

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, December 10, 2025, commencing at 1:02 p.m., at the Edward Ball Building, Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

ETHAN GREGORY, Chair.
MICHAEL MONTOYA, Vice Chair.
WILLIAM HOFF, Secretary.
JULIA EPSTEIN, Commission Member.
BECKY MORGAN, Commission Member.
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.
CALEB ARSENAULT, Planning Department.
DREW JOHNSON, Planning Department.
BRANDY CAMP, Planning Department.
DONNA McMULLIAN, Planning Department.
SHANNON MacGILLIS, Office of General Counsel.
LAURA HARTUNG, Office of General Counsel.

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1 MR. JOHNSON: Drew Johnson, Planning
2 Department.
3 MS. CAMP: Brandy camp, Planning
4 Department.
5 MS. McMULLIAN: Donna McMullan, Planning
6 Department.

7 THE CHAIRMAN: Thank you.
8 We do have Commissioner Epstein, who did
9 indicate she's attending. We will let the
10 record reflect if she does get here.

11 All right. A couple of general
12 announcements before we get started.

13 (Commissioner Epstein enters the
14 proceedings.)

15 THE CHAIRMAN: As a courtesy, please
16 silence all your cell phones. Additionally, no
17 public displays of support or opposition. Keep
18 any private conversations low. And we'll be
19 taking a ten-minute break every two hours as
20 needed.

21 For those looking to speak before the
22 Commission, including applicants, you must fill
23 out a speaker's card and place it at the desk
24 up here with Diane.

25 This is being recorded by a court

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1 P R O C E E D I N G S
2 December 10, 2025 1:02 p.m.
3 - - -

4 THE CHAIRMAN: I hereby call this meeting
5 of the Jacksonville Historic Preservation
6 Commission to order and welcome each of you
7 attending today.

8 Let the record reflect that it is now
9 1:02 p.m.

10 We will start with introductions,
11 beginning with staff.

12 MR. WELLS: Arimus Wells, Planning
13 Department.

14 MS. MacGILLIS: Shannon MacGillis, Office
15 of General Counsel.

16 THE CHAIRMAN: Ethan Gregory, Chair.

17 COMMISSIONER MONTOYA: Michael Montoya,
18 commissioner.

19 COMMISSIONER HOFF: William Hoff,
20 commissioner.

21 COMMISSIONER MORGAN: Becky Morgan,
22 commissioner.

23 COMMISSIONER LOVE: Thomas Love,
24 commissioner.
25 MR. ARSENAULT: Caleb Arsenault, Planning
Department.

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1 reporter, so it's important to speak clearly
2 into the microphone.

3 When you come up, please state your name
4 and address, and we can swear you in -- or,
5 excuse me, Diane will swear you in. You have
6 three minutes to speak, including applicants,
7 and staff will let you know when the time is
8 up.

9 Let the record reflect that Commissioner
10 Epstein has arrived as well.

11 All right. Would any commissioner like to
12 make a motion regarding last month's meeting
13 minutes from the November 12th, 2025, meeting?

14 COMMISSIONER HOFF: Through the Chair, I
15 will make a motion to approve November's
16 minutes.

17 COMMISSIONER LOVE: Second.

18 THE CHAIRMAN: Any discussion?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All those in favor, say
21 aye.

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Any opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. By your action,

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1 the motion has passed.

2 And I'll go through the entire agenda of
3 all the items that will be here and considered
4 today.

5 Section B deferred items: LM-25-07,
6 located at 913 5th Street west.

7 Section C, Consent Agenda A:

8 COA-25-33117, located at 1390 Belvedere Avenue;
9 COA-25-33151, located at 314 Palmetto Street;
10 COA-25-33025, located at 1636 Main Street
11 North; COA-25-33078, located at 2865 Olga
12 Place; COA-25-33079, located at 2861 Olga
13 Place.

14 Under Consent Agenda B, there is
15 COA-25-33052, located at 1431 Boulevard.

16 Section D, Previously Deferred Items to be
17 Heard: COA-25-32249, located at 1552 Pearl
18 Street North; COA-25-32139, located at 1375
19 Wolfe Street.

20 Under Section G: COA-25-33155, located at
21 1639 Challen Avenue; COA-25-33183, located at
22 2137 St. Johns Avenue.

23 And then under New Business, Section L, we
24 have a letter of support.

25 And Section M, we have a notification of a

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1 at 1636 Main Street North. We're going to pull
2 that from the Consent Agenda.

3 Any other commissioners?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: All right. Hearing none,
6 we will open the public hearing.

7 Are there any applicants or -- looking to
8 speak regarding the Consent Agenda -- Items 1,
9 2, 4, and 5 from Consent Agenda A?

10 AUDIENCE MEMBERS: (No response.)

11 THE CHAIRMAN: Anybody from the public to
12 speak on these items either?

13 AUDIENCE MEMBERS: (No response.)

14 THE CHAIRMAN: All right.

15 AUDIENCE MEMBER: (Indicating.)

16 THE CHAIRMAN: You're welcome to come up,
17 yeah.

18 (Audience members approach the podium.)

19 THE CHAIRMAN: Just state your name and
20 address and she will swear you in.

21 AUDIENCE MEMBER: Okay. My name is
22 Rebecca Popovich. I am the owner of 1390
23 Belvedere Avenue. It's agenda Item Number 1,
24 COA-25-33117.

25 AUDIENCE MEMBER: And I'm Bob O'Brien --

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1 settlement agreement, demolition delay report,
2 pending legislation, notification of
3 improvement projects.

4 That's the entire agenda for today.

5 Moving to Section C, Consent Agenda A,
6 under the Consent Agenda, if your -- if your
7 item is listed on the Consent Agenda, we are
8 presuming you're accepting the approval with
9 the conditions indicated by staff. You're
10 welcome to come up and speak, you're welcome to
11 stay for the whole Commission meeting if you'd
12 like, but if your item is approved on the
13 Consent Agenda, you are free to go afterwards.

14 I will -- excuse me, do any commissioners
15 have any ex parte to declare regarding Consent
16 Agenda A?

17 COMMISSIONER HOFF: Through the Chair, no
18 ex parte, but I would ask that Consent Agenda,
19 Item Number 3 (microphone failure) --

20 (Reporter inquiry.)

21 COMMISSIONER HOFF: I would ask that
22 Consent Agenda, Item Number 3, be discussed
23 more robustly and taken off the Consent.

24 THE CHAIRMAN: Okay. I'm okay with
25 pulling Item Number 3 for COA-25-33025, located

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1 THE CHAIRMAN: We'll just do one at a
2 time.

3 She'll swear you in.

4 MS. POPOVICH: I'm sorry?

5 THE CHAIRMAN: Just do one at a time. We
6 can only have one person come up and speak at a
7 time. We can't have two people come up at a
8 time and speak.

9 MS. POPOVICH: Just one at a time.

10 MR. O'BRIEN: Oh.

11 MS. POPOVICH: So --

12 THE CHAIRMAN: She'll swear you in here.

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

15 MS. POPOVICH: (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 MS. POPOVICH: Yes.

21 THE REPORTER: Thank you.

22 MS. POPOVICH: So I -- I didn't know if
23 there was anything I needed to say. We've just
24 gone through the process for putting -- there's
25 a rooftop patio, slash, terrace, and we're

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1 having a hard time finding it to be usable
2 space because of the sun. And we've tried
3 different umbrellas and such, and it -- it just
4 doesn't seem to work, so we are now looking
5 into putting something that's a little -- has a
6 little bit more structure, but it isn't doing
7 any permanent alterations to the home. So
8 it -- if it needed to, it could, at some point,
9 come back down.

10 So that's why I'm here today. So I don't
11 know if I said the right things, but --

12 THE CHAIRMAN: Sure. If you're okay with
13 the approval with the conditions as staff has
14 laid out in the report, that's what will be
15 voted on here shortly.

16 MS. POPOVICH: Yeah. My understanding is,
17 after talking to the awning company, that all
18 those conditions, there will be no problems
19 meeting those, so --

20 THE CHAIRMAN: Okay. Great. Thank you.

21 MS. POPOVICH: Oh, okay. Thank you.

22 THE CHAIRMAN: Thank you.

23 Is anyone here to speak -- else here to
24 speak on Consent Agenda A, Items, 1, 2, 4, and
25 5?

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1 entire Commission meeting if you'd like;
2 otherwise, you're welcome to go.

3 We'll move on to Consent Agenda B. Are
4 there any commissioners with ex parte to
5 declare?

6 COMMISSIONER LOVE: To the Chair, members
7 of the board, I would like to state for the
8 record that I do have an ongoing business
9 relationship with this applicant. And to avoid
10 any appearance of conflict -- of any conflict
11 of interest, I'm going to recuse myself from
12 the discussion and abstaining from voting on
13 this matter.

14 THE CHAIRMAN: Thank you, Commissioner
15 Love.

16 All right. With that, we will open the
17 public hearing. Is anyone here to speak
18 regarding Consent Agenda B which consists of
19 COA-25-33052?

20 AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: All right. Seeing none,
22 we'll close the public hearing and entertain a
23 motion.

24 COMMISSIONER MONTOYA: Motion to approve
25 Consent Agenda B, COA-25-33052.

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1 AUDIENCE MEMBERS: (No response.)

2 THE CHAIRMAN: All right. Hearing none,
3 we will close the public hearing and I'll
4 entertain a motion.

5 COMMISSIONER HOFF: Through the Chair, I
6 will make a motion to approve Consent Agenda
7 Item Numbers (microphone failure) 2, 4, and
8 5 --

9 AUDIENCE MEMBER: Speak up.

10 COMMISSIONER HOFF: Through the Chair, I
11 will make a motion to approve Consent Agenda
12 Items 1, 2, 4, and 5 on the Consent Agenda A.

13 COMMISSIONER LOVE: Second.

14 THE CHAIRMAN: Any discussion?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, all those in
17 favor, say aye.

18 COMMISSION MEMBERS: Aye.

19 THE CHAIRMAN: Any opposed?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Hearing none, your motion
22 passes for Consent Agenda A, Items 1, 2, 4 and
23 5.

24 If you're one of those items on the
25 Consent Agenda, you're welcome to stay for the

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1 COMMISSIONER EPSTEIN: Second.

2 THE CHAIRMAN: Any further discussion?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: All those in favor, say
5 aye.

6 COMMISSION MEMBERS: Aye.

7 (Commissioner Love abstains from voting.)

8 THE CHAIRMAN: Any opposed?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Hearing none, the motion
11 passes.

12 All right. Now we're going to move back
13 to the item that was pulled from the Consent
14 Agenda. That is COA-25-33025, located at 1636
15 Main Street North.

16 Do any commissioners have any ex parte to
17 declare?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: All right. Hearing none,
20 we'll open the public hearing and take a staff
21 report.

22 MR. ARSENAULT: Thank you.

23 Through the Chair to the Commission,
24 COA-25-33025, for the property located at 1636
25 Main Street North, is for alterations to a

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<p style="text-align: center;">13</p> <p>1 noncontributing property within the Springfield 2 Historic District which includes two connected 3 buildings.</p> <p>4 The property is located on an interior lot 5 which currently has two attached 6 noncontributing structures in an undeveloped 7 area with a curb cut currently serving as a 8 parking lot. The two structures on the 9 property are commercial, masonry vernacular 10 buildings that exhibit a few significant 11 architectural details. It may be characterized 12 by their large storefront window and door 13 openings.</p> <p>14 The scope of work includes the 15 construction of a pavilion attached to the side 16 of the left building on the property and the 17 installation of a parking lot, front awnings, 18 fencing, and yard features.</p> <p>19 As proposed, the design, placement, and 20 height of the fencing will be consistent with 21 the design guidelines as well as the fencing 22 and wall guidelines.</p> <p>23 As proposed, the new canvas awnings will 24 cover each of the two storefront bays on the 25 front facade as depicted on the awning plans</p> <p style="text-align: center;">Diane M. Tropis, Inc. Post Office Box 2375, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter.com</p>	<p>1 grass.</p> <p>2 The existing condition of the area for 3 these changes is an undeveloped gravel and dirt 4 parking area. These changes will allow for a 5 new and compatible use of the property and will 6 be street visible.</p> <p>7 Staff has no objection to the location or 8 size of the proposed canvas sail shade, 9 although it has been conditioned under 10 Condition Number 16 to be subordinate in height 11 to the existing structures on the property to 12 ensure compatibility.</p> <p>13 The applicant has proposed the painting of 14 signage; however, they have not provided the 15 square footage of the elevations that they are 16 proposed for, and the Current Planning Division 17 does not have sufficient information to review 18 for compliance with the Zoning Code.</p> <p>19 While staff does not have an objection to 20 painting signage or the painting of the 21 previously painted exterior, more details are 22 necessary to ensure compliance. As such, the 23 application has been conditioned under 24 Condition 17 so that the signage will be 25 reviewed under a separate COA.</p> <p style="text-align: center;">Diane M. Tropis, Inc. Post Office Box 2375, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter.com</p>
<p style="text-align: center;">14</p> <p>1 submitted on October 29th. These awnings will 2 project 5 feet from the front wall plane and 3 are consistent with the design guidelines.</p> <p>4 As proposed, the construction of the 5 pavilion along the rear left side of the 6 structure will allow for a new and compatible 7 use of the structure. The pavilion will be 8 made of wooden supports with a shed roof 9 covered in black composition shingles, and the 10 ground will be artificial turf to match the 11 rest of the yard. The pavilion will be 12 attached to the structure and will be street 13 visible. The location of the pavilion will be 14 located behind the front half of the structure 15 and will not detract from or destroy any 16 significant architectural features.</p> <p>17 Furthermore, the design of the pavilion 18 will be visually distinct from the main 19 structures without introducing any conjectural 20 designs or materials that would detract from 21 the design of the property.</p> <p>22 The applicant proposes several yard 23 features, including a canvas sail shade, a hose 24 area for a splash pad, and the resurfacing of a 25 significant portion of the lot with artificial</p> <p style="text-align: center;">Diane M. Tropis, Inc. Post Office Box 2375, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter.com</p>	<p>16</p> <p>1 The proposed parking lot and associated 2 screen buffer make use of an undeveloped gravel 3 and dirt section of the property and will 4 utilize an existing curb cut to access the 5 parking. The parking lot is proposed to be 6 concrete with ingress from Main Street and 7 egressed through the rear alley. The 8 hardscaping for the lot will be minimal and 9 will not detract from the existing structures.</p> <p>10 A 4-foot-tall fence buffer will be placed 11 along the front landscaping as indicated on the 12 site plan to further limit the visibility of 13 the parking. This area and the one to the rear 14 of the lot which are highlighted in red on the 15 site plan will utilize rubber mulch.</p> <p>16 The design of the parking lot is also 17 minimal, making use of an existing curb cut and 18 alley. This is consistent with the design 19 guidelines.</p> <p>20 As such, staff finds the proposed 21 application consistent and compatible and 22 forwards to you a recommendation for approval 23 with conditions.</p> <p>24 THE CHAIRMAN: Thank you.</p> <p>25 Are there any questions for staff from the</p> <p style="text-align: center;">Diane M. Tropis, Inc. Post Office Box 2375, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter.com</p>

1 Commission?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: Hearing none, is the
4 applicant here to speak?
5 AUDIENCE MEMBER: (Indicating.)
6 THE CHAIRMAN: You're welcome to come up
7 and speak if you'd like.
8 (Audience member approaches the podium.)
9 THE CHAIRMAN: Just state your name and
10 address and Diane will swear you in.
11 AUDIENCE MEMBER: Fred Ansley. Address,
12 1636 North Main Street.
13 THE REPORTER: I am going to swear you in.
14 If you would raise your right hand for me,
15 please.
16 MR. ANSLEY: (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. ANSLEY: Yes.
22 THE REPORTER: Thank you.
23 MR. ANSLEY: I'm just here for questions.
24 THE CHAIRMAN: Do any commissioners have
25 any questions for the applicant here?

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1 ground or --
2 MR. ANSLEY: Yes, it was recommended for
3 [sic] the HPC, they recommended ...
4 COMMISSIONER HOFF: Okay. So are those
5 going to be planted into the ground or some
6 kind of a constructed planter or --
7 MR. ANSLEY: No. They're going to be
8 planted into the ground.
9 COMMISSIONER HOFF: Okay. And so I didn't
10 see any front elevation for the new outdoor
11 features. Does staff have that or --
12 MR. ARSENAULT: Through the Chair to
13 Commissioner Hoff, there is a picture of the
14 west elevation on the plans within the package.
15 I'm not familiar with what page number that is
16 within the package itself.
17 That's it right there (indicating). So
18 that's -- I believe that's looking from the
19 rear of the property, towards the street, if
20 I'm correct.
21 COMMISSIONER HOFF: Right. So that would
22 be the rear elevation?
23 MR. ARSENAULT: Correct. I believe it
24 would be mirrored. It would look -- just a
25 mirrored appearance for that, facing front.

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1 COMMISSIONER HOFF: Through the Chair to
2 the applicant, so -- just looking at the site
3 plan here for the exterior. So the vehicles
4 will be entering Main Street and then they will
5 exit through the alleyway; is that --
6 MR. ANSLEY: Yes.
7 COMMISSIONER HOFF: -- correct?
8 MR. ANSLEY: That's correct.
9 COMMISSIONER HOFF: Okay. And, really,
10 I -- I just want to be sure that we've --
11 understand and examine the new parking area.
12 This will be creating a new on-grade,
13 front-facing parking lot, and I know that
14 that's generally discouraged. And so if we're
15 going to be approving that design, I just want
16 to be sure that we are making it as
17 complementary as possible to the rest of the
18 area.
19 So there will be a 4-foot fence along the
20 front of the parking area; is that correct?
21 MR. ANSLEY: Yes, that's correct.
22 COMMISSIONER HOFF: And I'm looking at the
23 site plan now and I see indications of two
24 trees. Is that some kind of an elevated
25 planter or is that just right there in the

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1 COMMISSIONER HOFF: Okay. So we don't
2 really have, like, an accurate elevation of the
3 front, the new outdoor space and parking area
4 as far as the fencing, the shade, the -- you
5 know, whatever else, how -- how it would appear
6 from the road or --
7 MR. ARSENAULT: Regarding any yard
8 features or such, no, we don't typically have
9 elevations for those.
10 COMMISSIONER HOFF: Well, I've seen lots
11 of projects here that do have those, so that's
12 why I asked.
13 Okay. So no front elevations of the new
14 outdoor area and features and parking lot?
15 Okay.
16 COMMISSIONER MORGAN: Through the Chair to
17 staff, just to piggyback a little on what Bill
18 is saying -- if we could go back to the site
19 plan, please.
20 I believe Commissioner Hoff asked if the
21 parking area was fenced in. And on the site
22 plan, the fencing -- the lines indicated as
23 fencing, the blue and the orange, do not look
24 like they cover the parking area, so can we get
25 some clarification? Would that parking area be

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1 fenced in?
2 MR. ANSLEY: Right. So the actual parking
3 area is not fenced in. There's actually a
4 treated area that the HPC recommended. The
5 only area that's fenced in would be the turfed
6 area. That will be fenced in.

7 COMMISSIONER MORGAN: Understood.

8 And this -- I might just not be reading
9 this right, but in the site plan it says a
10 4-foot aluminum fence and then a 6-foot
11 aluminum fence. It almost looks to me like
12 there's two fences running parallel. Am I
13 reading that right or is that --

14 MR. ANSLEY: No. Yes, ma'am, you're
15 reading it correctly.

16 The 4-foot fence in the front -- it's
17 going to be a dog park. So when -- you know,
18 people walking past, they don't want people to
19 stick their hands through -- just protection of
20 the person walking, or as a dog, too, as well.

21 COMMISSIONER MORGAN: Sure.

22 MR. ANSLEY: So there's two fences, 4-foot
23 and the 6-foot fence behind it.

24 COMMISSIONER MORGAN: I'm going to agree
25 with Commissioner Hoff here, that it would be

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1 helpful to kind of see how all of that is
2 working.

3 Even with the fences -- it looks like
4 we're doing a 6-foot fence on the front with
5 one right behind it. And I understand the
6 concerns, the safety concerns, I absolutely do.
7 I just don't know what that's going to look
8 like.

9 It looks like a 2-foot distance between
10 the two fences?

11 MR. ANSLEY: Yes, ma'am, that's correct.

12 COMMISSIONER MONTOYA: Through the --

13 THE CHAIRMAN: Go ahead.

14 COMMISSIONER MONTOYA: Through the Chair,
15 a question for staff. Is the image on 112 --
16 it's Page 112. It shows the fence and
17 elevation. Is this the same fence pattern that
18 will be used for both the 6-foot and the 4-foot
19 fence?

20 Sorry. Diane, can you hear me?

21 THE REPORTER: No.

22 COMMISSIONER MONTOYA: No. This thing is
23 not working.

24 I'm asking if the fence that's shown in
25 the package is both for the 6-foot fence and

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1 the 4-foot fence as a kind of diagram.

2 And then as a follow-up, through the
3 Chair, question for staff, has this kind of
4 double fencing been approved before or have we
5 seen anything like this before? I find it a
6 bit interesting as well.

7 MR. WELLS: Through the Chair to
8 Commissioner Montoya, it appears, yes, that
9 both fence materials will be, of course,
10 aluminum, but it will be the same design.

11 AUDIENCE MEMBER: We can't hear you.

12 MR. WELLS: And so just to answer your
13 second question, we haven't really seen that in
14 the past, so this would be a unique instance.

15 COMMISSIONER MONTOYA: So it's -- it's not
16 really been seen before.

17 I also -- and maybe this is a question for
18 the applicant, but is the -- is the picket
19 distance, is that 4 inches, or do you know what
20 that is, or -- the actual fence panel?

21 MR. ANSLEY: As far as the size of the
22 panels?

23 COMMISSIONER MONTOYA: The distance
24 between the pickets, vertical pickets.

25 MR. ANSLEY: Yes. I'm unsure of the

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1 actual question.

2 COMMISSIONER MONTOYA: Not sure? Okay.

3 Thank you.

4 Through the Chair, I -- I'd like to hear
5 from the other commissioners in regards to this
6 fencing application that Commissioner Morgan
7 brought up. I find this troublesome too.

8 COMMISSIONER LOVE: Through the Chair to
9 the applicant, so I just want to make sure that
10 I'm understanding what I'm seeing.

11 So the portion of the parking lot is
12 largely, from what I'm reading, going to be
13 obscured by those trees. I see that there is a
14 section of fence there, a 4-foot fence. And
15 that, I'm assuming, is just the -- the same
16 aluminum fence that's noted elsewhere, right?

17 MR. ANSLEY: Right. That's correct.

18 COMMISSIONER LOVE: So, basically, we're
19 looking at the trees as performing the function
20 of the only real sort of visual screen on the
21 street?

22 MR. ANSLEY: Right. Correct. As far as
23 the parking lot?

24 COMMISSIONER LOVE: That's right.

25 MR. ANSLEY: Yes, sir. That's correct.

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1 COMMISSIONER LOVE: Okay. Was there -- is
2 there any specification anywhere as to -- I'm
3 just curious, like, what types of trees we're
4 talking about. Are we talking about shrubs?

5 Without seemingly getting too much in the
6 weeds -- no pun intended -- you know, I think
7 there's certain shrubs that do a better job,
8 obviously, of screening, visually.

9 MR. ANSLEY: Right. They're actually
10 maple trees.

11 COMMISSIONER LOVE: They are maple trees?

12 MR. ANSLEY: Yes.

13 COMMISSIONER LOVE: Okay.

14 COMMISSIONER HOFF: Through the Chair,
15 question for staff. And I know this kind of
16 gets into zoning issues, but I think -- and I
17 could be wrong -- that the overlay here
18 requires a certain size of a buffer. Could
19 you -- between the parking and the sidewalk.
20 Could you -- do you know if the proposed
21 landscape buffer, which looks like 3 feet, is
22 within that range per the overlay?

23 MR. WELLS: Through the Chair to
24 Commissioner Hoff, this property was subject to
25 a recent rezoning, so it was recently rezoned

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1 you think about some ideas of how that would
2 work, if we're going to vote on this today.

3 COMMISSIONER MORGAN: Through the Chair, I
4 don't know that a double fence is necessary. I
5 don't think that that's going to look well on
6 Main Street, and I don't know that it's
7 necessary.

8 Could we possibly look back at the site
9 plan again?

10 And I completely -- I'm a dog owner. I'm
11 a Springfield lover. I -- I'm all in, but what
12 I think the outdoor part is missing is maybe
13 like a vestibule for unleashing, which is
14 typical in a dog park or outdoor sort of
15 setting. And that may alleviate some of your
16 concerns with someone being able to reach in or
17 kind of keeping the general public on the
18 sidewalk, away from the dogs.

19 If this were my project, I would have
20 people enter through the alley and sort of do
21 all of that back there, just from a flow
22 standpoint. And I think that might alleviate
23 some of your concern up there.

24 You could do something -- just sort of
25 obstruct that, whether it's built-in benching

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1 to a Planned Unit Development, I want to say
2 last month, so -- I am skimming through the
3 approval documents right now just to get some
4 details regarding the landscaping, so I'll have
5 to report back on that in a couple of minutes
6 or so.

7 THE CHAIRMAN: So to kind of summarize
8 some of the concerns from the commissioners, it
9 looks like the concern is the -- the elevation
10 from Main Street and the appearance of, you
11 know, having a 4-foot aluminum fence
12 immediately backed up by a wood fence is maybe
13 not the best visual appeal from Main Street
14 is -- is kind of what I'm hearing here, but we
15 also have what is a unique business for Main
16 Street. Obviously, Main Street was originally
17 designed for -- to have dog parks directly on
18 there. And I think it's a fantastic idea, but
19 I was just trying to get across to something
20 that is, you know, going to meet the character
21 of Main Street and the commercial corridor
22 there.

23 Are there any commissioners that maybe
24 have any ideas of -- or that could maybe come
25 up in the motion part of this, but just when

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1 or something to kind of keep the dogs right
2 away from the fence, but the idea -- for me,
3 the idea of having the two fences back to
4 back -- because I think they're both aluminum.
5 You'll see both. And so is there a way that we
6 could get the functionality that is needed for
7 the safety and have it look a little more
8 cohesive with the rest of the street?

9 THE CHAIRMAN: Commissioner Morgan, are
10 you proposing, like, some sort of wall or
11 structure behind that aluminum fence in the
12 front there?

13 COMMISSIONER MORGAN: Yeah, I think that
14 there could be, like, some sort of -- I don't
15 know what else to call it rather than a
16 vestibule. It's essentially where you come
17 in -- it's a like square area, you unleash your
18 dog, and then you let them into the area. So
19 that could be potentially 6-by-6 or something
20 like that, the main entry from Main Street.
21 And then the rest could have, like, a built-in
22 bench or something to kind of keep the animals
23 from being directly on the fence.

24 MR. ANSLEY: Okay.

25 COMMISSIONER MORGAN: Just to look -- give

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1 it a little more sophistication without doing
2 the two fences because I completely understand
3 what you're saying, if someone is walking by, a
4 kid, that's on you.

5 MR. ANSLEY: Right. Right.

6 COMMISSIONER MORGAN: Yeah.

7 COMMISSIONER HOFF: Through the Chair to
8 the applicant, so is there -- is the entrance
9 to the outdoor space -- is the main entrance
10 going to be from Main Street or is it going to
11 be through the buildings that are next door?

12 MR. ANSLEY: Yeah, so we have the dog
13 park, then we have the animal hospital right
14 next door, then the dog bar. That's where
15 customers are going to entrance [sic], and then
16 they're going to go through the back side of
17 the building to entrance [sic] to the dog park.

18 COMMISSIONER HOFF: So then the double
19 fence is just a concern about people walking on
20 the sidewalk?

21 MR. ANSLEY: Right. That's correct.

22 COMMISSIONER HOFF: Okay. So I guess my
23 thoughts are -- for that, is that, you know,
24 there are dogs behind single fences all over
25 the neighborhood. That is the standard. And

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1 there are actual dog parks in the neighborhood
2 that use a single fence as well that are right
3 next to a sidewalk. So I think, visually, it
4 would look odd and detract from the character
5 of the area to have a double fence at the front
6 elevation.

7 MR. ANSLEY: Okay.

8 THE CHAIRMAN: To the applicant, a couple
9 of questions. So the 6-foot fence is probably
10 necessary for dogs that can jump high, I'm
11 guessing.

12 MR. ANSLEY: Right.

13 THE CHAIRMAN: A 6-foot fence would be
14 sufficient for dogs, to keep them in.

15 The other question is, is having the
16 double fence something you're required to do
17 for insurance or anything? Is this just
18 something -- a thought that you had that you
19 might need this?

20 MR. ANSLEY: Right. That was just a
21 thought in mind we had. So we can do away with
22 the 4-foot fence if -- you know.

23 THE CHAIRMAN: I guess the thought I'm
24 hearing here from the commissioners is, would
25 you be amenable to removing the wood fence and

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1 just only doing a 6-foot aluminum fence instead
2 of have having any wood fence, even on the
3 side, next to the parking lot there?

4 MR. ANSLEY: Absolutely.

5 COMMISSIONER MONTOYA: Through the
6 Chair -- to the Chair, both of the fences along
7 Main Street are aluminum. The only wood fence
8 is along the southern edge and the western
9 edge.

10 THE CHAIRMAN: Excuse me. You're correct.
11 Sorry.

12 So I'm thinking if we had the aluminum in
13 the front and it was wood on the side, that
14 would look a little funny there too. I don't
15 know if any commissioners have any opinion on
16 that.

17 But you would be okay with a 6-foot
18 aluminum fence around the whole artificial turf
19 area?

20 MR. ANSLEY: Absolutely.

21 THE CHAIRMAN: Okay.

22 Any other commissioners have any other
23 questions or concerns?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Well, thank you very much.

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1 Sorry to keep you up for so long. We'll call
2 you back up if we need you to --

3 MR. ANSLEY: Okay. Thank you guys.

4 THE CHAIRMAN: Thanks.

5 Is anyone else here to speak regarding
6 this COA on 1636 Main Street North?

7 (Audience member approaches the podium.)

8 THE REPORTER: Your name and address,
9 please.

10 AUDIENCE MEMBER: Kim Pryor, 245 West 5th
11 Street.

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

14 MS. PRYOR: (Complies.)

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

19 MS. PRYOR: I do.

20 THE REPORTER: Thank you.

21 MS. PRYOR: I do have a concern about the
22 two fences. The first question that I have is,
23 are 6-foot fences allowed on the frontage of
24 Main Street? What do our fencing guidelines
25 state?

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1 As someone who walks her dogs in the
2 Springfield neighborhood, I like the two-fence
3 idea because my dog has actually been hurt by
4 another dog behind their fence because, you
5 know, dogs are just protecting their own
6 territory. We walk by on the sidewalk, their
7 fence is right up against the sidewalk, there's
8 a fight. So I like the two-fence idea, but I
9 don't think this is the way to do it.

10 Perhaps some type of a concrete base with
11 a fence on top of it that -- whereas the base
12 is wider so that it -- it provides the distance
13 between the park and the sidewalk, or some type
14 of planter -- concrete planter, and then you
15 put the fence there. That would separate, you
16 know, pedestrians from the dog park.

17 Again, I like the separation, but my
18 concern here is, I don't think a 6-foot fence
19 is allowed on the frontage of Main Street, and
20 I think that needs to be taken into
21 consideration.

22 Also, one of the other things I noticed
23 here -- and this may not apply to this body,
24 but it might to the applicant. I don't see any
25 way of egress, means of egress. And I remember

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1 when the Main Street food truck park was trying
2 very, very hard to open, and they had this
3 little, short, white, 4-foot picket fence, and
4 the fire marshal just gave them hell because
5 there was no egress, there was no gate, there
6 was no way to get out of there. So I'm seeing
7 that same thing here in these plans.

8 So I would appreciate it if we could look
9 into what our fencing guidelines state. I
10 don't think 6-foot fences are allowed on the
11 frontage of Main Street.

12 Thank you.

13 THE CHAIRMAN: Thank you.

14 Is there anyone else here to speak
15 regarding this COA?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: Hearing none, I'll close
18 the public hearing and entertain a motion.

19 COMMISSIONER MONTOYA: I'll get started.
20 Motion to approve COA-25-33025 with
21 conditions.

22 COMMISSIONER EPSTEIN: Second.

23 THE CHAIRMAN: Discussion?

24 COMMISSIONER MONTOYA: Through the Chair,
25 question for staff. Could you elaborate for

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1 everyone on the fencing guidelines along Main
2 Street, and also maybe reference incompatible
3 uses since there's a residence next door to
4 this site?

5 MR. WELLS: Through the Chair to
6 Commissioner Montoya, so, yes, I mean, the
7 fencing and wall guidelines do not necessarily
8 contemplate for nonresidential structures in
9 terms of the height compatibility, so really
10 the main thing here is --

11 In the guidelines itself, it talks about
12 how, yes, along primary front yards you shall
13 be limited to 4 feet in height. So, hence, why
14 they have the 4-foot placement of the fence in
15 the front yard and then a 6-foot -- kind of a
16 little offset there to align with the -- I
17 believe it's the building of the -- the
18 next-door building.

19 There is, of course, as you mentioned, a
20 residential structure next door, so they could
21 use that incompatible use to allow for a 6-foot
22 fence. But, I mean, in terms of what the
23 fencing and wall guidelines -- those are kind
24 of like all the different nuances that are
25 permitted.

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1 THE CHAIRMAN: To follow up regarding the
2 fencing height question, I'm trying to remember
3 if -- that Brick & Beam, I think, has a fence
4 around it, and it's taller than 4 feet, if I
5 remember correctly. I'm trying to find a photo
6 online, but I can't pull it up quickly. My
7 Internet is not good. I think that's a 6-foot
8 fence there.

9 COMMISSIONER HOFF: Through the Chair,
10 just to that point, the Brick & Beam
11 establishment, which is just a few blocks down
12 from this one, they wanted to also create an
13 additional buffer between the outdoor space and
14 the fence for some of the same concerns that
15 have been expressed by the applicant, and what
16 they did, which could be a strategy to follow
17 here, hypothetically, is they did the 6-foot
18 fence along the property line, but then they
19 planted landscaping -- I believe bamboo --
20 right behind it, and that provided a good
21 buffer in addition to the fence, so there's not
22 interaction from one side of the fence to the
23 other side.

24 THE CHAIRMAN: I suppose what you're
25 saying, Commissioner Hoff, is, you know, if we

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1 had the -- if there is a 6-foot fence along
2 Main Street there, potentially like, you know,
3 planters or benches or something would keep
4 that barrier there that's -- you know, would
5 keep the dogs from getting to the fence along
6 Main Street. That would be -- satisfy the
7 owner's concerns here also possibly.

8 COMMISSIONER MONTOYA: Through the Chair,
9 question for staff. In terms of the -- having
10 a -- the 4-foot fence and then a 2-foot
11 separation and the 6-foot fence, is there a --
12 is there somewhere in the guideline that talks
13 about having double fences like that?

14 Because I have heard of that before where
15 you have a -- you'd have the required fence
16 along the property line as defined by the code,
17 and then once you get a certain distance away
18 from the property line you can use a taller
19 fence. But it seems like it normally is more
20 than 2 feet. Could you clarify that for us?

21 MR. WELLS: Through the Chair to
22 Commissioner Montoya, so, yes, I mean, you
23 could allow for a taller foot -- or a taller
24 fence, greater than 4 feet in height, if it's
25 behind the front wall plane of a building.

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1 COMMISSIONER MONTOYA: And just to
2 reiterate, in residential structures, it's
3 usually around 20 feet is what I heard?

4 MR. WELLS: (Microphone failure.)

5 COMMISSIONER MONTOYA: Okay. And then
6 for -- just a -- and I'll try to make this
7 quick. I'm sorry. I apologize.

8 But follow-up question, through the Chair
9 to staff, was that -- how was that, if you
10 could tell us, sort of discussed with the
11 applicant to come to 2 feet when (microphone
12 failure) is --

13 (Reporter inquiry.)

14 MS. PRYOR: Use the microphone.

15 COMMISSIONER MONTOYA: I apologize. I
16 apologize. I'm not used to yelling into the
17 microphone.

18 So I'm asking, how was that discussed with
19 the applicant, to arrive at 2 feet off of the
20 4-foot fence?

21 MR. ARSENAULT: Through the Chair to
22 Commissioner Montoya, so the idea of a 2-foot
23 separation wasn't something that had been
24 discussed with staff. Initially, the request
25 was for, I believe, either 4- or 6-foot fencing

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1 So, again, just -- as I've mentioned
2 earlier, this is a unique case because usually
3 you would have a larger setback. So that
4 2 foot is a unique incidence in this case, so
5 that is something to consider as well.

6 COMMISSIONER MONTOYA: But there's --
7 sorry. Through the Chair, as a follow-up to
8 staff, there is no specific minimum distance
9 off the property line that's identified in the
10 guidelines in terms of fencing in this kind of
11 situation; is that what I'm understanding?

12 MR. WELLS: Well, it -- they do mention
13 for residential structures -- because usually
14 we're -- that's what the guidelines are
15 contemplated for.

16 MS. PRYOR: We can't hear.

17 MR. WELLS: You might want to come up
18 closer, but I'll try my best.

19 So for 20 feet in terms of residential
20 structures, that's usually what it allows for
21 in terms of the setback or the front wall --
22 building of the plane [sic] -- or front
23 building wall plane. Nonresidential structures
24 it doesn't really contemplate, so -- yeah,
25 that's really all I can --

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1 with black mesh screening across the front, and
2 we recommended against using black mesh
3 screening, so this was a later site plan that
4 was provided at that time.

5 COMMISSIONER MONTOYA: Okay. And then --
6 I'm so sorry for the applicant -- but a
7 question for the applicant.

8 The area that's shown in green that is --
9 that is the play area, the -- the sort of --
10 the dog park area, is that -- is that
11 footprint -- is that square footage based on
12 some metric calculation or are you just trying
13 to use as much of it as you can?

14 And I'm not trying to trap you. I'll be
15 direct. I'm asking you if it could be smaller
16 because I'm one of those people with ideas.

17 MR. ANSLEY: You're referencing to the
18 entrance of the parking lot?

19 COMMISSIONER MONTOYA: Just the entire
20 size of the -- of the play area for the dogs,
21 is that required square footage for you or is
22 that -- can that be -- could that be a little
23 smaller, or do you need it to be that big for
24 some reason?

25 MR. ANSLEY: No. There's no reason for it

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1 to be that big. It can be arranged.

2 COMMISSIONER MONTOMYA: Then I -- you
3 know -- and this is something for everyone to
4 consider, but (microphone failure) --

5 Can I get one of those karaoke
6 microphones?

7 So is there a possibility that maybe the
8 6-foot wood fence could come here (indicating)
9 and you could just do a 6-foot aluminum fence
10 here, and then plant this with low things, not
11 permanent things, not trees, not -- not
12 something that would be hard to remove, but
13 make this a landscape buffer with a 6-foot
14 aluminum fence, and then continue your wood
15 fence thereafter?

16 Would you be amenable to that? Because
17 then it would create a kind of natural buffer
18 for people passing by, even -- you know,
19 because, hey, sometimes I get scared when dogs
20 bark at me, much less, you know, stick their
21 snout through a fence. And that might give you
22 a kind of natural buffer and you still have a
23 good size rectangle there for the play area.

24 Is that something you might consider?

25 MR. ANSLEY: Possibly.

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1 You're looking at approximately 12 feet --
2 COMMISSIONER MONTOMYA: Uh-huh.

3 MR. ANSLEY: -- of a buffer?

4 COMMISSIONER MONTOMYA: Yeah. With low
5 plantings. You know, like, brush sort of
6 things, you know, things that could --

7 And here's why I say this: Because all of
8 these properties along Main Street are -- that
9 are vacant are really missing teeth, and
10 eventually they're going to be -- they're going
11 to be infilled, and they should be, with
12 buildings, because Main Street is supposed to
13 have a street edge.

14 And so I'm okay with having a fence along
15 Main Street in this situation because I
16 don't -- and I -- I am not wishing you anything
17 but success, but eventually in an urban
18 situation there should be buildings on every
19 property, right?

20 But I do understand your concern in
21 wanting a buffer. I'm just also concerned
22 about visually how it's going to look to have a
23 double fence along Main Street.

24 MR. ANSLEY: Would you guys be opposed to
25 the black screening, mesh?

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1 THE CHAIRMAN: You mean like a mesh
2 screening that would be -- attachments?

3 MR. ANSLEY: (Nods head.)

4 THE CHAIRMAN: I'm not sure that would
5 really alleviate the elevation view concern
6 that I think that we're really getting into
7 here and also give you the safety that you
8 need.

9 MR. ANSLEY: Correct. Correct.

10 COMMISSIONER EPSTEIN: Through the Chair,
11 I like where Commissioner Montoya is going with
12 this, but I think asking the applicant to give
13 up 18 feet times 60 feet is a lot, but there
14 might be some middle ground we might be able to
15 come to with a lining with that landscape
16 buffer for the parking lot or something, just
17 giving a little bit of a setback.

18 Honestly, I thought that the 4-foot fence
19 and the 6-foot fence was sort of a -- a hand in
20 hand with staff because they would have
21 required a 4-foot fence in the front. That was
22 how I read this, and maybe that was wrong.

23 But if there is a way to set this back a
24 little bit and provide some sort of brush or
25 some -- you know, something -- if -- bamboo

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1 kind of terrifies me because that could be,
2 like, 40 feet tall in, like, three years, and
3 you're going to wish you had the double fence,
4 but I think, you know, kind of low shrubbery or
5 something that creates a little bit of a buffer
6 there is a nice idea.

7 I worry about doing benches because the
8 dogs will jump on the bench and then jump out
9 of the yards, so -- I think, from what I've
10 heard, doing a small landscaping buffer and
11 pushing this back and doing the one 6-foot
12 fence I think is sort of a happy medium with
13 everybody.

14 MR. ANSLEY: I agree.

15 THE CHAIRMAN: So possibly like a -- let's
16 call it a 6-foot landscape buffer along Main
17 Street?

18 COMMISSIONER EPSTEIN: Yeah. I think
19 6 feet. I think that's pretty -- it's another
20 3 feet on the -- to the landscape buffer that's
21 next to our accessible parking there, so I
22 think you definitely could do some nice
23 plantings within that 6 feet.

24 MR. ANSLEY: I agree.

25 COMMISSIONER MONTOMYA: And through the

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1 Chair and to the applicant, I'm certainly not
2 trying to discourage you. I am also a dog
3 owner and a Springfield resident, and I'm
4 looking forward to this place being open, so
5 I'm just trying to find some middle ground
6 here.

7 COMMISSIONER MORGAN: Through the Chair,
8 just -- to the Commission, I think we have this
9 sort of sticking point a lot in that we don't
10 get to dictate what that landscaping is. When
11 I think about the low, brushy stuff, I just
12 think of walking a dog and that dog getting
13 into that, and then there being a hot fight
14 through the fence.

15 I wonder if the 2 feet or even 3 feet
16 wouldn't be enough to just do some shrubs; and
17 just kind of keep it the way it's at; eliminate
18 one of the fences; you know, give the visual
19 barrier.

20 And then one thing -- I think we've got
21 that nailed down. How do we feel about the
22 parking area not being obscured? Because it
23 doesn't look like there's a fence plan south
24 here, unless I'm reading that wrong. So that
25 would just be open. I don't --

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1 THE CHAIRMAN: I believe there's a fence
2 next to those two trees. I think there's a
3 little blue line there, if I'm correct. I'm
4 looking at the schematic.

5 COMMISSIONER EPSTEIN: Four foot?

6 THE CHAIRMAN: Yeah, 4-foot aluminum fence
7 next to those two trees, next to the
8 handicapped parking spot.

9 MR. ANSLEY: That's correct.

10 COMMISSIONER MORGAN: Then that's
11 (microphone failure).

12 COMMISSIONER HOFF: Through the Chair, I
13 believe Commissioner Morgan is talking about
14 the southern -- the southern edge of the
15 parking lot.

16 THE CHAIRMAN: Okay. The southern edge
17 that runs along the parking -- I'm sorry, I
18 thought you meant along Main Street.

19 COMMISSIONER MORGAN: Oh, no. That's
20 okay.

21 Yeah, I think that that's a good -- it
22 almost is going to look strange if there is
23 just a piece of fence there and nothing
24 obscuring those -- I'd rather see dogs than
25 cars parked on Main Street.

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1 So I just -- I think we're getting there.
2 Does anyone have feedback on that piece?
3 COMMISSIONER HOFF: Through the Chair to
4 staff, is the property south of the parking
5 lot, is that -- is that another vacant lot or
6 is that a house or --

7 MR. WELLS: Through the Chair to
8 Commissioner Hoff, so just to clarify -- and I
9 want to piggyback off of what Commissioner
10 Morgan said. We're talking about the south
11 property line, correct?

12 COMMISSIONER HOFF: (Off microphone.)

13 MR. WELLS: So there is -- to the south,
14 there is a residential structure there. It may
15 actually be a mixed-use now, but there is --
16 from the street view, there appears to be a
17 6-foot fence already installed along the
18 property line.

19 MR. ANSLEY: That is correct.

20 COMMISSIONER MONTOYA: Through the Chair,
21 it's on Page 96, the photographs.

22 COMMISSIONER MORGAN: (Off microphone.)

23 THE CHAIRMAN: So a question for our
24 commissioners here. We have a motion with
25 approval with the conditions with [sic] staff.

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1 Do we need to amend that motion or does anybody
2 have any ideas for amending the motion, or do
3 we want to send it back for, like, maybe a
4 redesign of the schematic here?

5 COMMISSIONER MORGAN: Through the Chair, I
6 want to make one point. Ms. Pryor brought up
7 some good points that's really not in [sic]
8 ours, but as far as life safety, the site
9 plan -- to me, the -- there's no gates. That's
10 why I was a little confused about the
11 vestibule; where do you come in, where do you
12 go? I think just a clear indication of your
13 work flow, it may be beneficial for the review.

14 MR. ANSLEY: Right. As far as parking
15 or --

16 COMMISSIONER MORGAN: As far as, like --
17 you're saying that the dogs are going to come
18 around back, through the alley. Where do they
19 get into that outdoor spot or do they come
20 through the building?

21 MR. ANSLEY: Right. They come through the
22 building, yes.

23 COMMISSIONER MORGAN: Okay.

24 MR. ANSLEY: And it's -- it's kind of like
25 a membership. So they come in, they swipe

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1 their membership, and you come through the dog
2 bar, then that's when you turn left, the back
3 alleyway, then go -- proceed to the dog park.

4 COMMISSIONER MORGAN: Okay. So just to --
5 then it won't be for us, but just to
6 Ms. Pryor's point, you probably will need a
7 means of egress out of that -- or -- outdoor
8 area, just a gate that will open out to the
9 alley should anything come up.

10 MR. ANSLEY: Yes, ma'am, that's correct.

11 COMMISSIONER MORGAN: Okay.

12 COMMISSIONER HOFF: So to fellow
13 commissioners here, it sounded like we were on
14 the same page as a 6-foot aluminum fence, no
15 4-foot fence along the front, with a setback of
16 some kind, which we would recommend some kind
17 of a planting/buffer to go in.

18 COMMISSIONER EPSTEIN: Yeah. Through the
19 Chair, I think that the 3 feet -- because we
20 have a 3-foot landscape strip at the parking, I
21 think it makes sense to just continue that
22 across. And I think making it deeper -- I
23 think Commission Morgan is correct. If you
24 make it deeper, you might get dogs checking out
25 what's in there instead of just kind of walking

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1 by. So I think that that makes sense. It
2 makes sense to me.

3 COMMISSIONER MONTOYA: Question -- through
4 the Chair, question for the applicant, would
5 you be amenable to that?

6 MR. ANSLEY: Repeat that one more time.

7 COMMISSIONER MONTOYA: Would you be
8 amenable to that?

9 MR. ANSLEY: Yes. Absolutely.

10 COMMISSIONER MONTOYA: Okay.

11 THE CHAIRMAN: All right. Would anybody
12 like to take a stab at amending the motion?

13 MR. WELLS: Through the Chair to the
14 Commission, just for discussion purposes, this
15 would be Condition Number 10 that you would
16 need to revise.

17 COMMISSIONER MONTOYA: I'll make an
18 attempt.

19 Through the Chair, I'd like to make an
20 amendment to the conditions, Condition Number
21 10, under fencing, to state that we eliminate
22 the 4-foot aluminum fence along Main Street; we
23 maintain the 6-foot aluminum fence along Main
24 Street, but we push it back to create a 3-foot
25 landscape buffer between the fence and the back

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1 of the sidewalk; and that the landscape shall
2 be limited to shrub --

3 MR. WELLS: Sorry to interject, but
4 through the Chair to Commissioner Montoya, we
5 don't -- we don't have the ability to regulate
6 landscaping, unfortunately.

7 COMMISSIONER MONTOYA: Okay. I still said
8 it, though.

9 Strike the shrub.

10 THE CHAIRMAN: Would anyone would like to
11 second?

12 COMMISSIONER EPSTEIN: Second.

13 THE CHAIRMAN: Any further discussion on
14 the amendment?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All in favor of the
17 amendment to Condition Number 10, say aye.

18 COMMISSION MEMBERS: Aye.

19 COMMISSIONER EPSTEIN: Move as amended.

20 THE CHAIRMAN: Any opposed?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All right. The amended
23 motion passes.

24 COMMISSIONER EPSTEIN: Move as amended.

25 COMMISSIONER MORGAN: Second.

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1 THE CHAIRMAN: I don't think we need to
2 vote on the moving, do we?

3 MS. MacGILLIS: (Off microphone.)

4 THE CHAIRMAN: Okay. All those in favor
5 of moving the amended motion, say aye.

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Any opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: All right. The amendment
10 to the motion to approve COA-25-33025, located
11 at 1636 Main Street North, has been moved and
12 seconded.

13 Is there any further discussion?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: All those in favor, say
16 aye.

17 COMMISSION MEMBERS: Aye.

18 THE CHAIRMAN: Any opposed?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: By that, your motion
21 passes.

22 Thank you for your patience, sir, and
23 working with us on that.

24 All right. Next we'll move to Section B,
25 Previously Deferred Items to be Heard. We'll

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1 start with COA-25-32249.

2 Do any commissioners have any ex parte to
3 declare?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: All right. With that, we
6 will open up the public hearing, and staff has
7 a report -- or really an update on this.

8 MR. WELLS: All right. Thank you.

9 So through the Chair to the Commission,
10 this item has been on the Commission agenda for
11 a good -- the majority of the year here, but we
12 did receive an email from the applicant
13 requesting withdrawal, so -- they would like to
14 pursue other options. We did receive a
15 separate COA for them for some miscellaneous
16 scopes of work, but they will take action on
17 the windows at a later time.

18 THE CHAIRMAN: Thank you.

19 Any questions for staff?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: All right. Is the
22 applicant here?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: I don't think so.

25 Is anyone here from the public to speak

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1 a couple of meetings. Applicants need to be
2 treated fairly and they need to be treated the
3 same across the board.

4 Now, let me be clear, I agree that she
5 should have brought in her sample sashes and so
6 forth. What I don't agree with is you've given
7 the other applicant a pass and letting him work
8 directly with staff.

9 Thank you.

10 COMMISSIONER EPSTEIN: Through the Chair,
11 can I --

12 THE CHAIRMAN: Thank you.

13 COMMISSIONER EPSTEIN: Sorry. Can I speak
14 to that or -- I don't know.

15 THE CHAIRMAN: Not at this time. Hold on.
16 Hold on a second.

17 Is there anyone else here to speak
18 regarding this COA?

19 AUDIENCE MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, we'll close
21 the public hearing, and I'll entertain a
22 motion. And the staff recommendation -- and
23 the applicant's request is to withdraw.

24 COMMISSIONER EPSTEIN: Motion to withdraw
25 COA-25-32249.

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1 regarding this COA?

2 (Audience member approaches the podium.)
3 AUDIENCE MEMBER: Kim Pryor, 245 West 5th
4 Street.

5 I just wanted to bring up the way -- no,
6 let me back up. I have stood up here before
7 this body for -- every month, and said, no, do
8 not let this owner replace the windows because
9 they can be repaired, and this body took that
10 to heart, and I really do appreciate it,
11 especially Commissioner Epstein, working with
12 the applicant, based on the documents I've seen
13 in the -- in the packet.

14 And she was required to bring in samples
15 of her window, of her sashes, and so forth.
16 And I agree with that, yet last month we had
17 another applicant here wanting to change out
18 his windows, and he was not held to the same
19 scrutiny that this applicant was. He was not
20 required to bring in samples of his sashes the
21 way this applicant was. He was told, get with
22 staff and staff will handle it. That's wrong.

23 Consistency of this commission has been an
24 issue for years. Usually it spans a couple of
25 years, but this inconsistency has spanned just

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1 COMMISSIONER MONTOYA: Second.

2 THE CHAIRMAN: All right. Any discussion?

3 COMMISSIONER EPSTEIN: Yeah. Sorry.

4 I just want to say that I know that --
5 through the Chair, this did come up and there
6 was a discussion about the difference between
7 these two, and it was explained to us in our
8 last meeting that this applicant has a
9 contributing structure and the structure that
10 was given the leniency of allowing staff to
11 meet with them and work through their approval
12 was a noncontributing structure. And because
13 of the difference between those, that was
14 allowed for that other applicant.

15 I agree with you a hundred percent, I want
16 to look at things similarly and treat people
17 similarly, but because of the differentiation
18 between the two structures and one being
19 contributing and one being noncontributing,
20 that was why that applicant was allowed to work
21 it out with the staff.

22 THE CHAIRMAN: Thank you.

23 And I would also like to add that it's not
24 a requirement that we ask for the material to
25 be brought to the Commission. It was offered

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1 as an option that that could be done. We don't
2 require them to bring the materials as long as
3 they can provide a schematic, a drawing, plans
4 of what -- the items are brought in as well.

5 COMMISSIONER MONTOMA: Through the Chair,
6 I would just comment that I don't think that is
7 really about leniency. I think it's about
8 following the guidelines and working with staff
9 to help get things done.

10 THE CHAIRMAN: Thank you.

11 Any other -- further discussion?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: All right. We currently
14 have a motion to withdraw.

15 All those in favor, say aye.

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Any opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: By that, your motion passes
20 to withdraw COA-25-32249.

21 All right. Moving on, we'll go to
22 COA-25-32139, located at 1375 Wolfe Street.

23 Do any commissioners have ex parte to
24 declare?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: Hearing none, we'll open up
2 that public hearing and take a staff report.

3 MR. ARSENAULT: Thank you.

4 Through the Chair to the Commission, just
5 to summarize, you all discussed this
6 application on September 24th. This is for
7 COA-25-32139. It's for the property at 1375
8 Wolfe Street. This contains a contributing
9 primary structure and an unlisted garage
10 structure which is created outside of the
11 period of significance.

12 The scope of work for this application is
13 to expand the garage door opening and to
14 install a new large garage door; to conduct
15 wholesale siding replacement on the accessory
16 structure, going from wood siding to vinyl
17 siding; to install a new driveway -- this has
18 been expanded after the fact -- and to replace
19 the pedestrian door on the accessory structure
20 which can be administratively reviewed.

21 At that time, the Commission requested
22 that staff work with the applicant to come up
23 with some possible solution in regards to
24 alternatives for the garage placement, the
25 driveway placement.

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1 Within your package -- I don't know if you
2 have it up -- staff sent a sketch of a
3 potential alternative.

4 I'll wait for that to be pulled up.

5 Within the package, staff recommended --
6 and we'll pull that up in just a second --
7 removing the existing driveway and relocating
8 that driveway to the alley side, enclosing the
9 current garage door and turning it either into
10 a single or a paired window, and then using the
11 other side of the accessory structure from the
12 alley to create the expanded opening.

13 THE CHAIRMAN: Do you know what page that
14 is located on, this updated sketch?

15 MR. ARSENAULT: Off the top of my head, I
16 don't know what page that's located on. Just
17 one moment.

18 (Brief pause in the proceedings.)

19 MR. ARSENAULT: All right. So just to
20 summarize, coming back up on the screen -- so
21 highlighted in red, staff recommended removing
22 the existing driveway, including the
23 after-the-fact expansion covered in purple
24 there. We recommended converting the existing
25 garage door into either a single window or a

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1 paired window. And then in blue, we
2 recommended installing a new poured concrete
3 driveway along the alley rather than on the
4 street front. This would not require a new
5 curb cut or anything. We met with the
6 Development Services Division to ensure that.
7 And then this driveway would be aligned with
8 the width of the edges of the garage.

9 And then in green, we recommended creating
10 either a single garage door or two separate
11 garage door bays along the alley side. The
12 applicant was not amenable to that alternative,
13 and they stated that it did not reflect the
14 reality of the dimensions there along the
15 alleyway, and so we stand by our original
16 recommendation for denial.

17 THE CHAIRMAN: Thank you.

18 Any other questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, is the
21 applicant here?

22 AUDIENCE MEMBER: (Indicating.)

23 THE CHAIRMAN: Feel free to come up.

24 (Audience members approach the podium.)

25 THE REPORTER: State your name and address

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1 into the microphone for me, please.
2 AUDIENCE MEMBER: Darrell Langstaff --
3 (Discussion held off the record.)
4 AUDIENCE MEMBER: Darrell Langstaff, 1375
5 Wolfe Street, Jacksonville, Florida 32205.
6 THE REPORTER: Thank you.
7 If you would raise your right hand for me,
8 please. I have to swear you in.
9 MR. LANGSTAFF: (Complies.)
10 THE REPORTER: Do you affirm that the
11 testimony you are about to give will be the
12 truth, the whole truth, and nothing but the
13 truth?
14 MR. LANGSTAFF: Yes.
15 THE REPORTER: Thank you.
16 (Audience member approaches the podium.)
17 THE REPORTER: Your name and address,
18 please.
19 AUDIENCE MEMBER: Caroline Langstaff, 1375
20 Wolfe Street, Jacksonville.
21 THE REPORTER: If you would raise your
22 right hand for me, please.
23 MS. LANGSTAFF: (Complies.)
24 THE REPORTER: Do you affirm that the
25 testimony you are about to give will be the

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1 I don't know, it -- it'd be crazy to -- I mean,
2 I don't know how you would remove that, but --
3 Having two single doors is not possible.
4 Per Lucas Engineering, having a [sic] two
5 single -- 8-foot doors on the front, so --
6 because they said there's not enough wall space
7 to support two single doors versus one wide
8 door, one 16-foot door. And so what they
9 propose is -- go back to the drawing board,
10 reengineer the drawings again, and making the
11 garage wider by, you know, 1, 2, or 3 feet to
12 support the two single doors in the front.
13 And so that's where it's at at this point,
14 so -- it's just -- I -- I mean, that's the
15 only -- I can -- altern- -- my -- that's
16 only -- my only suggestion is making a wide --
17 garage wider and redo the drawings that we
18 previously submitted to the City to accommodate
19 the two single 8-foot doors.
20 THE CHAIRMAN: So question for the
21 applicant here. So you're proposing to make it
22 two single bays or you're saying your engineer
23 couldn't do that, right?
24 MR. LANGSTAFF: They -- yeah, they can't
25 do it because it's not --

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1 truth, the whole truth, and nothing but the
2 truth?
3 MS. LANGSTAFF: I do, yes.
4 THE REPORTER: Thank you.
5 MR. LANGSTAFF: So I appreciate the
6 Commission proposing an alternative solution on
7 October 2nd. Unfortunately, it's not viable,
8 and personal [sic] drawings, dimensions do not
9 reflect the reality as provided with the three
10 pictures on October 6th.
11 Easement states 10 feet wide easement and
12 picture reflects 6 feet. Six feet is this wide
13 (indicating), so I can't drive a car that's
14 this wide. The -- you know.
15 And then, on top of that, a neighbor has a
16 fence -- the neighbor's lived in the
17 neighborhood for over a hundred years. They
18 have a fence and they have a garage. It's
19 impeding on the easement. So, again, it's
20 6 feet wide. I provided pictures of that.
21 There's also a concrete curb there too
22 that's -- reflects many other city provided
23 [sic] curbs. That's huge. It's -- looks --
24 it's identical to what's on the city [sic], but
25 it's curb going right up the easement that's --

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1 THE CHAIRMAN: Okay.
2 MR. LANGSTAFF: The garage isn't wide
3 enough. It's only 20 feet wide.
4 THE CHAIRMAN: Okay.
5 MR. LANGSTAFF: And he -- he's just
6 thinking, like, 21-and-a-half to 22 feet
7 would -- might be able to -- you know, probably
8 make that work, maybe even 23 feet, something
9 like that, so ...
10 THE CHAIRMAN: So you'd prefer a two-car
11 garage is my understanding, but -- we have the
12 one here and your car doesn't fit. Is there an
13 option to make a one-car garage slightly
14 larger? I mean, is that -- I don't know if
15 that's the thing.
16 MR. LANGSTAFF: It's -- I mean, the
17 existing structure is 20 feet wide and it's got
18 a single door on this -- left-hand side of
19 the -- of the peak, so the intent was to go --
20 just go ahead and make it 16 feet wide instead
21 of 8 feet wide to accommodate two cars going in
22 and out.
23 The Commission [sic] came back and says,
24 no, we want two single doors -- two single
25 8-foot doors, but that's not going to work

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1 because it's not wide enough, and so -- the
2 engineer is thinking maybe we can make the
3 garage wider to support the single doors if you
4 guys are okay with that.

5 THE CHAIRMAN: And another thing, the
6 driveway that was poured there without a COA,
7 was that -- is that still there?

8 MR. LANGSTAFF: The driveway's there.

9 THE CHAIRMAN: The two-car that you
10 poured? Okay.

11 MR. LANGSTAFF: Yeah, it was early --
12 January of '24, I believe. I don't
13 understand -- the -- the permit wasn't
14 required, and -- they did it per the specs of
15 the City. When they put the driveway in, they
16 went, like, 10 feet with a -- you know, the --
17 8 inches thick, I think, is for City-owned
18 trucks to be able to drive up on the driveway
19 and not break it, so they went, like, 10 feet
20 in with, like, 8 inches of concrete and
21 6 inches after that, or something like that.
22 They went per the City spec, but ...

23 THE CHAIRMAN: Thank you.

24 Anybody else have any questions for the
25 applicant here?

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1 mean, back to the 1850s, 1830s, something like
2 that. It's crazy.

3 COMMISSIONER MONTOYA: Okay. Thank you.

4 MR. LANGSTAFF: It's kind of cool.

5 COMMISSIONER MONTOYA: Thank you.

6 THE CHAIRMAN: Any other questions for the
7 applicant?

8 COMMISSIONER MEMBERS: (No response.)

9 THE CHAIRMAN: Did you wish to speak as
10 well? I don't want to -- take your time.

11 MS. LANGSTAFF: I would just point out the
12 picture with the curb because there is a pretty
13 high curb there, and I don't think that was
14 addressed in the recommendation.

15 I can tell you -- I have no background at
16 all in architectural engineering or design, but
17 I can tell you it's got a pretty high curb
18 there.

19 MR. LANGSTAFF: To the easement area.

20 MS. LANGSTAFF: Thank you.

21 THE CHAIRMAN: Thank you.

22 MR. LANGSTAFF: One thing I want to add to
23 that is the existing curb -- the existing -- I
24 think they call it a bib or something like
25 that. Anyways, it's -- where it slopes upward,

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1 COMMISSIONER MONTOYA: Yes. Through the
2 Chair, question for the applicant. The -- and
3 compliments on being able to say this is
4 6 feet. Were you referring -- was that -- what
5 you're saying really with the alleys --

6 MR. LANGSTAFF: Yeah, it is.

7 COMMISSIONER MONTOYA: And you -- you're
8 saying from a physical condition, not
9 contesting the property lines?

10 MR. LANGSTAFF: Right. Yeah.

11 Physically, it's not possible because it's
12 only 6 feet of space to go up the easement
13 because the dirt slants upward to the
14 neighbor's fence. And he has also a garage
15 door too that impedes on that 10 feet, so --

16 COMMISSIONER MONTOYA: Got it.

17 MR. LANGSTAFF: The drawings state 10 feet
18 wide, but their garage and their fence is on
19 that side of that.

20 COMMISSIONER MONTOYA: There are
21 obstructions?

22 MR. LANGSTAFF: Yeah. Yeah.

23 And they've been there for a long time. I
24 mean, this -- it's, like, three generations of
25 families in that house. It goes well -- I

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1 you know? Anyways, it's -- the existing one's
2 there -- 16 -- I think it's 16 or 17, 18 feet.
3 I think it's 18 feet wide or so between the two
4 points, so -- that's been there since day one,
5 since 1930 -- 1947, so -- they just had dirt in
6 there -- in that area, so ...

7 THE CHAIRMAN: All right. Thank you.

8 Appreciate it.

9 We'll call you back up if we need you.

10 MR. LANGSTAFF: Thank you.

11 THE CHAIRMAN: Is there anyone else here
12 to speak regarding this COA at 1375 Wolfe
13 Street?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: All right. Hearing none,
16 we will close the public hearing, and I'll
17 entertain a motion.

18 COMMISSIONER EPSTEIN: Through the Chair
19 to staff, I don't -- there's no draw -- they
20 have presented us with an idea, but we don't
21 have any drawings or anything to be able to
22 review that. So what -- what is your
23 suggestion, then? Can we make a motion to
24 approve an idea? Did I miss -- are there new
25 drawings that show an enlarged garage?

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1 MR. ARSENAULT: Through the Chair to
2 Commissioner Epstein, this idea wasn't
3 something that has been discussed with staff.
4 This is the first time we've heard about it.

5 Additionally, the current request is also
6 for wholesale siding replacement from wood to
7 vinyl, so that's something to consider as well,
8 in addition to the potential design changes to
9 the structure if it -- there were to be an
10 addition.

11 COMMISSIONER MONTOYA: Through the Chair,
12 question for staff. The applicant's comment
13 about the -- and it's shown on the photograph
14 on Page 354 of the -- of the PDF. The -- that
15 the approximately 16-foot curb cut has been
16 there for a long time. Do you concur with that
17 or was that an existing condition? That's the
18 way I under- -- at least that's the way I
19 understood the applicant's statement.

20 MR. ARSENAULT: Through the Chair to
21 Commissioner Montoya, are you referencing the
22 one along the street-front?

23 COMMISSIONER MONTOYA: Yes. Right here
24 and here (indicating). We understood the
25 applicant, that this was an existing condition,

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1 MR. ARSENAULT: (Microphone failure)-wise,
2 we would consider it an unlisted structure
3 built after the period of significance on a
4 contributing property.

5 COMMISSIONER MONTOYA: All right.

6 MR. ARSENAULT: So not necessarily
7 noncontributing, but unlisted, outside the
8 period of significance.

9 COMMISSIONER MONTOYA: Very cagey, Caleb.

10 COMMISSIONER EPSTEIN: Through the Chair,
11 I don't know how to make a motion for this
12 because I don't know how -- looking at the
13 pictures I have of how this was built, how
14 they're going to make this 2 feet larger
15 without just tearing the whole thing down.

16 And, to me, that's a different request
17 than what we have before us, so that is where I
18 find myself a little perplexed because --
19 especially -- a lot of the documentation that
20 was provided for us as far as, you know,
21 complete re-siding and everything was about how
22 in poor shape the structure was. So I have
23 concerns about starting to take it apart to
24 make it a little bit bigger to make this work,
25 and we're not just going to, down the road, say

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1 not something that they did.

2 MR. ARSENAULT: The curb cut, yes.

3 Correct.

4 So the expansion was for the driveway, but
5 the curb cut appears to have been about as wide
6 as it previously was.

7 COMMISSIONER MONTOYA: And then, through
8 the Chair, question for staff. And pardon me
9 if it's in the report, but is there a date on
10 the construction of the garage that -- that's
11 in question right now in the photograph? Do we
12 know when that was built relative to the -- to
13 the house?

14 MR. ARSENAULT: The specific date --
15 through the Chair to Commissioner Montoya, the
16 specific date, I'm not aware. I'd have to flip
17 through the report, but we did confirm that it
18 was constructed outside the period of
19 significance. So I believe the -- it was past
20 the 1945, I believe it was, Sanborn. I don't
21 believe it appeared on that Sanborn map.

22 COMMISSIONER MONTOYA: And through the
23 Chair, question for staff. So do we not -- we
24 consider the detached garage not a contributing
25 structure as part of the property?

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1 it collapsed and now we need a whole new
2 structure.

3 COMMISSIONER MONTOYA: So through the
4 Chair, question for staff. Is this a situation
5 where, as the applicant has stated, they've
6 been speaking with their design team, that
7 perhaps this gets deferred until there can be
8 some more discussion with staff and then come
9 back before the Commission?

10 MR. WELLS: Through the Chair to
11 Commissioner Hoff -- not Hoff, I'm sorry,
12 Montoya, yes, that is an option they can elect.
13 So we can defer for one cycle, they could
14 present the new plans to staff, and we could
15 offer any additional suggestions or
16 recommendations.

17 THE CHAIRMAN: I would also say that --
18 regarding the wholesale siding replacement and
19 the new driveway, I mean, if these had come up
20 to us as a COA, I'm not sure we would have
21 approved this as a two-car driveway. They had
22 been maybe -- possibly a ribbon or something
23 else or pavers.

24 And also, siding from wood to vinyl, I
25 mean -- I mean, there's not even an example of

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1 the vinyl they want to put in here in the
2 report.
3 And then there's also -- I'm just not sure
4 we'd even go for that, you know, as a typical
5 product replacement.

6 COMMISSIONER MONTOYA: As a response to
7 the Chair, I agree. I think there are multiple
8 issues here. I think it deserves another look
9 since the applicant is trying to resolve the
10 situation as well. So I -- I'd prefer this
11 deferred.

12 THE CHAIRMAN: Well, a question for the
13 applicant. Would you prefer to have this
14 application deferred for another cycle to
15 help -- so you can have some plans for the --
16 your proposed garage door and everything else?

17 And I would also say that, generally,
18 when -- if you want to include items 2 and 3
19 for the siding replacement and the driveway,
20 you're welcome to include those, but typically
21 those are not approved and -- as an
22 after-the-fact or even -- if it was a new
23 driveway, two-car driveway like that, we
24 typically wouldn't approve them that way, and
25 this vinyl siding replacement is not typically

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1 double-wide doors and -- and the double-wide
2 driveways, so I'm not sure, you know --
3 Anyways -- but, yeah, I'll -- I'll do
4 whatever it takes. But, yeah, if we can defer,
5 that would be great.

6 THE CHAIRMAN: You'd like to defer for one
7 cycle?

8 MR. LANGSTAFF: Yeah, that would be fine.
9 Yeah.

10 THE CHAIRMAN: Okay.

11 MR. LANGSTAFF: And I can work with Caleb
12 on coming up with a viable solution with --
13 maybe making it wider or something like that.

14 THE CHAIRMAN: Yeah, whatever plans you
15 can present to us, because we have to have some
16 sort of evidence here, you know, presented to
17 us that we can make a decision on.

18 MR. LANGSTAFF: Right. Okay. Sounds
19 good.

20 Thank you.

21 COMMISSIONER EPSTEIN: Through the Chair
22 to the applicant, also, if you -- I would like
23 to see, from your structural engineer, if they
24 do propose making it wider, that it actually is
25 something that is achievable by maintaining

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1 approved either.

2 So, you know, every COA is different. I'm
3 not saying yours will or will not be approved,
4 but normally that is not an approved material.

5 MR. LANGSTAFF: Right.

6 So since the garage is noted as a
7 contributing factor -- the home has vinyl
8 siding on it, and so I was just trying to match
9 the -- you know, I'll do -- I mean, I -- I have
10 no intent at all to change the look of the
11 home. According to other homes -- I want it to
12 blend with all the other homes in the
13 neighborhood, so -- I was just trying to match
14 what was on the house, so -- the house is about
15 30 feet away. So -- so that's one thought.

16 And then the other thought -- with two --
17 in fact, the old driveway situation is -- at
18 the last hearing I provided 21 pictures -- or
19 21 homes, even of my neighbors, that have
20 double-wide driveways or concrete or asphalt or
21 whatever, and then they have the double-wide
22 doors. They also has [sic] single -- two
23 single doors. So I provided -- it's been
24 submitted as -- to the Commission, but -- I
25 provided a lot of pictures last time of the

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1 part of the structure here and not just
2 becoming a wholesale demolition and building a
3 new --

4 MR. LANGSTAFF: Right, yeah.

5 COMMISSIONER EPSTEIN: -- garage.

6 MR. LANGSTAFF: That's not my intent.
7 It's to -- yeah, I want to save some money by
8 reusing the existing structure as much as
9 possible, so I'll get with (microphone
10 failure).

11 Thank you.

12 COMMISSIONER MORGAN: To the Chair
13 regarding that, I just want to say, I don't
14 think that's possible either. There's an
15 existing -- is there a slab in the building or
16 is it just like a dirt --

17 (Simultaneous speaking.)

18 MR. LANGSTAFF: Yeah, a concrete
19 (inaudible) --

20 COMMISSIONER MORGAN: -- floor?

21 MR. LANGSTAFF: (Inaudible.)

22 COMMISSIONER MORGAN: Yeah, so that means
23 expanding the slab. It (microphone failure) --
24 (Reporter inquiry.)

25 COMMISSIONER MORGAN: It will have to be

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1 expanded on both sides equally in order to
2 maintain the symmetry or you're looking at the
3 roof -- I -- I don't know that it's possible.
4 It's -- and I don't want to send you away,
5 spend a month, and come back, because it -- I
6 just don't know that that's possible.

7 THE CHAIRMAN: We'll give him a chance to
8 figure it out, I guess, for a month.

9 COMMISSIONER MORGAN: Yeah. I just --
10 yeah.

11 THE CHAIRMAN: All right. Well, thank
12 you.

13 MR. LANGSTAFF: Sure.

14 THE CHAIRMAN: We will defer COA-25-32139,
15 located at 1375 Wolfe Street, for one cycle.

16 MR. LANGSTAFF: All right. Thank you for
17 your time.

18 THE CHAIRMAN: Thank you.

19 Moving down to Section G, Certificates of
20 Appropriateness, we're going to start with Item
21 Number 2, COA-25-33183, located at 2137
22 St. Johns Avenue.

23 Do any commissioners have any ex parte to
24 declare?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All right. Hearing none,
2 we'll open the public hearing and take a report
3 from staff.

4 MR. ARSENAULT: Thank you.

5 Through the Chair to the Commission,
6 COA-25-33183, for property located at 2137
7 St. Johns Avenue, is for the installation of
8 solar panels on the roof of a noncontributing
9 property within the St. Johns Quarter Historic
10 District.

11 The structure is a masonry vernacular
12 style structure with select architectural
13 details of a higher style such as the steep
14 pitched roof with a gable end on the front
15 left.

16 The proposed scope of work includes the
17 installation of solar panels on the front,
18 sides, and rear of the structure, as well as
19 associated utility panels on the front right
20 side of the structure.

21 According to the now-2026 COA matrix, the
22 installation of solar panels in a readily
23 visible location requires Commission review.
24 The proposed solar panel installation includes
25 some street-visible panels.

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1 The applicant proposed to install solar
2 panels along the front, sides, and rear. While
3 staff is not opposed to the installation of
4 solar panels on the structure, the design
5 guidelines and Ordinance Code criteria
6 encourage such alterations to be limited to
7 less prominent facades such as the sides or
8 rear.

9 Furthermore, the proposed utility panels
10 are proposed for the front right of the
11 building. As such, staff has conditioned that
12 the solar panels and utility boxes be located
13 on the front right side of -- sorry, be located
14 in non-street-visible locations along the sides
15 and rear to limit visibility from the street.
16 This is Condition Number 7.

17 As conditioned, the work will have a
18 minimum impact to the existing structure and
19 nearby buildings. Additionally, the solar
20 panels are not permanent or damaging fixtures
21 to the roof and the work may be easily reversed
22 in the future.

23 The design guidelines reference roofs and
24 roof surfaces, stating that altering the
25 essential character of roofs through the

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1 installation of solar collectors should be
2 avoided along public rights-of-way. The
3 proposed solar panels include some
4 street-visible locations; however, as
5 conditioned, the street-visible panels on the
6 plans would be relocated to less visible
7 locations.

8 Staff should note that on December 6th,
9 2025, you received the document that was just
10 passed out in front of you. This is an updated
11 panel location plan from the applicant that
12 indicates that the solar panels will be -- the
13 location of the solar panels will be relocated
14 behind the primary roof ridge. With this
15 updated plan and the proposed product, staff
16 believes that the proposed design from
17 December 6th, 2025, would meet all of staff's
18 conditions.

19 As such, we recommend to you -- we find
20 this application consistent and compatible with
21 the design guidelines and recommend an --
22 approval with conditions.

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

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1 THE CHAIRMAN: All right. Hearing none,
2 is the applicant here?
3 AUDIENCE MEMBER: (Indicating.)
4 THE CHAIRMAN: Feel free to come up.
5 (Audience member approaches the podium.)
6 THE CHAIRMAN: State your name and address
7 and she'll swear you in all.
8 AUDIENCE MEMBER: Good afternoon.
9 My name is Mike Ludwick. Address is 13490
10 Gran Bay Parkway, Apartment 212.
11 THE REPORTER: If you would raise your
12 right hand for me, please.
13 MR. LUDWICK: (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 MR. LUDWICK: I do.
19 THE REPORTER: Thank you.
20 MR. LUDWICK: So thank you very much for
21 continuing the application.
22 We were in touch with the homeowner to be
23 able to adjust the plans in this case, and they
24 were amenable to that. So we appreciate your
25 time and the approval for this project.

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1 Commission on December 10th, 2025.
2 COMMISSIONER EPSTEIN: Second.
3 THE CHAIRMAN: Any further discussion?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: Hearing none, there is a
6 motion to approve, with conditions,
7 COA-25-33183, located at 2137 St. Johns Avenue.
8 All those in favor?
9 COMMISSION MEMBERS: Aye.
10 THE CHAIRMAN: Any opposed?
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: Hearing none, motion passes
13 for approval with conditions.
14 Thank you.
15 Next we're going to move on to Item Number
16 1, COA-25-33155, located at 1639 Challen
17 Avenue.
18 Do any commissioners have any ex parte to
19 declare?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. Hearing none,
22 we'll open the public hearing and take a report
23 from staff.
24 MR. ARSENAULT: Thank you.
25 All right. Through the Chair to the

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1 THE CHAIRMAN: So there's no objection to
2 any of the conditions or anything on there?
3 MR. LUDWICK: Not on this project, no.
4 THE CHAIRMAN: All right. Thank you.
5 Any other questions for the applicant?
6 COMMISSION MEMBERS: (No response.)
7 THE CHAIRMAN: Thank you. We'll call you
8 up if we need you.
9 MR. LUDWICK: Okay.
10 THE CHAIRMAN: Is anyone else here to
11 speak regarding this COA at 2137 St. Johns
12 Avenue?
13 AUDIENCE MEMBERS: (No response.)
14 THE CHAIRMAN: All right. Seeing none, I
15 will close the public hearing and entertain a
16 motion.
17 COMMISSIONER HOFF: Through the Chair,
18 motion to approve COA-25-33183 at 2137
19 St. Johns Avenue with conditions --
20 COMMISSIONER MORGAN: Second.
21 THE CHAIRMAN: Any further discussion?
22 COMMISSIONER HOFF: Let me finish my
23 sentence.
24 -- with conditions, including the solar
25 panel placement document provided to the

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1 Commission, COA-25-33155, for property located
2 at 1639 Challen Avenue, is for the installation
3 of solar panels on the roof of a contributing
4 property within the Riverside Avondale Historic
5 District.
6 The structure is a Colonial Revival
7 residential building with Prairie-style
8 influences and is characterized by its hipped
9 roof with a front eyebrow dormer, its recessed
10 semi-elliptical arched porch entry,
11 predominantly 9-over-1 sash and casement
12 windows, its two chimneys, and stucco exterior.
13 The scope of work includes the
14 installation of solar panels in the front and
15 to the side of the primary roof line with
16 proposed utility panels on the rear of the
17 structure.
18 According to the 2025, now 2026, COA
19 matrix, the installation of solar panels in a
20 readily visible location requires Commission
21 review. The proposed solar panel installation
22 includes readily street-visible solar panels.
23 The applicant proposes to install solar
24 panels in mostly street-visible locations.
25 While staff is not opposed to the installation

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1 of solar panels on the structure, the design
2 guidelines and Ordinance Code criteria
3 encourage such alterations to be limited to
4 less prominent facades such as the sides or
5 rear. As such, staff has conditioned the solar
6 panels to be located behind the primary roof
7 ridge in order to limit visibility of the
8 panels from the street. This is Condition
9 Number 7. The roof appears to have a low pitch
10 which should make relocation of the panels
11 behind the primary roof ridge a viable option.

12 As conditioned, the work will have a
13 minimal impact to the existing structure and
14 nearby buildings within the district.
15 Additionally, the solar panels are not
16 permanent or damaging fixtures to the roof and
17 the work may be easily reversed in the future.

18 The design guidelines reference roofs and
19 roof surfaces, stating that altering the
20 essential character of roofs through the
21 installation of solar collectors should be
22 avoided along public rights-of-way.

23 The proposed solar panels include some
24 street-visible locations; however, the design
25 of the panels, as conditioned, will be

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1 THE CHAIRMAN: All right. Is the
2 applicant here?

3 (Mr. Ludwick approaches the podium.)

4 MR. LUDWICK: Again, Michael Ludwick,
5 13490 Gran Bay Parkway, Apartment 212.

6 Do you need to do that again?

7 THE REPORTER: You were previously sworn
8 in and are still sworn in, sir.

9 MR. LUDWICK: All right. Sounds good.
10 I do have some additional documentation.
11 (Tenders documents.)

12 So I presented you with five exhibits. So
13 the first two relate to the radiance quotient
14 on the roof sections. So, basically, what that
15 represents is the electricity production
16 possible for each section of the roof.

17 So for the -- on the first page, you see
18 the section of the roof that's sort of facing
19 southwest, which is the front of the property.

20 In the upper right corner, you see a value
21 of that radiance, which is 1870, and the
22 measurement is kilowatt hours per meter squared
23 per year. So, again, it's -- it's giving us an
24 idea of how much sun and how much electricity
25 can be produced on that roof.

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1 consistent with the design standards as the
2 panels would be minimally visible if installed
3 behind the primary roof ridge.

4 As such, we find the proposed application,
5 as conditioned, both consistent and compatible
6 with the design guidelines and Ordinance Code
7 criteria and recommend to you approval with
8 conditions.

9 THE CHAIRMAN: Thank you.

10 I just want some clarification regarding
11 Condition Number 7. When you say "behind the
12 primary roof ridge," you mean not the front
13 elevation, essentially, correct?

14 MR. ARSENAULT: So to an extent.

15 So if you look on the screen, right where
16 Arimus is indicating, where the mouse is, there
17 [sic] would be the primary roof ridge.

18 THE CHAIRMAN: I see. So the front --
19 they couldn't put it on the front of the house,
20 and the front half of the right side? I guess
21 that's the east side elevation?

22 MR. ARSENAULT: Correct.

23 THE CHAIRMAN: Okay. Any other questions
24 for staff?

25 COMMISSION MEMBERS: (No response.)

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1 The second exhibit shows the
2 northwest-facing roof. The value there,
3 located in the upper right corner, is 1460. So
4 the difference between the front section, the
5 southwest-facing section, and the
6 northwest-facing section is 410. So that's a
7 22 percent differential, which means less
8 production of the system for the homeowner.

9 It's our understanding that Florida law
10 does allow some regulation for the panel
11 location but not if it impacts the effective
12 operation of the system, and this is a pretty
13 significant operational difference.

14 The third exhibit is the house two doors
15 down from this home at 1629 Challen Avenue. It
16 already has panels on the front of the home, as
17 you see there. That picture is from directly
18 in front of the home.

19 And then the next, Number 4, is from just
20 a little bit -- kind of a side view. So you
21 can see it's -- it's quite visible, just a few
22 houses down the street.

23 I'll note also that last -- in August, you
24 all had approved a solar array at 2934 Forbes
25 Street. And while there were not panels on the

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1 front, just because of the way the roof was
2 located, there were panels visible from the
3 street on Willow Branch Lane [sic] because it's
4 a corner lot, so --

5 And then the last exhibit is -- so unlike
6 what you saw at 1629 Challen, we will add
7 skirting around the edge of the array to make
8 the array more aesthetically pleasing.

9 (Timer notification.)

10 MR. LUDWICK: So just something that will
11 add to that array in front.

12 Thank you.

13 THE CHAIRMAN: Are there any questions for
14 the applicant here?

15 COMMISSIONER HOFF: Through the Chair to
16 the applicant, can you mention that last part
17 again, what you would add to make it more
18 aesthetically pleasing?

19 MR. LUDWICK: Sure. Yeah, so --

20 COMMISSIONER HOFF: What was that --

21 MR. LUDWICK: So it's called "skirting."

22 So if you look at that last exhibit,
23 around the outside there's kind of a border, a
24 black border that's the same color as that,
25 that we -- that we add. That's something that

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1 we just do as part of the -- the installation.
2 If you look back on the one on Challen,
3 you can kind of see everything that's going on
4 there underneath, so that one could benefit
5 from some skirting.

6 COMMISSIONER MONTOYA: Through the Chair,
7 question for the applicant. On the -- running
8 the numbers, the radiance numbers, why did you
9 not run a number for the northeast portion? I
10 know it's smaller, but it looks like those
11 could have at least three to five panels on it
12 to contribute.

13 MR. LUDWICK: The -- oh, so basically --
14 so those two sections that -- both of them --
15 the one faces northwest and the other faces
16 northeast, they're essentially the same in
17 terms of the radiance value. Just like if you
18 look at the ones -- the placement of the ones
19 facing southwest and southeast, those are
20 essentially the same also. They're the same
21 sort of brightness, color.

22 COMMISSIONER MONTOYA: No, I'm sorry, just
23 to -- as a follow-up. I don't think you
24 understand. I'm asking you -- on the first
25 page of the -- that you gave us, we see the

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1 yellow and the orange, and you've outlined the
2 front of the house at 1870. On the second
3 page, you've outlined a polygon of orange and
4 said that it's 1460, but you didn't just show
5 us a number for the trapezoid -- the orange
6 trapezoid that's next to it, like -- seems like
7 that might count as part of the overall
8 calculation as a tradeoff.

9 MR. LUDWICK: I'm sorry, I'm a little
10 confused. So we --

11 COMMISSIONER MONTOYA: Could you pull
12 up --

13 MR. LUDWICK: The four colored sections --
14 are you saying there's -- one of the sections
15 that's not colored?

16 THE CHAIRMAN: I think you're saying the
17 orange gives you the -- a certain strength, the
18 yellow gives you a certain strength.

19 MR. LUDWICK: So, basically, those two
20 orange sections of the roof are essentially the
21 same. I didn't provide that -- but those --
22 the orange sections have essentially the same
23 radiance value, and those two lighter yellow
24 ones have essentially the same radiance value.

25 THE CHAIRMAN: Are you talking about the

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1 portion of the roof that is not highlighted?
2 Is that what you're telling me? No?

3 MR. LUDWICK: Right. It's --

4 COMMISSIONER MONTOYA: No, I just -- and
5 I'm sorry, I don't mean to -- I'm not trying
6 to --

7 MR. LUDWICK: No, that's okay.

8 COMMISSIONER MONTOYA: -- interrogate you
9 or -- but the -- the polygon that -- the orange
10 polygon on the second page that's outlined in
11 blue, I'm assuming the radiance number on that
12 sheet at 1460 is just for that area?

13 MR. LUDWICK: Correct.

14 COMMISSIONER MONTOYA: So why -- how much
15 radiance would you achieve with the other
16 orange polygon to add to the total so that you
17 could be closer to the 1870? And if you're
18 less than --

19 MR. LUDWICK: No, they're not additive.

20 So, in other words, that section that's
21 outlined in blue, that's basically saying, for
22 that section of the roof the radiance value is
23 1460. So if I were to do the same -- similar
24 kind of thing with that section that you're
25 speaking of, if I -- if I were to focus on that

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1 and outline it in blue, it's a -- the radiance
2 value would also be 1460.

3 COMMISSIONER MONTOYA: Okay.

4 MR. LUDWICK: Yeah, they're not additive.

5 COMMISSIONER MORGAN: Through the Chair to
6 the applicant, just to kind of understand what
7 you're saying, I think -- are you saying that
8 if those were the only options, you could --
9 like, could you still make it work, you just
10 have to add more panels?

11 MR. LUDWICK: Correct.

12 It would be more costly to the homeowner
13 to have to add more panels.

14 COMMISSIONER MORGAN: Okay. I understand
15 what you're saying now.

16 MR. LUDWICK: Right.

17 COMMISSIONER MORGAN: Thank you.

18 MR. LUDWICK: Right.

19 THE CHAIRMAN: Any other questions for the
20 applicant up here?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Thank you. We'll call you
23 back up if we need you.

24 MR. LUDWICK: Sure. Thank you.

25 THE CHAIRMAN: Thank you.

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1 of a happy medium for -- for maintaining a
2 historic home, but letting it kind of move into
3 the modern -- with technological advances.

4 So if there's another voice on the
5 Commission -- honestly, looking at the home
6 that's down the street, those are far more
7 visible. And, to me, that -- they are -- many
8 people will drive and walk by here and probably
9 not even see them because of the height of the
10 structure and the pitch of the roof.

11 COMMISSIONER MORGAN: Through the Chair, I
12 tend to agree with Commissioner Epstein.

13 I actually don't like the look of solar
14 panels at all, but I think it's one of those
15 things that -- it's the future. And, like,
16 being born when I'm born -- if I were born in
17 the future, I wouldn't know the difference.
18 Like, I don't want to make decisions based on
19 this --

20 And to your point, having owned an old
21 home, they -- they need the help the most with
22 utilities and everything else that keeps it
23 affordable and practical, and I would not be
24 opposed to the placement of those if that's
25 what works best for the system.

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1 Is there anyone else here to speak
2 regarding this COA?

3 AUDIENCE MEMBERS: (No response.)

4 THE CHAIRMAN: Seeing none, we will close
5 the public hearing and entertain a motion.

6 COMMISSIONER MONTOYA: Motion to approve
7 COA-25-33155 with conditions.

8 COMMISSIONER EPSTEIN: Second.

9 THE CHAIRMAN: Any discussion?

10 COMMISSIONER EPSTEIN: Through the Chair,
11 I've probably said this before. Maybe it's not
12 popular, but I think this is a really great
13 example. This is a two-story structure with a
14 very low pitched roof.

15 I don't mind the solar panels,
16 especially -- this is a dark roof and the solar
17 panels are dark. To me, I -- I don't have -- I
18 don't have an issue with what is proposed here,
19 mainly because I think that having sustainable
20 ways for energy is just another way to make our
21 historic homes here even more viable and keep
22 them up to date because, you know, we -- we
23 hear all the time how expensive it is with our
24 historic windows for -- using air conditioning
25 systems and everything, so I think this is sort

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1 COMMISSIONER LOVE: Through the Chair, can
2 I ask the applicant a question, please?

3 (Mr. Ludwick approaches the podium.)

4 COMMISSIONER LOVE: Thank you.

5 So I've been taking a look at this
6 rendering. I kind of want to go back to a
7 little bit of what Commissioner Montoya was
8 talking about.

9 So if we look at the two sections of
10 parallelograms, the two sections of roofs that
11 were essentially presented, there is another
12 portion of roof -- and this is a technical
13 question. It looks like it's plain, it mirrors
14 that of the front two sections, the
15 south-facing sections. Is that a viable
16 location for alternative -- an alternative
17 location for panels or is that section of roof
18 maybe obscured by the main roof?

19 MR. LUDWICK: Right. Very good.

20 So the -- the issue with that small
21 section is we could only probably put one,
22 maybe two panels. And when you try to model
23 that, those two panels don't produce enough
24 voltage to be able to run a string through both
25 of them, so it's -- it can't model that few a

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1 number of the panels on that surface, so that's
2 why we didn't use that surface of the roof.

3 COMMISSIONER LOVE: All right. Thank you.

4 COMMISSIONER HOFF: Through the Chair,
5 another question for the applicant, if I may.

6 Would you be opposed to adding the
7 optional skirting that you provided the example
8 of as a -- as another condition?

9 MR. LUDWICK: We were going to include the
10 skirting on this property. Yes, we will add
11 that. That's part of the package.

12 I just wanted to differentiate what we
13 were doing from what was down the street --

14 COMMISSIONER HOFF: Okay.

15 MR. LUDWICK: -- at Challen so you would
16 see the difference.

17 COMMISSIONER HOFF: Sure. Yeah. Okay.

18 THE CHAIRMAN: I guess I have another
19 question for the applicant here.

20 It seems like if we split it along the
21 primary roof ridge line there, you're really
22 only getting the back half of the house, and
23 you're -- it sounds like you're having trouble
24 getting enough solar panels up there to get --
25 generate enough power for the house; is that

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1 the -- currently, the condition is that it's at
2 the primary roof ridge and going from just the
3 back of the house. And I understand the
4 ability for them to produce enough electricity,
5 with that being a concern and being viable.

6 How do people feel about having it only on
7 the sides but not the front elevation? Does
8 that seem more of a compromise?

9 (Ms. MacGillis exits the proceedings.)

10 COMMISSIONER MORGAN: To the Chair, I
11 think, based on what he's saying, that it
12 wouldn't be able to be -- I guess it would have
13 to be on all three sides --

14 (Simultaneous speaking.)

15 THE CHAIRMAN: Yeah.

16 COMMISSIONER MORGAN: -- (inaudible) in
17 the front in order to make up for it.

18 Obviously, that's ideal. But then when I
19 look at the photos, I mean, I think you would
20 even be able to see the side ones from the
21 street with --

22 THE CHAIRMAN: You would, yeah.

23 COMMISSIONER MORGAN: So I just really
24 don't know.

25 COMMISSIONER LOVE: Through the Chair, I

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1 correct? If we were to split it like the --
2 the primary ridge line?

3 MR. LUDWICK: We would have to add several
4 more panels, probably, to be able to produce
5 the same amount, which would greatly increase
6 the cost for the customer. Yeah, if we were --
7 if we had to go along that ridge line, because
8 we would lose all of the front and then half --
9 you know, half of that other section, so that
10 would -- it would be a very -- it would be a
11 challenge to accommodate that.

12 THE CHAIRMAN: Yeah. And I'm looking at
13 the angles of the roof there. I see what you
14 mean by only being able to get one panel on
15 some of those back areas that aren't
16 highlighted.

17 MR. LUDWICK: Right. Exactly.

18 THE CHAIRMAN: I see what you're saying.

19 Okay.

20 MR. LUDWICK: Exactly.

21 THE CHAIRMAN: Okay.

22 MR. LUDWICK: Thank you.

23 THE CHAIRMAN: All right. We'll call you
24 up if we need you. Thank you.

25 To the rest of the Commission here, so

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1 think -- I think the issue is -- from what was
2 explained was that -- if we -- if there were
3 panels on both sides and the rear, I think --
4 if I understood correctly, we're talking about
5 a general increase in the number of panels that
6 would be needed, from what I understand, yeah.

7 (Ms. Hartung enters the proceedings.)

8 COMMISSIONER LOVE: I just wanted to
9 clarify that.

10 THE CHAIRMAN: We take every COA
11 individually. You know, just because we allow
12 panels on the front of one house doesn't mean
13 it can't be on the front of another one.

14 And this one does have a low pitch to that
15 roof and a two-story structure. I understand
16 what Commissioner Epstein is saying there.

17 COMMISSIONER HOFF: Through the Chair, so
18 I tend to -- for this particular application,
19 because it's a two-story house, I -- and the
20 pitch of this roof, I -- I don't think that it
21 will be as distracting as some other examples,
22 so I'm not opposed to the plan.

23 THE CHAIRMAN: Thanks.

24 It sounds like there's a general consensus
25 that we would need to amend Condition Number 7

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1 to allow the solar panels to be placed really
2 anywhere on the roof.

3 COMMISSIONER EPSTEIN: Through the Chair,
4 should we call out that the solar panels be
5 placed as shown on the provided diagrams, as
6 that condition, instead of --

7 THE CHAIRMAN: Yeah, maybe something -- if
8 the amendment could say "substantially
9 similar," you know --

10 COMMISSIONER EPSTEIN: Yeah.

11 MR. WELLS: Through the Chair to the
12 Commission, you could just say -- because I
13 have the -- you could say the -- substantially
14 similar to the plans dated October 23rd, this
15 year.

16 COMMISSIONER EPSTEIN: Thank you.

17 COMMISSIONER MONTOYA: Through the Chair,
18 question for the commissioners and for staff
19 and perhaps for the applicant. Kilowatt hours
20 per meters squared per year, what's the --
21 what's the going rate for that in Jacksonville
22 to the JEA?

23 MR. LUDWICK: The going rate for?

24 COMMISSIONER MONTOYA: Like, how much is
25 the -- how much is the owner going to benefit

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1 Does (microphone failure) ever look at things
2 like that?

3 MR. WELLS: No.

4 COMMISSIONER MONTOYA: Thank you.
5 (Off microphone.)

6 MR. LUDWICK: Sure.

7 THE CHAIRMAN: All right. Would anyone
8 like to -- well, excuse me, does the Commission
9 want to move forward with the conditions and
10 then the current motion?

11 Would anyone like to make an amendment to
12 the motion?

13 COMMISSION MEMBER: (No response.)

14 THE CHAIRMAN: Because if we want to allow
15 solar panels or -- on any part of the roof, we
16 have to make an amendment to the motion.

17 COMMISSIONER EPSTEIN: Through the
18 Chair -- like I said, I'm okay amending it, and
19 it sounds like maybe one other person, but I --
20 I feel like I haven't heard enough of a
21 resounding follow-along with that.

22 Again, I'll -- I'll just state -- you
23 know, I -- I think that if you would have asked
24 me for the previous Certificate of
25 Appropriateness that we looked at for the solar

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1 monetarily for one kilowatt hour -- one of
2 these radiance kilowatt-hours over the course
3 of a year?

4 MR. LUDWICK: I would have to go back to
5 look at the proposal to see how much this was
6 going to offset his electricity bill. I don't
7 have that with me at the moment.

8 COMMISSIONER MONTOYA: I'm not sure if
9 it's apples to apples, but the -- it looks
10 like -- and JEA is like 15, 20 cents a kilowatt
11 hour. And so, you know, if that's the case,
12 you know, 410 delta over the course of a year
13 is like (microphone failure) --

14 (Reporter inquiry.)

15 COMMISSIONER MONTOYA: If that's the case,
16 a 410 kilowatt-hour delta over the course of a
17 year is like \$60, so --

18 MR. LUDWICK: Well -- and that's per --
19 it's per meter squared, so of the -- of that
20 section of the roof. You know, so you would
21 have to get the whole area of the -- of that
22 roof, so -- yeah, I can't recall what the
23 offset was for this customer.

24 COMMISSIONER MONTOYA: Does staff ever
25 look at -- question for (microphone failure).

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1 panels, I'm glad that that one was changed
2 because the roof is very different and very
3 predominant. But with this, I am -- I'm
4 willing to look at this more leniently because
5 of the two stories and the low-pitched roof to
6 give the homeowner their maximum solar ability.

7 I know that -- I don't know if this is
8 going to completely offset their power bill. I
9 don't know how that works. I know -- I'm quite
10 certain that JEA does not buy back solar power
11 from customers, so this -- this would give them
12 the best way for their solar panels to work,
13 and it's about the difference in efficiency --
14 was 20-something, 26 percent. And that's --
15 looking at that and probably having to add a
16 considerable amount more panels.

17 So, like I said, I -- I'm willing, because
18 of all that in front of us, to -- to provide
19 some leniency as a commission to the
20 conditions.

21 THE CHAIRMAN: I tend to agree with you on
22 that.

23 COMMISSIONER LOVE: As do I.

24 COMMISSIONER EPSTEIN: All right. I'm
25 going -- I'm going to make a motion to amend

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1 the existing motion.
2 Motion to amend to approve with
3 conditions, striking -- or revising Condition 7
4 to read that the solar plan layout be
5 substantially similar to the one provided and
6 dated for October 23rd that is in our packet.

7 COMMISSIONER MORGAN: Do we want to add
8 the skirting as a --

9 COMMISSIONER EPSTEIN: Yes.

10 And I would also like to add a
11 condition -- I would actually like to revise
12 Condition Number 4 to read that the panels be
13 provided with a skirting that matches the frame
14 color.

15 COMMISSIONER MORGAN: Second.

16 THE CHAIRMAN: All right. So we have an
17 amendment for the approval with conditions for
18 items 4 and 7.

19 All those in favor?

20 COMMISSIONER EPSTEIN: Aye.

21 COMMISSIONER HOFF: Aye.

22 COMMISSIONER MORGAN: Aye.

23 COMMISSIONER LOVE: Aye.

24 THE CHAIRMAN: Aye.

25 Anybody abstaining while I'm at it?

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1 motion, say aye.

2 COMMISSIONER EPSTEIN: Aye.

3 COMMISSIONER HOFF: Aye.

4 COMMISSIONER MORGAN: Aye.

5 COMMISSIONER LOVE: Aye.

6 THE CHAIRMAN: Aye.

7 Any opposed?

8 COMMISSIONER MONTOYA: Opposed.

9 THE CHAIRMAN: The vote is five to one.

10 And, by that, the motion passes.

11 Thank you.

12 All right. We are right at 3 o'clock,
13 everybody. Do you guys just want to power
14 through or does anybody need a ten-minute
15 break?

16 (Discussion held off the record.)

17 THE CHAIRMAN: We have public comments,
18 New Business, and then information is the only
19 thing left on the agenda.

20 I'm okay powering through, if you guys are
21 okay, unless anybody feels like they need a
22 break.

23 COMMISSIONER MONTOYA: Before I move on,
24 just as a comment, I think that -- there's
25 probably -- and I've reached out to some people

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1 (Reporter inquiry.)
2 COMMISSIONER MONTOYA: I said opposed.
3 THE CHAIRMAN: All right. The vote is
4 five to one. Motion passes for the amendment
5 to the motion.

6 COMMISSIONER EPSTEIN: So moved, the
7 amendment.

8 COMMISSIONER MORGAN: Second.

9 THE CHAIRMAN: All those in favor of
10 moving the amendment to the motion?

11 COMMISSIONER EPSTEIN: Aye.

12 COMMISSIONER HOFF: Aye.

13 COMMISSIONER MORGAN: Aye.

14 COMMISSIONER LOVE: Aye.

15 COMMISSIONER MONTOYA: Opposed.

16 THE CHAIRMAN: Aye.

17 The vote is five to one for moving the
18 amendment to the motion.

19 Let's see. So we have on the table an
20 amended motion for COA-25-33155, located at
21 1639 Challen Avenue.

22 Any further discussion before we take a
23 vote on this?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All those in favor of the

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1 at JEA about it, but I'd like to know the value
2 of these things going forward.

3 I also think that it would be good --
4 and -- because I don't disagree with you,
5 Commissioner Epstein, but there wasn't enough
6 proof for me of visibility from distance based
7 on height. And so if this were a taller
8 building that had a flat roof, we wouldn't see
9 the solar panels at all.

10 A building that's taller, like this one,
11 which I think was your line of speculation on
12 it, it has a low-pitched roof, it very well may
13 not be visible. And certainly the details of
14 their product would help with it.

15 But I think in the future that would be a
16 good thing to have evidence of. I'd like to
17 see photographs from -- how far away from the
18 structure you would have to be before you start
19 seeing things like that, right? Because it's
20 all about distance and (microphone failure)
21 horizon.

22 So I think that might be some criteria in
23 situations like this because I agree that
24 owners should be able to maximize their
25 potential, but I also agree that those things

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1 shouldn't be visible as part of the
2 street-front of the house, you know, in a
3 residential situation particularly. So I think
4 that might be something to consider.

5 THE CHAIRMAN: Thank you for the comments.
6 And maybe when it does come up before the
7 Commission, the staff would just be able to get
8 a number of different angles of photos and
9 maybe some things like that to see if we could
10 get a better view of it maybe.

11 MR. WELLS: Okay.

12 THE CHAIRMAN: All right. Section K,
13 public comments. Would anyone here like to
14 speak regarding public comments?

15 (Ms. Pryor approaches the podium.)

16 MS. PRYOR: Kim Pryor, 245 West 5th
17 Street.

18 I chose to speak during public comment
19 because I don't know whether the public is
20 going to be given an opportunity to speak later
21 when you talk about the settlement agreement,
22 so I will take my time now.

23 You may recall a couple of months ago
24 there were two new constructions built in the
25 1700 block of Ionia in Springfield. One house

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1 reached on this particular issue, that's -- I'm
2 going to go so far as to say it's illegal
3 because this body is a quasi-judicial body. It
4 requires a public hearing and requires public
5 input and participation. And to enter into a
6 settlement agreement that changes your final
7 order without the public's input or another
8 public hearing, or even bringing it to this
9 body, denies the public their due process.

10 So I am bringing this up to this body so
11 that you are aware of it, in case you're not.
12 And I don't even know if this is going to be
13 brought up in the section of the agenda that
14 says settlement agreement talks, but now you
15 know, and I think -- if that's the case,
16 there's been a severe -- a dire injustice done
17 here.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 Is there anyone else here to speak for
21 public comments?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: All right. Seeing no one,
24 we'll move on to Section L, New Business,
25 letter of support for the Oneida Bungalow

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1 has -- had already been built, and the other
2 was just a slab. Neither of them met with the
3 COA requirements with the foundation height.
4 One you allowed them to do something like an
5 over-pour to -- to raise the foundation height,
6 but the other you denied their modified
7 application, which, again, I agree with that
8 decision.

9 That applicant then appealed that decision
10 to City Council and it was set for a public
11 hearing in front of LUZ. I went to LUZ. I
12 actually called staff that -- earlier in the
13 day to make sure it was going to be heard. I
14 was told yes. When I showed up at LUZ, I
15 stayed there until they called it, and then
16 said it was withdrawn, that the historic
17 planning [sic] had reached a settlement with
18 the applicant.

19 I don't know what that settlement is, I
20 don't know if this body has heard of that
21 settlement. I think it's improper that a
22 settlement wasn't [sic] reached without another
23 public hearing.

24 And I don't know if you're aware of it or
25 not, but if, in fact, there was a settlement

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1 Court.

2 MR. WELLS: All right. So through the
3 Chair to the Commission, we received a request
4 from the property owner located at the Oneida
5 Court bungalow property. They are seeking to
6 apply for the National Trust, 11 to Save, for
7 2026 -- this is a grant -- as well as to be
8 listed on the National Register of Historic
9 Places with the National Park Service.

10 So, again, this is a letter that would
11 potentially be included within both
12 applications. So come -- by way of the Chair,
13 but there is some information here regarding
14 the property and its historic significance as
15 well as it being architecturally significant.

16 So this would require a motion by the
17 Commission to recommend approval to be included
18 within both applications.

19 THE CHAIRMAN: And just to clarify, we'd
20 need a motion to approve this letter, correct?

21 MR. WELLS: Yes.

22 THE CHAIRMAN: Okay.

23 COMMISSIONER HOFF: Quick question for
24 OGC. Is this something that we would need to
25 declare ex parte on?

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1 MS. HARTUNG: Probably.
2 COMMISSIONER HOFF: Okay.
3 THE CHAIRMAN: Well, anybody to declare
4 ex parte regarding the Oneida Bungalow Court?
5 COMMISSIONER HOFF: Yes. So through the
6 Chair, yeah, I met with the applicant, maybe
7 nine months ago, on site, and he gave me a tour
8 of the property before this was kind of in the
9 plans, so ...
10 THE CHAIRMAN: Thank you, Commissioner
11 Hoff.
12 All right. Would anybody like to make a
13 motion regarding this letter of support?
14 COMMISSIONER EPSTEIN: Motion to approve
15 this letter of support.
16 COMMISSIONER MONTOYA: Second.
17 THE CHAIRMAN: Any discussion?
18 COMMISSIONER HOFF: So --
19 THE CHAIRMAN: One second.
20 (Audience member approaches the podium.)
21 AUDIENCE MEMBER: Is there any way I could
22 make a comment about it? I'm the property
23 owner.
24 THE CHAIRMAN: Yeah, come on up. Why not.
25 We didn't really -- it's not really a public

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1 motion on the table for approval of the letter
2 of support.
3 Any further discussion on it?
4 COMMISSIONER MONTOYA: Yes. After hearing
5 him speak, I'm not quite so sure anymore.
6 (Laughter.)
7 THE CHAIRMAN: No, I think this is a great
8 example of -- and we saw this in the
9 landmarking committee meeting last week
10 regarding houses that may not be so grand
11 architecturally but are culturally significant
12 to the area, that are worth saving, so I think
13 this is a fantastic project you're undertaking
14 and we're happy to support it.
15 All those in favor of the letter of
16 support, say aye.
17 COMMISSION MEMBERS: Aye.
18 THE CHAIRMAN: Any opposed?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: By that, your motion
21 passes.
22 Moving on to Section M, notification of
23 the settlement agreement. I believe normally
24 Carla would describe this. I'm not sure if --
25 I know Carla is out, but -- our OGC staff may

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1 comment area, but that's okay. Why don't you
2 come up.
3 AUDIENCE MEMBER: I'll be real quick.
4 Mr. Hoff, you've been out there.
5 Mr. Wells, I've been talking with you for a
6 while about it, and I really appreciate all the
7 help.
8 It is a very culturally and historically
9 significant property. We are working towards
10 saving it, and there's a lot of sort of steps
11 that we're taking right now. National Registry
12 is one of them, National Trust, 11 to Save.
13 It's getting a lot of attention outside of the
14 state, so any -- any letter like this would be
15 very helpful to include in those packages.
16 And I would also like to invite everybody
17 here out for a site visit if they'd like to
18 come. It's a very interesting tour. Mr. Hoff
19 has taken me up on it before, and would love to
20 have you all out, so that's it.
21 THE CHAIRMAN: Thank you. I appreciate
22 it.
23 AUDIENCE MEMBER: Thank you very much.
24 Appreciate it.
25 THE CHAIRMAN: All right. So we have a

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1 not be familiar with the settlement agreement,
2 so I don't want to put you on the spot.
3 MS. HARTUNG: I'm not; I apologize.
4 THE CHAIRMAN: Okay. I don't know if
5 Arimus wants to give a quick summary of this,
6 if you have anything to say about it.
7 MR. WELLS: Yes. Through the Chair to the
8 Commission, I'll just give a high-level
9 summary.
10 So this is a previous COA that you all
11 recommended denial on. It's a COA -- or a
12 Minor Mod I should say, but it was originally a
13 COA for new construction -- because they did
14 not abide by the finish floor elevation
15 condition as outlined in the original COA.
16 So just to keep it brief, there is a
17 settlement agreement that the City has reached.
18 We have jurisdictional boundaries over Chapter
19 307.111, which entitles us to civil penalties
20 and injunctive relief to punish violations.
21 So, again, there's just the settlement
22 agreement that includes the reasonings and how
23 we arrived to the proposed amount.
24 THE CHAIRMAN: Thank you.
25 Any questions for staff on this one?

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1 COMMISSIONER HOFF: Through the Chair,
2 yes.
3 So I talked with OGC about this the day of
4 because I knew that there were going to be
5 several people outside of Ms. Pryor that
6 planned to go and to speak about how there were
7 options for raising the foundation. And my
8 discussion with the OGC on the phone, they
9 basically said that, once there is a violation,
10 the City is able to resolve that violation
11 possibly through a fine or settlement.

12 So part of the settlement was to go back
13 and install the windows the correct way. Part
14 of the settlement was that -- I believe the
15 applicant has to undergo a short informational
16 training session, and then they came to a
17 financial agreement, but the actual physical
18 violation is not being changed. So the
19 foundation height will remain abnormally low.

20 And so I know that there were a number of
21 people that were upset because they didn't get
22 the chance to provide various documents that
23 they thought the applicant could take to remedy
24 that at the next public hearing and that there
25 was a negotiation done to resolve it prior to

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1 construction that's going on there, and our
2 conditions do all [sic] is list the finish
3 floor height, so we -- we are approving COAs
4 correctly. It's just a matter of enforcement
5 and follow-up.

6 And I know that Arimus had told me they
7 were going to have a meeting with SPAR and
8 maybe some other interested community members
9 regarding setting up a process when there is a
10 new construction. I'm not sure what you call
11 it, maybe an orientation or a meeting with the
12 people who do new construction to go over what
13 can come up -- what the possibilities are; is
14 that -- is that my understanding?

15 MR. WELLS: Through the Chair, that's
16 correct. We just want to get as much feedback
17 as possible from the builders because they
18 have, you know, a nuanced understanding of the
19 finish floor elevation and how that translates
20 to the -- the outside community or whatnot. So
21 we want to make sure we have all our ducks in a
22 row, essentially.

23 COMMISSIONER MONTOYA: I mean, it's --
24 it's not directly related, but this is even --
25 you know, like the previous applicant who's

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1 that. So I expressed my personal
2 disappointment as well to the OGC.

3 So those are my thoughts on that.

4 COMMISSIONER MONTOYA: Not to make it
5 longer than it needs to be, but needless to
6 say, we're -- we're all disappointed, but are
7 there -- was anything discussed about future
8 methods or strategies that we might employ to
9 change this or, you know, do something about
10 it?

11 And then also, what route do we have to
12 appeal to safeguards against such a thing?
13 Because the -- you know, these people work for
14 us. I don't mean this body, I mean the
15 citizens of Jacksonville. And so these kinds
16 of things shouldn't be happening. I mean, if
17 they -- if they're able to happen, because
18 that's the process, then it's a question of,
19 what -- what options do we have to start moving
20 in a direction to change this process?
21 Because, in my opinion, that's what needs to
22 happen.

23 THE CHAIRMAN: I know this is an ongoing
24 issue in historic districts, particularly in
25 Springfield because of the amount of new

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1 pouring a drive, you know, at the level of a
2 subcontractor where people just show up -- at
3 the level of a subcontractor who just shows up
4 with a truckload full of concrete and starts
5 pouring, you know, without any real COA or --
6 like, you know, clearly, there's -- some things
7 are falling through the cracks, and -- at
8 different levels, this one being a huge one.

9 THE CHAIRMAN: It's an expensive fix for
10 sure.

11 Anyone else want to make any other
12 comments on this?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: We don't need to approve
15 the settlement agreement, do we?

16 MS. HARTUNG: (Response given off
17 microphone.)

18 THE CHAIRMAN: I didn't think so. I
19 didn't think we had that power. We might say
20 something, then, but --

21 COMMISSIONER EPSTEIN: Through the Chair,
22 just -- I would hope that this settlement
23 agreement was taken into account for the
24 singular property, just as we review every COA
25 for its specific -- and that this doesn't set a

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1 precedent moving forward, that somebody can
2 just not follow their COA and pay a certain
3 amount of money, and that's that.

4 I know everybody has their own
5 circumstances and everything, so I would -- I
6 would just be hopeful as someone who sits on
7 this commission and gives up their free time
8 and makes my quasi-judicial rulings, as well as
9 everybody else, that it's not setting a
10 precedent that you can just pay a price to not
11 follow a COA.

12 COMMISSIONER MONTOYA: Commissioner
13 Epstein, I agree, but it demands of us as a
14 body to make sure that we are -- and we are,
15 but we maintain diligence and that we -- we
16 vote accordingly, right? That it's not
17 about -- well, that's all I'll say.

18 But, to me, it means we need to double
19 down on our -- our actions as a commission.

20 MR. WELLS: And if I may, just one last
21 thing. I mean, just to just emphasize -- I
22 cannot emphasize this enough, but the staff
23 does take these settlement agreements very
24 seriously. We pursue a variety of different
25 options. And one of the things that I do want

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1 that was submitted. This is in the Old Ortega
2 Natural Register District. This property was
3 identified as a contributing structure. It's
4 located at 3946 Baltic Street. And so we did a
5 preliminary analysis of this property. We
6 found that it was a frame vernacular structure.
7 And this is an accessory structure, so a garage
8 in this instance. But just based on our
9 analysis, we found that it met two of the seven
10 criteria for local landmarking designation.

11 THE CHAIRMAN: Thank you.

12 Any questions on that, anybody?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. And the last
15 one, pending legislation.

16 MR. WELLS: All right. So we have a
17 couple of items moving through Council. We had
18 three items that were actually approved by
19 Council last night.

20 So the first one is Ordinance 2025-0836.
21 So this is an ad valorem property tax exemption
22 for a local landmark building at 525 Beaver
23 Street West. So this is the old Hillman-Pratt
24 [sic] Funeral Home. And so it went through all
25 the committees and it was unanimously approved.

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1 to emphasize here is that as a commission we do
2 rely on you all heavily in terms of subject
3 matter experts and courses of action, so
4 that -- I mean, that was a pivotal kind of
5 piece that we took into consideration for the
6 settlement agreement.

7 COMMISSIONER MONTOYA: And, Arimus, please
8 don't misunderstand. I have complete faith and
9 confidence in staff.

10 THE CHAIRMAN: All right. Thank you,
11 everybody.

12 Moving on, demolition delay report. It
13 looks like we have one item on there.

14 MR. WELLS: All right. Thank you.

15 Yeah, we have one demolition delay item.

16 So based on the aftermath of the Senate
17 Bill 180, the formal review process for
18 demolition delay permits has -- is now defunct,
19 so the Planning Department, as a request from
20 the Commission, will continue to monitor
21 demolition permits and provide a cursory
22 analysis of whether the subject properties
23 possess any historic, architectural, or
24 archaeological significance.

25 So, again, we had one demolition permit

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1 And then we have Ordinances -0837 and
2 -0839. These are appropriation bills. One --
3 both were for 50,000 in State grant funding to
4 conduct -- one was to conduct a -- the updated
5 survey for the North Riverside area. Their
6 ultimate goal is to become a National Historic
7 District.

8 And the second one is for funding to --
9 for the Mayport Village. They want to conduct
10 an oral history and wayfinding tour.

11 And then the last ordinance, which will be
12 heading to the Rules Committee on January 6th,
13 this is a bill -- this is a -- to express
14 support for nomination of the Main Street
15 Bridge for listing on the National Register of
16 Historic Places.

17 THE CHAIRMAN: That's exciting.

18 Any questions or comments?

19 COMMISSIONER MORGAN: Through the Chair to
20 staff, just a quick question. The second
21 ordinance, 2025-0837, I think it's great that
22 they're doing an updated survey of North
23 Riverside. Who's pushing that? Is that you
24 guys internally? Is that out of the task
25 force?

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1 MR. WELLS: To the -- through the Chair to
2 Commissioner Morgan, it was a combination, more
3 so being pushed by the residents there. So
4 they have a -- I think it's called the North
5 Riverside CDC, Community Development
6 Corporation [sic]. They have a desire to
7 preserve their boundaries as a historic
8 district and be recognized on a national level.
9 So they approached the University of Florida as
10 a partner, and UF approached us to get this
11 grant submitted.

12 COMMISSIONER MORGAN: Great. Thank you.

13 THE CHAIRMAN: All right. We have no
14 improvement projects on the agenda.

15 Before we adjourn, do any commissioners
16 have anything for the good of the Commission?

17 COMMISSIONER HOFF: Through the Chair,
18 yeah.

19 So I submitted something to Mr. Wells that
20 he distributed separately to the Commission.

21 So there were a few things taking my time
22 away from kind of finishing up what we were
23 working on with the demo by neglect task force.
24 One of those was drafting a letter that could
25 be sent by the City to property owners within

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1 letters, mail them out, it's in the budget?
2 All these things. There's some considerations
3 there to make this happen for however many -- I
4 know it's -- quite a bit of landmarked,
5 historic properties. To do it once a year is a
6 big task.

7 MR. WELLS: To the Chair, we are still
8 trying to get a definitive answer on that.
9 It's one thing to do it one time. We just want
10 to make sure we have the -- you know, the funds
11 to sustain this over a long (microphone
12 failure) --

13 (Reporter inquiry.)

14 MR. WELLS: -- a longer course.

15 There's some other additional things. We
16 want to make sure we're -- we route this over
17 to General Counsel and we have some adequate
18 time to review and make any suggested changes
19 (microphone failure).

20 (Reporter inquiry.)

21 MR. WELLS: We're also making sure we
22 have -- we can locate and identify the
23 appropriate funding source. I know we do have
24 roughly \$11,000 in the trust fund, but we just
25 want to make sure we have the ability to

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1 the old historic districts as a prompt and a
2 reminder of kind of the unique status and
3 obligations that come with that and as a
4 possible -- a proactive offering for demolition
5 by neglect cases.

6 So I was finally able to give that to
7 Mr. Wells, but also wanted any input from this
8 commission on it. So, yeah --

9 THE CHAIRMAN: This letter -- I apologize.
10 I should have added this on the agenda, I
11 apologize.

12 This is something that we email out once a
13 year to every resident of a historic designated
14 property in the district and landmark
15 properties, et cetera?

16 COMMISSIONER HOFF: So that is the idea,
17 and -- yes, ideally. Ideally, yes.

18 I don't know if Mr. Wells or his staff had
19 a chance to kind of review it. I'm sure that
20 they have sort of ways to improve it but wanted
21 to just kind of get input from the Commission
22 before Mr. Wells makes his changes.

23 THE CHAIRMAN: I guess a question for
24 staff. Is this something that's viable for you
25 guys to do, to, you know, produce these

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1 procure that and -- and go forth with it.

2 But, yes, I mean, in general practice, we
3 should -- we just need to make sure we follow
4 through the appropriate protocols and whatnot.
5 We have to also route this to the public
6 (microphone failure) office as well.

7 (Reporter inquiry.)

8 MR. WELLS: Public affairs office.

9 THE CHAIRMAN: Yeah. My concern is
10 that -- I'd try to make it as friendly as
11 possible. I don't want it to seem heavy handed
12 that -- you know, the City's going to come
13 after you. Once you get a letter from the City
14 threatening you to do things correctly, that
15 may not go over well. So I just want to make
16 sure whatever's in there is relatively friendly
17 and informative.

18 And if we're sending this letter out, it
19 needs to come with, like, some other
20 information of, go to this website for -- you
21 know, to get your COA application; here's where
22 all the handbooks are, the Window Supplement,
23 whatever else. You know, all those things just
24 need to come with it, so --

25 It's a big task. I think it's more than

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1 just one sheet of paper that has to go out if
2 we're going to do this I guess is my point, and
3 so -- I'm in support. I'm just -- it's a
4 matter of the staff's ability to get it done on
5 a yearly basis, maybe, or maybe when a property
6 transaction changes hands it goes out or
7 something, maybe. I don't know.

8 COMMISSIONER HOFF: So, hypothetically, as
9 you know, when a property changes hands, some
10 kind of a notification is supposed to happen.
11 Whether people actually receive it or not or
12 understand it or forget after five years,
13 that's another issue, right? So -- and the
14 draft does refer back to resources --

15 THE CHAIRMAN: Okay.

16 COMMISSIONER HOFF: -- that could be
17 available.

18 So just for the record, what I'm hearing
19 is that it, obviously, you know, needs to be
20 worked, however the City would like it, but --
21 but I just don't want this to be lost as to
22 something that we said that we were going to do
23 but (microphone failure), so --

24 (Reporter inquiry.)

25 COMMISSIONER HOFF: So I'd like to see

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1 COMMISSIONER EPSTEIN: Yeah, to discuss --
2 I think maybe elaborate more on options because
3 it seems -- if I read that -- and knowing what
4 I know sitting here and having been on the task
5 force, I know what that means. But if I am
6 just a person who owns a home and I know that,
7 oh, my gosh, I need to repaint, I've got to
8 caulk this, I -- my roof -- you know, when you
9 own a historic home, you have a running list in
10 your head of everything that's wrong that
11 you're supposed to fix, and you only have a
12 certain amount of time, and weekends, and money
13 and everything. I wouldn't want anybody to
14 take this as a threat that their house is not
15 being maintained well enough.

16 That's my thought.

17 COMMISSIONER MORGAN: Through the Chair, I
18 have similar thoughts too, but the truth is --
19 I mean, you can get a citation for peeling
20 paint; and it's real in that it's informative,
21 and --

22 (Reporter inquiry.)

23 COMMISSIONER MORGAN: You can get a
24 citation for peeling paint. And I think the
25 issue is that some people don't know that. So

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1 where this is next month and go from there, I
2 guess.

3 THE CHAIRMAN: Well, question for staff.

4 Can we add this to the agenda for next
5 month, just to make sure it's followed up on,
6 then? Because I do think it's important. It
7 follows up on the Demolition by Neglect Task
8 Force, and -- and, you know, trying to get some
9 teeth to that and what we set out to do. So
10 just make sure it's on the agenda somewhere,
11 just follow up on that.

12 COMMISSIONER EPSTEIN: Yeah, through the
13 Chair, I -- I mean, this is definitely
14 something that we had mentioned on the task
15 force, so I definitely think we need to figure
16 out the -- you know, kind of the logistics
17 around sending it around.

18 I might just make it a little bit more
19 neighborly. One of the lines that kind of
20 caught my attention was, you know, sort of the
21 neglecting the maintenance needs of a property
22 may result in citations, fines, and other legal
23 action. If you cannot appropriately maintain
24 your property, please contact us.

25 COMMISSIONER HOFF: To discuss --

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1 while I agree, it needs to be, like, in a
2 neighborly tone, it also needs to be
3 informative, and maybe -- somehow it -- and
4 maybe somehow explaining that it's a generic
5 letter; and it's not like, hey, your paint's
6 peeling. It's more --

7 COMMISSIONER EPSTEIN: Yeah.

8 COMMISSIONER MORGAN: Like, it looks like
9 a broader, more generic thing.

10 One thing I wanted to add, too, though --
11 I think this is a really powerful tool. I
12 think that in a perfect -- you know, in an
13 ideal world, that our neighbors in historic
14 districts would be getting something from us
15 every year, and this could be a working tool to
16 maybe next year include some of the landmarking
17 information or just tailoring it specific,
18 every year for things that are coming up or
19 something like that, and just making it a -- a
20 living document.

21 THE CHAIRMAN: Maybe instead of a letter,
22 it comes out as, like, a multipage flyer that
23 has the resources, has a short state -- it's
24 like -- not necessarily a formal letter, but
25 short statements, almost like a marketing flyer

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1 almost, here's the resources, here's what we're
2 doing, here's the latest landmarks, here's the
3 big new, like -- more like a newsletter.

4 COMMISSIONER LOVE: Sounds like a
5 newsletter.

6 THE CHAIRMAN: Yeah. Like a newsletter,
7 yeah.

8 COMMISSIONER MORGAN: Yeah, and that's a
9 lot. I've done those before. That's why I'm
10 saying annual.

11 I see your laser eyes, Arimus.

12 THE CHAIRMAN: Arimus, can you write a
13 newsletter for us?

14 COMMISSIONER MORGAN: No, I'm just
15 teasing.

16 No, but, honestly, if we keep it on the
17 agenda, you know, and we're looking at it until
18 it goes out, I could see every -- you know,
19 when we have things come up, like, oh, Arimus,
20 can we make a note for that in the letter going
21 out next year? Or, that would be a good thing
22 to include if we're, like, revising the Window
23 Supplement; like, a fresh copy, or -- I don't
24 know. I could see it really working, but I
25 don't want it to overwork you, right?

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1 because people don't know where to look, right?
2 But everybody looks somewhere. We all know
3 where the -- well, I hope we know where the
4 holiday schedule for trash pickup is on the
5 website, you know? So that I know when to put
6 my trash out when it's a holiday. You know
7 what I mean?

8 There are things that we all access at
9 some level online as citizens, and maybe we
10 need to be -- we need to tag on to that first
11 rather than trying to create our own thing
12 first. It might be an easier vehicle for
13 staff.

14 COMMISSIONER MORGAN: Through the Chair to
15 Arimus, did you mention in our landmarking
16 committee meeting that you guys are overhauling
17 the Historic Preservation page?

18 MR. WELLS: Through the Chair to
19 Commissioner Morgan, no. I can add that to the
20 list, but no.

21 COMMISSIONER MORGAN: No, no, no. I'm
22 just --

23 MR. WELLS: No, we had no plans for that.
24 If anything, we're going to bring back the
25 Historic Preservation Awards or some, you know,

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 we don't need staff making effigies of us, you
3 know?

4 I think we ask -- I know from our task
5 force and our committee, I'm sure that they're
6 like, "Oh, giving us something else to do."

7 COMMISSIONER MORGAN: I just feel like, if
8 we're going to do the work, let's, you know,
9 make it a tool. Yeah, I'm not a fan of
10 checking the box.

11 COMMISSIONER MONTOYA: You know, one of
12 the -- I don't want it to drag on, but one of
13 the things you might look at too is maybe a
14 more general vehicle for disseminating
15 information, like, on the City -- like, are
16 there ways that we can -- and maybe we do --
17 right now -- that we get information out to
18 citizens, just in general, that maybe we're
19 part of that reel; you know, maybe -- maybe
20 historic preservation is part of the
21 Jacksonville reel rather than trying to target
22 the individual communities themselves because
23 the -- it seems like the biggest thing is a
24 kind of ignorance. And I don't mean that in an
25 intelligence way, just not seeing things

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1 facet of that.

2 COMMISSIONER MORGAN: I think it was,
3 like, the landmarking application, you were
4 saying that it was going to eventually be on
5 there and you were working with the -- that's
6 why I was like, is there a --

7 MR. WELLS: Gotcha. Yeah. So that --

8 COMMISSIONER MORGAN: Can this web
9 designer do anything else?

10 MR. WELLS: Yeah. So we're definitely
11 working on that. So that will be launching in
12 a -- actually, I've got to update it --
13 possibly within the next two weeks or so.

14 THE CHAIRMAN: All right. Thank you,
15 everyone.

16 I guess with that, I will adjourn the
17 meeting of Jacksonville Historic Preservation
18 Commission.

19 Thank you.

20 (The proceedings were concluded at
21 3:32 p.m.)

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1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA)
4 COUNTY OF DUVAL)

5
6

7 I, Diane M. Tropia, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12
13

14

15 DATED this 28th day of December 2025.

16

17

18 _____
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Florida Professional Reporter

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