

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, August 10, 2023,
commencing at 2:19 p.m., at City Hall, 117 West Duval
Street, Lynwood Roberts Room, Jacksonville, Florida,
before Diane M. Tropa, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

MATT BROCKELMAN, Chairman.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
TREVOR LEE, Board Member.
CHRISTIAN HARDEN, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
SUSAN KELLY, DIA, Redevelopment Coordinator.
SUSAN GRANDIN, Office of General Counsel.
JOVIAL HARPER, Administrative Assistant.

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1 THE CHAIRMAN: All right. Thank you so
2 much.
3 Just a couple of quick notes on the
4 agenda. As many of you know or have heard, the
5 Daily's Mixed Use Project was deferred from
6 last meeting and still is deferred. We will be
7 having a special DDRB meeting on the 24th of
8 this month, two weeks from today, at 2:00 p.m.,
9 to take up that item, and I believe that notice
10 will be forthcoming shortly.

11 Also, we are going to move Item D, the 245
12 Riverside Avenue conventional rezoning, ahead
13 of the JTA Operations and Maintenance Facility
14 conceptual review, but first, let's get on to
15 the July 27th DDRB regular meeting minutes.

16 Board members, I hope you have had a
17 chance to review the minutes. If there are any
18 changes you'd like to note, let's hear that
19 now. Otherwise, I'll entertain a motion.

20 BOARD MEMBER HARDEN: Motion to approve.

21 THE CHAIRMAN: There's been a motion to
22 approve.

23 BOARD MEMBER LEE: Second.

24 THE CHAIRMAN: And a second.

25 All those in favor, please say aye.

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1 PROCEEDINGS
August 10, 2023 2:19 p.m.

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3 THE CHAIRMAN: Thank you, everybody, for
4 your patience.

5 Let's call the August 10, 2023, Downtown
6 Development Review Board meeting to order at
7 2:19 p.m.

8 And before we get into the action items,
9 let's just quickly go around with board and
10 staff introductions.

11 And, Mr. Lee, let's start with you.

12 BOARD MEMBER LEE: Trevor Lee, board
13 member.

14 BOARD MEMBER HARDEN: Christian Harden,
15 board member.

16 THE CHAIRMAN: Matt Brockelman, board
17 chair.

18 BOARD MEMBER OTT: Linzee Ott, board vice
19 chair.

20 BOARD MEMBER MONAHAN: Gary Monahan, board
21 secretary.

22 MS. KELLY: Susan Kelly, DIA.

23 MR. PAROLA: Guy Parola, DIA.

24 MS. GRANDIN: Susan Grandin, Office of
25 General Counsel.

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1 BOARD MEMBERS: Aye.

2 THE CHAIRMAN: Any opposed?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: By your action, show the
5 minutes adopted.

6 All right. Let's move right along to
7 Ordinance 2023-0431, the 245 Riverside Avenue
8 Conventional Rezoning, and I'll open the public
9 hearing.

10 And, Ms. Kelly, if we could please have a
11 staff report.

12 MS. KELLY: Yes. Ordinance 2023-0431
13 seeks to rezone the property at 245 Riverside
14 Avenue from PUD, Planned Unit Development, to
15 Commercial Central Business District, CCBD.

16 The subject site consists of an office
17 building, parking, and space along the
18 Northbank Riverwalk. It is located on the
19 south side of Riverside Avenue, along the
20 riverfront, and is in between the YMCA and the
21 FIS building.

22 The property was -- so, first of all, this
23 is a rezoning, so -- just so the public knows,
24 in these cases, DDRB serves as the Local
25 Planning Agency, which would be the Planning

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1 Commission otherwise. So after this, it goes
2 on to the Land Use and Zoning Committee and so
3 on. This is not design review.

4 The property was zoned PUD in 1999 in an
5 effort for the property to come in better
6 alignment with what was, at that time, the
7 downtown DRI. And since that time,
8 conventional zoning districts within the
9 downtown have been consolidated into the CCBD.
10 PUDs were excluded from that.

11 So the applicant, they plan to make some
12 improvements to the site, and the rezoning to
13 CCBD will provide the property owner with a
14 more streamlined path towards these
15 improvements.

16 Please note, any improvements or
17 redevelopments will require design review and
18 would come before the board at a subsequent
19 meeting, but if the change is approved -- the
20 zoning change is approved, they would not need
21 a new rezoning every time they make a change to
22 the site.

23 Staff is recommending approval of
24 Ordinance 2023-0431.

25 THE CHAIRMAN: Thank you, Ms. Kelly.
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6

1 Any questions from the board members for
2 staff?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Seeing none,
5 can we hear from the applicant?

6 (Mr. Atwill approaches the podium.)

7 THE CHAIRMAN: And just as a reminder to
8 please state your name and address for the
9 record.

10 MR. ATWILL: Yes, sir. Thank you.

11 Good afternoon.

12 Fred Atwill, Jr., 9001 Forest Acres Lane,
13 Jacksonville, 32234.

14 I'm here representing Hakimian, Inc., the
15 owners of the building at 245 Riverside Avenue,
16 the former St. Joe's building.

17 I do have some handouts here if you want
18 to take a look at the floor -- not the floor
19 plan, but the site plan. They're one-pagers,
20 so you can flip them over.

21 There you go. If you can hand those down
22 the line. And whoever else wants to take a
23 look, you're welcome to it.

24 MS. KELLY: If I may, for just a minute,
25 just so you know, the site plan is not as part

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1 of the rezoning, if that makes sense.

2 THE CHAIRMAN: Okay.

3 MR. ATWILL: Right. Conventional
4 rezonings don't require a site plan, but I
5 thought I would bring it along so that you get
6 an idea of what we're thinking.

7 As you can see, along Riverside Avenue,
8 we're proposing a two-story addition to the
9 existing building. That's intended to be
10 retail in order to service the now-increasing
11 walkability of the downtown area, particularly
12 in that sector. And they probably are going to
13 wind up being a mixture of retail, service, and
14 perhaps small business office. We don't know
15 at this time. We're just putting that out
16 there for your information, and that's our --
17 that's our site plan.

18 Now, if you look along the -- if you look
19 along the river -- river side, not Riverside
20 Avenue, but along the St. Johns River side, you
21 can see that off of the -- we're facing the
22 Riverwalk. That wasn't there in 1999, but it
23 is there now. And as Ms. Kelly referred to it,
24 ten years after the 2019 PUD rezoning -- or
25 1999 rezoning, in 2019, the uses became

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1 widespread more so over what the PUD had
2 originally proposed, which was office,
3 basically.

4 So the intent here is to bring the --
5 bring the property into conformity with the
6 surrounding -- with the surrounding uses and
7 the surrounding zoning.

8 Now, along the St. Johns River, you can
9 see that there's an addition, a restaurant
10 addition that's proposed, so we're thinking
11 restaurant there. In order to -- in order to
12 take an offer, perhaps special events out
13 there. In addition to the eating experience or
14 dining experience, we're thinking rooftop
15 restaurant in addition to the basic restaurant
16 at ground level, and there's a -- I don't know
17 if you've been by there, but there's a -- what
18 we call a rocket ship that's sitting in the
19 middle of the -- in the middle of that area.
20 We're going to remove that and open that area
21 up.

22 We're not going to mess with the existing
23 holding -- or stormwater runoff that's adjacent
24 to that area, but we will open it up so that
25 folks using the primary -- using the Riverwalk

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1 will have an opportunity to take advantage of
 2 those events and also perhaps stop in and have
 3 a bite to eat.
 4 A little housekeeping here that I wanted
 5 to bring up. The original bill -- and I
 6 checked it today -- still refers on Page 1 to
 7 the fact that -- Line 29 through 31, that -- it
 8 says, Whereas the Planning Commission acting as
 9 a Local Planning Agency will -- has reviewed
 10 the application and made an advisory
 11 recommendation to the Council.
 12 Now, actually, that should read you all,
 13 DDRB. So if we could get that made -- that
 14 correction made. It's a typo, and I just want
 15 to bring it up to make sure that we're straight
 16 on that.
 17 With me today is Ramon Day from Hakimian,
 18 and Ramon is here to provide additional
 19 information for you all.
 20 Thank you very much. And I'm here for
 21 questions.
 22 THE CHAIRMAN: Thank you, Mr. Atwill.
 23 Mr. Day, if you would like to come up.
 24 (Mr. Day approaches the podium.)
 25 THE CHAIRMAN: And just as a reminder to
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1 please state your name and address for the
 2 record.
 3 MR. DAY: I'm Ramon Day. I'm vice
 4 president of acquisitions for Hakimian
 5 Holdings. My address is 154 Forestview Lane,
 6 Ponte Vedra, Duval County, Florida 32081.
 7 Just for your information, I spoke to -- I
 8 forget the individual's name in OGC yesterday,
 9 but the bill refers to 245 Riverside Drive in
 10 both the first section and then on Line 19.
 11 They are going to correct that before it goes
 12 to the next stage in the process. And as
 13 Mr. Atwill mentioned, there's the reference to
 14 the Planning Commission, and they were aware of
 15 that and that will be modified. So there will
 16 be some amendments coming to the bill at the
 17 next point of hearing.
 18 This rezoning is like a no-brainer. It
 19 just means we're going to be part of the
 20 neighborhood. And with all of the improvements
 21 and the dynamic change occurring in the whole
 22 Brooklyn area, this will enable us to respond
 23 to the market.
 24 We have some ideas and a concept in terms
 25 of what we would like to do in the riverfront.

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1 Mr. Monahan and I have discussed, you know, the
 2 whole initiative by the Jessie Ball duPont Fund
 3 for reactivating -- or activating the river.
 4 When we remove that rocket ship, there will be
 5 remaining sort of a little platform -- would be
 6 perfect for some musical combos to perform, and
 7 the grassy area on the south side of the
 8 sidewalk is a natural area for some seating, so
 9 it would be like a miniature amphitheater. So
 10 this would become one of those hubs that had
 11 been identified in the studies.
 12 I think Mr. Vandever (phonetic) is the
 13 gentleman I -- he and I had visited the
 14 property, discussed it, and recently -- there
 15 was the event about a month or so back, and
 16 there was a station in front of our building
 17 along Riverside -- along the riverside.
 18 We're the only property -- well, maybe
 19 Haskell as well. But we're one of the few
 20 properties that has a dock with -- the dock
 21 belongs to the building. So imagine if we can
 22 have these two riverfront restaurants
 23 overlooking the St. Johns, and with rooftop
 24 dining, not only can you walk there, but by
 25 having the parking deck out front, you can park
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1 there and visit the restaurants. And you can
 2 boat there.
 3 So we have three different modes of
 4 transportation where people can access the
 5 property, and we just think it would be a
 6 game-changer for the neighborhood.
 7 So appreciate your consideration. I'd be
 8 happy to answer any questions, and Mr. Atwill
 9 as well.
 10 THE CHAIRMAN: Thank you, Mr. Day.
 11 Ms. Grandin, just to clarify, there's
 12 nothing we need to do on those references. I
 13 assume at LUZ there will be a scrivener's or
 14 something as far as the references to Riverside
 15 Drive and the Planning Commission versus DDRB.
 16 MS. GRANDIN: No. The LUZ will fix it, so
 17 it will be an amendment at LUZ.
 18 Although, Mr. Chair, I'm sorry, I should
 19 have asked you to ask everybody if they had any
 20 ex parte communications. So after Mr. Day is
 21 finished, if you could go through that, that
 22 would be great.
 23 Thank you.
 24 THE CHAIRMAN: Thank you.
 25 Board members, first of all, any questions

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1 for the applicant? And then if you have any
 2 ex parte communications, please disclose that
 3 at this point as well.
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. Mr. Atwill, Mr. Day,
 6 thank you both.
 7 All right. Board members, let's move on
 8 to board discussion unless there are any public
 9 comments.
 10 MS. HARPER: (Off mic.)
 11 We have a few public comments.
 12 THE CHAIRMAN: Okay.
 13 MS. HARPER: Just in order of receipt,
 14 Eric Luttmann.
 15 THE CHAIRMAN: Your mic isn't on.
 16 MS. HARPER: I'm pressing the button now.
 17 I apologize.
 18 We have a couple of public comments. I'm
 19 assuming they're going to speak to the subject.
 20 So that was Mr. Day, Ramon Day that just
 21 spoke?
 22 MR. DAY: Yes, ma'am.
 23 MS. HARPER: And Fred Atwill?
 24 MR. ATWILL: Yes.
 25 MS. HARPER: And you spoke as well.
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1 obviously a huge effort that I'm certainly a
 2 part of at the duPont Fund, and citywide,
 3 something we're looking to do. This is a great
 4 example of how private property owners can
 5 partner to make that happen.
 6 Thank you.
 7 MR. DAY: Just for the record, just to
 8 clarify, our discussion was months ago, before
 9 this zoning request occurred, so -- just so
 10 everybody is clear on the record.
 11 Thank you.
 12 THE CHAIRMAN: Thank you, Mr. Day.
 13 All right. And I agree with board member
 14 comments. And I also want to just note for the
 15 record that as part of this process, an
 16 applicant for a proposed rezoning does bear the
 17 burden of proving by substantial, competent
 18 evidence that the proposed rezoning is
 19 consistent with the City's Comprehensive Plan
 20 for future development of the subject parcel.
 21 That's included in the staff report. I
 22 certainly think that the staff analysis, as
 23 well as the presentation we've heard today,
 24 meets that burden, at least for me.
 25 And so with that, unless board members
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1 Those were the only two for this subject.
 2 THE CHAIRMAN: Okay. Thank you.
 3 We will close the public hearing, then,
 4 and move on to board discussion.
 5 Mr. Lee, let's start with you.
 6 BOARD MEMBER LEE: I think this is a
 7 positive change. No further comments.
 8 Thank you.
 9 THE CHAIRMAN: Mr. Harden.
 10 BOARD MEMBER HARDEN: Yeah, same.
 11 I also just want to clarify that any
 12 design in the footprint under the site plan has
 13 absolutely nothing to do with -- just
 14 completely clarify that we're not approving
 15 anything about boundaries; it's just merely the
 16 zoning?
 17 MS. KELLY: Absolutely. That is correct.
 18 BOARD MEMBER HARDEN: No further comment.
 19 THE CHAIRMAN: Vice Chair Ott.
 20 BOARD MEMBER OTT: No comments.
 21 THE CHAIRMAN: Secretary Monahan.
 22 BOARD MEMBER MONAHAN: Thank you,
 23 Mr. Chair.
 24 To Mr. Day, appreciate your and Hakimian's
 25 efforts to help activate the riverfront. It's
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1 have any additional comments, I'll entertain a
 2 motion.
 3 And, Ms. Grandin, I believe you probably
 4 want a motion to also state for the record that
 5 we, as DDRB, would believe, if we do approve
 6 this, that they have met the burden that the
 7 Ordinance Code requires.
 8 MS. GRANDIN: Yes. Thank you.
 9 THE CHAIRMAN: Okay.
 10 BOARD MEMBER OTT: May I make a motion to
 11 that effect?
 12 THE CHAIRMAN: Yes, ma'am.
 13 BOARD MEMBER OTT: So moved.
 14 THE CHAIRMAN: All right. There's been a
 15 motion by Board Member Ott to approve the
 16 request for rezoning for Ordinance 2023-0431.
 17 And that does take into account, as the board
 18 member mentioned, that she believes that they
 19 have met the burden of proving by substantial,
 20 competent evidence the proposed rezoning is
 21 consistent with the City's Comprehensive Plan.
 22 Is there a second?
 23 BOARD MEMBER LEE: Second.
 24 THE CHAIRMAN: And a second by Board
 25 Member Lee.
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1 All those in favor, please say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Any opposed?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: By your action, show the
 6 ordinance recommended favorably.
 7 Congratulations.
 8 Okay. Board members, let's move back on
 9 the agenda to our final action item for today,
 10 DDRB Application 2023-015, the JTA Operations
 11 and Maintenance Facility conceptual review.
 12 And I'll open the public hearing. And,
 13 Ms. Kelly, if we could please have the staff
 14 report.
 15 MS. KELLY: Yes, sir.
 16 DDRB Application 2023-015 is for
 17 conceptual review of the JTA Operations and
 18 Maintenance, O&M, Facility for the U²C project.
 19 The site is approximately 1.11 acres. It lies
 20 on the entire block between Jefferson Street,
 21 Broad Street, and then Bay and Water. It is in
 22 LaVilla. And just for reference, it is just
 23 south, across Bay Street, from the proposed
 24 Daily's, which is DDRB Application 2023-003.
 25 The site is heavily constrained by
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1 existing transportation infrastructure, both at
 2 grade and overhead. This is where the Skyway
 3 lines come over the site, and the ramp from
 4 Acosta Bridge comes down. So the site does
 5 have limited utility. If you look at an aerial
 6 of it, you will see that there's sort of a
 7 small portion where the building is likely to
 8 be located.
 9 So the site is currently a paved surface
 10 lot, the whole thing. And the proposal would
 11 be for the O&M building, at the corner of
 12 Jefferson and Water Street, and in front of the
 13 building fronting on Jefferson Street would be
 14 an equipment yard, occupies much of the space
 15 between the property line and the building's
 16 facade.
 17 Along Jefferson, we have -- staff has
 18 addressed that through a condition we'll get
 19 to. The proposal includes a surface parking
 20 lot for employees as well as, of course, repair
 21 (inaudible) for the U²C vehicles.
 22 It should be noted that the building is
 23 not intended for, like, public use. The
 24 applicant will speak to that, but it's not like
 25 they are going to go in and hang out there or
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1 anything.
 2 They have identified a future pocket park
 3 on the Bay Street property line. Staff feels
 4 that this would provide an opportunity to
 5 really sort of soften this entry point into
 6 downtown with either some urban open space or
 7 (inaudible) the park.
 8 Given the function and the site
 9 constraints, staff does anticipate that some
 10 deviations are likely going to be needed.
 11 The building itself has a contemporary
 12 finish. The height of the structure is
 13 approximately 40 feet, which is consistent with
 14 the height limitation in LaVilla, 75 feet. The
 15 primary pedestrian door is not easily
 16 identified. Again, this is likely because of
 17 the facility's use. A public entrance onto the
 18 street frontage might prove to be a safety
 19 concern. Staff finds, though, that some
 20 architectural treatments or similar -- could be
 21 used to create a more appealing block front.
 22 So based on the foregoing, staff is
 23 recommending conceptual approval of DDRB
 24 application 2023-015, subject to seven
 25 conditions. In general, the conditions are to
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1 meet with staff to identify deviations,
 2 relocating the equipment yard at the corner of
 3 Jefferson and Water Street so that it's
 4 internal to the site, and in its place,
 5 providing some sort of urban open space.
 6 Go ahead and design and build the area
 7 that's identified as a future pocket park.
 8 This could be urban open space or, like, a
 9 green landscaped area. That approach would
 10 create a more pedestrian-friendly block while
 11 still preserving the building's need for
 12 security.
 13 The applicant shall work with staff to
 14 identify architectural treatments, or similar,
 15 to provide some measure of transparency or the
 16 impression of transparency along Jefferson and
 17 Water Streets. For final submittal, we would
 18 need cross-sections that include the pedestrian
 19 zone as well as a shade study or shade
 20 calculations.
 21 And then lastly, we have a condition that
 22 the applicant shall meet with members of the
 23 LaVilla Heritage Trail Committee and/or the
 24 LaVilla community in general in an effort to
 25 align the design of the site more closely with
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1 the community's goals.
 2 And that concludes the staff report. I'm
 3 happy to take any questions.
 4 THE CHAIRMAN: Thank you, Ms. Kelly.
 5 Any board member questions for staff at
 6 this point?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRMAN: Seeing none, let's go ahead
 9 and hear from the applicant.
 10 (Mr. Campbell approaches the podium.)
 11 MS. KELLY: Quick note, deviations do
 12 require a workshop. I don't know if -- just
 13 for the public's clarification.
 14 MR. CAMPBELL: Thank you, Mr. Chairman and
 15 board members.
 16 It's very exciting to present our
 17 conceptual view of this. It's been -- for us,
 18 it's almost more than a year and a half in the
 19 making, so thank you for your time and look
 20 forward to the discussion.
 21 I'm David Campbell, director of Balfour
 22 Beatty, here in Jacksonville. I lead the V2R
 23 Team on this. And with me today is Angie
 24 Williams, director of the U²C Program for JTA;
 25 and Eric Luttmann, the director of architecture
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1 for WGI.
 2 Real quick, the information that you're
 3 seeing in these slides is a little different
 4 than what you have physically printed out. We
 5 did make some modifications today, Susan,
 6 and -- for this slide deck, so I'd like to
 7 bring your attention to some of the changes and
 8 additional information that is not in front of
 9 you as a hard copy.
 10 For example, what you're seeing right now
 11 is a modified rendering of the current facility
 12 where we've opened up some of the corner, moved
 13 some of the equipment yard, and we've also
 14 shown some of the diligence we've done with the
 15 Heritage -- LaVilla, and the existing facility
 16 that used to be there and why we took steps for
 17 the current architecture right now that Eric
 18 will dive into deep --
 19 On the next slide -- okay. Sorry.
 20 Just again, Susan mentioned the community
 21 pocket park and showing some of the renderings
 22 that were early on when we were meeting with
 23 the Heritage committee that really -- you know,
 24 when we met with the community and the
 25 stakeholders, we made several changes to the
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1 design, and adding this community pocket park
 2 was a big one for doing that, how we designed
 3 the building and providing a canvas for that as
 4 well.
 5 We also added a terrace adjacent to that
 6 as far as to liven up the building and
 7 structure throughout the rooftop -- terrace
 8 adjacent to that. We also really just opened
 9 up the landscaping at the corners along
 10 Jefferson as well.
 11 So with that, thank you for your time, and
 12 I'm going to let Eric talk to the seven
 13 conditions and (inaudible).
 14 (Mr. Luttmann approaches the podium.)
 15 MR. LUTTMANN: Thank you.
 16 Hi. Thank you for having us. Appreciate
 17 this. Glad to see this is at this stage of,
 18 you know, finally getting some traction and
 19 approvals.
 20 I want to point out that, as Mr. Campbell
 21 did say, we have taken into account the
 22 recommendations of the staff report, and with
 23 no opposition, we agree with them. We want to
 24 just start to talk about what those changes
 25 could be. We've had a week or so to kind of
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1 implement some of these ideas, and we want to
 2 share them with you.
 3 The first being -- and it's kind of hard
 4 to read. But the first one is the -- you know,
 5 meeting the -- the deviation. So, during final
 6 review, you know, we'll get deeper into the
 7 deviations, but we do not have, currently, that
 8 many we would want to talk about. One of them
 9 being specifically the landscaping and the
 10 constraints we have with the overhead
 11 structure, you know, being we're on two main
 12 arterial roads there where the --- we have the
 13 Skyway overhead. The constraint of that limits
 14 us to what we can do from a landscape
 15 perspective.
 16 So one of those places happens to be at
 17 the pocket park that's been designated by JTA
 18 for -- yeah, as an amenity to the city and back
 19 for the LaVilla district. We had a rendering
 20 shown that was actually -- it was actually done
 21 and designed to a point where we could show the
 22 LaVilla district some of the ideas that we had
 23 from the very beginning. So a lot of those
 24 design ideas that took place did take -- did
 25 happen really early on in the design process.
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1 And I want you to know that we have had
 2 several forms of communication going through
 3 charrette processes and doing due diligence
 4 with that group to try to understand what we
 5 want to do at this facility and make it
 6 something that's great, even though it's a
 7 secured facility, open up urban space and
 8 amenities and opportunities for the public to
 9 still, you know, utilize the site and allow the
 10 site constraints to be something special.

11 The second one being that -- I'm sorry;
 12 I'm going to walk out -- the equipment area.
 13 We agree the -- again, the constraints of the
 14 site. We're not able to build underneath the
 15 overhead constraints due to, you know, further
 16 development of those overhead structures and
 17 future projects. So construction being a case,
 18 we -- there's limited things we can put
 19 underneath the Skyway, taking into account that
 20 we will do everything in our power to reduce
 21 and relocate that equipment so that you won't
 22 even know it's there anymore.

23 You know, taking some of the concepts that
 24 are seen throughout some of the proposed
 25 development along the historic district of

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1 LaVilla, the rising wall, some of the large
 2 graphic texts, some of these architectural
 3 components that we feel will bring some of that
 4 history and heritage to the site. Even though
 5 it still is a private, secured site, we can
 6 bring some of these open spaces that will
 7 integrate some of this architecture.

8 And know that these are not refined
 9 renderings, by any means, but over a week, we
 10 feel like they have shown some of the promise
 11 this site really could bring.

12 That, at the top right, you'll see is the
 13 Jefferson/Water Street corner that -- we've
 14 taken the equipment yard, developed a public
 15 space and a place where people -- you know,
 16 people and pedestrians walking along the street
 17 can rest and enjoy some landscape and then, you
 18 know, enjoy the city.

19 So what we don't show there, that that
 20 will become more integrated. This is a lot
 21 more shade. We have a shade study that we'll
 22 be preparing for the final review, and a
 23 pedestrian cross-section, which will be all
 24 part of this next -- this next review session
 25 for the final approval.

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1 The third one being the future pocket
 2 park. And to pick up on the pocket park a
 3 little bit -- I'm not going to get into the
 4 weeds because there are some other slides that
 5 have them behind this, but the pocket park will
 6 be a future project by JTA to address the
 7 design -- the full design and construction of
 8 that pocket park.

9 Number 4 being the architecture
 10 treatments. You know, I think with this being
 11 a secured facility, some of the constraints
 12 we've had, architectural decisions made at the
 13 beginning, we feel that we can enhance that.
 14 So particularly the elevation along Jefferson
 15 Street, we feel like there are opportunities to
 16 use secure barriers that are transparent, bring
 17 some transparency through the storefronts at
 18 grade. Even though we don't have the ability
 19 to move the entrance of the facility, we can
 20 bring some of that transparency down to grade
 21 and actually address the street a little more.

22 MR. CAMPBELL: Go to the next slide to
 23 show the transparency.

24 MR. LUTTMANN: So what you will see here
 25 is -- you know, that's the Jefferson Street

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1 facade, and some of what we've done is add a
 2 lot more glazing, bring it down to the
 3 facade -- to the grade, where it feels like you
 4 will have a little more interaction visually
 5 with the -- internal to the site. You know,
 6 those at the inside of the site are there in a
 7 secure way, but those outside can still feel
 8 the visual connection. So the transparency, I
 9 feel like we're -- in our next round, you're
 10 going to see that it's meeting that
 11 requirement.

12 MR. CAMPBELL: Real quick, that's the
 13 Water Street side.

14 MR. LUTTMANN: Sorry.

15 MR. CAMPBELL: No, you're fine. The main
 16 intent of that was to show the additional --

17 MR. LUTTMANN: Glazing at the Water Street
 18 frontage. Right. You're right. My fault. So
 19 I'll go back.

20 So Number 5 was the cross-section. And
 21 then Number 6, the shade study. Those will be
 22 part of our next submittal.

23 And then, obviously, the LaVilla Heritage,
 24 I want to invite Angie, after a couple of
 25 slides, to talk about this LaVilla Heritage and

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1 all the stakeholder coordination that we have
2 gone through.

3 So let's get into some of the -- what you
4 have seen and we have in front of you. We have
5 some other stuff sprinkled in, but I think it's
6 there for reference. You can see where we want
7 to address the concerns and then submit final
8 approval with those added components.

9 So, you know, we have some design
10 professionals on the board in this room, and
11 you all can understand constraints,
12 opportunities. We, as designers, understand
13 and try to bring the most value we can out of
14 all of that.

15 So with the overhead structure, we've had
16 a very minimal place to put the building and
17 then get all of the -- the circulation for the
18 autonomous vehicles on site. So knowing these
19 autonomous vehicles operate at lower speeds,
20 you have a lot larger turning radii that we
21 need to accommodate for circulation --

22 MS. KELLY: Can you go a little slower?

23 MS. GRANDIN: The court reporter has to
24 take it all down.

25 MR. LUTTMANN: I apologize. I talk

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1 fast -- excuse me -- to a fault.

2 But you can see here those overhead
3 constraints that we do have on site. Some of
4 the surrounding context that we could -- I
5 wanted to share some imagery so you can see
6 what's currently around our site out there.

7 And then with the massing, you can see,
8 again, the constraints that we do have, and
9 then what this massing does prepare. So you'll
10 see there's a mix of some of the older
11 renderings and some of the newer renderings in
12 here.

13 Our survey. Here, we show these
14 opportunity spaces, along with the pocket park
15 at the north, and then with the intersection
16 corner at Water and Jefferson where we're going
17 to open it up further to create more of an
18 urban space for pedestrians and bring down the
19 scale.

20 I think what's important about some of
21 these urban spaces is that you have to bring
22 scale back down so it feels comfortable. And
23 it's built for the pedestrians, so that's what
24 we're going to do with some of the
25 architectural treatments to get that down to

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1 where it's got that transparency and the
2 feeling of a pedestrian urban space.

3 This is a great view of that section where
4 you can start to see how open it does become.
5 And, again, the iterations -- you may start to
6 see through this, but this is really taking
7 into account all of your recommendations.

8 With LaVilla, some of the earlier
9 stakeholder coordination, we have seen a lot of
10 the renderings, a lot of the design tactics
11 that have been used to bring LaVilla out and,
12 you know, really play the heritage up as a
13 great thing for our community. So we're using
14 some of those strategies with, you know,
15 bringing the overhead structure components,
16 bringing some of those overhead components into
17 our site, and we actually do have a lot of them
18 where the pocket park will reside. Some of
19 that will help bring LaVilla physically into
20 our site.

21 (Ms. Williams approaches the podium.)

22 MS. WILLIAMS: So a part of this project
23 is that we want this project integrated into
24 the community, and so that meant getting with
25 Ennis Davis and the LaVilla Heritage Trail and

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1 even presenting to the LaVilla Heritage Trail
2 and the Gateway Committee to get feedback from
3 that group about what they wanted to see.

4 And I think the most profound thing that I
5 learned as an engineer was they just didn't
6 want a building there. What I heard from one
7 member in particular was that they wanted an
8 opportunity for TOD to be presented through the
9 building or to showcase some of the art, some
10 of the music, some of the true history of
11 LaVilla.

12 I sat down with Mr. Davis and had him to
13 give me some of the architecture and tell me
14 about the history of that block, which was a
15 distillery, a brewery, what are some of the
16 architectural elements that we should
17 incorporate into the building.

18 So what we did was we looked at a pocket
19 park area where -- when we talk about the
20 terrace, it could be some place where music or
21 art is displayed, but also have connections
22 there for a food truck, or there's some TOD
23 opportunities in light that it is a private
24 building.

25 And then the information that we got from

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1 the feedback from this committee. Even
2 softening the corner even more to make it more
3 into what the look and the feel of the LaVilla
4 is. And I was pretty impressed when we
5 superimposed the Crane building on our
6 building, you kind of still get that frontage
7 to the street, kind of LaVilla look.

8 So just wanted this committee to know that
9 it's important for us. And then even when I
10 was there, sitting, hearing that they want this
11 area to be like a gateway to LaVilla. So we're
12 thinking that setting aside this as a separate
13 project to come back and really sculpt that out
14 to be fully integrated into the look of LaVilla
15 is the right thing to do.

16 MR. LUTTMANN: So I'll go kind of quickly
17 through some of these where I don't have any
18 commentary.

19 Our landscape plan, clearly, will change
20 when we, you know, start to show some of these
21 urban opportunities. Same with the site plan.
22 But then when you get to the building floor
23 plans, you know, they are laid out so they're
24 incredibly efficient, knowing that we want to
25 build resilient, we want to build adaptable,

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1 look as the gateway to LaVilla. As a secure
2 facility, you'll still be able to access a lot
3 of these public opportunities around it.

4 Other elevations of the building
5 (indicating). The building cross-section. And
6 some of the signage, which we will talk about
7 when we get into, you know, that opportunity
8 for public art along the terrace wall that does
9 face the pocket park.

10 You know, the pocket park, that rendering
11 that was on when Ms. Angie was talking, that --
12 we do see this building as somewhat of a
13 palette for the LaVilla district to display
14 some of that art, whether it becomes, you know,
15 mixed media or graffiti on the wall or some
16 form of flat art, we can incorporate that
17 certainly into how we create the palette for
18 the design.

19 And then getting to some of the other
20 details, you know -- and I'll quickly go
21 through -- this, actually, is a presentation
22 that we developed for Ms. Angie to present to
23 the LaVilla district. So a lot of these
24 graphics you see were developed by our internal
25 architecture team, taking inspiration from some

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1 sustainable, very efficient, and that played
2 out through the design of the building.
3 Through the floor plan, the operations,
4 everything was taken into account very
5 carefully.

6 Some of these opportunities, you will
7 see -- I apologize, it's very small text. But
8 some of the transparency we're going to get
9 both through clear glazing into the building --
10 that will be impact, so it will be, you know,
11 secured glazing. It won't be bullet-resistant,
12 but it will be impact because we're -- being in
13 Florida.

14 But we'll also have some transparent
15 security barrier, which -- using something
16 that's more architectural, you know, getting
17 away from even a standard architectural fence
18 to getting something that's designed for this
19 facility, designed so it -- it brings some of
20 the heritage of LaVilla, what we're doing at
21 the pocket park.

22 I think it's critical that we don't just
23 limit that intent from the pocket park. We
24 wrap it around the building, try to create the
25 urban space so it does really have that -- this

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1 of the architectural motif and design ideas
2 from the LaVilla district itself. You know,
3 taking -- you know, really looking at the
4 connectivity of the site, you know, not just
5 looking at this from a perspective of
6 connecting LaVilla to the site, but also the
7 fact that this project itself is a very
8 urban-connected --

9 You know, this is going to be one of the
10 first times in history that, you know, we do
11 something autonomous that's creating a separate
12 mobility solution for the city, and I think
13 that -- you know, that urban connectivity is
14 important throughout -- in the LaVilla
15 district, right?

16 Some of these renderings and sketches that
17 we've been shown, I think it's important for
18 you to know as a committee that we did go
19 through this path, and we actually were excited
20 to do this because we find that all
21 architecture should have a nod to what was
22 there prior to that.

23 And, again, that image that was talked
24 about, the Crane building on top of our
25 building, you know, I think the architecture --

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1 but you don't see it, you know, at first. You
 2 can start to see how we started to take some of
 3 the logic of the window openings and the sizes
 4 and some of the rhythm and scale of that
 5 building to what we were doing and then,
 6 finally, getting to the renderings of, you
 7 know, the site. Adding those urban
 8 opportunities will just make it even better.
 9 So, really, thank you for having us, and I
 10 think -- you know, we can scroll back to any of
 11 the images you want to talk about, unless --
 12 Angie, Dave.
 13 MR. CAMPBELL: That concludes us.
 14 THE CHAIRMAN: Okay. Thank you to the
 15 entire team.
 16 Board members, any questions for the
 17 applicant at this time?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: I have a couple.
 20 BOARD MEMBER HARDEN: Are we going to go
 21 around?
 22 THE CHAIRMAN: Yeah, yeah. This is not
 23 comments, but questions, because we need to get
 24 to public comment before we offer comments.
 25 So, Mr. Lee, if you have any questions for
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1 because of funding. So JTA will take that on
 2 as another scope of work project to get done
 3 for the building.
 4 BOARD MEMBER HARDEN: Understood.
 5 Thank you.
 6 THE CHAIRMAN: Vice Chair Ott, any
 7 questions?
 8 BOARD MEMBER OTT: Yes. Thank you,
 9 Mr. Chair.
 10 Could we go back -- I think it may have
 11 been your first or second slide. I'm sorry. I
 12 don't have great eyesight. There was maybe one
 13 more.
 14 MR. LUTTMANN: That's the second slide.
 15 BOARD MEMBER OTT: Keep going. Right
 16 there.
 17 Yes. So the green rectangle that you
 18 pointed out, could you explain what that is
 19 indicating?
 20 MR. LUTTMANN: Well, the green was to --
 21 that green rectangle on Number 2 and 3, those
 22 were identifying the imagery on the same page,
 23 the pocket park and the urban space at the
 24 corner of Water and Jefferson. We really
 25 wanted to show you that's what we were talking
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1 the applicant.
 2 BOARD MEMBER LEE: No.
 3 THE CHAIRMAN: Mr. Harden.
 4 BOARD MEMBER HARDEN: My question is, why
 5 do we have proposed a potential pocket park?
 6 Is that a pocket park or not?
 7 MS. WILLIAMS: That was some feedback that
 8 we got from the LaVilla Heritage Trail group, a
 9 way to kind of incorporate an opportunity for
 10 TOD. What I've learned from the group -- and
 11 it was an eye-opener -- is that they felt we
 12 build monuments, but it's nothing that gives
 13 back to the community. This was a way for us
 14 to perhaps have artists come and, you know,
 15 show art -- and so art or music that goes in,
 16 like, with LaVilla, or even a food truck there
 17 where there's a TOD opportunity. So this was
 18 done purely based on the feedback that we got
 19 from that committee.
 20 BOARD MEMBER HARDEN: I guess my question
 21 is, is it a future -- like, maybe we'll do it,
 22 or is it with certainty? You're going to do
 23 it?
 24 MS. WILLIAMS: What we're going to do is
 25 do it as a separate project outside of this
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1 about on this slide.
 2 BOARD MEMBER OTT: Okay.
 3 MR. LUTTMANN: We're going to make -- you
 4 know, we're going to --
 5 BOARD MEMBER OTT: Sorry. I meant on the
 6 site --
 7 (Simultaneous speaking.)
 8 MR. CAMPBELL: The site plan --
 9 MR. LUTTMANN: Oh, the green on site plan.
 10 That's going to be the relocated equipment
 11 location.
 12 BOARD MEMBER OTT: Okay.
 13 MR. LUTTMANN: We're going to look to
 14 relocate the equipment there, but we're going
 15 to be able to screen it more effectively from
 16 the pocket park because there's more space.
 17 BOARD MEMBER OTT: Got you. Okay.
 18 MR. LUTTMANN: Sorry about that.
 19 BOARD MEMBER OTT: That's okay.
 20 And then I guess my question also about --
 21 we're using terms like "park" and "terrace,"
 22 and so could you kind of explain the vision?
 23 Is there a difference between the pocket park
 24 and the terrace concept? How do those
 25 projects -- are those separate projects? How
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1 are they related?
 2 MR. LUTTMANN: So the terrace is the
 3 second floor of the building. It's not a part
 4 of the building that's facing the pocket park.
 5 It's a second-floor elevated terrace.
 6 BOARD MEMBER OTT: Okay. So it's not a
 7 pedestrian --
 8 MR. LUTTMANN: It is not at the pedestrian
 9 level.
 10 BOARD MEMBER OTT: Okay. Thank you.
 11 MR. LUTTMANN: But the pocket park
 12 certainly is. It's adjacent to, and it'll be
 13 activated, you know, with that wall.
 14 BOARD MEMBER OTT: Okay. Great.
 15 Thank you.
 16 THE CHAIRMAN: Secretary Monahan.
 17 BOARD MEMBER MONAHAN: Thank you,
 18 Mr. Chair.
 19 Through the Chair, two questions. One,
 20 why was this site selected for this use? And
 21 were other sites contemplated for it?
 22 MS. WILLIAMS: Actually, we did a white
 23 paper on looking at what would be the ideal
 24 place for this. And because we are operating
 25 autonomous vehicles, the O&M center for
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1 and it makes sense. If you look at the Skyway
 2 coming over this, it would be intuitive to use
 3 the stub-out there from the Skyway as the
 4 extension to get up and down on the Skyway.
 5 BOARD MEMBER MONAHAN: Thank you, ma'am.
 6 THE CHAIRMAN: I just want to follow up
 7 quickly on one of Board Member Harden's
 8 questions about the pocket park and the future
 9 nature of it.
 10 When we're talking about doing a separate
 11 scope because of probably a different source
 12 and maybe timing of funds, what does that look
 13 like? Are we talking months of difference in
 14 terms of timing? Are we talking a different
 15 fiscal year?
 16 I think, probably, the expectation from me
 17 and perhaps other board members and the public
 18 would be that we put a mark on that so it's not
 19 just a future note that stays undeveloped for
 20 years and there's no expectation of when it
 21 gets completed.
 22 MS. WILLIAMS: I cannot give you a
 23 definite timeline because that is something
 24 that needs to be discussed with our board of
 25 directors, but it has been discussed with our
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1 operations needs to be in close proximity to
 2 our route. If we were to have an autonomous
 3 vehicle go down our battery, the O&M center has
 4 to be right there on the route where, one, we
 5 can surveil the site and immediately respond.
 6 BOARD MEMBER MONAHAN: So my second
 7 question, were there other sites considered, or
 8 was this the only one along the route that was
 9 considered?
 10 MS. WILLIAMS: We looked at several
 11 different properties, I want to say a total of
 12 eight, up to and including parking garages,
 13 other sites along Bay Street, to make sure that
 14 this was even down -- further down the
 15 corridor. This was the closest place to the --
 16 to the -- the only thing that would be
 17 conducive were parking garages that were
 18 closed. And because of safety, trying to get
 19 vehicles down a garage, the height constraints
 20 of parking garages that -- they were thrown
 21 out.
 22 So to answer your question, yes, we did
 23 look at several other sites. The other thing
 24 was Phase 2 of this project is the Skyway
 25 conversion, which is going down to -- at grade,
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1 CEO, and he fully supports this happening.
 2 THE CHAIRMAN: Okay. Thanks.
 3 BOARD MEMBER OTT: Thanks, Mr. Chair.
 4 Question to staff. I'm trying to figure
 5 out how to word this. If this pocket park is
 6 being, in some ways, regarded as a future,
 7 separate project, as the applicant mentioned,
 8 is -- does it still count towards the urban
 9 open space calculation for this project, or do
 10 we think the other section -- sorry, other
 11 section of urban open space suffices?
 12 MR. PAROLA: So our expectation is that it
 13 sort of just dovetails after the construction.
 14 Well, we understand when they're going to build
 15 something, they are going to need to lay
 16 something down somewhere. Why build a
 17 beautiful park on the front end just so that
 18 you tear it up on the back end?
 19 But, I mean, we're not looking for a long
 20 gap of time there. No offense to their budget
 21 or their schedule. And I would venture to say
 22 this board will probably stick a condition on
 23 there that -- to that effect, it dovetails.
 24 BOARD MEMBER OTT: Sure. Okay. Thanks.
 25 MR. CAMPBELL: With the pocket park, just
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1 to be clear, we are opening it up to the public
 2 and providing landscape improvements to it.
 3 It's not going to be ugly at all. It's going
 4 to be beautiful. It's just we want to make
 5 it -- we want to go through the diligence also
 6 of coordination, so it will be available to the
 7 public as space.

8 THE CHAIRMAN: Any additional questions
 9 from board members at this time?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: All right. Seeing --

12 BOARD MEMBER OTT: Sorry. I have one
 13 more.

14 THE CHAIRMAN: Vice Chair Ott.

15 BOARD MEMBER OTT: I'm so sorry.
 16 These renderings that I'm seeing right now
 17 are different from what I studied and prepared
 18 for. Could you talk me through modifications
 19 to the fencing perimeter that we'll see with
 20 kind of the new design, the new track?

21 MR. LUTTMANN: Sure. So some of the
 22 renderings you see now -- clearly we took into
 23 account that we're going to, you know, actually
 24 design the perimeter a little more than just
 25 picking, like, a fence product from a book,
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1 right? So we have some ideas on how we can
 2 incorporate some, you know, metal screen
 3 panels, something to actually play up the
 4 artistic nature of the LaVilla district.

5 You know, whether we incorporate screen
 6 printed art or something on the panel itself
 7 that allows for the transparency -- but it's
 8 going to be a security barrier, essentially,
 9 that's designed as part of the structure. So
 10 it's going to be integral to the building and
 11 it will -- at areas where it's accessible, at
 12 least by the public and pedestrians walking
 13 along that zone, it will be something that's
 14 actually beautiful architecturally. It's not
 15 going to be one of your typical -- like what
 16 they have at the site now with the black
 17 aluminum fence. It won't -- that's not what
 18 that is. That is a designed custom structure
 19 that will be architectural in nature --

20 BOARD MEMBER OTT: Okay. Thank you.

21 MR. LUTTMANN: -- and move around the site
 22 so it opens up those pocket park and urban
 23 opportunities.

24 BOARD MEMBER OTT: Okay. Great.
 25 So just to clarify so I can kind of
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1 visualize this, so the fence perimeter that's
 2 currently delineated on the outdated site plan
 3 now, so that perimeter will be modified and
 4 drawn in on at least the north and, looks like,
 5 west sides of the property?

6 MR. LUTTMANN: Yeah, certainly.

7 BOARD MEMBER OTT: Okay.

8 MR. CAMPBELL: The perimeter -- there's
 9 one view that shows the perimeter pretty well.

10 MR. LUTTMANN: There we go.

11 MR. CAMPBELL: The areas in red -- or
 12 orange, I should say, are set -- the fence
 13 perimeter would be pulled back to that.

14 MR. LUTTMANN: So those are designating,
 15 like, the urban area -- the open areas. So
 16 fencing would be inside of that and allow that
 17 all to be accessible by the public.

18 BOARD MEMBER OTT: Great. Thank you.

19 THE CHAIRMAN: All right. Seeing no
 20 additional board member questions, let's move
 21 on to public comment.

22 MS. HARPER: There is one public comment,
 23 Ernest Smith.
 24 There was one public comment.
 25 THE CHAIRMAN: I see a couple of comment
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1 cards being filled out, so we'll give that a
 2 moment as well.

3 MS. HARPER: Mr. Smith, can you hear us to
 4 unmute yourself? Can you unmute yourself?

5 THE CHAIRMAN: We can come back to
 6 Mr. Smith if he raises his hand again in case
 7 he stepped away.

8 MS. HARPER: We have one public comment,
 9 Adrian Swanigan.
 10 (Audience member approaches the podium.)

11 AUDIENCE MEMBER: Good afternoon, board.
 12 I just have a couple of --

13 THE CHAIRMAN: If you wouldn't mind
 14 stating your name and address for the record --

15 AUDIENCE MEMBER: It's Adrian, and my
 16 address is -- Adrian Swanigan, and my address
 17 is on file.

18 THE CHAIRMAN: Thank you.

19 MR. SWANIGAN: I just wanted to kind of
 20 chime in with some comments that came from the
 21 JTA side about the Heritage Trail Committee
 22 being engaged, and the pocket park
 23 conversations came from that particular
 24 meeting. Well, really, what I heard on that
 25 particular day -- because I actually sat on the
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1 board -- is we talked nothing about murals and
 2 pocket parks.
 3 We talked about the community having
 4 access to things that would place this site
 5 into service to accommodate future walkability
 6 and retail outlets or some sort of vibrancy
 7 along that corridor, which we just got finished
 8 coming out of a workshop with another
 9 applicant. That site sits in front of his
 10 location, which -- I think we actually, really
 11 need to kind of peel back some of the layers
 12 and kind of go through a process that we kind
 13 of went through with the Daily's piece because
 14 when we spoke with JTA -- and we reached out to
 15 them in December to bring the plan before the
 16 committee, and they said that they were about
 17 38 percent into design, and we never really
 18 spoke about pocket parks or other installations
 19 that really just, you know, create a situation
 20 for what has been transpiring in LaVilla with a
 21 lot of the spaces that are basically just a
 22 house, people who really may not have places to
 23 reside.

24 So a lot of the public parks with no
 25 activation really incubates a problem that, I
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1 think, in the future, we would try to avoid
 2 creating around a block away when we have a
 3 \$4 million park that was just -- we're getting
 4 ready to break ground in two months, that the
 5 community is actually excited about.
 6 So when you start talking about parks, I
 7 think we have enough green space in LaVilla.
 8 At this current time, we need to kind of focus
 9 on getting those two parcels at the gateway
 10 some kind of uniformity and some kind of
 11 overall consensus from the community on a real
 12 plan, so we never --

13 And I sat on that board. We never talked
 14 about pocket parks. We never talked about, you
 15 know, murals and art paintings. We talked
 16 about placing things in LaVilla back into
 17 service and creating opportunities to
 18 commercialize that area where we would have
 19 activation.

20 So I just think we need to give the
 21 Heritage Trail Committee or other community
 22 stakeholders an opportunity to actually chime
 23 in on this and actually really get down to the
 24 bottom of what is actually going to be proposed
 25 on this site because they're saying it's a
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1 two-phase project. And like the board member,
 2 Mr. Harden, asked, like, what was the term
 3 proposed or actual park being placed there?
 4 So I just think we need to bring JTA and
 5 the community back together and go back to the
 6 drawing board.

7 That's my comment.
 8 THE CHAIRMAN: Thank you, sir.
 9 Is there any additional public comment?
 10 MS. HARPER: Our next public comment is
 11 Ennis Davis.

12 (Audience member approaches the podium.)
 13 AUDIENCE MEMBER: Good afternoon.
 14 My name is Ennis Davis, and my address is
 15 on file.

16 Just to kind of reiterate there, we did
 17 meet with the applicant back in December of
 18 2022. They did about a 30-minute presentation
 19 on the U²C and this particular project. Now,
 20 that was nine months ago. We haven't seen any
 21 of this. And now sitting here today, there's a
 22 whole bunch of sketches and stuff that even
 23 like -- even me, being more involved than the
 24 average person, needs time to go through and
 25 see.

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1 This really needs to be, I think,
 2 workshopped because it's been a nine-month
 3 period since we've had those conversations.
 4 There's also been a lot of moving parts since
 5 then that they may not be aware of. I know
 6 we've got the Heritage Trail project underway
 7 now. That needs to be something that needs to
 8 be discussed.

9 We just met with the Daily's team earlier
 10 with the workshop, and changes around what they
 11 are doing needs to be discussed in general.
 12 We've heard today a lot about this particular
 13 site, but as a whole, we need to start zooming
 14 out a bit and seeing how this plays a role with
 15 what's going on across the street, what plays a
 16 role with the development -- or the site
 17 directly across Jefferson Street from this, and
 18 even how the -- the move and the development of
 19 Brooklyn is going to go into this area.

20 So we want to make sure that all these
 21 things are -- these individual projects are
 22 seamlessly linked together to create the urban
 23 atmosphere, mixed-use atmosphere that everyone
 24 claims they want to see in the downtown core.

25 So I would just say I would certainly
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1 recommend that this goes to -- back to a
2 workshop to allow the community to review and
3 even understand what's going on here. This is
4 a lot of moving parts since we were -- the last
5 conversation.

6 Thanks.
7 THE CHAIRMAN: Thank you, Mr. Davis.
8 Any additional public comment?

9 MS. HARPER: There is no further public
10 comment.

11 THE CHAIRMAN: All right. Seeing no
12 further public comment, we'll close the public
13 hearing and move to board comments.

14 Secretary Monahan, let's start with you
15 this time, please.

16 BOARD MEMBER MONAHAN: Thank you,
17 Mr. Chair.

18 Through the Chair, you know, I think
19 pocket parks are great and street-level
20 amenities are always a good idea, but this is
21 supposed to be a conceptual approval meeting
22 and we didn't really see any concepts. You
23 kind of just told us that we're going to put a
24 pocket park, it might have these certain
25 elements, so --

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1 A little disappointed that a concept
2 wasn't further developed for us to judge and --
3 and give feedback on today. I would have liked
4 to have seen an actual park design. And, you
5 know, I think it would have been valuable for
6 our board to -- and the community to see since
7 no one has seen a full park design yet.

8 Thank you.

9 MR. PAROLA: Mr. Chairman, can I --

10 THE CHAIRMAN: Yeah, Mr. Parola.

11 MR. PAROLA: And I'm sorry if I'm speaking
12 out of turn, Mr. Chairman.

13 Just in deference of time and in deference
14 to the applicant and to the board, staff's gut
15 is that they've made some pretty good
16 improvements. We just can't wrap our heads
17 around it. My sense is that there are five
18 people on the board that can wrap their heads
19 around it.

20 So in lieu of -- I feel like we're
21 commenting on a site plan that was put here
22 that maybe nobody is really in love with and
23 it's not fair to what they put forward. Maybe
24 today is not the best time to have an action.
25 I don't want to slow the process down, but a

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1 workshop is required for the deviations anyway.

2 I don't know. I'm not trying to speak out
3 of turn here, but I don't see a point in, one,
4 criticisms following the next when we're -- not
5 really have our heads wrapped around what we're
6 actually looking at because I do think they've
7 made improvements.

8 THE CHAIRMAN: I totally understand that
9 position. And I think there will be an
10 opportunity -- and I -- I'll say this: I think
11 at this point board members should get an
12 opportunity -- if you want to express your
13 opinions or comments at this stage, feel free.
14 We'll go ahead and do board comments.

15 And, Board Members, as you're hearing, you
16 know, your colleagues speak, let's just think
17 what we want to do at the end of this. And as
18 we know from recent history, there are a few
19 options. We can defer it either by chair
20 action or by a vote of this body. And, of
21 course, we could -- we could move the item and
22 take a vote up or down on it.

23 So we can put a pin in that until we have
24 some discussion, but out of fairness, both for
25 the applicant and the board members and the

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1 members of the public who showed up today
2 wanting us to discuss this, at least -- I think
3 at this point we should continue to have
4 some -- some public board discussion.

5 Vice Chair Ott.

6 BOARD MEMBER OTT: Thank you, Mr. Chair.

7 I'm going to start out from a macro
8 perspective. I am disappointed that an
9 industrial maintenance warehouse is going in
10 three blocks from the river and the waterfront
11 and two blocks from Corkscrew Park, which has
12 been one of the most attractive attractions on
13 the Riverwalk. But JTA owns this property, and
14 so that is their right to put this where it
15 makes sense for them.

16 I agree with Mr. Davis, that I think as
17 momentum is building in the LaVilla
18 neighborhood, I would really, really, really
19 like to see some cohesion in the proposals that
20 we're seeing certainly along Broad Street, but
21 stepping back from the waterfront into our
22 Urban Core. I think it's important for a sense
23 of place and for preservation of the identity
24 of LaVilla that we have that vision as we
25 develop into the LaVilla neighborhood.

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1 So other than that, I will say, I feel a
2 little disoriented commenting on some designs
3 that I am seeing for the first time, so I look
4 forward to reviewing these changes in greater
5 detail.

6 I will say that I like the direction of
7 the changes. So I think we're -- we are headed
8 in the right direction. I think conversation
9 with the LaVilla Heritage Gateway Trail
10 Committee [sic] is going to be a requirement
11 for me personally. I would really like to see
12 that happen, and to hear what the LaVilla
13 neighborhood would like out of this project
14 that is -- I mean, JTA is a wonderful city
15 amenity, part of our infrastructure. So being
16 receptive to the community, I -- it goes hand
17 in hand. It's a no-brainer. So I'm
18 appreciative of the direction that that's
19 moving.

20 I'm not going to get into details about
21 the design because I think that's kind of in
22 flux, but thank you for being here and thank
23 you for being receptive to this feedback.

24 THE CHAIRMAN: Mr. Harden.

25 BOARD MEMBER HARDEN: Thank you.

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1 So I agree with everything that Board
2 Member Ott said. I think that it is a little
3 disorienting to try to opine on a lot of these
4 changes because I'm not sure what it is that
5 we've seen already and what we're seeing today.
6 It does take some time.

7 I think that I would be in favor of a
8 deferral. I don't know if we can take a lot of
9 this feedback and some of these changes and
10 make it a workshop combined with a conceptual
11 approval, as I know we've done before, just to
12 keep things moving, but we do have a lot of
13 faith in staff and the feedback that they have
14 given.

15 And I would say that, personally -- you
16 know, I get that it's a maintenance facility.
17 I don't think that we're going to sit here as a
18 board and say, you know, it has to have retail
19 and landscaping, but I do think that if the
20 building was architecturally interesting -- so,
21 you know, instead of focusing on murals and all
22 these things -- I mean, I agree with -- we had
23 an old board member that used to say that
24 murals are lazy architecture. And I think that
25 when you have an existing Skyway stanchion,

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1 yeah, sure, go paint a mural on it. But when
2 you have a new building, let's make it a new
3 building. Let's make it something that's
4 interesting.

5 And so I think that if you did that,
6 combined with -- maybe expand the sidewalk a
7 little bit so that -- you know, our whole idea
8 of transparency is so the pedestrians are
9 engaged with -- with the streetfront, so people
10 feel comfortable and safe walking along the
11 building. And so if we made a wider sidewalk
12 and -- and make it a true pedestrian area --

13 I looked at some of the site plans, and it
14 looks like the sidewalks are at a minimum. So
15 I think that on the next revision, when we come
16 back with a plan, having a plan that shows the
17 sidewalks and the actual widths so that we can
18 understand the pedestrian experience, I think
19 that would make a huge difference, so -- so
20 that would be my feedback.

21 But again, through the Chair, I -- I'd
22 vote for -- or make a motion for a deferral at
23 this time.

24 THE CHAIRMAN: Okay. Thank you,
25 Mr. Harden.

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1 Mr. Lee.

2 BOARD MEMBER LEE: Thank you, Mr. Chair.
3 Mr. Chair, may I ask a question of staff?

4 THE CHAIRMAN: Yes, sir.

5 BOARD MEMBER LEE: If the pocket park is
6 not funded or fully committed to by JTA, does
7 it make sense to pull that out of this
8 application and run it under a separate
9 application?

10 MR. PAROLA: Through the Chair, I think
11 it's part and parcel with this, to be honest.
12 It's a piece that accomplishes the softening of
13 the edges and the activation of that particular
14 area that we're looking at, to be frank.

15 BOARD MEMBER LEE: Thank you.

16 MR. PAROLA: Yes, sir.

17 BOARD MEMBER LEE: I had a point of
18 clarification with the applicant. I saw that
19 all of the mechanical equipment that appears
20 for the building is on a mechanical yard and
21 not on the roof. I failed to ask this question
22 during our question time from the board. Is
23 that the case? Is there no rooftop equipment
24 on this building?

25 MR. LUTTMANN: None.

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61

1 BOARD MEMBER LEE: One of the things I
2 would say about the design is, I really was
3 inspired by the idea of this building acting as
4 some of kind of moment of entrance into LaVilla
5 and connecting it to the history of LaVilla and
6 its rich arts history. I think this is a great
7 design direction for the project.

8 You've also got a very unique building in
9 that it's servicing autonomous vehicles, which
10 is a new thing for Jacksonville and an exciting
11 piece of technology, so I think there's some
12 design direction that could happen between
13 those two things that I don't see in the
14 building yet, but it is conceptual, so you have
15 time to continue to refine the design.

16 I think that the design being linked to
17 the past Crane building is very unsuccessful.
18 I think I would abandon that. It doesn't look
19 like it, and I don't think you need to go that
20 direction. So I think I would prefer to see
21 the LaVilla community be a part of the design,
22 a real part of the design, not just a fence
23 with some words, LaVilla, on it and then a
24 brown building.

25 Thank you.

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62

1 THE CHAIRMAN: Thank you, Mr. Lee.
2 Another question to staff -- and, you
3 know, I understand that there are -- everyone
4 has their own jurisdiction, the different
5 agencies for the City. On a project like this,
6 where it's an independent authority with their
7 own real estate and, obviously, their own needs
8 with the U²C project -- and from a planning
9 perspective for them, of course, they're
10 prioritizing, first and foremost, their needs
11 for the U²C, which logically will make sense
12 from their perspective. For us being part of
13 the DIA sphere, I think our priorities are, you
14 know, not different from that, but broader than
15 that, obviously, as the discussions we've heard
16 today.

17 So can you give us a sense, from a
18 planning perspective, is there much
19 coordination behind the scenes? I mean, we --
20 the applicant talked about how they have been
21 evaluating a number of different potential
22 sites for a facility like this. Was there
23 dialogue and discussion with DIA at any point
24 along that route to just check sort of the
25 temperature from a downtown development --

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63

1 where would a good spot be for this type of
2 development, given sort of maybe one of the
3 points that Vice Chair Ott said about a
4 warehouse at this particular site?

5 MR. PAROLA: Yeah. To the Chair, to be
6 quiet honest with you, I don't know -- and if
7 you're going to put something on this corner,
8 there is sort of a better spot. I mean, we
9 have the overpass that -- it's been there since
10 the '80s. They have to deal with, you know,
11 the design. You have bridges coming over you
12 have to deal with in your design. So, I mean,
13 it's -- from our standpoint, it's probably a
14 pretty good site.

15 Also, I mean, to their point earlier, if
16 you're going to accept that there's going to be
17 a U²C that we -- you have to accept that this a
18 parking lot. And if you're not going to do
19 maintenance there or create a facility there,
20 then what are you going to do? You're going to
21 pull into the existing curb-cut from Bay Street
22 and you're going to have another vehicle lap
23 those vehicles on there and start driving out?
24 Now you've got that sort of conundrum going on.

25 So from our standpoint, it's not the

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64

1 use -- I mean, it's -- it's a part of their --
2 their infrastructure. It really gets down to
3 all the discussions we've had today. So we
4 really -- from our standpoint, it's a design
5 aspect and a design conversation.

6 THE CHAIRMAN: Thank you. Appreciate that
7 perspective.

8 Yeah, I -- it's hard for me to disagree
9 really with anything that's been said here.
10 And that -- that's the good end of that. I
11 mean, I think there has been progress from the
12 new things we've seen today versus what we saw
13 and what the public saw over the last couple of
14 weeks when the agenda packet came out.

15 I do agree with Ms. Ott a little bit on
16 the use, but I think Guy had a good -- staff
17 sort of addressing of that in terms of
18 coordination among City agencies.

19 I think Board Member Lee, as our expert on
20 architecture, made some very good points.

21 And, you know, to be honest, I think this
22 board -- as you all at JTA have probably seen,
23 there is -- we are taking a very hard look at
24 especially LaVilla right now with the emerging
25 development that's being proposed there on a

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1 lot of different fronts. And so for me
2 personally, I'm comfortable with the conceptual
3 approval if that's what the board wants.

4 I'm not in favor of deferring using my
5 Chair authority like I did at our last meeting
6 on a different issue, but at the same time I
7 wouldn't mind seeing the process slowed down.

8 Personally, I kind of wish you all had
9 taken an opportunity over the last week in
10 discussions with staff to voluntarily say,
11 let's take a pause maybe for a month or so.
12 But, of course, that -- that is your
13 prerogative and your right to bring stuff
14 forward to us.

15 So I'll just kind of close by saying in
16 general today, I'm not super comfortable with
17 the project. I think it needs work, but we are
18 conceptual, and I think I recognize -- and
19 you've heard it here today, that board members
20 in general recognize that there is a lot of
21 work that can and should be done as part of the
22 normal process moving from conceptual to final,
23 including workshops in between if there are
24 deviations sought or additional public input
25 needed.

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1 So with that, I'll kind of close my
2 comments and -- and, Mr. Harden, I know you
3 talked about wanting to make a motion to defer.
4 If you would like to do that, I'm happy to hear
5 that motion. We can take a vote on that.

6 BOARD MEMBER OTT: Can I just ask a
7 question?

8 THE CHAIRMAN: Sure.

9 BOARD MEMBER OTT: Sorry for all the
10 questions.

11 THE CHAIRMAN: Vice Chair Ott.

12 BOARD MEMBER OTT: Could I ask a question
13 of the applicant, please?

14 Recommendation number 7 is for the
15 applicant to meet with members of the LaVilla
16 Heritage Trail Committee and/or the community
17 to align the design of the site plan
18 (unintelligible) with these goals. Is that
19 something that y'all are open with? I just
20 want to confirm that.

21 MR. CAMPBELL: Absolutely.

22 BOARD MEMBER OTT: Okay. Great.
23 Wonderful.

24 Thank you.

25 BOARD MEMBER HARDEN: All right.

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1 Mr. Chair, I'd like to make a motion to
2 defer.

3 THE CHAIRMAN: Okay. There's been a
4 motion to defer.

5 Is there a second?

6 BOARD MEMBER MONAHAN: Second.

7 THE CHAIRMAN: And a second by Board
8 Member Monahan.

9 Ms. Grandin, are we able to discuss
10 deferral at this point or do we just take a
11 (inaudible) now and vote?

12 MS. GRANDIN: No, you can discuss it.

13 THE CHAIRMAN: Okay.

14 MS. GRANDIN: You can discuss the
15 deferral.

16 THE CHAIRMAN: Okay. If there are any
17 board members who want to discuss deferral,
18 feel free.

19 Board Member Lee.

20 BOARD MEMBER LEE: Yeah, I'd be against
21 deferral. I think the staff has been working
22 well with the applicant and we should let them
23 move forward and trust staff that -- they need
24 to work -- working with them on our -- on the
25 (inaudible).

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1 THE CHAIRMAN: Mr. Harden, is there
2 anything you want to add to that?

3 BOARD MEMBER HARDEN: No.

4 THE CHAIRMAN: Okay. Vice Chair Ott.

5 BOARD MEMBER OTT: To staff -- sorry,
6 Mr. Chair.

7 THE CHAIRMAN: No. Please.

8 BOARD MEMBER OTT: So confirming that
9 there are identified deviations that will be
10 requested on this project, that will require a
11 workshop?

12 MS. KELLY: Yes.

13 BOARD MEMBER OTT: Okay. Between now and
14 final?

15 MS. KELLY: Yes.

16 BOARD MEMBER OTT: That's how that works.
17 Okay. Thank you, Mr. Chair.

18 I would like to see a workshop on this. I
19 would like -- again, I like the direction of
20 the changes that I have seen today, even though
21 I'm -- I don't think I've quite absorbed the
22 changes, but I'd -- I would like to give you
23 guys a chance to work with staff and to work
24 with the community to head in the direction of
25 the changes. I think community input and

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1 involvement is going to be the key for me to
 2 get to final.
 3 So I am comfortable with a conceptual
 4 approval today with these -- with these
 5 conditions and understanding that there will be
 6 more discussion on the project.
 7 BOARD MEMBER HARDEN: Yeah, let me say
 8 this: So I think that my position on the
 9 deferral is that, if -- if we can
 10 simultaneously defer this, move to a
 11 conceptual -- or a -- it has to be workshopped.
 12 So if we can workshop, take all these changes,
 13 finish the formal workshop, and then get
 14 conceptual approval, it will move along at the
 15 same schedule.
 16 I think my biggest issue is that we
 17 continue to see projects being brought to this
 18 board really incomplete, and staff is given
 19 feedback -- and we see several deviations and
 20 then this process extenuates and we have to do
 21 a later workshop, but I think that we really
 22 want to stop that.
 23 I think that we need people to bring a
 24 project complete to this board in the interest
 25 of all of our time, and I think also in the

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1 It worked okay, but my thought is that -- at
 2 least in this particular situation, the
 3 workshop that we would expect -- obviously,
 4 there's a deviation workshop that would be
 5 required, but the workshop that we're sort of
 6 talking about here is more so to engage the
 7 community and refine aspects of the plan that
 8 may or may not be related to deviations that
 9 they would end up seeking.
 10 And so from that perspective, for me, it
 11 would be hard to think about having that kind
 12 of workshop at the same time that, then, we
 13 would be taking another conceptual approval
 14 vote as it would sort of suggest that -- why
 15 have a workshop, because the conceptual
 16 approval vote would have already taken into
 17 account the changes that we talked about just
 18 minutes earlier, which doesn't seem feasible.
 19 So, yeah, I'm going to vote against
 20 deferral and support -- or I'll just say I'll
 21 vote against deferral. That being said, I
 22 think that the next steps the board should take
 23 with respect to this is to potentially add
 24 another condition to make sure that we're still
 25 achieving the type of community engagement we

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1 interest of staff's time. And I think that we
 2 want applicants to hear that feedback and be
 3 prepared, and so I think that my point of view
 4 of -- you know, we -- we're sitting here on
 5 four meetings in 30 days right now, and
 6 everybody's time here is valuable, and so let's
 7 follow the procedures that were designed
 8 intentionally and bring projects that are
 9 ready.
 10 So I think that we can defer and still
 11 move along the same time line and still trust
 12 staff to bring that to the next meeting, but
 13 I -- it sends a clear message of what should be
 14 expected going forward.
 15 That's my position.
 16 THE CHAIRMAN: Thank you, Mr. Harden.
 17 Secretary Monahan.
 18 BOARD MEMBER MONAHAN: I couldn't agree
 19 more with Board Member Harden.
 20 THE CHAIRMAN: All right. It looks like
 21 it's two-two right now. You know, I'm going
 22 to -- I'm less concerned about the schedule.
 23 Obviously, I understand that scheduling is
 24 important. For me, the -- we tried the
 25 workshop and conceptual approval in the past.

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1 want between now and final.
 2 And as you all know, final is -- it could
 3 be in a month, it could be in a couple of
 4 months, it could be in three or four -- however
 5 long it takes, with a maximum of six months.
 6 So I think there's still an opportunity to
 7 accomplish multiple goals here, but I do
 8 understand your point, Mr. Harden, about
 9 sending a signal. And I'm hopeful that the
 10 last couple of months of DDRB meetings are
 11 starting to send that signal as far as what our
 12 expectations are.
 13 So I'll close with that. Is there any
 14 additional board comments? We can talk about
 15 that. Otherwise, let's go ahead and vote on a
 16 motion to defer.
 17 All those in favor of a deferral, please
 18 say aye.
 19 BOARD MEMBER HARDEN: Aye.
 20 BOARD MEMBER MONAHAN: Aye.
 21 THE CHAIRMAN: All opposed, say nay.
 22 BOARD MEMBER LEE: Nay.
 23 BOARD MEMBER OTT: Nay.
 24 THE CHAIRMAN: Nay.
 25 Show the motion fails and we're back on

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1 the application for additional discussion or
 2 for any other motions or discussion about
 3 conditions.
 4 (Reporter clarification.)
 5 THE CHAIRMAN: Yes, absolutely.
 6 Voting in favor of the motion to defer
 7 were Board Member Harden and Secretary Monahan.
 8 And against the motion to defer were Board
 9 Members Lee, Ott, and Brockelman.
 10 THE REPORTER: Thank you.
 11 THE CHAIRMAN: You're welcome.
 12 Okay. And we are back on the application.
 13 BOARD MEMBER LEE: Mr. Chair, I'll make a
 14 motion to approve conceptual with the -- with
 15 the conditions set by staff.
 16 THE CHAIRMAN: Okay. There's a motion to
 17 approve with the conditions -- or the
 18 recommendations put forth by staff.
 19 Is there a second?
 20 MR. PAROLA: Mr. Chairman, sorry. I know
 21 this is kind of -- we're going to need
 22 direction as to what you're approving. So
 23 if -- on there is what is being approved, then
 24 if the applicant could assign a date to it,
 25 that would be fantastic. Otherwise, what
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1 Mr. Lee is doing is approving a staff report
 2 that -- this rides with it. And I don't think
 3 that's what anybody wants here.
 4 So it would save us a lot of headache on
 5 the back end if they could just tell us the
 6 date they want to put on this, and then after
 7 the meeting hand us that if it goes their way.
 8 THE CHAIRMAN: Let me ask -- and not to
 9 overcomplicate it, and I probably should have
 10 asked this a half an hour ago.
 11 Ms. Grandin, can we even vote on something
 12 that wasn't noticed? If we're voting on
 13 content that wasn't put out to the public
 14 before the meeting, is that even something we
 15 can do?
 16 MS. GRANDIN: Yes, you can do that. It's
 17 not a great idea, but you can do it.
 18 THE CHAIRMAN: Okay.
 19 MR. PAROLA: So can I get --
 20 BOARD MEMBER OTT: Can I change my vote?
 21 (Simultaneous speaking.)
 22 MR. PAROLA: If you will just give us
 23 everything you put up there with a date on
 24 it --
 25 MR. CAMPBELL: Certainly.
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1 MR. PAROLA: Thank you so much.
 2 BOARD MEMBER OTT: That's an excellent
 3 point, Mr. Chairman.
 4 THE CHAIRMAN: Yeah, whenever the General
 5 Counsel's Office says it's not a great idea, I
 6 hesitate on something.
 7 So with that being said, I am going to use
 8 my authority as Chair to defer, if I can,
 9 unless that motion already took care of it.
 10 And of course --
 11 MS. GRANDIN: You can do it.
 12 THE CHAIRMAN: -- board members can feel
 13 free to make a motion to override. But in this
 14 particular case, it's not for the reasons that
 15 we discussed during the motion, it's the
 16 reasons that we would be now potentially voting
 17 on something that neither the board, but more
 18 importantly, especially in this case, the
 19 public had any access to prior to the meeting's
 20 commencement, which, to me, seems like
 21 something that could come back and bite us at a
 22 later date.
 23 So that's going to be my decision as
 24 Chair. And I apologize to the applicant and
 25 the public for the process we went through, but
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1 we did want to make sure there was a discussion
 2 and that we didn't take action too rash one way
 3 or the other.
 4 MR. LUTTMANN: I do have a question.
 5 Can we -- this would change the vote. Is
 6 there a way to make the vote based on the
 7 original submittal?
 8 THE CHAIRMAN: At this point, we're not
 9 going to go back in time and do that. That
 10 just goes back to probably what I said earlier
 11 where I think JTA had an opportunity to avoid
 12 this altogether.
 13 So with that, let's have the item
 14 deferred, I suppose, to our next regular
 15 meeting, would be my prerogative as Chair, so
 16 let's do that.
 17 The meeting later this month will continue
 18 to be a single-issue meeting on the Daily's
 19 Place application?
 20 MR. PAROLA: Yes.
 21 THE CHAIRMAN: All right. Board Members,
 22 that does conclude our action items for today.
 23 Again, apologies for the process we went
 24 through there.
 25 There's no old business.
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1 We have one item of new business, and that
 2 is for me to report the slate of officers
 3 that Board Member Harden and I met last week to
 4 discuss. And after discussion and a vote, we
 5 put forward a slate to recommend that Vice
 6 Chair Ott remain vice chair for another term
 7 and that Secretary Monahan, likewise, remain
 8 secretary for another term.
 9 And just as a reminder, we don't take
 10 action on that today. That's just for me to
 11 report to you. We'll take action on that slate
 12 at our next meeting in September.
 13 So with that, let's move on to public
 14 comments.
 15 Are there any additional public comments?
 16 MS. HARPER: There is no further public
 17 comment.
 18 THE CHAIRMAN: Seeing no additional public
 19 comment, Board Members -- I believe there
 20 actually might be one.
 21 (Mr. Swanigan approaches the podium.)
 22 THE CHAIRMAN: And, Adrian, if you
 23 wouldn't mind just filling out a speaker card
 24 after you speak.
 25 MR. SWANIGAN: Okay.

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1 at 3:36 p.m.)
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1 THE CHAIRMAN: And you get another three
 2 minutes.
 3 MR. SWANIGAN: All right. This -- I don't
 4 even need three minutes.
 5 I just want to applaud the board for
 6 taking that kind of stance and sending a
 7 signal. And I think we can start a better
 8 process that we could actually streamline the
 9 approval process by making people bring a
 10 prepared or a finish product before they try to
 11 get members to vote on something that they
 12 haven't even seen. The community hasn't seen
 13 it. We seen the old plans. That was nine
 14 months ago. And I think the board made the
 15 right decision.
 16 Thanks.
 17 THE CHAIRMAN: Thank you for your
 18 comments.
 19 Any additional public comment?
 20 MS. HARPER: There is no further public
 21 comment.
 22 THE CHAIRMAN: Okay. Seeing none, Board
 23 Members, let's adjourn the meeting at 3:36 p.m.
 24 Thank you, everybody.
 25 (The foregoing proceedings were adjourned

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1 CERTIFICATE OF REPORTER
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 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 18th day of August 2023.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
 21
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 25

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	7	73:1, 77:15, 77:18, 78:19	anticipate [1] - 19:9	52:19, 59:12, 60:14
'80s [1] - 63:10	7 [1] - 66:14 75 [1] - 19:14	address [10] - 6:8, 10:1, 10:5, 27:6, 27:21, 29:7, 48:14, 48:16, 51:14	anyway [1] - 55:1 apologies [1] - 76:23 apologize [4] - 13:17, 29:25, 34:7, 75:24 appealing [1] - 19:21 applaud [1] - 78:5 applicant [22] - 5:11, 6:5, 13:1, 15:16, 18:24, 20:13, 20:22, 21:9, 37:17, 38:1, 44:7, 49:9, 51:17, 54:14, 55:25, 60:18, 62:20, 66:13, 66:15, 67:22, 73:24, 75:24 applicants [1] - 70:2 Application [3] - 17:10, 17:16, 17:24 application [7] - 9:10, 19:24, 60:8, 60:9, 73:1, 73:12, 76:19 appreciate [4] - 12:7, 14:24, 23:16, 64:6 appreciative [1] - 57:18 approach [1] - 20:9 approaches [8] - 6:6, 9:24, 21:10, 23:14, 31:21, 48:10, 51:12, 77:21 approval [13] - 5:23, 19:23, 26:25, 29:8, 53:21, 58:11, 65:3, 69:4, 69:14, 70:25, 71:13, 71:16, 78:9 approvals [1] - 23:19 approve [6] - 3:20, 3:22, 16:5, 16:15, 73:14, 73:17 approved [3] - 5:19, 5:20, 73:23 approving [3] - 14:14, 73:22, 74:1 architectural [10] - 19:20, 20:14, 26:2, 27:12, 30:25, 32:16, 34:16, 34:17, 36:1, 46:19 architecturally [2] - 46:14, 58:20 architecture [10] - 21:25, 22:17, 26:7, 27:9, 32:13, 35:25, 36:21, 36:25, 58:24, 64:20 area [17] - 7:11, 8:19, 8:20, 8:24, 10:22, 11:7, 11:8, 20:6, 20:9, 25:12, 32:19, 33:11, 47:15, 50:18,	areas [3] - 46:11, 47:11, 47:15 art [9] - 32:9, 32:21, 35:8, 35:14, 35:16, 38:15, 46:6, 50:15 arterial [1] - 24:12 artistic [1] - 46:4 artists [1] - 38:14 arts [1] - 61:6 aside [1] - 33:12 aspect [1] - 64:5 aspects [1] - 71:7 assign [1] - 73:24 Assistant [1] - 1:19 assume [1] - 12:13 assuming [1] - 13:19 atmosphere [2] - 52:23 attention [1] - 22:7 attractions [1] - 56:12 attractive [1] - 56:12 Atwill [7] - 6:6, 6:12, 9:22, 10:13, 12:8, 13:5, 13:23 ATWILL [3] - 6:10, 7:3, 13:24 Audience [2] - 48:10, 51:12 AUDIENCE [3] - 48:11, 48:15, 51:13 August [4] - 1:6, 2:1, 2:5, 80:15 authority [3] - 62:6, 65:5, 75:8 authorized [1] - 80:8 autonomous [6] - 29:18, 29:19, 36:11, 41:25, 42:2, 61:9 available [1] - 45:6 Avenue [7] - 3:12, 4:7, 4:14, 4:19, 6:15, 7:7, 7:20 average [1] - 51:24 avoid [2] - 50:1, 76:11 aware [2] - 10:14, 52:5 aye [6] - 3:25, 17:1, 17:2, 72:18, 72:19, 72:20 Aye [1] - 4:1
1	9	addressed [1] - 18:18 addressing [1] - 64:17 adjacent [4] - 8:23, 23:5, 23:8, 41:12 adjourn [1] - 78:23 Adjoined [1] - 78:25 Administrative [1] - 1:19 adopted [1] - 4:5 Adrian [4] - 48:9, 48:15, 48:16, 77:22 advantage [1] - 9:1 advisory [1] - 9:10 aerial [1] - 18:5 afternoon [3] - 6:11, 48:11, 51:13 agencies [2] - 62:5, 64:18 Agency [2] - 4:25, 9:9 agenda [3] - 3:4, 17:9, 64:14 ago [4] - 15:8, 51:20, 74:10, 78:14 agree [8] - 15:13, 23:23, 25:13, 56:16, 58:1, 58:22, 64:15, 70:18 ahead [5] - 3:12, 20:6, 21:8, 55:14, 72:15 align [2] - 20:25, 66:17 alignment [1] - 5:6 allow [3] - 25:9, 47:16, 53:2 allows [1] - 46:7 almost [1] - 21:18 ALSO [1] - 1:16 altogether [1] - 76:12 aluminum [1] - 46:17 amendment [1] - 12:17 amendments [1] - 10:16 amenities [2] - 25:8, 53:20 amenity [2] - 24:18, 57:15 amphitheater [1] - 11:9 analysis [1] - 15:22 Angie [5] - 21:23, 28:24, 35:11, 35:22, 37:12 answer [2] - 12:8, 42:22	abandon [1] - 61:18 ability [1] - 27:18 able [4] - 25:14, 35:2, 40:15, 67:9 absolutely [4] - 14:13, 14:17, 66:21, 73:5 absorbed [1] - 68:21 accept [2] - 63:16, 63:17 access [4] - 12:4, 35:2, 49:4, 75:19 accessible [2] - 46:11, 47:17 accommodate [2] - 29:21, 49:5 accomplish [1] - 72:7 accomplishes [1] - 60:12 account [7] - 16:17, 23:21, 25:19, 31:7, 34:4, 45:23, 71:17 achieving [1] - 71:25 Acosta [1] - 18:4 acquisitions [1] - 10:4 acres [1] - 17:19 Acres [1] - 6:12 acting [2] - 9:8, 61:3 action [10] - 2:8, 4:4, 17:5, 17:9, 54:24, 55:20, 76:2, 76:22, 77:10, 77:11 activate [1] - 14:25 activated [1] - 41:13 activating [1] - 11:3 activation [3] - 49:25, 50:19, 60:13 actual [3] - 51:3, 54:4, 59:17 adaptable [1] - 33:25 add [3] - 28:1, 68:2, 71:23 added [2] - 23:5, 29:8 adding [2] - 23:1, 37:7 addition [5] - 7:8, 8:9, 8:10, 8:13, 8:15 additional [14] - 9:18, 16:1, 22:8, 28:16, 45:8, 47:20, 51:9, 53:8, 65:24, 72:14,	B Balfour [1] - 21:21 Ball [1] - 11:2 barrier [2] - 34:15, 46:8 barriers [1] - 27:16 based [3] - 19:22, 38:18, 76:6
2	A			
1 [1] - 9:6 1.11 [1] - 17:19 10 [3] - 1:6, 2:1, 2:5 117 [1] - 1:7 154 [1] - 10:5 18th [1] - 80:15 19 [1] - 10:10 1999 [3] - 5:4, 7:22, 7:25	9001 [1] - 6:12			
2				
2 [2] - 39:21, 42:24 2019 [2] - 7:24, 7:25 2022 [1] - 51:18 2023 [4] - 1:6, 2:1, 2:5, 80:15 2023-003 [1] - 17:24 2023-015 [3] - 17:10, 17:16, 19:24 2023-0431 [4] - 4:7, 4:12, 5:24, 16:16 245 [5] - 3:11, 4:7, 4:13, 6:15, 10:9 24th [1] - 3:7 27th [1] - 3:15 29 [1] - 9:7 2:00 [1] - 3:8 2:19 [3] - 1:7, 2:1, 2:7				
3				
3 [1] - 39:21 30 [1] - 70:5 30-minute [1] - 51:18 31 [1] - 9:7 32081 [1] - 10:6 32234 [1] - 6:13 38 [1] - 49:17 3:36 [2] - 78:23, 79:1				
4				
4 [2] - 27:9, 50:3 40 [1] - 19:13				
5				
5 [1] - 28:20				
6				
6 [1] - 28:21				

<p>basic [1] - 8:15 battery [1] - 42:3 Bay [5] - 17:21, 17:23, 19:3, 42:13, 63:21 bear [1] - 15:16 Beatty [1] - 21:22 beautiful [3] - 44:17, 45:4, 46:14 became [1] - 7:25 become [3] - 11:10, 26:20, 31:4 becomes [1] - 35:14 beginning [2] - 24:23, 27:13 behind [2] - 27:5, 62:19 believes [1] - 16:18 belongs [1] - 11:21 best [1] - 54:24 better [4] - 5:5, 37:8, 63:8, 78:7 between [8] - 4:20, 17:20, 18:15, 40:23, 61:12, 65:23, 68:13, 72:1 big [1] - 23:2 biggest [1] - 69:16 bill [3] - 9:5, 10:9, 10:16 bit [4] - 27:3, 52:14, 59:7, 64:15 bite [2] - 9:3, 75:21 black [1] - 46:16 block [5] - 17:20, 19:21, 20:10, 32:14, 50:2 blocks [2] - 56:10, 56:11 board [54] - 2:9, 2:12, 2:15, 2:16, 2:18, 2:20, 3:16, 5:18, 6:1, 12:25, 13:7, 13:8, 14:4, 15:13, 15:25, 16:17, 17:8, 21:5, 21:15, 29:10, 37:16, 43:17, 43:24, 44:22, 45:9, 47:20, 48:11, 49:1, 50:13, 51:1, 51:6, 53:13, 54:6, 54:14, 54:18, 55:11, 55:14, 55:25, 56:4, 58:18, 58:23, 60:22, 64:22, 65:3, 65:19, 67:17, 69:18, 69:24, 71:22, 72:14, 75:12, 75:17, 78:5, 78:14 BOARD [80] - 1:2, 1:12, 2:12, 2:14, 2:18, 2:20, 3:20, 3:23, 4:1, 4:3, 6:3,</p>	<p>13:4, 14:6, 14:10, 14:18, 14:20, 14:22, 16:10, 16:13, 16:23, 17:2, 17:4, 21:7, 37:18, 37:20, 38:2, 38:4, 38:20, 39:4, 39:8, 39:15, 40:2, 40:5, 40:12, 40:17, 40:19, 41:6, 41:10, 41:14, 41:17, 42:6, 43:5, 44:3, 44:24, 45:10, 45:12, 45:15, 46:20, 46:24, 47:7, 47:18, 53:16, 56:6, 57:25, 60:2, 60:5, 60:15, 60:17, 61:1, 66:6, 66:9, 66:12, 66:22, 66:25, 67:6, 67:20, 68:3, 68:5, 68:8, 68:13, 68:16, 69:7, 70:18, 72:19, 72:20, 72:22, 72:23, 73:13, 74:20, 75:2 Board [18] - 1:14, 1:15, 2:6, 16:15, 16:24, 43:7, 55:15, 58:1, 64:19, 67:7, 67:19, 70:19, 73:7, 73:8, 76:21, 77:3, 77:19, 78:22 boat [1] - 12:2 body [1] - 55:20 book [1] - 45:25 bottom [1] - 50:24 boundaries [1] - 14:15 brainer [2] - 10:18, 57:17 break [1] - 50:4 brewery [1] - 32:15 Bridge [1] - 18:4 bridges [1] - 63:11 bring [24] - 7:5, 8:4, 8:5, 9:5, 9:15, 22:7, 26:3, 26:6, 26:11, 27:16, 27:20, 28:2, 29:13, 30:18, 30:21, 31:11, 31:19, 49:15, 51:4, 65:13, 69:23, 70:8, 70:12, 78:9 bringing [2] - 31:15, 31:16 brings [1] - 34:19 Broad [2] - 17:21, 56:20 broader [1] - 62:14 Brockelman [2] - 2:16, 73:9 BROCKELMAN [1] - 1:13 Brooklyn [2] - 10:22,</p>	<p>52:19 brought [1] - 69:17 brown [1] - 61:24 budget [1] - 44:20 build [7] - 20:6, 25:14, 33:25, 38:12, 44:14, 44:16 building [47] - 4:17, 4:21, 6:15, 6:16, 7:9, 11:16, 11:21, 18:7, 18:11, 18:13, 18:22, 19:11, 23:3, 23:6, 29:16, 32:6, 32:9, 32:17, 32:24, 33:5, 33:6, 33:22, 34:2, 34:9, 34:24, 35:4, 35:5, 35:12, 36:24, 36:25, 37:5, 39:3, 41:3, 41:4, 46:10, 56:17, 58:20, 59:2, 59:3, 59:11, 60:20, 60:24, 61:3, 61:8, 61:14, 61:17, 61:24 building's [2] - 18:15, 20:11 built [1] - 30:23 bullet [1] - 34:11 bullet-resistant [1] - 34:11 bunch [1] - 51:22 burden [4] - 15:17, 15:24, 16:6, 16:19 business [3] - 7:14, 76:25, 77:1 Business [1] - 4:15 button [1] - 13:16</p>	<p>center [2] - 41:25, 42:3 Central [1] - 4:15 CEO [1] - 44:1 certain [1] - 53:24 certainly [8] - 15:1, 15:22, 35:17, 41:12, 47:6, 52:25, 56:20, 74:25 certainty [1] - 38:22 CERTIFICATE [1] - 80:1 certify [1] - 80:8 Chair [27] - 1:13, 14:19, 14:23, 39:6, 39:9, 41:18, 41:19, 44:3, 45:14, 53:17, 53:18, 56:5, 56:6, 59:21, 60:2, 60:3, 60:10, 63:3, 63:5, 65:5, 66:11, 67:1, 68:4, 75:8, 75:24, 76:15, 77:6 chair [8] - 2:17, 2:19, 12:18, 55:19, 68:6, 68:17, 73:13, 77:6 Chairman [6] - 1:13, 21:14, 54:9, 54:12, 73:20, 75:3 CHAIRMAN [84] - 2:3, 2:16, 3:1, 3:21, 3:24, 4:2, 4:4, 5:25, 6:4, 6:7, 7:2, 9:22, 9:25, 12:10, 12:24, 13:5, 13:12, 13:15, 14:2, 14:9, 14:19, 14:21, 15:12, 16:9, 16:12, 16:14, 16:24, 17:3, 17:5, 21:4, 21:8, 37:14, 37:19, 37:22, 38:3, 39:6, 41:16, 43:6, 44:2, 45:8, 45:11, 45:14, 47:19, 47:25, 48:5, 48:13, 48:18, 51:8, 53:7, 53:11, 54:10, 55:8, 57:24, 59:24, 60:4, 62:1, 64:6, 66:8, 66:11, 67:3, 67:7, 67:13, 67:16, 68:1, 68:4, 68:7, 70:16, 70:20, 72:21, 72:24, 73:5, 73:11, 73:16, 74:8, 74:18, 75:4, 75:12, 76:8, 76:21, 77:18, 77:22, 78:1, 78:17, 78:22 chance [2] - 3:17, 68:23 change [8] - 5:19,</p>	<p>5:20, 5:21, 10:21, 14:7, 33:19, 74:20, 76:5 changer [1] - 12:6 changes [14] - 3:18, 22:7, 22:25, 23:24, 52:10, 57:4, 57:7, 58:4, 58:9, 68:20, 68:22, 68:25, 69:12, 71:17 charrette [1] - 25:3 check [1] - 62:24 checked [1] - 9:6 chime [2] - 48:20, 50:22 CHRISTIAN [1] - 1:15 Christian [1] - 2:14 circulation [2] - 29:17, 29:21 city [4] - 24:18, 26:18, 36:12, 57:14 CITY [1] - 1:1 City [3] - 1:7, 62:5, 64:18 City's [2] - 15:19, 16:21 citywide [1] - 15:2 claims [1] - 52:24 clarification [3] - 21:13, 60:18, 73:4 clarify [5] - 12:11, 14:11, 14:14, 15:8, 46:25 clear [4] - 15:10, 34:9, 45:1, 70:13 clearly [2] - 33:19, 45:22 close [6] - 14:3, 42:1, 53:12, 65:15, 66:1, 72:13 closed [1] - 42:18 closely [1] - 20:25 closest [1] - 42:15 Code [1] - 16:7 cohesion [1] - 56:19 colleagues [1] - 55:16 combined [2] - 58:10, 59:6 combos [1] - 11:6 comfortable [5] - 30:22, 59:10, 65:2, 65:16, 69:3 coming [4] - 10:16, 43:2, 49:8, 63:11 commencement [1] - 75:20 commencing [1] - 1:7 comment [17] - 14:18, 37:24, 47:21, 47:22, 47:24, 47:25, 48:8,</p>
C				
<p>calculation [1] - 44:9 calculations [1] - 20:20 Campbell [3] - 21:10, 21:21, 23:20 CAMPBELL [1] - 21:14, 27:22, 28:12, 28:15, 37:13, 40:8, 44:25, 47:8, 47:11, 66:21, 74:25 cannot [1] - 43:22 canvas [1] - 23:3 card [1] - 77:23 cards [1] - 48:1 care [1] - 75:9 carefully [1] - 34:5 case [5] - 25:17, 48:6, 60:23, 75:14, 75:18 cases [1] - 4:24 CCBD [3] - 4:15, 5:9, 5:13</p>	<p>calculation [1] - 44:9 calculations [1] - 20:20 Campbell [3] - 21:10, 21:21, 23:20 CAMPBELL [1] - 21:14, 27:22, 28:12, 28:15, 37:13, 40:8, 44:25, 47:8, 47:11, 66:21, 74:25 cannot [1] - 43:22 canvas [1] - 23:3 card [1] - 77:23 cards [1] - 48:1 care [1] - 75:9 carefully [1] - 34:5 case [5] - 25:17, 48:6, 60:23, 75:14, 75:18 cases [1] - 4:24 CCBD [3] - 4:15, 5:9, 5:13</p>	<p>calculation [1] - 44:9 calculations [1] - 20:20 Campbell [3] - 21:10, 21:21, 23:20 CAMPBELL [1] - 21:14, 27:22, 28:12, 28:15, 37:13, 40:8, 44:25, 47:8, 47:11, 66:21, 74:25 cannot [1] - 43:22 canvas [1] - 23:3 card [1] - 77:23 cards [1] - 48:1 care [1] - 75:9 carefully [1] - 34:5 case [5] - 25:17, 48:6, 60:23, 75:14, 75:18 cases [1] - 4:24 CCBD [3] - 4:15, 5:9, 5:13</p>	<p>calculation [1] - 44:9 calculations [1] - 20:20 Campbell [3] - 21:10, 21:21, 23:20 CAMPBELL [1] - 21:14, 27:22, 28:12, 28:15, 37:13, 40:8, 44:25, 47:8, 47:11, 66:21, 74:25 cannot [1] - 43:22 canvas [1] - 23:3 card [1] - 77:23 cards [1] - 48:1 care [1] - 75:9 carefully [1] - 34:5 case [5] - 25:17, 48:6, 60:23, 75:14, 75:18 cases [1] - 4:24 CCBD [3] - 4:15, 5:9, 5:13</p>	<p>calculation [1] - 44:9 calculations [1] - 20:20 Campbell [3] - 21:10, 21:21, 23:20 CAMPBELL [1] - 21:14, 27:22, 28:12, 28:15, 37:13, 40:8, 44:25, 47:8, 47:11, 66:21, 74:25 cannot [1] - 43:22 canvas [1] - 23:3 card [1] - 77:23 cards [1] - 48:1 care [1] - 75:9 carefully [1] - 34:5 case [5] - 25:17, 48:6, 60:23, 75:14, 75:18 cases [1] - 4:24 CCBD [3] - 4:15, 5:9, 5:13</p>

<p>51:7, 51:9, 51:10, 53:8, 53:10, 53:12, 77:17, 77:19, 78:19, 78:21 commentary [1] - 33:18 commenting [2] - 54:21, 57:2 comments [18] - 13:9, 13:11, 13:18, 14:7, 14:20, 15:14, 16:1, 37:23, 37:24, 48:20, 53:13, 55:13, 55:14, 66:2, 72:14, 77:14, 77:15, 78:18 Commercial [1] - 4:15 commercialize [1] - 50:18 Commission [4] - 5:1, 9:8, 10:14, 12:15 committed [1] - 60:6 committee [6] - 22:23, 33:1, 33:8, 36:18, 38:19, 49:16 Committee [7] - 5:2, 20:23, 32:2, 48:21, 50:21, 57:10, 66:16 communication [1] - 25:2 communications [2] - 12:20, 13:2 community [22] - 20:24, 22:20, 22:24, 23:1, 31:13, 31:24, 38:13, 49:3, 50:5, 50:11, 50:21, 51:5, 53:2, 54:6, 57:16, 61:21, 66:16, 68:24, 68:25, 71:7, 71:25, 78:12 community's [1] - 21:1 competent [2] - 15:17, 16:20 complete [2] - 69:24, 80:10 completed [1] - 43:21 completely [1] - 14:14 components [4] - 26:3, 29:8, 31:15, 31:16 Comprehensive [2] - 15:19, 16:21 concept [3] - 10:24, 40:24, 54:1 concepts [2] - 25:23, 53:22 conceptual [18] - 3:14, 17:11, 17:17, 19:23, 21:17, 53:21, 58:10,</p>	<p>61:14, 65:2, 65:18, 65:22, 69:3, 69:11, 69:14, 70:25, 71:13, 71:15, 73:14 concern [1] - 19:19 concerned [1] - 70:22 concerns [1] - 29:7 conclude [1] - 76:22 concludes [2] - 21:2, 37:13 condition [4] - 18:18, 20:21, 44:22, 71:24 conditions [7] - 19:25, 23:13, 69:5, 73:3, 73:15, 73:17 conductive [1] - 42:17 confirm [1] - 66:20 confirming [1] - 68:8 conformity [1] - 8:5 congratulations [1] - 17:7 connected [1] - 36:8 connecting [2] - 36:6, 61:5 connection [1] - 28:8 connections [1] - 32:21 connectivity [2] - 36:4, 36:13 consensus [1] - 50:11 consideration [1] - 12:7 considered [2] - 42:7, 42:9 consistent [3] - 15:19, 16:21, 19:13 consists [1] - 4:16 consolidated [1] - 5:9 constrained [1] - 17:25 constraint [1] - 24:13 constraints [10] - 19:9, 24:10, 25:10, 25:13, 25:15, 27:11, 29:11, 30:3, 30:8, 42:19 construction [3] - 25:17, 27:7, 44:13 contemplated [1] - 41:21 contemporary [1] - 19:11 content [1] - 74:13 context [1] - 30:4 continue [4] - 56:3, 61:15, 69:17, 76:17 conundrum [1] - 63:24 conventional [3] - 3:12, 5:8, 7:3</p>	<p>Conventional [1] - 4:8 conversation [3] - 53:5, 57:8, 64:5 conversations [2] - 48:23, 52:3 conversion [1] - 42:25 coordination [5] - 29:1, 31:9, 45:6, 62:19, 64:18 Coordinator [1] - 1:18 copy [1] - 22:9 core [1] - 52:24 Core [1] - 56:22 Corkscrew [1] - 56:11 corner [8] - 18:11, 20:2, 22:12, 26:13, 30:16, 33:2, 39:24, 63:7 corners [1] - 23:9 correct [2] - 10:11, 14:17 correction [1] - 9:14 corridor [2] - 42:15, 49:7 Council [1] - 9:11 Counsel [2] - 1:18, 2:25 Counsel's [1] - 75:5 count [1] - 44:8 County [1] - 10:6 COUNTY [1] - 80:4 couple [9] - 3:3, 13:18, 28:24, 37:19, 47:25, 48:12, 64:13, 72:3, 72:10 course [5] - 18:20, 55:21, 62:9, 65:12, 75:10 court [1] - 29:23 Crane [3] - 33:5, 36:24, 61:17 create [8] - 19:21, 20:10, 30:17, 34:24, 35:17, 49:19, 52:22, 63:19 creating [3] - 36:11, 50:2, 50:17 critical [1] - 34:22 criticisms [1] - 55:4 cross [4] - 20:18, 26:23, 28:20, 35:5 cross-section [3] - 26:23, 28:20, 35:5 cross-sections [1] - 20:18 curb [1] - 63:21 curb-cut [1] - 63:21 current [3] - 22:11, 22:17, 50:8 custom [1] - 46:18</p>	<p>cut [1] - 63:21</p> <p style="text-align: center;">D</p> <p>Daily's [5] - 3:5, 17:24, 49:13, 52:9, 76:18 date [4] - 73:24, 74:6, 74:23, 75:22 DATED [1] - 80:15 Dave [1] - 37:12 David [1] - 21:21 Davis [6] - 31:25, 32:12, 51:11, 51:14, 53:7, 56:16 DAY [3] - 10:3, 13:22, 15:7 days [1] - 70:5 DDRB [11] - 3:7, 3:15, 4:24, 9:13, 12:15, 16:5, 17:10, 17:16, 17:24, 19:23, 72:10 deal [2] - 63:10, 63:12 December [2] - 49:15, 51:17 decision [2] - 75:23, 78:15 decisions [1] - 27:12 deck [2] - 11:25, 22:6 deep [1] - 22:18 deeper [1] - 24:6 defer [10] - 55:19, 66:3, 67:2, 67:4, 69:10, 70:10, 72:16, 73:6, 73:8, 75:8 deference [2] - 54:13 deferral [10] - 58:8, 59:22, 67:10, 67:15, 67:17, 67:21, 69:9, 71:20, 71:21, 72:17 deferred [3] - 3:5, 3:6, 76:14 deferring [1] - 65:4 definite [1] - 43:23 delineated [1] - 47:2 design [33] - 5:3, 5:17, 14:12, 20:6, 20:25, 23:1, 24:24, 24:25, 27:7, 29:9, 31:10, 34:2, 35:18, 36:1, 45:20, 45:24, 49:17, 54:4, 54:7, 57:21, 61:2, 61:7, 61:12, 61:15, 61:16, 61:21, 61:22, 63:11, 63:12, 64:4, 64:5, 66:17 designated [1] - 24:17 designating [1] - 47:14 designed [7] - 23:2, 24:21, 34:18, 34:19,</p>	<p>46:9, 46:18, 70:7 designers [1] - 29:12 designs [1] - 57:2 detail [1] - 57:5 details [2] - 35:20, 57:20 develop [1] - 56:25 developed [4] - 26:14, 35:22, 35:24, 54:2 DEVELOPMENT [1] - 1:2 Development [2] - 2:6, 4:14 development [8] - 15:20, 25:16, 25:25, 52:16, 52:18, 62:25, 63:2, 64:25 deviation [2] - 24:5, 71:4 deviations [9] - 19:10, 20:1, 21:11, 24:7, 55:1, 65:24, 68:9, 69:19, 71:8 DIA [6] - 1:17, 1:18, 2:22, 2:23, 62:13, 62:23 dialogue [1] - 62:23 Diane [3] - 1:9, 80:7, 80:18 difference [3] - 40:23, 43:13, 59:19 different [11] - 12:3, 22:3, 42:11, 43:11, 43:14, 45:17, 62:4, 62:14, 62:21, 65:1, 65:6 diligence [3] - 22:14, 25:3, 45:5 dining [2] - 8:14, 11:24 direction [9] - 57:6, 57:8, 57:18, 61:7, 61:12, 61:20, 68:19, 68:24, 73:22 directly [1] - 52:17 director [3] - 21:21, 21:24, 21:25 directors [1] - 43:25 disagree [1] - 64:8 disappointed [2] - 54:1, 56:8 disclose [1] - 13:2 discuss [6] - 56:2, 67:9, 67:12, 67:14, 67:17, 77:4 discussed [7] - 11:1, 11:14, 43:24, 43:25, 52:8, 52:11, 75:15 discussion [12] - 13:8, 14:4, 15:8, 21:20,</p>
--	--	--	---	--

<p>55:24, 56:4, 62:23, 69:6, 73:1, 73:2, 76:1, 77:4 discussions [3] - 62:15, 64:3, 65:10 disoriented [1] - 57:2 disorienting [1] - 58:3 display [1] - 35:13 displayed [1] - 32:21 distillery [1] - 32:15 District [1] - 4:15 district [8] - 24:19, 24:22, 25:25, 35:13, 35:23, 36:2, 36:15, 46:4 districts [1] - 5:8 dive [1] - 22:18 dock [2] - 11:20 done [7] - 22:14, 24:20, 28:1, 38:18, 39:2, 58:11, 65:21 door [1] - 19:15 dovetails [2] - 44:13, 44:23 down [21] - 6:21, 18:4, 27:20, 28:2, 29:24, 30:18, 30:22, 30:25, 32:12, 42:3, 42:14, 42:19, 42:25, 43:4, 44:16, 50:23, 54:25, 55:22, 64:2, 65:7 DOWNTOWN [1] - 1:2 Downtown [1] - 2:5 downtown [6] - 5:7, 5:9, 7:11, 19:6, 52:24, 62:25 drawing [1] - 51:6 drawn [1] - 47:4 DRI [1] - 5:7 Drive [2] - 10:9, 12:15 driving [1] - 63:23 due [2] - 25:3, 25:15 duPont [2] - 11:2, 15:2 during [3] - 24:5, 60:22, 75:15 Duval [2] - 1:7, 10:6 DUVAL [1] - 80:4 dynamic [1] - 10:21</p>	<p>34:1 effort [3] - 5:5, 15:1, 20:24 efforts [1] - 14:25 eight [1] - 42:12 either [2] - 19:6, 55:19 elements [2] - 32:16, 53:25 elevated [1] - 41:5 elevation [1] - 27:14 elevations [1] - 35:4 emerging [1] - 64:24 employees [1] - 18:20 enable [1] - 10:22 end [6] - 44:17, 44:18, 55:17, 64:10, 71:9, 74:5 engage [1] - 71:6 engaged [2] - 48:22, 59:9 engagement [1] - 71:25 engineer [1] - 32:5 enhance [1] - 27:13 enjoy [2] - 26:17, 26:18 Ennis [3] - 31:25, 51:11, 51:14 entertain [2] - 3:19, 16:1 entire [2] - 17:20, 37:15 entrance [3] - 19:17, 27:19, 61:4 entry [1] - 19:5 equipment [10] - 18:14, 20:2, 22:13, 25:12, 25:21, 26:14, 40:10, 40:14, 60:19, 60:23 Eric [4] - 13:14, 21:25, 22:17, 23:12 Ernest [1] - 47:23 especially [2] - 64:24, 75:18 essentially [1] - 46:8 estate [1] - 62:7 evaluating [1] - 62:21 event [1] - 11:15 events [2] - 8:12, 9:2 evidence [2] - 15:18, 16:20 ex [2] - 12:20, 13:2 example [2] - 15:4, 22:10 excellent [1] - 75:2 excited [2] - 36:19, 50:5 exciting [2] - 21:16, 61:10</p>	<p>excluded [1] - 5:10 excuse [1] - 30:1 existing [6] - 7:9, 8:22, 18:1, 22:15, 58:25, 63:21 expand [1] - 59:6 expect [1] - 71:3 expectation [3] - 43:16, 43:20, 44:12 expectations [1] - 72:12 expected [1] - 70:14 experience [3] - 8:13, 8:14, 59:18 expert [1] - 64:19 explain [2] - 39:18, 40:22 express [1] - 55:12 extension [1] - 43:4 extenuates [1] - 69:20 eye [1] - 38:11 eye-opener [1] - 38:11 eyesight [1] - 39:12</p>	<p>felt [1] - 38:11 fence [6] - 34:17, 45:25, 46:17, 47:1, 47:12, 61:22 fencing [2] - 45:19, 47:16 few [3] - 11:19, 13:11, 55:18 figure [1] - 44:4 file [2] - 48:17, 51:15 filled [1] - 48:1 filling [1] - 77:23 final [11] - 17:9, 20:17, 24:5, 26:22, 26:25, 29:7, 65:22, 68:14, 69:2, 72:1, 72:2 finally [2] - 23:18, 37:6 fine [1] - 28:15 finish [3] - 19:12, 69:13, 78:10 finished [2] - 12:21, 49:7 first [11] - 3:14, 4:22, 10:10, 12:25, 24:3, 24:4, 36:10, 37:1, 39:11, 57:3, 62:10 FIS [1] - 4:21 fiscal [1] - 43:15 five [1] - 54:17 fix [1] - 12:16 flat [1] - 35:16 flip [1] - 6:20 floor [6] - 6:18, 33:22, 34:3, 41:3, 41:5 Florida [6] - 1:8, 1:10, 10:6, 34:13, 80:7, 80:18 FLORIDA [1] - 80:3 flux [1] - 57:22 focus [1] - 50:8 focusing [1] - 58:21 folks [1] - 8:25 follow [2] - 43:6, 70:7 following [1] - 55:4 food [2] - 32:22, 38:16 footprint [1] - 14:12 foregoing [3] - 19:22, 78:25, 80:9 foremost [1] - 62:10 Forest [1] - 6:12 Forestview [1] - 10:5 forget [1] - 10:8 form [1] - 35:16 formal [1] - 69:13 former [1] - 6:16 forms [1] - 25:2 forth [1] - 73:18 forthcoming [1] - 3:10 forward [7] - 21:20,</p>	<p>54:23, 57:4, 65:14, 67:23, 70:14, 77:5 four [2] - 70:5, 72:4 FPR [1] - 1:9 frank [1] - 60:14 Fred [2] - 6:12, 13:23 free [3] - 55:13, 67:18, 75:13 friendly [1] - 20:10 front [8] - 11:16, 11:25, 18:12, 19:21, 22:8, 29:4, 44:17, 49:9 frontage [3] - 19:18, 28:18, 33:6 fronting [1] - 18:13 fronts [1] - 65:1 full [2] - 27:7, 54:7 fully [3] - 33:14, 44:1, 60:6 function [1] - 19:8 Fund [2] - 11:2, 15:2 funded [1] - 60:6 funding [1] - 39:1 funds [1] - 43:12 future [12] - 15:20, 19:2, 20:7, 25:17, 27:1, 27:6, 38:21, 43:8, 43:19, 44:6, 49:5, 50:1</p>
<p style="text-align: center;">E</p> <p>early [2] - 22:22, 24:25 easily [1] - 19:15 eat [1] - 9:3 eating [1] - 8:13 edges [1] - 60:13 effect [2] - 16:11, 44:23 effectively [1] - 40:15 efficient [2] - 33:24,</p>	<p style="text-align: center;">F</p> <p>facade [3] - 18:16, 28:1, 28:3 face [1] - 35:9 Facility [3] - 3:13, 17:11, 17:18 facility [11] - 22:11, 22:15, 25:5, 25:7, 27:11, 27:19, 34:19, 35:2, 58:16, 62:22, 63:19 facility's [1] - 19:17 facing [2] - 7:21, 41:4 fact [2] - 9:7, 36:7 failed [1] - 60:21 fails [1] - 72:25 fair [1] - 54:23 fairness [1] - 55:24 faith [1] - 58:13 fantastic [1] - 73:25 far [3] - 12:14, 23:6, 72:11 fast [1] - 30:1 fault [2] - 28:18, 30:1 favor [6] - 3:25, 17:1, 58:7, 65:4, 72:17, 73:6 favorably [1] - 17:6 feasible [1] - 71:18 feedback [11] - 32:2, 33:1, 38:7, 38:18, 54:3, 57:23, 58:9, 58:13, 59:20, 69:19, 70:2 feet [2] - 19:13, 19:14</p>	<p style="text-align: center;">G</p> <p>game [1] - 12:6 game-changer [1] - 12:6 gap [1] - 44:20 garage [1] - 42:19 garages [3] - 42:12, 42:17, 42:20 GARY [1] - 1:14 Gary [1] - 2:20 Gateway [2] - 32:2, 57:9 gateway [3] - 33:11, 35:1, 50:9 general [5] - 19:25, 20:24, 52:11, 65:16, 65:20 General [3] - 1:18, 2:25, 75:4 gentleman [1] - 11:13 given [4] - 19:8, 58:14, 63:2, 69:18 glad [1] - 23:17 glazing [4] - 28:2, 28:17, 34:9, 34:11 goals [3] - 21:1, 66:18, 72:7 grade [5] - 18:2,</p>		

<p>27:18, 27:20, 28:3, 42:25 graffiti [1] - 35:15 Grandin [5] - 2:24, 12:11, 16:3, 67:9, 74:11 GRANDIN [9] - 1:18, 2:24, 12:16, 16:8, 29:23, 67:12, 67:14, 74:16, 75:11 graphic [1] - 26:2 graphics [1] - 35:24 grassy [1] - 11:7 great [14] - 12:22, 15:3, 25:6, 31:3, 31:13, 39:12, 41:14, 46:24, 47:18, 53:19, 61:6, 66:22, 74:17, 75:5 greater [1] - 57:4 green [6] - 20:9, 39:17, 39:20, 39:21, 40:9, 50:7 ground [2] - 8:16, 50:4 group [4] - 25:4, 32:3, 38:8, 38:10 guess [2] - 38:20, 40:20 gut [1] - 54:14 Guy [2] - 2:23, 64:16 GUY [1] - 1:17 guys [1] - 68:23</p>	<p>HARPER [13] - 1:19, 13:10, 13:13, 13:16, 13:23, 13:25, 47:22, 48:3, 48:8, 51:10, 53:9, 77:16, 78:20 Haskell [1] - 11:19 head [1] - 68:24 headache [1] - 74:4 headed [1] - 57:7 heads [3] - 54:16, 54:18, 55:5 hear [7] - 3:18, 6:5, 21:9, 48:3, 57:12, 66:4, 70:2 heard [7] - 3:4, 15:23, 32:6, 48:24, 52:12, 62:15, 65:19 hearing [7] - 4:9, 10:17, 14:3, 17:12, 33:10, 53:13, 55:15 heavily [1] - 17:25 height [3] - 19:12, 19:14, 42:19 held [1] - 1:6 help [2] - 14:25, 31:19 heritage [3] - 26:4, 31:12, 34:20 Heritage [13] - 20:23, 22:15, 22:23, 28:23, 28:25, 31:25, 32:1, 38:8, 48:21, 50:21, 52:6, 57:9, 66:16 hesitate [1] - 75:6 hi [1] - 23:16 historic [1] - 25:25 history [7] - 26:4, 32:10, 32:14, 36:10, 55:18, 61:5, 61:6 holding [1] - 8:23 Holdings [1] - 10:5 honest [3] - 60:11, 63:6, 64:21 hope [1] - 3:16 hopeful [1] - 72:9 hour [1] - 74:10 house [1] - 49:22 housekeeping [1] - 9:4 hubs [1] - 11:10 huge [2] - 15:1, 59:19</p>	<p>identified [5] - 11:11, 19:2, 19:16, 20:7, 68:9 identify [2] - 20:1, 20:14 identifying [1] - 39:22 identity [1] - 56:23 image [1] - 36:23 imagery [2] - 30:5, 39:22 images [1] - 37:11 imagine [1] - 11:21 immediately [1] - 42:5 impact [2] - 34:10, 34:12 implement [1] - 24:1 important [6] - 30:20, 33:9, 36:14, 36:17, 56:22, 70:24 importantly [1] - 75:18 impressed [1] - 33:4 impression [1] - 20:16 improvements [7] - 5:12, 5:15, 5:16, 10:20, 45:2, 54:16, 55:7 inaudible [3] - 18:21, 19:7, 67:11 inaudible [2] - 23:13, 67:25 Inc [1] - 6:14 include [1] - 20:18 included [1] - 15:21 includes [1] - 18:19 including [2] - 42:12, 65:23 incomplete [1] - 69:18 incorporate [5] - 32:17, 35:16, 38:9, 46:2, 46:5 increasing [1] - 7:10 incredibly [1] - 33:24 incubates [1] - 49:25 independent [1] - 62:6 indicating [1] - 39:19 indicating [1] - 35:5 individual [1] - 52:21 individual's [1] - 10:8 industrial [1] - 56:9 information [6] - 7:16, 9:19, 10:7, 22:2, 22:8, 32:25 infrastructure [3] - 18:1, 57:15, 64:2 initiative [1] - 11:2 input [2] - 65:24, 68:25 inside [2] - 28:6, 47:16 inspiration [1] - 35:25</p>	<p>inspired [1] - 61:3 installations [1] - 49:18 instead [1] - 58:21 integral [1] - 46:10 integrate [1] - 26:7 integrated [3] - 26:20, 31:23, 33:14 intended [2] - 7:9, 18:23 intent [3] - 8:4, 28:16, 34:23 intentionally [1] - 70:8 interaction [1] - 28:4 interest [2] - 69:24, 70:1 interesting [2] - 58:20, 59:4 internal [3] - 20:4, 28:5, 35:24 intersection [1] - 30:15 introductions [1] - 2:10 intuitive [1] - 43:2 invite [1] - 28:24 involved [1] - 51:23 involvement [1] - 69:1 issue [3] - 65:6, 69:16, 76:18 it'll [1] - 41:12 item [5] - 3:9, 17:9, 55:21, 76:13, 77:1 Item [1] - 3:11 items [2] - 2:8, 76:22 iterations [1] - 31:5 itself [4] - 19:11, 36:2, 36:7, 46:6</p>	<p>27:6, 39:1, 48:21, 49:14, 51:4, 56:13, 57:14, 60:6, 64:22, 76:11 judge [1] - 54:2 July [1] - 3:15 jurisdiction [1] - 62:4</p>
H		I		K
<p>Hakimian [3] - 6:14, 9:17, 10:4 Hakimian's [1] - 14:24 half [2] - 21:18, 74:10 Hall [1] - 1:7 hand [5] - 6:21, 48:6, 57:16, 57:17, 74:7 handouts [1] - 6:17 hang [1] - 18:25 happy [3] - 12:8, 21:3, 66:4 hard [5] - 22:9, 24:3, 64:8, 64:23, 71:11 HARDEN [14] - 1:15, 2:14, 3:20, 14:10, 14:18, 37:20, 38:4, 38:20, 39:4, 57:25, 66:25, 68:3, 69:7, 72:19 Harden [13] - 2:14, 14:9, 38:3, 51:2, 57:24, 59:25, 66:2, 68:1, 70:16, 70:19, 72:8, 73:7, 77:3 Harden's [1] - 43:7</p>	<p>idea [6] - 7:6, 53:20, 59:7, 61:3, 74:17, 75:5 ideal [1] - 41:23 ideas [6] - 10:24, 24:1, 24:22, 24:24, 36:1, 46:1</p>	<p>identified [5] - 11:11, 19:2, 19:16, 20:7, 68:9 identify [2] - 20:1, 20:14 identifying [1] - 39:22 identity [1] - 56:23 image [1] - 36:23 imagery [2] - 30:5, 39:22 images [1] - 37:11 imagine [1] - 11:21 immediately [1] - 42:5 impact [2] - 34:10, 34:12 implement [1] - 24:1 important [6] - 30:20, 33:9, 36:14, 36:17, 56:22, 70:24 importantly [1] - 75:18 impressed [1] - 33:4 impression [1] - 20:16 improvements [7] - 5:12, 5:15, 5:16, 10:20, 45:2, 54:16, 55:7 inaudible [3] - 18:21, 19:7, 67:11 inaudible [2] - 23:13, 67:25 Inc [1] - 6:14 include [1] - 20:18 included [1] - 15:21 includes [1] - 18:19 including [2] - 42:12, 65:23 incomplete [1] - 69:18 incorporate [5] - 32:17, 35:16, 38:9, 46:2, 46:5 increasing [1] - 7:10 incredibly [1] - 33:24 incubates [1] - 49:25 independent [1] - 62:6 indicating [1] - 39:19 indicating [1] - 35:5 individual [1] - 52:21 individual's [1] - 10:8 industrial [1] - 56:9 information [6] - 7:16, 9:19, 10:7, 22:2, 22:8, 32:25 infrastructure [3] - 18:1, 57:15, 64:2 initiative [1] - 11:2 input [2] - 65:24, 68:25 inside [2] - 28:6, 47:16 inspiration [1] - 35:25</p>	<p style="text-align: center;">J</p> <p>JACKSONVILLE [1] - 1:1 Jacksonville [4] - 1:8, 6:13, 21:22, 61:10 Jefferson [12] - 17:20, 18:12, 18:13, 18:17, 20:3, 20:16, 23:10, 27:14, 27:25, 30:16, 39:24, 52:17 Jefferson/Water [1] - 26:13 Jessie [1] - 11:2 Joe's [1] - 6:16 Johns [3] - 7:20, 8:8, 11:23 JOVIAL [1] - 1:19 Jr [1] - 6:12 JTA [15] - 3:13, 17:10, 17:17, 21:24, 24:17,</p>	<p style="text-align: center;">L</p> <p>laid [1] - 33:23 Land [1] - 5:2 landscape [4] - 24:14, 26:17, 33:19, 45:2 landscaped [1] - 20:9 landscaping [3] - 23:9, 24:9, 58:19 Lane [2] - 6:12, 10:5 lap [1] - 63:22 large [1] - 26:1 Large [1] - 1:10 larger [1] - 29:20 last [7] - 3:6, 53:4, 64:13, 65:5, 65:9, 72:10, 77:3 lastly [1] - 20:21 LaVilla [44] - 17:22, 19:14, 20:23, 20:24, 22:15, 24:19, 24:22, 26:1, 28:23, 28:25, 31:8, 31:11, 31:19, 31:25, 32:1, 32:11, 33:3, 33:7, 33:11, 33:14, 34:20, 35:1, 35:13, 35:23, 36:2, 36:6, 36:14, 38:8,</p>

<p>38:16, 46:4, 49:20, 50:7, 50:16, 56:17, 56:24, 56:25, 57:9, 57:12, 61:4, 61:5, 61:21, 61:23, 64:24, 66:15 lay [1] - 44:15 layers [1] - 49:11 lazy [1] - 58:24 lead [1] - 21:22 learned [2] - 32:5, 38:10 least [5] - 15:24, 46:12, 47:4, 56:2, 71:2 Lee [11] - 2:11, 2:12, 14:5, 16:25, 37:25, 60:1, 62:1, 64:19, 67:19, 73:9, 74:1 LEE [14] - 1:14, 2:12, 3:23, 14:6, 16:23, 38:2, 60:2, 60:5, 60:15, 60:17, 61:1, 67:20, 72:22, 73:13 less [1] - 70:22 level [3] - 8:16, 41:9, 53:19 lies [1] - 17:19 lieu [1] - 54:20 light [1] - 32:23 likely [3] - 18:7, 19:10, 19:16 likewise [1] - 77:7 limit [1] - 34:23 limitation [1] - 19:14 limited [2] - 18:5, 25:18 limits [1] - 24:13 Line [2] - 9:7, 10:10 line [4] - 6:22, 18:15, 19:3, 70:11 lines [1] - 18:3 linked [2] - 52:22, 61:16 LINZEE [1] - 1:13 Linzee [1] - 2:18 liven [1] - 23:6 Local [2] - 4:24, 9:9 located [2] - 4:18, 18:8 location [2] - 40:11, 49:10 logic [1] - 37:3 logically [1] - 62:11 look [17] - 6:18, 6:23, 7:18, 18:5, 21:19, 33:3, 33:7, 33:14, 35:1, 40:13, 42:23, 43:1, 43:12, 57:3, 61:18, 64:23</p>	<p>looked [3] - 32:18, 42:10, 59:13 looking [7] - 15:3, 36:3, 36:5, 41:23, 44:19, 55:6, 60:14 looks [3] - 47:4, 59:14, 70:20 love [1] - 54:22 lower [1] - 29:19 LUTTMANN [22] - 23:15, 27:24, 28:14, 28:17, 29:25, 33:16, 39:14, 39:20, 40:3, 40:9, 40:13, 40:18, 41:2, 41:8, 41:11, 45:21, 46:21, 47:6, 47:10, 47:14, 60:25, 76:4 Luttmann [3] - 13:14, 21:25, 23:14 LUZ [3] - 12:13, 12:16, 12:17 Lynwood [1] - 1:8</p>	<p>48:24, 53:21, 65:5, 70:12, 74:7, 74:14, 76:15, 76:17, 76:18, 77:12, 78:23 meeting's [1] - 75:19 meetings [2] - 70:5, 72:10 meets [1] - 15:24 Member [12] - 1:14, 1:15, 16:15, 16:25, 43:7, 58:2, 64:19, 67:8, 67:19, 70:19, 73:7, 77:3 MEMBER [72] - 2:12, 2:14, 2:18, 2:20, 3:20, 3:23, 14:6, 14:10, 14:18, 14:20, 14:22, 16:10, 16:13, 16:23, 37:20, 38:2, 38:4, 38:20, 39:4, 39:8, 39:15, 40:2, 40:5, 40:12, 40:17, 40:19, 41:6, 41:10, 41:14, 41:17, 42:6, 43:5, 44:3, 44:24, 45:12, 45:15, 46:20, 46:24, 47:7, 47:18, 48:11, 48:15, 51:13, 53:16, 56:6, 57:25, 60:2, 60:5, 60:15, 60:17, 61:1, 66:6, 66:9, 66:12, 66:22, 66:25, 67:6, 67:20, 68:3, 68:5, 68:8, 68:13, 68:16, 69:7, 70:18, 72:19, 72:20, 72:22, 72:23, 73:13, 74:20, 75:2 member [11] - 2:13, 2:15, 15:13, 16:18, 21:5, 32:7, 47:20, 48:10, 51:1, 51:12, 58:23 members [19] - 3:16, 6:1, 12:25, 13:7, 15:25, 17:8, 20:22, 21:15, 37:16, 43:17, 45:9, 55:11, 55:25, 56:1, 65:19, 66:15, 67:17, 75:12, 78:11 Members [5] - 55:15, 73:9, 76:21, 77:19, 78:23 MEMBERS [10] - 1:12, 4:1, 4:3, 6:3, 13:4, 17:2, 17:4, 21:7, 37:18, 45:10 mentioned [4] - 10:13, 16:18, 22:20, 44:7 merely [1] - 14:15</p>	<p>mess [1] - 8:22 message [1] - 70:13 met [5] - 16:6, 16:19, 22:24, 52:9, 77:3 metal [1] - 46:2 mic [2] - 13:10, 13:15 middle [2] - 8:19 might [3] - 19:18, 53:24, 77:20 million [1] - 50:3 mind [3] - 48:13, 65:7, 77:23 miniature [1] - 11:9 minimal [1] - 29:16 minimum [1] - 59:14 minute [1] - 6:24 minutes [6] - 3:15, 3:17, 4:5, 71:18, 78:2, 78:4 mix [1] - 30:10 Mixed [1] - 3:5 mixed [2] - 35:15, 52:23 mixed-use [1] - 52:23 mixture [1] - 7:13 mobility [1] - 36:12 modes [1] - 12:3 modifications [2] - 22:5, 45:18 modified [3] - 10:15, 22:11, 47:3 moment [2] - 48:2, 61:4 momentum [1] - 56:17 MONAHAN [10] - 1:14, 2:20, 14:22, 41:17, 42:6, 43:5, 53:16, 67:6, 70:18, 72:20 Monahan [9] - 2:20, 11:1, 14:21, 41:16, 53:14, 67:8, 70:17, 73:7, 77:7 month [6] - 3:8, 11:15, 52:2, 65:11, 72:3, 76:17 months [8] - 15:8, 43:13, 50:4, 51:20, 72:4, 72:5, 72:10, 78:14 monuments [1] - 38:12 most [3] - 29:13, 32:4, 56:12 motif [1] - 36:1 motion [21] - 3:19, 3:20, 3:21, 16:2, 16:4, 16:10, 16:15, 59:22, 66:3, 66:5, 67:1, 67:4, 72:16, 72:25, 73:6, 73:8,</p>	<p>73:14, 73:16, 75:9, 75:13, 75:15 motions [1] - 73:2 move [16] - 3:11, 4:6, 13:7, 14:4, 17:8, 27:19, 46:21, 47:20, 52:18, 53:13, 55:21, 67:23, 69:10, 69:14, 70:11, 77:13 moved [2] - 16:13, 22:12 moving [5] - 52:4, 53:4, 57:19, 58:12, 65:22 MR [53] - 2:23, 6:10, 7:3, 10:3, 13:22, 13:24, 15:7, 21:14, 23:15, 27:22, 27:24, 28:12, 28:14, 28:15, 28:17, 29:25, 33:16, 37:13, 39:14, 39:20, 40:3, 40:8, 40:9, 40:13, 40:18, 41:2, 41:8, 41:11, 44:12, 44:25, 45:21, 46:21, 47:6, 47:8, 47:10, 47:11, 47:14, 54:9, 54:11, 60:10, 60:16, 60:25, 63:5, 66:21, 73:20, 74:19, 74:22, 74:25, 75:1, 76:4, 76:20, 77:25, 78:3 MS [35] - 2:22, 2:24, 4:12, 6:24, 12:16, 13:10, 13:13, 13:16, 13:23, 13:25, 14:17, 16:8, 17:15, 21:11, 29:22, 29:23, 31:22, 38:7, 38:24, 41:22, 42:10, 43:22, 47:22, 48:3, 48:8, 51:10, 53:9, 67:12, 67:14, 68:12, 68:15, 74:16, 75:11, 77:16, 78:20 multiple [1] - 72:7 mural [1] - 59:1 murals [4] - 49:1, 50:15, 58:21, 58:24 music [3] - 32:10, 32:20, 38:15 musical [1] - 11:6</p>
M		N		
<p>ma'am [3] - 13:22, 16:12, 43:5 macro [1] - 56:7 main [2] - 24:11, 28:15 Maintenance [3] - 3:13, 17:11, 17:18 maintenance [3] - 56:9, 58:16, 63:19 Manager [1] - 1:17 mark [1] - 43:18 market [1] - 10:23 massing [2] - 30:7, 30:9 Matt [1] - 2:16 MATT [1] - 1:13 maximum [1] - 72:5 mean [9] - 44:19, 57:14, 58:22, 62:19, 63:8, 63:12, 63:15, 64:1, 64:11 means [2] - 10:19, 26:9 meant [2] - 31:24, 40:5 measure [1] - 20:15 mechanical [2] - 60:19, 60:20 media [1] - 35:15 meet [4] - 20:1, 20:22, 51:17, 66:15 MEETING [1] - 1:3 meeting [19] - 2:6, 3:6, 3:7, 3:15, 5:19, 22:22, 24:5, 28:10,</p>	<p>name [5] - 6:8, 10:1, 10:8, 48:14, 51:14 natural [1] - 11:8 nature [3] - 43:9, 46:4, 46:19 nay [4] - 72:21, 72:22,</p>			

<p>72:23, 72:24 need [17] - 5:20, 12:12, 20:11, 20:18, 29:21, 37:23, 44:15, 49:11, 50:8, 50:20, 51:4, 52:13, 61:19, 67:23, 69:23, 73:21, 78:4 needed [2] - 19:10, 65:25 needs [10] - 42:1, 43:24, 51:24, 52:1, 52:7, 52:11, 62:7, 62:10, 65:17 neighborhood [5] - 10:20, 12:6, 56:18, 56:25, 57:13 never [4] - 49:17, 50:12, 50:13, 50:14 new [8] - 5:21, 45:20, 59:2, 61:10, 64:12, 77:1 newer [1] - 30:11 next [15] - 10:12, 10:17, 22:19, 26:24, 27:22, 28:9, 28:22, 51:10, 55:4, 59:15, 70:12, 71:22, 76:14, 77:12 nine [3] - 51:20, 52:2, 78:13 nine-month [1] - 52:2 no-brainer [2] - 10:18, 57:17 nobody [1] - 54:22 none [4] - 6:4, 21:8, 60:25, 78:22 normal [1] - 65:22 north [2] - 30:15, 47:4 Northbank [1] - 4:18 Notary [1] - 1:9 note [5] - 3:18, 5:16, 15:14, 21:11, 43:19 noted [1] - 18:22 notes [2] - 3:3, 80:11 nothing [4] - 12:12, 14:13, 38:12, 49:1 notice [1] - 3:9 noticed [1] - 74:12 now-increasing [1] - 7:10 number [3] - 27:9, 62:21, 66:14 Number [3] - 28:20, 28:21, 39:21</p>	<p>obviously [6] - 15:1, 28:23, 62:7, 62:15, 70:23, 71:3 occupies [1] - 18:14 occurred [1] - 15:9 occurring [1] - 10:21 OF [4] - 1:1, 80:1, 80:3, 80:4 offense [1] - 44:20 offer [2] - 8:12, 37:24 office [3] - 4:16, 7:14, 8:2 Office [3] - 1:18, 2:24, 75:5 officers [1] - 77:2 OGC [1] - 10:8 old [3] - 58:23, 76:25, 78:13 older [1] - 30:10 one [30] - 6:19, 11:10, 11:19, 23:2, 24:4, 24:8, 24:16, 25:11, 27:1, 32:6, 36:9, 39:12, 41:19, 42:4, 42:8, 43:7, 45:12, 46:15, 47:9, 47:22, 47:24, 48:8, 54:7, 55:3, 56:12, 61:1, 63:2, 76:2, 77:1, 77:20 one-pagers [1] - 6:19 open [15] - 4:8, 8:20, 8:24, 17:12, 19:6, 20:5, 20:8, 25:7, 26:6, 30:17, 31:4, 44:9, 44:11, 47:15, 66:19 opened [2] - 22:12, 23:8 opener [1] - 38:11 opening [1] - 45:1 openings [1] - 37:3 opens [1] - 46:22 operate [1] - 29:19 operating [1] - 41:24 Operations [4] - 1:17, 3:13, 17:10, 17:17 operations [2] - 34:3, 42:1 opine [1] - 58:3 opinions [1] - 55:13 opportunities [10] - 25:8, 27:15, 29:12, 32:23, 33:21, 34:6, 35:3, 37:8, 46:23, 50:17 opportunity [13] - 9:1, 19:4, 30:14, 32:8, 35:7, 38:9, 38:17, 50:22, 55:10, 55:12,</p>	<p>65:9, 72:6, 76:11 opposed [3] - 4:2, 17:3, 72:21 opposition [1] - 23:23 options [1] - 55:19 orange [1] - 47:12 order [5] - 2:6, 7:10, 8:11, 13:13 Ordinance [4] - 4:7, 5:24, 16:7, 16:16 ordinance [2] - 4:12, 17:6 original [2] - 9:5, 76:7 originally [1] - 8:2 otherwise [4] - 3:19, 5:1, 72:15, 73:25 OTT [35] - 1:13, 2:18, 14:20, 16:10, 16:13, 39:8, 39:15, 40:2, 40:5, 40:12, 40:17, 40:19, 41:6, 41:10, 41:14, 44:3, 44:24, 45:12, 45:15, 46:20, 46:24, 47:7, 47:18, 56:6, 66:6, 66:9, 66:12, 66:22, 68:5, 68:8, 68:13, 68:16, 72:23, 74:20, 75:2 Ott [13] - 2:18, 14:19, 16:15, 39:6, 45:14, 56:5, 58:2, 63:3, 64:15, 66:11, 68:4, 73:9, 77:6 outdated [1] - 47:2 outlets [1] - 49:6 outside [2] - 28:7, 38:25 overall [1] - 50:11 overcomplicate [1] - 74:9 overhead [9] - 18:2, 24:10, 24:13, 25:15, 25:16, 29:15, 30:2, 31:15, 31:16 overlooking [1] - 11:23 overpass [1] - 63:9 override [1] - 75:13 own [3] - 62:4, 62:7 owner [1] - 5:13 owners [2] - 6:15, 15:4 owns [1] - 56:13</p>	<p>page [1] - 39:22 paggers [1] - 6:19 paint [1] - 59:1 paintings [1] - 50:15 palette [2] - 35:13, 35:17 panel [1] - 46:6 panels [1] - 46:3 paper [1] - 41:23 parcel [2] - 15:20, 60:11 parcels [1] - 50:9 park [38] - 11:25, 19:2, 19:7, 20:7, 22:21, 23:1, 24:17, 27:2, 27:5, 27:8, 30:14, 31:18, 32:19, 34:21, 34:23, 35:9, 35:10, 38:5, 38:6, 39:23, 40:16, 40:21, 40:23, 41:4, 41:11, 43:8, 44:5, 44:17, 44:25, 46:22, 48:22, 50:3, 51:3, 53:24, 54:4, 54:7, 60:5 Park [1] - 56:11 parking [7] - 4:17, 11:25, 18:19, 42:12, 42:17, 42:20, 63:18 parks [6] - 49:2, 49:18, 49:24, 50:6, 50:14, 53:19 PAROLA [13] - 1:17, 2:23, 44:12, 54:9, 54:11, 60:10, 60:16, 63:5, 73:20, 74:19, 74:22, 75:1, 76:20 Parola [2] - 2:23, 54:10 part [16] - 6:25, 10:19, 15:2, 15:15, 26:24, 28:22, 31:22, 41:3, 46:9, 57:15, 60:11, 61:21, 61:22, 62:12, 64:1, 65:21 parte [2] - 12:20, 13:2 particular [9] - 32:7, 48:23, 48:25, 51:19, 52:12, 60:13, 63:4, 71:2, 75:14 particularly [2] - 7:11, 27:14 partner [1] - 15:5 parts [2] - 52:4, 53:4 past [2] - 61:17, 70:25 path [2] - 5:14, 36:19 patience [1] - 2:4 pause [1] - 65:11 paved [1] - 18:9 pedestrian [9] - 19:15,</p>	<p>20:10, 20:18, 26:23, 31:2, 41:7, 41:8, 59:12, 59:18 pedestrian-friendly [1] - 20:10 pedestrians [5] - 26:16, 30:18, 30:23, 46:12, 59:8 peel [1] - 49:11 people [8] - 12:4, 26:15, 26:16, 49:22, 54:18, 59:9, 69:23, 78:9 percent [1] - 49:17 perfect [1] - 11:6 perform [1] - 11:6 perhaps [5] - 7:14, 8:12, 9:2, 38:14, 43:17 perimeter [7] - 45:19, 45:24, 47:1, 47:3, 47:8, 47:9, 47:13 period [1] - 52:3 person [1] - 51:24 personally [4] - 57:11, 58:15, 65:2, 65:8 perspective [8] - 24:15, 36:5, 56:8, 62:9, 62:12, 62:18, 64:7, 71:10 phase [1] - 51:1 Phase [1] - 42:24 phonetic [1] - 11:12 physically [2] - 22:4, 31:19 pick [1] - 27:2 picking [1] - 45:25 piece [3] - 49:13, 60:12, 61:11 pin [1] - 55:23 Place [1] - 76:19 place [9] - 20:4, 24:24, 26:15, 29:16, 32:20, 41:24, 42:15, 49:4, 56:23 placed [1] - 51:3 places [2] - 24:16, 49:22 placing [1] - 50:16 Plan [2] - 15:19, 16:21 plan [20] - 5:11, 6:19, 6:25, 7:4, 7:17, 14:12, 33:19, 33:21, 34:3, 40:8, 40:9, 47:2, 49:15, 50:12, 54:21, 59:16, 66:17, 71:7 Planned [1] - 4:14 planning [2] - 62:8, 62:18</p>
<p style="text-align: center;">O</p> <p>O&M [4] - 17:18, 18:11, 41:25, 42:3</p>	<p>opportunity [13] - 9:1, 19:4, 30:14, 32:8, 35:7, 38:9, 38:17, 50:22, 55:10, 55:12,</p>	<p style="text-align: center;">P</p> <p>p.m [6] - 1:7, 2:1, 2:7, 3:8, 78:23, 79:1 packet [1] - 64:14 Page [1] - 9:6</p>	<p>page [1] - 39:22 paggers [1] - 6:19 paint [1] - 59:1 paintings [1] - 50:15 palette [2] - 35:13, 35:17 panel [1] - 46:6 panels [1] - 46:3 paper [1] - 41:23 parcel [2] - 15:20, 60:11 parcels [1] - 50:9 park [38] - 11:25, 19:2, 19:7, 20:7, 22:21, 23:1, 24:17, 27:2, 27:5, 27:8, 30:14, 31:18, 32:19, 34:21, 34:23, 35:9, 35:10, 38:5, 38:6, 39:23, 40:16, 40:21, 40:23, 41:4, 41:11, 43:8, 44:5, 44:17, 44:25, 46:22, 48:22, 50:3, 51:3, 53:24, 54:4, 54:7, 60:5 Park [1] - 56:11 parking [7] - 4:17, 11:25, 18:19, 42:12, 42:17, 42:20, 63:18 parks [6] - 49:2, 49:18, 49:24, 50:6, 50:14, 53:19 PAROLA [13] - 1:17, 2:23, 44:12, 54:9, 54:11, 60:10, 60:16, 63:5, 73:20, 74:19, 74:22, 75:1, 76:20 Parola [2] - 2:23, 54:10 part [16] - 6:25, 10:19, 15:2, 15:15, 26:24, 28:22, 31:22, 41:3, 46:9, 57:15, 60:11, 61:21, 61:22, 62:12, 64:1, 65:21 parte [2] - 12:20, 13:2 particular [9] - 32:7, 48:23, 48:25, 51:19, 52:12, 60:13, 63:4, 71:2, 75:14 particularly [2] - 7:11, 27:14 partner [1] - 15:5 parts [2] - 52:4, 53:4 past [2] - 61:17, 70:25 path [2] - 5:14, 36:19 patience [1] - 2:4 pause [1] - 65:11 paved [1] - 18:9 pedestrian [9] - 19:15,</p>	<p>20:10, 20:18, 26:23, 31:2, 41:7, 41:8, 59:12, 59:18 pedestrian-friendly [1] - 20:10 pedestrians [5] - 26:16, 30:18, 30:23, 46:12, 59:8 peel [1] - 49:11 people [8] - 12:4, 26:15, 26:16, 49:22, 54:18, 59:9, 69:23, 78:9 percent [1] - 49:17 perfect [1] - 11:6 perform [1] - 11:6 perhaps [5] - 7:14, 8:12, 9:2, 38:14, 43:17 perimeter [7] - 45:19, 45:24, 47:1, 47:3, 47:8, 47:9, 47:13 period [1] - 52:3 person [1] - 51:24 personally [4] - 57:11, 58:15, 65:2, 65:8 perspective [8] - 24:15, 36:5, 56:8, 62:9, 62:12, 62:18, 64:7, 71:10 phase [1] - 51:1 Phase [1] - 42:24 phonetic [1] - 11:12 physically [2] - 22:4, 31:19 pick [1] - 27:2 picking [1] - 45:25 piece [3] - 49:13, 60:12, 61:11 pin [1] - 55:23 Place [1] - 76:19 place [9] - 20:4, 24:24, 26:15, 29:16, 32:20, 41:24, 42:15, 49:4, 56:23 placed [1] - 51:3 places [2] - 24:16, 49:22 placing [1] - 50:16 Plan [2] - 15:19, 16:21 plan [20] - 5:11, 6:19, 6:25, 7:4, 7:17, 14:12, 33:19, 33:21, 34:3, 40:8, 40:9, 47:2, 49:15, 50:12, 54:21, 59:16, 66:17, 71:7 Planned [1] - 4:14 planning [2] - 62:8, 62:18</p>

<p>Planning [6] - 4:25, 9:8, 9:9, 10:14, 12:15 plans [3] - 33:23, 59:13, 78:13 platform [1] - 11:5 play [2] - 31:12, 46:3 played [1] - 34:1 plays [2] - 52:14, 52:15 pocket [34] - 19:2, 20:7, 22:21, 23:1, 24:17, 27:1, 27:2, 27:5, 27:8, 30:14, 31:18, 32:18, 34:21, 34:23, 35:9, 35:10, 38:5, 38:6, 39:23, 40:16, 40:23, 41:4, 41:11, 43:8, 44:5, 44:25, 46:22, 48:22, 49:2, 49:18, 50:14, 53:19, 53:24, 60:5 podium [8] - 6:6, 9:24, 21:10, 23:14, 31:21, 48:10, 51:12, 77:21 point [17] - 10:17, 13:3, 19:5, 21:6, 23:20, 24:21, 55:3, 55:11, 56:3, 60:17, 62:23, 63:15, 67:10, 70:3, 72:8, 75:3, 76:8 pointed [1] - 39:18 points [2] - 63:3, 64:20 Ponte [1] - 10:6 portion [1] - 18:7 position [3] - 55:9, 69:8, 70:15 positive [1] - 14:7 potential [2] - 38:5, 62:21 potentially [2] - 71:23, 75:16 power [1] - 25:20 prefer [1] - 61:20 prepare [1] - 30:9 prepared [3] - 45:17, 70:3, 78:10 preparing [1] - 26:22 prerogative [2] - 65:13, 76:15 PRESENT [2] - 1:12, 1:16 present [2] - 21:16, 35:22 presentation [3] - 15:23, 35:21, 51:18 presented [1] - 32:8 presenting [1] - 32:1</p>	<p>preservation [1] - 56:23 preserving [1] - 20:11 president [1] - 10:4 pressing [1] - 13:16 pretty [4] - 33:4, 47:9, 54:15, 63:14 primary [2] - 8:25, 19:15 printed [2] - 22:4, 46:6 priorities [1] - 62:13 prioritizing [1] - 62:10 private [3] - 15:4, 26:5, 32:23 problem [1] - 49:25 procedures [1] - 70:7 proceedings [2] - 78:25, 80:9 Proceedings [1] - 1:6 process [12] - 10:12, 15:15, 24:25, 49:12, 54:25, 65:7, 65:22, 69:20, 75:25, 76:23, 78:8, 78:9 processes [1] - 25:3 product [2] - 45:25, 78:10 Professional [2] - 80:7, 80:18 professionals [1] - 29:10 profound [1] - 32:4 Program [1] - 21:24 progress [1] - 64:11 Project [1] - 3:5 project [22] - 17:18, 27:6, 31:22, 31:23, 33:13, 36:7, 38:25, 39:2, 42:24, 44:7, 44:9, 51:1, 51:19, 52:6, 57:13, 61:7, 62:5, 62:8, 65:17, 68:10, 69:6, 69:24 projects [6] - 25:17, 40:25, 52:21, 69:17, 70:8 promise [1] - 26:10 properties [2] - 11:20, 42:11 property [14] - 4:13, 4:22, 5:4, 5:5, 5:13, 8:5, 11:14, 11:18, 12:5, 15:4, 18:15, 19:3, 47:5, 56:13 proposal [2] - 18:10, 18:19 proposals [1] - 56:19 proposed [11] - 8:2, 8:10, 15:16, 15:18, 16:20, 17:23, 25:24,</p>	<p>38:5, 50:24, 51:3, 64:25 proposing [1] - 7:8 prove [1] - 19:18 provide [4] - 5:13, 9:18, 19:4, 20:15 providing [3] - 20:5, 23:3, 45:2 proving [2] - 15:17, 16:19 proximity [1] - 42:1 Public [1] - 1:9 public [43] - 4:8, 4:23, 13:8, 13:11, 13:18, 14:3, 17:12, 18:23, 19:17, 25:8, 26:14, 35:3, 35:8, 37:24, 43:17, 45:1, 45:7, 46:12, 47:17, 47:21, 47:22, 47:24, 48:8, 49:24, 51:9, 51:10, 53:8, 53:9, 53:12, 56:1, 56:4, 64:13, 65:24, 74:13, 75:19, 75:25, 77:13, 77:15, 77:16, 77:18, 78:19, 78:20 public's [1] - 21:13 PUD [4] - 4:14, 5:4, 7:24, 8:1 PUDs [1] - 5:10 pull [2] - 60:7, 63:21 pulled [1] - 47:13 purely [1] - 38:18 put [14] - 25:18, 29:16, 43:18, 53:23, 54:21, 54:23, 55:23, 56:14, 63:7, 73:18, 74:6, 74:13, 74:23, 77:5 putting [1] - 7:15</p>	<p>raises [1] - 48:6 Ramon [4] - 9:17, 9:18, 10:3, 13:20 ramp [1] - 18:3 rash [1] - 76:2 reached [1] - 49:14 reactivating [1] - 11:3 read [2] - 9:12, 24:4 ready [2] - 50:4, 70:9 real [5] - 22:2, 28:12, 50:11, 61:22, 62:7 really [33] - 19:5, 22:23, 23:8, 24:25, 26:11, 31:6, 31:12, 33:13, 34:25, 36:3, 37:9, 39:24, 48:24, 49:10, 49:17, 49:19, 49:22, 49:25, 50:23, 52:1, 53:22, 54:22, 55:5, 56:18, 57:11, 61:2, 64:2, 64:4, 64:9, 69:18, 69:21 reasons [2] - 75:14, 75:16 receipt [1] - 13:13 recent [1] - 55:18 recently [1] - 11:14 receptive [2] - 57:16, 57:23 recognize [2] - 65:18, 65:20 recommend [2] - 53:1, 77:5 recommendation [2] - 9:11, 66:14 recommendations [3] - 23:22, 31:7, 73:18 recommended [1] - 17:6 recommending [2] - 5:23, 19:23 record [8] - 6:9, 10:2, 15:7, 15:10, 15:15, 16:4, 48:14, 80:10 rectangle [2] - 39:17, 39:21 red [1] - 47:11 Redevelopment [1] - 1:18 redevelopments [1] - 5:17 reduce [1] - 25:20 reference [3] - 10:13, 17:22, 29:6 references [2] - 12:12, 12:14 referred [1] - 7:23 refers [2] - 9:6, 10:9 refine [2] - 61:15, 71:7 refined [1] - 26:8</p>	<p>regarded [1] - 44:6 regular [2] - 3:15, 76:14 reiterate [1] - 51:16 related [2] - 41:1, 71:8 relocate [2] - 25:21, 40:14 relocated [1] - 40:10 relocating [1] - 20:2 remain [2] - 77:6, 77:7 remaining [1] - 11:5 reminder [3] - 6:7, 9:25, 77:9 remove [2] - 8:20, 11:4 rendering [3] - 22:11, 24:19, 35:10 renderings [9] - 22:21, 26:9, 30:11, 31:10, 36:16, 37:6, 45:16, 45:22 repair [1] - 18:20 report [9] - 4:11, 15:21, 17:14, 21:2, 23:22, 74:1, 77:2, 77:11, 80:9 reporter [1] - 29:23 Reporter [3] - 73:4, 80:8, 80:18 REPORTER [2] - 73:10, 80:1 representing [1] - 6:14 request [2] - 15:9, 16:16 requested [1] - 68:10 require [4] - 5:17, 7:4, 21:12, 68:10 required [2] - 55:1, 71:5 requirement [2] - 28:11, 57:10 requires [1] - 16:7 reside [2] - 31:18, 49:23 resilient [1] - 33:25 resistant [1] - 34:11 respect [1] - 71:23 respond [2] - 10:22, 42:5 response [7] - 4:3, 6:3, 13:4, 17:4, 21:7, 37:18, 45:10 rest [1] - 26:17 restaurant [4] - 8:9, 8:11, 8:15 restaurants [2] - 11:22, 12:1 retail [4] - 7:10, 7:13, 49:6, 58:18</p>
Q				
<p>questions [15] - 6:1, 9:21, 12:8, 12:25, 21:3, 21:5, 37:16, 37:23, 37:25, 39:7, 41:19, 43:8, 45:8, 47:20, 66:10 quick [3] - 3:3, 22:2, 28:12 Quick [1] - 21:11 quickly [4] - 2:9, 33:16, 35:20, 43:7 quiet [1] - 63:6 quite [1] - 68:21</p>				
R				
<p>radii [1] - 29:20</p>				

<p>review [10] - 3:14, 3:17, 5:3, 5:17, 17:11, 17:17, 24:6, 26:22, 26:24, 53:2 REVIEW [1] - 1:2 Review [1] - 2:6 reviewed [1] - 9:9 reviewing [1] - 57:4 revision [1] - 59:15 rezone [1] - 4:13 rezoning [12] - 3:12, 4:23, 5:12, 5:21, 7:1, 7:24, 7:25, 10:18, 15:16, 15:18, 16:16, 16:20 Rezoning [1] - 4:8 rezonings [1] - 7:4 rhythm [1] - 37:4 rich [1] - 61:6 rides [1] - 74:2 rising [1] - 26:1 river [4] - 7:19, 11:3, 56:10 River [2] - 7:20, 8:8 riverfront [4] - 4:20, 10:25, 11:22, 14:25 riverside [1] - 11:17 Riverside [10] - 3:12, 4:7, 4:13, 4:19, 6:15, 7:7, 7:19, 10:9, 11:17, 12:14 Riverwalk [4] - 4:18, 7:22, 8:25, 56:13 roads [1] - 24:12 Roberts [1] - 1:8 rocket [2] - 8:18, 11:4 role [2] - 52:14, 52:16 roof [1] - 60:21 rooftop [4] - 8:14, 11:23, 23:7, 60:23 Room [1] - 1:8 room [1] - 29:10 round [1] - 28:9 route [4] - 42:2, 42:4, 42:8, 62:24 run [1] - 60:8 runoff [1] - 8:23</p>	<p>scenes [1] - 62:19 schedule [3] - 44:21, 69:15, 70:22 scheduling [1] - 70:23 scope [2] - 39:2, 43:11 screen [3] - 40:15, 46:2, 46:5 scrivener's [1] - 12:13 scroll [1] - 37:10 sculpt [1] - 33:13 seamlessly [1] - 52:22 seating [1] - 11:8 second [15] - 3:23, 3:24, 16:22, 16:23, 16:24, 25:11, 39:11, 39:14, 41:3, 41:5, 42:6, 67:5, 67:6, 67:7, 73:19 second-floor [1] - 41:5 secretary [2] - 2:21, 77:8 Secretary [7] - 1:14, 14:21, 41:16, 53:14, 70:17, 73:7, 77:7 section [7] - 10:10, 26:23, 28:20, 31:3, 35:5, 44:10, 44:11 sections [1] - 20:18 sector [1] - 7:12 secure [3] - 27:16, 28:7, 35:1 secured [4] - 25:7, 26:5, 27:11, 34:11 security [3] - 20:12, 34:15, 46:8 see [36] - 7:7, 7:21, 8:9, 18:6, 23:17, 26:12, 27:24, 28:10, 29:6, 30:2, 30:5, 30:7, 30:10, 31:4, 31:6, 32:3, 34:7, 35:12, 35:24, 37:1, 37:2, 45:19, 45:22, 47:25, 51:25, 52:24, 53:22, 54:6, 55:3, 56:19, 57:11, 61:13, 61:20, 68:18, 69:17, 69:19 seeing [15] - 6:4, 21:8, 22:3, 22:10, 45:11, 45:16, 47:19, 52:14, 53:11, 56:20, 57:3, 58:5, 65:7, 77:18, 78:22 seeking [1] - 71:9 seeks [1] - 4:13 seem [1] - 71:18 selected [1] - 41:20 send [1] - 72:11</p>	<p>sending [2] - 72:9, 78:6 sends [1] - 70:13 sense [8] - 7:1, 43:1, 54:17, 56:15, 56:22, 60:7, 62:11, 62:17 separate [7] - 33:12, 36:11, 38:25, 40:25, 43:10, 44:7, 60:8 September [1] - 77:12 serves [1] - 4:24 service [4] - 7:10, 7:13, 49:5, 50:17 servicing [1] - 61:9 session [1] - 26:24 set [2] - 47:12, 73:15 setting [1] - 33:12 seven [2] - 19:24, 23:12 several [5] - 22:25, 25:2, 42:10, 42:23, 69:19 shade [5] - 20:19, 26:21, 28:21 shall [2] - 20:13, 20:22 share [2] - 24:2, 30:5 ship [2] - 8:18, 11:4 shortly [1] - 3:10 show [11] - 4:4, 17:5, 24:21, 26:19, 27:23, 28:16, 30:13, 33:20, 38:15, 39:25, 72:25 showcase [1] - 32:9 showed [1] - 56:1 showing [1] - 22:21 shown [4] - 22:14, 24:20, 26:10, 36:17 shows [2] - 47:9, 59:16 sic [1] - 57:10 side [6] - 4:19, 7:19, 7:20, 11:7, 28:13, 48:21 sides [1] - 47:5 sidewalk [3] - 11:8, 59:6, 59:11 sidewalks [2] - 59:14, 59:17 signage [1] - 35:6 signal [3] - 72:9, 72:11, 78:7 similar [2] - 19:20, 20:14 simultaneous [1] - 40:7 Simultaneous [1] - 74:21 simultaneously [1] - 69:10 single [1] - 76:18</p>	<p>single-issue [1] - 76:18 sit [1] - 58:17 site [51] - 4:16, 5:12, 5:22, 6:19, 6:25, 7:4, 7:17, 14:12, 17:19, 17:25, 18:3, 18:4, 18:9, 19:8, 20:4, 20:25, 25:9, 25:10, 25:14, 26:4, 26:5, 26:11, 28:5, 28:6, 29:18, 30:3, 30:6, 31:17, 31:20, 33:21, 36:4, 36:6, 37:7, 40:6, 40:8, 40:9, 41:20, 42:5, 46:16, 46:21, 47:2, 49:4, 49:9, 50:25, 52:13, 52:16, 54:21, 59:13, 63:4, 63:14, 66:17 sites [5] - 41:21, 42:7, 42:13, 42:23, 62:22 sits [1] - 49:9 sitting [4] - 8:18, 33:10, 51:21, 70:4 situation [2] - 49:19, 71:2 six [1] - 72:5 sizes [1] - 37:3 sketches [2] - 36:16, 51:22 Skyway [8] - 18:2, 24:13, 25:19, 42:24, 43:1, 43:3, 43:4, 58:25 slate [3] - 77:2, 77:5, 77:11 slide [6] - 22:6, 22:19, 27:22, 39:11, 39:14, 40:1 slides [3] - 22:3, 27:4, 28:25 slow [1] - 54:25 slowed [1] - 65:7 slower [1] - 29:22 small [3] - 7:14, 18:7, 34:7 Smith [3] - 47:23, 48:3, 48:6 soften [1] - 19:5 softening [2] - 33:2, 60:12 solution [1] - 36:12 somewhat [1] - 35:12 somewhere [1] - 44:16 sorry [13] - 12:18, 22:19, 25:11, 28:14, 39:11, 40:5, 40:18, 44:10, 45:15, 54:11,</p>	<p>66:9, 68:5, 73:20 Sorry [1] - 45:12 sort [13] - 11:5, 18:6, 19:5, 20:5, 44:13, 49:6, 62:24, 63:2, 63:8, 63:24, 64:17, 71:5, 71:14 sought [1] - 65:24 source [1] - 43:11 south [3] - 4:19, 11:7, 17:23 space [16] - 4:17, 18:14, 19:6, 20:5, 20:8, 25:7, 26:15, 30:18, 31:2, 34:25, 39:23, 40:16, 44:9, 44:11, 45:7, 50:7 spaces [4] - 26:6, 30:14, 30:21, 49:21 speaker [1] - 77:23 speaking [3] - 40:7, 54:11, 74:21 special [3] - 3:7, 8:12, 25:10 specifically [1] - 24:9 speeds [1] - 29:19 sphere [1] - 62:13 spot [2] - 63:1, 63:8 sprinkled [1] - 29:5 St [4] - 6:16, 7:20, 8:8, 11:23 staff [32] - 2:10, 4:11, 5:23, 6:2, 15:21, 15:22, 17:13, 18:17, 19:3, 19:9, 19:19, 19:22, 20:1, 20:13, 21:2, 21:5, 23:22, 44:4, 58:13, 60:3, 62:2, 64:16, 65:10, 67:21, 67:23, 68:5, 68:23, 69:18, 70:12, 73:15, 73:18, 74:1 staff's [2] - 54:14, 70:1 stage [3] - 10:12, 23:17, 55:13 stakeholder [2] - 29:1, 31:9 stakeholders [2] - 22:25, 50:22 stance [1] - 78:6 stanchion [1] - 58:25 standard [1] - 34:17 standpoint [3] - 63:13, 63:25, 64:4 start [13] - 2:11, 14:5, 23:24, 31:4, 31:5, 33:20, 37:2, 50:6, 52:13, 53:14, 56:7, 63:23, 78:7 started [1] - 37:2</p>
S				
<p>safe [1] - 59:10 safety [2] - 19:18, 42:18 sat [3] - 32:12, 48:25, 50:13 save [1] - 74:4 saw [3] - 60:18, 64:12, 64:13 scale [3] - 30:19, 30:22, 37:4</p>				

<p>starting [1] - 72:11 state [3] - 6:8, 10:1, 16:4 State [1] - 1:10 STATE [1] - 80:3 stating [1] - 48:14 station [1] - 11:16 stays [1] - 43:19 stenographic [1] - 80:11 stenographically [1] - 80:9 stepped [1] - 48:7 stepping [1] - 56:21 steps [2] - 22:16, 71:22 stick [1] - 44:22 still [13] - 3:6, 9:6, 20:11, 25:9, 26:5, 28:7, 33:6, 35:2, 44:8, 70:10, 70:11, 71:24, 72:6 stop [2] - 9:2, 69:22 storefronts [1] - 27:17 stormwater [1] - 8:23 story [1] - 7:8 straight [1] - 9:15 strategies [1] - 31:14 streamline [1] - 78:8 streamlined [1] - 5:14 street [6] - 19:18, 26:16, 27:21, 33:7, 52:15, 53:19 Street [17] - 1:8, 17:20, 17:21, 17:23, 18:12, 18:13, 19:3, 20:3, 26:13, 27:15, 27:25, 28:13, 28:17, 42:13, 52:17, 56:20, 63:21 street-level [1] - 53:19 streetfront [1] - 59:9 Streets [1] - 20:17 structure [7] - 19:12, 23:7, 24:11, 29:15, 31:15, 46:9, 46:18 structures [1] - 25:16 stub [1] - 43:3 stub-out [1] - 43:3 studied [1] - 45:17 studies [1] - 11:11 study [3] - 20:19, 26:21, 28:21 stuff [3] - 29:5, 51:22, 65:13 subject [5] - 4:16, 13:19, 14:1, 15:20, 19:24 submit [1] - 29:7 submittal [3] - 20:17,</p>	<p>28:22, 76:7 subsequent [1] - 5:18 substantial [2] - 15:17, 16:19 suffices [1] - 44:11 suggest [1] - 71:14 super [1] - 65:16 superimposed [1] - 33:5 support [1] - 71:20 supports [1] - 44:1 suppose [1] - 76:14 supposed [1] - 53:21 surface [2] - 18:9, 18:19 surrounding [4] - 8:6, 8:7, 30:4 surveil [1] - 42:5 survey [1] - 30:13 Susan [4] - 2:22, 2:24, 22:5, 22:20 SUSAN [2] - 1:18, 1:18 sustainable [1] - 34:1 Swanigan [3] - 48:9, 48:16, 77:21 SWANIGAN [3] - 48:19, 77:25, 78:3</p>	<p>38:3, 39:6, 41:16, 43:6, 44:2, 45:8, 45:11, 45:14, 47:19, 47:25, 48:5, 48:13, 48:18, 51:8, 53:7, 53:11, 54:10, 55:8, 57:24, 59:24, 60:4, 62:1, 64:6, 66:8, 66:11, 67:3, 67:7, 67:13, 67:16, 68:1, 68:4, 68:7, 70:16, 70:20, 72:21, 72:24, 73:5, 73:10, 73:11, 73:16, 74:8, 74:18, 75:4, 75:12, 76:8, 76:21, 77:18, 77:22, 78:1, 78:17, 78:22 they've [2] - 54:15, 55:6 thinking [4] - 7:6, 8:10, 8:14, 33:12 third [1] - 27:1 three [5] - 12:3, 56:10, 72:4, 78:1, 78:4 throughout [3] - 23:7, 25:24, 36:14 thrown [1] - 42:20 Thursday [1] - 1:6 timeline [1] - 43:23 timing [2] - 43:12, 43:14 TOD [4] - 32:8, 32:22, 38:10, 38:17 today [22] - 3:8, 9:6, 9:17, 15:23, 17:9, 21:23, 22:5, 51:21, 52:12, 54:3, 54:24, 56:1, 58:5, 62:16, 64:3, 64:12, 65:16, 65:19, 68:20, 69:4, 76:22, 77:10 together [2] - 51:5, 52:22 took [4] - 22:16, 24:24, 45:22, 75:9 top [2] - 26:12, 36:24 total [1] - 42:11 totally [1] - 55:8 towards [2] - 5:14, 44:8 track [1] - 45:20 traction [1] - 23:18 Trail [9] - 20:23, 31:25, 32:1, 38:8, 48:21, 50:21, 52:6, 57:9, 66:16 transcript [1] - 80:10 transparency [10] - 20:15, 20:16, 27:17, 27:20, 27:23, 28:8,</p>	<p>31:1, 34:8, 46:7, 59:8 transparent [2] - 27:16, 34:14 transpiring [1] - 49:20 transportation [2] - 12:4, 18:1 treatments [4] - 19:20, 20:14, 27:10, 30:25 Trevor [1] - 2:12 TREVOR [1] - 1:14 tried [1] - 70:24 Tropia [3] - 1:9, 80:7, 80:18 truck [2] - 32:22, 38:16 true [3] - 32:10, 59:12, 80:10 trust [2] - 67:23, 70:11 try [6] - 25:4, 29:13, 34:24, 50:1, 58:3, 78:10 trying [3] - 42:18, 44:4, 55:2 turn [2] - 54:12, 55:3 turning [1] - 29:20 two [13] - 3:8, 7:8, 11:22, 14:1, 24:11, 41:19, 50:4, 50:9, 51:1, 56:11, 61:13, 70:21 two-phase [1] - 51:1 two-story [1] - 7:8 two-two [1] - 70:21 type [2] - 63:1, 71:25 typical [1] - 46:15 typo [1] - 9:14</p>	<p>61:17 up [25] - 3:9, 7:13, 8:21, 8:24, 9:5, 9:15, 9:23, 22:12, 23:6, 23:9, 25:7, 27:2, 30:17, 31:12, 42:12, 43:4, 43:6, 44:18, 45:1, 46:3, 46:22, 55:22, 56:1, 71:9, 74:23 Urban [1] - 56:22 urban [18] - 19:6, 20:5, 20:8, 25:7, 30:18, 30:21, 31:2, 33:21, 34:25, 36:8, 36:13, 37:7, 39:23, 44:8, 44:11, 46:22, 47:15, 52:22 urban-connected [1] - 36:8 uses [2] - 7:25, 8:6 utility [1] - 18:5 utilize [1] - 25:9</p>
T				
<p>tactics [1] - 31:10 team [3] - 35:25, 37:15, 52:9 Team [1] - 21:23 tear [1] - 44:18 technology [1] - 61:11 temperature [1] - 62:25 ten [1] - 7:24 term [3] - 51:2, 77:6, 77:8 terms [4] - 10:24, 40:21, 43:14, 64:17 terrace [8] - 23:5, 23:7, 32:20, 35:8, 40:21, 40:24, 41:2, 41:5 text [1] - 34:7 texts [1] - 26:2 THE [85] - 2:3, 2:16, 3:1, 3:21, 3:24, 4:2, 4:4, 5:25, 6:4, 6:7, 7:2, 9:22, 9:25, 12:10, 12:24, 13:5, 13:12, 13:15, 14:2, 14:9, 14:19, 14:21, 15:12, 16:9, 16:12, 16:14, 16:24, 17:3, 17:5, 21:4, 21:8, 37:14, 37:19, 37:22,</p>		<p>Thursday [1] - 1:6 timeline [1] - 43:23 timing [2] - 43:12, 43:14 TOD [4] - 32:8, 32:22, 38:10, 38:17 today [22] - 3:8, 9:6, 9:17, 15:23, 17:9, 21:23, 22:5, 51:21, 52:12, 54:3, 54:24, 56:1, 58:5, 62:16, 64:3, 64:12, 65:16, 65:19, 68:20, 69:4, 76:22, 77:10 together [2] - 51:5, 52:22 took [4] - 22:16, 24:24, 45:22, 75:9 top [2] - 26:12, 36:24 total [1] - 42:11 totally [1] - 55:8 towards [2] - 5:14, 44:8 track [1] - 45:20 traction [1] - 23:18 Trail [9] - 20:23, 31:25, 32:1, 38:8, 48:21, 50:21, 52:6, 57:9, 66:16 transcript [1] - 80:10 transparency [10] - 20:15, 20:16, 27:17, 27:20, 27:23, 28:8,</p>	<p>U2C [7] - 17:18, 18:21, 21:24, 51:19, 62:8, 62:11, 63:17 ugly [1] - 45:3 under [2] - 14:12, 60:8 underneath [2] - 25:14, 25:19 understood [1] - 39:4 underway [1] - 52:6 undeveloped [1] - 43:19 uniformity [1] - 50:10 unintelligible [1] - 66:18 unique [1] - 61:8 Unit [1] - 4:14 unless [4] - 13:8, 15:25, 37:11, 75:9 unmute [2] - 48:4 unsuccessful [1] -</p>	<p>V V2R [1] - 21:22 valuable [2] - 54:5, 70:6 value [1] - 29:13 Vanderveer [1] - 11:12 Vedra [1] - 10:6 vehicle [2] - 42:3, 63:22 vehicles [7] - 18:21, 29:18, 29:19, 41:25, 42:19, 61:9, 63:23 venture [1] - 44:21 versus [2] - 12:15, 64:12 vibrancy [1] - 49:6 vice [4] - 2:18, 10:3, 14:19, 77:6 Vice [8] - 1:13, 39:6, 45:14, 56:5, 63:3, 66:11, 68:4, 77:5 view [4] - 21:17, 31:3, 47:9, 70:3 vision [2] - 40:22, 56:24 visit [1] - 12:1 visited [1] - 11:13 visual [1] - 28:8 visualize [1] - 47:1 visually [1] - 28:4 voluntarily [1] - 65:10 vote [16] - 55:20, 55:22, 59:22, 66:5, 67:11, 71:14, 71:16, 71:19, 71:21, 72:15,</p>
U				

74:11, 74:20, 76:5, 76:6, 77:4, 78:11 voting [3] - 73:6, 74:12, 75:16	71:4, 71:5, 71:12, 71:15 workshopped [2] - 52:2, 69:11 workshops [1] - 65:23 wrap [3] - 34:24, 54:16, 54:18 wrapped [1] - 55:5
W	Y
walk [2] - 11:24, 25:12 walkability [2] - 7:11, 49:5 walking [3] - 26:16, 46:12, 59:10 wall [4] - 26:1, 35:8, 35:15, 41:13 wants [3] - 6:22, 65:3, 74:3 warehouse [2] - 56:9, 63:4 Water [8] - 17:21, 18:12, 20:3, 20:17, 28:13, 28:17, 30:16, 39:24 waterfront [2] - 56:10, 56:21 ways [1] - 44:6 weeds [1] - 27:4 week [4] - 23:25, 26:9, 65:9, 77:3 weeks [2] - 3:8, 64:14 welcome [2] - 6:23, 73:11 west [1] - 47:5 West [1] - 1:7 WGI [1] - 22:1 Whereas [1] - 9:8 white [1] - 41:22 whole [6] - 10:21, 11:2, 18:10, 51:22, 52:13, 59:7 wider [1] - 59:11 widespread [1] - 8:1 widths [1] - 59:17 WILLIAMS [6] - 31:22, 38:7, 38:24, 41:22, 42:10, 43:22 Williams [2] - 21:24, 31:21 wind [1] - 7:13 window [1] - 37:3 wish [1] - 65:8 wonderful [2] - 57:14, 66:23 word [1] - 44:5 words [1] - 61:23 works [1] - 68:16 workshop [17] - 21:12, 49:8, 52:10, 53:2, 55:1, 58:10, 68:11, 68:18, 69:12, 69:13, 69:21, 70:25, 71:3,	y'all [1] - 66:19 yard [5] - 18:14, 20:2, 22:13, 26:14, 60:20 year [2] - 21:18, 43:15 years [2] - 7:24, 43:20 yesterday [1] - 10:8 YMCA [1] - 4:20 yourself [2] - 48:4
Z	zone [2] - 20:19, 46:13 zoned [1] - 5:4 Zoning [1] - 5:2 zoning [5] - 5:8, 5:20, 8:7, 14:16, 15:9 zooming [1] - 52:13