

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, July 25, 2018,
commencing at 3:00 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Diane M. Tropia, a Notary
Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
RYAN P. DAVIS, Vice Chair.
MAIJU STANSEL, Commission Member.
TIMOTHY BRAMWELL, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
DEVIN SCOTT, Planning and Development Dept.
SONDRA FETNER, Office of General Counsel.
CANDACE LONG, Planning and Development Dept.

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1 to speak on any issues today, please fill out a
2 speaker card and bring it up to the front here.
3 I'll now entertain a motion to pass our
4 minutes from the June 26th meeting.
5 COMMISSIONER DAVIS: Motion to approve the
6 minutes from the June 26th meeting.
7 COMMISSIONER STANSEL: I second.
8 THE CHAIRMAN: All those in favor?
9 COMMISSION MEMBERS: Aye.
10 THE CHAIRMAN: Those opposed?
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: Hearing none, you passed
13 the minutes from the 26th meeting.
14 Christian, do you want to go ahead and go
15 over the COA -- or the consent?
16 MR. POPOLI: Yeah. We have a couple of
17 changes to the consent.
18 Number 3, COA-18-20926, for 413 East 4th
19 Street, the applicant wants to discuss that
20 one.
21 And then under Letter G for Certificates
22 of Appropriateness, Number 3, COA-18-20938, at
23 2105 Park Street, this is the e-mail that I
24 sent out. The applicant has agreed to the one
25 condition that we had and has asked to be
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2

1 P R O C E E D I N G S
2 July 25, 2018 3:00 p.m.

3 THE CHAIRMAN: We'll go ahead and start
4 the July 25th meeting of the Jacksonville
5 Historic Preservation Commission.
6 We're going to start with some
7 introductions.
8 Christian, if you would.
9 MR. POPOLI: Christian Popoli, Planning
10 and Development.
11 MR. SCOTT: Devin Scott, Planning and
12 Development.
13 MS. SHEPPARD: Lisa Sheppard, Planning and
14 Development Department.
15 MS. FETNER: Sondra Fetner, Office of
16 General Counsel.
17 COMMISSIONER BRAMWELL: Tim Bramwell,
18 Commissioner.
19 COMMISSIONER DAVIS: Ryan Davis,
20 Commissioner.
21 THE CHAIRMAN: J.C. Demetree, Chairman.
22 COMMISSIONER STANSEL: Maiju Stansel,
23 Commissioner.
24 THE CHAIRMAN: If you would all silence
25 your cell phones, please. If anyone would like
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4

1 placed on the consent agenda.
2 THE CHAIRMAN: Okay. So we'll go ahead
3 and pull Number 3 on the consent agenda,
4 COA-18-20926, 413 4th Street East.
5 And I'm going to open the public hearing
6 on COA-18-20938, 2105 Park Street. Is anyone
7 here to speak on that COA?
8 AUDIENCE MEMBERS: (No response.)
9 THE CHAIRMAN: I'll close the public
10 hearing. And if everyone's okay as far as the
11 board goes, we'll go ahead and move that to the
12 consent agenda.
13 COMMISSIONER BRAMWELL: Motion to approve
14 the consent agenda as amended.
15 THE CHAIRMAN: Okay. We'll go through
16 that. That's fine.
17 All right. So I'm going to go ahead and
18 go through the consent agenda.
19 We have two deferred items today.
20 COA-18-20936, 1224 Willow Branch Avenue, and
21 COA-18-20937, 0 Willow Branch Avenue. I'm not
22 sure why these are deferred.
23 We're going to go ahead and read through
24 the consent agenda: We've got COA-18-20916,
25 0 Jean Street; COA-18-20925, 1332 Ionia Street;
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5

1 COA-18-20927, 3555 Riverside Avenue;
 2 COA-18-20929, 130 West 6th Street;
 3 COA-18-20930, 418 4th Street East.
 4 COMMISSIONER BRAMWELL: All right. Now --
 5 THE CHAIRMAN: Yes, now I will take a
 6 motion to approve the consent agenda.
 7 COMMISSIONER BRAMWELL: Okay. Now I'll
 8 make a motion to approve the consent agenda.
 9 COMMISSIONER DAVIS: Second.
 10 THE CHAIRMAN: All those in favor?
 11 COMMISSIONER STANSEL: Hold up. You
 12 forgot to include the one that got moved
 13 from --
 14 THE CHAIRMAN: I sure did.
 15 COMMISSIONER STANSEL: So we need to
 16 include that.
 17 THE CHAIRMAN: I will also include
 18 COA-18-20938, 2105 Park Street.
 19 MS. FETNER: Make the motion again.
 20 COMMISSIONER BRAMWELL: Okay. Once again,
 21 motion to approve the consent agenda as
 22 amended.
 23 COMMISSIONER DAVIS: Second.
 24 THE CHAIRMAN: All those in favor?
 25 COMMISSION MEMBERS: Aye.
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6

1 THE CHAIRMAN: Those opposed?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: Hearing none, you have
 4 approved the consent agenda.
 5 And we will move right into the condemned
 6 properties. COA-18-20909, 1618 Walnut Street.
 7 Christian, do we have --
 8 MR. POPOLI: We should hear the one we
 9 pulled off of consent first.
 10 THE CHAIRMAN: First? Okay.
 11 So we will go into a previous COA, which
 12 is COA-18-20926, 413 4th Street East, and I'll
 13 take a staff report if we've got one.
 14 MR. SCOTT: Thank you, Mr. Chairman.
 15 COA-18-20926, 413 East 4th Street. It's a
 16 new construction of a one-story residence.
 17 It's noncontributing in the Springfield
 18 Historic District.
 19 This application for a COA is for the
 20 proposed construction of a one-story, frame
 21 vernacular, single-family residence in the
 22 Springfield Historic District.
 23 Staff recommends approval with conditions.
 24 The staff report has been updated to reflect
 25 Condition Number 2: The side columns shall be
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7

1 made of brick piers with simple columns and
 2 brick piers to flank the front steps. We
 3 recognize it as a suggestion or recommendation,
 4 not a condition.
 5 The conditions are as follows:
 6 Number 1, the central column on the front
 7 elevation shall be removed.
 8 3 -- or, excuse me, 2, all windows shall
 9 be recessed with the wall plane and shall be
 10 trimmed in a traditional manner with sills,
 11 side boards, and head with crown molding.
 12 3, all window pairs shall be divided by a
 13 traditional mullion at least 4 inches wide.
 14 4, the railing system shall be made of
 15 wood and the spindles centered between an upper
 16 and lower rail with no exposed ends.
 17 5, the fascia boards and soffits shall be
 18 composed of wood or cementitious material.
 19 6, the front door shall have clear glass
 20 without decorative etching.
 21 7, the front setback shall match the
 22 setback of the neighboring property.
 23 8, the finished floor height shall be made
 24 within 6 inches of the floor height of the
 25 neighboring property.
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8

1 9, any and all solar panels shall be no
 2 higher than 6 inches from the roof.
 3 10, any and all solar panels shall be the
 4 same color as the roof shingle color. If this
 5 is an issue, the applicant may provide another
 6 type of solar panel that is less visible, such
 7 as a rolled solar panel.
 8 11, any and all solar panels shall be
 9 frameless and the frame shall match the
 10 color -- the panel color that also matches the
 11 roof shingles. If this is an issue, the
 12 applicant may provide another type of solar
 13 panel that is less visible, such as a rolled
 14 solar panel.
 15 12, any and all solar panels shall have
 16 grids or minimally visible grids.
 17 13 --
 18 (Discussion held off the record.)
 19 MR. SCOTT: My apologies.
 20 12, any and all solar panels shall have no
 21 grids or minimally visible grids.
 22 13, any and all solar-panel-related
 23 wiring, connection boxes, any raceways shall be
 24 the same color as the roof and shall run in
 25 such a manner that is to not be readily
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1 visible.

2 14, minor changes to the design and

3 architectural details; i.e., light patterns,

4 column designs and masonry materials, can be

5 administratively reviewed by the Historic

6 Preservation section of the Planning and

7 Development Department.

8 15, final plans in accordance with this

9 order and product information shall be

10 submitted to and approved by the Historic

11 Preservation section of the Planning and

12 Development Department at least one week prior

13 to permitting.

14 Thank you.

15 THE CHAIRMAN: Okay. Does anyone have any

16 questions for staff?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Hearing none, is the

19 applicant here?

20 AUDIENCE MEMBER: Yes.

21 THE CHAIRMAN: You can come on up.

22 (Audience member approaches the podium.)

23 THE CHAIRMAN: If you will state your name

24 and address, and she'll swear you in.

25 AUDIENCE MEMBER: David Shacter, TerraWise
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1 On the left here is where the subject

2 house would go (indicating). On the right is a

3 house that has four columns, and that's at the

4 end of the street.

5 Let's see -- I don't know -- you had the

6 picture up here before of the house itself.

7 MR. POPOLI: Yeah. I can --

8 MR. SHACTER: The central column we'd like

9 to keep for structural purposes. It's a

10 24-foot span. It's that middle column. And we

11 have -- we have built this house a couple of

12 times before without that being an issue, but

13 that's really the only -- the only comment we'd

14 like -- we'd like to have that column there for

15 structural purposes.

16 THE CHAIRMAN: Okay. Any questions for

17 the applicant?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: We'll call you up if we

20 need you.

21 I'm going to open the public hearing. Is

22 anybody else here to speak on this COA?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: Hearing none, I'll close

25 the public hearing, and I'll take a motion.
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1 Homes, 1334 Walnut Street, Jacksonville, 32206.

2 THE REPORTER: If you would raise your

3 right hand for me, please.

4 MR. SHACTER: (Complies.)

5 THE REPORTER: Do you affirm that the

6 testimony you are about to give will be the

7 truth, the whole truth, and nothing but the

8 truth?

9 MR. SHACTER: Yes, ma'am.

10 THE REPORTER: Thank you.

11 MR. SHACTER: Mr. Popoli, how do I get

12 that --

13 MR. POPOLI: The mouse in the folder in

14 the upper right-hand corner there.

15 MR. SHACTER: Okay. Thank you.

16 The only thing we would like to have not a

17 condition would be the first one, which is the

18 central column. This is a -- these are

19 pictures of homes right -- almost right across

20 the street, and there are three columns, about

21 the same column design.

22 Let me see if I can scroll through these.

23 You can ignore those (indicating). Those are

24 on the other end of the block that don't have

25 any porches.
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1 COMMISSIONER STANSEL: I make a motion to

2 approve the COA with staff recommendations as

3 amended.

4 THE CHAIRMAN: Okay. Any reason -- if

5 we've approved --

6 MS. FETNER: You need a second.

7 COMMISSIONER DAVIS: Second.

8 THE CHAIRMAN: Christian, we've approved

9 this design before?

10 MR. POPOLI: We've approved a similar

11 design. The applicant had sent us an e-mail

12 earlier today kind of outlining his argument,

13 and the one that he referenced had taller piers

14 and they were not full-length columns.

15 I think the important point that we're

16 making is that diversity is important for the

17 district and that a two-column, open-bay, you

18 know, frame vernacular, bungalow style is not

19 an uncommon form in the district. You'll find

20 it throughout. So whether or not that creates

21 some difficulty in the way it's currently

22 designed, we're not really speaking to that,

23 but we felt that, you know, the change was

24 acceptable and would offer some changes for the

25 products that we see throughout the district.
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1 THE CHAIRMAN: Okay. Anybody have
2 thoughts?
3 COMMISSIONER STANSEL: Christian, can you
4 put on the screen the houses around the area?
5 MR. POPOLI: (Complies.)
6 COMMISSIONER BRAMWELL: Page 134.
7 MR. POPOLI: Yeah. I didn't bring the
8 entire book.
9 THE CHAIRMAN: Page 135.
10 MR. POPOLI: Yeah. I think he's got a
11 pretty good representation --
12 COMMISSIONER STANSEL: Yeah. He's got
13 better photos up there.
14 So these buildings are across the street.
15 The bluish structures, those two buildings, are
16 those across the street from the subject
17 property; is that what I understood, or
18 neighboring to the south?
19 COMMISSIONER BRAMWELL: It seems to be
20 across the street and down the street a little.
21 COMMISSIONER STANSEL: Okay.
22 MR. POPOLI: So the two-story are on the
23 same side of the street.
24 MR. SHACTER: These are on the other side.
25 MR. POPOLI: These are on the other side?
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1 be plenty of examples of a central column as
2 such, and going with the 12 other conditions I
3 think I'm okay with keeping the center column.
4 COMMISSIONER STANSEL: I'm likely to agree
5 with you, Commissioner.
6 The other difference this has, based off
7 what's across the street, is this is a single
8 story, which I think does help differentiate it
9 a little bit.
10 THE CHAIRMAN: Right.
11 COMMISSIONER STANSEL: An option that they
12 could look at if they wanted to try to remove
13 the center column would be to do four columns
14 in the corner, just to reduce the span, just to
15 give it a little bit more -- because there's
16 other images in these -- in the COA that have
17 multiple columns on the corners, so that would
18 be another option.
19 THE CHAIRMAN: Yeah. We can suggest some
20 alternative designs, but I think --
21 COMMISSIONER STANSEL: I think it would
22 just be a suggestion.
23 THE CHAIRMAN: Sure.
24 Anybody else have thoughts?
25 COMMISSIONER DAVIS: I agree with all
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1 MR. SHACTER: Yes.
2 MR. POPOLI: Okay.
3 MR. SHACTER: Christian, I have a map
4 right here with all that notated.
5 MR. POPOLI: Do you?
6 THE CHAIRMAN: You can come on back up.
7 (Mr. Shacter approaches the podium.)
8 MR. SHACTER: Thank you.
9 So it's in here. I didn't open this up.
10 Okay. So here we go. Let me see if I can
11 shrink that a little bit and rotate it.
12 There we go. So this is -- here is the --
13 here's the map (indicating). So the one on the
14 top that's bubbled is the subject house, and
15 all of the homes across -- so right across the
16 street and to the left a little bit are those
17 two houses. Right across the street that's
18 penciled in is one of the COAs that you just
19 approved on the consent agenda. And so those
20 are two stories. There's a one-story second to
21 the right and there's a one-story on the top
22 left corner.
23 THE CHAIRMAN: Thank you.
24 Okay. Well, I understand the need for
25 diversity, but at the same time there seems to
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1 that.
2 THE CHAIRMAN: Okay. I'll take an amended
3 motion, if you will.
4 COMMISSIONER STANSEL: I'd like to make a
5 motion to amend staff recommendations to
6 include a suggestion for the column placement
7 on the front to have multiple columns on the
8 corners, "multiple" being two, instead of the
9 single in the middle, as an alternative to
10 getting rid of the center column. Does that
11 make sense?
12 THE CHAIRMAN: Yeah. We need to strike
13 Condition 1.
14 COMMISSIONER BRAMWELL: You'd have to
15 remove Condition 1 as well.
16 COMMISSIONER STANSEL: Yes. And in that
17 we would strike Condition 1.
18 THE CHAIRMAN: Okay. Do I have a second?
19 COMMISSIONER BRAMWELL: Second.
20 THE CHAIRMAN: All those in favor?
21 COMMISSION MEMBERS: Aye.
22 THE CHAIRMAN: Those opposed?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: Then I will take a vote on
25 the -- as a whole, correct?
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1 MS. FETNER: Motion as amended.
 2 THE CHAIRMAN: Motion as amended.
 3 All those in favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, you have
 8 passed COA-18-20926.
 9 We will move on to condemned properties.
 10 We have COA-18-20909.
 11 And if we have a staff report.
 12 MR. POPOLI: This is a unique situation.
 13 We don't actually have a staff report, we just
 14 have an update for the Commission.
 15 There are, thankfully, rarely these days
 16 situations where a structure reaches the point
 17 of deterioration where it is actually a threat
 18 to health and public safety. There's a
 19 provision in the code that allows the Municipal
 20 Code Compliance Division, either with a City
 21 engineer or the chief of Building Inspection,
 22 to declare it a hazard, and at that time they
 23 can do an after-the-fact COA and tear the
 24 building down and then come to us for staff
 25 approval. The code requires that we notify you
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1 guys afterwards. So this is really just
 2 informational.
 3 But just to quickly go over what, in
 4 essence, was wrong with the structure, the
 5 structure suffered a fire that caused the
 6 middle of the structure basically to begin to
 7 collapse.
 8 There's a better picture here
 9 (indicating). You can kind of see the -- the
 10 middle of the frame is kind of caving in, in
 11 the center, and there was a real fear that the
 12 building would begin to fall down. So they
 13 were given the -- they tore the structure down
 14 and we signed off on it, basically.
 15 This doesn't happen much anymore,
 16 thankfully. I think the -- at this point, the
 17 value of the houses have reached a point that
 18 they're kept up, and we require them to be
 19 weatherized now, so -- it's unfortunate, but --
 20 THE CHAIRMAN: Okay.
 21 MR. POPOLI: Any questions?
 22 THE CHAIRMAN: Do we need to vote on that
 23 or anything?
 24 MS. FETNER: Nothing to vote on. If there
 25 is anyone that wants to speak on it, just ask.
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1 THE CHAIRMAN: I'm going to open up the
 2 public hearing for COA-18-20909.
 3 Is there anyone here to speak on that COA?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, I'll close the
 6 public hearing and move on.
 7 We'll move on to our COAs. We have
 8 COA-18-20885, 1232 King Street.
 9 I'll take a staff report.
 10 MR. POPOLI: Okay. This is COA-18-20885.
 11 It's a request for demolition at 1232 King
 12 Street. The property is the CenterState Bank
 13 structure and currently is the only remaining
 14 structure on this block for this portion of
 15 King Street.
 16 It's a bit of a unique situation. The
 17 ordinance was established to create what's
 18 called the "period of significance" for the
 19 district, and that was basically at the time
 20 that it was passed. It was the buildings that
 21 were 50 years or older, and then from there,
 22 the ones that were either not heavily altered
 23 or were considered, you know, an original state
 24 to the point that they would be contributing to
 25 the district.
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1 This structure was recorded as a
 2 contributing structure. There were multiple
 3 public hearings. Nobody objected to it being
 4 included in the ordinance and it was then
 5 adopted as a contributing structure.
 6 It was built in 1952. The period of
 7 significance ends in 1948. So it was
 8 technically built outside the period of
 9 significance. In addition to that -- and the
 10 applicant has provided ample evidence of its
 11 time of construction and a letter from the
 12 actual family that built the building.
 13 But in addition to its year of
 14 construction, it's also gone through a number
 15 of substantial renovations. Obviously, the
 16 drive-through addition was new compared to the
 17 original footprint.
 18 Also, there's a side addition that was
 19 added, and the facade has been altered and
 20 refinished. And, overall, the site is
 21 expanded. The building has been added on to
 22 repeatedly.
 23 So aside from its sort of mistaken
 24 inclusion into the contributing list, it was
 25 also altered to the point that we really don't
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1 feel it has any historic -- or original
2 historic character.
3 The condition that you've noted is a
4 little bit different. We don't typically
5 condition demolitions, but Riverside Avondale
6 Preservation, in conjunction with their
7 district councilperson, Councilman Love, had
8 some concerns about the timing of the building
9 coming down and creating a large, vacant lot in
10 the middle of King Street.

11 The project is going to be tied to a
12 redevelopment. The bank is involved in the
13 process. But, at this point, the demolition is
14 sort of the first step as part of the due
15 diligence for the project. So they're not
16 ready to submit the full batch of COAs with the
17 redevelopment because they haven't, honestly,
18 finished the plans at this point.

19 But to address that concern that RAP had,
20 they worked with the district councilperson to
21 create this condition, which basically ties the
22 demolition to the submittal for the
23 redevelopment plan, the COA, as well as the
24 planned unit development zoning that will go
25 along with it.

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1 It will be a major redevelopment for the
2 district, so it is an understandable hesitation
3 that they have, but I think the condition
4 satisfied everyone's concerns related to the
5 demolition specifically, so we were happy to
6 include the condition.

7 The agreement on the condition came about
8 after we had published the agenda, which is why
9 the agenda just has an approval on it. We
10 don't have any issue with -- as staff, with the
11 demolition, but the condition resolves the
12 conflict with the community. So we're
13 recommending approval with that condition.

14 THE CHAIRMAN: All right. Thank you.

15 Does anybody have any questions for staff?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: Is the applicant here?

18 MS. PIERCE: Yes.

19 THE CHAIRMAN: You can come on up.

20 MS. FETNER: To the Chair, you could open
21 the public hearing now.

22 THE CHAIRMAN: I'll open the public
23 hearing.

24 (Ms. Pierce approaches the podium.)

25 MS. PIERCE: Emily Pierce with Rogers

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1 Towers. And I have Scott Gay, who is with
2 J.B. Ritz, and they are the developers. And I
3 also have Mark Shelton with me. He's with
4 Kimley-Horn, and they're our civil engineers.

5 THE CHAIRMAN: She's going to swear you in
6 real quick.

7 THE REPORTER: Emily is an attorney.

8 THE CHAIRMAN: Oh, yeah. Right.

9 MS. PIERCE: I'll swear in, that's fine.

10 And I know that she would like for me to
11 talk for about a half an hour so that she can
12 stay here longer, but you probably don't want
13 me to.

14 As you heard, this is step one of a
15 process. We needed to make sure that this was
16 going to be viable, that we could actually
17 demolish the building before we start spending
18 the time and the money on the engineering.

19 We will be back before you for COAs for
20 the development. We anticipate -- we are going
21 to be rebuilding a bank that will look
22 historically and architecturally consistent
23 with the area, and hoping to put some
24 multifamily and multiuse on the property.

25 So we look forward to coming back to you,
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1 and I'm available to answer any questions.

2 THE CHAIRMAN: And I'm guessing you're
3 fine with the condition?

4 MS. PIERCE: Yes. I've read it, yes.

5 THE CHAIRMAN: Okay. That's great.

6 All right. Anybody else have questions?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: Thank you. We'll call you
9 back up if we need you.

10 MS. PIERCE: Thank you.

11 THE CHAIRMAN: Thanks.

12 Is anybody else here to speak on this COA?
13 (Audience member approaches the podium.)

14 AUDIENCE MEMBER: Angela Schifanella, 1352
15 Avondale Avenue, Jacksonville.

16 THE REPORTER: If you would raise your
17 right hand for me, please.

18 MS. SCHIFANELLA: (Complies.)

19 THE REPORTER: Do you affirm that the
20 testimony you are about to give will be the
21 truth, the whole truth, and nothing but the
22 truth?

23 MS. SCHIFANELLA: I do.

24 THE REPORTER: Thank you.

25 MS. SCHIFANELLA: I'm here representing

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1 Riverside Avondale, and we are just here to add
2 our position to the record.

3 We did negotiate with the applicant, and
4 we're very pleased that they have been so
5 willing to work with us on this, so I'll just
6 read our statement into the record.

7 RAP is not opposed to this request for
8 demolition. The existing building has been
9 significantly modified over time. And, as a
10 result, we feel that the existing site plan and
11 building are no longer historic.

12 The suburban design of the parking lot and
13 drive-through are not compatible with the
14 neighboring commercial and residential
15 districts. While we are not opposed to
16 demolition, we are concerned about the timing,
17 which Christian reviewed for you very well.

18 We feel that it is in the best interest of
19 the neighbors and the commercial district to
20 have a safe and active business on site in lieu
21 of a vacant lot. Given that, we urge you to
22 adopt the condition in the staff report. This
23 condition was proposed by the applicant and
24 agreed to by CenterState. It delays demolition
25 until the planning and review process is

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1 complete with an approved PUD and all required
2 COAs in place.

3 We look forward to working with the
4 applicant on this project which has the
5 potential to be a very positive presence on
6 King Street, as well as a good neighbor to the
7 residential structures on Frederica.

8 Thank you.

9 THE CHAIRMAN: Thank you.

10 Is there anybody else here to speak on
11 this COA?

12 AUDIENCE MEMBER: (Indicating.)

13 THE CHAIRMAN: Come on up.
(Audience member approaches the podium.)

14 THE REPORTER: Your name and address,
15 please.

16 AUDIENCE MEMBER: Mark Moss, 2841 Lydia
17 Street.

18 THE REPORTER: If you would raise your
19 right hand for me, please.

20 MR. MOSS: (Complies.)

21 THE REPORTER: Do you affirm that the
22 testimony you are about to give will be the
23 truth, the whole truth, and nothing but the
24 truth?
25

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1 MR. MOSS: I do.

2 THE REPORTER: Thank you.

3 MR. MOSS: I come before the Commission
4 here as a private citizen that lives about
5 2,000 feet from the bank.

6 Even with the condition, I have concern.
7 I've talked to neighbors about it. We all have
8 concerns about this. It seems to set a
9 dangerous precedent by the Commission to
10 approve a COA without seeing any images, any
11 renderings, what's proposed.

12 And I understand the developer needs to do
13 due diligence. It just sets a dangerous
14 precedent that I really don't understand how
15 the committee could do that -- the Commission
16 could do that. Even in the staff report, it
17 seems as though the Commission is somewhat just
18 overriding the Municipal Code, making up rules
19 as they go.

20 Municipal Code 307.106(s) states that it's
21 a 12-month time frame, an expiration for a COA.
22 Over in the staff report, submittal of a COA
23 for new construction could be considered
24 commencement in that case and, therefore,
25 extending the timeline. Again, a clear

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1 violation of the Municipal Code. It seems,
2 again, a dangerous precedent. I'm not sure how
3 the Commission is doing that.

4 Again, has the Commission approved PUDs
5 and then had them just sit? The answer to
6 that, I think we all know, is yes. It's out of
7 your control, but what's not out of your
8 control is whether or not you approve this
9 here.

10 Again, there's already existing issues
11 with the traffic, with the parking, adding
12 multi-use, multifamily in that area. Just off
13 that, you know, without knowing what's going to
14 be there, what the traffic, what the parking is
15 going to be -- again, dangerous precedent to
16 set.

17 And residents there are left with what
18 could be a vacant lot that's an eyesore and a
19 nuisance to the residents, Riverside Avondale
20 as a whole, yet I find it interesting that the
21 decision for that is left to a committee where
22 only a third of you reside in the historic
23 districts.

24 THE CHAIRMAN: Can I stop you real quick?
25 And -- I mean, I'm assuming you read the

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1 condition?
 2 MR. MOSS: I did.
 3 THE CHAIRMAN: And you have a problem with
 4 the condition as it is?
 5 MR. MOSS: Yeah. The condition as it is
 6 seems as though it's just more of a Band-Aid,
 7 where -- again, I understand and appreciate the
 8 intent there, that the demolition won't begin
 9 until there's an approved COA. The COA --
 10 THE CHAIRMAN: Well, approved COA for all
 11 of the design and everything to go in there --
 12 MR. MOSS: Correct.
 13 THE CHAIRMAN: -- is correct.
 14 MR. MOSS: And how -- I mean, whether or
 15 not that can be done in 12 months is to be
 16 determined. No one has a crystal ball, and I
 17 understand that. But even with that being
 18 approved, what's to stop, you know, a
 19 demolition -- and, okay, now we can make -- as
 20 investors we can make more money on a different
 21 project. Let's turn around and sell it. Now
 22 we're sitting with a vacant lot.
 23 What sort of conditions can you put to say
 24 you need to have approval and it needs to go
 25 through? You know, it's five years for
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1 again, they come through, there's no approved
 2 COA, great, they can knock down the building,
 3 but now they can end up just leaving it right
 4 there and selling the vacant lot for someone
 5 else.
 6 THE CHAIRMAN: No. They can't knock down
 7 the building. The demolition will be tied to
 8 an approval of a COA.
 9 MR. MOSS: Right, they -- you got -- they
 10 can come before the Commission, the Commission
 11 can approve a COA.
 12 THE CHAIRMAN: I understand.
 13 MR. MOSS: At that point, they can go
 14 demolish the building, vacant lot, turn it.
 15 Investors can say, We can make more money
 16 elsewhere, now sell the vacant lot that sits,
 17 we need to change hands.
 18 THE CHAIRMAN: So that would be down the
 19 road again. Once that COA comes before us, we
 20 can tie that specific design to that developer
 21 and then say, Hey, either this goes forward or
 22 you can't tear the building down.
 23 MR. MOSS: Okay. If that's something the
 24 Commission can say and stand behind --
 25 COMMISSIONER DAVIS: Well, I mean, we
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1 completion. What can be done by the
 2 Commission, if anything, to, again, avoid
 3 the --
 4 THE CHAIRMAN: That would be down the
 5 road, actually, when the design -- the COA
 6 comes to us. We can put time lines on that
 7 when it comes to us, but I'm not going to, you
 8 know -- personally, I don't think we should do
 9 that right now. I think the condition really
 10 solves that problem of a vacant lot, but I
 11 understand your concerns.
 12 MR. MOSS: And, again, I mean, as a vacant
 13 lot -- and I don't know if I'm -- you know, can
 14 ask this or not. I mean, how close to that
 15 area do you live?
 16 THE CHAIRMAN: Herschel and Goodwin.
 17 MR. MOSS: Okay. So you're pretty close.
 18 I mean, is that a block you want to see vacant?
 19 THE CHAIRMAN: Well, I think that's why
 20 they put the condition in. I think that's a --
 21 kind of a safety net, to help it not be a
 22 vacant lot.
 23 MR. MOSS: Right. I mean, that safety net
 24 is there to -- for it not to be a vacant lot if
 25 there's no, you know, approved COA. Let's say,
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1 can't guarantee that they get the COA approved
 2 and then immediately tear it down and start
 3 work within such a number of days. Like, I
 4 mean, that's out of anybody's hands.
 5 MR. MOSS: Well, I mean, it is. I don't
 6 know if I'm allowed to continue or not, but --
 7 THE CHAIRMAN: You're fine.
 8 COMMISSIONER DAVIS: Yeah. I mean, I
 9 understand the concern and, I mean, I get it,
 10 but, I mean, that's not something anybody can
 11 control or command --
 12 MR. MOSS: What I understand is -- but
 13 again, the code says there's 12 months for the
 14 COA, for them to, you know, act on that, and it
 15 has to be completed within five years. If this
 16 is approved today, they go through the process.
 17 They have an approved COA on the proposed PUD,
 18 or what will be the proposed PUD. How do you
 19 get that done in 12 months? Or is that filing
 20 of the PUD and the other COAs, that now just
 21 extends the 12-month time frame?
 22 COMMISSIONER DAVIS: Well, I mean, are
 23 you -- are you concerned that the 12 months
 24 would expire and then they would just do
 25 something different?
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1 MR. MOSS: It's a possibility.
 2 COMMISSIONER DAVIS: But what --
 3 MR. MOSS: And they can come again and
 4 attempt to demolish the building --
 5 COMMISSIONER DAVIS: Right. Well, I mean,
 6 sure, if they tore the building down and didn't
 7 start within the 12 months and it expired, they
 8 would have to come back in front of the
 9 Commission to get something else approved that
 10 was, you know, agreeable to the neighborhood,
 11 and RAP would be involved in it and --
 12 MR. MOSS: And that would be, you know,
 13 effectively a hand slap to come back in front
 14 of the Commission for that. But the residents,
 15 we're left with -- sitting, staring at a vacant
 16 lot during that time. That's the concern as a
 17 resident living that close to the property.
 18 COMMISSIONER DAVIS: Sure.
 19 COMMISSIONER BRAMWELL: I suppose that --
 20 what's the alternative? In order to build
 21 something else on the site, they're going to
 22 have to demolish the existing building.
 23 MR. MOSS: Right. And I'm not opposed
 24 to -- I'm not opposed to the redevelopment of
 25 that area. Sitting here -- again, this -- you
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1 THE CHAIRMAN: Is anybody else here to
 2 speak?
 3 AUDIENCE MEMBER: (Indicating.)
 4 THE CHAIRMAN: Come on up.
 5 (Audience member approaches the podium.)
 6 AUDIENCE MEMBER: Afternoon.
 7 I'm Eric Davidson. I live at 1214
 8 Frederica Place. I am spitting distance from
 9 the bank.
 10 THE CHAIRMAN: She's going to swear you in
 11 real quick.
 12 MR. DAVIDSON: Oh, yeah. Sorry.
 13 THE CHAIRMAN: Not a problem.
 14 THE REPORTER: If you would raise your
 15 right hand for me, please.
 16 MR. DAVIDSON: Yes, ma'am.
 17 (Complies.)
 18 THE REPORTER: Do you affirm that the
 19 testimony you are about to give will be the
 20 truth, the whole truth, and nothing but the
 21 truth?
 22 MR. DAVIDSON: Yes, ma'am.
 23 THE REPORTER: Thank you.
 24 MR. DAVIDSON: I'm good?
 25 THE CHAIRMAN: Yeah.
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1 know, this is my first meeting I've been to.
 2 It seems as though, when I read through the
 3 staff report, every other COA, there were
 4 pictures, there were renderings, you had an
 5 idea of what you were approving before you
 6 approved it. Not the case here.
 7 THE CHAIRMAN: Right, but that all has to
 8 come back before us again.
 9 COMMISSIONER BRAMWELL: Not all COAs are
 10 the same. There's one COA that's --
 11 appropriateness to demolish, and then there
 12 would be a subsequent COA for the actual
 13 development, which this condition would require
 14 to be approved prior to the actual demolition
 15 occurring, so --
 16 MR. MOSS: Correct. Again, I understand
 17 the condition, I understand the purpose of it.
 18 I'm just -- again, as a concerned neighbor
 19 living that close, you know, civic duty and
 20 voice my concern.
 21 THE CHAIRMAN: Sure. I understand the
 22 concern and I appreciate it.
 23 MR. MOSS: Okay.
 24 THE CHAIRMAN: Thank you.
 25 MR. MOSS: Thank you.
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1 MR. DAVIDSON: Really, my question -- I
 2 came here today to find out about the thing you
 3 guys just put in, which was the condition.
 4 That was kind of my -- I echoed his sentiment a
 5 little bit.
 6 I work in commercial real estate, so I
 7 understand why they were going through with
 8 this. The condition sort of appeases a lot of
 9 my worries. I really am just looking forward
 10 to finding out more about the construction
 11 timeline, types of tenants that are coming in.
 12 I'm not sure if, you know, you guys are working
 13 with RAP at all to talk about the types of
 14 tenants that are coming in or maybe doing
 15 community surveys as far as timelines,
 16 construction materials.
 17 As an extremely new homeowner in this
 18 area, it's weird being on this side of the
 19 podium instead of the other, but -- yeah, these
 20 are just things I look forward to getting, and
 21 hopefully we can find out when these plans will
 22 be coming in, and we look forward to seeing
 23 what you guys do.
 24 THE CHAIRMAN: Thank you.
 25 COMMISSIONER DAVIS: One comment. I would
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1 just say that -- I mean, up to this point it
 2 seems like CenterState has gone out of their
 3 way to be very sensitive to the community and
 4 work with RAP as closely as they can. So, I
 5 mean, they don't have to do that, but I would
 6 just say, good work, guys. And, hopefully,
 7 that should give you some comfort.

8 MS. PIERCE: Can I address that real
 9 quick?

10 THE CHAIRMAN: Sure. Come on up.
 11 (Ms. Pierce approaches the podium.)

12 MS. PIERCE: I just wanted to confirm on
 13 the record -- because I also promised the
 14 councilman that we would.

15 The plan is, if this demolition COA is
 16 approved we are immediately going to start
 17 setting meetings with RAP and City staff and
 18 start working on this.

19 Again, we needed to do this for lending
 20 purposes and other things, to know this is a
 21 viable project, but our intent is to get
 22 started on this right away and to work with the
 23 community.

24 THE CHAIRMAN: Okay. Thank you.
 25 MS. PIERCE: Thank you.

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1 THE CHAIRMAN: Is anybody else here to
 2 speak on this COA?

3 MR. MOSS: Could I ask a follow-up
 4 question for clarification?

5 MS. FETNER: No.

6 THE CHAIRMAN: No. I'm sorry.
 7 If nobody else is here to speak on this
 8 COA, I'm going to go ahead and close the public
 9 hearing, and I will entertain a motion.

10 COMMISSIONER DAVIS: Motion to approve the
 11 COA with staff conditions.

12 COMMISSIONER STANSEL: Second.

13 THE CHAIRMAN: Okay. Does anybody have
 14 thoughts?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: I'm happy to approve this,
 17 personally. I think it's the first step needed
 18 to continue the development of King Street. I
 19 think as a commission, you know, we'll do our
 20 best down the road to put a stopgap to anything
 21 as far as, you know, an empty lot goes, but I
 22 think this is a must and the first step to redo
 23 that area, so -- if anybody else has
 24 thoughts --

25 COMMISSIONER STANSEL: I have no issues

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1 with the condition placed upon this. I think
 2 it's good due diligence by CenterState. I
 3 think it's a good step for us so that we get to
 4 be involved in the, you can't tear it down
 5 until you've got something planned, which
 6 doesn't happen very often, which I think is a
 7 good step. I think it sets a good precedent,
 8 actually.

9 COMMISSIONER DAVIS: Agreed.

10 THE CHAIRMAN: Okay. I'll go ahead and
 11 take a vote.

12 All those in favor?

13 COMMISSION MEMBERS: Aye.

14 THE CHAIRMAN: Those opposed?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, you have
 17 approved COA-18-20885.

18 And we'll move on to COA-18-20932, 1224
 19 North Laura Street.

20 Do we have a staff report?

21 Guys, if you could take your conversation
 22 outside, please.

23 Thanks.

24 MS. SHEPPARD: This is for COA-18-20932,
 25 for 1224 North Laura Street.

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1 On the screen you'll see the house that
 2 will sit -- or is the contributing structure
 3 that sits to the right of the lot in question.

4 And, actually, we had it there. There you
 5 go.

6 This is not exactly the main structure
 7 (indicating), but it's the garage structure for
 8 the house that's to the left of the lot. I
 9 mean, they're -- these are not your typical
 10 rectangular, very basic form that a lot of
 11 times we're seeing in Springfield. These
 12 are -- have got a lot more detail to them.

13 Just so you -- the house that's associated
 14 with the garage that you're seeing there,
 15 this -- I don't think we have a picture in the
 16 book, but this is what it looks like
 17 (indicating). So it's more of a -- kind of a
 18 grander home, larger scale, more variation to
 19 the form.

20 So the proposed plans you will see on the
 21 screen. And you'll notice that these drawings
 22 are kind of lacking some of the detail that a
 23 lot of times we see, but the next page should
 24 speak to that, where they gave a detail of the
 25 window, column design, and the door.

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1 So our main issue was -- you've got a lot
2 going on with this house, and one of the things
3 that we kind of struggled with was, when you're
4 looking at it, the roof to the -- the
5 side-facing gable to both sides, they're at
6 different heights. And this may be a
7 perspective thing, but we were trying to kind
8 of even that out a little bit.

9 So our Condition Number 1 was that the
10 front elevation shall have the side-facing
11 gables with the same height. That's a little
12 difficult to do or perhaps impossible to do
13 with the current plan, so I'm going to let the
14 applicant speak directly to that.

15 The other conditions that we had was that
16 there be at least one window added to both the
17 left and right side of the double doors on the
18 right elevation. And you will note in the
19 picture, that's the lower left. There's a lot
20 of blank wall space there. So we're just
21 wanting to provide more of a traditional
22 proportion of windows to wall space.

23 Number 3, the cheek walls to the steps
24 shall be designed to be slightly wider than the
25 column width, with a concrete cap. And I think

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1 what's currently in the photo is a very narrow
2 cheek wall. And the columns that you're seeing
3 on the elevations are -- I mean, they are
4 smaller than what you're seeing on the second
5 page that shows more of a typical -- I believe
6 it's a square column. So it would be a little
7 bit wider than that, which would be more
8 typical of what we see.

9 The rest of the conditions are all of our
10 routine conditions related to window recess, a
11 mullion between the pairs -- window pairs. The
12 fascia board and soffits being of wood or
13 composite material -- sorry, cementitious
14 material. The finished floor height and the
15 setback matching the adjacent structures,
16 allowing for minor changes to be done at the
17 staff level, and then our review of the plans
18 before they go into permitting.

19 So the main conditions that we were
20 looking at were those first three, the first
21 one probably being the one at issue. So I'll
22 let the applicant speak to that.

23 THE CHAIRMAN: Thank you.
24 Does anybody have questions for staff?
25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: Is the applicant here?
2 AUDIENCE MEMBER: (Indicating.)
3 THE CHAIRMAN: Come on up.
4 (Audience member approaches the podium.)

5 THE CHAIRMAN: I'll open the public
6 hearing.

7 AUDIENCE MEMBER: Joe Wiggins, 91
8 Branscomb Road, Suite 17, Green Cove Springs,
9 Florida 32- -- do you need to swear me in? I'm
10 sorry.

11 THE REPORTER: Yes.
12 If you would raise your right hand for me,
13 please.

14 MR. WIGGINS: (Complies.)
15 THE REPORTER: Do you affirm that the
16 testimony you are about to give will be the
17 truth, the whole truth, and nothing but the
18 truth?

19 MR. WIGGINS: Yes.
20 THE REPORTER: Thank you.

21 MR. WIGGINS: So we've been working with
22 staff, Blair and (inaudible). And of the 16
23 conditions and the one suggestion, we agree to
24 all of it, except for two things. One would be
25 the additional windows to the right and left of

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1 the double glass door going to the dining room
2 because it doesn't allow for any wall space for
3 any type of tall furniture.

4 This is a very open floor plan, and so by
5 putting a window to the right of that door it's
6 going to basically put it in the pantry. And
7 then to the left is going to take up any wall
8 space that -- that there is. So that's one
9 thing that we would request not be a condition.

10 The second is the elevation. While the
11 house to the right does have six steps up to
12 it, the garage to the left is flat. The house
13 to the right of the -- the second house to the
14 right is flat. You know, there's no steps up
15 to it. So what my client, Mr. Zayas, who's
16 here, would like is an -- is an open porch with
17 no railing. And so in order to do that, we
18 have to be no higher than 30 inches. So four
19 courses would do that, but by the time we do
20 the landscaping, we're at -- we're at 30
21 inches.

22 So those are the two conditions we would
23 like to have pulled back.

24 COMMISSIONER DAVIS: So on the elevation,
25 you want it to be -- when you say it's flat

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1 next door --

2 MR. WIGGINS: Yeah. No steps up to the

3 finished floor. So we would like to have it at

4 32 inches, 4 courses, and then -- so we don't

5 have to do any type of railing if it's -- if

6 it's -- exceeds 30 inches, we have to have a

7 railing.

8 COMMISSIONER DAVIS: In the -- the house

9 next door is lower?

10 MR. WIGGINS: I'm sorry, for the subject

11 house.

12 COMMISSIONER DAVIS: Okay.

13 MR. WIGGINS: The house to the right has

14 six steps. The house to the right of that has

15 no steps.

16 COMMISSIONER DAVIS: Okay. So it's like

17 slab on grade?

18 MR. WIGGINS: Exactly. Yeah.

19 To the left is the garage, very nice

20 three-car garage to the house that doesn't face

21 Laura Street. Directly across the street from

22 the subject lot is a vacant lot. To the left,

23 across the street, we have four steps.

24 So it's not to say it's out of the norm to

25 have less than six steps. We just got lucky

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1 structures, like it's not a historic structure

2 or something that's out of the norm.

3 So the brick structure that we saw first

4 on the screen would be the primary one, and --

5 there you go -- which has got, you know, a

6 significant elevation to it.

7 And then, from what I can tell, the house

8 that we have in the photo that's next door, the

9 building there, I was under the impression that

10 that was somehow at least historically

11 associated with that house that is being passed

12 around. So it's -- I don't know that that was

13 constructed as a residence.

14 Is this the one that you're referring to

15 as being on-grade (indicating)?

16 MR. WIGGINS: Correct, but I think --

17 (Simultaneous speaking.)

18 COMMISSIONER BRAMWELL: The garage --

19 MR. WIGGINS: -- it's (inaudible) -- a

20 large garage is what I think it is.

21 MS. SHEPPARD: Exactly.

22 MR. WIGGINS: But the house associated

23 with it doesn't face Laura, it faces the side.

24 Another issue, by going that high, some of

25 these neighboring properties, the six steps,

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1 and happened to be right next door to the one

2 that has six steps. But by going that high, it

3 changes the elevations in there.

4 There's a thousand square feet of --

5 roughly, porch space here. And so by having

6 all that railing, I think it just changes the

7 whole look.

8 COMMISSIONER DAVIS: Gotcha.

9 So it's very typical, the way, you know,

10 we set the finished floor elevations. It's

11 just grabbing the houses next door and

12 adjacent. Do we have any kind of a map or

13 anything that shows, like -- I mean, if it --

14 if they really are just like totally staggered

15 finished floors?

16 COMMISSIONER BRAMWELL: Also, when it says

17 6 inches of the floor height of the neighboring

18 historic properties, if what he's suggesting is

19 right, where we have on-grade on one and six

20 steps up on another --

21 MS. SHEPPARD: I think we have on-grade --

22 we're usually looking to the contributing

23 structures that are adjacent to either side of

24 it, that being the plural, unless there's

25 something that's kind of off about those

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1 the -- the handrail is lower than the current

2 code, so there's going to be a difference in

3 that as well, so ...

4 THE CHAIRMAN: Okay. Does anybody else

5 have questions for the applicant?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: All right. We'll call you

8 back up.

9 MR. WIGGINS: Thank you.

10 THE CHAIRMAN: Thanks.

11 Is anybody else here to speak on this COA?

12 AUDIENCE MEMBERS: (No response.)

13 THE CHAIRMAN: Seeing none, we'll close

14 the public hearing, and I will entertain a

15 motion.

16 COMMISSIONER DAVIS: Motion to approve

17 COA-18-20932 with staff conditions.

18 COMMISSIONER STANSEL: Second.

19 THE CHAIRMAN: Okay.

20 MS. FETNER: To the Chair, can I ask the

21 applicant a question?

22 THE CHAIRMAN: Sure.

23 MS. FETNER: For the ownership of this

24 property, on the property appraiser's office,

25 which is sometimes delayed, it says JCW

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1 Investments. Is it currently owned by --
 2 MR. WIGGINS: Mr. Zayas?
 3 MS. FETNER: -- Mr. Zayas?
 4 MR. WIGGINS: No, it's not currently owned
 5 by him.
 6 MS. FETNER: It's not?
 7 MR. WIGGINS: Correct.
 8 MS. FETNER: So who owns it right now?
 9 MR. WIGGINS: The --
 10 MS. FETNER: JCW Investments?
 11 MR. WIGGINS: JCW Investments.
 12 MS. FETNER: Okay. Typically, we require
 13 the owner's signature to get a COA.
 14 MR. WIGGINS: Okay.
 15 MS. FETNER: Since you've made it this
 16 far, I would request that after the COA is
 17 approved that you provide proof that you've
 18 notified the owner and the owner consents, and
 19 then you could send it to Christian Popoli. So
 20 something in writing from the owner stating,
 21 you know --
 22 MR. WIGGINS: Sure.
 23 MS. FETNER: -- I'm the owner of this
 24 property, I consent to this COA, because
 25 normally we want to make sure the owner is
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1 those are two things that are very -- talked
 2 about specifically in the design regulations as
 3 far as historic placement of windows.
 4 Today, we talk about bed walls -- and, you
 5 know, there's a lot less windows in modern
 6 construction a lot of times. And as anybody
 7 that has done any new construction in the
 8 district, adding windows is a very frequent
 9 requirement, condition, in order to meet that
 10 criteria and address that concern of
 11 maintaining that rhythm of openings on a -- on
 12 the new construction.
 13 And when it comes to the finished floor
 14 height, one of the things that we're looking at
 15 are those horizontal rhythms that we experience
 16 in the district where you've got kind of an
 17 alignment of those finished floor heights, roof
 18 heights, windows alignments, those type of
 19 things. Finished floor height being one of the
 20 primary ones that we -- that we usually deal
 21 with, so we give them the 6 inch leeway, but
 22 those are both pretty standard.
 23 COMMISSIONER STANSEL: And that's where my
 24 question was going to lead. If it's 36 inches
 25 and we're allowing them to be 6 inches lower
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1 aware because sometimes what's approved becomes
 2 the rule and you can't amend from it.
 3 MR. WIGGINS: I understand.
 4 Thank you.
 5 MS. FETNER: Okay. Thank you.
 6 COMMISSIONER STANSEL: I have a question
 7 for staff. The red brick building that's to
 8 the side of the subject lot, do we know what
 9 the elevation of that porch is in relative
 10 terms to grade? Is it 36, is it 42, is it 24?
 11 What is it? Everyone talks about six steps,
 12 but risers can be different.
 13 MS. SHEPPARD: I agree. Through the
 14 Chair, I agree.
 15 We do not have an exact measurement that
 16 I'm aware of, unless the applicant has obtained
 17 that.
 18 COMMISSIONER STANSEL: Okay.
 19 MS. SHEPPARD: Through the Chair, just to
 20 address the two issues, because I -- I thought
 21 the issue was more the roof, so I'm -- I would
 22 revise revisiting that because we still have
 23 that as a condition.
 24 The reason that we addressed the finished
 25 floor height and the window placement is that
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1 than -- with a little dirt, he can get below
 2 30 inches.
 3 MS. SHEPPARD: (Nods head.)
 4 THE CHAIRMAN: Anybody have thoughts?
 5 Because I'm --
 6 COMMISSIONER DAVIS: Yeah. I mean, I
 7 certainly understand the concerns, but like
 8 Lisa said, these are pretty standard
 9 conditions.
 10 COMMISSIONER STANSEL: I'm not one to move
 11 on the floor height.
 12 COMMISSIONER DAVIS: Yeah. I mean, I --
 13 it doesn't seem like there's anything terribly
 14 extenuating about it that would warrant that.
 15 THE CHAIRMAN: I would tend to agree.
 16 COMMISSIONER DAVIS: And the same thing on
 17 the windows. I know, I get the inconvenience
 18 of it, but it's pretty standard for all the
 19 overlays.
 20 COMMISSIONER STANSEL: Well, some of the
 21 things that have been done in the past -- if we
 22 need a window in a spot and it ends up in a
 23 really weird location inside, it becomes a fake
 24 window. So there's a window outside, but it's
 25 just a wall inside and it's painted black
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1 behind the window. So it still has the
2 architectural look of having windows and doors,
3 you just don't see it on the inside.

4 COMMISSIONER DAVIS: And on the condition
5 a little bit, you know, I think this -- it was
6 specifically called out as a window on either
7 side of the door? Is that --

8 MS. SHEPPARD: And that's actually --
9 looking at the space that we're looking at, I
10 mean, sometimes we would require two. So one
11 on each side is pretty lenient as far as our
12 normal -- usually we try to get a window --
13 10 feet is about the maximum amount of space
14 that we would have before we would condition a
15 window.

16 THE CHAIRMAN: Okay. So it sounds like,
17 commission-wise, we are good with all the
18 conditions staff recommended.

19 COMMISSIONER STANSEL: Lisa --

20 MS. SHEPPARD: Through the Chair, can we
21 revisit the -- Condition Number 1? Because I
22 didn't hear the applicant address that and I
23 was under the impression, in talking to Blair,
24 that that was the main concern as far as --
25 that it was impossible to -- to make that

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1 condition. So I want to make sure we all
2 understand that.

3 And I also had a follow-up as far as
4 Commissioner Stansel's comment about the --
5 adding dirt. I mean, there might be some
6 opportunity for kind of tiering, like from a
7 landscaping standpoint, to kind of help with
8 that finished floor height, if they're trying
9 to go with no railing, if that makes sense.

10 MR. WIGGINS: (Inaudible.)

11 MS. SHEPPARD: Okay.

12 MR. WIGGINS: Yes, we -- I spoke to my
13 client before the meeting. And as far as the
14 elevation, that's fine. It's going to give a
15 little -- on the side, the elevation is going
16 to be a little different. It's not going to be
17 symmetrical, that gable, but it'll work out.
18 So from the front, it's going to look just like
19 you'd want it.

20 COMMISSIONER DAVIS: Are you going to
21 change the pitch on it or --

22 MR. WIGGINS: Yeah, exactly. The front
23 pitch is going to be -- I don't know, maybe a 9
24 or a 10/12 on that front side because the
25 structure -- both sides of the front door --

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1 the structure on the right is deeper, the
2 structure on the left is shallow. So to have
3 that ridge line line up, it's going to be a
4 steeper pitch.

5 MS. SHEPPARD: Through the Chair, is
6 that -- because I know one of the things that
7 we were looking at in some of the earlier
8 drawings is that the gable ends on the sides --
9 there was one that was kind of asymmetrical.
10 Does that --

11 MR. WIGGINS: Yes. That's what would
12 happen.

13 MS. SHEPPARD: Okay. So that -- make sure
14 that you guys understand that because that was
15 another concern of ours. So we kind of went
16 back and forth trying to address both issues.
17 So if you're okay with the asymmetrical roof,
18 that's important for the -- for the record.

19 COMMISSIONER STANSEL: It's already
20 happening on one side, so ...

21 THE CHAIRMAN: All right. We don't need
22 to amend this at all, then. I'll take a vote.
23 All those in favor?

24 MS. FETNER: Sorry. To the Chair, can we
25 add a condition about the ownership affidavit

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1 or --

2 THE CHAIRMAN: Yes.

3 MS. FETNER: Okay.

4 THE CHAIRMAN: So I will now entertain a
5 motion.

6 COMMISSIONER DAVIS: How should that go,
7 Sondra?

8 COMMISSIONER STANSEL: Or Tim.

9 MS. FETNER: The owner --

10 THE CHAIRMAN: About the owner --

11 MS. FETNER: I'll just say that the
12 applicant shall provide staff with proof of the
13 owner's consent prior to -- or maybe I'll say
14 owner's consent within 10 days of the date of
15 this order.

16 COMMISSIONER BRAMWELL: All right. So I
17 will motion to amend the COA to provide a
18 condition that the applicant will provide
19 consent of the owner of the property to this
20 COA within 10 days of the order.

21 COMMISSIONER STANSEL: Second.

22 THE CHAIRMAN: All those in favor?

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Those opposed?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: Hearing none, you have
 2 amended the COA.
 3 And all those in favor of the amended COA?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, you passed
 8 COA-18-20932, and we will -- excuse me. No.
 9 We will move on to our last and final COA,
 10 COA-18-20941, 3850 Boone Park Avenue.
 11 Lisa or Christian, do we have a staff
 12 report?
 13 MS. SHEPPARD: We do.
 14 And just before we go on to this one, if
 15 somebody has that picture that I passed out, if
 16 we can get it back down here just so I can get
 17 it in the file.
 18 Thank you.
 19 Okay. So this application is for new
 20 construction. It's a one-and-a-half-story
 21 structure. And I guess we're working on
 22 photos -- or visuals.
 23 I'll start by talking about -- Riverside
 24 Avondale is obviously a very -- it's a very
 25 large area. There are different pockets of
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1 different types of structures. There's a great
 2 range of very modest homes and more larger,
 3 more elaborate designs. This particular area
 4 is -- has got probably more of the modest homes
 5 in the immediate area.
 6 The picture that you're seeing on the
 7 screen is the structure that was on the site
 8 that has been approved for demolition, and so
 9 it would be replacing that.
 10 And it's kind of hard to see in the
 11 photos, I believe, that we have on the -- in
 12 the book, so I do have some backups that I was
 13 able to get by looking at older pictures from
 14 Google.
 15 There's a lot of vegetation now. So the
 16 house that's to the -- to the right --
 17 actually, keep that one (indicating). That's
 18 the house to the left, which is a one story.
 19 It's got kind of a lateral form to it, one
 20 story.
 21 And to the right is a little confusing
 22 from the photo because you've got a house that
 23 you can't really see in this picture. And I've
 24 got a picture that I can pass around that's
 25 kind of fuzzy, but it's a two story, but it's
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1 got a really far setback from the road and a
 2 lot of vegetation in front of it at this point.
 3 So there is a house back there, you just can't
 4 really see it very well. And then the house
 5 beside that is a front-facing gable bungalow
 6 design.
 7 So the proposed design is very unique and
 8 has a lot of detail to it, which we struggled
 9 with a little bit because of the modest nature
 10 of the area, but the main thing that we kind of
 11 concentrated on was the overall height and roof
 12 pitch.
 13 So our condition was that the pitch of the
 14 main hip and the side gable extension,
 15 front-facing gable that you're seeing there, be
 16 lowered to a more -- to be more compatible with
 17 the surrounding structures.
 18 And I don't have the actual pitch numbers
 19 for you, but I'll let -- the applicant will
 20 probably be able to speak to that more than I,
 21 because they played with it a little bit.
 22 The other conditions are -- again, are
 23 very standard conditions related to the
 24 windows, how they're finished out, finished
 25 floor height, setback, those minor changes
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1 being handled at the staff level, and final
 2 plans being approved by staff.
 3 So, again, we're looking at the pitch, to
 4 kind of pull that down a little bit to make it
 5 more compatible with the house to the left.
 6 And even the house to the right, even though
 7 it's a two-story structure, it's got what we
 8 believe to be a lower roof form.
 9 THE CHAIRMAN: Okay. Thank you.
 10 Any questions for staff?
 11 COMMISSIONER BRAMWELL: A quick one.
 12 On the drawings, can you just point out
 13 the -- as far as the pitch of the main hip and
 14 the side gable extension, like which details
 15 those are?
 16 MR. POPOLI: (Complies.)
 17 COMMISSIONER BRAMWELL: There we go.
 18 MS. SHEPPARD: Thank you, Mr. Popoli.
 19 THE CHAIRMAN: Okay. Anybody else,
 20 questions for staff?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: All right. Is the
 23 applicant here?
 24 AUDIENCE MEMBER: Yes.
 25 THE CHAIRMAN: You can come on up.
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1 (Audience member approaches the podium.)
 2 THE CHAIRMAN: Name and address first.
 3 AUDIENCE MEMBER: Will Towers, 2237 Park
 4 Street.
 5 THE REPORTER: If you would raise your
 6 right hand for me, please.
 7 MR. TOWERS: (Complies.)
 8 THE REPORTER: Do you affirm that the
 9 testimony you are about to give will be the
 10 truth, the whole truth, and nothing but the
 11 truth?
 12 MR. TOWERS: I do.
 13 THE REPORTER: Thank you.
 14 MR. TOWERS: Yeah. So we're okay with all
 15 the conditions, the kind of standard stuff we
 16 go with -- go through with staff. Our problem
 17 is going to be the lowering of the pitch. And
 18 if it was as simple as just dropping the pitch
 19 from a 9 on 12 to a -- I believe it's 9 on 12
 20 going to a -- as currently designed, it's a 9
 21 on 12. Dropping it to an 8 on 12, we're going
 22 to lose about -- by the time you get to the
 23 middle of the ridge from the eave, you're going
 24 to lose about a foot and 2 to 3 inches, which
 25 isn't terrible in the middle, but what it does

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1 is it really pinches your head height as you
 2 get over into the corners of those bedrooms.
 3 Our goal here was to try to build
 4 something a little bit more unique than the
 5 typical one-and-a-half stories that you're
 6 seeing. So we kind of went out on a limb and
 7 bought the floor plans from Southern Living,
 8 and we kind of -- we believe that it has great
 9 massing as it is. And if you drop that to an
 10 8 on 12 -- I've got one representation of it
 11 that I can hand you guys. What it does is that
 12 center dormer, it brings the -- the roof line
 13 of that center dormer comes in even with that
 14 ridge on the left and the right. And it -- in
 15 my opinion, it takes away from the character of
 16 the house. It makes the massing really screwy
 17 because the dormers get gigantic once you
 18 start -- once you start lowering that pitch,
 19 they -- they have to kind of stay the same size
 20 they are.
 21 If it was as simple as dropping a foot off
 22 the first story as well, you know, I could
 23 easily go from a 10-foot plate to a 9-foot down
 24 there, but, again, this house has -- you know,
 25 does have more details than some of the other

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1 ones and it's going to run us into all sorts of
 2 problems.
 3 I have no problem dropping the pitch on
 4 the far left. That's kind of the master
 5 bedroom. And it's a little bit deceiving on
 6 the front elevation. That's set way back on
 7 the house. It's not this big, giant structure
 8 in the front. You know, that's set way back.
 9 It's a really tasteful design, and -- and
 10 like I said, we're fine lowering the pitch on
 11 that master bedroom bump-out. But if we have
 12 to lower it on the main ridge, it's going to --
 13 it's going to mess up the drafting so much that
 14 we're going to have to scrap the design and go
 15 with something a little bit more basic and,
 16 unfortunately, more -- you know, kind of what
 17 the neighborhood seen a lot of on these
 18 one-and-a-half stories.
 19 We need the one-and-a-half stories to get
 20 the square footage that we need. And once you
 21 start messing with that roof line, it really --
 22 it really messes it up. The building needs
 23 one-and-a-half stories. The space is a premium
 24 up there. I'm sure you guys understand.
 25 COMMISSIONER DAVIS: What's the pitch on

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1 the main hip versus the gable off to the left?
 2 They're not -- are they the same? They're not,
 3 are they?
 4 THE CHAIRMAN: They're not.
 5 MR. TOWERS: No. I believe the -- are you
 6 talking about the dormer bump-outs or are you
 7 talking about the gable on the far left on
 8 that --
 9 THE CHAIRMAN: Uh-huh.
 10 MR. TOWERS: That's a 12 on 12. That's
 11 the one that's set way back, though.
 12 COMMISSIONER DAVIS: And what's the main
 13 roof?
 14 MR. TOWERS: The main roof is a 9 on 12 as
 15 currently drawn. And I can show you guys what
 16 it looks like with an 8 on 12, if that would
 17 help.
 18 THE CHAIRMAN: Yeah.
 19 MR. TOWERS: So that's the front
 20 (indicating). That's the front elevation. And
 21 this is one of the side elevations. That has
 22 the front (inaudible) on it.
 23 COMMISSIONER STANSEL: Okay. I'm going to
 24 grab one and we're going to pass it down.
 25 MS. FETNER: To the Chair, just make sure

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1 I get a copy of that so we could put it with
 2 the public record, please.
 3 THE CHAIRMAN: Sure thing.
 4 COMMISSIONER STANSEL: I have a couple of
 5 questions for you.
 6 MR. TOWERS: Yes, ma'am.
 7 COMMISSIONER STANSEL: The first floor
 8 ceiling height, is that 10 foot?
 9 MR. TOWERS: Yes, ma'am.
 10 COMMISSIONER STANSEL: The second floor
 11 ceiling height, you're trying to achieve 9/1 in
 12 the center?
 13 MR. TOWERS: Yes, ma'am.
 14 COMMISSIONER STANSEL: What are you trying
 15 to achieve where it springs from the ceiling at
 16 the edges?
 17 MR. TOWERS: At the edges? That's a good
 18 question. A lot of that -- the way it's
 19 designed, a lot of that is closet space. They
 20 kind of -- they take advantage of the dormers
 21 on the sides and the front, you know, to kind
 22 of get your living space out of those.
 23 I would have to get my scale out and tell
 24 you exactly, but if you gave me a minute or
 25 two, I could --
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1 it's a little bit more ornate than the rest of
 2 the block, but I think that's what kind of
 3 gives Avondale and Riverside the character, is
 4 that you have kind of varied designs in floor
 5 plans. You know, you've got two stories next
 6 to one stories next to duplexes and apartment
 7 buildings, and I love the variety of the
 8 neighborhood. I've grown up there, lived there
 9 almost my whole life, and so I think this will
 10 add to the character of the block and help the
 11 neighborhood out by being a little bit
 12 different.
 13 We tried to size it wide because it is a
 14 wider lot, which is something I think to take
 15 advantage of in the neighborhood. You know,
 16 usually we're stuck on these 45 and
 17 55-foot-wide lots. But being 75 feet wide, we
 18 wanted to go with a much wider plan, but still
 19 have it set back so it wasn't just a big, giant
 20 house in the middle. So, you know, we're going
 21 to take it on the chin a little bit building
 22 it, but we wanted to do that to try to, you
 23 know, stand out and be a really neat house
 24 without being, you know, a McMansion.
 25 It's not a two-story. And there's a
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1 COMMISSIONER STANSEL: I know in design,
 2 generally, if you can -- if you can get it
 3 within a 5 foot, it's still very occupiable
 4 because most people, their shoulder -- their
 5 head doesn't get to the corner.
 6 MR. TOWERS: Right. Yes, ma'am.
 7 COMMISSIONER DAVIS: Are you going to
 8 have, like, the exposed tails and everything,
 9 as shown?
 10 MR. TOWERS: That was the plan, yeah, to
 11 do exposed tails and the -- and turning the
 12 tongue and groove upside down, you know, to get
 13 that -- that traditional roof decking look that
 14 everyone likes, so --
 15 I mean, our goal is to get out of the box
 16 and build something a little bit nicer, like
 17 what y'all are doing with the S curves. I
 18 think that's awesome, kind of getting outside
 19 of the zone.
 20 And, you know, when you start -- staff
 21 gets -- they get stuck in a tough position, I
 22 feel like, because -- you know, it's going to
 23 inspire conformity the more and more we have to
 24 do these kind of -- make it look like the rest
 25 of the block, you know, and -- and I agree,
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1 two-story next door and there's one across the
 2 street, you know, on the corner, catercorner to
 3 it, so -- excuse me, not catercorner, but
 4 across the street to the right. So it's not
 5 like it would be the only player on the block
 6 at that height.
 7 COMMISSIONER STANSEL: Sure.
 8 To achieve the 8 and 12 pitch, I see that
 9 the front dormer does kiss the way it is
 10 currently designed because it's not been
 11 modified at all. Would it be a possibility to
 12 reduce the height of those windows, to make
 13 them slightly smaller in height, to bring that
 14 dormer down to make that 8 and 12 work?
 15 Because, to me, actually, visually it looks a
 16 little better than the 9 and 12.
 17 MR. TOWERS: The 8 on 12 looks better to
 18 you?
 19 COMMISSIONER STANSEL: Uh-huh. It really
 20 does.
 21 MR. TOWERS: Okay.
 22 COMMISSIONER STANSEL: And I think that
 23 would be an easy fix to get that where it needs
 24 to be, to aesthetically look pleasing
 25 throughout, to make you happy, the client
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1 happy, still keep your 10-foot ceiling
 2 downstairs. You could always go to a 9/6
 3 ceiling downstairs. There's ways to skin the
 4 cat to get it --
 5 MR. TOWERS: Sure.
 6 COMMISSIONER STANSEL: -- where you need
 7 it to be.
 8 MR. TOWERS: Absolutely.
 9 COMMISSIONER STANSEL: And still keep
 10 this --
 11 MR. TOWERS: The character of it.
 12 COMMISSIONER STANSEL: -- the character of
 13 it.
 14 MR. TOWERS: I'm sure there is some
 15 messing around that you could do with windows
 16 and stuff like that. We're kind of in a
 17 position with our investors -- and I know this
 18 isn't a concern of y'all's, but I know that if
 19 they're going to incur a lot of drafting fees
 20 and go back and forth, y'all are going to see
 21 me up here next month with a -- something that
 22 no one is going to like, and then -- I don't
 23 mean that as like a -- a threat or anything.
 24 That's just like the reality of who I'm working
 25 with, and -- and I really want to build this
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1 house, and I just think it would be a really
 2 neat addition to the neighborhood.
 3 And I respect your opinion that the -- you
 4 think it looks better with the 8 on 12. I,
 5 personally, feel like it makes those dormers
 6 look a little bit too big for that roof line.
 7 I think the -- the size of the main roof helps
 8 out -- helps those dormers look more
 9 subordinate to the structure.
 10 COMMISSIONER STANSEL: Well -- and that's
 11 why I suggested reducing the window height.
 12 MR. TOWERS: Right.
 13 COMMISSIONER STANSEL: Because it --
 14 MR. TOWERS: And my other -- well -- and
 15 that's where we get to the draft- -- once you
 16 start messing with these roof heights on these
 17 things, it just -- you just run into some
 18 unencountered issues that no one can predict,
 19 you know?
 20 When I was building my own personal house,
 21 they -- they asked me to set my gable end back
 22 on the porch, and I was like, that's no
 23 problem, you know. After we built it, what it
 24 ended up doing is it made the overhang on the
 25 front of my house like three times as big as
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1 the rest of the house and it looked really
 2 silly from the street, you know. So I'm just
 3 hesitant to try to get into those -- I kind of
 4 like to stick with the original flavor of what
 5 the architect designed and -- and just in my
 6 experience, you start messing around with it
 7 and it -- it can really get wacky.
 8 THE CHAIRMAN: All right. Does anybody
 9 else have questions?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: All right. We'll call you
 12 up if we need you.
 13 Thanks.
 14 MR. TOWERS: Thank you.
 15 THE CHAIRMAN: I'm not sure I opened the
 16 public hearing.
 17 Is anybody else here to speak on this COA?
 18 AUDIENCE MEMBERS: (No response.)
 19 THE CHAIRMAN: Seeing none, we'll close
 20 the public hearing, and I'll entertain a
 21 motion.
 22 COMMISSIONER STANSEL: Motion to approve
 23 the COA with staff recommendations.
 24 COMMISSIONER DAVIS: Second.
 25 THE CHAIRMAN: Thoughts?
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1 COMMISSIONER DAVIS: Maiju, I like your
 2 feedback, but I -- you know, I don't know for
 3 me, personally, that it moves the needle enough
 4 in either direction. I mean, personally, I
 5 don't -- I don't have a problem with the plan.
 6 I mean, I kind of -- going back to what
 7 Lisa said earlier, you know, I think part of --
 8 or what Christian said rather. You know, part
 9 of, I think, what we should be trying to do is
 10 encourage diversity, like with the house in
 11 Springfield. And, you know, I don't think this
 12 would be out of character for the neighborhood
 13 as a whole. So, I mean, I would be inclined to
 14 let him go with it.
 15 COMMISSIONER BRAMWELL: I mean, yeah, I
 16 think -- I think I agree. Looking at the
 17 comparisons, I really struggle to see a
 18 difference between the two. I do ultimately --
 19 once they're -- you're comparing the dormers,
 20 where they land on the roof and things, but as
 21 far as visually, I don't -- I don't see a big
 22 enough difference to me to justify requiring
 23 them to deviate from the plans, so, I mean, I
 24 would be inclined to strike the first
 25 condition.
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1 THE CHAIRMAN: Yeah, I tend to agree. The
 2 side gable --
 3 COMMISSIONER STANSEL: Hold on.
 4 THE CHAIRMAN: Yeah.
 5 COMMISSIONER STANSEL: The first condition
 6 deals with both of those dormers, both of those
 7 pitches.
 8 THE CHAIRMAN: Right. I'm fine with the
 9 main hip. The side gable, I could --
 10 COMMISSIONER STANSEL: No. The one that's
 11 set back, that's over the master, bring that
 12 down.
 13 THE CHAIRMAN: Uh-huh.
 14 COMMISSIONER DAVIS: I mean, I could see
 15 the value of that.
 16 THE CHAIRMAN: Like I said, it's kind of
 17 hard to see how far the setback is.
 18 COMMISSIONER STANSEL: Yeah. This looks
 19 like it's set back --
 20 COMMISSIONER BRAMWELL: It's behind the
 21 body of the main house.
 22 THE CHAIRMAN: Yeah.
 23 COMMISSIONER BRAMWELL: I mean, it's all
 24 the way --
 25 COMMISSIONER STANSEL: Quite a bit.
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1 THE CHAIRMAN: Yeah, it's quite a bit.
 2 Yeah, I'm looking at it now.
 3 All right. Well, I think I'm okay.
 4 COMMISSIONER STANSEL: I have a question
 5 for staff. The two-story house to the side of
 6 the subject lot, how far away from the street
 7 is that two-story house? Do we have an idea?
 8 You said it was set back significantly. This
 9 is -- the subject is set back 26 feet from the
 10 property line, which is usually the sidewalk
 11 edge. So I'm curious how far back that
 12 two-story is.
 13 MS. SHEPPARD: My comment was comparing it
 14 to the house to the right of it, which is more
 15 on plane with the house that's to the immediate
 16 left.
 17 COMMISSIONER STANSEL: Is that the
 18 one-story?
 19 MS. SHEPPARD: Yes. So the blue one-story
 20 to the left, when you're looking at the lot,
 21 that appears to be roughly on the same plane
 22 with the house that's two doors down. And so
 23 the one that's immediately to the right is -- I
 24 mean, it may be past the rear of the house. If
 25 you can -- I'm sorry, I don't -- we don't have
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1 a Sanborn map or anything for you.
 2 Do you have a --
 3 COMMISSIONER STANSEL: I didn't see
 4 anything in here.
 5 MS. SHEPPARD: We could --
 6 MR. TOWERS: It's about 40 feet.
 7 MS. SHEPPARD: Huh?
 8 MR. TOWERS: It's about 40 feet.
 9 COMMISSIONER BRAMWELL: Can you just bring
 10 up Street View on your iPad?
 11 COMMISSIONER STANSEL: Maybe.
 12 MS. SHEPPARD: Through the Chair, I've
 13 been told that it's 40 feet back.
 14 THE CHAIRMAN: Thank you.
 15 COMMISSIONER BRAMWELL: That's the one to
 16 the left.
 17 MS. SHEPPARD: I've been advised that it's
 18 40 feet -- yeah, the one -- the one to the --
 19 when you're looking at the subject lot to the
 20 right, that's the two-story --
 21 COMMISSIONER BRAMWELL: Okay. The two
 22 story.
 23 MS. SHEPPARD: -- forty feet back versus
 24 26, roughly, on the sides --
 25 MR. POPOLI: Lisa, what's the address?
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1 MS. SHEPPARD: -- of what's proposed.
 2 MR. POPOLI: What's the address?
 3 MS. SHEPPARD: 3858 Boone Park Avenue.
 4 COMMISSIONER STANSEL: So the house that
 5 was -- or is scheduled for demolish [sic] on
 6 that property was -- looks like it took up
 7 quite a bit of the real estate on that
 8 property, although it might only have been a
 9 one-story. I don't remember seeing that come
 10 through. That might have been before me.
 11 MS. SHEPPARD: It may have been -- was it
 12 noncontributing?
 13 MR. TOWERS: It was an old -- yes, it was
 14 noncontributing.
 15 MS. SHEPPARD: Yeah, so it didn't come
 16 before you. We had it -- we would have handled
 17 it at the staff level because of its
 18 classification.
 19 MR. TOWERS: But it was (inaudible).
 20 COMMISSIONER BRAMWELL: So it's right in
 21 between.
 22 COMMISSIONER STANSEL: Yeah, it's back
 23 there.
 24 MS. SHEPPARD: Oh, wait. I have the --
 25 I'm going to pass this around, which might be
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1 the visual that you've got up there. I think
2 that was the earliest on Google. And you can
3 barely see the corner of it. It's a blue
4 house, as it relates to the house to the right
5 that you're seeing on the screen here.

6 COMMISSIONER STANSEL: Christian, can you
7 do me a favor and look at the other side of the
8 street? I was told -- we were told there were
9 some two-stories on the other side of the
10 street. Is that not true?

11 COMMISSIONER BRAMWELL: I guess it's
12 behind the shrub over there.

13 MR. TOWERS: It's on the corner,
14 Christian.

15 MR. POPOLI: This way (indicating) or the
16 other way?

17 MR. TOWERS: The other way.
18 Right there (indicating).

19 COMMISSIONER STANSEL: Also significantly
20 back from the street.

21 I do agree with you, Ryan, that we do need
22 diversity in our historic areas. We also need
23 to look at them in relation to the historic
24 areas. And I'm concerned about this feeling
25 massive compared to everything else on the
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1 street. The two two-story structures that are
2 on this street are significantly further back
3 from the street than this structure will be.

4 And there are minor things that can be done.
5 And I know one degree, you know, from 9 to

6 8 is not a huge number, but there are things
7 that can be done to get it there. And I
8 understand it's a drafting cost, and I --
9 regardless if he drafts this or drafts

10 something entirely different, that's still a
11 drafting cost. So that's, to me, a nonissue
12 and should not be part of our thought process
13 because that's not what we're evaluating, but I
14 don't necessarily want to start allowing
15 structures that are so incongruous with what's
16 going around them that we start having all of
17 the neighborhood -- you know, if it's a
18 noncontributing structure, everyone's going to
19 demolish it and build a big house, a huge
20 house. I've seen it happen in several parts of
21 town and it -- it's disconcerting.

22 So I'm having a hard time not reducing the
23 roof height of this because I know there's --
24 you go -- you lose 6 inches out of the
25 (inaudible) or you don't do a 10-foot ceiling
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1 downstairs, you do a 9/6. There's 6 inches
2 right there. You don't do 7/4 windows, you do
3 7-foot windows on the second floor. There's
4 4 inches right there.

5 There are very easy things to do that do
6 not make this hard to build. I mean, you're a
7 builder, you understand this. And you make it
8 still aesthetically pleasing and still unique
9 and it's still something special for the
10 neighborhood, but it's not -- it's not huge.
11 To me, this is really huge.

12 And if it was set another 10 feet back, I
13 might not be having this conversation because
14 it's in line with all the other two-story
15 houses that are on the street, much further
16 back from the street.

17 THE CHAIRMAN: Okay. Any thoughts?

18 COMMISSIONER DAVIS: I mean, would
19 dropping the first floor plate to 9/6 --

20 COMMISSIONER STANSEL: It would help.

21 COMMISSIONER DAVIS: And leaving the
22 roof --

23 COMMISSIONER STANSEL: Because it doesn't
24 change your windows. All it does is change
25 your ceiling height. All it does is bring that
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1 down just a little bit.

2 COMMISSIONER DAVIS: Yeah. I mean, I
3 definitely --

4 COMMISSIONER STANSEL: I mean, that's --
5 as the historic -- representing the historic
6 fabric, that's my issue.

7 COMMISSIONER DAVIS: Yeah. I don't
8 disagree with that. I think an incremental
9 change like that would -- that would make
10 sense.

11 THE CHAIRMAN: But does that really -- I
12 mean --

13 COMMISSIONER STANSEL: When you're doing a
14 hipped roof structure, small increments make
15 big differences because your visual
16 perception -- it's not a gable end that's
17 facing you. You're not getting the peak at the
18 face, which is helpful here. You're getting --
19 it's raked back, so you're getting a perception
20 of it's lower.

21 And when you lower -- take 6 inches out of
22 a first floor, then that whole thing is going
23 to come down, and your visual perception is
24 going to be, it's even lower than that, just
25 because it is a hipped structure.

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1 COMMISSIONER DAVIS: I mean, I -- to me,
 2 that seems like a nice compromise.
 3 COMMISSIONER BRAMWELL: So what would
 4 the -- so the compromise would be, then, to --
 5 what, to lower the start of the first floor,
 6 then, by --
 7 COMMISSIONER STANSEL: Lower the ceiling
 8 of the first floor because we don't want to
 9 lower the first floor because that's relative
 10 to everything around it.
 11 COMMISSIONER BRAMWELL: Right.
 12 COMMISSIONER STANSEL: So that has to stay
 13 because that's our data line in the
 14 neighborhood.
 15 COMMISSIONER BRAMWELL: I mean, I think --
 16 and maybe -- well, looking at the street, I'm
 17 more concerned about the property to the left,
 18 when you look at the property, than the ones to
 19 the right. On the right there's a lot of
 20 setback for the building immediately next door
 21 and then there's another driveway and then
 22 you've got another roof beyond that.
 23 So I suppose I was considering maybe just
 24 lowering the roof line on the gable on the left
 25 side of the house and not the house as a whole,
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1 but, I mean, I think if lowering the top of the
 2 first floor would get us there on the roof as a
 3 whole, then -- if that works, but I'm not a
 4 builder, so I don't know what that would do to
 5 the plans as a whole.
 6 THE CHAIRMAN: I'm struggling to see how
 7 that reduces, really, the mass of the -- not --
 8 I guess visually, when you've got that big
 9 setback on the left side. I think it looks
 10 large now, but you guys tell me what you think.
 11 I mean --
 12 COMMISSIONER STANSEL: I think giving the
 13 applicant the option of doing the lower pitched
 14 roof and adjusting the dormer or lowering the
 15 first floor ceiling, and then I do think that
 16 the master suite gable end could also be a
 17 required -- not a suggestion, but I think one
 18 of the -- for the main house, one of those two
 19 things has to happen to get it a little closer
 20 to the scale of the neighborhood because right
 21 now we're over-scaled for the neighborhood.
 22 That's really my issue. It's not -- it's
 23 a very beautiful building. Whoever drew it
 24 was -- they did a lovely job. It's wonderfully
 25 architected. It's -- they've done a great job,
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1 it's just -- it's really big for this
 2 neighborhood.
 3 Yes, staff.
 4 MS. SHEPPARD: What if it gets set back
 5 more, where it's in between -- instead of
 6 6 inches back, it's more in between the one
 7 that's really recessed that's two stories and
 8 definitely behind the one that's to the left?
 9 COMMISSIONER STANSEL: That helps.
 10 THE CHAIRMAN: Definitely.
 11 COMMISSIONER STANSEL: That would also be
 12 an option in my book because it's really street
 13 presence that's causing my anxiety.
 14 MS. SHEPPARD: So through the Chair, it's
 15 my understanding, in talking to the applicant,
 16 that the one that's really far back is 40 feet.
 17 What's being currently proposed is 26. I'm not
 18 sure what the house -- the blue house is to the
 19 left. I'm assuming that's around 26 as well.
 20 So you've got 15 feet to play with as far as
 21 recessing it further.
 22 COMMISSIONER DAVIS: I think we've got a
 23 couple of good options on the table.
 24 Any input or feedback?
 25 MR. TOWERS: Yeah. I mean, my --
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1 THE CHAIRMAN: You can come on up.
 2 MS. SHEPPARD: Come up to the --
 3 (Mr. Towers approaches the podium.)
 4 MR. TOWERS: If it were up to me alone, I
 5 would say I'd -- I would much prefer to set it
 6 back a little bit than start monkeying around
 7 with the -- lowering the first floor plate
 8 height. It's going to mess up the scale, in my
 9 opinion. It's going to -- then you're going to
 10 have to reduce your window size. There's a lot
 11 of porches and roofs that come off of this
 12 thing, and I don't know what the unintended
 13 consequences are, but I just -- just from my
 14 experience, I know there are going to be some
 15 that we're not -- that I'm not foreseeing, I
 16 can't speak to.
 17 So in that -- in saying that, I think this
 18 is -- like I said, I think it's a beautiful
 19 floor plan as is and I just don't -- I don't
 20 want to get into altering it too, too much if I
 21 don't have to. So if it were up to me, I'd be
 22 more than happy to push it back, you know, as
 23 far as y'all are comfortable with to make it
 24 less of a street presence.
 25 But in speaking to that point too, that
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1 house right there was almost -- that house
 2 right there was almost 3,200 square feet, and
 3 then it had like a 2,220-square-foot, 2-story
 4 garage next to it. I mean, so I'm -- I feel
 5 like it's a much bigger improvement. That
 6 thing went on for days. I've never seen a
 7 house like that. It used to have like a hair
 8 salon on the left side, and it was crazy. And
 9 the pool in the back is like -- anyway.
 10 So if it were up to me, I would say, as a
 11 builder and -- and, you know, someone that
 12 cares about the neighborhood, I just think it
 13 will look better if we can just -- if we can
 14 leave the massing of this thing alone, being
 15 that it's -- it's not bigger than the
 16 two-stories next door and across the street, so
 17 maybe we set it back. I'm more than happy with
 18 that as a compromise, if we could set it back
 19 to whatever staff is comfortable -- or whatever
 20 y'all are comfortable with.
 21 I just -- I don't know what they are, but
 22 I know there's going to be some unforeseen
 23 consequences, you know, and -- or whatever you
 24 want to call it, trying to just lower the first
 25 floor plate by 6 inches. It doesn't seem like

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1 a lot, but, like I said, I just think there's a
 2 lot of roofs.
 3 And if this was just a box -- you know, a
 4 square box with a simple hip roof, it would be,
 5 you know, no issue at all, but the -- it does
 6 have a lot going on, and I just -- I think this
 7 has been built and it's been tested and it's
 8 just a -- it's a good design as is, so I would
 9 prefer to keep it the same.
 10 THE CHAIRMAN: All right. Thank you.
 11 Okay. Does anyone want to take a shot at
 12 a motion or a shot at an amended motion? Have
 13 at it.
 14 COMMISSIONER DAVIS: Well, honestly, I'm
 15 kind of surprised by the answer, but, I mean, I
 16 think moving it further away from the street
 17 would have a big an impact as anything. So
 18 that's -- it's a great suggestion.
 19 MS. SHEPPARD: Great minds think alike.
 20 COMMISSIONER BRAMWELL: Do we want to
 21 phrase it as an option still?
 22 THE CHAIRMAN: Well, you could --
 23 COMMISSIONER BRAMWELL: An option to --
 24 THE CHAIRMAN: Condition 1 of these three
 25 options, I think that's fine. I think we know

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1 what they're going to go with, but --
 2 COMMISSIONER DAVIS: Well, I mean -- or we
 3 could just cut to it.
 4 THE CHAIRMAN: That's fine.
 5 COMMISSIONER DAVIS: So what's the
 6 distance that we're talking about? We're at 26
 7 now. Split the difference between 26 and 40?
 8 THE CHAIRMAN: That's -- what do you
 9 think?
 10 COMMISSIONER BRAMWELL: It's a 33-foot
 11 setback.
 12 COMMISSIONER DAVIS: I know there's 7
 13 feet, 33?
 14 COMMISSIONER STANSEL: I think that we
 15 probably need to give them a range because I
 16 don't know how much space is left back there.
 17 There's no dimension that says how far this
 18 concrete pad is to the structure, unless you
 19 know that.
 20 MR. TOWERS: There's a site plan in the --
 21 MS. SHEPPARD: Through the Chair, the pad
 22 is 12 by 12. So that gives you a -- and it's
 23 set off the property lines by 5 feet, I
 24 believe.
 25 COMMISSIONER STANSEL: He's got it set off

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1 3 feet.
 2 MS. SHEPPARD: Yes. Sorry. I stand
 3 corrected. It's 3 feet.
 4 And, if needed, if switching -- since
 5 there's less room from that recessed piece of
 6 the house, the master, if they shifted -- if
 7 they had to shift it over -- the pad over to
 8 accommodate the increase in setback, I mean,
 9 that's something that's simple enough for us to
 10 deal with because there's more room on the rear
 11 right corner at that point than the -- where
 12 it's currently located.
 13 COMMISSIONER BRAMWELL: I mean, do we just
 14 say no less than 31, no less than -- or no more
 15 than -- what's it, 36? And give him a 5-foot
 16 range?
 17 THE CHAIRMAN: Is more an issue?
 18 COMMISSIONER STANSEL: No. More is not an
 19 issue.
 20 THE CHAIRMAN: I think -- let's just call
 21 it --
 22 COMMISSIONER DAVIS: Greater than 31?
 23 THE CHAIRMAN: Greater than 31?
 24 COMMISSIONER STANSEL: So it's 5 feet.
 25 THE CHAIRMAN: Thirty-two?

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1 MS. SHEPPARD: That would be half the
2 distance, so it would be evenly between the
3 two.

4 COMMISSIONER STANSEL: Assuming the blue
5 house is 26.

6 MS. SHEPPARD: Yeah. If you want it
7 for -- you know, that to be verified as part of
8 that, that's fine. If the goal is to set it in
9 the range of halfway or matching the most
10 recessed --

11 COMMISSIONER STANSEL: Right. Well, the
12 goal would be to get it behind the blue house,
13 and I would hate to make a -- you know, we set
14 it at 32 and the blue house is at 35.

15 MS. SHEPPARD: This is true. It's a very
16 good point. We don't have a concrete number on
17 that right now.

18 COMMISSIONER STANSEL: Right.

19 THE CHAIRMAN: Okay. We can condition
20 that. So who's -- I'll entertain a motion.

21 COMMISSIONER STANSEL: Do you want to try
22 to take a stab at this, Ryan?

23 COMMISSIONER DAVIS: I would, but my iPad
24 is on a break right now, so I can't read the
25 conditions.

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1 me clear this up. Is the goal here to be
2 behind the blue house?

3 COMMISSIONER STANSEL: Yes.

4 THE CHAIRMAN: How many feet behind the
5 blue house?

6 MS. SHEPPARD: Half.

7 THE CHAIRMAN: Or just in line with the
8 blue house?

9 MS. SHEPPARD: I'm sorry.

10 COMMISSIONER STANSEL: The discussion was
11 to make it half the distance from the blue
12 house to the two-story house.

13 THE CHAIRMAN: So we can just --

14 COMMISSIONER STANSEL: So we're splitting
15 the difference between the two.

16 THE CHAIRMAN: We can not include any
17 numbers in this and go off the blue house and
18 say we condition it to be --

19 MS. SHEPPARD: That the setback be a
20 minimum of halfway between the front setback of
21 the blue house or we could put in an actual
22 address -- if you want to pull that up -- and
23 the house to the right. Minimum of halfway
24 between the two with the maximum being to match
25 the house to the right.

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1 COMMISSIONER BRAMWELL: I've got one right
2 here for you.

3 COMMISSIONER STANSEL: So what I heard --
4 I want to recap this before I make a motion,
5 just so you don't have to --

6 We are moving Item 1 from a required
7 condition to a suggested, which is the hip and
8 pitch of both of those gables or hips; that we
9 are -- are we doing a condition or are we doing
10 a suggestion, to move it -- move the house
11 back?

12 THE CHAIRMAN: Condition.

13 COMMISSIONER STANSEL: A condition?

14 COMMISSIONER BRAMWELL: That would be a
15 condition.

16 COMMISSIONER STANSEL: Okay. So we're
17 going to move -- it's going to be a condition
18 that -- I'll write this down.

19 We're going to move it back to a minimum
20 of 35 feet.

21 THE CHAIRMAN: Thirty-two.

22 COMMISSIONER BRAMWELL: No. We said 32.

23 COMMISSIONER STANSEL: So a 32-foot
24 setback.

25 THE CHAIRMAN: Wait. Is the goal -- let

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1 COMMISSIONER STANSEL: I don't think
2 there's a need for a maximum. You can set it
3 back as far as you can. That doesn't bother
4 me.

5 COMMISSIONER BRAMWELL: I think they're
6 going to run out of space.

7 COMMISSIONER STANSEL: Yeah, they are.

8 So are we -- those are the two moves we're
9 going to do on this motion; is that what I
10 understand is -- coming to agreement on?

11 THE CHAIRMAN: Uh-huh.

12 COMMISSIONER STANSEL: Tim?

13 COMMISSIONER BRAMWELL: Yes.

14 COMMISSIONER STANSEL: All right. So I
15 make a motion to amend COA- --

16 THE CHAIRMAN: -20941.

17 COMMISSIONER STANSEL: -18-20941, 3850
18 Boone Park Avenue, to remove staff
19 recommendation -- or staff Condition Number 1
20 and make it a suggestion. And to add a
21 condition --

22 MS. FETNER: You don't need to add a
23 condition. I think it's Condition 4. No?

24 COMMISSIONER STANSEL: No. We're going to
25 alter Condition Number 4 to have the front

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1 setback between the house on the left and the
 2 house on the right, halfway between.
 3 MS. FETNER: And then all other conditions
 4 as --
 5 COMMISSIONER STANSEL: All other
 6 conditions as stated.
 7 MS. SHEPPARD: Was that a minimum, between
 8 those?
 9 COMMISSIONER STANSEL: Yes. A minimum of
 10 halfway between the house on the left and the
 11 house on the right.
 12 THE CHAIRMAN: Do I have a second?
 13 MR. TOWERS: The only clarification --
 14 sorry. The only clarification -- I heard y'all
 15 say, like, it would be an option of the three,
 16 so I was just sitting here thinking that -- I'm
 17 happy to spend a little bit of time seeing if
 18 it does cause any issues lowering that, but
 19 I'm -- but if that causes confusion on y'all's
 20 end, I'm fine just leaving it, setting it way
 21 back -- you know, mandating that --
 22 THE CHAIRMAN: Well, I mean, the option --
 23 MR. TOWERS: Either/or.
 24 COMMISSIONER DAVIS: I mean, dropping
 25 the --

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1 THE CHAIRMAN: Sure. The option -- we can
 2 include that option if that's something you'd
 3 be interested in.
 4 MR. TOWERS: Okay. So what would the goal
 5 plate height be? I mean, is there a -- is
 6 there something I could shoot for on that? Is
 7 it -- or is it just going to that 8 on -- you
 8 know, going from a 9 on 12 to an 8 on 12? Is
 9 that all that would be needed to satisfy that
 10 condition --
 11 THE CHAIRMAN: I'm throwing it to you.
 12 MR. TOWERS: -- or do you want me to shoot
 13 for a -- like a certain reduction in height?
 14 COMMISSIONER DAVIS: Well, Maiju, correct
 15 me if I'm wrong, I think the other option was
 16 to reduce the side gable pitch to 9/12 and then
 17 drop the plate height to 9/6 on the main house.
 18 MR. TOWERS: Okay. So it would be
 19 dropping it about a foot and a half, a foot and
 20 8 inches, something like that?
 21 COMMISSIONER DAVIS: Well, I mean, the
 22 main house would just be dropping 6 inches.
 23 MR. TOWERS: Well, if you drop the plate
 24 height and the pitch --
 25 COMMISSIONER DAVIS: Well, only the pitch

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1 on that side gable over the master.
 2 MR. TOWERS: Oh, I'm sorry. I didn't
 3 understand that. Okay. Only on the -- okay.
 4 Gotcha. I understand.
 5 COMMISSIONER DAVIS: Maiju, is that right?
 6 COMMISSIONER STANSEL: We discussed that.
 7 I want to make sure that we're allowing for the
 8 proper wording here.
 9 MS. FETNER: Can I make a suggestion?
 10 COMMISSIONER STANSEL: Yes.
 11 MS. FETNER: That you add that to the
 12 condition that's dealing with the setback so
 13 you would make it, if the main hip and side
 14 gable -- however you guys are saying it -- are
 15 not reduced to that specific number that you
 16 want, then the front setback shall be where you
 17 guys stated. That way he has the option of
 18 reducing or going back. So if he does reduce
 19 it, he moves the building back. But I need
 20 those numbers or whatever you guys are saying.
 21 COMMISSIONER STANSEL: Yes, ma'am.
 22 MR. TOWERS: Thank you.
 23 COMMISSIONER STANSEL: So let me start all
 24 over just to be very, very clear. So I'm going
 25 to start my motion over.

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1 So I'm going to make a motion to amend
 2 COA-18-20941, 3850 Boone Park Avenue; to make
 3 staff Condition Number 1 -- to remove it, just
 4 to remove it. To make staff Condition Number 4
 5 to read as follows: The front setback shall be
 6 halfway between the right and left houses, at a
 7 minimum, or the applicant has the option to
 8 make the gable roof over the master suite a
 9 9 and 12 pitch and reduce the first floor plate
 10 height to 9 foot 6.
 11 MS. FETNER: Can you say that last part
 12 again? Just the last part?
 13 (The following was read back by the
 14 reporter: "The front setback shall be halfway
 15 between the right and left houses, at a
 16 minimum, or the applicant has the option to
 17 make the gable roof over the master suite a
 18 9 and 12 pitch and reduce the first floor plate
 19 height to 9 foot 6.")
 20 MS. FETNER: Okay. Thank you.
 21 COMMISSIONER STANSEL: And all other
 22 conditions still apply.
 23 MS. FETNER: Just for clarification,
 24 you're not adding 1 to a suggestion anymore?
 25 COMMISSIONER STANSEL: Correct.

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1 MS. FETNER: Thank you.
 2 THE CHAIRMAN: Do I have a second?
 3 COMMISSIONER BRAMWELL: Second.
 4 THE CHAIRMAN: All those in favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: Those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: And we will now vote on the
 9 amended COA.
 10 All those in favor?
 11 COMMISSION MEMBERS: Aye.
 12 THE CHAIRMAN: Those opposed?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: Hearing none, you passed
 15 COA-18-20941.
 16 And we will move on. I do not see
 17 anything else on the agenda. Does anyone else
 18 have anything to add?
 19 COMMISSION MEMBERS: (No response.)
 20 STAFF MEMBERS: (No response.)
 21 THE CHAIRMAN: Seeing none, we are
 22 adjourned.
 23 (The above proceedings were adjourned at
 24 4:47 p.m.)

25 - - -
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 3rd day of August 2018.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25

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| | | | | | | | |
|----------|--|--|--|---|--|--|---|
| 0 | 5:18 214 [1] - 1:7 2237 [1] - 61:3 24 [1] - 50:10 24-foot [1] - 11:10 25 [2] - 1:6, 2:1 25th [1] - 2:4 26 [7] - 74:9, 75:24, 83:17, 83:19, 87:6, 87:7, 89:5 26th [3] - 3:4, 3:6, 3:13 2841 [1] - 26:17 | 87:23, 88:24 5-foot [1] - 88:15 50 [1] - 19:21 55-foot-wide [1] - 67:17 | 67:10, 92:20, 92:22, 95:11, 97:18 added [3] - 20:19, 20:21, 41:16 adding [4] - 28:11, 51:8, 54:5, 96:24 addition [5] - 20:9, 20:13, 20:16, 20:18, 70:2 additional [1] - 43:25 address [12] - 9:24, 21:19, 26:15, 37:8, 50:20, 51:10, 53:22, 55:16, 61:2, 75:25, 76:2, 91:22 addressed [1] - 50:24 adjacent [3] - 42:15, 46:12, 46:23 adjourned [2] - 97:22, 97:23 adjusting [1] - 82:14 administratively [1] - 9:5 adopt [1] - 25:22 adopted [1] - 20:5 advantage [2] - 65:20, 67:15 advised [1] - 75:17 aesthetically [2] - 68:24, 79:8 affidavit [1] - 55:25 affirm [6] - 10:5, 24:19, 26:22, 35:18, 43:15, 61:8 after-the-fact [1] - 17:23 afternoon [1] - 35:6 afterwards [1] - 18:1 agenda [14] - 4:1, 4:3, 4:12, 4:14, 4:18, 4:24, 5:6, 5:8, 5:21, 6:4, 14:19, 22:8, 22:9, 97:17 agree [10] - 15:4, 15:25, 43:23, 50:13, 50:14, 52:15, 66:25, 72:16, 73:1, 77:21 agreeable [1] - 33:10 agreed [3] - 3:24, 25:24, 39:9 agreement [2] - 22:7, 92:10 ahead [8] - 2:3, 3:14, 4:2, 4:11, 4:17, 4:23, 38:8, 39:10 Aid [1] - 29:6 alignment [1] - 51:17 alignments [1] - 51:18 alike [1] - 86:19 allow [1] - 44:2 | allowed [1] - 32:6 allowing [4] - 42:16, 51:25, 78:14, 95:7 allows [1] - 17:19 almost [4] - 10:19, 67:9, 85:1, 85:2 alone [2] - 84:4, 85:14 ALSO [1] - 1:16 alter [1] - 92:25 altered [3] - 19:22, 20:19, 20:25 altering [1] - 84:20 alternative [3] - 15:20, 16:9, 33:20 amend [6] - 16:5, 50:2, 55:22, 56:17, 92:15, 96:1 amended [10] - 4:14, 5:22, 12:3, 16:2, 17:1, 17:2, 57:2, 57:3, 86:12, 97:9 amount [1] - 53:13 ample [1] - 20:10 Angela [1] - 24:14 answer [3] - 24:1, 28:5, 86:15 anticipate [1] - 23:20 anxiety [1] - 83:13 anyway [1] - 85:9 apartment [1] - 67:6 apologies [1] - 8:19 appeases [1] - 36:8 applicant [27] - 3:19, 3:24, 8:5, 8:12, 9:19, 11:17, 12:11, 20:10, 22:17, 25:3, 25:23, 26:4, 41:14, 42:22, 43:1, 48:5, 48:21, 50:16, 53:22, 56:12, 56:18, 59:19, 60:23, 82:13, 83:15, 96:7, 96:16 application [2] - 6:19, 57:19 apply [1] - 96:22 appraiser's [1] - 48:24 appreciate [2] - 29:7, 34:22 approaches [10] - 9:22, 14:7, 22:24, 24:13, 26:14, 35:5, 37:11, 43:4, 61:1, 84:3 appropriateness [1] - 34:11 Appropriateness [1] - 3:22 approval [6] - 6:23, 17:25, 22:9, 22:13, 29:24, 31:8 | | | |
| 1 | 1 [11] - 7:6, 16:13, 16:15, 16:17, 41:9, 53:21, 86:24, 90:6, 92:19, 96:3, 96:24 10 [6] - 8:3, 53:13, 56:14, 56:20, 65:8, 79:12 10-foot [3] - 62:23, 69:1, 78:25 10/12 [1] - 54:24 1002 [1] - 1:8 11 [1] - 8:8 12 [28] - 8:15, 8:20, 15:2, 29:15, 32:13, 32:19, 32:23, 33:7, 61:19, 61:21, 62:10, 64:10, 64:14, 64:16, 68:8, 68:14, 68:16, 68:17, 70:4, 87:22, 94:8, 96:9, 96:18 12-month [2] - 27:21, 32:21 1214 [1] - 35:7 1224 [3] - 4:20, 39:18, 39:25 1232 [2] - 19:8, 19:11 13 [2] - 8:17, 8:22 130 [1] - 5:2 1332 [1] - 4:25 1334 [1] - 10:1 134 [1] - 13:6 135 [1] - 13:9 1352 [1] - 24:14 14 [1] - 9:2 15 [2] - 9:8, 83:20 16 [1] - 43:22 1618 [1] - 6:6 17 [1] - 43:8 18-20941 [1] - 92:17 1948 [1] - 20:7 1952 [1] - 20:6 1st [1] - 1:8 | 3 3 [9] - 3:18, 3:22, 4:3, 7:8, 7:12, 41:23, 61:24, 88:1, 88:3 3,200 [1] - 85:2 30 [4] - 44:18, 44:20, 45:6, 52:2 307.106(s) [1] - 27:20 31 [3] - 88:14, 88:22, 88:23 32 [4] - 43:9, 45:4, 89:14, 90:22 32-foot [1] - 90:23 32206 [1] - 10:1 33 [1] - 87:13 33-foot [1] - 87:10 35 [2] - 89:14, 90:20 3555 [1] - 5:1 36 [3] - 50:10, 51:24, 88:15 3850 [3] - 57:10, 92:17, 96:2 3858 [1] - 76:3 3:00 [2] - 1:7, 2:1 3rd [1] - 98:15 | 6 6 [14] - 7:19, 7:24, 8:2, 46:17, 51:21, 51:25, 78:24, 79:1, 80:21, 83:6, 85:25, 94:22, 96:10, 96:19 6th [1] - 5:2 | 7 7 [2] - 7:21, 87:12 7-foot [1] - 79:3 7/4 [1] - 79:2 75 [1] - 67:17 | 8 8 [12] - 7:23, 61:21, 62:10, 64:16, 68:8, 68:14, 68:17, 70:4, 78:6, 94:7, 94:8, 94:20 | 9 9 [13] - 8:1, 54:23, 61:19, 61:20, 64:14, 68:16, 78:5, 94:8, 96:9, 96:10, 96:18, 96:19 9-foot [1] - 62:23 9/1 [1] - 65:11 9/12 [1] - 94:16 9/6 [4] - 69:2, 79:1, 79:19, 94:17 91 [1] - 43:7 | A able [2] - 58:13, 59:20 absolutely [1] - 69:8 acceptable [1] - 12:24 accommodate [1] - 88:8 accordance [1] - 9:8 achieve [3] - 65:11, 65:15, 68:8 act [1] - 32:14 active [1] - 25:20 actual [5] - 20:12, 34:12, 34:14, 59:18, 91:21 add [7] - 25:1, 55:25, |
| 2 | 4 4 [7] - 7:13, 7:14, 45:4, 79:4, 92:23, 92:25, 96:4 40 [6] - 75:6, 75:8, 75:13, 75:18, 83:16, 87:7 413 [4] - 3:18, 4:4, 6:12, 6:15 418 [1] - 5:3 42 [1] - 50:10 45 [1] - 67:16 4:47 [1] - 97:24 4th [5] - 3:18, 4:4, 5:3, 6:12, 6:15 | 5 5 [4] - 7:17, 66:3, | | | | | |

| | | | | |
|---|---|--|--|--|
| <p>approve [13] - 3:5, 4:13, 5:6, 5:8, 5:21, 12:2, 27:10, 28:8, 31:11, 38:10, 38:16, 48:16, 71:22</p> <p>approved [25] - 6:4, 9:10, 12:5, 12:8, 12:10, 14:19, 26:1, 28:4, 29:9, 29:10, 29:18, 30:25, 31:1, 32:1, 32:16, 32:17, 33:9, 34:6, 34:14, 37:16, 39:17, 49:17, 50:1, 58:8, 60:2</p> <p>approving [1] - 34:5</p> <p>architect [1] - 71:5</p> <p>architected [1] - 82:25</p> <p>architectural [2] - 9:3, 53:2</p> <p>architecturally [1] - 23:22</p> <p>area [11] - 13:4, 23:23, 28:12, 30:15, 33:25, 36:18, 38:23, 57:25, 58:3, 58:5, 59:10</p> <p>areas [2] - 77:22, 77:24</p> <p>argument [1] - 12:12</p> <p>aside [1] - 20:23</p> <p>associated [3] - 40:13, 47:11, 47:22</p> <p>assuming [3] - 28:25, 83:19, 89:4</p> <p>asymmetrical [2] - 55:9, 55:17</p> <p>attempt [1] - 33:4</p> <p>attorney [1] - 23:7</p> <p>Audience [6] - 9:22, 24:13, 26:14, 35:5, 43:4, 61:1</p> <p>AUDIENCE [16] - 4:8, 9:20, 9:25, 11:23, 19:4, 24:14, 26:12, 26:17, 35:3, 35:6, 43:2, 43:7, 48:12, 60:24, 61:3, 71:18</p> <p>August [1] - 98:15</p> <p>authorized [1] - 98:8</p> <p>available [1] - 24:1</p> <p>Avenue [8] - 4:20, 4:21, 5:1, 24:15, 57:10, 76:3, 92:18, 96:2</p> <p>avoid [1] - 30:2</p> <p>Avondale [6] - 21:5, 24:15, 25:1, 28:19, 57:24, 67:3</p> <p>aware [2] - 50:1, 50:16</p> <p>awesome [1] - 66:18</p> <p>aye [9] - 3:9, 5:25,</p> | <p>16:21, 17:4, 39:13, 56:23, 57:4, 97:5, 97:11</p> <p style="text-align: center;">B</p> <p>backups [1] - 58:12</p> <p>Ball [1] - 1:7</p> <p>ball [1] - 29:16</p> <p>Band [1] - 29:6</p> <p>Band-Aid [1] - 29:6</p> <p>bank [4] - 21:12, 23:21, 27:5, 35:9</p> <p>Bank [1] - 19:12</p> <p>barely [1] - 77:3</p> <p>based [1] - 15:6</p> <p>basic [2] - 40:10, 63:15</p> <p>batch [1] - 21:16</p> <p>bay [1] - 12:17</p> <p>beautiful [2] - 82:23, 84:18</p> <p>becomes [2] - 50:1, 52:23</p> <p>bed [1] - 51:4</p> <p>bedroom [2] - 63:5, 63:11</p> <p>bedrooms [1] - 62:2</p> <p>begin [3] - 18:6, 18:12, 29:8</p> <p>behind [8] - 31:24, 53:1, 73:20, 77:12, 83:8, 89:12, 91:2, 91:4</p> <p>below [1] - 52:1</p> <p>beside [1] - 59:5</p> <p>best [2] - 25:18, 38:20</p> <p>better [6] - 13:13, 18:8, 68:16, 68:17, 70:4, 85:13</p> <p>between [17] - 7:15, 42:11, 72:18, 76:21, 83:5, 83:6, 87:7, 89:2, 91:15, 91:20, 91:24, 93:1, 93:2, 93:7, 93:10, 96:6, 96:15</p> <p>beyond [1] - 81:22</p> <p>big [10] - 63:7, 67:19, 70:6, 70:25, 72:21, 78:19, 80:15, 82:8, 83:1, 86:17</p> <p>bigger [2] - 85:5, 85:15</p> <p>bit [27] - 14:11, 14:16, 15:9, 15:15, 19:16, 21:4, 36:5, 41:8, 42:7, 53:5, 59:9, 59:21, 60:4, 62:4, 63:5, 63:15, 66:16,</p> | <p>67:1, 67:11, 67:21, 70:6, 73:25, 74:1, 76:7, 80:1, 84:6, 93:17</p> <p>black [1] - 52:25</p> <p>Blair [2] - 43:22, 53:23</p> <p>blank [1] - 41:20</p> <p>block [7] - 10:24, 19:14, 30:18, 66:25, 67:2, 67:10, 68:5</p> <p>blue [12] - 74:19, 77:3, 83:18, 89:4, 89:12, 89:14, 91:2, 91:5, 91:8, 91:11, 91:17, 91:21</p> <p>bluish [1] - 13:15</p> <p>board [2] - 4:11, 42:12</p> <p>boards [2] - 7:11, 7:17</p> <p>body [1] - 73:21</p> <p>book [4] - 13:8, 40:16, 58:12, 83:12</p> <p>Boone [4] - 57:10, 76:3, 92:18, 96:2</p> <p>bother [1] - 92:3</p> <p>bought [1] - 62:7</p> <p>box [3] - 66:15, 86:3, 86:4</p> <p>boxes [1] - 8:23</p> <p>BRAMWELL [38] - 1:14, 2:17, 4:13, 5:4, 5:7, 5:20, 13:6, 13:19, 16:14, 16:19, 33:19, 34:9, 46:16, 47:18, 56:16, 60:11, 60:17, 72:15, 73:20, 73:23, 75:9, 75:15, 75:21, 76:20, 77:11, 81:3, 81:11, 81:15, 86:20, 86:23, 87:10, 88:13, 90:1, 90:14, 90:22, 92:5, 92:13, 97:3</p> <p>Bramwell [1] - 2:17</p> <p>Branch [2] - 4:20, 4:21</p> <p>Branscomb [1] - 43:8</p> <p>break [1] - 89:24</p> <p>brick [4] - 7:1, 7:2, 47:3, 50:7</p> <p>bring [6] - 3:2, 13:7, 68:13, 73:11, 75:9, 79:25</p> <p>brings [1] - 62:12</p> <p>bubbled [1] - 14:14</p> <p>build [6] - 33:20, 62:3, 66:16, 69:25, 78:19, 79:6</p> <p>builder [3] - 79:7, 82:4, 85:11</p> <p>building [23] - 17:24, 18:12, 20:12, 20:21,</p> | <p>21:8, 23:17, 25:8, 25:11, 31:2, 31:7, 31:14, 31:22, 33:4, 33:6, 33:22, 47:9, 50:7, 63:22, 67:21, 70:20, 81:20, 82:23, 95:19</p> <p>Building [2] - 1:7, 17:21</p> <p>buildings [4] - 13:14, 13:15, 19:20, 67:7</p> <p>built [6] - 11:11, 20:6, 20:8, 20:12, 70:23, 86:7</p> <p>bump [2] - 63:11, 64:6</p> <p>bump-out [1] - 63:11</p> <p>bump-outs [1] - 64:6</p> <p>bungalow [2] - 12:18, 59:5</p> <p>business [1] - 25:20</p> <p style="text-align: center;">C</p> <p>CANDACE [1] - 1:19</p> <p>cap [1] - 41:25</p> <p>car [1] - 45:20</p> <p>card [1] - 3:2</p> <p>cares [1] - 85:12</p> <p>case [2] - 27:24, 34:6</p> <p>cat [1] - 69:4</p> <p>catercorner [2] - 68:2, 68:3</p> <p>caused [1] - 18:5</p> <p>causes [1] - 93:19</p> <p>causing [1] - 83:13</p> <p>caving [1] - 18:10</p> <p>ceiling [9] - 65:8, 65:11, 65:15, 69:1, 69:3, 78:25, 79:25, 81:7, 82:15</p> <p>cell [1] - 2:25</p> <p>cementitious [2] - 7:18, 42:13</p> <p>center [7] - 15:3, 15:13, 16:10, 18:11, 62:12, 62:13, 65:12</p> <p>centered [1] - 7:15</p> <p>CenterState [4] - 19:12, 25:24, 37:2, 39:2</p> <p>central [4] - 7:6, 10:18, 11:8, 15:1</p> <p>certain [1] - 94:13</p> <p>certainly [1] - 52:7</p> <p>CERTIFICATE [1] - 98:1</p> <p>Certificates [1] - 3:21</p> <p>certify [1] - 98:8</p> <p>Chair [12] - 1:13, 22:20, 48:20, 50:14,</p> | <p>50:19, 53:20, 55:5, 55:24, 64:25, 75:12, 83:14, 87:21</p> <p>CHAIRMAN [166] - 2:3, 2:21, 2:24, 3:8, 3:10, 3:12, 4:2, 4:9, 4:15, 5:5, 5:10, 5:14, 5:17, 5:24, 6:1, 6:3, 6:10, 9:15, 9:18, 9:21, 9:23, 11:16, 11:19, 11:24, 12:4, 12:8, 13:1, 13:9, 14:6, 14:23, 15:10, 15:19, 15:23, 16:2, 16:12, 16:18, 16:20, 16:22, 16:24, 17:2, 17:5, 17:7, 18:20, 18:22, 19:1, 19:5, 22:14, 22:17, 22:19, 22:22, 23:5, 23:8, 24:2, 24:5, 24:8, 24:11, 26:9, 26:13, 28:24, 29:3, 29:10, 29:13, 30:4, 30:16, 30:19, 31:6, 31:12, 31:18, 32:7, 34:7, 34:21, 34:24, 35:1, 35:4, 35:10, 35:13, 35:25, 36:24, 37:10, 37:24, 38:1, 38:6, 38:13, 38:16, 39:10, 39:14, 39:16, 42:23, 43:1, 43:3, 43:5, 48:4, 48:7, 48:10, 48:13, 48:19, 48:22, 52:4, 52:15, 53:16, 55:21, 56:2, 56:4, 56:10, 56:22, 56:24, 57:1, 57:5, 57:7, 60:9, 60:19, 60:22, 60:25, 61:2, 64:4, 64:9, 64:18, 65:3, 71:8, 71:11, 71:15, 71:19, 71:25, 73:1, 73:4, 73:8, 73:13, 73:16, 73:22, 74:1, 75:14, 79:17, 80:11, 82:6, 83:10, 84:1, 86:10, 86:22, 86:24, 87:4, 87:8, 88:17, 88:20, 88:23, 88:25, 89:19, 90:12, 90:21, 90:25, 91:4, 91:7, 91:13, 91:16, 92:11, 92:16, 93:12, 93:22, 94:1, 94:11, 97:2, 97:4, 97:6, 97:8, 97:12, 97:14, 97:21</p> <p>Chairman [3] - 1:13, 2:21, 6:14</p> <p>change [6] - 12:23,</p> |
|---|---|--|--|--|

| | | | | |
|--|---|---|---|---|
| <p>31:17, 54:21, 79:24, 80:9 changes [7] - 3:17, 9:2, 12:24, 42:16, 46:3, 46:6, 59:25 character [7] - 21:2, 62:15, 67:3, 67:10, 69:11, 69:12, 72:12 cheek [2] - 41:23, 42:2 chief [1] - 17:21 chin [1] - 67:21 Christian [13] - 2:8, 2:9, 3:14, 6:7, 12:8, 13:3, 14:3, 25:17, 49:19, 57:11, 72:8, 77:6, 77:14 CHRISTIAN [1] - 1:17 citizen [1] - 27:4 City [2] - 17:20, 37:17 CITY [1] - 1:1 civic [1] - 34:19 civil [1] - 23:4 clarification [4] - 38:4, 93:13, 93:14, 96:23 classification [1] - 76:18 clear [4] - 7:19, 27:25, 91:1, 95:24 client [3] - 44:15, 54:13, 68:25 close [10] - 4:9, 11:24, 19:5, 30:14, 30:17, 33:17, 34:19, 38:8, 48:13, 71:19 closely [1] - 37:4 closer [1] - 82:19 closet [1] - 65:19 COA [47] - 3:15, 4:7, 6:11, 6:19, 11:22, 12:2, 15:16, 17:23, 19:3, 21:23, 24:12, 26:11, 27:10, 27:21, 27:22, 29:9, 29:10, 30:5, 30:25, 31:2, 31:8, 31:11, 31:19, 32:1, 32:14, 32:17, 34:3, 34:10, 34:12, 37:15, 38:2, 38:8, 38:11, 48:11, 49:13, 49:16, 49:24, 56:17, 56:20, 57:2, 57:3, 57:9, 71:17, 71:23, 92:15, 97:9 COA-18-20885 [3] - 19:8, 19:10, 39:17 COA-18-20909 [3] - 6:6, 17:10, 19:2 COA-18-20916 [1] - 4:24 COA-18-20925 [1] -</p> | <p>4:25 COA-18-20926 [5] - 3:18, 4:4, 6:12, 6:15, 17:8 COA-18-20927 [1] - 5:1 COA-18-20929 [1] - 5:2 COA-18-20930 [1] - 5:3 COA-18-20932 [4] - 39:18, 39:24, 48:17, 57:8 COA-18-20936 [1] - 4:20 COA-18-20937 [1] - 4:21 COA-18-20938 [3] - 3:22, 4:6, 5:18 COA-18-20941 [3] - 57:10, 96:2, 97:15 COAs [7] - 14:18, 19:7, 21:16, 23:19, 26:2, 32:20, 34:9 code [4] - 17:19, 17:25, 32:13, 48:2 Code [4] - 17:20, 27:18, 27:20, 28:1 collapse [1] - 18:7 color [5] - 8:4, 8:10, 8:24 column [16] - 7:6, 9:4, 10:18, 10:21, 11:8, 11:10, 11:14, 12:17, 15:1, 15:3, 15:13, 16:6, 16:10, 40:25, 41:25, 42:6 columns [9] - 6:25, 7:1, 10:20, 11:3, 12:14, 15:13, 15:17, 16:7, 42:2 comfort [1] - 37:7 comfortable [3] - 84:23, 85:19, 85:20 coming [6] - 21:9, 23:25, 36:11, 36:14, 36:22, 92:10 command [1] - 32:11 commencement [1] - 27:24 commencing [1] - 1:7 comment [4] - 11:13, 36:25, 54:4, 74:13 commercial [3] - 25:14, 25:19, 36:6 commission [2] - 38:19, 53:17 COMMISSION [29] - 1:3, 3:9, 3:11, 5:25, 6:2, 9:17, 11:18,</p> | <p>16:21, 16:23, 17:4, 17:6, 22:16, 24:7, 38:15, 39:13, 39:15, 42:25, 48:6, 56:23, 56:25, 57:4, 57:6, 60:21, 71:10, 97:5, 97:7, 97:11, 97:13, 97:19 Commission [16] - 1:14, 1:14, 2:5, 17:14, 27:3, 27:9, 27:15, 27:17, 28:3, 28:4, 30:2, 31:10, 31:24, 33:9, 33:14 commission-wise [1] - 53:17 COMMISSIONER [178] - 2:17, 2:19, 2:22, 3:5, 3:7, 4:13, 5:4, 5:7, 5:9, 5:11, 5:15, 5:20, 5:23, 12:1, 12:7, 13:3, 13:6, 13:12, 13:19, 13:21, 15:4, 15:11, 15:21, 15:25, 16:4, 16:14, 16:16, 16:19, 31:25, 32:8, 32:22, 33:2, 33:5, 33:18, 33:19, 34:9, 36:25, 38:10, 38:12, 38:25, 39:9, 44:24, 45:8, 45:12, 45:16, 46:8, 46:16, 47:18, 48:16, 48:18, 50:6, 50:18, 51:23, 52:6, 52:10, 52:12, 52:16, 52:20, 53:4, 53:19, 54:20, 55:19, 56:6, 56:8, 56:16, 56:21, 60:11, 60:17, 63:25, 64:12, 64:23, 65:4, 65:7, 65:10, 65:14, 66:1, 66:7, 68:7, 68:19, 68:22, 69:6, 69:9, 69:12, 70:10, 70:13, 71:22, 71:24, 72:1, 72:15, 73:3, 73:5, 73:10, 73:14, 73:18, 73:20, 73:23, 73:25, 74:4, 74:17, 75:3, 75:9, 75:11, 75:15, 75:21, 76:4, 76:20, 76:22, 77:6, 77:11, 77:19, 79:18, 79:20, 79:21, 79:23, 80:2, 80:4, 80:7, 80:13, 81:1, 81:3, 81:7, 81:11, 81:12, 81:15, 82:12, 83:9, 83:11, 83:22, 86:14, 86:20, 86:23, 87:2, 87:5, 87:10,</p> | <p>87:12, 87:14, 87:25, 88:13, 88:18, 88:22, 88:24, 89:4, 89:11, 89:18, 89:21, 89:23, 90:1, 90:3, 90:13, 90:14, 90:16, 90:22, 90:23, 91:3, 91:10, 91:14, 92:1, 92:5, 92:7, 92:12, 92:13, 92:14, 92:17, 92:24, 93:5, 93:9, 93:24, 94:14, 94:21, 94:25, 95:5, 95:6, 95:10, 95:21, 95:23, 96:21, 96:25, 97:3 Commissioner [5] - 2:18, 2:20, 2:23, 15:5, 54:4 committee [2] - 27:15, 28:21 community [4] - 22:12, 36:15, 37:3, 37:23 compared [2] - 20:16, 77:25 comparing [2] - 72:19, 74:13 comparisons [1] - 72:17 compatible [3] - 25:13, 59:16, 60:5 complete [2] - 26:1, 98:10 completed [1] - 32:15 completion [1] - 30:1 Compliance [1] - 17:20 complies [1] - 13:5 Complies [7] - 10:4, 24:18, 26:21, 35:17, 43:14, 60:16, 61:7 composed [1] - 7:18 composite [1] - 42:13 compromise [3] - 81:2, 81:4, 85:18 concentrated [1] - 59:11 concern [10] - 21:19, 27:6, 32:9, 33:16, 34:20, 34:22, 51:10, 53:24, 55:15, 69:18 concerned [5] - 25:16, 32:23, 34:18, 77:24, 81:17 concerns [5] - 21:8, 22:4, 27:8, 30:11, 52:7 concrete [3] - 41:25, 87:18, 89:16 condemned [2] - 6:5,</p> | <p>17:9 condition [48] - 3:25, 7:4, 10:17, 21:3, 21:5, 21:21, 22:3, 22:6, 22:7, 22:11, 22:13, 24:3, 25:22, 25:23, 27:6, 29:1, 29:4, 29:5, 30:9, 30:20, 34:13, 34:17, 36:3, 36:8, 39:1, 44:9, 50:23, 51:9, 53:4, 53:14, 54:1, 55:25, 56:18, 59:13, 72:25, 73:5, 89:19, 90:7, 90:9, 90:12, 90:13, 90:15, 90:17, 91:18, 92:21, 92:23, 94:10, 95:12 Condition [12] - 6:25, 16:13, 16:15, 16:17, 41:9, 53:21, 86:24, 92:19, 92:23, 92:25, 96:3, 96:4 conditions [21] - 6:23, 7:5, 15:2, 29:23, 38:11, 41:15, 42:9, 42:10, 42:19, 43:23, 44:22, 48:17, 52:9, 53:18, 59:22, 59:23, 61:15, 89:25, 93:3, 93:6, 96:22 Conference [1] - 1:8 confirm [1] - 37:12 conflict [1] - 22:12 conformity [1] - 66:23 confusing [1] - 58:21 confusion [1] - 93:19 conjunction [1] - 21:6 connection [1] - 8:23 consent [18] - 3:15, 3:17, 4:1, 4:3, 4:12, 4:14, 4:18, 4:24, 5:6, 5:8, 5:21, 6:4, 6:9, 14:19, 49:24, 56:13, 56:14, 56:19 consents [1] - 49:18 consequences [2] - 84:13, 85:23 considered [2] - 19:23, 27:23 considering [1] - 81:23 consistent [1] - 23:22 constructed [1] - 47:13 construction [11] - 6:16, 6:20, 20:11, 20:14, 27:23, 36:10, 36:16, 51:6, 51:7, 51:12, 57:20</p> |
|--|---|---|---|---|

| | | | | |
|---|---|---|--|--------------------------------|
| <p>continue [2] - 32:6, 38:18</p> <p>contributing [6] - 19:24, 20:2, 20:5, 20:24, 40:2, 46:22</p> <p>control [3] - 28:7, 28:8, 32:11</p> <p>conversation [2] - 39:21, 79:13</p> <p>copy [1] - 65:1</p> <p>corner [8] - 10:14, 14:22, 15:14, 66:5, 68:2, 77:3, 77:13, 88:11</p> <p>corners [3] - 15:17, 16:8, 62:2</p> <p>correct [8] - 16:25, 29:12, 29:13, 34:16, 47:16, 49:7, 94:14, 96:25</p> <p>corrected [1] - 88:3</p> <p>cost [2] - 78:8, 78:11</p> <p>Councilman [1] - 21:7</p> <p>councilman [1] - 37:14</p> <p>councilperson [2] - 21:7, 21:20</p> <p>Counsel [2] - 1:18, 2:16</p> <p>COUNTY [1] - 98:4</p> <p>couple [4] - 3:16, 11:11, 65:4, 83:23</p> <p>courses [2] - 44:19, 45:4</p> <p>Cove [1] - 43:8</p> <p>crazy [1] - 85:8</p> <p>create [2] - 19:17, 21:21</p> <p>creates [1] - 12:20</p> <p>creating [1] - 21:9</p> <p>criteria [1] - 51:10</p> <p>crown [1] - 7:11</p> <p>crystal [1] - 29:16</p> <p>curious [1] - 74:11</p> <p>current [2] - 41:13, 48:1</p> <p>curves [1] - 66:17</p> <p>cut [1] - 87:3</p> | <p>35:24, 36:1</p> <p>DAVIS [51] - 1:13, 2:19, 3:5, 5:9, 5:23, 12:7, 15:25, 31:25, 32:8, 32:22, 33:2, 33:5, 33:18, 36:25, 38:10, 39:9, 44:24, 45:8, 45:12, 45:16, 46:8, 48:16, 52:6, 52:12, 52:16, 53:4, 54:20, 56:6, 63:25, 64:12, 66:7, 71:24, 72:1, 73:14, 79:18, 79:21, 80:2, 80:7, 81:1, 83:22, 86:14, 87:2, 87:5, 87:12, 88:22, 89:23, 93:24, 94:14, 94:21, 94:25, 95:5</p> <p>Davis [1] - 2:19</p> <p>days [5] - 17:15, 32:3, 56:14, 56:20, 85:6</p> <p>deal [2] - 51:20, 88:10</p> <p>dealing [1] - 95:12</p> <p>deals [1] - 73:6</p> <p>deceiving [1] - 63:5</p> <p>decision [1] - 28:21</p> <p>decking [1] - 66:13</p> <p>declare [1] - 17:22</p> <p>decorative [1] - 7:20</p> <p>deeper [1] - 55:1</p> <p>deferred [2] - 4:19, 4:22</p> <p>definitely [3] - 80:3, 83:8, 83:10</p> <p>degree [1] - 78:5</p> <p>delayed [1] - 48:25</p> <p>delays [1] - 25:24</p> <p>Demetree [1] - 2:21</p> <p>DEMETREE [1] - 1:13</p> <p>demolish [7] - 23:17, 31:14, 33:4, 33:22, 34:11, 76:5, 78:19</p> <p>demolition [14] - 19:11, 21:13, 21:22, 22:5, 22:11, 25:8, 25:16, 25:24, 29:8, 29:19, 31:7, 34:14, 37:15, 58:8</p> <p>demolitions [1] - 21:5</p> <p>Department [3] - 2:14, 9:7, 9:12</p> <p>Dept [4] - 1:17, 1:17, 1:18, 1:19</p> <p>design [16] - 9:2, 10:21, 12:9, 12:11, 25:12, 29:11, 30:5, 31:20, 40:25, 51:2, 59:6, 59:7, 63:9, 63:14, 66:1, 86:8</p> | <p>designed [6] - 12:22, 41:24, 61:20, 65:19, 68:10, 71:5</p> <p>designs [4] - 9:4, 15:20, 58:3, 67:4</p> <p>detail [4] - 40:12, 40:22, 40:24, 59:8</p> <p>details [3] - 9:3, 60:14, 62:25</p> <p>deterioration [1] - 17:17</p> <p>determined [1] - 29:16</p> <p>developer [2] - 27:12, 31:20</p> <p>developers [1] - 23:2</p> <p>Development [9] - 1:17, 1:17, 1:18, 1:19, 2:10, 2:12, 2:14, 9:7, 9:12</p> <p>development [4] - 21:24, 23:20, 34:13, 38:18</p> <p>deviate [1] - 72:23</p> <p>DEVIN [1] - 1:18</p> <p>Devin [1] - 2:11</p> <p>Diane [3] - 1:9, 98:7, 98:18</p> <p>difference [6] - 15:6, 48:2, 72:18, 72:22, 87:7, 91:15</p> <p>differences [1] - 80:15</p> <p>different [10] - 21:4, 29:20, 32:25, 41:6, 50:12, 54:16, 57:25, 58:1, 67:12, 78:10</p> <p>differentiate [1] - 15:8</p> <p>difficult [1] - 41:12</p> <p>difficulty [1] - 12:21</p> <p>diligence [3] - 21:15, 27:13, 39:2</p> <p>dimension [1] - 87:17</p> <p>dining [1] - 44:1</p> <p>direction [1] - 72:4</p> <p>directly [2] - 41:14, 45:21</p> <p>dirt [2] - 52:1, 54:5</p> <p>disagree [1] - 80:8</p> <p>disconcerting [1] - 78:21</p> <p>discuss [1] - 3:19</p> <p>discussed [1] - 95:6</p> <p>Discussion [1] - 8:18</p> <p>discussion [1] - 91:10</p> <p>distance [4] - 35:8, 87:6, 89:2, 91:11</p> <p>district [11] - 12:17, 12:19, 12:25, 19:19, 19:25, 21:7, 21:20, 22:2, 25:19, 51:8, 51:16</p> | <p>District [2] - 6:18, 6:22</p> <p>districts [2] - 25:15, 28:23</p> <p>diversity [4] - 12:16, 14:25, 72:10, 77:22</p> <p>divided [1] - 7:12</p> <p>Division [1] - 17:20</p> <p>done [9] - 29:15, 30:1, 32:19, 42:16, 51:7, 52:21, 78:4, 78:7, 82:25</p> <p>door [14] - 7:19, 40:25, 44:1, 44:5, 45:1, 45:9, 46:1, 46:11, 47:8, 53:7, 54:25, 68:1, 81:20, 85:16</p> <p>doors [3] - 41:17, 53:2, 74:22</p> <p>dormer [6] - 62:12, 62:13, 64:6, 68:9, 68:14, 82:14</p> <p>dormers [6] - 62:17, 65:20, 70:5, 70:8, 72:19, 73:6</p> <p>double [2] - 41:17, 44:1</p> <p>down [25] - 13:20, 17:24, 18:12, 18:13, 21:9, 30:4, 31:2, 31:6, 31:18, 31:22, 32:2, 33:6, 38:20, 39:4, 57:16, 60:4, 62:23, 64:24, 66:12, 68:14, 73:12, 74:22, 80:1, 80:23, 90:18</p> <p>downstairs [3] - 69:2, 69:3, 79:1</p> <p>draft [1] - 70:15</p> <p>drafting [4] - 63:13, 69:19, 78:8, 78:11</p> <p>drafts [2] - 78:9</p> <p>drawings [3] - 40:21, 55:8, 60:12</p> <p>drawn [1] - 64:15</p> <p>drew [1] - 82:23</p> <p>drive [2] - 20:16, 25:13</p> <p>drive-through [2] - 20:16, 25:13</p> <p>driveway [1] - 81:21</p> <p>drop [3] - 62:9, 94:17, 94:23</p> <p>dropping [8] - 61:18, 61:21, 62:21, 63:3, 79:19, 93:24, 94:19, 94:22</p> <p>due [3] - 21:14, 27:13, 39:2</p> <p>duplexes [1] - 67:6</p> <p>during [1] - 33:16</p> <p>duty [1] - 34:19</p> | <p>DUVAL [1] - 98:4</p> |
| E | | | | |
| <p>dangerous [4] - 27:9, 27:13, 28:2, 28:15</p> <p>data [1] - 81:13</p> <p>date [1] - 56:14</p> <p>DATED [1] - 98:15</p> <p>David [1] - 9:25</p> <p>Davidson [1] - 35:7</p> <p>DAVIDSON [5] - 35:12, 35:16, 35:22,</p> | <p>35:24, 36:1</p> <p>DAVIS [51] - 1:13, 2:19, 3:5, 5:9, 5:23, 12:7, 15:25, 31:25, 32:8, 32:22, 33:2, 33:5, 33:18, 36:25, 38:10, 39:9, 44:24, 45:8, 45:12, 45:16, 46:8, 48:16, 52:6, 52:12, 52:16, 53:4, 54:20, 56:6, 63:25, 64:12, 66:7, 71:24, 72:1, 73:14, 79:18, 79:21, 80:2, 80:7, 81:1, 83:22, 86:14, 87:2, 87:5, 87:12, 88:22, 89:23, 93:24, 94:14, 94:21, 94:25, 95:5</p> <p>Davis [1] - 2:19</p> <p>days [5] - 17:15, 32:3, 56:14, 56:20, 85:6</p> <p>deal [2] - 51:20, 88:10</p> <p>dealing [1] - 95:12</p> <p>deals [1] - 73:6</p> <p>deceiving [1] - 63:5</p> <p>decision [1] - 28:21</p> <p>decking [1] - 66:13</p> <p>declare [1] - 17:22</p> <p>decorative [1] - 7:20</p> <p>deeper [1] - 55:1</p> <p>deferred [2] - 4:19, 4:22</p> <p>definitely [3] - 80:3, 83:8, 83:10</p> <p>degree [1] - 78:5</p> <p>delayed [1] - 48:25</p> <p>delays [1] - 25:24</p> <p>Demetree [1] - 2:21</p> <p>DEMETREE [1] - 1:13</p> <p>demolish [7] - 23:17, 31:14, 33:4, 33:22, 34:11, 76:5, 78:19</p> <p>demolition [14] - 19:11, 21:13, 21:22, 22:5, 22:11, 25:8, 25:16, 25:24, 29:8, 29:19, 31:7, 34:14, 37:15, 58:8</p> <p>demolitions [1] - 21:5</p> <p>Department [3] - 2:14, 9:7, 9:12</p> <p>Dept [4] - 1:17, 1:17, 1:18, 1:19</p> <p>design [16] - 9:2, 10:21, 12:9, 12:11, 25:12, 29:11, 30:5, 31:20, 40:25, 51:2, 59:6, 59:7, 63:9, 63:14, 66:1, 86:8</p> | <p>designed [6] - 12:22, 41:24, 61:20, 65:19, 68:10, 71:5</p> <p>designs [4] - 9:4, 15:20, 58:3, 67:4</p> <p>detail [4] - 40:12, 40:22, 40:24, 59:8</p> <p>details [3] - 9:3, 60:14, 62:25</p> <p>deterioration [1] - 17:17</p> <p>determined [1] - 29:16</p> <p>developer [2] - 27:12, 31:20</p> <p>developers [1] - 23:2</p> <p>Development [9] - 1:17, 1:17, 1:18, 1:19, 2:10, 2:12, 2:14, 9:7, 9:12</p> <p>development [4] - 21:24, 23:20, 34:13, 38:18</p> <p>deviate [1] - 72:23</p> <p>DEVIN [1] - 1:18</p> <p>Devin [1] - 2:11</p> <p>Diane [3] - 1:9, 98:7, 98:18</p> <p>difference [6] - 15:6, 48:2, 72:18, 72:22, 87:7, 91:15</p> <p>differences [1] - 80:15</p> <p>different [10] - 21:4, 29:20, 32:25, 41:6, 50:12, 54:16, 57:25, 58:1, 67:12, 78:10</p> <p>differentiate [1] - 15:8</p> <p>difficult [1] - 41:12</p> <p>difficulty [1] - 12:21</p> <p>diligence [3] - 21:15, 27:13, 39:2</p> <p>dimension [1] - 87:17</p> <p>dining [1] - 44:1</p> <p>direction [1] - 72:4</p> <p>directly [2] - 41:14, 45:21</p> <p>dirt [2] - 52:1, 54:5</p> <p>disagree [1] - 80:8</p> <p>disconcerting [1] - 78:21</p> <p>discuss [1] - 3:19</p> <p>discussed [1] - 95:6</p> <p>Discussion [1] - 8:18</p> <p>discussion [1] - 91:10</p> <p>distance [4] - 35:8, 87:6, 89:2, 91:11</p> <p>district [11] - 12:17, 12:19, 12:25, 19:19, 19:25, 21:7, 21:20, 22:2, 25:19, 51:8, 51:16</p> | <p>DUVAL [1] - 98:4</p> | |

| | | | | | |
|---|--|--|---|---|--|
| <p>65:24 examples [1] - 15:1 exceeds [1] - 45:6 except [1] - 43:24 excuse [3] - 7:8, 57:8, 68:3 existing [4] - 25:8, 25:10, 28:10, 33:22 expanded [1] - 20:21 experience [3] - 51:15, 71:6, 84:14 expiration [1] - 27:21 expire [1] - 32:24 expired [1] - 33:7 exposed [3] - 7:16, 66:8, 66:11 extending [1] - 27:25 extends [1] - 32:21 extension [2] - 59:14, 60:14 extenuating [1] - 52:14 extremely [1] - 36:17 eyesore [1] - 28:18</p> | <p>75:18, 75:23, 79:12, 83:16, 83:20, 85:2, 87:13, 87:23, 88:1, 88:3, 88:24, 90:20, 91:4 felt [1] - 12:23 FETNER [31] - 1:18, 2:15, 5:19, 12:6, 17:1, 18:24, 22:20, 38:5, 48:20, 48:23, 49:3, 49:6, 49:8, 49:10, 49:12, 49:15, 49:23, 50:5, 55:24, 56:3, 56:9, 56:11, 64:25, 92:22, 93:3, 95:9, 95:11, 96:11, 96:20, 96:23, 97:1 Fetner [1] - 2:15 file [1] - 57:17 filing [1] - 32:19 fill [1] - 3:1 final [3] - 9:8, 57:9, 60:1 fine [11] - 4:16, 23:9, 24:3, 32:7, 54:14, 63:10, 73:8, 86:25, 87:4, 89:8, 93:20 finished [13] - 7:23, 21:18, 42:14, 45:3, 46:10, 46:15, 50:24, 51:13, 51:17, 51:19, 54:8, 59:24 fire [1] - 18:5 first [26] - 6:9, 6:10, 10:17, 21:14, 34:1, 38:17, 38:22, 42:20, 47:3, 61:2, 62:22, 65:7, 72:24, 73:5, 79:19, 80:22, 81:5, 81:8, 81:9, 82:2, 82:15, 84:7, 85:24, 96:9, 96:18 five [2] - 29:25, 32:15 fix [1] - 68:23 flank [1] - 7:2 flat [3] - 44:12, 44:14, 44:25 flavor [1] - 71:4 floor [31] - 7:23, 7:24, 42:14, 44:4, 45:3, 46:10, 46:17, 50:25, 51:13, 51:17, 51:19, 52:11, 54:8, 59:25, 62:7, 65:7, 65:10, 67:4, 79:3, 79:19, 80:22, 81:5, 81:8, 81:9, 82:2, 82:15, 84:7, 84:19, 85:25, 96:9, 96:18 Floor [1] - 1:8</p> | <p>floors [1] - 46:15 Florida [5] - 1:9, 1:10, 43:9, 98:7, 98:18 FLORIDA [1] - 98:3 folder [1] - 10:13 follow [2] - 38:3, 54:3 follow-up [2] - 38:3, 54:3 following [1] - 96:13 follows [2] - 7:5, 96:5 foot [8] - 61:24, 62:21, 65:8, 66:3, 94:19, 96:10, 96:19 footage [1] - 63:20 footprint [1] - 20:17 foregoing [1] - 98:9 foreseeing [1] - 84:15 forgot [1] - 5:12 form [5] - 12:19, 40:10, 40:19, 58:19, 60:8 forth [2] - 55:16, 69:20 forty [1] - 75:23 forward [6] - 23:25, 26:3, 31:21, 36:9, 36:20, 36:22 four [4] - 11:3, 15:13, 44:18, 45:23 frame [6] - 6:20, 8:9, 12:18, 18:10, 27:21, 32:21 frameless [1] - 8:9 Frederica [2] - 26:7, 35:8 frequent [1] - 51:8 front [29] - 3:2, 7:2, 7:6, 7:19, 7:21, 16:7, 33:8, 33:13, 41:10, 54:18, 54:22, 54:24, 54:25, 59:2, 59:5, 59:15, 63:6, 63:8, 64:19, 64:20, 64:22, 65:21, 68:9, 70:25, 91:20, 92:25, 95:16, 96:5, 96:14 front-facing [2] - 59:5, 59:15 full [2] - 12:14, 21:16 full-length [1] - 12:14 furniture [1] - 44:3 fuzzy [1] - 58:25</p> | <p>95:1, 95:14, 96:8, 96:17 gables [2] - 41:11, 90:8 garage [8] - 40:7, 40:14, 44:12, 45:19, 45:20, 47:18, 47:20, 85:4 Gay [1] - 23:1 General [2] - 1:18, 2:16 generally [1] - 66:2 giant [2] - 63:7, 67:19 gigantic [1] - 62:17 given [2] - 18:13, 25:21 glass [2] - 7:19, 44:1 goal [7] - 62:3, 66:15, 89:8, 89:12, 90:25, 91:1, 94:4 Goodwin [1] - 30:16 Google [2] - 58:14, 77:2 gotcha [2] - 46:8, 95:4 grab [1] - 64:24 grabbing [1] - 46:11 grade [5] - 45:17, 46:19, 46:21, 47:15, 50:10 grander [1] - 40:18 great [7] - 24:5, 31:2, 58:1, 62:8, 82:25, 86:18, 86:19 greater [2] - 88:22, 88:23 Green [1] - 43:8 grids [4] - 8:16, 8:21 groove [1] - 66:12 grown [1] - 67:8 guarantee [1] - 32:1 guess [3] - 57:21, 77:11, 82:8 guessing [1] - 24:2 guys [14] - 18:1, 36:3, 36:12, 36:23, 37:6, 39:21, 55:14, 62:11, 63:24, 64:15, 82:10, 95:14, 95:17, 95:20</p> | <p>24:17, 26:20, 33:13, 35:15, 43:12, 61:6, 62:11 handled [2] - 60:1, 76:16 handrail [1] - 48:1 hands [2] - 31:17, 32:4 happy [7] - 22:5, 38:16, 68:25, 69:1, 84:22, 85:17, 93:17 hard [4] - 58:10, 73:17, 78:22, 79:6 hate [1] - 89:13 hazard [1] - 17:22 head [4] - 7:11, 52:3, 62:1, 66:5 health [1] - 17:18 hear [2] - 6:8, 53:22 heard [3] - 23:14, 90:3, 93:14 hearing [22] - 3:12, 4:5, 4:10, 6:3, 9:18, 11:21, 11:24, 11:25, 17:7, 19:2, 19:6, 22:21, 22:23, 38:9, 39:16, 43:6, 48:14, 57:1, 57:7, 71:16, 71:20, 97:14 hearings [1] - 20:3 heavily [1] - 19:22 height [28] - 7:23, 7:24, 41:11, 42:14, 46:17, 50:25, 51:14, 51:19, 52:11, 54:8, 59:11, 59:25, 62:1, 65:8, 65:11, 68:6, 68:12, 68:13, 70:11, 78:23, 79:25, 84:8, 94:5, 94:13, 94:17, 94:24, 96:10, 96:19 heights [4] - 41:6, 51:17, 51:18, 70:16 held [2] - 1:6, 8:18 help [6] - 15:8, 30:21, 54:7, 64:17, 67:10, 79:20 helpful [1] - 80:18 helps [3] - 70:7, 70:8, 83:9 Herschel [1] - 30:16 hesitant [1] - 71:3 hesitation [1] - 22:2 high [2] - 46:2, 47:24 higher [2] - 8:2, 44:18 hip [7] - 59:14, 60:13, 64:1, 73:9, 86:4, 90:7, 95:13 hipped [2] - 80:14, 80:25</p> | |
| F | | | | | |
| <p>fabric [1] - 80:6 facade [1] - 20:19 face [3] - 45:20, 47:23, 80:18 faces [1] - 47:23 facing [5] - 41:5, 41:10, 59:5, 59:15, 80:17 fact [1] - 17:23 fake [1] - 52:23 fall [1] - 18:12 family [2] - 6:21, 20:12 far [22] - 4:10, 36:15, 38:21, 49:16, 51:3, 53:11, 53:24, 54:3, 54:13, 59:1, 60:13, 63:4, 64:7, 72:21, 73:17, 74:6, 74:11, 83:16, 83:20, 84:23, 87:17, 92:3 fascia [2] - 7:17, 42:12 favor [12] - 3:8, 5:10, 5:24, 16:20, 17:3, 39:12, 55:23, 56:22, 57:3, 77:7, 97:4, 97:10 fear [1] - 18:11 feedback [2] - 72:2, 83:24 fees [1] - 69:19 feet [21] - 27:5, 46:4, 53:13, 67:17, 74:9, 75:6, 75:8, 75:13,</p> | | | | | |
| F | | | | | |
| <p>hair [1] - 85:7 half [10] - 23:11, 57:20, 62:5, 63:18, 63:19, 63:23, 89:1, 91:6, 91:11, 94:19 halfway [7] - 89:9, 91:20, 91:23, 93:2, 93:10, 96:6, 96:14 hand [9] - 10:3, 10:14,</p> | | | | | |
| H | | | | | |

| | | | | | |
|--|--|--|--|--|--|
| <p>hips [1] - 90:8 historic [11] - 21:1, 21:2, 25:11, 28:22, 46:18, 47:1, 51:3, 77:22, 77:23, 80:5 Historic [5] - 2:5, 6:18, 6:22, 9:5, 9:10 HISTORIC [1] - 1:2 historically [2] - 23:22, 47:10 Hogan [1] - 1:8 hold [2] - 5:11, 73:3 home [1] - 40:18 homeowner [1] - 36:17 Homes [1] - 10:1 homes [4] - 10:19, 14:15, 58:2, 58:4 honestly [2] - 21:17, 86:14 hopefully [2] - 36:21, 37:6 hoping [1] - 23:23 horizontal [1] - 51:15 Horn [1] - 23:4 hour [1] - 23:11 house [77] - 11:2, 11:3, 11:6, 11:11, 14:14, 40:1, 40:8, 40:13, 41:2, 44:11, 44:12, 44:13, 45:8, 45:11, 45:13, 45:14, 45:20, 47:7, 47:11, 47:22, 58:16, 58:18, 58:22, 59:3, 59:4, 60:5, 60:6, 62:16, 62:24, 63:7, 67:20, 67:23, 70:1, 70:20, 70:25, 71:1, 72:10, 73:21, 74:5, 74:7, 74:14, 74:15, 74:22, 74:24, 76:4, 77:4, 78:19, 78:20, 81:25, 82:18, 83:18, 85:1, 85:7, 88:6, 89:5, 89:12, 89:14, 90:10, 91:2, 91:5, 91:8, 91:12, 91:17, 91:21, 91:23, 91:25, 93:1, 93:2, 93:10, 93:11, 94:17, 94:22 houses [7] - 13:4, 14:17, 18:17, 46:11, 79:15, 96:6, 96:15 huge [4] - 78:6, 78:19, 79:10, 79:11</p> | <p>idea [2] - 34:5, 74:7 ignore [1] - 10:23 Ill [1] - 1:13 images [2] - 15:16, 27:10 immediate [2] - 58:5, 74:15 immediately [4] - 32:2, 37:16, 74:23, 81:20 impact [1] - 86:17 important [3] - 12:15, 12:16, 55:18 impossible [2] - 41:12, 53:25 impression [2] - 47:9, 53:23 improvement [1] - 85:5 inaudible [4] - 47:19, 54:10, 64:22, 78:25 inaudible [2] - 43:22, 76:19 inch [1] - 51:21 inches [20] - 7:13, 7:24, 8:2, 44:18, 44:21, 45:4, 45:6, 46:17, 51:24, 51:25, 52:2, 61:24, 78:24, 79:1, 79:4, 80:21, 83:6, 85:25, 94:20, 94:22 inclined [2] - 72:13, 72:24 include [7] - 5:12, 5:16, 5:17, 16:6, 22:6, 91:16, 94:2 included [1] - 20:4 inclusion [1] - 20:24 incongruous [1] - 78:15 inconvenience [1] - 52:17 increase [1] - 88:8 incremental [1] - 80:8 increments [1] - 80:14 incur [1] - 69:19 indicating [3] - 40:7, 47:15, 77:15 Indicating [3] - 26:12, 35:3, 43:2 indicating [8] - 10:23, 11:2, 14:13, 18:9, 40:17, 58:17, 64:20, 77:18 information [1] - 9:9 informational [1] - 18:2 input [1] - 83:24 inside [3] - 52:23,</p> | <p>52:25, 53:3 Inspection [1] - 17:21 inspire [1] - 66:23 instead [3] - 16:8, 36:19, 83:5 intent [2] - 29:8, 37:21 interest [1] - 25:18 interested [1] - 94:3 interesting [1] - 28:20 introductions [1] - 2:7 Investments [3] - 49:1, 49:10, 49:11 investors [3] - 29:20, 31:15, 69:17 involved [3] - 21:12, 33:11, 39:4 lonia [1] - 4:25 iPad [2] - 75:10, 89:23 issue [13] - 8:5, 8:11, 11:12, 22:10, 41:1, 42:21, 47:24, 50:21, 80:6, 82:22, 86:5, 88:17, 88:19 issues [7] - 3:1, 28:10, 38:25, 50:20, 55:16, 70:18, 93:18 it'll [1] - 54:17 Item [1] - 90:6 items [1] - 4:19 itself [1] - 11:6</p> | <p>41:7, 46:12, 46:25, 51:16, 54:6, 54:7, 55:9, 55:15, 58:10, 58:19, 58:25, 59:10, 60:4, 61:15, 62:6, 62:8, 62:19, 63:4, 63:16, 65:20, 65:21, 66:18, 66:24, 67:2, 67:4, 69:16, 71:3, 72:6, 73:16, 86:15 King [6] - 19:8, 19:11, 19:15, 21:10, 26:6, 38:18 kiss [1] - 68:9 knock [2] - 31:2, 31:6 knowing [1] - 28:13</p> | <p>76:17 lieu [1] - 25:20 life [1] - 67:9 light [1] - 9:3 likely [1] - 15:4 limb [1] - 62:6 line [10] - 55:3, 62:12, 63:21, 70:6, 74:10, 79:14, 81:13, 81:24, 91:7 lines [2] - 30:6, 87:23 Lisa [6] - 2:13, 52:8, 53:19, 57:11, 72:7, 75:25 LISA [1] - 1:17 list [1] - 20:24 live [2] - 30:15, 35:7 lived [1] - 67:8 lives [1] - 27:4 Living [1] - 62:7 living [3] - 33:17, 34:19, 65:22 located [1] - 88:12 location [1] - 52:23 LONG [1] - 1:19 look [18] - 15:12, 23:21, 23:25, 26:3, 36:20, 36:22, 46:7, 53:2, 54:18, 66:13, 66:24, 68:24, 70:6, 70:8, 77:7, 77:23, 81:18, 85:13 looked [1] - 71:1 looking [15] - 36:9, 41:4, 42:20, 46:22, 51:14, 53:9, 55:7, 58:13, 60:3, 72:16, 74:2, 74:20, 75:19, 81:16 looks [8] - 40:16, 64:16, 68:15, 68:17, 70:4, 73:18, 76:6, 82:9 lose [3] - 61:22, 61:24, 78:24 love [1] - 67:7 Love [1] - 21:7 lovely [1] - 82:24 lower [15] - 7:16, 41:19, 45:9, 48:1, 51:25, 60:8, 63:12, 80:20, 80:21, 80:24, 81:5, 81:7, 81:9, 82:13, 85:24 lowered [1] - 59:16 lowering [8] - 61:17, 62:18, 63:10, 81:24, 82:1, 82:14, 84:7, 93:18 lucky [1] - 45:25</p> | |
| I | | J | | L | |
| <p>i.e [1] - 9:3</p> | | K | <p>lack [1] - 40:22 land [1] - 72:20 landscaping [2] - 44:20, 54:7 large [4] - 21:9, 47:20, 57:25, 82:10 Large [1] - 1:10 larger [2] - 40:18, 58:2 last [3] - 57:9, 96:11, 96:12 lateral [1] - 58:19 Laura [4] - 39:19, 39:25, 45:21, 47:23 lead [1] - 51:24 least [4] - 7:13, 9:12, 41:16, 47:10 leave [1] - 85:14 leaving [3] - 31:3, 79:21, 93:20 leeway [1] - 51:21 left [35] - 11:1, 14:16, 14:22, 28:17, 28:21, 33:15, 40:8, 41:17, 41:19, 43:25, 44:7, 44:12, 45:19, 45:22, 55:2, 58:18, 60:5, 62:14, 63:4, 64:1, 64:7, 74:16, 74:20, 75:16, 81:17, 81:24, 82:9, 83:8, 83:19, 85:8, 87:16, 93:1, 93:10, 96:6, 96:15 lending [1] - 37:19 length [1] - 12:14 lenient [1] - 53:11 less [8] - 8:6, 8:13, 45:25, 51:5, 84:24, 88:5, 88:14 letter [1] - 20:11 Letter [1] - 3:21 level [3] - 42:17, 60:1,</p> | | |

| | | | | |
|--|--|---|---|--|
| <p>Lydia [1] - 26:17</p> | <p>72:15, 72:23, 73:14, 73:23, 74:24, 79:6, 79:18, 80:2, 80:4, 80:12, 81:1, 81:15, 82:1, 82:11, 83:25, 85:4, 86:15, 87:2, 88:8, 88:13, 93:22, 93:24, 94:5, 94:21</p> | <p>modest [3] - 58:2, 58:4, 59:9</p> | <p>34:23, 34:25, 35:12, 35:16, 35:22, 35:24, 36:1, 38:3, 43:14, 43:19, 43:21, 45:2, 45:10, 45:13, 45:18, 47:16, 47:19, 47:22, 48:9, 49:2, 49:4, 49:7, 49:9, 49:11, 49:14, 49:22, 50:3, 54:10, 54:12, 54:22, 55:11, 60:16, 61:7, 61:12, 61:14, 64:5, 64:10, 64:14, 64:19, 65:6, 65:9, 65:13, 65:17, 66:6, 66:10, 68:17, 68:21, 69:5, 69:8, 69:11, 69:14, 70:12, 70:14, 71:14, 75:6, 75:8, 75:25, 76:2, 76:13, 76:19, 77:13, 77:15, 77:17, 83:25, 84:4, 87:20, 93:13, 93:23, 94:4, 94:12, 94:18, 94:23, 95:2, 95:22</p> | <p>multiuse [1] - 23:24 Municipal [3] - 17:19, 27:18, 28:1 municipal [1] - 27:20 must [1] - 38:22</p> |
| M | | | | |
| <p>ma'am [8] - 10:9, 35:16, 35:22, 65:6, 65:9, 65:13, 66:6, 95:21 Maiju [4] - 2:22, 72:1, 94:14, 95:5 MAIJU [1] - 1:14 mail [2] - 3:23, 12:11 main [18] - 40:6, 41:1, 42:19, 53:24, 59:10, 59:14, 60:13, 63:12, 64:1, 64:12, 64:14, 70:7, 73:9, 73:21, 82:18, 94:17, 94:22, 95:13 maintaining [1] - 51:11 major [1] - 22:1 mandating [1] - 93:21 manner [2] - 7:10, 8:25 map [4] - 14:3, 14:13, 46:12, 75:1 mark [1] - 26:17 Mark [1] - 23:3 masonry [1] - 9:4 mass [1] - 82:7 massing [3] - 62:9, 62:16, 85:14 massive [1] - 77:25 master [8] - 63:4, 63:11, 73:11, 82:16, 88:6, 95:1, 96:8, 96:17 match [3] - 7:21, 8:9, 91:24 matches [1] - 8:10 matching [2] - 42:15, 89:9 material [3] - 7:18, 42:13, 42:14 materials [2] - 9:4, 36:16 maximum [3] - 53:13, 91:24, 92:2 McMansion [1] - 67:24 mean [52] - 28:25, 29:14, 30:12, 30:14, 30:18, 30:23, 31:25, 32:4, 32:5, 32:8, 32:9, 32:10, 32:22, 33:5, 37:1, 37:5, 40:9, 42:3, 46:13, 52:6, 52:12, 53:10, 54:5, 66:15, 69:23, 72:4, 72:6, 72:13,</p> | <p>measurement [1] - 50:15 meet [1] - 51:9 meeting [6] - 2:4, 3:4, 3:6, 3:13, 34:1, 54:13 meetings [1] - 37:17 Member [2] - 1:14, 1:14 MEMBER [11] - 9:20, 9:25, 24:14, 26:12, 26:17, 35:3, 35:6, 43:2, 43:7, 60:24, 61:3 member [6] - 9:22, 24:13, 26:14, 35:5, 43:4, 61:1 MEMBERS [34] - 3:9, 3:11, 4:8, 5:25, 6:2, 9:17, 11:18, 11:23, 16:21, 16:23, 17:4, 17:6, 19:4, 22:16, 24:7, 38:15, 39:13, 39:15, 42:25, 48:6, 48:12, 56:23, 56:25, 57:4, 57:6, 60:21, 71:10, 71:18, 97:5, 97:7, 97:11, 97:13, 97:19, 97:20 mess [2] - 63:13, 84:8 messes [1] - 63:22 messing [4] - 63:21, 69:15, 70:16, 71:6 middle [8] - 11:10, 16:9, 18:6, 18:10, 21:10, 61:23, 61:25, 67:20 might [5] - 54:5, 76:8, 76:10, 76:25, 79:13 minds [1] - 86:19 minimally [2] - 8:16, 8:21 minium [7] - 90:19, 91:20, 91:23, 93:7, 93:9, 96:7, 96:16 minor [4] - 9:2, 42:16, 59:25, 78:4 minute [1] - 65:24 minutes [3] - 3:4, 3:6, 3:13 mistaken [1] - 20:23 modern [1] - 51:5</p> | <p>modified [2] - 25:9, 68:11 molding [1] - 7:11 money [3] - 23:18, 29:20, 31:15 monkeying [1] - 84:6 month [1] - 69:21 months [5] - 29:15, 32:13, 32:19, 32:23, 33:7 Moss [1] - 26:17 MOSS [23] - 26:21, 27:1, 27:3, 29:2, 29:5, 29:12, 29:14, 30:12, 30:17, 30:23, 31:9, 31:13, 31:23, 32:5, 32:12, 33:1, 33:3, 33:12, 33:23, 34:16, 34:23, 34:25, 38:3 most [2] - 66:4, 89:9 motion [29] - 3:3, 3:5, 4:13, 5:6, 5:8, 5:19, 5:21, 11:25, 12:1, 16:3, 16:5, 17:1, 17:2, 38:9, 38:10, 48:15, 48:16, 56:5, 56:17, 71:21, 71:22, 86:12, 89:20, 90:4, 92:9, 92:15, 95:25, 96:1 mouse [1] - 10:13 move [13] - 4:11, 6:5, 17:9, 19:6, 19:7, 39:18, 52:10, 57:9, 90:10, 90:17, 90:19, 97:16 moved [1] - 5:12 moves [3] - 72:3, 92:8, 95:19 moving [2] - 86:16, 90:6 MR [122] - 2:9, 2:11, 3:16, 6:8, 6:14, 8:19, 10:4, 10:9, 10:11, 10:13, 10:15, 11:7, 11:8, 12:10, 13:5, 13:7, 13:10, 13:22, 13:24, 13:25, 14:1, 14:2, 14:3, 14:5, 14:8, 17:12, 18:21, 19:10, 26:21, 27:1, 27:3, 29:2, 29:5, 29:12, 29:14, 30:12, 30:17, 30:23, 31:9, 31:13, 31:23, 32:5, 32:12, 33:1, 33:3, 33:12, 33:23, 34:16,</p> | <p>49:14, 49:22, 50:3, 54:10, 54:12, 54:22, 55:11, 60:16, 61:7, 61:12, 61:14, 64:5, 64:10, 64:14, 64:19, 65:6, 65:9, 65:13, 65:17, 66:6, 66:10, 68:17, 68:21, 69:5, 69:8, 69:11, 69:14, 70:12, 70:14, 71:14, 75:6, 75:8, 75:25, 76:2, 76:13, 76:19, 77:13, 77:15, 77:17, 83:25, 84:4, 87:20, 93:13, 93:23, 94:4, 94:12, 94:18, 94:23, 95:2, 95:22 MS [80] - 2:13, 2:15, 5:19, 12:6, 17:1, 18:24, 22:18, 22:20, 22:25, 23:9, 24:4, 24:10, 24:18, 24:23, 24:25, 37:8, 37:12, 37:25, 38:5, 39:24, 46:21, 47:21, 48:20, 48:23, 49:3, 49:6, 49:8, 49:10, 49:12, 49:15, 49:23, 50:5, 50:13, 50:19, 52:3, 53:8, 53:20, 54:11, 55:5, 55:13, 55:24, 56:3, 56:9, 56:11, 57:13, 60:18, 64:25, 74:13, 74:19, 75:5, 75:7, 75:12, 75:17, 75:23, 76:1, 76:3, 76:11, 76:15, 76:24, 83:4, 83:14, 84:2, 86:19, 87:21, 88:2, 89:1, 89:6, 89:15, 91:6, 91:9, 91:19, 92:22, 93:3, 93:7, 95:9, 95:11, 96:11, 96:20, 96:23, 97:1 mullion [2] - 7:13, 42:11 multi [1] - 28:12 multi-use [1] - 28:12 multifamily [2] - 23:24, 28:12 multiple [4] - 15:17, 16:7, 16:8, 20:2</p> | <p>N name [3] - 9:23, 26:15, 61:2 narrow [1] - 42:1 nature [1] - 59:9 neat [2] - 67:23, 70:2 necessarily [1] - 78:14 need [22] - 5:15, 11:20, 12:6, 14:24, 16:12, 18:22, 24:9, 29:24, 31:17, 43:9, 52:22, 55:21, 63:19, 63:20, 69:6, 71:12, 77:21, 77:22, 95:19 needed [5] - 23:15, 37:19, 38:17, 88:4, 94:9 needle [1] - 72:3 needs [4] - 27:12, 29:24, 63:22, 68:23 negotiate [1] - 25:3 neighbor [2] - 26:6, 34:18 neighborhood [14] - 33:10, 63:17, 67:8, 67:11, 67:15, 70:2, 72:12, 78:17, 79:10, 81:14, 82:20, 82:21, 83:2, 85:12 neighboring [6] - 7:22, 7:25, 13:18, 25:14, 46:17, 47:25 neighbors [2] - 25:19, 27:7 net [2] - 30:21, 30:23 never [1] - 85:6 new [7] - 6:16, 20:16, 27:23, 36:17, 51:7, 51:12, 57:19 next [13] - 40:23, 45:1, 45:9, 46:1, 46:11, 47:8, 67:5, 67:6, 68:1, 69:21, 81:20, 85:4, 85:16 nice [2] - 45:19, 81:2 nicer [1] - 66:16 nobody [2] - 20:3, 38:7 noncontributing [4] - 6:17, 76:12, 76:14, 78:18 none [13] - 3:12, 6:3,</p> |

| | | | | |
|--|--|--|---|---|
| <p>9:18, 11:24, 17:7, 19:5, 39:16, 48:13, 57:1, 57:7, 71:19, 97:14, 97:21 nonissue [1] - 78:11 norm [2] - 45:24, 47:2 normal [1] - 53:12 normally [1] - 49:25 North [3] - 1:7, 39:19, 39:25 Notary [1] - 1:9 notated [1] - 14:4 note [1] - 41:18 noted [1] - 21:3 notes [1] - 98:11 nothing [7] - 10:7, 18:24, 24:21, 26:24, 35:20, 43:17, 61:10 notice [1] - 40:21 notified [1] - 49:18 notify [1] - 17:25 nuisance [1] - 28:19 number [7] - 3:18, 20:14, 32:3, 41:23, 78:6, 89:16, 95:15 Number [10] - 3:22, 4:3, 6:25, 7:6, 41:9, 53:21, 92:19, 92:25, 96:3, 96:4 numbers [3] - 59:18, 91:17, 95:20</p> | <p>41:2, 41:16, 42:21, 43:23, 43:24, 44:8, 46:1, 46:19, 47:4, 47:14, 51:14, 51:19, 52:10, 53:10, 55:6, 55:9, 55:20, 57:14, 57:20, 58:17, 58:18, 58:19, 60:11, 62:5, 62:10, 63:18, 63:19, 63:23, 64:11, 64:21, 64:24, 67:6, 68:1, 69:22, 70:18, 73:10, 74:18, 74:19, 74:23, 75:15, 75:18, 76:9, 78:5, 82:17, 82:18, 83:6, 83:8, 83:16, 90:1 one-and-a-half [4] - 62:5, 63:18, 63:19, 63:23 one-and-a-half-story [1] - 57:20 one-story [7] - 6:16, 6:20, 14:20, 14:21, 74:18, 74:19, 76:9 ones [4] - 19:22, 51:20, 63:1, 81:18 open [10] - 4:5, 11:21, 12:17, 14:9, 19:1, 22:20, 22:22, 43:5, 44:4, 44:16 open-bay [1] - 12:17 opened [1] - 71:15 openings [1] - 51:11 opinion [3] - 62:15, 70:3, 84:9 opportunity [1] - 54:6 opposed [13] - 3:10, 6:1, 16:22, 17:5, 25:7, 25:15, 33:23, 33:24, 39:14, 56:24, 57:5, 97:6, 97:12 option [14] - 15:11, 15:18, 82:13, 83:12, 86:21, 86:23, 93:15, 93:22, 94:1, 94:2, 94:15, 95:17, 96:7, 96:16 options [2] - 83:23, 86:25 order [6] - 9:9, 33:20, 44:17, 51:9, 56:15, 56:20 ordinance [2] - 19:17, 20:4 original [4] - 19:23, 20:17, 21:1, 71:4 ornate [1] - 67:1 outlining [1] - 12:12 outs [1] - 64:6</p> | <p>outside [4] - 20:8, 39:22, 52:24, 66:18 over-scaled [1] - 82:21 overall [2] - 20:20, 59:11 overhang [1] - 70:24 overlays [1] - 52:19 overriding [1] - 27:18 own [1] - 70:20 owned [2] - 49:1, 49:4 owner [8] - 49:18, 49:20, 49:23, 49:25, 56:9, 56:10, 56:19 owner's [3] - 49:13, 56:13, 56:14 ownership [2] - 48:23, 55:25 owns [1] - 49:8</p> | <p>20:6, 20:8 permitting [2] - 9:13, 42:18 personal [1] - 70:20 personally [5] - 30:8, 38:17, 70:5, 72:3, 72:4 perspective [1] - 41:7 phones [1] - 2:25 photo [3] - 42:1, 47:8, 58:22 photos [3] - 13:13, 57:22, 58:11 phrase [1] - 86:21 picture [8] - 11:6, 18:8, 40:15, 41:19, 57:15, 58:6, 58:23, 58:24 pictures [3] - 10:19, 34:4, 58:13 piece [1] - 88:5 PIERCE [8] - 22:18, 22:25, 23:9, 24:4, 24:10, 37:8, 37:12, 37:25 Pierce [3] - 22:24, 22:25, 37:11 piers [3] - 7:1, 7:2, 12:13 pinches [1] - 62:1 pitch [21] - 54:21, 54:23, 55:4, 59:12, 59:13, 59:18, 60:3, 60:13, 61:17, 61:18, 62:18, 63:3, 63:10, 63:25, 68:8, 90:8, 94:16, 94:24, 94:25, 96:9, 96:18 pitched [1] - 82:13 itches [1] - 73:7 place [1] - 26:2 Place [1] - 35:8 placed [2] - 4:1, 39:1 placement [3] - 16:6, 50:25, 51:3 plan [10] - 21:23, 25:10, 37:15, 41:13, 44:4, 66:10, 67:18, 72:5, 84:19, 87:20 plane [3] - 7:9, 74:15, 74:21 planned [2] - 21:24, 39:5 Planning [9] - 1:17, 1:17, 1:18, 1:19, 2:9, 2:11, 2:13, 9:6, 9:11 planning [1] - 25:25 plans [10] - 9:8, 21:18, 36:21, 40:20, 42:17, 60:2, 62:7, 67:5,</p> | <p>72:23, 82:5 plate [9] - 62:23, 79:19, 84:7, 85:25, 94:5, 94:17, 94:23, 96:9, 96:18 play [1] - 83:20 played [1] - 59:21 player [1] - 68:5 pleased [1] - 25:4 pleasing [2] - 68:24, 79:8 plenty [1] - 15:1 plural [1] - 46:24 pockets [1] - 57:25 podium [11] - 9:22, 14:7, 22:24, 24:13, 26:14, 35:5, 36:19, 37:11, 43:4, 61:1, 84:3 point [15] - 12:15, 17:16, 18:16, 18:17, 19:24, 20:25, 21:13, 21:18, 31:13, 37:1, 59:2, 60:12, 84:25, 88:11, 89:16 pool [1] - 85:9 Popoli [4] - 2:9, 10:11, 49:19, 60:18 POPOLI [21] - 1:17, 2:9, 3:16, 6:8, 10:13, 11:7, 12:10, 13:5, 13:7, 13:10, 13:22, 13:25, 14:2, 14:5, 17:12, 18:21, 19:10, 60:16, 75:25, 76:2, 77:15 porch [4] - 44:16, 46:5, 50:9, 70:22 porches [2] - 10:25, 84:11 portion [1] - 19:14 position [3] - 25:2, 66:21, 69:17 positive [1] - 26:5 possibility [2] - 33:1, 68:11 potential [1] - 26:5 precedent [5] - 27:9, 27:14, 28:2, 28:15, 39:7 predict [1] - 70:18 prefer [2] - 84:5, 86:9 premium [1] - 63:23 presence [3] - 26:5, 83:13, 84:24 PRESENT [2] - 1:12, 1:16 Preservation [4] - 2:5, 9:6, 9:11, 21:6 PRESERVATION [1] -</p> |
| O | | P | | |
| <p>objected [1] - 20:3 obtained [1] - 50:16 obviously [2] - 20:15, 57:24 occupiable [1] - 66:3 occurring [1] - 34:15 OF [4] - 1:1, 98:1, 98:3, 98:4 offer [1] - 12:24 office [1] - 48:24 Office [2] - 1:18, 2:15 often [1] - 39:6 old [1] - 76:13 older [2] - 19:21, 58:13 on-grade [3] - 46:19, 46:21, 47:15 once [7] - 5:20, 31:19, 62:17, 62:18, 63:20, 70:15, 72:19 one [69] - 3:20, 3:24, 5:12, 6:8, 6:13, 6:16, 6:20, 9:12, 10:17, 12:13, 14:13, 14:18, 14:20, 14:21, 23:14, 29:16, 34:10, 36:25,</p> | | <p>p.m [3] - 1:7, 2:1, 97:24 pad [3] - 87:18, 87:21, 88:7 Page [2] - 13:6, 13:9 page [2] - 40:23, 42:5 painted [1] - 52:25 pairs [3] - 7:12, 42:11 panel [6] - 8:6, 8:7, 8:10, 8:13, 8:14, 8:22 panels [5] - 8:1, 8:3, 8:8, 8:15, 8:20 pantry [1] - 44:6 Park [8] - 3:23, 4:6, 5:18, 57:10, 61:3, 76:3, 92:18, 96:2 parking [3] - 25:12, 28:11, 28:14 part [7] - 21:14, 72:7, 72:8, 78:12, 89:7, 96:11, 96:12 particular [1] - 58:3 parts [1] - 78:20 pass [4] - 3:3, 58:24, 64:24, 76:25 passed [7] - 3:12, 17:8, 19:20, 47:11, 57:7, 57:15, 97:14 past [2] - 52:21, 74:24 patterns [1] - 9:3 peak [1] - 80:17 penciled [1] - 14:18 people [1] - 66:4 perception [3] - 80:16, 80:19, 80:23 perhaps [1] - 41:12 period [3] - 19:18,</p> | | |

| | | | | |
|--|--|---|---|---|
| <p>1:2 pretty [6] - 13:11, 30:17, 51:22, 52:8, 52:18, 53:11 previous [1] - 6:11 primary [2] - 47:4, 51:20 private [1] - 27:4 problem [7] - 29:3, 30:10, 35:13, 61:16, 63:3, 70:23, 72:5 problems [1] - 63:2 Proceedings [1] - 1:6 proceedings [2] - 97:23, 98:9 process [5] - 21:13, 23:15, 25:25, 32:16, 78:12 product [1] - 9:9 products [1] - 12:25 Professional [2] - 98:7, 98:18 project [5] - 21:11, 21:15, 26:4, 29:21, 37:21 promised [1] - 37:13 proof [2] - 49:17, 56:12 proper [1] - 95:8 properties [4] - 6:6, 17:9, 46:18, 47:25 property [16] - 7:22, 7:25, 13:17, 19:12, 23:24, 33:17, 48:24, 49:24, 56:19, 74:10, 76:6, 76:8, 81:17, 81:18, 87:23 proportion [1] - 41:22 proposed [9] - 6:20, 25:23, 27:11, 32:17, 32:18, 40:20, 59:7, 76:1, 83:17 provide [7] - 8:5, 8:12, 41:21, 49:17, 56:12, 56:17, 56:18 provided [1] - 20:10 provision [1] - 17:19 public [16] - 4:5, 4:9, 11:21, 11:25, 17:18, 19:2, 19:6, 20:3, 22:21, 22:22, 38:8, 43:5, 48:14, 65:2, 71:16, 71:20 Public [1] - 1:10 published [1] - 22:8 PUD [4] - 26:1, 32:17, 32:18, 32:20 PUDs [1] - 28:4 pull [3] - 4:3, 60:4, 91:22</p> | <p>pulled [2] - 6:9, 44:23 purpose [1] - 34:17 purposes [3] - 11:9, 11:15, 37:20 push [1] - 84:22 put [10] - 13:4, 23:23, 29:23, 30:6, 30:20, 36:3, 38:20, 44:6, 65:1, 91:21 putting [1] - 44:5</p> | <p>68:19, 69:25, 70:1, 71:1, 71:7, 72:17, 79:11, 80:11, 82:7, 82:22, 83:1, 83:7, 83:12, 83:16 rear [2] - 74:24, 88:10 reason [2] - 12:4, 50:24 rebuilding [1] - 23:21 recap [1] - 90:4 recess [1] - 42:10 recessed [4] - 7:9, 83:7, 88:5, 89:10 recessing [1] - 83:21 recognize [1] - 7:3 recommendation [2] - 7:3, 92:19 recommendations [3] - 12:2, 16:5, 71:23 recommended [1] - 53:18 recommending [1] - 22:13 recommends [1] - 6:23 record [7] - 8:18, 25:2, 25:6, 37:13, 55:18, 65:2, 98:10 recorded [1] - 20:1 rectangular [1] - 40:10 red [1] - 50:7 redevelopment [5] - 21:12, 21:17, 21:23, 22:1, 33:24 redo [1] - 38:22 reduce [7] - 15:14, 68:12, 84:10, 94:16, 95:18, 96:9, 96:18 reduced [1] - 95:15 reduces [1] - 82:7 reducing [3] - 70:11, 78:22, 95:18 reduction [1] - 94:13 referenced [1] - 12:13 referring [1] - 47:14 refinished [1] - 20:20 reflect [1] - 6:24 regardless [1] - 78:9 regulations [1] - 51:2 related [4] - 8:22, 22:4, 42:10, 59:23 relates [1] - 77:4 relation [1] - 77:23 relative [2] - 50:9, 81:9 remaining [1] - 19:13 remember [1] - 76:9 remove [5] - 15:12, 16:15, 92:18, 96:3, 96:4 removed [1] - 7:7</p> | <p>renderings [2] - 27:11, 34:4 renovations [1] - 20:15 repeatedly [1] - 20:22 replacing [1] - 58:9 report [12] - 6:13, 6:24, 17:11, 17:13, 19:9, 25:22, 27:16, 27:22, 34:3, 39:20, 57:12, 98:9 reporter [1] - 96:14 REPORTER [21] - 10:2, 10:5, 10:10, 23:7, 24:16, 24:19, 24:24, 26:15, 26:19, 26:22, 27:2, 35:14, 35:18, 35:23, 43:11, 43:15, 43:20, 61:5, 61:8, 61:13, 98:1 Reporter [2] - 98:8, 98:18 representation [2] - 13:11, 62:10 representing [2] - 24:25, 80:5 request [4] - 19:11, 25:7, 44:9, 49:16 require [4] - 18:18, 34:13, 49:12, 53:10 required [3] - 26:1, 82:17, 90:6 requirement [1] - 51:9 requires [1] - 17:25 requiring [1] - 72:22 reside [1] - 28:22 residence [3] - 6:16, 6:21, 47:13 resident [1] - 33:17 residential [2] - 25:14, 26:7 residents [3] - 28:17, 28:19, 33:14 resolves [1] - 22:11 respect [1] - 70:3 response [25] - 3:11, 4:8, 6:2, 9:17, 11:18, 11:23, 16:23, 17:6, 19:4, 22:16, 24:7, 38:15, 39:15, 42:25, 48:6, 48:12, 56:25, 57:6, 60:21, 71:10, 71:18, 97:7, 97:13, 97:19, 97:20 rest [4] - 42:9, 66:24, 67:1, 71:1 result [1] - 25:10 review [2] - 25:25, 42:17 reviewed [2] - 9:5,</p> | <p>25:17 revise [1] - 50:22 revisit [1] - 53:21 revisiting [1] - 50:22 rhythm [1] - 51:11 rhythms [1] - 51:15 rid [1] - 16:10 ridge [4] - 55:3, 61:23, 62:14, 63:12 right-hand [1] - 10:14 risers [1] - 50:12 Ritz [1] - 23:2 Riverside [6] - 5:1, 21:5, 25:1, 28:19, 57:23, 67:3 road [4] - 30:5, 31:19, 38:20, 59:1 Road [1] - 43:8 Rogers [1] - 22:25 rolled [2] - 8:7, 8:13 roof [29] - 8:2, 8:4, 8:11, 8:24, 41:4, 50:21, 51:17, 55:17, 59:11, 60:8, 62:12, 63:21, 64:13, 64:14, 66:13, 70:6, 70:7, 70:16, 72:20, 78:23, 79:22, 80:14, 81:22, 81:24, 82:2, 82:14, 86:4, 96:8, 96:17 roofs [2] - 84:11, 86:2 Room [1] - 1:8 room [3] - 44:1, 88:5, 88:10 rotate [1] - 14:11 roughly [3] - 46:5, 74:21, 75:24 routine [1] - 42:10 rule [1] - 50:2 rules [1] - 27:18 run [4] - 8:24, 63:1, 70:17, 92:6 RYAN [1] - 1:13 Ryan [3] - 2:19, 77:21, 89:22</p> |
| | | Q | | |
| | | <p>questions [12] - 9:16, 11:16, 18:21, 22:15, 24:1, 24:6, 42:24, 48:5, 60:10, 60:20, 65:5, 71:9 quick [5] - 23:6, 28:24, 35:11, 37:9, 60:11 quickly [1] - 18:3 quite [3] - 73:25, 74:1, 76:7</p> | | |
| | | R | | |
| | | <p>raceways [1] - 8:23 rail [1] - 7:16 railing [6] - 7:14, 44:17, 45:5, 45:7, 46:6, 54:9 raise [6] - 10:2, 24:16, 26:19, 35:14, 43:12, 61:5 raked [1] - 80:19 range [4] - 58:2, 87:15, 88:16, 89:9 RAP [6] - 21:19, 25:7, 33:11, 36:13, 37:4, 37:17 rarely [1] - 17:15 rather [1] - 72:8 reached [1] - 18:17 reaches [1] - 17:16 read [8] - 4:23, 24:4, 25:6, 28:25, 34:2, 89:24, 96:5, 96:13 readily [1] - 8:25 ready [1] - 21:16 real [7] - 18:11, 23:6, 28:24, 35:11, 36:6, 37:8, 76:7 reality [1] - 69:24 really [33] - 11:13, 12:22, 18:1, 20:25, 27:14, 30:9, 36:1, 36:9, 46:14, 52:23, 58:23, 59:1, 59:4, 62:1, 62:16, 63:9, 63:21, 63:22, 67:23,</p> | | |
| | | S | | |
| | | <p>safe [1] - 25:20 safety [3] - 17:18, 30:21, 30:23 salon [1] - 85:8 Sanborn [1] - 75:1 satisfied [1] - 22:4 satisfy [1] - 94:9 saw [1] - 47:3 scale [4] - 40:18, 65:23, 82:20, 84:8 scaled [1] - 82:21 scheduled [1] - 76:5</p> | | |

| | | | | |
|---|---|---|---|---|
| <p>Schifanella [1] - 24:14 SCHIFANELLA [3] - 24:18, 24:23, 24:25 SCOTT [4] - 1:18, 2:11, 6:14, 8:19 Scott [2] - 2:11, 23:1 scrap [1] - 63:14 screen [6] - 13:4, 40:1, 40:21, 47:4, 58:7, 77:5 screwy [1] - 62:16 scroll [1] - 10:22 second [20] - 3:7, 5:9, 5:23, 12:6, 12:7, 14:20, 16:18, 16:19, 38:12, 42:4, 44:10, 44:13, 48:18, 56:21, 65:10, 71:24, 79:3, 93:12, 97:2, 97:3 section [2] - 9:6, 9:11 see [24] - 10:22, 11:5, 12:25, 14:10, 18:9, 30:18, 40:1, 40:20, 40:23, 42:8, 53:3, 58:10, 58:23, 59:4, 68:8, 69:20, 72:17, 72:21, 73:14, 73:17, 75:3, 77:3, 82:6, 97:16 seeing [16] - 19:5, 27:10, 36:22, 40:11, 40:14, 42:2, 42:4, 48:13, 58:6, 59:15, 62:6, 71:19, 76:9, 77:5, 93:17, 97:21 seem [2] - 52:13, 85:25 sell [2] - 29:21, 31:16 selling [1] - 31:4 send [1] - 49:19 sense [3] - 16:11, 54:9, 80:10 sensitive [1] - 37:3 sent [2] - 3:24, 12:11 sentiment [1] - 36:4 set [22] - 27:8, 28:16, 46:10, 63:6, 63:8, 64:11, 67:19, 70:21, 73:11, 73:19, 74:8, 74:9, 79:12, 83:4, 84:5, 85:17, 85:18, 87:23, 87:25, 89:8, 89:13, 92:2 setback [18] - 7:21, 7:22, 42:15, 59:1, 59:25, 73:17, 81:20, 82:9, 87:11, 88:8, 90:24, 91:19, 91:20, 93:1, 95:12, 95:16, 96:5, 96:14</p> | <p>sets [2] - 27:13, 39:7 setting [2] - 37:17, 93:20 several [1] - 78:20 Shacter [2] - 9:25, 14:7 SHACTER [9] - 10:4, 10:9, 10:11, 10:15, 11:8, 13:24, 14:1, 14:3, 14:8 shall [25] - 6:25, 7:7, 7:8, 7:9, 7:12, 7:14, 7:17, 7:19, 7:21, 7:23, 8:1, 8:3, 8:8, 8:9, 8:15, 8:20, 8:23, 8:24, 9:9, 41:10, 41:24, 56:12, 95:16, 96:5, 96:14 shallow [1] - 55:2 Shelton [1] - 23:3 SHEPPARD [40] - 1:17, 2:13, 39:24, 46:21, 47:21, 50:13, 50:19, 52:3, 53:8, 53:20, 54:11, 55:5, 55:13, 57:13, 60:18, 74:13, 74:19, 75:5, 75:7, 75:12, 75:17, 75:23, 76:1, 76:3, 76:11, 76:15, 76:24, 83:4, 83:14, 84:2, 86:19, 87:21, 88:2, 89:1, 89:6, 89:15, 91:6, 91:9, 91:19, 93:7 Sheppard [1] - 2:13 shift [1] - 88:7 shifted [1] - 88:6 shingle [1] - 8:4 shingles [1] - 8:11 shoot [2] - 94:6, 94:12 shot [2] - 86:11, 86:12 shoulder [1] - 66:4 show [1] - 64:15 shown [1] - 66:9 shows [2] - 42:5, 46:13 shrink [1] - 14:11 shrub [1] - 77:12 sic [1] - 76:5 side [32] - 6:25, 7:11, 13:23, 13:24, 13:25, 20:18, 36:18, 41:5, 41:10, 41:17, 46:23, 47:23, 50:8, 53:7, 53:11, 54:15, 54:24, 55:20, 59:14, 60:14, 64:21, 73:2, 73:9, 74:5, 77:7, 77:9, 81:25, 82:9, 85:8,</p> | <p>94:16, 95:1, 95:13 side-facing [2] - 41:5, 41:10 sides [5] - 41:5, 54:25, 55:8, 65:21, 75:24 sidewalk [1] - 74:10 signature [1] - 49:13 signed [1] - 18:14 significance [3] - 19:18, 20:7, 20:9 significant [1] - 47:6 significantly [4] - 25:9, 74:8, 77:19, 78:2 silence [1] - 2:24 sills [1] - 7:10 silly [1] - 71:2 similar [1] - 12:10 simple [5] - 7:1, 61:18, 62:21, 86:4, 88:9 Simultaneous [1] - 47:17 single [3] - 6:21, 15:7, 16:9 single-family [1] - 6:21 sit [2] - 28:5, 40:2 site [6] - 20:20, 25:10, 25:20, 33:21, 58:7, 87:20 sits [2] - 31:16, 40:3 sitting [4] - 29:22, 33:15, 33:25, 93:16 situation [2] - 17:12, 19:16 situations [1] - 17:16 six [7] - 44:11, 45:14, 45:25, 46:2, 46:19, 47:25, 50:11 size [4] - 62:19, 67:13, 70:7, 84:10 skin [1] - 69:3 slab [1] - 45:17 slap [1] - 33:13 slightly [2] - 41:24, 68:13 small [1] - 80:14 smaller [2] - 42:4, 68:13 soffits [2] - 7:17, 42:12 solar [10] - 8:1, 8:3, 8:6, 8:7, 8:8, 8:12, 8:14, 8:15, 8:20, 8:22 solar-panel-related [1] - 8:22 solves [1] - 30:10 someone [2] - 31:4, 85:11</p> | <p>sometimes [3] - 48:25, 50:1, 53:10 somewhat [1] - 27:17 SONDRA [1] - 1:18 Sondra [2] - 2:15, 56:7 sorry [11] - 35:12, 38:6, 42:13, 43:10, 45:10, 55:24, 74:25, 88:2, 91:9, 93:14, 95:2 sort [4] - 20:23, 21:14, 29:23, 36:8 sorts [1] - 63:1 sounds [1] - 53:16 south [1] - 13:18 Southern [1] - 62:7 space [12] - 41:20, 41:22, 44:2, 44:8, 46:5, 53:9, 53:13, 63:23, 65:19, 65:22, 87:16, 92:6 span [2] - 11:10, 15:14 speaker [1] - 3:2 speaking [3] - 12:22, 47:17, 84:25 special [1] - 79:9 specific [2] - 31:20, 95:15 specifically [3] - 22:5, 51:2, 53:6 spend [1] - 93:17 spending [1] - 23:17 spindles [1] - 7:15 spitting [1] - 35:8 split [1] - 87:7 splitting [1] - 91:14 spot [1] - 52:22 Springfield [4] - 6:17, 6:22, 40:11, 72:11 springs [1] - 65:15 Springs [1] - 43:8 square [5] - 42:6, 46:4, 63:20, 85:2, 86:4 stab [1] - 89:22 staff [42] - 6:13, 6:23, 6:24, 9:16, 12:2, 16:5, 17:11, 17:13, 17:24, 19:9, 22:10, 22:15, 25:22, 27:16, 27:22, 34:3, 37:17, 38:11, 39:20, 42:17, 42:24, 43:22, 48:17, 50:7, 53:18, 56:12, 57:11, 60:1, 60:2, 60:10, 60:20, 61:16, 66:20, 71:23, 74:5, 76:17, 83:3, 85:19, 92:18, 92:19, 96:3, 96:4</p> | <p>STAFF [1] - 97:20 staggered [1] - 46:14 stand [3] - 31:24, 67:23, 88:2 standard [5] - 51:22, 52:8, 52:18, 59:23, 61:15 standpoint [1] - 54:7 Stansel [1] - 2:22 STANSEL [92] - 1:14, 2:22, 3:7, 5:11, 5:15, 12:1, 13:3, 13:12, 13:21, 15:4, 15:11, 15:21, 16:4, 16:16, 38:12, 38:25, 48:18, 50:6, 50:18, 51:23, 52:10, 52:20, 53:19, 55:19, 56:8, 56:21, 64:23, 65:4, 65:7, 65:10, 65:14, 66:1, 68:7, 68:19, 68:22, 69:6, 69:9, 69:12, 70:10, 70:13, 71:22, 73:3, 73:5, 73:10, 73:18, 73:25, 74:4, 74:17, 75:3, 75:11, 76:4, 76:22, 77:6, 77:19, 79:20, 79:23, 80:4, 80:13, 81:7, 81:12, 82:12, 83:9, 83:11, 87:14, 87:25, 88:18, 88:24, 89:4, 89:11, 89:18, 89:21, 90:3, 90:13, 90:16, 90:23, 91:3, 91:10, 91:14, 92:1, 92:7, 92:12, 92:14, 92:17, 92:24, 93:5, 93:9, 95:6, 95:10, 95:21, 95:23, 96:21, 96:25 Stansel's [1] - 54:4 staring [1] - 33:15 start [20] - 2:3, 2:6, 23:17, 32:2, 33:7, 37:16, 37:18, 57:23, 62:18, 63:21, 66:20, 70:16, 71:6, 78:14, 78:16, 81:5, 84:6, 95:23, 95:25 started [1] - 37:22 State [1] - 1:10 state [2] - 9:23, 19:23 STATE [1] - 98:3 statement [1] - 25:6 states [1] - 27:20 stating [1] - 49:20 stay [3] - 23:12, 62:19, 81:12 steeper [1] - 55:4 stenographic [1] -</p> |
|---|---|---|---|---|

| | | | | |
|--|--|--|---|---|
| <p>98:11 stenographically [1] - 98:9 step [6] - 21:14, 23:14, 38:17, 38:22, 39:3, 39:7 steps [13] - 7:2, 41:23, 44:11, 44:14, 45:2, 45:14, 45:15, 45:23, 45:25, 46:2, 46:20, 47:25, 50:11 stick [1] - 71:4 still [12] - 50:22, 53:1, 66:3, 67:18, 69:1, 69:9, 78:10, 79:8, 79:9, 86:21, 96:22 stop [2] - 28:24, 29:18 stopgap [1] - 38:20 stories [10] - 14:20, 62:5, 63:18, 63:19, 63:23, 67:5, 67:6, 77:9, 83:7, 85:16 story [25] - 6:16, 6:20, 13:22, 14:20, 14:21, 15:8, 57:20, 58:18, 58:20, 58:25, 60:7, 62:22, 67:25, 68:1, 74:5, 74:7, 74:12, 74:18, 74:19, 75:20, 75:22, 76:9, 78:1, 79:14, 91:12 street [29] - 10:20, 11:4, 13:14, 13:16, 13:20, 13:23, 14:16, 14:17, 15:7, 45:21, 45:23, 68:2, 68:4, 71:2, 74:6, 77:8, 77:10, 77:20, 78:1, 78:2, 78:3, 79:15, 79:16, 81:16, 83:12, 84:24, 85:16, 86:16 Street [26] - 1:8, 3:19, 3:23, 4:4, 4:6, 4:25, 5:2, 5:3, 5:18, 6:6, 6:12, 6:15, 10:1, 19:8, 19:12, 19:15, 21:10, 26:6, 26:18, 38:18, 39:19, 39:25, 45:21, 61:4, 75:10 strike [3] - 16:12, 16:17, 72:24 structural [2] - 11:9, 11:15 structure [28] - 17:16, 18:4, 18:5, 18:6, 18:13, 19:13, 19:14, 20:1, 20:2, 20:5, 40:2, 40:6, 40:7, 47:1, 47:3, 54:25, 55:1, 55:2, 57:21,</p> | <p>58:7, 60:7, 63:7, 70:9, 78:3, 78:18, 80:14, 80:25, 87:18 structures [9] - 13:15, 26:7, 42:15, 46:23, 47:1, 58:1, 59:17, 78:1, 78:15 struggle [1] - 72:17 struggled [2] - 41:3, 59:8 struggling [1] - 82:6 stuck [2] - 66:21, 67:16 stuff [2] - 61:15, 69:16 style [1] - 12:18 subject [9] - 11:1, 13:16, 14:14, 45:10, 45:22, 50:8, 74:6, 74:9, 75:19 submit [1] - 21:16 submittal [2] - 21:22, 27:22 submitted [1] - 9:10 subordinate [1] - 70:9 subsequent [1] - 34:12 substantial [1] - 20:15 suburban [1] - 25:12 suffered [1] - 18:5 suggest [1] - 15:19 suggested [2] - 70:11, 90:7 suggesting [1] - 46:18 suggestion [10] - 7:3, 15:22, 16:6, 43:23, 82:17, 86:18, 90:10, 92:20, 95:9, 96:24 Suite [1] - 43:8 suite [3] - 82:16, 96:8, 96:17 suppose [2] - 33:19, 81:23 surprised [1] - 86:15 surrounding [1] - 59:17 surveys [1] - 36:15 swear [5] - 9:24, 23:5, 23:9, 35:10, 43:9 switching [1] - 88:4 symmetrical [1] - 54:17 system [1] - 7:14</p> | <p>tasteful [1] - 63:9 tear [4] - 17:23, 31:22, 32:2, 39:4 technically [1] - 20:8 tenants [2] - 36:11, 36:14 tend [2] - 52:15, 73:1 terms [1] - 50:10 TerraWise [1] - 9:25 terrible [1] - 61:25 terribly [1] - 52:13 tested [1] - 86:7 testimony [6] - 10:6, 24:20, 26:23, 35:19, 43:16, 61:9 thankfully [2] - 17:15, 18:16 THE [186] - 2:3, 2:21, 2:24, 3:8, 3:10, 3:12, 4:2, 4:9, 4:15, 5:5, 5:10, 5:14, 5:17, 5:24, 6:1, 6:3, 6:10, 9:15, 9:18, 9:21, 9:23, 10:2, 10:5, 10:10, 11:16, 11:19, 11:24, 12:4, 12:8, 13:1, 13:9, 14:6, 14:23, 15:10, 15:19, 15:23, 16:2, 16:12, 16:18, 16:20, 16:22, 16:24, 17:2, 17:5, 17:7, 18:20, 18:22, 19:1, 19:5, 22:14, 22:17, 22:19, 22:22, 23:5, 23:7, 23:8, 24:2, 24:5, 24:8, 24:11, 24:16, 24:19, 24:24, 26:9, 26:13, 26:15, 26:19, 26:22, 27:2, 28:24, 29:3, 29:10, 29:13, 30:4, 30:16, 30:19, 31:6, 31:12, 31:18, 32:7, 34:7, 34:21, 34:24, 35:1, 35:4, 35:10, 35:13, 35:14, 35:18, 35:23, 35:25, 36:24, 37:10, 37:24, 38:1, 38:6, 38:13, 38:16, 39:10, 39:14, 39:16, 42:23, 43:1, 43:3, 43:5, 43:11, 43:15, 43:20, 48:4, 48:7, 48:10, 48:13, 48:19, 48:22, 52:4, 52:15, 53:16, 55:21, 56:2, 56:4, 56:10, 56:22, 56:24, 57:1, 57:5, 57:7, 60:9, 60:19, 60:22, 60:25, 61:2,</p> | <p>61:5, 61:8, 61:13, 64:4, 64:9, 64:18, 65:3, 71:8, 71:11, 71:15, 71:19, 71:25, 73:1, 73:4, 73:8, 73:13, 73:16, 73:22, 74:1, 75:14, 79:17, 80:11, 82:6, 83:10, 84:1, 86:10, 86:22, 86:24, 87:4, 87:8, 88:17, 88:20, 88:23, 88:25, 89:19, 90:12, 90:21, 90:25, 91:4, 91:7, 91:13, 91:16, 92:11, 92:16, 93:12, 93:22, 94:1, 94:11, 97:2, 97:4, 97:6, 97:8, 97:12, 97:14, 97:21 therefore [1] - 27:24 they've [1] - 82:25 thinking [1] - 93:16 third [1] - 28:22 thirty [2] - 88:25, 90:21 thirty-two [2] - 88:25, 90:21 thoughts [7] - 13:2, 15:24, 38:14, 38:24, 52:4, 71:25, 79:17 thousand [1] - 46:4 threat [2] - 17:17, 69:23 three [6] - 10:20, 42:20, 45:20, 70:25, 86:24, 93:15 three-car [1] - 45:20 throughout [3] - 12:20, 12:25, 68:25 throwing [1] - 94:11 tie [1] - 31:20 tied [2] - 21:11, 31:7 tiering [1] - 54:6 ties [1] - 21:21 Tim [3] - 2:17, 56:8, 92:12 timeline [2] - 27:25, 36:11 timelines [1] - 36:15 timing [2] - 21:8, 25:16 TIMOTHY [1] - 1:14 today [6] - 3:1, 4:19, 12:12, 32:16, 36:2, 51:4 tongue [1] - 66:12 took [1] - 76:6 top [3] - 14:14, 14:21, 82:1 tore [2] - 18:13, 33:6</p> | <p>totally [1] - 46:14 tough [1] - 66:21 Towers [3] - 23:1, 61:3, 84:3 TOWERS [39] - 61:7, 61:12, 61:14, 64:5, 64:10, 64:14, 64:19, 65:6, 65:9, 65:13, 65:17, 66:6, 66:10, 68:17, 68:21, 69:5, 69:8, 69:11, 69:14, 70:12, 70:14, 71:14, 75:6, 75:8, 76:13, 76:19, 77:13, 77:17, 83:25, 84:4, 87:20, 93:13, 93:23, 94:4, 94:12, 94:18, 94:23, 95:2, 95:22 town [1] - 78:21 traditional [4] - 7:10, 7:13, 41:21, 66:13 traffic [2] - 28:11, 28:14 transcript [1] - 98:10 tried [1] - 67:13 trimmed [1] - 7:10 Tropia [3] - 1:9, 98:7, 98:18 true [3] - 77:10, 89:15, 98:10 truth [18] - 10:7, 10:8, 24:21, 24:22, 26:24, 26:25, 35:20, 35:21, 43:17, 43:18, 61:10, 61:11 try [6] - 15:12, 53:12, 62:3, 67:22, 71:3, 89:21 trying [7] - 41:7, 54:8, 55:16, 65:11, 65:14, 72:9, 85:24 turn [2] - 29:21, 31:14 turning [1] - 66:11 two [39] - 4:19, 12:17, 13:15, 13:22, 14:17, 14:20, 16:8, 43:24, 44:22, 50:20, 51:1, 53:10, 58:25, 60:7, 65:25, 67:5, 67:25, 68:1, 72:18, 74:5, 74:7, 74:12, 74:22, 75:20, 75:21, 77:9, 78:1, 79:14, 82:18, 83:7, 85:16, 88:25, 89:3, 90:21, 91:12, 91:15, 91:24, 92:8 two-column [1] - 12:17 two-stories [2] - 77:9, 85:16</p> |
| <p>T</p> | | | | |
| <p>table [1] - 83:23 tails [2] - 66:8, 66:11 talks [1] - 50:11 tall [1] - 44:3 taller [1] - 12:13</p> | | | | |

| | | |
|--|---|--|
| <p>two-story [1] - 13:22, 60:7, 67:25, 68:1, 74:5, 74:7, 74:12, 75:20, 78:1, 79:14, 91:12 type [5] - 8:6, 8:12, 44:3, 45:5, 51:18 types [3] - 36:11, 36:13, 58:1 typical [5] - 40:9, 42:5, 42:8, 46:9, 62:5 typically [2] - 21:4, 49:12</p> | <p>V</p> | <p>72:13, 80:22, 81:25, 82:3, 82:5 wide [3] - 7:13, 67:13, 67:17 wider [4] - 41:24, 42:7, 67:14, 67:18 width [1] - 41:25 Wiggins [1] - 43:7 WIGGINS [23] - 43:14, 43:19, 43:21, 45:2, 45:10, 45:13, 45:18, 47:16, 47:19, 47:22, 48:9, 49:2, 49:4, 49:7, 49:9, 49:11, 49:14, 49:22, 50:3, 54:10, 54:12, 54:22, 55:11 willing [1] - 25:5 Willow [2] - 4:20, 4:21 window [16] - 7:12, 40:25, 41:16, 42:10, 42:11, 44:5, 50:25, 52:22, 52:24, 53:1, 53:6, 53:12, 53:15, 70:11, 84:10 windows [15] - 7:8, 41:22, 43:25, 51:3, 51:5, 51:8, 51:18, 52:17, 53:2, 59:24, 68:12, 69:15, 79:2, 79:3, 79:24 wiring [1] - 8:23 wise [1] - 53:17 wonderfully [1] - 82:24 wood [3] - 7:15, 7:18, 42:12 wording [1] - 95:8 works [1] - 82:3 worries [1] - 36:9 write [1] - 90:18 writing [1] - 49:20</p> |
| <p>U</p> | <p>vacant [14] - 21:9, 25:21, 28:18, 29:22, 30:10, 30:12, 30:18, 30:22, 30:24, 31:4, 31:14, 31:16, 33:15, 45:22 value [2] - 18:17, 73:15 variation [1] - 40:18 varied [1] - 67:4 variety [1] - 67:7 vegetation [2] - 58:15, 59:2 verified [1] - 89:7 vernacular [2] - 6:21, 12:18 versus [2] - 64:1, 75:23 viable [2] - 23:16, 37:21 Vice [1] - 1:13 View [1] - 75:10 violation [1] - 28:1 visible [5] - 8:6, 8:13, 8:16, 8:21, 9:1 visual [3] - 77:1, 80:15, 80:23 visually [3] - 68:15, 72:21, 82:8 visuals [1] - 57:22 voice [1] - 34:20 vote [6] - 16:24, 18:22, 18:24, 39:11, 55:22, 97:8</p> | <p>W</p> <p>wacky [1] - 71:7 wait [2] - 76:24, 90:25 wall [7] - 7:9, 41:20, 41:22, 42:2, 44:2, 44:7, 52:25 walls [2] - 41:23, 51:4 Walnut [2] - 6:6, 10:1 wants [2] - 3:19, 18:25 warrant [1] - 52:14 ways [1] - 69:3 weatherized [1] - 18:19 Wednesday [1] - 1:6 week [1] - 9:12 weird [2] - 36:18, 52:23 West [1] - 5:2 whole [15] - 10:7, 16:25, 24:21, 26:24, 28:20, 35:20, 43:17, 46:7, 61:10, 67:9, 72:13, 80:22, 81:25, 82:3, 82:5</p> |
| <p>ultimately [1] - 72:18 uncommon [1] - 12:19 under [3] - 3:21, 47:9, 53:23 understandable [1] - 22:2 understood [1] - 13:17 unencountered [1] - 70:18 unforeseen [1] - 85:22 unfortunate [1] - 18:19 unfortunately [1] - 63:16 unintended [1] - 84:12 unique [5] - 17:12, 19:16, 59:7, 62:4, 79:8 unit [1] - 21:24 unless [3] - 46:24, 50:16, 87:18 up [48] - 3:2, 5:11, 9:21, 11:6, 11:19, 13:13, 14:6, 14:9, 18:18, 19:1, 22:19, 24:9, 26:13, 27:18, 31:3, 35:4, 37:1, 37:10, 38:3, 43:3, 44:7, 44:11, 44:14, 45:2, 46:20, 48:8, 52:22, 54:3, 55:3, 60:25, 63:13, 63:22, 63:24, 67:8, 69:21, 70:24, 71:12, 75:10, 76:6, 77:1, 84:1, 84:2, 84:4, 84:8, 84:21, 85:10, 91:1, 91:22 update [1] - 17:14 updated [1] - 6:24 upper [2] - 7:15, 10:14 upside [1] - 66:12 urge [1] - 25:21</p> | <p>W</p> | <p>Y</p> <p>y'all [5] - 66:17, 69:20, 84:23, 85:20, 93:14 y'all's [2] - 69:18, 93:19 year [1] - 20:13 years [3] - 19:21, 29:25, 32:15</p> |
| | <p>Z</p> | <p>Zayas [3] - 44:15, 49:2, 49:3 zone [1] - 66:19 zoning [1] - 21:24</p> |