

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, September 16, 2021,
commencing at 2:21 p.m., at the Ed Ball Building, 214
North Hogan Street, Room 850, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

BRENNA DURDEN, Acting Chair.
J. BRENT ALLEN, Vice Chair, via Zoom.
MATT BROCKELMAN, Board Member.
CRAIG DAVISSON, Board Member.
CHRISTIAN HARDEN, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
JOSEPH LORETTA, Board Member, via Zoom.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
AL FERRARO, City Council Member.
GUY PAROLA, DIA, Operations Manager.
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.
SUSAN GRANDIN, Office of General Counsel.
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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

1 will be qualified to vote on the two matters
2 that we have today.
3 And I hope that you all will bear with me.
4 This is my first full meeting serving as
5 substitute Chair, so I appreciate that.
6 The first item on the action items is the
7 approval the August 12th, 2021, DDRB regular
8 board meeting minutes.
9 Are there any amendments or changes
10 desired by the board?
11 BOARD MEMBERS: (No response.)
12 THE CHAIRWOMAN: Any by Zoom?
13 ZOOM BOARD MEMBERS: (No response.)
14 THE CHAIRWOMAN: Hearing none, I'll accept
15 a motion to approve.
16 BOARD MEMBER BROCKELMAN: So moved.
17 BOARD MEMBER SCHILLING: Second.
18 THE CHAIRWOMAN: I have a motion and
19 second to approve.
20 All in favor, please say aye.
21 BOARD MEMBERS: Aye.
22 THE CHAIRWOMAN: Any opposed?
23 BOARD MEMBERS: (No response.)
24 THE CHAIRWOMAN: Hearing none, the minutes
25 of August 12th, 2021, are passed.
Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 PROCEEDINGS
2 September 16, 2021 2:21 p.m.
3
4 THE CHAIRWOMAN: The DDRB meeting for
5 September 16th is called to order.
6 I'd like to recognize the board members
7 that are here in person; Craig Davison,
8 Christian Harden, Bill Schilling, Matt
9 Brockelman, and I'd also like to recognize
10 Council Member Ferraro.
11 COUNCIL MEMBER FERRARO: Thank you very
12 much.
13 THE CHAIRWOMAN: Thank you very much for
14 being here today.
15 And also, Lori Boyer, thank you for being
16 here today.
17 And then I'm going to ask Xzavier to
18 announce board members or any City Council
19 members or other dignitaries that may be on
20 Zoom.
21 MR. CHISHOLM: Thank you, Madam Chair.
22 On Zoom we have Board Member Joe Loretta
23 and Board Member Brent Allen.
24 THE CHAIRWOMAN: Great. Okay. So we do
25 have a physical quorum present in the room, and
we also have two members, Joe and Brent, who
Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 We'll now move on to our second action
2 item, which is DDRB 2021-013, the Shipyards
3 deviation request. And I'd like to ask staff
4 for their staff report, please.
5 MR. PAROLA: Thank you, Madam Chair and
6 board members.
7 I will make this a little bit brief being
8 that I believe everyone here was at the
9 workshop. We spent some detailed time going
10 over the request, and just for the record, the
11 request being a deviation from Section
12 656.361.6.2.H.2(b), essentially granting an
13 increase of the maximum distances between
14 inside edges of the view and access corridor on
15 the hotel parcel from 250 feet to 384 feet.
16 At the workshop we discussed why it was
17 being there, the benefits that came from it,
18 but now it's actually time for you to make a
19 vote, and your vote carries forward to City
20 Council as a recommendation.
21 So, at this time, we need to go ahead and
22 go through not only the specific criteria, of
23 which there are two for this type of deviation,
24 but then also the general criteria for the
25 deviations. Without going into each one, I
Diane M. Tropaia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

5

1 think I would stand on the staff report that's
2 part of the record. The specific and general
3 criteria are addressed on Page 4, 5 and 6 of
4 the staff report, with the recommendation of
5 approval being found on Page 6, on the bottom
6 of that page.

7 I know the applicant has prepared a
8 presentation and it's my understanding that
9 they will go through their own findings and the
10 criteria, so there's really no need for us to
11 do so. Again, save that -- our findings are
12 memorialized in our staff report, which is made
13 part of the record. And, obviously, we're here
14 for any questions, Madam Chair.

15 THE CHAIRWOMAN: Thank you very much,
16 Mr. Parola.

17 I will -- if acceptable to the board,
18 we'll have questions after Ms. Trimmer's
19 presentation. Is that acceptable?

20 BOARD MEMBERS: (Respond affirmatively.)

21 THE CHAIRWOMAN: Okay. Thank you.

22 (Ms. Trimmer approaches the podium.)

23 THE CHAIRWOMAN: Ms. Trimmer, please make
24 your presentation.

25 MS. TRIMMER: Thank you so much.

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

6

1 Cyndy Trimmer, 1 Independent Drive, Suite
2 1200, on behalf of the applicant.

3 I have with me today Will Tutwiler from
4 the Jags, and Hilari Jones and Carlos Hurtado
5 from HKS online, Mike Kulik from EDSA online,
6 and George Katsaras from ETM also available
7 online.

8 As Guy mentioned, we were just here for a
9 workshop, and I believe most of you were with
10 us, so I'm not going to spend a ton of time
11 going into excruciating detail repeating
12 everything that we covered, but to go through
13 the gist of where we are and why we're here
14 today, this is the site immediately to the west
15 of Met Park, highlighted in red on the screen.
16 We have what we affectionately call the office
17 parcel, the marina parcel, and the hotel
18 parcel.

19 The deviation that we're focusing on today
20 is the hotel parcel. The site plan -- the
21 hotel parcel is occupied by the proposed
22 Four Seasons, the office building on the
23 northeast, and then we'll be back for the
24 marina project on the southwest corner.

25 The reason that we're here today is

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

7

1 because, given the site constraints that exist
2 with existing easements on the site, it doesn't
3 make sense for the parcel to provide the view
4 and access corridors at the intervals that were
5 contemplated by code.

6 And as we discussed at the workshop, those
7 intervals were established at roughly 300
8 linear feet, based on looking at the old maps
9 and what the rough size of the blocks were at
10 that time and where it would make sense for
11 rights-of-way to come down to the river and
12 line up so that you have those unobstructed
13 view and access corridors.

14 The whole objective here being to provide
15 an opportunity for the public to have both view
16 and walkability, drivability, access to the
17 river to interact with one of our greatest
18 assets.

19 So the survey snippet that I'm showing
20 here, moving from the west to east, shows you
21 the existing easements on the parcel.

22 And I'm trying to slow down because I got
23 the eye from Diane.

24 The main one in the center is where we
25 have two -- a City right-of- -- a City easement

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

8

1 and a JEA easement, 25 and 30 feet, with a gap
2 between them that create this large corridor
3 where development can't be. We can do a little
4 bit in terms of elevations, but we can't do
5 vertical construction there.

6 In essence, what that leaves us is this
7 development pad; worked, again, from west to
8 east, we have 117 feet where that larger
9 duplicate easement runs that is going to be an
10 unobstructed view and access corridor the whole
11 way to the marina. And then immediately to the
12 right of that, we have a 72-foot view and
13 access corridor that are preordained by the
14 locations of those easements.

15 And when you look at what that leaves,
16 we've got 127 feet in which the office and the
17 marina parcel can be developed, and then a 384
18 [sic] linear frontage where the hotel is
19 located.

20 If we were required to do this per code,
21 we would have to add what essentially is a
22 third view and access corridor through the
23 center of the hotel parcel. It would, in
24 essence, render that little space between what
25 you see on the screen as red and green not

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

1 meaningfully developable and greatly
2 compromised in what we're able to do with the
3 hotel.

4 So coming back to the site plan, we've
5 maximized what we can do with that linear
6 frontage with the hotel that is specifically
7 designed to creatively -- so that we're pulling
8 the massing of the building back from the
9 waterfront, activating that waterfront with
10 semiprivate recreation, restaurant amenities
11 and really trying to focus on that experience
12 with the larger view corridor that we have.
13 Again, there's supposed to be 40 feet per code,
14 and we're providing a 72-foot swath that is
15 going to be landscaped, hardscaped, making it
16 very clear the way we've designed the site that
17 we're inviting public into that space, down to
18 the water.

19 And, again, I have the entire design team
20 available if there's questions, but we're going
21 to be going into that type of stuff in far more
22 detail when we come back for conceptual of the
23 plan itself. Today, we're really focusing on
24 why the layout is what it is.

25 Now, Mr. Parola detailed the criteria in
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 did go through one at a time and really recited
2 all of the reasons for this, we would ask that
3 you rely upon the staff report criteria, the
4 September 9 letter, and grant the deviation
5 from the 656.361.6.2.H.2(b), that Guy recited
6 previously.

7 Thank you.

8 THE CHAIRWOMAN: Thank you very much,
9 Ms. Trimmer.

10 Are there any questions for -- by the
11 board members for staff or for Ms. Trimmer at
12 this time?

13 BOARD MEMBER DAVISSON: I have questions
14 for Ms. Trimmer. And I probably should have
15 asked these during her last session that we
16 had, but -- so we're putting it at -- 72-foot
17 access view corridor? Now, it's not just an
18 easement.

19 And just on the plan, you know, we've got
20 this -- from Bay Street to the marina, it's got
21 a drive that cuts into it. It's grass. It
22 doesn't literally have a sidewalk that walks
23 down the middle. I'm not saying that's what we
24 need to do. But does the sidewalk, and the way
25 that you can get to -- in that area that goes

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

1 his report and you also have in front of you a
2 September 9th letter where the first six
3 criteria that are italicized are the general
4 criteria, and we've gone through each. I can
5 recite them if the Chair would like, but I
6 believe it would be acceptable to incorporate
7 this letter, along with the staff report, and
8 rely upon that as the justification for the
9 deviations since everybody has had this and had
10 an opportunity to go through it.

11 So again, we have the first six criteria
12 that are italicized on Pages 1 through 4 of the
13 September 9 letter. And then starting with 7
14 and 8, which are not italicized -- and I'm
15 going to say that's because they're the
16 specific criteria, not because I forgot to
17 italicize them, that specifically address the
18 deviations to the view and access corridor; and
19 why, given the preordained locations for those,
20 it makes sense to, in essence, shift what would
21 have been that green view and access corridor
22 on the slide to the proposed that we have here.

23 So, with that, I am going to pause and
24 answer questions, but I think, based on
25 everything that you heard last time where we
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 up against the building and through an arbor,
2 is that continuously going to be open to the
3 public?

4 MS. TRIMMER: Through the Chair, yes.

5 So per code, we have to actually give an
6 easement to the City for the view and access
7 corridors. And there is the existing access
8 that prohibits development.

9 Right now we're still kind of tweaking the
10 driveway access and the hardscape landscaping
11 through that area, but the development plan was
12 to create a continuous corridor, not
13 necessarily in a straight linear fashion. We
14 are working on making kind of meandering paths
15 with shaded areas and places for respite, and
16 that will be more detailed on the plans when
17 they come through, but it will all be without
18 vertical development between those two lines
19 that you see where we outline the 72. And,
20 again, the -- the deviation is from the linear
21 feet required, between the insides of those
22 view access corridor points.

23 BOARD MEMBER DAVISSON: And who maintains
24 that?

25 MS. TRIMMER: (No response.)

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

1 BOARD MEMBER DAVISSON: Who maintains
2 that?
3 MS. TRIMMER: Who will maintain the actual
4 view and landscaped corridor? That will be
5 part of the development team's project.
6 BOARD MEMBER DAVISSON: That's all.
7 Thank you.
8 THE CHAIRWOMAN: Thank you very much.
9 Are there any other questions by the
10 members in the room?
11 BOARD MEMBERS: (No response.)
12 THE CHAIRWOMAN: Okay. Any questions by
13 Mr. Loretta or Mr. Allen?
14 BOARD MEMBER ALLEN: None from me.
15 BOARD MEMBER LORETTA: I'm good.
16 THE CHAIRWOMAN: Okay. Xzavier, can you
17 just confirm --
18 MS. TRIMMER: He said he's good.
19 THE CHAIRWOMAN: Thank you very much.
20 At this time, are there any -- Xzavier,
21 could you confirm whether there's anyone in the
22 public that wishes to speak, whether it's in
23 the room here or by Zoom?
24 MR. CHISHOLM: To the Chair, we don't have
25 any requests for comment.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 motion once the board members finish their
2 comments.
3 THE CHAIRWOMAN: Great.
4 Mr. Brockelman.
5 BOARD MEMBER BROCKELMAN: Thank you, Madam
6 Chair.
7 I just echo what Mr. Harden and
8 Mr. Schilling said. I'm happy to support it
9 today. Strong justification.
10 THE CHAIRWOMAN: Thank you.
11 Mr. Loretta.
12 BOARD MEMBER LORETTA: Yes. Thank you.
13 I agree with the others. The only thing
14 that I would ask -- as Craig kind of pointed
15 out, and I think Cyndy mentioned that there
16 will be a little bit of -- some tweaks to the
17 design to allow for a pedestrian connection on
18 that centralized (inaudible) corridor. So I
19 think that's something that we're going to be
20 expecting when we get to the next level of
21 conceptual approval.
22 THE CHAIRWOMAN: Thank you very much.
23 And Mr. Allen.
24 BOARD MEMBER ALLEN: Thank you, Madam
25 Chair.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRWOMAN: Is there anyone present
2 who would like to provide any public comments?
3 AUDIENCE MEMBERS: (No response.)
4 THE CHAIRWOMAN: Seeing none, then we can
5 move to staff -- board discussion, and I'll
6 start with Mr. Davisson.
7 BOARD MEMBER DAVISSON: I have no further
8 comments.
9 THE CHAIRWOMAN: Thank you.
10 Mr. Harden.
11 BOARD MEMBER HARDEN: I have no comments.
12 I think that the case is strong. I think
13 we've heard all the reasons. And I also think
14 that the view corridors are intended to protect
15 the obstruction of views for buildings. On the
16 other side there's a parking lot and the
17 applicant's future development, so I think
18 there's a strong case. I will be supporting
19 it.
20 THE CHAIRWOMAN: Thank you.
21 Mr. Schilling.
22 BOARD MEMBER SCHILLING: Thank you, Madam
23 Chairman.
24 And I'll echo the comments, that -- I'm in
25 support of this and I will be happy to offer a
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 I think it's very exciting to see a
2 project of this magnitude and this level come
3 before us and, more importantly, in front of
4 the City of Jacksonville. And we certainly
5 just thank the development team and the Jaguars
6 and the ownership for letting us have an
7 opportunity to take a look at this.
8 Thank you.
9 THE CHAIRWOMAN: Thank you very much.
10 I'll just add that I do believe that the
11 intent of the criteria has definitely been met.
12 And that in light of the other easements that
13 are going to be mandatory, I think that the
14 view and protection of access to the riverfront
15 will be protected.
16 So, at this time, I'd like to --
17 MR. CHISHOLM: Excuse me, Madam Chair.
18 I just wanted to let you know that we did
19 have a hand raised on Zoom now, if you would
20 like to allow comment.
21 THE CHAIRWOMAN: Is it a member of the
22 public?
23 MR. CHISHOLM: Yes, ma'am.
24 THE CHAIRWOMAN: Is it acceptable to the
25 board to have her or him --
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 BOARD MEMBERS: (Respond affirmatively.)
2 THE CHAIRWOMAN: Yes. Okay. We'll allow
3 for it.

4 MR. CHISHOLM: Thank you.
5 Nancy Powell, you will have three minutes
6 to speak.

7 ZOOM MEMBER: Hi. Sorry, I couldn't find
8 the hand raise part, which is why I didn't
9 raise my hand earlier.

10 I think the view corridors seem very
11 reasonable as a solution. I really just wanted
12 to alert, kind of -- it's more of a question, I
13 guess. The conference area, as you guys review
14 the plans in the next iteration, I would like
15 you to pay some attention to how the building
16 kind of interfaces with Met Park, and in
17 particular this -- the conference area, which
18 is the new -- it's new to the site plan, at
19 least compared to what some -- what we've been
20 seeing before. And I can't really visualize
21 what that looks like. It's right up against
22 the property line.

23 And so anyway, it's just really a question
24 of how -- how the building -- it not only
25 interfaces with the riverfront, which it also

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

1 is going to interface with the park. So really
2 that's just a question, and I just want people
3 to be paying attention. I don't know what's
4 envisioned on the -- on the park side here, and
5 right now there's a building right there,
6 which --

7 So anyway, that's -- you know, I think
8 there needs to be -- it's a park setting and it
9 really could be great to interface there.

10 THE CHAIRWOMAN: Thank you very much,
11 Ms. Powell. I'm sure that the DDRB will get
12 that aspect when the conceptual plan comes
13 before us.

14 Are there any other questions by the
15 board?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRWOMAN: Okay. At this time, I'd
18 like to entertain a motion.

19 BOARD MEMBER SCHILLING: Madam Chairman,
20 I'll go ahead and make a motion. I'm happy to
21 make the motion. And I'll ask for a little bit
22 of patience just so that the record is
23 complete. I'm going to go ahead and read in
24 the criteria.

25 So I'm making a motion for approval

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

1 with -- and sharing that I believe that enough
2 information has been provided here today to
3 result in a finding that the two specific
4 criteria have been met, and I'll go ahead and
5 read those into the record.

6 Specific deviation criteria number 1 is
7 that the development provides substitute public
8 benefits through other urban open space or
9 activated semiprivate facilities, such as
10 restaurants, bars, museums or other similar
11 venues open to the public and located on the
12 frontage of the building where publicly
13 accessible boat slips or water taxi stops,
14 additional public access points beyond those
15 required, wider view or access corridors, or
16 the like.

17 Also, specific deviation criteria number
18 2, which is that there are unique
19 characteristics of the site that warrant the
20 deviation, such as alternative major access
21 points. Examples of these would include public
22 parks just beyond the 300-foot boundary, an
23 accessible creekfront bisecting site or bridge
24 structures or overpasses that would make a view
25 easement in the required location unnecessary,

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

1 unusable or undesirable.

2 And also finding that the six general
3 deviation criteria have also been met, the
4 first being the effect of the proposed
5 deviation is consistent with and furthers the
6 objectives, policies, design and intentions of
7 the BID plan.

8 Number 2, the request is not based
9 exclusively upon a desire to reduce the cost of
10 developing the site but would accomplish a
11 substantial public benefit.

12 Number 3, that the proposed deviation will
13 not diminish property values in the area
14 surrounding the site and will not interfere
15 with or injure the rights of adjacent
16 properties.

17 Number 4, the request is not a
18 self-imposed hardship.

19 Number 5, the proposed reduction or
20 deviation will not be detrimental to the public
21 health, safety or welfare, result in additional
22 public expense or the creation of nuisances.

23 And finally, Number 6, either there are
24 unique site characteristics, such as parcel
25 shape, location, existing utilities, et cetera,

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

1 that prevent development consistent with these
 2 regulations.
 3 Thank you.
 4 BOARD MEMBER BROCKELMAN: Second.
 5 THE CHAIRWOMAN: Thank you very much.
 6 So for -- we have a motion and a second.
 7 Is there any discussion before the vote?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRWOMAN: Mr. Allen or Mr. Loretta?
 10 (Inaudible response.)
 11 THE CHAIRWOMAN: Hearing none -- they said
 12 none. Hearing none, all in favor, please say
 13 aye.
 14 BOARD MEMBERS: Aye.
 15 THE CHAIRWOMAN: All opposed, please say
 16 nay.
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRWOMAN: Hearing none, the motion
 19 passes unanimously, seven to zero, and
 20 congratulations.
 21 MS. TRIMMER: Thank you very much.
 22 THE CHAIRWOMAN: Thank you so much.
 23 Okay. We will now move on to Action Item
 24 C, that is DDRB 2021-010, the Johnson Commons
 25 final approval.

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

1 At this time, I would like to ask for the
 2 staff report, please.
 3 MS. RADCLIFFE-MEYERS: Thank you, Madam
 4 Chair.
 5 I apologize for the delay. Thank you
 6 again.
 7 My name is Lori Radcliffe-Meyers with the
 8 Downtown Investment Authority, and I'll be
 9 giving this staff report for DDRB 2021-010,
 10 Johnson Commons, formerly known as the LaVilla
 11 Townhomes.
 12 Again, DDRB application 2021-010 seeks
 13 final approval for a 91 single-family townhome
 14 development located at West Adams and West
 15 Forsyth Street.
 16 Again, for the project, there are two
 17 phases which are required by the disposition.
 18 Phase I must include a minimum development of
 19 91 for sale townhome units to be developed in a
 20 single phase. And Phase II, which fronts Lee
 21 and Forsyth Streets, must include a minimum of
 22 10,000 square feet of stand-alone retail or a
 23 mixed-use product of multifamily, residential
 24 and retail that includes a minimum of
 25 10,000 square feet of first floor retail.

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

1 Phase II will be commenced within five
 2 years of execution of the redevelopment
 3 agreement or the property will revert back to
 4 the City. As an interim use, the Phase II
 5 portion of the subject property site will be
 6 developed and maintained by the developer as
 7 public greenspace.
 8 At the meeting on June 10, 2021, the
 9 Downtown Development Review Board voted for
 10 conceptual approval 2021-010 subject to the
 11 following recommendations:
 12 Prior to submittal for final review, the
 13 developer shall meet with staff to identify any
 14 deviations sought, to review the facade design
 15 and include additional elements such as
 16 vertical or horizontal features, material
 17 changes or other elements which will help
 18 further enhance the facades and help define
 19 distinct modules of the buildings.
 20 The landscaping, including small to medium
 21 trees and understory shrubs and/or grasses,
 22 shall be planted to create a buffer to enhance
 23 the interaction between the townhome units and
 24 the interior private space.

The developer has integrated material and
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 color changes, along with vertical features, to
 2 both the front and rear-facing facades, which
 3 will help further enhance the facades and help
 4 to define distinct modules of the buildings.
 5 As recommended, landscaping has been
 6 added, creating a buffer which helps to enhance
 7 the interaction between the townhome units and
 8 the interior private space.
 9 Based on the foregoing, the Downtown
 10 Development Review Board staff recommends
 11 approval of DDRB 2021-010 with the following
 12 condition: Prior to ten-set review, the
 13 applicant will work with DDRB staff on the
 14 design selection of street furniture, benches,
 15 trash receptacles, and bike racks and the
 16 layout and design of the pavers to ensure
 17 consistency with the updated design guidelines
 18 currently under review.
 19 This concludes the staff report. Staff is
 20 available for questions.
 21 Thank you.
 22 THE CHAIRWOMAN: Thank you very much.
 23 At this time, I'd like to ask the
 24 applicant for a presentation.
 25 MS. TRIMMER: Thank you so much.

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

1 Cyndy Trimmer, 1 Independent Drive, Suite
2 1200, on behalf of the applicant.

3 I have with me Billy Zeits from Corner Lot
4 and the Johnson Commons development team.
5 Fremont Latimer with Marquis Latimer has
6 handled all the hardscape/streetscape for the
7 project. And Nick Mousa with GAI, along with
8 Timothy Focht, has been handling the civil for
9 the project.

10 So as Ms. Radcliffe-Meyers detailed, we
11 walked away with two main
12 exterior-to-the-project take-aways and one
13 interior to the project.

14 And wait for it.

15 Okay. So starting with the exterior of
16 the project, with the ask that we find ways to
17 create better separation between the public
18 space on the frontage and the residential --
19 which, to remind everybody, under the code you
20 either have to be set back from the build-to
21 line or elevated above it if you're going to
22 create that space for the public, and the
23 private space.

24 So on these we've taken two approaches.
25 Going through the engineering as it's been

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

1 advanced, we found out that we have some
2 topographical utility and other not surprising
3 conflicts, so we have two different solutions
4 based on what we've come up with.

5 So on the first, which is kind of
6 consistent with the site plan you saw before,
7 we've added planters at the base of each of the
8 units that will be of a material that's
9 consistent and compatible with the structure
10 itself for some urban planting purposes.

11 And then on the other buildings, where
12 we've had to create elevated stoops because of
13 the topography of the site, we now have these
14 stairwells that have a scored concrete material
15 along the frontage with the overhanging stoops
16 to kind of create that separation of space.

17 You have in your packages an image that
18 shows what the facades of each building looked
19 like when we came through the first time, and
20 they were kind of the same color scheme, but
21 didn't have the differentiation of materials
22 and colors and things that we have now. So
23 what we've done, going back, is create a
24 mixture of Hardie panel with board and batten
25 panels that gives us kind of that cross-check

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

1 pattern versus the Hardie panel with the lap
2 siding that gives you the more horizontal
3 lines, and then we've also used the gable
4 fronts of the pitched roofs to differentiate
5 across the front of the structures and also
6 across the spandrels on each of the facades to
7 differentiate with that very pattern as well.

8 And you can also get the feel from this
9 image -- the buildings themselves are recessed,
10 but -- some of the units in a pattern so that
11 they're not all just a solid facade fronting
12 the pedestrian realm as well.

13 The rear of the structures, we've provided
14 the same treatments. We've also added the
15 vertical downspout elements to the front and
16 back facades so that we really, truly
17 distinguish each individual unit and have tried
18 to give each one its own identity through those
19 combination of materials that we have
20 introduced.

21 And, again, we've kept the double-gable
22 roof that everybody really liked and the
23 differentiation of materials there.

24 Billy is going to walk around with the
25 material boards so everybody can have an

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

1 opportunity to see those.

2 We also, on the facades, where we had to
3 add the stairwells, have done it with a
4 customized iron material that is consistent
5 with what was used on the upper-story balconies
6 so that that ties those together as well.

7 We've touched on all the elevations and
8 materials that Billy is walking around, so I'm
9 not going to belabor those.

10 Here is the color palette that we've
11 introduced for the site, trying to stay within
12 kind of that urban palette, but also not too
13 showy. These are a for sale product, and
14 trying to distinguish it from some of the other
15 architecture and color palettes that we have
16 downtown.

17 We did not have a lot that we needed to
18 deal with in terms of changing the site plan.
19 The civil stayed largely what it was in terms
20 of the layout. Again, GAI had to deal with
21 some unique site constraints just in terms of
22 the utility and the topography that have
23 dictated the layout, but there are not any
24 major differences to focus on there.

25 Moving on to the streetscape, they've made

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

1 my job easy. We've outlined for you all of the
2 criteria, and the fact that we are meeting all
3 of the criteria in terms of the exterior
4 streetscape where we're using the high-rise
5 cathedral and exceeding the shape coverage
6 where we have the pedestrian realm between what
7 we've done to activate the immediate frontage
8 area of the building and then the pedestrian
9 clear zone and the amenity zone, we meet or
10 exceed those -- those zones on all frontages of
11 all blocks.

12 We've provided staff with more detail that
13 had been requested in terms of what we were
14 doing with the streetscape for the streetscape
15 furniture. We understand that that is a little
16 bit in flux right now. We'll work with them
17 when it comes time for permitting to figure out
18 which exact benches, light fixtures, pavers,
19 all of that that has to be used, but we'll be
20 consistent with whatever is appropriate for the
21 LaVilla project when that time comes.

22 Moving on to the interior amenity area,
23 because that was the other space that we got
24 feedback in terms of just -- it hadn't been
25 fleshed out at conceptual and everybody wanted

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

1 Would the court reporter please make sure
2 that the record reflects that Mr. Davisson will
3 be recusing himself, and I'm sure staff will
4 prepare the documentation for that.

5 So back to the board, are there -- before
6 we go to the board -- well, let me ask, are
7 there any questions for either staff or for
8 Ms. Trimmer or any of the other persons?

9 I see Council Member Ferraro.

10 COUNCIL MEMBER FERRARO: Yes. Thank you.

11 Ms. Trimmer, I noticed on the gable
12 roofs -- I didn't know where the gutter system
13 was. It looks like it's going to be going
14 right towards their front door.

15 MS. TRIMMER: Through the Chair, we have
16 created downspouts. I would ask Mr. Mousa to
17 come up and address the drainage for the site.

18 And my clicker doesn't seem to be working
19 with that Windows app.

20 COUNCIL MEMBER FERRARO: You probably had
21 it on there and I just can't see it.

22 MS. TRIMMER: Not a problem.

23 (Mr. Mousa approaches the podium.)

24 THE CHAIRWOMAN: Mr. Mousa, state your
25 name and address for the record.

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

1 to see what we were doing in that interior
2 space to differentiate the amenity space from
3 the individual units. So that is now here and
4 available in your package, and Fremont could go
5 into more detail if anybody wants to have more
6 specifics in terms of the plantings, but
7 basically interior to the site we're using a
8 variety of crape myrtles, palms, and then
9 vegetation for the purposes of activating those
10 spaces.

11 And I think that highlights all of the
12 places that we needed to kind of go back and
13 tweak and bring you something new to look at,
14 so I will stop and have the whole development
15 team available for questions.

16 THE CHAIRWOMAN: Thank you very much,
17 Ms. Trimmer.

18 At this time, are there any questions by
19 the board, whether Zoom or here in the room,
20 for staff or for Ms. Trimmer?

21 BOARD MEMBER DAVISSON: To the Chair, I'll
22 be recusing myself from this matter.

23 Thank you.

24 THE CHAIRWOMAN: Okay. Thank you very
25 much.

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

1 MR. MOUSA: Nick Mousa, with GAI
2 Consultants, civil engineer for the project.

3 Through the Chair to Councilman Ferraro,
4 that topic came up during conceptual discussion
5 where we are planning to collect the roof
6 drains and route them out to the street. This
7 is not a part of town where we would have a
8 typical stormwater pond. Our outfall is the
9 City right-of-way, and so there is a roof drain
10 connection that comes down, downspouts out, and
11 it's graded out to the street.

12 COUNCIL MEMBER FERRARO: Perfect. Thank
13 you.

14 MR. MOUSA: Yes, sir.

15 Thank you.

16 THE CHAIRWOMAN: Thank you very much.
17 Are there any other questions in the room?
18 Mr. Schilling.

19 BOARD MEMBER SCHILLING: Yes, Madam
20 Chairman. Thank you.

21 Through the Chair to the applicant, Cyndy,
22 I was going to ask, on the site plan, if you
23 could point out which -- which of the units
24 have the front stoops versus which of the units
25 are at grade and have the different treatment?

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

1 MS. TRIMMER: They are actually
2 differentiated in your package on the site
3 plan, the ones that have kind of the small
4 rectangle coming down parallel to the building.

5 And, honestly, it is more of the units
6 than not were affected by the topography of the
7 site and will have the stairs versus the
8 planters in the front.

9 BOARD MEMBER SCHILLING: Okay.

10 All right. And then I'll go back to
11 Mr. Mousa on the question. So if I
12 understood the -- so the downspouts are going
13 to connect directly into the drain system?

14 They basically will come down to the sidewalk
15 and then drain across the sidewalk?

16 MR. MOUSA: Yes, sir. That's the way it's
17 currently proposed.

18 BOARD MEMBER SCHILLING: All right. And
19 then I have a question for staff, that this
20 will come back to the board -- maybe it would
21 require some more discussion.

22 The recommendation, as it's written,
23 Recommendation A, it feels like there may be
24 one or two words missing there, so I was going
25 to ask, what -- what is it that staff is

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

1 the process.

2 MS. RADCLIFFE-MEYERS: Yeah, so it's prior
3 to ten-set submittal that we would want the
4 developer to come meet with us so we would
5 ensure that whatever they were putting on the
6 streetscape and on the hardscape, that it
7 matched the new updated design guidelines.

8 BOARD MEMBER SCHILLING: Okay. Great.
9 Thank you.

10 And then, actually, I'm going to go back
11 to Mr. Mousa because I thought of another
12 question just based on the prior answer.

13 So is there any way to tie the downspouts
14 into basically an underground pipe that's
15 running and would tie it to the stormwater
16 system?

17 MR. MOUSA: Through the Chair to
18 Mr. Schilling, I was just speaking to Mr. Zeits
19 about that because we've gone back and forth on
20 that issue, and the latest plan I had seen was
21 for sheet flow as a minimum, but looking at
22 piping through an under-drain system, but we've
23 got -- we're dealing with a lot of existing
24 utilities, obviously, out there in that area,
25 and so committing to under-drain everywhere

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

1 specifically looking for? Is it prior to the
2 ten-set approval that they would come back for
3 that review?

4 MS. RADCLIFFE-MEYERS: Board Member
5 Schilling, through the Chair, correct.

6 So as the board is aware, we are working
7 on updating our design guidelines. It's taking
8 a little bit longer than we expected, and so we
9 want to work with the development [sic] to
10 ensure that whatever street furnishings are
11 picked for the LaVilla district and whatever
12 pavers and design of those pavers that reflect
13 that design, that it's actually part of the
14 design guidelines.

15 Currently, what's shown in the packet is
16 not what we would want to probably see there,
17 so we just want to ensure that they work with
18 us to -- you know, to put in what actually is
19 approved through the new design guidelines.

20 BOARD MEMBER SCHILLING: Okay.

21 MS. RADCLIFFE-MEYERS: So --

22 MS. TRIMMER: If I may add, Mr. Mousa's
23 firm is working on updating those guidelines
24 with staff, so he'll have intimate knowledge
25 when the time comes to know where they are in

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

1 until we have the final utility located is a
2 little hard. That's why as the bare minimum
3 I'm saying, plan on the sheet flow, but,
4 obviously, it's in our best interest to make
5 sure that we don't have a flooded sidewalk
6 outside of these units for our residents, and
7 so we're going to attempt to pipe into an
8 under-drain system, but I'm hesitant to commit
9 to that until we have final knowledge of all
10 existing utilities.

11 BOARD MEMBER SCHILLING: All right.
12 Great. Thank you.

13 And those are all the questions I have.
14 Thank you.

15 THE CHAIRWOMAN: Thank you.
16 Mr. Brockelman, any questions?

17 BOARD MEMBER BROCKELMAN: No questions.

18 MR. PAROLA: Madam Chair, if I could --
19 THE CHAIRWOMAN: Yes.

20 MR. PAROLA: Speaking to Mr. Schilling, I
21 think what you were alluding to in Condition A,
22 we have the word "final" to ten-set review.
23 And I think we would want to replace that word
24 with "prior."

25 And I am going to take the liberty here

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

1 with the staff's condition and say, prior to
 2 ten-set approval -- and the reason being, we
 3 don't want to hold up the engineering for the
 4 rest of the site on something that we're going
 5 to address last anyway.
 6 So suffice it to say we will have this all
 7 worked out prior to them going to construction,
 8 if that meets the board's will.
 9 THE CHAIRWOMAN: Thank you very much.
 10 And, Mr. Allen, do you have any comments
 11 or questions?
 12 BOARD MEMBER ALLEN: (No response.)
 13 THE CHAIRWOMAN: Is that --
 14 MR. CHISHOLM: He didn't respond on Zoom.
 15 THE CHAIRWOMAN: Is he still with us?
 16 MR. CHISHOLM: I don't see him on Zoom.
 17 BOARD MEMBER LORETTA: Brent appears to be
 18 gone.
 19 MS. RADCLIFFE-MEYERS: Joe is still there.
 20 THE CHAIRWOMAN: Okay. Mr. Loretta.
 21 BOARD MEMBER LORETTA: Thank you.
 22 No, I think everything looks fine.
 23 I have a question. If we can go to Sheet
 24 29. I think we can tell later if -- what's
 25 going on, but on Sheet 29 there's a close-up
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 the things that we're working through as we go
 2 through the final ten-set review.
 3 BOARD MEMBER LORETTA: So if you click the
 4 31, you're showing a tree grate there. So I'm
 5 just trying to get -- I heard you say tree
 6 well. It's the same thing to me. So are we
 7 using those tree grates or are we not?
 8 MR. LATIMER: Grates are the intention.
 9 BOARD MEMBER LORETTA: Okay. And then --
 10 so if we put the 33 -- you just kind of show
 11 structural soil, so I think the last time you
 12 guys showed some underground actual hardscape
 13 material, elements, structural -- I can't think
 14 of the term -- is going to allow actually the
 15 (inaudible) to grow underneath the pavers and
 16 stuff adjacent. Has that been taken out of the
 17 design or is that a different project?
 18 MR. LATIMER: That was a different
 19 project.
 20 The intent was always structural soil on
 21 this site. So in order to get the required
 22 soil volumes, it's structural soil. There was
 23 some discussion initially of using the -- like
 24 an arbor system with a more formal grading that
 25 goes underneath the sidewalks, but given the
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 showing a tree well and (inaudible). There's a
 2 smaller plan with a different (inaudible), but
 3 later you guys are showing 4 feet by 8 feet
 4 metal tree grates and so forth. And so I'm
 5 just confirming that that's kind of -- you're
 6 envisioning putting in some pits with metal
 7 tree grates on top and (inaudible); is that
 8 correct?
 9 (Mr. Latimer approaches the podium.)
 10 MR. LATIMER: This is Fremont Latimer with
 11 Marquis Latimer. I'm the landscape architect
 12 on the project.
 13 So this is part of where we're getting
 14 caught with updated streetscape guidelines. So
 15 the picture you see on the bottom right is
 16 clipped directly from the preliminary
 17 guidelines, and the picture on the top left is
 18 our adaptation of that. That's particularly at
 19 the corner of Adams and (inaudible), I believe.
 20 So what we're doing is adapting the tree
 21 pits, which are on the streetscape guidelines,
 22 and we are putting in tree wells in order to
 23 expand the pedestrian clear space. So it's
 24 a -- it's an adaptation of what we've got in
 25 the preliminary guidelines, but that's one of
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 utility constraints on this site, I think
 2 structural soils are our best option.
 3 BOARD MEMBER LORETTA: I just didn't know
 4 if -- I was kind of presuming that that was
 5 going to be one of the criteria with the new
 6 updated design guidelines.
 7 So beyond that, you know, I think -- a
 8 super exciting project. I hope you guys get
 9 moving on it. A significant amount of people
 10 are interested in getting it (inaudible), so I
 11 wish you guys the best of luck.
 12 MR. LATIMER: Thank you.
 13 THE CHAIRWOMAN: Thank you very much.
 14 COUNCIL MEMBER FERRARO: Could I ask one
 15 question?
 16 THE CHAIRWOMAN: Yes. Absolutely.
 17 Thank you, Mr. Ferraro.
 18 COUNCIL MEMBER FERRARO: Sorry I keep
 19 asking all these questions.
 20 What is structural soil?
 21 MR. LATIMER: So standard soil -- you
 22 know, like dirt, a little compressed, and it
 23 will lose all the pore space within it, and
 24 that will restrict movement. So structural
 25 soil has granite and it's -- it has a number of
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 additives that maintain the porosity of the
 2 soil. So even when it's compacted, there's
 3 still some air exchange that goes to the roots
 4 so it allows the trees to grow in an urban
 5 situation like that.
 6 COUNCIL MEMBER FERRARO: Okay. Thank you.
 7 I've never heard of that.
 8 MR. LATIMER: It's a great product. It's
 9 relatively new. It started out west and they
 10 have been using it with success. So if you
 11 want to grow a big tree, in little hole,
 12 that's --
 13 COUNCIL MEMBER FERRARO: Good to know.
 14 MR. LATIMER: That's how to you do it.
 15 THE CHAIRWOMAN: Thank you very much.
 16 Are there any other questions by the
 17 board?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRWOMAN: Do we have -- Xzavier, do
 20 we have any public comments?
 21 MR. CHISHOLM: Madam Chair, we do not.
 22 THE CHAIRWOMAN: I'm sorry?
 23 MR. CHISHOLM: We do not.
 24 THE CHAIRWOMAN: Okay. Thank you very
 25 much.

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

1 that -- I have some real concerns about water
 2 sheathing across the sidewalks.
 3 And if I could finish, one crazy idea from
 4 somebody who doesn't understand engineering,
 5 would be, you know, what about -- is there a
 6 possibility that they could -- you could
 7 utilize the planters in places where you have
 8 planters, if that's an issue, as an -- as an
 9 alternative to sheet flowing.
 10 So it's just a concept, and I see
 11 Mr. Mousa has come back to the podium. Would
 12 you like to comment in regards to that?
 13 MR. MOUSA: I was just going to say that
 14 we can take a look at it with our client and
 15 the landscape architect to see if we can
 16 integrate some type of solution.
 17 THE CHAIRWOMAN: That would be great.
 18 MR. MOUSA: As of now, it's a very tight
 19 site, urban area. We're dealing with a lot of
 20 constraints to hit minimum dimension
 21 requirements as set forth in the streetscape
 22 guidelines and others, and that doesn't even
 23 take into account the sub-surface challenges,
 24 but we will -- we'll work with the landscape
 25 architect and the developer and take a look

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

1 So I would only like to add that -- I have
 2 a couple of things. First, I think that you
 3 all did a great job listening to what DDRB
 4 comments were previously.
 5 I really like -- I would like to have all
 6 the buildings with the stoops. I think it adds
 7 so much to the aesthetic appeal of those. So
 8 that's just a comment, but, you know -- so I
 9 was happy to hear that Ms. Trimmer said that
 10 the majority of them do have that. I think it
 11 really is a significant improvement.
 12 Also, the changes that you made to the
 13 facade materials and the differentiation there,
 14 I think -- I appreciate you taking the time. I
 15 think the project will benefit from those
 16 changes.
 17 I had the exact same comment and concern
 18 that Mr. Schilling raised about the water. I
 19 would like us to consider that our
 20 recommendation would include a statement that
 21 as many as physically possible should have the
 22 under-piping, under the sidewalk. You know, I
 23 understand that there's existing problems with
 24 existing utilities and appreciate the trouble
 25 that occurs because of that, but I think

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

1 prior to our final ten-set submittal. And if
 2 there's the opportunity, we'll certainly
 3 evaluate it.
 4 THE CHAIRWOMAN: Well, thank you very
 5 much. And I appreciate the complexity of these
 6 urban sites and the balancing act that
 7 everybody has to go through.
 8 BOARD MEMBER LORETTA: Ms. Durden, Brenna,
 9 if I may?
 10 THE CHAIRWOMAN: Yes.
 11 BOARD MEMBER LORETTA: You know, some
 12 design consideration for a lot of urban areas,
 13 what they have is -- and kind of put it into,
 14 like, a trench. Basically, each one would have
 15 its own little trench drain that runs basically
 16 through the curb to the right-of-way -- or to
 17 the -- through the curb to the road, so --
 18 The downside to that is then it starts
 19 getting a little bit more expensive because
 20 you've got kind of a metal trench that's got to
 21 get formatted for every one of these buildings
 22 and then you have an awful lot of (inaudible)
 23 all the way down the line.
 24 But I do agree, it doesn't seem like it's
 25 the best practice to put roof drains onto the

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

1 public right-of-way, the way it's described in
 2 the (inaudible).
 3 THE CHAIRWOMAN: Yes. Thank you very
 4 much, Mr. Loretta.
 5 It seems -- and Ms. Trimmer has come back
 6 to the podium.
 7 Would you like to add something?
 8 MS. TRIMMER: If I may, just very briefly.
 9 I was struggling with the slides being a
 10 little bit lagging when Mr. Schilling asked the
 11 original question. I didn't want to leave it
 12 hanging.
 13 In terms of the frontages that have the
 14 raised stoop, it is everything along Pearson
 15 Park Trail, LaVilla Center Drive, the southern
 16 side of Houston and then the southern side of
 17 the park. So the two exterior that do not have
 18 the stairs are the northern block along Adams
 19 Street and then the small block on Houston.
 20 THE CHAIRWOMAN: Thank you very much for
 21 that additional information.
 22 Since we've had a few additional comments,
 23 I just want to make sure that no one on the
 24 board has any additional questions.
 25 BOARD MEMBERS: (No response.)
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 practice, DDRB staff is on the ten-set review.
 2 And even when there's not a formal motion made,
 3 when there's substantial discussion and
 4 substantial enough to make it into the minutes,
 5 those minutes carry forward with Lori and I,
 6 and -- when we read and go through the
 7 development plan.
 8 So with or without the motion, rest
 9 assured that we'll be looking at it and talking
 10 with the civil -- to minimize whatever sheet
 11 flow directly onto the sidewalk there would be.
 12 I just wanted to give the board that sort of
 13 comfort level that staff listens.
 14 THE CHAIRWOMAN: Thank you so much.
 15 BOARD MEMBER SCHILLING: Thank you.
 16 THE CHAIRWOMAN: So we have a motion and
 17 Mr. Brockelman seconded it.
 18 Are there any other board comments before
 19 we go to the vote?
 20 BOARD MEMBERS: (No response.)
 21 THE CHAIRWOMAN: Hearing none --
 22 MS. GRANDIN: Public comments?
 23 THE CHAIRWOMAN: We did public comments.
 24 MS. GRANDIN: Oh, you did public --
 25 THE CHAIRWOMAN: Yes. Thank you, though.
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRWOMAN: Okay. Thank you.
 2 Then I think that we can now entertain a
 3 motion in regards to this project.
 4 BOARD MEMBER SCHILLING: Madam Chairman,
 5 I'll go ahead and be happy to make the motion,
 6 and I promise this will be way faster than the
 7 prior one.
 8 So I'll move to approve 2021-010 with
 9 Condition A, with the changes proposed by staff
 10 so that it would say "prior to final ten-set
 11 approval." So those couple of word changes at
 12 the beginning. And then -- and this may take
 13 some discussion and wordsmithing, but with also
 14 the recommendation that the applicant work with
 15 staff to provide the -- the roof drains to be
 16 connected into the stormwater system,
 17 underground, where practical and possible.
 18 THE CHAIRWOMAN: Is there a second?
 19 BOARD MEMBER BROCKELMAN: Second.
 20 MR. PAROLA: So, if I could, we understand
 21 what you're saying. We get the sentiment and
 22 we can wordsmith it and provide it to the Chair
 23 for review. I'm sure -- I trust that we'll
 24 wordsmith it.
 25 And just so the board knows as a matter of
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 So back to the vote. All in favor of the
 2 motion, please say aye.
 3 BOARD MEMBERS: Aye.
 4 (Board Member Davisson abstains from
 5 voting.)
 6 THE CHAIRWOMAN: All opposed?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRWOMAN: Hearing and seeing none,
 9 that motion passes unanimously.
 10 Thank you very much.
 11 MS. TRIMMER: Thank you very much.
 12 THE CHAIRWOMAN: Okay. We're going to
 13 move to items -- old business, and I will ask
 14 the board and staff, is there any old business
 15 to be brought before the board?
 16 MR. PAROLA: Madam Chair, if I could,
 17 because it came up in discussion with this
 18 project, as you know, the design guidelines are
 19 being updated as part of the BID and CRA plan.
 20 There's four different tasks in there and they
 21 all sort of interrelate. There was a
 22 trajectory change on one of the tasks. That
 23 has since been resolved and it heavily
 24 influences the design guidelines as they are
 25 specific to the individual districts, so we're
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 at a point where we're going to start making up
 2 for lost time. So please, in the next month or
 3 two, expect, if not -- probably a joint
 4 workshop with DIA and DDRB to really discuss
 5 this.
 6 I just wanted to bring that to the
 7 attention -- trajectory changes aside, we're
 8 going to make up for some lost time.
 9 THE CHAIRWOMAN: So you are anticipating a
 10 workshop?
 11 MR. PAROLA: To the Chair, yes.
 12 Most likely a joint workshop between DDRB
 13 and DIA, the philosophy behind that being a
 14 joint workshop creates equal footing for
 15 everybody. And not having a workshop with one
 16 body and then the body that decisions are
 17 appealed to, it just seemed -- more equal
 18 footing for everybody, and everybody could hear
 19 what the other board is saying.
 20 THE CHAIRWOMAN: Thank you very much.
 21 We'll be looking forward to that.
 22 Any other old business?
 23 (No response.)
 24 THE CHAIRWOMAN: I'm seeing none.
 25 Okay. Is there any new business to be

Diane M. Tropia, 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. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 30th day of September 2021.
 16
 17 _____
 18 Diane M. Tropia
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25

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

1 brought before the board?
 2 (No response.)
 3 THE CHAIRWOMAN: Hearing none, seeing
 4 none, are there -- then I will move to any
 5 public comments.
 6 I see no public in the room. So, Xzavier,
 7 could you advise whether there is anyone on
 8 Zoom that wishes to speak?
 9 MR. CHISHOLM: To the Chair, we don't have
 10 any hands raised on Zoom.
 11 THE CHAIRWOMAN: Okay. Then I think we're
 12 on to adjournment.
 13 Is there a motion to adjourn?
 14 BOARD MEMBER SCHILLING: Move to adjourn.
 15 BOARD MEMBER LORETTA: So moved.
 16 THE CHAIRWOMAN: Thank you.
 17 The meeting is now adjourned.
 18 (The foregoing proceedings were adjourned
 19 at 3:15 p.m.)
 20 - - -
 21
 22
 23
 24
 25

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

(This page is blank in the original document)

1	<p>72 [1] - 12:19 72-foot [3] - 8:12, 9:14, 11:16</p>	<p>addressed [1] - 5:3 adds [1] - 42:6 adjacent [2] - 20:15, 39:16 adjourn [2] - 50:13, 50:14 adjourned [2] - 50:17, 50:18 adjournment [1] - 50:12 Administrative [1] - 1:21 advanced [1] - 26:1 advise [1] - 50:7 aesthetic [1] - 42:7 affected [1] - 33:6 affectionately [1] - 6:16 affirmatively [2] - 5:20, 17:1 agree [2] - 15:13, 44:24 agreement [1] - 23:3 ahead [5] - 4:21, 18:20, 18:23, 19:4, 46:5 air [1] - 41:3 AL [1] - 1:19 alert [1] - 17:12 ALLEN [4] - 1:13, 13:14, 15:24, 37:12 Allen [5] - 2:22, 13:13, 15:23, 21:9, 37:10 allow [4] - 15:17, 16:20, 17:2, 39:14 allows [1] - 41:4 alluding [1] - 36:21 alone [1] - 22:22 ALSO [1] - 1:17 alternative [2] - 19:20, 43:9 amendments [1] - 3:9 amenities [1] - 9:10 amenity [3] - 29:9, 29:22, 30:2 amount [1] - 40:9 announce [1] - 2:17 answer [2] - 10:24, 35:12 anticipating [1] - 49:9 anyway [3] - 17:23, 18:7, 37:5 apologize [1] - 22:5 app [1] - 31:19 appeal [1] - 42:7 appealed [1] - 49:17 applicant [7] - 5:7, 6:2, 24:13, 24:24, 25:2, 32:21, 46:14</p>	<p>applicant's [1] - 14:17 application [1] - 22:12 appreciate [4] - 3:5, 42:14, 42:24, 44:5 approaches [4] - 5:22, 25:24, 31:23, 38:9 appropriate [1] - 29:20 approval [11] - 3:7, 5:5, 15:21, 18:25, 21:25, 22:13, 23:10, 24:11, 34:2, 37:2, 46:11 approve [3] - 3:15, 3:19, 46:8 approved [1] - 34:19 arbor [2] - 12:1, 39:24 architect [3] - 38:11, 43:15, 43:25 architecture [1] - 28:15 area [9] - 11:25, 12:11, 17:13, 17:17, 20:13, 29:8, 29:22, 35:24, 43:19 areas [2] - 12:15, 44:12 aside [1] - 49:7 aspect [1] - 18:12 assets [1] - 7:18 Assistant [1] - 1:21 assured [1] - 47:9 attempt [1] - 36:7 attention [3] - 17:15, 18:3, 49:7 AUDIENCE [1] - 14:3 August [2] - 3:7, 3:25 Authority [1] - 22:8 authorized [1] - 51:8 available [5] - 6:6, 9:20, 24:20, 30:4, 30:15 aware [1] - 34:6 aways [1] - 25:12 awful [1] - 44:22 aye [5] - 3:20, 21:13, 21:14, 48:2, 48:3 Aye [1] - 3:21</p>	<p>batten [1] - 26:24 Bay [1] - 11:20 bear [1] - 3:3 beginning [1] - 46:12 behalf [2] - 6:2, 25:2 behind [1] - 49:13 belabor [1] - 28:9 benches [2] - 24:14, 29:18 benefit [2] - 20:11, 42:15 benefits [2] - 4:17, 19:8 best [4] - 36:4, 40:2, 40:11, 44:25 better [1] - 25:17 between [10] - 4:13, 8:2, 8:24, 12:18, 12:21, 23:23, 24:7, 25:17, 29:6, 49:12 beyond [3] - 19:14, 19:22, 40:7 BID [2] - 20:7, 48:19 big [1] - 41:11 bike [1] - 24:15 Bill [1] - 2:7 Billy [3] - 25:3, 27:24, 28:8 bisecting [1] - 19:23 bit [8] - 4:7, 8:4, 15:16, 18:21, 29:16, 34:8, 44:19, 45:10 block [2] - 45:18, 45:19 blocks [2] - 7:9, 29:11 BOARD [55] - 1:2, 1:12, 3:11, 3:13, 3:16, 3:17, 3:21, 3:23, 5:20, 11:13, 12:23, 13:1, 13:6, 13:11, 13:14, 13:15, 14:7, 14:11, 14:22, 15:5, 15:12, 15:24, 17:1, 18:16, 18:19, 21:4, 21:8, 21:14, 21:17, 30:21, 32:19, 33:9, 33:18, 34:20, 35:8, 36:11, 36:17, 37:12, 37:17, 37:21, 39:3, 39:9, 40:3, 41:18, 44:8, 44:11, 45:25, 46:4, 46:19, 47:15, 47:20, 48:3, 48:7, 50:14, 50:15 board [26] - 2:5, 2:17, 3:8, 3:10, 4:6, 5:17, 11:11, 14:5, 15:1, 16:25, 18:15, 26:24, 30:19, 31:5, 31:6, 33:20, 34:6, 41:17,</p>
2	<p>2 [2] - 19:18, 20:8 2021 [6] - 1:6, 2:1, 3:7, 3:25, 23:8, 51:15 2021-010 [6] - 21:24, 22:9, 22:12, 23:10, 24:11, 46:8 2021-013 [1] - 4:2 214 [1] - 1:7 25 [1] - 8:1 250 [1] - 4:15 29 [2] - 37:24, 37:25 2:21 [2] - 1:7, 2:1</p>	<p>8</p> <p>8 [2] - 10:14, 38:3 850 [1] - 1:8</p>	<p>9</p> <p>9 [2] - 10:13, 11:4 91 [2] - 22:13, 22:19 9th [1] - 10:2</p>	<p>A</p> <p>able [1] - 9:2 absolutely [1] - 40:16 abstains [1] - 48:4 accept [1] - 3:14 acceptable [4] - 5:17, 5:19, 10:6, 16:24 access [18] - 4:14, 7:4, 7:13, 7:16, 8:10, 8:13, 8:22, 10:18, 10:21, 11:17, 12:6, 12:7, 12:10, 12:22, 16:14, 19:14, 19:15, 19:20 accessible [2] - 19:13, 19:23 accomplish [1] - 20:10 account [1] - 43:23 act [1] - 44:6 Acting [1] - 1:13 action [2] - 3:6, 4:1 Action [1] - 21:23 activate [1] - 29:7 activated [1] - 19:9 activating [2] - 9:9, 30:9 actual [2] - 13:3, 39:12 Adams [3] - 22:14, 38:19, 45:18 adaptation [2] - 38:18, 38:24 adapting [1] - 38:20 add [6] - 8:21, 16:10, 28:3, 34:22, 42:1, 45:7 added [3] - 24:6, 26:7, 27:14 additional [6] - 19:14, 20:21, 23:15, 45:21, 45:22, 45:24 additives [1] - 41:1 address [4] - 10:17, 31:17, 31:25, 37:5</p>
3	<p>3 [1] - 20:12 30 [1] - 8:1 300 [1] - 7:7 300-foot [1] - 19:22 30th [1] - 51:15 31 [1] - 39:4 33 [1] - 39:10 384 [2] - 4:15, 8:17 3:15 [1] - 50:19</p>	<p>B</p> <p>balancing [1] - 44:6 balconies [1] - 28:5 Ball [1] - 1:7 bare [1] - 36:2 bars [1] - 19:10 base [1] - 26:7 based [6] - 7:8, 10:24, 20:8, 24:9, 26:4, 35:12</p>		
4	<p>4 [4] - 5:3, 10:12, 20:17, 38:3 40 [1] - 9:13</p>	<p>5</p> <p>5 [2] - 5:3, 20:19</p>	<p>6</p> <p>6 [3] - 5:3, 5:5, 20:23 656.361.6.2.H.2(b) [2] - 4:12, 11:5</p>	<p>7</p> <p>7 [1] - 10:13</p>

<p>45:24, 46:25, 47:12, 47:18, 48:14, 48:15, 49:19, 50:1 Board [11] - 1:14, 1:14, 1:15, 1:15, 1:16, 2:21, 2:22, 23:9, 24:10, 34:4, 48:4 board's [1] - 37:8 boards [1] - 27:25 boat [1] - 19:13 body [2] - 49:16 bottom [2] - 5:5, 38:15 boundary [1] - 19:22 Boyer [1] - 2:14 BOYER [1] - 1:18 Brenna [1] - 44:8 BRENNA [1] - 1:13 Brent [3] - 2:22, 2:25, 37:17 BRENT [1] - 1:13 bridge [1] - 19:23 brief [1] - 4:7 briefly [1] - 45:8 bring [2] - 30:13, 49:6 BROCKELMAN [6] - 1:14, 3:16, 15:5, 21:4, 36:17, 46:19 Brockelman [4] - 2:8, 15:4, 36:16, 47:17 brought [2] - 48:15, 50:1 buffer [2] - 23:22, 24:6 build [1] - 25:20 build-to [1] - 25:20 building [10] - 6:22, 9:8, 12:1, 17:15, 17:24, 18:5, 19:12, 26:18, 29:8, 33:4 Building [1] - 1:7 buildings [7] - 14:15, 23:19, 24:4, 26:11, 27:9, 42:6, 44:21 business [4] - 48:13, 48:14, 49:22, 49:25</p>	<p>51:1 certify [1] - 51:8 cetera [1] - 20:25 Chair [25] - 1:13, 1:13, 2:20, 3:5, 4:5, 5:14, 10:5, 12:4, 13:24, 15:6, 15:25, 16:17, 22:4, 30:21, 31:15, 32:3, 32:21, 34:5, 35:17, 36:18, 41:21, 46:22, 48:16, 49:11, 50:9 Chairman [4] - 14:23, 18:19, 32:20, 46:4 CHAIRWOMAN [73] - 2:3, 2:12, 2:23, 3:12, 3:14, 3:18, 3:22, 3:24, 5:15, 5:21, 5:23, 11:8, 13:8, 13:12, 13:16, 13:19, 14:1, 14:4, 14:9, 14:20, 15:3, 15:10, 15:22, 16:9, 16:21, 16:24, 17:2, 18:10, 18:17, 21:5, 21:9, 21:11, 21:15, 21:18, 21:22, 24:22, 30:16, 30:24, 31:24, 32:16, 36:15, 36:19, 37:9, 37:13, 37:15, 37:20, 40:13, 40:16, 41:15, 41:19, 41:22, 41:24, 43:17, 44:4, 44:10, 45:3, 45:20, 46:1, 46:18, 47:14, 47:16, 47:21, 47:23, 47:25, 48:6, 48:8, 48:12, 49:9, 49:20, 49:24, 50:3, 50:11, 50:16 challenges [1] - 43:23 change [1] - 48:22 changes [8] - 3:9, 23:17, 24:1, 42:12, 42:16, 46:9, 46:11, 49:7 changing [1] - 28:18 characteristics [2] - 19:19, 20:24 check [1] - 26:25 Chief [1] - 1:18 CHISHOLM [11] - 1:21, 2:20, 13:24, 16:17, 16:23, 17:4, 37:14, 37:16, 41:21, 41:23, 50:9 CHRISTIAN [1] - 1:15 Christian [1] - 2:7 CITY [1] - 1:1 City [9] - 1:19, 2:17, 4:19, 7:25, 12:6,</p>	<p>16:4, 23:4, 32:9 civil [4] - 25:8, 28:19, 32:2, 47:10 clear [3] - 9:16, 29:9, 38:23 click [1] - 39:3 clicker [1] - 31:18 client [1] - 43:14 clipped [1] - 38:16 close [1] - 37:25 close-up [1] - 37:25 code [5] - 7:5, 8:20, 9:13, 12:5, 25:19 collect [1] - 32:5 color [4] - 24:1, 26:20, 28:10, 28:15 colors [1] - 26:22 combination [1] - 27:19 comfort [1] - 47:13 coming [2] - 9:4, 33:4 commenced [1] - 23:1 commencing [1] - 1:7 comment [5] - 13:25, 16:20, 42:8, 42:17, 43:12 comments [13] - 14:2, 14:8, 14:11, 14:24, 15:2, 37:10, 41:20, 42:4, 45:22, 47:18, 47:22, 47:23, 50:5 commit [1] - 36:8 committing [1] - 35:25 Commons [3] - 21:24, 22:10, 25:4 compacted [1] - 41:2 compared [1] - 17:19 compatible [1] - 26:9 complete [2] - 18:23, 51:10 complexity [1] - 44:5 compressed [1] - 40:22 compromised [1] - 9:2 concept [1] - 43:10 conceptual [6] - 9:22, 15:21, 18:12, 23:10, 29:25, 32:4 concern [1] - 42:17 concerns [1] - 43:1 concludes [1] - 24:19 concrete [1] - 26:14 Condition [2] - 36:21, 46:9 condition [2] - 24:12, 37:1 conference [2] - 17:13, 17:17 confirm [2] - 13:17,</p>	<p>13:21 confirming [1] - 38:5 conflicts [1] - 26:3 congratulations [1] - 21:20 connect [1] - 33:13 connected [1] - 46:16 connection [2] - 15:17, 32:10 consider [1] - 42:19 consideration [1] - 44:12 consistency [1] - 24:17 consistent [6] - 20:5, 21:1, 26:6, 26:9, 28:4, 29:20 constraints [4] - 7:1, 28:21, 40:1, 43:20 construction [2] - 8:5, 37:7 Consultants [1] - 32:2 contemplated [1] - 7:5 continuously [1] - 12:12 Coordinator [1] - 1:20 Corner [1] - 25:3 corner [2] - 6:24, 38:19 correct [2] - 34:5, 38:8 corridor [13] - 4:14, 8:2, 8:10, 8:13, 8:22, 9:12, 10:18, 10:21, 11:17, 12:12, 12:22, 13:4, 15:18 corridors [6] - 7:4, 7:13, 12:7, 14:14, 17:10, 19:15 cost [1] - 20:9 Council [5] - 1:19, 2:9, 2:17, 4:20, 31:9 COUNCIL [8] - 2:10, 31:10, 31:20, 32:12, 40:14, 40:18, 41:6, 41:13 Councilman [1] - 32:3 Counsel [1] - 1:20 COUNTY [1] - 51:4 couple [2] - 42:2, 46:11 court [1] - 31:1 coverage [1] - 29:5 covered [1] - 6:12 CRA [1] - 48:19 Craig [2] - 2:6, 15:14 CRAIG [1] - 1:14 crape [1] - 30:8 crazy [1] - 43:3 create [8] - 8:2, 12:12,</p>	<p>23:22, 25:17, 25:22, 26:12, 26:16, 26:23 created [1] - 31:16 creates [1] - 49:14 creating [1] - 24:6 creation [1] - 20:22 creatively [1] - 9:7 creekfront [1] - 19:23 criteria [9] - 4:22, 4:24, 5:3, 5:10, 9:25, 10:3, 10:4, 10:11, 10:16, 11:3, 16:11, 18:24, 19:4, 19:6, 19:17, 20:3, 29:2, 29:3, 40:5 cross [1] - 26:25 cross-check [1] - 26:25 curb [2] - 44:16, 44:17 customized [1] - 28:4 cuts [1] - 11:21 Cyndy [4] - 6:1, 15:15, 25:1, 32:21</p>
<p style="text-align: center;">C</p> <p>Carlos [1] - 6:4 carries [1] - 4:19 carry [1] - 47:5 case [2] - 14:12, 14:18 cathedral [1] - 29:5 caught [1] - 38:14 center [2] - 7:24, 8:23 Center [1] - 45:15 centralized [1] - 15:18 certainly [2] - 16:4, 44:2 CERTIFICATE [1] -</p>	<p style="text-align: center;">D</p> <p>DATED [1] - 51:15 DAVISSON [7] - 1:14, 11:13, 12:23, 13:1, 13:6, 14:7, 30:21 Davisson [4] - 2:6, 14:6, 31:2, 48:4 DDR [13] - 2:3, 3:7, 4:2, 18:11, 21:24, 22:9, 22:12, 24:11, 24:13, 42:3, 47:1, 49:4, 49:12 deal [2] - 28:18, 28:20 dealing [2] - 35:23, 43:19 decisions [1] - 49:16 define [2] - 23:18, 24:4 definitely [1] - 16:11 delay [1] - 22:5 described [1] - 45:1 design [18] - 9:19, 15:17, 20:6, 23:14, 24:14, 24:16, 24:17, 34:7, 34:12, 34:13, 34:14, 34:19, 35:7, 39:17, 40:6, 44:12, 48:18, 48:24 designed [2] - 9:7, 9:16 desire [1] - 20:9 desired [1] - 3:10 detail [4] - 6:11, 9:22, 29:12, 30:5 detailed [4] - 4:9,</p>			

<p>9:25, 12:16, 25:10 detrimental [1] - 20:20 developable [1] - 9:1 developed [3] - 8:17, 22:19, 23:6 developer [5] - 23:6, 23:13, 23:25, 35:4, 43:25 developing [1] - 20:10 Development [2] - 23:9, 24:10 DEVELOPMENT [1] - 1:2 development [16] - 8:3, 8:7, 12:8, 12:11, 12:18, 13:5, 14:17, 16:5, 19:7, 21:1, 22:14, 22:18, 25:4, 30:14, 34:9, 47:7 deviation [13] - 4:3, 4:11, 4:23, 6:19, 11:4, 12:20, 19:6, 19:17, 19:20, 20:3, 20:5, 20:12, 20:20 deviations [4] - 4:25, 10:9, 10:18, 23:14 DIA [4] - 1:18, 1:19, 49:4, 49:13 Diane [4] - 1:9, 7:23, 51:7, 51:18 dictated [1] - 28:23 differences [1] - 28:24 different [6] - 26:3, 32:25, 38:2, 39:17, 39:18, 48:20 differentiate [3] - 27:4, 27:7, 30:2 differentiated [1] - 33:2 differentiation [3] - 26:21, 27:23, 42:13 dignitaries [1] - 2:18 dimension [1] - 43:20 diminish [1] - 20:13 directly [3] - 33:13, 38:16, 47:11 dirt [1] - 40:22 discuss [1] - 49:4 discussed [2] - 4:16, 7:6 discussion [8] - 14:5, 21:7, 32:4, 33:21, 39:23, 46:13, 47:3, 48:17 disposition [1] - 22:17 distances [1] - 4:13 distinct [2] - 23:19, 24:4 distinguish [2] - 27:17, 28:14</p>	<p>district [1] - 34:11 districts [1] - 48:25 documentation [1] - 31:4 done [3] - 26:23, 28:3, 29:7 door [1] - 31:14 double [1] - 27:21 double-gable [1] - 27:21 down [8] - 7:11, 7:22, 9:17, 11:23, 32:10, 33:4, 33:14, 44:23 downside [1] - 44:18 downspout [1] - 27:15 downspouts [4] - 31:16, 32:10, 33:12, 35:13 Downtown [3] - 22:8, 23:9, 24:9 DOWNTOWN [1] - 1:2 downtown [1] - 28:16 drain [7] - 32:9, 33:13, 33:15, 35:22, 35:25, 36:8, 44:15 drainage [1] - 31:17 drains [3] - 32:6, 44:25, 46:15 drivability [1] - 7:16 Drive [3] - 6:1, 25:1, 45:15 drive [1] - 11:21 driveway [1] - 12:10 duplicate [1] - 8:9 DURDEN [1] - 44:8 DURDEN [1] - 1:13 during [2] - 11:15, 32:4 DUVAL [1] - 51:4</p>	<p>elevations [2] - 8:4, 28:7 engineer [1] - 32:2 engineering [3] - 25:25, 37:3, 43:4 enhance [4] - 23:18, 23:22, 24:3, 24:6 ensure [4] - 24:16, 34:10, 34:17, 35:5 entertain [2] - 18:18, 46:2 entire [1] - 9:19 envisioned [1] - 18:4 envisioning [1] - 38:6 equal [2] - 49:14, 49:17 essence [3] - 8:6, 8:24, 10:20 essentially [2] - 4:12, 8:21 established [1] - 7:7 et [1] - 20:25 ETM [1] - 6:6 evaluate [1] - 44:3 everywhere [1] - 35:25 exact [2] - 29:18, 42:17 examples [1] - 19:21 exceed [1] - 29:10 exceeding [1] - 29:5 exchange [1] - 41:3 exciting [2] - 16:1, 40:8 exclusively [1] - 20:9 excruciating [1] - 6:11 excuse [1] - 16:17 execution [1] - 23:2 Executive [1] - 1:18 exist [1] - 7:1 existing [8] - 7:2, 7:21, 12:7, 20:25, 35:23, 36:10, 42:23, 42:24 expand [1] - 38:23 expect [1] - 49:3 expected [1] - 34:8 expecting [1] - 15:20 expense [1] - 20:22 expensive [1] - 44:19 experience [1] - 9:11 exterior [4] - 25:12, 25:15, 29:3, 45:17 exterior-to-the-project [1] - 25:12 eye [1] - 7:23</p>	<p>27:11, 42:13 facades [7] - 23:18, 24:2, 24:3, 26:18, 27:6, 27:16, 28:2 facilities [1] - 19:9 facing [1] - 24:2 fact [1] - 29:2 family [1] - 22:13 far [1] - 9:21 fashion [1] - 12:13 faster [1] - 46:6 favor [3] - 3:20, 21:12, 48:1 features [2] - 23:16, 24:1 feedback [1] - 29:24 feet [12] - 4:15, 7:8, 8:1, 8:8, 8:16, 9:13, 12:21, 22:22, 22:25, 38:3 FERRARO [9] - 1:19, 2:10, 31:10, 31:20, 32:12, 40:14, 40:18, 41:6, 41:13 Ferraro [4] - 2:9, 31:9, 32:3, 40:17 few [1] - 45:22 figure [1] - 29:17 final [9] - 21:25, 22:13, 23:12, 36:1, 36:9, 36:22, 39:2, 44:1, 46:10 finally [1] - 20:23 findings [2] - 5:9, 5:11 fine [1] - 37:22 finish [2] - 15:1, 43:3 firm [1] - 34:23 first [9] - 3:4, 3:6, 10:2, 10:11, 20:4, 22:25, 26:5, 26:19, 42:2 five [1] - 23:1 fixtures [1] - 29:18 fleshed [1] - 29:25 flooded [1] - 36:5 floor [1] - 22:25 FLORIDA [1] - 51:3 Florida [4] - 1:8, 1:10, 51:7, 51:18 flow [3] - 35:21, 36:3, 47:11 flowing [1] - 43:9 flux [1] - 29:16 Focht [1] - 25:8 focus [2] - 9:11, 28:24 focusing [2] - 6:19, 9:23 following [2] - 23:11, 24:11 footing [2] - 49:14,</p>	<p>49:18 foregoing [3] - 24:9, 50:18, 51:9 forgot [1] - 10:16 formal [2] - 39:24, 47:2 formatted [1] - 44:21 formerly [1] - 22:10 Forsyth [2] - 22:15, 22:21 forth [3] - 35:19, 38:4, 43:21 forward [3] - 4:19, 47:5, 49:21 Four [1] - 6:22 four [1] - 48:20 FPR [1] - 1:9 Fremont [3] - 25:5, 30:4, 38:10 front [8] - 10:1, 16:3, 24:2, 27:5, 27:15, 31:14, 32:24, 33:8 frontage [6] - 8:18, 9:6, 19:12, 25:18, 26:15, 29:7 frontages [2] - 29:10, 45:13 fronting [1] - 27:11 fronts [2] - 22:20, 27:4 full [1] - 3:4 furnishings [1] - 34:10 furniture [2] - 24:14, 29:15 further [1] - 20:5 future [1] - 14:17</p>
E				
<p>easement [6] - 7:25, 8:1, 8:9, 11:18, 12:6, 19:25 easements [4] - 7:2, 7:21, 8:14, 16:12 east [2] - 7:20, 8:8 easy [1] - 29:1 echo [2] - 14:24, 15:7 Ed [1] - 1:7 edges [1] - 4:14 EDSA [1] - 6:5 effect [1] - 20:4 either [3] - 20:23, 25:20, 31:7 elements [4] - 23:15, 23:17, 27:15, 39:13 elevated [2] - 25:21, 26:12</p>	<p style="text-align: center;">F</p> <p>facade [3] - 23:14,</p>	<p>27:11, 42:13</p>	<p>27:11, 42:13</p>	<p style="text-align: center;">G</p> <p>gable [3] - 27:3, 27:21, 31:11 GAI [3] - 25:7, 28:20, 32:1 gap [1] - 8:1 general [4] - 4:24, 5:2, 10:3, 20:2 General [1] - 1:20 George [1] - 6:6 gist [1] - 6:13 given [3] - 7:1, 10:19, 39:25 grade [1] - 32:25 graded [1] - 32:11 grading [1] - 39:24 GRANDIN [3] - 1:20, 47:22, 47:24 granite [1] - 40:25 grant [1] - 11:4 granting [1] - 4:12 grass [1] - 11:21</p>

<p>grasses [1] - 23:21 grate [1] - 39:4 grates [4] - 38:4, 38:7, 39:7, 39:8 great [8] - 2:23, 15:3, 18:9, 35:8, 36:12, 41:8, 42:3, 43:17 greatest [1] - 7:17 greatly [1] - 9:1 green [2] - 8:25, 10:21 greenspace [1] - 23:7 grow [3] - 39:15, 41:4, 41:11 guess [1] - 17:13 guidelines [14] - 24:17, 34:7, 34:14, 34:19, 34:23, 35:7, 38:14, 38:17, 38:21, 38:25, 40:6, 43:22, 48:18, 48:24 gutter [1] - 31:12 Guy [2] - 6:8, 11:5 GUY [1] - 1:19 guys [5] - 17:13, 38:3, 39:12, 40:8, 40:11</p>	<p>held [1] - 1:6 help [4] - 23:17, 23:18, 24:3 helps [1] - 24:6 hesitant [1] - 36:8 hi [1] - 17:7 high [1] - 29:4 high-rise [1] - 29:4 highlighted [1] - 6:15 highlights [1] - 30:11 Hilari [1] - 6:4 himself [1] - 31:3 hit [1] - 43:20 HKS [1] - 6:5 Hogan [1] - 1:8 hold [1] - 37:3 hole [1] - 41:11 honestly [1] - 33:5 hope [2] - 3:3, 40:8 horizontal [2] - 23:16, 27:2 hotel [8] - 4:15, 6:17, 6:20, 6:21, 8:18, 8:23, 9:3, 9:6 Houston [2] - 45:16, 45:19 Hurtado [1] - 6:4</p>	<p>influences [1] - 48:24 information [2] - 19:2, 45:21 injure [1] - 20:15 inside [1] - 4:14 insides [1] - 12:21 integrate [1] - 43:16 integrated [1] - 23:25 intended [1] - 14:14 intent [2] - 16:11, 39:20 intention [1] - 39:8 intentions [1] - 20:6 interact [1] - 7:17 interaction [2] - 23:23, 24:7 interest [1] - 36:4 interested [1] - 40:10 interface [2] - 18:1, 18:9 interfaces [2] - 17:16, 17:25 interfere [1] - 20:14 interim [1] - 23:4 interior [6] - 23:24, 24:8, 25:13, 29:22, 30:1, 30:7 interrelate [1] - 48:21 intervals [2] - 7:4, 7:7 intimate [1] - 34:24 introduced [2] - 27:20, 28:11 Investment [1] - 22:8 inviting [1] - 9:17 iron [1] - 28:4 issue [2] - 35:20, 43:8 italicize [1] - 10:17 italicized [3] - 10:3, 10:12, 10:14 Item [1] - 21:23 item [2] - 3:6, 4:2 items [2] - 3:6, 48:13 iteration [1] - 17:14 itself [2] - 9:23, 26:10</p>	<p>joint [3] - 49:3, 49:12, 49:14 Jones [1] - 6:4 JOSEPH [1] - 1:16 JR [1] - 1:15 June [1] - 23:8 justification [2] - 10:8, 15:9</p> <p style="text-align: center;">K</p> <p>Katsaras [1] - 6:6 keep [1] - 40:18 kept [1] - 27:21 kind [17] - 12:9, 12:14, 15:14, 17:12, 17:16, 26:5, 26:16, 26:20, 26:25, 28:12, 30:12, 33:3, 38:5, 39:10, 40:4, 44:13, 44:20 knowledge [2] - 34:24, 36:9 known [1] - 22:10 knows [1] - 46:25 Kulik [1] - 6:5</p>	<p>level [3] - 15:20, 16:2, 47:13 liberty [1] - 36:25 light [2] - 16:12, 29:18 likely [1] - 49:12 line [4] - 7:12, 17:22, 25:21, 44:23 linear [5] - 7:8, 8:18, 9:5, 12:13, 12:20 lines [2] - 12:18, 27:3 listening [1] - 42:3 listens [1] - 47:13 literally [1] - 11:22 located [4] - 8:19, 19:11, 22:14, 36:1 location [2] - 19:25, 20:25 locations [2] - 8:14, 10:19 look [5] - 8:15, 16:7, 30:13, 43:14, 43:25 looked [1] - 26:18 looking [5] - 7:8, 34:1, 35:21, 47:9, 49:21 looks [3] - 17:21, 31:13, 37:22 LORETTA [11] - 1:16, 13:15, 15:12, 37:17, 37:21, 39:3, 39:9, 40:3, 44:8, 44:11, 50:15 Loretta [6] - 2:21, 13:13, 15:11, 21:9, 37:20, 45:4 LORI [2] - 1:18, 1:20 Lori [3] - 2:14, 22:7, 47:5 lose [1] - 40:23 lost [2] - 49:2, 49:8 luck [1] - 40:11</p>
H	I	J	L	M
<p>hand [3] - 16:19, 17:8, 17:9 handled [1] - 25:6 handling [1] - 25:8 hands [1] - 50:10 hanging [1] - 45:12 happy [5] - 14:25, 15:8, 18:20, 42:9, 46:5 hard [1] - 36:2 HARDEN [2] - 1:15, 14:11 harden [1] - 15:7 Harden [2] - 2:7, 14:10 Hardie [2] - 26:24, 27:1 hardscape [3] - 12:10, 35:6, 39:12 hardscape/ streetscape [1] - 25:6 hardscaped [1] - 9:15 hardship [1] - 20:18 health [1] - 20:21 hear [2] - 42:9, 49:18 heard [4] - 10:25, 14:13, 39:5, 41:7 hearing [8] - 3:14, 3:24, 21:11, 21:12, 21:18, 47:21, 48:8, 50:3 heavily [1] - 48:23</p>	<p>idea [1] - 43:3 identify [1] - 23:13 identity [1] - 27:18 Il [3] - 22:20, 23:1, 23:4 image [2] - 26:17, 27:9 immediate [1] - 29:7 immediately [2] - 6:14, 8:11 importantly [1] - 16:3 imposed [1] - 20:18 improvement [1] - 42:11 inaudible [8] - 15:18, 21:10, 38:2, 38:7, 38:19, 39:15, 40:10, 44:22 inaudible [2] - 38:1, 45:2 include [5] - 19:21, 22:18, 22:21, 23:15, 42:20 includes [1] - 22:24 including [1] - 23:20 incorporate [1] - 10:6 increase [1] - 4:13 Independent [2] - 6:1, 25:1 individual [3] - 27:17, 30:3, 48:25</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [2] - 1:8, 16:4 Jags [1] - 6:4 Jaguars [1] - 16:5 JEA [1] - 8:1 job [2] - 29:1, 42:3 Joe [3] - 2:21, 2:25, 37:19 Johnson [3] - 21:24, 22:10, 25:4</p>	<p>lagging [1] - 45:10 landscape [3] - 38:11, 43:15, 43:24 landscaped [2] - 9:15, 13:4 landscaping [3] - 12:10, 23:20, 24:5 lap [1] - 27:1 Large [1] - 1:10 large [1] - 8:2 largely [1] - 28:19 larger [2] - 8:8, 9:12 last [4] - 10:25, 11:15, 37:5, 39:11 latest [1] - 35:20 LATIMER [7] - 38:10, 39:8, 39:18, 40:12, 40:21, 41:8, 41:14 Latimer [5] - 25:5, 38:9, 38:10, 38:11 LaVilla [4] - 22:10, 29:21, 34:11, 45:15 layout [4] - 9:24, 24:16, 28:20, 28:23 least [1] - 17:19 leave [1] - 45:11 leaves [2] - 8:6, 8:15 Lee [1] - 22:20 left [1] - 38:17 letter [4] - 10:2, 10:7, 10:13, 11:4 letting [1] - 16:6</p>	<p>ma'am [1] - 16:23 Madam [14] - 2:20, 4:5, 5:14, 14:22, 15:5, 15:24, 16:17, 18:19, 22:3, 32:19, 36:18, 41:21, 46:4, 48:16 magnitude [1] - 16:2 main [2] - 7:24, 25:11 maintain [2] - 13:3, 41:1 maintained [1] - 23:6 maintains [2] - 12:23, 13:1 major [2] - 19:20, 28:24 majority [1] - 42:10</p>

<p>Manager [1] - 1:19 mandatory [1] - 16:13 maps [1] - 7:8 marina [5] - 6:17, 6:24, 8:11, 8:17, 11:20 Marquis [2] - 25:5, 38:11 massing [1] - 9:8 matched [1] - 35:7 material [7] - 23:16, 23:25, 26:8, 26:14, 27:25, 28:4, 39:13 materials [5] - 26:21, 27:19, 27:23, 28:8, 42:13 Matt [1] - 2:7 MATT [1] - 1:14 matter [2] - 30:22, 46:25 matters [1] - 3:1 maximized [1] - 9:5 maximum [1] - 4:13 meandering [1] - 12:14 meaningfully [1] - 9:1 medium [1] - 23:20 meet [3] - 23:13, 29:9, 35:4 MEETING [1] - 1:3 meeting [6] - 2:3, 3:4, 3:8, 23:8, 29:2, 50:17 meets [1] - 37:8 member [1] - 16:21 Member [12] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:19, 2:9, 2:21, 2:22, 31:9, 34:4, 48:4 MEMBER [46] - 2:10, 3:16, 3:17, 11:13, 12:23, 13:1, 13:6, 13:14, 13:15, 14:7, 14:11, 14:22, 15:5, 15:12, 15:24, 17:7, 18:19, 21:4, 30:21, 31:10, 31:20, 32:12, 32:19, 33:9, 33:18, 34:20, 35:8, 36:11, 36:17, 37:12, 37:17, 37:21, 39:3, 39:9, 40:3, 40:14, 40:18, 41:6, 41:13, 44:8, 44:11, 46:4, 46:19, 47:15, 50:14, 50:15 MEMBERS [18] - 1:12, 3:11, 3:13, 3:21, 3:23, 5:20, 13:11, 14:3, 17:1, 18:16,</p>	<p>21:8, 21:14, 21:17, 41:18, 45:25, 47:20, 48:3, 48:7 members [8] - 2:5, 2:17, 2:18, 2:25, 4:6, 11:11, 13:10, 15:1 memorialized [1] - 5:12 mentioned [2] - 6:8, 15:15 met [3] - 16:11, 19:4, 20:3 Met [2] - 6:15, 17:16 metal [3] - 38:4, 38:6, 44:20 Meyers [2] - 22:7, 25:10 MEYERS [6] - 1:20, 22:3, 34:4, 34:21, 35:2, 37:19 middle [1] - 11:23 Mike [1] - 6:5 minimize [1] - 47:10 minimum [6] - 22:18, 22:21, 22:24, 35:21, 36:2, 43:20 minutes [5] - 3:8, 3:24, 17:5, 47:4, 47:5 missing [1] - 33:24 mixed [1] - 22:23 mixed-use [1] - 22:23 mixture [1] - 26:24 modules [2] - 23:19, 24:4 month [1] - 49:2 most [2] - 6:9, 49:12 motion [17] - 3:15, 3:18, 15:1, 18:18, 18:20, 18:21, 18:25, 21:6, 21:18, 46:3, 46:5, 47:2, 47:8, 47:16, 48:2, 48:9, 50:13 MOUSA [6] - 32:1, 32:14, 33:16, 35:17, 43:13, 43:18 Mousa [8] - 25:7, 31:16, 31:23, 31:24, 32:1, 33:11, 35:11, 43:11 Mousa's [1] - 34:22 move [7] - 4:1, 14:5, 21:23, 46:8, 48:13, 50:4, 50:14 moved [2] - 3:16, 50:15 movement [1] - 40:24 moving [4] - 7:20, 28:25, 29:22, 40:9</p>	<p>MR [29] - 2:20, 4:5, 13:24, 16:17, 16:23, 17:4, 32:1, 32:14, 33:16, 35:17, 36:18, 36:20, 37:14, 37:16, 38:10, 39:8, 39:18, 40:12, 40:21, 41:8, 41:14, 41:21, 41:23, 43:13, 43:18, 46:20, 48:16, 49:11, 50:9 MS [20] - 5:25, 12:4, 12:25, 13:3, 13:18, 21:21, 22:3, 24:25, 31:15, 31:22, 33:1, 34:4, 34:21, 34:22, 35:2, 37:19, 45:8, 47:22, 47:24, 48:11 multifamily [1] - 22:23 museums [1] - 19:10 must [2] - 22:18, 22:21 myrtles [1] - 30:8</p>	<p style="text-align: center;">O</p> <p>objective [1] - 7:14 objectives [1] - 20:6 obstruction [1] - 14:15 obviously [3] - 5:13, 35:24, 36:4 occupied [1] - 6:21 occurs [1] - 42:25 OF [4] - 1:1, 51:1, 51:3, 51:4 offer [1] - 14:25 office [3] - 6:16, 6:22, 8:16 Office [1] - 1:20 Officer [1] - 1:18 old [4] - 7:8, 48:13, 48:14, 49:22 once [1] - 15:1 one [17] - 4:25, 7:17, 7:24, 11:1, 25:12, 27:18, 33:24, 38:25, 40:5, 40:14, 43:3, 44:14, 44:21, 45:23, 46:7, 48:22, 49:15 ones [1] - 33:3 online [3] - 6:5, 6:7 open [3] - 12:2, 19:8, 19:11 Operations [1] - 1:19 opportunity [5] - 7:15, 10:10, 16:7, 28:1, 44:2 opposed [3] - 3:22, 21:15, 48:6 option [1] - 40:2 order [3] - 2:4, 38:22, 39:21 original [1] - 45:11 outfall [1] - 32:8 outline [1] - 12:19 outlined [1] - 29:1 outside [1] - 36:6 overhanging [1] - 26:15 overpasses [1] - 19:24 own [3] - 5:9, 27:18, 44:15 ownership [1] - 16:6</p>	<p>pad [1] - 8:7 Page [2] - 5:3, 5:5 page [1] - 5:6 Pages [1] - 10:12 palette [2] - 28:10, 28:12 palettes [1] - 28:15 palms [1] - 30:8 panel [2] - 26:24, 27:1 panels [1] - 26:25 parallel [1] - 33:4 parcel [11] - 4:15, 6:17, 6:18, 6:20, 6:21, 7:3, 7:21, 8:17, 8:23, 20:24 Park [3] - 6:15, 17:16, 45:15 park [4] - 18:1, 18:4, 18:8, 45:17 parking [1] - 14:16 parks [1] - 19:22 Parola [2] - 5:16, 9:25 PAROLA [7] - 1:19, 4:5, 36:18, 36:20, 46:20, 48:16, 49:11 part [8] - 5:2, 5:13, 13:5, 17:8, 32:7, 34:13, 38:13, 48:19 particular [1] - 17:17 particularly [1] - 38:18 passed [1] - 3:25 passes [2] - 21:19, 48:9 paths [1] - 12:14 patience [1] - 18:22 pattern [3] - 27:1, 27:7, 27:10 pause [1] - 10:23 pavers [5] - 24:16, 29:18, 34:12, 39:15 pay [1] - 17:15 paying [1] - 18:3 Pearson [1] - 45:14 pedestrian [5] - 15:17, 27:12, 29:6, 29:8, 38:23 people [2] - 18:2, 40:9 per [3] - 8:20, 9:13, 12:5 perfect [1] - 32:12 permitting [1] - 29:17 person [1] - 2:6 persons [1] - 31:8 Phase [4] - 22:18, 22:20, 23:1, 23:4 phase [1] - 22:20 phases [1] - 22:17 philosophy [1] - 49:13 physical [1] - 2:24</p>
		<p style="text-align: center;">N</p> <p>name [2] - 22:7, 31:25 Nancy [1] - 17:5 nay [1] - 21:16 necessarily [1] - 12:13 need [3] - 4:21, 5:10, 11:24 needed [2] - 28:17, 30:12 needs [1] - 18:8 never [1] - 41:7 new [8] - 17:18, 30:13, 34:19, 35:7, 40:5, 41:9, 49:25 next [3] - 15:20, 17:14, 49:2 nick [1] - 32:1 Nick [1] - 25:7 none [13] - 3:14, 3:24, 13:14, 14:4, 21:11, 21:12, 21:18, 47:21, 48:8, 49:24, 50:3, 50:4 North [1] - 1:8 northeast [1] - 6:23 northern [1] - 45:18 Notary [1] - 1:9 notes [1] - 51:11 noticed [1] - 31:11 nuisances [1] - 20:22 number [6] - 19:6, 19:17, 20:8, 20:12, 20:19, 40:25 Number [2] - 20:17, 20:23</p>	<p style="text-align: center;">P</p> <p>p.m [3] - 1:7, 2:1, 50:19 package [2] - 30:4, 33:2 packages [1] - 26:17 packet [1] - 34:15</p>	

<p>physically [1] - 42:21 picked [1] - 34:11 picture [2] - 38:15, 38:17 pipe [2] - 35:14, 36:7 pipng [2] - 35:22, 42:22 pitched [1] - 27:4 pits [2] - 38:6, 38:21 places [3] - 12:15, 30:12, 43:7 plan [17] - 6:20, 9:4, 9:23, 11:19, 12:11, 17:18, 18:12, 20:7, 26:6, 28:18, 32:22, 33:3, 35:20, 36:3, 38:2, 47:7, 48:19 planning [1] - 32:5 plans [2] - 12:16, 17:14 planted [1] - 23:22 planters [4] - 26:7, 33:8, 43:7, 43:8 plantng [1] - 26:10 plantings [1] - 30:6 podium [5] - 5:22, 31:23, 38:9, 43:11, 45:6 point [2] - 32:23, 49:1 pointed [1] - 15:14 points [3] - 12:22, 19:14, 19:21 policies [1] - 20:6 pond [1] - 32:8 pore [1] - 40:23 porosity [1] - 41:1 portion [1] - 23:5 possibility [1] - 43:6 possible [2] - 42:21, 46:17 Powell [2] - 17:5, 18:11 practical [1] - 46:17 practice [2] - 44:25, 47:1 preliminary [2] - 38:16, 38:25 preordained [2] - 8:13, 10:19 prepare [1] - 31:4 prepared [1] - 5:7 present [2] - 2:24, 14:1 PRESENT [2] - 1:12, 1:17 presentation [4] - 5:8, 5:19, 5:24, 24:24 presuming [1] - 40:4 prevent [1] - 21:1 previously [2] - 11:6,</p>	<p>42:4 private [3] - 23:24, 24:8, 25:23 problem [1] - 31:22 problems [1] - 42:23 Proceedings [1] - 1:6 proceedings [2] - 50:18, 51:9 process [1] - 35:1 product [3] - 22:23, 28:13, 41:8 Professional [2] - 51:7, 51:18 prohibits [1] - 12:8 project [18] - 6:24, 13:5, 16:2, 22:16, 25:7, 25:9, 25:12, 25:13, 25:16, 29:21, 32:2, 38:12, 39:17, 39:19, 40:8, 42:15, 46:3, 48:18 promise [1] - 46:6 properties [1] - 20:16 property [4] - 17:22, 20:13, 23:3, 23:5 proposed [7] - 6:21, 10:22, 20:4, 20:12, 20:19, 33:17, 46:9 protect [1] - 14:14 protected [1] - 16:15 protection [1] - 16:14 provide [5] - 7:3, 7:14, 14:2, 46:15, 46:22 provided [3] - 19:2, 27:13, 29:12 provides [1] - 19:7 providng [1] - 9:14 public [23] - 7:15, 9:17, 12:3, 13:22, 14:2, 16:22, 19:7, 19:11, 19:14, 19:21, 20:11, 20:20, 20:22, 23:7, 25:17, 25:22, 41:20, 45:1, 47:22, 47:23, 47:24, 50:5, 50:6 Public [1] - 1:9 publicly [1] - 19:12 pullng [1] - 9:7 purposes [2] - 26:10, 30:9 put [4] - 34:18, 39:10, 44:13, 44:25 putting [4] - 11:16, 35:5, 38:6, 38:22</p>	<p>5:18, 9:20, 10:24, 11:10, 11:13, 13:9, 13:12, 18:14, 24:20, 30:15, 30:18, 31:7, 32:17, 36:13, 36:16, 36:17, 37:11, 40:19, 41:16, 45:24 quorum [1] - 2:24</p>	<p>5:13, 18:22, 19:5, 31:2, 31:25, 51:10 recreation [1] - 9:10 rectangle [1] - 33:4 recusing [2] - 30:22, 31:3 red [2] - 6:15, 8:25 redevelopment [1] - 23:2 Redevelopment [1] - 1:20 reduce [1] - 20:9 reduction [1] - 20:19 reflect [1] - 34:12 reflects [1] - 31:2 regards [2] - 43:12, 46:3 regular [1] - 3:7 regulations [1] - 21:2 relatively [1] - 41:9 rely [2] - 10:8, 11:3 remind [1] - 25:19 render [1] - 8:24 repeating [1] - 6:11 replace [1] - 36:23 report [11] - 4:4, 5:1, 5:4, 5:12, 10:1, 10:7, 11:3, 22:2, 22:9, 24:19, 51:9 REPORTER [1] - 51:1 reporter [1] - 31:1 Reporter [2] - 51:8, 51:18 request [5] - 4:3, 4:10, 4:11, 20:8, 20:17 requested [1] - 29:13 requests [1] - 13:25 require [1] - 33:21 required [6] - 8:20, 12:21, 19:15, 19:25, 22:17, 39:21 requirements [1] - 43:21 residential [2] - 22:23, 25:18 residents [1] - 36:6 resolved [1] - 48:23 respite [1] - 12:15 respond [1] - 37:14 Respond [2] - 5:20, 17:1 response [17] - 3:11, 3:13, 3:23, 12:25, 13:11, 14:3, 18:16, 21:8, 21:10, 21:17, 37:12, 41:18, 45:25, 47:20, 48:7, 49:23, 50:2 rest [2] - 37:4, 47:8 restaurant [1] - 9:10</p>	<p>restaurants [1] - 19:10 restrict [1] - 40:24 result [2] - 19:3, 20:21 retail [3] - 22:22, 22:24, 22:25 revert [1] - 23:3 REVIEW [1] - 1:2 review [10] - 17:13, 23:12, 23:14, 24:12, 24:18, 34:3, 36:22, 39:2, 46:23, 47:1 Review [2] - 23:9, 24:10 right-of [1] - 7:25 right-of-way [3] - 32:9, 44:16, 45:1 rights [2] - 7:11, 20:15 rights-of-way [1] - 7:11 rise [1] - 29:4 river [2] - 7:11, 7:17 riverfront [2] - 16:14, 17:25 road [1] - 44:17 roof [5] - 27:22, 32:5, 32:9, 44:25, 46:15 roofs [2] - 27:4, 31:12 room [6] - 2:24, 13:10, 13:23, 30:19, 32:17, 50:6 Room [1] - 1:8 roots [1] - 41:3 rough [1] - 7:9 roughly [1] - 7:7 route [1] - 32:6 running [1] - 35:15 runs [2] - 8:9, 44:15</p>	
Q		R		S	
<p>qualified [1] - 3:1 questions [2] - 5:14,</p>		<p>racks [1] - 24:15 Radcliffe [2] - 22:7, 25:10 RADCLIFFE [6] - 1:20, 22:3, 34:4, 34:21, 35:2, 37:19 Radcliffe-Meyers [2] - 22:7, 25:10 RADCLIFFE-MEYERS [6] - 1:20, 22:3, 34:4, 34:21, 35:2, 37:19 raise [2] - 17:8, 17:9 raised [4] - 16:19, 42:18, 45:14, 50:10 read [3] - 18:23, 19:5, 47:6 real [1] - 43:1 really [14] - 5:10, 9:11, 9:23, 11:1, 17:11, 17:20, 17:23, 18:1, 18:9, 27:16, 27:22, 42:5, 42:11, 49:4 realm [2] - 27:12, 29:6 rear [2] - 24:2, 27:13 rear-facing [1] - 24:2 reason [2] - 6:25, 37:2 reasonable [1] - 17:11 reasons [2] - 11:2, 14:13 receptacles [1] - 24:15 recessed [1] - 27:9 recite [1] - 10:5 recited [2] - 11:1, 11:5 recognize [2] - 2:5, 2:8 Recommendation [1] - 33:23 recommendation [5] - 4:20, 5:4, 33:22, 42:20, 46:14 recommendations [1] - 23:11 recommended [1] - 24:5 recommends [1] - 24:10 record [8] - 4:10, 5:2,</p>		<p>safety [1] - 20:21 sale [2] - 22:19, 28:13 save [1] - 5:11 saw [1] - 26:6 scheme [1] - 26:20 Schilling [9] - 2:7, 14:21, 15:8, 32:18, 34:5, 35:18, 36:20, 42:18, 45:10 SCHILLING [13] - 1:15, 3:17, 14:22, 18:19, 32:19, 33:9, 33:18, 34:20, 35:8, 36:11, 46:4, 47:15, 50:14 scored [1] - 26:14 screen [2] - 6:15, 8:25 Seasons [1] - 6:22 second [7] - 3:17, 3:19, 4:1, 21:4, 21:6,</p>	

<p>46:18, 46:19 seconded [1] - 47:17 Section [1] - 4:11 see [13] - 8:25, 12:19, 16:1, 28:1, 30:1, 31:9, 31:21, 34:16, 37:16, 38:15, 43:10, 43:15, 50:6 seeing [5] - 14:4, 17:20, 48:8, 49:24, 50:3 seeks [1] - 22:12 seem [3] - 17:10, 31:18, 44:24 selection [1] - 24:14 self [1] - 20:18 self-imposed [1] - 20:18 semiprivate [2] - 9:10, 19:9 sense [3] - 7:3, 7:10, 10:20 sentiment [1] - 46:21 separation [2] - 25:17, 26:16 September [7] - 1:6, 2:1, 2:4, 10:2, 10:13, 11:4, 51:15 serving [1] - 3:4 session [1] - 11:15 set [11] - 24:12, 25:20, 34:2, 35:3, 36:22, 37:2, 39:2, 43:21, 44:1, 46:10, 47:1 setting [1] - 18:8 seven [1] - 21:19 shaded [1] - 12:15 shall [2] - 23:13, 23:22 shape [2] - 20:25, 29:5 sharing [1] - 19:1 sheathing [1] - 43:2 sheet [4] - 35:21, 36:3, 43:9, 47:10 Sheet [2] - 37:23, 37:25 shift [1] - 10:20 Shipyards [1] - 4:2 show [1] - 39:10 showed [1] - 39:12 showing [4] - 7:19, 38:1, 38:3, 39:4 shown [1] - 34:15 shows [2] - 7:20, 26:18 showy [1] - 28:13 shrubs [1] - 23:21 sic [2] - 8:18, 34:9 side [4] - 14:16, 18:4, 45:16 sidewalk [7] - 11:22,</p>	<p>11:24, 33:14, 33:15, 36:5, 42:22, 47:11 sidewalks [2] - 39:25, 43:2 siding [1] - 27:2 significant [2] - 40:9, 42:11 similar [1] - 19:10 single [2] - 22:13, 22:20 single-family [1] - 22:13 site [27] - 6:14, 6:20, 7:1, 7:2, 9:4, 9:16, 17:18, 19:19, 19:23, 20:10, 20:14, 20:24, 23:5, 26:6, 26:13, 28:11, 28:18, 28:21, 30:7, 31:17, 32:22, 33:2, 33:7, 37:4, 39:21, 40:1, 43:19 sites [1] - 44:6 situation [1] - 41:5 six [3] - 10:2, 10:11, 20:2 size [1] - 7:9 slide [1] - 10:22 slides [1] - 45:9 slips [1] - 19:13 slow [1] - 7:22 small [3] - 23:20, 33:3, 45:19 smaller [1] - 38:2 snippet [1] - 7:19 soil [8] - 39:11, 39:20, 39:22, 40:20, 40:21, 40:25, 41:2 soils [1] - 40:2 solid [1] - 27:11 solution [2] - 17:11, 43:16 solutions [1] - 26:3 sorry [3] - 17:7, 40:18, 41:22 sort [2] - 47:12, 48:21 sought [1] - 23:14 southern [2] - 45:15, 45:16 southwest [1] - 6:24 space [14] - 8:24, 9:17, 19:8, 23:24, 24:8, 25:18, 25:22, 25:23, 26:16, 29:23, 30:2, 38:23, 40:23 spaces [1] - 30:10 spandrels [1] - 27:6 speaking [2] - 35:18, 36:20 specific [7] - 4:22, 5:2, 10:16, 19:3, 19:6,</p>	<p>19:17, 48:25 specifically [3] - 9:6, 10:17, 34:1 specifics [1] - 30:6 spend [1] - 6:10 spent [1] - 4:9 square [2] - 22:22, 22:25 staff [28] - 4:3, 4:4, 5:1, 5:4, 5:12, 10:7, 11:3, 11:11, 14:5, 22:2, 22:9, 23:13, 24:10, 24:13, 24:19, 29:12, 30:20, 31:3, 31:7, 33:19, 33:25, 34:24, 46:9, 46:15, 47:1, 47:13, 48:14 staff's [1] - 37:1 stairs [2] - 33:7, 45:18 stairwells [2] - 26:14, 28:3 stand [2] - 5:1, 22:22 stand-alone [1] - 22:22 standard [1] - 40:21 start [2] - 14:6, 49:1 started [1] - 41:9 starting [2] - 10:13, 25:15 starts [1] - 44:18 STATE [1] - 51:3 State [1] - 1:10 state [1] - 31:24 statement [1] - 42:20 stay [1] - 28:11 stayed [1] - 28:19 stenographic [1] - 51:11 stenographically [1] - 51:9 still [4] - 12:9, 37:15, 37:19, 41:3 stoop [1] - 45:14 stoops [4] - 26:12, 26:15, 32:24, 42:6 stop [1] - 30:14 stops [1] - 19:13 stormwater [3] - 32:8, 35:15, 46:16 story [1] - 28:5 straight [1] - 12:13 street [4] - 24:14, 32:6, 32:11, 34:10 Street [4] - 1:8, 11:20, 22:15, 45:19 Streets [1] - 22:21 streetscape [8] - 28:25, 29:4, 29:14, 35:6, 38:14, 38:21, 43:21</p>	<p>strong [3] - 14:12, 14:18, 15:9 structural [7] - 39:11, 39:13, 39:20, 39:22, 40:2, 40:20, 40:24 structure [1] - 26:9 structures [3] - 19:24, 27:5, 27:13 struggling [1] - 45:9 stuff [2] - 9:21, 39:16 sub [1] - 43:23 sub-surface [1] - 43:23 subject [2] - 23:5, 23:10 submittal [3] - 23:12, 35:3, 44:1 substantial [3] - 20:11, 47:3, 47:4 substitute [2] - 3:5, 19:7 success [1] - 41:10 suffice [1] - 37:6 Suite [2] - 6:1, 25:1 super [1] - 40:8 support [2] - 14:25, 15:8 supporting [1] - 14:18 supposed [1] - 9:13 surface [1] - 43:23 surprising [1] - 26:2 surrounding [1] - 20:14 survey [1] - 7:19 SUSAN [1] - 1:20 swath [1] - 9:14 system [7] - 31:12, 33:13, 35:16, 35:22, 36:8, 39:24, 46:16</p>	<p>29:13, 29:24, 30:6, 45:13 THE [73] - 2:3, 2:12, 2:23, 3:12, 3:14, 3:18, 3:22, 3:24, 5:15, 5:21, 5:23, 11:8, 13:8, 13:12, 13:16, 13:19, 14:1, 14:4, 14:9, 14:20, 15:3, 15:10, 15:22, 16:9, 16:21, 16:24, 17:2, 18:10, 18:17, 21:5, 21:9, 21:11, 21:15, 21:18, 21:22, 24:22, 30:16, 30:24, 31:24, 32:16, 36:15, 36:19, 37:9, 37:13, 37:15, 37:20, 40:13, 40:16, 41:15, 41:19, 41:22, 41:24, 43:17, 44:4, 44:10, 45:3, 45:20, 46:1, 46:18, 47:14, 47:16, 47:21, 47:23, 47:25, 48:6, 48:8, 48:12, 49:9, 49:20, 49:24, 50:3, 50:11, 50:16 themselves [1] - 27:9 they've [1] - 28:25 third [1] - 8:22 three [1] - 17:5 Thursday [1] - 1:6 tie [2] - 35:13, 35:15 ties [1] - 28:6 tight [1] - 43:18 Timothy [1] - 25:8 today [10] - 2:13, 2:15, 3:2, 6:3, 6:14, 6:19, 6:25, 9:23, 15:9, 19:2 together [1] - 28:6 ton [1] - 6:10 top [2] - 38:7, 38:17 topic [1] - 32:4 topographical [1] - 26:2 topography [3] - 26:13, 28:22, 33:6 touched [1] - 28:7 towards [1] - 31:14 town [1] - 32:7 townhome [4] - 22:13, 22:19, 23:23, 24:7 Townhomes [1] - 22:11 Trail [1] - 45:15 trajectory [2] - 48:22, 49:7 transcript [1] - 51:10 trash [1] - 24:15</p>
T				
<p>take-aways [1] - 25:12 tasks [2] - 48:20, 48:22 taxi [1] - 19:13 team [4] - 9:19, 16:5, 25:4, 30:15 team's [1] - 13:5 ten [9] - 24:12, 34:2, 35:3, 36:22, 37:2, 39:2, 44:1, 46:10, 47:1 ten-set [9] - 24:12, 34:2, 35:3, 36:22, 37:2, 39:2, 44:1, 46:10, 47:1 term [1] - 39:14 terms [9] - 8:4, 28:18, 28:19, 28:21, 29:3,</p>				

<p>treatment [1] - 32:25 treatments [1] - 27:14 tree [9] - 38:1, 38:4, 38:7, 38:20, 38:22, 39:4, 39:5, 39:7, 41:11 trees [2] - 23:21, 41:4 trench [3] - 44:14, 44:15, 44:20 tried [1] - 27:17 Trimmer [4] - 5:22, 6:1, 25:1, 42:9 trimmer [9] - 5:23, 11:9, 11:11, 11:14, 30:17, 30:20, 31:8, 31:11, 45:5 TRIMMER [13] - 5:25, 12:4, 12:25, 13:3, 13:18, 21:21, 24:25, 31:15, 31:22, 33:1, 34:22, 45:8, 48:11 trimmer's [1] - 5:18 Tropia [3] - 1:9, 51:7, 51:18 trouble [1] - 42:24 true [1] - 51:10 truly [1] - 27:16 trust [1] - 46:23 trying [5] - 7:22, 9:11, 28:11, 28:14, 39:5 Tutwiler [1] - 6:3 tweak [1] - 30:13 tweaking [1] - 12:9 tweaks [1] - 15:16 two [13] - 2:25, 3:1, 4:23, 7:25, 12:18, 19:3, 22:16, 25:11, 25:24, 26:3, 33:24, 45:17, 49:3 type [3] - 4:23, 9:21, 43:16 typical [1] - 32:8</p>	<p>understory [1] - 23:21 undesirable [1] - 20:1 unique [3] - 19:18, 20:24, 28:21 unit [1] - 27:17 units [10] - 22:19, 23:23, 24:7, 26:8, 27:10, 30:3, 32:23, 32:24, 33:5, 36:6 unnecessary [1] - 19:25 unobstructed [2] - 7:12, 8:10 unusable [1] - 20:1 up [11] - 7:12, 12:1, 17:21, 26:4, 31:17, 32:4, 37:3, 37:25, 48:17, 49:1, 49:8 updated [5] - 24:17, 35:7, 38:14, 40:6, 48:19 updating [2] - 34:7, 34:23 upper [1] - 28:5 upper-story [1] - 28:5 urban [7] - 19:8, 26:10, 28:12, 41:4, 43:19, 44:6, 44:12 utilities [4] - 20:25, 35:24, 36:10, 42:24 utility [4] - 26:2, 28:22, 36:1, 40:1 utilize [1] - 43:7</p>	<p>voting [1] - 48:5</p>	<p>Zoom [12] - 1:13, 1:16, 2:19, 2:21, 3:12, 13:23, 16:19, 30:19, 37:14, 37:16, 50:8, 50:10</p>
U		V	
<p>unanimously [2] - 21:19, 48:9 under [7] - 24:18, 25:19, 35:22, 35:25, 36:8, 42:22 under-drain [3] - 35:22, 35:25, 36:8 under-piping [1] - 42:22 underground [3] - 35:14, 39:12, 46:17 underneath [2] - 39:15, 39:25 understood [1] - 33:12</p>	<p>values [1] - 20:13 variety [1] - 30:8 vegetation [1] - 30:9 venues [1] - 19:11 versus [3] - 27:1, 32:24, 33:7 vertical [5] - 8:5, 12:18, 23:16, 24:1, 27:15 via [2] - 1:13, 1:16 Vice [1] - 1:13 view [19] - 4:14, 7:3, 7:13, 7:15, 8:10, 8:12, 8:22, 9:12, 10:18, 10:21, 11:17, 12:6, 12:22, 13:4, 14:14, 16:14, 17:10, 19:15, 19:24 views [1] - 14:15 visualize [1] - 17:20 volumes [1] - 39:22 vote [6] - 3:1, 4:19, 21:7, 47:19, 48:1 voted [1] - 23:9</p>	W	<p>wait [1] - 25:14 walk [1] - 27:24 walkability [1] - 7:16 walked [1] - 25:11 walking [1] - 28:8 walks [1] - 11:22 wants [1] - 30:5 warrant [1] - 19:19 water [4] - 9:18, 19:13, 42:18, 43:1 waterfront [2] - 9:9 ways [1] - 25:16 welfare [1] - 20:21 wells [1] - 38:22 West [2] - 22:14 west [4] - 6:14, 7:20, 8:7, 41:9 whole [3] - 7:14, 8:10, 30:14 wider [1] - 19:15 WILLIAM [1] - 1:15 Windows [1] - 31:19 wish [1] - 40:11 wishes [2] - 13:22, 50:8 word [3] - 36:22, 36:23, 46:11 words [1] - 33:24 wordsmith [2] - 46:22, 46:24 wordsmithing [1] - 46:13 workshop [9] - 4:9, 4:16, 6:9, 7:6, 49:4, 49:10, 49:12, 49:14, 49:15 written [1] - 33:22</p>
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	
U		V	