

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, February 22, 2023,
commencing at 3:00 p.m., at the Ed Ball Building, 214
North Hogan Street, Room 1002, 1st Floor, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
MAX GLOBER, Commission Member.
MICHAEL MONTOYA, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
ADRIENNE CHAMBERS, Planning and Development.
JERMAINE ANDERSON, Planning and Development.
CARLA LOPERA, Office of General Counsel.
CANDACE LONG, Planning and Development Dept.

- - -

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

3

1 And, with that, we're going to jump right
2 in. We've got four deferred items, but we're
3 going to defer a fifth one. So I'll go ahead
4 and knock that out.

5 If you can look at Section H on your
6 agenda, it would be COA-22-28631, 1628 Walnut
7 Street, that will be deferred. And the rest of
8 the deferrals list: We have COA-22-27451, 2768
9 Riverside Avenue; COA-22-27867, 0 East 1st
10 Street; COA-22-27885, 2230 Post Street; and
11 COA-22-27900, 451 East 7th Street.

12 I'm going to jump right into the consent
13 agenda. We are moving -- if you go to
14 Section G, under Certificates of
15 Appropriateness, Number 2 on our docket is
16 COA-23-28749. That is going to move to
17 consent.

18 So with that, our consent agenda reads:
19 COA-22-28475, 1952 Hubbard Street;
20 COA-23-28719, 1117 Market Street North;
21 COA-23-28725, 2121 Park Street; and
22 COA-23-28749, 0 Boone Park Avenue.

23 Any ex parte from the Commission?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. With that,

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

2

1 P R O C E E D I N G S
February 22, 2023 3:00 p.m.

2 - - -

3 THE CHAIRMAN: We're going to go ahead and
4 start the February 22nd meeting of the
5 Jacksonville Historic Preservation Commission.

6 Can I start with some introductions,
7 please?

8 MR. ANDERSON: Jermaine Anderson, Historic
9 Preservation.

10 MR. WELLS: Arimus Wells, Historic
11 Preservation.

12 MS. LOPERA: Carla Lopera, Office of
13 General Counsel.

14 COMMISSIONER GLOBER: Max Globber,
15 commissioner.

16 COMMISSIONER LOPERA: Andres Lopera,
17 commissioner.

18 THE CHAIRMAN: J.C. Demetree, chairman.

19 COMMISSIONER MONTOYA: Mike Montoya,
20 commissioner.

21 THE CHAIRMAN: We'll take a break every
22 two hours, if needed. We should not need to do
23 that today. Please silence your cellphones.
24 Any private conversations, please be had in the
25 hallway.

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

4

1 we'll open the public hearing.

2 Is anyone here to speak on any of those
3 COAs that I just rattled off?

4 AUDIENCE MEMBER: The one for the 1117
5 Market Street.

6 THE CHAIRMAN: Yeah, it's on consent. If
7 you're -- if nobody is here to speak on any of
8 that, I will close the public hearing and I'll
9 entertain a motion.

10 COMMISSIONER LOPERA: Motion to approve
11 the revised consent agenda.

12 COMMISSIONER GLOBER: Second.

13 THE CHAIRMAN: All those in favor?

14 COMMISSION MEMBERS: Aye.

15 THE CHAIRMAN: Those opposed?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: Hearing none, the consent
18 agenda has been approved.

19 With that, we're going to swing to
20 Section G, Certificates of Appropriateness,
21 which leaves us just one on the docket. We
22 have COA-23-28643, 301 5th Street East.

23 MR. ANDERSON: COA-23-28643 is for the
24 installation of roof-mounted solar panels for a
25 contributing single-family structure within the

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

<p style="text-align: right;">5</p> <p>1 Springfield Historic District. The subject 2 property is a corner lot located on the 3 northeastern corner of East 5th Street and 4 North Liberty Street. 5 The applicant seeks to install solar 6 panels on the front portion of the structure 7 facing East 5th Street as well as along the 8 side of the structure facing North Liberty 9 Street. That's making many of the solar panels 10 street visible. 11 Additionally, the scope of work includes 12 the installation of battery equipment on the 13 side elevation of the structure. The majority 14 of the lots along this block are two-story, 15 single-family structures. 16 The staff is recommending approval with 17 conditions. 18 THE CHAIRMAN: All right. Questions for 19 staff? 20 COMMISSION MEMBERS: (No response.) 21 THE CHAIRMAN: We'll open the public 22 hearing. 23 Is the applicant here? 24 AUDIENCE MEMBER: (Indicating.) 25 THE CHAIRMAN: You can come on up, or Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">7</p> <p>1 THE CHAIRMAN: Jason, she's going to swear 2 you in real quick. 3 (Clarification by the reporter.) 4 MR. BLANKENSHIP: Freedom Forever. 5 THE REPORTER: Thank you. 6 If you would raise your right hand for me, 7 please. 8 MR. BLANKENSHIP: (Complies.) 9 THE REPORTER: Do you affirm that the 10 testimony you are about to give will be the 11 truth, the whole truth, and nothing but the 12 truth? 13 MR. BLANKENSHIP: I do. 14 THE REPORTER: Thank you. 15 THE CHAIRMAN: All right. Welcome in. 16 MR. BLANKENSHIP: Thank you. 17 THE CHAIRMAN: So I'm assuming you looked 18 over the staff's conditions? 19 MR. BLANKENSHIP: Let's see. 20 Overall height of the solar panels shall 21 not exceed 6 inches. Solar panels shall match 22 color of roof to ensure least visual impact. 23 Solar panels shall be frameless or the frame 24 color shall match the panel color. Panels 25 shall have no grids or minimally visible grids. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">6</p> <p>1 whoever is -- 2 AUDIENCE MEMBER: We have two from the 3 contractor and we have the homeowner as well. 4 THE CHAIRMAN: Okay. Whoever, I guess, is 5 Greg can start. 6 AUDIENCE MEMBER: Greg is the owner of the 7 company. We're just here representing him. 8 THE CHAIRMAN: Okay. Well, just one at a 9 time is great. If y'all can just come up 10 individually. 11 AUDIENCE MEMBER: Okay. 12 THE CHAIRMAN: So whoever can start. 13 AUDIENCE MEMBER: Sure. 14 THE CHAIRMAN: Thank you. 15 (Audience member approaches the podium.) 16 AUDIENCE MEMBER: Come right here? 17 THE CHAIRMAN: Yeah. If you'll state your 18 name and address. 19 AUDIENCE MEMBER: My name is Jason 20 Blankenship (phonetic), Freedom Forever Solar. 21 I'm the manager in Jacksonville. 22 THE CHAIRMAN: Give me an address just for 23 the -- 24 MR. BLANKENSHIP: Sure. It is 108 East 25 27th Street. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">8</p> <p>1 Wiring, connection boxes and raceways shall be 2 the same color as the roof or building, 3 depending on installation location. Wiring and 4 raceways shall be run in a manner that is not 5 readily visible. All street-visible panels on 6 sloped roofs shall be flush/flat mounted. All 7 mechanics associated with the solar panels 8 shall be either installed on a non-readily 9 visible location, such as the rear of the home, 10 or shall be heavily screened with vegetation. 11 Those are the conditions? 12 THE CHAIRMAN: They are. 13 MR. BLANKENSHIP: Okay. Some of these 14 would be kind of within reason. 15 If you've looked at the panels that we 16 selected for this location, they are silver 17 frames. And the reason we selected those was 18 to match the existing metal roof as closely as 19 possible. So the panels themselves are not 20 frameless, but the frames will match the finish 21 of the roof. 22 The grid itself is silver and blue, which 23 should match the structure pretty nicely 24 considering that the -- the wall is also blue. 25 And the blue is very close to the silver of the Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">9</p> <p>1 frames as well. It's -- it is the closest 2 match that we have available as far as solar 3 panels. 4 And to speak with the flush or flat 5 mounted -- on this type of roof, that is not 6 structurally possible. We do have to have a 7 rail system that these panels can secure 8 themselves to. 9 The rail will also be silver and will 10 match the finish of the roof. But in order for 11 it to be structurally stable and safe, the 12 panels will have to attach to a rail system. 13 But they will be installed as close to the -- 14 as close to the roof, as flush to the roof as 15 physically possible. 16 THE CHAIRMAN: Okay. Anything else in the 17 conditions that is jumping out at you? 18 MR. BLANKENSHIP: The wiring and raceways 19 on this particular type of roof, (inaudible) 20 we're going to try to run inside. Anything 21 that we can't will also be an EMT conduit, 22 which would match the finish of the roof, but 23 we are going to, as much as practicable, run 24 everything inside the attic so as to avoid that 25 being seen. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">11</p> <p>1 like -- yeah, the only condition you have to 2 placement would just be Condition Number 8, 3 so -- 4 THE CHAIRMAN: Okay. Well, the -- 5 MR. WELLS: The mechanics -- 6 THE CHAIRMAN: I see. Okay. 7 Any other questions for our applicant at 8 the moment? 9 COMMISSION MEMBERS: (No response.) 10 THE CHAIRMAN: We'll call you back up if 11 we need you. 12 Thank you. 13 MR. BLANKENSHIP: Okay. Thank you very 14 much. 15 THE CHAIRMAN: Anybody else here to speak 16 on this COA? 17 AUDIENCE MEMBER: Yeah, I'll come up. 18 (Audience member approaches the podium.) 19 THE CHAIRMAN: If you will state your name 20 and address. 21 AUDIENCE MEMBER: My name is Chris 22 Montandon. I am -- my husband and I are the 23 homeowners. My address is 301 East 5th Street, 24 Jacksonville 32206. 25 THE CHAIRMAN: Okay. Chris, she's going Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">10</p> <p>1 And let's see. I believe that that -- and 2 for the height of the solar panels, I assume 3 that means the -- the thickness of the solar 4 panels, correct? 5 AUDIENCE MEMBER: Yes. 6 MR. BLANKENSHIP: Yes. And that's no 7 problem there. 8 COMMISSIONER LOPERA: Now, the overall 9 height is the distance from the finished tile 10 or the metal roof panels to the maximum height 11 of the outside edge of the panel. 12 MR. BLANKENSHIP: Oh, I see. 13 COMMISSIONER LOPERA: So it's an overall 14 height from base -- 15 MR. BLANKENSHIP: I understand. 16 COMMISSIONER LOPERA: -- to -- you know, 17 from the base to the top. 18 MR. BLANKENSHIP: Okay. 19 Let's see. So that should be fine as 20 well. Okay. 21 THE CHAIRMAN: All right. Question for 22 staff real quick. I know we had discussed 23 placement, but I don't really see that on 24 the -- conditionwise. Any thoughts there -- 25 MR. WELLS: Through the Chair, it looks Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">12</p> <p>1 to swear you in real quick. 2 MR. MONTANDON: Okay. 3 THE REPORTER: If you would raise your 4 right hand for me, please. 5 MR. MONTANDON: (Complies.) 6 THE REPORTER: Do you affirm that the 7 testimony you are about to give will be the 8 truth, the whole truth, and nothing but the 9 truth? 10 MR. MONTANDON: I do. 11 THE REPORTER: Thank you. 12 MR. MONTANDON: I would ask you guys, the 13 board, for approval on this the way it is 14 written. We have discussed with Freedom 15 Forever to move the batteries from the side of 16 the house on Liberty Street -- because I don't 17 really -- I don't really want to see them 18 there -- to the back of the house. And I think 19 they're willing to be able to do that. 20 The only other thing that I have to say 21 is -- is that, after walking through the 22 neighborhood and looking at other homes in the 23 neighborhood, there is a precedent set for 24 solar in the neighborhood. 25 I found -- and I have pictures of them on Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">13</p> <p>1 my phone. I'm sorry, I should have printed 2 them out and I was not prepared for -- 26 other 3 homes that have solar panels, just exactly what 4 we're putting on the roof, within a six-block 5 radius of our home. 6 So that's pretty much all that I have to 7 say. I'm just asking for you guys to approve 8 this. We have these solar panels in Arizona. 9 And we're new residents here. We just 10 purchased and moved to Jacksonville, and so 11 we're hoping to be able to do (inaudible) and 12 take advantage of the sun and the (inaudible) 13 as well, so ... 14 THE CHAIRMAN: Awesome. 15 MR. MONTANDON: Thank you. 16 THE CHAIRMAN: Thank you. 17 Is there anybody else here to speak on 18 this COA? 19 AUDIENCE MEMBERS: (No response.) 20 THE CHAIRMAN: All right. With that, 21 we'll close the public hearing and I'll 22 entertain a motion. 23 COMMISSIONER LOPERA: Through the Chair to 24 staff. Item Number 7, Condition Number 7, the 25 flush/flat mounted could potentially work on Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">15</p> <p>1 MR. WELLS: Through the Chair to 2 Commissioner Montoya, to the best of my 3 knowledge, I believe this is one of our 4 first -- 5 COMMISSIONER MONTOYA: Okay. 6 MR. WELLS: Yeah, it doesn't ring a bell 7 for me. 8 THE CHAIRMAN: Okay. 9 All right. If anybody has anything 10 else -- 11 COMMISSION MEMBERS: (No response.) 12 THE CHAIRMAN: All those in favor? 13 COMMISSION MEMBERS: Aye. 14 THE CHAIRMAN: Those opposed? 15 COMMISSION MEMBERS: (No response.) 16 THE CHAIRMAN: Hearing none, with that, 17 you have approved COA-23-28643. 18 And we're going to move right along. 19 Public comment, Section A. Anybody here for 20 public comment? 21 AUDIENCE MEMBER: I have a question real 22 quick. 23 THE CHAIRMAN: Sure. You can come on up. 24 AUDIENCE MEMBER: So -- 25 THE CHAIRMAN: You have to come up because Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">14</p> <p>1 shingle roofs, but on metal roofs or anything 2 else, including, you know, slate or anything 3 like that, the panels would have to be mounted 4 with some sort of bracket, as the gentleman 5 indicated. 6 So that's the only -- just for the future, 7 that -- that's the only condition that could be 8 removed from future solar panel installation, 9 or could be added to the matrix, but -- so 10 that's the only condition I'm going to strike. 11 But all the rest of it, I believe that the 12 applicant and -- and myself are okay with the 13 rest of the conditions. 14 So motion to remove -- motion to approve 15 COA-23-28643, striking Condition Number 7. 16 COMMISSIONER MONTOYA: Second. 17 THE CHAIRMAN: Any thoughts or 18 conversation? 19 COMMISSIONER MONTOYA: Through the Chair, 20 I agree with Commissioner Lopera. 21 THE CHAIRMAN: As would I. 22 COMMISSIONER MONTOYA: I do have a 23 question, though. Is this -- through the Chair 24 to staff, is this the first application by this 25 company with a solar panel system? Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">16</p> <p>1 she's got to record it. 2 (Audience member approaches the podium.) 3 AUDIENCE MEMBER: I just wanted to know 4 about the consent, telling you -- to make sure 5 before we leave or whatever, before we -- 6 THE CHAIRMAN: So if you would state your 7 name and address for me. 8 AUDIENCE MEMBER: My name is Max Spriggs. 9 Address is 3355 Claire Lane. Address of the 10 property is 117 Market Street North. 11 THE CHAIRMAN: She's going to swear you in 12 real quick. 13 THE REPORTER: If you would raise your 14 right hand for me, please. 15 MR. SPRIGGS: (Complies.) 16 THE REPORTER: Do you affirm that the 17 testimony you are about to give will be the 18 truth, the whole truth, and nothing but the 19 truth? 20 MR. SPRIGGS: Yes, ma'am. 21 THE REPORTER: Thank you. 22 THE CHAIRMAN: I'm guessing I could make 23 this pretty quick for you, but you are good to 24 go. 25 MR. SPRIGGS: We're good? Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">17</p> <p>1 THE CHAIRMAN: Yes.</p> <p>2 MR. SPRIGGS: That was it before we left.</p> <p>3 THE CHAIRMAN: All right.</p> <p>4 MR. SPRIGGS: All right. Appreciate it.</p> <p>5 Thank you.</p> <p>6 THE CHAIRMAN: Absolutely.</p> <p>7 All right. With that, we're going to jump</p> <p>8 to Section M, Information.</p> <p>9 MR. WELLS: All right. So just one quick</p> <p>10 thing here. It was put in here, a placeholder</p> <p>11 for our upcoming matrix workshop. So this is</p> <p>12 where we plan to just go in-depth about some</p> <p>13 changes that staff was recommending for our</p> <p>14 matrix. The last time we made some updates to</p> <p>15 the administrative matrix was back in 2019,</p> <p>16 so --</p> <p>17 But I put in the book for you-all the</p> <p>18 current matrix. And this is roughly 23 pages,</p> <p>19 so I'm giving it to you in advance just to kind</p> <p>20 of skim through. I'm not sure when the last</p> <p>21 time was you might have even seen the matrix,</p> <p>22 but nonetheless it's there.</p> <p>23 And then we have the next subsection here</p> <p>24 for our proposed matrix, so we reduced it down</p> <p>25 to roughly eight pages. And so we reorganized</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">19</p> <p>1 COMMISSIONER MONTTOYA: Just let me know.</p> <p>2 MR. WELLS: Okay. We'll look into the</p> <p>3 Zoom piece if there is an interest there</p> <p>4 because I know that some of the other</p> <p>5 commissioners couldn't make it as well, but</p> <p>6 right now I had a head count of just two,</p> <p>7 potentially.</p> <p>8 THE CHAIRMAN: I should be able to make</p> <p>9 it.</p> <p>10 COMMISSIONER GLOBER: Me too.</p> <p>11 THE CHAIRMAN: Okay. So we have four.</p> <p>12 COMMISSIONER LOPERA: I think I RSVP'd.</p> <p>13 MR. WELLS: Yes.</p> <p>14 All right. But again, we're going to do a</p> <p>15 hard stop at 5 p.m., so 3:00 to 5:00. RAP and</p> <p>16 SPAR will hopefully be there. I know RAP does</p> <p>17 have some comments that they want to address.</p> <p>18 But, yeah, hopefully -- and then</p> <p>19 hopefully, depending on how that goes, we'll</p> <p>20 have the revised changes to you all at the next</p> <p>21 meeting, March 22nd.</p> <p>22 THE CHAIRMAN: All right.</p> <p>23 MR. WELLS: All right. And then the next</p> <p>24 piece is our future meeting location. So this</p> <p>25 will be our last time in this meeting room</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">18</p> <p>1 some items, consolidated some other pieces, and</p> <p>2 just clarified some additional advancements in</p> <p>3 terms of technology and just advancements in</p> <p>4 terms of any other scopes of work that we have</p> <p>5 kind of seen over the past few years.</p> <p>6 But again, we'll be diving deeper into</p> <p>7 this next week. I will provide, this Friday, a</p> <p>8 list of just proposed -- well, just an outline</p> <p>9 of all the changes that have been made because</p> <p>10 I know this is a lengthy document. It's kind</p> <p>11 of hard to tell what we've changed just from</p> <p>12 looking at both documents, but that is it for</p> <p>13 this piece.</p> <p>14 COMMISSIONER MONTTOYA: Is there -- I</p> <p>15 cannot attend that meeting because I'll be in</p> <p>16 Gainesville, but if it's -- is it only an</p> <p>17 in-person? Is there any way we can -- I can</p> <p>18 Zoom in, or is it even -- is that necessary?</p> <p>19 Do I just catch up with you later? It's just a</p> <p>20 question.</p> <p>21 MR. WELLS: So that's a good question. We</p> <p>22 didn't consider the Zoom capabilities, but if</p> <p>23 that's something that --</p> <p>24 (Noise interruption.)</p> <p>25 MR. WELLS: Sorry about that.</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">20</p> <p>1 because the City will be doing some</p> <p>2 construction. So they're going to be combining</p> <p>3 this room with the next-door room, and that</p> <p>4 will be taking place between March and the end</p> <p>5 of June.</p> <p>6 So starting next month, we'll be in the</p> <p>7 Don Davis Room, so that will be in City Hall.</p> <p>8 I'll be sending out information, as we normally</p> <p>9 do, prior. But just plan to arrive a few</p> <p>10 minutes early because you'll have to go through</p> <p>11 security. I'll let the applicants know that as</p> <p>12 well.</p> <p>13 So, hopefully, if everything goes</p> <p>14 according to plan, we will be back in some</p> <p>15 iteration of this room in July.</p> <p>16 And then the last piece, too, is just</p> <p>17 the -- this is something we talked about at the</p> <p>18 last meeting, but I just wanted to add -- we're</p> <p>19 going to talk about this more in-depth at the</p> <p>20 meeting next week, but -- just the same thing</p> <p>21 about window reviews. So we just have a few</p> <p>22 questions that we wanted to touch base on.</p> <p>23 And, essentially, this is just about our</p> <p>24 window section of our administrative matrix.</p> <p>25 So there's different items that we can review</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

21

1 and approve at the administrative level versus
2 at the Commission level. So we just want to
3 have a more in-depth dialogue about whether or
4 not this section of the matrix warrants
5 additional changes or revisions.
6 And that is it.
7 THE CHAIRMAN: All right. So the meeting
8 next week, it is in this room?
9 MR. WELLS: Yeah, this room.
10 COMMISSIONER LOPERA: Through the Chair,
11 could I ask a question about a COA that got
12 deferred until next month?
13 MR. WELLS: Yes. This is a question,
14 actually, that -- so the 1628 Walnut one?
15 COMMISSIONER LOPERA: Yes, 1628 Walnut
16 Street.
17 MR. WELLS: Yeah. So that was just
18 prematurely on our -- invoiced. Because
19 they're actually pursuing a zoning exception,
20 because the historic use of the property was
21 for a five-plex, and so based on the Zoning
22 Code there's a provision that states that the
23 zoning exception needs to be approved prior to
24 the COA. And the COA is -- well, the zoning
25 exception is going to the Planning Commission
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

22

1 on March 9th. So we're just going to defer one
2 cycle until we get their entitlements or that
3 realm worked out first.
4 COMMISSIONER LOPERA: Okay. My question,
5 though, was about -- you know, was work done
6 without a COA?
7 MR. WELLS: Yes.
8 COMMISSIONER LOPERA: And, like, you know,
9 now all the work was approved -- only part of
10 the work was approved. Like, wouldn't that
11 be -- you know, I know we've discussed this
12 before, but unless the entire thing would be
13 approved, wouldn't that be, like, an initial
14 denial on our end?
15 MR. WELLS: So you're saying --
16 COMMISSIONER LOPERA: So, basically, you
17 know -- because the thing is -- it's like --
18 okay. Well, let's say everyone starts putting
19 additions on their home that would generally be
20 approved. Are we going to start just approving
21 those now without COAs? That's what this would
22 look like to me.
23 MR. WELLS: No. I mean, we're viewing it
24 as if the work was never done. So, in that
25 instance, we would just be -- okay, they're
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

23

1 proposing an addition. Is it reasonable,
2 viable, the design guidelines --
3 COMMISSIONER LOPERA: Right.
4 MR. WELLS: And so, just based on our
5 conditions, they're amenable to making it
6 consistent with the window openings and
7 whatnot.
8 Does that answer your question?
9 COMMISSIONER LOPERA: Yes. Yeah, I
10 believe so.
11 I just -- I was looking at it in the sense
12 of, like, okay, well, what if we start -- you
13 know, what if other people just start putting
14 random additions on their homes, you know,
15 based on conversations or based on other
16 additions that other people are doing, are
17 those going to all start getting approved if
18 they're -- you know, if they look good, if
19 they've got windows in the right places, doors
20 in the right places, that kind of thing?
21 MR. WELLS: I mean, not necessarily.
22 I mean, the -- just the position that
23 we've taken in the past is -- again, it's as if
24 it's -- as if the work was never done, would it
25 be consistent? Would it be compatible?
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

24

1 COMMISSIONER LOPERA: Right.
2 MR. WELLS: So it may -- in most
3 instances -- and maybe in the past it might
4 have been that way where they've done the work
5 and the Commission and us have recommended
6 approval. It's just --
7 COMMISSIONER MONTOYA: I guess -- you
8 know, the -- through the Chair, a bigger
9 question, too, is, you know, how does -- I'm
10 assuming this project has a building permit?
11 COMMISSIONER LOPERA: We don't know.
12 COMMISSIONER MONTOYA: Like, how does
13 it -- you know, there's supposed to be a --
14 MR. WELLS: Stop work order.
15 COMMISSIONER MONTOYA: Right. They
16 shouldn't be able to get a building permit
17 without the COA. And so that's a -- that's
18 another sort of red flag or question, is, how
19 do they even get a permit to perform work
20 without a COA? Unless somehow that's getting
21 missed by the Building Department. You know,
22 that --
23 MR. WELLS: That is -- this is coming from
24 a citation, too. So I believe, from just --
25 because this is extending from some turnover in
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

25

1 terms of the contractors, but I believe there
2 was some work done without a permit because
3 it's interior work, and so -- and oftentimes
4 you don't need a permit for interior work.
5 COMMISSIONER MONTOYA: Right.
6 MR. WELLS: So that duplex or five-plex --
7 but the addition -- I don't know if a permit
8 was applied for that, but --
9 COMMISSIONER MONTOYA: Yeah, it's not --
10 that's not my wheelhouse, but as -- from a
11 structural standpoint, I mean, a -- you know, a
12 building gets constructed without a permit, and
13 it's not just a question of the historic work
14 as a relationship, but does the -- is the
15 building actually built to code, right?
16 MR. WELLS: Right. Exactly.
17 COMMISSIONER MONTOYA: Is it too far to be
18 able to tell? Like, for me, that's grounds
19 for, like, deep inspection, you know. Like,
20 you've got to tear things off so they can make
21 sure that it's built to code. Like, how do you
22 tell if it has straps? How do you tell --
23 COMMISSIONER LOPERA: Right.
24 COMMISSIONER MONTOYA: You know, I think
25 this is just a bigger question.

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

26

1 MR. WELLS: Okay.
2 THE CHAIRMAN: All right.
3 COMMISSIONER LOPERA: Thank you.
4 THE CHAIRMAN: You know, I don't think we
5 have any -- anything to gain by doing work
6 without a COA. You know, (inaudible) come back
7 and approve it, but that's a huge risk.
8 COMMISSIONER GLOBER: You're rolling the
9 dice.
10 THE CHAIRMAN: Yeah. Because if we don't
11 approve it, like, yeah, are you going to tear
12 it out? I mean --
13 COMMISSIONER LOPERA: Yeah.
14 THE CHAIRMAN: Anyway ...
15 All right. Anybody have anything else?
16 (No response.)
17 THE CHAIRMAN: With that, we are
18 adjourned.
19 (The foregoing proceedings were adjourned
20 at 3:22 p.m.)
21 - - -
22
23
24
25

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

27

1 CERTIFICATE OF REPORTER
2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
6
7 I, Diane M. Tropia, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.
12
13
14
15 DATED this 5th day of March 2023.
16
17 _____
18 Diane M. Tropia
19 Florida Professional Reporter
20
21
22
23
24
25

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

0	8	approval [3] - 5:16, 12:13, 24:6	book [1] - 17:17	Clarification [1] - 7:3
0 [2] - 3:9, 3:22	8 [1] - 11:2	approve [6] - 4:10, 13:7, 14:14, 21:1, 26:7, 26:11	Boone [1] - 3:22	clarified [1] - 18:2
1	9	approved [8] - 4:18, 15:17, 21:23, 22:9, 22:10, 22:13, 22:20, 23:17	boxes [1] - 8:1	close [5] - 4:8, 8:25, 9:13, 9:14, 13:21
1002 [1] - 1:8	9th [1] - 22:1	approving [1] - 22:20	bracket [1] - 14:4	closely [1] - 8:18
108 [1] - 6:24	A	Arimus [1] - 2:10	break [1] - 2:21	closest [1] - 9:1
1117 [2] - 3:20, 4:4	able [5] - 12:19, 13:11, 19:8, 24:16, 25:18	ARIMUS [1] - 1:16	building [5] - 8:2, 24:10, 24:16, 25:12, 25:15	COA [9] - 11:16, 13:18, 21:11, 21:24, 22:6, 24:17, 24:20, 26:6
117 [1] - 16:10	absolutely [1] - 17:6	Arizona [1] - 13:8	Building [2] - 1:7, 24:21	COA-22-27451 [1] - 3:8
1628 [3] - 3:6, 21:14, 21:15	according [1] - 20:14	arrive [1] - 20:9	built [2] - 25:15, 25:21	COA-22-27867 [1] - 3:9
1952 [1] - 3:19	add [1] - 20:18	associated [1] - 8:7	C	COA-22-27885 [1] - 3:10
1st [2] - 1:8, 3:9	added [1] - 14:9	assume [1] - 10:2	CANDACE [1] - 1:18	COA-22-27900 [1] - 3:11
2	addition [2] - 23:1, 25:7	assuming [2] - 7:17, 24:10	cannot [1] - 18:15	COA-22-28475 [1] - 3:19
2 [1] - 3:15	additional [2] - 18:2, 21:5	attach [1] - 9:12	capabilities [1] - 18:22	COA-22-28631 [1] - 3:6
2019 [1] - 17:15	additionally [1] - 5:11	attend [1] - 18:15	CARLA [1] - 1:18	COA-23-28643 [4] - 4:22, 4:23, 14:15, 15:17
2023 [3] - 1:6, 2:1, 27:15	additions [3] - 22:19, 23:14, 23:16	attic [1] - 9:24	Carla [1] - 2:12	COA-23-28719 [1] - 3:20
2121 [1] - 3:21	address [8] - 6:18, 6:22, 11:20, 11:23, 16:7, 16:9, 19:17	AUDIENCE [16] - 4:4, 5:24, 6:2, 6:6, 6:11, 6:13, 6:16, 6:19, 10:5, 11:17, 11:21, 13:19, 15:21, 15:24, 16:3, 16:8	catch [1] - 18:19	COA-23-28725 [1] - 3:21
214 [1] - 1:7	adjoined [2] - 26:18, 26:19	Audience [3] - 6:15, 11:18, 16:2	cellphones [1] - 2:23	COA-23-28749 [2] - 3:16, 3:22
22 [2] - 1:6, 2:1	administrative [3] - 17:15, 20:24, 21:1	authorized [1] - 27:8	CERTIFICATE [1] - 27:1	COAs [2] - 4:3, 22:21
2230 [1] - 3:10	ADRIENNE [1] - 1:17	available [1] - 9:2	Certificates [2] - 3:14, 4:20	code [2] - 25:15, 25:21
22nd [2] - 2:4, 19:21	advance [1] - 17:19	Avenue [2] - 3:9, 3:22	certify [1] - 27:8	Code [1] - 21:22
23 [1] - 17:18	advancements [2] - 18:2, 18:3	avoid [1] - 9:24	Chair [8] - 1:13, 10:25, 13:23, 14:19, 14:23, 15:1, 21:10, 24:8	color [4] - 7:22, 7:24, 8:2
26 [1] - 13:2	advantage [1] - 13:12	awesome [1] - 13:14	CHAIRMAN [55] - 2:3, 2:18, 2:21, 3:25, 4:6, 4:13, 4:15, 4:17, 5:18, 5:21, 5:25, 6:4, 6:8, 6:12, 6:14, 6:17, 6:22, 7:1, 7:15, 7:17, 8:12, 9:16, 10:21, 11:4, 11:6, 11:10, 11:15, 11:19, 11:25, 13:14, 13:16, 13:20, 14:17, 14:21, 15:8, 15:12, 15:14, 15:16, 15:23, 15:25, 16:6, 16:11, 16:22, 17:1, 17:3, 17:6, 19:8, 19:11, 19:22, 21:7, 26:2, 26:4, 26:10, 26:14, 26:17	combining [1] - 20:2
2768 [1] - 3:8	affirm [3] - 7:9, 12:6, 16:16	aye [2] - 4:14, 15:13	Chairman [1] - 1:13	coming [1] - 24:23
27th [1] - 6:25	agenda [5] - 3:6, 3:13, 3:18, 4:11, 4:18	B	chairman [1] - 2:18	commencing [1] - 1:7
3	agree [1] - 14:20	Ball [1] - 1:7	CHAMBERS [1] - 1:17	comment [2] - 15:19, 15:20
301 [2] - 4:22, 11:23	ahead [2] - 2:3, 3:3	base [3] - 10:14, 10:17, 20:22	changed [1] - 18:11	comments [1] - 19:17
32206 [1] - 11:24	ALSO [1] - 1:15	based [4] - 21:21, 23:4, 23:15	changes [4] - 17:13, 18:9, 19:20, 21:5	COMMISSION [9] - 1:3, 3:24, 4:14, 4:16, 5:20, 11:9, 15:11, 15:13, 15:15
3355 [1] - 16:9	amenable [1] - 23:5	batteries [1] - 12:15	Chris [2] - 11:21, 11:25	Commission [7] - 1:14, 1:14, 2:5, 3:23, 21:2, 21:25, 24:5
3:00 [3] - 1:7, 2:1, 19:15	Anderson [1] - 2:8	battery [1] - 5:12	citation [1] - 24:24	Commissioner [2] - 14:20, 15:2
3:22 [1] - 26:20	ANDERSON [3] - 1:17, 2:8, 4:23	bell [1] - 15:6	CITY [1] - 1:1	COMMISSIONER [37] - 2:14, 2:16, 2:19, 4:10, 4:12, 10:8, 10:13, 10:16, 13:23, 14:16, 14:19, 14:22, 15:5, 18:14, 19:1, 19:10, 19:12, 21:10, 21:15, 22:4, 22:8, 22:16, 23:3, 23:9,
4	Andres [1] - 2:16	best [1] - 15:2	Claire [1] - 16:9	
451 [1] - 3:11	ANDRES [1] - 1:13	between [1] - 20:4		
5	answer [1] - 23:8	bigger [2] - 24:8, 25:25		
5 [1] - 19:15	anyway [1] - 26:14	Blankenship [1] - 6:20		
5:00 [1] - 19:15	applicant [4] - 5:5, 5:23, 11:7, 14:12	BLANKENSHIP [13] - 6:24, 7:4, 7:8, 7:13, 7:16, 7:19, 8:13, 9:18, 10:6, 10:12, 10:15, 10:18, 11:13		
5th [5] - 4:22, 5:3, 5:7, 11:23, 27:15	applicants [1] - 20:11	block [2] - 5:14, 13:4		
6	application [1] - 14:24	blue [3] - 8:22, 8:24, 8:25		
6 [1] - 7:21	applied [1] - 25:8	board [1] - 12:13		
7	appreciate [1] - 17:4			
7 [3] - 13:24, 14:15	approaches [3] - 6:15, 11:18, 16:2			
7th [1] - 3:11	Appropriateness [2] - 3:15, 4:20			

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

(904) 821-0300

<p>24:1, 24:7, 24:11, 24:12, 24:15, 25:5, 25:9, 25:17, 25:23, 25:24, 26:3, 26:8, 26:13</p> <p>commissioner [3] - 2:15, 2:17, 2:20</p> <p>commissioners [1] - 19:5</p> <p>company [2] - 6:7, 14:25</p> <p>compatible [1] - 23:25</p> <p>complete [1] - 27:10</p> <p>Complies [3] - 7:8, 12:5, 16:15</p> <p>condition [3] - 11:1, 14:7, 14:10</p> <p>Condition [3] - 11:2, 13:24, 14:15</p> <p>conditions [6] - 5:17, 7:18, 8:11, 9:17, 14:13, 23:5</p> <p>conditionwise [1] - 10:24</p> <p>conduit [1] - 9:21</p> <p>connection [1] - 8:1</p> <p>consent [7] - 3:12, 3:17, 3:18, 4:6, 4:11, 4:17, 16:4</p> <p>consider [1] - 18:22</p> <p>considering [1] - 8:24</p> <p>consistent [2] - 23:6, 23:25</p> <p>consolidated [1] - 18:1</p> <p>constructed [1] - 25:12</p> <p>construction [1] - 20:2</p> <p>contractor [1] - 6:3</p> <p>contractors [1] - 25:1</p> <p>contributing [1] - 4:25</p> <p>conversation [1] - 14:18</p> <p>conversations [2] - 2:24, 23:15</p> <p>corner [2] - 5:2, 5:3</p> <p>correct [1] - 10:4</p> <p>Counsel [2] - 1:18, 2:13</p> <p>count [1] - 19:6</p> <p>COUNTY [1] - 27:4</p> <p>current [1] - 17:18</p> <p>cycle [1] - 22:2</p>	<p>deeper [1] - 18:6</p> <p>defer [2] - 3:3, 22:1</p> <p>deferrals [1] - 3:8</p> <p>deferred [3] - 3:2, 3:7, 21:12</p> <p>DEMETREE [1] - 1:13</p> <p>Demetree [1] - 2:18</p> <p>denial [1] - 22:14</p> <p>Department [1] - 24:21</p> <p>Dept [2] - 1:16, 1:18</p> <p>depth [3] - 17:12, 20:19, 21:3</p> <p>design [1] - 23:2</p> <p>Development [4] - 1:16, 1:17, 1:17, 1:18</p> <p>dialogue [1] - 21:3</p> <p>Diane [3] - 1:9, 27:7, 27:18</p> <p>dice [1] - 26:9</p> <p>different [1] - 20:25</p> <p>discussed [3] - 10:22, 12:14, 22:11</p> <p>distance [1] - 10:9</p> <p>District [1] - 5:1</p> <p>diving [1] - 18:6</p> <p>docket [2] - 3:15, 4:21</p> <p>document [1] - 18:10</p> <p>documents [1] - 18:12</p> <p>Don [1] - 20:7</p> <p>done [5] - 22:5, 22:24, 23:24, 24:4, 25:2</p> <p>door [1] - 20:3</p> <p>doors [1] - 23:19</p> <p>down [1] - 17:24</p> <p>duplex [1] - 25:6</p> <p>DUVAL [1] - 27:4</p>	<p>ex [1] - 3:23</p> <p>exactly [2] - 13:3, 25:16</p> <p>exceed [1] - 7:21</p> <p>exception [3] - 21:19, 21:23, 21:25</p> <p>existing [1] - 8:18</p> <p>extending [1] - 24:25</p>	<p>Gainesville [1] - 18:16</p> <p>General [2] - 1:18, 2:13</p> <p>generally [1] - 22:19</p> <p>gentleman [1] - 14:4</p> <p>Glober [1] - 2:14</p> <p>GLOBER [5] - 1:14, 2:14, 4:12, 19:10, 26:8</p> <p>great [1] - 6:9</p> <p>Greg [2] - 6:5, 6:6</p> <p>grid [1] - 8:22</p> <p>grids [2] - 7:25</p> <p>grounds [1] - 25:18</p> <p>guess [2] - 6:4, 24:7</p> <p>guessing [1] - 16:22</p> <p>guidelines [1] - 23:2</p> <p>guys [2] - 12:12, 13:7</p>	<p>impact [1] - 7:22</p> <p>in-depth [3] - 17:12, 20:19, 21:3</p> <p>in-person [1] - 18:17</p> <p>inaudible [4] - 9:19, 13:11, 13:12, 26:6</p> <p>inches [1] - 7:21</p> <p>includes [1] - 5:11</p> <p>including [1] - 14:2</p> <p>indicated [1] - 14:5</p> <p>indicating [1] - 5:24</p> <p>individually [1] - 6:10</p> <p>Information [1] - 17:8</p> <p>information [1] - 20:8</p> <p>initial [1] - 22:13</p> <p>inside [2] - 9:20, 9:24</p> <p>inspection [1] - 25:19</p> <p>install [1] - 5:5</p> <p>installation [4] - 4:24, 5:12, 8:3, 14:8</p> <p>installed [2] - 8:8, 9:13</p> <p>instance [1] - 22:25</p> <p>instances [1] - 24:3</p> <p>interest [1] - 19:3</p> <p>interior [2] - 25:3, 25:4</p> <p>interruption [1] - 18:24</p> <p>introductions [1] - 2:6</p> <p>invoiced [1] - 21:18</p> <p>Item [1] - 13:24</p> <p>items [3] - 3:2, 18:1, 20:25</p> <p>iteration [1] - 20:15</p> <p>itself [1] - 8:22</p>	
	<p>F</p>	<p>facing [2] - 5:7, 5:8</p> <p>family [2] - 4:25, 5:15</p> <p>far [2] - 9:2, 25:17</p> <p>favor [2] - 4:13, 15:12</p> <p>February [3] - 1:6, 2:1, 2:4</p> <p>few [3] - 18:5, 20:9, 20:21</p> <p>fifth [1] - 3:3</p> <p>fine [1] - 10:19</p> <p>finish [3] - 8:20, 9:10, 9:22</p> <p>finished [1] - 10:9</p> <p>first [3] - 14:24, 15:4, 22:3</p> <p>five [2] - 21:21, 25:6</p> <p>five-plex [2] - 21:21, 25:6</p> <p>flag [1] - 24:18</p> <p>flat [1] - 9:4</p> <p>Floor [1] - 1:8</p> <p>FLORIDA [1] - 27:3</p> <p>Florida [4] - 1:9, 1:10, 27:7, 27:18</p> <p>flush [2] - 9:4, 9:14</p> <p>flush/flat [2] - 8:6, 13:25</p> <p>foregoing [2] - 26:19, 27:9</p> <p>Forever [3] - 6:20, 7:4, 12:15</p> <p>four [2] - 3:2, 19:11</p> <p>FPR [1] - 1:9</p> <p>frame [1] - 7:23</p> <p>frameless [2] - 7:23, 8:20</p> <p>frames [3] - 8:17, 8:20, 9:1</p> <p>Freedom [2] - 6:20, 12:14</p> <p>freedom [1] - 7:4</p> <p>Friday [1] - 18:7</p> <p>front [1] - 5:6</p> <p>future [3] - 14:6, 14:8, 19:24</p>	<p>H</p>	<p>Hall [1] - 20:7</p> <p>hallway [1] - 2:25</p> <p>hand [3] - 7:6, 12:4, 16:14</p> <p>hard [2] - 18:11, 19:15</p> <p>head [1] - 19:6</p> <p>hearing [6] - 4:1, 4:8, 4:17, 5:22, 13:21, 15:16</p> <p>heavily [1] - 8:10</p> <p>height [5] - 7:20, 10:2, 10:9, 10:10, 10:14</p> <p>held [1] - 1:6</p> <p>historic [2] - 21:20, 25:13</p> <p>HISTORIC [1] - 1:2</p> <p>Historic [4] - 2:5, 2:8, 2:10, 5:1</p> <p>Hogan [1] - 1:8</p> <p>home [3] - 8:9, 13:5, 22:19</p> <p>homeowner [1] - 6:3</p> <p>homeowners [1] - 11:23</p> <p>homes [3] - 12:22, 13:3, 23:14</p> <p>hopefully [4] - 19:16, 19:18, 19:19, 20:13</p> <p>hoping [1] - 13:11</p> <p>hours [1] - 2:22</p> <p>house [2] - 12:16, 12:18</p> <p>Hubbard [1] - 3:19</p> <p>huge [1] - 26:7</p> <p>husband [1] - 11:22</p>	
	<p>E</p>	<p>early [1] - 20:10</p> <p>East [7] - 3:9, 3:11, 4:22, 5:3, 5:7, 6:24, 11:23</p> <p>Ed [1] - 1:7</p> <p>edge [1] - 10:11</p> <p>eight [1] - 17:25</p> <p>either [1] - 8:8</p> <p>elevation [1] - 5:13</p> <p>EMT [1] - 9:21</p> <p>end [2] - 20:4, 22:14</p> <p>ensure [1] - 7:22</p> <p>entertain [2] - 4:9, 13:22</p> <p>entire [1] - 22:12</p> <p>entitlements [1] - 22:2</p> <p>equipment [1] - 5:12</p> <p>essentially [1] - 20:23</p>	<p>G</p>	<p>gain [1] - 26:5</p>	
<p>D</p>			<p>I</p>	<p>III [1] - 1:13</p>	
<p>DATED [1] - 27:15</p> <p>Davis [1] - 20:7</p> <p>deep [1] - 25:19</p>				<p>J</p>	<p>J.C [1] - 2:18</p> <p>JACK [1] - 1:13</p> <p>JACKSONVILLE [1] - 1:1</p> <p>Jacksonville [5] - 1:8, 2:5, 6:21, 11:24, 13:10</p> <p>Jason [2] - 6:19, 7:1</p> <p>Jermaine [1] - 2:8</p> <p>JERMAINE [1] - 1:17</p> <p>July [1] - 20:15</p> <p>jump [3] - 3:1, 3:12, 17:7</p> <p>jumping [1] - 9:17</p> <p>June [1] - 20:5</p>
				<p>K</p>	<p>kind [5] - 8:14, 17:19, 18:5, 18:10, 23:20</p> <p>knock [1] - 3:4</p> <p>knowledge [1] - 15:3</p>

<div>L</div> <div>Lane [1] - 16:9</div> <div>Large [1] - 1:10</div> <div>last [5] - 17:14, 17:20, 19:25, 20:16, 20:18</div> <div>least [1] - 7:22</div> <div>leave [1] - 16:5</div> <div>leaves [1] - 4:21</div> <div>left [1] - 17:2</div> <div>lengthy [1] - 18:10</div> <div>level [2] - 21:1, 21:2</div> <div>Liberty [3] - 5:4, 5:8, 12:16</div> <div>list [2] - 3:8, 18:8</div> <div>located [1] - 5:2</div> <div>location [4] - 8:3, 8:9, 8:16, 19:24</div> <div>LONG [1] - 1:18</div> <div>look [4] - 3:5, 19:2, 22:22, 23:18</div> <div>looked [2] - 7:17, 8:15</div> <div>looking [3] - 12:22, 18:12, 23:11</div> <div>looks [1] - 10:25</div> <div>LOPERA [22] - 1:13, 1:18, 2:12, 2:16, 4:10, 10:8, 10:13, 10:16, 13:23, 19:12, 21:10, 21:15, 22:4, 22:8, 22:16, 23:3, 23:9, 24:1, 24:11, 25:23, 26:3, 26:13</div> <div>Lopera [3] - 2:12, 2:16, 14:20</div>	<div>means [1] - 10:3</div> <div>mechanics [2] - 8:7, 11:5</div> <div>meeting [8] - 2:4, 18:15, 19:21, 19:24, 19:25, 20:18, 20:20, 21:7</div> <div>MEMBER [15] - 4:4, 5:24, 6:2, 6:6, 6:11, 6:13, 6:16, 6:19, 10:5, 11:17, 11:21, 15:21, 15:24, 16:3, 16:8</div> <div>member [3] - 6:15, 11:18, 16:2</div> <div>Member [2] - 1:14, 1:14</div> <div>MEMBERS [9] - 3:24, 4:14, 4:16, 5:20, 11:9, 13:19, 15:11, 15:13, 15:15</div> <div>metal [3] - 8:18, 10:10, 14:1</div> <div>MICHAEL [1] - 1:14</div> <div>might [2] - 17:21, 24:3</div> <div>Mike [1] - 2:19</div> <div>minimally [1] - 7:25</div> <div>minutes [1] - 20:10</div> <div>missed [1] - 24:21</div> <div>moment [1] - 11:8</div> <div>Montandon [1] - 11:22</div> <div>MONTANDON [5] - 12:2, 12:5, 12:10, 12:12, 13:15</div> <div>month [2] - 20:6, 21:12</div> <div>Montoya [2] - 2:19, 15:2</div> <div>MONTOYA [15] - 1:14, 2:19, 14:16, 14:19, 14:22, 15:5, 18:14, 19:1, 24:7, 24:12, 24:15, 25:5, 25:9, 25:17, 25:24</div> <div>most [1] - 24:2</div> <div>motion [5] - 4:9, 4:10, 13:22, 14:14</div> <div>mounted [5] - 4:24, 8:6, 9:5, 13:25, 14:3</div> <div>move [3] - 3:16, 12:15, 15:18</div> <div>moved [1] - 13:10</div> <div>moving [1] - 3:13</div> <div>MR [50] - 2:8, 2:10, 4:23, 6:24, 7:4, 7:8, 7:13, 7:16, 7:19, 8:13, 9:18, 10:6, 10:12, 10:15, 10:18, 10:25, 11:5, 11:13, 12:2, 12:5, 12:10,</div>	<div>12:12, 13:15, 15:1, 15:6, 16:15, 16:20, 16:25, 17:2, 17:4, 17:9, 18:21, 18:25, 19:2, 19:13, 19:23, 21:9, 21:13, 21:17, 22:7, 22:15, 22:23, 23:4, 23:21, 24:2, 24:14, 24:23, 25:6, 25:16, 26:1</div> <div>MS [1] - 2:12</div>	<div>21:14, 22:1</div> <div>open [2] - 4:1, 5:21</div> <div>openings [1] - 23:6</div> <div>opposed [2] - 4:15, 15:14</div> <div>order [2] - 9:10, 24:14</div> <div>outline [1] - 18:8</div> <div>outside [1] - 10:11</div> <div>overall [3] - 7:20, 10:8, 10:13</div> <div>owner [1] - 6:6</div>	<div>11:18, 16:2</div> <div>portion [1] - 5:6</div> <div>position [1] - 23:22</div> <div>possible [3] - 8:19, 9:6, 9:15</div> <div>Post [1] - 3:10</div> <div>potentially [2] - 13:25, 19:7</div> <div>practicable [1] - 9:23</div> <div>precedent [1] - 12:23</div> <div>prematurely [1] - 21:18</div> <div>prepared [1] - 13:2</div> <div>PRESENT [2] - 1:12, 1:15</div> <div>Preservation [3] - 2:5, 2:9, 2:11</div> <div>PRESERVATION [1] - 1:2</div> <div>pretty [3] - 8:23, 13:6, 16:23</div> <div>printed [1] - 13:1</div> <div>private [1] - 2:24</div> <div>problem [1] - 10:7</div> <div>proceedings [2] - 26:19, 27:9</div> <div>Proceedings [1] - 1:6</div> <div>Professional [2] - 27:7, 27:18</div> <div>project [1] - 24:10</div> <div>property [3] - 5:2, 16:10, 21:20</div> <div>proposed [2] - 17:24, 18:8</div> <div>proposing [1] - 23:1</div> <div>provide [1] - 18:7</div> <div>provision [1] - 21:22</div> <div>public [6] - 4:1, 4:8, 5:21, 13:21, 15:19, 15:20</div> <div>Public [1] - 1:9</div> <div>purchased [1] - 13:10</div> <div>pursuing [1] - 21:19</div> <div>put [2] - 17:10, 17:17</div> <div>putting [3] - 13:4, 22:18, 23:13</div>	
<div>M</div> <div>ma'am [1] - 16:20</div> <div>majority [1] - 5:13</div> <div>manager [1] - 6:21</div> <div>manner [1] - 8:4</div> <div>March [4] - 19:21, 20:4, 22:1, 27:15</div> <div>Market [3] - 3:20, 4:5, 16:10</div> <div>match [8] - 7:21, 7:24, 8:18, 8:20, 8:23, 9:2, 9:10, 9:22</div> <div>matrix [9] - 14:9, 17:11, 17:14, 17:15, 17:18, 17:21, 17:24, 20:24, 21:4</div> <div>MAX [1] - 1:14</div> <div>Max [1] - 16:8</div> <div>max [1] - 2:14</div> <div>maximum [1] - 10:10</div> <div>mean [5] - 22:23, 23:21, 23:22, 25:11, 26:12</div>			<div>N</div> <div>name [6] - 6:18, 6:19, 11:19, 11:21, 16:7, 16:8</div> <div>necessarily [1] - 23:21</div> <div>necessary [1] - 18:18</div> <div>need [3] - 2:22, 11:11, 25:4</div> <div>needed [1] - 2:22</div> <div>needs [1] - 21:23</div> <div>neighborhood [3] - 12:22, 12:23, 12:24</div> <div>never [2] - 22:24, 23:24</div> <div>new [1] - 13:9</div> <div>next [9] - 17:23, 18:7, 19:20, 19:23, 20:3, 20:6, 20:20, 21:8, 21:12</div> <div>next-door [1] - 20:3</div> <div>nicely [1] - 8:23</div> <div>nobody [1] - 4:7</div> <div>Noise [1] - 18:24</div> <div>non [1] - 8:8</div> <div>non-readily [1] - 8:8</div> <div>none [2] - 4:17, 15:16</div> <div>nonetheless [1] - 17:22</div> <div>normally [1] - 20:8</div> <div>North [5] - 1:8, 3:20, 5:4, 5:8, 16:10</div> <div>northeastern [1] - 5:3</div> <div>Notary [1] - 1:9</div> <div>notes [1] - 27:11</div> <div>nothing [3] - 7:11, 12:8, 16:18</div> <div>Number [5] - 3:15, 11:2, 13:24, 14:15</div>	<div>P</div> <div>p.m [4] - 1:7, 2:1, 19:15, 26:20</div> <div>pages [2] - 17:18, 17:25</div> <div>panel [4] - 7:24, 10:11, 14:8, 14:25</div> <div>panels [20] - 4:24, 5:6, 5:9, 7:20, 7:21, 7:23, 7:24, 8:5, 8:7, 8:15, 8:19, 9:3, 9:7, 9:12, 10:2, 10:4, 10:10, 13:3, 13:8, 14:3</div> <div>Park [2] - 3:21, 3:22</div> <div>part [1] - 22:9</div> <div>parte [1] - 3:23</div> <div>particular [1] - 9:19</div> <div>past [3] - 18:5, 23:23, 24:3</div> <div>people [2] - 23:13, 23:16</div> <div>perform [1] - 24:19</div> <div>permit [7] - 24:10, 24:16, 24:19, 25:2, 25:4, 25:7, 25:12</div> <div>person [1] - 18:17</div> <div>phone [1] - 13:1</div> <div>phonetic [1] - 6:20</div> <div>physically [1] - 9:15</div> <div>pictures [1] - 12:25</div> <div>piece [4] - 18:13, 19:3, 19:24, 20:16</div> <div>pieces [1] - 18:1</div> <div>place [1] - 20:4</div> <div>placeholder [1] - 17:10</div> <div>placement [2] - 10:23, 11:2</div> <div>places [2] - 23:19, 23:20</div> <div>plan [3] - 17:12, 20:9, 20:14</div> <div>Planning [5] - 1:16, 1:17, 1:17, 1:18, 21:25</div> <div>plex [2] - 21:21, 25:6</div> <div>podium [3] - 6:15,</div>	
	<div>O</div> <div>OF [4] - 1:1, 27:1, 27:3, 27:4</div> <div>Office [2] - 1:18, 2:12</div> <div>oftentimes [1] - 25:3</div> <div>one [8] - 3:3, 4:4, 4:21, 6:8, 15:3, 17:9,</div>		<div>Q</div> <div>questions [3] - 5:18, 11:7, 20:22</div> <div>quick [7] - 7:2, 10:22, 12:1, 15:22, 16:12, 16:23, 17:9</div>		
		<div>R</div> <div>raceways [3] - 8:1, 8:4, 9:18</div> <div>radius [1] - 13:5</div>			

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

<p>rail [3] - 9:7, 9:9, 9:12 raise [3] - 7:6, 12:3, 16:13 random [1] - 23:14 RAP [2] - 19:15, 19:16 rattled [1] - 4:3 readily [2] - 8:5, 8:8 reads [1] - 3:18 real [5] - 7:2, 10:22, 12:1, 15:21, 16:12 really [3] - 10:23, 12:17 realm [1] - 22:3 rear [1] - 8:9 reason [2] - 8:14, 8:17 reasonable [1] - 23:1 recommended [1] - 24:5 recommending [2] - 5:16, 17:13 record [2] - 16:1, 27:10 red [1] - 24:18 reduced [1] - 17:24 relationship [1] - 25:14 remove [1] - 14:14 removed [1] - 14:8 reorganized [1] - 17:25 report [1] - 27:9 reporter [1] - 7:3 Reporter [2] - 27:8, 27:18 REPORTER [10] - 7:5, 7:9, 7:14, 12:3, 12:6, 12:11, 16:13, 16:16, 16:21, 27:1 representing [1] - 6:7 residents [1] - 13:9 response [8] - 3:24, 4:16, 5:20, 11:9, 13:19, 15:11, 15:15, 26:16 rest [3] - 3:7, 14:11, 14:13 review [1] - 20:25 reviews [1] - 20:21 revised [2] - 4:11, 19:20 revisions [1] - 21:5 ring [1] - 15:6 risk [1] - 26:7 Riverside [1] - 3:9 rolling [1] - 26:8 roof [13] - 4:24, 7:22, 8:2, 8:18, 8:21, 9:5, 9:10, 9:14, 9:19, 9:22, 10:10, 13:4 roof-mounted [1] -</p>	<p>4:24 rooms [3] - 8:6, 14:1 room [6] - 19:25, 20:3, 20:15, 21:8, 21:9 Room [2] - 1:8, 20:7 roughly [2] - 17:18, 17:25 RSVP'd [1] - 19:12 run [3] - 8:4, 9:20, 9:23</p> <p>S</p> <p>safe [1] - 9:11 scope [1] - 5:11 scopes [1] - 18:4 screened [1] - 8:10 second [2] - 4:12, 14:16 section [2] - 20:24, 21:4 Section [5] - 3:5, 3:14, 4:20, 15:19, 17:8 secure [1] - 9:7 security [1] - 20:11 see [7] - 7:19, 10:1, 10:12, 10:19, 10:23, 11:6, 12:17 seeks [1] - 5:5 selected [2] - 8:16, 8:17 sending [1] - 20:8 sense [1] - 23:11 set [1] - 12:23 shall [10] - 7:20, 7:21, 7:23, 7:24, 7:25, 8:1, 8:4, 8:6, 8:8, 8:10 shingle [1] - 14:1 side [3] - 5:8, 5:13, 12:15 silence [1] - 2:23 silver [4] - 8:16, 8:22, 8:25, 9:9 single [2] - 4:25, 5:15 single-family [2] - 4:25, 5:15 six [1] - 13:4 six-block [1] - 13:4 skim [1] - 17:20 slate [1] - 14:2 sloped [1] - 8:6 Solar [1] - 6:20 solar [15] - 4:24, 5:5, 5:9, 7:20, 7:21, 7:23, 8:7, 9:2, 10:2, 10:3, 12:24, 13:3, 13:8, 14:8, 14:25 sorry [2] - 13:1, 18:25 sort [2] - 14:4, 24:18 SPAR [1] - 19:16</p>	<p>Spriggs [1] - 16:8 SPRIGGS [5] - 16:15, 16:20, 16:25, 17:2, 17:4 Springfield [1] - 5:1 stable [1] - 9:11 staff [6] - 5:16, 5:19, 10:22, 13:24, 14:24, 17:13 staff's [1] - 7:18 standpoint [1] - 25:11 start [8] - 2:4, 2:6, 6:5, 6:12, 22:20, 23:12, 23:13, 23:17 starting [1] - 20:6 starts [1] - 22:18 State [1] - 1:10 state [3] - 6:17, 11:19, 16:6 STATE [1] - 27:3 states [1] - 21:22 stenographic [1] - 27:11 stenographically [1] - 27:9 stop [2] - 19:15, 24:14 story [1] - 5:14 straps [1] - 25:22 Street [19] - 1:8, 3:7, 3:10, 3:11, 3:19, 3:20, 3:21, 4:5, 4:22, 5:3, 5:4, 5:7, 5:9, 6:25, 11:23, 12:16, 16:10, 21:16 street [2] - 5:10, 8:5 street-visible [1] - 8:5 strike [1] - 14:10 striking [1] - 14:15 structural [1] - 25:11 structurally [2] - 9:6, 9:11 structure [5] - 4:25, 5:6, 5:8, 5:13, 8:23 structures [1] - 5:15 subject [1] - 5:1 subsection [1] - 17:23 sun [1] - 13:12 supposed [1] - 24:13 swear [3] - 7:1, 12:1, 16:11 swing [1] - 4:19 system [3] - 9:7, 9:12, 14:25</p> <p>T</p> <p>tear [2] - 25:20, 26:11 technology [1] - 18:3 terms [3] - 18:3, 18:4, 25:1</p>	<p>testimony [3] - 7:10, 12:7, 16:17 THE [64] - 2:3, 2:18, 2:21, 3:25, 4:6, 4:13, 4:15, 4:17, 5:18, 5:21, 5:25, 6:4, 6:8, 6:12, 6:14, 6:17, 6:22, 7:1, 7:5, 7:9, 7:14, 7:15, 7:17, 8:12, 9:16, 10:21, 11:4, 11:6, 11:10, 11:15, 11:19, 11:25, 12:3, 12:6, 12:11, 13:14, 13:16, 13:20, 14:17, 14:21, 15:8, 15:12, 15:14, 15:16, 15:23, 15:25, 16:6, 16:11, 16:13, 16:16, 16:21, 16:22, 17:1, 17:3, 17:6, 19:8, 19:11, 19:22, 21:7, 26:2, 26:4, 26:10, 26:14, 26:17 themselves [2] - 8:19, 9:8 they've [2] - 23:19, 24:4 thickness [1] - 10:3 thoughts [2] - 10:24, 14:17 tile [1] - 10:9 today [1] - 2:23 top [1] - 10:17 touch [1] - 20:22 transcript [1] - 27:10 Tropia [3] - 1:9, 27:7, 27:18 true [1] - 27:10 truth [9] - 7:11, 7:12, 12:8, 12:9, 16:18, 16:19 try [1] - 9:20 turnover [1] - 24:25 two [4] - 2:22, 5:14, 6:2, 19:6 two-story [1] - 5:14 type [2] - 9:5, 9:19</p> <p>U</p> <p>under [1] - 3:14 unless [2] - 22:12, 24:20 up [7] - 5:25, 6:9, 11:10, 11:17, 15:23, 15:25, 18:19 upcoming [1] - 17:11 updates [1] - 17:14</p>	<p>V</p> <p>vegetation [1] - 8:10 versus [1] - 21:1 viable [1] - 23:2 Vice [1] - 1:13 viewing [1] - 22:23 visible [5] - 5:10, 7:25, 8:5, 8:9 visual [1] - 7:22</p> <p>W</p> <p>walking [1] - 12:21 wall [1] - 8:24 Walnut [3] - 3:6, 21:14, 21:15 warrants [1] - 21:4 Wednesday [1] - 1:6 week [3] - 18:7, 20:20, 21:8 welcome [1] - 7:15 Wells [1] - 2:10 WELLS [26] - 1:16, 2:10, 10:25, 11:5, 15:1, 15:6, 17:9, 18:21, 18:25, 19:2, 19:13, 19:23, 21:9, 21:13, 21:17, 22:7, 22:15, 22:23, 23:4, 23:21, 24:2, 24:14, 24:23, 25:6, 25:16, 26:1 whatnot [1] - 23:7 wheelhouse [1] - 25:10 whole [3] - 7:11, 12:8, 16:18 willing [1] - 12:19 window [3] - 20:21, 20:24, 23:6 windows [1] - 23:19 wiring [3] - 8:1, 8:3, 9:18 workshop [1] - 17:11 written [1] - 12:14</p> <p>Y</p> <p>y'all [1] - 6:9 years [1] - 18:5 you-all [1] - 17:17</p> <p>Z</p> <p>zoning [3] - 21:19, 21:23, 21:24 Zoning [1] - 21:21 Zoom [3] - 18:18, 18:22, 19:3</p>
--	---	--	--	---