

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, July 27, 2022,
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.
MICHAEL MONTOYA, Commission Member.
MAX GLOBER, Commission Member.
JULIA EPSTEIN, Commission Member.

ALSO PRESENT:

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

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1 maintenance here on this agenda. As you can
2 see, it already says "revised agenda," so I
3 just want to run through and talk about what
4 we've moved.

5 If you look at the consent agenda, that is
6 Section C, we have moved -- Number 8,
7 COA-22-27455, 1318 Dancy Street, has moved to
8 the consent agenda. I just want to make
9 everybody aware of that.

10 And then under Section G, Certificates of
11 Appropriateness, we are moving Item Number 4,
12 COA-22-27565, 2741 St. Johns Avenue, to consent
13 as well.

14 And there will be two separate consent
15 agendas today as Commissioner Montoya has a
16 conflict with COA-22-27728, 1448 North Liberty
17 Street.

18 So I'm going to go ahead and run through
19 our updated consent, the first one.

20 Excuse me. We've got a deferred item as
21 well. We will be deferring, Section D,
22 previously deferred items to be heard, the
23 first on that docket, COA-21-26737, 1627
24 Hubbard Street, that will be deferred until
25 next month, along with COA-22- -- excuse me,

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1 PROCEEDINGS
July 27, 2022 3:00 p.m.

2 - - -

3 THE CHAIRMAN: We're going to go ahead and
4 start the July 27th meeting of the Jacksonville
5 Historic Preservation Commission.

6 Jermaine, will you start us with some
7 introductions?

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

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

12 MS. GRANDIN: Susan Grandin, Office of
13 General Counsel.

14 COMMISSIONER GLOBER: Max Globber,
15 commissioner.

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

17 COMMISSIONER MONTOYA: Michael Montoya,
18 commissioner.

19 COMMISSIONER EPSTEIN: Julia Epstein,
20 commissioner.

21 THE CHAIRMAN: If everybody could silence
22 their cell phones. Any private conversations,
23 please be had in the hallway. We'll take a
24 break every two hours, as needed.

25 And with that, we're going to do some
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1 COA-22-27756, 3839 Herschel Street.

2 So with that, we will get to the consent
3 agenda. Actually, excuse me. It looks like I
4 need to take a motion to approve the minutes
5 from last month's meeting, June 22nd.

6 COMMISSIONER MONTOYA: Motion to approve
7 the minutes.

8 COMMISSIONER GLOBER: Second.

9 THE CHAIRMAN: All those in favor?

10 COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: Those opposed?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Hearing none, those minutes
14 have been approved.

15 So our consent agenda today, Number 1
16 reads COA-22-27419, 439 East 1st Street;
17 COA-22-27568, 1293 Wolfe Street; COA-22-27654,
18 1616 North Pearl Street; COA-22-27680, 0 East
19 6th Street; COA-22-27712; 140 East 9th Street;
20 COA-22-27772, 32 East 10th Street;
21 COA-22-27455, 1318 Dancy Street; and now
22 COA-22-27565, 2741 St. Johns Avenue.

23 I'm going to go ahead and open the public
24 hearing on this consent agenda. If anyone is
25 here to speak on any of these COAs, now would

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1 be the time.
 2 AUDIENCE MEMBERS: (No response.)
 3 THE CHAIRMAN: All right. Seeing none,
 4 we'll close the public hearing.
 5 Any commissioners, thoughts, comments?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: With that, I will take a
 8 motion.
 9 COMMISSIONER EPSTEIN: Motion to approve
 10 the consent agenda.
 11 COMMISSIONER MONTROYA: Second.
 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, that consent
 17 agenda has been approved.
 18 We have another consent agenda that
 19 consists solely of COA-22-27728, 1448 North
 20 Liberty Street. I'll go ahead and open the
 21 public hearing on that.
 22 Is anyone here to speak on that COA?
 23 AUDIENCE MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none, we'll close
 25 the public hearing and I will entertain a
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1 motion.
 2 COMMISSIONER EPSTEIN: Motion to approve
 3 consent agenda two.
 4 COMMISSIONER GLOBER: Second.
 5 THE CHAIRMAN: All those in favor?
 6 COMMISSION MEMBERS: Aye.
 7 (Commissioner Montoya abstains from
 8 voting.)
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, that consent
 12 agenda has been approved.
 13 With that, we're going to skip straight to
 14 Section L, New Business, and this road
 15 renaming.
 16 And do we have a staff report?
 17 MR. WELLS: Yes. So this is a road
 18 renaming from Abess Boulevard to Rodney J.
 19 Washington Way. So consistent with Chapter 745
 20 of the Jacksonville Ordinance Code, streets --
 21 the request to rename streets require a review
 22 and recommendation from the Historic
 23 Preservation Commission and shall be addressed
 24 under six criteria as noted in the report.
 25 So the name change is proposed to honor
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1 the work done by Rodney J. Washington, a
 2 founder and senior pastor of Titus Harvest Dome
 3 Spectrum Church. The change would rename Abess
 4 Boulevard, between Marketplace Drive and Girvin
 5 Road, to Rodney J. Washington Way.
 6 In our analysis, Abess Boulevard appears
 7 to be named for Leonard Abess, a prominent
 8 baker, who was instrumental in providing land
 9 to the City of Jacksonville. Leonard Abess
 10 Park and Abess Park Elementary School are both
 11 located along Abess Boulevard and is likely
 12 that the road was named in the mid 1990s based
 13 on a naming of the park and the school.
 14 We also found that no historic structures
 15 or landmarks have been identified along the
 16 subject street and the existing road name is
 17 not part of a common theme of street names in
 18 the area, nor is it a duplicate street name.
 19 So based on these findings and the
 20 evidence available, the Planning Department
 21 forwards to you a recommendation on the road
 22 renaming from Abess Boulevard to Rodney J.
 23 Washington Way.
 24 THE CHAIRMAN: All right. Questions for
 25 staff?
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: Okay. We'll go ahead and
 3 open the public hearing.
 4 Is anyone here to speak on this road
 5 renaming?
 6 AUDIENCE MEMBER: Yes.
 7 (Audience member approaches the podium.)
 8 THE CHAIRMAN: If you'll state your name
 9 and address.
 10 AUDIENCE MEMBER: My name is Abraham
 11 Lincoln Washington. Address is 11705
 12 Blackstone River Drive, and I am --
 13 THE CHAIRMAN: Abraham, she's going to
 14 swear you in real quick.
 15 MR. WASHINGTON: Okay.
 16 THE REPORTER: If you would raise your
 17 right hand for me, please.
 18 MR. WASHINGTON: (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 MR. WASHINGTON: I do.
 24 THE REPORTER: Thank you.
 25 THE CHAIRMAN: Please.
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1 MR. WASHINGTON: This is a great
 2 opportunity to see this name be placed on that
 3 street. R.J. Washington was truly an
 4 upstanding citizen of Jacksonville, Florida.
 5 His vision for loving people, serving people
 6 and helping people has changed this city. His
 7 life was dedicated to helping the last, the
 8 lost and the least. His life was also
 9 dedicated to providing a place of constant
 10 encouragement, training, and nurturing in the
 11 morals that I believe make a society strong.
 12 He literally changed that area with the
 13 land purchase that this church came together to
 14 buy and to really see, I think, the economic
 15 development that has happened on that corner.
 16 That ministry was a cornerstone for that. It
 17 still is prospering to this day. It's changing
 18 the property values, and the list goes on and
 19 on.
 20 But his life was dedicated to simply
 21 loving, serving and helping people. That
 22 turned to a very large ministry that impacted
 23 this city, went beyond the four walls of that
 24 ministry and just what was happening on that
 25 street. That turned into being a great

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1 ministry through television, purchasing of a
 2 radio station, and all of these different
 3 vehicles provided the kind of community
 4 empowerment that we need so much more of.
 5 It was sad to lose him at such a young
 6 age, at age 54, but if you look at what he
 7 accomplished from 1990 of starting the ministry
 8 all the way up to his passing away five years
 9 ago, I don't think there's another example in
 10 Jacksonville's history of someone that was so
 11 effective, that had the kind of impact that he
 12 had.

13 The people that are here now are people
 14 that he personally touched and changed their
 15 lives, from the affluent all the way down to
 16 people that truly needed a hand up, and his
 17 life was all about that. So we really feel
 18 like the opportunity to see that street renamed
 19 to Rodney J. Washington Way, we'd like to use
 20 that in a bunch of ways because we would like
 21 people to live the R.J. -- as we would call
 22 him, the R.J. Washington way.

23 And I think I'm not here alone with -- his
 24 accolades and accomplishments have been listed
 25 for you, but we would understand anyone that

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1 would be a part of the Abess family feeling and
 2 desiring for the street to continue to be named
 3 after that. I would only say to them that this
 4 is an opportunity, I believe, to extend a
 5 legacy of good, to provide a real beacon of
 6 constant hope in that community.

7 And what was so unique about -- and I
 8 believe the miracle behind this was the kind of
 9 racial reconciliation that happened, the kind
 10 of diversity that was brought to a community
 11 that didn't have a large presence of
 12 African-Americans, but to bring in a great
 13 group of African-Americans that were good for
 14 the community, good to reach out and build
 15 relationships that our city still needs so
 16 desperately. That alone, I believe, was
 17 changing Jacksonville, Florida. So we are
 18 appealing for the road renaming after him.

19 THE CHAIRMAN: Thank you.

20 Is there anyone else here to speak on this
 21 road renaming?

22 AUDIENCE MEMBER: Yes.

23 THE CHAIRMAN: You can come on up.
 24 (Audience member approaches the podium.)

25 THE CHAIRMAN: If you'll just state your

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1 name and address and she's going to swear you
 2 in.

3 AUDIENCE MEMBER: Stephanie Spates, 6126
 4 Quiet Country Lane, Jacksonville, Florida
 5 32218.

6 THE REPORTER: If you would raise your
 7 right hand for me, please.

8 MS. SPATES: (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 MS. SPATES: Yes.

14 THE REPORTER: Thank you.

15 MS. SPATES: I wanted to reiterate the
 16 impact of Pastor R.J. Washington, his love for
 17 the youth, even from the time when he was in
 18 high school, and how he started the first Bible
 19 study of William M. Raines High School. He
 20 supported the youth then, even at that time,
 21 giving them an alternative and encouragement to
 22 live positively and to be an example to their
 23 peers, and then to the community -- as grow --
 24 as they grew.

25 This support and this encouragement

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1 extended from his high school years to an even
2 greater impact where we also were able to host,
3 and we continue to host, Raines and Ribault
4 schools as far as it relates to one of the
5 biggest games of the year in the community, the
6 Raines and the Ribault school, that game. And
7 also how we honor the teachers, the students,
8 and really support the community in that way,
9 making a positive impact to the youth.

10 His heart for the youth was clearly
11 evident, even in the partnership with Abess
12 school, where the football field of Titus and
13 also the parking lot was shared with Abess
14 school. And it was so clearly evident, even in
15 his illness, to see all of the cards that were
16 created from the youth of Abess school and how
17 they flooded the sanctuary.

18 So we just wanted to highlight these
19 things because he made such a great impact and
20 we deem him worthy of such an honor to have the
21 street renamed after him.

22 Thank you.

23 THE CHAIRMAN: Thank you.

24 Is anybody else here to speak on this road
25 renaming?

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1 recommended approval of that road renaming.

2 Thank you, guys, all for coming out today.

3 AUDIENCE MEMBERS: (Applause.)

4 (Brief pause in the proceedings.)

5 THE CHAIRMAN: Okay. With that, we're
6 going to get restarted here. We are on
7 Section D, previously deferred items to be
8 heard. First on -- first and only on the
9 docket would be COA-22-27361, 506 East 5th
10 Street.

11 MR. WELLS: So this is the one that -- we
12 actually read the report last month, and it was
13 deferred because of neighborhood opposition to
14 the two-story being surrounded by one-story
15 homes. And so I believe the applicant was
16 supposed to follow up in regards to providing a
17 streetscape elevation of surrounding homes. So
18 I'll defer to Susan if I need to reread the
19 staff report. But other than that, I can just
20 show you the -- what they submitted as
21 evidence.

22 THE CHAIRMAN: Yeah, if you can just pull
23 up what they -- whatever new they submitted,
24 and we can chat through it.

25 MR. WELLS: All right.

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1 AUDIENCE MEMBERS: (No response.)

2 THE CHAIRMAN: All right. With that,
3 we'll close the public hearing.

4 And, let's see, this is a recommendation?

5 MS. GRANDIN: Right. Yes.

6 THE CHAIRMAN: So I don't need a motion,
7 or same as always?

8 MS. GRANDIN: No, you would need a motion.

9 And so it would be an action of the
10 Commission, but there's no final order,
11 basically, for it.

12 THE CHAIRMAN: All right. Well, then, I
13 will entertain a motion.

14 COMMISSIONER MONTOYA: I make a motion to
15 recommend this name changing.

16 COMMISSIONER GLOBER: Second.

17 THE CHAIRMAN: Conversation?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: All right. We'll call for
20 a vote.

21 All those in favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Those opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Hearing none, you have

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1 MS. GRANDIN: Are they here?

2 MR. WELLS: That's a good question.

3 THE CHAIRMAN: Is the applicant here?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: Well, it makes that easy.

6 We're going to go ahead and defer COA-22-27361
7 and we're going to kick right along.

8 Section D, Certificates of

9 Appropriateness. First on that docket is
10 COA-22-27525, 232 East 4th Street.

11 MR. WELLS: All right. COA-22-27525,
12 located at 232 East 4th Street. The request is
13 for the construction of a two-story duplex.

14 This flag-shaped lot is currently vacant,
15 approximately 6,700 square feet in size, and
16 only accessible by alley.

17 The elevations have no visible street
18 frontage; however, the majority of lots within
19 this block are two-story single-family homes.

20 As designed, the proposed structure
21 consists of a hip roof with three nested gables
22 along the second floor of the front elevation
23 and a hip roof along the first floor of the
24 front elevation.

25 According to the Sanborn maps, the subject

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1 property originally contained one two-story
 2 garage/house and two unknown accessory
 3 structures; however, at some point all three
 4 structures were demolished.

5 While development of a two-story duplex on
 6 a vacant lot amidst other two-story residential
 7 homes will provide for a compatible reuse of an
 8 infill lot in the Springfield Historic
 9 District, the design of the proposed structure
 10 fails to ensure a compatible relationship with
 11 other properties within the historic district
 12 given its inconsistency with the architectural
 13 styles and forms found throughout the
 14 neighborhood.

15 As currently designed, considerable
 16 architectural influence is given to the
 17 centered location of the front-facing garages
 18 which is inconsistent with the historic
 19 district design guidelines, as we found that
 20 modern garages should be hidden from general
 21 view and are not situated as a prominent
 22 feature of a new home within a historic
 23 district.

24 Potential design alternatives include
 25 reconfiguring the garages to the sides of the

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1 structure with an increased setback and adding
 2 a full-width porch to the front elevation.

3 We do find, again, that it is consistent
 4 [sic] and lacks key architectural details and
 5 historic elements traditionally found
 6 throughout the Springfield Historic District.
 7 Missing details include the predominant rhythms
 8 set by the bay divisions of historic buildings
 9 and, again, the inconspicuous siding of
 10 garages.

11 We, again, also find that the proposed new
 12 construction is incompatible with the massing
 13 and architectural features of adjacent
 14 properties.

15 And based on these findings, we forward to
 16 you a recommendation for denial.

17 THE CHAIRMAN: Thank you.
 18 Any questions for staff?

19 COMMISSIONER MONTOYA: Yes. Through the
 20 Chair, during your discussions with the
 21 applicant, were there any talks about the site
 22 plan itself, like -- and specifically what's
 23 being considered the front, what's being
 24 considered the side and the rear in terms of
 25 setbacks?

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1 MR. WELLS: Yes. So in terms of setbacks,
 2 I mean, this is a peculiarly -- I mean, this
 3 lot (inaudible). Because it doesn't have
 4 primary street frontage along the public -- or
 5 a private right-of-way, we had to rely on the
 6 alleyways being the main frontage in this
 7 instance. So, therefore, that would be the
 8 front yard, access along the -- you know, the
 9 alleyway. So that would be the front setback,
 10 and then we would treat the sides, you know,
 11 on -- on the other pieces.

12 COMMISSIONER MONTOYA: And so through the
 13 Chair, just to clarify, are you saying that
 14 the -- because it's a rectangle. So you're
 15 saying the long alley side you're considering
 16 to be the front --

17 MR. WELLS: (Nods head.)

18 COMMISSIONER MONTOYA: -- and the short --
 19 because there are two alleys. There's a short
 20 alley as well as the north-south alley. When
 21 you look at the Sanborn map -- and it's
 22 still -- although it's not traveled, the space
 23 is still there.

24 And just wondering about that, like
 25 between the -- between the existing apartment

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1 to the south of the site, there's a short alley
 2 between those two properties.

3 THE CHAIRMAN: I presume it's the long
 4 alley.

5 MR. WELLS: Yeah, so it's this alleyway
 6 right here where my cursor is located. So the
 7 one that runs north-south.

8 COMMISSIONER MONTOYA: And not to drag
 9 this on, but is that something that could be --
 10 like, I'm wondering about -- I have questions
 11 about the site proper, and is that something
 12 that could be discussed or is that mandatory
 13 that the long side be the front? Could the
 14 short -- shorter alley be considered the rear
 15 or the -- I'm just -- I'm thinking outside the
 16 box here when I look at the plan. Is that
 17 negotiable is what I'm asking.

18 MR. WELLS: So you're saying -- I'd just
 19 like to clarify, the alleyway that you're
 20 referring to, the shorter one, this is this one
 21 right here, correct (indicating)?

22 COMMISSIONER MONTOYA: Uh-huh. Could that
 23 be considered a rear alley, a rear setback?

24 MR. WELLS: I mean, we're amenable to it.
 25 I think it would just -- I don't know if the --

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1 their current site plan would work for -- or
 2 the orientation of their structure would work
 3 for that, but we -- yeah, we did explore those
 4 alternatives originally.
 5 COMMISSIONER MONTOYA: Okay.
 6 THE CHAIRMAN: All right. Any other
 7 questions for staff at the moment?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: All right. Is the
 10 applicant here?
 11 AUDIENCE MEMBER: Yes.
 12 THE CHAIRMAN: You can come on up.
 13 (Audience member approaches the podium.)
 14 THE CHAIRMAN: If you will state your name
 15 and address.
 16 AUDIENCE MEMBER: Yes. My name is Ed
 17 Akers, 6421 Fordham Circle East, Jacksonville,
 18 Florida 32217.
 19 THE CHAIRMAN: She's going to swear you
 20 in.
 21 THE REPORTER: If you would raise your
 22 right hand for me, please.
 23 MR. AKERS: (Complies.)
 24 THE REPORTER: Do you affirm that the
 25 testimony you are about to give will be the
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1 truth, the whole truth, and nothing but the
 2 truth?
 3 MR. AKERS: Yes, I do.
 4 THE REPORTER: Thank you.
 5 MR. AKERS: I'm not the actual applicant.
 6 I'm actually here for the applicant. He had --
 7 is away on business, unfortunately, but --
 8 THE CHAIRMAN: Okay.
 9 MR. AKERS: So I -- I think the
 10 reconfiguration of the site probably would not
 11 work, but -- certainly not with the existing
 12 structure plan there.
 13 You're correct, there is part -- remaining
 14 portion of what was the H alley. The H -- but
 15 it only goes back as far as this -- this
 16 particular property lot, which is interesting
 17 because there's a garage apartment that's
 18 actually built further back in and looks to me
 19 like they would actually be crossing or cross
 20 people's property from the end of the H alley
 21 to get to that, so not sure how that was built,
 22 but --
 23 I did meet with Mr. Butler and Arimus from
 24 staff a couple of weeks ago, I think, on the
 25 property just to kind of review that.
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1 Yes, so the property is -- along the
 2 alleyway, it is very unusual. I actually have
 3 a -- a packet of photos of stuff here for
 4 everyone, a couple of different exhibits.
 5 Mr. Butler owns a property that faces 3rd
 6 Street, which is 221 East 3rd Street,
 7 immediately -- and that is a burned-out,
 8 condemned structure that he purchased. It's a
 9 multi-unit property. The property immediately
 10 behind that is also a rather unusual -- and has
 11 been a quite unsightly building under lease
 12 since 2000 when I lived about a block away. It
 13 was an alley you typically did not want to walk
 14 behind, and there's a picture over there.
 15 Those are actually residential -- they're
 16 residential apartments, and those are actually
 17 carriage houses or garages underneath, so
 18 right -- that's right adjacent on the other
 19 side of that H alley from that. So if you're
 20 standing in the alleyway at the subject
 21 property, you have a small section of the H
 22 alley. This is immediately to the right of
 23 that. So there is something that's there.
 24 It's a mass. It's interesting. It's
 25 different. That alley is truly different.
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1 And so Mr. Butler had set forth to try to
 2 build something in that vacant lot. If you're
 3 standing on Market Street -- he acquired the
 4 vacant lot from the church, from Carmel Baptist
 5 Church. And so you cannot see the building --
 6 you would not see the subject property if you
 7 were standing right in front of the church,
 8 naturally. They have a parking lot to the
 9 right of the church. If you're standing over a
 10 little further to the right, I don't think
 11 you're going to be able to see the existing
 12 structure from there either.
 13 There's a gentleman here whose home I had
 14 sold several years ago, a few years back. He's
 15 at 1321 North Market. If you're standing in
 16 his backyard, you're not -- you're actually
 17 looking directly at the ugly brown structure,
 18 is what we call it, not so much at an angle
 19 towards the other property. If you're standing
 20 on [sic] the church to the left, there's a
 21 vacant lot that's also owned by the church, you
 22 would see -- see maybe a small section of
 23 the -- the property there.
 24 As far as the massing and stuff, too,
 25 there are plenty of examples in and around
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1 Springfield, a -- multi-unit properties. And
 2 this is a -- being a duplex, it is a multi-unit
 3 property. Most of those, of course, are
 4 built -- that face one of the main roads, but
 5 there are situations and some properties --
 6 West 5th, there's a set of duplexes. There's
 7 two -- there's two sets of duplexes that face
 8 the alley, so --
 9 (Timer notification.)
 10 THE CHAIRMAN: You're fine.
 11 MR. AKERS: Okay. So I'm going to just
 12 give you some paperwork, and I've got a couple
 13 of copies for everybody here. There's three
 14 copies if you want to look at them. And
 15 they're different exhibits, so --
 16 (Tenders documents.)
 17 MR. AKERS: So I just -- you know, just
 18 spent a little time. I actually worked -- I
 19 lived in Springfield for a number of years,
 20 served on the board, used to sit on the Design
 21 Review Committee, and I've been here plenty of
 22 times over the years, but --
 23 Exhibit A pretty much just shows you what
 24 I just told you about the placement of the
 25 lots, and then shows you pictures of his
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1 And you can -- on the right side of the church,
 2 you can see the brown building, but you
 3 wouldn't be able to see the subject property.
 4 The other packet of information I gave
 5 you -- there's a packet that starts with 1452
 6 Silver Street, which actually is a two-story
 7 house that was built on Silver Street with a
 8 garage facing the alleyway.
 9 There's another picture there of 230 West
 10 5th Street, another garage apartment and stuff
 11 that was built.
 12 I gave you some examples of -- from garage
 13 apartments and stuff there because I think one
 14 of the things I saw was a comment from SPAR or
 15 something in their letter that indicated,
 16 like -- because the Emerald Trail that's going
 17 to be utilizing some of the alleyways, they
 18 want to kind of spruce up and have maybe a
 19 different approach to look into the back of
 20 the -- walking through the alleyways, and I
 21 don't know how you would accomplish that if you
 22 want to turn garages the wrong way because you
 23 wouldn't be able to access the garage.
 24 So all the alleyways have -- with some
 25 exceptions, they're going to access the
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1 existing structures that are there. You can
 2 see the burned -- the burned-out building and
 3 also the brown structures there.
 4 Exhibit C shows you the vacant lots -- the
 5 vacant lot in the back of all of the homes that
 6 face 4th Street. So you're actually kind of
 7 recessed back into this little vacant lot area
 8 where you can see the back of everybody else's
 9 houses.
 10 Exhibit D, basically the views from the
 11 alley. So if you're -- if you would be
 12 standing on the front steps of either one of
 13 the duplex units looking immediately to the
 14 west, you would be looking at the back of the
 15 church, you'd be looking at a small section of
 16 the vacant lot and the back of 1321 North
 17 Market Street.
 18 Mr. Butler does plan on getting with the
 19 church to see maybe if they can -- he would
 20 actually work with them to install some fence
 21 and do a few things to help maintain the
 22 alleyway there once construction started.
 23 Exhibit E shows you from Market Street,
 24 again, looking at the vacant lot to the left of
 25 the church and the right side of the church.
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1 alleyway, but -- or access your building,
 2 access your garage apartment right off the
 3 alleyway. You're not going to drive back
 4 around to the back of it. You're going to be
 5 looking right at a (inaudible) door.
 6 So there's plenty of examples of --
 7 anybody who's probably wanting to build a
 8 garage apartment in Springfield over the years,
 9 you're going to see a door. There are other
 10 examples of properties that are actually facing
 11 the street to see the door.
 12 The massing of the property is consistent.
 13 So you have properties at Perry Street, North
 14 Pearl Street. So if you take the footprint of
 15 the structure he built, a very similar
 16 footprint exists where you have the inset area,
 17 the entranceway to the building.
 18 In this case, Mr. Butler's would be the
 19 garage doors. In these cases, you have front
 20 doors that go to each unit, but you have a
 21 section there where the facade is broken. It's
 22 not a straight facade. You have -- there's --
 23 left and -- side of -- side of the properties
 24 that are actually extended out. And there's
 25 multiple examples of that throughout the
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1 neighborhood.
2 And I know over the years we've been
3 trying to -- there's been a lot of work in --
4 over the neighborhood. I sell real estate
5 there. I love the neighborhood. I was born
6 over in that area. I would like to see it
7 continue to develop.

8 This is a very unusual alleyway with a
9 very ugly structure that's been there that
10 hasn't been used in years, and I think a lot of
11 people would like to see that developed.

12 Mr. Butler does plan on -- I mean, this
13 building, I think it has a construction cost of
14 about 300,000. The brown building, which I
15 think the City does not want him to tear
16 down -- otherwise, he couldn't build anything
17 back -- would be probably 300-, 350,000 to do
18 that, and the main house is over 400,000. So
19 he's willing to invest over a million dollars
20 in redevelopment of essentially what would be
21 an entire section of an alleyway from 3rd
22 Street almost to 4th Street, ideally.

23 One final comment is, I did speak to the
24 owner of the property that accesses off -- he
25 lives right at the alleyway entrance off of 4th

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1 Street, Thomas Love, he's a colleague, Realtor
2 friend of mine that lives there, and he and I
3 talked about the plan. He seemed very open to
4 it. I think his concern was adding a porch at
5 the bottom. Really -- all that really does is
6 just invite people to be on the front porches,
7 hanging out and making noise. If that were the
8 case, he would prefer, you know, just a -- kind
9 of -- he -- he was okay with the structure. He
10 was okay with the design of it.

11 THE CHAIRMAN: All right. Thank you.
12 Questions for our applicant?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Okay. We'll call you back
15 up.

16 MR. AKERS: Okay.

17 THE CHAIRMAN: Thank you.

18 We'll go ahead and open the public
19 hearing. Is there anyone here to speak on
20 this?

21 AUDIENCE MEMBER: Yes.

22 THE CHAIRMAN: You can come on up.

23 AUDIENCE MEMBER: A few of us.

24 THE CHAIRMAN: Sure. Yeah, come on.

25 (Audience member approaches the podium.)

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1 AUDIENCE MEMBER: Hi.

2 THE CHAIRMAN: Hi. If you'll state your
3 name and address.

4 AUDIENCE MEMBER: My name is Jessica
5 Marinello. I'm a homeowner at 238 East 4th
6 Street.

7 I oppose.

8 THE CHAIRMAN: She's going to swear you in
9 real quick.

10 MS. MARINELLO: Okay.

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

13 MS. MARINELLO: (Complies.)

14 THE REPORTER: Do you affirm that the
15 testimony you are about to give will be the
16 truth, the whole truth, and nothing but the
17 truth?

18 MS. MARINELLO: Yes.

19 THE REPORTER: Thank you.

20 MS. MARINELLO: So, as I said, I am a
21 homeowner on this block. I oppose.

22 I have a few concerns. First, I think the
23 plan, as presented, is a bit deceptive. This
24 lot would pretty much construct a looming
25 structure in my and my neighbor's backyards.

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1 We have some concerns about utilities,
2 garbage collection, and then opening -- you
3 know, allowing a structure of this type would
4 open up alleyways to just all over the
5 neighborhood.

6 It's a weird infill. This -- I just don't
7 think it's appropriate. I don't think it falls
8 within the lines of the COA as designed.

9 I do think that the structure is visible
10 from Market Street and from 4th Street. It is
11 a tight alley. I think it would provide -- it
12 would create issues.

13 This fence line, where the H part of our
14 middle alley is, is utilized often. I think it
15 would prevent some of us from being able to
16 turn in and make it into our yards and garages.

17 And I disagree, I don't think that there
18 is much precedent for a building of this size
19 and type to be in an alley, especially as a
20 stand-alone building.

21 Other structures, I feel like our --
22 they've been part of an existing parcel. I
23 wish I had more examples, more concrete
24 precedent and evidence for you guys. I just
25 found out about the meeting last week, so I

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1 don't have that, but in sum, I oppose.
 2 And that's all I have to say. Thank you.
 3 THE CHAIRMAN: Thank you.
 4 AUDIENCE MEMBER: (Indicating.)
 5 THE CHAIRMAN: Come on up.
 6 (Audience member approaches the podium.)
 7 AUDIENCE MEMBER: Hello, everybody.
 8 THE CHAIRMAN: If you will state your name
 9 and address.
 10 AUDIENCE MEMBER: My name is Tom Love. Do
 11 I need to swear in?
 12 THE CHAIRMAN: Yeah, if you'll give me
 13 your address as well.
 14 MR. LOVE: I'm at 224 East 4th Street. I
 15 live immediately in front of the lot -- of the
 16 proposed development.
 17 THE REPORTER: If you would raise your
 18 right hand for me, please.
 19 MR. LOVE: (Complies.)
 20 THE REPORTER: Do you affirm that the
 21 testimony you are about to give will be the
 22 truth, the whole truth, and nothing but the
 23 truth?
 24 MR. LOVE: I do.
 25 THE REPORTER: Thank you.
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1 still sort of a difficult thing to grasp. And
 2 I -- and I wonder --
 3 I've looked at other examples of some kind
 4 of precedent for a two-story freestanding
 5 structure to be located in an alley. There are
 6 numerous examples of freestanding structures in
 7 alleys in Springfield. I don't know, numerous,
 8 maybe 10, 15 or so. I don't know exactly how
 9 many. Most of those buildings have been there
 10 for some decades. Most of them are detached,
 11 single-family, bungalow-style homes, one-story
 12 homes, nothing like this, to my knowledge.
 13 So my whole concern was just based on the
 14 precedent or, in this term, lack of precedent
 15 for such a structure and how it would actually
 16 fit into the fabric of the neighborhood. I
 17 have difficulty, I think, just sort of
 18 envisioning how it would actually work from the
 19 standpoint of a structure that is not really
 20 attached to any other structures around it.
 21 I have questions in terms of, you know --
 22 which, actually, a neighbor brought up, which I
 23 hadn't considered, was, how would trash
 24 collection work? I think there was mention of,
 25 like, mail being delivered. There's a 4-foot
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1 MR. LOVE: So, yes, I actually had lunch
 2 with Mr. Akers -- he's a very good friend of
 3 mine -- about -- sometime last week, where the
 4 subject of this came up.
 5 I had learned a few days prior to that --
 6 I had seen the notice that was posted, the blue
 7 sign that was posted, and did a little bit of
 8 research at that point, very kind of early in
 9 my awareness of what the proposal exactly was.
 10 I do have some concerns. They're on two
 11 different levels. One level is going to be the
 12 actual design itself of the building, and I
 13 think that is a concern that others share as
 14 well, as it is in this particular plan.
 15 You know, that's actually something that
 16 Mr. Akers and I discussed, was the actual
 17 placement of the garages in the front. It just
 18 doesn't seem to be in -- along or aligned with
 19 the spirit of the historic district. So the
 20 design itself is kind of one issue.
 21 A second issue is, I wonder --
 22 sometimes -- like, walking the site, I've had
 23 some difficulty kind of imaging what this would
 24 actually look like. You know, the drawings, I
 25 think, are pretty self-explanatory, but it's
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1 strip of land that goes to East 4th Street.
 2 But those are -- those are my concerns.
 3 THE CHAIRMAN: All right. Thank you.
 4 Whoever can come on up.
 5 AUDIENCE MEMBER: (Indicating.)
 6 THE CHAIRMAN: Yeah, sure.
 7 (Audience member approaches the podium.)
 8 THE CHAIRMAN: If you'll state your name
 9 and address.
 10 AUDIENCE MEMBER: Good afternoon.
 11 My name is Sean Olin, 236 East 4th Street,
 12 Jacksonville 32206.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MR. OLIN: (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. OLIN: I do.
 21 THE REPORTER: Thank you.
 22 THE CHAIRMAN: Okay.
 23 MR. OLIN: I'm here to voice my opposition
 24 to the proposed plan. Along with what
 25 Ms. Marinello said, Mr. Love had said, I think
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1 the precedent is not there for this type of
 2 structure in an alleyway that is not a
 3 single-story bungalow.
 4 It is not, in my opinion, as proposed, a
 5 garage apartment. It is a full-on duplex, a
 6 large structure, which would face an alleyway
 7 which has no garbage access, no current
 8 utilities, no water, and no mail delivery
 9 proposal.
 10 I would also like to disagree with what
 11 has been stated at the beginning of -- that the
 12 property is not visible from East 4th, nor from
 13 Market Street. I disagree with that. If you
 14 were to walk along the area, you would be able
 15 to see that property clearly.
 16 And so I think, again, the
 17 appropriateness, or lack thereof, of the
 18 structure leads to my opposition.
 19 Thank you very much.
 20 THE CHAIRMAN: Thank you.
 21 Is anybody else here to speak on this?
 22 AUDIENCE MEMBER: Yes.
 23 THE CHAIRMAN: You can come on up.
 24 (Audience member approaches the podium.)
 25 THE CHAIRMAN: Just state your name and
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1 the back that allows us to get to the garage
 2 apartments that are back there, so --
 3 So that leads to the second concern, which
 4 is the existing brown apartments and the
 5 burned-out house have been sitting there vacant
 6 for a long time. We've called in several times
 7 to the police where there have been people
 8 hanging out at the brown apartments. We've
 9 asked for the City to do something.
 10 I was actually surprised to hear that
 11 the -- the City is saying that you can't knock
 12 down the brown -- the current brown apartments
 13 because that -- those are, I think -- you know,
 14 they're falling apart, they're hazardous,
 15 people hang out in them. It's just an eyesore
 16 that I don't -- I don't necessarily see how it
 17 could be refurbished.
 18 I'm concerned that if development starts,
 19 that there's going to be significant issues
 20 trying to actually finish the development.
 21 It's been brought up, there's no utilities,
 22 it's very difficult to get in there.
 23 With the current change in interest rates,
 24 I think that it's going to become a lot more
 25 expensive very soon to build. I'm concerned
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1 address.
 2 AUDIENCE MEMBER: Scott Grossman, 248 East
 3 4th Street.
 4 THE CHAIRMAN: She will swear you in.
 5 THE REPORTER: If you would raise your
 6 right hand for me, please.
 7 MR. GROSSMAN: (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. GROSSMAN: Yes.
 13 THE REPORTER: Thank you.
 14 MR. GROSSMAN: I agree with my neighbors
 15 who have opposed this plan.
 16 I have a couple of other things to bring
 17 up. The City no longer supports clearing out
 18 the alleyways, so I have to go back in the
 19 alleyway and cut back trees and leaves that
 20 other people don't maintain.
 21 The brown apartments currently have a
 22 significant amount of overgrowth that's
 23 extended into the alley, which requires us to
 24 drive around in order to get back to the three
 25 long properties there which have an easement in
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1 that something is going to get started there
 2 and it's just not going to be finished.
 3 Similar to the brown apartments and the
 4 burned-out house that are just sitting, the
 5 owner is not doing anything to fix those.
 6 I don't have anything else to add that
 7 hasn't been brought up already.
 8 I do think that it is a very large
 9 structure that's going to be visible and it's
 10 going to be right up against the property line
 11 for three houses on 4th Street. It's just --
 12 it's going to kind of destroy the character
 13 where the houses are supposed to be close
 14 together, but facing either the main streets or
 15 the numbered streets.
 16 So that's all I have. Thank you.
 17 THE CHAIRMAN: Thank you.
 18 Is anybody else here to speak on this COA?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: All right. Seeing none,
 21 we'll close the --
 22 AUDIENCE MEMBER: One more.
 23 THE CHAIRMAN: Okay. Come on.
 24 (Audience member approaches the podium.)
 25 AUDIENCE MEMBER: Hello.
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1 William Hoff, 1402 North Laura Street.
 2 THE REPORTER: If you would raise your
 3 right hand for me, please.
 4 MR. HOFF: (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. HOFF: Yes, ma'am.
 10 THE REPORTER: Thank you.
 11 MR. HOFF: Good afternoon, everybody. I'm
 12 here on behalf of SPAR, speaking on behalf of
 13 the Design Review Committee.
 14 I'm just going to summarize the Design
 15 Review Committee's input on this. We applaud
 16 the applicant for building on a nontraditional
 17 parcel fronting an alley with exclusive access
 18 from the alley.
 19 There are many structures in the historic
 20 district that front our alleys and many are
 21 contributing structures. In fact, our very own
 22 executive director lives in a contributing
 23 structure fronting the alleyway.
 24 The alleys are used regularly for transit,
 25 recreation, and some of them will even be
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1 incorporated into the Emerald Trail. With that
 2 in mind, we would strongly encourage the
 3 elevation design to be more reflective of the
 4 historic district guidelines, and that may
 5 include reconfiguring the garages or adding
 6 porch structures to the first floor. So we
 7 would support the staff's recommendation to
 8 deny the application as is.
 9 And we also just want to mention that the
 10 lot is visible. If you go up North Market
 11 Street, there's a red brick church. And on
 12 either side of that church is a vacant lot, and
 13 across the vacant lot is that property, so it's
 14 very easy to see.
 15 So that is our input. Thank you very
 16 much.
 17 THE CHAIRMAN: Thank you.
 18 Is anybody else here to speak on this?
 19 AUDIENCE MEMBERS: (No response.)
 20 (Mr. Akers approaches the podium.)
 21 THE CHAIRMAN: I'll call you back up in
 22 just a second.
 23 MR. AKERS: Sure.
 24 THE CHAIRMAN: Anybody else?
 25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: All right. With that,
 2 we'll close the public hearing and I'll
 3 entertain a motion.
 4 COMMISSIONER MONTOYA: So in order to
 5 start discussion, I make a motion to accept the
 6 denial, approve the denial.
 7 THE CHAIRMAN: A motion to deny.
 8 COMMISSIONER MONTOYA: A motion to deny.
 9 COMMISSIONER EPSTEIN: Second.
 10 THE CHAIRMAN: All right. You can come
 11 back up.
 12 (Mr. Akers approaches the podium.)
 13 COMMISSIONER MONTOYA: So through the
 14 Chair, the H alley configurations in
 15 Springfield are unique to Jacksonville. And
 16 when you look at the carriage houses that
 17 typically have a garage with apartments over
 18 them, a lot of the garage access is on the
 19 short -- is on the short side rather than the
 20 long alleys. It's on the short alley in the H.
 21 And so that's why I asked the questions about
 22 the site plan earlier, because of the -- where
 23 you actually enter the garage and what's
 24 technically being considered the front.
 25 These situations on these deep lots are
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1 traditionally a relationship between the house
 2 that's on the street and then the carriage
 3 house that's in the back and the alley. The
 4 carriage house served the house. And so
 5 there's always a relationship in the -- in the
 6 language between those structures.
 7 This is a peculiar situation because the
 8 property has been divided, and so this would
 9 have been -- you can see next to it on the map
 10 here, there would have been two parcels that
 11 might have had carriage houses on them in the
 12 back with the access through the H alley, and
 13 so I, too -- I, too, am -- I'm interested in
 14 this.
 15 And, frankly, there is a precedent
 16 directly south of it. That building and its --
 17 I agree with Mr. Grossman, it's in terrible
 18 shape. People have been squatting there for a
 19 long time. It's an issue in the neighborhood.
 20 But it appears on the Sanborn map. I mean,
 21 that's a two-story apartment building that's in
 22 that -- in the block, and so there is precedent
 23 for it.
 24 And so it's an intriguing proposal that
 25 you make, that I think is worth considering.
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1 I, too, have concerns about the aesthetics. I
2 don't think it aligns -- and that's such a
3 subjective thing, but I don't think it aligns
4 with the character of the neighborhood, and
5 particularly with the -- those two houses that
6 are to the north of it because even though it
7 is a separate property -- and looking at the
8 fabric of the neighborhood, I think we have to
9 consider it in that regard and the way that
10 it's designed.

11 And so that -- that's where I am with
12 this. I want to -- I'm in agreement with the
13 staff's denial, but I'm also in agreement with
14 SPAR. There's not a denial of the proposal
15 because I think it fits within the fabric --
16 and I'm sorry, I'm going on for too long.

17 THE CHAIRMAN: No, you're fine.

18 COMMISSIONER MONTOYA: But I think it
19 deserves a bit more -- a closer look so that it
20 appears like it belongs there.

21 THE CHAIRMAN: I very much agree with
22 everything you said. A lot of the concerns
23 today that have been brought up are more "what
24 if" concerns; you know, what if it doesn't get
25 finished, utility concerns; not really anything

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1 we have to deal with, strictly a design board.
2 It's a vacant lot and I fully support, you
3 know, redeveloping it. But from a design
4 standpoint, I do think it needs some work. And
5 this is one of those situations where I don't
6 know if this current design is something that
7 we can go through and nit-pick enough to get it
8 to where we're okay with it. I think it needs
9 to be redesigned to a certain extent.

10 I'm in full support of developing the lot,
11 but, yeah, as it stands, I don't want to sit
12 here and try and, you know, redesign this
13 from -- you know, over the next hour because I
14 just don't -- that tends not to get us
15 anywhere, so --

16 MR. AKERS: I think you do have valid
17 points. It is a very unusual lot, and finding
18 the right orientation or finding the right fit
19 is going to be interesting, but you've got that
20 ugly brown building and Mr. Butler has
21 already -- has approached the City with regards
22 to that.

23 And it's a contributing structure, whether
24 you like it or not, and it sets a precedent
25 right next to it with having the garages

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1 underneath the living structure. So, I mean,
2 that's -- and there are others in that packet
3 of information there too. There's -- there is
4 a blue house at 238, I believe it's East 6th
5 Street, that's a -- it's three mailboxes on the
6 front. It's the main house with the garage
7 apartment right behind it, that -- the garage
8 doors face the alley, and right behind that is
9 another tan building that belongs to the
10 property with garage doors on the bottom of it,
11 so -- so it's -- there are examples of it
12 there.

13 With regards to utilities, yeah, I think
14 that's always a concern, how -- we run into
15 that all the time with new development over
16 there where -- where they disconnect or get
17 connected.

18 I lived at 1206 Market Street, and my --
19 believe it or not, my sewer line actually ran
20 the alleyway, so when I had to repipe, I had to
21 tie into the alleyways. So there's potential,
22 once they start digging around, they're going
23 to find out that could be also the case here.
24 So it may or may not be as big a concern or
25 deal going into it.

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1 Garbage pickup, if you're going to build
2 something back there, whether it be a bungalow
3 or something else, guess what? You're going to
4 have garbage pickup.

5 THE CHAIRMAN: And, again --

6 MR. AKERS: So all those different points
7 are --

8 THE CHAIRMAN: We're on the same page
9 there. As far as the utilities, garbage
10 pickup, that will all get figured out. That's
11 not for us to decide regardless.

12 MR. AKERS: Yeah. I think, personally,
13 the design itself -- I mean, I looked at it
14 with Mr. Butler -- and again, I'm a Realtor. I
15 worked with him a lot, but -- it's his
16 property. But, you know, I'll look at -- I'm
17 looking at the six-over-six windows and I
18 automatically think that looks -- that makes it
19 look a little busy, so, you know, immediately I
20 would want to kind of cut that back to at
21 least, you know, some other design. I think it
22 would fit in the community.

23 COMMISSIONER MONTOYA: And just as a
24 suggestion, you know, the side -- if we could
25 consider the long alley the side yard with the

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1 14 percent setback, with a footprint of the
2 building, I think you have an adequate side
3 setback when you do the calculation because
4 it's like 70 -- it's less than 72 feet wide as
5 it is right now. I think you could actually
6 rotate that now and have the garages opening to
7 the short alley.

8 What that would do -- frankly, it would --
9 if you look at the configuration a little
10 bit -- this is a suggestion, of course. We're
11 not in the business of designing the
12 structures. It would open up the north side of
13 the property to actually being more of a yard
14 for the -- for the property, with porches,
15 and --

16 MR. AKERS: Just rotate 90 degrees?

17 COMMISSIONER MONTOYA: Yeah.

18 I think my biggest issue is having the
19 entry on the long -- accessing the garages on
20 that. The carriage houses in the middle of the
21 block, they typically have access on the short
22 side. I mean, yes? Anyone?

23 MR. AKERS: Not all, but many, yeah.

24 COMMISSIONER MONTOYA: Because that was
25 the nature of the design.

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1 there for a long time. But it is the massing
2 and the overall design that is my biggest
3 issue.

4 COMMISSIONER MONTOYA: And through the
5 Chair to staff, just to clarify for everyone
6 for the record, the applicant is acting within
7 their right to develop the property? Nothing
8 is being proposed here that's outside of the
9 Municode or what's allowed in terms of zoning
10 and planning, right?

11 MR. WELLS: Correct. Yes, it's a platted
12 lot of record, so they're able to build a
13 duplex by right under the current zoning
14 district.

15 COMMISSIONER MONTOYA: And so I only ask
16 that question just to reiterate to everyone
17 that we're here to talk about the relationship
18 of the project to the historic guidelines.

19 MS. GRANDIN: Mr. Chair, if you want to
20 see another proposal come back for this piece
21 of property, I wouldn't deny it, I would defer
22 it because it's hard to define what
23 "substantially different" means. So --

24 COMMISSIONER MONTOYA: So I should
25 withdraw my motion?

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1 MR. AKERS: Okay. Any other questions for
2 me or anything?

3 THE CHAIRMAN: No. We'll call you back up
4 if we need you.

5 MR. AKERS: Okay. Thanks.

6 THE CHAIRMAN: Thank you.

7 COMMISSIONER MONTOYA: So through the
8 Chair, the denial, that -- a denial of what
9 they're asking to do here today, that does give
10 them the opportunity to come back and talk to
11 staff and revise it, or do we have to change
12 the --

13 THE CHAIRMAN: I presume if they were to
14 come back with a different design, then a
15 denial is fine because they can come back with
16 a different design. If they want to continue
17 to work off of this design, then I think --
18 it's either a denial and they would have to
19 come back with a different design or we could
20 defer it and they would work through this a
21 little bit.

22 The garages, to me, off the long alley are
23 actually not as big a problem for me, just
24 because the orientation of that lot is so odd.
25 And like you said, the 221 building has been

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1 THE CHAIRMAN: Well, I can just defer it.

2 MS. GRANDIN: Yeah, you could just defer
3 it. I mean, you might want to talk to the
4 applicant about how long you want to defer it
5 for and things like that and what you're
6 looking for just so they'll have some idea, and
7 the staff as well.

8 COMMISSIONER MONTOYA: Could the
9 applicant's representative speak to that? Was
10 there any discussion with the --

11 MR. AKERS: Certainly he does want to
12 develop the lot and so I think he's open to
13 conversations. I think he would, naturally, at
14 this point, prefer a deferrance [sic] as
15 opposed to denial to -- to work through those.

16 THE CHAIRMAN: I think working with both
17 staff and even, you know, getting SPAR's
18 opinion --

19 MR. AKERS: Absolutely.

20 THE CHAIRMAN: -- would be beneficial
21 for --

22 MR. AKERS: I think it's in the best of
23 interest to everybody to make sure there's
24 something that fits in the neighborhood that
25 everybody can be happy with and enjoy and

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1 not -- and not be the white elephant on the
 2 alley, so yeah, I agree.
 3 THE CHAIRMAN: All right. So we're going
 4 to go ahead and defer COA-22-27525.
 5 And we're going to move along to
 6 COA-22-27667, 507 2nd Street.
 7 MR. WELLS: COA-22-27667, located at 507
 8 2nd Street. This is a request for wholesale
 9 window replacement on a contributing
 10 single-family home. The structure was built
 11 around 1909 with a total of 11 windows.
 12 Currently, there are ten original wood
 13 windows and one nonoriginal metal window. The
 14 applicant is seeking to replace all of the
 15 windows with vinyl windows.
 16 So based upon a visual inspection of the
 17 property on Tuesday, June 14th, and the
 18 accompanying window survey submitted by the
 19 applicant, the windows proposed for replacement
 20 are found to be in repairable condition. Most
 21 of the windows had hardware issues and damage
 22 to the sashes, all of which were deemed
 23 repairable by staff.
 24 The windows require routine maintenance
 25 and do not show substantial evidence of needing
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1 replacement. Based on this, we forward a
 2 recommendation for denial.
 3 THE CHAIRMAN: Questions fore staff?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: All right. Is the
 6 applicant here?
 7 AUDIENCE MEMBER: Yes.
 8 THE CHAIRMAN: You can come on up.
 9 (Audience member approaches the podium.)
 10 THE CHAIRMAN: If you will state your name
 11 and address.
 12 AUDIENCE MEMBER: Anthony Countryman, 507
 13 2nd Street -- East 2nd Street.
 14 THE CHAIRMAN: She's going to swear you
 15 in.
 16 THE REPORTER: If you would raise your
 17 right hand for me, please.
 18 MR. COUNTRYMAN: (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 MR. COUNTRYMAN: Yes, ma'am.
 24 THE REPORTER: Thank you.
 25 THE CHAIRMAN: All right. Welcome.
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1 MR. COUNTRYMAN: How are you doing?
 2 For obvious reasons, those -- for obvious
 3 reasons, those windows -- those windows,
 4 they're just not good for that home. They --
 5 they shrink during the summer and they spoil
 6 during the winter, if I said that right.
 7 They're unsafe and they don't do good with a --
 8 with the new HVAC system that's there at their
 9 home.
 10 Those windows, they're not double-pane,
 11 they're -- they're just -- they just, honestly,
 12 need to go. I really don't know what -- much
 13 to say about them, but I feel like they're not
 14 safe for the structure of the home because
 15 it -- when they swell, no telling if they're
 16 going to open up or not.
 17 They're really -- they deter [sic] a
 18 little bit -- in a couple of more years and
 19 they'll just be completely deterred [sic]. I
 20 feel like, you know, they just -- those
 21 old-style windows really need to go. They're
 22 just not good for the home.
 23 THE CHAIRMAN: All right. Questions for
 24 our applicant?
 25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: All right. We'll call you
 2 back up.
 3 MR. COUNTRYMAN: Okay.
 4 THE CHAIRMAN: Thank you.
 5 Is there anybody else here to speak on
 6 this COA?
 7 Let me go ahead and open the public
 8 hearing, and then ask if there's anyone here to
 9 speak on this COA.
 10 AUDIENCE MEMBERS: (No response.)
 11 THE CHAIRMAN: Seeing none, we'll close
 12 the public hearing, and I'll entertain a
 13 motion.
 14 COMMISSIONER MONTOYA: Well, let's start
 15 the discussion with a motion to deny.
 16 COMMISSIONER GLOBER: Second.
 17 THE CHAIRMAN: All right. Anthony, if you
 18 want to come on back up.
 19 (Mr. Countryman approaches the podium.)
 20 THE CHAIRMAN: So, in general, historic
 21 homes, if the windows can be replaced, we say
 22 you've got to replace them. I know staff went
 23 out to -- to both this site and the other
 24 application you had for wholesale, and I know
 25 they approved the other one on consent today,
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1 so that's a win.
 2 But I'm going to have to trust my staff
 3 that's been out there to see the windows.
 4 Luckily, it's only ten of them, but they --
 5 we've repaired -- we've repaired worse, let's
 6 put it that way. So that's kind of where I
 7 stand on it.
 8 MR. COUNTRYMAN: Understood.
 9 COMMISSIONER EPSTEIN: Through the Chair,
 10 typically, I believe -- you know, if -- if the
 11 window is repairable and not falling apart,
 12 it's, you know, sort of deemed more important
 13 to keep the historic windows in place. I know
 14 there's all sorts of -- I live in a historic
 15 home. I lived in one even older, and you get
 16 the -- you know, the condensation in the
 17 wintertime and --
 18 MR. COUNTRYMAN: Not just that, the
 19 windows swell for, like, safety reasons. You
 20 know, those windows shrink and they swell.
 21 They're not completely functioning all the
 22 time. It's a hazard for the home, so that's
 23 a -- you know, I feel like that's a valid
 24 reason for us to update those windows.
 25 No telling if there's a child or a
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1 handicapped person that would be in that room.
 2 They won't be able to lift up those old-style
 3 windows, not easily.
 4 COMMISSIONER EPSTEIN: There are multiple
 5 people in Jacksonville that will repair these
 6 old, historic windows. And they will take them
 7 out, they'll take the sash weights out, and
 8 they'll get everything working, back in order.
 9 MR. COUNTRYMAN: Okay.
 10 COMMISSIONER EPSTEIN: And I would think
 11 that that would be the staff's
 12 recommendation -- or that would be my
 13 recommendation for you, is to reach out to some
 14 of those people that repair these historic
 15 windows.
 16 Don't leave them the way they are. If you
 17 wanted to replace them, I would take that money
 18 you were going to replace them with and
 19 actually repair the historic windows you have.
 20 And they'll -- I mean, I've seen it done. They
 21 do an amazing, beautiful job. I've seen
 22 windows that, you know, you never thought would
 23 open again that open beautifully and function
 24 perfectly after. There's quite a bit of
 25 craftsmen in town that will do that.
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1 MR. COUNTRYMAN: Yes.
 2 THE CHAIRMAN: And staff usually has some
 3 recommendations or some idea of where you can
 4 go to talk to -- speak to them, so --
 5 MR. COUNTRYMAN: Uh-huh.
 6 THE CHAIRMAN: All right. Thank you.
 7 MR. COUNTRYMAN: All right.
 8 THE CHAIRMAN: Anybody else have thoughts?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: Then I'll call for a vote.
 11 All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, you have
 16 denied COA-22-27667.
 17 That takes to us COA-22-27755, 1277
 18 Avondale Avenue.
 19 MR. ANDERSON: COA-22-27755 is for the
 20 installation of 6-foot board-on-board fencing
 21 with an additional 2 feet of lattice on this
 22 contributing property within the Riverside
 23 Avondale Historic District.
 24 The primary structure is a two-story
 25 single-family Tudor Revival style home which
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1 sits on a 60-foot by 110-foot interior lot.
 2 The property currently has 6-foot
 3 board-on-board fencing and the owner is
 4 proposing to add an additional 2 feet of
 5 lattice on top of the fencing for extra
 6 privacy.
 7 The proposal amounts to an 8-foot-tall
 8 fence. The right side and the rear of the
 9 property are proposed for 8-foot fencing while
 10 the street-facing fencing will remain 6 feet in
 11 height. The left property line currently abuts
 12 the neighbor's 8-foot fencing at 1271 Avondale
 13 Avenue, which appears to have been installed
 14 without COA approval at some point in the past.
 15 The staff is recommending denial.
 16 THE CHAIRMAN: Questions for staff?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: All right. Is the
 19 applicant here?
 20 AUDIENCE MEMBER: Yes.
 21 THE CHAIRMAN: You can come on up.
 22 (Audience member approaches the podium.)
 23 AUDIENCE MEMBER: Hello.
 24 THE CHAIRMAN: State your name and
 25 address.
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1 AUDIENCE MEMBER: Sure. My name is
2 Barrett McCormick. Address is 1277 Avondale
3 Avenue, Jacksonville, Florida 32205.

4 THE CHAIRMAN: All right. She's going to
5 swear you in.

6 THE REPORTER: If you would raise your
7 right hand for me, please.

8 MR. McCORMICK: (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. McCORMICK: I do.

14 THE REPORTER: Thank you.

15 MR. McCORMICK: Good afternoon.

16 I'm a homeowner at this property. My wife
17 and I bought the property in early 2020. And,
18 you know, I'd just like to emphasize that we
19 have nothing but respect and admiration for the
20 historic district, and that's really why we
21 chose to move to the area.

22 From the time that we moved into the
23 area -- or to the property, rather, we had
24 plans to, basically, do a complete
25 revitalization of the back and the front yard.

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1 We have been working over the last 15 months
2 with a local architect, Mr. Buck Pittman, who I
3 believe is a former commissioner on this
4 commission, to design the property. And we've
5 actually just broken ground on it over the last
6 month.

7 So we've put in a tremendous amount of
8 time and effort to do this right, being
9 completely respectful of the integrity of the
10 neighborhood, and so --

11 Part of the revitalization includes
12 replacing the fence, which, unfortunately, is
13 approximately 15 years old and does have some
14 substantial amount of wood rot and other damage
15 to it. We want to replace the fence with the
16 existing board-on-board structure, and the --
17 the issue at hand is the lattice structure,
18 which is present on our property -- our
19 neighbor's property, rather, to the -- to the
20 right of our home. And, you know, as was
21 previously outlined, I guess that this was put
22 in a long time ago and was not approved. I
23 can't speak on that directly.

24 The reasons that we wish to put in the
25 decorative lattice structure on top of the

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1 6-foot fence are for privacy, not only for
2 ourselves, but for our young children, who, as
3 you guys know, like to throw things over the
4 fence, and we are trying protect our neighbors'
5 homes in that regard, you know, but also the
6 fact that I -- I do feel that the lattice does
7 fit into the integrity of the neighborhood.
8 It's a simple structure, but it's handsome in
9 appearance. It is not flashy in any way. I
10 think it would fit nicely.

11 The issue that I have in the report was
12 that the -- it was, quote, incompatible with
13 the character of the neighborhood. And I would
14 argue that if you were to drive through the
15 Riverside/Avondale neighborhood, you would see
16 multiple examples of this lattice structure
17 being in place on -- on fences throughout the
18 neighborhood, and so the --

19 Certainly, I'm not trying to be flippant
20 by saying that we want to put it up there
21 because our neighbor has it and we want to
22 match the fence. We do to an extent, you know,
23 but also I do think it is very much consistent
24 with the character of the neighborhood.

25 I think that the -- the insinuation here
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1 is that either the other structures in the
2 neighborhood did get approval for those
3 lattices, which would make it compatible with
4 the integrity of the neighborhood, or they did
5 not and it's not being enforced.

6 So that's all I have to say. Thank you.

7 THE CHAIRMAN: Thank you.

8 Is anybody else here to speak on this COA?
9 I'll open up the public hearing here.

10 AUDIENCE MEMBERS: (No response.)

11 THE CHAIRMAN: Seeing none, I'll close the
12 public hearing and I'll entertain a motion.

13 COMMISSIONER EPSTEIN: Well, I will make a
14 motion to deny so we can get talking on this.

15 COMMISSIONER GLOBER: Second.

16 THE CHAIRMAN: All right. I have
17 questions for staff.

18 Any other examples -- I mean, I'm sure
19 there's plenty of examples of lattice around
20 the neighborhood -- as far as 8 feet goes,
21 anything like that?

22 MR. ANDERSON: Sir, are you asking for
23 examples of 8-foot lattice in the neighborhood?

24 THE CHAIRMAN: Yes. I mean, we said this
25 wasn't compatible in the report, so I just want

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1 to know --

2 MR. ANDERSON: Well, we were specifically

3 talking about the height.

4 THE CHAIRMAN: Sure.

5 MR. ANDERSON: I mean, if it was a 4-foot

6 board-on-board fence with 2 feet of lattice,

7 then that's fine, but it's an 8-foot fence

8 within a residential neighborhood. If it was

9 abutting a commercial property or an

10 incompatible use, then an 8-foot would be fine.

11 COMMISSIONER EPSTEIN: So it's not the

12 lattice that's the problem, it's the height

13 that's the problem?

14 MR. ANDERSON: Yes.

15 COMMISSIONER MONTROYA: And through the

16 Chair to staff, do we -- is there any -- do we

17 have any recourse for situations like the

18 neighbor in this -- in this context? Like,

19 they have this 8-foot fence with the lattice on

20 it. Clearly, the neighbor sees it and says,

21 "Okay. Well, that must be all right."

22 There's no COA. Someone's put up a fence.

23 And I know we're short-staffed and we can't

24 enforce everything, but do we have any kind of

25 recourse with things like this? Because lots

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1 but, you know, you just need to watch out for

2 your neighbors and make sure they're doing the

3 right stuff. I hate to sound like a -- you

4 know, like a snitch or something, but if you

5 see -- I mean, there's a reason people choose

6 to live in a historic neighborhood, because

7 they like the -- you know, they like the design

8 of it, they like the feel of it and everything.

9 And if you see somebody who is doing

10 something that's not compliant -- you know, we

11 see windows all the time, fencing all the time,

12 driveways all the time. A lot of people think

13 they can just do that and nobody will notice,

14 but it, unfortunately, is up to, you know, you

15 as neighbors to -- if you see somebody that's

16 done something that's incorrect, to let COJ

17 know. It's not a -- you know, it's not a great

18 thing, but it's really -- you're the best

19 course of action against that.

20 COMMISSIONER GLOBER: Through the Chair, I

21 agree with my fellow commissioners. And it's

22 always a shame when something like this comes

23 up because consistency in the historic

24 standards is what we're going for, and now the

25 applicant is going to have to have two sides

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1 of -- I hear this a lot. You know, it is

2 strictly about height. It is strictly about

3 height in lieu of the situations that Jermaine

4 just stated. Just for the record, what are

5 we -- anything?

6 MR. WELLS: That's a good question.

7 Typically, if there's evidence that the

8 fence was recently installed, then we could

9 pursue some type of corrective action or

10 recourse, but in this particular case we didn't

11 have a COA on file. And from just Google

12 Street View, from what we could find, this

13 fence has been there for well over a decade,

14 so that was the issue in this instance. So we

15 didn't seek recourse.

16 COMMISSIONER MONTROYA: So through the

17 Chair to the applicant, unfortunately, that --

18 that's a situation where two wrongs don't make

19 a right. But those things bother me too,

20 right? It's like, what do we do about that?

21 THE CHAIRMAN: There's, unfortunately, not

22 much we can do because it's, obviously, before

23 our time on this commission, but that's neither

24 here nor there.

25 COMMISSIONER EPSTEIN: I hate to say it,

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1 with the 6-foot lattice with one side with

2 8 foot, so I don't like the situation.

3 COMMISSIONER MONTROYA: But there are --

4 through the Chair, there are alternatives,

5 right? It could still be a 6-foot fence and

6 then there could be landscaping that you employ

7 along the edge that could give you the extra

8 height. There are other methods that you can

9 use to get what you want in terms of that

10 height as a soft -- as a sort of soft fence.

11 THE CHAIRMAN: All right. Anybody else

12 have thoughts?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: With that, I'll call for a

15 vote.

16 All those in favor?

17 COMMISSION MEMBERS: Aye.

18 THE CHAIRMAN: Those opposed?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, you have

21 denied COA-22-27755.

22 With that, we will move along to Section

23 H, work initiated or completed without a COA.

24 Number 1 on the docket is COA-22-27606, 1715

25 Glendale Street.

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1 MS. CHAMBERS: COA-22-27606, this
 2 application is for a vertical fence. It's an
 3 after-the-fact installation of two vertical
 4 fences on a corner lot with a one --
 5 single-story home. The property is surrounded
 6 by a mix of one-story and two-story structures
 7 on a highly visible south-facing corner lot.
 8 The proposed request includes replacing
 9 4-foot-tall wood picket fences with two
 10 6-foot-tall horizontal slat fences located on
 11 the front and secondary front yards.
 12 THE CHAIRMAN: Questions for staff?
 13 MS. CHAMBERS: Oh, I'm --
 14 THE CHAIRMAN: I'm sorry. Go ahead.
 15 MS. CHAMBERS: My apologies. I'm doing it
 16 slow for --
 17 THE CHAIRMAN: Yes, please.
 18 THE REPORTER: Thank you.
 19 MS. CHAMBERS: You're welcome.
 20 The historic district fencing guidelines
 21 state that shadowbox, stockade, and
 22 board-on-board fencing is appropriate for
 23 backyards, which is defined as spaces beyond
 24 the wall of the house and not in the front
 25 yard, which are these two fences here.

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1 The fencing guidelines also state, if an
 2 inappropriate fence design extends out into the
 3 side yards from the back corner of the house
 4 and is visible from the right-of-way, this
 5 portion of the fence should be appropriately
 6 screened with a suitable style fence so the
 7 inappropriate design is not visible from the
 8 right-of-way.

9 Staff can administratively approve a
 10 6-foot-tall vertical fence design that would
 11 screen the horizontal slat fence from the
 12 right-of-way while the resident retains the
 13 visual horizontal design in the backyard.

14 THE CHAIRMAN: All right. Questions for
15 staff?

16 MS. GRANDIN: Can I ask a question?

17 THE CHAIRMAN: Sure.

18 MS. GRANDIN: The application -- well, not
 19 the application, but the staff report says a
 20 vertical fence. I mean, all fences are
 21 vertical, right? So I think it means vertical
 22 orientation of the wood, right?

23 MS. CHAMBERS: Yeah.

24 MS. GRANDIN: So they didn't ask for --
 25 they're asking for a horizontal orientation of

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1 the wood, right? Because the -- probably the
 2 staff report is going to be attached to the
 3 order, so --

4 MS. CHAMBERS: Yes. The photos of the
 5 fence that they have installed as an
 6 after-the-fact shows a horizontal board fence
 7 that is attached to vertical posts.

8 MS. GRANDIN: Okay. So the fence is
 9 vertical, obviously, because all fences are
 10 vertical, and not --

11 MS. CHAMBERS: It is a -- yes, it is not
 12 flat on the ground. It's --

13 MS. GRANDIN: Right. So what they want is
 14 a horizontally oriented --

15 MS. CHAMBERS: Yes.

16 MS. GRANDIN: Okay. We might need to
 17 change that on -- just so that's on the record.

18 THE CHAIRMAN: Sure.

19 MS. GRANDIN: Okay. Thanks.

20 COMMISSIONER EPSTEIN: I was going to ask
 21 the same thing.

22 THE CHAIRMAN: We'll go ahead and -- is
 23 the 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: If you'll state your name
 3 and address.

4 AUDIENCE MEMBER: Yes. Luke Marljar, 1715
 5 Glendale Street.

6 THE CHAIRMAN: She's going to swear you
 7 in.

8 THE REPORTER: If you would raise your
 9 right hand for me, please.

10 MR. MARLAR: (Complies.)

11 THE REPORTER: Do you affirm that the
 12 testimony you are about to give will be the
 13 truth, the whole truth, and nothing but the
 14 truth?

15 MR. MARLAR: Yes, I do.

16 THE REPORTER: Thank you.

17 THE CHAIRMAN: Welcome.

18 MR. MARLAR: Thank you.

19 First of all, I would like to apologize
 20 for not going through the proper channels on
 21 this -- you know, this fence. We moved here
 22 from Las Vegas a couple of years ago. In
 23 Vegas, it's -- fences are not part of the
 24 permitting process. Obviously, in Jacksonville
 25 they are in this historical region. We learned

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1 that going through this. So I do want to
 2 apologize for that.
 3 Secondly, we do really care, like, what
 4 our home looks like. We bought this house. It
 5 wasn't a very nice house. We've put a lot of
 6 money into it. We cleaned it up.
 7 The fence itself -- our house itself is
 8 not a historical-looking house. I know we live
 9 in the historical zone. We have a block,
 10 one-story house that's very long and linear.
 11 My wife is an interior designer. She kind
 12 of modeled this fence to fit the look of our
 13 house, which we do feel like it kind of -- the
 14 character of our house kind of fits with this
 15 fence. It's not a Craftsman or a Colonial
 16 house. To me, it looks appropriate, but --
 17 As far as, like, neighbors or complaints
 18 or anything like that -- I don't know if
 19 anyone's here to oppose, but we've had several
 20 people comment, you know, "We love the fence."
 21 We've gotten multiple neighbors saying they
 22 would write letters to us saying that they like
 23 the fence. I'm not sure if, you know, that
 24 holds any weight, but --

25 As far as the size of the fence, I mean --
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1 I do understand that this Herschel Street here
 2 is a little bit of a busier street. That
 3 smaller fence right there -- I mean, we might
 4 be talking about 3 feet of visibility. We have
 5 a pretty big bush next to it. And then this
 6 fence right here that's pictured, that tree is
 7 not in bloom. However, you know, when it is,
 8 the fence is barely visible. It's not a very
 9 busy street. We planted some plants to
 10 eventually grow, you know, over the fence.
 11 Hopefully, that will help hide it.
 12 We did have an old fence there.
 13 Obviously, it didn't look good. It was a
 14 rundown, old, white picket fence, missing, you
 15 know, pickets.
 16 So our whole thing was -- we just walked
 17 the neighborhood. There's -- I have examples
 18 of eight other sideways fences kind of just
 19 like this here that I can hand you guys the
 20 addresses. And we just didn't really think
 21 that much about it. We put up the fence. We
 22 thought it looked good. And, you know, I
 23 apologize for not going through the proper
 24 channels. And, you know, I'm here to ask if
 25 it's possible to please keep the fence.

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1 That's all I got.
 2 THE CHAIRMAN: Thank you.
 3 MR. MARLAR: Thank you.
 4 THE CHAIRMAN: Is anybody else here to
 5 speak on this COA?
 6 AUDIENCE MEMBER: (Indicating.)
 7 THE CHAIRMAN: You can come on up.
 8 AUDIENCE MEMBER: Just one minute.
 9 THE CHAIRMAN: Yeah.
 10 AUDIENCE MEMBER: Just one really small
 11 note.
 12 (Audience member approaches the podium.)
 13 THE CHAIRMAN: Sure. If you'll state your
 14 name and address.
 15 AUDIENCE MEMBER: Jenna Marlar, 1715
 16 Glendale Street.
 17 THE CHAIRMAN: And, Jenna, she will swear
 18 you in.
 19 THE REPORTER: If you would raise your
 20 right hand for me, please.
 21 MS. MARLAR: (Complies.)
 22 THE REPORTER: Do you affirm that the
 23 testimony you are about to give will be the
 24 truth, the whole truth, and nothing but the
 25 truth?

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1 MS. MARLAR: Yes.
 2 THE REPORTER: Thank you.
 3 MS. MARLAR: Just because we had this
 4 fence up for quite sometime, but the other side
 5 is not stained yet, so we will -- we -- if it's
 6 approved, we're planning to stain it. We
 7 just -- when we got the notice, we didn't want
 8 to move forward on any more expenses. So it is
 9 going to be this walnut color, like it is here,
 10 so it will match on the other side.
 11 I think the style of home is considered
 12 mid-century. It was built in the '50s. And
 13 the horizontal kind of aligns with that whole
 14 design, as well as the landscaping that we've
 15 been working really hard on.
 16 Luke did have some pictures of what the
 17 house looked like before. And, yeah, our
 18 neighbors have said thank you for doing
 19 something with this house. We've just really
 20 cleaned it up and worked really hard on the
 21 house, so this cost us -- to us, a lot of
 22 money, so it would just be unfortunate to --
 23 we'd like your consideration.
 24 That's all.
 25 THE CHAIRMAN: Thank you.

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1 Is anybody else here to speak on this COA?
 2 AUDIENCE MEMBERS: (No response.)
 3 THE CHAIRMAN: We'll close the public
 4 hearing, and I'll entertain a motion.
 5 COMMISSIONER MONTOYA: Motion to deny.
 6 COMMISSIONER EPSTEIN: Second.
 7 THE CHAIRMAN: All right.
 8 COMMISSIONER MONTOYA: So although I made
 9 the motion to deny, I want to bring up the last
 10 point that Ms. Marlar brought up. The house is
 11 listed as being built in 1949 and it's
 12 noncontributing, so it's not -- the fence
 13 design guidelines have always been a thing for
 14 me. I'm going to make that confession right
 15 now for everyone. Okay?
 16 But when you look at a house like this --
 17 I totally agree, the corner window on the
 18 street elevation, this is more of a mid-mod
 19 house. I believe that those aren't steel
 20 windows. They look like steel windows and
 21 they're very horizontal in terms of the
 22 fenestration itself, the way the muntins are
 23 placed.
 24 And so I think -- from an architectural
 25 standpoint, an aesthetic standpoint, I think
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1 the horizontal fence does align with the design
 2 of the house. However, I also acknowledge
 3 that --
 4 (Phone interruption.)
 5 COMMISSIONER MONTOYA: I do acknowledge
 6 the design guidelines, they're very specific
 7 about -- the fencing design guidelines are very
 8 specific about it only being vertical pickets,
 9 as to the earlier discussion, is it a vertical
 10 or laying on the ground.
 11 So it has to be vertical pickets, not
 12 horizontal pickets, but I think that this is a
 13 situation where we could consider allowing it,
 14 just because of the -- I believe the house was
 15 built in 1949, but, clearly, this is not a --
 16 this is -- and it's noncontributing, so we know
 17 that right away. It doesn't have the same
 18 aesthetic as the more historic homes in the
 19 district. So I just want to -- I just want to
 20 put that out to the commissioners. It's
 21 something to consider.
 22 COMMISSIONER EPSTEIN: Through the Chair,
 23 I agree with everything Commissioner Montoya
 24 just said. I mean, if you were to do a new
 25 addition on this house, you wouldn't want to do
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1 an historic addition. You'd want to match the
 2 architecture of the house, and I think that
 3 this fencing style matches the Mid-Century
 4 Modern style of this house.
 5 I understand that the fencing guidelines
 6 are very straightforward, but because this is a
 7 noncontributing structure it -- it leaves that
 8 question mark in my mind of, you know, is there
 9 a little bit of wiggle room there.
 10 THE CHAIRMAN: Well, I needed someone to
 11 come up with something to figure out how we
 12 could keep this fence, and I'm going to go with
 13 noncontributing structure as well because I do
 14 think the fence looks great with the house and
 15 I think it looks -- I think it looks great,
 16 so ...
 17 COMMISSIONER MONTOYA: So question to
 18 legal, I guess. Do I need to -- should I have
 19 made a motion to approve the fence rather than
 20 deny or do I need to amend my motion?
 21 MS. GRANDIN: Yeah, you really should
 22 withdraw your motion and -- you know, let's
 23 have it that way, and go for approval and --
 24 just based on the noncontributing -- you know,
 25 and the architecture, whatever. I mean, your
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1 very good words there.
 2 COMMISSIONER MONTOYA: I've never
 3 withdrawn a motion before, so this is good. I
 4 would like to withdraw my motion.
 5 THE CHAIRMAN: All right. So now I'll
 6 entertain a new motion.
 7 COMMISSIONER EPSTEIN: I would like to
 8 make a motion to approve the fence that has
 9 already been constructed on the -- based off of
 10 the fact that this house is a noncontributing
 11 structure; the design of the house is
 12 mid-century, it's not something more historic,
 13 like early 1900s, like the rest of the
 14 neighborhood. So the fence design that is in
 15 place matches that mid-century design. I think
 16 it works out well.
 17 COMMISSIONER MONTOYA: Second.
 18 THE CHAIRMAN: Any other conversation?
 19 COMMISSIONER EPSTEIN: I would also like
 20 to say, sorry, that -- I know it's dangerous
 21 whenever we go against the overlay. And I
 22 think with this, it's -- it's very advantageous
 23 that this is a noncontributing structure, but I
 24 would like to say that, you know, this doesn't
 25 mean that anybody can put a fence in the
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1 neighborhood however they want to.
 2 We do look at these on a basis-by-basis,
 3 you know, system here. And because of what
 4 we've discussed, that is why we came to this
 5 decision. I'd hate for anybody to come back
 6 here and be like, "Well, I put this in because
 7 I thought it looked good with the house and you
 8 said this other thing looked good with the
 9 house." So I just want to put that in as a
 10 footnote here.
 11 COMMISSIONER MONTOYA: And through the
 12 Chair, as a final comment too, not as a
 13 reprimand, but I would -- you know, welcome to
 14 Jacksonville. Really take a look at the
 15 historic guidelines. Although you're a
 16 noncontributing structure, there are many
 17 things that you're -- that you'll -- you might
 18 want to do with your home that are going to be
 19 governed by those design guidelines. And so, I
 20 mean, that's really a message for everyone and
 21 for the record.

22 THE CHAIRMAN: All right. With that, all
 23 those in favor?

24 COMMISSION MEMBERS: Aye.

25 THE CHAIRMAN: Those opposed?

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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: Hearing none, you have
 3 approved COA-22-27606.
 4 With that, we're going to move right along
 5 to Section J, minor mods to previously approved
 6 COAs. We have MMA-22-27594, 133 East 4th
 7 Street.
 8 MS. CHAMBERS: All right. MMA-22-27594,
 9 this minor modification application requests
 10 changes to an approved design of new
 11 construction/garage. The changes include the
 12 size of all of the windows, arrangement of
 13 openings on the structure, and a new garage
 14 door layout.
 15 The property is a two-story, brick,
 16 multifamily structure that is listed as
 17 noncontributing in the Springfield Historic
 18 District. The structure is surrounded
 19 primarily by two-story single-family homes.
 20 The request includes -- the proposed
 21 resizing of the windows would be shorter and
 22 wider than the originally approved and is
 23 inconsistent with the historic design
 24 guidelines section on new construction which
 25 states to employ contemporary designs that is

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1 compatible with the character and feel of the
 2 district.
 3 This is also inconsistent with Section
 4 307.106(K)(2) as the relationship between this
 5 new construction and historic structures is
 6 inconsistent with the character of the district
 7 for new construction.
 8 THE CHAIRMAN: Okay. I have a question, I
 9 guess. We don't really have any plans in the
 10 book at the moment as to what, I guess, was
 11 approved and what's being changed, but I
 12 suppose we can go through that.
 13 COMMISSIONER MONTOYA: They do have the
 14 approved elevations.
 15 THE CHAIRMAN: Why do I not see that?
 16 COMMISSIONER EPSTEIN: It's on 561.
 17 THE CHAIRMAN: There we go. That makes
 18 more sense.
 19 COMMISSIONER MONTOYA: And so I -- you
 20 know, we just went through a long discussion
 21 about the fence a second ago, but this is
 22 another one -- this is a question to staff.
 23 And I know you -- the design guidelines
 24 are the design guidelines. But when you look
 25 at this structure, it's also a -- it was built

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1 in 1950. It's noncontributing. And the
 2 fenestration of the building has a very kind of
 3 horizontal, not vertical, window. And I'm just
 4 wondering about that because I understand what
 5 was approved as being in relationship to the
 6 design guidelines, but this is another
 7 situation for me. When I look at the -- the
 8 proposed modifications, they're more in tune
 9 with the existing building fenestration, it
 10 appears, because they're more horizontal
 11 windows when you look at that street elevation
 12 of the existing building.
 13 Was there discussion about that?
 14 MS. CHAMBERS: Yes, there was.
 15 And in terms of the -- the new
 16 construction's original window design was
 17 requested to be hollow windows that were longer
 18 than they are wide and a traditional design
 19 matching the main structure with two windows
 20 for bathrooms that were the size and shape of
 21 what has now been proposed for all of the
 22 windows.
 23 The shape of the windows that have been
 24 installed in every window opening are generally
 25 reserved for bathrooms or spaces that, you

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1 know, don't necessarily normally have
 2 full-sized windows. And so, at the moment, the
 3 proposal is exclusively for a single size that
 4 was for the bathrooms in the original plans.
 5 COMMISSIONER EPSTEIN: So -- I'm sorry,
 6 through the Chair to the staff, so they're
 7 asking that every single window be the same
 8 size?
 9 MS. CHAMBERS: Correct.
 10 COMMISSIONER MONTROYA: Okay.
 11 THE CHAIRMAN: Is the applicant here?
 12 AUDIENCE MEMBER: (Indicating.)
 13 THE CHAIRMAN: You can come on up.
 14 (Audience member approaches the podium.)
 15 THE CHAIRMAN: If you'll state your name
 16 and address.
 17 AUDIENCE MEMBER: Sam Gevorgyan, 133 East
 18 4th Street, 32206.
 19 THE CHAIRMAN: Sam, she's going to swear
 20 you in.
 21 THE REPORTER: If you would raise your
 22 right hand for me, please.
 23 MR. GEVORGYAN: (Complies.)
 24 THE REPORTER: Do you affirm that the
 25 testimony you are about to give will be the
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1 examples of structures that have wider windows
 2 than narrower, and actually one of them happens
 3 to be right across the street from 133 East 4th
 4 Street.
 5 In addition, I would like to emphasize
 6 that this structure is located in the back of
 7 the property and has completely no visibility
 8 from the street. So none of the elevations are
 9 visible, and I do have photos of that as well.
 10 And as far as the structure, I think there
 11 was a discussion about the noncontributing.
 12 I'd like to emphasize that the front structure
 13 is a noncontributing historic structure and the
 14 back is just going to be a simple garage. It's
 15 not habited.
 16 The reason we want the windows a little
 17 wider is so we can have a little space for
 18 storage because everything is being used for
 19 storage.
 20 And then, lastly, I don't understand -- I
 21 guess the committee understands the challenges
 22 with the supply chain going on right now and
 23 the fact that just making the special order of
 24 the windows with the six-by-six muntins is
 25 extremely difficult. And the windows that are
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1 truth, the whole truth, and nothing but the
 2 truth?
 3 MR. GEVORGYAN: Yes.
 4 THE REPORTER: Thank you.
 5 THE CHAIRMAN: All right. Welcome.
 6 MR. GEVORGYAN: Thank you.
 7 I appreciate the opportunity to present
 8 this minor request.
 9 So, first of all, I would like to
 10 emphasize that not all the windows are going to
 11 be the same size, so that was incorrect. If
 12 you look at the elevations, you will see the
 13 two windows that are located very close to each
 14 other, they were originally going to be
 15 36-by-36 windows, and those are going to be
 16 staying the same size. The request is only to
 17 modify the other nine windows. And the other
 18 nine windows would be slightly wider than they
 19 are longer.
 20 As Mr. Michael indicated, the front
 21 building actually does appear to have slightly
 22 wider windows than longer. And the staff has
 23 also pointed out that throughout the
 24 neighborhood the characteristic of wider
 25 windows is nonexistent, but I do have several
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1 installed, they passed framing and everything
 2 else. And they are six-by-six, so the design
 3 is the exact same. The only difference is
 4 basically a slight difference of the size.
 5 And I do believe, personally, that the
 6 front building and the back building, they have
 7 a very similar wide pattern versus the long
 8 pattern. And I would like to provide examples
 9 of wider windows throughout the neighborhood,
 10 if possible.
 11 (Tenders photographs.)
 12 MR. GEVORGYAN: And I also have photos of
 13 the street and the fact that the back is
 14 actually nonvisible.
 15 Thank you.
 16 THE CHAIRMAN: All right. We will call
 17 you back up.
 18 MR. GEVORGYAN: Thank you.
 19 THE CHAIRMAN: Thank you.
 20 Is anybody else here to speak on this COA?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: Seeing none, we will
 23 open/close the public hearing, and I'll
 24 entertain a motion.
 25 COMMISSIONER MONTROYA: Motion to deny.
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1 COMMISSIONER EPSTEIN: Second.
 2 THE CHAIRMAN: Okay.
 3 COMMISSIONER MONTROYA: Through the Chair
 4 and to the staff, when I look at the images a
 5 little more closely, in discussion with
 6 Commissioner Epstein as well, the -- on the
 7 front elevation, those wider windows are
 8 actually doubles with the thicker vertical, and
 9 so I'm -- there probably was maybe that kind of
 10 a discussion, that the --

11 That would be a way to modify the overall
 12 size of the windows but still maintain a kind
 13 of vertical -- because that's typically what we
 14 recommend with the newer construction, right?
 15 We keep the vertical and we have the wider
 16 vertical mullion in between, so we sort of gang
 17 up the windows.

18 And so I think that's -- when you really
 19 look at the elevation, the front elevation, the
 20 windows are more vertical in proportion, so
 21 some of them are joined together.

22 COMMISSIONER EPSTEIN: Through the Chair,
 23 that's something I -- I see here -- I mean, you
 24 can look at this and think that this is a wide
 25 window, but it's not a wide, singular window.

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1 least for me.

2 Yes.

3 MS. CHAMBERS: If I may, commenting on
 4 the -- if the work has been done yet. I
 5 believe, speaking with the applicant, this is
 6 an after-the-fact. He has installed all of the
 7 windows.

8 THE CHAIRMAN: Yes. That makes it harder
 9 for me to --

10 MS. CHAMBERS: My apologies. I just
 11 wanted to state --

12 THE CHAIRMAN: No, I understand the work
 13 has been done, which is -- but, you know, as a
 14 commission, we're not supposed to look at has
 15 it been done yet. It's all, you know, would
 16 you have approved this or would you not have.

17 You can come up if you have something
 18 that --

19 (Mr. Gevorgyan approaches the podium.)

20 MR. GEVORGYAN: If I just may -- the -- I
 21 think you brought it up, the fact that it's --
 22 it's a structure that's in the back and it has
 23 completely no visibility from the street. None
 24 of the elevations actually have visibility from
 25 the street, and it's just -- it's just a

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1 It's two windows together with a large vertical
 2 mullion between them. So, in my thinking,
 3 that's different than what's proposed on the
 4 garage.

5 I understand that this is a
 6 noncontributing structure, but it's -- it's
 7 still in keeping with the architecture of the
 8 house in the front.

9 If he wanted to go -- if the applicant
 10 wanted to go with a wide look, I would
 11 recommend more doing a two-window approach that
 12 appeared more vertical, as the -- the actual
 13 windows, and then a large mullion between them.

14 THE CHAIRMAN: I would agree with all of
 15 that. You could -- I was going to give you my
 16 suggestion. Why not just mimic the front?
 17 Because you get the -- you get a very similar
 18 look, but --

19 The only other thing I will say is the
 20 visibility of this is very low, but --

21 COMMISSIONER MONTROYA: Yeah.

22 THE CHAIRMAN: But if you tell me no work
 23 has been done, then what I'd like to see would
 24 not be -- it would not be large horizontal
 25 windows. So that's what I have to go with, at

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1 garage. It's not even a habitable structure.

2 And on top of that, the structure that was
 3 built right next to it, there's going to be a
 4 fence going in between the two properties,
 5 which will make it basically a hundred percent
 6 nonvisible structure. So if the committee
 7 would, you know, provide the mercy of keeping
 8 those windows because it would -- we did pass
 9 the framing. We are already past that stage,
 10 and this would require reframing the entire
 11 building and purchasing brand-new windows,
 12 which would defer the construction project by
 13 another three or four months because it's
 14 extremely difficult to find anything that has a
 15 six-over-six pattern.

16 I'd like to also emphasize the fact that
 17 it is a six-by-six pattern and the only
 18 difference is a slight proportional difference
 19 of the back and the front.

20 I do genuinely apologize that it's an
 21 after-the-fact, but I did not even think that
 22 size would be a matter of a minor issue. I
 23 believe -- we do agree with the staff, that the
 24 design and the architectural pattern is the
 25 same. It's just the fact of the size and --

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1 you know, it's fully done and framing is
 2 actually passed by COJ as well.
 3 THE CHAIRMAN: All right. We'll call you
 4 back up. Thanks.
 5 This is, as always, a bad situation to put
 6 us in to a certain extent because, of course, I
 7 want to be just like, yes, take the windows and
 8 be done.
 9 So as far as this commission goes -- I
 10 mean, I think you guys know how I feel as far
 11 as -- would I have maybe approved this had the
 12 work had not been done? I'm not sure.
 13 I can get behind the no visibility
 14 reasoning, depending on how the rest of you
 15 guys feel, but that's kind of where I'm at
 16 right now.
 17 COMMISSIONER EPSTEIN: If these windows
 18 had not been installed, I would have said, you
 19 know, go back to the drawing board and bring us
 20 back something that looks a little bit more
 21 like the front building because this is a
 22 completely different proportion.
 23 I understand that it's a six-over-six, but
 24 when you're talking about proportions, you
 25 just -- it's not just about matching numbers of
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1 lites. There's a proportion to windows in
 2 buildings.
 3 I sympathize very much with the fact that
 4 this is -- this is going to be very hard to
 5 see, based of off these photos. I'm not sure
 6 if the staff has been out to the site and can
 7 comment about the visibility.
 8 MS. CHAMBERS: The structure on the right
 9 is a historic structure as well. The setback
 10 between the two properties is very small. And
 11 a new construction from TerraWise, a single
 12 story, was just built on the left with a fairly
 13 similar setback. So when the original new
 14 construction application was passed, it was a
 15 vacant lot.
 16 MS. GRANDIN: Mr. Chair, could I ask the
 17 staff for some clarification?
 18 THE CHAIRMAN: Uh-huh.
 19 MS. GRANDIN: The structure that's on the
 20 street, is it contributing or noncontributing?
 21 Because the report says contributing.
 22 MS. CHAMBERS: Yes, I apologize. That was
 23 my mistake. It is noncontributing, built in
 24 1950.
 25 MS. GRANDIN: Okay. 1950, so --
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1 THE CHAIRMAN: And when we approved the
 2 initial COA, the TerraWise lot was vacant?
 3 MS. CHAMBERS: That is correct.
 4 It was fully visible to the rear where the
 5 garage currently is located.
 6 THE CHAIRMAN: Okay. Well, in that case,
 7 I think I can get behind the no visibility,
 8 because I do think the windows, though not
 9 perfect, do semi replicate what's on the house
 10 because they are a six-over-six horizontal.
 11 Not perfect, but nobody is going to see them
 12 anyway, so --
 13 Does anybody else have thoughts?
 14 COMMISSIONER EPSTEIN: It's tricky.
 15 COMMISSIONER MONTOYA: Through the Chair,
 16 I mean, just to reiterate, it is a
 17 noncontributing structure. There is low
 18 visibility. But I have to state, it doesn't --
 19 it doesn't sit well with me, that -- you know,
 20 we have a process, and we have a process for a
 21 reason. I just -- I have to --
 22 I guess my fallback is with Commissioner
 23 Epstein's earlier comment about another
 24 applicant. There's no precedent set here in
 25 the ruling that we may make today.
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1 THE CHAIRMAN: I would agree with -- it's
 2 a case-by-case. There is no precedent.
 3 MR. GEVORGYAN: Is there any --
 4 THE CHAIRMAN: Come on up.
 5 (Mr. Gevorgyan approaches the podium.)
 6 MR. GEVORGYAN: As Adrienne just
 7 suggested, maybe there would be a compromise to
 8 at least not make me reframe every single
 9 window but only reframe the ones that face the
 10 front of the building.
 11 Which elevation would that be?
 12 MS. CHAMBERS: That would be the front
 13 that faces the main structure, so the top
 14 right-hand corner that has the most windows on
 15 the structure does face the street.
 16 COMMISSIONER MONTOYA: Through the Chair,
 17 if an agreement can be made with staff in that
 18 regard, that would help me sleep better at
 19 night.
 20 MR. GEVORGYAN: That would help me sleep
 21 better too.
 22 COMMISSIONER EPSTEIN: Yeah. I just --
 23 THE CHAIRMAN: That sounds like a good
 24 compromise to me.
 25 COMMISSIONER EPSTEIN: Yeah. I like that
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1 because -- I do want to reiterate the fact
 2 that, you know, this is a noncontributing
 3 structure, but it is supposed to have a
 4 relationship with the building in front of it.
 5 And there's a difference between a wide
 6 singular window and two windows together making
 7 a wide opening.
 8 MR. GEVORGYAN: I do realize that, yes.
 9 So would that be --
 10 THE CHAIRMAN: That's acceptable to me.
 11 COMMISSIONER MONTOYA: So does that -- do
 12 we defer so that they can coordinate with staff
 13 rather than --
 14 THE CHAIRMAN: I think we can go ahead and
 15 do that. I think we can go ahead and do that
 16 within the motion.
 17 COMMISSIONER MONTOYA: Okay.
 18 MS. GRANDIN: Just withdraw your motion to
 19 deny, then.
 20 THE CHAIRMAN: You have to withdraw again.
 21 COMMISSIONER MONTOYA: I'd like to
 22 withdraw my motion.
 23 THE CHAIRMAN: And then --
 24 COMMISSIONER EPSTEIN: I would like to
 25 make a motion to defer for the applicant --
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1 THE CHAIRMAN: No, I think we can go ahead
 2 and --
 3 COMMISSIONER EPSTEIN: Oh, just say --
 4 THE CHAIRMAN: I think we can go ahead and
 5 just pretty much --
 6 COMMISSIONER EPSTEIN: Defer?
 7 THE CHAIRMAN: -- explain what we want.
 8 COMMISSIONER EPSTEIN: Okay.
 9 MS. GRANDIN: Just approve it with
 10 conditions.
 11 THE CHAIRMAN: No, we're approving with
 12 conditions. We just lay out exactly what we
 13 want.
 14 COMMISSIONER EPSTEIN: Okay. So -- all
 15 right.
 16 MS. GRANDIN: And why.
 17 COMMISSIONER EPSTEIN: I would like to
 18 make a motion to approve with conditions, that
 19 the applicant meet with staff and redesign the
 20 visible facade, which was the west elevation,
 21 the elevation that has the most visibility; to
 22 incorporate a different window design that's
 23 more in keeping with the building at the front,
 24 having -- you know, if they want to do a wider
 25 window, it being two windows together, creating
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1 a wider opening.
 2 COMMISSIONER MONTOYA: Second.
 3 THE CHAIRMAN: All right. All those in
 4 favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: Those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: Hearing none, you have
 9 approved MMA-22-27594.
 10 With that, we are at Section K, public
 11 comment.
 12 Anybody here to speak on anything?
 13 AUDIENCE MEMBERS: (No response.)
 14 THE CHAIRMAN: All right. We are -- we
 15 can push the election of officers down.
 16 Let's go into information real quick.
 17 We're going to Section M, Information, the
 18 proposed listing of St. Matthew's Methodist
 19 Episcopal Church on the National Register of
 20 Historic Places.
 21 MR. WELLS: Okay. So we have a proposed
 22 listing. This is the -- once again, the
 23 St. Matthew's Methodist Episcopal Church,
 24 located at 825 West Monroe Street.
 25 In terms of the features and whatnot, it's
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1 in the location -- it's located on the north
 2 side of West Monroe Street, between North
 3 Madison and North Davis Streets in the historic
 4 African-American neighborhood of LaVilla,
 5 immediately west of downtown Jacksonville.
 6 It is a one-story wood frame building with
 7 brick cladding, designed as a vernacular
 8 interpretation of the Gothic Revival style.
 9 The T-shaped building is faced with red brick,
 10 with tan brick trim, defining windows and
 11 doors.
 12 The precise date of the building's
 13 original construction is unclear, but it
 14 predates World War I. The church assumed its
 15 present appearance in 1945 when it underwent an
 16 extensive redesign completed by James Hutchins,
 17 who is a pioneer black contractor and designer
 18 in Jacksonville.
 19 In addition to the 1945 changes, the
 20 building itself has undergone a number of
 21 alterations since its construction, principally
 22 to the interior with a nonhistoric ceiling and
 23 interior walls. Despite this, however, the
 24 building retained its integrity for listing.
 25 End of report.
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1 THE CHAIRMAN: We're not really commenting
 2 on that today, are we?
 3 MR. WELLS: No. This is just more of a --
 4 THE CHAIRMAN: Just for us?
 5 MR. WELLS: Yeah, information. Yeah,
 6 because it's seeking nomination.
 7 Another is a proposed delisting on the
 8 National Register of Historic Places. So we
 9 have the Buckman and Ulmer and South Atlantic
 10 Investment Corporation buildings which were
 11 listed in 1992, but they were both demolished
 12 in 2002 to make way for the Jacksonville Public
 13 Library's main library. Because neither
 14 building is no longer extant, they do not
 15 possess the integrity required for listing.
 16 And the third one is the Catherine Street
 17 fire station, which was originally listed in
 18 1972 but was moved to its Metropolitan Park
 19 location on Adams Street in 1992.
 20 As this first move received approval from
 21 the National Park Service prior to location,
 22 the building remained listed on the National
 23 Register despite losing its integrity,
 24 location, and setting.
 25 So earlier this year, the fire station was
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1 removed from this location to a spot along Bay
 2 Street. Because the building was removed
 3 prior -- prior to seeking approval from the
 4 National Park Service, it is, therefore,
 5 automatically considered delisted. As such,
 6 they are moving forward with the delisting to
 7 allow the City an opportunity to relist at a
 8 later date, once the move is finalized.
 9 End of report.
 10 THE CHAIRMAN: Thank you.
 11 I guess all we have is election of
 12 officers now. So in the past, we've kind of
 13 just -- we nominated -- or kept it the same.
 14 We can do either today. There's no real
 15 protocol at this point we've been consistent
 16 with.
 17 COMMISSIONER MONTOYA: I thought the
 18 absent commissioners received the heaviest
 19 load.
 20 THE CHAIRMAN: Usually, as long as we
 21 keeper Erik as secretary. That's very
 22 important.
 23 If we want to go through the motion --
 24 COMMISSIONER MONTOYA: You know, I'm still
 25 a rookie on the Commission. Is this something
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1 that we discuss or what is the protocol?
 2 THE CHAIRMAN: So it's been -- the last
 3 two elections have literally been, we should
 4 keep it the same, but we've had people here.
 5 It's hard to do it with four people. If we
 6 want to go through -- I mean, I guess the
 7 proper channel, I think, would be to go through
 8 nominations for each one and vote, which we can
 9 definitely do.
 10 COMMISSIONER EPSTEIN: I'm a rookie. I
 11 have no idea what's going on here.
 12 COMMISSIONER MONTOYA: But you're the only
 13 present officer here today, but -- do we know
 14 if the other two officers, Commissioner Lopera
 15 and Commissioner Kasper, are interested in
 16 reupping their position?
 17 THE CHAIRMAN: I presume they would be.
 18 MS. GRANDIN: Would staff know that?
 19 I mean, that would be something they would
 20 have communicated to staff. That would -- did
 21 anybody talk about whether they wanted to --
 22 MR. WELLS: (Shakes head.)
 23 MS. GRANDIN: No? Okay.
 24 MR. WELLS: I'll look into it, but --
 25 THE CHAIRMAN: Most every time it sneaks
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1 up on us.
 2 COMMISSIONER MONTOYA: I suppose we could
 3 have the election and -- I, personally, have no
 4 issue with maintaining the current officers.
 5 That would be my vote. And if any of the two
 6 not present decide to resign, then we can
 7 readdress it after that.
 8 THE CHAIRMAN: Then we can renominate
 9 somebody, exactly.
 10 MS. GRANDIN: That's true.
 11 COMMISSIONER MONTOYA: So let's just go
 12 ahead and get it done.
 13 COMMISSIONER GLOBER: I agree.
 14 THE CHAIRMAN: All right. That works for
 15 me.
 16 COMMISSIONER EPSTEIN: Sounds good.
 17 COMMISSIONER MONTOYA: I propose we keep
 18 the current officers in their current
 19 positions.
 20 COMMISSIONER EPSTEIN: Second.
 21 COMMISSION MEMBERS: Aye.
 22 THE CHAIRMAN: All right.
 23 COMMISSIONER EPSTEIN: Congratulations.
 24 THE CHAIRMAN: Thank you very much.
 25 Did anybody else in the audience have
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1 anything to speak on or anything?
 2 AUDIENCE MEMBER: Yes.
 3 THE CHAIRMAN: You can come on up.
 4 AUDIENCE MEMBER: Good afternoon. Good
 5 evening.
 6 THE CHAIRMAN: If you'll state your name
 7 and address for me.
 8 AUDIENCE MEMBER: Christopher Matthews,
 9 10935 Houndwell Way.
 10 Well, we're -- me and --
 11 THE CHAIRMAN: She's going to swear you in
 12 real quick.
 13 MR. MATTHEWS: Okay.
 14 THE REPORTER: If you would raise your
 15 right hand for me, please.
 16 MR. MATTHEWS: (Complies.)
 17 THE REPORTER: Do you affirm that the
 18 testimony you are about to give will be the
 19 truth, the whole truth, and nothing but the
 20 truth?
 21 MR. MATTHEWS: Yes.
 22 THE REPORTER: Thank you.
 23 MR. MATTHEWS: We're here for 506 East 5th
 24 Street. I received an email from, I believe,
 25 Jermaine, saying that we should be here at
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1 3:30. And I don't know if -- we got here, you
 2 know, ten minutes prior to that time. I don't
 3 know if we --
 4 COMMISSIONER EPSTEIN: We deferred that.
 5 THE CHAIRMAN: That has been deferred
 6 until next month, unfortunately.
 7 MR. MATTHEWS: So is that just a
 8 reschedule?
 9 THE CHAIRMAN: Yes, until next month.
 10 I mean, nobody was here when we started
 11 the --
 12 MR. MATTHEWS: Well, we received an email
 13 saying 3:30.
 14 THE CHAIRMAN: That was today?
 15 MR. MATTHEWS: Yeah. So we were on time,
 16 according to the email.
 17 THE CHAIRMAN: I don't see why we can't go
 18 ahead and hear it if --
 19 MS. GRANDIN: But the people -- the
 20 problem with it is the people that would have
 21 been here --
 22 THE CHAIRMAN: To oppose, yeah.
 23 MS. GRANDIN: Right. Went home.
 24 THE CHAIRMAN: I'm sorry, it's going to
 25 have to be next month.
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1 MS. GRANDIN: I'm sorry about that.
 2 AUDIENCE MEMBER: Is that how it works if
 3 someone -- the opposing people can't make it,
 4 then we have to wait for them?
 5 THE CHAIRMAN: Well, no, but the meeting
 6 was at 3:00. And, you know, we came to you
 7 guys and I asked if the applicant was here and
 8 nobody was here, so --
 9 AUDIENCE MEMBER: We got an email that
 10 says 3:30. Do you want to see it?
 11 THE CHAIRMAN: Yeah, I mean --
 12 AUDIENCE MEMBER: It came from staff.
 13 THE CHAIRMAN: There's not a whole lot I
 14 can do at this point, unfortunately. Legally,
 15 there's nothing --
 16 AUDIENCE MEMBER: It would have been nice
 17 to know that before we waited two hours --
 18 MR. MATTHEWS: We've been sitting here
 19 two-and-a-half hours.
 20 THE CHAIRMAN: I do apologize. I didn't
 21 realize. And, again, I'm kind of tied by the
 22 law at this point, so -- I do apologize.
 23 AUDIENCE MEMBER: Is there any special
 24 meeting we can do in between next month? We
 25 have to wait a whole 'nother month?
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1 COMMISSIONER EPSTEIN: You can meet with
 2 staff.
 3 THE CHAIRMAN: Yeah, I do apologize --
 4 MR. MATTHEWS: (Off microphone.)
 5 (Simultaneous speaking.)
 6 THE CHAIRMAN: I do apologize, I do. I
 7 mean, legally, there's nothing I can do at this
 8 point.
 9 COMMISSIONER MONTROYA: Has our meeting
 10 been adjourned?
 11 THE CHAIRMAN: No, but we can't --
 12 COMMISSIONER MONTROYA: Understood.
 13 MS. GRANDIN: If he's going to say
 14 anything, he needs to come up to the microphone
 15 so we get this on the record.
 16 But we can't -- just as a part of due
 17 process, the people that might have been
 18 opposed, if there was anybody -- we don't have
 19 any idea -- and they heard it was deferred --
 20 I'm sorry if you got an email that said it
 21 was at 3:30, but the meeting started at 3:00.
 22 And we had some other things to take care of,
 23 and the -- once it got to your turn, nobody was
 24 here, so it got deferred. So anybody that
 25 would have been here in opposition would have
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1 left, and so we can't hear it.
 2 COMMISSIONER MONTOYA: And just as a
 3 question, it appeared on the agenda as approve
 4 with condition. Were you going to contest any
 5 of the conditions?
 6 MR. MATTHEWS: No.
 7 COMMISSIONER MONTOYA: Then meet with
 8 staff and just get on the consent agenda.
 9 MR. MATTHEWS: (Off microphone.)
 10 MR. WELLS: Through the Chair, this was
 11 the one that -- there was the new construction
 12 two-story home, but it was surrounded by
 13 one-story --
 14 COMMISSIONER MONTOYA: Right. I remember.
 15 MR. WELLS: So there was mainly opposition
 16 from the public, but I think some of the
 17 commissioners might have had some issues with
 18 the height.
 19 COMMISSIONER EPSTEIN: Through the Chair,
 20 was a new drawing provided that we asked for?
 21 MR. WELLS: Yes. And that's --
 22 MR. MATTHEWS: (Off microphone.)
 23 (Simultaneous speaking.)
 24 (Audience member approaches the podium.)
 25 THE CHAIRMAN: State your name and
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1 guys quicker than I think we normally would
 2 have.
 3 MR. RASO: Because we both walked in at
 4 about 3:15, so --
 5 THE CHAIRMAN: Yeah, it was -- we must
 6 have just missed you.
 7 COMMISSIONER MONTOYA: Through the Chair,
 8 I would like to make a suggestion. If there is
 9 no opposition to the conditions, then we can
 10 move it to the consent agenda, at least for
 11 next month. And then if nobody shows up to
 12 contest it -- there might be a discussion, but
 13 it will be on the consent agenda rather than
 14 being reviewed as a COA.
 15 MR. RASO: Yeah, because right here it's
 16 on the deferred agenda, correct?
 17 COMMISSIONER MONTOYA: Uh-huh.
 18 MR. RASO: We'll go to the next one.
 19 Okay.
 20 THE CHAIRMAN: Right. I mean, I'm fine
 21 with that because I was, for the most part, in
 22 support of the building as it was --
 23 MR. RASO: Yeah, I think it looks really
 24 good. It fits in pretty well, if you look at
 25 the renderings there.
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1 address.
 2 AUDIENCE MEMBER: Tony Raso, 1701 1st
 3 Street North, Jax Beach.
 4 THE REPORTER: If you would raise your
 5 right hand for me, please.
 6 MR. RASO: (Complies.)
 7 THE REPORTER: Do you affirm that the
 8 testimony you are about to give will be the
 9 truth, the whole truth, and nothing but the
 10 truth?
 11 MR. RASO: I do.
 12 THE REPORTER: Thank you.
 13 THE CHAIRMAN: So this is --
 14 MR. RASO: I do have my email here. It
 15 says 3:30.
 16 THE CHAIRMAN: I do apologize. I mean --
 17 MR. RASO: And it could have been a typo,
 18 then -- I get it. It happens, but --
 19 THE CHAIRMAN: Frankly, had the COA before
 20 you not emailed us and said, you know, they
 21 wanted to defer, then y'all would have been
 22 fine at 3:30.
 23 MR. RASO: Okay. Gotcha.
 24 THE CHAIRMAN: But they -- it got
 25 deferred, the one before you, so we got to you
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1 THE CHAIRMAN: Yeah, I didn't have a
 2 problem with the two-story. I recall a couple
 3 of commissioners being questionable on that
 4 one, but, like I said, I do really apologize,
 5 especially with you guys having to sit here for
 6 two hours.
 7 MR. RASO: Yeah, I --
 8 THE CHAIRMAN: I do apologize.
 9 (Simultaneous speaking.)
 10 MR. RASO: (Inaudible) getting skipped,
 11 I'm like, ah --
 12 THE CHAIRMAN: Yeah, I wish there was
 13 something I can do. I really -- I do
 14 apologize.
 15 MR. RASO: Okay.
 16 THE CHAIRMAN: But we will take care of
 17 you --
 18 MR. RASO: Next month.
 19 THE CHAIRMAN: We will take care of you
 20 next month. I'm sorry.
 21 MR. RASO: Can we get on first next month?
 22 Be first on the agenda?
 23 THE CHAIRMAN: You will be. Remember
 24 that's the problem, you were first this month.
 25 You would have been --
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1 MR. RASO: Okay.
 2 THE CHAIRMAN: You will be one of -- if
 3 not the first, one of the first next month,
 4 so --
 5 MR. RASO: Okay. Thank you all.
 6 THE CHAIRMAN: -- it should be quick.
 7 Thank you all.
 8 Do we have anything else?
 9 (No response.)
 10 THE CHAIRMAN: All right. With that, we
 11 are adjourned.
 12 (The foregoing proceedings were adjourned
 13 at 5:00 p.m.)

- - -

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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.

DATED this 7th day of August 2022.

18 _____
 19 Diane M. Tropa
 Florida Professional Reporter

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