1] - 66:11 stenographically [1] - 66:9 stepping [1] - 14:23 still [7] - 24:2, 24:8, 25:18, 31:2, 34:14, 35:5, 50:22 stoops [1] - 54:20 stop [1] - 28:11 storefront [1] - 22:11 stories [2] - 3:25, 4:4 story [6] - 4:11, 13:7, 13:8, 13:18, 13:20, 18:13 strategic [1] - 42:13 street [20] - 4:2, 4:6, 15:19, 15:20, 20:19, 25:20, 29:14, 29:20, 44:18, 46:6, 50:13, 54:19, 54:20, 55:9, 56:5, 56:18, 57:8, 57:9, 57:22, 58:3 Street [8] - 1:8, 13:6, 15:15, 15:19, 20:18, 42:9, 45:23, 45:24 streets [1] - 44:15 streetscape [2] - 29:6, 56:11 streetscape/hardscape [1] - 29:18 stretched [1] - 8:24 stripe [1] - 39:18 structure [6] - 18:21, 28:21, 35:14, 36:20, 38:21, 58:9 structured [2] - 45:17, 53:11 structures [1] - 27:24 struggle [1] - 17:12 stucco [1] - 49:14</p>	<p>studio [1] - 13:14 Studio [1] - 16:15 stuff [1] - 61:5 subcommittee [1] - 59:10 subject [1] - 20:10 subjective [1] - 40:22 submittal [3] - 14:13, 15:5, 15:9 substantial [1] - 55:9 substantive [1] - 60:16 success [1] - 31:17 successful [1] - 40:2 sudden [1] - 62:2 suggestion [1] - 40:23 Suite [3] - 16:8, 33:22, 50:1 summarize [1] - 21:10 summary [2] - 21:9, 56:24 sums [1] - 23:8 supplies [1] - 5:24 support [2] - 9:23, 10:3 supports [1] - 15:2 surface [5] - 15:12, 17:22, 18:20, 18:23, 56:2 surrounding [3] - 4:17, 24:14, 26:9 SUSAN [1] - 1:20 Synder [1] - 49:24 system [1] - 50:6 systems [1] - 49:20</p>	<p>2:17, 2:20, 2:24, 3:1, 5:6, 6:3, 6:7, 6:10, 6:14, 6:22, 7:3, 7:7, 7:13, 7:18, 8:14, 9:14, 9:20, 9:25, 10:4, 10:7, 10:11, 10:17, 10:20, 10:24, 11:6, 11:9, 11:13, 12:12, 13:1, 16:1, 30:3, 32:8, 32:11, 33:18, 33:24, 34:12, 34:17, 35:8, 37:18, 38:2, 41:10, 44:2, 44:6, 47:20, 48:16, 48:21, 50:15, 50:18, 51:3, 51:7, 51:11, 51:17, 51:19, 56:23, 58:22, 59:3, 60:14, 62:6, 62:15, 62:18, 62:23, 63:1, 63:3, 63:13, 63:17, 64:10, 64:17, 64:22, 65:1 thinking [2] - 23:24, 60:19 thoroughly [1] - 59:4 thoughtfulness [1] - 41:16 three [2] - 54:2, 59:5 Thursday [2] - 1:6, 2:6 TIAA [1] - 4:20 tight [2] - 26:9, 42:22 timeless [1] - 40:19 today [6] - 2:8, 16:13, 18:16, 38:14, 51:25, 57:1 together [2] - 30:18, 43:18 ton [1] - 28:25 toned [1] - 25:11 tones [1] - 39:2 took [1] - 30:15 tools [1] - 40:3 top [4] - 19:20, 22:18, 31:22, 50:9 topic [1] - 59:7 total [4] - 4:1, 4:5, 55:7, 57:9 totaling [1] - 5:1 totally [1] - 43:22 towards [1] - 14:24 traffic [1] - 48:10 Trail [10] - 17:4, 23:19, 28:24, 29:2, 29:9, 29:11, 34:9, 43:23, 46:5, 57:24 tranquility [2] - 42:23, 43:16 transcript [1] - 66:10 transforming [1] - 17:15</p>	<p>transition [2] - 20:23, 34:25 transitioned [1] - 26:3 transitions [1] - 28:15 transparency [3] - 55:19, 55:20, 55:22 transparent [1] - 23:20 treatments [1] - 56:7 tree [3] - 29:5, 35:3, 35:4 trendy [1] - 38:13 TREVOR [1] - 1:13 tried [2] - 17:13, 64:19 trimmer [4] - 16:3, 30:3, 48:13, 57:25 Trimmer [3] - 16:5, 16:7, 44:24 TRIMMER [8] - 16:6, 16:11, 18:9, 19:17, 44:25, 45:3, 47:4, 47:15 Tropia [3] - 1:9, 66:7, 66:18 true [1] - 66:10 truly [1] - 17:15 try [4] - 20:25, 21:6, 47:14, 59:7 trying [9] - 23:24, 25:16, 33:4, 35:24, 38:17, 41:20, 49:6, 58:21, 60:8 turn [3] - 23:4, 23:10, 23:22 two [9] - 3:13, 3:16, 3:18, 4:25, 27:23, 28:3, 33:12, 39:5, 39:11 Tyler [1] - 5:14 type [2] - 21:6, 61:14</p>
T				
<p>20:24, 47:10 solution [4] - 19:8, 19:11, 40:16, 45:17 Solutions [1] - 5:16 someone [2] - 42:3, 52:25 sometimes [1] - 60:1 sophisticated [1] - 38:20 sorry [5] - 6:8, 6:17, 9:16, 12:16, 33:18 sort [4] - 32:23, 43:15, 52:12, 55:17 sought [1] - 15:7 south [2] - 17:6, 38:24 Southbank [1] - 49:3 southeast [3] - 20:13, 26:2, 28:15 Southeastern [1] - 5:15 southern [5] - 23:21, 25:25, 29:3, 34:25, 45:22 southwest [1] - 39:21 space [27] - 15:18, 20:11, 21:1, 21:3, 21:5, 22:3, 25:22, 26:1, 26:7, 26:25, 27:5, 27:23, 28:1, 29:13, 29:14, 33:5, 42:2, 43:6, 47:6, 52:25, 55:3, 56:7, 56:14, 56:15, 57:14, 57:17, 58:2 spaces [8] - 13:21, 22:1, 25:1, 45:9, 45:14, 45:25, 46:7, 46:11 speaker [1] - 5:10 speaking [1] - 57:25 special [6] - 3:3, 3:11, 3:13, 4:8, 4:24, 53:24 specific [1] - 60:8 specifically [2] - 23:3, 44:13 spent [1] - 28:25 spot [2] - 8:9, 41:1 spread [2] - 8:7, 9:7 spreading [1] - 40:14 square [13] - 3:14, 3:18, 3:19, 4:3, 4:6, 4:10, 4:12, 4:13, 5:2, 7:21, 7:22, 9:9, 39:5 staff [25] - 3:5, 3:10, 4:22, 5:3, 5:4, 8:18, 11:16, 11:19, 12:25, 14:16, 15:2, 15:6, 15:7, 15:17, 15:23, 15:24, 26:19, 26:23,</p>	<p>27:10, 34:23, 35:5, 52:3, 60:12, 63:5, 64:23 standpoint [3] - 32:16, 60:21, 61:2 Stanley [2] - 30:8, 30:10 start [4] - 7:7, 31:9, 32:13, 40:23 started [2] - 16:22, 52:11 State [2] - 1:10, 13:16 STATE [1] - 66:3 state [3] - 5:11, 6:4, 33:19 Statutes [1] - 11:24 stay [1] - 64:20 steel [1] - 22:16 stenographic [1] - 66:11 stenographically [1] - 66:9 stepping [1] - 14:23 still [7] - 24:2, 24:8, 25:18, 31:2, 34:14, 35:5, 50:22 stoops [1] - 54:20 stop [1] - 28:11 storefront [1] - 22:11 stories [2] - 3:25, 4:4 story [6] - 4:11, 13:7, 13:8, 13:18, 13:20, 18:13 strategic [1] - 42:13 street [20] - 4:2, 4:6, 15:19, 15:20, 20:19, 25:20, 29:14, 29:20, 44:18, 46:6, 50:13, 54:19, 54:20, 55:9, 56:5, 56:18, 57:8, 57:9, 57:22, 58:3 Street [8] - 1:8, 13:6, 15:15, 15:19, 20:18, 42:9, 45:23, 45:24 streets [1] - 44:15 streetscape [2] - 29:6, 56:11 streetscape/hardscape [1] - 29:18 stretched [1] - 8:24 stripe [1] - 39:18 structure [6] - 18:21, 28:21, 35:14, 36:20, 38:21, 58:9 structured [2] - 45:17, 53:11 structures [1] - 27:24 struggle [1] - 17:12 stucco [1] - 49:14</p>	<p>tackled [1] - 58:4 tall [1] - 33:2 taller [1] - 8:24 Tank [1] - 30:11 taper [1] - 36:21 tapered [5] - 25:2, 36:11, 36:12, 36:18 targeting [1] - 46:15 team [6] - 12:15, 21:20, 24:13, 38:9, 45:9, 49:11 teams [1] - 29:23 technique [1] - 15:8 tenants [1] - 17:13 term [1] - 15:11 terms [8] - 18:1, 19:5, 24:15, 28:13, 37:7, 49:1, 61:10, 61:15 tested [1] - 59:21 texture [2] - 40:8, 40:10 THE [71] - 2:3, 2:14,</p>	<p>2:17, 2:20, 2:24, 3:1, 5:6, 6:3, 6:7, 6:10, 6:14, 6:22, 7:3, 7:7, 7:13, 7:18, 8:14, 9:14, 9:20, 9:25, 10:4, 10:7, 10:11, 10:17, 10:20, 10:24, 11:6, 11:9, 11:13, 12:12, 13:1, 16:1, 30:3, 32:8, 32:11, 33:18, 33:24, 34:12, 34:17, 35:8, 37:18, 38:2, 41:10, 44:2, 44:6, 47:20, 48:16, 48:21, 50:15, 50:18, 51:3, 51:7, 51:11, 51:17, 51:19, 56:23, 58:22, 59:3, 60:14, 62:6, 62:15, 62:18, 62:23, 63:1, 63:3, 63:13, 63:17, 64:10, 64:17, 64:22, 65:1 thinking [2] - 23:24, 60:19 thoroughly [1] - 59:4 thoughtfulness [1] - 41:16 three [2] - 54:2, 59:5 Thursday [2] - 1:6, 2:6 TIAA [1] - 4:20 tight [2] - 26:9, 42:22 timeless [1] - 40:19 today [6] - 2:8, 16:13, 18:16, 38:14, 51:25, 57:1 together [2] - 30:18, 43:18 ton [1] - 28:25 toned [1] - 25:11 tones [1] - 39:2 took [1] - 30:15 tools [1] - 40:3 top [4] - 19:20, 22:18, 31:22, 50:9 topic [1] - 59:7 total [4] - 4:1, 4:5, 55:7, 57:9 totaling [1] - 5:1 totally [1] - 43:22 towards [1] - 14:24 traffic [1] - 48:10 Trail [10] - 17:4, 23:19, 28:24, 29:2, 29:9, 29:11, 34:9, 43:23, 46:5, 57:24 tranquility [2] - 42:23, 43:16 transcript [1] - 66:10 transforming [1] - 17:15</p>	<p>transition [2] - 20:23, 34:25 transitioned [1] - 26:3 transitions [1] - 28:15 transparency [3] - 55:19, 55:20, 55:22 transparent [1] - 23:20 treatments [1] - 56:7 tree [3] - 29:5, 35:3, 35:4 trendy [1] - 38:13 TREVOR [1] - 1:13 tried [2] - 17:13, 64:19 trimmer [4] - 16:3, 30:3, 48:13, 57:25 Trimmer [3] - 16:5, 16:7, 44:24 TRIMMER [8] - 16:6, 16:11, 18:9, 19:17, 44:25, 45:3, 47:4, 47:15 Tropia [3] - 1:9, 66:7, 66:18 true [1] - 66:10 truly [1] - 17:15 try [4] - 20:25, 21:6, 47:14, 59:7 trying [9] - 23:24, 25:16, 33:4, 35:24, 38:17, 41:20, 49:6, 58:21, 60:8 turn [3] - 23:4, 23:10, 23:22 two [9] - 3:13, 3:16, 3:18, 4:25, 27:23, 28:3, 33:12, 39:5, 39:11 Tyler [1] - 5:14 type [2] - 21:6, 61:14</p>
U				
<p>20:24, 47:10 solution [4] - 19:8, 19:11, 40:16, 45:17 Solutions [1] - 5:16 someone [2] - 42:3, 52:25 sometimes [1] - 60:1 sophisticated [1] - 38:20 sorry [5] - 6:8, 6:17, 9:16, 12:16, 33:18 sort [4] - 32:23, 43:15, 52:12, 55:17 sought [1] - 15:7 south [2] - 17:6, 38:24 Southbank [1] - 49:3 southeast [3] - 20:13, 26:2, 28:15 Southeastern [1] - 5:15 southern [5] - 23:21, 25:25, 29:3, 34:25, 45:22 southwest [1] - 39:21 space [27] - 15:18, 20:11, 21:1, 21:3, 21:5, 22:3, 25:22, 26:1, 26:7, 26:25, 27:5, 27:23, 28:1, 29:13, 29:14, 33:5, 42:2, 43:6, 47:6, 52:25, 55:3, 56:7, 56:14, 56:15, 57:14, 57:17, 58:2 spaces [8] - 13:21, 22:1, 25:1, 45:9, 45:14, 45:25, 46:7, 46:11 speaker [1] - 5:10 speaking [1] - 57:25 special [6] - 3:3, 3:11, 3:13, 4:8, 4:24, 53:24 specific [1] - 60:8 specifically [2] - 23:3, 44:13 spent [1] - 28:25 spot [2] - 8:9, 41:1 spread [2] - 8:7, 9:7 spreading [1] - 40:14 square [13] - 3:14, 3:18, 3:19, 4:3, 4:6, 4:10, 4:12, 4:13, 5:2, 7:21, 7:22, 9:9, 39:5 staff [25] - 3:5, 3:10, 4:22, 5:3, 5:4, 8:18, 11:16, 11:19, 12:25, 14:16, 15:2, 15:6, 15:7, 15:17, 15:23, 15:24, 26:19, 26:23,</p>	<p>27:10, 34:23, 35:5, 52:3, 60:12, 63:5, 64:23 standpoint [3] - 32:16, 60:21, 61:2 Stanley [2] - 30:8, 30:10 start [4] - 7:7, 31:9, 32:13, 40:23 started [2] - 16:22, 52:11 State [2] - 1:10, 13:16 STATE [1] - 66:3 state [3] - 5:11, 6:4, 33:19 Statutes [1] - 11:24 stay [1] - 64:20 steel [1] - 22:16 stenographic [1] - 66:11 stenographically [1] - 66:9 stepping [1] - 14:23 still [7] - 24:2, 24:8, 25:18, 31:2, 34:14, 35:5, 50:22 stoops [1] - 54:20 stop [1] - 28:11 storefront [1] - 22:11 stories [2] - 3:25, 4:4 story [6] - 4:11, 13:7, 13:8, 13:18, 13:20, 18:13 strategic [1] - 42:13 street [20] - 4:2, 4:6, 15:19, 15:20, 20:19, 25:20, 29:14, 29:20, 44:18, 46:6, 50:13, 54:19, 54:20, 55:9, 56:5, 56:18, 57:8, 57:9, 57:22, 58:3 Street [8] - 1:8, 13:6, 15:15, 15:19, 20:18, 42:9, 45:23, 45:24 streets [1] - 44:15 streetscape [2] - 29:6, 56:11 streetscape/hardscape [1] - 29:18 stretched [1] - 8:24 stripe [1] - 39:18 structure [6] - 18:21, 28:21, 35:14, 36:20, 38:21, 58:9 structured [2] - 45:17, 53:11 structures [1] - 27:24 struggle [1] - 17:12 stucco [1] - 49:14</p>	<p>tackled [1] - 58:4 tall [1] - 33:2 taller [1] - 8:24 Tank [1] - 30:11 taper [1] - 36:21 tapered [5] - 25:2, 36:11, 36:12, 36:18 targeting [1] - 46:15 team [6] - 12:15, 21:20, 24:13, 38:9, 45:9, 49:11 teams [1] - 29:23 technique [1] - 15:8 tenants [1] - 17:13 term [1] - 15:11 terms [8] - 18:1, 19:5, 24:15, 28:13, 37:7, 49:1, 61:10, 61:15 tested [1] - 59:21 texture [2] - 40:8, 40:10 THE [71] - 2:3, 2:14,</p>	<p>2:17, 2:20, 2:24, 3:1, 5:6, 6:3, 6:7, 6:10, 6:14, 6:22, 7:3, 7:7, 7:13, 7:18, 8:14, 9:14, 9:20, 9:25, 10:4, 10:7, 10:11, 10:17, 10:20, 10:24, 11:6, 11:9, 11:13, 12:12, 13:1, 16:1, 30:3, 32:8, 32:11, 33:18, 33:24, 34:12, 34:17, 35:8, 37:18, 38:2, 41:10, 44:2, 44:6, 47:20, 48:16, 48:21, 50:15, 50:18, 51:3, 51:7, 51:11, 51:17, 51:19, 56:23, 58:22, 59:3, 60:14, 62:6, 62:15, 62:18, 62:23, 63:1, 63:3, 63:13, 63:17, 64:10, 64:17, 64:22, 65:1 thinking [2] - 23:24, 60:19 thoroughly [1] - 59:4 thoughtfulness [1] - 41:16 three [2] - 54:2, 59:5 Thursday [2] - 1:6, 2:6 TIAA [1] - 4:20 tight [2] - 26:9, 42:22 timeless [1] - 40:19 today [6] - 2:8, 16:13, 18:16, 38:14, 51:25, 57:1 together [2] - 30:18, 43:18 ton [1] - 28:25 toned [1] - 25:1</p>	

<p>44:7, 48:1, 48:11, 50:10, 50:11, 54:9, 59:12, 61:22 update [1] - 6:1 updated [1] - 15:22 updates [3] - 52:9, 52:17, 52:20 updating [1] - 29:5 uplighting [1] - 23:1 Uptown [1] - 15:16 urban [4] - 42:25, 57:14, 57:17, 58:2 Urban [1] - 46:3 uses [2] - 23:20, 54:22 utilizes [1] - 38:13 utilizing [1] - 57:11</p>	<p>ways [2] - 38:20, 59:20 wells [1] - 29:5 Werner [5] - 16:17, 33:9, 33:10, 36:7, 36:9 WERNER [6] - 33:10, 33:21, 36:8, 36:15, 37:1, 37:16 west [1] - 50:21 West [1] - 1:8 western [1] - 35:18 whichever [2] - 4:3, 4:7 white [1] - 40:9 whole [2] - 31:12, 56:5 wholesale [1] - 52:15 width [1] - 57:16 WILLIAM [1] - 1:15 window [4] - 25:2, 25:15, 26:14, 39:17 windows [8] - 14:6, 22:15, 26:8, 36:5, 36:10, 36:13, 43:3, 43:4 Wiss [1] - 17:8 withstanding [1] - 57:23 wonderful [5] - 32:15, 34:8, 41:2, 50:15, 64:6 wondering [1] - 61:1 works [1] - 23:14 world's [1] - 60:1 wrap [2] - 23:21, 36:13 wrapped [1] - 26:1 wrapping [1] - 25:3 wraps [1] - 36:5</p>	<p>42:7 zoned [1] - 3:20 zones [1] - 29:20 Zoom [2] - 1:13, 30:8 ZOOM [1] - 30:9</p>
V		
<p>vacant [1] - 58:5 variance [1] - 41:14 varied [2] - 14:1, 32:19 ventilation [1] - 33:14 Ventures [1] - 6:8 vertical [4] - 24:16, 25:1, 25:15, 26:23 vertically [1] - 17:20 via [1] - 1:13 viable [1] - 44:18 view [1] - 26:10 Virginia [1] - 63:22 visibility [1] - 8:2 visible [1] - 35:20 vision [1] - 17:16 visual [3] - 14:19, 14:22, 39:9 visualized [1] - 33:1 visually [2] - 24:25, 50:12 vote [8] - 10:25, 37:24, 47:17, 51:12, 52:7, 57:5, 62:9, 64:15 voting [6] - 11:20, 12:15, 34:13, 37:23, 51:16, 51:19 Voting [1] - 11:25</p>		
	X	
	<p>Xzavier [6] - 16:9, 18:7, 19:15, 28:19, 44:25, 54:12 XZAVIER [1] - 1:20</p>	
	Y	
	<p>y'all [1] - 31:1 yard [1] - 49:21 years [3] - 5:19, 31:21, 64:13 yesterday [3] - 30:15, 52:18, 52:19 younger [1] - 48:3</p>	
W		
<p>waiting [1] - 37:14 walk [1] - 45:13 wall [8] - 3:14, 3:17, 3:24, 4:18, 4:25, 14:24, 47:10, 50:21 walls [9] - 3:15, 5:1, 14:16, 14:18, 14:21, 14:22, 15:8, 36:18, 40:4 water [2] - 50:4, 52:23 waterfront [1] - 53:1</p>		
	Z	
	<p>ZEITS [1] - 42:7 Zeits [3] - 16:13, 42:6,</p>	