Downtown Development Review Board	Un	certified Condensed Copy
		3
	1 Thank you.	
	2 All those in favor, please say aye	2.
CITY OF JACKSONVILLE	3 BOARD MEMBERS: Aye.	
DOWNTOWN DEVELOPMENT REVIEW BOARD		
MEETING	4 THE CHAIRMAN: Any opposed?	
	5 BOARD MEMBERS: (No response	e.)
	6 THE CHAIRMAN: Great. Thank	you.
Proceedings held on Thursday, July 14, 2022,	7 We'll move on to the next action	item,
commencing at 2:00 p.m., at the Jacksonville	8 DDRB 2022-006, Brooklyn mixed-use	
Downtown/Main Library, 303 North Laura Street,		, inter
Multipurpose Room, Jacksonville, Florida, before Diane	••	
M. Tropia, FPR, a Notary Public in and for the State of	0 And could we have a staff report	1
Florida at Large.	1 Ms. Kelly?	
	2 MS. KELLY: Yes. Okay. DDRB a	application
BOARD MEMBERS PRESENT:	3 2022-006 is for final approval of the I	Brooklyn
	4 mixed-use project. The project is loc	
TREVOR LEE, Chairman. MATT BROCKELMAN, Board Member.	5 the Brooklyn Overlay District with pri	
LINZEE OTT, Board Member. CRAIG DAVISSON, Board Member.		-
CHRISTIAN HARDEN, Board Member. WILLIAM J. SCHILLING, JR., Board Member.	6 elevations along Park Street and Fore	
JOSEPH LORETTA, Board Member. GARY MONAHAN, Board Member.	7 and secondary elevations along Spruce	ce Street
	8 and Price Street.	
ALSO PRESENT:	9 The project consists of 8,338 squ	uare feet
GUY PAROLA, DIA, Operations Manager. INA MEZINI, DIA, Marketing and Communications.	of retail and restaurant space, 341 m	
SUSAN KELLY, Redevelopment Coordinator. SUSAN GRANDIN, Office of General Counsel.	units, and a 456-space integrated particular	-
		king
	2 garage.	
	3 At the May 12th DDRB meeting,	
	4 voted for conceptual approval subject	t to the
Diane M. Tropia , Inc., Post Office Box 2375 , Jacksonville , FL 32203	5 following recommendations: The dev	eloper shall
(904) 821-0500	Diane M. Tropia, Inc., Post Office Box 2375,	Jacksonville, FL 32203
	(904) 821-0300	
2		4
		4
1 PROCEEDINGS	1 meet with staff to identify any deviat	
July 14, 2022 2:00 p.m.	2 sought, work with the City's traffic er	igineer
2	3 on ingress/egress from the garage, p	rovide
	4 interactive art within the urban open	space,
3 THE CHAIRMAN: All right. We'll go ahead	5 and ensure that streetlights, benches	
4 and call to order the Downtown Development	6 et cetera, are placed in the amenity a	
5 Review Board meeting for Thursday, July 14th,	updated in accordance with the desig	
6 2022.	-	11
7 Our first action item will be the approval	8 guidelines.	
8 of the June 9th, 2022, DDRB regular meeting	9 Based on the final submittal pac	-
9 minutes.	0 on conversations with the relevant part of the selevant part of the	arties, no
10 Do I have any discussion on those meeting	1 deviations were identified and it was	
11 minutes?	2 determined that the garage ingress/e	gress from
12 BOARD MEMBERS: (No response.)	3 Park Street should be limited to a	5
13 THE CHAIRMAN: Hearing none	 right-in/right-out only. 	
14 BOARD MEMBER BROCKELMAN: Move for		contun
	5 Additionally, discussion from con	
15 approval, Mr. Chairman.	6 included possibly removing the six flo	-
16 THE CHAIRMAN: Hearing none, a move for	7 parking spots located near Forest Str	eet.
17 approval. And I'll remind the board members	8 Staff has conditioned that these space	es be
18 that we are push-to-speak on this one, and we	9 removed because they do not add va	
19 need to make sure we speak clearly for the	-	
	unified parking concept and do not er	
19 need to make sure we speak clearly for the	unified parking concept and do not erpedestrian environment.	nhance the
19 need to make sure we speak clearly for the20 court recording and slowly.	 unified parking concept and do not er pedestrian environment. With regard to the urban open s 	nhance the pace at the
 19 need to make sure we speak clearly for the 20 court recording and slowly. 21 But I have a motion for approval of the 	unified parking concept and do not erpedestrian environment.	nhance the pace at the
 19 need to make sure we speak clearly for the 20 court recording and slowly. 21 But I have a motion for approval of the 22 meeting minutes. Do I hear a second? 23 BOARD MEMBER SCHILLING: Second. 	 unified parking concept and do not er pedestrian environment. With regard to the urban open s 	nhance the pace at the
 19 need to make sure we speak clearly for the 20 court recording and slowly. 21 But I have a motion for approval of the 22 meeting minutes. Do I hear a second? 23 BOARD MEMBER SCHILLING: Second. 24 THE CHAIRMAN: I have a second from 	 unified parking concept and do not er pedestrian environment. With regard to the urban open s corner of Forest and Park, the develo 	nhance the pace at the per has
 19 need to make sure we speak clearly for the 20 court recording and slowly. 21 But I have a motion for approval of the 22 meeting minutes. Do I hear a second? 23 BOARD MEMBER SCHILLING: Second. 24 THE CHAIRMAN: I have a second from 25 Mr. Schilling. 	 unified parking concept and do not er pedestrian environment. With regard to the urban open s corner of Forest and Park, the develo elevated this feature with public art, specifically a sculpture, and tables an 	nhance the pace at the per has d
 19 need to make sure we speak clearly for the 20 court recording and slowly. 21 But I have a motion for approval of the 22 meeting minutes. Do I hear a second? 23 BOARD MEMBER SCHILLING: Second. 24 THE CHAIRMAN: I have a second from 	 unified parking concept and do not er pedestrian environment. With regard to the urban open si corner of Forest and Park, the develo elevated this feature with public art, 	nhance the pace at the per has d

	5		7
1	chairs. These features are an upgrade from the	1	condition, and I will read it into the record.
2	concept submittal as they help cultivate and	2	It states, "The ground floor and second floor
3	activate the space.	3	of the east and north elevations of the parking
4	Additional or alternative improvements	4	garage shall be screened to mitigate the
5	would also be supported, such as a fountain,	5	intrusion of vehicle lights onto adjacent
6	landscaping to frame the open space, and/or	6	parcels. Options for screening solutions may
7	more interactive public art.	7	include, but are not limited to, landscaping,
8	Per board comments from conceptual	8	living walls, or perforated panels. Such
9	approval, the amenity zone along Spruce Street	9	improvements shall be coordinated with and
10	has been increased from one-and-a-half feet to	10	agreed upon by the City, DIA."
11	four feet, and the public realm along Park	11	As conditioned, staff finds that the
12	Street will be informed [sic] by the Park	12	project is consistent with Chapter 656, subpart
13	Street road diet, which is currently underway.	13	H, and the district design guidelines. Staff
14	A shade study for Forest Street was	14	recommends approval with conditions.
15	requested by staff during conceptual approval.	15	And that concludes the staff report.
16	A condition was added that a shade study be	16	I believe I have a voting conflict form.
17	provided at the time of site plan review, and	17	Susan, do I read this into the record?
18	the staff received one on July 12th. It is	18	It's for this item.
19	included in the packet, the 11-by-17 packet,	19	MS. GRANDIN: Yes.
20	that you've received. I believe it's the last	20	MS. KELLY: I should.
21	page. And it does show that the shade	21	Okay. So this is for Board Member
22	requirement is in the shade provided is in	22	Schilling.
23	excess of the requirement.	23	And do I read the statement into the
24	The project also proposes the closing of	24	record?
25	Chelsea Street, west of Price Street. At this	25	Just a second, please.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	6		8 (Ma Kally confere with Ma Grandin)
1	location, Chelsea does not contribute to the	1	(Ms. Kelly confers with Ms. Grandin.)
2	grid system in that it does not connect to	2	MS. KELLY: Okay. Through the Chair, sorry about that.
3	Forest Street and dead ends into a parcel owned by FDOT. Given the proximity of the	3 4	So Mr. Schilling's employer are is
4 5	Chelsea/Forest connection to the Myrtle	4 5	retained by and performing services for the
6	Avenue/Forest intersection, FDOT will not allow	6	developer on this project.
7	for Chelsea Street to be a thru street;	7	THE CHAIRMAN: Thank you, Ms. Kelly. I
8	however, a pedestrian connection along Chelsea	8	appreciate that staff report.
9	could be created and would mitigate the	9	Next, we'll have the applicant come
10	proposed Chelsea right-of-way closing.	10	forward and deliver their report. And I'll
11	Staff support of the closing of Chelsea is	11	remind anyone coming to the podium to speak to
12	conditioned upon the applicant providing for	12	please state your name and address for the
13	off-site public improvements that enhance the	13	record.
14	overall pedestrian circulation and the	14	(Mr. Akin approaches the podium.)
15	applicant continuing to work with the City to	15	MR. AKIN: It's good to see everyone
16	provide for public space along Forest Street,	16	again.
17	between Myrtle and Park.	17	Ryan Akin, development manager with
18	•	18	Columbia Ventures. Address is 1454 La France
19	The last thing and this was found after	19	Street Northeast, Suite 200, Atlanta, Georgia
1 1	the report was released. The ground floor and		
20	-	20	30307.
	the report was released. The ground floor and		· · · ·
20	the report was released. The ground floor and second floor of the east and north elevations	20	30307.
20 21	the report was released. The ground floor and second floor of the east and north elevations of the parking garage would likely subject	20 21	30307. Appreciate the opportunity to come and
20 21 22	the report was released. The ground floor and second floor of the east and north elevations of the parking garage would likely subject adjacent parcels to vehicle lights. So as a result, staff has an additional condition which is in front of you on a separate sheet of	20 21 22	30307. Appreciate the opportunity to come and present the project again. It's only been two
20 21 22 23	the report was released. The ground floor and second floor of the east and north elevations of the parking garage would likely subject adjacent parcels to vehicle lights. So as a result, staff has an additional condition which	20 21 22 23	30307. Appreciate the opportunity to come and present the project again. It's only been two months, three months since we were last here,
20 21 22 23 24	the report was released. The ground floor and second floor of the east and north elevations of the parking garage would likely subject adjacent parcels to vehicle lights. So as a result, staff has an additional condition which is in front of you on a separate sheet of	20 21 22 23 24	30307. Appreciate the opportunity to come and present the project again. It's only been two months, three months since we were last here, so I'm sure it's fresh in most everyone's mind.

City o	f Jacksonville		July 14, 2022
Down	town Development Review Board 9		Uncertified Condensed Copy
1	of last year. It's 13 parcels in the	1	BOARD MEMBER MONAHAN: Thank you,
2	assemblage, and we're planning to build a	2	Mr. Chair.
3	mixed-use facility that's class A that enhances	3	I really appreciate the complete and fluid
4	the built environment surrounding.	4	design. I think this project is going to
5	Really appreciate your comments on the	5	continue to enrich the Brooklyn neighborhood.
6	conceptual design, and we worked to address	6	Great job.
7	them so that we can improve the pedestrian	7	THE CHAIRMAN: Mr. Harden.
8	experience. We've added the public art that	8	MR. AKIN: Can I say one thing real quick
9	you requested, the urban open space at the	9	to Christian?
10	corner there of Park and Forest, which we think	10	MS. MEZINI: You can just press that once
11	was a great addition.	11	and let it go.
12	We worked with the traffic department of	12	MR. AKIN: Okay. I remember that you
13	the City and with the DIA staff toward a safer	13	brought up a comment about the screening of the
14	pedestrian solution for our turn in and out of	14	condensing units on the roof, and so we made
15	the complex, the parking off of Park Street in	15	sure that we addressed that by pulling them
16	conjunction with the Park Street road diet	16	back from the the facade of the building.
17	plan. So our civil engineer, Kimley-Horn, has	17	So we're 30 feet off, which they're
18	been working with Prosser on that as well.	18	essentially centered on the corridors of the
19	And we also appreciate the work of the DIA	19	building. It's 72 feet wide and we're 30 feet
20	staff, Guy and Susan, who have reviewed the	20	off so that they won't be visible from the
21	plans. And we've reviewed the conditions and	21	pedestrian or the the primary streetscape
22	we're prepared to comply with them by removing	22	surrounding the property.
23	the six parking spaces that are surface parked	23	BOARD MEMBER HARDEN: Thank you.
24	on the parcel that's visible from Park Street,	24	Chairman Lee, I think you were in mind. I
25	which we understood to be by right, but we also	25	think you were at that meeting, making sure
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
	10		(904) 02 1-0300
	10		12
1	understand you know it's not the preference	1	that we had screening. I learned a lot from
1	understand, you know, it's not the preference of the board.	1	that we had screening. I learned a lot from you.
1 2 3	of the board.	1 2 3	you.
2	of the board. And we also will work with the DIA staff	2	you. No further comment.
2 3	of the board.	2 3	you.
2 3 4	of the board. And we also will work with the DIA staff and the City following this meeting to make	2 3 4	you. No further comment. THE CHAIRMAN: Mr. Loretta.
2 3 4 5	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash	2 3 4 5	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no
2 3 4 5 6	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees,	2 3 4 5 6	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the
2 3 4 5 6 7	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape	2 3 4 5 6 7	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool
2 3 4 5 6 7 8	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian	2 3 4 5 6 7 8	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman.
2 3 4 5 6 7 8 9 10 11	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on	2 3 4 5 6 7 8 9 10 11	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you,
2 3 4 5 6 7 8 9 10 11 12	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the	2 3 4 5 6 7 8 9 10 11 12	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman.
2 3 4 5 6 7 8 9 10 11 12 13	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection.	2 3 4 5 6 7 8 9 10 11 12 13	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation.
2 3 4 5 6 7 8 9 10 11 12 13 14	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be	2 3 4 5 6 7 8 9 10 11 12 13 14	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall.
2 3 4 5 6 7 8 9 10 11 12 13 14 15	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has	2 3 4 5 6 7 8 9 10 11 12 13 14 15	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments?	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you will just give me one second and no	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some fencing that kind of bifurcates the public
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you will just give me one second and no additional hands raised online.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some fencing that kind of bifurcates the public space from what would be your property. And
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you will just give me one second and no additional hands raised online. THE CHAIRMAN: Thank you.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some fencing that kind of bifurcates the public space from what would be your property. And can you just talk a little bit about that
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you will just give me one second and no additional hands raised online. THE CHAIRMAN: Thank you. We'll proceed to board comments.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some fencing that kind of bifurcates the public space from what would be your property. And can you just talk a little bit about that particular choice? And are you guys locked in
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you will just give me one second and no additional hands raised online. THE CHAIRMAN: Thank you. We'll proceed to board comments. Mr. Monahan.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some fencing that kind of bifurcates the public space from what would be your property. And can you just talk a little bit about that particular choice? And are you guys locked in on that? I mean, to me, this looks like a
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	of the board. And we also will work with the DIA staff and the City following this meeting to make sure that we have appropriate trash receptacles, streetlights, street trees, et cetera, street along the streetscape along Park and Forest Street. And we're prepared to work with the City and the DIA staff on improving the pedestrian experience surrounding our property and also on public the potential for public space at the Forest Street and Myrtle Street intersection. A shade study has been provided, and be happy to answer any questions that anyone has about the project. THE CHAIRMAN: Thank you. Appreciate that. Ms. Mezini, are there any public comments? MS. MEZINI: None in person. But if you will just give me one second and no additional hands raised online. THE CHAIRMAN: Thank you. We'll proceed to board comments.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	you. No further comment. THE CHAIRMAN: Mr. Loretta. BOARD MEMBER LORETTA: Yes. I have no comments. I appreciate the public art at the southwest corner. I think that will be a cool corner for the project, and look forward to you all bringing this to fruition. THE CHAIRMAN: Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Akin, for the presentation. Just a quick question. I love it overall. Can you talk a little bit I see at the intersection I'm on Page 20 of your presentation. The intersection of Forest and Myrtle, the potential public space that could exist there, depending on how everything shakes out with the DOT I notice that there's some fencing that kind of bifurcates the public space from what would be your property. And can you just talk a little bit about that particular choice? And are you guys locked in

07/25/2022 03:40:31 PM

13 13 15 1 great opportunity for a nice pocket park there, 1 surplus property. I think they acquired it as 2 and I would I would hate to see it surplus property. I think they acquired it as 3 bifurcated, but I just kind of wanted to hear your perspective on why that choice was made. 4 And they'se got a master plan, which you're 5 MR. AKIN: Sure. Absolutely. 6 That's a great question and a god 7 observation. You got you zoomed in on that 8 rendering, I think, so that was god. 9 Yeah, so the parcel that that's depicted 9 10 oris currently owned by FDOT, and we've been 10 11 indiscussions with FDOT about that parcel and 11 13 doesn't have any access off of Forest. There's 14 14 prohibited access off of Forest. There's 14 15 to cole so to in interstate from their point of 15 15 16 there's not any access off of Myrtle 15 so that we can actually execute the 18 intaccessible parcel is not super well-defined	
2 and I would - I would hate to see it 2 part of the interstate expansion and the on- 3 bifurcated, but I just kind of wanted to hear and off-ramps to the interstate expansion and the on- 4 your perspective on why that choice was made. and off-ramps to the interstate expansion and the on- 5 MR. AKIN: Sure. Absolutely. and off-ramps to the interstate some years ago. 6 That's a great question and a good probably aware of, that more than I am, but, 6 prosentation. You got you zoomed in on that probably aware of, that more than I am, but, 7 observation. You got you zoomed in on that probably aware of, that more than I am, but, 6 you know, they have some improvements that they plan to make in the area over the next several 8 years. And so they've gote back and looked at the property that they own and what's needed in 10 on is currently owned by FDOT, and we've been in discussions with FDOT about that parcel and 14 this is a temporary surplus property. So imeaning 13 doesn't have any access off of Forest because it's to use this property hour they own and soid, 14 the project parcel itst is only accessible to the project parcel itst is onily accessible to	
3 bifurcated, but I just kind of wanted to hear 3 and off-ramps to the interstate some years ago. 4 your perspective on why that choice was made. 3 and off-ramps to the interstate some years ago. 4 And they've got a master plan, which you're 5 5 MR. AKIN: Sure. Absolutely. 5 probably aware of, that more than I am, but, 6 That's a great question and a good 7 observation. You got you zoomed in on that 7 observation. You got you zoomed in on that 8 rendering, I think, so that was good. 9 Yeah, so the parcel that that's depicted 7 plan to make in the area over the next several 10 on is currently owned by FDOT about that parcel and 16 the ropperty that they own and what's needed in 12 how we can acquire that parcel because it it 13 You know, we first went to them and said, 14 there's not any access off of Myrtle 16 urban site, and we'd like to figure out a way 16 view and there's not any access off of Myrtle 16 urban site, and we'd like to figure out a way 16 the urbal chart is a semming the 18 construction on this site. And it turned into 19 p	
4Your perspective on why that choice was made.4And they've got a master plan, which you're5MR. AKIN: Sure. Absolutely.56That's a great question and a goodyou know, they have some improvements that they7observation. You got you zoomed in on thatfou on w, they have some improvements that they8rendering, I think, so that was good.years. And so they've got a master plan, which you're9Yeah, so the parcel in ot that parcel and that's depictedthe property that the area over the next several10on is currently owned by FDOT, and we've beenthe property that they own and what's needed in11in discussions with FDOT about that parcel because it'sthe property that they own and what's needed in12how we can acquire that parcel because it'sthe wown, look, we're building on a tight,15too close to the interstate from their point ofyou know, look, we're building on a tight,16view and there's not any access off of Myrtleto use this property for lay-down or for access17or Spruce onto that sonly accessible tothe parcel soi. that sonly accessible to18inaccessible parcel that is only accessible tothe parcel soi. that it could be a creative to19the rode closure process.improve the public right-of-way in exchange for21the rode closure process.got matter the discussions23something we definitely want to explore and arethe area courd the discussions24the moment. We see it as being a benefit tosont the verstate. which is something	
5 MR. AKIN: Sure. Absolutely. 5 probably aware of, that more than I am, but, 6 That's a great question and a good you know, they have some improvements that they 7 observation. You got you zoomed in on that s 8 rendering, I think, so that was good. 9 9 Yeah, so the parcel that that's depicted 9 0 on is currently owned by FDOT, and we've been 10 11 in discussions with FDOT about that parcel and 10 12 how we can acquire that parcel because it it 11 13 desn't have any access off of Forest. There's 14 14 prohibited access off of Forest. There's 14 15 too close to the interstate from their point of 15 16 view and there's not any access off of Myrtle 15 17 or Spruce onto that parcel, so it's sort of an 18 18 inaccessible parcel itself. As assuming the 19 19 project is built across Chelsea Street. And 18 21 the moment. We see it as being a benefit to 21 22 the moment. We see it as being a benefit to 22	
 6 That's a great question and a good 7 observation. You got you zoomed in on that 8 rendering. I think, so that was good. 9 Yeah, so the parcel that that's depicted 10 on is currently owned by FDOT, and we've bean 11 in discussions with FDOT about that parcel and 11 in discussions with FDOT about that parcel and 12 prohibited access off of Forest. There's 13 doesn't have any access off of Forest. There's 14 prohibited access off of Forest because it's 15 too close to the interstate from their point of 16 view and there's not any access off of Myrtle 17 or Spruce onto that parcel, so it's sort of an 18 inaccessible parcel that is only accessible to 19 the project parcel itself. As assuming the 19 a concestation about how we might, perhaps, 20 project is built across Chelsea Street. And 21 the road closure process. 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 tenants because it's a greenspace immediately 26 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 14 14 14 14 14 15 so the placement of that fence is is 6 for rendering wurposes primarily. It's nice 7 or Surfue out know, we want people especially is 15 so the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 back pow know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're	
 7 observation. You got you zoomed in on that 8 rendering, I think, so that was good. 9 Yeah, so the parcel that that's depicted 10 on is currently owned by FDOT, and we've been 11 in discussions with FDOT about that parcel and 12 how we can acquire that parcel because it it 13 doesn't have any access off of Forest. There's 14 you know, look we're building on a tight, 15 too close to the interstate from their point of 16 view and there's not any access off of Myrtle 17 or Spruce onto that parcel, so it's sort of an 18 inaccessible parcel itself. As assuming the 19 the project parcel itself. As assuming the 20 project is built across Chelsea Street. And 21 the road closure process. 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 tenants because it's a greenspace immediately 26 tenants because it's a greenspace immediately 27 that we can open that up to the public, that's 3 something we definitely want to explore and are 4 interested in discussing. 3 something we definitely want to explore and are 4 interested in discussing. 3 something we definitely want to explore and are 4 interested in discussing. 3 something we definitely want to explore and are 4 interested in discussing. 3 something we definitely want to explore and are 4 interested in discussing. 3 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we cuid carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 9 we have residential units, which you can't 9 we have residential units, which you can't 10 really see through those trees. They're 11	
 8 rendering, I think, so that was good. 9 Yeah, so the parcel that that's depicted 10 on is currently owned by FDOT, and we've been 11 in discussions with FDOT about that parcel and 14 doesn't have any access off of Forest. There's 15 too close to the interstate from their point of 16 view and there's not any access off of Myrtle 17 or Spruce onto that parcel, so it's sort of an 18 inaccessible parcel that is only accessible to 19 the project parcel itself. As assuming the 10 project is built across Chelsea Street. And 11 the moment. We see it as being a benefit to 12 the road closure process. 13 moment. We see it as being a benefit to 14 the moment. We see it as being a benefit to 15 the nost office Box 2375, Jacksonville, FL 32203	
 Yeah, so the parcel that that's depicted on is currently owned by FDOT, and we've been in discussions with FDOT about that parcel and how we can acquire that parcel because it it doesn't have any access off of Forest. There's prohibited access off of Forest because it's too close to the interstate from their point of view and there's not any access off of Myrtle or Spruce onto that parcel, so it's sort of an inaccessible parcel that is only accessible to the project parcel itself. As assuming the project is built across Chelsea Street. And we'll certainly work with the DIA staff through the noment. We see it as being a benefit to the moment. We see it as being a benefit to the moment. We see it as being a benefit to the moment. We see it as being a benefit to the moment. We see it as being a benefit to the acal closure process. mant parcel is not super well-defined at the moment. We see it as being a benefit to the moment. We see it as being a benefit to the acal closure process. more the public (right-of-way in exchange for the we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially we have residential units, which you can't aligning that public or that it's really off the public right-of-way. You'd be able to 	
 Yeah, so the parcel that that's depicted on is currently owned by FDOT, and we've been in discussions with FDOT about that parcel and how we can acquire that parcel because it it doesn't have any access off of Forest. There's prohibited access off of Forest because it's too close to the interstate from their point of view and there's not any access off of Myrtle or Spruce onto that parcel, so it's sort of an inaccessible parcel that is only accessible to the project parcel itself. As assuming the project is built across Chelsea Street. And we'll certainly work with the DIA staff through the noment. We see it as being a benefit to the moment. We see it as being a benefit to the moment. We see it as being a benefit to the moment. We see it as being a benefit to the moment. We see it as being a benefit to the acal closure process. mant parcel is not super well-defined at the moment. We see it as being a benefit to the moment. We see it as being a benefit to the acal closure process. more the public (right-of-way in exchange for the we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially we have residential units, which you can't aligning that public or that it's really off the public right-of-way. You'd be able to 	
10 on is currently owned by FDOT, and we've been 10 order to execute that plan and decided that 11 in discussions with FDOT about that parcel and 11 this is a temporary surplus property. So 12 how we can acquire that parcel because it it 12 meaning 13 doesn't have any access off of Forest. There's 13 You know, we first went to them and said, 14 prohibited access off of Forest because it's 13 You know, yet're building on a tight, 15 too close to the interstate from their point of 14 you know, look, we're building on a tight, 16 view and there's not any access off of Myrtle 16 to use this property for lay-down or for access 17 or Spruce onto that parcel, so it's sort of an 18 inaccessible parcel that is only accessible to 18 inaccessible parcel iself. As assuming the 20 improve the public right-of-way in exchange for 20 project is built across Chelsea Street. And 20 improve the public right-of-way in exchange for 21 the road closure process. 21 22 the deal and creative to FOOT and also 23 potentially creative to the City. 24 But also it's, you know, a fairly visi	
11 in discussions with FDOT about that parcel and 12 how we can acquire that parcel because it it 13 doesn't have any access off of Forest. There's 14 prohibited access off of Forest because it's 15 too close to the interstate from their point of 16 view and there's not any access off of Myrtle 17 or Spruce onto that parcel, so it's sort of an 18 inaccessible parcel that is only accessible to 19 the project parcel itself. As assuming the 20 project is built across Chelsea Street. And 21 the road closure process. 22 That parcel is not super well-defined at 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 teansts because it's a greenspace immediately 26 mortinitely want to explore and are interested in discussing. 14 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 beyou know, we want people especially 9 we have	
 how we can acquire that parcel because it it doesn't have any access off of Forest. There's prohibited access off of Forest because it's prohibited access off of Forest because it's to close to the interstate from their point of view and there's not any access off of Myrtle or Spruce onto that parcel, so it's sort of an inaccessible parcel itself. As assuming the project is built across Chelsea Street. And we'll certainly work with the DIA staff through the roda closure process. That parcel is not super well-defined at the moment. We see it as being a benefit to the moment. We see it as being a benefit to the noment. We see it as being a benefit to the norpia, Inc., Post Office Box 2375, Jacksonville, FL 32203	
13doesn't have any access off of Forest. There's13You know, we first went to them and said,14prohibited access off of Forest because it's14you know, look, we're building on a tight,15too close to the interstate from their point of15urban site, and we'd like to figure out a way16to use this property for lay-down or for access17or Spruce onto that parcel, so it's sort of an1718inaccessible parcel itself. As assuming the1919the project parcel itself. As assuming the1920project is built across Chelsea Street. And2021the road closure process.2223That parcel is not super well-defined at2324the moment. We see it as being a benefit to2325tenants because it's a greenspace immediately2426parcel from the interstate, which is something27that we can open that up to the public, that's3something we definitely want to explore and are4interested in discussing.5So the placement of that fence is is6for rendering purposes primarily. It's nice7that we could carve out some space that could8be you know, we want people especially9we have residential units, which you can't10really see through those trees. They're11aligning that publico rway. You'd be able to12off the public right-of-way. You'd be able to	
14prohibited access off of Forest because it's15too close to the interstate from their point of16view and there's not any access off of Myrtle17or Spruce onto that parcel, so it's sort of an18inaccessible parcel that is only accessible to19the project parcel itself. As assuming the20project is built across Chelsea Street. And21we'll certainly work with the DIA staff through23That parcel is not super well-defined at24the moment. We see it as being a benefit to25tenants because it's a greenspace immediately20gout 821-030021proximate to the development. If there's a way2that we can open that up to the public, that's3something we definitely want to explore and are4interested in discussing.5So the placement of that fence is is6for rendering purposes primarily. It's nice7that we could carve out some space that could8be you know, we want people especially9we have residential units, which you can't10really see through those trees. They're11aligning that public right-of-way. You'd be able to	
15too close to the interstate from their point of view and there's not any access off of Myrtle or Spruce onto that parcel, so it's sort of an inaccessible parcel that is only accessible to the project parcel itself. As assuming the project is built across Chelsea Street. And 2115urban site, and we'd like to figure out a way to lay-down or for access so that we can actually execute the construction on this site. And it turned into 1920project is built across Chelsea Street. And 2116construction on this site. And it turned into 1921we'll certainly work with the DIA staff through 22improve the public right-of-way in exchange for 2123That parcel is not super well-defined at 242024the moment. We see it as being a benefit to 252225the acony office Box 2375, Jacksonville, FL 32203 (904) 821-03002426parcel from the interstate, which is something Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-03002626proximate to the development. If there's a way 2141627that we can open that up to the public, that's 3 something we definitely want to explore and are 4163for rendering purposes primarily. It's nice 66THE CHAIRMAN: Thank you.4that we could carve out some space that could 885for rendering purposes primarily. It's nice 666or releving purposes primarily. It's nice 767that we could carve out some space that could 788boARD MEMBER SCHI	
16view and there's not any access off of Myrtle17or Spruce onto that parcel, so it's sort of an18inaccessible parcel that is only accessible to19the project parcel itself. As assuming the20project is built across Chelsea Street. And21we'll certainly work with the DIA staff through22the road closure process.23That parcel is not super well-defined at24the moment. We see it as being a benefit to25tenants because it's a greenspace immediately26proximate to the development. If there's a way2that we can open that up to the public, that's3something we definitely want to explore and are4interested in discussing.5So the placement of that fence is is6for rendering purposes primarily. It's nice7that we could carve out some space that could8be you know, we want people especially9we have residential units, which you can't10really see through those trees. They're11aligning that public or that it's really12off the public right-of-way. You'd be able to	
 17 or Spruce onto that parcel, so it's sort of an 18 inaccessible parcel that is only accessible to 19 the project parcel itself. As assuming the 20 project is built across Chelsea Street. And 21 we'll certainly work with the DIA staff through 22 the road closure process. 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 tenants because it's a greenspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	
 18 inaccessible parcel that is only accessible to 19 the project parcel itself. As assuming the 20 project is built across Chelsea Street. And 21 we'll certainly work with the DIA staff through 22 the road closure process. 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 tenants because it's a greenspace immediately 26 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	
 the project parcel itself. As assuming the project is built across Chelsea Street. And we'll certainly work with the DIA staff through the road closure process. That parcel is not super well-defined at the moment. We see it as being a benefit to the development. We see it as perspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 proximate to the development. If there's a way that we can open that up to the public, that's something we definitely want to explore and are tinterested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially gwe have residential units, which you can't really see through those trees. They're aligning that public or that it's really off the public right-of-way. You'd be able to 	
 20 project is built across Chelsea Street. And 21 we'll certainly work with the DIA staff through 22 the road closure process. 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 tenants because it's a greenspace immediately Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 1 proximate to the development. If there's a way 2 that we can open that up to the public, that's 3 something we definitely want to explore and are 4 interested in discussing. 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 20 improve the public right-of-way in exchange for 21 the parcel such that it could be a creative to 22 the deal and creative to FDOT and also 23 potentially creative to the City. 24 But also it's, you know, a fairly visible 25 trona that up to the public, that's 3 something we definitely want to explore and are 6 for rendering purposes primarily. It's nice 7 Mr. Schilling. 8 DoARD MEMBER SCHILLING: Thank you, 9 We have residential units, which you can't 10 As noted by Ms. Kelly, I do have a voting 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 	
 we'll certainly work with the DIA staff through the road closure process. That parcel is not super well-defined at the moment. We see it as being a benefit to tenants because it's a greenspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 that we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially y we have residential units, which you can't meally see through those trees. They're aligning that public or that it's really off the public right-of-way. You'd be able to that we can on that up to the bala could that we could carve out some space that could that we could carve out some space that could that we could carve out some space that could that we could carve out some space that could that we could carve out some space that could that we could carve out some space that could that we could carve out some space that could the the charman. conflict on this item, so I will not be voting on it and don't have any questions or comments. 	
 the road closure process. That parcel is not super well-defined at the moment. We see it as being a benefit to tenants because it's a greenspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 movimate to the development. If there's a way that we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially we have residential units, which you can't really see through those trees. They're aligning that public or that it's really off the public right-of-way. You'd be able to 	
 23 That parcel is not super well-defined at 24 the moment. We see it as being a benefit to 25 tenants because it's a greenspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 14 1 proximate to the development. If there's a way 2 that we can open that up to the public, that's 3 something we definitely want to explore and are 4 interested in discussing. 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 	
 the moment. We see it as being a benefit to tenants because it's a greenspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 14 proximate to the development. If there's a way that we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 24 But also it's, you know, a fairly visible parcel from the interstate, which is something Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 14 14 15 Board MEMBER DAVISSON: Thank you. 16 that we've taken into consideration and want to 2 be mindful of as we continue the discussions with the City. 4 BOARD MEMBER DAVISSON: Thank you. 5 No further comments. 6 THE CHAIRMAN: Thank you. 7 Mr. Schilling. 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 off the public right-of-way. You'd be able to 	
 25 tenants because it's a greenspace immediately Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 14 1 proximate to the development. If there's a way 2 that we can open that up to the public, that's 3 something we definitely want to explore and are 4 interested in discussing. 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 	
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300141551614161516141615161616161616 <td colspan<="" th=""></td>	
(904) 821-0300(904) 821-030011proximate to the development. If there's a way1that we've taken into consideration and want to2that we can open that up to the public, that's2be mindful of as we continue the discussions3something we definitely want to explore and are4that we've taken into consideration and want to4interested in discussing.3with the City.5So the placement of that fence is is6THE CHAIRMAN: Thank you.6for rendering purposes primarily. It's nice6THE CHAIRMAN: Thank you.7that we could carve out some space that could7Mr. Schilling.8be you know, we want people especially9we have residential units, which you can't9we have residential units, which you can't10As noted by Ms. Kelly, I do have a voting11aligning that public or that it's really11conflict on this item, so I will not be voting12off the public right-of-way. You'd be able to12on it and don't have any questions or comments.	
14114161proximate to the development. If there's a way1that we've taken into consideration and want to2that we can open that up to the public, that's2be mindful of as we continue the discussions3something we definitely want to explore and are3with the City.4interested in discussing.3with the City.5So the placement of that fence is is6For rendering purposes primarily. It's nice6for rendering purposes primarily. It's nice6THE CHAIRMAN: Thank you.7that we could carve out some space that could7Mr. Schilling.8be you know, we want people especially9we have residential units, which you can't9we have residential units, which you can't10As noted by Ms. Kelly, I do have a voting11aligning that public or that it's really11conflict on this item, so I will not be voting12off the public right-of-way. You'd be able to12on it and don't have any questions or comments.	
 proximate to the development. If there's a way that we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially we have residential units, which you can't really see through those trees. They're aligning that public or that it's really off the public right-of-way. You'd be able to that we've taken into consideration and want to that we've taken into consideration and want to be mindful of as we continue the discussions with the City. BOARD MEMBER DAVISSON: Thank you. No further comments. THE CHAIRMAN: Thank you. Mr. Chairman. As noted by Ms. Kelly, I do have a voting conflict on this item, so I will not be voting on it and don't have any questions or comments. 	
 that we can open that up to the public, that's something we definitely want to explore and are interested in discussing. So the placement of that fence is is for rendering purposes primarily. It's nice that we could carve out some space that could be you know, we want people especially we have residential units, which you can't really see through those trees. They're aligning that public or that it's really off the public right-of-way. You'd be able to that we can open that up to the public, that's be mindful of as we continue the discussions with the City. BOARD MEMBER DAVISSON: Thank you. No further comments. THE CHAIRMAN: Thank you. Mr. Schilling. BOARD MEMBER SCHILLING: Thank you, Mr. Chairman. Conflict on this item, so I will not be voting on it and don't have any questions or comments. 	
 3 something we definitely want to explore and are 4 interested in discussing. 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 3 with the City. 4 BOARD MEMBER DAVISSON: Thank you. 5 No further comments. 6 THE CHAIRMAN: Thank you. 7 Mr. Schilling. 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
 4 interested in discussing. 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 4 BOARD MEMBER DAVISSON: Thank you. 5 No further comments. 6 THE CHAIRMAN: Thank you. 7 Mr. Schilling. 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
 5 So the placement of that fence is is 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 5 No further comments. 6 THE CHAIRMAN: Thank you. 7 Mr. Schilling. 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
 6 for rendering purposes primarily. It's nice 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 6 THE CHAIRMAN: Thank you. 7 Mr. Schilling. 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
 7 that we could carve out some space that could 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 7 Mr. Schilling. 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
 8 be you know, we want people especially 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 8 BOARD MEMBER SCHILLING: Thank you, 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
 9 we have residential units, which you can't 10 really see through those trees. They're 11 aligning that public or that it's really 12 off the public right-of-way. You'd be able to 9 Mr. Chairman. 10 As noted by Ms. Kelly, I do have a voting 11 conflict on this item, so I will not be voting 12 on it and don't have any questions or comments. 	
10really see through those trees. They're10As noted by Ms. Kelly, I do have a voting11aligning that public or that it's really11conflict on this item, so I will not be voting12off the public right-of-way. You'd be able to12on it and don't have any questions or comments.	
11 aligning that public or that it's really11 conflict on this item, so I will not be voting12 off the public right-of-way. You'd be able to12 on it and don't have any questions or comments.	
12 off the public right-of-way. You'd be able to12 on it and don't have any questions or comments.	
13 see those liner units, and so we want them to 13 Thank you.	
14have a perception of safety as a resident of14THE CHAIRMAN: Thank you.15the development. So there may be an element of15Ms. Ott.	
16that, but we're we'll work with the staff16BOARD MEMBER OTT: My questions have been17and the City through that.17answered. Thank you. No comments.	
17answered.mank you.No comments.18BOARD MEMBER BROCKELMAN: Appreciate that.18THE CHAIRMAN: Thank you.	
10 Thanks I approxists the presentation. Thank you	
19 Thanks. 19 I appreciate the presentation. Thank you 20 THE CHAIRMAN: Mr. Davisson 20 to staff, too, for preparing this. I'm at a	
20THE CHAIRMAN: Mr. Davisson.20to staff, too, for preparing this. I'm at a	
20THE CHAIRMAN: Mr. Davisson.20to staff, too, for preparing this. I'm at a21BOARD MEMBER DAVISSON: I think you just21little bit of a disadvantage because I wasn't	
20THE CHAIRMAN: Mr. Davisson.20to staff, too, for preparing this. I'm at a21BOARD MEMBER DAVISSON: I think you just21little bit of a disadvantage because I wasn't22answered most of my questions, but does DOT22here for your first presentation. I appreciate	
20THE CHAIRMAN: Mr. Davisson.20to staff, too, for preparing this. I'm at a21BOARD MEMBER DAVISSON: I think you just21little bit of a disadvantage because I wasn't22answered most of my questions, but does DOT20to staff, too, for preparing this. I'm at a23owns that property or has20to staff, too, for preparing this. I'm at a24Mr. Harden taking over and trying to protect	
20THE CHAIRMAN: Mr. Davisson.20to staff, too, for preparing this. I'm at a21BOARD MEMBER DAVISSON: I think you just21little bit of a disadvantage because I wasn't22answered most of my questions, but does DOT22here for your first presentation. I appreciate23owns that property or has23Mr. Harden taking over and trying to protect24MR. AKIN: That's correct.24our visual landscape from rooftop units, which	
20THE CHAIRMAN: Mr. Davisson.20to staff, too, for preparing this. I'm at a21BOARD MEMBER DAVISSON: I think you just21little bit of a disadvantage because I wasn't22answered most of my questions, but does DOT20to staff, too, for preparing this. I'm at a23owns that property or has20to staff, too, for preparing this. I'm at a24Mr. Harden taking over and trying to protect	

(904) 821-0300

(904) 821-0300

		17		19
	1	multifamily projects.	1	that as just a sod yard that is mowed, you
	2	Other than that, I don't have any other	2	know, every three to four weeks, so
	3	comments, and I'll look for a motion.	3	I realize it's probably not going to
	4	Excuse me. Let me say one thing. We do	4	necessarily sway the opinion of the DOT, but if
	5	have conditions, so we will have to vote on	5	we could just raise the issue and maybe help
	6	those conditions. So the first motion needs to	6	the applicant, it's a big deal for us.
	7	be about those conditions. And if there are	7	MS. KELLY: Through the Chair, I don't see
	8	any other discussions about those conditions,	8	why not. I'm sure it couldn't hurt. I
	9	we can take them.	9	believe and you all know I'm new, but I
			-	
	10	Let me clarify, at least from what I	10	believe the DIA is already talking with FDOT
	11	thought I heard from Ms. Kelly, that condition	11	about it. But again, I think any other
	12	E, the shade study, has been satisfied, so	12	anything else to inform those conversations
	13	that's no longer a condition of the approval.	13	would be great.
	14	So we will strike condition E from the	14	BOARD MEMBER HARDEN: So I don't know if
	15	conditions.	15	we need to make it official, but I I mean, I
	16	The other one that we need to add is	16	would like to see something happen there. So
	17	garage screening, as read into the record by	17	if it's as easy as making a motion for DIA to
	18	Ms. Kelly, which we will call condition E. And	18	write a letter on our behalf that we've asked
	19	I believe that we can have discussion on these	19	the DOT to focus on this, is that something we
	20	conditions, but that these conditions can be	20	could do?
	21	approved as a group and we don't have to vote	21	THE CHAIRMAN: Do you want to make it a
	22	on every single one.	22	condition of this approval or do you want to
	23	MS. GRANDIN: Right. You don't have to	23	handle that under maybe new business?
	24	vote on each one of them. That's a deviation	24	BOARD MEMBER HARDEN: Probably under new
	25	where you do that, but I would make sure and	25	business. That's a better idea.
		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
		(904) 821-0300		(904) 821-0300
H		(001) 021 0000		(004) 021-0000
-		18		20
	1		1	20 THE CHAIRMAN: All right. Well, we'll
	1 2	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do	1 2	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by
		18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on		20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up
-	2	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make	2	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick
-	2 3	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on	2 3	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up
	2 3 4	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make	2 3 4	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick
	2 3 4 5	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for	2 3 4 5	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new
	2 3 4 5 6	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the	2 3 4 5 6	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business.
	2 3 4 5 6 7	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone.	2 3 4 5 6 7	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion.
	2 3 4 5 6 7 8	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good.	2 3 4 5 6 7 8	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for
	2 3 4 5 6 7 8 9	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition	2 3 4 5 6 7 8 9	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting
	2 3 5 6 7 8 9 10	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further	2 3 4 5 6 7 8 9	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage
	2 3 4 5 6 7 8 9 10 11	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition?	2 3 4 5 6 7 8 9 10 11	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by
	2 3 4 5 6 7 8 9 10 11 12	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No.	2 3 4 5 6 7 8 9 10 11 12	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly.
	2 3 4 5 6 7 8 9 10 11 12 13	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you.	2 3 4 5 6 7 8 9 10 11 12 13	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second?
	2 3 4 5 6 7 8 9 10 11 2 3 14	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further	2 3 4 5 6 7 8 9 10 11 12 13 14	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second.
	2 3 4 5 6 7 8 9 10 11 12 13 14 15	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this	2 3 4 5 6 7 8 9 10 11 12 13 14 15	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta.
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do?	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye.
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to DIA to write a letter to DOT to try to work	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Any opposed? BOARD MEMBERS: (No response.)
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to DIA to write a letter to DOT to try to work with the applicant on that particular issue? Because I think it's a good pickup by Mr. Brockelman, and that is that is a	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Any opposed? BOARD MEMBERS: (No response.) THE CHAIRMAN: Now we can move on to a
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to DIA to write a letter to DOT to try to work with the applicant on that particular issue? Because I think it's a good pickup by	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Any opposed? BOARD MEMBERS: (No response.)
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to DIA to write a letter to DOT to try to work with the applicant on that particular issue? Because I think it's a good pickup by Mr. Brockelman, and that is that is a	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Any opposed? BOARD MEMBERS: (No response.) THE CHAIRMAN: Now we can move on to a
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to DIA to write a letter to DOT to try to work with the applicant on that particular issue? Because I think it's a good pickup by Mr. Brockelman, and that is that is a gateway to downtown and it's going to be very	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Any opposed? BOARD MEMBERS: (No response.) THE CHAIRMAN: Now we can move on to a motion to approve a motion for final
	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	18 I talked to Ms. Kelly about this, the removing the six parking spaces because they do have landscaping around it and they show it on their site plan several times. So just to make sure that when it goes through for approval for site plan approval with the City, that those parking spaces are gone. But other than that, you're good. THE CHAIRMAN: Right, which is condition A, so it's already there. There's no further action on our part for that condition? MS. GRANDIN: No. THE CHAIRMAN: All right. Thank you. BOARD MEMBER HARDEN: I've got one further comment. I direct this to DIA staff. And this might or might not help, but the conversation with DOT, is there anything that we could do? Maybe just the board make a recommendation to DIA to write a letter to DOT to try to work with the applicant on that particular issue? Because I think it's a good pickup by Mr. Brockelman, and that is that is a gateway to downtown and it's going to be very visible. And it would be a shame if they were	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	20 THE CHAIRMAN: All right. Well, we'll leave the conditions as they were modified by me in the first statement, opening up discussion about the conditions, and we'll pick up Mr. Harden's recommendation under new business. BOARD MEMBER HARDEN: Motion. THE CHAIRMAN: Okay. We have a motion for approval of the conditions, again, substituting E, which has been satisfied, with the garage screening, as read into the record by Ms. Kelly. Do we have a second? BOARD MEMBER LORETTA: Second. THE CHAIRMAN: We have a second from Mr. Loretta. All those in favor of approving the conditions, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: Any opposed? BOARD MEMBERS: (No response.) THE CHAIRMAN: Now we can move on to a motion to approve a motion for final approval for DDRB 2022-006. If there's no

(904) 821-0300

City of Jacksonville Downtown Development Review Board

July 14, 2022 Uncertified Condensed Copy

19

Down	town Development Review Board		Uncertified Condensed Co
	21		23
1	BOARD MEMBER HARDEN: So moved.	1	himself from this item.
2	THE CHAIRMAN: I have a motion	2	THE CHAIRMAN: Thank you, Ms. Kelly.
3	BOARD MEMBER LORETTA: Second.	3	If we have an applicant, I'll call the
4	THE CHAIRMAN: for approval from	4	applicant to the podium for a presentation.
5	Mr. Harden and a second by Mr. Loretta.	5	(Ms. Riley approaches the podium.)
	6 Thank you.		THE CHAIRMAN: And I'll remind you to
		6	
		7	please state your name and address for the
		8	record.
9	(Board Member Schilling abstains from	9	MS. RILEY: Hello.
10	voting.)	10	My name is Jill Riley with Harbinger
11	THE CHAIRMAN: Any opposed?	11	Signs. And our address is 5300 Shad Road,
12	BOARD MEMBERS: (No response.)	12	Jacksonville, Florida 32254.
13	THE CHAIRMAN: And for the record, I have	13	We're here today to ask for approval for a
14	two abstentions from Mr. Schilling. Thank you	14	special sign exception for the west and north
15	for filling out that card.	15	elevations did I say those right for
16	That motion carries. You have final	16	Morgan & Morgan.
17	approval. Thank you.	17	On the north, we have gotten approval for
18	MR. AKIN: Thank you.	18	the same 300-square-foot sign. And the TIAA
19	THE CHAIRMAN: Moving on to action item C,	19	Bank that you see on the left side of the
20	DDRB 2022-001, 501 Riverside Avenue special	20	building will be removed and Morgan & Morgan
21	sign exception.	21	will go on the right, on this elevation.
22	Ms. Kelly, could we have a staff report,	22	This is a representation to show you what
23	please?	23	it will look like from the street view when it
24	MS. KELLY: DDRB application 2022-011 is	24	is installed (indicating), and the building
	for a special sign exception for 501 Riverside	24 25	elevation to show the overall size of this side
25		25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 3220
	(904) 821-0300		(904) 821-0300
	22		24
	22 Avenue in the Preaklyn Overlay District to	4	of the building
1	Avenue in the Brooklyn Overlay District to	1	of the building.
2	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on	1	of the building. This is our south elevation that we're
2 3	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage.	3	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan
2 3 4	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside	3 4	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a
2 3 4 5	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed	3 4 5	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is
2 3 4 5 6	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and	3 4	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This
2 3 4 5	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide.	3 4 5	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is
2 3 4 5 6	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2.	3 4 5 6	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now
2 3 4 5 6 7	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been	3 4 5 6 7	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of
2 3 4 5 6 7 8	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west	3 4 5 6 7 8	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign.
2 3 4 5 6 7 8 9	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed	3 4 5 6 7 8 9	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it
2 3 4 5 6 7 8 9 10	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage	3 4 5 6 7 8 9 10	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over
2 3 4 5 6 7 8 9 10 11	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed.	3 4 5 6 7 8 9 10 11	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area.
2 3 4 5 6 7 8 9 10 11 12	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage	3 4 5 6 7 8 9 10 11 12	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over
2 3 4 5 6 7 8 9 10 11 12 13	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed.	3 4 5 6 7 8 9 10 11 12 13	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area.
2 3 4 5 6 7 8 9 10 11 12 13 14	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with	3 4 5 6 7 8 9 10 11 12 13 14	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.)
2 3 4 5 6 7 8 9 10 11 12 13 14 15	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not	3 4 5 6 7 8 9 10 11 12 13 14 15	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The	3 4 5 6 7 8 9 10 11 12 13 14 15 16	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area.	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area. The signs are constructed of high-quality	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher Insurance sign. Their sign is 234 square feet. And we have received approval for this
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area. The signs are constructed of high-quality durable materials which are used as industry standards.	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher Insurance sign. Their sign is 234 square feet. And we have received approval for this elevation from the Building Department.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area. The signs are constructed of high-quality durable materials which are used as industry standards. Staff recommends approval of DDRB	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher Insurance sign. Their sign is 234 square feet. And we have received approval for this elevation from the Building Department. This is the elevation. This side of the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area. The signs are constructed of high-quality durable materials which are used as industry standards. Staff recommends approval of DDRB application 2022-011. That concludes the staff	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher Insurance sign. Their sign is 234 square feet. And we have received approval for this elevation from the Building Department. This is the elevation. This side of the building is a little thinner, but still plenty
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area. The signs are constructed of high-quality durable materials which are used as industry standards. Staff recommends approval of DDRB application 2022-011. That concludes the staff report.	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher Insurance sign. Their sign is 234 square feet. And we have received approval for this elevation from the Building Department. This is the elevation. This side of the building is a little thinner, but still plenty of allowance for the sign to be that size.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Avenue in the Brooklyn Overlay District to allow for the replacement of two wall signs on elevations that do not have street frontage. The building has frontage along Riverside Avenue; however, the locations of the proposed signs face east towards the St. Johns River and south towards I-95, as shown on the slide. Items where it's marked 1 and 2. The structure has two signs that have been permitted already for the north and west elevations. The locations of the proposed signs are consistent with the current signage which is to be removed. The proposed signage is in harmony with the scale of the building and does not overwhelm or dominate the structure. The proposed illumination of the signs is similar to the illumination of other signs in the area. The signs are constructed of high-quality durable materials which are used as industry standards. Staff recommends approval of DDRB application 2022-011. That concludes the staff	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	of the building. This is our south elevation that we're asking for the exception on. Morgan & Morgan has picked this yellow color. We brought a sample in case we want to look at it. It is exactly the same as the north elevation. This just does not have a street frontage. There is currently a TIAA Bank sign up there right now that will be removed prior to installation of the Morgan & Morgan sign. And this is the representation of what it looks like from the south. So it's, like, over the parking garage area. (Mr. Parola enters the proceedings.) MS. RILEY: And a building elevation to show the size of the building. And here we have the west elevation. That is an approved permit for our Gallagher Insurance sign. Their sign is 234 square feet. And we have received approval for this elevation from the Building Department. This is the elevation. This side of the building is a little thinner, but still plenty

(904) 821-0300

(904) 821-0300

	25		27
1	elevation for consideration of what it looks	1	building. It's really the what happens if
		-	
2	like. Gallagher has picked some colors that	2	we have all four signs on every building with
3	will appear white, as it looks in that photo,	3	different colors and things like that? Because
4	at night, but in the daytime it's going to be	4	many of the most beautiful skylines, I'm sure
5	the blue color of their logo, like it shows in	5	all of you know, have the architecture of
6	5 1		buildings that define their uniqueness.
7	And here's the elevation drawing to show	7	And, you know, I would say just looking
8	you the size, and our site plan showing that	8	at the FIS building next door to this one, you
9	one faces the river and one is facing I-95, and	9	know, it's a very tasteful they only have
10	the legal site plan.	10	two logos on theirs, and it's very tasteful.
11	Any questions?	11	So we're just recommending that the board
12	THE CHAIRMAN: Thank you for the	12	and the staff take a more strategic long-term
13	presentation. Appreciate that.	13	view, which may mean revisiting the sign
14	Ms. Mezini, are there any public comments?	14	ordinance and the exception criteria.
	MS. MEZINI, are there any public comments? MS. MEZINI: Yes. I see Ms. Powell has		
15		15	Thank you.
16	her hand raised.	16	THE CHAIRMAN: Thank you.
17	THE CHAIRMAN: Great. We'll recognize	17	Ms. Mezini, any other public comments?
18	Ms. Powell.	18	MS. MEZINI: No additional public comment.
19	And please state your name and address for	19	THE CHAIRMAN: Great. Thank you.
20	the record and you will have three minutes.	20	Why don't we start on this side for board
21	ZOOM MEMBER: Hi. Nancy Powell. I'm with	21	comments.
22	Scenic Jacksonville.	22	Ms. Ott.
23	And some of you all may know that Scenic	23	BOARD MEMBER OTT: No comments.
24	Jacksonville has long been involved with the	24	THE CHAIRMAN: Thank you.
25	signage signage and signage ordinances in	25	Mr. Schilling.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	20		00
	26		28
1		1	
	the city. You know, it's our view that signage		BOARD MEMBER SCHILLING: Through the
2	the city. You know, it's our view that signage has a huge impact on the visual nature of our	2	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to
2 3	the city. You know, it's our view that signage has a huge impact on the visual nature of our city.	2 3	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception
2 3 4	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the	2 3 4	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is
2 3 4 5	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions	2 3 4 5	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is
2 3 4 5 6	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale	2 3 4 5 6	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's
2 3 4 5 6 7	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each	2 3 4 5 6 7	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building
2 3 4 5 6 7 8	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a	2 3 4 5 6 7 8	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a
2 3 4 5 6 7 8 9	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline.	2 3 4 5 6 7 8 9	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct?
2 3 4 5 6 7 8 9 10	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow	2 3 5 6 7 8 9 10	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that
2 3 4 5 6 7 8 9 10 11	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It	2 3 4 5 6 7 8 9 10 11	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the
2 3 4 5 6 7 8 9 10 11 12	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different	2 3 4 5 6 7 8 9 10 11 12	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just
2 3 4 5 6 7 8 9 10 11 12 13	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that	2 3 4 5 6 7 8 9 10 11 12 13	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do
2 3 4 5 6 7 8 9 10 11 12 13 14	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a	2 3 4 5 6 7 8 9 10 11 2 3 14	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access.
2 3 4 5 6 7 8 9 10 11 12 13	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I	2 3 4 5 6 7 8 9 10 11 12 13 14 15	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent.
2 3 4 5 6 7 8 9 10 11 12 13 14	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you.
2 3 4 5 6 7 8 9 10 11 12 13 14 15	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the criteria for exceptions as far as visual	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling. Mr. Davisson.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the criteria for exceptions as far as visual harmony, why having signs on all four sides of	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling. Mr. Davisson. BOARD MEMBER DAVISSON: Could you just
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the criteria for exceptions as far as visual harmony, why having signs on all four sides of the building is desirable, and why having signs	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling. Mr. Davisson. BOARD MEMBER DAVISSON: Could you just repeat what you just said as far as defining
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the criteria for exceptions as far as visual harmony, why having signs on all four sides of the building is desirable, and why having signs facing the river is also desirable.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling. Mr. Davisson. BOARD MEMBER DAVISSON: Could you just repeat what you just said as far as defining the signage and the criteria?
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the criteria for exceptions as far as visual harmony, why having signs on all four sides of the building is desirable, and why having signs facing the river is also desirable. I mean, these are strategic questions, I	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 9 20 21 22 23 24	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling. Mr. Davisson. BOARD MEMBER DAVISSON: Could you just repeat what you just said as far as defining the signage and the criteria? MS. KELLY: Through the Chair, you mean in
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	the city. You know, it's our view that signage has a huge impact on the visual nature of our city. What we're concerned about is the collective impact of the many sign exceptions that are being granted and that the rationale for each of the exceptions build upon each other, which will create a perhaps a negative long-term impact on our skyline. This project, if approved, will allow signs on all four sides of the building. It will allow two companies two different companies with different looking logos that don't look anything like one another. One is a bright yellow and the other is white or blue, I see. And some of these will be seen from the same vantage point, for example, probably coming over the Fuller Warren Bridge. So we're not sure how these all meet the criteria for exceptions as far as visual harmony, why having signs on all four sides of the building is desirable, and why having signs facing the river is also desirable. I mean, these are strategic questions, I think, that don't just apply to this one	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 9 20 21 22 23 24	BOARD MEMBER SCHILLING: Through the Chair, Ms. Kelly, or Mr. Parola, I was going to ask staff so the reason for the exception here, in looking through the staff report, is not if I'm understanding this correctly, is not relative to the size of the sign. It's just because these two sides of the building don't happen to face a street or do not front a street; is that correct? MS. KELLY: Through the Chair, yes, that is correct. The signage they meet the excuse me. The size they meet the size just fine. It is the because those elevations do not have direct street access. BOARD MEMBER SCHILLING: Okay. Excellent. Thank you. And I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Schilling. Mr. Davisson. BOARD MEMBER DAVISSON: Could you just repeat what you just said as far as defining the signage and the criteria? MS. KELLY: Through the Chair, you mean in terms of the size and the frontage? Is that

	29		31
1	what you're referring to?	1	advocate for it.
2	BOARD MEMBER DAVISSON: We've got signage	2	THE CHAIRMAN: Thank you.
3	that is a total of 534 square feet. What is	3	Mr. Loretta.
4	the criteria? What's allowable?	4	BOARD MEMBER LORETTA: Okay. You're on
			-
5	MS. KELLY: Give me just a second. I'm	5	Page 12? Yeah.
6	new to this code.	6	Can you tell me okay. So Alfred and
7	MR. PAROLA: I think while she's looking,	7	Riverside, the northwest corner of the
8	if I could, a building this size, it's	8	building, that is where there is a sign that is
9	400 square feet per facade.	9	legally permissible. And where is the and
10	BOARD MEMBER DAVISSON: Did you say 200?	10	that is a Morgan & Morgan; is that correct?
11	MR. PAROLA: I said 400, sir.	11	MS. RILEY: Correct.
12	BOARD MEMBER DAVISSON: Four hundred per	12	BOARD MEMBER LORETTA: All right. Because
13	facade.	13	I just don't have a site plan that shows all
14	MS. KELLY: And to add in, each of these	14	four signs on one site plan. And actually,
15	is 300 or less.	15	there's one Gallagher sign that doesn't you
16	BOARD MEMBER DAVISSON: Okay. Well, if	16	don't have a site plan for.
17	these are our guidelines, these are our	17	So where is the Gallagher site plan going
18	guidelines, but I concur with the public	18	on this site plan? Do you have a pointer, or
19	comments of Ms. Powell regarding signage.	19	is there a way that you can maybe use the
	And my comments are not going to be taken		cursor on that monitor to identify it?
20	,	20	•
21	out on this particular project, but I think we	21	Right there is the Morgan & Morgan,
22	need to, as new business, talk about signage in	22	though. Where is the Gallagher? Or is that
23	downtown again.	23	the Gallagher?
24	MR. PAROLA: If I could through the	24	(Ms. Riley confers with Ms. Mezini.)
25	Chair, I know it was sort of rhetorical, but I	25	BOARD MEMBER LORETTA: Okay. So I'm
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	30		32
1	think it it's probably getting to that time	1	hearing, Morgan & Morgan, Alfred, and then
1 2	think it it's probably getting to that time when we probably should have a more holistic	1 2	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the
	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in	1 2 3	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building.
2	think it it's probably getting to that time when we probably should have a more holistic		hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the
2 3	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in	3	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building.
2 3 4	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee	3 4	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand
2 3 4 5	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight	3 4 5	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an
2 3 4 5 6	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the	3 4 5 6	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner.
2 3 4 5 6 7	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the	3 4 5 6 7	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments
2 3 4 5 6 7 8	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs	3 4 5 6 7 8	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small
2 3 4 5 6 7 8 9	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically.	3 4 5 6 7 8 9	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with
2 3 4 5 6 7 8 9 10	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at	3 4 5 6 7 8 9 10	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown,
2 3 4 5 6 7 8 9 10 11	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject	3 4 5 6 7 8 9 10 11	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail.
2 3 4 5 6 7 8 9 10 11 12	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore.	3 4 5 6 7 8 9 10 11 12	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you.
2 3 4 5 6 7 8 9 10 11 12 13	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you.	3 4 5 6 7 8 9 10 11 12 13	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail.
2 3 4 5 6 7 8 9 10 11 12 13 14	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore.	3 4 5 6 7 8 9 10 11 12 13 14	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden.
2 3 4 5 6 7 8 9 10 11 12 13 14 15	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman.	3 4 5 6 7 8 9 10 11 12 13 14 15	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson.	3 4 5 6 7 8 9 10 11 12 13 14 15 16	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman.	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you,	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And again, since, you know, we don't want to talk	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	 hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting. THE CHAIRMAN: Thank you. Mr. Monahan.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And again, since, you know, we don't want to talk about or I don't want to talk about the item	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	 hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting. THE CHAIRMAN: Thank you. Mr. Monahan. BOARD MEMBER MONAHAN: Thank you,
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And again, since, you know, we don't want to talk about or I don't want to talk about the item in the context of this here today, but I think	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	 hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting. THE CHAIRMAN: Thank you. Mr. Monahan. BOARD MEMBER MONAHAN: Thank you, Mr. Chair.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And again, since, you know, we don't want to talk about or I don't want to talk about the item in the context of this here today, but I think going forward it probably is time to look at	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting. THE CHAIRMAN: Thank you. Mr. Monahan. BOARD MEMBER MONAHAN: Thank you, Mr. Chair. I echo the comments of Board Members
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And again, since, you know, we don't want to talk about or I don't want to talk about the item in the context of this here today, but I think going forward it probably is time to look at that, so I appreciate Ms. Powell continuing to	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	 hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting. THE CHAIRMAN: Thank you. Mr. Monahan. BOARD MEMBER MONAHAN: Thank you, Mr. Chair. I echo the comments of Board Members Brockelman and Davisson. No further comments.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	think it it's probably getting to that time when we probably should have a more holistic talk about the signs. You may recall in January when the chairman put a committee together to kind of talk about slight modifications or clarifications to the Ordinance Code stemming from the update of the design guidelines, we sort of punted the signs until we can talk about them more holistically. So if that's the will of the board, at some point we can certainly workshop that and take signs as a sort of a one-off subject matter to explore. BOARD MEMBER DAVISSON: Thank you. THE CHAIRMAN: Thank you, Mr. Davisson. Mr. Brockelman. BOARD MEMBER BROCKELMAN: Thank you, Mr. Chairman. Thank you, Mr. Parola, for that. I'd echo Mr. Davisson's comments. And again, since, you know, we don't want to talk about or I don't want to talk about the item in the context of this here today, but I think going forward it probably is time to look at	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	hearing, Morgan & Morgan, Alfred, and then Gallagher on the kind of the northwest-facing building. Okay. I just wanted to fully understand what it was that we're looking at in an inclusive manner. And so I appreciate Ms. Powell's comments and understand, although to some small extent I don't have a big problem with signage across large buildings in downtown, where she may have some, but I do think it's worthwhile looking at it in greater detail. So I have no further comments. Thank you. THE CHAIRMAN: Thank you, Mr. Loretta. Mr. Harden. BOARD MEMBER HARDEN: I will be recusing myself. I work for this building worked on this particular project, so I will not be voting. THE CHAIRMAN: Thank you. Mr. Monahan. BOARD MEMBER MONAHAN: Thank you, Mr. Chair. I echo the comments of Board Members

City of Jacksonville Downtown Development Review Board July 14, 2022 Uncertified Condensed Copy

	Jacksonville	July 14, 2022		
Down	own Development Review Board 33		Uncertified Condensed Copy 35	
1	THE CHAIRMAN: Thank you.	1	BOARD MEMBER LORETTA: I'll second that	
2	And I also have no further comments. And	2	motion.	
3	if there is no other discussion by staff or the	3	THE CHAIRMAN: Okay. Before we I have	
4	board, I'll take a motion.	4	a motion for a recommendation to staff, and I	
5	BOARD MEMBER SCHILLING: I'll move to	5	have a second.	
6	approve.	6	Before we move to a vote, I want to make	
7	THE CHAIRMAN: We have a motion for	7	sure that Mr. Parola is clear on the item we're	
8	approval from Mr. Schilling.	8	about to vote on.	
9	Do we have a second?	9	MR. PAROLA: To the Chair and to the rest	
10	BOARD MEMBER MONAHAN: Second.	10	of the board, yeah, I'm very I understand	
11	THE CHAIRMAN: We have a second from	11	completely.	
12	Mr. Brockelman.	12	The only part I would want sort of	
13	All those in favor, please say aye.	13	clarification on, or to put a finer point on	
14	BOARD MEMBERS: Aye.	14	it, I believe although I wasn't here for the	
15	(Board Member Harden abstains from	15	presentation, I have had many conversations	
16	voting.)	16	with the developer who's been fantastic to work	
17	THE CHAIRMAN: Any opposed?	17	with.	
18	BOARD MEMBERS: (No response.)	18 We have a parks master plan and put a lot		
19	THE CHAIRMAN: Thank you.	19	of effort into it. We have no problem with	
20	Your motion carries. You have approval.	20	them acquiring the FDOT parcel in	
21	MS. RILEY: Thank you.	21	conceptually speaking, but we do want to our	
22	THE CHAIRMAN: And for the record, we had	22	support would be contingent upon I would	
23	one abstention, Mr. Harden.	23	hope the board's support would be contingent	
24 25	All right. That's the end of our action	24 25	upon some element of that property having a	
25	items portion of the agenda. We'll move on to Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	public use. So it could be a park; they could Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	
	(904) 821-0300		(904) 821-0300	
	34		36	
1	old business. Is there any old business from	1	maintain it. We could work all through that,	
2	the board or from the staff?	2	but some portion of that to be a public park.	
3	BOARD MEMBERS: (No response.)	3	They are proposing to seek the closure of	
4	THE CHAIRMAN: Okay. We'll close old	4	the right-of-way. And although FDOT has made	
5	business. We'll move to new business.	5	it abundantly clear that they will not allow us	
6	Before we move to Item A, under new	6	to reestablish the grid system from a vehicular	
7	business, I'd like to put some discussion	7	basis, there's nothing that says they wouldn't	
8	around Mr. Harden's recommendation for a letter	8	allow us to punch through with a sidewalk so	
9	from the staff concerning the application	9	that we reestablish a pedestrian grid system.	
10	DDRB 2022-006.	10	So if that opportunity is being foregone,	
11	And I'll give the floor to Mr. Harden.	11	the greater good could be served through the	
12	BOARD MEMBER HARDEN: Yes. I think that	12	use of a public space with the addition of a	
13	Ms. Kelly probably understood my recommendation, that the DIA has already been	13 14	public space. There was a lot of words there and I	
14 15	engaged in conversation with FDOT on the vacant	14 15	apologize, but what I would say is, I would	
15	property at the corner of I believe it's	15	assume or hope that the support you're telling	
17	technically Forest and Myrtle, and that the	17	us to put forward contemplates public use in	
18	board would like I'd like to make a motion	18	some form or fashion of that FDOT parcel.	
19	that the board would support DIA advocating for	19	BOARD MEMBER HARDEN: So I would amend	
20	engagement with the applicant to sell that	20	that motion to contemplate Mr. Parola's	
21	surplus property, that it be utilized and	21	comments because the board would like to follow	
22	beautified.	22	DIA's plan to make sure that it's consistent	
23	Is that enough to use that comment as a	23	with the, I guess, previously agreed to vision	
24	motion?	24	for that area.	
25	MS. GRANDIN: Yes.	25	THE CHAIRMAN: Okay. I appreciate that	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	
	(904) 821-0300		(904) 821-0300	

Down	town Development Review Board	r	Uncertified Condensed Copy
	37		39
1	reconciliation. Thank you.	1	establish a vice chair and secretary at the
2	So we have a motion from Mr. Harden, a	2	next meeting.
3	second from Mr. Loretta.	3	Any questions on that, or Mr. Parola any
4	All those in favor of supporting this	4	clarifications?
5	initiative by our staff, please say aye.	5	MR. PAROLA: (Shakes head.)
6	BOARD MEMBERS: Aye.	6	THE CHAIRMAN: Okay. And since I have the
7	THE CHAIRMAN: Any opposed to supporting	7	button pushed, I'll go ahead and I'll start
8	it?	8	with the nomination. I know we've got some
9	BOARD MEMBERS: (No response.)	9	very new members. We've got some senior
10	THE CHAIRMAN: Great. Thank you.	10	members that have served in this role before;
		-	
11	Thank you, Mr. Harden.	11	some of you haven't. We'd like to give
12	Why don't we talk just real briefly about	12	everyone the opportunity to serve in this role,
13	a sign workshop too. May I make a	13	should they want to.
14	recommendation of staff to start investigating	14	That being said, I'll happily nominate
15	an opportunity to have the DDRB workshop	15	Mr. Brockelman as Chair. And I'll give the
16	signage in the future?	16	floor to the rest of the board for any other
17	MR. PAROLA: Through the Chair, I'm sorry	17	nominations.
18	I keep jumping in front of Susan here. This is	18	BOARD MEMBER HARDEN: I would support that
19	her show and I was late to the party, so to	19	nomination.
20	speak.	20	Is there a second process with this, or do
21	Absolutely. What I think we'd like to do	21	we wait for discussion and then bring it back
22	is look at our bylaws and see how we the	22	to assuming there are no other
23	bylaws guide us to creating a some sort of	23	MS. GRANDIN: Well, I would wait until
24	formality to it. And we'll come back to the	24	you're sure that there's no further nominations
25	chair and say, if we're going to proceed, this	25	from the floor and then discuss and vote. And
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	38		40
1	is how the bylaws tell us to proceed. And	1	then whoever is the chair takes over today.
2	we'll follow through that way, but I think it's	2	THE CHAIRMAN: And to be clear, anyone can
3	a very opportune time to start talking about	2	nominate. It's not just the Chair, so I did
		-	
4	signage.	4	it because I had the button pushed. That was
5	THE CHAIRMAN: And I apologize, Ms. Kelly.	5	the only reason.
6	I don't mean to be overstepping and going	6	BOARD MEMBERS: (No response.)
7	directly to Mr. Parola.	7	THE CHAIRMAN: Okay. I'll take the
8	Is that something that we could expect by	8	silence as an indication that we only have one
9	the next meeting?	9	nomination.
10		10	MS. GRANDIN: Does he accept the
4.4	MR. PAROLA: (Nods head.)		
11	MR. PAROLA: (Nods head.) THE CHAIRMAN: Thank you.	11	nomination?
11 12	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB	11 12	
	THE CHAIRMAN: Thank you.		nomination?
12	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB	12	nomination? BOARD MEMBER BROCKELMAN: I accept after a
12 13	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board	12 13	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman.
12 13 14	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to	12 13 14	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going
12 13 14 15	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process.	12 13 14 15	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay.
12 13 14 15 16	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as	12 13 14 15 16	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has
12 13 14 15 16 17	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will	12 13 14 15 16 17	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other
12 13 14 15 16 17 18	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will	12 13 14 15 16 17 18	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if
12 13 14 15 16 17 18 19 20	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this	12 13 14 15 16 17 18 19 20	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved.
12 13 14 15 16 17 18 19 20 21	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this meeting. And we'll establish a Nominating	12 13 14 15 16 17 18 19 20 21	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved. BOARD MEMBER HARDEN: Second.
12 13 14 15 16 17 18 19 20 21 22	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this meeting. And we'll establish a Nominating Committee of two board members that will meet	12 13 14 15 16 17 18 19 20 21 22	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved. BOARD MEMBER HARDEN: Second. THE CHAIRMAN: Okay. We have a motion
12 13 14 15 16 17 18 19 20 21 22 23	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this meeting. And we'll establish a Nominating Committee of two board members that will meet to nominate the vice chair and the secretary	12 13 14 15 16 17 18 19 20 21 22 23	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved. BOARD MEMBER HARDEN: Second. THE CHAIRMAN: Okay. We have a motion from Mr. Monahan and from Mr. Harden a
12 13 14 15 16 17 18 19 20 21 22 23 24	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this meeting. And we'll establish a Nominating Committee of two board members that will meet to nominate the vice chair and the secretary and to present those nominations at the next	12 13 14 15 16 17 18 19 20 21 21 22 23 24	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved. BOARD MEMBER HARDEN: Second. THE CHAIRMAN: Okay. We have a motion from Mr. Monahan and from Mr. Harden a second from Mr. Harden to nominate
12 13 14 15 16 17 18 19 20 21 22 23	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this meeting. And we'll establish a Nominating Committee of two board members that will meet to nominate the vice chair and the secretary and to present those nominations at the next DDRB meeting, which we will vote on and	12 13 14 15 16 17 18 19 20 21 22 23	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved. BOARD MEMBER HARDEN: Second. THE CHAIRMAN: Okay. We have a motion from Mr. Monahan and from Mr. Harden a second from Mr. Harden to nominate Mr. Brockelman as Chair.
12 13 14 15 16 17 18 19 20 21 22 23 24	THE CHAIRMAN: Thank you. At this time, we'll move on to DDRB officer elections. We have some new board members. I'm going to make an attempt to explain the process. So what we're going to do is my role as chairman is coming to an end, so we will nominate a new chairman today, or two. We will vote on those candidates. That individual will take over as chair for the rest of this meeting. And we'll establish a Nominating Committee of two board members that will meet to nominate the vice chair and the secretary and to present those nominations at the next	12 13 14 15 16 17 18 19 20 21 21 22 23 24	nomination? BOARD MEMBER BROCKELMAN: I accept after a tough election, Mr. Chairman. THE CHAIRMAN: I'm not sure we were going to give him an option, but okay. Great. So we have a nominee who has accepted the nomination. We have no other nominees. And so we'll move to a motion, if anybody will make one. BOARD MEMBER MONAHAN: So moved. BOARD MEMBER HARDEN: Second. THE CHAIRMAN: Okay. We have a motion from Mr. Monahan and from Mr. Harden a second from Mr. Harden to nominate

City of Jacksonville Downtown Development Review Board

July 14, 2022 Uncertified Condensed Copy

City of Jac	cksonville n Development Review Board		July 14, 2022 Uncertified Condensed Copy
Downtown	41		43
1	All those in favor, please say aye.	1	Ms. Mezini, do we have any public comment?
2	BOARD MEMBERS: Aye.	2	MS. MEZINI: No additional public comment.
3	THE CHAIRMAN: Any opposed?	3	THE CHAIRMAN: Great. Well, with that, at
4	BOARD MEMBERS: (No response.)	4	2:43, we will adjourn the meeting.
5	THE CHAIRMAN: Great. Congratulations,	5	Thank you.
6	Mr. Chair. Thank you.	6	(The foregoing proceedings were adjourned
7	(Board Member Brockelman assumes the	7	at 2:43 p.m.)
8	Chair.)	8	
9	THE CHAIRMAN: Thank you, sir.	9	
10	Well, thank you all. I appreciate the	10	
11	confidence.	11	
12	And, Mr. Past chair, immediate past Chair	12	
13	Lee, I appreciate your guidance over the last	13	
14	couple of years. I think you have done a	14	
15	really great job running these meetings	15	
16	effectively, keeping us focused and moving	16	
17	forward with a good vision for downtown. I	17	
18	think it continues to be a good time for all of	18	
19	us on this board. I hope we'll see a lot of	19	
20	good projects coming forward, as we have in the	20	
21	last couple of years, and I look forward to	21	
22	serving all of you as chairman.	22	
23	And so I know I think my first item as	23	
24	Chair is to establish a Nominating Committee as	24	
25	outlined by Mr. Lee. And I'd like to ask	25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
<u> </u>	(904) 821-0300		(904) 821-0300
	42	1	44 CERTIFICATE OF REPORTER
1	Mr. Lee despite all the time you've spent	'	
2	leading us already, I think it's customary for	2	
3	the immediate past chair to serve on that Nominating Committee, and I'd love to have you		
4 5	on it, if you would accept that.	3	STATE OF FLORIDA)
5 6	BOARD MEMBER LEE: Accepted.		
6	THE CHAIRMAN: Thank you.	4 5	COUNTY OF DUVAL)
8	And then in the spirit of, again, kind of	6	
9	opening up to some of the veterans who have	7	I, Diane M. Tropia, Florida Professional
9 10	been on and seen the transitions for a while, I	8	Reporter, certify that I was authorized to and did
10	would like to have one of our more senior	9	stenographically report the foregoing proceedings and
12	members be the second nominee, and I guess	10 11	that the transcript is a true and complete record of my
13	Mr. Schilling, since I looked in that	12	stenographic notes.
14	direction first, I'd love to have you serve if	13	
15	you are so willing.	14	
16	BOARD MEMBER SCHILLING: I would be happy	15	DATED this 25th day of July 2022.
17	to, sure.	16	
18	THE CHAIRMAN: Thank you both very much	17 18	Diane M. Tropia
	and we look forward to seeing the slate at our	10	Florida Professional Reporter
19		40	
19	_	19	
	next meeting.	19 20	
19 20	_	20 21	
19 20 21	next meeting. And I think, as was established before, if	20 21 22	
19 20 21 22	next meeting. And I think, as was established before, if you're someone on our board who does not wish	20 21 22 23	
19 20 21 22 23	next meeting. And I think, as was established before, if you're someone on our board who does not wish to be nominated, please let staff know.	20 21 22 23 24	
19 20 21 22 23 24	next meeting. And I think, as was established before, if you're someone on our board who does not wish to be nominated, please let staff know. And with that, I guess we'll move to	20 21 22 23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

1	8	12:13	Atlanta [1] - 8:19	Board [14] - 1:14,
· ·		AKIN [6] - 8:15, 11:8,	attempt [1] - 38:14	1:15, 1:15, 1:16,
1 [1] - 22:8	8,338 [1] - 3:19	11:12, 13:5, 14:24,	authorized [1] - 44:8	1:16, 1:17, 1:17, 2:5,
11-by-17 [1] - 5:19		21:18	Avenue [3] - 21:20,	7:21, 21:9, 22:25,
12 [1] - 31:5	9	Alfred [2] - 31:6, 32:1	22:1, 22:5	32:24, 33:15, 41:7
12th [2] - 3:23, 5:18		aligning [1] - 14:11	Avenue/Forest [1] -	board's [1] - 35:23
13 [1] - 9:1	9th [1] - 2:8	allow [6] - 6:6, 22:2,	6:6	Bridge [1] - 26:18
14 [2] - 1:6, 2:1		26:10, 26:12, 36:5,	aware [2] - 6:25, 15:5	briefly [1] - 37:12
1454 [1] - 8:18	Α	36:8	Aye [5] - 20:19, 21:8,	bright [1] - 26:15
14th [1] - 2:5		allowable [1] - 29:4	33:14, 37:6, 41:2	bring [1] - 39:21
	able [1] - 14:12	allowance [1] - 24:24	aye [7] - 3:2, 3:3,	bringing [1] - 12:9
2	absolutely [2] - 13:5,	ALSO [1] - 1:19	20:18, 21:7, 33:13,	BROCKELMAN [6] -
£	37:21	alternative [1] - 5:4	37:5, 41:1	1:14, 2:14, 12:11,
2 [1] - 22:8	abstains [2] - 21:9,	amend [1] - 36:19		14:18, 30:17, 40:12
20 [1] - 12:16	33:15	amenity [2] - 4:6, 5:9	В	Brockelman [8] -
200 [2] - 8:19, 29:10	abstention [1] - 33:23	answer [1] - 10:15	D	12:10, 18:22, 30:16,
2022 [5] - 1:6, 2:1, 2:6,	abstentions [1] -	answered [2] - 14:22,	Bank [2] - 23:19, 24:8	32:25, 33:12, 39:15,
2:8, 44:15	21:14	16:17	based [1] - 4:9	40:25, 41:7
2022-001 [1] - 21:20	abundantly [1] - 36:5	apologize [2] - 36:15,	basis [1] - 36:7	Brooklyn [5] - 3:8,
2022-001 [1] - 21.20 2022-006 [4] - 3:8,	accept [3] - 40:10,	38:5	beautified [1] - 34:22	3:13, 3:15, 11:5,
3:13, 20:24, 34:10	40:12, 42:5	appear [1] - 25:3	beautiful [1] - 27:4	22:1
2022-011 [2] - 21:24,	accepted [2] - 40:17,		behalf [1] - 19:18	brought [2] - 11:13,
2022-011 [2] - 21:24, 22:23	42:6	applicant [9] - 6:12,	benches [1] - 4:5	24:4
	access [5] - 13:13,	6:15, 6:25, 8:9,	benefit [1] - 13:24	build [2] - 9:2, 26:7
234 [1] - 24:19	13:14, 13:16, 15:16,	18:20, 19:6, 23:3,	better [1] - 19:25	Building [1] - 24:21
25th [1] - 44:15	28:14	23:4, 34:20		-
2:00 [2] - 1:7, 2:1	accessible [1] - 13:18	application [4] - 3:12,	between [1] - 6:17	building [21] - 11:16,
2:43 [2] - 43:4, 43:7	accordance [1] - 4:7	21:24, 22:23, 34:9	bifurcated [1] - 13:3	11:19, 15:14, 22:4,
	acquire [1] - 13:12	apply [1] - 26:25	bifurcates [1] - 12:21	22:15, 23:20, 23:24,
3	acquired [2] - 8:25,	appreciate [16] - 8:8,	big [2] - 19:6, 32:9	24:1, 24:15, 24:16,
00 11 17 11 10	-	8:21, 9:5, 9:19,	bit [3] - 12:15, 12:23,	24:23, 26:11, 26:22,
30 [2] - 11:17, 11:19	15:1 25:20	10:17, 11:3, 12:6,	16:21	27:1, 27:2, 27:8,
300 [1] - 29:15	acquiring [1] - 35:20	14:18, 16:19, 16:22,	blue [2] - 25:5, 26:15	28:7, 29:8, 31:8,
300-square-foot [1] -	action [5] - 2:7, 3:7,	25:13, 30:25, 32:7,	board [20] - 2:17, 3:23,	32:3, 32:17
23:18	18:11, 21:19, 33:24	36:25, 41:10, 41:13	5:8, 10:2, 10:24,	buildings [2] - 27:6,
303 [1] - 1:8	activate [1] - 5:3	approaches [2] - 8:14,	18:18, 27:11, 27:20,	32:10
30307 [1] - 8:20	add [3] - 4:19, 17:16,	23:5	30:10, 33:4, 34:2,	built [2] - 9:4, 13:20
32254 [1] - 23:12	29:14	appropriate [1] - 10:5	34:18, 34:19, 35:10,	business [9] - 19:23,
341 [1] - 3:20	added [2] - 5:16, 9:8	approval [24] - 2:7,	36:21, 38:13, 38:22,	19:25, 20:6, 29:22,
	addition [2] - 9:11,	2:15, 2:17, 2:21, 3:9,	39:16, 41:19, 42:22	34:1, 34:5, 34:7
4	36:12	3:13, 3:24, 5:9, 5:15,	BOARD [61] - 1:2,	button [2] - 39:7, 40:4
	additional [5] - 5:4,	7:14, 17:13, 18:6,	1:13, 2:12, 2:14,	bylaws [3] - 37:22,
400 [2] - 29:9, 29:11	6:23, 10:22, 27:18,	19:22, 20:9, 20:24,	2:23, 3:3, 3:5, 11:1,	37:23, 38:1
456-space [1] - 3:21	43:2	21:4, 21:17, 22:22,	11:23, 12:5, 12:11,	
	additionally [1] - 4:15	23:13, 23:17, 24:20,	14:18, 14:21, 16:4,	C
5	address [6] - 8:12,	33:8, 33:20	16:8, 16:16, 18:14,	eendidetee
FO1	8:18, 9:6, 23:7,	approve [2] - 20:23,	19:14, 19:24, 20:7,	candidates [1] - 38:19
501 [2] - 21:20, 21:25	23:11, 25:19	33:6	20:14, 20:19, 20:21,	card [1] - 21:15
5300 [1] - 23:11	addressed [1] - 11:15	approved [3] - 17:21,	21:1, 21:3, 21:8,	carries [2] - 21:16,
534 [1] - 29:3	adjacent [2] - 6:22,	24:18, 26:10	21:12, 27:23, 28:1,	33:20
	7:5	approving [1] - 20:17	28:15, 28:21, 29:2,	carve [1] - 14:7
6	adjourn [1] - 43:4	architecture [1] - 27:5	29:10, 29:12, 29:16,	case [1] - 24:5
050	adjourned [1] - 43:6	area [5] - 4:6, 15:7,	30:14, 30:17, 31:4,	centered [1] - 11:18
656 [1] - 7:12	advocate [1] - 31:1	22:18, 24:13, 36:24	31:12, 31:25, 32:16,	certainly [2] - 13:21,
	advocating [1] - 34:19	art [5] - 4:4, 4:24, 5:7,	32:22, 33:5, 33:10,	30:11
7	agenda [1] - 33:25	9:8, 12:6	33:14, 33:18, 34:3,	CERTIFICATE [1] -
70	ago [1] - 15:3	assemblage [1] - 9:2	34:12, 35:1, 36:19,	44:1
72 [1] - 11:19	agreed [2] - 7:10,	assume [1] - 36:16	37:6, 37:9, 39:18,	certify [1] - 44:8
	36:23	assumes [1] - 41:7	40:6, 40:12, 40:20,	cetera [2] - 4:6, 10:7
	ahead [2] - 2:3, 39:7	assuming [2] - 13:19,	40:21, 41:2, 41:4,	Chair [15] - 8:2, 19:7,
	Akin [3] - 8:14, 8:17,	39:22	42:6, 42:16	28:2, 28:10, 28:24,
Dian	z M. Tropia', Inc., P	ost Office Box 237	5 lacksonville Fla	32203

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

29:25, 32:23, 35:9,	class [1] - 9:3	6:12, 7:11	create [1] - 26:8	10:3, 10:10, 13:21,
37:17, 39:15, 40:3,	clear [3] - 35:7, 36:5,	conditions [13] - 7:14,	created [1] - 6:9	18:15, 18:19, 19:10,
40:25, 41:8, 41:12,	40:2	9:21, 17:5, 17:6,	creating [1] - 37:23	19:17, 34:14, 34:19
41:24	clearly [1] - 2:19	17:7, 17:8, 17:15,	creative [3] - 15:21,	DIA's [1] - 36:22
chair [9] - 11:2, 37:25,	close [2] - 13:15, 34:4	17:20, 20:2, 20:4,	15:22, 15:23	Diane [3] - 1:9, 44:7,
38:20, 38:23, 39:1,	closing [3] - 5:24,	20:9, 20:18	criteria [4] - 26:20,	44:18
40:1, 41:6, 41:12,	6:10, 6:11	confers [2] - 8:1,	27:14, 28:23, 29:4	diet [2] - 5:13, 9:16
42:3	closure [2] - 13:22,	31:24	cultivate [1] - 5:2	different [3] - 26:12,
chairman [4] - 30:4,	36:3	confidence [1] - 41:11	current [1] - 22:12	26:13, 27:3
38:17, 38:18, 41:22	code [1] - 29:6	conflict [2] - 7:16,	cursor [1] - 31:20	direct [2] - 18:15,
Chairman [7] - 1:14,	Code [1] - 30:7	16:11	customary [1] - 42:2	28:14
2:15, 11:24, 12:12,	collective [1] - 26:5	congratulations [1] -		direction [1] - 42:14
16:9, 30:18, 40:13	color [2] - 24:4, 25:5	41:5	D	directly [1] - 38:7
CHAIRMAN [65] - 2:3,	colors [2] - 25:2, 27:3	conjunction [1] - 9:16	0	disadvantage [1] -
2:13, 2:16, 2:24, 3:4,	Columbia [1] - 8:18	connect [1] - 6:2	DATED [1] - 44:15	16:21
3:6, 8:7, 10:17,	coming [4] - 8:11,	connection [2] - 6:5,	Davisson [4] - 14:20,	discuss [1] - 39:25
10:23, 11:7, 12:4,	26:18, 38:17, 41:20	6:8	28:20, 30:15, 32:25	discussing [1] - 14:4
12:10, 14:20, 16:6,	commencing [1] - 1:7	consideration [2] -	DAVISSON [9] - 1:15,	discussion [8] - 2:10,
16:14, 16:18, 18:9,	comment [8] - 11:13,	16:1, 25:1	14:21, 16:4, 28:21,	4:15, 17:19, 20:4,
18:13, 19:21, 20:1,	12:3, 18:15, 27:18,	consistent [3] - 7:12,	29:2, 29:10, 29:12,	20:25, 33:3, 34:7,
20:8, 20:15, 20:20,	34:23, 42:25, 43:1,	22:12, 36:22	29:16, 30:14	39:21
20:22, 21:2, 21:4,	43:2	consists [1] - 3:19	Davisson's [1] - 30:20	discussions [3] -
21:11, 21:13, 21:19,	comments [23] - 5:8,	constructed [1] -	daytime [1] - 25:4	13:11, 16:2, 17:8
23:2, 23:6, 25:12,	9:5, 10:19, 10:24,	22:19	DDRB [12] - 2:8, 3:8,	district [1] - 7:13
25:17, 27:16, 27:19,	12:6, 16:5, 16:12,	construction [1] -	3:12, 3:23, 20:24,	District [2] - 3:15, 22:1
27:24, 28:19, 30:15,	16:17, 17:3, 25:14,	15:18	21:20, 21:24, 22:22,	dominate [1] - 22:16
31:2, 32:14, 32:20,	27:17, 27:21, 27:23,	contemplate [1] -	34:10, 37:15, 38:12,	done [1] - 41:14
33:1, 33:7, 33:11,	28:17, 29:19, 29:20,	36:20	38:25	door [1] - 27:8
33:17, 33:19, 33:22,	30:20, 32:7, 32:13,	contemplates [1] -	dead [1] - 6:3	DOT [6] - 12:20,
34:4, 35:3, 36:25,	32:24, 32:25, 33:2,	36:17	deal [2] - 15:22, 19:6	14:22, 18:17, 18:19,
37:7, 37:10, 38:5,	36:21	context [1] - 30:23	decided [1] - 15:10	19:4, 19:19
38:11, 39:6, 40:2,	Committee [3] -	contingent [2] - 35:22,	declared [1] - 14:25	down [1] - 15:16
40:7, 40:14, 40:22, 41:3, 41:5, 41:9,	38:22, 41:24, 42:4	35:23	define [1] - 27:6	DOWNTOWN [1] - 1:2
42:7, 42:18, 43:3	committee [1] - 30:4	continue [2] - 11:5,	defined [1] - 13:23	downtown [4] - 18:23,
chairs [1] - 5:1	Communications [1] -	16:2	defining [1] - 28:22	29:23, 32:10, 41:17
Chapter [1] - 7:12	1:20	continues [1] - 41:18	definitely [1] - 14:3	Downtown [1] - 2:4
Chelsea [7] - 5:25,	companies [2] -	continuing [2] - 6:15,	deliver [1] - 8:10	Downtown/Main [1] -
6:1, 6:7, 6:8, 6:10,	26:12, 26:13	30:25	department [1] - 9:12	1:8
6:11, 13:20	complete [2] - 11:3,	contribute [1] - 6:1	Department [1] -	drawing [2] - 25:6,
Chelsea/Forest [1] -	44:10	conversation [3] -	24:21	25:7
6:5	completely [1] - 35:11	15:19, 18:16, 34:15	depicted [1] - 13:9	durable [1] - 22:20
choice [2] - 12:24,	complex [1] - 9:15	conversations [3] -	design [5] - 4:7, 7:13,	during [1] - 5:15
13:4	comply [1] - 9:22	4:10, 19:12, 35:15	9:6, 11:4, 30:8	DUVAL [1] - 44:4
CHRISTIAN [1] - 1:16	concept [2] - 4:20, 5:2	cool [1] - 12:7	desirable [2] - 26:22,	
Christian [1] - 11:9	conceptual [5] - 3:24,	coordinated [1] - 7:9	26:23	E
circulation [1] - 6:14	4:15, 5:8, 5:15, 9:6	Coordinator [1] - 1:21	despite [1] - 42:1	east [4] - 6.20 7.2
city [2] - 26:1, 26:3	conceptually [1] -	corner [6] - 4:23, 9:10,	detail [1] - 32:12	east [4] - 6:20, 7:3, 22:6, 24:25
CITY [1] - 1:1	35:21	12:7, 12:8, 31:7, 34:16	determined [1] - 4:12	easy [1] - 19:17
City [9] - 6:15, 7:10,	concerned [1] - 26:4	correct [5] - 14:24,	developer [4] - 3:25,	echo [2] - 30:20, 32:24
9:13, 10:4, 10:9,	concerning [1] - 34:9 concludes [2] - 7:15,	28:9, 28:11, 31:10,	4:23, 8:6, 35:16 development [3] -	effectively [1] - 41:16
14:17, 15:23, 16:3,	22:23	31:11	8:17, 14:1, 14:15	effort [1] - 35:19
18:7	concur [1] - 29:18	correctly [1] - 28:5	Development [1] - 2:4	election [1] - 40:13
City's [1] - 4:2	condensing [1] -	corridors [1] - 11:18	DEVELOPMENT [1] - 2.4	elections [1] - 38:13
civil [1] - 9:17	11:14	Counsel [1] - 1:21	1:2	element [2] - 14:15,
clarification [1] -	condition [10] - 5:16,	COUNTY [1] - 44:4	deviation [1] - 17:24	35:24
35:13	6:23, 7:1, 17:11,	couple [2] - 41:14,	deviations [2] - 4:1,	elevated [1] - 4:24
clarifications [2] -	17:13, 17:14, 17:18,	41:21	4:11	elevation [10] - 23:21,
30:6, 39:4	18:9, 18:11, 19:22	court [1] - 2:20	DIA [14] - 1:20, 1:20,	23:25, 24:2, 24:6,
clarify [1] - 17:10	conditioned [3] - 4:18,	CRAIG [1] - 1:15	7:10, 9:13, 9:19,	24:15, 24:17, 24:21,
-				

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

			-	
24:22, 25:1, 25:7	fairly [1] - 15:24	frame [1] - 5:6	happily [1] - 39:14	5:4, 6:13, 7:9, 15:6
elevations [8] - 3:16,	fantastic [1] - 35:16	France [1] - 8:18	happy [2] - 10:15,	improving [1] - 10:10
3:17, 6:20, 7:3, 22:3,	far [2] - 26:20, 28:22	fresh [1] - 8:24	42:16	in/right [1] - 4:14
22:11, 23:15, 28:13	fashion [1] - 36:18	front [3] - 6:24, 28:8,	Harbinger [1] - 23:10	INA [1] - 1:20
employer [1] - 8:4	favor [6] - 3:2, 20:17,	37:18	Harden [12] - 11:7,	inaccessible [1] -
end [2] - 33:24, 38:17	21:7, 33:13, 37:4,	frontage [4] - 22:3,	16:23, 21:5, 22:25,	13:18
ends [1] - 6:3	41:1	22:4, 24:7, 28:25	32:15, 33:15, 33:23,	include [1] - 7:7
engaged [1] - 34:15	FDOT [10] - 6:4, 6:6,	fruition [1] - 12:9	34:11, 37:2, 37:11,	included [2] - 4:16,
engagement [1] -	13:10, 13:11, 15:22,	Fuller [1] - 26:18	40:23, 40:24	5:19
34:20	19:10, 34:15, 35:20,	fully [1] - 32:4	HARDEN [12] - 1:16,	inclusive [1] - 32:6
engineer [2] - 4:2,	36:4, 36:18	future [1] - 37:16	11:23, 18:14, 19:14,	increased [1] - 5:10
9:17	feature [1] - 4:24		19:24, 20:7, 21:1,	indicating [1] - 23:24
enhance [2] - 4:20,	features [1] - 5:1	G	32:16, 34:12, 36:19,	indication [1] - 40:8
6:13	feet [9] - 3:19, 5:10,		39:18, 40:21	individual [1] - 38:19
enhances [1] - 9:3	5:11, 11:17, 11:19,	Gallagher [7] - 24:18,	Harden's [2] - 20:5,	industry [1] - 22:20
enrich [1] - 11:5	24:19, 29:3, 29:9	25:2, 31:15, 31:17,	34:8	inform [1] - 19:12
ensure [1] - 4:5	fence [1] - 14:5	31:22, 31:23, 32:2	harmony [2] - 22:14,	informed [1] - 5:12
enters [1] - 24:14	fencing [1] - 12:21	garage [8] - 3:22, 4:3,	26:21	ingress/egress [2] -
environment [2] -	figure [1] - 15:15	4:12, 6:21, 7:4,	hate [1] - 13:2	4:3, 4:12
4:21, 9:4	filling [1] - 21:15	17:17, 20:10, 24:13	head [2] - 38:10, 39:5	initiative [1] - 37:5
especially [1] - 14:8	final [5] - 3:8, 3:13,	GARY [1] - 1:17	hear [2] - 2:22, 13:3	installation [1] - 24:9
essentially [1] - 11:18	4:9, 20:23, 21:16	gateway [1] - 18:23	heard [1] - 17:11	installed [1] - 23:24
establish [3] - 38:21,	fine [1] - 28:13	General [1] - 1:21	hearing [3] - 2:13,	Insurance [1] - 24:19
39:1, 41:24	finer [1] - 35:13	Georgia [1] - 8:19 given [1] - 6:4	2:16, 32:1 held [1] - 1:6	integrated [1] - 3:21
established [1] -	first [7] - 2:7, 15:13,	• • • •		interactive [2] - 4:4,
42:21	16:22, 17:6, 20:3,	GRANDIN [7] - 1:21,	hello [1] - 23:9	5:7
et [2] - 4:6, 10:7	41:23, 42:14	7:19, 17:23, 18:12, 34:25, 39:23, 40:10	help [3] - 5:2, 18:16, 19:5	interested [1] - 14:4
exactly [1] - 24:6	FIS [1] - 27:8	Grandin [1] - 8:1	hi [1] - 25:21	intersection [4] - 6:6,
example [1] - 26:17	floating [1] - 4:16	granted [1] - 26:6	high [1] - 22:19	10:13, 12:16, 12:17
excellent [1] - 28:15	floor [7] - 6:19, 6:20,	great [13] - 3:6, 9:11,	high-quality [1] -	interstate [4] - 13:15,
exception [6] - 21:21,	7:2, 34:11, 39:16, 39:25	11:6, 13:1, 13:6,	22:19	15:2, 15:3, 15:25
21:25, 23:14, 24:3, 27:14, 28:3	Florida [5] - 1:9, 1:11,	19:13, 25:17, 27:19,	himself [1] - 23:1	intrusion [1] - 7:5
exceptions [3] - 26:5,	23:12, 44:7, 44:18	37:10, 40:16, 41:5,	holistic [1] - 30:2	investigating [1] - 37:14
26:7, 26:20	FLORIDA [1] - 44:3	41:15, 43:3	holistically [1] - 30:9	37:14 investment [1] - 18:25
excess [1] - 5:23	fluid [1] - 11:3	greater [2] - 32:12,	hope [3] - 35:23,	involved [1] - 25:24
exchange [1] - 15:20	focus [1] - 19:19	36:11	36:16, 41:19	issue [2] - 18:20, 19:5
excuse [2] - 17:4,	focused [1] - 41:16	greenspace [1] -	Horn [1] - 9:17	item [9] - 2:7, 3:7,
28:12	follow [2] - 36:21, 38:2	13:25	huge [1] - 26:2	7:18, 16:11, 21:19,
execute [2] - 15:10,	following [2] - 3:25,	grid [3] - 6:2, 36:6,	hundred [1] - 29:12	23:1, 30:22, 35:7,
15:17	10:4	36:9	hurt [1] - 19:8	41:23
exist [1] - 12:19	foregoing [2] - 43:6,	ground [2] - 6:19, 7:2		Item [1] - 34:6
expansion [1] - 15:2	44:9	group [1] - 17:21		items [2] - 22:8, 33:25
expect [1] - 38:8	foregone [1] - 36:10	guess [3] - 36:23,		itself [1] - 13:19
experience [2] - 9:8,	Forest [13] - 3:16,	42:12, 42:24	I-95 [2] - 22:7, 25:9	
10:11	4:17, 4:23, 5:14, 6:3,	guidance [1] - 41:13	idea [1] - 19:25	J
explain [1] - 38:15	6:16, 9:10, 10:8,	guide [1] - 37:23	identified [1] - 4:11	
explore [2] - 14:3,	10:13, 12:17, 13:13,	guidelines [5] - 4:8,	identify [2] - 4:1,	JACKSONVILLE [1] -
30:13	13:14, 34:17	7:13, 29:17, 29:18,	31:20	1:1
extent [1] - 32:9	form [2] - 7:16, 36:18	30:8	illumination [2] -	Jacksonville [5] - 1:7,
	formality [1] - 37:24	GUY [1] - 1:20	22:17, 22:18	1:9, 23:12, 25:22,
F	forward [8] - 8:10,	Guy [1] - 9:20	immediate [2] - 41:12,	25:24
.	12:8, 30:24, 36:17,	guys [1] - 12:24	42:3	January [1] - 30:4
facade [3] - 11:16,	41:17, 41:20, 41:21,		immediately [1] -	Jill [1] - 23:10
29:9, 29:13	42:19	н	13:25	job [2] - 11:6, 41:15
face [2] - 22:6, 28:8	fountain [1] - 5:5	half [1] - 5:10	impact [3] - 26:2,	Johns [1] - 22:6
faces [1] - 25:9	four [7] - 5:11, 19:2,		26:5, 26:9	JOSEPH [1] - 1:17
facility [1] - 9:3	26:11, 26:21, 27:2,	hand [1] - 25:16 handle [1] - 19:23	improve [2] - 9:7, 15:20	JR [1] - 1:16
facing [3] - 25:9,	29:12, 31:14	hands [1] - 10:22	improvements [4] -	July [5] - 1:6, 2:1, 2:5,
26:23, 32:3	FPR [1] - 1:10	nando [1] - 10.22	mprovements [4] -	5:18, 44:15
Diang M. Tropia', Inc., Post Office Box' 2375', Jacksonvillg', FL 32203				

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

jumping [1] - 37:18	locations [2] - 22:5,	14:21, 16:4, 16:8,	27:4	15:7, 27:8, 38:9,
June [1] - 2:8	22:11	16:16, 18:14, 19:14,	motion [22] - 2:21,	38:24, 39:2, 42:20
ounc [i] - 2.0	locked [1] - 12:24	19:24, 20:7, 20:14,	17:3, 17:6, 19:17,	nice [2] - 13:1, 14:6
К	logo [1] - 25:5	21:1, 21:3, 25:21,	20:7, 20:8, 20:23,	night [1] - 25:4
N	logos [2] - 26:13,	27:23, 28:1, 28:15,	20:25, 21:2, 21:16,	nominate [5] - 38:18,
keep [1] - 37:18	27:10	28:21, 29:2, 29:10,	33:4, 33:7, 33:20,	38:23, 39:14, 40:3,
keeping [1] - 41:16	long-term [2] - 26:9,	29:12, 29:16, 30:14,	34:18, 34:24, 35:2,	40:24
KELLY [10] - 1:21,	27:12	30:17, 31:4, 31:12,	35:4, 36:20, 37:2,	nominated [1] - 42:23
3:12, 7:20, 8:2, 19:7,	look [10] - 12:8, 15:14,	31:25, 32:16, 32:22,	40:18, 40:22	Nominating [3] -
21:24, 28:10, 28:24,	17:3, 23:23, 24:5,	33:5, 33:10, 34:12,	move [12] - 2:14, 2:16,	38:21, 41:24, 42:4
29:5, 29:14	26:14, 30:24, 37:22,	35:1, 36:19, 39:18,	3:7, 20:22, 33:5,	nomination [5] - 39:8,
Kelly [13] - 3:11, 8:1,	41:21, 42:19	40:12, 40:20, 40:21,	33:25, 34:5, 34:6,	39:19, 40:9, 40:11,
8:7, 16:10, 17:11,	looked [2] - 15:8,	42:6, 42:16	35:6, 38:12, 40:18,	40:17
17:18, 18:1, 20:12,	42:13	Member [12] - 1:14,	42:24	nominations [3] -
21:22, 23:2, 28:2,	looking [6] - 26:13,	1:15, 1:15, 1:16,	moved [2] - 21:1,	38:24, 39:17, 39:24
34:13, 38:5	27:7, 28:4, 29:7,	1:16, 1:17, 1:17,	40:20	nominee [2] - 40:16,
Kimley [1] - 9:17	32:5, 32:12	7:21, 21:9, 22:25,	moving [2] - 21:19,	42:12
Kimley-Horn [1] - 9:17	looks [4] - 12:25,	33:15, 41:7	41:16	nominees [1] - 40:18
kind [6] - 12:21, 13:3,	24:12, 25:1, 25:3	Members [1] - 32:24	mowed [1] - 19:1	none [3] - 2:13, 2:16,
16:25, 30:5, 32:2,	LORETTA [8] - 1:17,	members [6] - 2:17,	MR [13] - 8:15, 11:8,	10:20
42:8	12:5, 20:14, 21:3,	38:14, 38:22, 39:9,	11:12, 13:5, 14:24,	North [1] - 1:8
	31:4, 31:12, 31:25,	39:10, 42:12	21:18, 29:7, 29:11,	north [6] - 6:20, 7:3,
L	35:1	MEMBERS [16] - 1:13,	29:24, 35:9, 37:17,	22:10, 23:14, 23:17,
	Loretta [6] - 12:4,	2:12, 3:3, 3:5, 20:19,	38:10, 39:5	24:6
landscape [1] - 16:24	20:16, 21:5, 31:3,	20:21, 21:8, 21:12,	MS [24] - 3:12, 7:19,	Northeast [1] - 8:19
landscaping [3] - 5:6,	32:14, 37:3	33:14, 33:18, 34:3,	7:20, 8:2, 10:20,	northwest [2] - 31:7,
7:7, 18:3	love [3] - 12:14, 42:4,	37:6, 37:9, 40:6,	11:10, 17:23, 18:12,	32:3
Large [1] - 1:11	42:14	41:2, 41:4	19:7, 21:24, 23:9,	northwest-facing [1] -
large [2] - 18:25,	low [1] - 16:25	Mezini [5] - 10:19,	24:15, 25:15, 27:18,	32:3
32:10	low-rise [1] - 16:25	25:14, 27:17, 31:24,	28:10, 28:24, 29:5,	Notary [1] - 1:10
last [6] - 5:20, 6:18,		43:1	29:14, 31:11, 33:21,	noted [1] - 16:10
8:23, 9:1, 41:13,	м	MEZINI [6] - 1:20,	34:25, 39:23, 40:10,	noted [1] - 16:10 notes [1] - 44:11
8:23, 9:1, 41:13, 41:21		MEZINI [6] - 1:20, 10:20, 11:10, 25:15,	34:25, 39:23, 40:10, 43:2	
8:23, 9:1, 41:13, 41:21 late [1] - 37:19	maintain [1] - 36:1	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20,	notes [1] - 44:11
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8	maintain [1] - 36:1 manager [1] - 8:17	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19,	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1	notes [1] - 44:11 nothing [1] - 36:7
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19, 18:16	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9	notes [1] - 44:11 nothing [1] - 36:7 notice [1] - 12:20
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19, 18:16 mind [2] - 8:24, 11:24	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17,	notes [1] - 44:11 nothing [1] - 36:7 notice [1] - 12:20
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16 leading [1] - 42:2	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19, 18:16 mind [2] - 8:24, 11:24 mindful [1] - 16:2	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16,	notes [1] - 44:11 nothing [1] - 36:7 notice [1] - 12:20 November [1] - 8:25
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16 leading [1] - 42:2 learned [1] - 12:1	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19, 18:16 mind [2] - 8:24, 11:24 mindful [1] - 16:2 minutes [4] - 2:9,	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17,	notes [1] - 44:11 nothing [1] - 36:7 notice [1] - 12:20 November [1] - 8:25 O observation [1] - 13:7
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16 leading [1] - 42:2 learned [1] - 12:1 least [1] - 17:10	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20 master [2] - 15:4,	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19, 18:16 mind [2] - 8:24, 11:24 mindful [1] - 16:2 minutes [4] - 2:9, 2:11, 2:22, 25:20	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17	notes [1] - 44:11 nothing [1] - 36:7 notice [1] - 12:20 November [1] - 8:25 O observation [1] - 13:7 OF [4] - 1:1, 44:1,
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16 leading [1] - 42:2 learned [1] - 12:1 least [1] - 17:10 leave [1] - 20:2	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20 master [2] - 15:4, 35:18	MEZINI [6] - 1:20, 10:20, 11:10, 25:15, 27:18, 43:2 might [3] - 15:19, 18:16 mind [2] - 8:24, 11:24 mindful [1] - 16:2 minutes [4] - 2:9, 2:11, 2:22, 25:20 mitigate [2] - 6:9, 7:4	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16,	notes [1] - 44:11 nothing [1] - 36:7 notice [1] - 12:20 November [1] - 8:25 O observation [1] - 13:7 OF [4] - 1:1, 44:1, 44:3, 44:4
8:23, 9:1, 41:13, 41:21 late $[1] - 37:19$ Laura $[1] - 1:8$ lay $[1] - 15:16$ lay-down $[1] - 15:16$ leading $[1] - 42:2$ learned $[1] - 12:1$ least $[1] - 17:10$ leave $[1] - 20:2$ LEE $[2] - 1:14$, 42:6	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20 master [2] - 15:4, 35:18 materials [1] - 22:20	$\begin{array}{l} \textbf{MEZINI} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N	$\begin{array}{c} \textbf{notes [1] - 44:11} \\ \textbf{nothing [1] - 36:7} \\ \textbf{notice [1] - 12:20} \\ \textbf{November [1] - 8:25} \\ \hline \\ $
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20 master [2] - 15:4, 35:18 materials [1] - 22:20 MATT [1] - 1:14	$\begin{array}{l} \textbf{MEZINI} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7,	$\begin{array}{c} \textbf{notes [1] - 44:11} \\ \textbf{nothing [1] - 36:7} \\ \textbf{notice [1] - 12:20} \\ \textbf{November [1] - 8:25} \\ \hline \\ $
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16 leading [1] - 42:2 learned [1] - 12:1 least [1] - 17:10 leave [1] - 20:2 LEE [2] - 1:14, 42:6 Lee [4] - 11:24, 41:13, 41:25, 42:1	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20 master [2] - 15:4, 35:18 materials [1] - 22:20 MATT [1] - 1:14 matter [1] - 30:13	$\begin{array}{c} \textbf{MEZINI} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19	$\begin{array}{c} \textbf{notes} [1] - 44:11 \\ \textbf{nothing} [1] - 36:7 \\ \textbf{notice} [1] - 12:20 \\ \textbf{November} [1] - 8:25 \\ \hline \\ $
8:23, 9:1, 41:13, 41:21 late [1] - 37:19 Laura [1] - 1:8 lay [1] - 15:16 lay-down [1] - 15:16 leading [1] - 42:2 learned [1] - 12:1 least [1] - 17:10 leave [1] - 20:2 LEE [2] - 1:14, 42:6 Lee [4] - 11:24, 41:13, 41:25, 42:1 left [1] - 23:19	$\begin{array}{c} \mbox{maintain [1] - 36:1} \\ \mbox{manager [1] - 8:17} \\ \mbox{Manager [1] - 1:20} \\ \mbox{manner [1] - 32:6} \\ \mbox{marked [1] - 22:8} \\ \mbox{Marketing [1] - 1:20} \\ \mbox{master [2] - 15:4} \\ \mbox{35:18} \\ \mbox{materials [1] - 22:20} \\ \mbox{MATT [1] - 1:14} \\ \mbox{matter [1] - 30:13} \\ \mbox{mean [6] - 12:25} \\ \end{array}$	$\begin{array}{c} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \end{array}$	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7,	$\begin{array}{c} \textbf{notes} [1] - 44:11 \\ \textbf{nothing} [1] - 36:7 \\ \textbf{notice} [1] - 12:20 \\ \textbf{November} [1] - 8:25 \\ \hline \\ $
8:23, 9:1, 41:13, 41:21 late $[1] - 37:19$ Laura $[1] - 1:8$ lay $[1] - 15:16$ lay-down $[1] - 15:16$ leading $[1] - 42:2$ learned $[1] - 12:11$ least $[1] - 17:10$ leave $[1] - 20:2$ LEE $[2] - 1:14$, 42:6 Lee $[4] - 11:24$, 41:13, 41:25, 42:1 left $[1] - 23:19$ legal $[1] - 25:10$	$\begin{array}{l} \textbf{maintain [1] - 36:1} \\ \textbf{manager [1] - 8:17} \\ \textbf{Manager [1] - 1:20} \\ \textbf{manner [1] - 32:6} \\ \textbf{marked [1] - 22:8} \\ \textbf{Marketing [1] - 1:20} \\ \textbf{master [2] - 15:4} \\ \textbf{35:18} \\ \textbf{materials [1] - 22:20} \\ \textbf{MATT [1] - 1:14} \\ \textbf{matter [1] - 30:13} \\ \textbf{mean [6] - 12:25} \\ \textbf{19:15, 26:24, 27:13} \\ \end{array}$	$\begin{array}{c} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \end{array}$	34:25, 39:23, 40:10, 43:2 multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19 nancy [1] - 25:21	$\begin{array}{c} \textbf{notes} [1] - 44:11 \\ \textbf{nothing} [1] - 36:7 \\ \textbf{notice} [1] - 12:20 \\ \textbf{November} [1] - 8:25 \\ \hline \\ $
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Ieading [1] - 42:2} \\ \textbf{Iearned [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, } \\ 41:25, 42:1 \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegall [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \end{array}$	$\begin{array}{c} \textbf{maintain [1] - 36:1} \\ \textbf{manager [1] - 8:17} \\ \textbf{Manager [1] - 1:20} \\ \textbf{manner [1] - 32:6} \\ \textbf{marked [1] - 22:8} \\ \textbf{Marketing [1] - 1:20} \\ \textbf{master [2] - 15:4} \\ \textbf{35:18} \\ \textbf{materials [1] - 22:20} \\ \textbf{MATT [1] - 1:14} \\ \textbf{matter [1] - 30:13} \\ \textbf{mean [6] - 12:25} \\ \textbf{19:15, 26:24, 27:13} \\ \textbf{28:24, 38:6} \\ \end{array}$	$\begin{array}{c} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2$ multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19 nancy [1] - 25:21 nature [1] - 26:2	$\begin{array}{c} \textbf{notes} [1] - 44:11 \\ \textbf{nothing} [1] - 36:7 \\ \textbf{notice} [1] - 12:20 \\ \textbf{November} [1] - 8:25 \\ \hline \\ $
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Ieading [1] - 42:2} \\ \textbf{Iearned [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, } \\ 41:25, 42:1 \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegal [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \\ \textbf{Iess [1] - 29:15} \end{array}$	maintain [1] - 36:1 manager [1] - 8:17 Manager [1] - 1:20 manner [1] - 32:6 marked [1] - 22:8 Marketing [1] - 1:20 master [2] - 15:4, 35:18 materials [1] - 22:20 MATT [1] - 1:14 matter [1] - 30:13 mean [6] - 12:25, 19:15, 26:24, 27:13, 28:24, 38:6 meaning [1] - 15:12	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2$ multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19 nancy [1] - 25:21 nature [1] - 26:2 near [1] - 4:17	$\begin{array}{c} \textbf{notes} \ (1) - 44:11 \\ \textbf{nothing} \ (1) - 36:7 \\ \textbf{notice} \ (1) - 12:20 \\ \textbf{November} \ (1) - 8:25 \\ \hline \\ $
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Ieading [1] - 42:2} \\ \textbf{Iearned [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, } \\ 41:25, 42:1 \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegal [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \\ \textbf{Iess [1] - 29:15} \\ \textbf{Ietter [3] - 18:19, } \end{array}$	$\begin{array}{c} \mbox{maintain} \ [1] - 36:1 \\ \mbox{manager} \ [1] - 8:17 \\ \mbox{manager} \ [1] - 1:20 \\ \mbox{marked} \ [1] - 22:8 \\ \mbox{Marketing} \ [1] - 1:20 \\ \mbox{master} \ [2] - 15:4, \\ \ 35:18 \\ \mbox{materials} \ [1] - 22:20 \\ \mbox{MATT} \ [1] - 1:14 \\ \mbox{matter} \ [1] - 30:13 \\ \mbox{mean} \ [6] - 12:25, \\ \ 19:15, 26:24, 27:13, \\ \ 28:24, 38:6 \\ \mbox{meaning} \ [1] - 15:12 \\ \mbox{meet} \ [5] - 4:1, 26:19, \\ \end{array}$	$\begin{array}{c} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \end{array}$	$34:25, 39:23, 40:10, \\ 43:2 \\ \textbf{multifamily } [2] - 3:20, \\ 17:1 \\ \textbf{Multipurpose } [1] - 1:9 \\ \textbf{Myrtle } [6] - 6:5, 6:17, \\ 10:13, 12:18, 13:16, \\ 34:17 \\ \hline \textbf{N} \\ \textbf{name } [4] - 8:12, 23:7, \\ 23:10, 25:19 \\ \textbf{nancy } [1] - 25:21 \\ \textbf{nature } [1] - 25:21 \\ \textbf{nature } [1] - 26:2 \\ \textbf{near } [1] - 4:17 \\ \textbf{necessarily } [1] - 19:4 \\ \hline \end{tabular}$	$\begin{array}{c} \textbf{notes} \ [1] - 44:11 \\ \textbf{nothing} \ [1] - 36:7 \\ \textbf{notice} \ [1] - 36:7 \\ \textbf{notice} \ [1] - 12:20 \\ \textbf{November} \ [1] - 8:25 \\ \end{array}$
8:23, 9:1, 41:13, 41:21 late $[1] - 37:19$ Laura $[1] - 1:8$ lay $[1] - 15:16$ lay-down $[1] - 15:16$ leading $[1] - 42:2$ learned $[1] - 12:1$ least $[1] - 17:10$ leave $[1] - 20:2$ LEE $[2] - 1:14$, 42:6 Lee $[4] - 11:24$, 41:13, 41:25, 42:1 left $[1] - 23:19$ legal $[1] - 25:10$ legally $[1] - 31:9$ less $[1] - 29:15$ letter $[3] - 18:19$, 19:18, 34:8	$\begin{array}{l} \textbf{maintain} [1] - 36:1 \\ \textbf{manager} [1] - 8:17 \\ \textbf{Manager} [1] - 1:20 \\ \textbf{manner} [1] - 32:6 \\ \textbf{marked} [1] - 22:8 \\ \textbf{Marketing} [1] - 1:20 \\ \textbf{master} [2] - 15:4 \\ 35:18 \\ \textbf{materials} [1] - 22:20 \\ \textbf{MATT} [1] - 1:14 \\ \textbf{matter} [1] - 30:13 \\ \textbf{mean} [6] - 12:25 \\ 19:15 , 26:24 , 27:13 \\ 28:24 , 38:6 \\ \textbf{meaning} [1] - 15:12 \\ \textbf{meet} [5] - 4:1 , 26:19 \\ 28:11 , 28:12 , 38:22 \\ \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \end{array}$	$34:25, 39:23, 40:10, \\ 43:2 \\ \textbf{multifamily } [2] - 3:20, \\ 17:1 \\ \textbf{Multipurpose } [1] - 1:9 \\ \textbf{Myrtle } [6] - 6:5, 6:17, \\ 10:13, 12:18, 13:16, \\ 34:17 \\ \hline \textbf{N} \\ \hline \textbf{name } [4] - 8:12, 23:7, \\ 23:10, 25:19 \\ \textbf{nancy } [1] - 25:21 \\ \textbf{nature } [1] - 25:21 \\ \textbf{nature } [1] - 26:2 \\ \textbf{near } [1] - 4:17 \\ \textbf{necessarily } [1] - 19:4 \\ \textbf{need } [4] - 2:19, 17:16, \\ \hline \end{tabular}$	$\begin{array}{c} \textbf{notes} \ [1] - 44:11 \\ \textbf{nothing} \ [1] - 36:7 \\ \textbf{notice} \ [1] - 36:7 \\ \textbf{notice} \ [1] - 12:20 \\ \textbf{November} \ [1] - 8:25 \\ \end{array}$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{late [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{lay-down [1] - 15:16} \\ \textbf{lay-down [1] - 15:16} \\ \textbf{leading [1] - 42:2} \\ \textbf{learned [1] - 12:1} \\ \textbf{least [1] - 17:10} \\ \textbf{leave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, } \\ 41:25, 42:1 \\ \textbf{left [1] - 23:19} \\ \textbf{legal [1] - 25:10} \\ \textbf{legally [1] - 31:9} \\ \textbf{less [1] - 29:15} \\ \textbf{letter [3] - 18:19, } \\ 19:18, 34:8 \\ \textbf{Library [1] - 1:8} \end{array}$	$\begin{array}{l} \textbf{maintain} [1] - 36:1\\ \textbf{manager} [1] - 8:17\\ \textbf{Manager} [1] - 8:17\\ \textbf{Manager} [1] - 1:20\\ \textbf{manner} [1] - 32:6\\ \textbf{marked} [1] - 22:8\\ \textbf{Marketing} [1] - 1:20\\ \textbf{master} [2] - 15:4,\\ 35:18\\ \textbf{materials} [1] - 22:20\\ \textbf{MATT} [1] - 1:14\\ \textbf{matter} [1] - 30:13\\ \textbf{mean} [6] - 12:25,\\ 19:15, 26:24, 27:13,\\ 28:24, 38:6\\ \textbf{meaning} [1] - 15:12\\ \textbf{meet} [5] - 4:1, 26:19,\\ 28:11, 28:12, 38:22\\ \textbf{meeting} [13] - 2:5, 2:8, \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2 \\ \textbf{multifamily } [2] - 3:20, \\17:1 \\ \textbf{Multipurpose } [1] - 1:9 \\ \textbf{Myrtle } [6] - 6:5, 6:17, \\10:13, 12:18, 13:16, \\34:17 \\ \hline \textbf{N} \\ \textbf{name } [4] - 8:12, 23:7, \\23:10, 25:19 \\ \textbf{nancy } [1] - 25:21 \\ \textbf{nature } [1] - 26:2 \\ \textbf{near } [1] - 4:17 \\ \textbf{necessarily } [1] - 19:4 \\ \textbf{need } [4] - 2:19, 17:16, \\19:15, 29:22 \\ \hline \textbf{nature } [1] - 26:2 \\ \textbf{near } [1] - 25:21 \\ \textbf{nature } [1] - 25:21 \\ \textbf{nattre } [1] - 25:21$	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{Iay-down [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, \\ 41:25, 42:1} \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegal [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \\ \textbf{Iess [1] - 29:15} \\ \textbf{Ietter [3] - 18:19, \\ 19:18, 34:8} \\ \textbf{Library [1] - 1:8} \\ \textbf{lights [2] - 6:22, 7:5} \end{array}$	$\begin{array}{l} \textbf{maintain} [1] - 36:1\\ \textbf{manager} [1] - 8:17\\ \textbf{Manager} [1] - 1:20\\ \textbf{manner} [1] - 32:6\\ \textbf{marked} [1] - 22:8\\ \textbf{Marketing} [1] - 1:20\\ \textbf{master} [2] - 15:4,\\ 35:18\\ \textbf{materials} [1] - 22:20\\ \textbf{MATT} [1] - 1:14\\ \textbf{matter} [1] - 30:13\\ \textbf{mean} [6] - 12:25,\\ 19:15, 26:24, 27:13,\\ 28:24, 38:6\\ \textbf{meaning} [1] - 15:12\\ \textbf{meet} [5] - 4:1, 26:19,\\ 28:11, 28:12, 38:22\\ \textbf{meeting} [13] - 2:5, 2:8,\\ 2:10, 2:22, 3:23,\\ \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2 \\ \textbf{multifamily } [2] - 3:20, \\17:1 \\ \textbf{Multipurpose } [1] - 1:9 \\ \textbf{Myrtle } [6] - 6:5, 6:17, \\10:13, 12:18, 13:16, \\34:17 \\ \hline \textbf{N} \\ \textbf{name } [4] - 8:12, 23:7, \\23:10, 25:19 \\ \textbf{nancy } [1] - 25:21 \\ \textbf{nature } [1] - 26:2 \\ \textbf{near } [1] - 4:17 \\ \textbf{necessarily } [1] - 19:4 \\ \textbf{need } [4] - 2:19, 17:16, \\19:15, 29:22 \\ \textbf{needed } [1] - 15:9 \\ \hline \end{tabular}$	$\begin{array}{c} \textbf{notes} \ (1) - 44:11 \\ \textbf{nothing} \ (1) - 36:7 \\ \textbf{notice} \ (1) - 12:20 \\ \textbf{November} \ (1) - 8:25 \\ \hline \\ $
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{Iay-down [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, } \\ 41:25, 42:1 \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegall [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \\ \textbf{Iess [1] - 29:15} \\ \textbf{Ietter [3] - 18:19, } \\ 19:18, 34:8 \\ \textbf{Library [1] - 1:8} \\ \textbf{Iights [2] - 6:22, 7:5} \\ \textbf{Iikely [1] - 6:21} \end{array}$	$\begin{array}{l} \textbf{maintain} [1] - 36:1\\ \textbf{manager} [1] - 8:17\\ \textbf{Manager} [1] - 1:20\\ \textbf{manner} [1] - 32:6\\ \textbf{marked} [1] - 22:8\\ \textbf{Marketing} [1] - 1:20\\ \textbf{master} [2] - 15:4,\\ 35:18\\ \textbf{materials} [1] - 22:20\\ \textbf{MATT} [1] - 1:14\\ \textbf{matter} [1] - 30:13\\ \textbf{mean} [6] - 12:25,\\ 19:15, 26:24, 27:13,\\ 28:24, 38:6\\ \textbf{meaning} [1] - 15:12\\ \textbf{meet} [5] - 4:1, 26:19,\\ 28:11, 28:12, 38:22\\ \textbf{meeting} [13] - 2:5, 2:8,\\ 2:10, 2:22, 3:23,\\ 10:4, 11:25, 38:9,\\ \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2 \\ \textbf{multifamily [2] - 3:20, \\17:1 \\ \textbf{Multipurpose [1] - 1:9 } \\ \textbf{Myrtle [6] - 6:5, 6:17, \\10:13, 12:18, 13:16, \\34:17 \\ \hline \textbf{N} \\ \textbf{name [4] - 8:12, 23:7, \\23:10, 25:19 \\ \textbf{nancy [1] - 25:21 } \\ \textbf{nature [1] - 26:2 } \\ \textbf{near [1] - 4:17 } \\ \textbf{needs [1] - 19:4 } \\ \textbf{needs [2] - 17:6, 22:25 } \\ \textbf{needs [2] - 17:6, 22:25 } \\ \end{array}$	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 1:8} \\ \textbf{Iay [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Iay-down [1] - 15:16} \\ \textbf{Ieading [1] - 42:2} \\ \textbf{Iearned [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieave [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, \\ 41:25, 42:1} \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegal [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \\ \textbf{Iess [1] - 29:15} \\ \textbf{Ietter [3] - 18:19, \\ 19:18, 34:8} \\ \textbf{Library [1] - 1:8} \\ \textbf{Iights [2] - 6:22, 7:5} \\ \textbf{Iikely [1] - 6:21} \\ \textbf{Iimited [2] - 4:13, 7:7} \end{array}$	$\begin{array}{l} \textbf{maintain} [1] - 36:1\\ \textbf{manager} [1] - 8:17\\ \textbf{Manager} [1] - 1:20\\ \textbf{manner} [1] - 32:6\\ \textbf{marked} [1] - 22:8\\ \textbf{Marketing} [1] - 1:20\\ \textbf{master} [2] - 15:4,\\ 35:18\\ \textbf{materials} [1] - 22:20\\ \textbf{MATT} [1] - 1:14\\ \textbf{matter} [1] - 30:13\\ \textbf{mean} [6] - 12:25,\\ 19:15, 26:24, 27:13,\\ 28:24, 38:6\\ \textbf{meaning} [1] - 15:12\\ \textbf{meet} [5] - 4:1, 26:19,\\ 28:11, 28:12, 38:22\\ \textbf{meeting} [13] - 2:5, 2:8,\\ 2:10, 2:22, 3:23,\\ 10:4, 11:25, 38:9,\\ 38:21, 38:25, 39:2,\\ \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, \\ 3:14, 9:3 \\ \textbf{modifications} \ [1] - \\ 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \textbf{Monahan} \ [3] - 10:25, \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2$ multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19 nancy [1] - 25:21 nature [1] - 26:2 near [1] - 4:17 necessarily [1] - 19:4 need [4] - 2:19, 17:16, 19:15, 29:22 needed [1] - 15:9 needs [2] - 17:6, 22:25 negative [1] - 26:9	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \textbf{Iate [1] - 37:19} \\ \textbf{Laura [1] - 15:16} \\ \textbf{Iay-down [1] - 12:1} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieast [1] - 17:10} \\ \textbf{Ieast [1] - 20:2} \\ \textbf{LEE [2] - 1:14, 42:6} \\ \textbf{Lee [4] - 11:24, 41:13, \\ 41:25, 42:1 \\ \textbf{Ieft [1] - 23:19} \\ \textbf{Iegall [1] - 25:10} \\ \textbf{Iegally [1] - 31:9} \\ \textbf{Iess [1] - 29:15} \\ \textbf{Ietter [3] - 18:19, \\ 19:18, 34:8 \\ \textbf{Library [1] - 1:8} \\ \textbf{Iights [2] - 6:22, 7:5} \\ \textbf{Iikely [1] - 6:21} \\ \textbf{Iimited [2] - 4:13, 7:7} \\ \textbf{Iiner [1] - 14:13} \end{array}$	$\begin{array}{l} \textbf{maintain} [1] - 36:1\\ \textbf{manager} [1] - 8:17\\ \textbf{Manager} [1] - 1:20\\ \textbf{manner} [1] - 32:6\\ \textbf{marked} [1] - 22:8\\ \textbf{Marketing} [1] - 1:20\\ \textbf{master} [2] - 15:4,\\ 35:18\\ \textbf{materials} [1] - 22:20\\ \textbf{MATT} [1] - 1:14\\ \textbf{matter} [1] - 30:13\\ \textbf{mean} [6] - 12:25,\\ 19:15, 26:24, 27:13,\\ 28:24, 38:6\\ \textbf{meaning} [1] - 15:12\\ \textbf{meet} [5] - 4:1, 26:19,\\ 28:11, 28:12, 38:22\\ \textbf{meeting} [13] - 2:5, 2:8,\\ 2:10, 2:22, 3:23,\\ 10:4, 11:25, 38:9,\\ 38:21, 38:25, 39:2,\\ 42:20, 43:4\\ \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \textbf{Monahan} \ [3] - 10:25, \\ 32:21, 40:23 \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2$ multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19 nancy [1] - 25:21 nature [1] - 26:2 near [1] - 4:17 necessarily [1] - 19:4 need [4] - 2:19, 17:16, 19:15, 29:22 needed [1] - 15:9 needs [2] - 17:6, 22:25 negative [1] - 26:9 neighborhood [1] -	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	$\begin{array}{l} \textbf{maintain} [1] - 36:1\\ \textbf{manager} [1] - 8:17\\ \textbf{Manager} [1] - 1:20\\ \textbf{manner} [1] - 32:6\\ \textbf{marked} [1] - 22:8\\ \textbf{Marketing} [1] - 1:20\\ \textbf{master} [2] - 15:4,\\ 35:18\\ \textbf{materials} [1] - 22:20\\ \textbf{MATT} [1] - 1:14\\ \textbf{matter} [1] - 30:13\\ \textbf{mean} [6] - 12:25,\\ 19:15, 26:24, 27:13,\\ 28:24, 38:6\\ \textbf{meaning} [1] - 15:12\\ \textbf{meet} [5] - 4:1, 26:19,\\ 28:11, 28:12, 38:22\\ \textbf{meeting} [13] - 2:5, 2:8,\\ 2:10, 2:22, 3:23,\\ 10:4, 11:25, 38:9,\\ 38:21, 38:25, 39:2,\\ 42:20, 43:4\\ \textbf{MEETING} [1] - 1:3\\ \end{array}$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modified} \ [1] - 20:2 \\ \textbf{moment} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \textbf{Monahan} \ [3] - 10:25, \\ 32:21, 40:23 \\ \textbf{monitor} \ [1] - 31:20 \\ \end{array}$	$34:25, 39:23, 40:10, \\43:2$ multifamily [2] - 3:20, 17:1 Multipurpose [1] - 1:9 Myrtle [6] - 6:5, 6:17, 10:13, 12:18, 13:16, 34:17 N name [4] - 8:12, 23:7, 23:10, 25:19 nancy [1] - 25:21 nature [1] - 26:2 near [1] - 4:17 necessarily [1] - 19:4 need [4] - 2:19, 17:16, 19:15, 29:22 needed [1] - 15:9 needs [2] - 17:6, 22:25 negative [1] - 26:9 neighborhood [1] - 11:5	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modificat} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \textbf{Monahan} \ [3] - 10:25, \\ 32:21, 40:23 \\ \textbf{monitor} \ [1] - 31:20 \\ \textbf{months} \ [2] - 8:23 \\ \end{array}$	$34:25, 39:23, 40:10, \\ 43:2 \\ \textbf{multifamily [2] - 3:20, } \\ 17:1 \\ \textbf{Multipurpose [1] - 1:9 } \\ \textbf{Myrtle [6] - 6:5, 6:17, } \\ 10:13, 12:18, 13:16, \\ 34:17 \\ \textbf{N} \\ \textbf{N} \\ \textbf{name [4] - 8:12, 23:7, } \\ 23:10, 25:19 \\ \textbf{nancy [1] - 25:21} \\ \textbf{nature [1] - 26:2} \\ \textbf{near [1] - 4:17} \\ \textbf{necessarily [1] - 19:4} \\ \textbf{need [4] - 2:19, 17:16, } \\ 19:15, 29:22 \\ \textbf{needed [1] - 15:9} \\ \textbf{needs [2] - 17:6, 22:25} \\ \textbf{negative [1] - 26:9} \\ \textbf{neighborhood [1] - 11:5} \\ \textbf{new [11] - 19:9, 19:23, } \\ \end{cases}$	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
$\begin{array}{c} 8:23, 9:1, 41:13, \\ 41:21 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\label{eq:model} \begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modificat} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \textbf{Monahan} \ [3] - 10:25, \\ 32:21, 40:23 \\ \textbf{monitor} \ [1] - 31:20 \\ \textbf{months} \ [2] - 8:23 \\ \textbf{Morgan} \ [14] - 23:16, \\ \end{array} $	$34:25, 39:23, 40:10, \\43:2 \\ \textbf{multifamily [2] - 3:20, } \\17:1 \\ \textbf{Multipurpose [1] - 1:9 } \\ \textbf{Myrtle [6] - 6:5, 6:17, } \\10:13, 12:18, 13:16, \\34:17 \\ \textbf{N} \\ \textbf{N} \\ \textbf{name [4] - 8:12, 23:7, } \\23:10, 25:19 \\ \textbf{nancy [1] - 25:21 } \\\textbf{nature [1] - 26:2 } \\\textbf{near [1] - 4:17 } \\\textbf{necessarily [1] - 19:4 } \\\textbf{need [4] - 2:19, 17:16, } \\19:15, 29:22 \\ \textbf{needed [1] - 15:9 } \\\textbf{needs [2] - 17:6, 22:25 } \\\textbf{negative [1] - 26:9 } \\\textbf{neighborhood [1] - 11:5 } \\\textbf{new [11] - 19:9, 19:23, } \\19:24, 20:5, 29:6 \\ \textbf{near [1] - 26:9 } \\\textbf{neighborhood [1] - 11:5 } \\\textbf{new [11] - 19:9, 19:23, } \\19:24, 20:5, 29:6 \\ near [1] - 19:24, 20:5, 29:6 \\ \textbf{near [1] - 10:5 \\ \textbf{nea$	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$
8:23, 9:1, 41:13, 41:21 late $[1] - 37:19$ Laura $[1] - 1:8$ lay $[1] - 15:16$ lay-down $[1] - 15:16$ leading $[1] - 42:2$ learned $[1] - 12:1$ least $[1] - 17:10$ leave $[1] - 20:2$ LEE $[2] - 1:14$, 42:6 Lee $[4] - 11:24$, 41:13, 41:25, 42:1 left $[1] - 23:19$ legal $[1] - 25:10$ legally $[1] - 31:9$ less $[1] - 29:15$ letter $[3] - 18:19$, 19:18, 34:8 Library $[1] - 1:8$ lights $[2] - 6:22, 7:5$ likely $[1] - 6:21$ limited $[2] - 4:13, 7:7$ liner $[1] - 14:13$ LINZEE $[1] - 1:15$ living $[1] - 7:8$ located $[2] - 3:14$,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\label{eq:model} \begin{array}{l} \textbf{MEZINI} \ [6] - 1:20, \\ 10:20, 11:10, 25:15, \\ 27:18, 43:2 \\ \textbf{might} \ [3] - 15:19, \\ 18:16 \\ \textbf{mind} \ [2] - 8:24, 11:24 \\ \textbf{mindful} \ [1] - 16:2 \\ \textbf{minutes} \ [4] - 2:9, \\ 2:11, 2:22, 25:20 \\ \textbf{mitigate} \ [2] - 6:9, 7:4 \\ \textbf{mixed} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{mixed-use} \ [3] - 3:8, 3:14, \\ 9:3 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modifications} \ [1] - 30:6 \\ \textbf{modifications} \ [1] - 13:24 \\ \textbf{MONAHAN} \ [5] - 1:17, \\ 11:1, 32:22, 33:10, \\ 40:20 \\ \textbf{Monahan} \ [3] - 10:25, \\ 32:21, 40:23 \\ \textbf{monitor} \ [1] - 31:20 \\ \textbf{months} \ [2] - 8:23 \\ \textbf{Morgan} \ [14] - 23:16, \\ 23:20, 24:3, 24:10, \end{array}$	$34:25, 39:23, 40:10, \\43:2 \\ \textbf{multifamily [2] - 3:20, } \\17:1 \\ \textbf{Multipurpose [1] - 1:9} \\ \textbf{Myrtle [6] - 6:5, 6:17, } \\10:13, 12:18, 13:16, \\34:17 \\ \textbf{N} \\ \textbf{name [4] - 8:12, 23:7, } \\23:10, 25:19 \\ \textbf{nancy [1] - 25:21} \\ \textbf{nature [1] - 26:2} \\ \textbf{near [1] - 4:17} \\ \textbf{necessarily [1] - 19:4} \\ \textbf{need [4] - 2:19, 17:16, } \\19:15, 29:22 \\ \textbf{needed [1] - 15:9} \\ \textbf{needs [2] - 17:6, 22:25} \\ \textbf{negative [1] - 26:9} \\ \textbf{neighborhood [1] - } \\11:5 \\ \textbf{new [11] - 19:9, 19:23, } \\19:24, 20:5, 29:6, \\29:22, 34:5, 34:6, \\ Marcel and a start of the set of the s$	$\begin{array}{c} \textbf{notes} [1] - 44:11\\ \textbf{nothing} [1] - 36:7\\ \textbf{notice} [1] - 12:20\\ \textbf{November} [1] - 8:25\\ \hline \\ \hline$

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

open [5] - 4:4, 4:22,	9:15, 9:23, 18:2,	12:18	proximity [1] - 6:4	reconciliation [1] -
5:6, 9:9, 14:2	18:7, 24:13	potentially [1] - 15:23	Public [1] - 1:10	37:1
opening [2] - 20:3,	parks [1] - 35:18	Powell [5] - 25:15,	public [28] - 4:24, 5:7,	record [11] - 7:1, 7:17,
42:9	PAROLA [8] - 1:20,	25:18, 25:21, 29:19,	5:11, 6:13, 6:16, 9:8,	7:24, 8:13, 17:17,
Operations [1] - 1:20	29:7, 29:11, 29:24,	30:25	10:12, 10:19, 12:6,	20:11, 21:13, 23:8,
opinion [1] - 19:4	35:9, 37:17, 38:10,	Powell's [1] - 32:7	12:18, 12:21, 14:2,	25:20, 33:22, 44:10
opportune [1] - 38:3	39:5	preference [1] - 10:1	14:11, 14:12, 15:20,	recording [1] - 2:20
opportunity [5] - 8:21,	Parola [6] - 24:14,	prepared [2] - 9:22,	25:14, 27:17, 27:18,	recuse [1] - 22:25
13:1, 36:10, 37:15,	28:2, 30:19, 35:7,	10:9	29:18, 35:25, 36:2,	recusing [1] - 32:16
39:12	38:7, 39:3	preparing [1] - 16:20	36:12, 36:13, 36:17,	Redevelopment [1] -
opposed [6] - 3:4,	Parola's [1] - 36:20	PRESENT [2] - 1:13,	42:25, 43:1, 43:2	1:21
20:20, 21:11, 33:17,	part [3] - 15:2, 18:11,	1:19	pulling [1] - 11:15	reestablish [2] - 36:6,
37:7, 41:3	35:12	present [2] - 8:22,	punch [1] - 36:8	36:9
option [1] - 40:15	particular [4] - 12:24,	38:24	punted [1] - 30:8	referring [1] - 29:1
options [1] - 7:6	18:20, 29:21, 32:18	presentation [7] -	purposes [1] - 14:6	regard [1] - 4:22
order [2] - 2:4, 15:10	parties [1] - 4:10	12:13, 12:17, 16:19,	push [1] - 2:18	regarding [1] - 29:19
ordinance [1] - 27:14	party [1] - 37:19	16:22, 23:4, 25:13,	push-to-speak [1] -	regular [1] - 2:8
Ordinance [1] - 30:7	past [3] - 41:12, 42:3	35:15	2:18	relative [1] - 28:6
ordinances [1] - 25:25	pedestrian [8] - 4:21,	press [1] - 11:10	pushed [2] - 39:7,	released [1] - 6:19
OTT [3] - 1:15, 16:16,	6:8, 6:14, 9:7, 9:14,	previously [1] - 36:23	40:4	relevant [1] - 4:10
27:23	10:10, 11:21, 36:9	Price [2] - 3:18, 5:25	put [5] - 30:4, 34:7,	remember [1] - 11:12
ott [1] - 16:15	people [1] - 14:8	primarily [1] - 14:6	35:13, 35:18, 36:17	remind [3] - 2:17,
Ott [1] - 27:22	per [3] - 5:8, 29:9,	primary [2] - 3:15,		8:11, 23:6
outlined [1] - 41:25	29:12	11:21	Q	removed [4] - 4:19,
overall [3] - 6:14,	perception [1] - 14:14	problem [2] - 32:9,		22:13, 23:20, 24:9
12:14, 23:25	perforated [1] - 7:8	35:19	quality [1] - 22:19	removing [3] - 4:16,
Overlay [2] - 3:15,	performing [1] - 8:5	proceed [3] - 10:24,	questions [7] - 10:15,	9:22, 18:2
22:1	perhaps [2] - 15:19,	37:25, 38:1	14:22, 16:12, 16:16,	rendering [2] - 13:8,
overstepping [1] -	26:8	proceedings [3] -	25:11, 26:24, 39:3	14:6
38:6	permissible [1] - 31:9	24:14, 43:6, 44:9	quick [2] - 11:8, 12:14	repeat [1] - 28:22
overwhelm [1] - 22:16	permit [1] - 24:18	Proceedings [1] - 1:6	D	replacement [1] - 22:2
own [1] - 15:9	permitted [1] - 22:10	process [3] - 13:22,	R	report [9] - 3:10, 6:19,
owned [2] - 6:3, 13:10	person [1] - 10:20	38:15, 39:20	raise [1] - 19:5	7:15, 8:8, 8:10,
owns [1] - 14:23				
	perspective [1] - 13:4	Professional [2] -		21:22, 22:24, 28:4,
	photo [1] - 25:3	44:7, 44:18	raised [2] - 10:22, 25:16	44:9
P	photo [1] - 25:3 pick [1] - 20:4	44:7, 44:18 prohibited [1] - 13:14	raised [2] - 10:22, 25:16	44:9 REPORTER [1] - 44:1
Р	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14,	raised [2] - 10:22, 25:16 ramps [1] - 15:3	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8,
P p.m [3] - 1:7, 2:1, 43:7	<pre>photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21</pre>	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4,	raised [2] - 10:22, 25:16 ramps [1] - 15:3	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] -
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17,	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15,
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17,	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10,	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] -
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8,	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3,	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24,	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14,	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1,	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12,	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18,$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24,	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14,	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11,	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15$ realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18, 12$	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19,	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21,	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3,$ 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18,$ 5:20, 24:20	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12,
$\label{eq:product} P \\ p.m [3] - 1:7, 2:1, 43:7 \\ package [1] - 4:9 \\ packet [2] - 5:19 \\ Page [2] - 12:16, 31:5 \\ page [1] - 5:21 \\ panels [1] - 7:8 \\ paper [1] - 6:25 \\ parcel [13] - 6:3, 9:24, \\ 13:9, 13:11, 13:12, \\ 13:17, 13:18, 13:19, \\ 13:23, 15:21, 15:25, \\ \end{array}$	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3,$ 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18,$ 5:20, 24:20 receptacles $[1] - 10:6$	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12,
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$ plans $[1] - 9:21$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10,	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3$, 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18$, 5:20, 24:20 receptacles $[1] - 10:6$ recognize $[1] - 25:17$	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12, 33:18, 34:3, 37:9,
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6,	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$ plans $[1] - 9:21$ plenty $[1] - 24:23$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14,	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[6] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3$, 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18$, 5:20, 24:20 receptacles $[1] - 10:6$ recognize $[1] - 25:17$ recommendation $[6] -$	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12, 33:18, 34:3, 37:9, 40:6, 41:4
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6, 8:25, 9:1	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$ plans $[1] - 9:21$ plenty $[1] - 24:23$ pocket $[1] - 13:1$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3$, 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18$, 5:20, 24:20 receptacles $[1] - 10:6$ recognize $[1] - 25:17$ recommendation $[6] - 18:18, 20:5, 34:8$,	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12, 3:18, 34:3, 37:9, 40:6, 41:4 rest [3] - 35:9, 38:20,
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6, 8:25, 9:1 Park [11] - 3:16, 4:13,	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$ plans $[1] - 9:21$ plenty $[1] - 24:23$ pocket $[1] - 13:1$ podium $[4] - 8:11, 31:16, 31:17, 31:18$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17 proposes [1] - 5:24	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3$, 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18$, 5:20, 24:20 receptacles $[1] - 10:6$ recognize $[1] - 25:17$ recommendation $[6] -$ 18:18, 20:5, 34:8, 34:14, 35:4, 37:14	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12, 3:18, 34:3, 37:9, 40:6, 41:4 rest [3] - 35:9, 38:20, 39:16
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6, 8:25, 9:1 Park [11] - 3:16, 4:13, 4:23, 5:11, 5:12,	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22 planning [1] - 9:21 plans [1] - 9:21 plenty [1] - 24:23 pocket [1] - 13:1 podium [4] - 8:11, 8:14, 23:4, 23:5	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17 proposes [1] - 5:24 proposing [1] - 36:3 Prosser [1] - 9:18 protect [1] - 16:23	raised $[2] - 10:22$, 25:16 ramps $[1] - 15:3$ rationale $[1] - 26:6$ read $[5] - 7:1, 7:17$, 7:23, 17:17, 20:11 real $[2] - 11:8, 37:12$ realize $[1] - 19:3$ really $[6] - 9:5, 11:3$, 14:10, 14:11, 27:1, 41:15 realm $[1] - 5:11$ reason $[2] - 28:3, 40:5$ received $[3] - 5:18$, 5:20, 24:20 receptacles $[1] - 10:6$ recognize $[1] - 25:17$ recommendation $[6] -$ 18:18, 20:5, 34:8, 34:14, 35:4, 37:14 recommendations $[1]$	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12, 3:18, 34:3, 37:9, 40:6, 41:4 rest [3] - 35:9, 38:20, 39:16 restaurant [1] - 3:20
$\label{eq:pm} \begin{array}{ c c c c c c c c c c c c c c c c c c c$	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22 planning [1] - 9:21 plenty [1] - 24:23 pocket [1] - 13:1 podium [4] - 8:11, 8:14, 23:4, 23:5 point [4] - 13:15,	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17 proposes [1] - 5:24 proposing [1] - 36:3 Prosser [1] - 9:18 protect [1] - 16:23 provide [2] - 4:3, 6:16	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15 realm [1] - 5:11 reason [2] - 28:3, 40:5 received [3] - 5:18, 5:20, 24:20 receptacles [1] - 10:6 recognize [1] - 25:17 recommendation [6] - 18:18, 20:5, 34:8, 34:14, 35:4, 37:14 recommendations [1] - 3:25	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:14 residential [1] - 14:19 response [9] - 2:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:12, 3:18, 34:3, 37:9, 40:6, 41:4 rest [3] - 35:9, 38:20, 39:16 restaurant [1] - 3:20 result [1] - 6:23
$\label{eq:product} P \\ $p.m [3] - 1:7, 2:1, 43:7$ \\ $package [1] - 4:9$ \\ $packet [2] - 5:19$ \\ $Page [2] - 12:16, 31:5$ \\ $page [1] - 5:21$ \\ $panels [1] - 7:8$ \\ $paper [1] - 6:25$ \\ $parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18$ \\ $parcels [4] - 6:22, 7:6, 8:25, 9:1$ \\ $Park [11] - 3:16, 4:13, 4:23, 5:11, 5:12, 6:17, 9:10, 9:15, 9:16, 9:24, 10:8$ \\ \end{tabular}$	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22 planning [1] - 9:2 plans [1] - 9:21 plenty [1] - 24:23 pocket [1] - 13:1 podium [4] - 8:11, 8:14, 23:4, 23:5 point [4] - 13:15, 26:17, 30:11, 35:13	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17 proposes [1] - 5:24 proposes [1] - 5:24 proposes [1] - 36:3 Prosser [1] - 9:18 protect [1] - 16:23 provide [2] - 4:3, 6:16 provide [3] - 5:17,	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15 realm [1] - 5:11 reason [2] - 28:3, 40:5 received [3] - 5:18, 5:20, 24:20 receptacles [1] - 10:6 recognize [1] - 25:17 recommendation [6] - 18:18, 20:5, 34:8, 34:14, 35:4, 37:14 recommendations [1] - 3:25 recommending [1] -	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:14 residential [1] - 14:19 response [9] - 2:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:12, 3:5, 33:18, 34:3, 37:9, 40:6, 41:4 rest [3] - 35:9, 38:20, 39:16 restaurant [1] - 3:20 result [1] - 6:23 retail [1] - 3:20
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6, 8:25, 9:1 Park [11] - 3:16, 4:13, 4:23, 5:11, 5:12, 6:17, 9:10, 9:15, 9:16, 9:24, 10:8 park [3] - 13:1, 35:25, 36:2 parked [1] - 9:23	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$ plans $[1] - 9:21$ plenty $[1] - 24:23$ pocket $[1] - 13:1$ podium $[4] - 8:11, 8:14, 23:4, 23:5$ point $[4] - 13:15, 26:17, 30:11, 35:13$ pointer $[1] - 31:18$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17 proposes [1] - 5:24 proposing [1] - 36:3 Prosser [1] - 9:18 protect [1] - 16:23 provide [2] - 4:3, 6:16 provide [3] - 5:17, 5:22, 10:14	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15 realm [1] - 5:11 reason [2] - 28:3, 40:5 received [3] - 5:18, 5:20, 24:20 receptacles [1] - 10:6 recognize [1] - 25:17 recommendation [6] - 18:18, 20:5, 34:8, 34:14, 35:4, 37:14 recommendations [1] - 3:25 recommending [1] - 27:11	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:14 residential [1] - 14:19 response [9] - 2:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6, 8:25, 9:1 Park [11] - 3:16, 4:13, 4:23, 5:11, 5:12, 6:17, 9:10, 9:15, 9:16, 9:24, 10:8 park [3] - 13:1, 35:25, 36:2 parked [1] - 9:23 parking [10] - 3:21,	photo $[1] - 25:3$ pick $[1] - 20:4$ picked $[2] - 24:4, 25:2$ pickup $[1] - 18:21$ placed $[1] - 4:6$ placement $[1] - 14:5$ plague $[1] - 16:25$ plan $[16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22$ planning $[1] - 9:2$ plans $[1] - 9:21$ plenty $[1] - 24:23$ pocket $[1] - 13:1$ podium $[4] - 8:11, 8:14, 23:4, 23:5$ point $[4] - 13:15, 26:17, 30:11, 35:13$ portion $[2] - 33:25, 36:2$ possibly $[1] - 4:16$	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:7 proposes [1] - 5:24 proposing [1] - 36:3 Prosser [1] - 9:18 protect [1] - 16:23 provide [2] - 4:3, 6:16 provide [3] - 5:17, 5:22, 10:14 providing [1] - 6:12	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15 realm [1] - 5:11 reason [2] - 28:3, 40:5 received [3] - 5:18, 5:20, 24:20 receptacles [1] - 10:6 recognize [1] - 25:17 recommendation [6] - 18:18, 20:5, 34:8, 34:14, 35:4, 37:14 recommendations [1] - 3:25 recommending [1] - 27:11 recommends [2] -	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:14 residential [1] - 14:9 response [9] - 2:12, 3:5, 20:21, 21:12, 3:5, 20:21, 21:12, 3:18, 34:3, 37:9, 40:6, 41:4 rest [3] - 35:9, 38:20, 39:16 restaurant [1] - 3:20 result [1] - 6:23 retail [1] - 3:20 retained [1] - 8:5 REVIEW [1] - 1:2
P p.m [3] - 1:7, 2:1, 43:7 package [1] - 4:9 packet [2] - 5:19 Page [2] - 12:16, 31:5 page [1] - 5:21 panels [1] - 7:8 paper [1] - 6:25 parcel [13] - 6:3, 9:24, 13:9, 13:11, 13:12, 13:17, 13:18, 13:19, 13:23, 15:21, 15:25, 35:20, 36:18 parcels [4] - 6:22, 7:6, 8:25, 9:1 Park [11] - 3:16, 4:13, 4:23, 5:11, 5:12, 6:17, 9:10, 9:15, 9:16, 9:24, 10:8 park [3] - 13:1, 35:25, 36:2 parked [1] - 9:23	photo [1] - 25:3 pick [1] - 20:4 picked [2] - 24:4, 25:2 pickup [1] - 18:21 placed [1] - 4:6 placement [1] - 14:5 plague [1] - 16:25 plan [16] - 5:17, 9:17, 15:4, 15:7, 15:10, 18:4, 18:6, 25:8, 25:10, 31:13, 31:14, 31:16, 31:17, 31:18, 35:18, 36:22 planning [1] - 9:21 plenty [1] - 24:23 pocket [1] - 13:1 podium [4] - 8:11, 8:14, 23:4, 23:5 point [4] - 13:15, 26:17, 30:11, 35:13 portion [2] - 33:25, 36:2	44:7, 44:18 prohibited [1] - 13:14 project [15] - 3:14, 3:19, 5:24, 7:12, 8:6, 8:22, 10:16, 11:4, 12:8, 13:19, 13:20, 26:10, 29:21, 32:18 projects [2] - 17:1, 41:20 property [11] - 10:11, 11:22, 12:22, 14:23, 15:1, 15:9, 15:11, 15:16, 34:16, 34:21, 35:24 proposed [5] - 6:10, 22:5, 22:11, 22:14, 22:17 proposes [1] - 5:24 proposes [1] - 36:3 Prosser [1] - 9:18 protect [1] - 16:23 provide [2] - 4:3, 6:16 provide [3] - 5:17, 5:22, 10:14	raised [2] - 10:22, 25:16 ramps [1] - 15:3 rationale [1] - 26:6 read [5] - 7:1, 7:17, 7:23, 17:17, 20:11 real [2] - 11:8, 37:12 realize [1] - 19:3 really [6] - 9:5, 11:3, 14:10, 14:11, 27:1, 41:15 realm [1] - 5:11 reason [2] - 28:3, 40:5 received [3] - 5:18, 5:20, 24:20 receptacles [1] - 10:6 recognize [1] - 25:17 recommendation [6] - 18:18, 20:5, 34:8, 34:14, 35:4, 37:14 recommendations [1] - 3:25 recommending [1] - 27:11	44:9 REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 representation [3] - 23:22, 24:11, 24:25 requested [2] - 5:15, 9:9 requirement [2] - 5:22, 5:23 resident [1] - 14:14 residential [1] - 14:14 residential [1] - 14:19 response [9] - 2:12, 3:5, 20:21, 21:12, 3:18, 34:3, 37:9, 40:6, 41:4 restaurant [1] - 3:20 restaurant [1] - 3:20 result [1] - 6:23 retail [1] - 3:20 retained [1] - 8:5 REVIEW [1] - 1:2 Review [1] - 2:5

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

0.21	20.02	20.2 20.9 20.12	00.00 07.10 00.0	Sucon (0) 7:17 0:20
9:21	secretary [2] - 38:23, 39:1	30:3, 30:8, 30:12, 31:14	22:23, 27:12, 28:3, 28:4, 33:3, 34:2,	Susan [3] - 7:17, 9:20,
revisiting [1] - 27:13				37:18
rhetorical [1] - 29:25	see [13] - 8:15, 12:15,	silence [1] - 40:8	34:9, 35:4, 37:5,	SUSAN [2] - 1:21, 1:21
right-in/right-out [1] -	13:2, 13:24, 14:10,	similar [1] - 22:17	37:14, 42:23 standards [1] - 22:21	sway [1] - 19:4
4:14	14:13, 19:7, 19:16, 23:19, 25:15, 26:16,	single [1] - 17:22	standards [1] - 22.21 start [4] - 27:20,	system [3] - 6:2, 36:6,
right-of-way [4] -		site [13] - 5:17, 6:13,	••	36:9
6:10, 14:12, 15:20, 36:4	37:22, 41:19 seeing [1] - 42:19	15:15, 15:18, 18:4, 18:6, 25:8, 25:10,	37:14, 38:3, 39:7 STATE [1] - 44:3	Т
Riley [3] - 23:5, 23:10,	seek [1] - 36:3	31:13, 31:14, 31:16,	state [3] - 8:12, 23:7,	
31:24	seem [1] - 16:25	31:17, 31:18	25:19	tables [1] - 4:25
RILEY [4] - 23:9,	sell [1] - 34:20	six [3] - 4:16, 9:23,	State [1] - 1:10	tasteful [2] - 27:9,
24:15, 31:11, 33:21	senior [2] - 39:9,	18:2	statement [2] - 7:23,	27:10
rise [1] - 16:25	42:11	size [9] - 23:25, 24:16,	20:3	technically [1] - 34:17
river [2] - 25:9, 26:23	separate [1] - 6:24	24:24, 25:8, 28:6,	states [1] - 7:2	temporary [2] - 14:25,
River [1] - 22:6	serve [3] - 39:12, 42:3,	28:12, 28:25, 29:8	stemming [1] - 30:7	15:11
Riverside [4] - 21:20,	42:14	skyline [1] - 26:9	stenographic [1] -	tenants [1] - 13:25
21:25, 22:4, 31:7	served [2] - 36:11,	skylines [1] - 27:4	44:11	term [2] - 26:9, 27:12
road [3] - 5:13, 9:16,	39:10	slate [1] - 42:19	stenographically [1] -	terms [1] - 28:25
13:22	services [1] - 8:5	slide [1] - 22:7	44:9	THE [65] - 2:3, 2:13,
Road [1] - 23:11	serving [1] - 41:22	slight [1] - 30:5	still [1] - 24:23	2:16, 2:24, 3:4, 3:6,
role [3] - 38:16, 39:10,	several [2] - 15:7, 18:4	slowly [1] - 2:20	strategic [2] - 26:24,	8:7, 10:17, 10:23,
39:12	Shad [1] - 23:11	small [1] - 32:8	27:12	11:7, 12:4, 12:10,
roof [1] - 11:14	shade [6] - 5:14, 5:16,	sod [1] - 19:1	Street [24] - 1:8, 3:16,	14:20, 16:6, 16:14,
rooftop [1] - 16:24	5:21, 5:22, 10:14,	solution [1] - 9:14	3:17, 3:18, 4:13,	16:18, 18:9, 18:13,
Room [1] - 1:9	17:12	solutions [1] - 7:6	4:17, 5:9, 5:12, 5:13,	19:21, 20:1, 20:8,
running [1] - 41:15	shakes [2] - 12:19,	someone [1] - 42:22	5:14, 5:25, 6:3, 6:7,	20:15, 20:20, 20:22,
Ryan [1] - 8:17	39:5	sorry [2] - 8:3, 37:17	6:16, 8:19, 9:15,	21:2, 21:4, 21:11,
Kyan [i] 0.17	shall [3] - 3:25, 7:4,	sort [6] - 13:17, 29:25,	9:16, 9:24, 10:8,	21:13, 21:19, 23:2,
S	7:9	30:8, 30:12, 35:12,	10:13, 13:20	23:6, 25:12, 25:17,
0	shame [1] - 18:24	37:23	street [9] - 6:7, 10:6,	27:16, 27:19, 27:24,
safer [1] - 9:13	sheet [1] - 6:24	sought [1] - 4:2	10:7, 22:3, 23:23,	28:19, 30:15, 31:2,
safety [1] - 14:14	show [7] - 5:21, 18:3,	south [3] - 22:7, 24:2,	24:7, 28:8, 28:9,	32:14, 32:20, 33:1,
sample [1] - 24:5	23:22, 23:25, 24:16,	24:12	28:14	33:7, 33:11, 33:17,
satisfied [2] - 17:12,	25:7, 37:19	southwest [1] - 12:7	streetlights [2] - 4:5,	33:19, 33:22, 34:4,
20:10	showing [1] - 25:8	space [13] - 3:20, 4:4,	10:6	35:3, 36:25, 37:7,
scale [1] - 22:15	shown [1] - 22:7	4:22, 5:3, 5:6, 6:16,	streetscape [2] - 10:7,	37:10, 38:5, 38:11,
Scenic [2] - 25:22,	shows [2] - 25:5,	9:9, 10:12, 12:18,	11:21	39:6, 40:2, 40:7,
25:23	31:13	12:22, 14:7, 36:12,	strike [1] - 17:14	40:14, 40:22, 41:3,
SCHILLING [7] - 1:16,	sic [1] - 5:12	36:13	structure [2] - 22:9,	41:5, 41:9, 42:7,
2:23, 16:8, 28:1,	side [4] - 23:19, 23:25,	spaces [4] - 4:18,	22:16	42:18, 43:3
28:15, 33:5, 42:16	24:22, 27:20	9:23, 18:2, 18:7	study [4] - 5:14, 5:16,	theirs [1] - 27:10
Schilling [9] - 2:25,	sides [3] - 26:11,	speaking [1] - 35:21	10:14, 17:12	they've [2] - 15:4, 15:8
7:22, 16:7, 21:9,	26:21, 28:7	special [3] - 21:20,	subject [3] - 3:24,	thinner [1] - 24:23
21:14, 27:25, 28:19,	sidewalk [1] - 36:8	21:25, 23:14	6:21, 30:12	three [3] - 8:23, 19:2,
33:8, 42:13	sign [15] - 21:21,	specifically [1] - 4:25	submittal [2] - 4:9, 5:2	25:20
Schilling's [1] - 8:4	21:25, 23:14, 23:18,	spent [1] - 42:1	subpart [1] - 7:12	Thursday [2] - 1:6, 2:5
screened [1] - 7:4	24:8, 24:10, 24:19,	spirit [1] - 42:8	substituting [1] - 20:9	TIAA [2] - 23:18, 24:8
screening [5] - 7:6,	24:24, 26:5, 27:13,	spots [1] - 4:17	Suite [1] - 8:19	tight [1] - 15:14
11:13, 12:1, 17:17,	28:6, 31:8, 31:15,	Spruce [3] - 3:17, 5:9,	super [1] - 13:23	today [4] - 23:13, 30:23, 38:18, 40:1
20:11	37:13	13:17	support [6] - 6:11,	together [1] - 30:5
sculpture [1] - 4:25	signage [14] - 22:12,	square [4] - 3:19,	34:19, 35:22, 35:23,	top [1] - 25:6
second [23] - 2:22,	22:14, 25:25, 26:1,	24:19, 29:3, 29:9	36:16, 39:18	total [1] - 29:3
2:23, 2:24, 6:20, 7:2,	28:11, 28:23, 29:2,	St [1] - 22:6	supported [1] - 5:5	tough [1] - 40:13
7:25, 10:21, 20:13,	29:19, 29:22, 32:10,	staff [32] - 3:10, 4:1,	supporting [2] - 37:4,	toward [1] - 9:13
20:14, 20:15, 21:3,	37:16, 38:4	4:18, 5:15, 5:18,	37:7	towards [2] - 22:6,
21:5, 29:5, 33:9, 33:10, 33:11, 35:1	Signs [1] - 23:11	6:11, 6:23, 7:11,	surface [1] - 9:23	22:7
33:10, 33:11, 35:1, 35:5, 37:3, 39:20,	signs [15] - 22:2, 22:6,	7:13, 7:15, 8:8, 9:13,	surplus [3] - 15:1,	traffic [2] - 4:2, 9:12
40:21, 40:24, 42:12	22:9, 22:12, 22:17, 22:18, 22:10, 26:11	9:20, 10:3, 10:10,	15:11, 34:21	transcript [1] - 44:10
secondary [1] - 3:17	22:18, 22:19, 26:11, 26:21, 26:22, 27:2,	13:21, 14:16, 16:20,	surrounding [3] - 9:4, 10:11, 11:22	transitions [1] - 42:10
Section y [1] 0.17	LV.LI, LV.LL, LI.L,	18:15, 21:22, 22:22,	10.11, 11.22	
-				

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

trash [1] - 10:5 trees [2] - 10:6, 14:10	32:19, 33:16
TREVOR [1] - 1:14 Tropia [3] - 1:10, 44:7,	W
110p1a [3] - 1.10, 44.7, 44:18 true [1] - 44:10 try [1] - 18:19 trying [1] - 16:23 turn [1] - 9:14 turned [1] - 15:18 two [10] - 8:22, 21:14, 22:2, 22:9, 26:12, 27:10, 28:7, 38:18, 38:22	<pre>wait [2] - 39:21, 39:23 wall [1] - 22:2 walls [1] - 7:8 Warren [1] - 26:18 weeks [1] - 19:2 well-defined [1] - 13:23 west [4] - 5:25, 22:10, 23:14, 24:17 white [2] - 25:3, 26:15</pre>
U	wide [1] - 11:19 WILLIAM [1] - 1:16
under [4] - 19:23, 19:24, 20:5, 34:6 understood [2] - 9:25, 34:13 underway [1] - 5:13 unified [1] - 4:20 uniqueness [1] - 27:6	<pre>willing [1] - 42:15 wish [1] - 42:22 words [1] - 36:14 workshop [3] - 30:11, 37:13, 37:15 worthwhile [1] - 32:12 write [2] - 18:19, 19:18</pre>
units [5] - 3:21, 11:14,	Y
14:9, 14:13, 16:24 up [6] - 11:13, 14:2, 20:3, 20:5, 24:8, 42:9 update [1] - 30:7 updated [1] - 4:7 upgrade [1] - 5:1 urben (n. 4:4, 4:22)	yard [1] - 19:1 year [1] - 9:1 years [4] - 15:3, 15:8, 41:14, 41:21 yellow [2] - 24:4, 26:15
urban [4] - 4:4, 4:22, 9:9, 15:15	Z
utilized [1] - 34:21	zone [1] - 5:9
V	ZOOM [1] - 25:21 zoomed [1] - 13:7
vacant [1] - 34:15 value [1] - 4:19 vantage [1] - 26:17 vehicle [2] - 6:22, 7:5 vehicular [1] - 36:6 Ventures [1] - 8:18 veterans [1] - 42:9 vice [2] - 38:23, 39:1 view [4] - 13:16, 23:23, 26:1, 27:13 visible [4] - 9:24, 11:20, 15:24, 18:24 vision [2] - 36:23, 41:17 visual [3] - 16:24, 26:2, 26:20 vote [8] - 17:5, 17:21, 17:24, 35:6, 35:8, 38:19, 38:25, 39:25 voted [1] - 3:24 voting [6] - 7:16, 16:10, 16:11, 21:10,	