

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, July 15, 2021,
commencing at 2:30 p.m., Jacksonville Public Library,
Multipurpose Room, 303 North Laura Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman.
CHRISTIAN HARDEN, Board Member.
CRAIG DAVISSON, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
BRENNA DURDEN, Board Member.

ALSO PRESENT:

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

- - -

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

1 Chairman Lee.
2 My name is Lori Radcliffe-Meyers with the
3 Downtown Investment Authority and I'll be
4 presenting the staff report for the Ambassador
5 final approval.

6 So, again, DDRB application 2021-007 is
7 seeking final approval for the renovation and
8 adaptive reuse of the building known formally
9 as the Ambassador Hotel.

10 Again, just to familiarize yourselves, it
11 is on the corner of Church Street and Julia
12 Street. So the building was completed in 1923
13 for \$300,000 and the design style reflects
14 Georgian Revival with light-colored limestone
15 and English-bond red brick.

16 In 1924, this building was described as
17 Jacksonville's first big downtown apartment
18 building. It was named the Ambassador Hotel in
19 1955 and was placed on the National Register
20 for historic sites in 1983.

21 A redevelopment agreement among the City
22 of Jacksonville, the Downtown Investment
23 Authority and Axis Hotels, LLC, was made to
24 support the renovation by the developer of the
25 Ambassador Hotel building.

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

1 P R O C E E D I N G S
2 July 15, 2021 2:30 p.m.

3 - - -

4 THE CHAIRMAN: I'll go ahead and call the
5 meeting to order, of the DDRB, Thursday,
6 July 15th meeting.

7 We'll start with the approval of the
8 meeting minutes.

9 BOARD MEMBER SCHILLING: Move to approve.

10 THE CHAIRMAN: I've got a motion to
11 approve the meeting minutes.

12 Do I have a second?

13 BOARD MEMBER DURDEN: Second.

14 THE CHAIRMAN: I have a second by
15 Ms. Brenna.

16 All those in favor, please say aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRMAN: Any opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Thank you. Okay. The
21 motion passes.

22 We'll move on to DDRB 2021-007, the
23 Ambassador final approval.

24 Ms. Radcliff-Meyers, could we have a staff
25 report?

MS. RADCLIFFE-MEYERS: Yes. Thank you,
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 The developer proposed to renovate the
2 existing structure, maintaining its historic
3 facade to house what is expected to be a
4 nationally flagged brand hotel. Upon
5 completion, the hotel will feature
6 approximately 100 rooms, a restaurant and
7 lounge, meeting space, a fitness center and
8 guest laundry area.

9 The project has received NPS approval for
10 the exterior work and has received a
11 Certificate of Appropriateness.

12 To ensure conformance of the ordinance,
13 the developer is adding two additional street
14 trees along Julia Street and placing four new
15 double-acorn streetlights along Church and
16 Julia Street.

17 The current plan does not show the
18 required benches or trash receptacles within
19 the amenity zone. However, based on the
20 foregoing, the Downtown Development Review
21 Board staff recommends final approval of DDRB
22 application 2021-007 with the following
23 condition: Placement of benches and trash
24 receptacles within the Amenity Zone shall be
25 submitted to DDRB staff for review and

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

5

1 approval.

2 This concludes the staff report. The

3 staff is available for questions.

4 Thank you.

5 THE CHAIRMAN: Thank you, Ms.

6 Radcliff-Meyers.

7 Could we have an applicant presentation,

8 please?

9 (Ms. Trimmer approaches the podium.)

10 MS. TRIMMER: Thank you.

11 Cyndy Trimmer, 1 Independent Drive, Suite

12 1200, on behalf of the applicant, Axis Hotels.

13 We have been working on this project for a

14 very, very long time and working with historic

15 consultant Paul Weaver to navigate SHPO and

16 NPS. And I know that the package doesn't have

17 all of the pretty pictures that we would

18 normally have for you, but that's because we

19 have, in painstaking detail, worked all of the

20 architectural elements out with those two

21 agencies, so I'll kind of walk you through the

22 negotiations with them and where we've landed.

23 But the crux of what we're focusing on

24 today is bringing the streetscape up to the

25 current code which was adopted since we

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

7

1 streetscape, if you come down Hogan, the first

2 block to the east of us, you will see where

3 that one has been brought up to the current

4 streetscape standards with brick pavers and all

5 of those things. This one has not yet, but we

6 are fortunate that we've got the room to at

7 least comply with all of the new zones

8 required.

9 We're not quite there yet on shade with

10 the existing trees. So, as Lori mentioned,

11 we're going to be adding additional cathedral

12 live oaks to the frontage and we will be

13 complying with the minimum pedestrian clear

14 zone. And, again, we'll be bringing each of

15 the corners up, as shown on the next one, to

16 the urban standards for all of those pavers.

17 We have not shown the actual placement of

18 the acorn lights and the garbage receptacles

19 and the street furniture, but those are going

20 to be put on. We will confirm the exact

21 placement with staff before we get the final

22 ten-set approval so that those are all

23 consistent with the existing standards.

24 For the elevations themselves, it's -- I'm

25 going to be repeating the same thing over and

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

6

1 originally came through with the project.

2 We're all super familiar with the area,

3 and the entity has acquired the old Independent

4 Life across the street.

5 The project itself has kind of this iconic

6 (inaudible) shape when it was originally done

7 as the apartment buildings. In the 1920s it

8 was done that way so that each of their

9 interior rooms had its own window, which was

10 unique at the time.

11 It's a six-story brick and limestone

12 structure, and one of the other main features

13 of the building is this front right here

14 (indicating). It's a large, rusticated, ashlar

15 stonework entrance that we are agreeing to

16 restore as part of this project as well.

17 Just for context, the entity does own the

18 entire block. We'll be back later to go

19 through different projects. Tom Hurst came

20 through and you guys talked about the new

21 multifamily and garage that are going to go on

22 the western portion of the block, and we'll be

23 coming back on the old mercantile building

24 that's on the southeast corner later.

25 So running through the existing

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

8

1 over, basically. We're replacing and

2 repairing. So on the main frontages, we're

3 going to be replacing the parapet caps at the

4 top of the building. The next line down, we're

5 going to be replacing and repairing the

6 cornice, which is your next level. And then

7 the third tier down, we'll be replacing and

8 painting the molding at the top of the

9 building.

10 Same things on these (indicating). The

11 main north entrance and then the eastern

12 entrance is where you have the large sheet

13 metal parapet. Most of that is being restored

14 or replaced, but it will be with the

15 appropriate elements.

16 There is a new stair that is going to be

17 done on the exterior to match the prior stair.

18 That is a metal staircase. And then on the

19 ground floor, we had originally proposed a

20 sliding glass door entrance and NPS and SHPO

21 came back and said it wasn't historically

22 accurate enough, so we have defaulted back to a

23 double swinging door that is consistent with

24 the prior awning that existed and then the two

25 [sic] glazing of the front door.

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

1 The floor plans have required a lot of
2 back and forth. The original SHPO and NPS
3 comments were that they wanted them to keep all
4 of the original corridors intact, with all of
5 the original door openings, to restore all of
6 the interior hallway handrails. And with the
7 deterioration of the interior of the building,
8 from it being open to the elements all this
9 time it's been abandoned, since '98, I believe,
10 the mold and everything has just been too much,
11 so we have agreed, working through the powers
12 that be, that they're going to restore it to
13 the original door openings, to the extent
14 possible, so that the actual corridors will
15 still resemble the original apartment and then
16 hotel corridors.

17 Any entrances that existed that are not
18 going to be there, they're supposed to come
19 through and do basically a facade entrance and
20 then have it closed off on the interior so it
21 still preserves the look of the corridors with,
22 again, restoring the handrails and all of those
23 elements.

24 Those will be done through a separate
25 final approval through SHPO and NPS, so we have

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

1 conditional approval. They just have to show
2 that they have done all of these elements.
3 There was also a lot of debate about the
4 windows. What was originally proposed didn't
5 have all of the elements that SHPO and NPS were
6 looking for, so we have now come back with a
7 new package that has an offset sash and the
8 appropriate brick molding that they were
9 looking for and the muntins. I can use that
10 word. I don't know what a muntin is. I know
11 it was important and I know that we have them
12 and everybody's happy about it now.

13 And on my last -- which was not in the
14 original package that was given to you, but it
15 is an updated rendering of the structure, that
16 it look, basically, the way it did in the
17 picture that's on the cover. It will just be
18 restored to the prior glory. This one doesn't
19 show the updated streetscape, but, again, there
20 will be additional trees, street furniture,
21 lights and the paving added to it.

22 So, with that, I will pause and can answer
23 any questions about the prior negotiations.
24 But we are not asking for any deviations, so we
25 hope it will be short and sweet.

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

1 Thank you.
2 THE CHAIRMAN: Thank you, Ms. Trimmer.
3 Appreciate that presentation.
4 Mr. Chisholm, are there any public
5 comments?

6 MR. CHISHOLM: To the Chair, I don't have
7 any speaker request cards. I don't see any
8 hands raised on Zoom.

9 THE CHAIRMAN: Great. Thank you.
10 Okay. We'll turn to board comments.
11 Mr. Davisson.

12 BOARD MEMBER DAVISSON: I guess I'd be
13 revealing my age if I said that I used to work
14 right next door when this was a functioning
15 building. There was a package store and a
16 Sheik on the bottom level. So I've seen it in
17 years and years of disrepair and I think this
18 is a great project and good luck.

19 MS. TRIMMER: Thank you.

20 BOARD MEMBER DAVISSON: It's good to see
21 this finally happen.

22 MS. TRIMMER: Hopefully bringing back a
23 speakeasy to honor that package store on the
24 bottom corner, so fingers crossed that pans
25 out.

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

1 THE CHAIRMAN: Mr. Harden.
2 BOARD MEMBER HARDEN: Thank you,
3 Mr. Chairman.

4 I don't have any real major comments, but
5 I echo what Mr. Davisson said and applaud the
6 applicant's tenacity and perseverance to see
7 this project through. I think it's really
8 exciting.

9 And I hope we see more of these buildings
10 and -- come through, and have a good road map
11 to get this done. Hopefully, that -- it'll
12 take a shorter period of time in the future,
13 but thank you for the application. Thank you
14 for your time.

15 THE CHAIRMAN: Mr. Schilling.

16 BOARD MEMBER SCHILLING: I'll echo what's
17 already been said. This looks like a great
18 project and I'm excited to see it come forward
19 and come to fruition.

20 I do have just one clarification question,
21 through the Chair to staff. I noticed on the
22 black and white plans and elevations, they do
23 show signage or signage is shown. And I was
24 going to ask, so is the approval today, does
25 that include signage or is that something that

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

1 they would -- that the applicant -- y'all would
 2 be coming back for, to have that reviewed at a
 3 future time?
 4 MS. RADCLIFFE-MEYERS: Board Member
 5 Schilling, through the Chair, you're correct.
 6 They would have to come back.
 7 So per NPS, they would have to go through
 8 Historic first for any signage, to get
 9 approval. If the signage also was a -- let's
 10 say that it was a roof sign as -- which is
 11 shown on the plans, that would have to come
 12 back to DDRB for approval.
 13 So currently the plans that you see are
 14 not approving any signage at all. The signage
 15 will, again, have to go through NPS, Historic,
 16 for approval and then through us if need be.
 17 BOARD MEMBER SCHILLING: Okay. Thank you.
 18 No further comments.
 19 THE CHAIRMAN: Ms. Durden.
 20 BOARD MEMBER DURDEN: I just want to say
 21 how much I appreciate the applicant working
 22 through all the steps that have been necessary
 23 for this to happen and appreciate staff working
 24 with them to make it happen.
 25 I think it's just -- just going to be a
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: Action Item C has been
 2 withdrawn. The ordinance will not be reviewed
 3 at this time. I wanted to make that
 4 announcement at the beginning, but we rushed
 5 right to Item A. So there's no more action
 6 items.
 7 We'll move into old business. Does any
 8 board member have any old business or does
 9 staff?
 10 (No response.)
 11 THE CHAIRMAN: None. Great.
 12 New business, anybody?
 13 (No response.)
 14 THE CHAIRMAN: Mr. Chisholm, do we have
 15 any public comments?
 16 MR. CHISHOLM: To the Chair, we do not.
 17 THE CHAIRMAN: Wonderful. I'll move to
 18 adjourn. I thank everybody.
 19 Thank you very much.
 20 (The foregoing proceedings were adjourned
 21 at 2:47 p.m.)
 22 - - -
 23
 24
 25 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 great project and so happy that the Ambassador,
 2 which everybody that I -- you know, anybody
 3 that's lived in Jacksonville for a long time
 4 always talked about the Ambassador. Looking
 5 out of council, you know, windows, you see the
 6 Ambassador, so it's fantastic, and thank you so
 7 much.
 8 THE CHAIRMAN: Thank you, Ms. Durden.
 9 I don't have any further comments either.
 10 I congratulate the applicant on getting this
 11 far. I know it was a ton of work, so
 12 congratulations.
 13 And I'll take a motion for approval.
 14 BOARD MEMBER HARDEN: So moved.
 15 BOARD MEMBER DURDEN: Second.
 16 THE CHAIRMAN: I have a motion from
 17 Mr. Harden, a second from Ms. Durden.
 18 All those in favor, please say aye.
 19 BOARD MEMBERS: Aye.
 20 THE CHAIRMAN: Any opposed?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: Great. You have your
 23 approval.
 24 Thank you, Ms. Trimmer.
 25 MS. TRIMMER: Thank you very much.
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 26th day of July 2021.
 16
 17
 18
 19 _____
 Diane M. Tropa
 Florida Professional Reporter
 20
 21
 22
 23
 24
 25 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

\$	3:25, 14:1, 14:4, 14:6	board [3] - 11:10, 13:4, 15:8	coming [2] - 6:23, 13:2	developer [3] - 3:24, 4:1, 4:13
\$300,000 [1] - 3:13	amenity [1] - 4:19	Board [5] - 1:13, 1:14, 1:14, 1:15, 4:21	commencing [1] - 1:7	Development [1] - 4:20
'	Amenity [1] - 4:24	bond [1] - 3:15	comments [7] - 9:3, 11:5, 11:10, 12:4, 13:18, 14:9, 15:15	DEVELOPMENT [1] - 1:2
'98 [1] - 9:9	announcement [1] - 15:4	bottom [2] - 11:16, 11:24	complete [1] - 16:10	deviations [1] - 10:24
1	answer [1] - 10:22	brand [1] - 4:4	completed [1] - 3:12	DIA [1] - 1:17
1 [1] - 5:11	apartment [3] - 3:17, 6:7, 9:15	Brenna [1] - 2:14	completion [1] - 4:5	Diane [3] - 1:9, 16:7, 16:19
100 [1] - 4:6	applaud [1] - 12:5	BRENNA [1] - 1:15	comply [1] - 7:7	different [1] - 6:19
1200 [1] - 5:12	applicant [5] - 5:7, 5:12, 13:1, 13:21, 14:10	brick [4] - 3:15, 6:11, 7:4, 10:8	complying [1] - 7:13	disrepair [1] - 11:17
15 [2] - 1:6, 2:1	applicant's [1] - 12:6	bringing [3] - 5:24, 7:14, 11:22	concludes [1] - 5:2	done [6] - 6:6, 6:8, 8:17, 9:24, 10:2, 12:11
15th [1] - 2:5	application [3] - 3:6, 4:22, 12:13	brought [1] - 7:3	condition [1] - 4:23	door [6] - 8:20, 8:23, 8:25, 9:5, 9:13, 11:14
1920s [1] - 6:7	appreciate [3] - 11:3, 13:21, 13:23	building [11] - 3:8, 3:12, 3:16, 3:18, 3:25, 6:13, 6:23, 8:4, 8:9, 9:7, 11:15	conditional [1] - 10:1	double [2] - 4:15, 8:23
1923 [1] - 3:12	approaches [1] - 5:9	buildings [2] - 6:7, 12:9	confirm [1] - 7:20	double-acorn [1] - 4:15
1924 [1] - 3:16	appropriate [2] - 8:15, 10:8	business [3] - 15:7, 15:8, 15:12	conformance [1] - 4:12	down [3] - 7:1, 8:4, 8:7
1955 [1] - 3:19	Appropriateness [1] - 4:11		congratulate [1] - 14:10	Downtown [3] - 3:3, 3:22, 4:20
1983 [1] - 3:20	approval [16] - 2:6, 2:22, 3:5, 3:7, 4:9, 4:21, 5:1, 7:22, 9:25, 10:1, 12:24, 13:9, 13:12, 13:16, 14:13, 14:23	C	congratulations [1] - 14:12	downtown [1] - 3:17
2	approve [2] - 2:8, 2:10	caps [1] - 8:3	consistent [2] - 7:23, 8:23	DOWNTOWN [1] - 1:2
2021 [3] - 1:6, 2:1, 16:15	approving [1] - 13:14	cards [1] - 11:7	consultant [1] - 5:15	Drive [1] - 5:11
2021-007 [3] - 2:21, 3:6, 4:22	architectural [1] - 5:20	cathedral [1] - 7:11	context [1] - 6:17	Durden [3] - 13:19, 14:8, 14:17
26th [1] - 16:15	area [2] - 4:8, 6:2	center [1] - 4:7	Coordinator [1] - 1:18	DURDEN [4] - 1:15, 2:12, 13:20, 14:15
2:30 [2] - 1:7, 2:1	ashlar [1] - 6:14	CERTIFICATE [1] - 16:1	corner [3] - 3:11, 6:24, 11:24	DUVAL [1] - 16:4
2:47 [1] - 15:21	Authority [2] - 3:3, 3:23	Certificate [1] - 4:11	corners [1] - 7:15	E
3	authorized [1] - 16:8	certify [1] - 16:8	cornice [1] - 8:6	east [1] - 7:2
303 [1] - 1:8	available [1] - 5:3	Chair [4] - 11:6, 12:21, 13:5, 15:16	correct [1] - 13:5	eastern [1] - 8:11
A	awning [1] - 8:24	Chairman [3] - 1:13, 3:1, 12:3	corridors [4] - 9:4, 9:14, 9:16, 9:21	echo [2] - 12:5, 12:16
abandoned [1] - 9:9	Axis [2] - 3:23, 5:12	CHAIRMAN [19] - 2:3, 2:9, 2:13, 2:17, 2:19, 5:5, 11:2, 11:9, 12:1, 12:15, 13:19, 14:8, 14:16, 14:20, 14:22, 15:1, 15:11, 15:14, 15:17	council [1] - 14:5	either [1] - 14:9
accurate [1] - 8:22	aye [4] - 2:15, 2:16, 14:18, 14:19	Chisholm [2] - 11:4, 15:14	Counsel [1] - 1:18	elements [6] - 5:20, 8:15, 9:8, 9:23, 10:2, 10:5
acorn [2] - 4:15, 7:18	B	CHISHOLM [2] - 11:6, 15:16	COUNTY [1] - 16:4	elevations [2] - 7:24, 12:22
acquired [1] - 6:3	based [1] - 4:19	CHRISTIAN [1] - 1:13	cover [1] - 10:17	English [1] - 3:15
action [2] - 15:1, 15:5	beginning [1] - 15:4	Church [2] - 3:11, 4:15	CRAIG [1] - 1:14	English-bond [1] - 3:15
actual [2] - 7:17, 9:14	behalf [1] - 5:12	CITY [1] - 1:1	crossed [1] - 11:24	ensure [1] - 4:12
adaptive [1] - 3:8	benches [2] - 4:18, 4:23	City [1] - 3:21	crux [1] - 5:23	entire [1] - 6:18
added [1] - 10:21	big [1] - 3:17	clarification [1] - 12:20	current [3] - 4:17, 5:25, 7:3	entity [2] - 6:3, 6:17
adding [2] - 4:13, 7:11	black [1] - 12:22	clear [1] - 7:13	Cyndy [1] - 5:11	entrance [5] - 6:15, 8:11, 8:12, 8:20, 9:19
additional [3] - 4:13, 7:11, 10:20	block [3] - 6:18, 6:22, 7:2	closed [1] - 9:20	D	entrances [1] - 9:17
adjourn [1] - 15:18	BOARD [16] - 1:2, 1:12, 2:8, 2:12, 2:16, 2:18, 11:12, 11:20, 12:2, 12:16, 13:17, 13:20, 14:14, 14:15, 14:19, 14:21	code [1] - 5:25	DATED [1] - 16:15	exact [1] - 7:20
adjourned [1] - 15:20		colored [1] - 3:14	DAVISSON [3] - 1:14, 11:12, 11:20	excited [1] - 12:18
adopted [1] - 5:25			Davisson [2] - 11:11, 12:5	exciting [1] - 12:8
age [1] - 11:13			DDRb [6] - 2:4, 2:21, 3:6, 4:21, 4:25, 13:12	existed [2] - 8:24, 9:17
agencies [1] - 5:21			debate [1] - 10:3	existing [4] - 4:2, 6:25, 7:10, 7:23
agreed [1] - 9:11			defaulted [1] - 8:22	
agreeing [1] - 6:15			described [1] - 3:16	
agreement [1] - 3:21			design [1] - 3:13	
ahead [1] - 2:3			detail [1] - 5:19	
ALSO [1] - 1:16			deterioration [1] - 9:7	
Ambassador [8] - 2:22, 3:4, 3:9, 3:18,				

<p>expected [1] - 4:3 extent [1] - 9:13 exterior [2] - 4:10, 8:17</p>	<p>15:11 ground [1] - 8:19 guess [1] - 11:12 guest [1] - 4:8 GUY [1] - 1:17 guys [1] - 6:20</p>	<p>1:1 Jacksonville [4] - 1:7, 1:8, 3:22, 14:3 Jacksonville's [1] - 3:17 JR [1] - 1:14 Julia [3] - 3:11, 4:14, 4:16 July [4] - 1:6, 2:1, 2:5, 16:15</p>	<p>2:7, 2:10, 4:7 MEETING [1] - 1:3 member [1] - 15:8 MEMBER [10] - 2:8, 2:12, 11:12, 11:20, 12:2, 12:16, 13:17, 13:20, 14:14, 14:15 Member [5] - 1:13, 1:14, 1:14, 1:15, 13:4 MEMBERS [5] - 1:12, 2:16, 2:18, 14:19, 14:21 mentioned [1] - 7:10 mercantile [1] - 6:23 metal [2] - 8:13, 8:18 MEYERS [3] - 1:18, 2:25, 13:4 Meyers [3] - 2:23, 3:2, 5:6 minimum [1] - 7:13 minutes [2] - 2:7, 2:10 mold [1] - 9:10 molding [2] - 8:8, 10:8 most [1] - 8:13 motion [4] - 2:9, 2:20, 14:13, 14:16 move [4] - 2:8, 2:21, 15:7, 15:17 moved [1] - 14:14 MR [2] - 11:6, 15:16 MS [6] - 2:25, 5:10, 11:19, 11:22, 13:4, 14:25 multifamily [1] - 6:21 Multipurpose [1] - 1:8 muntin [1] - 10:10 muntins [1] - 10:9</p>	<p>notes [1] - 16:11 noticed [1] - 12:21 NPS [8] - 4:9, 5:16, 8:20, 9:2, 9:25, 10:5, 13:7, 13:15</p>
F	H	K	O	
<p>facade [2] - 4:3, 9:19 familiar [1] - 6:2 familiarize [1] - 3:10 fantastic [1] - 14:6 far [1] - 14:11 favor [2] - 2:15, 14:18 feature [1] - 4:5 features [1] - 6:12 final [6] - 2:22, 3:5, 3:7, 4:21, 7:21, 9:25 finally [1] - 11:21 fingers [1] - 11:24 first [3] - 3:17, 7:1, 13:8 fitness [1] - 4:7 flagged [1] - 4:4 floor [2] - 8:19, 9:1 FLORIDA [1] - 16:3 Florida [4] - 1:9, 1:10, 16:7, 16:19 focusing [1] - 5:23 following [1] - 4:22 foregoing [3] - 4:20, 15:20, 16:9 formally [1] - 3:8 forth [1] - 9:2 fortunate [1] - 7:6 forward [1] - 12:18 four [1] - 4:14 FPR [1] - 1:9 front [2] - 6:13, 8:25 frontage [1] - 7:12 frontages [1] - 8:2 fruition [1] - 12:19 functioning [1] - 11:14 furniture [2] - 7:19, 10:20 future [2] - 12:12, 13:3</p>	<p>hallway [1] - 9:6 handrails [2] - 9:6, 9:22 hands [1] - 11:8 happy [2] - 10:12, 14:1 Harden [2] - 12:1, 14:17 HARDEN [3] - 1:13, 12:2, 14:14 held [1] - 1:6 Historic [2] - 13:8, 13:15 historic [3] - 3:20, 4:2, 5:14 historically [1] - 8:21 Hogan [1] - 7:1 honor [1] - 11:23 hope [2] - 10:25, 12:9 hopefully [2] - 11:22, 12:11 hotel [3] - 4:4, 4:5, 9:16 Hotel [3] - 3:9, 3:18, 3:25 Hotels [2] - 3:23, 5:12 house [1] - 4:3 Hurst [1] - 6:19</p>	<p>keep [1] - 9:3 kind [2] - 5:21, 6:5 known [1] - 3:8</p>	<p>oaks [1] - 7:12 OF [4] - 1:1, 16:1, 16:3, 16:4 Office [1] - 1:18 offset [1] - 10:7 old [4] - 6:3, 6:23, 15:7, 15:8 one [6] - 6:12, 7:3, 7:5, 7:15, 10:18, 12:20 open [1] - 9:8 openings [2] - 9:5, 9:13 Operations [1] - 1:17 opposed [2] - 2:17, 14:20 order [1] - 2:4 ordinance [2] - 4:12, 15:2 original [6] - 9:2, 9:4, 9:5, 9:13, 9:15, 10:14 originally [4] - 6:1, 6:6, 8:19, 10:4 own [2] - 6:9, 6:17</p>	
G	I	L	P	
<p>garage [1] - 6:21 garbage [1] - 7:18 General [1] - 1:18 Georgian [1] - 3:14 given [1] - 10:14 glass [1] - 8:20 glazing [1] - 8:25 glory [1] - 10:18 GRANDIN [1] - 1:18 great [6] - 11:9, 11:18, 12:17, 14:1, 14:22,</p>	<p>iconic [1] - 6:5 important [1] - 10:11 inaudible [1] - 6:6 include [1] - 12:25 Independent [2] - 5:11, 6:3 indicating [2] - 6:14, 8:10 intact [1] - 9:4 interior [4] - 6:9, 9:6, 9:7, 9:20 Investment [2] - 3:3, 3:22 it'll [1] - 12:11 Item [2] - 15:1, 15:5 items [1] - 15:6 itself [1] - 6:5</p>	<p>landed [1] - 5:22 Large [1] - 1:10 large [2] - 6:14, 8:12 last [1] - 10:13 laundry [1] - 4:8 Laura [1] - 1:8 least [1] - 7:7 Lee [1] - 3:1 LEE [1] - 1:13 level [2] - 8:6, 11:16 Library [1] - 1:7 Life [1] - 6:4 light [1] - 3:14 light-colored [1] - 3:14 lights [2] - 7:18, 10:21 limestone [2] - 3:14, 6:11 line [1] - 8:4 live [1] - 7:12 lived [1] - 14:3 LLC [1] - 3:23 look [2] - 9:21, 10:16 looking [3] - 10:6, 10:9, 14:4 looks [1] - 12:17 LORI [1] - 1:18 Lori [2] - 3:2, 7:10 lounge [1] - 4:7 luck [1] - 11:18</p>	<p>p.m [3] - 1:7, 2:1, 15:21 package [5] - 5:16, 10:7, 10:14, 11:15, 11:23 painstaking [1] - 5:19 painting [1] - 8:8 pans [1] - 11:24 parapet [2] - 8:3, 8:13 PAROLA [1] - 1:17 part [1] - 6:16 passes [1] - 2:20 Paul [1] - 5:15 pause [1] - 10:22 pavers [2] - 7:4, 7:16 paving [1] - 10:21 pedestrian [1] - 7:13 per [1] - 13:7 period [1] - 12:12 perseverance [1] - 12:6 picture [1] - 10:17 pictures [1] - 5:17 placed [1] - 3:19 placement [3] - 4:23,</p>	
J	M	N		
<p>JACKSONVILLE [1] -</p>	<p>main [3] - 6:12, 8:2, 8:11 maintaining [1] - 4:2 major [1] - 12:4 Manager [1] - 1:17 map [1] - 12:10 match [1] - 8:17 meeting [5] - 2:4, 2:5,</p>	<p>name [1] - 3:2 named [1] - 3:18 National [1] - 3:19 nationally [1] - 4:4 navigate [1] - 5:15 necessary [1] - 13:22 need [1] - 13:16 negotiations [2] - 5:22, 10:23 new [6] - 4:14, 6:20, 7:7, 8:16, 10:7, 15:12 next [4] - 7:15, 8:4, 8:6, 11:14 none [1] - 15:11 normally [1] - 5:18 North [1] - 1:8 north [1] - 8:11 Notary [1] - 1:9</p>		

<p>7:17, 7:21 placing [1] - 4:14 plan [1] - 4:17 plans [4] - 9:1, 12:22, 13:11, 13:13 podium [1] - 5:9 portion [1] - 6:22 possible [1] - 9:14 powers [1] - 9:11 PRESENT [2] - 1:12, 1:16 presentation [2] - 5:7, 11:3 presenting [1] - 3:4 preserves [1] - 9:21 pretty [1] - 5:17 proceedings [2] - 15:20, 16:9 Proceedings [1] - 1:6 Professional [2] - 16:7, 16:19 project [9] - 4:9, 5:13, 6:1, 6:5, 6:16, 11:18, 12:7, 12:18, 14:1 projects [1] - 6:19 proposed [3] - 4:1, 8:19, 10:4 public [2] - 11:4, 15:15 Public [2] - 1:7, 1:9 put [1] - 7:20</p>	<p>red [1] - 3:15 Redevelopment [1] - 1:18 redevelopment [1] - 3:21 reflects [1] - 3:13 Register [1] - 3:19 rendering [1] - 10:15 renovate [1] - 4:1 renovation [2] - 3:7, 3:24 repairing [2] - 8:2, 8:5 repeating [1] - 7:25 replaced [1] - 8:14 replacing [4] - 8:1, 8:3, 8:5, 8:7 report [4] - 2:24, 3:4, 5:2, 16:9 REPORTER [1] - 16:1 Reporter [2] - 16:8, 16:19 request [1] - 11:7 required [3] - 4:18, 7:8, 9:1 resemble [1] - 9:15 response [4] - 2:18, 14:21, 15:10, 15:13 restaurant [1] - 4:6 restore [3] - 6:16, 9:5, 9:12 restored [2] - 8:13, 10:18 restoring [1] - 9:22 reuse [1] - 3:8 revealing [1] - 11:13 Review [1] - 4:20 REVIEW [1] - 1:2 review [1] - 4:25 reviewed [2] - 13:2, 15:2 Revival [1] - 3:14 road [1] - 12:10 roof [1] - 13:10 room [1] - 7:6 Room [1] - 1:8 rooms [2] - 4:6, 6:9 running [1] - 6:25 rushed [1] - 15:4 rusticated [1] - 6:14</p>	<p>see [8] - 7:2, 11:7, 11:20, 12:6, 12:9, 12:18, 13:13, 14:5 seeking [1] - 3:7 separate [1] - 9:24 set [1] - 7:22 shade [1] - 7:9 shall [1] - 4:24 shape [1] - 6:6 sheet [1] - 8:12 Sheik [1] - 11:16 short [1] - 10:25 shorter [1] - 12:12 show [4] - 4:17, 10:1, 10:19, 12:23 shown [4] - 7:15, 7:17, 12:23, 13:11 SHPO [5] - 5:15, 8:20, 9:2, 9:25, 10:5 sic [1] - 8:25 sign [1] - 13:10 signage [7] - 12:23, 12:25, 13:8, 13:9, 13:14 sites [1] - 3:20 six [1] - 6:11 six-story [1] - 6:11 sliding [1] - 8:20 southeast [1] - 6:24 space [1] - 4:7 speakeasy [1] - 11:23 speaker [1] - 11:7 staff [10] - 2:23, 3:4, 4:21, 4:25, 5:2, 5:3, 7:21, 12:21, 13:23, 15:9 stair [2] - 8:16, 8:17 staircase [1] - 8:18 standards [3] - 7:4, 7:16, 7:23 start [1] - 2:6 STATE [1] - 16:3 State [1] - 1:10 stenographic [1] - 16:11 stenographically [1] - 16:9 steps [1] - 13:22 still [2] - 9:15, 9:21 stonework [1] - 6:15 store [2] - 11:15, 11:23 story [1] - 6:11 Street [5] - 1:8, 3:11, 3:12, 4:14, 4:16 street [4] - 4:13, 6:4, 7:19, 10:20 streetlights [1] - 4:15 streetscape [4] - 5:24,</p>	<p>7:1, 7:4, 10:19 structure [3] - 4:2, 6:12, 10:15 style [1] - 3:13 submitted [1] - 4:25 Suite [1] - 5:11 super [1] - 6:2 support [1] - 3:24 supposed [1] - 9:18 SUSAN [1] - 1:18 sweet [1] - 10:25 swinging [1] - 8:23</p>	<p style="text-align: center;">W</p>
<p style="text-align: center;">Q</p> <p>questions [2] - 5:3, 10:23 quite [1] - 7:9</p>	<p style="text-align: center;">S</p>	<p style="text-align: center;">U</p>	<p style="text-align: center;">T</p>	<p>walk [1] - 5:21 Weaver [1] - 5:15 western [1] - 6:22 white [1] - 12:22 WILLIAM [1] - 1:14 window [1] - 6:9 windows [2] - 10:4, 14:5 withdrawn [1] - 15:2 wonderful [1] - 15:17 word [1] - 10:10</p>
<p style="text-align: center;">R</p>	<p>sash [1] - 10:7 Schilling [2] - 12:15, 13:5 SCHILLING [4] - 1:14, 2:8, 12:16, 13:17 second [4] - 2:11, 2:13, 14:15, 14:17 Second [1] - 2:12</p>	<p>ten [1] - 7:22 ten-set [1] - 7:22 tenacity [1] - 12:6 THE [19] - 2:3, 2:9, 2:13, 2:17, 2:19, 5:5, 11:2, 11:9, 12:1, 12:15, 13:19, 14:8, 14:16, 14:20, 14:22, 15:1, 15:11, 15:14, 15:17 themselves [1] - 7:24 third [1] - 8:7 Thursday [2] - 1:6, 2:4 tier [1] - 8:7 today [2] - 5:24, 12:24 Tom [1] - 6:19 ton [1] - 14:11 top [2] - 8:4, 8:8 transcript [1] - 16:10 trash [2] - 4:18, 4:23 trees [3] - 4:14, 7:10, 10:20 TREVOR [1] - 1:13 trimmer [2] - 11:2, 14:24 Trimmer [2] - 5:9, 5:11 TRIMMER [4] - 5:10, 11:19, 11:22, 14:25 Tropia [3] - 1:9, 16:7, 16:19 true [1] - 16:10 turn [1] - 11:10 two [3] - 4:13, 5:20, 8:24</p>	<p style="text-align: center;">Y</p>	<p>y'all [1] - 13:1 years [2] - 11:17 yourselves [1] - 3:10</p>
<p>Radcliff [2] - 2:23, 5:6 Radcliff-Meyers [2] - 2:23, 5:6 RADCLIFFE [3] - 1:18, 2:25, 13:4 Radcliffe [1] - 3:2 RADCLIFFE-MEYERS [3] - 1:18, 2:25, 13:4 Radcliffe-Meyers [1] - 3:2 raised [1] - 11:8 real [1] - 12:4 really [1] - 12:7 received [2] - 4:9, 4:10 receptacles [3] - 4:18, 4:24, 7:18 recommends [1] - 4:21 record [1] - 16:10</p>			<p style="text-align: center;">Z</p>	<p>zone [2] - 4:19, 7:14 Zone [1] - 4:24 zones [1] - 7:7 Zoom [1] - 11:8</p>