

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, September 12, 2024,
commencing at 2:00 p.m., at Jacksonville City Hall,
117 West Duval Street, Don Davis Room, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

LINZEE OTT, Chair.
MATT BROCKELMAN, Board Member.
ENNIS DAVIS, Board Member.
KEVIN CRAIG, Board Member.
PETER DEIULIIS, Board Member.
JOANA BERLING, Board Member.
CARL DAWSON, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
SUSAN KELLY, Planning and Development Department.
TERRENCE HARVEY, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 DDRB member.
2 BOARD MEMBER BROCKELMAN: Matt Brockelman,
3 DDRB member.
4 THE CHAIRWOMAN: Thank you, everyone.
5 And I am going to send a warm welcome
6 since our last meeting. We have Mr. Craig
7 joining us, and we have Mr. Deiuliis joining
8 us. So apologies in advance if I mispronounce
9 your name, but I'm going to do my best.
10 And we all kind of caught on there, but
11 just a couple of housekeeping items.
12 Please try to speak into the microphones.
13 We don't have to press these buttons down, so
14 that's nice. And also, there are speaker cards
15 at the back if anyone wishes to speak, and I
16 will not forget public comment this time.
17 Okay. Moving straight into our agenda
18 today, we're going to talk first about the
19 August 8th, 2024, DDRB minutes. I'm going to
20 go ahead and open that item for discussion.
21 We'll entertain any amendments or motions.
22 BOARD MEMBER BROCKELMAN: Move for
23 approval.
24 BOARD MEMBER DAVIS: Second that.
25 THE CHAIRWOMAN: All in favor of approving
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1 PROCEEDINGS
September 12, 2024 2:00 p.m.

2 - - -
3 THE CHAIRWOMAN: Ladies and gentlemen,
4 thank you all for braving the weather today and
5 joining us. I'm calling us to order at
6 2:00 p.m.
7 We are going to start with board
8 introductions. Actually, if I could start with
9 Mr. Harvey on my left.
10 MR. HARVEY: Terrence Harvey from the
11 Office of General Counsel.
12 MR. PAROLA: Guy Parola, DIA staff.
13 MS. KELLY: Susan Kelly, City staff.
14 BOARD MEMBER LORETTA: Joseph Loretta,
15 DDRB member.
16 BOARD MEMBER BERLING: Joana Berling, DDRB
17 member.
18 THE CHAIRWOMAN: Linzee Ott, DDRB chair.
19 BOARD MEMBER DAWSON: Carl Dawson, DDRB
20 member.
21 BOARD MEMBER CRAIG: Kevin Craig, DDRB
22 member.
23 BOARD MEMBER DAVIS: Ennis Davis, DDRB
24 member.
25 BOARD MEMBER DEIULIIS: Peter Deiuliis,
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1 the minutes, say aye.
2 BOARD MEMBERS: Aye.
3 THE CHAIRWOMAN: Opposed?
4 BOARD MEMBERS: (No response.)
5 THE CHAIRWOMAN: All right. The minutes
6 are approved.
7 Okay. And before we get into our other
8 action items, we're going to start today --
9 this is a little bit different from our normal
10 format, but, hopefully, it will bring some kind
11 of consistency and make things easier.
12 We're going to go ahead and start with
13 Form 8B, voting conflict disclosures. If
14 anybody has anything to declare, if you will go
15 ahead. We'll start with Mr. Loretta. If
16 anybody has any. You might not, and that's
17 okay too, but we'll do those now.
18 BOARD MEMBER LORETTA: I have nothing on a
19 voting item. However, I am on the New Business
20 item that will be towards the end of this, but
21 we're not actually voting on it, so ...
22 BOARD MEMBER BERLING: Nothing to declare.
23 THE CHAIRWOMAN: Mr. Dawson.
24 BOARD MEMBER DAWSON: I heard from Rob
25 Zinn and Michael Dunlap.
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1 THE CHAIRWOMAN: Well, were those ex parte
2 or are those voting conflicts? I think those
3 might be --

4 BOARD MEMBER DAWSON: Ex parte.

5 THE CHAIRWOMAN: -- ex parte.

6 So we'll get to those, but thank you
7 because we will need to cover those too.

8 Mr. Craig.

9 BOARD MEMBER CRAIG: No voting conflict.

10 BOARD MEMBER DAVIS: No conflict.

11 BOARD MEMBER DEIULIIS: No conflict.

12 BOARD MEMBER BROCKELMAN: No conflicts.

13 THE CHAIRWOMAN: Okay. Me as well.

14 Okay. Thank you, guys.

15 That being said, we will move on to Item
16 C, DDRB 2024-003, the Lofts at Southbank, for
17 their final approval today.

18 So I'm going to go -- excuse me -- I'm
19 going to go ahead and open the public hearing
20 on this item, and then -- now we will do our
21 ex parte communication on this item in
22 particular. So if you have ex parte on other
23 items, we'll get to those when they come up,
24 but for now, let's start with ex parte on the
25 Lofts at Southbank.

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1 only thing that I have is everything that was
2 up to the conceptual development that we had
3 whenever we approved conceptual.

4 THE CHAIRWOMAN: Okay. Great. Thank you
5 all very much.

6 We will move now to a staff report.

7 MS. KELLY: DDRB Application 2024-003 is a
8 request for final approval of the Lofts at
9 Southbank, which is located in the southwest
10 corner of Hendricks and Prudential. The item's
11 conceptual design was approved at the July 11th
12 DDRB meeting subject to five conditions.

13 In order to just sort of summarize
14 these -- excuse me -- no deviations are being
15 requested. The design has been modified to
16 create more of a transition from the height and
17 scale of the surrounding buildings to the
18 height of the proposed structure. Deeper
19 scoring and reveals have been designed for the
20 Home Street elevation. Material specs have
21 been provided, and also, shade calcs have been
22 provided, which show that the minimum
23 requirements are being met.

24 The project is for a ten-story, mixed-use
25 building with ground-floor retail, office,

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1 And I was going to start with
2 Mr. Brockelman, but I don't want to ambush him
3 while he's getting settled.

4 BOARD MEMBER BROCKELMAN: Thank you, Madam
5 Chair.

6 Yes, on September 6th, I did receive an
7 email from Mr. Patrick Toomey about the Lofts
8 at Southbank.

9 And, Susan, I forwarded that to you today
10 for recordkeeping as well.

11 THE CHAIRWOMAN: Mr. Deiuliis, did you
12 have any to declare?

13 BOARD MEMBER DEIULIIS: Nothing.

14 THE CHAIRWOMAN: Mr. Ennis -- Davis.
15 Sorry.

16 BOARD MEMBER DAVIS: September 6th, I did
17 get an email from Rob Zinn.

18 BOARD MEMBER CRAIG: Nothing to report.

19 BOARD MEMBER DAWSON: Nothing to report.

20 THE CHAIRWOMAN: I'll go ahead and say the
21 same items that Mr. Brockelman declared.

22 BOARD MEMBER BERLING: Same email.

23 BOARD MEMBER LORETTA: I don't think I saw
24 this email, so I'm not really sure if I got it
25 or not, but I don't believe that I did. So the

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1 restaurant, or other commercial programming
2 that's consistent with the approved PUD, which
3 was Ordinance 2024-0152.

4 Personal property self-storage uses are
5 planned for floors three through six and then
6 residential on floors seven through ten.

7 The project includes pedestrian zones that
8 are consistent with the code. And due to the
9 grade change on the site, the finished floor
10 has been designed to be about 2 to 3 feet above
11 grade, and it's accessed by stairs and ramps
12 that are for outside of the pedestrian area.

13 So per the conditions that were placed on
14 the conceptual approval, the design team was
15 asked to reduce the visual impact of the strong
16 vertical mass of the structure and to provide
17 some more details about the project's
18 materials, particularly those metal panels.

19 In response, the design team recessed the
20 residential mass that faces the
21 Hendricks-Prudential intersection. They added
22 some horizontal elements and banding that
23 breaks up the verticality of the structure but
24 that still allows for that -- still allows the
25 structure to be defined by the strong vertical

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1 elements that go up the building. They added
2 spandrel glass as the parking screening
3 material and the storage screening material.

4 On the -- I call it the tower, but on the
5 mass that's opposite the intersection, the
6 design team provided a material board, and I
7 think they'll go over the materials more in
8 their presentation.

9 The metal screening is being used more
10 strategically now than in the earlier designs.
11 It appears to be more integrated into the
12 design concept, and it draws some positive
13 attention to the primary entrance along
14 Prudential Drive. Deeper scoring and reveals
15 have been designed for the Home Street
16 elevation.

17 And, in general, staff is recommending
18 final approval of DDRB application 2024-003,
19 and I'm happy to take any questions.

20 THE CHAIRWOMAN: Thank you, Ms. Kelly.

21 And at this time, as she suggested, we
22 will have questions for staff, if there are
23 any.

24 BOARD MEMBERS: (No response.)

25 THE CHAIRWOMAN: Okay. Seeing no

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1 questions for staff, is there an applicant
2 presentation? If so, we will do that now.

3 And, please, just for everyone presenting,
4 a reminder to state your name and address for
5 the record.

6 (Ms. Kovacocy approaches the podium.)

7 MS. KOVACOCY: Karie Kovacocy, 1939
8 Hendricks Avenue, 32207.

9 So thank you, everyone. Again, thank you
10 for your continued coordination on this project
11 and this process. The process may outweigh the
12 project at this point, so we appreciate your
13 patience.

14 So we'll go through -- and, please, for
15 anyone new, stop me if I'm going through the
16 front part too quickly because I know several
17 of you have seen it a few times.

18 All right. So we'll go through the first
19 slide. And keep going. I think we're all
20 familiar with the location on the Southbank.

21 These are photographs of existing
22 conditions, our current site plan at the corner
23 of Prudential and Hendricks. You can see we've
24 got an L-shaped site surrounded by anywhere
25 from two-story to four-story buildings.

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1 Next.

2 A blowup of that area to show landscaping
3 and pavement. A section through --
4 cross-street section showing our pedestrian
5 zone. Also, a change in elevation from the
6 building. Shade areas under the building and
7 also the treescapes. I think we have several
8 of those.

9 If we need to slow down, please let us
10 know.

11 All of these do comply with the overlay.
12 This is the requested shade calculation. These
13 are floor plans. Like we did mention before,
14 the ground floor is primarily for retail.

15 There is public parking on the ground floor.

16 The entry is a single-direction entry off
17 of Prudential, so it is a through-drive, one
18 way only from Prudential to Home Street. The
19 residential access for the second floor parking
20 and the residences are -- is accessed off of
21 Home Street.

22 The second floor is dedicated residential
23 parking only. Then we have our storage floors
24 and then our residential floors.

25 On the first residential floor, you'll see

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1 this kind of Y shape. There's an elevated
2 amenity deck for the residents only, an
3 exterior amenity deck, and then an interior
4 amenity program for the residents only as well.

5 You can also see where we have recessed
6 and stepped in the building at the corners to
7 show some relief in the elevation that we'll
8 get to.

9 Again, just the remaining residential
10 floors. So this one is a quick -- to touch on
11 where we were at conceptual, where we are now
12 here at final, conceptual being on the left,
13 final on the right -- is removing the massing
14 or the large, continuous verticality that we
15 had at conceptual and stepping in the building
16 to relate more and draw a little more attention
17 to the scale of the four-story -- four- to
18 five-story buildings in the area.

19 So now we're creating a stronger datum
20 line of -- the other difference is the
21 introduction of glass, spandrel glass, on the
22 far right side that will help balance and also
23 eliminate some of the applied grilles, exterior
24 louvers.

25 I do have with us, if anybody does -- if

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1 we need to pass that around -- one of the
2 questions previously was what are the louvers.
3 It is an anodized metal. It is a
4 champagne-bronze color, and that will -- you'll
5 see, as we go through the elevations, it is a
6 perforated metal panel that has a -- almost a
7 3D effect to it, based on the number of -- or
8 the opacity, and then we're going tie in that
9 metal as we go through with storefront and
10 applied horizontal fins.

11 All right. Next.

12 MS. KELLY: There's a little lag.

13 MS. KOVACOCY: Okay.

14 So this is how it fits in the context of
15 the Southbank. You know, we are surrounded
16 within, you know, one to two blocks of several
17 high-rise buildings.

18 Next.

19 Here, you can see, as -- looking towards
20 the 95 overpass, projects -- the multifamily
21 project is stationed in the rear and how it
22 fits on the -- how it addresses the corner.

23 Next.

24 This is just a kind of setback study,
25 massing-wise, of setbacks from street level,

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1 relief on that street, and also for a little
2 more safety, cars coming in and out of the
3 residential parking garage on that left side.

4 This is basically the hidden elevation.

5 You can see there's a building that does appear
6 in the front. Their parking lot -- the WeWork
7 parking lot is to the right side.

8 We did add some differentiation of color,
9 and then, again, beefing up the volume of that
10 parking garage and storage area that wraps to
11 the Home Street side.

12 Now getting into perspectives, this is
13 driving down Hendricks Street [sic] towards the
14 intersection of Prudential. You can see that
15 we're also creating and wrapping that corner
16 that goes into the, you know, quote-unquote,
17 alleyway and parking lot there with the ability
18 to wrap -- program -- whether that is retail or
19 restaurant -- to be able to wrap that corner
20 with some elevated seating.

21 This is looking down Prudential, heading
22 towards the intersection on your left. Again,
23 that's kind of the -- you want to call it kind
24 of the hidden elevation that we looked at
25 before.

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1 depending on the corner, or the one in the
2 middle is actually the depth of the amenity
3 deck for the residents.

4 This is Prudential's elevation. Again,
5 here, this is where we're seeing the extruded
6 metal panels. We have applied horizontal
7 mullions to our glass, pushing the corners back
8 of the residential floors, accentuating the
9 ground floor with more of a one-and-a-half to
10 two-story space.

11 And we've also added -- as another request
12 of bringing more pedestrian scale is the
13 applied -- what's the word I'm looking for?
14 Awnings. Thank you. Awnings at the street
15 level. The first floor, again, is all retail.

16 This is turning the corner along
17 Hendricks. This is, basically, what -- like,
18 if you were at bb's, this is what you would
19 see. Again, showing the setback, the applied
20 glass, and the metal louvers.

21 This is Home Street. What we did with
22 Home Street was beefed up some of the reveals.
23 We also were able to go back, look at our
24 parking garage, and push the parking garage
25 about 8 feet further back to create even more

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1 Here is looking across the intersection,
2 kind of at that main corner.

3 This is looking down Home Street, towards
4 Hendricks. That is actually an existing tree
5 that exists in the right-of-way right now. You
6 can see the existing picture up at the left.

7 There's more of our pedestrian level.

8 That is actually at the corner of Hendricks
9 where you would turn into the alley, where
10 we're able to, again, wrap the program.

11 We've also incorporated some planters at
12 the base -- they will go along Hendricks Avenue
13 and down Prudential -- to soften how the
14 building hits the ground. Since we won't be
15 having a lot of hardscape, this gives --
16 between the required shade trees, we now have
17 some landscape buffer at the base of the
18 building.

19 It's also acting as a little bit of a
20 buffer to conceal our grade change. As we all
21 know -- even been reminded for the past maybe
22 12 days, that San Marco floods very easily.
23 This project -- the finished floor elevation
24 will be 3 feet above the street.

25 Another view of the retail spaces and that

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1 grade change.
2 We have included a few dusk shots. We are
3 still working on our lighting scheme, but one
4 of the big things that has even been a
5 conversation piece from the very beginning was
6 how are we contributing to the skyline. And so
7 between lighting and architectural elements,
8 trying to show that we're continuously working
9 down that path.

10 This is actually what you would see from
11 95. It's actually the off-ramp. And between
12 existing trees and some, you know, taller
13 buildings and parking garages, you would only
14 probably see the top two to three floors, and
15 making sure that it still remained kind of a
16 beacon or on icon off -- on the Southbank is
17 wrapping our lighting scheme all the way around
18 to the rear.

19 This is going through the material
20 locations, which were the same ones that were
21 on the board that was passed around.

22 And that's showing, again, the
23 perforations in the metal panel to give it
24 almost a 3D effect. The idea of the awnings
25 that are placed at the pedestrian level, then

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1 it seems like we've got a lot more greenspace
2 kind of wrapping around the building to the
3 property lines?

4 MS. KOVACOCY: We haven't -- you know,
5 again, between conceptual and final, starting
6 to get into actual CAD drawings and things like
7 that, we were able to free up some space.

8 Actually, the most space we freed up was
9 actually on Home Street, which was kind of a
10 nod to pushing that off of that street a bit
11 and creating some greenspace all the way
12 through around the parking lot, and then slight
13 shrinkage, but what we did is we took that up
14 with some of our planters to soften the -- how
15 it touches the ground.

16 BOARD MEMBER LORETTA: I don't remember
17 the volume of space against the alley as well,
18 so I feel like that shrunk as well?

19 MS. KOVACOCY: Yep.

20 BOARD MEMBER LORETTA: Anyway, I just
21 wanted to inquire, confirm.

22 Thank you.

23 MS. KOVACOCY: Thank you.

24 THE CHAIRWOMAN: Anybody else?

25 Mr. Davis.

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1 the color schemes.

2 This is going to be a concrete building,
3 so the majority is going to be just paint and
4 stucco.

5 And then how we're using that with glazing
6 and then the champagne-bronze will come in
7 through all of our metal accents with awnings,
8 storefront, and et cetera.

9 THE CHAIRWOMAN: Okay. Thank you so much.

10 Board members, any questions for the
11 applicant? Anybody?

12 Yes, Mr. Loretta.

13 BOARD MEMBER LORETTA: I just have a
14 couple.

15 The driveway from Prudential to Home, that
16 was one- or two-way in the last --

17 MS. KOVACOCY: It's always been one. It
18 has always been a one-way.

19 BOARD MEMBER LORETTA: I just -- I feel
20 like -- has the building shrunk a good bit
21 across all property lines? I mean, there's,
22 like, a decent amount of landscape around each
23 property line. I recall it being tighter to
24 the property lines and that being an issue with
25 the neighbors or maybe with the community, but

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1 BOARD MEMBER DAVIS: On the Prudential
2 elevation, which is showing here, could you
3 just explain the thought process behind the
4 blank stucco bay, like, in floors two through
5 four?

6 MS. KOVACOCY: So that actually does step
7 back. There is a facade change there, a plane
8 change. And so what we wanted to do with the
9 units above -- to relate down a little bit more
10 in a purposeful manner, because what was
11 throwing it off was the entrance to the garage.
12 So it looked like as the building traveled
13 up, we weren't keeping our clean, vertical and
14 horizontal lines because of where the entrance
15 to the garage landed. So we created a little
16 pause moment there to pick up more of a
17 four- -- I'm sorry -- a three-bay articulation
18 just on that corner.

19 THE CHAIRWOMAN: Anyone else?

20 Sorry. Mr. Craig.

21 BOARD MEMBER CRAIG: Thank you.

22 So for floors three through six, do you
23 envision with that spandrel glass and the metal
24 paneling -- will the storage unit floor be
25 visible -- the interior of them from the

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1 exterior at any point in the property?
 2 MS. KOVACOCY: They will. They will.
 3 BOARD MEMBER CRAIG: Thank you.
 4 And then one other question. As it
 5 relates to parking, obviously, with storage
 6 units -- and I might have missed this in a
 7 previous meeting, so give me a little leeway
 8 here --
 9 MS. KOVACOCY: Sure.
 10 BOARD MEMBER CRAIG: -- a lot of U-Hauls,
 11 things like that.
 12 Is the plan for that first floor to be
 13 able to accommodate those larger trucks so they
 14 are not becoming a traffic issue?
 15 MS. KOVACOCY: Correct.
 16 So if you do want to go back to that
 17 ground-floor plan -- so we have a 20-foot-wide
 18 drive aisle. It has a 14-foot clear height.
 19 And, again, they are parking at an angle, and
 20 there's actually a large parking area next to
 21 two freight elevators to pull out of the drive
 22 aisle, then they can back out and then continue
 23 all the way through Home Street.
 24 BOARD MEMBER CRAIG: Great.
 25 Thank you.

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1 THE CHAIRWOMAN: Any more questions for
 2 the applicant at this time?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRWOMAN: Okay.
 5 MS. KOVACOCY: Thank you.
 6 THE CHAIRWOMAN: Thank you.
 7 All right. Now we are going -- I'm
 8 speaking into the microphone. Now we're going
 9 to move to public comment.
 10 Ms. Hill, I cannot see you, but do we have
 11 any public comment on this item?
 12 MS. HILL: Yes, we do. We have Nancy
 13 Powell.
 14 (Audience member approaches the podium.)
 15 MS. HILL: Please state your name and
 16 address for the record.
 17 AUDIENCE MEMBER: Nancy Powell, Scenic
 18 Jacksonville, 1848 Challen Avenue,
 19 Jacksonville, 32205.
 20 And I spoke on this at the conceptual
 21 level, so I do want to thank the design team
 22 for making some of those changes, particularly
 23 removing the massing on those residential
 24 floors and stepping back a little bit and
 25 keeping the windows.

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23

1 I think from the residential standpoint,
 2 it's going to be much more pleasant to live in
 3 those units.
 4 I appreciate the awnings and the trees and
 5 the planters, so I think this version is
 6 definitely an improvement.
 7 Thank you.
 8 THE CHAIRWOMAN: Any others?
 9 MS. HILL: That's it.
 10 THE CHAIRWOMAN: Okay. With that, I will
 11 close that public hearing.
 12 And, Mr. Dawson, if you don't mind getting
 13 us in the proper posture.
 14 BOARD MEMBER DAWSON: I'd like to move
 15 DDRB 2024-003.
 16 BOARD MEMBER LORETTA: Second.
 17 THE CHAIRWOMAN: With that, Board Members,
 18 we'll take board discussion.
 19 And, again, I'll start with
 20 Mr. Brockelman.
 21 BOARD MEMBER BROCKELMAN: Sure. Thank
 22 you, Madam Chair.
 23 I, too, want to commend the design team,
 24 and, Ryan, you and the whole team.
 25 Obviously, this has been a long process

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1 from day one until now, but I think what we
 2 have is a finished product in front of us,
 3 meets a lot of the community concerns that have
 4 been out there, and it does justice to the
 5 multiuse project as a whole.
 6 And I'll just kind of say, I know there's
 7 been consternation throughout the process.
 8 Some residents or community stakeholders feel
 9 like the scale of the building might still be
 10 too big. In my mind, this is just fine for the
 11 area. I mean, the Southbank, over the long
 12 term, needs to be densified, anyway. And so I
 13 think the properties around this, over time,
 14 will also scale up and will get away from some
 15 of these older, single-family homes and
 16 probably have some more density, which would be
 17 a good thing for that part of downtown.
 18 So, overall, great job. Thanks for
 19 engaging with us throughout the process, and
 20 best of luck as you move forward.
 21 THE CHAIRWOMAN: Mr. Deiuliis.
 22 BOARD MEMBER DEIULIIS: Yes, I'm a little
 23 late to the game here as this is my first DDRB,
 24 but I did have an opportunity to look over the
 25 drawings, and I appreciate the care that was

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1 put into developing the design from the
2 concept, from what I was able to glean from the
3 discussion.

4 As an architect, I feel like it's an
5 exciting multiuse facility in a place that
6 could definitely use increased density. And so
7 I think that it's, you know, an attractive
8 solution for this area.

9 That's all I have to add.

10 THE CHAIRWOMAN: Mr. Davis.

11 BOARD MEMBER DAVIS: This one, I still
12 struggle with. Basically, I guess when it
13 comes down to E, Facade Differentiation, when I
14 read that from my planning background and
15 perspective, I'm looking for how the change
16 occurs at the architectural (inaudible) and the
17 pedestrian level.

18 I understand, you know, there's been a lot
19 of work on Prudential. I think Prudential
20 looked fine last time we were here, but I still
21 struggle to see how that is carried out with
22 Home Street. Home Street looks about the same
23 to me as well as the big, blank wall.

24 But that's all I have to say right now.

25 When I read through this, I just -- I kind

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1 of disagree with the -- if this project meets
2 E, Facade Differentiation, but that's about it.

3 THE CHAIRWOMAN: Mr. Craig.

4 BOARD MEMBER CRAIG: So having followed
5 this project just as member of the public for a
6 number of years, I want to thank the design
7 team.

8 What we've seen, I think, is this process
9 work. It works not just for the City's
10 purposes, but for the residents, this is a
11 much -- this is a great final result that we're
12 looking at, or the most recent proposal, and so
13 just proud of the work that the staff put into
14 this project, as well as the design team, so
15 thank you.

16 THE CHAIRWOMAN: Mr. Dawson.

17 BOARD MEMBER DAWSON: The project has
18 improved dramatically thanks to a lot of the
19 public comment, especially Mrs. Powell. To
20 have her get up and say she approved of it, it
21 makes me feel a lot better.

22 But I think the development team, the
23 architectural team, the public -- it's a much
24 better project than it started out.

25 Thank you.

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1 THE CHAIRWOMAN: Ms. Berling.

2 BOARD MEMBER BERLING: Yeah, I think it's
3 just the design process. I want to start by
4 thanking G4 for all the work they put into
5 this. I know it's a tedious process at times
6 and a lot of input, but I think you were very
7 thoughtful in your interpretation of what we
8 said as a board, and so you gleaned the
9 important message in that and also what came
10 from the community, their feedback, and you
11 implemented them into a successful project.

12 I really appreciate the added viewscapes
13 that you added into the packet as well because
14 I think it clearly articulated what you were
15 trying to. Visually, I think that was very
16 necessary for all of us to see that from that
17 vantage point, so that was very successful,
18 both in finishing the project and also in how
19 you presented it to us today, so -- this is
20 really annoying.

21 So thank you so much for your work.

22 THE CHAIRWOMAN: Mr. Loretta.

23 BOARD MEMBER LORETTA: I see we're pleased
24 with the overall effort and I appreciate your
25 time.

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1 Thank you, Madam Chair.

2 THE CHAIRWOMAN: I will echo
3 Mr. Brockelman's comment about density. I
4 think the Southbank just -- the Urban Core is
5 growing, and I appreciate the addition of the
6 affordable and workforce housing that's coming
7 to this section.

8 I also wanted to comment that I think the
9 metal panels are very clever. I did not
10 realize that those were 2D. And the way that
11 they were designed and will be stamped or
12 printed or cut or whatever makes them appear
13 3D, so I think that's clever. I like that.

14 Okay. Any other discussion, Board
15 Members?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRWOMAN: All right. Seeing none,
18 we are going to move to a vote.

19 All those in favor of approving final --
20 sorry -- for final approval of DDRB 2024-003,
21 Lofts at Southbank, signify by saying aye.

22 UNIDENTIFIED BOARD MEMBERS: Aye.

23 THE CHAIRWOMAN: Any opposed?

24 Nay.

25 UNIDENTIFIED BOARD MEMBERS: Nay.

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1 (Discussion held off the record.)
 2 THE CHAIRWOMAN: I think Mr. Loretta,
 3 Ms. Berling, Dawson, Craig, Deiuliis, I
 4 think -- sorry, I got nervous -- and
 5 Mr. Brockelman were ayes, and then Mr. Davis
 6 and I were nays.
 7 THE REPORTER: Thank you.
 8 THE CHAIRWOMAN: Thank you, guys.
 9 Okay. Moving on to Item D, DDRB 2024-008.
 10 This is the 841 New Medical Office Building.
 11 This is conceptual approval, so I'll go
 12 ahead and open the public hearing on this item.
 13 And at this time, we'll go ahead -- and
 14 I'm not going to call on all board members, but
 15 if you do have ex parte communication to
 16 declare on this item, if you will just go ahead
 17 and speak up.
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRWOMAN: All right. We feel good
 20 about that.
 21 Moving next to the staff report for the
 22 new medical office building.
 23 MS. KELLY: Okay. DDRB application
 24 2024-008 is a request for conceptual approval
 25 for the new -- a new medical office building on
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1 while ensuring compatibility with the other
 2 buildings on the 841 campus.
 3 The design includes human-scale elements,
 4 such as the defined proportions within the
 5 glazing and scoring.
 6 So staff is recommending conceptual
 7 approval of DDRB application 2024-008.
 8 We're making one recommendation because
 9 the two-story building will be viewed from
 10 above by surrounding offices and the
 11 surrounding developments, so we are
 12 recommending that all mechanical equipment,
 13 appurtenances, and access areas on the roof of
 14 the building shall be architecturally screened
 15 in a manner that is compatible with the design
 16 of the building.
 17 And with that, I'm happy to take any
 18 questions.
 19 THE CHAIRWOMAN: Great. Questions for
 20 staff?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRWOMAN: Okay. Seeing none, do we
 23 have an applicant presentation?
 24 (Ms. Robbins approaches the podium.)
 25 MS. ROBBINS: I'm Brooke Robbins. I'm
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1 what I'm referring to as the 841 Prudential
 2 Drive campus.
 3 So the site is a portion of the 841
 4 Prudential Drive property. The subject site --
 5 this is the tricky bit. The subject site does
 6 not front any public rights-of-way, so some
 7 portions of the Code are not applicable.
 8 Sorry, Diane, this microphone is a little
 9 wacky.
 10 Okay. So if you're familiar with the
 11 site -- and you will see this in the site plan,
 12 it fronts an internal drive. It's a private
 13 drive that leads to the Southerly, and then
 14 it's got the railroad tracks, and then it's the
 15 Acosta ramp. So, technically, there's just no
 16 public road frontage.
 17 So moving on.
 18 So the project is a new two-story medical
 19 office building. It's approximately 45,000
 20 square feet. Currently, that portion of the
 21 property is a surface parking lot. The massing
 22 offers an architectural transition from the
 23 street level to the abutting structures, and
 24 different color tones, materials, and textures
 25 distinguish different areas of the structure
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1 principal architect with Robbins Design Studio,
 2 40 East Adams Street, Suite LL50, 32202.
 3 So we're here today presenting on behalf
 4 of ShareMD, who are the owners of the 841
 5 building and property. So they purchased the
 6 building in 2020, and their background is
 7 medical healthcare campuses and buildings.
 8 They are based in California and in Florida, so
 9 between the two states, they own -- and I
 10 believe it's about 18 (inaudible) separate
 11 properties.
 12 So this is a sliver of the current campus
 13 that has been surface parking for years and has
 14 always been kind of what do we do with it? So
 15 the thought is to kind of enhance, you know,
 16 the medical field in this area between Baptist
 17 Health and Wolfson and the occupants of the
 18 building.
 19 Over the years -- I worked on the building
 20 for almost 22 years now, and we have slowly
 21 converted it to a large healthcare background
 22 of clinics and doctors' offices and
 23 administrative offices for Baptist, so this is
 24 another component to that, adding additional
 25 square footage to the property that could meet
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1 that need.
2 So, again, ShareMD are the owners.
3 Currently, HED designed -- architectural design
4 firm worked on the concepts, renderings for the
5 property. And then, again, Robbins Design
6 Studio is part of the team as kind of the
7 local -- you know, on deck with it as knowledge
8 of the building and the property for the
9 prolonged period of time.

10 Next slide, please.

11 So, again, currently, it's surface
12 parking. So the property has the parking
13 garage to the southeast, the current surface
14 parking lot that is the project site, and then
15 on the waterside of the property there's a
16 small parking lot as well.

17 The drive coming off of Prudential that
18 goes back to the Southerly is a shared drive
19 that provides access to the parking garage that
20 was redone a few years ago when the Southerly
21 came in, and it also -- and provides access
22 back through to the surface lot that's on the
23 waterside.

24 So, overall, it's very tiny, but total
25 spaces between the parking garage and surface

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1 plus/minus what we're losing, they have
2 about -- I think it's 2,100 if I can see the
3 little number. And then the current
4 utilization (inaudible) is at 900 spaces, so
5 we're -- you know, based on the existing usage,
6 we have parking to accommodate this additional
7 building.

8 So, again, just a larger site plan
9 identifying the different parcels. We have
10 Baptist healthcare across the street on
11 Prudential, the parking garage, the 841
12 building, and then the Southerly on the north
13 side.

14 Photographs of the neighbors, so Baptist
15 across the street, the existing parking garage.

16 This is the view of kind of standing close
17 to the railroad tracks, looking back at the 841
18 building with the Southerly in the right-hand
19 side. So this is the surface lot that will be
20 replaced with the two-story building.

21 Okay. Just different views.

22 So this is a view -- currently, there's a
23 kind of courtyard against -- up against the
24 parking garage that leads up to the front entry
25 of the building. It's not really utilized from

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1 a pedestrian standpoint at this time because
2 people park in the garage to go to the building
3 or they park in the surface lot and walk in, so
4 it's not really an active pedestrian way.

5 So by bringing this new building up --
6 kind of up to that current kind of outdoor
7 courtyard space, there will be further activity
8 between the different parcels and more foot
9 traffic through that area that's on the private
10 property.

11 So this is just the view facing south.
12 This is the current site plan. So you can see
13 where the surface lot is and that pedestrian
14 way that I was just talking about that's kind
15 of within that L-shape between the Prudential
16 building and the existing parking garage and
17 then where that new building comes up to that,
18 so -- and the red line there, as noted, is the
19 property line between the different parcels.

20 And just showing landscaping that, you
21 know, we will -- on the front side -- or I
22 guess -- the front side of the building that
23 faces north, as the building goes in, it will
24 be infilled with landscaping up to that
25 property line.

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1 And then on the south side, with that
2 existing kind of greenspace and the paver, kind
3 of palm tree area, we would envision planters
4 and things like that as we get further into the
5 project.

6 So this is the view -- we have the
7 Prudential -- Prudential building on the
8 right-hand side, the high-rise building and the
9 new two-story building.

10 As Ms. Kelly mentioned, it's 45,000 square
11 feet, so a little over 22 per floor with
12 this -- a main entrance with the drive-through,
13 drop-off off of that private driveway.

14 Next slide, please -- or maybe -- and this
15 is just a little view kind of further back,
16 probably what you would see kind of coming down
17 the ramp off the Acosta, where you have
18 (inaudible), where you would look down into
19 that surface lot and see --

20 So, again, keeping the massing. So we're
21 not taking away from the historic structure of
22 the 841 building and keeping it in line with
23 the parking garage and (inaudible) compatible
24 materials, color compatibility, so that it does
25 look like a campus and not separate buildings

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1 on the site.

2 And just showing in scale the relationship
3 to the existing parking garage. And, as you
4 can see, the two palm trees in the middle,
5 that's that kind of a public/pedestrian area in
6 between the two spaces.

7 And that's all we have for today. So any
8 questions?

9 THE CHAIRWOMAN: Yes, Mr. Deiuliis.

10 BOARD MEMBER DEIULIIS: How are you?

11 MS. ROBBINS: Good.

12 BOARD MEMBER DEIULIIS: So an existing
13 surface lot that you would be replacing with a
14 new facility, you're displacing how many
15 parking spots?

16 MS. ROBBINS: I believe it's 48 on the
17 count, so it's not a lot.

18 BOARD MEMBER DEIULIIS: Okay. And the
19 existing garage has plenty of capacity?

20 MS. ROBBINS: Correct, yep.

21 BOARD MEMBER DEIULIIS: To handle those
22 displaced but then also all of the new parking
23 anticipated?

24 MS. ROBBINS: Yeah, so if you look at -- I
25 think it's the second or third page in the

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1 courtyard there. Maybe it becomes, you know,
2 some kind of an attractive area to hang out,
3 so --

4 MS. ROBBINS: Okay. Understood.

5 BOARD MEMBER BERLING: So (inaudible)
6 precast building, I'm assuming?

7 MS. ROBBINS: We're still working through
8 that. That was -- one discussion on the
9 project was whether to do a concept or go ahead
10 and go for final at this point. So it's in the
11 early stages of design, so materiality hasn't
12 been 100 percent established at this point,
13 so -- we'll refine that and come back with that
14 for final, so ...

15 BOARD MEMBER BERLING: Do you know how
16 tall the parapet is on the -- yet?

17 MS. ROBBINS: On the top?

18 BOARD MEMBER BERLING: Yes.

19 MS. ROBBINS: Not yet.

20 THE CHAIRWOMAN: I just have one question.
21 Do you envision activating the courtyard
22 for any use for employees or any other --

23 MS. ROBBINS: I believe so. I mean,
24 there's been discussions over the years of how
25 to activate the parking garage.

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1 presentation, there's a calculation of how many
2 they have existing between the different lots,
3 how many they are losing, and then the
4 utilization -- or the current utilization of
5 the spaces, so we still have a differential of
6 about 1,000 spaces available.

7 BOARD MEMBER DEIULIIS: And then one more
8 question. I think it's the south elevation,
9 just a long wall of glass. Let me see if I can
10 go back there, Slide 16.

11 MS. ROBBINS: Correct. That's the
12 elevation that faces that pedestrian walkway
13 that goes through, so you would have two
14 secondary entrances coming out from the
15 building where people who come out the back of
16 the new building exit into that pedestrian-way
17 and then go into the 841 building or the
18 parking garage, as needed.

19 BOARD MEMBER DEIULIIS: I'm just wondering
20 if you looked at, you know, any options for --
21 that seems like a very long wall of glass.
22 Have you looked at any options for breaking
23 that up, giving it a little bit more scale?

24 I understand that it's on the back side of
25 the garage, but it is also -- there's a

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1 We did a presentation a few years ago for
2 retail over there, so I think that is something
3 they are still in -- they're in discussions of
4 potential tenants and leases and that sort of
5 thing of who might occupy.

6 So I think that will partly determine
7 that, but I think that is part of the intent --
8 is to make that a more active space.

9 BOARD MEMBER DAVIS: I have one question,
10 and you kind of hit on it there.

11 I've seen reiterations of the site come
12 across over the years and you mentioned retail.
13 Is there an intent to bring that back at some
14 point? Just wondering how it all interacts
15 together from --

16 MS. ROBBINS: Potentially.

17 It all has to do with the interest from
18 potential, you know, leasing, you know, who
19 would hold that, but the intent is there
20 because, as everyone knows, there's a lot going
21 on once you get there between the hospital and
22 all of that.

23 So there is the potential for retail, just
24 because once you're -- once you're at the 841
25 building or if you're at the hospital, there

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41

1 are not that many options for lunch and food
 2 and that sort of thing, so that's always kind
 3 of been the intent of the property.
 4 That was the one reason years ago we added
 5 a cafe into the 841 building, so that people
 6 had a place to go and eat and sit and have a
 7 view of the river. So I think there's further
 8 expanding that based on the interest for it.
 9 BOARD MEMBER DAWSON: Will you have to add
 10 any retention or detention?
 11 MS. ROBBINS: We've not gotten that far
 12 into the calculations for it, but we will -- we
 13 obviously review that as we go further into the
 14 design, so ...
 15 THE CHAIRWOMAN: Mr. Loretta, any
 16 questions?
 17 BOARD MEMBER LORETTA: Yeah. So I think
 18 my only question is -- this is a part of a
 19 larger campus. Do you-all need approval from
 20 anybody as a part of the larger campus for
 21 this, or is this kind of like the ability for a
 22 standalone?
 23 MS. ROBBINS: They -- this parcel is part
 24 of the 841 parcel, so it's not a separate
 25 parcel and they own that entire property. So
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42

1 there are -- the property line is the property
 2 line, so there --
 3 BOARD MEMBER LORETTA: Okay. Yeah, so, I
 4 mean, like, part of the elevation is pretty
 5 flat, basic. So I guess my question is, like,
 6 what's the hospital adjacent's opinion? I
 7 mean, has the hospital adjacent had any opinion
 8 as of yet or has there been discussion?
 9 I just don't see how we're -- I've got to
 10 imagine that they're a huge stakeholder here,
 11 but are they just -- you're able to have that
 12 not be a stakeholder here?
 13 MS. ROBBINS: They are not a stakeholder.
 14 They are tenants of the building, but they do
 15 not own -- they are not part of the ownership
 16 of the building.
 17 BOARD MEMBER LORETTA: I get they're not
 18 the owner of the building, but -- so this is
 19 interesting. So this is just a parcel that's
 20 not under any sort of master architectural
 21 criteria, this, that, or the other. It just
 22 happens to be a standalone piece?
 23 Okay. Thank you.
 24 MS. ROBBINS: Correct. And I will say, so
 25 from that standpoint, the view of that from the
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43

1 hospital is blocked by the existing parking
 2 garage.
 3 So, as Ms. Kelly mentioned, we are not on
 4 the street frontage facing any sort of public
 5 street. It is a little triangular piece of a
 6 parcel and currently kind of on the back side
 7 of the building, so there's not public frontage
 8 to the building.
 9 BOARD MEMBER LORETTA: And if I may, I'll
 10 just ask one last question.
 11 I'm intrigued with only the two floors.
 12 Can you describe the desire for only the two
 13 floors? I'm guessing that's more of a cost
 14 thing than anything else or --
 15 MS. ROBBINS: I think it's multiple
 16 factors. There was -- you know, it's also
 17 taking into respect of the existing building
 18 and the views that the tenants have in that
 19 property. As I'm sure everyone is aware, there
 20 was lots of discussion with the condo going in
 21 and what that was doing to the building.
 22 So I think it's a cost -- I think it's
 23 keeping the respect to the building, the
 24 existing surrounding conditions, keeping it in
 25 scale so that any sort of new construction
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44

1 doesn't overpower, you know, the existing
 2 historic building, but also, you know, what is
 3 leasable, what is an ideal square footage for
 4 this type of property and this location, and
 5 the capacity of in and out, and, you know, how
 6 many -- how many people do we have coming
 7 there.
 8 BOARD MEMBER LORETTA: Yeah. And I think
 9 I wanted to just ask that question I asked
 10 earlier one more time, make sure I phrased it
 11 correctly. So you have had no communication
 12 with Baptist South?
 13 MS. ROBBINS: Not at this time.
 14 BOARD MEMBER LORETTA: Okay.
 15 THE CHAIRWOMAN: Any other questions,
 16 Board Members?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRWOMAN: Okay. Thank you,
 19 Ms. Robbins.
 20 MS. ROBBINS: Thank you.
 21 THE CHAIRWOMAN: We will move to public
 22 comment now on this item.
 23 Ms. Hill.
 24 MS. HILL: There are no requests for
 25 public comment.
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1 THE CHAIRWOMAN: Okay. With that, we will
 2 close the public hearing.
 3 Mr. Dawson, if you don't mind getting us
 4 in posture.
 5 BOARD MEMBER DAWSON: I would like to move
 6 DDRB 2024-008.
 7 THE CHAIRWOMAN: Are those with staff
 8 recommendations by any chance?
 9 BOARD MEMBER DAWSON: With staff
 10 recommendations.
 11 THE CHAIRWOMAN: Excellent.
 12 BOARD MEMBER DAWSON: Thank you.
 13 THE CHAIRWOMAN: Do I hear a second?
 14 BOARD MEMBER LORETTA: I'll second.
 15 THE CHAIRWOMAN: Thank you, Mr. Loretta.
 16 Okay. Board members, we'll open this up
 17 for discussion. Mr. Loretta, we'll start with
 18 you.
 19 BOARD MEMBER LORETTA: Yeah, so, I mean,
 20 this is really kind of an interesting project.
 21 I think it's cool. One elevation, I think, was
 22 a little bit nicer than the other, but --
 23 I guess I don't remember if it was this
 24 condo building or another where we went
 25 probably, like, a year, and then at the
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1 12-month mark, we've got one of the high-power
 2 attorneys comes in refuting everything. And,
 3 man, it really, you know, chapped me a little
 4 bit.
 5 So I just -- I'm like -- Robin [sic], can
 6 you please -- like, let's go meet with Baptist,
 7 so that way we're not at a situation where at
 8 the last minute, now we have attorneys
 9 completely rebutting this project and becoming
 10 a huge fiasco.
 11 I'm flabbergasted that we're actually even
 12 submitting this without having communicated
 13 with Baptist. But, heck, they're not here, so
 14 that's a whole other thing.
 15 Thank you.
 16 THE CHAIRWOMAN: Ms. Berling.
 17 BOARD MEMBER BERLING: Yeah, I agree with
 18 the staff recommendation. And I'd like, when
 19 this comes before us again, to see a lot more
 20 of that developed.
 21 And also, I don't want to get into an
 22 architectural charette. I think that this
 23 needs to be developed a lot more when it comes
 24 before us again as far as articulation of the
 25 facades.
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1 THE CHAIRWOMAN: Mr. Dawson.
 2 BOARD MEMBER DAWSON: With what you had to
 3 deal with, I think it's a pretty nice project.
 4 Thank you.
 5 THE CHAIRWOMAN: Mr. Craig.
 6 BOARD MEMBER CRAIG: My only thoughts --
 7 and my fellow new board member, Mr. Deiuliis,
 8 took them -- was I would love to see breaking
 9 up on that south elevation, especially for the
 10 folks heading into 841, but we'll stand by.
 11 Thank you.
 12 THE CHAIRWOMAN: Mr. Davis.
 13 BOARD MEMBER DAVIS: I have no comments.
 14 THE CHAIRWOMAN: Mr. Deiuliis.
 15 BOARD MEMBER DEIULIIS: I agree with staff
 16 recommendations. And also, just to reiterate,
 17 would love to see some additional treatment on
 18 that south elevation. The north elevation
 19 seems much more attractive.
 20 That's all I have.
 21 THE CHAIRWOMAN: Mr. Brockelman.
 22 BOARD MEMBER BROCKELMAN: No comments.
 23 Thank you, Madam Chair.
 24 THE CHAIRWOMAN: I also have no comments.
 25 So now, if there's no further discussion,
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1 I'll go ahead and call for a vote.
 2 All those in approving conceptual --
 3 sorry -- conceptual approval for the 841
 4 medical office buildings signify by saying aye.
 5 BOARD MEMBERS: Aye.
 6 THE CHAIRWOMAN: Any opposed?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRWOMAN: All right. By your vote,
 9 the item passes unanimously.
 10 All right. And now -- that was loud --
 11 DDRB members, we're moving to a deviation
 12 workshop for Item Number 2024-007.
 13 So before -- I'm going to throw it to
 14 Mr. Parola to give us just a little bit of
 15 context on this project, on this item.
 16 Just want to give a reminder to our
 17 committee members right now that we can ask
 18 questions during this deviation workshop, but
 19 just want to be clear that we're not offering
 20 our position on this item yet until they come
 21 back for final approval/consideration.
 22 So, Mr. Parola, that being said, what have
 23 you got for us?
 24 MR. PAROLA: Thank you.
 25 I'm just going to add -- before I forget
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1 it -- some context to two of the items
 2 (inaudible).
 3 Okay. So you've got an 11-by-17. That's
 4 a color map. And it's got this bright
 5 yellow -- yep, you got it -- bright yellow, you
 6 know, shaded property on the corner of Price
 7 and Park Street, so that's -- let me take a
 8 step back.
 9 It was asked at the last board meeting, as
 10 I recall, to provide some context for this
 11 workshop in terms of property ownership and
 12 what's going on with Park Street because I made
 13 a comment that Park Street, for us, is our main
 14 retail corridor and we're putting a lot of
 15 money into it. I also made -- and then it was
 16 brought up -- you know, what are the other
 17 property owners doing?
 18 So speaking to the color map, the yellow
 19 shaded property is owned by Columbia Ventures,
 20 or an entity of Columbia Ventures. And this
 21 board had previously approved, at least on the
 22 conceptual level, a residential mixed-use
 23 project. Okay? So that tells you where that
 24 is.
 25 There are some purple-shaded properties,
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1 get to final.
 2 THE CHAIRWOMAN: Board members, any
 3 questions for staff?
 4 BOARD MEMBER DAVIS: Thank you for
 5 providing this material.
 6 THE CHAIRWOMAN: Likewise. This is a lot
 7 of prep work. Thank you and whoever else
 8 helped.
 9 Board members, any discussion, any
 10 questions?
 11 BOARD MEMBER LORETTA: Do we have a
 12 presentation?
 13 THE CHAIRWOMAN: Oh, do we? I'm so sorry.
 14 You're absolutely right. Applicant
 15 presentation. I had to mess something up.
 16 (Mr. Allred approaches the podium.)
 17 MR. ALLRED: My name is Christopher
 18 Allred, architect at the RBA Group out of
 19 Charlotte, North Carolina.
 20 Following the conceptual approval meeting,
 21 I -- we discussed and requested to provide some
 22 deviation requests. Ms. Kelly reached out and
 23 said we should do that formally.
 24 In front of you is -- are our three
 25 deviations requests, the first being the
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1 which although I cannot guarantee are under the
 2 exact same ownership, if you go to Sunbiz, they
 3 share a similarity. Okay?
 4 So that can tell you at least if there was
 5 a coordinated plan of development, where they
 6 are orienting, logically speaking, their
 7 retail.
 8 There are maybe four pages from -- of
 9 engineering drawings, all in black and white,
 10 of Park Street's hardscape plan.
 11 I do not expect you to read them right now
 12 and digest them because you're not taking
 13 action. Because you're not taking action,
 14 because this is a workshop and you're in an
 15 informational mode, the hope would be you would
 16 take everything you hear today, right, filter
 17 it through the lens -- or at least use these
 18 two documents as a lens so that when they come
 19 back for final and deviations are granted, you
 20 not only have heard what's been said today, but
 21 now you have a little more context, and you can
 22 kind of see at least where staff's head is at
 23 and where you all land on it.
 24 So a ton of words. I hope these documents
 25 are useful to you as you ponder over things and
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1 proposal to approve the deviation for the
 2 vehicular drop-off as outlined in the design
 3 guidebook. Best shown on Exhibit 1 or Page 2.
 4 The site that we're working with is
 5 significantly narrow, to the point where a
 6 25-foot drive landscape buffer, 9-foot drive
 7 aisle, and an appropriate ADA sidewalk -- or
 8 accessibility sidewalk would render the
 9 property more narrow than would allow us to do
 10 this type of development on this site.
 11 In response to the request for the
 12 deviation, we have -- as we have outlined and
 13 shown in Exhibit 2 -- or 1B, we have added some
 14 architectural elements to minimize the view of
 15 the parking -- I'm sorry, the drive aisle that
 16 would be provided by the -- the extended width
 17 of the landscape aisle. But it's in an
 18 arch- -- in a way that it matches the
 19 architecture as well as adds to the -- what we
 20 feel is the pedestrian scale by not just
 21 creating a large mass, but creating more of
 22 a -- wayfinding elements that are related to
 23 the -- to the pedestrian zone.
 24 The reason that we're asking for this is
 25 that we feel it is very important to provide
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1 some space for drop-off that will not block the
2 entrance and exits, drives to the main parking
3 area behind the hotel. That would be -- get
4 someone stopped right in -- once they crossed
5 the -- the sidewalk into the -- into the
6 private area of the parking area, you can see
7 how quickly -- if you've got two or three
8 vehicles sitting there, you could start
9 stacking cars within Dora Street.

10 Along those lines as well, we have worked
11 with the architecture to reduce the scale along
12 Dora in relation to -- in relationship to that
13 element we put on the -- in front of the drive
14 aisle, in lieu of the 25-foot landscape strip.

15 The next -- the second deviation request
16 was based off of some information that we
17 had -- were discussing about the facades along
18 Magnolia and Oak Street.

19 I have -- since this morning, while I was
20 on the plane --

21 MS. KELLY: Okay. So to the board, I was
22 looking at this before the meeting, and I
23 realized, they calculated -- this deviation
24 relates to the transparency requirement, which
25 is 50 percent between 2 and 10 feet from the

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1 sidewalk. They calculated it for the entire
2 facade and at 50 percent. So that's what
3 you'll see in the narrative, but I calculated
4 it again, when I realized that, and I sent it
5 to Mr. Allred.

6 So the -- where's my notes? I calculate
7 that they meet the 50 percent on Magnolia, when
8 we're -- according to the Code, the 50 percent
9 between 2 and 10 feet from the ground. They're
10 well within it because they needed to -- they
11 would need to provide 228 square feet -- I
12 don't have all my -- and you're providing --
13 what are we providing? There's way too much
14 paper up here.

15 MR. ALLRED: Along magnolia was 277.

16 MS. KELLY: So you're providing -- the
17 total transparency that you're providing is
18 277, but you only need 228.

19 At any rate, staff does not feel that they
20 need the deviation for Magnolia.

21 Now, Oak Street is questionable because
22 I -- we need a few more specifics, but I think
23 it's fair if they want to go and request the
24 deviation for Oak Street, then that's fine
25 because we just need some more details about

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1 the -- what the materials are and some of that.
2 But the Oak Street, I have that they would
3 also need 228 square feet of open,
4 transparent stuff, according to Code.

5 So I just wanted to make that clear.

6 MR. ALLRED: Okay. Yeah, so I apologize,
7 I saw -- I did miss your email while I was on a
8 plane this morning, but we can review the
9 information that Ms. Kelly sent and verify that
10 we do or do not need to request that deviation.

11 I believe that the Oak Street elevation
12 facade was the one that would be easier to
13 change and make sure we meet that glazing
14 requirement, so I would not foresee that that
15 would be where we're asking for that deviation,
16 based on the information that Ms. Kelly has --

17 MS. KELLY: And if I may interrupt. To
18 the board, he's prepared to request the
19 deviation and provide you the justification and
20 reason, so I'm just -- we don't find that he
21 would need the deviation on Magnolia, so it's
22 up to you guys. It's up to you if you want to
23 just give them (inaudible).

24 MR. ALLRED: The last and final deviation
25 request that came out of the discussion we had

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1 during the conceptual review was a deviation
2 request for consideration for approval of an
3 alternate to the requirement for the open space
4 or 50 percent activation.

5 Exhibit Number 4 -- I don't know what
6 page it is, but Exhibit Number 4 indicates to
7 provide the activated interior space in the
8 parking garage on Level 1, at the street level.

9 The shaded areas indicate how much of the
10 space of the first level would be taken up by
11 interior activated space. That would be a loss
12 in parking, plus or minus six spaces along
13 Dora, five to six along Oak Street, and one
14 along Magnolia.

15 Due to the requirements that the franchise
16 would have us to provide parking for the
17 development overall, that would require us to
18 add an additional story to the parking garage.

19 Changing its massing and scale compared to
20 the adjacent properties, in our view, more out
21 of line with this -- with some of the
22 single-family and some of the smaller
23 developments that are -- that are existing
24 around the site.

25 Secondly, to maintain this as usable

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1 parking, the activated retail spaces that we
2 would be able to provide would be minimal in
3 depth, basically, what the -- what is a parking
4 space depth, 18 feet, minus whatever the
5 structure would be.

6 So our concern is -- is that -- providing
7 those as retail spaces or activation spaces,
8 that they would be underutilized and
9 potentially be vacant just because they are not
10 of a size that is normally equippable for --
11 for a lot of different retail uses, to allow
12 people to come in and out and to have -- to
13 kind of have that natural flow -- ebb and flow
14 of change in those spaces, which I think that
15 the -- that papered-up or boarded -- -- not
16 necessarily boarded-up, but covered up
17 activated spaces I don't think is the intent of
18 the Code, as well to --

19 To help minimize it, you know, we have
20 added a lot of different, what we would
21 consider activation elements to the facade of
22 the parking garage, not just screening, not
23 just green wall, as you -- as can be seen in
24 Exhibit 4C.

25 One more slide.

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1 open on Magnolia that's kind of on your --

2 MR. ALLRED: The parking on the -- on
3 Magnolia that would be on the hotel parcel
4 itself would be for check in, check out.

5 As -- and then all the parking that is
6 behind this development is actually utilized by
7 the adjacent hotel already.

8 There may be a couple of spaces that
9 are -- that are overlapable [sic], but, in
10 general, all of those spaces are dedicated to
11 the requirement from the franchise for that
12 property.

13 BOARD MEMBER LORETTA: So if we were to go
14 to, like, a three-story garage, we could
15 have -- we could have full retail that's, quite
16 frankly, 60 feet deep, on the ground floor on
17 Park Street, right?

18 BOARD MEMBER DAVIS: This isn't on Park.
19 This is --

20 BOARD MEMBER LORETTA: Well -- yeah, it's
21 on Oak Street. Okay.

22 All right. Yeah, so we're still a full
23 block off.

24 We'll get into it, but we have no site
25 plan anywhere. So I was able to finally figure

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1 So there's -- we've kind of introduced
2 a -- into the bays of the first-level parking
3 garages in the areas -- not only the areas that
4 would be required to be activated, we've
5 provided planters, green wall.

6 On the next exhibit, I believe -- sorry.
7 Maybe that was one exhibit back. No.

8 BOARD MEMBER LORETTA: Sir, the -- is the
9 existing building -- are we using the existing
10 building for the parking garage?

11 MR. ALLRED: No. It would be removed.

12 BOARD MEMBER LORETTA: Okay. Was -- so
13 we're just -- we're going only with, like, a
14 two-story -- kind of a one-story with a roof
15 garage; that's basically what we're going with,
16 correct?

17 MR. ALLRED: Correct, yes.

18 BOARD MEMBER LORETTA: How many -- does it
19 say how many spaces we've got anywhere?

20 MR. ALLRED: Not on this exhibit. It's
21 just south of a hundred, I believe.

22 BOARD MEMBER LORETTA: Yeah, 93 spaces?

23 MR. ALLRED: Correct.

24 BOARD MEMBER LORETTA: But that does not
25 include -- or does that include the stuff on --

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1 it out, piecemeal the two pages into kind of
2 the site plan. And then all your graphics
3 don't actually have, like, a little key sheet
4 to show us where we're at, but I finally
5 figured out where we're at and everything,
6 but --

7 So some of the argument with the lack of
8 commercial is because it's just a side street
9 and it's not as important; is that -- is that
10 what we heard?

11 I mean, I got the 20 feet depth, but at
12 the same time, if you go to a three-floor
13 garage, you can make it 60 feet deep, so --

14 MR. ALLRED: Well, it still -- it needs to
15 have the drive aisle access, the 24 foot --
16 24 feet, as well as the area for the ramp -- to
17 kind of get to the ramp --

18 BOARD MEMBER LORETTA: Isn't the ramp on
19 the -- yeah, the ramp's on the -- I mean, the
20 ramp's outside that 60 feet. You may have to
21 reorient the ramp, but -- or you may have to
22 just have a drive aisle to the ramp.

23 BOARD MEMBER DAVIS: (Inaudible.)

24 BOARD MEMBER LORETTA: I mean, it could --
25 yeah, it could -- I could come up with how it

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1 could work, but --

2 MS. KELLY: (Inaudible.)

3 BOARD MEMBER LORETTA: Yeah, I know.

4 That's where I -- but I -- yeah, it's tough for

5 me because I wasn't here.

6 Okay. I got -- guess I've got no further

7 questions.

8 BOARD MEMBER DAVIS: Just to follow up on

9 Mr. Loretta, you mentioned the scale of the two

10 houses for the reason for keeping that level.

11 I mean, if you went up an extra floor, is

12 there -- is it -- the concern really the cost

13 feasibility of the garage in comparison to the

14 number of spaces you would get?

15 Because, I mean, going up two floors is

16 essentially the height of a two-story building,

17 but you've got an eight-story building right

18 across the street, so ...

19 MR. ALLRED: The biggest challenge would

20 be the -- would be the cost of the extra floor.

21 BOARD MEMBER DAVIS: Yeah.

22 And then the last thing I'll just add

23 about, you know, activation -- and I saw this

24 the last time when you -- you call it a garage,

25 Liddy's. And then he has Liddy's Machine Shop

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1 has been there for a minute. But once that

2 building is gone, nobody's going to know,

3 unless we die out, what a Liddy's was.

4 So if you wanted to do something that

5 would be easy to activate the space without

6 using retail, you might look at heritage

7 signage of the site and talk about kind of what

8 was in this area because Brooklyn has

9 completely been erased over the last, like,

10 20 years.

11 BOARD MEMBER LORETTA: So that garage

12 really only has one access point?

13 BOARD MEMBER DAVIS: Two.

14 BOARD MEMBER LORETTA: Two? Where's --

15 MR. ALLRED: Correct, one.

16 BOARD MEMBER LORETTA: It's from Dora?

17 MR. ALLRED: Correct, yes.

18 BOARD MEMBER LORETTA: And you've got to

19 drive all the way around to get to the second

20 floor?

21 MR. ALLRED: (No response.)

22 BOARD MEMBER LORETTA: Unfortunately, I

23 was struggling, trying to figure out the whole

24 site plan through your whole presentation. I'm

25 not even sure what the deviations are at this

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1 point, but --

2 BOARD MEMBER DAVIS: It's a tight site.

3 BOARD MEMBER LORETTA: Yeah, it's a tight

4 site and the graphics look (inaudible).

5 BOARD MEMBER BERLING: There's 128 guest

6 rooms and (inaudible) parking spaces.

7 BOARD MEMBER LORETTA: Yeah.

8 BOARD MEMBER BERLING: That's like -- and

9 that's not (inaudible). Like, that just

10 seems --

11 BOARD MEMBER LORETTA: By Code, it's not

12 required.

13 BOARD MEMBER BERLING: That just seems

14 problematic, like --

15 BOARD MEMBER LORETTA: Well, it's crazy --

16 it would be great to get more parking here for

17 the overall surrounding area too, which is a

18 whole other situation.

19 I mean, it's like -- you know, it would be

20 a super opportunity for this development to go

21 figure out how to, you know, talk to

22 Len Allen -- are you guys purchasing this from

23 Len Allen and -- and figure out how to get him

24 two or three more floors or something like

25 that.

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1 MS. KELLY: (Inaudible.)

2 BOARD MEMBER LORETTA: He bought it?

3 MS. KELLY: (Inaudible.)

4 BOARD MEMBER LORETTA: Yeah, from Len's

5 group, right?

6 MS. KELLY: No. (Inaudible.)

7 BOARD MEMBER LORETTA: Yeah, okay.

8 But Len Allen owns ten acres right in this

9 area. He'd sure love parking.

10 BOARD MEMBER BROCKELMAN: Maybe if I can

11 phrase that into a question to the applicant.

12 Has your client, as part of the

13 discussion, been approaching any other property

14 owners in the area to think about scaling up

15 parking and having a piece of that garage be

16 parking that you could charge a fee for guest

17 parking?

18 MR. ALLRED: Not that I'm aware of.

19 The parcel itself is a little bit of an

20 awkward shape to provide efficient parking, as

21 a -- as discussed already, that you have to

22 kind of drive in and drive all the way around

23 to kind of get to the second story. So there's

24 a little bit of a concern, obviously, if you

25 provide -- the more parking levels you provide,

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1 the more problems you have stacking and getting
2 people in and out of that parking garage.

3 BOARD MEMBER BROCKELMAN: So it's fair to
4 say that if you scaled up, you might be able to
5 find somebody to overcome a cost issue perhaps,
6 but then you would still be dealing with the
7 engineering issue of how do you get the traffic
8 flow to be appropriate for a -- a layout, site
9 plan like that for the garage?

10 MR. ALLRED: Correct, yeah.

11 Basically, with the -- trying to maintain
12 the -- the connectivity of the drive entrance
13 and the existing parcel and having to relate
14 the entrance to the deck for -- for people who
15 are always kind of not familiar with the site,
16 not knowing -- not being from here, that
17 they're always kind of not wanting to have
18 the -- kind of circling the deck, looking for
19 the entrance to the deck, having more --
20 more -- obvious when you're kind of approaching
21 that -- that parking that is across the street
22 from the -- where you're actually -- where your
23 destination is.

24 BOARD MEMBER DAVIS: Okay. I mean,
25 (inaudible). Timing is always everything with
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1 this, but you got this other property owner
2 who's got, like, four blocks around this. If
3 we're talking about consolidating parking,
4 you'd almost need to coordinate (inaudible) and
5 you'd be on the other site where you get better
6 dimensions, but time is money, so ...

7 THE CHAIRWOMAN: Mr. Allred, did you get
8 through the presentation that you wanted to get
9 through?

10 MR. ALLRED: Yes.

11 THE CHAIRWOMAN: Okay.

12 Board members, are there any further
13 questions for Mr. Allred?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRWOMAN: Okay. Thank you for your
16 presentation and your time and being here.

17 Since we are not taking action on this
18 item today, Board Members, please take your
19 materials with you and consider them for future
20 discussion.

21 Okay. Item F on our agenda today is
22 officer elections, so I'm going to open that
23 item. And before we get in the posture on that
24 one, just want to kind of recap where we've
25 been.

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1 The Nominating Committee held a meeting
2 last month and a slate was suggested of
3 Ms. Joana Berling for vice chair and
4 Mr. Carl Dawson as secretary.

5 So I will -- before we get a motion on
6 that, potentially, I will entertain any
7 nominations from the floor of any additional
8 board member positions.

9 BOARD MEMBERS: (No response.)

10 THE CHAIRWOMAN: Okay. Seeing none,
11 Mr. Dawson, will you get us in the posture on
12 that?

13 BOARD MEMBER DAWSON: I'd like to move
14 DDRB officer elections.

15 THE CHAIRWOMAN: The slate as presented?

16 BOARD MEMBER DAWSON: The slate as
17 presented.

18 THE CHAIRWOMAN: Okay.

19 BOARD MEMBER BROCKELMAN: Second.

20 THE CHAIRWOMAN: Thank you,
21 Mr. Brockelman.

22 Okay. Is there any more questions, board
23 discussion on the slate?

24 MR. HARVEY: Is he moving to approve -- to
25 accept, right?

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1 THE CHAIRWOMAN: I believe.

2 BOARD MEMBER DAWSON: To accept.

3 THE CHAIRWOMAN: Okay. So Mr. Dawson,
4 just to clarify for the record, is moving the
5 nominated slate for approval as presented of
6 Ms. Berling and Mr. Dawson and it was seconded
7 by Mr. Brockelman.

8 Okay. Questions or discussion?

9 Mr. Brockelman.

10 BOARD MEMBER BROCKELMAN: I just want to
11 thank you, Madam Chair, for your two months of
12 fantastic service as our chair, vice chair, and
13 secretary simultaneously.

14 THE CHAIRWOMAN: I live to serve.

15 Okay. Seeing no further questions or
16 discussion, I'm going to go ahead and call for
17 a vote.

18 All those in favor of approving the slate
19 as presented, signify by saying aye.

20 BOARD MEMBERS: Aye.

21 THE CHAIRWOMAN: Any opposed?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRWOMAN: All right. Seeing none,
24 congratulations, Mr. Dawson and Ms. Berling.

25 Okay. We are now -- lost on the agenda.

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1 Okay. We are now going to have a
 2 presentation from our wonderful -- I think
 3 Ms. Enz, and this is a presentation on the
 4 St. Johns River Park and Friendship Fountain.
 5 This is exciting. You guys will remember
 6 that Friendship Fountain has undergone
 7 extensive renovations. If you haven't gone and
 8 seen it in person, it's spectacular. So I
 9 encourage you to do so. Sip & Stroll returns
 10 on September 19th, so that's a great
 11 opportunity.

12 And so just a reminder for board members
 13 that this is just an informational
 14 presentation. I think Mr. Parola, as he did
 15 earlier, is going to provide a little bit of
 16 context on this item before we have a
 17 presentation, before we hear some information.

18 MR. PAROLA: Thank you, Madam Chair.
 19 A couple of months ago, maybe five or six
 20 months ago, we amended the Ordinance Code,
 21 right? Because it had a lack of clarity as to
 22 whether or not you brought projects like this
 23 in front of this body. It was sort of applied
 24 sometimes, sometimes it wasn't applied.

25 The decision -- and as ordained by City
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1 is what the Parks Department and Jill will give
 2 some other enlightenment on, public -- public
 3 participation, but this is the description as
 4 to what they were supposed to build and what
 5 you're supposed to review.

6 So what I'd like to do is -- Diane and I
 7 were at a long meeting last night, I'm sure her
 8 hands could use a break. If it's okay with
 9 Madam Chair, if you-all could take five
 10 minutes, kind of digest this so that you can
 11 have a further lens as to what Jill is
 12 presenting to you.

13 This is a little awkward because we're
 14 bringing something to you that was already in
 15 design during -- when these changes were made.
 16 The idea is that you would be brought capital
 17 projects and park projects and the like much
 18 earlier in the design so that you can offer
 19 really meaningful commentary and the public can
 20 offer that. This is -- you know, the horse is
 21 sort of out of the barn or whatever that saying
 22 is.

23 So if you would digest this for a couple
 24 of minutes, I think Diane would appreciate
 25 that.

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1 Council was that it's appropriate to bring
 2 these projects, if for no other reason than
 3 it's another opportunity for the public, who
 4 may not be engaged and read every little,
 5 single notice, but may pay attention to this
 6 body, so they can -- they can, you know, talk
 7 about it and give their opinions and comment on
 8 it.

9 And, likewise, since this body, in part,
 10 is -- well, not in part, but is the -- you
 11 know, you guys do design review. And parks and
 12 capital projects certainly have an element of
 13 that for sure. So that's why it's here.

14 What's interesting, besides paper flying,
 15 is that part of your charge -- it was probably
 16 mine -- part of your charge is to support,
 17 implement, and further our Business Investment
 18 and Development Plan and our CRA plan. So
 19 these are -- which City Council has adopted a
 20 couple of years ago as the master plan.

21 We have projects in there. This park is
 22 one of those projects. And if you look, I gave
 23 you another piece of paper. It is a cut sheet
 24 from our Business Investment and Development
 25 Plan, which your charge is to further, and this

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1 THE CHAIRWOMAN: Silent reading time for
 2 those of us who attended elementary school.

3 MR. PAROLA: Eyes open.
 4 (Brief pause in the proceedings.)

5 THE CHAIRWOMAN: Mr. Parola, could I ask a
 6 question before Ms. Enz presents?

7 MR. PAROLA: Sure.

8 THE CHAIRWOMAN: The recently renovated
 9 floating docks and water taxi stop -- the
 10 floating docks are -- I know that there was
 11 differing levels of damage from various storms.
 12 Are those renovated or where -- do we know
 13 where those are at in there?

14 MR. PAROLA: A great question for Ms. Enz.

15 THE CHAIRWOMAN: Okay. There we go.
 16 Created a segue without even knowing it.
 17 (Ms. Enz approaches the podium.)

18 MS. ENZ: There you go.

19 Hi. I'm Jill Enz. I'm chief of Natural
 20 Marine Resources with the Parks Department.

21 So the docks are completely renovated and
 22 work extended two-and-a-half years ago. So,
 23 yeah, they're in great condition.

24 THE CHAIRWOMAN: Love it.

25 MS. ENZ: So hopefully everybody already

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1 finished reading and we gave everybody a little
2 break.

3 So just to talk through portions of the
4 St. Johns Park and Friendship Fountain -- so a
5 lot of people don't know that there's kind of
6 overlapping park space here.

7 So Friendship Fountain has been renovated
8 by a design build team with fluidity and a lot
9 of landscape changes around the fountain, too,
10 to really bring back the Hardwick design,
11 previously seen when it was built in the mid
12 '60s. So the radial pattern of the concrete
13 and the circles and things, kind of brought
14 that back.

15 So we started looking at the St. Johns
16 River Park, which is the outside area, the --
17 kind of the grassy areas. And the SWA plan
18 that was done about six or seven years ago
19 through DIA indicated with the AIA -- kind of
20 helped steer this as far as storytelling along
21 the waterfront downtown, mainly at our park
22 locations.

23 So this area was designated as the area of
24 Jean Ribault's landing and telling the history
25 of the Timucuan Native Americans and kind of
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1 the story of the founding of the St. Johns
2 River. So these were some of the storyboards
3 in the SWA plan.

4 Just to provide context as to what
5 happened at the sites -- so these are a --
6 different locations and images of kind of the
7 existing space and what that might be used for.

8 So this was the blueprint that the design
9 team, Halff and Kasper, under Acon, have been
10 using to refine the design plans.

11 So on the bluff was, you know, the area at
12 Fort Caroline, kind of making that more of a
13 wedding venue area and/or a place to watch the
14 fountain more formally, kind of areas for the
15 playground space, and really bringing families
16 to this location.

17 When this project started, MOSH was
18 staying where they were, so they were a
19 stakeholder. Now they're moving across the
20 river.

21 And then garden space that would be
22 interpreted as like a Bartram's Garden and
23 really understanding native flora of the
24 region.

25 If you could click through this, please.
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1 And then, additionally -- yeah, that's the
2 Florida garden space, so that's the Bartram's
3 Garden area.

4 So the SWA plan was done a few years ago,
5 as well as the Riverfront 2025 that was
6 presented in early 2023. This plan was there
7 and a small presentation was done to kind of
8 tell the story of what this site would look
9 like.

10 Since then, we've been meeting with DIA,
11 Parks, Riverfront Conservancy to kind of flush
12 through the rest of the design details. So we
13 really want to create an interpretation of kind
14 of those foundings and really tell people what
15 Jacksonville has been through over the years.

16 Along with that is kind of -- we've got a
17 Mid-Century Modern, beautiful fountain and pump
18 house, and I'm trying to balance those elements
19 on-site -- and I think Halff is going to
20 present kind of the site plan, and Kasper will
21 explain the architecture behind it -- but doing
22 so with a lot of natural vegetation, so --

23 Yeah, if you can -- so these are all
24 the SWA portions of the plan as far as
25 interpretations for the site and kind of what
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1 happened in different locations.

2 So now we're at the site plan that was
3 done in 2019 by myself, before I handed it to
4 Halff.

5 So anyway -- Joe.

6 MS. KELLY: If I can interrupt you guys
7 for just a second.

8 Just in case anybody's listening, I
9 believe that the SWA plan is located on the DIA
10 website. And if it's not, you can email them
11 and they can send you a copy if you're
12 interested.

13 MS. ENZ: It is on the website. I've
14 pulled it up before.

15 MS. KELLY: It is? Excellent.

16 (Mr. Loretta approaches the podium.)

17 MR. LORETTA: So -- Joe Loretta with
18 Halff, 995 -- 9995 Gate Parkway North, Suite
19 200, Jacksonville, Florida.

20 That prior plan we just saw, which was
21 what Jill kind of prepared in 2019 -- which
22 really started our work effort under a design
23 build contract.

24 The leader of the design build contractor
25 is Acon Construction. We've got Chase here
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77

1 with Acon Construction. The head engineering
2 group is with Hanson. We've got Michael Lash
3 here with Hanson. Myself, Jordan Limburg, and
4 Max Spann with -- landscape architecture with
5 Halff. He's leading (inaudible). And then we
6 have Kasper -- slow down. We have -- Kasper
7 architecture was brought in within the past
8 year, and Andrew Davis here with us as well.

9 So, basically, the -- the reason that we
10 wanted to just show you some of the heritage
11 history of the project is -- a few of the
12 emails that have been flying around. This has
13 been in the works since 2018, 2019. There's
14 been multiple kind of community meetings,
15 opportunities for vision and -- and viewership
16 of the project throughout the entire time.

17 Really, the -- the design and
18 architectural character and theming was
19 generally based from the original 2018 master
20 plan by SWA, which was originated by the AIA
21 here in Jacksonville.

22 Here is the -- generally, the most
23 recent -- I'm sure there's a couple of tweaks
24 here or there -- master plan, site plan.

25 And I'm just going to go from left all the
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78

1 way around. On the left side of the fountain,
2 southwest side of the fountain, there is a
3 future rest- -- or a future commercial pad that
4 is -- Cronk Duch Architecture, generally, with
5 the overall rest of the team, other than Acon
6 Construction, has been brought in to design and
7 develop that. They have actually also had one
8 community meeting.

9 The architecture for that has not -- or
10 truly originated. That being said, very few
11 people showed up at the community meeting to
12 provide much input.

13 Just a little southwest of that is kind of
14 a grove of trees at a low elevation that we
15 will basically be placing a deck, just above
16 grade. So it's a wooden deck, below grade,
17 kind of a -- you know, an outdoor dining area
18 underneath the canopy.

19 The greenspace in the middle -- if you
20 recall, that multifamily to the west, that was
21 a part of the land swap. That was -- that
22 greenspace is actually still their land where
23 the original restaurant was going. Ideally,
24 there's going to be a land swap back to the
25 City, and that comes back into the park and
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79

1 potentially becomes an area for -- for private
2 events built off a couple of the amenities
3 throughout.

4 The northwest corner of the park is
5 Bartram's Garden, which we'll get into a little
6 bit further, but is basically a -- generally --
7 I think it's a hundred percent native plant
8 material, garden -- significant history
9 throughout the -- in that northwest corner.

10 The eastern edge, we'll get into it
11 further, but we have a \$2 million playground
12 with a \$1 million ship that's just, like, 60
13 feet long, 40 feet tall. It's ginormous. It
14 will be here actually next month and started
15 under construction mid October, late October.

16 That is coming in on the east side of that
17 huge ship, along with other play fixtures.
18 It's kind of a wetland -- a built wetland
19 boundary that's kind of being brought in with
20 some outdoor pavilions adjacent to the park
21 that can be utilized for picnicking or for
22 other shade for the parents and/or for the Vets
23 and so forth.

24 We do have the Timucuan Plaza at the
25 northeast corner of this. And at one point
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80

1 that was a concession. I believe now that is
2 actually just going to be an office building
3 with potential concession area -- elements
4 built into it, and that's being utilized by the
5 Riverfront Parks Now -- if I get that
6 correctly -- the organization. They are
7 basically going to be managing that portion
8 and -- and their whole goal of that group
9 pretty much is to figure out how to activate
10 the Riverwalk, so they're utilizing that as the
11 basis of their headquarters.

12 The southeast portion, we have our new
13 rest room being built, and then a wedding
14 garden just pretty much south of the -- of the
15 fountain.

16 We can go to the next slide.
17 BOARD MEMBER DAVIS: What is the future
18 development piece?

19 MR. LORETTA: The future development piece
20 is -- was -- as I started out with, that is the
21 likelihood for a future commercial building. I
22 don't think we can say it's a restaurant, but I
23 envision that it would be something similar to
24 a --

25 BOARD MEMBER BERLING: Restaurant, food
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1 service.

2 MR. PAROLA: It's a restaurant,

3 potentially.

4 BOARD MEMBER DEIULIIS: How would -- if

5 that was a restaurant, how would service get to

6 the restaurant? Where is the dumpster? Where

7 is the --

8 MR. LORETTA: That will all need to be

9 kind of coordinated.

10 The dumpster would really have to come in

11 to the southeast portion of the -- of the

12 walkway that's -- the southeast. The walkway

13 that's going around the -- the pump house, we

14 would need to kind of figure out how to

15 coordinate that within that section. And

16 there's a vehicular drive within that area as

17 well.

18 Quite frankly, that's a great question

19 that hasn't been discussed as of yet.

20 We'll get -- we've got a lot more slides

21 that have some pictures. We got a 3D model

22 that maybe we can pull up here.

23 This is the actually the concession

24 building which has now turned into an office

25 building. It's got more the Timucuan theme --

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1 element to it.

2 We can discuss with architecture -- and

3 have them go through it all if you'd like, but

4 I think in an effort to -- speeding through,

5 I'll just go on to the next slide.

6 The next slide, this is our rest room

7 building, which is really based on --

8 generally, the -- the timing period of this was

9 after Caroline landed and what may be kind of

10 the old -- old town farmhouse-type theory for

11 the area, in the late 1800s.

12 Part of this is a rest room facility for

13 the park, but then also there's a large

14 wedding -- there's a -- on the back side was

15 a -- an area for preparation for a wedding, for

16 future wives and so forth.

17 This is the detailed design of Bartram's

18 Garden. We can get into a lot of plant

19 material questions if you'd like. It's pretty

20 neat. We've got some whimsical lighting

21 fixtures throughout. And we've placeholders

22 for sculptures and -- and so forth. And just

23 depending on how finances come through on -- if

24 that comes in at the origination and so forth.

25 Next slide.

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1 Bartram's Garden was going to be built,

2 like, right about now, but because of the

3 development to the west -- and they are --

4 have -- they're redoing their bulkhead right

5 now. And with that, they've got the -- well,

6 the stuff that holds up the sheet piles, it's

7 going 50-foot-or-so-plus into the -- into the

8 park. It's really going to -- impacts the

9 ability to build Bartram's Garden right now.

10 So, ideally, once that's done, we can move

11 forward on that.

12 This is a little bit of the whimsical

13 lighting within Bartram's Garden.

14 You can continue along.

15 This is more of a -- grading plans.

16 You're not going to be able to see that, but we

17 can -- we can go through.

18 So this is the playground -- overall

19 playground. We've got a huge ship. We've got

20 a smaller ship. We've got some canoes, and

21 then actually some pretty cool concrete

22 plant -- or concrete animals, like frogs and

23 alligators and stuff like that you can play on,

24 and (inaudible) nature.

25 Here are some of the 3D graphics from

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1 different vendors. That's -- you can see that

2 northwest -- the Timucuan Plaza concept, some

3 of the other -- the playground features.

4 Northwest, top left. Thank you for

5 pointing that out for those who didn't get my

6 geography there.

7 Next slide, please.

8 Now, I think that's basically it. I don't

9 know -- we have a 3D video that we could try to

10 play. I don't know if it -- why don't we take

11 any questions while we see if we can get that

12 3D video to play.

13 THE CHAIRWOMAN: Mr. Brockelman.

14 BOARD MEMBER BROCKELMAN: Chair, this is

15 probably a question for staff, but what's the

16 latest -- you brought the timeline of the

17 garden, but just big picture, what -- what's

18 our latest thinking on the timeline for the

19 overall park development and the different

20 elements, if we know?

21 MR. LORETTA: Jill.

22 BOARD MEMBER BROCKELMAN: Maybe for Jill.

23 I'm asking about timeline for the -- the

24 park and the various elements, as we know it

25 today. I understand that it might change.

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1 MS. ENZ: As we know it today, late
2 spring, summertime next year, the playground
3 should be open and the garden should be open,
4 so --

5 THE CHAIRWOMAN: I think Mr. Deiuliis had
6 a question?

7 BOARD MEMBER DEIULIIS: Yes, I do.

8 Actually, just a quick question about
9 the -- the buildings, the rest room building
10 and the office building.

11 So it -- it looks like these are meant to
12 have some kind of historic element, pay homage
13 to the history of the area.

14 I'm wondering -- like, I see these -- and
15 I -- personally, I like that idea, but I think
16 these -- these are the kind of things that
17 could look fantastic, you know, really
18 historic, or it could look really cheesy, like
19 we tried to replicate something, and it looks
20 brand new, and it's using modern materials,
21 and -- so, I mean, I -- what kind of thought
22 has been given to -- how do you actually
23 execute that?

24 (Mr. Davis approaches the podium.)

25 MR. DAVIS: I'll introduce myself.

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1 Andrew Davis with Kasper Architects. My
2 address is 1640 Mitchell Avenue, 32207.

3 It's a great question. I think it's a --
4 I think it's a topic in architecture that's
5 often, I'm going to say, collided with when you
6 have to intersect, you know, what do we need
7 for today, with today's requirements,
8 especially on the river, especially with
9 resiliency.

10 We have a real budget and we want to be
11 mindful of it. At the same time, we're trying
12 to -- I think, like you said, Jill -- lean into
13 the nodding to the historical themes as part of
14 the -- the river master plan and the different
15 parts. And so in leaning into those themes,
16 you know, we want to be able to do something
17 that meets the budget, while also, you know,
18 represents a historical nod to, you know, the
19 early settlers and the Native Americans.

20 And so with the rest room pavilion -- I'm
21 sorry -- yeah, the rest room building -- we've
22 got two rest rooms. We have a bridal suite in
23 the back. I mean, essentially, that's
24 constructed out of a CMU structure for
25 resiliency purposes and then cladded with, you

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1 know, a Hardie Board siding that would look
2 like wood, back in settlers' times, and then
3 what looks like a chimney. It's not a
4 functioning chimney because it's a public and
5 simple building. It's going to be cladded
6 with, you know, a stone -- a stone-like
7 material, so --

8 And then for the dining pavilions -- the
9 dining pavilions themselves are fairly simple
10 structures. They're constructed out of wood
11 with, you know, a thatch-like roof. It's a
12 product; it's not actual thatch, just, again,
13 for resiliency and holding up to the elements.

14 BOARD MEMBER DEIULIIS: Yeah.

15 I'm sorry, did you want to add something?

16 MS. ENZ: So I just -- from a site
17 context, if everyone's -- prior to construction
18 happening, the area that we're putting in the
19 rest room building in particular is heavily
20 wooded. So we've been looking and working with
21 Early Piety on how do we preserve the trees and
22 kind of nestle these buildings into the space,
23 so -- making sure that there's a really good
24 tree canopy around it and it feels like it's
25 been there for a really long time.

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1 Additionally, there's five trees that are
2 on the western side that have been on a hill,
3 some other live oaks. Those are all being
4 spaded and moving to the eastern part to try to
5 give some larger tree canopy on the east side,
6 near the Timucuan hut/pavilions, so -- trying
7 to really ensure that the site context works
8 for the structures, too; that it feels more
9 old-world --

10 BOARD MEMBER DEIULIIS: Sure.

11 MS. ENZ: -- Jacksonville than just a
12 bunch of grass and newly planted trees.

13 BOARD MEMBER DEIULIIS: Yep. No, I
14 totally appreciate that. And I think that my
15 concern that I would just leave you with is --
16 like I said, you -- I don't think what you want
17 it to feel like is a Disney attraction, like
18 something that's trying to look old, but really
19 looks fairly new.

20 And I understand that the boat is a
21 totally different situation. You've got kids
22 climbing all over it; you can't have splinters
23 and stuff, but I think it would -- it would
24 just be helpful to see, for -- for me, like
25 some kind of precedent where this had -- this

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1 has been done successfully, where it looks
 2 historic, but it is modern and, you know --
 3 yeah.
 4 Thanks.
 5 MR. DAVIS: Noted. Thank you.
 6 BOARD MEMBER DAVIS: I'll follow up on
 7 that a little bit. The history is kind of --
 8 and this probably predates the actual design of
 9 the project and going back to the master plan.
 10 Did anyone talk to THPO or the tribal
 11 preservation office, the Seminole tribe? And
 12 the reason I ask that is -- I just want to make
 13 sure we're not going on the edge of cultural
 14 appropriation, so --
 15 MR. LORETTA: I spoke with -- with the
 16 Fort Caroline folks, the historian at Fort
 17 Caroline. And that's where -- so they have
 18 their -- they have the totem pole there. And
 19 so what's interesting is that totem pole at
 20 Fort Caroline -- at one point, they were
 21 selling little, mini totem poles as Christmas
 22 ornaments, this, that, and the other, and then
 23 they got kind of -- transitioned into no longer
 24 doing that, basically, because it was deemed as
 25 semi-inappropriate.

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1 And so through him, we have had just
 2 general discussion with the five different
 3 tribes that, you know, are within the region.
 4 We are -- there's -- it goes back to, can we
 5 include the totem pole? We actually are
 6 showing the totem pole as kind of a gateway
 7 between the Timucuan concession -- or that --
 8 well, it's no longer a concession, but the
 9 Timucuan office building and the -- Jean
 10 Ribault park, and so that -- that is something
 11 that -- you know, at this point, it's --
 12 There's a park in St. Augustine that has,
 13 basically, this totem pole up. And, you know,
 14 beyond that, we -- you know, we don't have
 15 anything further, trying to get the -- when I
 16 was talked to by one of the tribal folks,
 17 trying to get the five tribes together to get
 18 any sort of anything was -- was not a feasible
 19 concept.
 20 If you --
 21 BOARD MEMBER DAVIS: You got someone from
 22 the tribe or --
 23 MR. LORETTA: I can't -- at this point, I
 24 don't have the answer. I mean, the discussion
 25 was probably a year-plus ago.

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1 BOARD MEMBER DAVIS: To be on the safe
 2 side, if you need me to provide a connection --
 3 MR. LORETTA: Yeah, I'll definitely --
 4 BOARD MEMBER DAVIS: -- just to let them
 5 know what's going on --
 6 MR. LORETTA: Yeah.
 7 BOARD MEMBER DAVIS: Just so nothing blows
 8 up down the line.
 9 MR. LORETTA: No, no, that's perfect. I
 10 mean, if you can -- I will get with you after
 11 this, and we can --
 12 BOARD MEMBER DAVIS: Okay.
 13 MR. LORETTA: Because, again, at this
 14 point, we've just been provided -- everything
 15 seems generally copacetic, but the ability to
 16 try to get five different groups on the same
 17 page into a situation -- into a meeting would
 18 be not feasible.
 19 BOARD MEMBER DAVIS: Yeah. I think you'll
 20 have to go through THPO, which is the
 21 preservation office for the tribes and kind of
 22 work it that way.
 23 But just sharing it with them, letting
 24 them have some input before we build something,
 25 and then all of a sudden we've got a situation

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1 on our hands, so --
 2 MR. LORETTA: Yeah.
 3 Thank you.
 4 BOARD MEMBER DAVIS: And they may be fine,
 5 but just sharing that.
 6 MR. LORETTA: I know. I've reached out to
 7 you a couple of times in the past couple of
 8 years.
 9 BOARD MEMBER DAVIS: Yeah.
 10 MR. LORETTA: On occasion -- I don't know
 11 if I get the calls back, but we'll --
 12 BOARD MEMBER DAVIS: I've got a rough
 13 schedule, but yeah.
 14 MR. LORETTA: I gotcha. No worries.
 15 MS. KELLY: The video, should I try it?
 16 MR. LORETTA: Yeah, you can try it.
 17 (Discussion held off the record.)
 18 MS. KELLY: Am I allowed to email it to
 19 the board?
 20 MR. LORETTA: Yeah. It's available on
 21 YouTube.
 22 MS. KELLY: Okay.
 23 BOARD MEMBER BERLING: Because I can see
 24 it playing nicely on your screen. I have a
 25 better vantage point. So if you emailed it, it

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1 would be lovely.

2 MS. KELLY: I will email it to the board

3 members. In the meantime --

4 THE CHAIRWOMAN: Could I ask one question?

5 MR. LORETTA: Yeah.

6 THE CHAIRWOMAN: So I love that we're

7 featuring native plants in the Bartram's

8 Garden. That's wonderful. Do we know -- I

9 mean, I'm assuming they're flood resilient?

10 MR. LORETTA: Yes.

11 THE CHAIRWOMAN: Okay. Great.

12 MR. LORETTA: We went through about four

13 renditions of discussion on the plant material

14 because, again, this is design built, so we

15 have, actually, the landscaper who's installing

16 it, it's got her opinions; our expert landscape

17 architect, Jordan, who's got his opinions;

18 Jill, whose got her opinions. We've all kind

19 of collaborated probably four-plus times to

20 come to the final design.

21 THE CHAIRWOMAN: I love that confirmation.

22 Thank you.

23 BOARD MEMBER CRAIG: I'm sorry, if I may?

24 I'm sorry if I missed it, will there be

25 some type of educational component outlining,
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1 hey, this is the purpose of this ship, or any

2 of that involved, just for kids? Just curious.

3 MR. LORETTA: Yeah.

4 There -- at this point, it's -- this is --

5 we've got kind of conceptual placeholders

6 for -- before some of that really needs to come

7 on board.

8 Again, the Bartram's Garden has got a

9 placeholder for a lot of this. There's, like,

10 the friends of the Bartram folks are trying to

11 get a lot of these (inaudible) to kind of come

12 to the party to assist and coordinate

13 graphics and -- and everything is a little more

14 complicated than one would imagine sometimes.

15 BOARD MEMBER DAWSON: Is there some kind

16 of shade component to the park?

17 MR. LORETTA: Shade component?

18 BOARD MEMBER DAWSON: Shade, yes.

19 MR. LORETTA: Yeah. I mean, the -- if you

20 go back to the southeast -- the -- the eastern

21 side is almost -- well, other than the

22 playground itself, is almost, you know,

23 80 percent in the shade.

24 The whole wedding garden -- the wedding

25 garden is just like this little pocket of
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1 grass, fully surrounded in shade.

2 The western edge has a significant -- and

3 Bartram's Garden has some significant shaded

4 canopy, and then adding some more trees to it.

5 And then, again, we've kind of got that sunken

6 garden, which is the sunken deck that's fully

7 under the shade, so --

8 The fountain itself is open and actually

9 the views to the fountain from the Riverwalk

10 are open, so that portion is not shaded maybe

11 like the rest of the Riverwalk is everywhere

12 else, but it's also to pay homage to the

13 \$6-and-a-half million renovation for the -- to

14 the fountain.

15 BOARD MEMBER DAWSON: I think I saw a

16 picture in here of a -- of one of the sails,

17 but it's -- it's horizontal. If you could use

18 that as shade over the -- some of the seating,

19 if they're not covered by trees, because it

20 gets really hot out there.

21 MR. LORETTA: Yeah, yeah. So your

22 question was to add some shade around the

23 seating --

24 BOARD MEMBER DAWSON: Yes.

25 MR. LORETTA: So I think -- well, I mean,
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1 we'll take a look at the budget concerns, but

2 then what also we have in regards to it.

3 Right now I think we have -- there should

4 be ample areas for shaded seats. I mean, we've

5 got the trellis on the whole east side, but --

6 there should be ample areas for shaded seating

7 throughout, but --

8 And, really, you can kind of see the show

9 of the fountain from multiple areas. That

10 being said, the show of the fountain's most

11 exciting when it's lit up at night.

12 THE CHAIRWOMAN: Any other questions?

13 BOARD MEMBER DEIULIIS: Yes.

14 THE CHAIRWOMAN: Yes, Mr. Deiuliis.

15 BOARD MEMBER DEIULIIS: Not a question,

16 Madam Chair, but I realized a little late that

17 I did receive an email from Rob Zinn and

18 Michael Dunlap regarding this matter, and I

19 totally missed the connection until you guys

20 started to brief, so --

21 THE CHAIRWOMAN: That's -- yes.

22 BOARD MEMBER DEIULIIS: I just wanted to

23 get it on the record.

24 THE CHAIRWOMAN: I think we probably all

25 received that. Because we're not taking formal
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1 action on this item, I -- unless -- please
 2 correct me if I'm wrong, Mr. Harvey, but we
 3 don't need to declare ex parte on this
 4 information on the presentation.
 5 MR. HARVEY: It is informational, but for
 6 the record it's safe to just go ahead and
 7 express your ex parte.
 8 THE CHAIRWOMAN: Okay. So I think -- I
 9 think I'll go ahead and speak for the record
 10 that I did see all board members copied on that
 11 email. So we'll cover that one.
 12 Thank you.
 13 Any other comments, questions, feedback
 14 for our wonderful presenters?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRWOMAN: Okay. Before I move to
 17 our last item and general public comment, I did
 18 just -- in context for --
 19 Yes, Mr. Parola.
 20 MR. PAROLA: I'm sorry if I didn't say
 21 this earlier at the time you were (inaudible),
 22 but the idea about incorporating this in front
 23 of this body, for information, was to also
 24 allow the public. So if there's -- if somebody
 25 wants -- from the public wants to talk, that
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1 was another reason for this.
 2 THE CHAIRWOMAN: Okay. Was to have --
 3 okay. Not just the general public comment
 4 time?
 5 MR. PAROLA: Right. The idea was that
 6 there could almost be a back-and-forth if
 7 necessary.
 8 THE CHAIRWOMAN: Okay.
 9 MR. PAROLA: But --
 10 THE CHAIRWOMAN: Okay. Well, then,
 11 Ms. Hill, do we have any public comment cards
 12 on this specific item?
 13 MR. HILL: We do. We have Nancy Powell.
 14 THE CHAIRWOMAN: Okay. Sorry about that,
 15 Ms. Powell.
 16 (Ms. Powell approaches the podium.)
 17 MS. POWELL: That's okay.
 18 There are some moving parts, you all
 19 should know, regarding the three structures
 20 that are on the plan that I am aware of.
 21 I am a board member of the Riverfront
 22 Parks Conservancy. If I have not been in the
 23 meetings -- Barbara Goodman has been in some of
 24 the meetings with Halff. And there is this
 25 restaurant that the DIA is funding -- or the --
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1 the approved funding for, but the City Council
 2 has some questions about, so it's not clear to
 3 me at this point that that future development
 4 is actually going to happen. They have had a
 5 public meeting about it.
 6 So I just want to say that the
 7 coordination of these three buildings really
 8 needs to happen. It was news to me that this
 9 is not going to be a concession stand anymore.
 10 I thought it was supposed to be a concession
 11 stand.
 12 So anyway, I just -- I think that the
 13 architecture of the three buildings should be
 14 coordinated somehow. I know that there's this
 15 kind of historical piece over here and then
 16 you've got the Taylor Hardwick -- the Taylor
 17 Hardwick design at the park, you know,
 18 originally. So the fountain and the pump house
 19 and stuff are Taylor Hardwick oriented.
 20 So anyway, I don't really have a comment
 21 beyond there's still some moving parts, it
 22 appears, on this project.
 23 Thank you.
 24 THE CHAIRWOMAN: There absolutely are.
 25 Any other public comment on this item that
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1 we know of, Ms. Hill?
 2 MR. HILL: That is it.
 3 THE CHAIRWOMAN: Okay. Now, before we
 4 move on, I did just want -- just for the
 5 board's edification, some numbers that I saw
 6 about Friendship Fountain since it's been
 7 reopened in February. There were approximately
 8 144,000 visits since the reopening in February.
 9 They're averaging about 650 daily visits, and
 10 7:00 to 9:00 p.m. are the most popular hours,
 11 obviously, to see the light. And popular, a
 12 lot on the weekends. People are spending an
 13 average -- almost an hour, about 40 minutes
 14 there. And people are most often traveling
 15 from ZIP Codes 32207, -10, -44, -18, and -09.
 16 So some interesting statistics, and I
 17 think it's a really exciting proof of concept
 18 that we're now getting to live and enjoy and
 19 celebrate, so -- excited to see the progress
 20 and thank you for the presentation, you guys.
 21 Okay. Now we will move on to our final
 22 agenda item. We will get -- we will still ask
 23 for public comment, but the final agenda
 24 item -- and y'all are just going to have to
 25 hear my voice for a little while -- is we have
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1 a resolution to acknowledge the service of
 2 Mr. Trevor Lee, who is a longstanding DDRB
 3 member. And if you guys will allow me, I am
 4 going to go ahead -- I can't remember, do we
 5 need to move -- motion on the resolution?
 6 MR. HARVEY: Yes.
 7 THE CHAIRWOMAN: Yes.
 8 BOARD MEMBER BROCKELMAN: I'll move
 9 approval of the resolution.
 10 THE CHAIRWOMAN: Thank you,
 11 Mr. Brockelman.
 12 Is there a second?
 13 BOARD MEMBER CRAIG: Second.
 14 THE CHAIRWOMAN: Okay. All those in
 15 favor, signify by saying aye.
 16 BOARD MEMBERS: Aye.
 17 THE CHAIRWOMAN: Any opposed?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRWOMAN: Great. Seeing none,
 20 the -- I am going to read the resolution for
 21 the record, so bear with me.
 22 "DDRB Resolution 2024-09-01, resolution of
 23 the Downtown Development Review Board in
 24 recognition and appreciation of Trevor Lee for
 25 his dedication and service on the DDRB and his
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1 really served this board well over the years,
 2 so -- and I know I've personally learned a lot
 3 from him, seeing him in action in meetings,
 4 so --
 5 He's not here to thank him in person, but
 6 next time you see him, please do so.
 7 Okay. I'm going to go now to public
 8 comment. If there any general public comments,
 9 we'll hear --
 10 MR. HILL: There are none.
 11 THE CHAIRWOMAN: Okay.
 12 All right. Any more good for the order?
 13 (No response.)
 14 THE CHAIRWOMAN: Okay. Seeing none, I
 15 move we adjourn.
 16 (The foregoing proceedings were adjourned
 17 at 3:54 p.m.)
 18 - - -
 19
 20
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 22
 23
 24
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1 dedication and service to downtown, providing
 2 for an effective date of today.
 3 "Whereas, Mr. Lee was appointed to the
 4 DDRB in 2016. During his tenure, Mr. Lee held
 5 various leadership positions, including being
 6 elected as chair in 2020, after serving the
 7 previous year as vice chair.
 8 "And Mr. Lee provided expert leadership to
 9 the board and transparency to the public during
 10 the COVID-19 pandemic.
 11 "And Mr. Lee gave invaluable architectural
 12 and design guidance for downtown developments
 13 and redevelopments and advocated for a
 14 high-quality, urban environment in downtown
 15 Jacksonville.
 16 "Now, therefore, be it resolved by the
 17 Downtown Development Review Board.
 18 "Section 1, the DDRB recognizes and
 19 extends its appreciation for Mr. Lee's
 20 dedication and service to the DDRB.
 21 "Section 2, this resolution is
 22 effective" -- signed by the Chair today.
 23 So Mr. Lee is not here. I have no idea if
 24 he's watching, but he is one of our most
 25 longstanding board members and Chairs and has
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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 22nd day of September 2024.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
 21
 22
 23
 24
 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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	101:22 2025 [1] - 75:5 22 [2] - 32:20, 36:11 228 [3] - 54:11, 54:18, 55:3 22nd [1] - 104:15 24 [2] - 60:15, 60:16 25-foot [2] - 52:6, 53:14 277 [2] - 54:15, 54:18 2:00 [3] - 1:7, 2:1, 2:6 2D [1] - 28:10	841 [14] - 29:10, 30:1, 30:3, 31:2, 32:4, 34:11, 34:17, 36:22, 38:17, 40:24, 41:5, 41:24, 47:10, 48:3 8B [1] - 4:13 8th [1] - 3:19	activating [1] - 39:21 activation [4] - 56:4, 57:7, 57:21, 61:23 active [2] - 35:4, 40:8 activity [1] - 35:7 actual [3] - 19:6, 87:12, 89:8 ADA [1] - 52:7 Adams [1] - 32:2 add [8] - 15:8, 25:9, 41:9, 48:25, 56:18, 61:22, 87:15, 95:22 added [8] - 8:21, 9:1, 14:11, 27:12, 27:13, 41:4, 52:13, 57:20 adding [2] - 32:24, 95:4 addition [1] - 28:5 additional [5] - 32:24, 34:6, 47:17, 56:18, 67:7 additionally [2] - 75:1, 88:1 address [3] - 10:4, 22:16, 86:2 addresses [1] - 13:22 adds [1] - 52:19 adjacent [4] - 42:7, 56:20, 59:7, 79:20 adjacent's [1] - 42:6 adjourn [1] - 103:15 adjourned [1] - 103:16 administrative [1] - 32:23 Administrative [1] - 1:20 adopted [1] - 70:19 advance [1] - 3:8 advocated [1] - 102:13 affordable [1] - 28:6 agenda [5] - 3:17, 66:21, 68:25, 100:22, 100:23 ago [10] - 33:20, 40:1, 41:4, 69:19, 69:20, 70:20, 72:22, 73:18, 75:4, 90:25 agree [2] - 46:17, 47:15 ahead [14] - 3:20, 4:12, 4:15, 5:19, 6:20, 29:12, 29:13, 29:16, 39:9, 48:1, 68:16, 97:6, 97:9, 101:4 AIA [2] - 73:19, 77:20 aisle [8] - 21:18, 21:22, 52:7, 52:15, 52:17, 53:14, 60:15,	60:22 Allen [3] - 63:22, 63:23, 64:8 alley [2] - 16:9, 19:17 alleyway [1] - 15:17 alligators [1] - 83:23 allow [4] - 52:9, 57:11, 97:24, 101:3 allowed [1] - 92:18 allows [2] - 8:24 Allred [5] - 51:16, 51:18, 54:5, 66:7, 66:13 ALLRED [17] - 51:17, 54:15, 55:6, 55:24, 58:11, 58:17, 58:20, 58:23, 59:2, 60:14, 61:19, 62:15, 62:17, 62:21, 64:18, 65:10, 66:10 almost [8] - 13:6, 17:24, 32:20, 66:4, 94:21, 94:22, 98:6, 100:13 ALSO [1] - 1:18 alternate [1] - 56:3 ambush [1] - 6:2 amended [1] - 69:20 amendments [1] - 3:21 amenities [1] - 79:2 amenity [4] - 12:2, 12:3, 12:4, 14:2 Americans [2] - 73:25, 86:19 amount [1] - 18:22 ample [2] - 96:4, 96:6 Andrew [2] - 77:8, 86:1 angle [1] - 21:19 animals [1] - 83:22 annoying [1] - 27:20 anodized [1] - 13:3 answer [1] - 90:24 anticipated [1] - 37:23 anyway [5] - 19:20, 24:12, 76:5, 99:12, 99:20 apologies [1] - 3:8 apologize [1] - 55:6 appear [2] - 15:5, 28:12 applicable [1] - 30:7 applicant [6] - 10:1, 18:11, 22:2, 31:23, 51:14, 64:11 Application [1] - 7:7 application [3] - 9:18, 29:23, 31:7 applied [7] - 12:23,
'60s [1] - 73:12				
0				
09 [1] - 100:15				
1				
1 [4] - 52:3, 56:8, 79:12, 102:18 1,000 [1] - 38:6 10 [3] - 53:25, 54:9, 100:15 100 [1] - 39:12 11-by-17 [1] - 49:3 117 [1] - 1:7 11th [1] - 7:11 12 [3] - 1:6, 2:1, 16:22 12-month [1] - 46:1 128 [1] - 63:5 14-foot [1] - 21:18 144,000 [1] - 100:8 16 [1] - 38:10 1640 [1] - 86:2 18 [3] - 32:10, 57:4, 100:15 1800s [1] - 82:11 1848 [1] - 22:18 1939 [1] - 10:7 19th [1] - 69:10 1B [1] - 52:13	3 3 [2] - 8:10, 16:24 32202 [1] - 32:2 32205 [1] - 22:19 32207 [3] - 10:8, 86:2, 100:15 3:54 [1] - 103:17 3D [7] - 13:7, 17:24, 28:13, 81:21, 83:25, 84:9, 84:12	9 9-foot [1] - 52:6 900 [1] - 34:4 93 [1] - 58:22 95 [2] - 13:20, 17:11 995 [1] - 76:18 9995 [1] - 76:18 9:00 [1] - 100:10	ability [4] - 15:17, 41:21, 83:9, 91:15 able [12] - 14:23, 15:19, 16:10, 19:7, 21:13, 25:2, 42:11, 57:2, 59:25, 65:4, 83:16, 86:16 absolutely [2] - 51:14, 99:24 abutting [1] - 30:23 accents [1] - 18:7 accentuating [1] - 14:8 accept [2] - 67:25, 68:2 access [6] - 11:19, 31:13, 33:19, 33:21, 60:15, 62:12 accessed [2] - 8:11, 11:20 accessibility [1] - 52:8 accommodate [2] - 21:13, 34:6 according [2] - 54:8, 55:4 acknowledge [1] - 101:1 Acon [4] - 74:9, 76:25, 77:1, 78:5 Acosta [2] - 30:15, 36:17 acres [1] - 64:8 acting [1] - 16:19 action [6] - 4:8, 50:13, 66:17, 97:1, 103:3 activate [3] - 39:25, 62:5, 80:9 activated [5] - 56:7, 56:11, 57:1, 57:17, 58:4	A ability [4] - 15:17, 41:21, 83:9, 91:15 able [12] - 14:23, 15:19, 16:10, 19:7, 21:13, 25:2, 42:11, 57:2, 59:25, 65:4, 83:16, 86:16 absolutely [2] - 51:14, 99:24 abutting [1] - 30:23 accents [1] - 18:7 accentuating [1] - 14:8 accept [2] - 67:25, 68:2 access [6] - 11:19, 31:13, 33:19, 33:21, 60:15, 62:12 accessed [2] - 8:11, 11:20 accessibility [1] - 52:8 accommodate [2] - 21:13, 34:6 according [2] - 54:8, 55:4 acknowledge [1] - 101:1 Acon [4] - 74:9, 76:25, 77:1, 78:5 Acosta [2] - 30:15, 36:17 acres [1] - 64:8 acting [1] - 16:19 action [6] - 4:8, 50:13, 66:17, 97:1, 103:3 activate [3] - 39:25, 62:5, 80:9 activated [5] - 56:7, 56:11, 57:1, 57:17, 58:4
2	4 4 [2] - 56:5, 56:6 40 [3] - 32:2, 79:13, 100:13 44 [1] - 100:15 45,000 [2] - 30:19, 36:10 48 [1] - 37:16 4C [1] - 57:24	A		
2 [7] - 8:10, 52:3, 52:13, 53:25, 54:9, 79:11, 102:21 2,100 [1] - 34:2 20 [2] - 60:11, 62:10 20-foot-wide [1] - 21:17 200 [1] - 76:19 2016 [1] - 102:4 2018 [2] - 77:13, 77:19 2019 [3] - 76:3, 76:21, 77:13 2020 [2] - 32:6, 102:6 2023 [1] - 75:6 2024 [4] - 1:6, 2:1, 3:19, 104:15 2024-003 [5] - 5:16, 7:7, 9:18, 23:15, 28:20 2024-007 [1] - 48:12 2024-008 [4] - 29:9, 29:24, 31:7, 45:6 2024-0152 [1] - 8:3 2024-09-01 [1] -	5 50 [5] - 53:25, 54:2, 54:7, 54:8, 56:4 50-feet-or-so-plus [1] - 83:7			
	6 6-and-a-half [1] - 95:13 60 [4] - 59:16, 60:13, 60:20, 79:12 650 [1] - 100:9 6th [2] - 6:6, 6:16			
	7 7:00 [1] - 100:10			
	8 8 [1] - 14:25 80 [1] - 94:23			

<p>13:10, 14:6, 14:13, 14:19, 69:23, 69:24 appointed [1] - 102:3 appreciate [8] - 10:12, 23:4, 24:25, 27:12, 27:24, 28:5, 71:24, 88:14 appreciation [2] - 101:24, 102:19 approaches [8] - 10:6, 22:14, 31:24, 51:16, 72:17, 76:16, 85:24, 98:16 approaching [2] - 64:13, 65:20 appropriate [3] - 52:7, 65:8, 70:1 appropriation [1] - 89:14 approval [15] - 3:23, 5:17, 7:8, 8:14, 9:18, 28:20, 29:11, 29:24, 31:7, 41:19, 48:3, 51:20, 56:2, 68:5, 101:9 approval/consideration [1] - 48:21 approve [2] - 52:1, 67:24 approved [7] - 4:6, 7:3, 7:11, 8:2, 26:20, 49:21, 99:1 approving [4] - 3:25, 28:19, 48:2, 68:18 appurtenances [1] - 31:13 arch [1] - 52:18 architect [4] - 25:4, 32:1, 51:18, 93:17 Architects [1] - 86:1 architectural [10] - 17:7, 25:16, 26:23, 30:22, 33:3, 42:20, 46:22, 52:14, 77:18, 102:11 architecturally [1] - 31:14 Architecture [1] - 78:4 architecture [9] - 52:19, 53:11, 75:21, 77:4, 77:7, 78:9, 82:2, 86:4, 99:13 area [34] - 8:12, 11:2, 12:18, 15:10, 21:20, 24:11, 25:8, 32:16, 35:9, 36:3, 37:5, 39:2, 53:3, 53:6, 60:16, 62:8, 63:17, 64:9, 64:14, 73:16,</p>	<p>73:23, 74:11, 74:13, 75:3, 78:17, 79:1, 80:3, 81:16, 82:11, 82:15, 85:13, 87:18 areas [11] - 11:6, 30:25, 31:13, 56:9, 58:3, 73:17, 74:14, 96:4, 96:6, 96:9 argument [1] - 60:7 articulated [1] - 27:14 articulation [2] - 20:17, 46:24 assist [1] - 94:12 Assistant [1] - 1:20 assuming [2] - 39:6, 93:9 attended [1] - 72:2 attention [3] - 9:13, 12:16, 70:5 attorneys [2] - 46:2, 46:8 attraction [1] - 88:17 attractive [3] - 25:7, 39:2, 47:19 Audience [1] - 22:14 AUDIENCE [1] - 22:17 August [1] - 3:19 Augustine [1] - 90:12 authorized [1] - 104:8 AVA [1] - 1:20 available [2] - 38:6, 92:20 Avenue [4] - 10:8, 16:12, 22:18, 86:2 average [1] - 100:13 averaging [1] - 100:9 aware [3] - 43:19, 64:18, 98:20 awkward [2] - 64:20, 71:13 awnings [5] - 14:14, 17:24, 18:7, 23:4 aye [10] - 4:1, 4:2, 28:21, 28:22, 48:4, 48:5, 68:19, 68:20, 101:15, 101:16 eyes [1] - 29:5</p>	<p>Barbara [1] - 98:23 barn [1] - 71:21 Bartram [1] - 94:10 Bartram's [10] - 74:22, 75:2, 79:5, 82:17, 83:1, 83:9, 83:13, 93:7, 94:8, 95:3 base [2] - 16:12, 16:17 based [8] - 13:7, 32:8, 34:5, 41:8, 53:16, 55:16, 77:19, 82:7 basic [1] - 42:5 basis [1] - 80:11 bay [2] - 20:4, 20:17 bays [1] - 58:2 bb's [1] - 14:18 beacon [1] - 17:16 bear [1] - 101:21 beautiful [1] - 75:17 becomes [2] - 39:1, 79:1 becoming [2] - 21:14, 46:9 beefed [1] - 14:22 beefing [1] - 15:9 beginning [1] - 17:5 behalf [1] - 32:3 behind [4] - 20:3, 53:3, 59:6, 75:21 below [1] - 78:16 BERLING [14] - 1:15, 2:16, 4:22, 6:22, 27:2, 39:5, 39:15, 39:18, 46:17, 63:5, 63:8, 63:13, 80:25, 92:23 Berling [7] - 2:16, 27:1, 29:3, 46:16, 67:3, 68:6, 68:24 best [3] - 3:9, 24:20, 52:3 better [4] - 26:21, 26:24, 66:5, 92:25 between [16] - 16:16, 17:7, 17:11, 19:5, 32:9, 32:16, 33:25, 35:8, 35:15, 35:19, 37:6, 38:2, 40:21, 53:25, 54:9, 90:7 beyond [2] - 90:14, 99:21 big [4] - 17:4, 24:10, 25:23, 84:17 biggest [1] - 61:19 bit [17] - 4:9, 16:19, 18:20, 19:10, 20:9, 22:24, 30:5, 38:23, 45:22, 46:4, 48:14, 64:19, 64:24, 69:15, 79:6, 83:12, 89:7</p>	<p>black [1] - 50:9 blank [2] - 20:4, 25:23 block [2] - 53:1, 59:23 blocked [1] - 43:1 blocks [2] - 13:16, 66:2 blows [1] - 91:7 blowup [1] - 11:2 blueprint [1] - 74:8 bluff [1] - 74:11 board [27] - 2:7, 9:6, 17:21, 18:10, 23:18, 27:8, 29:14, 45:16, 47:7, 49:9, 49:21, 51:2, 51:9, 53:21, 55:18, 66:12, 67:8, 67:22, 69:12, 92:19, 93:2, 94:7, 97:10, 98:21, 102:9, 102:25, 103:1 BOARD [162] - 1:2, 1:12, 2:14, 2:16, 2:19, 2:21, 2:23, 2:25, 3:2, 3:22, 3:24, 4:2, 4:4, 4:18, 4:22, 4:24, 5:4, 5:9, 5:10, 5:11, 5:12, 6:4, 6:13, 6:16, 6:18, 6:19, 6:22, 6:23, 9:24, 18:13, 18:19, 19:16, 19:20, 20:1, 20:21, 21:3, 21:10, 21:24, 22:3, 23:14, 23:16, 23:21, 24:22, 25:11, 26:4, 26:17, 27:2, 27:23, 28:16, 28:22, 28:25, 29:18, 31:21, 37:10, 37:12, 37:18, 37:21, 38:7, 38:19, 39:5, 39:15, 39:18, 40:9, 41:9, 41:17, 42:3, 42:17, 43:9, 44:8, 44:14, 44:17, 45:5, 45:9, 45:12, 45:14, 45:19, 46:17, 47:2, 47:6, 47:13, 47:15, 47:22, 48:5, 48:7, 51:4, 51:11, 58:8, 58:12, 58:18, 58:22, 58:24, 59:13, 59:18, 59:20, 60:18, 60:23, 60:24, 61:3, 61:8, 61:21, 62:11, 62:13, 62:14, 62:16, 62:18, 62:22, 63:2, 63:3, 63:5, 63:7, 63:8, 63:11, 63:13, 63:15, 64:2, 64:4, 64:7, 64:10, 65:3, 65:24, 66:14, 67:9,</p>	<p>67:13, 67:16, 67:19, 68:2, 68:10, 68:20, 68:22, 80:17, 80:25, 81:4, 84:14, 84:22, 85:7, 87:14, 88:10, 88:13, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12, 92:23, 93:23, 94:15, 94:18, 95:15, 95:24, 96:13, 96:15, 96:22, 97:15, 101:8, 101:13, 101:16, 101:18 Board [14] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 23:17, 28:14, 44:16, 66:18, 87:1, 101:23, 102:17 board's [1] - 100:5 boarded [2] - 57:15, 57:16 boarded-up [1] - 57:16 boat [1] - 88:20 body [4] - 69:23, 70:6, 70:9, 97:23 bought [1] - 64:2 boundary [1] - 79:19 brand [1] - 85:20 braving [1] - 2:4 break [2] - 71:8, 73:2 breaking [2] - 38:22, 47:8 breaks [1] - 8:23 bridal [1] - 86:22 brief [1] - 96:20 Brief [1] - 72:4 bright [2] - 49:4, 49:5 bring [4] - 4:10, 40:13, 70:1, 73:10 bringing [4] - 14:12, 35:5, 71:14, 74:15 Brockelman [11] - 3:2, 6:2, 6:21, 23:20, 29:5, 47:21, 67:21, 68:7, 68:9, 84:13, 101:11 BROCKELMAN [14] - 1:13, 3:2, 3:22, 5:12, 6:4, 23:21, 47:22, 64:10, 65:3, 67:19, 68:10, 84:14, 84:22, 101:8 Brockelman's [1] - 28:3 bronze [2] - 13:4, 18:6 Brooke [1] - 31:25 Brooklyn [1] - 62:8</p>
B				
<p>back-and-forth [1] - 98:6 background [3] - 25:14, 32:6, 32:21 balance [2] - 12:22, 75:18 banding [1] - 8:22 Baptist [7] - 32:16, 32:23, 34:10, 34:14, 44:12, 46:6, 46:13</p>				

<p>brought [8] - 49:16, 69:22, 71:16, 73:13, 77:7, 78:6, 79:19, 84:16</p> <p>budget [3] - 86:10, 86:17, 96:1</p> <p>buffer [3] - 16:17, 16:20, 52:6</p> <p>build [6] - 71:4, 73:8, 76:23, 76:24, 83:9, 91:24</p> <p>building [72] - 7:25, 9:1, 11:6, 12:6, 12:15, 15:5, 16:14, 16:18, 18:2, 18:20, 19:2, 20:12, 24:9, 29:22, 29:25, 30:19, 31:9, 31:14, 31:16, 32:5, 32:6, 32:18, 32:19, 33:8, 34:7, 34:12, 34:18, 34:20, 34:25, 35:2, 35:5, 35:16, 35:17, 35:22, 35:23, 36:7, 36:8, 36:9, 36:22, 38:15, 38:16, 38:17, 39:6, 40:25, 41:5, 42:14, 42:16, 42:18, 43:7, 43:8, 43:17, 43:21, 43:23, 44:2, 45:24, 58:9, 58:10, 61:16, 61:17, 62:2, 80:2, 80:21, 81:24, 81:25, 82:7, 85:9, 85:10, 86:21, 87:5, 87:19, 90:9</p> <p>Building [1] - 29:10</p> <p>buildings [13] - 7:17, 10:25, 12:18, 13:17, 17:13, 31:2, 32:7, 36:25, 48:4, 85:9, 87:22, 99:7, 99:13</p> <p>built [7] - 73:11, 79:2, 79:18, 80:4, 80:13, 83:1, 93:14</p> <p>bulkhead [1] - 83:4</p> <p>bunch [1] - 88:12</p> <p>Business [3] - 4:19, 70:17, 70:24</p> <p>buttons [1] - 3:13</p>	<p>11:12, 38:1</p> <p>calculations [1] - 41:12</p> <p>California [1] - 32:8</p> <p>campus [6] - 30:2, 31:2, 32:12, 36:25, 41:19, 41:20</p> <p>campuses [1] - 32:7</p> <p>cannot [2] - 22:10, 50:1</p> <p>canoes [1] - 83:20</p> <p>canopy [4] - 78:18, 87:24, 88:5, 95:4</p> <p>capacity [2] - 37:19, 44:5</p> <p>capital [2] - 70:12, 71:16</p> <p>cards [2] - 3:14, 98:11</p> <p>care [1] - 24:25</p> <p>CARL [1] - 1:16</p> <p>Carl [2] - 2:19, 67:4</p> <p>Carolina [1] - 51:19</p> <p>Caroline [5] - 74:12, 82:9, 89:16, 89:17, 89:20</p> <p>carried [1] - 25:21</p> <p>cars [2] - 15:2, 53:9</p> <p>case [1] - 76:8</p> <p>caught [1] - 3:10</p> <p>celebrate [1] - 100:19</p> <p>Century [1] - 75:17</p> <p>certainly [1] - 70:12</p> <p>CERTIFICATE [1] - 104:1</p> <p>certify [1] - 104:8</p> <p>cetera [1] - 18:8</p> <p>chair [6] - 2:18, 67:3, 68:12, 102:6, 102:7</p> <p>Chair [11] - 1:13, 6:5, 23:22, 28:1, 47:23, 68:11, 69:18, 71:9, 84:14, 96:16, 102:22</p> <p>Chairs [1] - 102:25</p> <p>CHAIRWOMAN [104] - 2:3, 2:18, 3:4, 3:25, 4:3, 4:5, 4:23, 5:1, 5:5, 5:13, 6:11, 6:14, 6:20, 7:4, 9:20, 9:25, 18:9, 19:24, 20:19, 22:1, 22:4, 22:6, 23:8, 23:10, 23:17, 24:21, 25:10, 26:3, 26:16, 27:1, 27:22, 28:2, 28:17, 28:23, 29:2, 29:8, 29:19, 31:19, 31:22, 37:9, 39:20, 41:15, 44:15, 44:18, 44:21, 45:1, 45:7, 45:11, 45:13, 45:15, 46:16, 47:1,</p>	<p>47:5, 47:12, 47:14, 47:21, 47:24, 48:6, 48:8, 51:2, 51:6, 51:13, 66:7, 66:11, 66:15, 67:10, 67:15, 67:18, 67:20, 68:1, 68:3, 68:14, 68:21, 68:23, 72:1, 72:5, 72:8, 72:15, 72:24, 84:13, 85:5, 93:4, 93:6, 93:11, 93:21, 96:12, 96:14, 96:21, 96:24, 97:8, 97:16, 98:2, 98:8, 98:10, 98:14, 99:24, 100:3, 101:7, 101:10, 101:14, 101:17, 101:19, 103:11, 103:14</p> <p>Challen [1] - 22:18</p> <p>challenge [1] - 61:19</p> <p>champagne [2] - 13:4, 18:6</p> <p>champagne-bronze [2] - 13:4, 18:6</p> <p>chance [1] - 45:8</p> <p>change [10] - 8:9, 11:5, 16:20, 17:1, 20:7, 20:8, 25:15, 55:13, 57:14, 84:25</p> <p>changes [3] - 22:22, 71:15, 73:9</p> <p>changing [1] - 56:19</p> <p>chapped [1] - 46:3</p> <p>character [1] - 77:18</p> <p>charette [1] - 46:22</p> <p>charge [4] - 64:16, 70:15, 70:16, 70:25</p> <p>Charlotte [1] - 51:19</p> <p>Chase [1] - 76:25</p> <p>check [2] - 59:4</p> <p>cheesy [1] - 85:18</p> <p>chief [1] - 72:19</p> <p>chimney [2] - 87:3, 87:4</p> <p>Christmas [1] - 89:21</p> <p>Christopher [1] - 51:17</p> <p>circles [1] - 73:13</p> <p>circling [1] - 65:18</p> <p>CITY [1] - 1:1</p> <p>City [6] - 1:7, 2:13, 69:25, 70:19, 78:25, 99:1</p> <p>City's [1] - 26:9</p> <p>cladded [2] - 86:25, 87:5</p> <p>clarify [1] - 68:4</p> <p>clarity [1] - 69:21</p> <p>clean [1] - 20:13</p>	<p>clear [4] - 21:18, 48:19, 55:5, 99:2</p> <p>clearly [1] - 27:14</p> <p>clever [2] - 28:9, 28:13</p> <p>click [1] - 74:25</p> <p>client [1] - 64:12</p> <p>climbing [1] - 88:22</p> <p>clinics [1] - 32:22</p> <p>close [3] - 23:11, 34:16, 45:2</p> <p>CMU [1] - 86:24</p> <p>Code [6] - 30:7, 54:8, 55:4, 57:18, 63:11, 69:20</p> <p>code [1] - 8:8</p> <p>Codes [1] - 100:15</p> <p>collaborated [1] - 93:19</p> <p>collided [1] - 86:5</p> <p>color [7] - 13:4, 15:8, 18:1, 30:24, 36:24, 49:4, 49:18</p> <p>Columbia [2] - 49:19, 49:20</p> <p>coming [7] - 15:2, 28:6, 33:17, 36:16, 38:14, 44:6, 79:16</p> <p>commencing [1] - 1:7</p> <p>commend [1] - 23:23</p> <p>comment [17] - 3:16, 22:9, 22:11, 26:19, 28:3, 28:8, 44:22, 44:25, 49:13, 70:7, 97:17, 98:3, 98:11, 99:20, 99:25, 100:23, 103:8</p> <p>commentary [1] - 71:19</p> <p>comments [5] - 47:13, 47:22, 47:24, 97:13, 103:8</p> <p>commercial [4] - 8:1, 60:8, 78:3, 80:21</p> <p>Committee [1] - 67:1</p> <p>committee [1] - 48:17</p> <p>communicated [1] - 46:12</p> <p>communication [3] - 5:21, 29:15, 44:11</p> <p>community [7] - 18:25, 24:3, 24:8, 27:10, 77:14, 78:8, 78:11</p> <p>compared [1] - 56:19</p> <p>comparison [1] - 61:13</p> <p>compatibility [2] - 31:1, 36:24</p> <p>compatible [2] - 31:15, 36:23</p>	<p>complete [1] - 104:10</p> <p>completely [3] - 46:9, 62:9, 72:21</p> <p>complicated [1] - 94:14</p> <p>comply [1] - 11:11</p> <p>component [4] - 32:24, 93:25, 94:16, 94:17</p> <p>conceal [1] - 16:20</p> <p>concept [6] - 9:12, 25:2, 39:9, 84:2, 90:19, 100:17</p> <p>concepts [1] - 33:4</p> <p>conceptual [18] - 7:2, 7:3, 7:11, 8:14, 12:11, 12:12, 12:15, 19:5, 22:20, 29:11, 29:24, 31:6, 48:2, 48:3, 49:22, 51:20, 56:1, 94:5</p> <p>concern [4] - 57:6, 61:12, 64:24, 88:15</p> <p>concerns [2] - 24:3, 96:1</p> <p>concession [7] - 80:1, 80:3, 81:23, 90:7, 90:8, 99:9, 99:10</p> <p>concrete [4] - 18:2, 73:12, 83:21, 83:22</p> <p>condition [1] - 72:23</p> <p>conditions [4] - 7:12, 8:13, 10:22, 43:24</p> <p>condo [2] - 43:20, 45:24</p> <p>confirm [1] - 19:21</p> <p>confirmation [1] - 93:21</p> <p>conflict [4] - 4:13, 5:9, 5:10, 5:11</p> <p>conflicts [2] - 5:2, 5:12</p> <p>congratulations [1] - 68:24</p> <p>connection [2] - 91:2, 96:19</p> <p>connectivity [1] - 65:12</p> <p>Conservancy [2] - 75:11, 98:22</p> <p>consider [2] - 57:21, 66:19</p> <p>consideration [1] - 56:2</p> <p>consistency [1] - 4:11</p> <p>consistent [2] - 8:2, 8:8</p> <p>consolidating [1] - 66:3</p> <p>consternation [1] -</p>
C				
<p>CAD [1] - 19:6</p> <p>cafe [1] - 41:5</p> <p>calcs [1] - 7:21</p> <p>calculate [1] - 54:6</p> <p>calculated [3] - 53:23, 54:1, 54:3</p> <p>calculation [2] -</p>				

<p>24:7 constructed [2] - 86:24, 87:10 construction [3] - 43:25, 79:15, 87:17 Construction [3] - 76:25, 77:1, 78:6 context [10] - 13:14, 48:15, 49:1, 49:10, 50:21, 69:16, 74:4, 87:17, 88:7, 97:18 continue [2] - 21:22, 83:14 continued [1] - 10:10 continuous [1] - 12:14 continuously [1] - 17:8 contract [1] - 76:23 contractor [1] - 76:24 contributing [1] - 17:6 conversation [1] - 17:5 converted [1] - 32:21 cool [2] - 45:21, 83:21 coordinate [3] - 66:4, 81:15, 94:12 coordinated [3] - 50:5, 81:9, 99:14 coordination [2] - 10:10, 99:7 copacetic [1] - 91:15 copied [1] - 97:10 copy [1] - 76:11 Core [1] - 28:4 corner [14] - 7:10, 10:22, 13:22, 14:1, 14:16, 15:15, 15:19, 16:2, 16:8, 20:18, 49:6, 79:4, 79:9, 79:25 corners [2] - 12:6, 14:7 correct [11] - 21:15, 37:20, 38:11, 42:24, 58:16, 58:17, 58:23, 62:15, 62:17, 65:10, 97:2 correctly [2] - 44:11, 80:6 corridor [1] - 49:14 cost [5] - 43:13, 43:22, 61:12, 61:20, 65:5 Council [3] - 70:1, 70:19, 99:1 Counsel [2] - 1:20, 2:11 count [1] - 37:17 COUNTY [1] - 104:4 couple [10] - 3:11, 18:14, 59:8, 69:19,</p>	<p>70:20, 71:23, 77:23, 79:2, 92:7 courtyard [4] - 34:23, 35:7, 39:1, 39:21 cover [2] - 5:7, 97:11 covered [2] - 57:16, 95:19 COVID-19 [1] - 102:10 CRA [1] - 70:18 CRAIG [12] - 1:14, 2:21, 5:9, 6:18, 20:21, 21:3, 21:10, 21:24, 26:4, 47:6, 93:23, 101:13 Craig [7] - 2:21, 3:6, 5:8, 20:20, 26:3, 29:3, 47:5 crazy [1] - 63:15 create [3] - 7:16, 14:25, 75:13 created [2] - 20:15, 72:16 creating [5] - 12:19, 15:15, 19:11, 52:21 criteria [1] - 42:21 Cronk [1] - 78:4 cross [1] - 11:4 cross-street [1] - 11:4 crossed [1] - 53:4 cultural [1] - 89:13 curious [1] - 94:2 current [7] - 10:22, 32:12, 33:13, 34:3, 35:6, 35:12, 38:4 cut [2] - 28:12, 70:23</p>	<p>29:3, 45:3, 47:1, 67:4, 67:11, 68:3, 68:6, 68:24 DAWSON [19] - 1:16, 2:19, 4:24, 5:4, 6:19, 23:14, 26:17, 41:9, 45:5, 45:9, 45:12, 47:2, 67:13, 67:16, 68:2, 94:15, 94:18, 95:15, 95:24 days [1] - 16:22 DDRDB [28] - 2:15, 2:16, 2:18, 2:19, 2:21, 2:23, 3:1, 3:3, 3:19, 5:16, 7:7, 7:12, 9:18, 23:15, 24:23, 28:20, 29:9, 29:23, 31:7, 45:6, 48:11, 67:14, 101:2, 101:22, 101:25, 102:4, 102:18, 102:20 deal [1] - 47:3 dealing [1] - 65:6 decent [1] - 18:22 decision [1] - 69:25 deck [10] - 12:2, 12:3, 14:3, 33:7, 65:14, 65:18, 65:19, 78:15, 78:16, 95:6 declare [5] - 4:14, 4:22, 6:12, 29:16, 97:3 declared [1] - 6:21 dedicated [2] - 11:22, 59:10 dedication [3] - 101:25, 102:1, 102:20 deemed [1] - 89:24 deep [2] - 59:16, 60:13 deeper [2] - 7:18, 9:14 defined [2] - 8:25, 31:4 definitely [3] - 23:6, 25:6, 91:3 Deiuliis [10] - 2:25, 3:7, 6:11, 24:21, 29:3, 37:9, 47:7, 47:14, 85:5, 96:14 DEIULIIS [20] - 1:15, 2:25, 5:11, 6:13, 24:22, 37:10, 37:12, 37:18, 37:21, 38:7, 38:19, 47:15, 81:4, 85:7, 87:14, 88:10, 88:13, 96:13, 96:15, 96:22 densified [1] - 24:12 density [3] - 24:16,</p>	<p>25:6, 28:3 Department [3] - 1:19, 71:1, 72:20 depth [4] - 14:2, 57:3, 57:4, 60:11 describe [1] - 43:12 description [1] - 71:3 design [36] - 7:11, 7:15, 8:14, 8:19, 9:6, 9:12, 22:21, 23:23, 25:1, 26:6, 26:14, 27:3, 31:3, 31:15, 33:3, 39:11, 41:14, 52:2, 70:11, 71:15, 71:18, 73:8, 73:10, 74:8, 74:10, 75:12, 76:22, 76:24, 77:17, 78:6, 82:17, 89:8, 93:14, 93:20, 99:17, 102:12 Design [2] - 32:1, 33:5 designated [1] - 73:23 designed [5] - 7:19, 8:10, 9:15, 28:11, 33:3 designs [1] - 9:10 desire [1] - 43:12 destination [1] - 65:23 detailed [1] - 82:17 details [3] - 8:17, 54:25, 75:12 detention [1] - 41:10 determine [1] - 40:6 develop [1] - 78:7 developed [2] - 46:20, 46:23 developing [1] - 25:1 DEVELOPMENT [1] - 1:2 Development [5] - 1:19, 70:18, 70:24, 101:23, 102:17 development [12] - 7:2, 26:22, 50:5, 52:10, 56:17, 59:6, 63:20, 80:18, 80:19, 83:3, 84:19, 99:3 developments [3] - 31:11, 56:23, 102:12 deviation [15] - 48:11, 48:18, 51:22, 52:1, 52:12, 53:15, 53:23, 54:20, 54:24, 55:10, 55:15, 55:19, 55:21, 55:24, 56:1 deviations [4] - 7:14, 50:19, 51:25, 62:25 DIA [7] - 1:19, 1:20, 2:12, 73:19, 75:10, 76:9, 98:25</p>	<p>Diane [6] - 1:9, 30:8, 71:6, 71:24, 104:7, 104:18 die [1] - 62:3 difference [1] - 12:20 different [18] - 4:9, 30:24, 30:25, 34:9, 34:21, 35:8, 35:19, 38:2, 57:11, 57:20, 74:6, 76:1, 84:1, 84:19, 86:14, 88:21, 90:2, 91:16 differential [1] - 38:5 Differentiation [2] - 25:13, 26:2 differentiation [1] - 15:8 differing [1] - 72:11 digest [3] - 50:12, 71:10, 71:23 dimensions [1] - 66:6 dining [3] - 78:17, 87:8, 87:9 direction [1] - 11:16 disagree [1] - 26:1 disclosures [1] - 4:13 discuss [1] - 82:2 discussed [3] - 51:21, 64:21, 81:19 discussing [1] - 53:17 Discussion [2] - 29:1, 92:17 discussion [19] - 3:20, 23:18, 25:3, 28:14, 39:8, 42:8, 43:20, 45:17, 47:25, 51:9, 55:25, 64:13, 66:20, 67:23, 68:8, 68:16, 90:2, 90:24, 93:13 discussions [2] - 39:24, 40:3 Disney [1] - 88:17 displaced [1] - 37:22 displacing [1] - 37:14 distinguish [1] - 30:25 docks [3] - 72:9, 72:10, 72:21 doctors' [1] - 32:22 documents [2] - 50:18, 50:24 Don [1] - 1:8 done [6] - 73:18, 75:4, 75:7, 76:3, 83:10, 89:1 Dora [4] - 53:9, 53:12, 56:13, 62:16 down [13] - 3:13, 11:9, 15:13, 15:21, 16:3, 16:13, 17:9, 20:9, 25:13, 36:16, 36:18,</p>
D				
<p>daily [1] - 100:9 damage [1] - 72:11 date [1] - 102:2 DATED [1] - 104:15 datum [1] - 12:19 Davis [10] - 1:8, 2:23, 6:14, 19:25, 25:10, 29:5, 47:12, 77:8, 85:24, 86:1 DAVIS [30] - 1:14, 2:23, 3:24, 5:10, 6:16, 20:1, 25:11, 40:9, 47:13, 51:4, 59:18, 60:23, 61:8, 61:21, 62:13, 63:2, 65:24, 80:17, 85:25, 89:5, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12 Dawson [12] - 2:19, 4:23, 23:12, 26:16,</p>	<p>daily [1] - 100:9 damage [1] - 72:11 date [1] - 102:2 DATED [1] - 104:15 datum [1] - 12:19 Davis [10] - 1:8, 2:23, 6:14, 19:25, 25:10, 29:5, 47:12, 77:8, 85:24, 86:1 DAVIS [30] - 1:14, 2:23, 3:24, 5:10, 6:16, 20:1, 25:11, 40:9, 47:13, 51:4, 59:18, 60:23, 61:8, 61:21, 62:13, 63:2, 65:24, 80:17, 85:25, 89:5, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12 Dawson [12] - 2:19, 4:23, 23:12, 26:16,</p>	<p>daily [1] - 100:9 damage [1] - 72:11 date [1] - 102:2 DATED [1] - 104:15 datum [1] - 12:19 Davis [10] - 1:8, 2:23, 6:14, 19:25, 25:10, 29:5, 47:12, 77:8, 85:24, 86:1 DAVIS [30] - 1:14, 2:23, 3:24, 5:10, 6:16, 20:1, 25:11, 40:9, 47:13, 51:4, 59:18, 60:23, 61:8, 61:21, 62:13, 63:2, 65:24, 80:17, 85:25, 89:5, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12 Dawson [12] - 2:19, 4:23, 23:12, 26:16,</p>	<p>daily [1] - 100:9 damage [1] - 72:11 date [1] - 102:2 DATED [1] - 104:15 datum [1] - 12:19 Davis [10] - 1:8, 2:23, 6:14, 19:25, 25:10, 29:5, 47:12, 77:8, 85:24, 86:1 DAVIS [30] - 1:14, 2:23, 3:24, 5:10, 6:16, 20:1, 25:11, 40:9, 47:13, 51:4, 59:18, 60:23, 61:8, 61:21, 62:13, 63:2, 65:24, 80:17, 85:25, 89:5, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12 Dawson [12] - 2:19, 4:23, 23:12, 26:16,</p>	<p>daily [1] - 100:9 damage [1] - 72:11 date [1] - 102:2 DATED [1] - 104:15 datum [1] - 12:19 Davis [10] - 1:8, 2:23, 6:14, 19:25, 25:10, 29:5, 47:12, 77:8, 85:24, 86:1 DAVIS [30] - 1:14, 2:23, 3:24, 5:10, 6:16, 20:1, 25:11, 40:9, 47:13, 51:4, 59:18, 60:23, 61:8, 61:21, 62:13, 63:2, 65:24, 80:17, 85:25, 89:5, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12 Dawson [12] - 2:19, 4:23, 23:12, 26:16,</p>

<p>77:6, 91:8 downtown [5] - 24:17, 73:21, 102:1, 102:12, 102:14 Downtown [2] - 101:23, 102:17 DOWNTOWN [1] - 1:2 dramatically [1] - 26:18 draw [1] - 12:16 drawings [3] - 19:6, 24:25, 50:9 draws [1] - 9:12 drive [19] - 11:17, 21:18, 21:21, 30:12, 30:13, 33:17, 33:18, 36:12, 52:6, 52:15, 53:13, 60:15, 60:22, 62:19, 64:22, 65:12, 81:16 Drive [3] - 9:14, 30:2, 30:4 drive-through [1] - 36:12 drives [1] - 53:2 driveway [2] - 18:15, 36:13 driving [1] - 15:13 drop [3] - 36:13, 52:2, 53:1 drop-off [3] - 36:13, 52:2, 53:1 Duch [1] - 78:4 due [2] - 8:8, 56:15 dumpster [2] - 81:6, 81:10 Dunlap [2] - 4:25, 96:18 during [5] - 48:18, 56:1, 71:15, 102:4, 102:9 dusk [1] - 17:2 Duval [1] - 1:8 DUVAL [1] - 104:4</p>	<p>echo [1] - 28:2 edge [3] - 79:10, 89:13, 95:2 edification [1] - 100:5 educational [1] - 93:25 effect [2] - 13:7, 17:24 effective [2] - 102:2, 102:22 efficient [1] - 64:20 effort [3] - 27:24, 76:22, 82:4 eight [1] - 61:17 eight-story [1] - 61:17 elected [1] - 102:6 elections [2] - 66:22, 67:14 element [4] - 53:13, 70:12, 82:1, 85:12 elementary [1] - 72:2 elements [12] - 8:22, 9:1, 17:7, 31:3, 52:14, 52:22, 57:21, 75:18, 80:3, 84:20, 84:24, 87:13 elevated [2] - 12:1, 15:20 elevation [18] - 7:20, 9:16, 11:5, 12:7, 14:4, 15:4, 15:24, 16:23, 20:2, 38:8, 38:12, 42:4, 45:21, 47:9, 47:18, 55:11, 78:14 elevations [1] - 13:5 elevators [1] - 21:21 eliminate [1] - 12:23 email [10] - 6:7, 6:17, 6:22, 6:24, 55:7, 76:10, 92:18, 93:2, 96:17, 97:11 emailed [1] - 92:25 emails [1] - 77:12 employees [1] - 39:22 encourage [1] - 69:9 end [1] - 4:20 engaged [1] - 70:4 engaging [1] - 24:19 engineering [3] - 50:9, 65:7, 77:1 enhance [1] - 32:15 enjoy [1] - 100:18 enlightenment [1] - 71:2 ENNIS [1] - 1:14 Ennis [2] - 2:23, 6:14 ensure [1] - 88:7 ensuring [1] - 31:1 entertain [2] - 3:21, 67:6</p>	<p>entire [3] - 41:25, 54:1, 77:16 entity [1] - 49:20 entrance [8] - 9:13, 20:11, 20:14, 36:12, 53:2, 65:12, 65:14, 65:19 entrances [1] - 38:14 entry [3] - 11:16, 34:24 environment [1] - 102:14 envision [4] - 20:23, 36:3, 39:21, 80:23 ENZ [6] - 72:18, 72:25, 76:13, 85:1, 87:16, 88:11 Enz [5] - 69:3, 72:6, 72:14, 72:17, 72:19 equipment [1] - 31:12 equippable [1] - 57:10 erased [1] - 62:9 especially [4] - 26:19, 47:9, 86:8 essentially [2] - 61:16, 86:23 established [1] - 39:12 et [1] - 18:8 events [1] - 79:2 everywhere [1] - 95:11 ex [9] - 5:1, 5:4, 5:5, 5:21, 5:22, 5:24, 29:15, 97:3, 97:7 exact [1] - 50:2 excellent [2] - 45:11, 76:15 excited [1] - 100:19 exciting [4] - 25:5, 69:5, 96:11, 100:17 excuse [2] - 5:18, 7:14 execute [1] - 85:23 Exhibit [4] - 52:3, 52:13, 56:6, 57:24 exhibit [4] - 56:5, 58:6, 58:7, 58:20 existing [21] - 10:21, 16:4, 16:6, 17:12, 34:5, 34:15, 35:16, 36:2, 37:3, 37:12, 37:19, 38:2, 43:1, 43:17, 43:24, 44:1, 56:23, 58:9, 65:13, 74:7 exists [1] - 16:5 exit [1] - 38:16 exits [1] - 53:2 expanding [1] - 41:8 expect [1] - 50:11</p>	<p>expert [2] - 93:16, 102:8 explain [2] - 20:3, 75:21 express [1] - 97:7 extended [2] - 52:16, 72:22 extends [1] - 102:19 extensive [1] - 69:7 exterior [3] - 12:3, 12:23, 21:1 extra [2] - 61:11, 61:20 extruded [1] - 14:5 eyes [1] - 72:3</p>	<p>60:11, 60:13, 60:16, 60:20, 79:13 fellow [1] - 47:7 few [8] - 10:17, 17:2, 33:20, 40:1, 54:22, 75:4, 77:11, 78:10 fiasco [1] - 46:10 field [1] - 32:16 figure [6] - 59:25, 62:23, 63:21, 63:23, 80:9, 81:14 figured [1] - 60:5 filter [1] - 50:16 final [18] - 5:17, 7:8, 9:18, 12:12, 12:13, 19:5, 26:11, 28:19, 28:20, 39:10, 39:14, 48:21, 50:19, 51:1, 55:24, 93:20, 100:21, 100:23 finally [2] - 59:25, 60:4 finances [1] - 82:23 fine [4] - 24:10, 25:20, 54:24, 92:4 finished [4] - 8:9, 16:23, 24:2, 73:1 finishing [1] - 27:18 fins [1] - 13:10 firm [1] - 33:4 first [9] - 3:18, 10:18, 11:25, 14:15, 21:12, 24:23, 51:25, 56:10, 58:2 first-level [1] - 58:2 fits [2] - 13:14, 13:22 five [9] - 7:12, 12:18, 56:13, 69:19, 71:9, 88:1, 90:2, 90:17, 91:16 five-story [1] - 12:18 fixtures [2] - 79:17, 82:21 flabbergasted [1] - 46:11 flat [1] - 42:5 floating [2] - 72:9, 72:10 flood [1] - 93:9 floods [1] - 16:22 floor [21] - 7:25, 8:9, 11:13, 11:14, 11:15, 11:19, 11:22, 11:25, 14:9, 14:15, 16:23, 20:24, 21:12, 21:17, 36:11, 59:16, 60:12, 61:11, 61:20, 62:20, 67:7 floors [14] - 8:5, 8:6, 11:23, 11:24, 12:10, 14:8, 17:14, 20:4,</p>
F				
			<p>facade [4] - 20:7, 54:2, 55:12, 57:21 Facade [2] - 25:13, 26:2 facades [2] - 46:25, 53:17 faces [3] - 8:20, 35:23, 38:12 facility [3] - 25:5, 37:14, 82:12 facing [2] - 35:11, 43:4 factors [1] - 43:16 fair [2] - 54:23, 65:3 fairly [2] - 87:9, 88:19 familiar [3] - 10:20, 30:10, 65:15 families [1] - 74:15 family [2] - 24:15, 56:22 fantastic [2] - 68:12, 85:17 far [5] - 12:22, 41:11, 46:24, 73:20, 75:24 farmhouse [1] - 82:10 farmhouse-type [1] - 82:10 favor [4] - 3:25, 28:19, 68:18, 101:15 feasibility [1] - 61:13 feasible [2] - 90:18, 91:18 features [1] - 84:3 featuring [1] - 93:7 February [2] - 100:7, 100:8 fee [1] - 64:16 feedback [2] - 27:10, 97:13 feet [17] - 8:10, 14:25, 16:24, 30:20, 36:11, 53:25, 54:9, 54:11, 55:3, 57:4, 59:16,</p>	
E				

<p>20:22, 22:24, 43:11, 43:13, 61:15, 63:24 flora [1] - 74:23 FLORIDA [1] - 104:3 Florida [7] - 1:9, 1:10, 32:8, 75:2, 76:19, 104:7, 104:18 flow [3] - 57:13, 65:8 fluidity [1] - 73:8 flush [1] - 75:11 flying [2] - 70:14, 77:12 folks [4] - 47:10, 89:16, 90:16, 94:10 follow [2] - 61:8, 89:6 followed [1] - 26:4 following [1] - 51:20 food [2] - 41:1, 80:25 foot [2] - 35:8, 60:15 footage [2] - 32:25, 44:3 foregoing [2] - 103:16, 104:9 foresee [1] - 55:14 forget [2] - 3:16, 48:25 Form [1] - 4:13 formal [1] - 96:25 formally [2] - 51:23, 74:14 format [1] - 4:10 Fort [4] - 74:12, 89:16, 89:20 forth [5] - 79:23, 82:16, 82:22, 82:24, 98:6 forward [2] - 24:20, 83:11 forwarded [1] - 6:9 founding [1] - 74:1 foundings [1] - 75:14 fountain [11] - 73:9, 74:14, 75:17, 78:1, 78:2, 80:15, 95:8, 95:9, 95:14, 96:9, 99:18 Fountain [5] - 69:4, 69:6, 73:4, 73:7, 100:6 fountain's [1] - 96:10 four [9] - 10:25, 12:17, 20:5, 20:17, 50:8, 66:2, 93:12, 93:19 four-plus [1] - 93:19 four-story [2] - 10:25, 12:17 FPR [1] - 1:9 franchise [2] - 56:15, 59:11 frankly [2] - 59:16, 81:18</p>	<p>free [1] - 19:7 freed [1] - 19:8 freight [1] - 21:21 friends [1] - 94:10 Friendship [5] - 69:4, 69:6, 73:4, 73:7, 100:6 frogs [1] - 83:22 front [11] - 10:16, 15:6, 24:2, 30:6, 34:24, 35:21, 35:22, 51:24, 53:13, 69:23, 97:22 frontage [3] - 30:16, 43:4, 43:7 fronts [1] - 30:12 full [2] - 59:15, 59:22 fully [2] - 95:1, 95:6 functioning [1] - 87:4 funding [2] - 98:25, 99:1 future [8] - 66:19, 78:3, 80:17, 80:19, 80:21, 82:16, 99:3</p>	<p>82:8, 91:15 gentlemen [1] - 2:3 geography [1] - 84:6 ginormous [1] - 79:13 given [1] - 85:22 glass [8] - 9:2, 12:21, 14:7, 14:20, 20:23, 38:9, 38:21 glazing [3] - 18:5, 31:5, 55:13 glean [1] - 25:2 gleaned [1] - 27:8 goal [1] - 80:8 Goodman [1] - 98:23 gotcha [1] - 92:14 grade [6] - 8:9, 8:11, 16:20, 17:1, 78:16 grading [1] - 83:15 granted [1] - 50:19 graphics [4] - 60:2, 63:4, 83:25, 94:13 grass [2] - 88:12, 95:1 grassy [1] - 73:17 great [13] - 7:4, 21:24, 24:18, 26:11, 31:19, 63:16, 69:10, 72:14, 72:23, 81:18, 86:3, 93:11, 101:19 green [2] - 57:23, 58:5 greenspace [5] - 19:1, 19:11, 36:2, 78:19, 78:22 grilles [1] - 12:23 ground [9] - 7:25, 11:14, 11:15, 14:9, 16:14, 19:15, 21:17, 54:9, 59:16 ground-floor [2] - 7:25, 21:17 group [3] - 64:5, 77:2, 80:8 Group [1] - 51:18 groups [1] - 91:16 grove [1] - 78:14 growing [1] - 28:5 guarantee [1] - 50:1 guess [5] - 25:12, 35:22, 42:5, 45:23, 61:6 guessing [1] - 43:13 guest [2] - 63:5, 64:16 guidance [1] - 102:12 guidebook [1] - 52:3 guy [1] - 2:12 GUY [1] - 1:19 guys [10] - 5:14, 29:8, 55:22, 63:22, 69:5, 70:11, 76:6, 96:19, 100:20, 101:3</p>	<p style="text-align: center;">H</p> <p>half [2] - 14:9, 72:22 Half [6] - 74:9, 75:19, 76:4, 76:18, 77:5, 98:24 Hall [1] - 1:7 hand [2] - 34:18, 36:8 handed [1] - 76:3 handle [1] - 37:21 hands [2] - 71:8, 92:1 hang [1] - 39:2 Hanson [2] - 77:2, 77:3 happy [2] - 9:19, 31:17 Hardie [1] - 87:1 hardscape [2] - 16:15, 50:10 Hardwick [4] - 73:10, 99:16, 99:17, 99:19 HARVEY [5] - 1:20, 2:10, 67:24, 97:5, 101:6 Harvey [3] - 2:9, 2:10, 97:2 Hauls [1] - 21:10 head [2] - 50:22, 77:1 heading [2] - 15:21, 47:10 headquarters [1] - 80:11 Health [1] - 32:17 healthcare [3] - 32:7, 32:21, 34:10 hear [5] - 45:13, 50:16, 69:17, 100:25, 103:9 heard [3] - 4:24, 50:20, 60:10 hearing [4] - 5:19, 23:11, 29:12, 45:2 heavily [1] - 87:19 heck [1] - 46:13 HED [1] - 33:3 height [4] - 7:16, 7:18, 21:18, 61:16 held [5] - 1:6, 29:1, 67:1, 92:17, 102:4 help [2] - 12:22, 57:19 helped [2] - 51:8, 73:20 helpful [1] - 88:24 Hendricks [9] - 7:10, 8:21, 10:8, 10:23, 14:17, 15:13, 16:4, 16:8, 16:12 Hendricks-Prudential [1] - 8:21 heritage [2] - 62:6, 77:10</p>	<p>hi [1] - 72:19 hidden [2] - 15:4, 15:24 high [4] - 13:17, 36:8, 46:1, 102:14 high-power [1] - 46:1 high-quality [1] - 102:14 high-rise [2] - 13:17, 36:8 hill [3] - 22:10, 88:2, 98:11 HILL [8] - 1:20, 22:12, 22:15, 23:9, 44:24, 98:13, 100:2, 103:10 Hill [2] - 44:23, 100:1 historian [1] - 89:16 historic [5] - 36:21, 44:2, 85:12, 85:18, 89:2 historical [3] - 86:13, 86:18, 99:15 history [5] - 73:24, 77:11, 79:8, 85:13, 89:7 hit [1] - 40:10 hits [1] - 16:14 hold [1] - 40:19 holding [1] - 87:13 holds [1] - 83:6 homage [2] - 85:12, 95:12 Home [13] - 7:20, 9:15, 11:18, 11:21, 14:21, 14:22, 15:11, 16:3, 18:15, 19:9, 21:23, 25:22 homes [1] - 24:15 hope [2] - 50:15, 50:24 hopefully [2] - 4:10, 72:25 horizontal [5] - 8:22, 13:10, 14:6, 20:14, 95:17 horse [1] - 71:20 hospital [5] - 40:21, 40:25, 42:6, 42:7, 43:1 hot [1] - 95:20 hotel [3] - 53:3, 59:3, 59:7 hour [1] - 100:13 hours [1] - 100:10 house [3] - 75:18, 81:13, 99:18 housekeeping [1] - 3:11 houses [1] - 61:10 housing [1] - 28:6</p>
G		<p>G4 [1] - 27:4 game [1] - 24:23 garage [34] - 14:24, 15:3, 15:10, 20:11, 20:15, 33:13, 33:19, 33:25, 34:11, 34:15, 34:24, 35:2, 35:16, 36:23, 37:3, 37:19, 38:18, 38:25, 39:25, 43:2, 56:8, 56:18, 57:22, 58:10, 58:15, 59:14, 60:13, 61:13, 61:24, 62:11, 64:15, 65:2, 65:9 garages [2] - 17:13, 58:3 garden [9] - 74:21, 75:2, 79:8, 80:14, 84:17, 85:3, 94:24, 94:25, 95:6 Garden [10] - 74:22, 75:3, 79:5, 82:18, 83:1, 83:9, 83:13, 93:8, 94:8, 95:3 Gate [1] - 76:18 gateway [1] - 90:6 General [2] - 1:20, 2:11 general [6] - 9:17, 59:10, 90:2, 97:17, 98:3, 103:8 generally [6] - 77:19, 77:22, 78:4, 79:6,</p>		

<p>huge [4] - 42:10, 46:10, 79:17, 83:19 human [1] - 31:3 human-scale [1] - 31:3 hundred [2] - 58:21, 79:7 hut/pavilions [1] - 88:6</p>	<p>53:16, 55:9, 55:16, 69:17, 97:4, 97:23 informational [3] - 50:15, 69:13, 97:5 input [3] - 27:6, 78:12, 91:24 inquire [1] - 19:21 installing [1] - 93:15 integrated [1] - 9:11 intent [5] - 40:7, 40:13, 40:19, 41:3, 57:17 interacts [1] - 40:14 interest [2] - 40:17, 41:8 interested [1] - 76:12 interesting [5] - 42:19, 45:20, 70:14, 89:19, 100:16 interior [4] - 12:3, 20:25, 56:7, 56:11 internal [1] - 30:12 interpretation [2] - 27:7, 75:13 interpretations [1] - 75:25 interpreted [1] - 74:22 interrupt [2] - 55:17, 76:6 intersect [1] - 86:6 intersection [5] - 8:21, 9:5, 15:14, 15:22, 16:1 intrigued [1] - 43:11 introduce [1] - 85:25 introduced [1] - 58:1 introduction [1] - 12:21 introductions [1] - 2:8 invaluable [1] - 102:11 Investment [2] - 70:17, 70:24 involved [1] - 94:2 issue [4] - 18:24, 21:14, 65:5, 65:7 Item [4] - 5:15, 29:9, 48:12, 66:21 item [21] - 3:20, 4:19, 4:20, 5:20, 5:21, 22:11, 29:12, 29:16, 44:22, 48:9, 48:15, 48:20, 66:18, 66:23, 69:16, 97:1, 97:17, 98:12, 99:25, 100:22, 100:24 item's [1] - 7:10 items [5] - 3:11, 4:8, 5:23, 6:21, 49:1 itself [4] - 59:4, 64:19,</p>	<p>94:22, 95:8</p>	<p>35:14, 36:2, 36:15, 36:16, 37:5, 39:2, 40:10, 41:2, 41:21, 43:6, 45:20, 50:22, 57:13, 58:1, 58:14, 59:1, 60:1, 60:17, 62:7, 64:22, 64:23, 65:15, 65:17, 65:18, 65:20, 66:24, 71:10, 73:5, 73:13, 73:17, 73:19, 73:25, 74:6, 74:12, 74:14, 75:7, 75:11, 75:13, 75:16, 75:20, 75:25, 76:21, 77:14, 78:13, 78:17, 79:18, 79:19, 81:9, 81:14, 82:9, 85:12, 85:16, 85:21, 87:22, 88:25, 89:7, 89:23, 90:6, 91:21, 93:18, 94:5, 94:11, 94:15, 95:5, 96:8, 99:15 knowing [2] - 65:16, 72:16 knowledge [1] - 33:7 knows [1] - 40:20 Kovacocoy [2] - 10:6, 10:7 KOVACOCY [11] - 10:7, 13:13, 18:17, 19:4, 19:19, 19:23, 20:6, 21:2, 21:9, 21:15, 22:5</p>	<p>Lash [1] - 77:2 last [13] - 3:6, 18:16, 25:20, 43:10, 46:8, 49:9, 55:24, 61:22, 61:24, 62:9, 67:2, 71:7, 97:17 late [5] - 24:23, 79:15, 82:11, 85:1, 96:16 latest [2] - 84:16, 84:18 layout [1] - 65:8 leader [1] - 76:24 leadership [2] - 102:5, 102:8 leading [1] - 77:5 leads [2] - 30:13, 34:24 lean [1] - 86:12 leaning [1] - 86:15 learned [1] - 103:2 leasable [1] - 44:3 leases [1] - 40:4 leasing [1] - 40:18 least [4] - 49:21, 50:4, 50:17, 50:22 leave [1] - 88:15 Lee [7] - 101:2, 101:24, 102:3, 102:4, 102:8, 102:11, 102:23 Lee's [1] - 102:19 leeway [1] - 21:7 left [8] - 2:9, 12:12, 15:3, 15:22, 16:6, 77:25, 78:1, 84:4 Len [3] - 63:22, 63:23, 64:8 Len's [1] - 64:4 lens [3] - 50:17, 50:18, 71:11 letting [1] - 91:23 Level [1] - 56:8 level [12] - 13:25, 14:15, 16:7, 17:25, 22:21, 25:17, 30:23, 49:22, 56:8, 56:10, 58:2, 61:10 levels [2] - 64:25, 72:11 Liddy's [3] - 61:25, 62:3 lieu [1] - 53:14 light [1] - 100:11 lighting [5] - 17:3, 17:7, 17:17, 82:20, 83:13 likelihood [1] - 80:21 likewise [2] - 51:6, 70:9 Limburg [1] - 77:3</p>
I		J		
<p>icon [1] - 17:16 idea [6] - 17:24, 71:16, 85:15, 97:22, 98:5, 102:23 ideal [1] - 44:3 ideally [2] - 78:23, 83:10 identifying [1] - 34:9 images [1] - 74:6 imagine [2] - 42:10, 94:14 impact [1] - 8:15 impacts [1] - 83:8 implement [1] - 70:17 implemented [1] - 27:11 important [3] - 27:9, 52:25, 60:9 improved [1] - 26:18 improvement [1] - 23:6 inappropriate [1] - 89:25 inaudible [16] - 25:16, 32:10, 34:4, 36:18, 36:23, 39:5, 60:23, 61:2, 63:6, 64:1, 64:3, 64:6, 66:4, 83:24, 94:11, 97:21 inaudible [6] - 49:2, 55:23, 63:4, 63:9, 65:25, 77:5 include [3] - 58:25, 90:5 included [1] - 17:2 includes [2] - 8:7, 31:3 including [1] - 102:5 incorporated [1] - 16:11 incorporating [1] - 97:22 increased [1] - 25:6 indicate [1] - 56:9 indicated [1] - 73:19 indicates [1] - 56:6 infilled [1] - 35:24 information [6] -</p>	<p>94:22, 95:8</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [9] - 1:7, 1:8, 22:18, 22:19, 75:15, 76:19, 77:21, 88:11, 102:15 Jean [2] - 73:24, 90:9 Jill [8] - 71:1, 71:11, 72:19, 76:21, 84:21, 84:22, 86:12, 93:18 JOANA [1] - 1:15 Joana [2] - 2:16, 67:3 job [1] - 24:18 Joe [2] - 76:5, 76:17 Johns [4] - 69:4, 73:4, 73:15, 74:1 joining [3] - 2:5, 3:7 Jordan [2] - 77:3, 93:17 JOSEPH [1] - 1:16 Joseph [1] - 2:14 JR [1] - 1:16 July [1] - 7:11 justice [1] - 24:4 justification [1] - 55:19</p>	<p>J</p>	<p>K</p>
I		K		
<p>karie [1] - 10:7 Kasper [5] - 74:9, 75:20, 77:6, 86:1 keep [1] - 10:19 keeping [7] - 20:13, 22:25, 36:20, 36:22, 43:23, 43:24, 61:10 KELLY [18] - 1:19, 2:13, 7:7, 13:12, 29:23, 53:21, 54:16, 55:17, 61:2, 64:1, 64:3, 64:6, 76:6, 76:15, 92:15, 92:18, 92:22, 93:2 Kelly [7] - 2:13, 9:20, 36:10, 43:3, 51:22, 55:9, 55:16 KEVIN [1] - 1:14 Kevin [1] - 2:21 key [1] - 60:3 kids [2] - 88:21, 94:2 kind [8] - 3:10, 4:10, 12:1, 13:24, 15:23, 16:2, 17:15, 19:2, 19:9, 24:6, 25:25, 32:14, 32:15, 33:6, 34:16, 34:23, 35:6,</p>	<p>94:22, 95:8</p>	<p>Karie [1] - 10:7 Kasper [5] - 74:9, 75:20, 77:6, 86:1 keep [1] - 10:19 keeping [7] - 20:13, 22:25, 36:20, 36:22, 43:23, 43:24, 61:10 KELLY [18] - 1:19, 2:13, 7:7, 13:12, 29:23, 53:21, 54:16, 55:17, 61:2, 64:1, 64:3, 64:6, 76:6, 76:15, 92:15, 92:18, 92:22, 93:2 Kelly [7] - 2:13, 9:20, 36:10, 43:3, 51:22, 55:9, 55:16 KEVIN [1] - 1:14 Kevin [1] - 2:21 key [1] - 60:3 kids [2] - 88:21, 94:2 kind [8] - 3:10, 4:10, 12:1, 13:24, 15:23, 16:2, 17:15, 19:2, 19:9, 24:6, 25:25, 32:14, 32:15, 33:6, 34:16, 34:23, 35:6,</p>	<p>L</p>	<p>L</p>
I		K		

<p>line [10] - 12:20, 18:23, 35:18, 35:19, 35:25, 36:22, 42:1, 42:2, 56:21, 91:8</p> <p>lines [5] - 18:21, 18:24, 19:3, 20:14, 53:10</p> <p>LINZEE [1] - 1:13</p> <p>Linzee [1] - 2:18</p> <p>listening [1] - 76:8</p> <p>lit [1] - 96:11</p> <p>live [4] - 23:2, 68:14, 88:3, 100:18</p> <p>LL50 [1] - 32:2</p> <p>local [1] - 33:7</p> <p>located [2] - 7:9, 76:9</p> <p>location [3] - 10:20, 44:4, 74:16</p> <p>locations [4] - 17:20, 73:22, 74:6, 76:1</p> <p>Lofts [5] - 5:16, 5:25, 6:7, 7:8, 28:21</p> <p>logically [1] - 50:6</p> <p>longstanding [2] - 101:2, 102:25</p> <p>look [14] - 14:23, 24:24, 36:18, 36:25, 37:24, 62:6, 63:4, 70:22, 75:8, 85:17, 85:18, 87:1, 88:18, 96:1</p> <p>looked [5] - 15:24, 20:12, 25:20, 38:20, 38:22</p> <p>looking [12] - 13:19, 14:13, 15:21, 16:1, 16:3, 25:15, 26:12, 34:17, 53:22, 65:18, 73:15, 87:20</p> <p>looks [6] - 25:22, 85:11, 85:19, 87:3, 88:19, 89:1</p> <p>Loretta [11] - 2:14, 4:15, 18:12, 27:22, 29:2, 41:15, 45:15, 45:17, 61:9, 76:16, 76:17</p> <p>LORETTA [65] - 1:16, 2:14, 4:18, 6:23, 18:13, 18:19, 19:16, 19:20, 23:16, 27:23, 41:17, 42:3, 42:17, 43:9, 44:8, 44:14, 45:14, 45:19, 51:11, 58:8, 58:12, 58:18, 58:22, 58:24, 59:13, 59:20, 60:18, 60:24, 61:3, 62:11, 62:14, 62:16, 62:18, 62:22, 63:3, 63:7, 63:11,</p>	<p>63:15, 64:2, 64:4, 64:7, 76:17, 80:19, 81:8, 84:21, 89:15, 90:23, 91:3, 91:6, 91:9, 91:13, 92:2, 92:6, 92:10, 92:14, 92:16, 92:20, 93:5, 93:10, 93:12, 94:3, 94:17, 94:19, 95:21, 95:25</p> <p>losing [2] - 34:1, 38:3</p> <p>loss [1] - 56:11</p> <p>lost [1] - 68:25</p> <p>loud [1] - 48:10</p> <p>louvers [3] - 12:24, 13:2, 14:20</p> <p>love [6] - 47:8, 47:17, 64:9, 72:24, 93:6, 93:21</p> <p>lovely [1] - 93:1</p> <p>low [1] - 78:14</p> <p>luck [1] - 24:20</p> <p>lunch [1] - 41:1</p>	<p>material [10] - 7:20, 9:3, 9:6, 17:19, 51:5, 79:8, 82:19, 87:7, 93:13</p> <p>materiality [1] - 39:11</p> <p>materials [7] - 8:18, 9:7, 30:24, 36:24, 55:1, 66:19, 85:20</p> <p>Matt [1] - 3:2</p> <p>MATT [1] - 1:13</p> <p>matter [1] - 96:18</p> <p>Max [1] - 77:4</p> <p>mean [21] - 18:21, 24:11, 39:23, 42:4, 42:7, 45:19, 60:11, 60:19, 60:24, 61:11, 61:15, 63:19, 65:24, 85:21, 86:23, 90:24, 91:10, 93:9, 94:19, 95:25, 96:4</p> <p>meaningful [1] - 71:19</p> <p>meant [1] - 85:11</p> <p>meantime [1] - 93:3</p> <p>mechanical [1] - 31:12</p> <p>Medical [1] - 29:10</p> <p>medical [6] - 29:22, 29:25, 30:18, 32:7, 32:16, 48:4</p> <p>meet [4] - 32:25, 46:6, 54:7, 55:13</p> <p>meeting [13] - 3:6, 7:12, 21:7, 49:9, 51:20, 53:22, 67:1, 71:7, 75:10, 78:8, 78:11, 91:17, 99:5</p> <p>MEETING [1] - 1:3</p> <p>meetings [4] - 77:14, 98:23, 98:24, 103:3</p> <p>meets [3] - 24:3, 26:1, 86:17</p> <p>Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16</p> <p>MEMBER [142] - 2:14, 2:16, 2:19, 2:21, 2:23, 2:25, 3:2, 3:22, 3:24, 4:18, 4:22, 4:24, 5:4, 5:9, 5:10, 5:11, 5:12, 6:4, 6:13, 6:16, 6:18, 6:19, 6:22, 6:23, 18:13, 18:19, 19:16, 19:20, 20:1, 20:21, 21:3, 21:10, 21:24, 22:17, 23:14, 23:16, 23:21, 24:22, 25:11, 26:4, 26:17, 27:2, 27:23, 37:10, 37:12, 37:18, 37:21, 38:7, 38:19,</p>	<p>39:5, 39:15, 39:18, 40:9, 41:9, 41:17, 42:3, 42:17, 43:9, 44:8, 44:14, 45:5, 45:9, 45:12, 45:14, 45:19, 46:17, 47:2, 47:6, 47:13, 47:15, 47:22, 51:4, 51:11, 58:8, 58:12, 58:18, 58:22, 58:24, 59:13, 59:18, 59:20, 60:18, 60:23, 60:24, 61:3, 61:8, 61:21, 62:11, 62:13, 62:14, 62:16, 62:18, 62:22, 63:2, 63:3, 63:5, 63:7, 63:8, 63:11, 63:13, 63:15, 64:2, 64:4, 64:7, 64:10, 65:3, 65:24, 67:13, 67:16, 67:19, 68:2, 68:10, 80:17, 80:25, 81:4, 84:14, 84:22, 85:7, 87:14, 88:10, 88:13, 89:6, 90:21, 91:1, 91:4, 91:7, 91:12, 91:19, 92:4, 92:9, 92:12, 92:23, 93:23, 94:15, 94:18, 95:15, 95:24, 96:13, 96:15, 96:22, 101:8, 101:13</p> <p>member [13] - 2:15, 2:17, 2:20, 2:22, 2:24, 3:1, 3:3, 22:14, 26:5, 47:7, 67:8, 98:21, 101:3</p> <p>members [12] - 18:10, 29:14, 45:16, 48:11, 48:17, 51:2, 51:9, 66:12, 69:12, 93:3, 97:10, 102:25</p> <p>Members [4] - 23:17, 28:15, 44:16, 66:18</p> <p>MEMBERS [20] - 1:12, 4:2, 4:4, 9:24, 22:3, 28:16, 28:22, 28:25, 29:18, 31:21, 44:17, 48:5, 48:7, 66:14, 67:9, 68:20, 68:22, 97:15, 101:16, 101:18</p> <p>mention [1] - 11:13</p> <p>mentioned [4] - 36:10, 40:12, 43:3, 61:9</p> <p>mess [1] - 51:15</p> <p>message [1] - 27:9</p> <p>met [1] - 7:23</p> <p>metal [11] - 8:18, 9:9, 13:3, 13:6, 13:9, 14:6, 14:20, 17:23,</p>	<p>18:7, 20:23, 28:9</p> <p>Michael [3] - 4:25, 77:2, 96:18</p> <p>microphone [2] - 22:8, 30:8</p> <p>microphones [1] - 3:12</p> <p>mid [2] - 73:11, 79:15</p> <p>Mid [1] - 75:17</p> <p>Mid-Century [1] - 75:17</p> <p>middle [3] - 14:2, 37:4, 78:19</p> <p>might [9] - 4:16, 5:3, 21:6, 24:9, 40:5, 62:6, 65:4, 74:7, 84:25</p> <p>million [3] - 79:11, 79:12, 95:13</p> <p>mind [3] - 23:12, 24:10, 45:3</p> <p>mindful [1] - 86:11</p> <p>mine [1] - 70:16</p> <p>mini [1] - 89:21</p> <p>minimal [1] - 57:2</p> <p>minimize [2] - 52:14, 57:19</p> <p>minimum [1] - 7:22</p> <p>minus [2] - 56:12, 57:4</p> <p>minute [2] - 46:8, 62:1</p> <p>minutes [6] - 3:19, 4:1, 4:5, 71:10, 71:24, 100:13</p> <p>mispronounce [1] - 3:8</p> <p>miss [1] - 55:7</p> <p>missed [3] - 21:6, 93:24, 96:19</p> <p>Mitchell [1] - 86:2</p> <p>mixed [2] - 7:24, 49:22</p> <p>mixed-use [2] - 7:24, 49:22</p> <p>mode [1] - 50:15</p> <p>model [1] - 81:21</p> <p>Modern [1] - 75:17</p> <p>modern [2] - 85:20, 89:2</p> <p>modified [1] - 7:15</p> <p>moment [1] - 20:16</p> <p>money [2] - 49:15, 66:6</p> <p>month [2] - 67:2, 79:14</p> <p>months [3] - 68:11, 69:19, 69:20</p> <p>morning [2] - 53:19, 55:8</p> <p>MOSH [1] - 74:17</p> <p>most [7] - 19:8, 26:12,</p>
M				
<p>Machine [1] - 61:25</p> <p>Madam [8] - 6:4, 23:22, 28:1, 47:23, 68:11, 69:18, 71:9, 96:16</p> <p>magnolia [1] - 54:15</p> <p>Magnolia [7] - 53:18, 54:7, 54:20, 55:21, 56:14, 59:1, 59:3</p> <p>main [4] - 16:2, 36:12, 49:13, 53:2</p> <p>maintain [2] - 56:25, 65:11</p> <p>majority [1] - 18:3</p> <p>man [1] - 46:3</p> <p>Manager [1] - 1:19</p> <p>managing [1] - 80:7</p> <p>manner [2] - 20:10, 31:15</p> <p>map [2] - 49:4, 49:18</p> <p>Marco [1] - 16:22</p> <p>Marine [1] - 72:20</p> <p>mark [1] - 46:1</p> <p>mass [4] - 8:16, 8:20, 9:5, 52:21</p> <p>massing [6] - 12:13, 13:25, 22:23, 30:21, 36:20, 56:19</p> <p>massing-wise [1] - 13:25</p> <p>master [6] - 42:20, 70:20, 77:19, 77:24, 86:14, 89:9</p> <p>matches [1] - 52:18</p>				

<p>77:22, 96:10, 100:10, 100:14, 102:24 motion [2] - 67:5, 101:5 motions [1] - 3:21 move [17] - 3:22, 5:15, 7:6, 22:9, 23:14, 24:20, 28:18, 44:21, 45:5, 67:13, 83:10, 97:16, 100:4, 100:21, 101:5, 101:8, 103:15 moving [11] - 3:17, 29:9, 29:21, 30:17, 48:11, 67:24, 68:4, 74:19, 88:4, 98:18, 99:21 MR [60] - 2:10, 2:12, 48:24, 51:17, 54:15, 55:6, 55:24, 58:11, 58:17, 58:20, 58:23, 59:2, 60:14, 61:19, 62:15, 62:17, 62:21, 64:18, 65:10, 66:10, 67:24, 69:18, 72:3, 72:7, 72:14, 76:17, 80:19, 81:2, 81:8, 84:21, 85:25, 89:5, 89:15, 90:23, 91:3, 91:6, 91:9, 91:13, 92:2, 92:6, 92:10, 92:14, 92:16, 92:20, 93:5, 93:10, 93:12, 94:3, 94:17, 94:19, 95:21, 95:25, 97:5, 97:20, 98:5, 98:9, 98:13, 100:2, 101:6, 103:10 MS [58] - 2:13, 7:7, 10:7, 13:12, 13:13, 18:17, 19:4, 19:19, 19:23, 20:6, 21:2, 21:9, 21:15, 22:5, 22:12, 22:15, 23:9, 29:23, 31:25, 37:11, 37:16, 37:20, 37:24, 38:11, 39:4, 39:7, 39:17, 39:19, 39:23, 40:16, 41:11, 41:23, 42:13, 42:24, 43:15, 44:13, 44:20, 44:24, 53:21, 54:16, 55:17, 61:2, 64:1, 64:3, 64:6, 72:18, 72:25, 76:6, 76:13, 76:15, 85:1, 87:16, 88:11, 92:15, 92:18, 92:22, 93:2, 98:17 mullions [1] - 14:7</p>	<p>multifamily [2] - 13:20, 78:20 multiple [3] - 43:15, 77:14, 96:9 multiuse [2] - 24:5, 25:5</p> <p style="text-align: center;">N</p> <p>name [4] - 3:9, 10:4, 22:15, 51:17 Nancy [3] - 22:12, 22:17, 98:13 narrative [1] - 54:3 narrow [2] - 52:5, 52:9 Native [2] - 73:25, 86:19 native [3] - 74:23, 79:7, 93:7 natural [2] - 57:13, 75:22 Natural [1] - 72:19 nature [1] - 83:24 nay [1] - 28:24 Nay [1] - 28:25 nays [1] - 29:6 near [1] - 88:6 neat [1] - 82:20 necessarily [1] - 57:16 necessary [2] - 27:16, 98:7 need [20] - 5:7, 11:9, 13:1, 33:1, 41:19, 54:11, 54:18, 54:20, 54:22, 54:25, 55:3, 55:10, 55:21, 66:4, 81:8, 81:14, 86:6, 91:2, 97:3, 101:5 needed [2] - 38:18, 54:10 needs [5] - 24:12, 46:23, 60:14, 94:6, 99:8 neighbors [2] - 18:25, 34:14 nervous [1] - 29:4 nestle [1] - 87:22 New [2] - 4:19, 29:10 new [16] - 10:15, 29:22, 29:25, 30:18, 35:5, 35:17, 36:9, 37:14, 37:22, 38:16, 43:25, 47:7, 80:12, 85:20, 88:19 newly [1] - 88:12 news [1] - 99:8 next [18] - 11:1, 13:11, 13:18, 13:23, 21:20, 29:21, 33:10, 36:14, 53:15, 58:6, 79:14,</p>	<p>80:16, 82:5, 82:6, 82:25, 84:7, 85:2, 103:6 nice [2] - 3:14, 47:3 nicely [1] - 92:24 nicer [1] - 45:22 night [2] - 71:7, 96:11 nobody's [1] - 62:2 nominated [1] - 68:5 Nominating [1] - 67:1 nominations [1] - 67:7 none [7] - 28:17, 31:22, 67:10, 68:23, 101:19, 103:10, 103:14 normal [1] - 4:9 normally [1] - 57:10 North [2] - 51:19, 76:18 north [3] - 34:12, 35:23, 47:18 northeast [1] - 79:25 Northwest [1] - 84:4 northwest [3] - 79:4, 79:9, 84:2 Notary [1] - 1:9 noted [2] - 35:18, 89:5 notes [2] - 54:6, 104:11 nothing [6] - 4:18, 4:22, 6:13, 6:18, 6:19, 91:7 notice [1] - 70:5 number [4] - 13:7, 26:6, 34:3, 61:14 Number [3] - 48:12, 56:5, 56:6 numbers [1] - 100:5</p>	<p>office [11] - 7:25, 29:22, 29:25, 30:19, 48:4, 80:2, 81:24, 85:10, 89:11, 90:9, 91:21 Office [3] - 1:20, 2:11, 29:10 officer [2] - 66:22, 67:14 offices [3] - 31:10, 32:22, 32:23 often [2] - 86:5, 100:14 old [4] - 82:10, 88:9, 88:18 old-world [1] - 88:9 older [1] - 24:15 on-site [1] - 75:19 once [6] - 40:21, 40:24, 53:4, 62:1, 83:10 one [41] - 11:17, 12:10, 13:1, 13:16, 14:1, 14:9, 17:3, 18:16, 18:17, 18:18, 21:4, 24:1, 25:11, 31:8, 38:7, 39:8, 39:20, 40:9, 41:4, 43:10, 44:10, 45:21, 46:1, 55:12, 56:13, 57:25, 58:7, 58:14, 62:12, 62:15, 66:24, 70:22, 78:7, 79:25, 89:20, 90:16, 93:4, 94:14, 95:16, 97:11, 102:24 one-and-a-half [1] - 14:9 one-story [1] - 58:14 one-way [1] - 18:18 ones [1] - 17:20 opacity [1] - 13:8 open [13] - 3:20, 5:19, 29:12, 45:16, 55:3, 56:3, 59:1, 66:22, 72:3, 85:3, 95:8, 95:10 Operations [1] - 1:19 opinion [2] - 42:6, 42:7 opinions [4] - 70:7, 93:16, 93:17, 93:18 opportunities [1] - 77:15 opportunity [4] - 24:24, 63:20, 69:11, 70:3 opposed [5] - 4:3, 28:23, 48:6, 68:21, 101:17</p>	<p>opposite [1] - 9:5 options [3] - 38:20, 38:22, 41:1 ordained [1] - 69:25 order [3] - 2:5, 7:13, 103:12 Ordinance [2] - 8:3, 69:20 organization [1] - 80:6 oriented [1] - 99:19 orienting [1] - 50:6 original [2] - 77:19, 78:23 originally [1] - 99:18 originated [2] - 77:20, 78:10 origination [1] - 82:24 ornaments [1] - 89:22 Ott [1] - 2:18 OTT [1] - 1:13 outdoor [3] - 35:6, 78:17, 79:20 outlined [2] - 52:2, 52:12 outlining [1] - 93:25 outside [3] - 8:12, 60:20, 73:16 outweigh [1] - 10:11 overall [8] - 24:18, 27:24, 33:24, 56:17, 63:17, 78:5, 83:18, 84:19 overcome [1] - 65:5 overlapable [1] - 59:9 overlapping [1] - 73:6 overlay [1] - 11:11 overpass [1] - 13:20 overpower [1] - 44:1 own [3] - 32:9, 41:25, 42:15 owned [1] - 49:19 owner [2] - 42:18, 66:1 owners [4] - 32:4, 33:2, 49:17, 64:14 ownership [3] - 42:15, 49:11, 50:2 owns [1] - 64:8</p> <p style="text-align: center;">P</p> <p>p.m [5] - 1:7, 2:1, 2:6, 100:10, 103:17 packet [1] - 27:13 pad [1] - 78:3 page [3] - 37:25, 56:6, 91:17 Page [1] - 52:3 pages [2] - 50:8, 60:1 paint [1] - 18:3</p>
<p>Diang M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203</p>				

<p>palm [2] - 36:3, 37:4 pandemic [1] - 102:10 panel [2] - 13:6, 17:23 paneling [1] - 20:24 panels [3] - 8:18, 14:6, 28:9 paper [3] - 54:14, 70:14, 70:23 papered [1] - 57:15 papered-up [1] - 57:15 parapet [1] - 39:16 parcel [8] - 41:23, 41:24, 41:25, 42:19, 43:6, 59:3, 64:19, 65:13 parcels [3] - 34:9, 35:8, 35:19 parents [1] - 79:22 Park [9] - 49:7, 49:12, 49:13, 50:10, 59:17, 59:18, 69:4, 73:4, 73:16 park [17] - 35:2, 35:3, 70:21, 71:17, 73:6, 73:21, 78:25, 79:4, 79:20, 82:13, 83:8, 84:19, 84:24, 90:10, 90:12, 94:16, 99:17 parking [61] - 9:2, 11:15, 11:19, 11:23, 14:24, 15:3, 15:6, 15:7, 15:10, 15:17, 17:13, 19:12, 21:5, 21:19, 21:20, 30:21, 32:13, 33:12, 33:14, 33:16, 33:19, 33:25, 34:6, 34:11, 34:15, 34:24, 35:16, 36:23, 37:3, 37:15, 37:22, 38:18, 39:25, 43:1, 52:15, 53:2, 53:6, 56:8, 56:12, 56:16, 56:18, 57:1, 57:3, 57:22, 58:2, 58:10, 59:2, 59:5, 63:6, 63:16, 64:9, 64:15, 64:16, 64:17, 64:20, 64:25, 65:2, 65:21, 66:3 parks [1] - 70:11 Parks [5] - 71:1, 72:20, 75:11, 80:5, 98:22 Parkway [1] - 76:18 Parola [6] - 2:12, 48:14, 48:22, 69:14, 72:5, 97:19 PAROLA [11] - 1:19, 2:12, 48:24, 69:18,</p>	<p>72:3, 72:7, 72:14, 81:2, 97:20, 98:5, 98:9 part [18] - 10:16, 24:17, 33:6, 40:7, 41:18, 41:20, 41:23, 42:4, 42:15, 64:12, 70:9, 70:10, 70:15, 70:16, 78:21, 82:12, 86:13, 88:4 parte [9] - 5:1, 5:4, 5:5, 5:21, 5:22, 5:24, 29:15, 97:3, 97:7 participation [1] - 71:3 particular [2] - 5:22, 87:19 particularly [2] - 8:18, 22:22 partly [1] - 40:6 parts [3] - 86:15, 98:18, 99:21 party [1] - 94:12 pass [1] - 13:1 passed [1] - 17:21 passes [1] - 48:9 past [3] - 16:21, 77:7, 92:7 path [1] - 17:9 patience [1] - 10:13 Patrick [1] - 6:7 pattern [1] - 73:12 pause [2] - 20:16, 72:4 pavement [1] - 11:3 paver [1] - 36:2 pavilion [1] - 86:20 pavilions [3] - 79:20, 87:8, 87:9 pay [3] - 70:5, 85:12, 95:12 pedestrian [14] - 8:7, 8:12, 11:4, 14:12, 16:7, 17:25, 25:17, 35:1, 35:4, 35:13, 38:12, 38:16, 52:20, 52:23 pedestrian-way [1] - 38:16 people [12] - 35:2, 38:15, 41:5, 44:6, 57:12, 65:2, 65:14, 73:5, 75:14, 78:11, 100:12, 100:14 per [2] - 8:13, 36:11 percent [8] - 39:12, 53:25, 54:2, 54:7, 54:8, 56:4, 79:7, 94:23 perfect [1] - 91:9 perforated [1] - 13:6</p>	<p>perforations [1] - 17:23 perhaps [1] - 65:5 period [2] - 33:9, 82:8 person [2] - 69:8, 103:5 personal [1] - 8:4 personally [2] - 85:15, 103:2 perspective [1] - 25:15 perspectives [1] - 15:12 PETER [1] - 1:15 Peter [1] - 2:25 photographs [2] - 10:21, 34:14 phrase [1] - 64:11 phrased [1] - 44:10 pick [1] - 20:16 picnicking [1] - 79:21 picture [3] - 16:6, 84:17, 95:16 pictures [1] - 81:21 piece [8] - 17:5, 42:22, 43:5, 64:15, 70:23, 80:18, 80:19, 99:15 piecemeal [1] - 60:1 Piety [1] - 87:21 piles [1] - 83:6 place [3] - 25:5, 41:6, 74:13 placed [2] - 8:13, 17:25 placeholder [1] - 94:9 placeholders [2] - 82:21, 94:5 placing [1] - 78:15 plan [29] - 10:22, 21:12, 21:17, 30:11, 34:8, 35:12, 50:5, 50:10, 59:25, 60:2, 62:24, 65:9, 70:18, 70:20, 73:17, 74:3, 75:4, 75:6, 75:20, 75:24, 76:2, 76:9, 76:20, 77:20, 77:24, 86:14, 89:9, 98:20 Plan [2] - 70:18, 70:25 plane [3] - 20:7, 53:20, 55:8 planned [1] - 8:5 Planning [1] - 1:19 planning [1] - 25:14 plans [3] - 11:13, 74:10, 83:15 plant [4] - 79:7, 82:18, 83:22, 93:13 planted [1] - 88:12 planters [5] - 16:11,</p>	<p>19:14, 23:5, 36:3, 58:5 plants [1] - 93:7 play [4] - 79:17, 83:23, 84:10, 84:12 playground [7] - 74:15, 79:11, 83:18, 83:19, 84:3, 85:2, 94:22 playing [1] - 92:24 Plaza [2] - 79:24, 84:2 pleasant [1] - 23:2 pleased [1] - 27:23 plenty [1] - 37:19 plus [3] - 56:12, 90:25, 93:19 plus/minus [1] - 34:1 pocket [1] - 94:25 podium [8] - 10:6, 22:14, 31:24, 51:16, 72:17, 76:16, 85:24, 98:16 point [17] - 10:12, 21:1, 27:17, 39:10, 39:12, 40:14, 52:5, 62:12, 63:1, 79:25, 89:20, 90:11, 90:23, 91:14, 92:25, 94:4, 99:3 pointing [1] - 84:5 pole [5] - 89:18, 89:19, 90:5, 90:6, 90:13 poles [1] - 89:21 ponder [1] - 50:25 popular [2] - 100:10, 100:11 portion [6] - 30:3, 30:20, 80:7, 80:12, 81:11, 95:10 portions [3] - 30:7, 73:3, 75:24 position [1] - 48:20 positions [2] - 67:8, 102:5 positive [1] - 9:12 posture [4] - 23:13, 45:4, 66:23, 67:11 potential [4] - 40:4, 40:18, 40:23, 80:3 potentially [5] - 40:16, 57:9, 67:6, 79:1, 81:3 Powell [6] - 22:13, 22:17, 26:19, 98:13, 98:15, 98:16 POWELL [1] - 98:17 power [1] - 46:1 precast [1] - 39:6 precedent [1] - 88:25 predates [1] - 89:8</p>	<p>prep [1] - 51:7 preparation [1] - 82:15 prepared [2] - 55:18, 76:21 present [1] - 75:20 PRESENT [2] - 1:12, 1:18 presentation [17] - 9:8, 10:2, 31:23, 38:1, 40:1, 51:12, 51:15, 62:24, 66:8, 66:16, 69:2, 69:3, 69:14, 69:17, 75:7, 97:4, 100:20 presented [6] - 27:19, 67:15, 67:17, 68:5, 68:19, 75:6 presenters [1] - 97:14 presenting [3] - 10:3, 32:3, 71:12 resents [1] - 72:6 preservation [2] - 89:11, 91:21 preserve [1] - 87:21 press [1] - 3:13 pretty [6] - 42:4, 47:3, 80:9, 80:14, 82:19, 83:21 previous [2] - 21:7, 102:7 previously [3] - 13:2, 49:21, 73:11 Price [1] - 49:6 primarily [1] - 11:14 primary [1] - 9:13 principal [1] - 32:1 printed [1] - 28:12 private [5] - 30:12, 35:9, 36:13, 53:6, 79:1 problematic [1] - 63:14 problems [1] - 65:1 proceedings [3] - 72:4, 103:16, 104:9 Proceedings [1] - 1:6 process [9] - 10:11, 20:3, 23:25, 24:7, 24:19, 26:8, 27:3, 27:5 product [2] - 24:2, 87:12 Professional [2] - 104:7, 104:18 program [3] - 12:4, 15:18, 16:10 programming [1] - 8:1 progress [1] - 100:19 project [28] - 7:24, 8:7,</p>
--	---	--	---	---

<p>10:10, 10:12, 13:21, 16:23, 24:5, 26:1, 26:5, 26:14, 26:17, 26:24, 27:11, 27:18, 30:18, 33:14, 36:5, 39:9, 45:20, 46:9, 47:3, 48:15, 49:23, 74:17, 77:11, 77:16, 89:9, 99:22</p> <p>project's [1] - 8:17</p> <p>projects [8] - 13:20, 69:22, 70:2, 70:12, 70:21, 70:22, 71:17</p> <p>prolonged [1] - 33:9</p> <p>proof [1] - 100:17</p> <p>proper [1] - 23:13</p> <p>properties [4] - 24:13, 32:11, 49:25, 56:20</p> <p>property [31] - 8:4, 18:21, 18:23, 18:24, 19:3, 21:1, 30:4, 30:21, 32:5, 32:25, 33:5, 33:8, 33:12, 33:15, 35:10, 35:19, 35:25, 41:3, 41:25, 42:1, 43:19, 44:4, 49:6, 49:11, 49:17, 49:19, 52:9, 59:12, 64:13, 66:1</p> <p>proportions [1] - 31:4</p> <p>proposal [2] - 26:12, 52:1</p> <p>proposed [1] - 7:18</p> <p>proud [1] - 26:13</p> <p>provide [16] - 8:16, 49:10, 51:21, 52:25, 54:11, 55:19, 56:7, 56:16, 57:2, 64:20, 64:25, 69:15, 74:4, 78:12, 91:2</p> <p>provided [7] - 7:21, 7:22, 9:6, 52:16, 58:5, 91:14, 102:8</p> <p>provides [2] - 33:19, 33:21</p> <p>providing [7] - 51:5, 54:12, 54:13, 54:16, 54:17, 57:6, 102:1</p> <p>Prudential [20] - 7:10, 8:21, 9:14, 10:23, 11:17, 11:18, 15:14, 15:21, 16:13, 18:15, 20:1, 25:19, 30:1, 30:4, 33:17, 34:11, 35:15, 36:7</p> <p>Prudential's [1] - 14:4</p> <p>Public [1] - 1:9</p> <p>public [33] - 3:16, 5:19, 11:15, 22:9, 22:11, 23:11, 26:5,</p>	<p>26:19, 26:23, 29:12, 30:6, 30:16, 43:4, 43:7, 44:21, 44:25, 45:2, 70:3, 71:2, 71:19, 87:4, 97:17, 97:24, 97:25, 98:3, 98:11, 99:5, 99:25, 100:23, 102:9, 103:7, 103:8</p> <p>public/pedestrian [1] - 37:5</p> <p>PUD [1] - 8:2</p> <p>pull [2] - 21:21, 81:22</p> <p>pulled [1] - 76:14</p> <p>pump [3] - 75:17, 81:13, 99:18</p> <p>purchased [1] - 32:5</p> <p>purchasing [1] - 63:22</p> <p>purple [1] - 49:25</p> <p>purple-shaded [1] - 49:25</p> <p>purpose [1] - 94:1</p> <p>purposeful [1] - 20:10</p> <p>purposes [2] - 26:10, 86:25</p> <p>push [1] - 14:24</p> <p>pushing [2] - 14:7, 19:10</p> <p>put [4] - 25:1, 26:13, 27:4, 53:13</p> <p>putting [2] - 49:14, 87:18</p>	<p>34:17</p> <p>ramp [8] - 17:11, 30:15, 36:17, 60:16, 60:17, 60:18, 60:21, 60:22</p> <p>ramp's [2] - 60:19, 60:20</p> <p>ramps [1] - 8:11</p> <p>rate [1] - 54:19</p> <p>RBA [1] - 51:18</p> <p>reached [2] - 51:22, 92:6</p> <p>read [5] - 25:14, 25:25, 50:11, 70:4, 101:20</p> <p>reading [2] - 72:1, 73:1</p> <p>real [1] - 86:10</p> <p>realize [1] - 28:10</p> <p>realized [3] - 53:23, 54:4, 96:16</p> <p>really [33] - 6:24, 27:12, 27:20, 34:25, 35:4, 45:20, 46:3, 61:12, 62:12, 71:19, 73:10, 74:15, 74:23, 75:13, 75:14, 76:22, 77:17, 81:10, 82:7, 83:8, 85:17, 85:18, 87:23, 87:25, 88:7, 88:18, 94:6, 95:20, 96:8, 99:7, 99:20, 100:17, 103:1</p> <p>rear [2] - 13:21, 17:18</p> <p>reason [8] - 41:4, 52:24, 55:20, 61:10, 70:2, 77:9, 89:12, 98:1</p> <p>rebutting [1] - 46:9</p> <p>recap [1] - 66:24</p> <p>receive [2] - 6:6, 96:17</p> <p>received [1] - 96:25</p> <p>recent [2] - 26:12, 77:23</p> <p>recently [1] - 72:8</p> <p>recessed [2] - 8:19, 12:5</p> <p>recognition [1] - 101:24</p> <p>recognizes [1] - 102:18</p> <p>recommendation [2] - 31:8, 46:18</p> <p>recommendations [3] - 45:8, 45:10, 47:16</p> <p>recommending [3] - 9:17, 31:6, 31:12</p> <p>record [10] - 10:5, 22:16, 29:1, 68:4, 92:17, 96:23, 97:6,</p>	<p>97:9, 101:21, 104:10</p> <p>recordkeeping [1] - 6:10</p> <p>red [1] - 35:18</p> <p>redevelopments [1] - 102:13</p> <p>redoing [1] - 83:4</p> <p>redone [1] - 33:20</p> <p>reduce [2] - 8:15, 53:11</p> <p>referring [1] - 30:1</p> <p>refine [2] - 39:13, 74:10</p> <p>refuting [1] - 46:2</p> <p>regarding [2] - 96:18, 98:19</p> <p>regards [1] - 96:2</p> <p>region [2] - 74:24, 90:3</p> <p>reiterate [1] - 47:16</p> <p>reiterations [1] - 40:11</p> <p>relate [3] - 12:16, 20:9, 65:13</p> <p>related [1] - 52:22</p> <p>relates [2] - 21:5, 53:24</p> <p>relation [1] - 53:12</p> <p>relationship [2] - 37:2, 53:12</p> <p>relief [2] - 12:7, 15:1</p> <p>remained [1] - 17:15</p> <p>remaining [1] - 12:9</p> <p>remember [4] - 19:16, 45:23, 69:5, 101:4</p> <p>reminded [1] - 16:21</p> <p>reminder [3] - 10:4, 48:16, 69:12</p> <p>removed [1] - 58:11</p> <p>removing [2] - 12:13, 22:23</p> <p>render [1] - 52:8</p> <p>renderings [1] - 33:4</p> <p>renditions [1] - 93:13</p> <p>renovated [4] - 72:8, 72:12, 72:21, 73:7</p> <p>renovation [1] - 95:13</p> <p>renovations [1] - 69:7</p> <p>reopened [1] - 100:7</p> <p>reopening [1] - 100:8</p> <p>reorient [1] - 60:21</p> <p>replaced [1] - 34:20</p> <p>replacing [1] - 37:13</p> <p>replicate [1] - 85:19</p> <p>report [5] - 6:18, 6:19, 7:6, 29:21, 104:9</p> <p>REPORTER [2] - 29:7, 104:1</p> <p>Reporter [2] - 104:8, 104:18</p>	<p>represents [1] - 86:18</p> <p>request [10] - 7:8, 14:11, 29:24, 52:11, 53:15, 54:23, 55:10, 55:18, 55:25, 56:2</p> <p>requested [3] - 7:15, 11:12, 51:21</p> <p>requests [3] - 44:24, 51:22, 51:25</p> <p>require [1] - 56:17</p> <p>required [3] - 16:16, 58:4, 63:12</p> <p>requirement [4] - 53:24, 55:14, 56:3, 59:11</p> <p>requirements [3] - 7:23, 56:15, 86:7</p> <p>residences [1] - 11:20</p> <p>residential [12] - 8:6, 8:20, 11:19, 11:22, 11:24, 11:25, 12:9, 14:8, 15:3, 22:23, 23:1, 49:22</p> <p>residents [5] - 12:2, 12:4, 14:3, 24:8, 26:10</p> <p>resiliency [3] - 86:9, 86:25, 87:13</p> <p>resilient [1] - 93:9</p> <p>resolution [6] - 101:1, 101:5, 101:9, 101:20, 101:22, 102:21</p> <p>Resolution [1] - 101:22</p> <p>resolved [1] - 102:16</p> <p>Resources [1] - 72:20</p> <p>respect [2] - 43:17, 43:23</p> <p>response [17] - 4:4, 8:19, 9:24, 22:3, 28:16, 29:18, 31:21, 44:17, 48:7, 52:11, 62:21, 66:14, 67:9, 68:22, 97:15, 101:18, 103:13</p> <p>rest [12] - 75:12, 78:3, 78:5, 80:13, 82:6, 82:12, 85:9, 86:20, 86:21, 86:22, 87:19, 95:11</p> <p>restaurant [9] - 8:1, 15:19, 78:23, 80:22, 80:25, 81:2, 81:5, 81:6, 98:25</p> <p>result [1] - 26:11</p> <p>retail [15] - 7:25, 11:14, 14:15, 15:18, 16:25, 40:2, 40:12, 40:23, 49:14, 50:7,</p>	
Q		<p>quality [1] - 102:14</p> <p>questionable [1] - 54:21</p> <p>questions [24] - 9:19, 9:22, 10:1, 13:2, 18:10, 22:1, 31:18, 31:19, 37:8, 41:16, 44:15, 48:18, 51:3, 51:10, 61:7, 66:13, 67:22, 68:8, 68:15, 82:19, 84:11, 96:12, 97:13, 99:2</p> <p>quick [2] - 12:10, 85:8</p> <p>quickly [2] - 10:16, 53:7</p> <p>quite [2] - 59:15, 81:18</p> <p>quote [1] - 15:16</p> <p>quote-unquote [1] - 15:16</p>		R	
<p>Prudential's [1] - 14:4</p> <p>Public [1] - 1:9</p> <p>public [33] - 3:16, 5:19, 11:15, 22:9, 22:11, 23:11, 26:5,</p>		<p>radial [1] - 73:12</p> <p>railroad [2] - 30:14,</p>			

<p>57:1, 57:7, 57:11, 59:15, 62:6 retention [1] - 41:10 returns [1] - 69:9 reveals [3] - 7:19, 9:14, 14:22 REVIEW [1] - 1:2 Review [2] - 101:23, 102:17 review [5] - 41:13, 55:8, 56:1, 70:11, 71:5 Ribault [1] - 90:10 Ribault's [1] - 73:24 right-hand [2] - 34:18, 36:8 right-of-way [1] - 16:5 rights [1] - 30:6 rights-of-way [1] - 30:6 rise [2] - 13:17, 36:8 river [4] - 41:7, 74:20, 86:8, 86:14 River [3] - 69:4, 73:16, 74:2 Riverfront [4] - 75:5, 75:11, 80:5, 98:21 Riverwalk [3] - 80:10, 95:9, 95:11 road [1] - 30:16 Rob [3] - 4:24, 6:17, 96:17 Robbins [5] - 31:24, 31:25, 32:1, 33:5, 44:19 ROBBINS [19] - 31:25, 37:11, 37:16, 37:20, 37:24, 38:11, 39:4, 39:7, 39:17, 39:19, 39:23, 40:16, 41:11, 41:23, 42:13, 42:24, 43:15, 44:13, 44:20 Robin [1] - 46:5 roof [3] - 31:13, 58:14, 87:11 room [7] - 80:13, 82:6, 82:12, 85:9, 86:20, 86:21, 87:19 Room [1] - 1:8 rooms [2] - 63:6, 86:22 rough [1] - 92:12 Ryan [1] - 23:24</p>	<p>saw [6] - 6:23, 55:7, 61:23, 76:20, 95:15, 100:5 scale [13] - 7:17, 12:17, 14:12, 24:9, 24:14, 31:3, 37:2, 38:23, 43:25, 52:20, 53:11, 56:19, 61:9 scaled [1] - 65:4 scaling [1] - 64:14 Scenic [1] - 22:17 schedule [1] - 92:13 scheme [2] - 17:3, 17:17 schemes [1] - 18:1 school [1] - 72:2 scoring [3] - 7:19, 9:14, 31:5 screen [1] - 92:24 screened [1] - 31:14 screening [4] - 9:2, 9:3, 9:9, 57:22 sculptures [1] - 82:22 seating [4] - 15:20, 95:18, 95:23, 96:6 seats [1] - 96:4 second [14] - 3:24, 11:19, 11:22, 23:16, 37:25, 45:13, 45:14, 53:15, 62:19, 64:23, 67:19, 76:7, 101:12, 101:13 secondarily [1] - 56:25 secondary [1] - 38:14 seconded [1] - 68:6 secretary [2] - 67:4, 68:13 section [6] - 11:3, 11:4, 28:7, 81:15, 102:18, 102:21 see [40] - 10:23, 11:25, 12:5, 13:5, 13:19, 14:19, 15:5, 15:14, 16:6, 17:10, 17:14, 22:10, 25:21, 27:16, 27:23, 30:11, 34:2, 35:12, 36:16, 36:19, 37:4, 38:9, 42:9, 46:19, 47:8, 47:17, 50:22, 53:6, 54:3, 83:16, 84:1, 84:11, 85:14, 88:24, 92:23, 96:8, 97:10, 100:11, 100:19, 103:6 seeing [10] - 9:25, 14:5, 28:17, 31:22, 67:10, 68:15, 68:23, 101:19, 103:3, 103:14</p>	<p>segue [1] - 72:16 self [1] - 8:4 self-storage [1] - 8:4 selling [1] - 89:21 semi [1] - 89:25 semi-inappropriate [1] - 89:25 Seminole [1] - 89:11 send [2] - 3:5, 76:11 sent [2] - 54:4, 55:9 separate [3] - 32:10, 36:25, 41:24 September [6] - 1:6, 2:1, 6:6, 6:16, 69:10, 104:15 serve [1] - 68:14 served [1] - 103:1 service [7] - 68:12, 81:1, 81:5, 101:1, 101:25, 102:1, 102:20 serving [1] - 102:6 setback [2] - 13:24, 14:19 setbacks [1] - 13:25 settled [1] - 6:3 settlers [1] - 86:19 settlers' [1] - 87:2 seven [2] - 8:6, 73:18 several [3] - 10:16, 11:7, 13:16 shade [13] - 7:21, 11:6, 11:12, 16:16, 79:22, 94:16, 94:17, 94:18, 94:23, 95:1, 95:7, 95:18, 95:22 shaded [8] - 49:6, 49:19, 49:25, 56:9, 95:3, 95:10, 96:4, 96:6 shall [1] - 31:14 shape [3] - 12:1, 35:15, 64:20 shaped [1] - 10:24 share [1] - 50:3 shared [1] - 33:18 ShareMD [2] - 32:4, 33:2 sharing [2] - 91:23, 92:5 sheet [3] - 60:3, 70:23, 83:6 ship [5] - 79:12, 79:17, 83:19, 83:20, 94:1 Shop [1] - 61:25 shots [1] - 17:2 show [8] - 7:22, 11:2, 12:7, 17:8, 60:4, 77:10, 96:8, 96:10 showed [1] - 78:11</p>	<p>showing [7] - 11:4, 14:19, 17:22, 20:2, 35:20, 37:2, 90:6 shown [2] - 52:3, 52:13 shrinkage [1] - 19:13 shrunk [2] - 18:20, 19:18 sic [3] - 15:13, 46:5, 59:9 side [22] - 12:22, 15:3, 15:7, 15:11, 34:13, 34:19, 35:21, 35:22, 36:1, 36:8, 38:24, 43:6, 60:8, 78:1, 78:2, 79:16, 82:14, 88:2, 88:5, 91:2, 94:21, 96:5 sidewalk [4] - 52:7, 52:8, 53:5, 54:1 siding [1] - 87:1 signage [1] - 62:7 signed [1] - 102:22 significant [3] - 79:8, 95:2, 95:3 significantly [1] - 52:5 signify [4] - 28:21, 48:4, 68:19, 101:15 silent [1] - 72:1 similar [1] - 80:23 similarity [1] - 50:3 simple [2] - 87:5, 87:9 simultaneously [1] - 68:13 single [4] - 11:16, 24:15, 56:22, 70:5 single-direction [1] - 11:16 single-family [2] - 24:15, 56:22 sip [1] - 69:9 sit [1] - 41:6 site [33] - 8:9, 10:22, 10:24, 30:3, 30:4, 30:5, 30:11, 33:14, 34:8, 35:12, 37:1, 40:11, 52:4, 52:10, 56:24, 59:24, 60:2, 62:7, 62:24, 63:2, 63:4, 65:8, 65:15, 66:5, 75:8, 75:19, 75:20, 75:25, 76:2, 77:24, 87:16, 88:7 sites [1] - 74:5 sitting [1] - 53:8 situation [5] - 46:7, 63:18, 88:21, 91:17, 91:25 six [6] - 8:5, 20:22, 56:12, 56:13, 69:19,</p>	<p>73:18 size [1] - 57:10 skyline [1] - 17:6 slate [6] - 67:2, 67:15, 67:16, 67:23, 68:5, 68:18 slide [9] - 10:19, 33:10, 36:14, 57:25, 80:16, 82:5, 82:6, 82:25, 84:7 Slide [1] - 38:10 slides [1] - 81:20 slight [1] - 19:12 sliver [1] - 32:12 slow [2] - 11:9, 77:6 slowly [1] - 32:20 small [2] - 33:16, 75:7 smaller [2] - 56:22, 83:20 soften [2] - 16:13, 19:14 solution [1] - 25:8 someone [2] - 53:4, 90:21 sometimes [3] - 69:24, 94:14 sorry [16] - 6:15, 20:17, 20:20, 28:20, 29:4, 30:8, 48:3, 51:13, 52:15, 58:6, 86:21, 87:15, 93:23, 93:24, 97:20, 98:14 sort [9] - 7:13, 40:4, 43:25, 69:23, 71:21, 90:18 south [7] - 35:11, 36:1, 38:8, 47:9, 47:18, 58:21, 80:14 South [1] - 44:12 Southbank [10] - 5:16, 5:25, 6:8, 7:9, 10:20, 13:15, 17:16, 24:11, 28:4, 28:21 southeast [5] - 33:13, 80:12, 81:11, 81:12, 94:20 Southerly [5] - 30:13, 33:18, 33:20, 34:12, 34:18 southwest [3] - 7:9, 78:2, 78:13 space [19] - 14:10, 19:7, 19:8, 19:17, 35:7, 40:8, 53:1, 56:3, 56:7, 56:10, 56:11, 57:4, 62:5, 73:6, 74:7, 74:15, 74:21, 75:2, 87:22 spaces [18] - 16:25,</p>
<p>S</p>				
<p>safe [2] - 91:1, 97:6 safety [1] - 15:2 sails [1] - 95:16 San [1] - 16:22</p>				

<p>33:25, 34:4, 37:6, 38:5, 38:6, 56:12, 57:1, 57:7, 57:14, 57:17, 58:19, 58:22, 59:8, 59:10, 61:14, 63:6 spaded [1] - 88:4 spandrel [3] - 9:2, 12:21, 20:23 Spann [1] - 77:4 speaker [1] - 3:14 speaking [3] - 22:8, 49:18, 50:6 specific [1] - 98:12 specifics [1] - 54:22 specs [1] - 7:20 spectacular [1] - 69:8 speeding [1] - 82:4 spending [1] - 100:12 splinters [1] - 88:22 spots [1] - 37:15 spring [1] - 85:2 square [6] - 30:20, 32:25, 36:10, 44:3, 54:11, 55:3 St [5] - 69:4, 73:4, 73:15, 74:1, 90:12 stacking [2] - 53:9, 65:1 staff [17] - 2:12, 2:13, 7:6, 9:17, 9:22, 10:1, 26:13, 29:21, 31:6, 31:20, 45:7, 45:9, 46:18, 47:15, 51:3, 54:19, 84:15 staff's [1] - 50:22 stages [1] - 39:11 stairs [1] - 8:11 stakeholder [4] - 42:10, 42:12, 42:13, 74:19 stakeholders [1] - 24:8 stamped [1] - 28:11 stand [3] - 47:10, 99:9, 99:11 standalone [2] - 41:22, 42:22 standing [1] - 34:16 standpoint [3] - 23:1, 35:1, 42:25 start [11] - 2:7, 2:8, 4:8, 4:12, 4:15, 5:24, 6:1, 23:19, 27:3, 45:17, 53:8 started [7] - 26:24, 73:15, 74:17, 76:22, 79:14, 80:20, 96:20 starting [1] - 19:5 state [2] - 10:4, 22:15</p>	<p>State [1] - 1:10 STATE [1] - 104:3 states [1] - 32:9 stationed [1] - 13:21 statistics [1] - 100:16 staying [1] - 74:18 steer [1] - 73:20 stenographic [1] - 104:11 stenographically [1] - 104:9 step [2] - 20:6, 49:8 stepped [1] - 12:6 stepping [2] - 12:15, 22:24 still [16] - 8:24, 17:3, 17:15, 24:9, 25:11, 25:20, 38:5, 39:7, 40:3, 59:22, 60:14, 65:6, 78:22, 99:21, 100:22 stone [2] - 87:6 stone-like [1] - 87:6 stop [2] - 10:15, 72:9 stopped [1] - 53:4 storage [6] - 8:4, 9:3, 11:23, 15:10, 20:24, 21:5 storefront [2] - 13:9, 18:8 storms [1] - 72:11 story [19] - 7:24, 10:25, 12:17, 12:18, 14:10, 30:18, 31:9, 34:20, 36:9, 56:18, 58:14, 59:14, 61:16, 61:17, 64:23, 74:1, 75:8 storyboards [1] - 74:2 storytelling [1] - 73:20 straight [1] - 3:17 strategically [1] - 9:10 Street [27] - 1:8, 7:20, 9:15, 11:18, 11:21, 14:21, 14:22, 15:11, 15:13, 16:3, 19:9, 21:23, 25:22, 32:2, 49:7, 49:12, 49:13, 53:9, 53:18, 54:21, 54:24, 55:2, 55:11, 56:13, 59:17, 59:21 street [15] - 11:4, 13:25, 14:14, 15:1, 16:24, 19:10, 30:23, 34:10, 34:15, 43:4, 43:5, 56:8, 60:8, 61:18, 65:21 Street's [1] - 50:10 strip [1] - 53:14 Stroll [1] - 69:9</p>	<p>strong [2] - 8:15, 8:25 stronger [1] - 12:19 structure [8] - 7:18, 8:16, 8:23, 8:25, 30:25, 36:21, 57:5, 86:24 structures [4] - 30:23, 87:10, 88:8, 98:19 struggle [2] - 25:12, 25:21 struggling [1] - 62:23 stucco [2] - 18:4, 20:4 Studio [2] - 32:1, 33:6 study [1] - 13:24 stuff [6] - 55:4, 58:25, 83:6, 83:23, 88:23, 99:19 subject [3] - 7:12, 30:4, 30:5 submitting [1] - 46:12 successful [2] - 27:11, 27:17 successfully [1] - 89:1 sudden [1] - 91:25 suggested [2] - 9:21, 67:2 suite [1] - 86:22 Suite [2] - 32:2, 76:18 summarize [1] - 7:13 summertime [1] - 85:2 Sunbiz [1] - 50:2 sunken [2] - 95:5, 95:6 super [1] - 63:20 support [1] - 70:16 supposed [3] - 71:4, 71:5, 99:10 surface [11] - 30:21, 32:13, 33:11, 33:13, 33:22, 33:25, 34:19, 35:3, 35:13, 36:19, 37:13 surrounded [3] - 10:24, 13:15, 95:1 surrounding [5] - 7:17, 31:10, 31:11, 43:24, 63:17 Susan [2] - 2:13, 6:9 SUSAN [1] - 1:19 SWA [6] - 73:17, 74:3, 75:4, 75:24, 76:9, 77:20 swap [2] - 78:21, 78:24</p>	<p>Taylor [3] - 99:16, 99:19 team [14] - 8:14, 8:19, 9:6, 22:21, 23:23, 23:24, 26:7, 26:14, 26:22, 26:23, 33:6, 73:8, 74:9, 78:5 technically [1] - 30:15 tedious [1] - 27:5 ten [3] - 7:24, 8:6, 64:8 ten-story [1] - 7:24 tenants [3] - 40:4, 42:14, 43:18 tenure [1] - 102:4 term [1] - 24:12 terms [1] - 49:11 TERRENCE [1] - 1:20 Terrence [1] - 2:10 textures [1] - 30:24 thanking [1] - 27:4 thatch [2] - 87:11, 87:12 thatch-like [1] - 87:11 THE [105] - 2:3, 2:18, 3:4, 3:25, 4:3, 4:5, 4:23, 5:1, 5:5, 5:13, 6:11, 6:14, 6:20, 7:4, 9:20, 9:25, 18:9, 19:24, 20:19, 22:1, 22:4, 22:6, 23:8, 23:10, 23:17, 24:21, 25:10, 26:3, 26:16, 27:1, 27:22, 28:2, 28:17, 28:23, 29:2, 29:7, 29:8, 29:19, 31:19, 31:22, 37:9, 39:20, 41:15, 44:15, 44:18, 44:21, 45:1, 45:7, 45:11, 45:13, 45:15, 46:16, 47:1, 47:5, 47:12, 47:14, 47:21, 47:24, 48:6, 48:8, 51:2, 51:6, 51:13, 66:7, 66:11, 66:15, 67:10, 67:15, 67:18, 67:20, 68:1, 68:3, 68:14, 68:21, 68:23, 72:1, 72:5, 72:8, 72:15, 72:24, 84:13, 85:5, 93:4, 93:6, 93:11, 93:21, 96:12, 96:14, 96:21, 96:24, 97:8, 97:16, 98:2, 98:8, 98:10, 98:14, 99:24, 100:3, 101:7, 101:10, 101:14, 101:17, 101:19, 103:11, 103:14 theme [1] - 81:25</p>	<p>themes [2] - 86:13, 86:15 theming [1] - 77:18 themselves [1] - 87:9 theory [1] - 82:10 therefore [1] - 102:16 they've [1] - 83:5 thinking [1] - 84:18 third [1] - 37:25 thoughtful [1] - 27:7 thoughts [1] - 47:6 THPO [2] - 89:10, 91:20 three [12] - 8:5, 17:14, 20:17, 20:22, 51:24, 53:7, 59:14, 60:12, 63:24, 98:19, 99:7, 99:13 three-bay [1] - 20:17 three-floor [1] - 60:12 three-story [1] - 59:14 through-drive [1] - 11:17 throughout [7] - 24:7, 24:19, 77:16, 79:3, 79:9, 82:21, 96:7 throw [1] - 48:13 throwing [1] - 20:11 Thursday [1] - 1:6 tie [1] - 13:8 tight [2] - 63:2, 63:3 fighter [1] - 18:23 timeline [3] - 84:16, 84:18, 84:23 timing [2] - 65:25, 82:8 Timucuan [7] - 73:25, 79:24, 81:25, 84:2, 88:6, 90:7, 90:9 tiny [1] - 33:24 today [17] - 2:4, 3:18, 4:8, 5:17, 6:9, 27:19, 32:3, 37:7, 50:16, 50:20, 66:18, 66:21, 84:25, 85:1, 86:7, 102:2, 102:22 today's [1] - 86:7 together [2] - 40:15, 90:17 ton [1] - 50:24 tones [1] - 30:24 took [2] - 19:13, 47:8 Toomey [1] - 6:7 top [3] - 17:14, 39:17, 84:4 topic [1] - 86:4 total [2] - 33:24, 54:17 totally [3] - 88:14, 88:21, 96:19 totem [6] - 89:18,</p>
T				
<p>tall [2] - 39:16, 79:13 taller [1] - 17:12 taxi [1] - 72:9</p>				

<p>89:19, 89:21, 90:5, 90:6, 90:13 touch [1] - 12:10 touches [1] - 19:15 tough [1] - 61:4 towards [5] - 4:20, 13:19, 15:13, 15:22, 16:3 tower [1] - 9:4 town [1] - 82:10 tracks [2] - 30:14, 34:17 traffic [3] - 21:14, 35:9, 65:7 transcript [1] - 104:10 transition [2] - 7:16, 30:22 transitioned [1] - 89:23 transparency [3] - 53:24, 54:17, 102:9 transparent [1] - 55:4 traveled [1] - 20:12 traveling [1] - 100:14 treatment [1] - 47:17 tree [4] - 16:4, 36:3, 87:24, 88:5 trees [10] - 16:16, 17:12, 23:4, 37:4, 78:14, 87:21, 88:1, 88:12, 95:4, 95:19 treescapes [1] - 11:7 trellis [1] - 96:5 Trevor [2] - 101:2, 101:24 triangular [1] - 43:5 tribal [2] - 89:10, 90:16 tribe [2] - 89:11, 90:22 tribes [3] - 90:3, 90:17, 91:21 tricky [1] - 30:5 tried [1] - 85:19 Tropia [3] - 1:9, 104:7, 104:18 trucks [1] - 21:13 true [1] - 104:10 truly [1] - 78:10 try [6] - 3:12, 84:9, 88:4, 91:16, 92:15, 92:16 trying [11] - 17:8, 27:15, 62:23, 65:11, 75:18, 86:11, 88:6, 88:18, 90:15, 90:17, 94:10 turn [1] - 16:9 turned [1] - 81:24 turning [1] - 14:16 tweaks [1] - 77:23</p>	<p>two [31] - 10:25, 13:16, 14:10, 17:14, 18:16, 20:4, 21:21, 30:18, 31:9, 32:9, 34:20, 36:9, 37:4, 37:6, 38:13, 43:11, 43:12, 49:1, 50:18, 53:7, 58:14, 60:1, 61:9, 61:15, 61:16, 62:13, 62:14, 63:24, 68:11, 72:22, 86:22 two-and-a-half [1] - 72:22 two-story [8] - 10:25, 14:10, 30:18, 31:9, 34:20, 36:9, 58:14, 61:16 two-way [1] - 18:16 type [4] - 44:4, 52:10, 82:10, 93:25</p>	<p>Urban [1] - 28:4 urban [1] - 102:14 usable [1] - 56:25 usage [1] - 34:5 useful [1] - 50:25 uses [2] - 8:4, 57:11 utilization [3] - 34:4, 38:4 utilized [4] - 34:25, 59:6, 79:21, 80:4 utilizing [1] - 80:10</p>	<p>4:21, 5:2, 5:9</p>	<p>48:18, 49:11, 50:14 world [1] - 88:9 worries [1] - 92:14 wrap [3] - 15:18, 15:19, 16:10 wrapping [3] - 15:15, 17:17, 19:2 wraps [1] - 15:10</p>
	<p>U</p> <p>U-Hauls [1] - 21:10 unanimously [1] - 48:9 under [7] - 11:6, 42:20, 50:1, 74:9, 76:22, 79:15, 95:7 undergone [1] - 69:6 underneath [1] - 78:18 understood [1] - 39:4 underutilized [1] - 57:8 unfortunately [1] - 62:22 UNIDENTIFIED [2] - 28:22, 28:25 unit [1] - 20:24 units [3] - 20:9, 21:6, 23:3 unless [2] - 62:3, 97:1 unquote [1] - 15:16 up [48] - 5:23, 7:2, 8:23, 9:1, 14:22, 15:9, 16:6, 19:7, 19:8, 19:13, 20:13, 20:16, 24:14, 26:20, 29:17, 34:23, 34:24, 35:5, 35:6, 35:17, 35:24, 38:23, 45:16, 47:9, 49:16, 51:15, 54:14, 55:22, 56:10, 57:15, 57:16, 60:25, 61:8, 61:11, 61:15, 64:14, 65:4, 76:14, 78:11, 81:22, 83:6, 87:13, 89:6, 90:13, 91:8, 96:11</p>	<p>V</p> <p>vacant [1] - 57:9 vantage [2] - 27:17, 92:25 various [3] - 72:11, 84:24, 102:5 vegetation [1] - 75:22 vehicles [1] - 53:8 vehicular [2] - 52:2, 81:16 vendors [1] - 84:1 Ventures [2] - 49:19, 49:20 venue [1] - 74:13 verify [1] - 55:9 version [1] - 23:5 vertical [3] - 8:16, 8:25, 20:13 verticality [2] - 8:23, 12:14 Vets [1] - 79:22 vice [3] - 67:3, 68:12, 102:7 video [3] - 84:9, 84:12, 92:15 view [10] - 16:25, 34:16, 34:22, 35:11, 36:6, 36:15, 41:7, 42:25, 52:14, 56:20 viewed [1] - 31:9 viewership [1] - 77:15 views [3] - 34:21, 43:18, 95:9 viewscapes [1] - 27:12 visible [1] - 20:25 vision [1] - 77:15 visits [2] - 100:8, 100:9 visual [1] - 8:15 visually [1] - 27:15 voice [1] - 100:25 volume [2] - 15:9, 19:17 vote [4] - 28:18, 48:1, 48:8, 68:17 voting [5] - 4:13, 4:19,</p>	<p>W</p> <p>wacky [1] - 30:9 walk [1] - 35:3 walkway [3] - 38:12, 81:12 wall [5] - 25:23, 38:9, 38:21, 57:23, 58:5 wants [2] - 97:25 warm [1] - 3:5 watch [1] - 74:13 watching [1] - 102:24 water [1] - 72:9 waterfront [1] - 73:21 waterside [2] - 33:15, 33:23 wayfinding [1] - 52:22 weather [1] - 2:4 website [2] - 76:10, 76:13 wedding [6] - 74:13, 80:13, 82:14, 82:15, 94:24 weekends [1] - 100:12 welcome [1] - 3:5 west [2] - 78:20, 83:3 West [1] - 1:8 western [2] - 88:2, 95:2 wetland [2] - 79:18 WeWork [1] - 15:6 whereas [1] - 102:3 whimsical [2] - 82:20, 83:12 white [1] - 50:9 whole [9] - 23:24, 24:5, 46:14, 62:23, 62:24, 63:18, 80:8, 94:24, 96:5 width [1] - 52:16 windows [1] - 22:25 wise [1] - 13:25 wishes [1] - 3:15 wives [1] - 82:16 Wolfson [1] - 32:17 wonderful [3] - 69:2, 93:8, 97:14 wondering [3] - 38:19, 40:14, 85:14 wood [2] - 87:2, 87:10 wooded [1] - 87:20 wooden [1] - 78:16 word [1] - 14:13 words [1] - 50:24 workforce [1] - 28:6 works [3] - 26:9, 77:13, 88:7 workshop [4] - 48:12,</p>	<p>Y</p> <p>y'all [1] - 100:24 year [5] - 45:25, 77:8, 85:2, 90:25, 102:7 year-plus [1] - 90:25 years [17] - 26:6, 32:13, 32:19, 32:20, 33:20, 39:24, 40:1, 40:12, 41:4, 62:10, 70:20, 72:22, 73:18, 75:4, 75:15, 92:8, 103:1 yellow [3] - 49:5, 49:18 you-all [2] - 41:19, 71:9 YouTube [1] - 92:21</p>
				<p>Z</p> <p>Zinn [3] - 4:25, 6:17, 96:17 ZIP [1] - 100:15 zone [2] - 11:5, 52:23 zones [1] - 8:7</p>