

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, April 8, 2021,  
commencing at 2:00 p.m., Jacksonville Public Library,  
Multipurpose Room, 303 North Laura Street, Jacksonville,  
Florida, before Wendy E. Rivera, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman  
J. BRENT ALLEN, Board Member  
CRAIG DAVISSON, Board Member  
MATT BROCKELMAN, Board Member  
WILLIAM J. SCHILLING, JR., Board Member  
BRENNA DURDEN, Board Member  
CHRISTIAN HARDEN, Board Member, via Zoom

ALSO PRESENT:

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

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1 The motion carries.  
2 We'll move right into DDRB 2021-005,  
3 Haskell Special Sign Exception.  
4 Before we do that, I just want to note,  
5 again, for those that don't have the agenda in  
6 front of them, that item DDRB 2021-006 has been  
7 deferred and is no longer on our agenda.  
8 Ms. Radcliffe-Meyers, could we have a  
9 staff report, please?  
10 MS. RADCLIFFE-MEYERS: Yes. Thank you,  
11 Chairman Lee. Sorry.  
12 All right. My name is Lori  
13 Radcliffe-Meyers with the Downtown Investment  
14 Authority, and I will be presenting the staff  
15 report for the Haskell Special Sign Exception.  
16 DDRB application 2021-005 seeks a special  
17 sign exception to allow for a monument sign at  
18 111 Riverside Avenue. The sign is bounded to  
19 the north by Riverside avenue, to the east by  
20 the old Times Union building, to the south by  
21 the St. Johns River, and to the west by the  
22 Winston Family YMCA.  
23 The proposal is to install a new monument  
24 sign to replace the existing Haskell monument  
25 sign. The new sign will be installed on the  
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1 PROCEEDINGS

2 April 8, 2021 2:00 p.m.

3 - - -

4 THE CHAIRMAN: I'm going to call to order  
5 the DDRB meeting for Thursday, April 8th, 2021.

6 We've got one board member that is online,  
7 Christian Harden, who will be eligible to vote  
8 based on the way we changed our bylaws. So I  
9 just want to note that he's online.

10 And we'll move right into action items.

11 Approval of the March 23rd DDRB regular  
12 meeting, is there any discussion?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Okay. Hearing none, I'll  
15 take a motion.

16 BOARD MEMBER ALLEN: So moved.

17 BOARD MEMBER BROCKELMAN: Second.

18 THE CHAIRMAN: I have a motion from

19 Mr. Allen, second from Mr. Brockelman.

20 All those in favor of approving the minute  
21 meetings, please say aye.

22 BOARD MEMBERS: Aye.

23 THE CHAIRMAN: Any opposed?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: Thank you.

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1 western edge of the property and is 6 feet in  
2 height by 22 feet in length with an overall  
3 square footage of 132.  
4 The sign is linear in design, echoing the  
5 linear design of the building and the original  
6 sign. The coloring of the sign is consistent  
7 with the Haskell branding, along with the  
8 lettering and icon.  
9 Per the ordinance, one street frontage  
10 sign per lot not to exceed one square foot for  
11 each linear foot of street frontage per street  
12 to a maximum size of 300 square feet in area  
13 for every 300 linear feet of street frontage is  
14 allowed in the CCBD. The proposed Haskell sign  
15 is in conformance with this regulation.  
16 Monument signs recently approved in the  
17 area include the GuideWell sign on Riverside  
18 Avenue. The GuideWell sign is 8 feet, 1 inch  
19 in height by 12 feet, 2 inches in length for a  
20 total of 98 square feet. The GuideWell sign is  
21 both externally and internally illuminated.  
22 The Haskell sign will be internally  
23 illuminated and will meet Section 326.104 of  
24 the Ordinance Code, which states, a sign that  
25 exceeds the following is prohibited: Contains  
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5

1 lighting which includes illuminations that  
 2 produce glare to vehicular traffic or electric  
 3 incandescent bulbs with a rating exceeding  
 4 40 percent of the lumen output of a 100-watt  
 5 clear bulb with the lighting located less than  
 6 20 feet above the ground surface.  
 7 At time of permitting, the sign will be  
 8 reviewed by the Building Inspection Division to  
 9 ensure that the proposed sign does not exceed  
 10 the aforementioned criterion.  
 11 Based on the foregoing, the Downtown  
 12 Development Review Board staff recommends  
 13 approval of DDRB application 2021-005 for a  
 14 special sign exception to the Downtown Overlay  
 15 District to allow for one 6-foot-by-22-foot  
 16 monument sign totaling 132 square feet.  
 17 This conclude the staff report. Staff is  
 18 available for questions.  
 19 Thank you.  
 20 THE CHAIRMAN: Thank you,  
 21 Ms. Radcliffe-Meyers.  
 22 Could we have the applicant's  
 23 presentation?  
 24 (Mr. Knight approaches the podium.)  
 25 THE CHAIRMAN: As a reminder, when you  
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6

1 speak into the microphone, please hold the  
 2 button down and state your name and address.  
 3 MR KNIGHT: Chuck Knight, Heritage Signs,  
 4 P.O. Box 236, Green Cove Springs, Florida.  
 5 I have with me Jonathan Knight, he's our  
 6 operations manager, also at P.O. Box 236, Green  
 7 Cove Springs, Florida; and John Cox, who's the  
 8 senior project manager with the Haskell  
 9 company, 111 Riverside Avenue, Jacksonville,  
 10 Florida.  
 11 So I apologize. I've not done one of  
 12 these before, so you'll have to kind of bear  
 13 with me and the format that we go through.  
 14 So obviously, the criteria that we looked  
 15 at -- well, with this criteria that you guys  
 16 have laid forth for the signage that we --  
 17 we've answered those questions as best as we  
 18 possibly can.  
 19 It is a monument sign. Obviously, it's  
 20 linear in structure. We're replacing the  
 21 existing sign that's out there that's actually  
 22 closer to the road. It's in the island between  
 23 the two -- entrance and the exit. So that sign  
 24 has been there since probably 1970,  
 25 thereabouts.  
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7

1 The sign is exactly the same size as far  
 2 as configurational height and the width of it.  
 3 What we proposed to do, obviously, is to move  
 4 it further along the property into a grassy  
 5 area.  
 6 You want to speak to that?  
 7 AUDIENCE MEMBER: (Nonverbal response.)  
 8 MR. KNIGHT: No.  
 9 Again, we're -- the colors of the sign --  
 10 we have some samples here that we can show to  
 11 you -- reflect the color of the building.  
 12 Obviously, they reflect the color of the -- of  
 13 Haskell's logo as far as the black and the  
 14 blues go.  
 15 And again, the sign itself, as far as  
 16 composition, the way it's laid out, it kind of  
 17 meets -- it's consistent with the other signs  
 18 that are basically in the same area: The  
 19 GuideWell sign down the road; the 501 Riverside  
 20 sign, which is another large sign, it's a  
 21 couple of blocks down the road; some of the  
 22 signs across the street, obviously.  
 23 The -- as far as the illumination goes, a  
 24 little bit different, this is internally  
 25 illuminated. It's similar to the signs across  
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8

1 the street in the shopping center that Regency  
 2 Centers owns, the channel letters on the  
 3 buildings, stuff like that, where they actually  
 4 have LEDs that are contained within an  
 5 enclosure and the face light through a piece of  
 6 plastic.  
 7 We'll switch over to the next slide.  
 8 So there's a example on this particular  
 9 one, the surrounding ground signage, just some  
 10 of the existing signs that are in the general  
 11 vicinity as you were -- if you were to do a --  
 12 walking kind of a path just up and down  
 13 Riverside Avenue within, you know, a quarter  
 14 mile or so.  
 15 Some more similar -- obviously, showing  
 16 where the existing sign is going to be or where  
 17 the proposed sign is going to be. It's going  
 18 to be in a grassy area just a little bit  
 19 higher. And there's some flagpoles. So it'll  
 20 meet the current criteria for the City, which  
 21 is 10 feet back from the property ground and on  
 22 the front facade.  
 23 There'll also be a 25 by 25 sight triangle  
 24 if you were going to view down the roadway and  
 25 Riverside Avenue, so we would stay out of that  
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1 area. So it's going to be further back than  
2 the current sign is, so there's going to be  
3 increased visibility, obviously, for people  
4 that are entering and exiting the facility.

5 Another example of the sign, obviously.  
6 As Lori said, it's 6 by 22, so the overall  
7 actual square footage of the sign area is  
8 approximately 58 square feet, though, just the  
9 actual visual area if we encompassed around  
10 the -- the diamond for the H Haskell text at  
11 the bottom.

12 A view of it at night internally  
13 illuminated (indicating). Part of what we have  
14 here is the Haskell letters -- go back to the  
15 previous slide. The Haskell letters are black  
16 during the daytime, and the text underneath  
17 that is a black. How we're going to accomplish  
18 that is we use a perforated material from 3M to  
19 cover the face of the acrylic. So during the  
20 daytime, it looks like it's black. At  
21 nighttime, the light shines through the  
22 perforations so that it appears to be white.  
23 So it's -- we call it a dual color film. So it  
24 adds a nice effect.

25 Again, this is another example of showing  
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1 Mr. Davisson.  
2 BOARD MEMBER DAVISSON: No comment.  
3 THE CHAIRMAN: Thank you.  
4 Ms. Durden.

5 BOARD MEMBER DURDEN: Thank you for the  
6 explanations. One of my questions was how it's  
7 going to go from black in the daytime to white  
8 at night, so a new 3M system for that.

9 I'm looking at slide 11 of your  
10 presentation. It does look like the sign is a  
11 lot larger than the one you currently have, but  
12 it obviously meets the regulations.

13 Just as a personal aside, I wish it wasn't  
14 quite as large, but it does meet the  
15 requirements, so thank you very much.

16 MR. KNIGHT: Yes. And certainly we take  
17 into account exactly what size the existing  
18 sign was. The property is a fairly large  
19 property. The building sits pretty far off of  
20 Riverside Avenue, so there's a big green space  
21 that runs between the building, obviously, in  
22 Riverside Avenue.

23 One reason it was kind of designed to be  
24 on a linear format is so that it was kind of  
25 lower but not take away from the tree line and  
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1 the properties at max and that 25/25 sight  
2 triangle that'd be required by the City.

3 Other drawings basically showing some of  
4 the construction -- illuminated construction as  
5 far as the square tube goes, the faces.

6 This is -- this particular slide shows  
7 where we would be having the LED modules.  
8 They'll be in a vertical format. They'll be  
9 facing on both sides of the sign. So a lot of  
10 the light will be inside of the sign. It's  
11 actually not going to escape the sign because  
12 the faces are around aluminum and only the text  
13 that you see has been relieved for the light to  
14 pass through that particular portion.

15 I think that's -- I think that's it for us  
16 as far as the presentation goes.

17 THE CHAIRMAN: Thank you. I appreciate  
18 that.

19 We'll move into public comments.

20 Mr. Chisholm, is there anyone raising  
21 their hands or any public comments.

22 MR. CHISHOLM: We do not have any public  
23 comment at this time.

24 THE CHAIRMAN: Thank you.

25 We'll move on to board comments.  
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1 things like that, kept it closer to the ground.  
2 Insomuch as we did that, we tried to obviously  
3 make it look like the building kind of in the  
4 design, so it's a longer linear format, not  
5 quite as high.

6 The text for the Haskell group is  
7 basically lit up in their logo style and  
8 proportion. So we wanted to try and maximize  
9 that, but at 58 square feet, it's not quite as  
10 big as you think it is. One of these tables  
11 here is probably two and half by eight, so  
12 we're probably looking at about -- probably  
13 about twice the length of both of these tables  
14 together is what the length of the text would  
15 be out as far as the text goes.

16 THE CHAIRMAN: Thank you.

17 Mr. Schilling.

18 BOARD MEMBER SCHILLING: Thank you,  
19 Mr. Chairman.

20 And to Ms. Durden's comment, which in  
21 this -- I'm supportive of this sign. I think  
22 it makes sense for this size of property and  
23 building, but the one question I had is the  
24 existing sign, when you're out there and coming  
25 in a out of the site, it actually looks smaller

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13

1 because the bottom foot and a half is covered  
 2 with shrubberies around the bottom.  
 3 So is there any plan in the future to  
 4 plant any, like, low shrubs or anything around  
 5 the base -- base of the sign?  
 6 MR. KNIGHT: I think currently, the  
 7 applicant, the Haskell Company, would like to  
 8 just leave the grassy area as it is.  
 9 Typically, what we do when we do a  
 10 foundation like this is we put a pad. A  
 11 concrete pad is approximately a foot wide and a  
 12 foot longer than the base of the sign. That  
 13 lifts it up out of the ground a little bit for  
 14 landscaping, for the people to keep their  
 15 equipment off of it and for the longevity of  
 16 the sign. At that point, if necessary, I'm  
 17 sure that the applicant would be happy to put  
 18 some landscaping around the perimeter of it, if  
 19 necessary.  
 20 BOARD MEMBER SCHILLING: Okay. And that  
 21 was the only question I had. No further  
 22 comment. Thank you.  
 23 THE CHAIRMAN: Thank you.  
 24 Mr. Allen.  
 25 BOARD MEMBER ALLEN: No comment. Thank  
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1 you.  
 2 THE CHAIRMAN: Mr. Brockelman.  
 3 BOARD MEMBER BROCKELMAN: No comment.  
 4 Thank you.  
 5 THE CHAIRMAN: And I'd like to give  
 6 Mr. Harden online a chance to speak.  
 7 Mr. Harden.  
 8 BOARD MEMBER HARDEN: Thank you, Chairman  
 9 Lee.  
 10 I do not -- sorry (inaudible).  
 11 I do not have any comments.  
 12 THE CHAIRMAN: Okay. Thank you.  
 13 I also don't have any comments. I think  
 14 the sign is well done. So thank you for your  
 15 presentation.  
 16 If there are no other board comments, I'll  
 17 take a motion.  
 18 BOARD MEMBER ALLEN: So moved.  
 19 THE CHAIRMAN: I have a motion for  
 20 approval by Mr. Allen.  
 21 BOARD MEMBER BROCKELMAN: Second.  
 22 THE CHAIRMAN: I have a second from  
 23 Mr. Brockelman.  
 24 All those in favor, please say aye.  
 25 BOARD MEMBERS: Aye.  
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1 THE CHAIRMAN: Any opposed?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Great. We have none  
 4 opposed.  
 5 All board members present, along with  
 6 Mr. Harden online, voted in favor.  
 7 You have your approval. Thank you.  
 8 MR. KNIGHT: Thank you very much for your  
 9 time.  
 10 THE CHAIRMAN: Just as a reminder, DDRB  
 11 2021-006 has been deferred, so we have no other  
 12 action items.  
 13 Is there any old business by the board or  
 14 staff?  
 15 BOARD MEMBERS: (No response.)  
 16 THE CHAIRMAN: Okay. Hearing none, is  
 17 there any new business by the board or staff?  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: Hearing none, Mr. Chisholm,  
 20 are there any --  
 21 MR. PAROLA: I apologize, Mr. Chairman --  
 22 THE CHAIRMAN: Mr. Parola.  
 23 MR. PAROLA: Let me just say this: As  
 24 short as this meeting was, you'll be paid back  
 25 for that in May. So we'll be asking several  
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16

1 times to confirm quorums, and if need be, we  
 2 may actually poll the board to see if we can  
 3 extend the meeting by an hour.  
 4 So you're welcome for today and I  
 5 apologize for a month from now.  
 6 BOARD MEMBER ALLEN: Who do we have in the  
 7 month of May?  
 8 MS. RADCLIFFE-MEYERS: For May, currently,  
 9 we have River City coming back for final. We  
 10 have the Church and Hogan properties, the  
 11 federal building and the Baptist building,  
 12 coming back for final. 600 Park Street is  
 13 going to come back to try to get final  
 14 approval. We also have The Ambassador that's  
 15 going to come as well for approval on their  
 16 site plan. And then --  
 17 THE CHAIRMAN: Concealment?  
 18 MS. RADCLIFFE-MEYERS: Correct. Okay.  
 19 Concealment Express will then be coming as  
 20 well. And I think there was another one. I  
 21 had six without Concealment Express, so --  
 22 MR. PAROLA: (Inaudible.)  
 23 MS. RADCLIFFE-MEYERS: Yeah, it's going to  
 24 be long.  
 25 THE CHAIRMAN: Thank you for that preview.  
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1 Thank you, Mr. Parola.  
2 All right. Do we have any public  
3 comments, Mr. Chisholm?  
4 MR. CHISHOLM: Through the Chair, we have  
5 no public comment at this time.  
6 THE CHAIRMAN: Great. Hearing no public  
7 comments and getting a preview of the agenda  
8 for the next meeting, I'll adjourn.  
9 Thank you.  
10 (The foregoing proceedings were adjourned at  
11 2:14 p.m.)

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1 CERTIFICATE OF REPORTER  
2  
3 STATE OF FLORIDA )  
4 COUNTY OF DUVAL )  
5  
6 I, Wendy E. Rivera, Florida Professional Reporter,  
7 certify that I was authorized to and did  
8 stenographically report the foregoing proceedings and  
9 that the transcript is a true and complete record of my  
10 stenographic notes.

11  
12  
13 DATED this 21st day of April, 2021.  
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18 \_\_\_\_\_  
19 Wendy E. Rivera  
20 Florida Professional Reporter  
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23  
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<b>1</b>	<b>9</b>	<p><b>Avenue</b> [7] - 3:18, 4:18, 6:9, 8:13, 8:25, 11:20, 11:22</p> <p><b>avenue</b> [1] - 3:19</p> <p><b>aye</b> [4] - 2:21, 2:22, 14:24, 14:25</p>	<p><b>bylaws</b> [1] - 2:8</p>	<p><b>complete</b> [1] - 18:9</p> <p><b>composition</b> [1] - 7:16</p> <p><b>concealment</b> [1] - 16:17</p> <p><b>Concealment</b> [2] - 16:19, 16:21</p> <p><b>conclude</b> [1] - 5:17</p> <p><b>concrete</b> [1] - 13:11</p> <p><b>configurational</b> [1] - 7:2</p> <p><b>confirm</b> [1] - 16:1</p> <p><b>conformance</b> [1] - 4:15</p> <p><b>consistent</b> [2] - 4:6, 7:17</p> <p><b>construction</b> [2] - 10:4</p> <p><b>contained</b> [1] - 8:4</p> <p><b>contains</b> [1] - 4:25</p> <p><b>Coordinator</b> [1] - 1:19</p> <p><b>correct</b> [1] - 16:18</p> <p><b>Counsel</b> [1] - 1:19</p> <p><b>COUNTY</b> [1] - 18:4</p> <p><b>couple</b> [1] - 7:21</p> <p><b>Cove</b> [2] - 6:4, 6:7</p> <p><b>cover</b> [1] - 9:19</p> <p><b>covered</b> [1] - 13:1</p> <p><b>Cox</b> [1] - 6:7</p> <p><b>CRAIG</b> [1] - 1:14</p> <p><b>criteria</b> [3] - 6:14, 6:15, 8:20</p> <p><b>criterion</b> [1] - 5:10</p> <p><b>current</b> [2] - 8:20, 9:2</p>	
<p>1 [1] - 4:18</p> <p>10 [1] - 8:21</p> <p>100-watt [1] - 5:4</p> <p>11 [1] - 11:9</p> <p>111 [2] - 3:18, 6:9</p> <p>12 [1] - 4:19</p> <p>132 [2] - 4:3, 5:16</p> <p>1970 [1] - 6:24</p>	<p>98 [1] - 4:20</p>	<b>B</b>	<b>C</b>	<p><b>carries</b> [1] - 3:1</p> <p><b>CCBD</b> [1] - 4:14</p> <p><b>center</b> [1] - 8:1</p> <p><b>Centers</b> [1] - 8:2</p> <p><b>certainly</b> [1] - 11:16</p> <p><b>CERTIFICATE</b> [1] - 18:1</p> <p><b>certify</b> [1] - 18:7</p> <p><b>Chair</b> [1] - 17:4</p> <p><b>Chairman</b> [4] - 1:13, 3:11, 12:19, 14:8</p> <p><b>CHAIRMAN</b> [26] - 2:4, 2:14, 2:18, 2:23, 2:25, 5:20, 5:25, 10:17, 10:24, 11:3, 12:16, 13:23, 14:2, 14:5, 14:12, 14:19, 14:22, 15:1, 15:3, 15:10, 15:16, 15:19, 15:22, 16:17, 16:25, 17:6</p> <p><b>chairman</b> [1] - 15:21</p> <p><b>chance</b> [1] - 14:6</p> <p><b>changed</b> [1] - 2:8</p> <p><b>channel</b> [1] - 8:2</p> <p><b>Chisholm</b> [2] - 10:20, 17:3</p> <p><b>chisholm</b> [1] - 15:19</p> <p><b>CHISHOLM</b> [3] - 1:20, 10:22, 17:4</p> <p><b>CHRISTIAN</b> [1] - 1:16</p> <p><b>Christian</b> [1] - 2:7</p> <p><b>chuck</b> [1] - 6:3</p> <p><b>Church</b> [1] - 16:10</p> <p><b>City</b> [3] - 8:20, 10:2, 16:9</p> <p><b>CITY</b> [1] - 1:1</p> <p><b>clear</b> [1] - 5:5</p> <p><b>closer</b> [2] - 6:22, 12:1</p> <p><b>Code</b> [1] - 4:24</p> <p><b>color</b> [3] - 7:11, 7:12, 9:23</p> <p><b>coloring</b> [1] - 4:6</p> <p><b>colors</b> [1] - 7:9</p> <p><b>coming</b> [4] - 12:24, 16:9, 16:12, 16:19</p> <p><b>commencing</b> [1] - 1:7</p> <p><b>comment</b> [7] - 10:23, 11:2, 12:20, 13:22, 13:25, 14:3, 17:5</p> <p><b>comments</b> [8] - 10:19, 10:21, 10:25, 14:11, 14:13, 14:16, 17:3, 17:7</p> <p><b>Company</b> [1] - 13:7</p> <p><b>company</b> [1] - 6:9</p>	
<b>2</b>	<b>A</b>	<p><b>Baptist</b> [1] - 16:11</p> <p><b>base</b> [3] - 13:5, 13:12</p> <p><b>based</b> [2] - 2:8, 5:11</p> <p><b>bear</b> [1] - 6:12</p> <p><b>best</b> [1] - 6:17</p> <p><b>between</b> [2] - 6:22, 11:21</p> <p><b>big</b> [2] - 11:20, 12:10</p> <p><b>bit</b> [3] - 7:24, 8:18, 13:13</p> <p><b>black</b> [5] - 7:13, 9:15, 9:17, 9:20, 11:7</p> <p><b>blocks</b> [1] - 7:21</p> <p><b>blues</b> [1] - 7:14</p> <p><b>board</b> [7] - 2:6, 10:25, 14:16, 15:5, 15:13, 15:17, 16:2</p> <p><b>BOARD</b> [21] - 1:2, 1:12, 2:13, 2:16, 2:17, 2:22, 2:24, 11:2, 11:5, 12:18, 13:20, 13:25, 14:3, 14:8, 14:18, 14:21, 14:25, 15:2, 15:15, 15:18, 16:6</p> <p><b>Board</b> [7] - 1:13, 1:14, 1:15, 1:15, 1:16, 5:12</p> <p><b>bottom</b> [3] - 9:11, 13:1, 13:2</p> <p><b>bounded</b> [1] - 3:18</p> <p><b>Box</b> [2] - 6:4, 6:6</p> <p><b>branding</b> [1] - 4:7</p> <p><b>BRENNA</b> [1] - 1:15</p> <p><b>BRENT</b> [1] - 1:13</p> <p><b>Brockelman</b> [3] - 2:19, 14:2, 14:23</p> <p><b>BROCKELMAN</b> [4] - 1:14, 2:17, 14:3, 14:21</p> <p><b>Building</b> [1] - 5:8</p> <p><b>building</b> [9] - 3:20, 4:5, 7:11, 11:19, 11:21, 12:3, 12:23, 16:11</p> <p><b>buildings</b> [1] - 8:3</p> <p><b>bulb</b> [1] - 5:5</p> <p><b>bulbs</b> [1] - 5:3</p> <p><b>business</b> [2] - 15:13, 15:17</p> <p><b>button</b> [1] - 6:2</p>	<p><b>accomplish</b> [1] - 9:17</p> <p><b>account</b> [1] - 11:17</p> <p><b>acrylic</b> [1] - 9:19</p> <p><b>action</b> [2] - 2:10, 15:12</p> <p><b>actual</b> [2] - 9:7, 9:9</p> <p><b>address</b> [1] - 6:2</p> <p><b>adds</b> [1] - 9:24</p> <p><b>adjourn</b> [1] - 17:8</p> <p><b>adjourned</b> [1] - 17:10</p> <p><b>Administrative</b> [1] - 1:20</p> <p><b> aforementioned</b> [1] - 5:10</p> <p><b>agenda</b> [3] - 3:5, 3:7, 17:7</p> <p><b>allen</b> [1] - 13:24</p> <p><b>Allen</b> [2] - 2:19, 14:20</p> <p><b>ALLEN</b> [5] - 1:13, 2:16, 13:25, 14:18, 16:6</p> <p><b>allow</b> [2] - 3:17, 5:15</p> <p><b>allowed</b> [1] - 4:14</p> <p><b>ALSO</b> [1] - 1:17</p> <p><b>aluminum</b> [1] - 10:12</p> <p><b>Ambassador</b> [1] - 16:14</p> <p><b>answered</b> [1] - 6:17</p> <p><b>apologize</b> [3] - 6:11, 15:21, 16:5</p> <p><b>applicant</b> [2] - 13:7, 13:17</p> <p><b>applicant's</b> [1] - 5:22</p> <p><b>application</b> [2] - 3:16, 5:13</p> <p><b>appreciate</b> [1] - 10:17</p> <p><b>approaches</b> [1] - 5:24</p> <p><b>Approval</b> [1] - 2:11</p> <p><b>approval</b> [5] - 5:13, 14:20, 15:7, 16:14, 16:15</p> <p><b>approved</b> [1] - 4:16</p> <p><b>approving</b> [1] - 2:20</p> <p><b>April</b> [4] - 1:6, 2:2, 2:5, 18:13</p> <p><b>area</b> [9] - 4:12, 4:17, 7:5, 7:18, 8:18, 9:1, 9:7, 9:9, 13:8</p> <p><b>aside</b> [1] - 11:13</p> <p><b>Assistant</b> [1] - 1:20</p> <p><b>AUDIENCE</b> [1] - 7:7</p> <p><b>Authority</b> [1] - 3:14</p> <p><b>authorized</b> [1] - 18:7</p> <p><b>available</b> [1] - 5:18</p>	<b>D</b>	<p><b>DATED</b> [1] - 18:13</p> <p><b>davisson</b> [1] - 11:1</p> <p><b>DAVISSON</b> [2] - 1:14, 11:2</p> <p><b>daytime</b> [3] - 9:16, 9:20, 11:7</p> <p><b>DDRB</b> [7] - 2:5, 2:11, 3:2, 3:6, 3:16, 5:13, 15:10</p> <p><b>deferred</b> [2] - 3:7, 15:11</p> <p><b>design</b> [3] - 4:4, 4:5, 12:4</p> <p><b>designed</b> [1] - 11:23</p> <p><b>DEVELOPMENT</b> [1] - 1:2</p> <p><b>Development</b> [1] - 5:12</p> <p><b>diamond</b> [1] - 9:10</p> <p><b>different</b> [1] - 7:24</p> <p><b>discussion</b> [1] - 2:12</p> <p><b>District</b> [1] - 5:15</p> <p><b>Division</b> [1] - 5:8</p> <p><b>done</b> [2] - 6:11, 14:14</p>
<p>2 [1] - 4:19</p> <p>20 [1] - 5:6</p> <p>2021 [4] - 1:6, 2:2, 2:5, 18:13</p> <p>2021-005 [3] - 3:2, 3:16, 5:13</p> <p>2021-006 [2] - 3:6, 15:11</p> <p>21st [1] - 18:13</p> <p>22 [2] - 4:2, 9:6</p> <p>236 [2] - 6:4, 6:6</p> <p>23rd [1] - 2:11</p> <p>25 [2] - 8:23</p> <p>25/25 [1] - 10:1</p> <p>2:00 [2] - 1:7, 2:2</p> <p>2:14 [1] - 17:11</p>	<p>3</p>	<p>300 [2] - 4:12, 4:13</p> <p>303 [1] - 1:8</p> <p>326.104 [1] - 4:23</p> <p>3M [2] - 9:18, 11:8</p>	<p><b>chancellor</b> [1] - 17:3</p> <p><b>chancellor's</b> [1] - 17:3</p> <p><b>channel</b> [1] - 8:2</p> <p><b>Chisholm</b> [2] - 10:20, 17:3</p> <p><b>chisholm</b> [1] - 15:19</p> <p><b>CHISHOLM</b> [3] - 1:20, 10:22, 17:4</p> <p><b>CHRISTIAN</b> [1] - 1:16</p> <p><b>Christian</b> [1] - 2:7</p> <p><b>chuck</b> [1] - 6:3</p> <p><b>Church</b> [1] - 16:10</p> <p><b>City</b> [3] - 8:20, 10:2, 16:9</p> <p><b>CITY</b> [1] - 1:1</p> <p><b>clear</b> [1] - 5:5</p> <p><b>closer</b> [2] - 6:22, 12:1</p> <p><b>Code</b> [1] - 4:24</p> <p><b>color</b> [3] - 7:11, 7:12, 9:23</p> <p><b>coloring</b> [1] - 4:6</p> <p><b>colors</b> [1] - 7:9</p> <p><b>coming</b> [4] - 12:24, 16:9, 16:12, 16:19</p> <p><b>commencing</b> [1] - 1:7</p> <p><b>comment</b> [7] - 10:23, 11:2, 12:20, 13:22, 13:25, 14:3, 17:5</p> <p><b>comments</b> [8] - 10:19, 10:21, 10:25, 14:11, 14:13, 14:16, 17:3, 17:7</p> <p><b>Company</b> [1] - 13:7</p> <p><b>company</b> [1] - 6:9</p>		
<p>3</p>	<p>4</p>	<p>40 [1] - 5:4</p>	<p><b>concealment</b> [1] - 16:17</p> <p><b>Concealment</b> [2] - 16:19, 16:21</p> <p><b>conclude</b> [1] - 5:17</p> <p><b>concrete</b> [1] - 13:11</p> <p><b>configurational</b> [1] - 7:2</p> <p><b>confirm</b> [1] - 16:1</p> <p><b>conformance</b> [1] - 4:15</p> <p><b>consistent</b> [2] - 4:6, 7:17</p> <p><b>construction</b> [2] - 10:4</p> <p><b>contained</b> [1] - 8:4</p> <p><b>contains</b> [1] - 4:25</p> <p><b>Coordinator</b> [1] - 1:19</p> <p><b>correct</b> [1] - 16:18</p> <p><b>Counsel</b> [1] - 1:19</p> <p><b>COUNTY</b> [1] - 18:4</p> <p><b>couple</b> [1] - 7:21</p> <p><b>Cove</b> [2] - 6:4, 6:7</p> <p><b>cover</b> [1] - 9:19</p> <p><b>covered</b> [1] - 13:1</p> <p><b>Cox</b> [1] - 6:7</p> <p><b>CRAIG</b> [1] - 1:14</p> <p><b>criteria</b> [3] - 6:14, 6:15, 8:20</p> <p><b>criterion</b> [1] - 5:10</p> <p><b>current</b> [2] - 8:20, 9:2</p>		
<p>4</p>	<p>5</p>	<p>501 [1] - 7:19</p> <p>58 [2] - 9:8, 12:9</p>	<p><b>concealment</b> [1] - 16:17</p> <p><b>Concealment</b> [2] - 16:19, 16:21</p> <p><b>conclude</b> [1] - 5:17</p> <p><b>concrete</b> [1] - 13:11</p> <p><b>configurational</b> [1] - 7:2</p> <p><b>confirm</b> [1] - 16:1</p> <p><b>conformance</b> [1] - 4:15</p> <p><b>consistent</b> [2] - 4:6, 7:17</p> <p><b>construction</b> [2] - 10:4</p> <p><b>contained</b> [1] - 8:4</p> <p><b>contains</b> [1] - 4:25</p> <p><b>Coordinator</b> [1] - 1:19</p> <p><b>correct</b> [1] - 16:18</p> <p><b>Counsel</b> [1] - 1:19</p> <p><b>COUNTY</b> [1] - 18:4</p> <p><b>couple</b> [1] - 7:21</p> <p><b>Cove</b> [2] - 6:4, 6:7</p> <p><b>cover</b> [1] - 9:19</p> <p><b>covered</b> [1] - 13:1</p> <p><b>Cox</b> [1] - 6:7</p> <p><b>CRAIG</b> [1] - 1:14</p> <p><b>criteria</b> [3] - 6:14, 6:15, 8:20</p> <p><b>criterion</b> [1] - 5:10</p> <p><b>current</b> [2] - 8:20, 9:2</p>		
<p>5</p>	<p>6</p>	<p>6 [2] - 4:1, 9:6</p> <p>6-foot-by-22-foot [1] - 5:15</p> <p>600 [1] - 16:12</p>	<p><b>concealment</b> [1] - 16:17</p> <p><b>Concealment</b> [2] - 16:19, 16:21</p> <p><b>conclude</b> [1] - 5:17</p> <p><b>concrete</b> [1] - 13:11</p> <p><b>configurational</b> [1] - 7:2</p> <p><b>confirm</b> [1] - 16:1</p> <p><b>conformance</b> [1] - 4:15</p> <p><b>consistent</b> [2] - 4:6, 7:17</p> <p><b>construction</b> [2] - 10:4</p> <p><b>contained</b> [1] - 8:4</p> <p><b>contains</b> [1] - 4:25</p> <p><b>Coordinator</b> [1] - 1:19</p> <p><b>correct</b> [1] - 16:18</p> <p><b>Counsel</b> [1] - 1:19</p> <p><b>COUNTY</b> [1] - 18:4</p> <p><b>couple</b> [1] - 7:21</p> <p><b>Cove</b> [2] - 6:4, 6:7</p> <p><b>cover</b> [1] - 9:19</p> <p><b>covered</b> [1] - 13:1</p> <p><b>Cox</b> [1] - 6:7</p> <p><b>CRAIG</b> [1] - 1:14</p> <p><b>criteria</b> [3] - 6:14, 6:15, 8:20</p> <p><b>criterion</b> [1] - 5:10</p> <p><b>current</b> [2] - 8:20, 9:2</p>		
<p>6</p>	<p>7</p>	<p>8 [3] - 1:6, 2:2, 4:18</p> <p>8th [1] - 2:5</p>	<p><b>concealment</b> [1] - 16:17</p> <p><b>Concealment</b> [2] - 16:19, 16:21</p> <p><b>conclude</b> [1] - 5:17</p> <p><b>concrete</b> [1] - 13:11</p> <p><b>configurational</b> [1] - 7:2</p> <p><b>confirm</b> [1] - 16:1</p> <p><b>conformance</b> [1] - 4:15</p> <p><b>consistent</b> [2] - 4:6, 7:17</p> <p><b>construction</b> [2] - 10:4</p> <p><b>contained</b> [1] - 8:4</p> <p><b>contains</b> [1] - 4:25</p> <p><b>Coordinator</b> [1] - 1:19</p> <p><b>correct</b> [1] - 16:18</p> <p><b>Counsel</b> [1] - 1:19</p> <p><b>COUNTY</b> [1] - 18:4</p> <p><b>couple</b> [1] - 7:21</p> <p><b>Cove</b> [2] - 6:4, 6:7</p> <p><b>cover</b> [1] - 9:19</p> <p><b>covered</b> [1] - 13:1</p> <p><b>Cox</b> [1] - 6:7</p> <p><b>CRAIG</b> [1] - 1:14</p> <p><b>criteria</b> [3] - 6:14, 6:15, 8:20</p> <p><b>criterion</b> [1] - 5:10</p> <p><b>current</b> [2] - 8:20, 9:2</p>		

<p><b>down</b> [5] - 6:2, 7:19, 7:21, 8:12, 8:24  <b>DOWNTOWN</b> [1] - 1:2  <b>Downtown</b> [3] - 3:13, 5:11, 5:14  <b>drawings</b> [1] - 10:3  <b>dual</b> [1] - 9:23  <b>durden</b> [1] - 11:4  <b>DURDEN</b> [2] - 1:15, 11:5  <b>Durden's</b> [1] - 12:20  <b>during</b> [2] - 9:16, 9:19  <b>DUVAL</b> [1] - 18:4</p>	<p><b>fairly</b> [1] - 11:18  <b>Family</b> [1] - 3:22  <b>far</b> [8] - 7:1, 7:13, 7:15, 7:23, 10:5, 10:16, 11:19, 12:15  <b>favor</b> [3] - 2:20, 14:24, 15:6  <b>federal</b> [1] - 16:11  <b>feet</b> [12] - 4:1, 4:2, 4:12, 4:13, 4:18, 4:19, 4:20, 5:6, 5:16, 8:21, 9:8, 12:9  <b>film</b> [1] - 9:23  <b>final</b> [3] - 16:9, 16:12, 16:13  <b>flagpoles</b> [1] - 8:19  <b>Florida</b> [7] - 1:9, 1:10, 6:4, 6:7, 6:10, 18:6, 18:18  <b>FLORIDA</b> [1] - 18:3  <b>following</b> [1] - 4:25  <b>foot</b> [5] - 4:10, 4:11, 13:1, 13:11, 13:12  <b>footage</b> [2] - 4:3, 9:7  <b>foregoing</b> [3] - 5:11, 17:10, 18:8  <b>format</b> [4] - 6:13, 10:8, 11:24, 12:4  <b>forth</b> [1] - 6:16  <b>foundation</b> [1] - 13:10  <b>FPR</b> [1] - 1:9  <b>front</b> [2] - 3:6, 8:22  <b>frontage</b> [3] - 4:9, 4:11, 4:13  <b>future</b> [1] - 13:3</p>	<p><b>Harden</b> [2] - 2:7, 15:6  <b>harden</b> [2] - 14:6, 14:7  <b>HARDEN</b> [2] - 1:16, 14:8  <b>Haskell</b> [12] - 3:3, 3:15, 3:24, 4:7, 4:14, 4:22, 6:8, 9:10, 9:14, 9:15, 12:6, 13:7  <b>Haskell's</b> [1] - 7:13  <b>hearing</b> [3] - 2:14, 15:19, 17:6  <b>Hearing</b> [1] - 15:16  <b>height</b> [3] - 4:2, 4:19, 7:2  <b>held</b> [1] - 1:6  <b>Heritage</b> [1] - 6:3  <b>high</b> [1] - 12:5  <b>higher</b> [1] - 8:19  <b>Hogan</b> [1] - 16:10  <b>hold</b> [1] - 6:1  <b>hour</b> [1] - 16:3</p>	<p><b>johns</b> [1] - 3:21  <b>Jonathan</b> [1] - 6:5  <b>JR</b> [1] - 1:15</p> <p style="text-align: center;"><b>K</b></p> <p><b>keep</b> [1] - 13:14  <b>kept</b> [1] - 12:1  <b>kind</b> [6] - 6:12, 7:16, 8:12, 11:23, 11:24, 12:3  <b>Knight</b> [3] - 5:24, 6:3, 6:5  <b>KNIGHT</b> [5] - 6:3, 7:8, 11:16, 13:6, 15:8</p>	<p style="text-align: center;"><b>M</b></p> <p><b>manager</b> [2] - 6:6, 6:8  <b>Manager</b> [1] - 1:18  <b>March</b> [1] - 2:11  <b>material</b> [1] - 9:18  <b>MATT</b> [1] - 1:14  <b>max</b> [1] - 10:1  <b>maximize</b> [1] - 12:8  <b>maximum</b> [1] - 4:12  <b>meet</b> [3] - 4:23, 8:20, 11:14  <b>meeting</b> [5] - 2:5, 2:12, 15:24, 16:3, 17:8  <b>MEETING</b> [1] - 1:3  <b>meetings</b> [1] - 2:21  <b>meets</b> [2] - 7:17, 11:12  <b>member</b> [1] - 2:6  <b>Member</b> [6] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16  <b>MEMBER</b> [13] - 2:16, 2:17, 7:7, 11:2, 11:5, 12:18, 13:20, 13:25, 14:3, 14:8, 14:18, 14:21, 16:6  <b>members</b> [1] - 15:5  <b>MEMBERS</b> [8] - 1:12, 2:13, 2:22, 2:24, 14:25, 15:2, 15:15, 15:18  <b>Meyers</b> [3] - 3:8, 3:13, 5:21  <b>MEYERS</b> [5] - 1:19, 3:10, 16:8, 16:18, 16:23  <b>microphone</b> [1] - 6:1  <b>mile</b> [1] - 8:14  <b>minute</b> [1] - 2:20  <b>modules</b> [1] - 10:7  <b>month</b> [2] - 16:5, 16:7  <b>monument</b> [6] - 3:17, 3:23, 3:24, 4:16, 5:16, 6:19  <b>motion</b> [5] - 2:15, 2:18, 3:1, 14:17, 14:19  <b>move</b> [5] - 2:10, 3:2, 7:3, 10:19, 10:25  <b>moved</b> [2] - 2:16, 14:18  <b>MR</b> [10] - 6:3, 7:8, 10:22, 11:16, 13:6, 15:8, 15:21, 15:23, 16:22, 17:4  <b>MS</b> [4] - 3:10, 16:8, 16:18, 16:23  <b>Multipurpose</b> [1] - 1:8</p>
<p style="text-align: center;"><b>E</b></p> <p><b>east</b> [1] - 3:19  <b>echoing</b> [1] - 4:4  <b>edge</b> [1] - 4:1  <b>effect</b> [1] - 9:24  <b>eight</b> [1] - 12:11  <b>electric</b> [1] - 5:2  <b>eligible</b> [1] - 2:7  <b>enclosure</b> [1] - 8:5  <b>encompassed</b> [1] - 9:9  <b>ensure</b> [1] - 5:9  <b>entering</b> [1] - 9:4  <b>entrance</b> [1] - 6:23  <b>equipment</b> [1] - 13:15  <b>escape</b> [1] - 10:11  <b>exactly</b> [2] - 7:1, 11:17  <b>example</b> [3] - 8:8, 9:5, 9:25  <b>exceed</b> [2] - 4:10, 5:9  <b>exceeding</b> [1] - 5:3  <b>exceeds</b> [1] - 4:25  <b>exception</b> [2] - 3:17, 5:14  <b>Exception</b> [2] - 3:3, 3:15  <b>existing</b> [6] - 3:24, 6:21, 8:10, 8:16, 11:17, 12:24  <b>exit</b> [1] - 6:23  <b>exiting</b> [1] - 9:4  <b>explanations</b> [1] - 11:6  <b>Express</b> [2] - 16:19, 16:21  <b>extend</b> [1] - 16:3  <b>externally</b> [1] - 4:21</p>	<p style="text-align: center;"><b>G</b></p> <p><b>general</b> [1] - 8:10  <b>General</b> [1] - 1:19  <b>glare</b> [1] - 5:2  <b>GRANDIN</b> [1] - 1:19  <b>grassy</b> [3] - 7:4, 8:18, 13:8  <b>great</b> [2] - 15:3, 17:6  <b>green</b> [1] - 11:20  <b>Green</b> [2] - 6:4, 6:6  <b>ground</b> [5] - 5:6, 8:9, 8:21, 12:1, 13:13  <b>group</b> [1] - 12:6  <b>GuideWell</b> [4] - 4:17, 4:18, 4:20, 7:19  <b>GUY</b> [1] - 1:18  <b>guys</b> [1] - 6:15</p>	<p style="text-align: center;"><b>I</b></p> <p><b>icon</b> [1] - 4:8  <b>illuminated</b> [5] - 4:21, 4:23, 7:25, 9:13, 10:4  <b>illumination</b> [1] - 7:23  <b>illuminations</b> [1] - 5:1  <b>inaudible</b> [1] - 16:22  <b>inaudible</b> [1] - 14:10  <b>incandescent</b> [1] - 5:3  <b>inch</b> [1] - 4:18  <b>inches</b> [1] - 4:19  <b>include</b> [1] - 4:17  <b>includes</b> [1] - 5:1  <b>increased</b> [1] - 9:3  <b>indicating</b> [1] - 9:13  <b>inside</b> [1] - 10:10  <b>insomuch</b> [1] - 12:2  <b>Inspection</b> [1] - 5:8  <b>install</b> [1] - 3:23  <b>installed</b> [1] - 3:25  <b>internally</b> [4] - 4:21, 4:22, 7:24, 9:12  <b>Investment</b> [1] - 3:13  <b>island</b> [1] - 6:22  <b>it'll</b> [1] - 8:19  <b>item</b> [1] - 3:6  <b>items</b> [2] - 2:10, 15:12  <b>itself</b> [1] - 7:15</p>	<p style="text-align: center;"><b>L</b></p> <p><b>laid</b> [2] - 6:16, 7:16  <b>landscaping</b> [2] - 13:14, 13:18  <b>Large</b> [1] - 1:10  <b>large</b> [3] - 7:20, 11:14, 11:18  <b>larger</b> [1] - 11:11  <b>Laura</b> [1] - 1:8  <b>leave</b> [1] - 13:8  <b>LED</b> [1] - 10:7  <b>LEDs</b> [1] - 8:4  <b>LEE</b> [1] - 1:13  <b>Lee</b> [2] - 3:11, 14:9  <b>length</b> [4] - 4:2, 4:19, 12:13, 12:14  <b>less</b> [1] - 5:5  <b>lettering</b> [1] - 4:8  <b>letters</b> [3] - 8:2, 9:14, 9:15  <b>Library</b> [1] - 1:7  <b>lifts</b> [1] - 13:13  <b>light</b> [4] - 8:5, 9:21, 10:10, 10:13  <b>lighting</b> [2] - 5:1, 5:5  <b>line</b> [1] - 11:25  <b>linear</b> [7] - 4:4, 4:5, 4:11, 4:13, 6:20, 11:24, 12:4  <b>lit</b> [1] - 12:7  <b>located</b> [1] - 5:5  <b>logo</b> [2] - 7:13, 12:7  <b>longevity</b> [1] - 13:15  <b>look</b> [2] - 11:10, 12:3  <b>looked</b> [1] - 6:14  <b>looking</b> [2] - 11:9, 12:12  <b>looks</b> [2] - 9:20, 12:25  <b>Lori</b> [2] - 3:12, 9:6  <b>LORI</b> [1] - 1:19  <b>low</b> [1] - 13:4  <b>lower</b> [1] - 11:25  <b>lumen</b> [1] - 5:4</p>	
<p style="text-align: center;"><b>F</b></p> <p><b>facade</b> [1] - 8:22  <b>face</b> [2] - 8:5, 9:19  <b>faces</b> [2] - 10:5, 10:12  <b>facility</b> [1] - 9:4  <b>facing</b> [1] - 10:9</p>	<p style="text-align: center;"><b>H</b></p> <p><b>half</b> [2] - 12:11, 13:1  <b>hands</b> [1] - 10:21  <b>happy</b> [1] - 13:17</p>	<p style="text-align: center;"><b>J</b></p> <p><b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [3] - 1:7, 1:8, 6:9  <b>John</b> [1] - 6:7</p>		

<b>N</b>	<p><b>Parola</b> [1] - 17:1</p> <p><b>part</b> [1] - 9:13</p> <p><b>particular</b> [3] - 8:8, 10:6, 10:14</p> <p><b>pass</b> [1] - 10:14</p> <p><b>path</b> [1] - 8:12</p> <p><b>people</b> [2] - 9:3, 13:14</p> <p><b>per</b> [3] - 4:9, 4:10, 4:11</p> <p><b>percent</b> [1] - 5:4</p> <p><b>perforated</b> [1] - 9:18</p> <p><b>perforations</b> [1] - 9:22</p> <p><b>perimeter</b> [1] - 13:18</p> <p><b>permitting</b> [1] - 5:7</p> <p><b>personal</b> [1] - 11:13</p> <p><b>piece</b> [1] - 8:5</p> <p><b>plan</b> [2] - 13:3, 16:16</p> <p><b>plant</b> [1] - 13:4</p> <p><b>plastic</b> [1] - 8:6</p> <p><b>podium</b> [1] - 5:24</p> <p><b>point</b> [1] - 13:16</p> <p><b>poll</b> [1] - 16:2</p> <p><b>portion</b> [1] - 10:14</p> <p><b>possibly</b> [1] - 6:18</p> <p><b>PRESENT</b> [2] - 1:12, 1:17</p> <p><b>present</b> [1] - 15:5</p> <p><b>presentation</b> [4] - 5:23, 10:16, 11:10, 14:15</p> <p><b>presenting</b> [1] - 3:14</p> <p><b>pretty</b> [1] - 11:19</p> <p><b>preview</b> [2] - 16:25, 17:7</p> <p><b>previous</b> [1] - 9:15</p> <p><b>proceedings</b> [2] - 17:10, 18:8</p> <p><b>Proceedings</b> [1] - 1:6</p> <p><b>produce</b> [1] - 5:2</p> <p><b>Professional</b> [2] - 18:6, 18:18</p> <p><b>prohibited</b> [1] - 4:25</p> <p><b>project</b> [1] - 6:8</p> <p><b>properties</b> [2] - 10:1, 16:10</p> <p><b>property</b> [6] - 4:1, 7:4, 8:21, 11:18, 11:19, 12:22</p> <p><b>proportion</b> [1] - 12:8</p> <p><b>proposal</b> [1] - 3:23</p> <p><b>proposed</b> [4] - 4:14, 5:9, 7:3, 8:17</p> <p><b>Public</b> [2] - 1:7, 1:9</p> <p><b>public</b> [6] - 10:19, 10:21, 10:22, 17:2, 17:5, 17:6</p> <p><b>put</b> [2] - 13:10, 13:17</p>	<b>Q</b>	<p><b>quarter</b> [1] - 8:13</p> <p><b>questions</b> [3] - 5:18, 6:17, 11:6</p> <p><b>quite</b> [3] - 11:14, 12:5, 12:9</p> <p><b>quorums</b> [1] - 16:1</p>	<p>18:18</p> <p><b>Riverside</b> [9] - 3:18, 3:19, 4:17, 6:9, 7:19, 8:13, 8:25, 11:20, 11:22</p> <p><b>road</b> [3] - 6:22, 7:19, 7:21</p> <p><b>roadway</b> [1] - 8:24</p> <p><b>Room</b> [1] - 1:8</p> <p><b>runs</b> [1] - 11:21</p>	<p><b>slide</b> [4] - 8:7, 9:15, 10:6, 11:9</p> <p><b>smaller</b> [1] - 12:25</p> <p><b>sorry</b> [2] - 3:11, 14:10</p> <p><b>south</b> [1] - 3:20</p> <p><b>space</b> [1] - 11:20</p> <p><b>Special</b> [2] - 3:3, 3:15</p> <p><b>special</b> [2] - 3:16, 5:14</p> <p><b>Springs</b> [2] - 6:4, 6:7</p> <p><b>square</b> [9] - 4:3, 4:10, 4:12, 4:20, 5:16, 9:7, 9:8, 10:5, 12:9</p> <p><b>St</b> [1] - 3:21</p> <p><b>staff</b> [7] - 3:9, 3:14, 5:12, 5:17, 15:14, 15:17</p> <p><b>State</b> [1] - 1:10</p> <p><b>STATE</b> [1] - 18:3</p> <p><b>state</b> [1] - 6:2</p> <p><b>states</b> [1] - 4:24</p> <p><b>stay</b> [1] - 8:25</p> <p><b>stenographic</b> [1] - 18:10</p> <p><b>stenographically</b> [1] - 18:8</p> <p><b>street</b> [6] - 4:9, 4:11, 4:13, 7:22, 8:1</p> <p><b>Street</b> [2] - 1:8, 16:12</p> <p><b>structure</b> [1] - 6:20</p> <p><b>stuff</b> [1] - 8:3</p> <p><b>style</b> [1] - 12:7</p> <p><b>supportive</b> [1] - 12:21</p> <p><b>surface</b> [1] - 5:6</p> <p><b>surrounding</b> [1] - 8:9</p> <p><b>SUSAN</b> [1] - 1:19</p> <p><b>switch</b> [1] - 8:7</p> <p><b>system</b> [1] - 11:8</p>
<b>O</b>	<p><b>obviously</b> [11] - 6:14, 6:19, 7:3, 7:12, 7:22, 8:15, 9:3, 9:5, 11:12, 11:21, 12:2</p> <p><b>OF</b> [4] - 1:1, 18:1, 18:3, 18:4</p> <p><b>Office</b> [1] - 1:19</p> <p><b>old</b> [2] - 3:20, 15:13</p> <p><b>one</b> [12] - 2:6, 4:9, 4:10, 5:15, 6:11, 8:9, 11:6, 11:11, 11:23, 12:10, 12:23, 16:20</p> <p><b>online</b> [4] - 2:6, 2:9, 14:6, 15:6</p> <p><b>operations</b> [1] - 6:6</p> <p><b>opposed</b> [3] - 2:23, 15:1, 15:4</p> <p><b>order</b> [1] - 2:4</p> <p><b>ordinance</b> [1] - 4:9</p> <p><b>Ordinance</b> [1] - 4:24</p> <p><b>original</b> [1] - 4:5</p> <p><b>output</b> [1] - 5:4</p> <p><b>overall</b> [2] - 4:2, 9:6</p> <p><b>Overlay</b> [1] - 5:14</p> <p><b>owns</b> [1] - 8:2</p>	<b>R</b>	<p><b>Radcliffe</b> [2] - 3:8, 3:13</p> <p><b>RADCLIFFE</b> [5] - 1:19, 3:10, 16:8, 16:18, 16:23</p> <p><b>radcliffe</b> [1] - 5:21</p> <p><b>Radcliffe-Meyers</b> [2] - 3:8, 3:13</p> <p><b>radcliffe-Meyers</b> [1] - 5:21</p> <p><b>RADCLIFFE-MEYERS</b> [5] - 1:19, 3:10, 16:8, 16:18, 16:23</p> <p><b>raising</b> [1] - 10:20</p> <p><b>rating</b> [1] - 5:3</p> <p><b>reason</b> [1] - 11:23</p> <p><b>recently</b> [1] - 4:16</p> <p><b>recommends</b> [1] - 5:12</p> <p><b>record</b> [1] - 18:9</p> <p><b>Redevelopment</b> [2] - 1:18, 1:19</p> <p><b>reflect</b> [2] - 7:11, 7:12</p> <p><b>Regency</b> [1] - 8:1</p> <p><b>regular</b> [1] - 2:11</p> <p><b>regulation</b> [1] - 4:15</p> <p><b>regulations</b> [1] - 11:12</p> <p><b>relieved</b> [1] - 10:13</p> <p><b>reminder</b> [2] - 5:25, 15:10</p> <p><b>replace</b> [1] - 3:24</p> <p><b>replacing</b> [1] - 6:20</p> <p><b>report</b> [4] - 3:9, 3:15, 5:17, 18:8</p> <p><b>REPORTER</b> [1] - 18:1</p> <p><b>Reporter</b> [2] - 18:6, 18:18</p> <p><b>required</b> [1] - 10:2</p> <p><b>requirements</b> [1] - 11:15</p> <p><b>response</b> [6] - 2:13, 2:24, 7:7, 15:2, 15:15, 15:18</p> <p><b>REVIEW</b> [1] - 1:2</p> <p><b>Review</b> [1] - 5:12</p> <p><b>reviewed</b> [1] - 5:8</p> <p><b>River</b> [2] - 3:21, 16:9</p> <p><b>Rivera</b> [3] - 1:9, 18:6,</p>	<b>S</b>	<p><b>samples</b> [1] - 7:10</p> <p><b>schilling</b> [1] - 12:17</p> <p><b>SCHILLING</b> [3] - 1:15, 12:18, 13:20</p> <p><b>second</b> [4] - 2:17, 2:19, 14:21, 14:22</p> <p><b>Section</b> [1] - 4:23</p> <p><b>see</b> [2] - 10:13, 16:2</p> <p><b>seeks</b> [1] - 3:16</p> <p><b>senior</b> [1] - 6:8</p> <p><b>sense</b> [1] - 12:22</p> <p><b>several</b> [1] - 15:25</p> <p><b>shines</b> [1] - 9:21</p> <p><b>shopping</b> [1] - 8:1</p> <p><b>short</b> [1] - 15:24</p> <p><b>show</b> [1] - 7:10</p> <p><b>showing</b> [3] - 8:15, 9:25, 10:3</p> <p><b>shows</b> [1] - 10:6</p> <p><b>shrubberies</b> [1] - 13:2</p> <p><b>shrubs</b> [1] - 13:4</p> <p><b>sides</b> [1] - 10:9</p> <p><b>sight</b> [2] - 8:23, 10:1</p> <p><b>sign</b> [45] - 3:17, 3:18, 3:24, 3:25, 4:4, 4:6, 4:10, 4:14, 4:17, 4:18, 4:20, 4:22, 4:24, 5:7, 5:9, 5:14, 5:16, 6:19, 6:21, 6:23, 7:1, 7:9, 7:15, 7:19, 7:20, 8:16, 8:17, 9:2, 9:5, 9:7, 10:9, 10:10, 10:11, 11:10, 11:18, 12:21, 12:24, 13:5, 13:12, 13:16, 14:14</p> <p><b>Sign</b> [2] - 3:3, 3:15</p> <p><b>signage</b> [2] - 6:16, 8:9</p> <p><b>signs</b> [5] - 4:16, 7:17, 7:22, 7:25, 8:10</p> <p><b>Signs</b> [1] - 6:3</p> <p><b>similar</b> [2] - 7:25, 8:15</p> <p><b>site</b> [2] - 12:25, 16:16</p> <p><b>sits</b> [1] - 11:19</p> <p><b>six</b> [1] - 16:21</p> <p><b>size</b> [4] - 4:12, 7:1, 11:17, 12:22</p>
<b>P</b>	<p><b>p.m</b> [3] - 1:7, 2:2, 17:11</p> <p><b>P.O</b> [2] - 6:4, 6:6</p> <p><b>pad</b> [2] - 13:10, 13:11</p> <p><b>paid</b> [1] - 15:24</p> <p><b>Park</b> [1] - 16:12</p> <p><b>PAROLA</b> [4] - 1:18, 15:21, 15:23, 16:22</p> <p><b>parola</b> [1] - 15:22</p>	<b>T</b>	<p><b>tables</b> [2] - 12:10, 12:13</p> <p><b>text</b> [6] - 9:10, 9:16, 10:12, 12:6, 12:14, 12:15</p> <p><b>that'd</b> [1] - 10:2</p> <p><b>THE</b> [26] - 2:4, 2:14, 2:18, 2:23, 2:25, 5:20, 5:25, 10:17, 10:24, 11:3, 12:16, 13:23, 14:2, 14:5, 14:12, 14:19, 14:22, 15:1, 15:3, 15:10, 15:16, 15:19, 15:22, 16:17, 16:25, 17:6</p> <p><b>there'll</b> [1] - 8:23</p> <p><b>thereabouts</b> [1] - 6:25</p> <p><b>Thursday</b> [2] - 1:6, 2:5</p> <p><b>today</b> [1] - 16:4</p> <p><b>together</b> [1] - 12:14</p>		



<p><b>total</b> [1] - 4:20  <b>totaling</b> [1] - 5:16  <b>traffic</b> [1] - 5:2  <b>transcript</b> [1] - 18:9  <b>tree</b> [1] - 11:25  <b>TREVOR</b> [1] - 1:13  <b>triangle</b> [2] - 8:23,                  10:2  <b>tried</b> [1] - 12:2  <b>true</b> [1] - 18:9  <b>try</b> [2] - 12:8, 16:13  <b>tube</b> [1] - 10:5  <b>twice</b> [1] - 12:13  <b>two</b> [2] - 6:23, 12:11  <b>typically</b> [1] - 13:9</p>	<p><b>Z</b></p>
<p><b>U</b></p>	<p><b>Zoom</b> [1] - 1:16</p>
<p><b>underneath</b> [1] - 9:16  <b>Union</b> [1] - 3:20  <b>up</b> [3] - 8:12, 12:7,                  13:13</p>	
<p><b>V</b></p>	
<p><b>vehicular</b> [1] - 5:2  <b>vertical</b> [1] - 10:8  <b>via</b> [1] - 1:16  <b>vicinity</b> [1] - 8:11  <b>view</b> [2] - 8:24, 9:12  <b>visibility</b> [1] - 9:3  <b>visual</b> [1] - 9:9  <b>vote</b> [1] - 2:7  <b>voted</b> [1] - 15:6</p>	
<p><b>W</b></p>	
<p><b>walking</b> [1] - 8:12  <b>welcome</b> [1] - 16:4  <b>Wendy</b> [3] - 1:9, 18:6,                  18:18  <b>west</b> [1] - 3:21  <b>western</b> [1] - 4:1  <b>white</b> [2] - 9:22, 11:7  <b>wide</b> [1] - 13:11  <b>width</b> [1] - 7:2  <b>WILLIAM</b> [1] - 1:15  <b>Winston</b> [1] - 3:22  <b>wish</b> [1] - 11:13</p>	
<p><b>X</b></p>	
<p><b>XZAVIER</b> [1] - 1:20</p>	
<p><b>Y</b></p>	
<p><b>YMCA</b> [1] - 3:22</p>	