

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING

Proceedings held on Wednesday, April 23, 2025,  
commencing at 1:04 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, Acting Chair.  
WILLIAM HOFF, Secretary.  
JULIA EPSTEIN, Commission Member.  
BECKY MORGAN, Commission Member.  
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning Department.  
BRITTANY FIGUEROA, Planning Department.  
CALEB ARSENAULT, Planning Department.  
CARLA LOPERA, Office of General Counsel.

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Diane M. Tropia, Inc.  
Post Office Box 2375, Jacksonville, FL 32203  
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1 Department.  
2 MR. ARSENAULT: Caleb Arsenault, Planning  
3 Department.  
4 THE CHAIRMAN: Thank you, everyone.  
5 As a courtesy, everyone please remember to  
6 silence your cell phones, no public displays of  
7 support or opposition to any of the items on  
8 the agenda. We're going to take a ten-minute  
9 break every two hours as needed.  
10 If you wish to speak, if you -- including  
11 applicants, please make sure you fill out a  
12 speaker's card and turn it in up here. When  
13 you come up to speak, please make sure to say  
14 your name and address, and you'll get sworn in.  
15 All right. And with that, we'll move on.  
16 Can I get approval for the minutes of the  
17 March 26th, 2025, JHPC meeting?  
18 COMMISSIONER HOFF: I will make a motion  
19 to approve the minutes from the April -- I'm  
20 sorry, for the March HPC meeting.  
21 COMMISSIONER EPSTEIN: Second.  
22 COMMISSIONER MORGAN: Second.  
23 THE CHAIRMAN: Any discussion on it?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: All those in favor of  
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2

1 P R O C E E D I N G S  
2 April 23, 2025 1:04 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  
9 1:04 p.m.  
10 And we will begin with introductions,  
11 starting with staff on my left.  
12 MR. WELLS: Arimus Wells, Planning  
13 Department.  
14 MS. LOPERA: Carla Lopera, Office of  
15 General Counsel.  
16 COMMISSIONER EPSTEIN: Julia Epstein,  
17 commissioner.  
18 THE CHAIRMAN: Ethan Gregory, acting  
19 Chair.  
20 COMMISSIONER HOFF: William Hoff,  
21 commissioner.  
22 COMMISSIONER MORGAN: Becky Morgan,  
23 commissioner.  
24 COMMISSIONER LOVE: Thomas Love,  
25 commissioner.  
MS. FIGUEROA: Brittany Figueroa, Planning  
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4

1 approval of the minutes from March 26th, 2025?  
2 COMMISSION MEMBERS: Aye.  
3 THE CHAIRMAN: All right. By your action,  
4 the motion passed.  
5 And with that, we'll move forward with the  
6 items on the agenda. I'll go through each  
7 item.  
8 There are no deferred items on Section B.  
9 On the Consent Agenda, Section C, we have  
10 COA-25-32118 at 1318 Avondale Avenue. There is  
11 COA-25-32134 located at 738 Acosta Street. And  
12 there is COA-24-31519 at 1422 Liberty Street  
13 North. We will be pulling Item Number 4,  
14 COA-25-31911, located at 232 5th Street East.  
15 We'll consider that right after the Consent  
16 Agenda.  
17 Moving on to Section D, Previously  
18 Deferred Items to Be Heard, we have  
19 COA-24-30543 at 3671 Richmond Street and  
20 MMA-25-31892 at 1135 Walnut Street.  
21 Nothing in Sections E and N.  
22 And moving to Section G, Certificates of  
23 Appropriateness, we have COA-25-31951, located  
24 at 1649 Osceola Street; COA-25-32025, located  
25 at 2568 Herschel Street, and COA-25-32090,  
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<p style="text-align: right;">5</p> <p>1 located at 2144 Ernest Street. 2 Moving on to Section H, we have 3 Certificates of Appropriateness for Work 4 Completed Without a COA, and we have one item, 5 that is COA-25-31903, located at 3602 Park 6 Street. 7 Nothing in items I, J, or K. And in 8 New Business, under L, we have a road remaining 9 from Manning Cemetery Road to Solomon Road. 10 And then Section M, we have information 11 on -- Commissioner Hoff will give an update on 12 the Demolition by Neglect Task Force. Pending 13 legislation and Public Works improvements. And 14 then Section O, we have design issues, a cedar 15 shake discussion, if we have time for all of 16 that. 17 All right. So back on Page 2, we will 18 consider the Consent Agenda, pulling Item 19 Number 4. 20 COMMISSIONER HOFF: I will make a motion 21 to approve the Consent Agenda, pulling Item 22 Number 4. That would be COA-25-32118, 23 COA-25-32134, and COA-24-31519. 24 THE CHAIRMAN: I think we need to open up 25 the public hearing first. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 noted in the staff report. You're welcome to 2 stay if you'd like, but if -- if your items are 3 1, 2, and 3, it has been approved. 4 All right. With that, we will move on to 5 Item Number 4 there, COA-25-31911. 6 Do we have any commissioners with any 7 ex parte to declare? 8 COMMISSIONER LOVE: Yes, I do. 9 I have a voting conflict with 10 COA-25-31911. The applicant, TerraWise Homes, 11 Incorporated, is a business partner of mine. 12 I've been advised by the Office of General 13 Counsel to abstain from voting due to this 14 conflict. 15 Thank you. 16 THE CHAIRMAN: Thank you, Commissioner. 17 All right. With that, we'll open the 18 public hearing and we'll hear from staff with a 19 report. 20 MS. FIGUEROA: COA-25-31911, located at 21 232 East 5th Street, seeks to construct a 22 two-story, single-family home within the 23 Springfield Historic District. The subject 24 site is currently a vacant interior lot that's 25 approximately 36 feet wide by 203 feet long. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 COMMISSIONER HOFF: Oh. 2 THE CHAIRMAN: It's all good. 3 Is anyone here to speak on Items 1, 2 and 4 3 under Section C? 5 AUDIENCE MEMBERS: (No response.) 6 THE CHAIRMAN: With that, I'll close the 7 public hearing. 8 Now I'll entertain a motion. 9 Sorry, Commissioner Hoff. 10 COMMISSIONER HOFF: I will make a motion 11 to approve the Consent Agenda, Items 1 through 12 3, COA-25-32118, 25-32134, and 24-31519. 13 COMMISSIONER EPSTEIN: Second. 14 THE CHAIRMAN: Any discussion on those 15 items? 16 COMMISSION MEMBERS: (No response.) 17 THE CHAIRMAN: All right. 18 All those in favor of approval of the 19 Consent Agenda? 20 COMMISSION MEMBERS: Aye. 21 THE CHAIRMAN: By your action, you have 22 approved the Consent Agenda. 23 That said, anybody here that is here for 24 Items 1, 2, and 3 on the Consent Agenda, your 25 COAs have been approved with the conditions Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 The surrounding residential structures along 2 this block are two-story homes. 3 As designed, the proposed home will 4 consist of a gabled roof with a full-width 5 porch, and there is also a shed dormer where 6 the third floor will contain two bedrooms and 7 one bathroom. 8 Primary materials of this structure 9 include architectural asphalt shingles for the 10 roof, fiber cement lap siding, fiber cement 11 shake siding in the gable ends, 1-over-1 and 12 fixed windows, a painted concrete block 13 foundation, squared columns with caps and bases 14 along the front porch, and a wood porch railing 15 with 2-by-2 spindles. 16 Staff is recommending approval with two 17 conditions. 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 MEMBER: (Indicating.) 24 THE CHAIRMAN: Would they like to say 25 anything? Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 AUDIENCE MEMBER: (Nods head.)</p> <p>2 THE CHAIRMAN: All right. With that, we</p> <p>3 will close the -- excuse me.</p> <p>4 Is there anyone else here to talk on this</p> <p>5 COA?</p> <p>6 AUDIENCE MEMBERS: (No response.)</p> <p>7 THE CHAIRMAN: All right. With that, we</p> <p>8 will close the public hearing, and I'll</p> <p>9 entertain a motion.</p> <p>10 COMMISSIONER HOFF: I will make a motion</p> <p>11 to approve COA-25-31911 with the staff</p> <p>12 conditions.</p> <p>13 COMMISSIONER EPSTEIN: Second.</p> <p>14 THE CHAIRMAN: Any discussion?</p> <p>15 COMMISSIONER EPSTEIN: I just had a</p> <p>16 general thought, that the front elevation</p> <p>17 seemed a bit busy.</p> <p>18 That's my only critique, though.</p> <p>19 THE CHAIRMAN: All right. Then if there's</p> <p>20 no other discussion on it, I'll put it up to a</p> <p>21 vote. The current motion is to approve with</p> <p>22 conditions, COA-25-31911.</p> <p>23 All those in favor?</p> <p>24 COMMISSION MEMBERS: Aye.</p> <p>25 (Commissioner Love abstains from voting.)</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 here is just an email exchange regarding the</p> <p>2 dimension changes on the site plan.</p> <p>3 The next one is the site plan that he</p> <p>4 originally had. This is the one that's dated</p> <p>5 December 2nd, 2024. As you can see in this</p> <p>6 site plan, the driveway apron or parking pad is</p> <p>7 oriented parallel, so from north to south.</p> <p>8 On the new site plan that's dated</p> <p>9 April 6th -- so this is the newest one we</p> <p>10 received -- it's oriented parallel to the</p> <p>11 street here. So it's still within the</p> <p>12 right-of-way.</p> <p>13 So in terms of changes, again, it's</p> <p>14 oriented parallel to the street. It's more</p> <p>15 narrow at the upper portion and is now the same</p> <p>16 width of the existing driveway, then it curves</p> <p>17 outward to the left to create a parking pad,</p> <p>18 and now the parking pad area has a 6-inch-high</p> <p>19 brick edging.</p> <p>20 And then if you recall from the survey</p> <p>21 itself -- again, this is located within the</p> <p>22 right-of-way and not on the property owner's</p> <p>23 personal property.</p> <p>24 So, again, after looking at the site plan</p> <p>25 and taking into consideration our previous</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 THE CHAIRMAN: Any opposed?</p> <p>2 COMMISSION MEMBERS: (No response.)</p> <p>3 THE CHAIRMAN: By your action, the motion</p> <p>4 has passed for COA-25-31911.</p> <p>5 All right. Moving on to Section D,</p> <p>6 COA-24-30543, located at 3671 Richmond Street,</p> <p>7 do the commissioners have any ex parte to</p> <p>8 declare?</p> <p>9 COMMISSION MEMBERS: (No response.)</p> <p>10 THE CHAIRMAN: If not, we will open the</p> <p>11 public hearing and I'll entertain a staff</p> <p>12 report.</p> <p>13 MR. WELLS: Thank you.</p> <p>14 So to the Commission, if you recall, this</p> <p>15 item has been deferred a couple of times now.</p> <p>16 So at the last meeting in March, you all</p> <p>17 requested the applicant to come up with a</p> <p>18 revised site plan that's legible and to scale</p> <p>19 for staff to review. So as you'll see in the</p> <p>20 book, there on the left hand pane, there's a</p> <p>21 ribbon tab, and so we did add a notation here</p> <p>22 regarding new materials from the applicant.</p> <p>23 And so I'm just going to scroll through</p> <p>24 these really quickly here.</p> <p>25 So the first thing -- the first subset</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 presentation that we did on March 26th</p> <p>2 regarding the surrounding neighbors with other</p> <p>3 parking pads that we found to mostly be</p> <p>4 installed prior to the enactment of the</p> <p>5 historic district, we do stand by our original</p> <p>6 report to essentially deny the recommendation.</p> <p>7 THE CHAIRMAN: Any other questions for</p> <p>8 staff here?</p> <p>9 COMMISSIONER HOFF: Through the Chair to</p> <p>10 staff, so the staff recommendation says approve</p> <p>11 with conditions. So could you clarify "approve</p> <p>12 with conditions" versus "essentially deny,"</p> <p>13 please?</p> <p>14 MR. WELLS: Through the Chair to</p> <p>15 Commissioner Hoff, my apologies. Yeah, it</p> <p>16 should be an approve with conditions.</p> <p>17 What our conditions state is that the</p> <p>18 existing width and -- of the existing driveway</p> <p>19 and apron shall be maintained.</p> <p>20 THE CHAIRMAN: And that's with approval of</p> <p>21 the fence not changing -- or, excuse me, with</p> <p>22 the plans they have here? Those haven't</p> <p>23 changed since last time, correct?</p> <p>24 MR. WELLS: So -- huh?</p> <p>25 THE CHAIRMAN: The brick fence, the --</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">13</p> <p>1 that they're building along the front here.</p> <p>2 MR. WELLS: To the Chair --</p> <p>3 THE CHAIRMAN: The wall --</p> <p>4 MR. WELLS: Yeah, wall.</p> <p>5 It has changed slightly. We didn't have</p> <p>6 any objections to that, per se. It's just</p> <p>7 mainly the apron.</p> <p>8 THE CHAIRMAN: Gotcha.</p> <p>9 And it was your assessment of the other</p> <p>10 examples the applicant provided regarding</p> <p>11 off-street parking that is parallel to the</p> <p>12 street, that all those were done either prior</p> <p>13 to the creation of the historic district or</p> <p>14 potentially done without a COA? Was that your</p> <p>15 assessment? None of those were approved with</p> <p>16 COAs?</p> <p>17 MR. WELLS: To the Acting Chair, that's</p> <p>18 correct. Going back to our previous visual</p> <p>19 here depicted on the screen, most of these were</p> <p>20 installed prior.</p> <p>21 THE CHAIRMAN: Thank you.</p> <p>22 Any other questions for staff?</p> <p>23 COMMISSION MEMBERS: (No response.)</p> <p>24 THE CHAIRMAN: Is the applicant here?</p> <p>25 AUDIENCE MEMBER: Yes.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">15</p> <p>1 report I gave you last month, you can see what</p> <p>2 the current state of this driveway is. The --</p> <p>3 if we'll go to the first page, this is the</p> <p>4 current parking apron. It is relatively ugly,</p> <p>5 poorly designed, and has a wide concrete strip</p> <p>6 that's already 6 feet wide.</p> <p>7 My plan encompasses this area and only</p> <p>8 changes it by making it about 9 feet wide, and</p> <p>9 it will be a bit shorter. The brick will be</p> <p>10 redone in the -- with a similar style to what's</p> <p>11 already there. It will extend to the original</p> <p>12 historic dimensions that the brick apron had,</p> <p>13 which is a full 21 feet from the top of the</p> <p>14 brick apron to the street, and it will look</p> <p>15 more uniform.</p> <p>16 It's also been approved by all of the</p> <p>17 neighbors. As you'll remember from the last</p> <p>18 meeting, I've had every neighbor sign a</p> <p>19 petition requesting that the front yard project</p> <p>20 be allowed to proceed.</p> <p>21 The main reasons we want this project are</p> <p>22 to enable one single off-street parking space.</p> <p>23 It's becoming more and more important to do</p> <p>24 that, especially on Richmond Street. This</p> <p>25 particular part of Richmond Street is extremely</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">14</p> <p>1 (Audience member approaches the podium.)</p> <p>2 THE CHAIRMAN: State your name and address</p> <p>3 and she will swear you in.</p> <p>4 AUDIENCE MEMBER: Thomas Davis, 3671</p> <p>5 Richmond Street.</p> <p>6 THE REPORTER: If you would raise your</p> <p>7 right hand for me, please.</p> <p>8 MR. DAVIS: (Complies.)</p> <p>9 THE REPORTER: Do you affirm that the</p> <p>10 testimony you are about to give will be the</p> <p>11 truth, the whole truth, and nothing but the</p> <p>12 truth?</p> <p>13 MR. DAVIS: I do.</p> <p>14 THE REPORTER: Thank you.</p> <p>15 MR. DAVIS: So I return to speak again on</p> <p>16 behalf of our revised plan. We've been here</p> <p>17 several times before to discuss this parking</p> <p>18 apron. You'll remember from the last meeting,</p> <p>19 I did submit pictures of the other similar</p> <p>20 aprons, all are within, as you've confirmed,</p> <p>21 something like a thousand feet of my home.</p> <p>22 They are all similar in structure, some are not</p> <p>23 done with the same material, some are done in</p> <p>24 concrete.</p> <p>25 The -- if we review the original -- the</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">16</p> <p>1 narrow, being only 15 feet wide.</p> <p>2 You've already approved the demolition of</p> <p>3 two homes on this street, meaning we're going</p> <p>4 to have, over the next three years, multiple</p> <p>5 large trucks and deliveries, plus the regular</p> <p>6 trucks that need to be maintained -- need to be</p> <p>7 brought in for maintenance of these properties.</p> <p>8 So I would request that the Commission</p> <p>9 consider approval of the new drawing which has</p> <p>10 taken into account the commissioners' request</p> <p>11 to change the dimensions and make the parking</p> <p>12 parallel to the street rather than</p> <p>13 perpendicular to the street.</p> <p>14 THE CHAIRMAN: Any questions for the</p> <p>15 applicant?</p> <p>16 COMMISSION MEMBERS: (No response.)</p> <p>17 THE CHAIRMAN: Thank you. We'll call you</p> <p>18 up if we need you.</p> <p>19 MR. DAVIS: Thank you.</p> <p>20 THE CHAIRMAN: Is there anybody from the</p> <p>21 public here to speak on this COA?</p> <p>22 AUDIENCE MEMBERS: (No response.)</p> <p>23 THE CHAIRMAN: All right. With that, we</p> <p>24 will close the public hearing and I'll</p> <p>25 entertain a motion.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">17</p> <p>1 COMMISSIONER HOFF: I will make a motion 2 to approve COA-24-30543 with the updated site 3 plan. 4 COMMISSIONER EPSTEIN: Second. 5 THE CHAIRMAN: Any discussion on this one? 6 COMMISSIONER EPSTEIN: Through the Chair, 7 I think that this is a very simple solution to 8 do this 9-foot parking space where there 9 already exists this sort of 6 feet of concrete 10 that's kind of arbitrary to begin with. 11 I know we don't like to approve these kind 12 of easement/off-street parking areas, but there 13 already is this sort of awkward concrete shape, 14 so I think it actually would improve the entire 15 look of the street to go ahead and just give 16 the extra 3 feet and allow it to all be 17 homogenous and look nice and new. 18 COMMISSIONER HOFF: Through the Chair, so 19 I agree with Commissioner Epstein's statements 20 regarding how this situation is a little bit 21 unique, not only because there is kind of a 22 worse version of this there now, but because 23 this portion of the street is narrow and the 24 updated site plan would draw the parked vehicle 25 away from the front of the house, closer to the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">19</p> <p>1 Epstein's comments that we appreciate you 2 working with us on this. I think this is a 3 solution that can work. 4 And I want to make sure that we clarify, 5 this is not, you know, a precedent we want to 6 set on every historic street. This is just 7 unique, with the width of the street and the 8 current concrete that is there. 9 Is there any further discussion on it? 10 MS. LOPERA: Mr. Chair, so with that 11 motion -- through the Chair to the Commission, 12 if you look at the conditions in the staff 13 report, it has the effect of changing 14 Conditions 1 and 3 to reflect the site plan 15 dated April 26, 2025. 16 I just want to confirm with the owner that 17 you are okay with Conditions 2 and 4. 18 (Mr. Davis approaches the podium.) 19 MR. DAVIS: Could you refresh my memory on 20 Conditions 2 and 4? 21 MS. LOPERA: Sure. 22 Condition 2 deals with the pavers and the 23 shape shall be rectangular, not to exceed 24 6 inches by 10 inches with a modular 25 relationship of 1 to 2 or 3 to 5, and the color Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">18</p> <p>1 road. Those are the reasons why I would be 2 okay supporting this one. 3 COMMISSIONER EPSTEIN: Through the Chair, 4 I'd also like to say that I appreciate the work 5 that you've put in to come here and work with 6 us on this because, as you can see, a lot of 7 the examples that you gave, when I looked 8 through them, truthfully, it was kind of 50/50 9 on whether they were done previously, before 10 the historic overlay, or if they were done 11 without a COA. In fact, one of them asked for 12 a COA and then took a portion out of their COA 13 to not do that pad, and then they did the pad. 14 So I appreciate you coming here and 15 working with us because you could have just 16 kind of thrown something together like other 17 people have done, so I just want to say I 18 appreciate that also. 19 THE CHAIRMAN: I agree. This is a good 20 solution to, one, help the curb appeal, 21 obviously, with that -- with the concrete that 22 Commissioner Epstein had mentioned there, as 23 well as providing a solution on what is a very 24 narrow street over there. 25 And, again, I would echo Commissioner Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">20</p> <p>1 shall be brick-like or granite, no white 2 blends. 3 And Condition 4 is the wall installation 4 shall be consistent with the fencing and wall 5 guidelines. 6 MR. DAVIS: Yes, I agree with those 7 conditions. 8 MS. LOPERA: Okay. Thank you. 9 MR. DAVIS: Thank you. 10 THE CHAIRMAN: And just for reference, for 11 the record, we're referring to the site plan 12 dated 4/6/25, located in the packet here. 13 With that, we'll put it to a vote. All 14 those in favor of approval, with the amended 15 conditions, of COA-24-30543, say aye. 16 COMMISSION MEMBERS: Aye. 17 THE CHAIRMAN: Any opposed? 18 COMMISSION MEMBERS: (No response.) 19 THE CHAIRMAN: By your action, the COA is 20 approved. 21 MS. LOPERA: With conditions. 22 THE CHAIRMAN: With conditions. Sorry. 23 Thank you. 24 All right. With that, we'll move on to 25 MMA-25-31892 at 1135 Walnut Street. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">21</p> <p>1 Do any commissioners have any ex parte to 2 declare? 3 COMMISSION MEMBERS: (No response.) 4 THE CHAIRMAN: All right. With that, 5 we'll open the public hearing and have a staff 6 report. 7 MS. FIGUEROA: For MMA-25-31892, the 8 applicant supplied additional evidence earlier 9 this week from what they had submitted. 10 Staff's comments are that the 11 white-colored structure located at 1117 Walnut 12 Street that has lap siding with a 5- to 6-inch 13 reveal was constructed in 2022, and the 14 teal-colored structure located down the street 15 at 1245 Walnut Street that has lap siding with 16 a 5- to 6-inch reveal was constructed in 2019, 17 and we just wanted to remind the Commission 18 that the subject structure was constructed in 19 1906 and has a historic siding design of wood 20 lap siding in about a 1-and-a-half-inch to 21 2-inch reveal. 22 Staff still stands by our staff report 23 recommendation of denial. 24 Under a separate COA, 24-30961, the 25 applicant was approved with conditions for Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">23</p> <p>1 AUDIENCE MEMBER: (Indicating.) 2 THE CHAIRMAN: If you'll come on up. 3 (Audience member approaches the podium.) 4 THE REPORTER: Your name and address, 5 please. 6 AUDIENCE MEMBER: Francesca Olandesi, and 7 it's 1135 Walnut Street in Jacksonville, 8 Florida. 9 THE REPORTER: If you would raise your 10 right hand for me, please. 11 MS. OLANDESI: (Complies.) 12 THE REPORTER: Do you affirm that the 13 testimony you are about to give will be the 14 truth, the whole truth, and nothing but the 15 truth? 16 MS. OLANDESI: I do. 17 THE REPORTER: Thank you. 18 MS. OLANDESI: Hi, again. 19 Okay. These are some photos. 20 (Tenders photographs.) 21 THE CHAIRMAN: You can begin whenever 22 you're ready. You can go ahead. 23 MS. OLANDESI: Oh, okay. 24 Thank you for seeing me. 25 So with further evidence -- we did get a Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">22</p> <p>1 scattered siding replacement, and that COA is 2 still active. The applicant could submit a new 3 minor modification application to repair or 4 replace any additional scattered or 5 deteriorated lap siding that may not have been 6 called out in the previous COA with matching 7 wood lap siding and design, and that could be 8 approved administratively. 9 THE CHAIRMAN: Thank you. 10 Do the commissioners have any questions 11 for staff? 12 We were just handed some information here 13 too, so if you'd give us just a second to look 14 through it as well. 15 MR. WELLS: To the Chair, to the 16 Commission, if I may, so staff is -- right now 17 they're passing around some handouts. This is 18 something that we received from the applicant 19 earlier this week, so -- on Monday. So this 20 was after publishing of the book. So I'll hand 21 it over to the applicant to explain further 22 details, but these are just, again, some 23 handouts that they wanted to brief you all on. 24 THE CHAIRMAN: All right. Is the 25 applicant here? Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">24</p> <p>1 third-party engineer who does do inspections 2 for Duval County to come and assess and do 3 his -- 4 THE CHAIRMAN: Sorry, did you give your 5 name and address yet and get sworn in? 6 THE REPORTER: Yes. 7 THE CHAIRMAN: Okay. Sorry. 8 MS. OLANDESI: That's okay. 9 So Ali Marar with AC Integrators [sic], 10 who is a third-party inspector for Duval 11 County, he did come and assess the building 12 physically himself. There are pictures there 13 when he was on site to show you. And the issue 14 with that, as he wrote in the letter and as we 15 also provided, is there is no sheathing -- 16 insulation, there's no sheathing, there's no 17 vapor barrier underneath that. 18 And when the house was purchased, as you 19 could see from the photos, there -- there's 20 black tar to show how the fiber cement was on 21 there that -- then they -- he had to pay for 22 asbestos removal, and then to remove that. So 23 when he bought the house, there was other 24 siding on it. 25 So the engineer did come out, and that's Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">25</p> <p>1 why he physically showed pictures to show that 2 underneath that there is no protection. It's 3 also termite ridden, and there is even evidence 4 of a -- you know, of a growth from the 5 moisture, you know. 6 And with that said, you know, the -- with 7 all the building codes, you know, it is a 8 danger with a possible mold growth throughout 9 time. You know, that could happen with him and 10 his family living in the home. 11 The other issue is it's not just parts of 12 it. It's -- the entire thing has to be taken 13 down to have all insulation, sheathing, either 14 CDX or OSB, half-inch plywood, and then a Tyvek 15 roll -- vapor barrier, you know, with -- with 16 the tape at the seams, before any siding can go 17 back on in order to protect the home from 18 moisture. 19 And if you look at the map that I sent, we 20 are level 2 in the entire country. The only 21 other ones that are level 1, of highest, is -- 22 it's Key West and then, you know, your -- your 23 islands, your -- Hawaii and everything. So 24 we're in a red zone. 25 And we're also .5 miles away from the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">27</p> <p>1 here, so ... 2 (Tenders photographs.) 3 THE CHAIRMAN: Thank you. 4 Is there anyone else here to speak on this 5 COA? 6 AUDIENCE MEMBERS: (No response.) 7 THE CHAIRMAN: All right. 8 Thank you. We'll call you back up if we 9 need you. 10 And with that, we will close the public 11 hearing. 12 MS. OLANDESI: Thank you. 13 THE CHAIRMAN: To the Commissioners, I 14 have some photos I just got here that I'm going 15 to pass down to you as well. So if you guys 16 want to just give it a minute, I'll take a look 17 at these. 18 (Brief pause in the proceedings.) 19 THE CHAIRMAN: All right. So I've had a 20 chance to look at those photos. I will -- 21 would anybody like to make a motion regarding 22 this MMA? 23 COMMISSIONER MORGAN: I'd like to make a 24 motion to deny MMA-25-31892. 25 COMMISSIONER EPSTEIN: Second. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">26</p> <p>1 St. Johns River, and so we're not even a mile 2 away. So that moisture is a big, big concern 3 for -- you know, through time. 4 He's trying to maintain the structure. 5 And then as far as the new properties, the 6 only reason why we did include them is because 7 those homes were allowed to be built as new 8 construction, but they had to be replicated as 9 the other ones on the same -- same block, same 10 side of the street, but they weren't -- they 11 didn't -- they weren't forced to do the -- you 12 know, the 2-inch and to replicate that. They 13 were allowed to do the bigger reveal with fiber 14 cement, so that's where that argument came in 15 with the -- 16 (Timer notification.) 17 MS. OLANDESI: Sorry. 18 THE CHAIRMAN: You can finish your 19 thought. It's okay. 20 MS. OLANDESI: Oh. 21 That's where that just came in, why we 22 sent that. And I -- I sent the photos -- if 23 you guys do want them as well -- of the other 24 houses that are, like, right there by him. 25 I don't know if you want them, but they're Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">28</p> <p>1 THE CHAIRMAN: All right. Any discussion? 2 COMMISSIONER HOFF: Through the Chair to 3 staff, so just to confirm, the application is 4 to -- is to remove the current siding; not to 5 replace with like siding, but to replace with 6 the -- with a different material and profile; 7 is that correct? 8 MS. FIGUEROA: Through the Chair to the 9 commissioner, yeah. So the request is 10 wholesale siding replacement to replace 11 historic wood lap siding and shake shingle 12 siding with new Hardie plank lap siding in a 13 6-inch reveal. 14 COMMISSIONER MORGAN: Through the Chair, I 15 guess just as, like, a general comment, I am 16 understanding the vapor barrier and the concern 17 for the humidity, but I think that these 18 building systems were designed to actually 19 handle that. The house should have water in 20 and out of it. 21 Even a block home with no passage back and 22 forth can create mold. I lived in a 1909 house 23 for 15 years with no vapor barrier, and there's 24 no mold. It's a natural ventilation system. 25 And that's how they were designed. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">29</p> <p>1 And I think that -- the point about the 2 siding on the newer homes, specifically in the 3 guidelines new construction can be similar but 4 also needs to be distinguished from historic, 5 and that's why those type of homes may have 6 been able to use a more modern product. 7 COMMISSIONER EPSTEIN: Through the Chair, 8 this is a really great synopsis of what you 9 would have to do if you built a new house right 10 now per the building code. The Florida 11 Building Code does have an entire section for 12 historic buildings, where historic buildings do 13 not have to meet the new building code because 14 they have a historic fabric and they're 15 constructed in a historic method that worked 16 that way to kind of breathe with vapor and 17 everything. 18 When you start to apply new technologies 19 to a historic building, you need to be sure 20 that you're applying them in their entirety or 21 you could trap mold in certain places. You do 22 run the risk of that. 23 I -- as an architect, I have no problem 24 thinking that it's wonderful to do vapor 25 barriers and sheathing when I see that there's</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">31</p> <p>1 they're in really bad shape. I didn't know -- 2 I was going to ask Brittany, who's been very 3 helpful through this, if that's, like, a 4 separate thing I come and talk about, because 5 now -- 6 When the engineer came out and we -- you 7 know, we're going through every bit and piece 8 of this exterior home, that the windows were 9 found to -- they're not salvageable. You know, 10 I thought maybe that was something we could do, 11 but they're in really bad shape, and the 12 termite damage also to the frames of them, and 13 then most of the glass is broken and they 14 don't, you know, go up and down. So we're -- 15 we're going to have to fix those. 16 So I didn't know, I was going to ask, you 17 know, after the meeting if that's something I 18 have to come back for. 19 COMMISSIONER MORGAN: I think so, if it's 20 not included in this COA. 21 MS. OLANDESI: Right. 22 COMMISSIONER MORGAN: I think last time 23 you were here you had told me that your boss or 24 your client that owns the home, that he has 25 done a lot of historic properties?</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">30</p> <p>1 a need that a structure in a historic district, 2 a historic structure is beyond repair and 3 requires reconstruction. From the photos I 4 saw, I do see parts and pieces that have a good 5 amount of damage to them, but I don't see 6 enough that would require the entire structure 7 to be stripped of what's there and apply a new 8 methodology of construction to it. 9 COMMISSIONER MORGAN: Through the Chair, 10 I'd just like to -- I guess to the applicant, 11 I'm looking at this engineering report from the 12 assessment that you had, and there's a lot of 13 mention on here about the windows as well. 14 Have you had any conversations with staff or 15 have an approach on the windows or -- because I 16 think that there's going to be a couple of 17 these coming up you may want to get ahead of. 18 MS. OLANDESI: Yes, actually. 19 THE CHAIRMAN: You can come back up and 20 speak into the mic, please. 21 (Ms. Olandesi approaches the podium.) 22 THE CHAIRMAN: Thank you. 23 MS. OLANDESI: Yes. We -- originally, 24 when we were going over the siding, it wasn't 25 until we had -- did more investigation, they --</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">32</p> <p>1 MS. OLANDESI: He has in the past, yes. 2 COMMISSIONER MORGAN: I'm just -- I mean, 3 I don't think that you can just tear it up and 4 start from scratch here. There's going to be a 5 lot of rebuilding. And I think staff can work 6 with you to look at your windows, but they're 7 probably not going to be replaced, and those 8 are just things that, you know, you need to be 9 thinking of ahead of -- that's also a part of 10 the envelope -- 11 MS. OLANDESI: Right. 12 COMMISSIONER MORGAN: -- right? 13 MS. OLANDESI: So I think if the -- there 14 wasn't -- there was existing siding on that 15 home, it wasn't the original that was shown, 16 that someone many years ago -- and it had to be 17 during the asbestos time, because that's what 18 was on it -- put, you know, a tar paper and put 19 fiber cement siding on it with asbestos. So he 20 never would have purchased this home had he 21 known, once he demoed this, that this was going 22 open up Pandora's box. 23 After going through that asbestos process 24 and, you know, everything like that, and he got 25 the permit, and then when we got there and took</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>



33

1 it off, it was, uh-oh, do we have a COA? And  
2 it was an oversight. And that's when I called  
3 and got Brittany, and she was very helpful  
4 through it. That's why we stopped.  
5 You know, so he never would have purchased  
6 it on the -- you know, if he saw the way it is  
7 now with that siding off, he never would have  
8 purchased it like that. And that's where --  
9 that's where the issue comes in, is that, you  
10 know, from the asbestos era, that's how long  
11 that house had different fiber cement siding on  
12 it. And it was even a thicker reveal that was  
13 on there. And I believe the color was red. It  
14 was awhile ago, but I -- and it was even  
15 larger. It was, you know, those -- you know,  
16 from those days, the thicker fiber cement.  
17 So he never would have purchased it had he  
18 known, you know, what was under. And then all  
19 of the sudden, he can't, you know, put back  
20 what he, you know, purchased it with, you know.  
21 COMMISSIONER MORGAN: Yeah.  
22 MS. LANDESI: So that's where this --  
23 that's where this comes a little tricky,  
24 because it's been on there for a long time, a  
25 very long time. You know, you're talking at  
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34

1 least 20 years, minimum, 30, you know, that had  
2 other siding, it didn't have that siding. You  
3 know?  
4 COMMISSIONER MORGAN: Yeah. It was -- it  
5 was kind of the Wild West in Springfield back  
6 then.  
7 MS. LANDESI: Yeah.  
8 COMMISSIONER MORGAN: I completely  
9 understand what you're saying.  
10 MS. LANDESI: So, you know, what I had  
11 said, you know, the front -- the front was the  
12 original. The sides weren't. The sides are  
13 really where it's -- it's -- we would have to  
14 rip down, I would say, of all the sides and the  
15 back, at least -- there would be, like,  
16 15 percent, if that, left. We would have to  
17 redo every single one of those.  
18 There -- it's just the -- there's a lot  
19 of -- there was a lot of termite ridden too  
20 with it, so all those trim pieces, your, you  
21 know, one-bys that go in between your siding  
22 have to be, you know, done as well, so ...  
23 COMMISSIONER MORGAN: I can assure you I  
24 understand this.  
25 MS. LANDESI: Yeah.  
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35

1 COMMISSIONER MORGAN: I understand how it  
2 hits the pocketbook, and I certainly understand  
3 those surprises, so I sympathize.  
4 MS. LANDESI: Thank you. Thank you so  
5 much.  
6 COMMISSIONER LOVE: Yeah. To the  
7 applicant, I think, sort of to corroborate what  
8 Commissioner Morgan and Epstein have said, I  
9 can empathize with everything that you've said  
10 regarding the siding. And we actually see that  
11 pretty often in the historic districts, as far  
12 as siding that at some point has been covered  
13 with the asbestos shingles, probably because it  
14 was just easier to maintain, easier to paint,  
15 so on and so forth, doesn't require as much  
16 maintenance.  
17 But I think part of the issue is just  
18 mainly to what Commissioner Epstein was talking  
19 about, the houses were built differently with  
20 regards to ventilation, air movement, and I  
21 think it can be problematic sometimes when sort  
22 of modern building practices are introduced to  
23 older homes. So -- not to mention that the  
24 historic siding, I think, is a crucial  
25 component of a historic house. It's a huge  
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36

1 portion of the fabric of historic homes, I  
2 think.  
3 MS. LANDESI: Okay. Thank you.  
4 COMMISSIONER EPSTEIN: Through the Chair,  
5 I'd like to speak about the letter from EEC  
6 here. Obviously, we take letters from design  
7 professionals very seriously. My question with  
8 this is it's mostly, again, talking about how  
9 this is a historic structure that doesn't have  
10 the current building code. But then it goes on  
11 to say the intent of this letter is to address  
12 the current condition of the exterior siding.  
13 It never speaks to the condition of the  
14 exterior siding. So it seems to me like you're  
15 requesting to remove the exterior siding to  
16 bring the building up to the current building  
17 code.  
18 I don't see anywhere in the letter -- I  
19 saw a couple of places in the pictures where  
20 things look like they were termite damaged and  
21 rotting. I just think that if you want to show  
22 that all the siding needs to be removed, that  
23 you need someone to give proper evidence of  
24 that.  
25 MS. LANDESI: Okay. Okay. Thank you.  
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<p style="text-align: right;">37</p> <p>1 Okay. I see what you mean.</p> <p>2 COMMISSIONER HOFF: Through the Chair, if</p> <p>3 there was proper evidence that wholesale siding</p> <p>4 removal was needed, one issue in my mind to</p> <p>5 keep in mind would be Condition Number 13,</p> <p>6 which talks about if there is new siding</p> <p>7 needed, that it would match the design reveal,</p> <p>8 dimension, and exposure of the historic siding</p> <p>9 that is there now. So I think that that's an</p> <p>10 important piece to keep in mind.</p> <p>11 THE CHAIRMAN: I tend to agree with</p> <p>12 Commissioners Epstein and Morgan. As such,</p> <p>13 we're -- this letter from the structural</p> <p>14 engineer, while we appreciate his professional</p> <p>15 expertise, it does speak more to the building</p> <p>16 code and less to the siding, and I don't see</p> <p>17 enough in these photos or this report regarding</p> <p>18 enough siding that is so far beyond repair that</p> <p>19 it requires complete removal and a complete</p> <p>20 redo of the entire envelope of the entire</p> <p>21 building. I just don't see enough here for</p> <p>22 that right now.</p> <p>23 MS. OLANDESI: Okay.</p> <p>24 THE CHAIRMAN: Is there any other</p> <p>25 discussion on this COA?</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">39</p> <p>1 hipped clay tile roof, its bricked -- brick</p> <p>2 chimneys, its predominantly 6-over-1 sash</p> <p>3 windows, its stucco and wood shingle exterior,</p> <p>4 and its front porch with concrete block</p> <p>5 columns, half wall, and access steps from the</p> <p>6 east and west.</p> <p>7 The existing windows on the structure are</p> <p>8 predominantly wood with lite patterns that are</p> <p>9 predominantly 6-over-1.</p> <p>10 As proposed, the application seeks to</p> <p>11 replace one historic window from a group of</p> <p>12 windows with a wood clad product of matching</p> <p>13 lite pattern.</p> <p>14 The replacement of repairable historic</p> <p>15 windows on contributing structures requires</p> <p>16 review by the Jacksonville Historic</p> <p>17 Preservation Commission. The window to be</p> <p>18 replaced is potentially original and appears to</p> <p>19 be within reasonable repair.</p> <p>20 The staff conducted archival research to</p> <p>21 determine the originality of the subject window</p> <p>22 and window grouping. The subject room that the</p> <p>23 window encloses appears to be identified as a</p> <p>24 porch from a 1981 floor plan, but archival</p> <p>25 information does not specify if or when this</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">38</p> <p>1 COMMISSION MEMBERS: (No response.)</p> <p>2 THE CHAIRMAN: All right. There is</p> <p>3 currently a motion to deny MMA-25-31892.</p> <p>4 All those in favor?</p> <p>5 COMMISSION MEMBERS: Aye.</p> <p>6 THE CHAIRMAN: Any opposed?</p> <p>7 COMMISSION MEMBERS: (No response.)</p> <p>8 THE CHAIRMAN: By your action, the motion</p> <p>9 has passed to deny MMA-25-31892.</p> <p>10 All right. Next we'll move on to</p> <p>11 Section G. That is COA-25-31951, located at</p> <p>12 1649 Osceola Street.</p> <p>13 Did any commissioners have any ex parte to</p> <p>14 declare?</p> <p>15 COMMISSION MEMBERS: (No response.)</p> <p>16 THE CHAIRMAN: All right. With that, we</p> <p>17 will open the public hearing and take a staff</p> <p>18 report.</p> <p>19 MR. ARSENAULT: Thank you.</p> <p>20 Through the Chair to the Commission,</p> <p>21 COA-25-31951 for the property at 1649 Osceola</p> <p>22 Street is for the replacement of one historic</p> <p>23 window on a contributing property. The</p> <p>24 residential structure is a Prairie School house</p> <p>25 characterized by its rectangular design, its</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">40</p> <p>1 room was enclosed. The subject property was</p> <p>2 extensively renovated in 1998, and upon review</p> <p>3 of documentation, this window was not part of</p> <p>4 the scope of work.</p> <p>5 The subject window is potentially original</p> <p>6 to the structure; therefore, the scope of work</p> <p>7 is inconsistent with Section 307.106(k)(1)</p> <p>8 through (3).</p> <p>9 No record of previous attempts to conduct</p> <p>10 repairs on this window were located.</p> <p>11 Because the window is potentially</p> <p>12 original, and given the condition, staff</p> <p>13 recommends that the window be repaired. The</p> <p>14 lower sash has been damaged by rot and the</p> <p>15 glazing is cracked; however, the condition of</p> <p>16 the rest of the window is good and within</p> <p>17 repair.</p> <p>18 The lower sash should be removed, the sash</p> <p>19 frame rebuilt if necessary, and the glazing</p> <p>20 replaced with a new pane.</p> <p>21 The window -- the replacement is</p> <p>22 inconsistent with the historic district</p> <p>23 guidelines. The guidelines recommend the</p> <p>24 repair of historic windows, rather than</p> <p>25 replacement. Additionally, staff is concerned</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">41</p> <p>1 that a wood clad replacement window would not 2 match the appearance of the other windows 3 within the grouping. 4 Staff finds the proposed COA inconsistent 5 and incompatible with the design guidelines and 6 the Ordinance Code criteria. As such, we 7 forward to you a recommendation for denial. 8 THE CHAIRMAN: Thank you. 9 Any questions for staff from the 10 commissioners? 11 COMMISSIONER MORGAN: Through the Chair to 12 staff, just to be clear, it's one window of the 13 four on that side? 14 MR. ARSENAULT: Correct. 15 COMMISSIONER MORGAN: Thank you. 16 THE CHAIRMAN: All right. Is the 17 applicant here? 18 AUDIENCE MEMBER: Yes. 19 THE CHAIRMAN: Come on up. 20 (Audience member approaches the podium.) 21 THE CHAIRMAN: State your name and address 22 into the microphone, and she will swear you in. 23 AUDIENCE MEMBER: Joel Steele, 505 South 24 Steel Bridge Road, St. Johns, 32259. 25 THE REPORTER: If you would raise your Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">43</p> <p>1 broken glass and a rotted frame, the whole 2 thing needs to be replaced at that point. 3 Number three, Pella genuinely cares, 4 genuinely cares about the -- about preserving 5 the historic look. We have been in business 6 since 1925, which is literally 100 years. And 7 that's how we built our company and our 8 foundation, is through preserving that 9 heritage, for one. 10 For two, this is a wood window we're 11 using. Not too many companies out there offer 12 wood windows. This is a like-for-like wood 13 window. We've done several projects in the 14 historic division in the past, and we will make 15 it right and we will make it match, no matter 16 how long it takes. Usually, it's the first 17 try. If it's not, we'll come back and make it 18 right. 19 And number four, the homeowner already 20 paid for this window. We already made the 21 window. We custom make everything that we do. 22 We don't have things just sitting on a shelf. 23 I am fully aware your number one concern isn't 24 necessarily whether the homeowner paid for this 25 or not, but he did pay for it. We built it. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">42</p> <p>1 right hand for me, please. 2 MR. STEELE: (Complies.) 3 THE REPORTER: Do you affirm that the 4 testimony you are about to give will be the 5 truth, the whole truth, and nothing but the 6 truth? 7 MR. STEELE: I do. 8 THE REPORTER: Thank you. 9 MR. STEELE: So there are five things I'd 10 like you guys to consider, please. 11 Number one, repair was attempted. I don't 12 know why it's not on the records. According to 13 the homeowner, Mr. James Smart, the reason we 14 were called -- we being Pella Windows and 15 Doors, were called is because repair was 16 attempted, and that's what led to the broken 17 glass. So Mr. Smart, the homeowner, called us, 18 Pella, after having a conversation with that 19 repairman that could not repair the window. 20 Number two, the frame is also rotted. I'm 21 not a window repair expert by any means. To my 22 knowledge, based on conversations with other 23 people, it is rotted beyond repair. Like I 24 said, I'm not a window repair expert, I can't 25 personally testify to that, but when you have Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">44</p> <p>1 It can't be returned or refunded at this point. 2 And number five, we're not a hundred 3 percent convinced that the windows are entirely 4 original. The windows probably are, but 5 there's been -- painting has been done at some 6 point. 7 So those are the five things: Repair was 8 attempted; the frame is also rotted out, not 9 just the glass; Pella genuinely cares about the 10 historic look and will make it right, it's 11 wood, like for like; the homeowner already 12 paid; and the windows have been painted at some 13 point in the past. 14 Thank you. 15 THE CHAIRMAN: Thank you. 16 Any questions for the applicant here? 17 COMMISSIONER EPSTEIN: Through the Chair 18 to the applicant, when the window was 19 manufactured that you have made, does the sash 20 and rail dimensions match the window that 21 you're taking -- that you're proposing to take 22 out? 23 MR. STEELE: Yes. 24 COMMISSIONER EPSTEIN: Okay. Do you have 25 any documentation on that? It's not -- there's Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">45</p> <p>1 nothing -- there's no documentation on the 2 existing window side, dimensions for the sash 3 and rail and the muntins, and there's no 4 information in your packet for what you're 5 providing either. 6 MR. STEELE: I can certainly provide the 7 diagram of the window in our -- in our CAD 8 program. 9 THE CHAIRMAN: One issue (microphone 10 failure) is we need evidence of these things. 11 And, like Commissioner Epstein here is asking 12 for, is documentation of what window would be 13 provided. 14 Your first two points regarding the 15 condition of the window and the fact that 16 repairs were attempted, we would have to have 17 some documentation of that. If there is 18 someone in the historic district that you knew 19 who repaired windows and had attempted it and 20 they can provide some report or invoice for 21 work that they couldn't do, or whatever the 22 situation was, that helps. Or if there is some 23 sort of contractor's report or a WDO report 24 saying the wood is beyond repair, that thing -- 25 those kind of things can help. And also a Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">47</p> <p>1 new window, especially in this sort of 2 scenario. But it looked like in the photos 3 that it may have been, like, repaired, but it 4 wasn't even painted. So, I mean, did that 5 happen before or after? I just don't 6 understand why that one window is so much worse 7 off than the three adjacent. 8 MR. STEELE: I'm unsure of the history of 9 that window either. I mean, I don't -- we're 10 in the business of replacing new windows for 11 homeowners, and that was his request, so we did 12 that. 13 COMMISSIONER MORGAN: I understand. He 14 sent you to talk to us today, so I'm just 15 asking the questions. 16 MR. STEELE: Yeah, no. Sure. I 17 appreciate the question. If I knew the answer, 18 I would tell you. 19 THE CHAIRMAN: All right. Any other 20 questions for the applicant? 21 COMMISSIONER EPSTEIN: Through the Chair 22 to the applicant, just another thing that 23 obviously is not part of this packet. When 24 you're talking about a series of windows -- 25 knowing now the modern installation of a new Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">46</p> <p>1 detailed description of what window is being 2 installed, that -- those things can make a 3 difference. 4 You know, considering it's only one 5 window, it's -- and lack of evidence, it's hard 6 to believe it can't be repaired. 7 With that, any other questions for the 8 applicant or anything else? 9 COMMISSIONER MORGAN: Through the Chair to 10 the applicant, I'm wondering why it's just one 11 window. I mean, is there -- what happened? 12 It's odd to have the, you know, sort of failure 13 of one window in a series of four. Is it 14 moisture? Is it -- can you tell what's causing 15 this? 16 MR. STEELE: I don't know. I do know 17 we -- when we sat down with the homeowner and 18 went over potential options, we presented 19 replacing all four, and he reviewed the cost 20 and asked that we just do the one. 21 COMMISSIONER MORGAN: I mean, first 22 concerns, obviously -- and I'm sure you're 23 aware -- is, like, is the glass going to look 24 the same? Is it -- you know, those are some of 25 the things and why it's difficult to approve a Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">48</p> <p>1 window has a nailing fin that puts it within a 2 certain plane, I would also like to see 3 detailing of how it's going to be installed to 4 match the plane of the rest of the windows as 5 well. 6 THE CHAIRMAN: All right. If there's 7 nothing else for the applicant, is there anyone 8 else from the public here to speak on this COA? 9 AUDIENCE MEMBERS: (No response.) 10 THE CHAIRMAN: All right. With that, I 11 will close the public hearing and entertain a 12 motion. 13 COMMISSIONER EPSTEIN: Motion to deny 14 COA-25-31951. 15 COMMISSIONER MORGAN: Second. 16 THE CHAIRMAN: Any discussion? 17 COMMISSIONER EPSTEIN: Through the Chair, 18 I think I already asked my questions of the 19 applicant for the discussion. 20 Again, I think it's very important to have 21 evidence of the entire process of this, 22 evidence of a repair that was done by someone 23 who repairs historic -- was attempted by 24 someone who repairs historic windows. 25 Additionally, looking at the dimensions of Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">49</p> <p>1 the existing window that they wish to be 2 replaced with the -- with the dimensions of the 3 new window proposed, in addition to the 4 installation depth, how that's being done to 5 match the rest of the system. 6 Commissioner Morgan also mentioned the 7 glass. We all know historic glass and new 8 glass don't look alike, so that's something to 9 take into consideration as well. 10 Because it is one window, I'm -- if I'm 11 given -- if I was given some of that evidence 12 and I could look and make a better decision, I 13 think I might be able to make a different 14 decision, if it is -- if it all looks good and 15 everything. But what's presented to me right 16 now, I cannot approve this. 17 COMMISSIONER MORGAN: Through the Chair, I 18 just want to note too, like, a really good 19 window repairman can rebuild an entire window 20 from parts and pieces from other windows, so -- 21 THE CHAIRMAN: Our options here is -- you 22 know, I think Commissioner Epstein is 23 suggesting if there was more evidence, it could 24 be deferred. The other option is to deny, kind 25 of as Commissioner Morgan is suggesting, Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">51</p> <p>1 with homeowners. I understand the cost is not 2 the consideration here, but they have paid for 3 the window. I want to give them every 4 opportunity to be able to, you know, do what 5 they can. 6 MR. STEELE: Yeah. 7 THE CHAIRMAN: So would the applicant 8 prefer deferring the hearing for another month? 9 MR. STEELE: Yes, we would prefer to 10 defer. 11 THE CHAIRMAN: Okay. 12 MR. STEELE: Thank you. 13 THE CHAIRMAN: Thanks. 14 Any other -- any commissioners have any 15 thoughts on the deferral or is everybody okay 16 with that? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: All right. With that, we 19 will defer COA-25-31951, located at 1649 20 Osceola Street, and staff will get in touch 21 with the applicant. 22 MS. LOPERA: And that deferral is to a 23 date certain, which would be May 28th, 2025, 24 correct? 25 THE CHAIRMAN: Thank you. Yes. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">50</p> <p>1 because it could be repaired and it's staff's 2 opinion that it could be repaired. 3 Is there consensus on whether we should 4 defer and give the applicant the opportunity to 5 bring additional evidence that would be 6 required, or should we -- or does anybody have 7 an opinion that just -- we just need to go 8 ahead and deny this? 9 MS. LOPERA: Through the Chair, might I 10 suggest you ask the applicant if they have a 11 preference, if they want to ask for a deferral 12 to bring you more evidence or if they would 13 like you to make a decision today, knowing that 14 the motion on the table is a motion to deny. 15 THE CHAIRMAN: To the applicant, if you 16 want to come back up real quick. 17 (Mr. Steele approaches the podium.) 18 THE CHAIRMAN: Thank you. 19 Our options are either to move forward 20 with this motion to deny the replacement of the 21 window or to defer this to the next month and 22 give you the opportunity to provide reports, 23 the drawings, a copy of whatever information 24 received from the repair that was done before. 25 And in consideration, we do try to work Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">52</p> <p>1 All right. With that, we'll move on to 2 Item Number 2, COA-25-32025, located at 3 2568 Herschel Street. 4 Do any commissioners have any ex parte to 5 declare? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: All right. With that, 8 we'll open the public hearing and take a report 9 from staff. 10 MR. ARSENAULT: Thank you. 11 Through the Chair to the Commission, 12 COA-25-32025, for the property located at 13 2568 Herschel Street, is for the replacement of 14 five historic wood windows on the front of a 15 contributing structure. 16 The residential structure is a frame 17 vernacular style home characterized by its 18 rectangular design, side gable, primary roof 19 form, hipped secondary roof form, wooden 20 6-over-6 windows, wood siding, porch stoop with 21 iron railings and posts, and brick foundation. 22 The existing windows on the original structure 23 are wood with lite patterns that are 24 predominantly 6-over-6. 25 As proposed, the application seeks to Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">53</p> <p>1 replace five windows with a wood-blend product 2 that matches the 6-over-6 lite pattern. 3 The replacement of repairable historic 4 windows on contributing structures requires 5 review by the Jacksonville Historic 6 Preservation Commission. The windows to be 7 replaced are both historic and repairable. 8 Staff conducted a site visit on 9 March 17th, 2025, and determined that all of 10 the windows are painted shut. Additionally, 11 the window frames are in good condition. 12 Furthermore, staff noted the following 13 conditions of each window to be replaced: 14 Window 1 has small gaps around the lower sash, 15 and the pulley system is damaged; Window 2 has 16 a broken pulley system, shows signs of rot on 17 the bottom sash, and has a broken piece of 18 glazing on the lower sash; Window 3 shows signs 19 of rot on the bottom sash; Window 4 has rotten 20 framing on the lower sash and a broken piece of 21 glazing on the upper sash; and Window 5 has 22 rotten framing on the lower sash and a broken 23 piece of glazing on the upper sash. 24 Staff believes that Windows 2 through 5 25 require repair of the lower sashes and any Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">55</p> <p>1 owner are requesting full replacement. 2 Staff finds the proposed COA inconsistent 3 and incompatible with the design guidelines and 4 the Ordinance Code criteria. As such, we 5 forward to you a recommendation for denial. 6 THE CHAIRMAN: Thank you. 7 Any questions for staff? 8 COMMISSIONER EPSTEIN: Yes. Through the 9 Chair to staff, there is a Window 0 listed on 10 the COJ window survey that the scope of work -- 11 I'm sorry, that's an example window. 12 MR. ARSENAULT: Correct. 13 COMMISSIONER EPSTEIN: I'm sorry. I'm 14 having a day. 15 THE CHAIRMAN: All right. Thank you. 16 Any other questions for staff? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: Is the applicant here? 19 AUDIENCE MEMBER: (Indicating.) 20 THE CHAIRMAN: Please come forward. 21 (Audience member approaches the podium.) 22 THE CHAIRMAN: If you will state your name 23 and address, then she will swear you in. 24 AUDIENCE MEMBER: Hi. My name is Jane 25 Gordon, and I live at 2568 Herschel Street. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">54</p> <p>1 broken glazing, but that replacement of the 2 windows is unnecessary. Furthermore, staff 3 recommends that the windows be unsealed, the 4 pulley systems repaired, and that 5 weather-stripping be installed if energy 6 efficiency is a concern. 7 The owner stated during the site visit 8 that they have not personally conducted any 9 repairs but pointed out evidence of multiple 10 layers of paint on the frames and around the 11 glazing, which they stated as evidence of prior 12 attempts to repair from a previous owner. 13 Furthermore, the owner and applicant have 14 provided evidence that the paint contains lead 15 and believe that the replacement of these 16 windows with a new product will eliminate any 17 threat to the owner. 18 The design guidelines for the historic 19 district recommend against replacing and/or 20 removing repairable historic windows that 21 contribute to the historic and architectural 22 character of the building. The subject windows 23 are historic and within reasonable repair, and 24 prior to attempting any significant repairs of 25 the five historic windows, the applicant and Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">56</p> <p>1 THE REPORTER: If you would raise your 2 right hand for me, please. 3 MS. GORDON: (Complies.) 4 THE REPORTER: Do you affirm that the 5 testimony you are about to give will be the 6 truth, the whole truth, and nothing but the 7 truth? 8 MS. GORDON: So help me God. 9 THE REPORTER: Thank you. 10 MS. GORDON: Okay. I'm not one of the 11 technical people, it's just my home, and I 12 guess I can just share with you the trouble -- 13 Does it bend down? 14 THE CHAIRMAN: Pull the microphone. 15 MS. GORDON: Does it bend down? There we 16 go. 17 So again, I'm not one of the technical 18 people, so I can only give you what I've been 19 struggling with and see how you feel about 20 that. 21 Thank you, Caleb, for coming out time 22 and -- a couple of times. 23 First of all, you should have a document 24 from a civil engineer friend of mine. Did you 25 get a copy of that? I gave it to Caleb a Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

57

1 couple of weeks ago.  
2 THE CHAIRMAN: I believe it's in the  
3 packet here.  
4 Ms GORDON: It's probably --  
5 THE CHAIRMAN: I'm looking for it. I  
6 think I saw it earlier. I read through it.  
7 From a John Dejung?  
8 MS. GORDON: Uh-huh.  
9 THE CHAIRMAN: Okay.  
10 MS. GORDON: It's probably very pertinent  
11 to the case because I called him -- well, first  
12 of all, let me tell you, the windows are --  
13 they were rotted all the way through, so I  
14 could put my hand in it. And I used -- and  
15 then there's -- it's all lead painted, so my  
16 little grandson crawled up on the back of the  
17 couch and kind of was -- and my dog ate it, and  
18 it's everywhere.  
19 So he tried -- John tried to come and use  
20 wood putty, which is -- I don't know, but  
21 stuffed it in all that, all the way through to  
22 the outside, and painted over it with just some  
23 white paint. And it looks terrible. There's  
24 big humps. And I mean -- and he knows what  
25 he's doing.

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58

1 So he said -- he sent that report and  
2 said, boy, Jane, this is -- this is not  
3 restorable. And he said it's -- he had to put  
4 a metal rod on the outside because the window  
5 pushes out from the frame, and then there's a  
6 little crack in the window where it separates.  
7 So I've had the lead problem. My JEA bill  
8 has been about 500 a month, and I'm on Social  
9 Security, so it's been a real challenge to do  
10 that. None of the windows open.  
11 And Kin Insurance (phonetic) said they all  
12 need to be -- at least one window in each room  
13 needs to open. We tried to get them to open,  
14 but were unsuccessful because there's so many  
15 layers of paint on it.  
16 And also the fire department, I talked to  
17 them. I do not have a statement from them or  
18 anything like that, but they said it's  
19 dangerous firewise because, well, I have three  
20 girls living at home still, and none of the --  
21 (Timer notification.)  
22 MS. GORDON: Does that mean I'm done?  
23 THE CHAIRMAN: You can keep on going for a  
24 little bit longer.  
25 MS. GORDON: Okay.

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59

1 THE CHAIRMAN: Just finish your thoughts.  
2 That's okay.  
3 MS. GORDON: Okay.  
4 None of the windows upstairs or downstairs  
5 open, so in the case of a fire, we -- if we  
6 couldn't get to the front door or the back  
7 door, which is rotted out too, we would be  
8 unsafe.  
9 So, go sit down?  
10 THE CHAIRMAN: Thank you.  
11 Does anyone have any questions for the  
12 applicant here?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: I guess I -- thank you.  
15 We'll call you up if we need you to speak  
16 again. Thank you.  
17 Is anyone else here to speak from the  
18 public on this COA?  
19 AUDIENCE MEMBER: (Indicating.)  
20 THE CHAIRMAN: Yes, sir. Come on up.  
21 (Audience member approaches the podium.)  
22 THE CHAIRMAN: State your name and  
23 address, and she will swear you in.  
24 AUDIENCE MEMBER: My name is Caleb Gay. I  
25 live at 3550 Hartsfield Forest Circle

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60

1 Jacksonville, Florida, 32277.  
2 THE REPORTER: If you would raise your  
3 right hand for me, please.  
4 MR. GAY: (Complies.)  
5 THE REPORTER: Do you affirm that the  
6 testimony you are about to give will be the  
7 truth, the whole truth, and nothing but the  
8 truth?  
9 MR. GAY: Absolutely.  
10 THE REPORTER: Thank you.  
11 MR. GAY: So I work for Renewal by  
12 Andersen. Much like Pella, we do window  
13 repair, door repair. But with Renewal by  
14 Andersen, we do it specifically for the home  
15 replacement application. Been in business  
16 since 1903.  
17 I was first called out by Ms. Jane several  
18 months ago, and she was under the impression  
19 from some other meetings with some different  
20 companies that she was not a contributing  
21 property, that she did have full license to get  
22 black windows with diamond grills and all the  
23 things that she wanted and dreamt of.  
24 As a company, I did know that my first  
25 thing that I was supposed to do was sit down

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<p style="text-align: right;">61</p> <p>1 and make sure that she was not a contributing 2 property and go through the proper channels. 3 As much as that pained Ms. Jane, she does 4 primarily just want to take care of her home. 5 She has little ones and pets running around. 6 And just like she said, as much as she wants to 7 go through the proper channels, she also 8 doesn't want bugs, rain, exorbitant JEA bills, 9 and the things she's been dealing with. 10 So as a company, we did not already 11 manufacture these windows, because we have been 12 through this several times. We do know that 13 this is the first step in this process with 14 Ms. Jane, so we've been working in conjunction 15 with her. 16 So -- yes. We wanted to thank Caleb 17 Arsenault for his time and working with 18 Ms. Jane and explaining things step by step. 19 It's been amazing. She has gone through all 20 the proper channels, like we've said. As a 21 company, we have as well. 22 I asked Caleb about the neighbor's 23 windows, and if that was on the contributing 24 list as well, how they were able to do things 25 like black frames and diamond designs. And it Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">63</p> <p>1 through to the outside, where outside elements, 2 bugs, all these things are getting in -- as 3 well as the glass. 4 The glass is broken. It's single-pane 5 glass. We would love to match that glass, but 6 also insulate that glass so that her bills 7 aren't 500 to \$900 a month. 8 Egress, I know she mentioned safety as 9 well. Talking to the fire department, those 10 windows are painted shut. None of those 11 windows can open. That's something that we 12 have to consider, and definitely something with 13 the little ones that we are concerned about in 14 Ms. Jane's case. 15 And also just financially, I know some 16 question was running through your head maybe, 17 well, how is she going to pay for window 18 replacement if she's on Social Security? As 19 far as repair, she would be due money now. For 20 replacement purposes, that's why you only see 21 the five windows that are in the worst shape on 22 the plan. It's not because the other ones 23 don't need it by any means, there are holes in 24 all these windows and they are all inoperable, 25 it's the ones that we can start with and then Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">62</p> <p>1 seems that some people have just made the 2 changes without going through these channels, 3 which Ms. Jane has not. 4 As a company, we, again, have not made 5 these windows. We make everything to the 6 specific measurements, down to the 16th of an 7 inch. So as you can see from the documents, 8 there are photos of the jamb depth, there are 9 photos of the type of lite, whether it's 10 simulated, divided-lite grills between the 11 glass, we want to match all that as well. We 12 want to match the pattern. 13 We do want to preserve especially the 14 street-facing aesthetic because -- I know these 15 are all on the front facing of the home, but 16 they are in the primary bedrooms and living 17 rooms of Ms. Jane's house, where her and her 18 kids are. 19 Right now, she does have the exorbitant 20 energy efficiency costs, which I did hear in 21 the staff report that they would suggest some 22 kind of repair and/or weather stripping. A lot 23 of those energy efficiency costs are coming 24 from the frames, which, yes, there are holes 25 big enough to stick several fingers straight Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">64</p> <p>1 give Ms. Jane a payment plan that is long term, 2 no interest, it doesn't stress her out here in 3 the near future but does solve her problems 4 now. 5 THE CHAIRMAN: Thank you. Appreciate 6 that. 7 MR. GAY: Yeah. 8 THE CHAIRMAN: Is anyone else here to 9 speak on this COA? 10 AUDIENCE MEMBERS: (No response.) 11 THE CHAIRMAN: All right. With that, we 12 will close the public hearing and I'll 13 entertain a motion. 14 COMMISSIONER EPSTEIN: Can I ask a 15 question to the applicant? 16 THE CHAIRMAN: Sure. The applicant or 17 the -- 18 COMMISSIONER EPSTEIN: To Caleb. 19 MR. GAY: Yes. 20 COMMISSIONER EPSTEIN: You had mentioned 21 that there were holes in the windows big enough 22 to stick multiple fingers through, and I don't 23 see a picture of a window that looks like that. 24 MR. GAY: I believe it might be 104, 105, 25 if you're able to look at it. We also tested Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>



<p style="text-align: right;">65</p> <p>1 that for lead during the tech measure, as well. 2 But yes. I mean, pencils, fingers, all 3 the way through from the front to the back. 4 The angle is a little bit higher on the photo 5 so you can't see straight through, but, I mean, 6 literally, you can stare outside. 7 If we can get back to the -- so there's 8 104. 105 is probably the biggest hole there in 9 the bottom left. That goes straight through to 10 the outside. 11 And her dogs have also been chewing at 12 that, which contains lead as well. We're doing 13 our best to help in the now, but again, this 14 has been several months. 15 Anything else for me? 16 THE CHAIRMAN: I think that's good. 17 Thank you. 18 MR. GAY: Okay. 19 COMMISSIONER HOFF: Through the Chair, I 20 will make a motion to deny COA-25-32025, per 21 staff recommendation. 22 COMMISSIONER LOVE: Second. 23 THE CHAIRMAN: Any discussion? 24 COMMISSIONER MORGAN: Through the Chair, I 25 would like -- I think that the letter from the Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">67</p> <p>1 features still intact. 2 THE CHAIRMAN: I tend to agree with both 3 commissioners on this one. 4 To the applicant, is there a desire to 5 defer this to the next meeting to have a chance 6 to look at it or -- maybe a deferral to two 7 cycles, or would you like us to make a decision 8 on this today regarding -- with -- knowing 9 there is a motion to deny on the floor? 10 MS. LOPERA: Come up to the microphone, 11 please. 12 (Ms. Gordon approaches the podium.) 13 MS. GORDON: So what you're asking me to 14 do is find someone that does -- just can do the 15 whole window? 16 THE CHAIRMAN: Either somebody who does 17 repairs to historic windows -- some people will 18 come to us with different kinds of reports from 19 contractors, like a historic repairperson or 20 someone -- a general contractor who does work 21 in historic areas. Some people come to us with 22 wood destroying organism reports to say that 23 it's eaten up with termites. It just depends 24 on what your situation is. 25 But just like the last COA, we had -- we Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">66</p> <p>1 engineer is not really sufficient. He's a 2 civil engineer. I'd like to at least see 3 someone that knows and -- no offense, someone 4 who knows about historic windows take a look, 5 potentially defer this decision. 6 COMMISSIONER EPSTEIN: Through the Chair, 7 I agree. I'd like to see a little bit more 8 information, again, because -- not to disparage 9 a civil engineer, but they're not a woodworker 10 that can say themselves, you know, even though 11 they do some things and they fix some things, a 12 person that does repair windows. 13 And when you do get these master 14 craftspeople in here that repair these windows, 15 they don't repair them in place, they take them 16 out and they take them to their shop. They 17 remove any, you know, existing environmental 18 issues like the lead paint. They rebuild what 19 they need to rebuild, and they install it back 20 in place and it works and it goes up and down 21 and everything. It's a little bit more 22 entailed than someone just coming out and 23 putting putty and fixing it like that. It's -- 24 you basically have almost a new window when 25 it's done, it's just -- it has all the historic Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">68</p> <p>1 have to have evidence to go against the staff's 2 recommendation, and as of right now, we don't 3 have enough evidence to go against that 4 recommendation that the windows could be 5 repaired. You would need professional evidence 6 that the windows are beyond repair. 7 MS. GORDON: Right. They would have to 8 kind of rebuild the whole window, basically. 9 Is that -- 10 THE CHAIRMAN: A repairperson could do 11 that. They -- I have not personally seen the 12 windows. A repairperson would be able to go 13 out there and determine if they could be 14 repaired and what that would take, and then 15 they could advise you on that. 16 MS. GORDON: We can defer it. I don't 17 think -- this has nothing to do with it, but I 18 can't afford to have them do it. So maybe 19 defer it and, you know, we'll see what I can do 20 if he approves the rebuild -- the rebuilding. 21 THE CHAIRMAN: Okay. So you prefer 22 deferral. And doing it for -- till the May 23 meeting or the June meeting? How much time do 24 you think you would need? So we can give you 25 the correct amount of deferral time. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">69</p> <p>1 Ms GORDON: I can find someone -- if you 2 guys have recommendations, I can probably find 3 someone pretty quick. 4 THE CHAIRMAN: I believe the historic 5 department has some knowledge of window repair 6 people in historic districts that potentially 7 work in these areas. 8 MR. WELLS: We can work with you offline 9 to provide you with some recommendations. 10 MS. GORDON: Okay. Thank you. 11 THE CHAIRMAN: So is that -- excuse me, 12 did you need one month or two months? 13 MS. GORDON: Let's do two. 14 Do I have to come back up? 15 MS. LOPERA: Yes, please. Come up to the 16 microphone. 17 (Ms. Gordon approaches the podium.) 18 MS. LOPERA: Thank you. 19 MS. GORDON: Two months, please. 20 THE CHAIRMAN: Two months. That puts us 21 to the June JHPC meeting. All right. 22 As long as no commissioners have any 23 objection to that? 24 COMMISSIONER EPSTEIN: No. 25 Through the Chair to the applicant, Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">71</p> <p>1 commissioners have any ex parte to declare? 2 COMMISSION MEMBERS: (No response.) 3 THE CHAIRMAN: All right. With that, 4 we'll open the public hearing and a staff 5 report. 6 MS. FIGUEROA: This COA seeks to reroof a 7 contributing residential structure and a 8 detached accessory structure within the 9 Riverside Avondale Historic District 10 constructed in 1920. The primary structure is 11 a one-story frame vernacular style home 12 situated on an interior lot and characterized 13 by its gable composition, shingle roof, lap 14 siding exterior, and porch stoop. The detached 15 accessory structure is in the rear yard at the 16 southwest corner of the lot. 17 The existing roofs are comprised of 18 historic composition shingles, and the 19 applicant proposes to install black metal 20 ribbed roof panels. 21 Metal roofs in this historic district are 22 rare. Documentary evidence shows that the 23 subject structures, as well as all the 24 neighboring structures on the block, have 25 always had composition shingles. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">70</p> <p>1 though, I will just say I would have them look 2 at these windows and see if they have maybe 3 been repaired before. I'm suspicious of Window 4 101 -- or Window 1. It looks like that has a 5 metal balance, and the string pulley that 6 usually operates the weights and everything 7 is -- has been either replaced with a metal 8 piece or it's a newer window and might not be a 9 historic window. That picture from 101, to me, 10 with the metal in there is just a little 11 suspect. So I would have them take a look at 12 that as well. 13 MS. GORDON: Okay. Thank you. 14 THE CHAIRMAN: All right. Thank you. We 15 appreciate it. 16 All right. We're deferring COA-25-32090 17 located at -- excuse me, I have that wrong. 18 Sorry. 19 We're deferring COA-25-32025, located at 20 2568 Herschel Street, to the June meeting. 21 MR. WELLS: June 25th. 22 THE CHAIRMAN: Deferral to June 25th. 23 Thank you. 24 All right. Moving on to COA-25-32090, 25 located at 2144 Ernest Street. Do any Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">72</p> <p>1 It is staff's recommendation that this 2 scope of work is denied, as composition 3 shingles are the documented historic roof 4 design of the home. And if the applicant were 5 to submit a future COA for roof replacement 6 that matches the existing or documented 7 historic roof and design, staff can 8 administratively approve that application under 9 the 2025 COA matrix. 10 THE CHAIRMAN: Thank you. 11 Any questions for staff? 12 COMMISSION MEMBERS: (No response.) 13 THE CHAIRMAN: Is the applicant here? 14 AUDIENCE MEMBER: (Indicating.) 15 THE CHAIRMAN: Please come forward and 16 state your name and address and be sworn in. 17 AUDIENCE MEMBER: Hi. My name is Sarah 18 Glenn Waters. I live at 2144 Ernest Street. I 19 am the homeowner. 20 THE REPORTER: If you would raise your 21 right hand for me, please. 22 MS. WATERS: (Complies.) 23 THE REPORTER: Do you affirm that the 24 testimony you are about to give will be the 25 truth, the whole truth, and nothing but the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

73

1 truth?

2 MS. WATERS: I do.

3 THE REPORTER: Thank you.

4 MS. WATERS: So I am the homeowner. I'm

5 actually a fourth-generation historic homeowner

6 in my family, so I take great pride in keeping

7 everything as historically accurate as

8 possible. So I completely understand the

9 desire to not add a metal roof. It's actually

10 a weird battle within myself.

11 However, I don't have trees over my house,

12 so it's very hot. My JEA bill is on average

13 400 to \$500 in the summer. And with

14 hurricanes, I would prefer having something a

15 little bit stronger as well, as there's not a

16 lot of barrier around me. It's kind of a

17 double-edged sword, again, not having trees

18 around.

19 It is already a black roof, which is why I

20 kind of wanted to keep it on that same theme.

21 I have spoken with my neighbors. They don't

22 have an issue with it. There is actually a

23 house right behind the alleyway that I share,

24 they have recently put in a silver metal roof,

25 which is kind of where I got the idea from. It

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74

1 does look aesthetically pleasing. It's a small

2 house, so it -- my personal thought process is

3 that it wouldn't be too distracting to the

4 other houses and everything that's around me.

5 Ideally, I would, you know, like to keep

6 it as aesthetically pleasing as possible, but

7 at the end of the day, the safety of my home is

8 the most important thing to me, so just going

9 for something stronger that's also just more

10 energy efficient was my main goal for this.

11 That's it.

12 THE CHAIRMAN: Thank you.

13 Do we have any questions for the

14 applicant?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All right. Thank you.

17 We'll call you back up --

18 MS. WATERS: Thank you.

19 THE CHAIRMAN: -- if needed.

20 Is there anyone else to speak on this COA?

21 AUDIENCE MEMBER: (Indicating.)

22 THE CHAIRMAN: Please come forward.

23 (Audience member approaches the podium.)

24 THE CHAIRMAN: State your name and

25 address, and you'll be sworn in.

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75

1 AUDIENCE MEMBER: Good afternoon.

2 My name is Jung Hong, address 2512 Tuscan

3 Oaks Lane. That's in Jacksonville. I'm here

4 on behalf the Ms. Waters, the homeowner,

5 representing --

6 THE CHAIRMAN: One second.

7 MR. HONG: Okay. Yeah. Ready to take an

8 oath.

9 THE REPORTER: If you would raise your

10 right hand for me, please.

11 MR. HONG: (Complies.)

12 THE REPORTER: Do you affirm that the

13 testimony you are about to give will be the

14 truth, the whole truth, and nothing but the

15 truth?

16 MR. HONG: Yes, I do.

17 THE REPORTER: Thank you.

18 MR. HONG: Okay.

19 When I visited Ms. Waters back in

20 February, I was blown away to find out a little

21 over -- a 1,200-square-foot home could have a

22 utility bill of \$450. And notwithstanding

23 that, that's when I had the idea of proposing

24 the -- the metal roof came to mind, and she was

25 very attracted to it. But in addition to the

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76

1 metal roof, we're also doing installation of

2 radiant barrier and insulation for her home.

3 So what we're going to be doing is taking that

4 450 and bringing it -- perhaps bringing it down

5 to half.

6 Now, I was under the notion that the --

7 the reason for denial wasn't -- it wasn't

8 because of a metal roof, so can we clarify

9 that? Was it because of metal or because of

10 the color?

11 THE CHAIRMAN: The denial from the staff's

12 report is stating that the historic roof is

13 composition shingle, and changing it to a metal

14 roof would go against the guidelines for the

15 historic matrix.

16 MR. HONG: So it's because of the metal,

17 correct?

18 THE CHAIRMAN: (Nods head.)

19 MR. HONG: Okay.

20 All right. Because that -- I was

21 confused. I thought it was because of the

22 color. Because -- may I make reference to

23 Florida House Bill 293 that was signed by

24 senator -- I mean, excuse me, Governor DeSantis

25 last year that allows that in the purpose to

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<p style="text-align: right;">77</p> <p>1 enhance -- quote-unquote -- quote, to enhance 2 the safety and resilience of residential 3 structures across Florida by ensuring 4 homeowners can implement standardized hurricane 5 protection measures without undue restrictions 6 from HOAs or communities. 7 And the main word is hurricane protection, 8 quote-unquote. That is the emphasis of that 9 bill, that homeowners, single homeowners like 10 you and me, everyone here and I, we have the 11 ability to protect our home, our very biggest 12 investment in life, our home, from hurricanes. 13 And we live in Florida. I don't think we 14 have to be reminded of that. We're privy to 15 that. And quite frankly, the way I'm looking 16 at it forward, metal roofs are going to be the 17 future, given the fact that Florida, especially 18 of all states, okay, are so prone to getting 19 hurricanes and other storms just like that. 20 So on behalf of -- we've done all the 21 ordering, we've done the preliminary 22 measurements, so on behalf of Ms. Waters, as 23 well as other people in the community, as well 24 as all throughout Florida, I'd like for you to 25 see if you guys can go ahead and allow Florida Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">79</p> <p>1 entity that's created for a specific 2 neighborhood. 3 So the bill that he's talking about does 4 not put any restrictions on us. We don't have 5 to amend our design guidelines in any way, 6 shape, or form. 7 COMMISSIONER MORGAN: Through the Chair to 8 Commissioner Epstein, as an architect, I'd like 9 to hear your thoughts on this hurricane 10 situation with the metal roof versus the 11 shingle. 12 COMMISSIONER EPSTEIN: Through the Chair, 13 as an architect, I can tell you, obviously, if 14 something was flying at your house at a high 15 speed, the metal is going to hold up a little 16 bit better than the shingle, but the main 17 concern for -- what I think the main concern in 18 a hurricane is, is uplift on a roof and the 19 structure, how it's attached. 20 If something hits your roof from a 21 hurricane, it's going to do damage to it. But 22 your whole roof is more -- it's a little bit 23 more likely to start peeling off if it doesn't 24 have the proper building code attachments and 25 everything like that. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">78</p> <p>1 state -- Bill 293 to move forward. 2 Thank you. 3 THE CHAIRMAN: Thank you. 4 Is there anyone else here to speak on this 5 COA? 6 AUDIENCE MEMBERS: (No response.) 7 THE CHAIRMAN: All right. With that, we 8 will close the public hearing and entertain a 9 motion. 10 COMMISSIONER EPSTEIN: Motion to deny 11 COA-25-32090. 12 COMMISSIONER LOVE: Second. 13 THE CHAIRMAN: Any discussion? 14 COMMISSIONER EPSTEIN: Through the Chair 15 to counsel, can you speak to the difference 16 between an HOA and the historic overlay 17 commission? Because I know the commission is 18 part of, like, the law of Jacksonville, so ... 19 MS. LOPERA: That's correct. 20 Through the Chair to the Commission, so 21 the historic district established in the '90s 22 adopted the design guidelines through our 23 City's laws called the Ordinance Code, so it's 24 not the same as a voluntary homeowner's 25 association. That's, like, a different legal Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">80</p> <p>1 Those are my thoughts. 2 And truthfully, looking at this and 3 knowing there's no trees around it, at the same 4 time, I'm wondering what's the -- a hurricane 5 is going to -- you know, a tree is not going to 6 fall on this or anything. 7 My main concern when looking at roofs in 8 Florida is that they are structurally 9 connected. If you -- you can even kind of go 10 back and do this retroactively, where you can 11 use different ties and you can connect your 12 trusses to your wall studs, back down to your 13 foundation. It's harder to do on certain types 14 of homes. 15 But that's really the main concern when 16 you're talking about wind in Florida, is the 17 roof being just pulled right off of the house. 18 COMMISSIONER MORGAN: Peeled right up like 19 a tuna can. I've seen it in those hurricane 20 videos. That's -- I was curious. 21 Thank you for -- 22 COMMISSIONER EPSTEIN: Yeah. I mean, I 23 will say that a metal roof is going -- because 24 it is metal, it's going to reflect more heat 25 away. That is a valid case. But you could -- Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">81</p> <p>1 you could do an asphalt shingle roof that has a 2 lighter color. It's not going to be entirely 3 as efficient, but I don't think that metal 4 versus asphalt is driving up the entire energy 5 cost here. I think you're going to solve a lot 6 of your problems with the insulation you're 7 talking about. I know that there would be some 8 savings there. 9 But again, we're in a historic district. 10 We have evidence that this was never a metal 11 roof. 12 MR. HONG: Can I come forward? 13 THE CHAIRMAN: Not at this moment, sir. 14 MR. HONG: Can I come forward? 15 THE CHAIRMAN: No, thank you. 16 The energy efficiency rating of these 17 older homes is I'm not sure really the 18 pertinent discussion here. I think we're more 19 talking about the historic nature of the 20 asphalt shingle roof versus a metal roof. 21 And I know that metal roofs in the 22 Riverside Avondale Historic District are taken 23 with a different type of consideration because 24 they are so rare. We try to keep our metal 25 roofs, metal roofs, from when they were Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">83</p> <p>1 after-the-fact alterations and new fencing 2 installation on a contributing property within 3 the Riverside Avondale Historic District. 4 Built in 1967, the structure is a 5 Mid-Century Modern style commercial structure 6 characterized by its large front-facing gable 7 roof with a low pitch, wide eave overhangs, 8 polychrome brick and CMU block exterior, and 9 floor-to-ceiling windows. 10 The after-the-fact work includes painting 11 previously unpainted masonry with a white 12 limewash, and constructing a wood lattice wall 13 with a metal sign. 14 The applicant also proposes to install a 15 6-foot-tall black aluminum flat-top fence in 16 the front yard of this commercial property. 17 Staff is recommending approval with 18 conditions for the after-the-fact work and 19 fence installation. 20 According to the applicant, they were 21 unaware that a COA is required for exterior 22 work. They painted the polychrome, red brick, 23 and CMU block exterior with white limewash to 24 revive the building and cut down on mold and 25 mildew growth. Their chosen white limewash Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">82</p> <p>1 historically built, and vice versa, composition 2 shingle when they were composition shingle. So 3 the R rating that this roof would provide or 4 not is I'm not sure really what the discussion 5 is here, necessarily, but it is an important 6 topic for homeowners. 7 Anyone else? 8 COMMISSION MEMBERS: (No response.) 9 THE CHAIRMAN: All right. With that, we 10 have a motion on the floor to deny 11 COA-25-32090. 12 All in favor? 13 COMMISSION MEMBERS: Aye. 14 THE CHAIRMAN: By your action, the 15 motion -- excuse me, COA-25-32090 has been 16 denied. 17 All right. Moving on to Section H, 18 COA-25-31903, located at 3602 Park Street. 19 Do any commissioners have any ex parte to 20 declare? 21 COMMISSION MEMBERS: (No response.) 22 THE CHAIRMAN: All right. With that, we 23 will open the public hearing and have a staff 24 report. 25 MS. FIGUEROA: COA-25-31903 is for Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">84</p> <p>1 product is Classico Limewash Paint. 2 Additionally, they constructed a 3 12-and-one-half-foot-wide by 11-foot-tall wood 4 lattice wall at the front of the canopy 5 overhang, where they also installed a round 6 metal sign with the words, "The Market at 7 Park," and, "Est. 2024." The sign also has a 8 flower symbol at the center. 9 Staff is recommending approval with 10 conditions. 11 THE CHAIRMAN: Thank you. 12 Any questions for staff? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: Is the applicant here? 15 AUDIENCE MEMBER: (Indicating.) 16 THE CHAIRMAN: Okay. 17 (Audience member approaches the podium.) 18 THE CHAIRMAN: State your name and 19 address, and she will swear you in. 20 AUDIENCE MEMBER: I'm Grace Mathis of 21 35602 Park Street. 22 THE REPORTER: If you would raise your 23 right hand for me, please. 24 MS. MATHIS: (Complies.) 25 THE REPORTER: Do you affirm that the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">85</p> <p>1 testimony you are about to give will be the 2 truth, the whole truth, and nothing but the 3 truth?</p> <p>4 MS. MATHIS: I do.</p> <p>5 THE REPORTER: Thank you.</p> <p>6 MS. MATHIS: So we are grateful for all of 7 the help that we've received, firstly, from the 8 City in helping us through this process. They 9 have been extremely helpful in letting us know 10 how to get through everything.</p> <p>11 And we don't have too many notes, just a 12 couple of the conditions. I know that the 13 limewash -- one of the main concerns was that 14 we couldn't find any pictures, because we had 15 already done it, of the condition of the brick 16 that were present. I think some of the photos 17 on Pages 17 and 18 were from a little bit 18 farther back. I did, just last night, receive 19 pictures from the painting company that show a 20 close picture of the condition of the brick 21 that I think would show you guys a little bit 22 better of the condition of it.</p> <p>23 I am sorry to report that I just have one 24 copy of multiple pictures. Do you mind --</p> <p>25 THE CHAIRMAN: Yeah. If you can give it Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">87</p> <p>1 MS. MATHIS: And then as far as the sign 2 goes, we are of course willing to change out 3 the lattice. We had already done it, but we 4 were going to have jasmine climbing up covering 5 it, so just to put that in there. Not sure if 6 it's necessary, but that's the least of our 7 concerns.</p> <p>8 THE CHAIRMAN: All right. So I'm looking 9 at the approval with conditions here that staff 10 has provided. Which specific numbers are you 11 in opposition to?</p> <p>12 MS. MATHIS: The -- Number 15, 4-foot 13 tall. Just the 4-foot height instead of the 14 6-foot.</p> <p>15 THE CHAIRMAN: Instead of the 6? Okay. 16 You prefer a 6-foot, is that what you're 17 saying?</p> <p>18 MS. MATHIS: Yes, please.</p> <p>19 THE CHAIRMAN: Okay.</p> <p>20 MS. MATHIS: We plan on having pumpkins, 21 Christmas trees, things like that out at the 22 market.</p> <p>23 THE CHAIRMAN: And you're mentioning about 24 the painting, so it looks like one of the 25 conditions is to remove the limewash? Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">86</p> <p>1 to Arimus here, that would be great.</p> <p>2 MS. MATHIS: (Complies.)</p> <p>3 THE CHAIRMAN: Thank you.</p> <p>4 MS. MATHIS: Just through those, I think 5 you can see the inconsistency of the quality of 6 the brick and the work that kind of needed to 7 be done, as to why the limewashing was 8 suggested. I know that we wanted to kind of 9 keep some of the brick visible through some of 10 the better maintained bricks.</p> <p>11 And I do know throughout the Riverside 12 Avondale and downtown historic areas there are 13 some washed and painted brick buildings, so I'm 14 hopeful that that can be considered.</p> <p>15 And then as far as the fence, we are 16 requesting to move forward with the 6-foot-tall 17 fence. I had sent it previously, but I didn't 18 see it included. The owner had sent an 19 appraisal from 1978 that shows the 6-foot fence 20 that was already installed on the front of the 21 property for many years.</p> <p>22 I did print out a few more copies of that, 23 if you also don't mind passing them around 24 to --</p> <p>25 (Tenders document.) Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">88</p> <p>1 MS. MATHIS: Yes. That was what I brought 2 the current pictures of -- well, the pictures 3 from right before the painting of it, because 4 some -- in here, we tried to find what we could 5 from before the limewash existed, but I think 6 it looks a little bit better-kept in the older 7 photos than what we actually got it as.</p> <p>8 THE CHAIRMAN: So you're requesting to 9 leave the limewash on there?</p> <p>10 MS. MATHIS: Yes, if possible.</p> <p>11 THE CHAIRMAN: Okay. So you're in 12 opposition to Item Number 1?</p> <p>13 MS. MATHIS: Ah, yes. Number 1, yeah.</p> <p>14 THE CHAIRMAN: Okay. And then the 15 related -- the other ones are related to the -- 16 okay.</p> <p>17 Do we have any questions for the applicant 18 here?</p> <p>19 COMMISSIONER HOFF: Through the Chair to 20 the applicant, has the 6-foot fence been 21 installed yet? Because I don't see any 22 photographs of it.</p> <p>23 MS. MATHIS: No, no, no. It's not 24 installed yet. That was the one we stopped 25 before. They got us before. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">89</p> <p>1 THE CHAIRMAN: Give us a second here. 2 Sorry. 3 MS. MATHIS: Yeah. Of course. 4 (Brief pause in the proceedings.) 5 THE CHAIRMAN: You mentioned about the 6 wood lattice, this would be Item Number 9, you 7 would prefer to keep it, but you're okay with 8 it being changed, is what it sounded like? 9 MS. MATHIS: Yeah, I wanted -- uh-huh. We 10 would prefer to keep it, of course, because 11 it's done, and we intend to have that entire 12 area covered with foliage. 13 THE CHAIRMAN: Ivy, so whatever wood there 14 is going to be covered up? 15 MS. MATHIS: Yeah. Yeah. 16 THE CHAIRMAN: Okay. 17 COMMISSIONER EPSTEIN: Sorry, I noticed 18 something entirely different in the pictures 19 you gave us. 20 MS. MATHIS: I pulled from a lot of 21 sources. 22 THE CHAIRMAN: Sorry to be so detailed, we 23 just want to make sure what we're approving 24 here. 25 MS. MATHIS: No, yeah. I brought a lot of Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">91</p> <p>1 4 foot tall; and Item Number 9, the wood 2 lattice to remain. 3 Before we make a motion, I'd also like to 4 point out this is a noncontributing structure 5 in the historic district. 6 COMMISSIONER EPSTEIN: Motion to approve 7 COA-25-31903 with conditions. 8 COMMISSIONER MORGAN: Second. 9 THE CHAIRMAN: All right. Any discussion? 10 COMMISSIONER EPSTEIN: Through the Chair, 11 I was just looking at these photos, and I 12 don't -- I don't know that there's a way to say 13 conclusively, but I was wondering if the 14 building had been painted in the past and the 15 paint had been removed off of it, just because 16 some of the brick looks like it still has 17 residual white (microphone failure). I don't 18 know that we can say that conclusively from 19 what's here. That was the commotion I was 20 doing over here. 21 THE CHAIRMAN: I had the impression that 22 some of the brick was of a different color 23 pattern, but not necessarily had been painted 24 and some not painted. That's just -- you know, 25 these are older photos and we don't have any Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">90</p> <p>1 stuff, so thank you. 2 (The documents were reviewed.) 3 THE CHAIRMAN: Not to make her stand up 4 here any more, are there any more questions for 5 the applicant? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: You can go ahead and grab a 8 seat while we're going through all this stuff. 9 MS. MATHIS: Okay. Great. 10 THE CHAIRMAN: Is there anyone else here 11 to speak on this COA? 12 AUDIENCE MEMBERS: (No response.) 13 THE CHAIRMAN: All right. Just one 14 minute, everybody. Sorry. 15 (Brief pause in the proceedings.) 16 THE CHAIRMAN: All right. If there is no 17 one else here to speak on this COA, I will 18 close the public hearing and will entertain a 19 motion. 20 Just for the record, I will say that the 21 applicant has stated that she is in opposition 22 to Items, pretty much, 1 through 5 that involve 23 the removal of the limewash that was put on the 24 property; Item Number 15, they would prefer the 25 black aluminum fence to be 6 foot tall and not Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">92</p> <p>1 real details on that, it's just my assessment 2 that it's just a different shade of color 3 brick. 4 COMMISSIONER EPSTEIN: I'll speak -- 5 through the Chair, I'll speak to this as a 6 noncontributing structure. 7 We have been, in the past, more lax with 8 those, as far as brick painting goes. There's 9 not any extraordinary brick detailing on this. 10 The limewash on it doesn't entirely obscure the 11 brick. One of the nice things about limewash 12 is that you can see a little bit of variation. 13 And I would say that's the only extraordinary 14 thing about this brick, is the variation that 15 exists with it. 16 THE CHAIRMAN: I may be a little nit-picky 17 here, but I'm looking at the limewash, and it 18 seems to be a pretty heavy limewash. A lot of 19 limewashes, you can see some of the red brick 20 potentially, like, coming through a little bit 21 on the limewash. This is not a full painting, 22 it's -- definitely looks to be a limewash here, 23 but it's a little heavier handed than I would 24 maybe say or recommend. 25 COMMISSIONER EPSTEIN: Yeah. Through the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">93</p> <p>1 Chair, it's definitely a heavy limewash. One 2 of the things that I am not entirely objecting 3 to with it is it has not obscured the grout 4 joints. Because a lot of times, the grout on 5 the brick is kind of like embroidery. You look 6 at how, you know, you do embroidery on 7 something, if you think you embroider something 8 with gray versus you embroider white on white, 9 that loses your detail there. So I don't 10 believe that it's entirely obscured the brick. 11 I will speak to this as, again, a 12 Mid-Century building. A lot of times with 13 Mid-Century, the use of masonry was more of a 14 scale item and not a decorative item. So when 15 you're talking about being able to still 16 visualize the mortar, you're still keeping the 17 scale of the brick, which is not entirely 18 against the Mid-Century feel and architectural 19 design of the building. 20 COMMISSIONER MORGAN: Through the Chair, I 21 would -- I will just add that I think the color 22 does really take away from the Mid-Century 23 building, and that it wouldn't have been 24 painted or whitewashed originally. 25 THE CHAIRMAN: All right. Well, while Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">95</p> <p>1 Where are those recommendations coming from? 2 Because it's odd; it's architectural, it's also 3 a sign, it has screening. 4 MS. FIGUEROA: Through the Chair to 5 Commissioner Morgan, so the wood lattice, we 6 are defining it as a wall being added to the 7 structure, not as a fence, since it is 8 attaching to the front area of the canopy. And 9 so because walls of structures in the historic 10 district typically have horizontal lap siding, 11 that's where this condition came in where the 12 new wood slats or boards should be horizontal. 13 COMMISSIONER MORGAN: Thank you. 14 COMMISSIONER HOFF: Through the Chair, so 15 I believe we are not able to -- we are not able 16 to consider landscaping, right? So whether 17 they end up putting jasmine there or not, 18 that's -- and how well it grows, if it dies, 19 right, that's not really something that we can 20 consider. 21 If the -- if the lattice wall was 22 converted to the lap siding as recommended, 23 hypothetically the applicant could always 24 construct a temporary lattice there to grow 25 whatever, you know, that they wish. So Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">94</p> <p>1 we're on the topic, just the -- does anybody 2 have anything to discuss regarding Items 1 3 through 5 on the conditions there? So anybody 4 have any opinions on the whitewash or the 5 paint? 6 COMMISSIONER HOFF: Yeah. Through the 7 Chair, because it is noncontributing, I also 8 think that there's more flexibility with them 9 with doing a limewash on the brick. 10 THE CHAIRMAN: All right. With that, 11 let's move on to her objection to Item 12 Number 9. There's the wood lattice there to be 13 removed and replaced with horizontal wood or 14 composite slats or board, or as otherwise 15 approved by the Historic Preservation section. 16 The applicant has said that she plans to 17 have some sort of vines or ivy or et cetera 18 growing up it, so the wood won't necessarily be 19 revealed once that does grow in. 20 Any discussion regarding the lattice that 21 is currently there or the replacement of? 22 COMMISSIONER MORGAN: Through the Chair to 23 staff, I wanted to ask about this specifically. 24 Are the recommendations based on that 25 being, like, a fence or some type of screening? Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">96</p> <p>1 that's -- you know, what a lot of homeowners do 2 is they don't have a lattice wall, but they 3 have a piece of lattice that is removable and 4 that's not permanent that they grow on, so just 5 throwing that out there. 6 COMMISSIONER EPSTEIN: Through the Chair, 7 I would not be in support of the lattice. 8 It's -- it's not a material that is going to 9 really do anything even for lasting permanence 10 for a structure that is being built there. I 11 would be in support of the conditions that go 12 along with that. 13 COMMISSIONER LOVE: Through the Chair, I 14 would agree with that. I think the lattice, 15 considering it may be covered eventually by 16 vegetation or landscaping is sort of besides 17 the point, I think. Evaluated on its own, I 18 agree with the staff recommendations on it. 19 THE CHAIRMAN: All right. And the last 20 one is Item Number 15, regarding a 4-foot 21 versus a 6-foot fence. 22 And just a quick question for staff, the 23 site plan they're referring to is located on 24 Page 476; is that correct? 25 MS. FIGUEROA: To the Chair, that is Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>



97

1 correct.

2 THE CHAIRMAN: Okay. So this aluminum

3 fence is going to go around the little center

4 piece where that, we'll call it, canopy or

5 drive-through is located, it appears. It looks

6 to be a little ...

7 Okay. Any discussion regarding that? The

8 applicant has requested it be 6 feet. Staff

9 has recommended 4.

10 Looking at this, I see that it's front

11 facing to the street. I think 6 feet is going

12 to be too tall in the middle there. It's going

13 to obscure the view of the building. It will

14 create almost like its own little fenced-in

15 area, when it should be welcoming and open at a

16 4-foot height, while still keeping in what you

17 need to keep in.

18 Anyone else have any opinions on that?

19 COMMISSIONER EPSTEIN: Through the Chair,

20 I agree with that.

21 COMMISSIONER LOVE: Through the Chair, I

22 would also agree with that.

23 COMMISSIONER EPSTEIN: Through the Chair,

24 I'll just echo my comments about the brick.

25 It's just because this is a noncontributing

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98

1 structure. If it was a contributing structure,

2 I would probably be a little bit more critical.

3 Which, again, I will say, as I've said

4 500,000 times here on this Commission, it would

5 be nice if we could do another survey of our

6 historic neighborhoods that's newer than the

7 '90s so some of our Mid-Century buildings could

8 get pushed into contributing structures,

9 because they are now. I'm approaching the age

10 of a contributing structure.

11 THE CHAIRMAN: All right. So it sounds

12 like from our discussion here, this is a

13 decision being made on the painting of the

14 unpainted masonry, but we seem to be in

15 agreement that the lattice -- we agree with

16 staff's recommendation on the lattice, on Item

17 Number 9, and staff's recommendation of the

18 fence on Item Number 15.

19 Does anybody want to make an amendment to

20 their motion? Because, currently, the

21 amendment is to approve with the current

22 conditions.

23 We can vote on that, or if anybody could

24 make an amendment if they want to change the

25 unpainted masonry, that's up to you guys, and

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99

1 then we can vote on the amendment at that

2 point.

3 COMMISSIONER EPSTEIN: I can make an

4 amendment, but it seemed like we were maybe

5 split down the middle on the masonry.

6 COMMISSIONER MORGAN: Through the Chair, I

7 agree it's a contributing structure, but at

8 this point, it is a historic building. It's

9 not necessarily contributing to the district

10 for the fabric that it was nominated for. It's

11 really hairy. I think we should talk about

12 this and figure it out. I don't like it, in

13 case that's not clear.

14 COMMISSIONER EPSTEIN: Through the Chair,

15 it is unclear, because we are given a set of

16 rules and regulations --

17 COMMISSIONER MORGAN: Right. Right.

18 COMMISSIONER EPSTEIN: -- to act as

19 commissioners on this Commission, and those

20 rules do say that we are supposed to look at

21 noncontributing structures differently, despite

22 the fact that if I went to the National Park

23 Service and asked to landmark this, they would

24 be like, no problem, it's -- it would be

25 counted as a contributing structure.

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100

1 COMMISSIONER MORGAN: Yeah.

2 COMMISSIONER EPSTEIN: So I feel like

3 every couple of months we find ourselves in

4 this issue where we are asked to judge

5 something differently because of how it is

6 labeled in our neighborhood versus how it is --

7 would actually be labeled as a historic,

8 contributing structure.

9 COMMISSIONER MORGAN: I agree. We're not

10 split. I don't like it, but that's irrelevant.

11 COMMISSIONER EPSTEIN: All right. So

12 then --

13 THE CHAIRMAN: Well, it would appear

14 there's no need to amend your approve with

15 conditions that the limewash be removed.

16 COMMISSIONER EPSTEIN: That -- I think

17 that's the condition we need to change, is that

18 the limewash can stay.

19 So I move to amend my previous motion --

20 there's 500,000 pictures in this. I'm trying

21 to (microphone failure).

22 Okay. I move to amend my existing motion

23 to include all conditions, but strike the

24 conditions about painting unpainted masonry,

25 which is 1 through 8 from the report.

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101

1 COMMISSIONER HOFF: Through the Chair to  
2 staff, would we need to just remove those  
3 conditions or would we need to add a condition  
4 approving the limewash?  
5 MR. WELLS: Through the Chair to  
6 Commissioner Hoff, I would just recommend  
7 striking Conditions 1 through 8.  
8 THE CHAIRMAN: Maybe a question for staff.  
9 Items 6 through 8 seem to deal with the  
10 condition and the repair of the brick, not  
11 necessarily the paint of it. I'd like to keep  
12 the brick matching if there is to be repairs,  
13 because these -- Items 6 through 8 doesn't  
14 really deal with the painting of the brick.  
15 COMMISSIONER HOFF: Okay.  
16 COMMISSIONER EPSTEIN: And Item 5 talks  
17 about the painting of the wood-like material.  
18 So I think it's just 1 through 4.  
19 THE CHAIRMAN: All right. So do you want  
20 to restate -- or do you have a comment, Carla?  
21 MS. LOPERA: Through the Chair, so was  
22 that motion to amend conditions -- to strike  
23 Numbers 1 through 4, was that -- did that get a  
24 second?  
25 THE CHAIRMAN: We're -- I think she needs  
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102

1 to restate the amended motion.  
2 COMMISSIONER EPSTEIN: Motion to amend the  
3 previous motion and to strike Conditions 1  
4 through 4, but the rest be approved with  
5 Conditions 5 through 16, but then also -- that  
6 was administratively, so 5 through 16.  
7 (Discussion held off the record.)  
8 COMMISSIONER EPSTEIN: So I apologize,  
9 there's a little legalese here.  
10 I move to amend my original motion to  
11 strike Conditions 1 through 4 and approve the  
12 COA with Conditions 5 through 16, and  
13 additionally the administratively approved 1  
14 and 2 under repairing canopy beams and ceiling.  
15 COMMISSIONER MORGAN: Second.  
16 THE CHAIRMAN: Any further discussion?  
17 COMMISSION MEMBERS: (No response.)  
18 THE CHAIRMAN: All right. We have a --  
19 we're going to vote on the amendment to the  
20 motion.  
21 All those in favor?  
22 COMMISSION MEMBERS: Aye.  
23 THE CHAIRMAN: Any opposed?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: All right. The amended  
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103

1 motion passes.  
2 And now we vote on the full motion,  
3 correct?  
4 MS. LOPERA: Someone needs to move it as  
5 amended.  
6 THE CHAIRMAN: Okay.  
7 COMMISSIONER EPSTEIN: I move to move my  
8 amended motion.  
9 COMMISSIONER MORGAN: Second.  
10 MS. LOPERA: Move to approve as amended.  
11 COMMISSIONER EPSTEIN: Move to approve as  
12 amended.  
13 COMMISSIONER MORGAN: Second.  
14 THE CHAIRMAN: All those in favor?  
15 COMMISSION MEMBERS: Aye.  
16 THE CHAIRMAN: All right. By your  
17 actions, you have approved with conditions the  
18 amended condition --  
19 Do we need to vote on that again?  
20 MS. LOPERA: No.  
21 THE CHAIRMAN: No.  
22 -- moved to approve COA-25-31903 at  
23 3602 Park Street.  
24 MS. LOPERA: To the Chair, was that  
25 unanimous? I couldn't hear everyone.  
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104

1 THE CHAIRMAN: I believe that was  
2 unanimous.  
3 COMMISSIONER HOFF: Yes.  
4 MS. LOPERA: Thank you.  
5 THE CHAIRMAN: I heard everybody's voice.  
6 All right. With that, it's just past  
7 3 o'clock. We will take a ten-minute break,  
8 and we will see everyone back here in a little  
9 bit.  
10 (Whereupon, a brief recess was taken.)  
11 THE CHAIRMAN: All right. Everyone, we'll  
12 get started back here again.  
13 Nothing under Sections I and J.  
14 Public comments. Is there anyone here  
15 that would like to do some public comments?  
16 (Audience member approaches the podium.)  
17 THE CHAIRMAN: Just state your name and  
18 address for the record.  
19 AUDIENCE MEMBER: Mike Haskins, 1321 North  
20 Main Street.  
21 Just two quick comments. One, the  
22 Historic Preservation section website, which  
23 I'm assuming Mr. Wells is responsible for, has  
24 been updated over the past year, and it is  
25 significantly improved, and I just wanted to  
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105

1 say thank you. There's a lot of resources that  
2 were not previously available that are not  
3 [sic] now available. It's very well organized.  
4 Someone should recognize that good work. So  
5 good job.  
6 I'm assuming. Again, I don't know. Maybe  
7 you farmed it out to IT.  
8 MR. WELLS: No, that was us.  
9 MR. HASKINS: Nice job. Thank you.  
10 And then number two is -- I know that I've  
11 made a few of you aware of this, but I just  
12 wanted to take a moment to -- to mention it.  
13 It -- I think it will continue to be something  
14 that needs to be researched, but the mailboxes  
15 in Springfield are kind of becoming a concern.  
16 Historically, up until the present,  
17 Springfield has had walk-up mail service,  
18 mailboxes have been attached to either the home  
19 or a column on the front porch or the fence of  
20 the home. The postal service has requested --  
21 or ordered or mandated that the new -- that new  
22 construction homes in Springfield, and homes,  
23 even if they are historic, that have been  
24 vacant for more than six months previously now  
25 put mailboxes in the right-of-way so that they

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106

1 can do delivery via car, which is odd to me  
2 because, obviously, you know, that's like maybe  
3 one -- one in 20 homes, right? I guess, over  
4 time, though, it would -- it would eventually  
5 transition Springfield from a walk-up mail  
6 service to a -- to a curbside mail service.  
7 SPAR is opposed to that change.  
8 And because it's federal, we've been engaging  
9 Congressman Bean's office. I know I spoke with  
10 the Historic Preservation section staff about  
11 this, and -- and we've spoken with a few  
12 others, but wanted to make the Commission  
13 aware.  
14 We would encourage that -- to the extent  
15 that loc- -- at the local level we are able to  
16 kind of -- kind of legislate on this issue,  
17 that it would be preserved as walk-up mail  
18 service with the mailboxes attached to either  
19 the home, a column on the front porch, or the  
20 fence.  
21 Thank you.  
22 THE CHAIRMAN: Thank you.  
23 That's a good point. Something I never  
24 considered.  
25 Does -- Carla, do you have something to

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107

1 add to that statement there?  
2 MS. LOPERA: Yes. Would you like me to  
3 speak on that, Mr. Chair?  
4 THE CHAIRMAN: Yes.  
5 MS. LOPERA: Okay. So through the Chair  
6 to the Commission, we have talked through some  
7 of this; I, with staff, and internally at OGC.  
8 So within the right-of-way -- you-all  
9 don't see a lot of COAs that have to do with  
10 things in the right-of-way. We can, and we do  
11 enforce certain things in the right-of-way,  
12 things that require a COA. You don't see it  
13 often because most things requiring a COA have  
14 to do with a structure, and that structure is  
15 not within the right-of-way, it's the building  
16 or the garage or an accessory dwelling.  
17 You do see, like, parking pads and  
18 driveways, and we do regulate that. Mailboxes  
19 do -- are not addressed in the design  
20 guidelines for either historic district, and I  
21 would say there's an argument that if someone  
22 is digging a hole and building a brick mail  
23 receptacle of some sort or a wood mail  
24 receptacle, that would -- there's an argument  
25 to be made that that would be new construction

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108

1 that should come before you all.  
2 They would definitely need a right-of-way  
3 permit and go through the City as well, and  
4 would need the City's blessing because we have  
5 an easement entitlement on most -- on all  
6 right-of-ways.  
7 So that's kind of where we're at.  
8 I have not engaged in any discussion with  
9 the federal government, the U.S. Postal  
10 Service, or anyone of that nature, so I don't  
11 have any information in that regard, but happy  
12 to answer questions if I can.  
13 COMMISSIONER HOFF: To Ms. Lopera, so in  
14 addition to, you know, building some kind of a,  
15 you know, brick, masonry mailbox, similar to  
16 putting a fence post in the ground that's meant  
17 to be permanent, I could imagine that would  
18 apply to, you know, some kind of a post, beam  
19 cemented into the ground in the right-of-way  
20 that's meant to be permanent, not just a -- the  
21 masonry-like structure that you just described?  
22 MS. LOPERA: Through the Chair to  
23 Commissioner Hoff, I would say a post in the  
24 ground is new construction, right?  
25 So when we're deciding what does -- what

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<p style="text-align: right;">109</p> <p>1 do you all have jurisdiction over, we look at 2 the list of activities requiring a COA, which 3 is a document attached to the original 4 legislation that created the historic district. 5 And there is an argument to be made that a 6 post in the ground with the mail receptacle 7 would be a newly constructed item requiring a 8 COA. 9 COMMISSIONER HOFF: My follow-up question 10 would be, is there anything that would be 11 helpful that we -- that if we came to a 12 consensus on this that we could do, that we 13 could issue a statement or a position on this? 14 Would that be helpful to provide to the 15 congressman or the post office or whomever to 16 kind of further whatever that position would 17 be? 18 MS. LOPERA: So through the Chair to 19 Commissioner Hoff, certainly you, as a body, if 20 you want to use your collective voice and state 21 the Historic Preservation Commission feels a 22 certain way about this, and -- you definitely 23 can do that individually, if you want to author 24 a letter, or work with staff to author a letter 25 that you all vote on, or if you want to just Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">111</p> <p>1 But more and more residents have kind of 2 brought this forward, and so it seems to still 3 be an ongoing issue. And several residents 4 have just gone ahead and -- I don't know if 5 they've permitted it or not, but they put 6 mailboxes in the right-of-way because they were 7 being denied service, some residents, for over 8 a hundred days. 9 THE CHAIRMAN: (Microphone failure) be 10 concerned. They have to get their mail; you 11 know, it's important. I mean, they're just 12 trying to solve the problem for now; I get it. 13 Maybe we can direct staff to look into 14 this and make this a discussion point at a 15 future JHPC meeting. And once they have a 16 little more context to bring to it, we could 17 then either have a letter that goes to a 18 Congressperson, or if -- maybe there's a change 19 to the guidelines and to the matrix regarding 20 mailboxes. 21 I'm just not sure. I think we need the 22 Historic staff to research this and bring us 23 something where we can have a better discussion 24 about it because I think -- I appreciate you 25 bringing this to our attention. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">110</p> <p>1 have a discussion now and direct staff to issue 2 a letter stating certain things, you could do 3 it that -- it could be handled in that way as 4 well. 5 THE CHAIRMAN: Michael, could you come 6 back up? One of our commissioners might have a 7 question for you. 8 (Mr. Haskins approaches the podium.) 9 THE CHAIRMAN: Thank you. 10 COMMISSIONER MORGAN: Thank you. 11 I just wanted to know how you all were 12 made aware. Did the post office actually reach 13 out to SPAR? Is this happening in Riverside? 14 Like, is it -- 15 I've always had some funky mail stuff in 16 Springfield, especially commercial buildings, 17 and that's why I'm asking, is it something 18 they're doing blanket or -- 19 MR. HASKINS: We were first made aware 20 from a resident, and -- and then we confirmed 21 it with the post office. And at the time, the 22 post office did not seem to still be looking 23 into the issue on their end. And since then, 24 we've had difficulty getting back in touch with 25 them. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">112</p> <p>1 COMMISSIONER MORGAN: I think that it's 2 going to be a nightmare for parallel parking on 3 both sides and the mailmen to get out. He's 4 not going to get -- yeah. 5 COMMISSIONER LOVE: Yeah, my thoughts 6 exactly. 7 I mean, I don't know how it would be 8 feasible even, on a practical level, to say 9 nothing of the slippery slope of mailboxes on 10 the curb and -- like, in some suburban 11 neighborhoods you see the little brick sort of 12 enclave, and it just goes on and on and on from 13 there, one that looks like a birdhouse or 14 et cetera. 15 COMMISSIONER HOFF: Is this something that 16 we could put on the agenda for next month, not 17 just a future discussion but next month? I'm 18 looking at the professional people here. 19 Could we -- from what I'm hearing is that 20 the Commission would kind of be supportive of 21 keeping walk-up service of some type. 22 Could we -- if there's a consensus, could 23 we, you know, have a draft position ready to 24 evaluate next month? 25 MS. LOPERA: Through the Chair to Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

113

1 Commissioner Hoff, you could make a motion to  
2 direct the staff to write a letter stating that  
3 the Commission strongly encourages the U.S.  
4 Postal Service to maintain walk-up service in  
5 the Springfield neighborhood, and then you  
6 could either direct staff just to send that  
7 letter to the appropriate parties, or if you  
8 want to see the letter before it's sent out,  
9 you could request that it be placed on the  
10 agenda next month. I think that would be  
11 doable. Arimus is nodding his head  
12 affirmatively.

13 COMMISSIONER HOFF: To the speaker,  
14 Mr. Haskins, would -- is this something that  
15 you think could be helpful?

16 MR. HASKINS: I think so.

17 I would say two things. One is that it  
18 may also be helpful to consider an update to  
19 the design guidelines to incorporate -- to  
20 address mailboxes as a historic -- as part of  
21 the historic fabric. I recognize that may also  
22 be a larger undertaking.

23 And the second thing I would is that -- I  
24 don't know if others have been able to have  
25 more success communicating with the post

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114

1 office, but where -- what I would -- what I  
2 would hope is that we could better understand  
3 what's driving this decision by the post office  
4 because as some of you have very quickly  
5 realized, it -- it kind of is an odd -- an odd  
6 way to kind of run a service, half walk-up,  
7 half not, or -- or whatnot.

8 And so I do wonder if there's other  
9 factors at play that also need to be addressed,  
10 but if we are not able to communicate  
11 effectively, it's very hard, obviously, to know  
12 that, so ...

13 COMMISSIONER MORGAN: I think it would be  
14 important for us to see if this is happening in  
15 other areas too. Especially if we're going to  
16 write a letter and address it as a body, we  
17 want to speak to the historic neighborhoods  
18 that are being affected.

19 I had weird post office stuff in  
20 Springfield. I mean, I tried to set up a  
21 commercial mailbox at my office for seven  
22 months and my neighbor still got my mail. I  
23 even paid to put in a mailbox, and they were  
24 like, "We're not using that one." It's so --  
25 I'm wondering -- I'm wondering how widespread

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115

1 this is.

2 COMMISSIONER EPSTEIN: (Off microphone.)

3 COMMISSIONER MORGAN: Is it really a  
4 federal thing or is it just the people in that  
5 area being fussy? That's what I'm getting at.

6 COMMISSIONER EPSTEIN: Yeah. It sounds  
7 like a nightmare and it sounds like they could  
8 decide to do that anywhere, and then we have  
9 mailboxes popping up all over, everybody that  
10 lives on Richmond Street showing up with people  
11 parking on their street, and they can't have  
12 off-street parking, and now there's mailboxes  
13 there and there's construction. I could see it  
14 now.

15 THE CHAIRMAN: Chaos.

16 COMMISSIONER MORGAN: Not to mention  
17 there's, like, utilities in the right-of-way  
18 and -- like, I don't know. It's just  
19 (microphone failure).

20 COMMISSIONER EPSTEIN: That is an  
21 interesting point and maybe something worth  
22 noting, is these are very pedestrian areas and  
23 often the pedestrian route of accessibility for  
24 an ADA person is interrupted by light poles and  
25 signs and -- et cetera, et cetera, et cetera,

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116

1 and adding a mailbox into that is a whole  
2 'nother issue.

3 COMMISSIONER MORGAN: Additionally, I  
4 think that there's a requirement that a fire  
5 truck be able to get through too. I think  
6 there's a lot of things that this could really  
7 be backing up against, and -- yeah.

8 MS. LOPERA: Through the Chair to the  
9 Commission, there's been some talk about --  
10 some discussion about amending the design  
11 guidelines, and I will tell you, it has been  
12 the position of OGC that amending the design  
13 guidelines that have been in effect since the  
14 designation of the historic district would  
15 trigger all the requirements that are needed  
16 when establishing a historic district, which is  
17 notification of all property owners within  
18 350 feet of the boundary, there's public  
19 hearing requirements. So I will say that's a  
20 big hurdle, to amend the design guidelines that  
21 have been in effect since the '90s because  
22 you're effectively changing the rules of the  
23 game, right? So you would need the buy-in from  
24 the public, and that's -- I don't know if  
25 that's something you-all would want to tackle.

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<p style="text-align: right;">117</p> <p>1 But I will be thinking of other ways and 2 things we can do in working with staff to 3 brainstorm kind of how best to tackle this 4 issue. 5 COMMISSIONER EPSTEIN: Through the Chair, 6 it -- I can bring up here -- I've brought this 7 up a few times during our Demolition by Neglect 8 subcommittee, and it's something that I would 9 like to see happen. And I'm not sure if it's 10 through a subcommittee or some other -- we had 11 a few different names for it, and I'm going to 12 let counsel and staff decide what's the best 13 way to do -- 14 But I do think a way to provide some 15 possible protection for buildings that are 16 noncontributing is to create a landmarking 17 subcommittee and identify buildings of 18 importance that are currently not protected in 19 and outside of our historic districts. 20 THE CHAIRMAN: That's an interesting idea. 21 We would -- ones that are in or outside of 22 the historic district and approaching those 23 homeowners, creating some sort of plan to reach 24 out to them, give them options and 25 opportunities. <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>	<p style="text-align: right;">119</p> <p>1 to announce at our May meeting because May is 2 Historic Preservation Month, so some -- 3 something that we're at least working on and 4 doing would be great, or starting. 5 COMMISSIONER HOFF: Okay. So we -- so 6 we've moved on from the mailbox thing, right? 7 COMMISSIONER EPSTEIN: Sorry. 8 COMMISSIONER HOFF: Did we ever come up 9 with a set plan regarding the mailbox, you 10 know, thing? Are we creating a statement? Are 11 we not? Are we waiting -- are we going to 12 investigate other options first or -- 13 COMMISSIONER MORGAN: So -- 14 THE CHAIRMAN: Does somebody want to make 15 a motion on what they want staff to do? 16 COMMISSIONER EPSTEIN: I thought we were 17 just going to have them work -- 18 (Simultaneous speaking.) 19 COMMISSIONER MORGAN: We have to direct 20 them. 21 MS. LOPERA: Through the Chair to the 22 Commission, so did someone want to make a 23 motion to direct staff to draft a letter and 24 bring it before you next meeting or draft a 25 letter based on your comments today and send <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>
<p style="text-align: right;">118</p> <p>1 COMMISSIONER MORGAN: I think a lot of it 2 is more commercial, wouldn't you say? Like, 3 the ones that are newer but in the -- so is 4 that a different process? Is it just the 5 building owner that you need to get on board 6 or -- 7 COMMISSIONER EPSTEIN: So when you look at 8 landmarking a building, there's the -- there's 9 sort of like two routes. There's one where the 10 Commission sponsors the landmarking, and if the 11 owner is not in acceptance of the landmarking, 12 we have to find four out of the nine different 13 bullet points that it meets. 14 If an owner is accepting of a building 15 being landmarked, you only have to find two. 16 And finding two -- I don't mean to be like, 17 it's easy, but it's kind of easy to find two, 18 especially if something is of a historic era 19 and it is of an historic architecture type, 20 easily rehabilitated, there -- you can find a 21 few of those very easily. 22 So that is my desire, and I would like to 23 continue -- I know I've talked with 24 Commissioner Montoya about this as well, and 25 I'd love to get something in the works for us <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>	<p style="text-align: right;">120</p> <p>1 it? Did someone want to make a motion? 2 COMMISSIONER HOFF: I will make a motion 3 to ask staff to work together with 4 representatives from the local historic 5 districts to draft a letter supporting 6 continued walk-up service in the locally 7 designated historic districts. 8 COMMISSIONER EPSTEIN: Second. 9 THE CHAIRMAN: Any discussion? 10 MS. LOPERA: One question. Did you want 11 that -- who do you want that sent to or do you 12 want to see it next month and discuss who all 13 you want it issued to? 14 COMMISSIONER HOFF: I would propose that a 15 draft be presented at next month's meeting. 16 MS. LOPERA: Did anybody second that? 17 COMMISSIONER EPSTEIN: I second. 18 THE CHAIRMAN: We have a second, yeah. 19 Any discussion? 20 COMMISSION MEMBERS: (No response.) 21 THE CHAIRMAN: All those in favor? 22 COMMISSIONER MORGAN: I wanted to ask -- 23 Arimus, would it be helpful if we sent you 24 notes, or do you got it? 25 MR. WELLS: Through the Chair to <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>

<p style="text-align: right;">121</p> <p>1 Commissioner Morgan, that always helps. That 2 way we're capturing of, you know, the voices of 3 you all as well when we write this letter. 4 COMMISSIONER MORGAN: I'm just thinking 5 just like specific kind of like safety stuff 6 or, like, some technical ammunition we could 7 give you. 8 MR. WELLS: Yeah, I would really 9 appreciate that. 10 THE CHAIRMAN: All right. 11 All those in favor? 12 COMMISSION MEMBERS: Aye. 13 THE CHAIRMAN: Any opposed? 14 COMMISSION MEMBERS: (No response.) 15 THE CHAIRMAN: All right. The motion 16 passes. 17 COMMISSIONER HOFF: Sorry about that, 18 Julia. 19 COMMISSIONER EPSTEIN: That's okay. 20 COMMISSIONER HOFF: Yeah, I totally 21 support what you're referring to, and -- and I 22 was actually going to bring that up. 23 COMMISSIONER EPSTEIN: Yeah, I wasn't sure 24 when the right time to bring it up was, but 25 when -- since counsel kind of mentioned this as Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">123</p> <p>1 I'm not sure. 2 COMMISSIONER MORGAN: Yeah. 3 COMMISSIONER EPSTEIN: But the only reason 4 that came to us is because there were local 5 representatives who brought it up. You know, 6 that -- they could have very easily -- there's 7 no demo stop on it. They could have very 8 easily torn that down. 9 So I think it's really important for us to 10 be proactive with that. I don't know if we 11 need a motion to do something. I think maybe 12 we need to still talk about what it is because 13 I think -- we talked about it being a task 14 force, but then maybe that was the wrong 15 terminology. Maybe it's more of a -- 16 COMMISSIONER MORGAN: Subcommittee. 17 COMMISSIONER EPSTEIN: -- yeah, like a 18 subcommittee. So I think when we figure that 19 out, we can make a motion, moving -- unless 20 counsel wants to direct us in the best way. 21 (Microphone failure) counsel knows. 22 MS. LOPERA: So through the Chair to the 23 Commission, Chapter 76 does state that the 24 Commission may establish such committees from 25 among its membership as it deems necessary to Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">122</p> <p>1 a sticky situation, it seems like -- I know 2 it's going to be really hard to entirely amend 3 overlays and create distinguishings [sic] 4 between contributing and noncontributing, so in 5 the interim I think that that's kind of the 6 best way for us to move forward and to protect 7 buildings that don't have -- that aren't in the 8 overlay, that aren't labeled as contributing. 9 And even outside of that, you know, 10 we've -- we saw even -- I can't even remember. 11 It was maybe a year or so ago. We had the bank 12 in Arlington. And -- 13 COMMISSIONER MORGAN: Yeah. 14 COMMISSIONER EPSTEIN: -- Arlington has 15 a -- just an extreme amount of amazing 16 Mid Century structures, and they are not 17 protected by any type of overlay either, so I 18 know that -- you know, I'm kind of talking 19 about even outside of our historic districts, 20 taking a look at what we can add an extra layer 21 of protection to so that people aren't just 22 tearing something down. 23 I know we had that Mid Century bank that 24 came to us that we ended up landmarking. I 25 think it's still in the courts or something, Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">124</p> <p>1 carry out its functions, and one of your 2 functions -- the second one in the list -- is 3 to identify potential landmarks and landmark 4 sites and make recommendations as to whether 5 they should be officially designated. 6 So I would say it would be wholly 7 appropriate to create a committee. That would 8 be a -- the Chair -- a function of the Chair, 9 and determine frequency of meetings and who all 10 wants to be on that committee. The Chair can 11 do that via a memo -- issuing a memo might be 12 the best course of action to have some time to 13 think about it. 14 But if you do want to be on that 15 committee -- which I know you do -- but if 16 others want to, if you want to express your 17 desire to, that would be helpful, or you can 18 just be voluntold. That can work too. 19 COMMISSIONER MORGAN: Julia -- 20 Commissioner Epstein, one question. Is this 21 where you see the UF students getting involved 22 to help do the surveys or -- I just want to 23 understand your vision of this unfolding. 24 COMMISSIONER EPSTEIN: So through the 25 Chair to Commissioner Morgan, I don't exactly Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">125</p> <p>1 foresee the UF students being involved with 2 this. I see this more of asking for 3 neighborhood representation throughout the 4 community, other experts; bringing in, you 5 know, Wayne Wood, Bill Bishop, Ted Pappas, some 6 of your more seasoned architects that were 7 around -- I don't want to say Bill Bishop was 8 around during that time because I don't think 9 he's that old, but I know he lives in 10 Arlington. If he hears -- 11 COMMISSIONER MORGAN: That's my neighbor. 12 (Simultaneous speaking.) 13 COMMISSIONER EPSTEIN: -- (inaudible) yell 14 at me about that. 15 So some of your more seasoned architects 16 that -- that were practicing during that time 17 and they know the significant buildings in 18 town, you know, while -- I hate to say it, 19 while they're still here, but that's the truth. 20 So I think that -- that's a little bit 21 more my thought of it is that it starts off 22 that way and maybe it branches into looking for 23 more volunteering to look at cataloging some of 24 these buildings and what needs to be done for 25 the land making -- landmarking process. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">127</p> <p>1 I understand that it's going to be a -- 2 it's going to be a big, uphill battle 3 because -- I think the reason that a lot of -- 4 some of these buildings we're speaking of have 5 not been landmarked is because -- it seems to 6 me when we're asked to landmark things, it 7 happens in -- for two different reasons. One, 8 somebody comes to us because they want to 9 activate a national park tax credit for 10 rehabilitation, which means they're actively 11 working on restoring the property and they're 12 looking for that incentive as part of their 13 restoration. 14 And, secondly, it is a building that has 15 been in a demolition by neglect sort of 16 situation where it -- or it might be being 17 thought of -- of possibly being demolished. 18 So I'd like the committee, or whatever it 19 ends up being, to be more proactive. And if we 20 end up doing all this and we, you know, get to 21 landmark a couple of structures, it's a couple 22 of structures that weren't protected to begin 23 with, so I -- 24 I know it's going to be tough when you're 25 working with people who own -- you know, own Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">126</p> <p>1 COMMISSIONER HOFF: Through the Chair, so 2 I know that the Jacksonville Historic Center, 3 formerly the Historic Society, has a committee 4 that looks at properties to landmark, so I 5 would suggest talking with them to kind of see 6 how they operate. I don't recall them bringing 7 that many properties here, so I'm not sure, you 8 know, what their process is, but I think that 9 the biggest obstacle that we'll have is that -- 10 you know, since there are limitations put on 11 landmark properties, that a lot of people will 12 not want that. So I think it will be key to 13 find those properties where the owners see the 14 benefit too. 15 But, yeah, I think, you know, just by 16 working with community members, you can 17 probably get lots and lots of, you know, really 18 good suggestions. 19 So if your goal is to bring this to the 20 next meeting for the Chair to hypothetically 21 speak into existence, then I would craft an 22 idea and then send it to Mr. Wells so he can 23 familiarize it with the Chair. That's what I 24 would suggest. 25 COMMISSIONER EPSTEIN: That's very good. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">128</p> <p>1 property and asking them to add another layer 2 of difficulty on that property, but I think if 3 we can find the right structures and the right 4 people, we can get some protections on some 5 buildings, or at least create a list of 6 buildings that if -- if somebody does, you 7 know, buy it and it looks like, oh, my gosh, 8 they might demolish this, it might -- it might 9 trigger that in the future as well, so sort of 10 a catalog of -- you know, maybe they're not 11 landmarked, maybe it's a catalog of structures 12 that we think are historic, outside of historic 13 districts or outside of contributing versus 14 noncontributing. 15 COMMISSIONER HOFF: Through the Chair to 16 staff, could -- would you be able to send the 17 Commission a list of the local landmarks and 18 the nationally registered landmarks so we are 19 aware of what's currently landmarked, or does 20 that list exist somewhere that we can find? 21 COMMISSIONER EPSTEIN: It does, it exists. 22 I know it exists as a map on the GIS website. 23 You can toggle on landmarked -- like, locally 24 and nationally landmarked -- I'm not sure if 25 you can export a list, though. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>



<p style="text-align: right;">129</p> <p>1 THE CHAIRMAN: I think that you can export 2 a CSV list or something like that. 3 MR. WELLS: Through the Chair to the 4 Commission, we can also just -- we have a 5 spreadsheet, separate, that compiles all the 6 landmarks. 7 THE CHAIRMAN: Well, that was a lively 8 public hearing section. No, that was a good 9 discussion. I appreciate Mr. Haskins. And 10 that's a good discussion regarding the 11 committee as well. 12 All right. Moving on to L, New Business, 13 road renaming, Manning Cemetery Road to Solomon 14 Road. 15 Do I open up a public hearing on this one? 16 MS. LOPERA: Yes. 17 MR. WELLS: Yes. 18 THE CHAIRMAN: I'll open the public 19 hearing and we'll take a staff report. 20 MR. WELLS: All right. Thank you. 21 So to -- through the Chair to the 22 Commission, in accordance with Chapter 745 of 23 the Ordinance Code which addresses street 24 naming regulations, it requires a review and a 25 recommendation from the Historic Preservation Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">131</p> <p>1 available, the Planning Department has no 2 objection to the proposed street name changes 3 from Cemetery Manning Road [sic] to Solomon 4 Road. 5 THE CHAIRMAN: Any questions for staff? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: I don't think we have an 8 applicant here and there's no one here to speak 9 on this, it appears. 10 With that, we'll close the public hearing. 11 I'll entertain a motion. 12 COMMISSIONER EPSTEIN: Motion to approve 13 the road renaming, Manning Cemetery Road to 14 Solomon Road. 15 COMMISSIONER MORGAN: Second. 16 THE CHAIRMAN: Any discussion? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: All those in favor, say 19 aye. 20 COMMISSION MEMBERS: Aye. 21 THE CHAIRMAN: Any opposed? 22 COMMISSION MEMBERS: (No response.) 23 THE CHAIRMAN: All right. By your action, 24 you have approved the road renaming from 25 Manning Cemetery Road to Solomon Road. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">130</p> <p>1 Commission. 2 When evaluating the -- these road renaming 3 requests, you shall consider the six mentioned 4 criteria. In this instance, the current street 5 name is Cemetery Manning Road [sic] and they're 6 requesting to rename it to Solomon Road. 7 And so the impetus behind this road 8 renaming is mainly to improve emergency 9 response times, address the inconsistent 10 sequence of addresses, and correct the mismatch 11 in data points. 12 So based on the Ordinance Code criteria, 13 we found that the -- Solomon Road -- or Manning 14 Cemetery Road is approximately 2 miles 15 (indecipherable) and is split into two 16 different segments. This road was named after 17 the nearby Manning Cemetery. 18 And, again, this would only apply to a 19 portion of Manning Cemetery as depicted in the 20 location map. 21 We found that no historically designated 22 structures or landmarks currently exist along 23 this portion of the subject street and it's not 24 part of a common theme of street names. 25 And so based on the best evidence Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">132</p> <p>1 And we'll move on to Section M, 2 information. We'll start with a Demolition by 3 Neglect final update report, which was handed 4 out to everybody here. 5 Does the Chair of that task force have 6 anything to add? 7 COMMISSIONER HOFF: Yes. 8 So I distributed kind of updates as to 9 where we are as of last Friday, I think. 10 So the task force is over. It's been very 11 active henceforth regarding implementation, 12 which is the hard part. 13 So the task force report has received a 14 fair amount of attention from the media, which 15 is good. Mr. Wells and I did a brief 16 presentation about it at the Northside CPAC and 17 we're going to do another presentation about it 18 for the Urban Core CPAC upcoming. I believe 19 there will be a segment on the radio about it 20 as well. 21 So we have raised awareness, met with 22 Mr. Wells and Ms. Lopera and the Municipal Code 23 Compliance Chief, Thomas Register, about 24 implementation and kind of how to move forward 25 from here. Those notes, generally, are in this Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">133</p> <p>1 handout.</p> <p>2 One of the things of note that we kind of</p> <p>3 found during this process is that there is a</p> <p>4 Historic Preservation Commission fund that has</p> <p>5 about \$11,000 in it that hasn't been active for</p> <p>6 a long time, but if cost is an issue with</p> <p>7 implementing anything that the Commission would</p> <p>8 like to do, whether it be sending an annual</p> <p>9 notification or, you know, other things that we</p> <p>10 would like to do but that do have a cost,</p> <p>11 Ms. Lopera has said that we could put in a</p> <p>12 request, more or less, to use those funds,</p> <p>13 so --</p> <p>14 I have a meeting with the mayor's office</p> <p>15 about implementation as well. And Julia -- or</p> <p>16 Commissioner Epstein has already mentioned the</p> <p>17 committee -- or the task force that she wants</p> <p>18 to introduce.</p> <p>19 So the most immediate next steps are --</p> <p>20 Mr. Wells and his team here have come up with a</p> <p>21 draft Demolition by Neglect matrix. I have one</p> <p>22 as well that we kind of worked on</p> <p>23 independently. We have to get those together</p> <p>24 to present something to this commission. We</p> <p>25 are supposed to have that implemented by the</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">135</p> <p>1 THE CHAIRMAN: All right. Cool.</p> <p>2 All right. Moving on to O for design</p> <p>3 issues. Chair Montoya had brought up a</p> <p>4 discussion regarding cedar shakes and their</p> <p>5 longevity and life span. He's, obviously, not</p> <p>6 here today. He did provide some links and</p> <p>7 information regarding them, if you had a chance</p> <p>8 to review --</p> <p>9 Without Commissioner Montoya here, I'm not</p> <p>10 sure of the full intention of what he wants the</p> <p>11 discussion to focus on, so I'm not necessarily</p> <p>12 inclined to delve too far into it without him</p> <p>13 being here, who brought it up, but if anybody</p> <p>14 has anything they want to add, we could talk</p> <p>15 about it.</p> <p>16 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>17 I think we should -- I think it would be of the</p> <p>18 best service to the Commission to move this</p> <p>19 until Commissioner Montoya is here to sort of</p> <p>20 speak -- what he wants to say about this.</p> <p>21 THE CHAIRMAN: I agree. I just wanted to</p> <p>22 give anybody a chance to say something if they</p> <p>23 had to.</p> <p>24 COMMISSIONER MORGAN: Through the Chair,</p> <p>25 do we have these links? Is that in the book?</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">134</p> <p>1 end of July. Mr. Wells has already --</p> <p>2 Mr. Wells and also Mr. Register have agreed to</p> <p>3 begin those monthly meetings in August, after</p> <p>4 we have that matrix.</p> <p>5 So there are -- you know, so the priority</p> <p>6 recommendations are more or less moving</p> <p>7 forward, and then -- and then you can kind of</p> <p>8 read what the status is of everything else.</p> <p>9 So, hopefully, by the end of summer we'll</p> <p>10 be in a little bit different place than we are</p> <p>11 right now regarding this issue.</p> <p>12 THE CHAIRMAN: All right. Thank you,</p> <p>13 Commissioner Hoff.</p> <p>14 Anybody else want to add to that</p> <p>15 discussion, or on the topic?</p> <p>16 COMMISSION MEMBERS: (No response.)</p> <p>17 THE CHAIRMAN: All right. We'll move on</p> <p>18 to pending legislation.</p> <p>19 MR. WELLS: All right. Through the Chair</p> <p>20 to the Commission, as you'll see, there's</p> <p>21 nothing really new to report here. There's no</p> <p>22 final action -- well, no final action has been</p> <p>23 taken on any new items, and we just have that</p> <p>24 pending ordinance that continues to be</p> <p>25 deferred, so end of report.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">136</p> <p>1 I would just like to read it before that</p> <p>2 discussion.</p> <p>3 THE CHAIRMAN: Yeah, it's on Page 503.</p> <p>4 And then I think he provided -- Arimus sent an</p> <p>5 email, I believe maybe yesterday or today --</p> <p>6 MR. WELLS: Yeah, to the -- I sent you and</p> <p>7 the rest of the Commission some additional</p> <p>8 links that Chair Montoya sent about a -- a</p> <p>9 couple of hours before the meeting, so I'll</p> <p>10 include those in the next book for next month.</p> <p>11 COMMISSIONER MORGAN: Oh, I just saw it.</p> <p>12 Thank you.</p> <p>13 THE CHAIRMAN: Yeah. I just suggest we</p> <p>14 keep it until next month when Commissioner</p> <p>15 Montoya is here.</p> <p>16 Anything else for the good of the cause?</p> <p>17 COMMISSION MEMBERS: (No response.)</p> <p>18 THE CHAIRMAN: All right. With that, we</p> <p>19 will adjourn our meeting.</p> <p>20 Thank you, everybody.</p> <p>21 (The foregoing proceedings were adjourned</p> <p>22 at 4:05 p.m.)</p> <p>23 - - -</p> <p>24</p> <p>25</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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DATED this 4th day of May 2025.

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<b>\$</b>	<b>1903</b> [1] - 60:16 <b>1906</b> [1] - 21:19 <b>1909</b> [1] - 28:22 <b>1920</b> [1] - 71:10 <b>1925</b> [1] - 43:6 <b>1967</b> [1] - 83:4 <b>1978</b> [1] - 86:19 <b>1981</b> [1] - 39:24 <b>1998</b> [1] - 40:2 <b>1:04</b> [3] - 1:7, 2:1, 2:8	<b>350</b> [1] - 116:18 <b>3550</b> [1] - 59:25 <b>35602</b> [1] - 84:21 <b>36</b> [1] - 7:25 <b>3602</b> [3] - 5:5, 82:18, 103:23 <b>3671</b> [3] - 4:19, 10:6, 14:4	<b>7</b>	<b>add</b> [10] - 10:21, 73:9, 93:21, 101:3, 107:1, 122:20, 128:1, 132:6, 134:14, 135:14 <b>added</b> [1] - 95:6 <b>adding</b> [1] - 116:1 <b>addition</b> [3] - 49:3, 75:25, 108:14 <b>additional</b> [4] - 21:8, 22:4, 50:5, 136:7 <b>additionally</b> [6] - 40:25, 48:25, 53:10, 84:2, 102:13, 116:3 <b>address</b> [16] - 3:14, 14:2, 23:4, 24:5, 36:11, 41:21, 55:23, 59:23, 72:16, 74:25, 75:2, 84:19, 104:18, 113:20, 114:16, 130:9 <b>addressed</b> [2] - 107:19, 114:9 <b>addresses</b> [2] - 129:23, 130:10 <b>adjacent</b> [1] - 47:7 <b>adjourn</b> [1] - 136:19 <b>adjourned</b> [1] - 136:21 <b>administratively</b> [4] - 22:8, 72:8, 102:6, 102:13 <b>adopted</b> [1] - 78:22 <b>advise</b> [1] - 68:15 <b>advised</b> [1] - 7:12 <b>aesthetic</b> [1] - 62:14 <b>aesthetically</b> [2] - 74:1, 74:6 <b>affected</b> [1] - 114:18 <b>affirm</b> [8] - 14:9, 23:12, 42:3, 56:4, 60:5, 72:23, 75:12, 84:25 <b>affirmatively</b> [1] - 113:12 <b>afford</b> [1] - 68:18 <b>after-the-fact</b> [3] - 83:1, 83:10, 83:18 <b>afternoon</b> [1] - 75:1 <b>age</b> [1] - 98:9 <b>agenda</b> [4] - 3:8, 4:6, 112:16, 113:10 <b>Agenda</b> [8] - 4:9, 4:16, 5:18, 5:21, 6:11, 6:19, 6:22, 6:24 <b>ago</b> [5] - 32:16, 33:14, 57:1, 60:18, 122:11 <b>agree</b> [14] - 17:19, 18:19, 20:6, 37:11, 66:7, 67:2, 96:14, 96:18, 97:20, 97:22,
<b>'</b>			<b>8</b>	
<b>'90s</b> [3] - 78:21, 98:7, 116:21 <b>'nother</b> [1] - 116:2			<b>8</b> [4] - 100:25, 101:7, 101:9, 101:13	
<b>0</b>	<b>2</b>	<b>4</b>	<b>9</b>	
<b>0</b> [1] - 55:9	<b>2</b> [14] - 5:17, 6:3, 6:24, 7:3, 19:17, 19:20, 19:22, 19:25, 25:20, 52:2, 53:15, 53:24, 102:14, 130:14 <b>2-by-2</b> [1] - 8:15 <b>2-inch</b> [2] - 21:21, 26:12 <b>20</b> [2] - 34:1, 106:3 <b>2019</b> [1] - 21:16 <b>2022</b> [1] - 21:13 <b>2024</b> [2] - 11:5, 84:7 <b>2025</b> [9] - 1:6, 2:1, 3:17, 4:1, 19:15, 51:23, 53:9, 72:9, 137:15 <b>203</b> [1] - 7:25 <b>21</b> [1] - 15:13 <b>214</b> [1] - 1:8 <b>2144</b> [3] - 5:1, 70:25, 72:18 <b>23</b> [2] - 1:6, 2:1 <b>232</b> [2] - 4:14, 7:21 <b>24-30961</b> [1] - 21:24 <b>24-31519</b> [1] - 6:12 <b>25-32134</b> [1] - 6:12 <b>2512</b> [1] - 75:2 <b>2568</b> [5] - 4:25, 52:3, 52:13, 55:25, 70:20 <b>25th</b> [2] - 70:21, 70:22 <b>26</b> [1] - 19:15 <b>26th</b> [3] - 3:17, 4:1, 12:1 <b>28th</b> [1] - 51:23 <b>293</b> [2] - 76:23, 78:1 <b>2nd</b> [1] - 11:5	<b>4</b> [14] - 4:13, 5:19, 5:22, 7:5, 19:17, 19:20, 20:3, 53:19, 91:1, 97:9, 101:18, 101:23, 102:4, 102:11 <b>4-foot</b> [4] - 87:12, 87:13, 96:20, 97:16 <b>4/6/25</b> [1] - 20:12 <b>400</b> [1] - 73:13 <b>450</b> [1] - 76:4 <b>476</b> [1] - 96:24 <b>4:05</b> [1] - 136:22 <b>4th</b> [1] - 137:15	<b>9</b> [5] - 15:8, 89:6, 91:1, 94:12, 98:17 <b>9-foot</b> [1] - 17:8	
<b>1</b>		<b>5</b>	<b>A</b>	
<b>1</b> [20] - 6:3, 6:11, 6:24, 7:3, 19:14, 19:25, 25:21, 53:14, 70:4, 88:12, 88:13, 90:22, 94:2, 100:25, 101:7, 101:18, 101:23, 102:3, 102:11, 102:13 <b>1,200-square-foot</b> [1] - 75:21 <b>1-and-a-half-inch</b> [1] - 21:20 <b>1-over-1</b> [1] - 8:11 <b>10</b> [1] - 19:24 <b>100</b> [1] - 43:6 <b>1002</b> [1] - 1:8 <b>101</b> [2] - 70:4, 70:9 <b>104</b> [2] - 64:24, 65:8 <b>105</b> [2] - 64:24, 65:8 <b>11-foot-tall</b> [1] - 84:3 <b>1117</b> [1] - 21:11 <b>1135</b> [3] - 4:20, 20:25, 23:7 <b>12-and-one-half-foot-wide</b> [1] - 84:3 <b>1245</b> [1] - 21:15 <b>13</b> [1] - 37:5 <b>1318</b> [1] - 4:10 <b>1321</b> [1] - 104:19 <b>1422</b> [1] - 4:12 <b>15</b> [7] - 16:1, 28:23, 34:16, 87:12, 90:24, 96:20, 98:18 <b>16</b> [3] - 102:5, 102:6, 102:12 <b>1649</b> [4] - 4:24, 38:12, 38:21, 51:19 <b>16th</b> [1] - 62:6 <b>17</b> [1] - 85:17 <b>17th</b> [1] - 53:9 <b>18</b> [1] - 85:17		<b>5</b> [12] - 19:25, 21:12, 21:16, 25:25, 53:21, 53:24, 90:22, 94:3, 101:16, 102:5, 102:6, 102:12 <b>50/50</b> [1] - 18:8 <b>500</b> [2] - 58:8, 63:7 <b>500,000</b> [2] - 98:4, 100:20 <b>503</b> [1] - 136:3 <b>505</b> [1] - 41:23 <b>5th</b> [2] - 4:14, 7:21	<b>ability</b> [1] - 77:11 <b>able</b> [14] - 29:6, 49:13, 51:4, 61:24, 64:25, 68:12, 93:15, 95:15, 106:15, 113:24, 114:10, 116:5, 128:16 <b>absolutely</b> [1] - 60:9 <b>abstain</b> [1] - 7:13 <b>abstains</b> [1] - 9:25 <b>AC</b> [1] - 24:9 <b>acceptance</b> [1] - 118:11 <b>accepting</b> [1] - 118:14 <b>access</b> [1] - 39:5 <b>accessibility</b> [1] - 115:23 <b>accessory</b> [3] - 71:8, 71:15, 107:16 <b>accordance</b> [1] - 129:22 <b>according</b> [2] - 42:12, 83:20 <b>account</b> [1] - 16:10 <b>accurate</b> [1] - 73:7 <b>Acosta</b> [1] - 4:11 <b>act</b> [1] - 99:18 <b>acting</b> [1] - 2:17 <b>Acting</b> [2] - 1:13, 13:17 <b>action</b> [10] - 4:3, 6:21, 10:3, 20:19, 38:8, 82:14, 124:12, 131:23, 134:22 <b>actions</b> [1] - 103:17 <b>activate</b> [1] - 127:9 <b>active</b> [3] - 22:2, 132:11, 133:5 <b>actively</b> [1] - 127:10 <b>activities</b> [1] - 109:2 <b>ADA</b> [1] - 115:24	
	<b>3</b>	<b>6</b>		
	<b>3</b> [9] - 6:4, 6:12, 6:24, 7:3, 17:16, 19:14, 19:25, 53:18, 104:7 <b>3</b> [1] - 40:8 <b>30</b> [1] - 34:1 <b>307.106(k)(1)</b> [1] - 40:7 <b>32259</b> [1] - 41:24 <b>32277</b> [1] - 60:1	<b>6</b> [9] - 15:6, 17:9, 19:24, 87:15, 90:25, 97:8, 97:11, 101:9, 101:13 <b>6-foot</b> [5] - 86:19, 87:14, 87:16, 88:20, 96:21 <b>6-foot-tall</b> [2] - 83:15, 86:16 <b>6-inch</b> [3] - 21:12, 21:16, 28:13 <b>6-inch-high</b> [1] - 11:18 <b>6-over-1</b> [2] - 39:2, 39:9 <b>6-over-6</b> [3] - 52:20, 52:24, 53:2 <b>6th</b> [1] - 11:9		

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<p>98:15, 99:7, 100:9, 135:21  <b>agreed</b> [1] - 134:2  <b>agreement</b> [1] - 98:15  <b>ahead</b> [8] - 17:15, 23:22, 30:17, 32:9, 50:8, 77:25, 90:7, 111:4  <b>air</b> [1] - 35:20  <b>Ali</b> [1] - 24:9  <b>alike</b> [1] - 49:8  <b>alleyway</b> [1] - 73:23  <b>allow</b> [2] - 17:16, 77:25  <b>allowed</b> [3] - 15:20, 26:7, 26:13  <b>allows</b> [1] - 76:25  <b>almost</b> [2] - 66:24, 97:14  <b>ALSO</b> [1] - 1:16  <b>alterations</b> [1] - 83:1  <b>aluminum</b> [3] - 83:15, 90:25, 97:2  <b>amazing</b> [2] - 61:19, 122:15  <b>amend</b> [9] - 79:5, 100:14, 100:19, 100:22, 101:22, 102:2, 102:10, 116:20, 122:2  <b>amended</b> [8] - 20:14, 102:1, 102:25, 103:5, 103:8, 103:10, 103:12, 103:18  <b>amending</b> [2] - 116:10, 116:12  <b>amendment</b> [6] - 98:19, 98:21, 98:24, 99:1, 99:4, 102:19  <b>ammunition</b> [1] - 121:6  <b>amount</b> [4] - 30:5, 68:25, 122:15, 132:14  <b>Andersen</b> [2] - 60:12, 60:14  <b>angle</b> [1] - 65:4  <b>announce</b> [1] - 119:1  <b>annual</b> [1] - 133:8  <b>answer</b> [2] - 47:17, 108:12  <b>apologies</b> [1] - 12:15  <b>apologize</b> [1] - 102:8  <b>appeal</b> [1] - 18:20  <b>appear</b> [1] - 100:13  <b>appearance</b> [1] - 41:2  <b>applicant</b> [52] - 7:10, 8:22, 10:17, 10:22, 13:10, 13:24, 16:15,</p>	<p>21:8, 21:25, 22:2, 22:18, 22:21, 22:25, 30:10, 35:7, 41:17, 44:16, 44:18, 46:8, 46:10, 47:20, 47:22, 48:7, 48:19, 50:4, 50:10, 50:15, 51:7, 51:21, 54:13, 54:25, 55:18, 59:12, 64:15, 64:16, 67:4, 69:25, 71:19, 72:4, 72:13, 74:14, 83:14, 83:20, 84:14, 88:17, 88:20, 90:5, 90:21, 94:16, 95:23, 97:8, 131:8  <b>applicants</b> [1] - 3:11  <b>application</b> [6] - 22:3, 28:3, 39:10, 52:25, 60:15, 72:8  <b>apply</b> [4] - 29:18, 30:7, 108:18, 130:18  <b>applying</b> [1] - 29:20  <b>appraisal</b> [1] - 86:19  <b>appreciate</b> [11] - 18:4, 18:14, 18:18, 19:1, 37:14, 47:17, 64:5, 70:15, 111:24, 121:9, 129:9  <b>approach</b> [1] - 30:15  <b>approaches</b> [14] - 14:1, 19:18, 23:3, 30:21, 41:20, 50:17, 55:21, 59:21, 67:12, 69:17, 74:23, 84:17, 104:16, 110:8  <b>approaching</b> [2] - 98:9, 117:22  <b>appropriate</b> [2] - 113:7, 124:7  <b>Appropriateness</b> [2] - 4:23, 5:3  <b>approval</b> [10] - 3:16, 4:1, 6:18, 8:16, 12:20, 16:9, 20:14, 83:17, 84:9, 87:9  <b>approve</b> [21] - 3:19, 5:21, 6:11, 9:11, 9:21, 12:10, 12:11, 12:16, 17:2, 17:11, 46:25, 49:16, 72:8, 91:6, 98:21, 100:14, 102:11, 103:10, 103:11, 103:22, 131:12  <b>approved</b> [14] - 6:22, 6:25, 7:3, 13:15, 15:16, 16:2, 20:20, 21:25, 22:8, 94:15, 102:4, 102:13, 103:17, 131:24</p>	<p><b>approves</b> [1] - 68:20  <b>approving</b> [2] - 89:23, 101:4  <b>April</b> [5] - 1:6, 2:1, 3:19, 11:9, 19:15  <b>apron</b> [7] - 11:6, 12:19, 13:7, 14:18, 15:4, 15:12, 15:14  <b>aprons</b> [1] - 14:20  <b>arbitrary</b> [1] - 17:10  <b>architect</b> [3] - 29:23, 79:8, 79:13  <b>architects</b> [2] - 125:6, 125:15  <b>architectural</b> [4] - 8:9, 54:21, 93:18, 95:2  <b>architecture</b> [1] - 118:19  <b>archival</b> [2] - 39:20, 39:24  <b>area</b> [6] - 11:18, 15:7, 89:12, 95:8, 97:15, 115:5  <b>areas</b> [6] - 17:12, 67:21, 69:7, 86:12, 114:15, 115:22  <b>argument</b> [4] - 26:14, 107:21, 107:24, 109:5  <b>ARIMUS</b> [1] - 1:17  <b>Arimus</b> [5] - 2:11, 86:1, 113:11, 120:23, 136:4  <b>Arlington</b> [3] - 122:12, 122:14, 125:10  <b>ARSENAULT</b> [6] - 1:18, 3:2, 38:19, 41:14, 52:10, 55:12  <b>Arsenault</b> [2] - 3:2, 61:17  <b>asbestos</b> [6] - 24:22, 32:17, 32:19, 32:23, 33:10, 35:13  <b>asphalt</b> [4] - 8:9, 81:1, 81:4, 81:20  <b>assess</b> [2] - 24:2, 24:11  <b>assessment</b> [4] - 13:9, 13:15, 30:12, 92:1  <b>association</b> [1] - 78:25  <b>assuming</b> [2] - 104:23, 105:6  <b>assure</b> [1] - 34:23  <b>ate</b> [1] - 57:17  <b>attached</b> [4] - 79:19, 105:18, 106:18, 109:3  <b>attaching</b> [1] - 95:8  <b>attachments</b> [1] -</p>	<p>79:24  <b>attempted</b> [6] - 42:11, 42:16, 44:8, 45:16, 45:19, 48:23  <b>attempting</b> [1] - 54:24  <b>attempts</b> [2] - 40:9, 54:12  <b>attending</b> [1] - 2:6  <b>attention</b> [2] - 111:25, 132:14  <b>attracted</b> [1] - 75:25  <b>AUDIENCE</b> [27] - 6:5, 8:23, 9:1, 9:6, 13:25, 14:4, 16:22, 23:1, 23:6, 27:6, 41:18, 41:23, 48:9, 55:19, 55:24, 59:19, 59:24, 64:10, 72:14, 72:17, 74:21, 75:1, 78:6, 84:15, 84:20, 90:12, 104:19  <b>Audience</b> [7] - 14:1, 23:3, 41:20, 55:21, 74:23, 84:17, 104:16  <b>audience</b> [1] - 59:21  <b>August</b> [1] - 134:3  <b>author</b> [2] - 109:23, 109:24  <b>authorized</b> [1] - 137:8  <b>available</b> [3] - 105:2, 105:3, 131:1  <b>Avenue</b> [1] - 4:10  <b>average</b> [1] - 73:12  <b>Avondale</b> [5] - 4:10, 71:9, 81:22, 83:3, 86:12  <b>aware</b> [7] - 43:23, 46:23, 105:11, 106:13, 110:12, 110:19, 128:19  <b>awareness</b> [1] - 132:21  <b>awhile</b> [1] - 33:14  <b>awkward</b> [1] - 17:13  <b>Aye</b> [2] - 103:15, 121:12  <b>aye</b> [10] - 4:2, 6:20, 9:24, 20:15, 20:16, 38:5, 82:13, 102:22, 131:19, 131:20</p>	<p>25:15, 28:16, 28:23, 73:16, 76:2  <b>barriers</b> [1] - 29:25  <b>based</b> [5] - 42:22, 94:24, 119:25, 130:12, 130:25  <b>bases</b> [1] - 8:13  <b>bathroom</b> [1] - 8:7  <b>battle</b> [2] - 73:10, 127:2  <b>beam</b> [1] - 108:18  <b>beams</b> [1] - 102:14  <b>Bean's</b> [1] - 106:9  <b>Becky</b> [1] - 2:21  <b>BECKY</b> [1] - 1:14  <b>becoming</b> [2] - 15:23, 105:15  <b>bedrooms</b> [2] - 8:6, 62:16  <b>begin</b> [5] - 2:9, 17:10, 23:21, 127:22, 134:3  <b>behalf</b> [4] - 14:16, 75:4, 77:20, 77:22  <b>behind</b> [2] - 73:23, 130:7  <b>believes</b> [1] - 53:24  <b>bend</b> [2] - 56:13, 56:15  <b>benefit</b> [1] - 126:14  <b>best</b> [8] - 65:13, 117:3, 117:12, 122:6, 123:20, 124:12, 130:25, 135:18  <b>better</b> [7] - 49:12, 79:16, 85:22, 86:10, 88:6, 111:23, 114:2  <b>better-kept</b> [1] - 88:6  <b>between</b> [4] - 34:21, 62:10, 78:16, 122:4  <b>beyond</b> [5] - 30:2, 37:18, 42:23, 45:24, 68:6  <b>big</b> [7] - 26:2, 57:24, 62:25, 64:21, 116:20, 127:2  <b>bigger</b> [1] - 26:13  <b>biggest</b> [3] - 65:8, 77:11, 126:9  <b>bill</b> [5] - 58:7, 73:12, 75:22, 77:9, 79:3  <b>Bill</b> [4] - 76:23, 78:1, 125:5, 125:7  <b>bills</b> [2] - 61:8, 63:6  <b>birdhouse</b> [1] - 112:13  <b>Bishop</b> [2] - 125:5, 125:7  <b>bit</b> [20] - 9:17, 15:9, 17:20, 31:7, 58:24, 65:4, 66:7, 66:21, 73:15, 79:16, 79:22,</p>
--	---	---	---	--

**B**

**backing** [1] - 116:7  
**bad** [2] - 31:1, 31:11  
**balance** [1] - 70:5  
**Ball** [1] - 1:7  
**bank** [2] - 122:11, 122:23  
**barrier** [6] - 24:17,

Dianna M. Tropia, Inc.

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MadamCourtReporter.com

<p>85:17, 85:21, 88:6, 92:12, 92:20, 98:2, 104:9, 125:20, 134:10</p> <p><b>black</b> [7] - 24:20, 60:22, 61:25, 71:19, 73:19, 83:15, 90:25</p> <p><b>blanket</b> [1] - 110:18</p> <p><b>blend</b> [1] - 53:1</p> <p><b>blends</b> [1] - 20:2</p> <p><b>blessing</b> [1] - 108:4</p> <p><b>block</b> [8] - 8:2, 8:12, 26:9, 28:21, 39:4, 71:24, 83:8, 83:23</p> <p><b>blown</b> [1] - 75:20</p> <p><b>board</b> [2] - 94:14, 118:5</p> <p><b>boards</b> [1] - 95:12</p> <p><b>body</b> [2] - 109:19, 114:16</p> <p><b>book</b> [4] - 10:20, 22:20, 135:25, 136:10</p> <p><b>boss</b> [1] - 31:23</p> <p><b>bottom</b> [3] - 53:17, 53:19, 65:9</p> <p><b>bought</b> [1] - 24:23</p> <p><b>boundary</b> [1] - 116:18</p> <p><b>box</b> [1] - 32:22</p> <p><b>boy</b> [1] - 58:2</p> <p><b>brainstorm</b> [1] - 117:3</p> <p><b>branches</b> [1] - 125:22</p> <p><b>break</b> [2] - 3:9, 104:7</p> <p><b>breathe</b> [1] - 29:16</p> <p><b>brick</b> [34] - 11:19, 12:25, 15:9, 15:12, 15:14, 20:1, 39:1, 52:21, 83:8, 83:22, 85:15, 85:20, 86:6, 86:9, 86:13, 91:16, 91:22, 92:3, 92:8, 92:9, 92:11, 92:14, 92:19, 93:5, 93:10, 93:17, 94:9, 97:24, 101:10, 101:12, 101:14, 107:22, 108:15, 112:11</p> <p><b>brick-like</b> [1] - 20:1</p> <p><b>bricked</b> [1] - 39:1</p> <p><b>bricks</b> [1] - 86:10</p> <p><b>Bridge</b> [1] - 41:24</p> <p><b>brief</b> [6] - 22:23, 27:18, 89:4, 90:15, 104:10, 132:15</p> <p><b>bring</b> [10] - 36:16, 50:5, 50:12, 111:16, 111:22, 117:6, 119:24, 121:22, 121:24, 126:19</p> <p><b>bringing</b> [5] - 76:4,</p>	<p>111:25, 125:4, 126:6</p> <p><b>Brittany</b> [3] - 2:25, 31:2, 33:3</p> <p><b>BRITTANY</b> [1] - 1:18</p> <p><b>broken</b> [9] - 31:13, 42:16, 43:1, 53:16, 53:17, 53:20, 53:22, 54:1, 63:4</p> <p><b>brought</b> [8] - 16:7, 88:1, 89:25, 111:2, 117:6, 123:5, 135:3, 135:13</p> <p><b>bugs</b> [2] - 61:8, 63:2</p> <p><b>building</b> [29] - 13:1, 24:11, 25:7, 28:18, 29:10, 29:13, 29:19, 35:22, 36:10, 36:16, 37:15, 37:21, 54:22, 79:24, 83:24, 91:14, 93:12, 93:19, 93:23, 97:13, 99:8, 107:15, 107:22, 108:14, 118:5, 118:8, 118:14, 127:14</p> <p><b>Building</b> [2] - 1:7, 29:11</p> <p><b>buildings</b> [13] - 29:12, 86:13, 98:7, 110:16, 117:15, 117:17, 122:7, 125:17, 125:24, 127:4, 128:5, 128:6</p> <p><b>built</b> [8] - 26:7, 29:9, 35:19, 43:7, 43:25, 82:1, 83:4, 96:10</p> <p><b>bullet</b> [1] - 118:13</p> <p><b>Business</b> [2] - 5:8, 129:12</p> <p><b>business</b> [4] - 7:11, 43:5, 47:10, 60:15</p> <p><b>busy</b> [1] - 9:17</p> <p><b>buy</b> [2] - 116:23, 128:7</p> <p><b>buy-in</b> [1] - 116:23</p> <p><b>bys</b> [1] - 34:21</p>	<p><b>C</b></p> <p><b>CAD</b> [1] - 45:7</p> <p><b>CALEB</b> [1] - 1:18</p> <p><b>Caleb</b> [7] - 3:2, 56:21, 56:25, 59:24, 61:16, 61:22, 64:18</p> <p><b>cannot</b> [1] - 49:16</p> <p><b>canopy</b> [4] - 84:4, 95:8, 97:4, 102:14</p> <p><b>caps</b> [1] - 8:13</p> <p><b>capturing</b> [1] - 121:2</p> <p><b>car</b> [1] - 106:1</p> <p><b>card</b> [1] - 3:12</p> <p><b>care</b> [1] - 61:4</p>	<p><b>cares</b> [3] - 43:3, 43:4, 44:9</p> <p><b>CARLA</b> [1] - 1:19</p> <p><b>Carla</b> [3] - 2:13, 101:20, 106:25</p> <p><b>carry</b> [1] - 124:1</p> <p><b>case</b> [5] - 57:11, 59:5, 63:14, 80:25, 99:13</p> <p><b>catalog</b> [2] - 128:10, 128:11</p> <p><b>cataloging</b> [1] - 125:23</p> <p><b>causing</b> [1] - 46:14</p> <p><b>CDX</b> [1] - 25:14</p> <p><b>cedar</b> [2] - 5:14, 135:4</p> <p><b>ceiling</b> [2] - 83:9, 102:14</p> <p><b>cell</b> [1] - 3:6</p> <p><b>cement</b> [7] - 8:10, 24:20, 26:14, 32:19, 33:11, 33:16</p> <p><b>cemented</b> [1] - 108:19</p> <p><b>Cemetery</b> [9] - 5:9, 129:13, 130:5, 130:14, 130:17, 130:19, 131:3, 131:13, 131:25</p> <p><b>Center</b> [1] - 126:2</p> <p><b>center</b> [2] - 84:8, 97:3</p> <p><b>Century</b> [8] - 83:5, 93:12, 93:13, 93:18, 93:22, 98:7, 122:16, 122:23</p> <p><b>certain</b> [7] - 29:21, 48:2, 51:23, 80:13, 107:11, 109:22, 110:2</p> <p><b>certainly</b> [3] - 35:2, 45:6, 109:19</p> <p><b>CERTIFICATE</b> [1] - 137:1</p> <p><b>Certificates</b> [2] - 4:22, 5:3</p> <p><b>certify</b> [1] - 137:8</p> <p><b>cetera</b> [5] - 94:17, 112:14, 115:25</p> <p><b>chair</b> [1] - 135:3</p> <p><b>Chair</b> [83] - 1:13, 2:18, 12:9, 12:14, 13:2, 13:17, 17:6, 17:18, 18:3, 19:10, 19:11, 22:15, 28:2, 28:8, 28:14, 29:7, 30:9, 36:4, 37:2, 38:20, 41:11, 44:17, 46:9, 47:21, 48:17, 49:17, 50:9, 52:11, 55:9, 65:19, 65:24, 66:6, 69:25, 78:14, 78:20, 79:7, 79:12, 88:19,</p>	<p>91:10, 92:5, 93:1, 93:20, 94:7, 94:22, 95:4, 95:14, 96:6, 96:13, 96:25, 97:19, 97:21, 97:23, 99:6, 99:14, 101:1, 101:5, 101:21, 103:24, 107:3, 107:5, 108:22, 109:18, 112:25, 116:8, 117:5, 119:21, 120:25, 123:22, 124:8, 124:10, 124:25, 126:1, 126:20, 126:23, 128:15, 129:3, 129:21, 132:5, 134:19, 135:16, 135:24, 136:8</p> <p><b>CHAIRMAN</b> [208] - 2:3, 2:17, 3:4, 3:23, 3:25, 4:3, 5:24, 6:2, 6:6, 6:14, 6:17, 6:21, 7:16, 8:18, 8:21, 8:24, 9:2, 9:7, 9:14, 9:19, 10:1, 10:3, 10:10, 12:7, 12:20, 12:25, 13:3, 13:8, 13:21, 13:24, 14:2, 16:14, 16:17, 16:20, 16:23, 17:5, 18:19, 20:10, 20:17, 20:19, 20:22, 21:4, 22:9, 22:24, 23:2, 23:21, 24:4, 24:7, 26:18, 27:3, 27:7, 27:13, 27:19, 28:1, 30:19, 30:22, 37:11, 37:24, 38:2, 38:6, 38:8, 38:16, 41:8, 41:16, 41:19, 41:21, 44:15, 45:9, 47:19, 48:6, 48:10, 48:16, 49:21, 50:15, 50:18, 51:7, 51:11, 51:13, 51:18, 51:25, 52:7, 55:6, 55:15, 55:18, 55:20, 55:22, 56:14, 57:2, 57:5, 57:9, 58:23, 59:1, 59:10, 59:14, 59:20, 59:22, 64:5, 64:8, 64:11, 64:16, 65:16, 65:23, 67:2, 67:16, 68:10, 68:21, 69:4, 69:11, 69:20, 70:14, 70:22, 71:3, 72:10, 72:13, 72:15, 74:12, 74:16, 74:19, 74:22, 74:24, 75:6, 76:11, 76:18, 78:3, 78:7, 78:13, 81:13,</p>	<p>81:15, 82:9, 82:14, 82:22, 84:11, 84:14, 84:16, 84:18, 85:25, 86:3, 87:8, 87:15, 87:19, 87:23, 88:8, 88:11, 88:14, 89:1, 89:5, 89:13, 89:16, 89:22, 90:3, 90:7, 90:10, 90:13, 90:16, 91:9, 91:21, 92:16, 93:25, 94:10, 96:19, 97:2, 98:11, 100:13, 101:8, 101:19, 101:25, 102:16, 102:18, 102:23, 102:25, 103:6, 103:14, 103:16, 103:21, 104:1, 104:5, 104:11, 104:17, 106:22, 107:4, 110:5, 110:9, 111:9, 115:15, 117:20, 119:14, 120:9, 120:18, 120:21, 121:10, 121:13, 121:15, 129:1, 129:7, 129:18, 131:5, 131:7, 131:16, 131:18, 131:21, 131:23, 134:12, 134:17, 135:1, 135:21, 136:3, 136:13, 136:18</p> <p><b>challenge</b> [1] - 58:9</p> <p><b>chance</b> [4] - 27:20, 67:5, 135:7, 135:22</p> <p><b>change</b> [6] - 16:11, 87:2, 98:24, 100:17, 106:7, 111:18</p> <p><b>changed</b> [3] - 12:23, 13:5, 89:8</p> <p><b>changes</b> [5] - 11:2, 11:13, 15:8, 62:2, 131:2</p> <p><b>changing</b> [4] - 12:21, 19:13, 76:13, 116:22</p> <p><b>channels</b> [4] - 61:2, 61:7, 61:20, 62:2</p> <p><b>chaos</b> [1] - 115:15</p> <p><b>Chapter</b> [2] - 123:23, 129:22</p> <p><b>character</b> [1] - 54:22</p> <p><b>characterized</b> [4] - 38:25, 52:17, 71:12, 83:6</p> <p><b>chewing</b> [1] - 65:11</p> <p><b>Chief</b> [1] - 132:23</p> <p><b>chimneys</b> [1] - 39:2</p> <p><b>chosen</b> [1] - 83:25</p>
---	---	--	---	---	--

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**Christmas** [1] - 87:21  
**Circle** [1] - 59:25  
**CITY** [1] - 1:1  
**City** [2] - 85:8, 108:3  
**City's** [2] - 78:23, 108:4  
**civil** [3] - 56:24, 66:2, 66:9  
**clad** [2] - 39:12, 41:1  
**clarify** [3] - 12:11, 19:4, 76:8  
**Classico** [1] - 84:1  
**clay** [1] - 39:1  
**clear** [2] - 41:12, 99:13  
**client** [1] - 31:24  
**climbing** [1] - 87:4  
**close** [11] - 6:6, 9:3, 9:8, 16:24, 27:10, 48:11, 64:12, 78:8, 85:20, 90:18, 131:10  
**closer** [1] - 17:25  
**CMU** [2] - 83:8, 83:23  
**COA** [34] - 5:4, 9:5, 13:14, 16:21, 18:11, 18:12, 20:19, 21:24, 22:1, 22:6, 27:5, 31:20, 33:1, 37:25, 41:4, 48:8, 55:2, 59:18, 64:9, 67:25, 71:6, 72:5, 72:9, 74:20, 78:5, 83:21, 90:11, 90:17, 102:12, 107:12, 107:13, 109:2, 109:8  
**COA-24-30543** [4] - 4:19, 10:6, 17:2, 20:15  
**COA-24-31519** [2] - 4:12, 5:23  
**COA-25-31903** [5] - 5:5, 82:18, 82:25, 91:7, 103:22  
**COA-25-31911** [7] - 4:14, 7:5, 7:10, 7:20, 9:11, 9:22, 10:4  
**COA-25-31951** [5] - 4:23, 38:11, 38:21, 48:14, 51:19  
**COA-25-32025** [5] - 4:24, 52:2, 52:12, 65:20, 70:19  
**COA-25-32090** [6] - 4:25, 70:16, 70:24, 78:11, 82:11, 82:15  
**COA-25-32118** [3] - 4:10, 5:22, 6:12  
**COA-25-32134** [2] - 4:11, 5:23  
**COAs** [3] - 6:25, 13:16, 107:9

**code** [6] - 29:10, 29:13, 36:10, 36:17, 37:16, 79:24  
**Code** [7] - 29:11, 41:6, 55:4, 78:23, 129:23, 130:12, 132:22  
**codes** [1] - 25:7  
**COJ** [1] - 55:10  
**collective** [1] - 109:20  
**color** [8] - 19:25, 33:13, 76:10, 76:22, 81:2, 91:22, 92:2, 93:21  
**colored** [2] - 21:11, 21:14  
**column** [2] - 105:19, 106:19  
**columns** [2] - 8:13, 39:5  
**coming** [7] - 18:14, 30:17, 56:21, 62:23, 66:22, 92:20, 95:1  
**commencing** [1] - 1:7  
**comment** [2] - 28:15, 101:20  
**comments** [7] - 19:1, 21:10, 97:24, 104:14, 104:15, 104:21, 119:25  
**commercial** [5] - 83:5, 83:16, 110:16, 114:21, 118:2  
**COMMISSION** [43] - 1:2, 3:24, 4:2, 6:16, 6:20, 8:20, 9:24, 10:2, 10:9, 13:23, 16:16, 20:16, 20:18, 21:3, 38:1, 38:5, 38:7, 38:15, 51:17, 52:6, 55:17, 59:13, 71:2, 72:12, 74:15, 82:8, 82:13, 82:21, 84:13, 90:6, 102:17, 102:22, 102:24, 103:15, 120:20, 121:12, 121:14, 131:6, 131:17, 131:20, 131:22, 134:16, 136:17  
**commission** [3] - 78:17, 133:24  
**Commission** [35] - 1:14, 1:14, 1:15, 2:5, 10:14, 16:8, 19:11, 21:17, 22:16, 38:20, 39:17, 52:11, 53:6, 78:20, 98:4, 99:19, 106:12, 107:6, 109:21, 112:20, 113:3, 116:9,

118:10, 119:22, 123:23, 123:24, 128:17, 129:4, 129:22, 130:1, 133:4, 133:7, 134:20, 135:18, 136:7  
**Commissioner** [29] - 5:11, 6:9, 7:16, 9:25, 12:15, 17:19, 18:22, 18:25, 35:8, 35:18, 45:11, 49:6, 49:22, 49:25, 79:8, 95:5, 101:6, 108:23, 109:19, 113:1, 118:24, 121:1, 124:20, 124:25, 133:16, 134:13, 135:9, 135:19, 136:14  
**COMMISSIONER** [159] - 2:15, 2:19, 2:21, 2:23, 3:18, 3:21, 3:22, 5:20, 6:1, 6:10, 6:13, 7:8, 9:10, 9:13, 9:15, 12:9, 17:1, 17:4, 17:6, 17:18, 18:3, 27:23, 27:25, 28:2, 28:14, 29:7, 30:9, 31:19, 31:22, 32:2, 32:12, 33:21, 34:4, 34:8, 34:23, 35:1, 35:6, 36:4, 37:2, 41:11, 41:15, 44:17, 44:24, 46:9, 46:21, 47:13, 47:21, 48:13, 48:15, 48:17, 49:17, 55:8, 55:13, 64:14, 64:18, 64:20, 65:19, 65:22, 65:24, 66:6, 69:24, 78:10, 78:12, 78:14, 79:7, 79:12, 80:18, 80:22, 88:19, 89:17, 91:6, 91:8, 91:10, 92:4, 92:25, 93:20, 94:6, 94:22, 95:13, 95:14, 96:6, 96:13, 97:19, 97:21, 97:23, 99:3, 99:6, 99:14, 99:17, 99:18, 100:1, 100:2, 100:9, 100:11, 100:16, 101:1, 101:15, 101:16, 102:2, 102:8, 102:15, 103:7, 103:9, 103:11, 103:13, 104:3, 108:13, 109:9, 110:10, 112:1, 112:5, 112:15,

113:13, 114:13, 115:2, 115:3, 115:6, 115:16, 115:20, 116:3, 117:5, 118:1, 118:7, 119:5, 119:7, 119:8, 119:13, 119:16, 119:19, 120:2, 120:8, 120:14, 120:17, 120:22, 121:4, 121:17, 121:19, 121:20, 121:23, 122:13, 122:14, 123:2, 123:3, 123:16, 123:17, 124:19, 124:24, 125:11, 125:13, 126:1, 126:25, 128:15, 128:21, 131:12, 131:15, 132:7, 135:16, 135:24, 136:11  
**commissioner** [5] - 2:16, 2:20, 2:22, 2:24, 28:9  
**Commissioners** [2] - 27:13, 37:12  
**commissioners** [14] - 7:6, 10:7, 21:1, 22:10, 38:13, 41:10, 51:14, 52:4, 67:3, 69:22, 71:1, 82:19, 99:19, 110:6  
**commissioners'** [1] - 16:10  
**committee** [7] - 124:7, 124:10, 124:15, 126:3, 127:18, 129:11, 133:17  
**committees** [1] - 123:24  
**common** [1] - 130:24  
**commotion** [1] - 91:19  
**communicate** [1] - 114:10  
**communicating** [1] - 113:25  
**communities** [1] - 77:6  
**community** [3] - 77:23, 125:4, 126:16  
**companies** [2] - 43:11, 60:20  
**company** [6] - 43:7, 60:24, 61:10, 61:21, 62:4, 85:19  
**compiles** [1] - 129:5  
**complete** [3] - 37:19, 137:10  
**Completed** [1] - 5:4

**completely** [2] - 34:8, 73:8  
**Compliance** [1] - 132:23  
**complies** [1] - 56:3  
**Complies** [8] - 14:8, 23:11, 42:2, 60:4, 72:22, 75:11, 84:24, 86:2  
**component** [1] - 35:25  
**composite** [1] - 94:14  
**composition** [7] - 71:13, 71:18, 71:25, 72:2, 76:13, 82:1, 82:2  
**comprised** [1] - 71:17  
**concern** [9] - 26:2, 28:16, 43:23, 54:6, 79:17, 80:7, 80:15, 105:15  
**concerned** [3] - 40:25, 63:13, 111:10  
**concerns** [3] - 46:22, 85:13, 87:7  
**conclusively** [2] - 91:13, 91:18  
**concrete** [8] - 8:12, 14:24, 15:5, 17:9, 17:13, 18:21, 19:8, 39:4  
**condition** [14] - 36:12, 36:13, 40:12, 40:15, 45:15, 53:11, 85:15, 85:20, 85:22, 95:11, 100:17, 101:3, 101:10, 103:18  
**Condition** [3] - 19:22, 20:3, 37:5  
**conditions** [30] - 6:25, 8:17, 9:12, 9:22, 12:11, 12:12, 12:16, 12:17, 19:12, 20:7, 20:15, 20:21, 20:22, 21:25, 53:13, 83:18, 84:10, 85:12, 87:9, 87:25, 91:7, 94:3, 96:11, 98:22, 100:15, 100:23, 100:24, 101:3, 101:22, 103:17  
**Conditions** [8] - 19:14, 19:17, 19:20, 101:7, 102:3, 102:5, 102:11, 102:12  
**conduct** [1] - 40:9  
**conducted** [3] - 39:20, 53:8, 54:8  
**confirm** [2] - 19:16, 28:3  
**confirmed** [2] - 14:20,

<p>110:20  <b>conflict</b> [2] - 7:9, 7:14  <b>confused</b> [1] - 76:21  <b>congressman</b> [1] - 109:15  <b>Congressman</b> [1] - 106:9  <b>Congressperson</b> [1] - 111:18  <b>conjunction</b> [1] - 61:14  <b>connect</b> [1] - 80:11  <b>connected</b> [1] - 80:9  <b>consensus</b> [3] - 50:3, 109:12, 112:22  <b>Consent</b> [8] - 4:9, 4:15, 5:18, 5:21, 6:11, 6:19, 6:22, 6:24  <b>consider</b> [9] - 4:15, 5:18, 16:9, 42:10, 63:12, 95:16, 95:20, 113:18, 130:3  <b>consideration</b> [5] - 11:25, 49:9, 50:25, 51:2, 81:23  <b>considered</b> [2] - 86:14, 106:24  <b>considering</b> [2] - 46:4, 96:15  <b>consist</b> [1] - 8:4  <b>consistent</b> [1] - 20:4  <b>construct</b> [2] - 7:21, 95:24  <b>constructed</b> [7] - 21:13, 21:16, 21:18, 29:15, 71:10, 84:2, 109:7  <b>constructing</b> [1] - 83:12  <b>construction</b> [7] - 26:8, 29:3, 30:8, 105:22, 107:25, 108:24, 115:13  <b>contain</b> [1] - 8:6  <b>contains</b> [2] - 54:14, 65:12  <b>context</b> [1] - 111:16  <b>continue</b> [2] - 105:13, 118:23  <b>continued</b> [1] - 120:6  <b>continues</b> [1] - 134:24  <b>contractor</b> [1] - 67:20  <b>contractor's</b> [1] - 45:23  <b>contractors</b> [1] - 67:19  <b>contribute</b> [1] - 54:21  <b>contributing</b> [19] - 38:23, 39:15, 52:15,</p>	<p>53:4, 60:20, 61:1, 61:23, 71:7, 83:2, 98:1, 98:8, 98:10, 99:7, 99:9, 99:25, 100:8, 122:4, 122:8, 128:13  <b>conversation</b> [1] - 42:18  <b>conversations</b> [2] - 30:14, 42:22  <b>converted</b> [1] - 95:22  <b>convinced</b> [1] - 44:3  <b>cool</b> [1] - 135:1  <b>copies</b> [1] - 86:22  <b>copy</b> [3] - 50:23, 56:25, 85:24  <b>Core</b> [1] - 132:18  <b>corner</b> [1] - 71:16  <b>correct</b> [13] - 12:23, 13:18, 28:7, 41:14, 51:24, 55:12, 68:25, 76:17, 78:19, 96:24, 97:1, 103:3, 130:10  <b>corroborate</b> [1] - 35:7  <b>cost</b> [5] - 46:19, 51:1, 81:5, 133:6, 133:10  <b>costs</b> [2] - 62:20, 62:23  <b>couch</b> [1] - 57:17  <b>counsel</b> [5] - 78:15, 117:12, 121:25, 123:20, 123:21  <b>Counsel</b> [3] - 1:19, 2:14, 7:13  <b>counted</b> [1] - 99:25  <b>country</b> [1] - 25:20  <b>County</b> [2] - 24:2, 24:11  <b>COUNTY</b> [1] - 137:4  <b>couple</b> [10] - 10:15, 30:16, 36:19, 56:22, 57:1, 85:12, 100:3, 127:21, 136:9  <b>course</b> [4] - 87:2, 89:3, 89:10, 124:12  <b>courtesy</b> [1] - 3:5  <b>courts</b> [1] - 122:25  <b>covered</b> [4] - 35:12, 89:12, 89:14, 96:15  <b>covering</b> [1] - 87:4  <b>CPAC</b> [2] - 132:16, 132:18  <b>crack</b> [1] - 58:6  <b>cracked</b> [1] - 40:15  <b>craft</b> [1] - 126:21  <b>craftspeople</b> [1] - 66:14  <b>crawled</b> [1] - 57:16  <b>create</b> [7] - 11:17, 28:22, 97:14,</p>	<p>117:16, 122:3, 124:7, 128:5  <b>created</b> [2] - 79:1, 109:4  <b>creating</b> [2] - 117:23, 119:10  <b>creation</b> [1] - 13:13  <b>credit</b> [1] - 127:9  <b>criteria</b> [4] - 41:6, 55:4, 130:4, 130:12  <b>critical</b> [1] - 98:2  <b>critique</b> [1] - 9:18  <b>crucial</b> [1] - 35:24  <b>CSV</b> [1] - 129:2  <b>curb</b> [2] - 18:20, 112:10  <b>curbside</b> [1] - 106:6  <b>curious</b> [1] - 80:20  <b>current</b> [1] - 9:21, 15:2, 15:4, 19:8, 28:4, 36:10, 36:12, 36:16, 88:2, 98:21, 130:4  <b>curves</b> [1] - 11:16  <b>custom</b> [1] - 43:21  <b>cut</b> [1] - 83:24  <b>cycles</b> [1] - 67:7</p>	<p><b>decorative</b> [1] - 93:14  <b>deems</b> [1] - 123:25  <b>defer</b> [8] - 50:4, 50:21, 51:10, 51:19, 66:5, 67:5, 68:16, 68:19  <b>deferral</b> [7] - 50:11, 51:15, 51:22, 67:6, 68:22, 68:25, 70:22  <b>deferred</b> [4] - 4:8, 10:15, 49:24, 134:25  <b>Deferred</b> [1] - 4:18  <b>deferring</b> [3] - 51:8, 70:16, 70:19  <b>defining</b> [1] - 95:6  <b>definitely</b> [5] - 63:12, 92:22, 93:1, 108:2, 109:22  <b>Dejung</b> [1] - 57:7  <b>deliveries</b> [1] - 16:5  <b>delivery</b> [1] - 106:1  <b>delve</b> [1] - 135:12  <b>demo</b> [1] - 123:7  <b>demoed</b> [1] - 32:21  <b>demolish</b> [1] - 128:8  <b>demolished</b> [1] - 127:17  <b>Demolition</b> [4] - 5:12, 117:7, 132:2, 133:21  <b>demolition</b> [2] - 16:2, 127:15  <b>denial</b> [5] - 21:23, 41:7, 55:5, 76:7, 76:11  <b>denied</b> [3] - 72:2, 82:16, 111:7  <b>deny</b> [14] - 12:6, 12:12, 27:24, 38:3, 38:9, 48:13, 49:24, 50:8, 50:14, 50:20, 65:20, 67:9, 78:10, 82:10  <b>Department</b> [4] - 2:12, 3:1, 3:3, 131:1  <b>department</b> [3] - 58:16, 63:9, 69:5  <b>depicted</b> [2] - 13:19, 130:19  <b>Dept</b> [3] - 1:17, 1:18, 1:18  <b>depth</b> [2] - 49:4, 62:8  <b>DeSantis</b> [1] - 76:24  <b>described</b> [1] - 108:21  <b>description</b> [1] - 46:1  <b>design</b> [21] - 5:14, 21:19, 22:7, 36:6, 37:7, 38:25, 41:5, 52:18, 54:18, 55:3, 72:4, 72:7, 78:22, 79:5, 93:19, 107:19, 113:19, 116:10,</p>	<p>116:12, 116:20, 135:2  <b>designated</b> [3] - 120:7, 124:5, 130:21  <b>designation</b> [1] - 116:14  <b>designed</b> [4] - 8:3, 15:5, 28:18, 28:25  <b>designs</b> [1] - 61:25  <b>desire</b> [4] - 67:4, 73:9, 118:22, 124:17  <b>despite</b> [1] - 99:21  <b>destroying</b> [1] - 67:22  <b>detached</b> [2] - 71:8, 71:14  <b>detail</b> [1] - 93:9  <b>detailed</b> [2] - 46:1, 89:22  <b>detailing</b> [2] - 48:3, 92:9  <b>details</b> [2] - 22:22, 92:1  <b>deteriorated</b> [1] - 22:5  <b>determine</b> [3] - 39:21, 68:13, 124:9  <b>determined</b> [1] - 53:9  <b>Development</b> [3] - 1:17, 1:18, 1:18  <b>diagram</b> [1] - 45:7  <b>diamond</b> [2] - 60:22, 61:25  <b>Diane</b> [3] - 1:9, 137:7, 137:18  <b>dies</b> [1] - 95:18  <b>difference</b> [2] - 46:3, 78:15  <b>different</b> [17] - 28:6, 33:11, 49:13, 60:19, 67:18, 78:25, 80:11, 81:23, 89:18, 91:22, 92:2, 117:11, 118:4, 118:12, 127:7, 130:16, 134:10  <b>differently</b> [3] - 35:19, 99:21, 100:5  <b>difficult</b> [1] - 46:25  <b>difficulty</b> [2] - 110:24, 128:2  <b>digging</b> [1] - 107:22  <b>dimension</b> [2] - 11:2, 37:8  <b>dimensions</b> [6] - 15:12, 16:11, 44:20, 45:2, 48:25, 49:2  <b>direct</b> [7] - 110:1, 111:13, 113:2, 113:6, 119:19, 119:23, 123:20  <b>discuss</b> [3] - 14:17, 94:2, 120:12</p>
<b>D</b>				
<p><b>damage</b> [3] - 30:5, 31:12, 79:21  <b>damaged</b> [3] - 36:20, 40:14, 53:15  <b>danger</b> [1] - 25:8  <b>dangerous</b> [1] - 58:19  <b>data</b> [1] - 130:11  <b>date</b> [1] - 51:23  <b>DATED</b> [1] - 137:15  <b>dated</b> [4] - 11:4, 11:8, 19:15, 20:12  <b>Davis</b> [2] - 14:4, 19:18  <b>DAVIS</b> [7] - 14:8, 14:13, 14:15, 16:19, 19:19, 20:6, 20:9  <b>days</b> [2] - 33:16, 111:8  <b>deal</b> [2] - 101:9, 101:14  <b>dealing</b> [1] - 61:9  <b>deals</b> [1] - 19:22  <b>December</b> [1] - 11:5  <b>decide</b> [2] - 115:8, 117:12  <b>deciding</b> [1] - 108:25  <b>decision</b> [7] - 49:12, 49:14, 50:13, 66:5, 67:7, 98:13, 114:3  <b>declare</b> [7] - 7:7, 10:8, 21:2, 38:14, 52:5, 71:1, 82:20</p>				

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**discussion** [36] - 3:23, 5:15, 6:14, 9:14, 9:20, 17:5, 19:9, 28:1, 37:25, 48:16, 48:19, 65:23, 78:13, 81:18, 82:4, 91:9, 94:20, 97:7, 98:12, 102:7, 102:16, 108:8, 110:1, 111:14, 111:23, 112:17, 116:10, 120:9, 120:19, 129:9, 129:10, 131:16, 134:15, 135:4, 135:11, 136:2

**disparage** [1] - 66:8

**displays** [1] - 3:6

**distinguished** [1] - 29:4

**distinguishings** [1] - 122:3

**distracting** [1] - 74:3

**distributed** [1] - 132:8

**district** [17] - 12:5, 13:13, 30:1, 40:22, 45:18, 54:19, 71:21, 78:21, 81:9, 91:5, 95:10, 99:9, 107:20, 109:4, 116:14, 116:16, 117:22

**District** [4] - 7:23, 71:9, 81:22, 83:3

**districts** [7] - 35:11, 69:6, 117:19, 120:5, 120:7, 122:19, 128:13

**divided** [1] - 62:10

**divided-lite** [1] - 62:10

**division** [1] - 43:14

**doable** [1] - 113:11

**document** [3] - 56:23, 86:25, 109:3

**documentary** [1] - 71:22

**documentation** [5] - 40:3, 44:25, 45:1, 45:12, 45:17

**documented** [2] - 72:3, 72:6

**documents** [2] - 62:7, 90:2

**dog** [1] - 57:17

**dogs** [1] - 65:11

**done** [23] - 13:12, 13:14, 14:23, 18:9, 18:10, 18:17, 31:25, 34:22, 43:13, 44:5, 48:22, 49:4, 50:24, 58:22, 66:25, 77:20, 77:21, 85:15, 86:7,

87:3, 89:11, 125:24

**door** [3] - 59:6, 59:7, 60:13

**Doors** [1] - 42:15

**dormer** [1] - 8:5

**double** [1] - 73:17

**double-edged** [1] - 73:17

**down** [18] - 21:14, 25:13, 27:15, 31:14, 34:14, 46:17, 56:13, 56:15, 59:9, 60:25, 62:6, 66:20, 76:4, 80:12, 83:24, 99:5, 122:22, 123:8

**downstairs** [1] - 59:4

**downtown** [1] - 86:12

**draft** [6] - 112:23, 119:23, 119:24, 120:5, 120:15, 133:21

**draw** [1] - 17:24

**drawing** [1] - 16:9

**drawings** [1] - 50:23

**dreamt** [1] - 60:23

**drive** [1] - 97:5

**drive-through** [1] - 97:5

**driveway** [4] - 11:6, 11:16, 12:18, 15:2

**driveways** [1] - 107:18

**driving** [2] - 81:4, 114:3

**due** [2] - 7:13, 63:19

**during** [7] - 32:17, 54:7, 65:1, 117:7, 125:8, 125:16, 133:3

**DUVAL** [1] - 137:4

**Duval** [2] - 24:2, 24:10

**dwelling** [1] - 107:16

## E

**easement** [1] - 108:5

**easement/off** [1] - 17:12

**easement/off-street** [1] - 17:12

**easier** [2] - 35:14

**easily** [4] - 118:20, 118:21, 123:6, 123:8

**East** [2] - 4:14, 7:21

**east** [1] - 39:6

**easy** [2] - 118:17

**eaten** [1] - 67:23

**eave** [1] - 83:7

**echo** [2] - 18:25, 97:24

**edged** [1] - 73:17

**edging** [1] - 11:19

**Edward** [1] - 1:7

**EEC** [1] - 36:5

**effect** [3] - 19:13, 116:13, 116:21

**effectively** [2] - 114:11, 116:22

**efficiency** [4] - 54:6, 62:20, 62:23, 81:16

**efficient** [2] - 74:10, 81:3

**egress** [1] - 63:8

**either** [13] - 13:12, 25:13, 45:5, 47:9, 50:19, 67:16, 70:7, 105:18, 106:18, 107:20, 111:17, 113:6, 122:17

**elements** [1] - 63:1

**elevation** [1] - 9:16

**eliminate** [1] - 54:16

**email** [2] - 11:1, 136:5

**embroider** [2] - 93:7, 93:8

**embroidery** [2] - 93:5, 93:6

**emergency** [1] - 130:8

**empathize** [1] - 35:9

**emphasis** [1] - 77:8

**enable** [1] - 15:22

**enactment** [1] - 12:4

**enclave** [1] - 112:12

**enclosed** [1] - 40:1

**encloses** [1] - 39:23

**encompasses** [1] - 15:7

**encourage** [1] - 106:14

**encourages** [1] - 113:3

**end** [7] - 74:7, 95:17, 110:23, 127:20, 134:1, 134:9, 134:25

**ended** [1] - 122:24

**ends** [2] - 8:11, 127:19

**energy** [6] - 54:5, 62:20, 62:23, 74:10, 81:4, 81:16

**enforce** [1] - 107:11

**engaged** [1] - 108:8

**engaging** [1] - 106:8

**engineer** [8] - 24:1, 24:25, 31:6, 37:14, 56:24, 66:1, 66:2, 66:9

**engineering** [1] - 30:11

**enhance** [2] - 77:1

**ensuring** [1] - 77:3

**entailed** [1] - 66:22

**entertain** [9] - 6:8, 9:9, 10:11, 16:25, 48:11,

64:13, 78:8, 90:18, 131:11

**entire** [11] - 17:14, 25:12, 25:20, 29:11, 30:6, 37:20, 48:21, 49:19, 81:4, 89:11

**entirely** [8] - 44:3, 81:2, 89:18, 92:10, 93:2, 93:10, 93:17, 122:2

**entirety** [1] - 29:20

**entitlement** [1] - 108:5

**entity** [1] - 79:1

**envelope** [2] - 32:10, 37:20

**environmental** [1] - 66:17

**Epstein** [10] - 2:15, 18:22, 35:8, 35:18, 37:12, 45:11, 49:22, 79:8, 124:20, 133:16

**EPSTEIN** [67] - 1:14, 2:15, 3:21, 6:13, 9:13, 9:15, 17:4, 17:6, 18:3, 27:25, 29:7, 36:4, 44:17, 44:24, 47:21, 48:13, 48:17, 55:8, 55:13, 64:14, 64:18, 64:20, 66:6, 69:24, 78:10, 78:14, 79:12, 80:22, 89:17, 91:6, 91:10, 92:4, 92:25, 96:6, 97:19, 97:23, 99:3, 99:14, 99:18, 100:2, 100:11, 100:16, 101:16, 102:2, 102:8, 103:7, 103:11, 115:2, 115:6, 115:20, 117:5, 118:7, 119:7, 119:16, 120:8, 120:17, 121:19, 121:23, 122:14, 123:3, 123:17, 124:24, 125:13, 126:25, 128:21, 131:12, 135:16

**Epstein's** [2] - 17:19, 19:1

**era** [2] - 33:10, 118:18

**Ernest** [3] - 5:1, 70:25, 72:18

**especially** [7] - 15:24, 47:1, 62:13, 77:17, 110:16, 114:15, 118:18

**essentially** [2] - 12:6, 12:12

**Est** [1] - 84:7

**establish** [1] - 123:24

**established** [1] - 78:21

**establishing** [1] - 116:16

**et** [5] - 94:17, 112:14, 115:25

**Ethan** [1] - 2:17

**ETHAN** [1] - 1:13

**evaluate** [1] - 112:24

**evaluated** [1] - 96:17

**evaluating** [1] - 130:2

**eventually** [2] - 96:15, 106:4

**everywhere** [1] - 57:18

**evidence** [22] - 21:8, 23:25, 25:3, 36:23, 37:3, 45:10, 46:5, 48:21, 48:22, 49:11, 49:23, 50:5, 50:12, 54:9, 54:11, 54:14, 68:1, 68:3, 68:5, 71:22, 81:10, 130:25

**ex** [7] - 7:7, 10:7, 21:1, 38:13, 52:4, 71:1, 82:19

**exactly** [2] - 112:6, 124:25

**example** [1] - 55:11

**examples** [2] - 13:10, 18:7

**exceed** [1] - 19:23

**exchange** [1] - 11:1

**excuse** [6] - 9:3, 12:21, 69:11, 70:17, 76:24, 82:15

**exist** [2] - 128:20, 130:22

**existed** [1] - 88:5

**existence** [1] - 126:21

**existing** [12] - 11:16, 12:18, 32:14, 39:7, 45:2, 49:1, 52:22, 66:17, 71:17, 72:6, 100:22

**exists** [4] - 17:9, 92:15, 128:21, 128:22

**exorbitant** [2] - 61:8, 62:19

**expert** [2] - 42:21, 42:24

**expertise** [1] - 37:15

**experts** [1] - 125:4

**explain** [1] - 22:21

**explaining** [1] - 61:18

**export** [2] - 128:25, 129:1

**exposure** [1] - 37:8

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<p><b>express</b> [1] - 124:16 <b>extend</b> [1] - 15:11 <b>extensively</b> [1] - 40:2 <b>extent</b> [1] - 106:14 <b>exterior</b> [9] - 31:8, 36:12, 36:14, 36:15, 39:3, 71:14, 83:8, 83:21, 83:23 <b>extra</b> [2] - 17:16, 122:20 <b>extraordinary</b> [2] - 92:9, 92:13 <b>extreme</b> [1] - 122:15 <b>extremely</b> [2] - 15:25, 85:9</p>	<p>106:20, 108:16 <b>fenced</b> [1] - 97:14 <b>fenced-in</b> [1] - 97:14 <b>fencing</b> [2] - 20:4, 83:1 <b>few</b> [6] - 86:22, 105:11, 106:11, 117:7, 117:11, 118:21 <b>fiber</b> [7] - 8:10, 24:20, 26:13, 32:19, 33:11, 33:16 <b>FIGUEROA</b> [9] - 1:18, 2:25, 7:20, 21:7, 28:8, 71:6, 82:25, 95:4, 96:25 <b>Figueroa</b> [1] - 2:25 <b>figure</b> [2] - 99:12, 123:18 <b>fill</b> [1] - 3:11 <b>fin</b> [1] - 48:1 <b>final</b> [3] - 132:3, 134:22 <b>financially</b> [1] - 63:15 <b>fingers</b> [3] - 62:25, 64:22, 65:2 <b>finish</b> [2] - 26:18, 59:1 <b>fire</b> [4] - 58:16, 59:5, 63:9, 116:4 <b>firewise</b> [1] - 58:19 <b>first</b> [14] - 5:25, 10:25, 15:3, 43:16, 45:14, 46:21, 56:23, 57:11, 60:17, 60:24, 61:13, 110:19, 119:12 <b>firstly</b> [1] - 85:7 <b>five</b> [7] - 42:9, 44:2, 44:7, 52:14, 53:1, 54:25, 63:21 <b>fix</b> [2] - 31:15, 66:11 <b>fixed</b> [1] - 8:12 <b>fixing</b> [1] - 66:23 <b>flat</b> [1] - 83:15 <b>flat-top</b> [1] - 83:15 <b>flexibility</b> [1] - 94:8 <b>floor</b> [5] - 8:6, 39:24, 67:9, 82:10, 83:9 <b>floor-to-ceiling</b> [1] - 83:9 <b>FLORIDA</b> [1] - 137:3 <b>Florida</b> [15] - 1:9, 1:10, 23:8, 29:10, 60:1, 76:23, 77:3, 77:13, 77:17, 77:24, 77:25, 80:8, 80:16, 137:7, 137:18 <b>flower</b> [1] - 84:8 <b>flying</b> [1] - 79:14 <b>focus</b> [1] - 135:11 <b>foliage</b> [1] - 89:12</p>	<p><b>follow</b> [1] - 109:9 <b>follow-up</b> [1] - 109:9 <b>following</b> [1] - 53:12 <b>foot</b> [2] - 90:25, 91:1 <b>force</b> [5] - 123:14, 132:5, 132:10, 132:13, 133:17 <b>Force</b> [1] - 5:12 <b>forced</b> [1] - 26:11 <b>foregoing</b> [2] - 136:21, 137:9 <b>foresee</b> [1] - 125:1 <b>Forest</b> [1] - 59:25 <b>form</b> [3] - 52:19, 79:6 <b>formerly</b> [1] - 126:3 <b>forth</b> [2] - 28:22, 35:15 <b>forward</b> [16] - 4:5, 41:7, 50:19, 55:5, 55:20, 72:15, 74:22, 77:16, 78:1, 81:12, 81:14, 86:16, 111:2, 122:6, 132:24, 134:7 <b>foundation</b> [4] - 8:13, 43:8, 52:21, 80:13 <b>four</b> [5] - 41:13, 43:19, 46:13, 46:19, 118:12 <b>fourth</b> [1] - 73:5 <b>fourth-generation</b> [1] - 73:5 <b>FPR</b> [1] - 1:9 <b>frame</b> [7] - 40:19, 42:20, 43:1, 44:8, 52:16, 58:5, 71:11 <b>frames</b> [5] - 31:12, 53:11, 54:10, 61:25, 62:24 <b>framing</b> [2] - 53:20, 53:22 <b>Francesca</b> [1] - 23:6 <b>frankly</b> [1] - 77:15 <b>frequency</b> [1] - 124:9 <b>Friday</b> [1] - 132:9 <b>friend</b> [1] - 56:24 <b>front</b> [20] - 8:14, 9:16, 13:1, 15:19, 17:25, 34:11, 39:4, 52:14, 59:6, 62:15, 65:3, 83:6, 83:16, 84:4, 86:20, 95:8, 97:10, 105:19, 106:19 <b>front-facing</b> [1] - 83:6 <b>full</b> [7] - 8:4, 15:13, 55:1, 60:21, 92:21, 103:2, 135:10 <b>full-width</b> [1] - 8:4 <b>fully</b> [1] - 43:23 <b>function</b> [1] - 124:8 <b>functions</b> [2] - 124:1, 124:2 <b>fund</b> [1] - 133:4</p>	<p><b>funds</b> [1] - 133:12 <b>funky</b> [1] - 110:15 <b>furthermore</b> [3] - 53:12, 54:2, 54:13 <b>fussy</b> [1] - 115:5 <b>future</b> [6] - 64:3, 72:5, 77:17, 111:15, 112:17, 128:9</p>	<p><b>Grace</b> [1] - 84:20 <b>grandson</b> [1] - 57:16 <b>granite</b> [1] - 20:1 <b>grateful</b> [1] - 85:6 <b>gray</b> [1] - 93:8 <b>great</b> [5] - 29:8, 73:6, 86:1, 90:9, 119:4 <b>Gregory</b> [1] - 2:17 <b>GREGORY</b> [1] - 1:13 <b>grills</b> [2] - 60:22, 62:10 <b>ground</b> [4] - 108:16, 108:19, 108:24, 109:6 <b>group</b> [1] - 39:11 <b>grouping</b> [2] - 39:22, 41:3 <b>grout</b> [2] - 93:3, 93:4 <b>grow</b> [3] - 94:19, 95:24, 96:4 <b>growing</b> [1] - 94:18 <b>grows</b> [1] - 95:18 <b>growth</b> [3] - 25:4, 25:8, 83:25 <b>guess</b> [5] - 28:15, 30:10, 56:12, 59:14, 106:3 <b>guidelines</b> [16] - 20:5, 29:3, 40:23, 41:5, 54:18, 55:3, 76:14, 78:22, 79:5, 107:20, 111:19, 113:19, 116:11, 116:13, 116:20 <b>guys</b> [7] - 26:23, 27:15, 42:10, 69:2, 77:25, 85:21, 98:25</p>
<p><b>F</b></p>			<p><b>G</b></p>	
<p><b>fabric</b> [4] - 29:14, 36:1, 99:10, 113:21 <b>facing</b> [4] - 62:14, 62:15, 83:6, 97:11 <b>fact</b> [7] - 18:11, 45:15, 77:17, 83:1, 83:10, 83:18, 99:22 <b>factors</b> [1] - 114:9 <b>failure</b> [4] - 45:10, 46:12, 111:9, 123:21 <b>failure</b> [3] - 91:17, 100:21, 115:19 <b>fair</b> [1] - 132:14 <b>fall</b> [1] - 80:6 <b>familiarize</b> [1] - 126:23 <b>family</b> [3] - 7:22, 25:10, 73:6 <b>far</b> [8] - 26:5, 35:11, 37:18, 63:19, 86:15, 87:1, 92:8, 135:12 <b>farmed</b> [1] - 105:7 <b>favor</b> [11] - 3:25, 6:18, 9:23, 20:14, 38:4, 82:12, 102:21, 103:14, 120:21, 121:11, 131:18 <b>feasible</b> [1] - 112:8 <b>features</b> [1] - 67:1 <b>February</b> [1] - 75:20 <b>federal</b> [3] - 106:8, 108:9, 115:4 <b>feet</b> [12] - 7:25, 14:21, 15:6, 15:8, 15:13, 16:1, 17:9, 17:16, 97:8, 97:11, 116:18 <b>fence</b> [17] - 12:21, 12:25, 83:15, 83:19, 86:15, 86:17, 86:19, 88:20, 90:25, 94:25, 95:7, 96:21, 97:3, 98:18, 105:19,</p>			<p><b>gable</b> [4] - 8:11, 52:18, 71:13, 83:6 <b>gabled</b> [1] - 8:4 <b>game</b> [1] - 116:23 <b>gaps</b> [1] - 53:14 <b>garage</b> [1] - 107:16 <b>Gay</b> [1] - 59:24 <b>GAY</b> [7] - 60:4, 60:9, 60:11, 64:7, 64:19, 64:24, 65:18 <b>General</b> [3] - 1:19, 2:14, 7:12 <b>general</b> [3] - 9:16, 28:15, 67:20 <b>generally</b> [1] - 132:25 <b>generation</b> [1] - 73:5 <b>genuinely</b> [3] - 43:3, 43:4, 44:9 <b>girls</b> [1] - 58:20 <b>GIS</b> [1] - 128:22 <b>given</b> [5] - 40:12, 49:11, 77:17, 99:15 <b>glass</b> [14] - 31:13, 42:17, 43:1, 44:9, 46:23, 49:7, 49:8, 62:11, 63:3, 63:4, 63:5, 63:6 <b>glazing</b> [7] - 40:15, 40:19, 53:18, 53:21, 53:23, 54:1, 54:11 <b>Glenn</b> [1] - 72:18 <b>goal</b> [2] - 74:10, 126:19 <b>God</b> [1] - 56:8 <b>Gordon</b> [3] - 55:25, 67:12, 69:17 <b>GORDON</b> [18] - 56:3, 56:8, 56:10, 56:15, 57:4, 57:8, 57:10, 58:22, 58:25, 59:3, 67:13, 68:7, 68:16, 69:1, 69:10, 69:13, 69:19, 70:13 <b>gosh</b> [1] - 128:7 <b>gotcha</b> [1] - 13:8 <b>government</b> [1] - 108:9 <b>Governor</b> [1] - 76:24 <b>grab</b> [1] - 90:7</p>	
			<p><b>H</b></p>	
			<p><b>hair</b> [1] - 99:11 <b>half</b> [5] - 25:14, 39:5, 76:5, 114:6, 114:7 <b>half-inch</b> [1] - 25:14 <b>hand</b> [11] - 10:20, 14:7, 22:20, 23:10, 42:1, 56:2, 57:14, 60:3, 72:21, 75:10, 84:23 <b>handed</b> [3] - 22:12, 92:23, 132:3 <b>handle</b> [1] - 28:19 <b>handled</b> [1] - 110:3 <b>handout</b> [1] - 133:1 <b>handouts</b> [2] - 22:17, 22:23 <b>happy</b> [1] - 108:11 <b>hard</b> [4] - 46:5, 114:11, 122:2, 132:12</p>	

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<p><b>harder</b> [1] - 80:13  <b>Hardie</b> [1] - 28:12  <b>Hartsfield</b> [1] - 59:25  <b>Haskins</b> [4] - 104:19, 110:8, 113:14, 129:9  <b>HASKINS</b> [3] - 105:9, 110:19, 113:16  <b>hate</b> [1] - 125:18  <b>Hawaii</b> [1] - 25:23  <b>head</b> [4] - 9:1, 63:16, 76:18, 113:11  <b>hear</b> [4] - 7:18, 62:20, 79:9, 103:25  <b>Heard</b> [1] - 4:18  <b>heard</b> [1] - 104:5  <b>hearing</b> [23] - 5:25, 6:7, 7:18, 9:8, 10:11, 16:24, 21:5, 27:11, 38:17, 48:11, 51:8, 52:8, 64:12, 71:4, 78:8, 82:23, 90:18, 112:19, 116:19, 129:8, 129:15, 129:19, 131:10  <b>Hearing</b> [1] - 1:8  <b>hears</b> [1] - 125:10  <b>heat</b> [1] - 80:24  <b>heavier</b> [1] - 92:23  <b>heavy</b> [2] - 92:18, 93:1  <b>height</b> [2] - 87:13, 97:16  <b>held</b> [2] - 1:6, 102:7  <b>help</b> [6] - 18:20, 45:25, 56:8, 65:13, 85:7, 124:22  <b>helpful</b> [9] - 31:3, 33:3, 85:9, 109:11, 109:14, 113:15, 113:18, 120:23, 124:17  <b>helping</b> [1] - 85:8  <b>helps</b> [2] - 45:22, 121:1  <b>henceforth</b> [1] - 132:11  <b>hereby</b> [1] - 2:3  <b>heritage</b> [1] - 43:9  <b>Herschel</b> [5] - 4:25, 52:3, 52:13, 55:25, 70:20  <b>hi</b> [3] - 23:18, 55:24, 72:17  <b>high</b> [1] - 79:14  <b>higher</b> [1] - 65:4  <b>highest</b> [1] - 25:21  <b>himself</b> [1] - 24:12  <b>hipped</b> [2] - 39:1, 52:19  <b>historic</b> [84] - 12:5, 13:13, 15:12, 18:10,</p>	<p>19:6, 21:19, 28:11, 29:4, 29:12, 29:14, 29:15, 29:19, 30:1, 30:2, 31:25, 35:11, 35:24, 35:25, 36:1, 36:9, 37:8, 38:22, 39:11, 39:14, 40:22, 40:24, 43:5, 43:14, 44:10, 45:18, 48:23, 48:24, 49:7, 52:14, 53:3, 53:7, 54:18, 54:20, 54:21, 54:23, 54:25, 66:4, 66:25, 67:17, 67:19, 67:21, 69:4, 69:6, 70:9, 71:18, 71:21, 72:3, 72:7, 73:5, 76:12, 76:15, 78:16, 78:21, 81:9, 81:19, 86:12, 91:5, 95:9, 98:6, 99:8, 100:7, 105:23, 107:20, 109:4, 113:20, 113:21, 114:17, 116:14, 116:16, 117:19, 117:22, 118:18, 118:19, 120:4, 120:7, 122:19, 128:12  <b>Historic</b> [17] - 2:4, 7:23, 39:16, 53:5, 71:9, 81:22, 83:3, 94:15, 104:22, 106:10, 109:21, 111:22, 119:2, 126:2, 126:3, 129:25, 133:4  <b>HISTORIC</b> [1] - 1:2  <b>historically</b> [4] - 73:7, 82:1, 105:16, 130:21  <b>history</b> [1] - 47:8  <b>hits</b> [2] - 35:2, 79:20  <b>HOA</b> [1] - 78:16  <b>HOAs</b> [1] - 77:6  <b>Hoff</b> [9] - 2:19, 5:11, 6:9, 12:15, 101:6, 108:23, 109:19, 113:1, 134:13  <b>HOFF</b> [32] - 1:13, 2:19, 3:18, 5:20, 6:1, 6:10, 9:10, 12:9, 17:1, 17:18, 28:2, 37:2, 65:19, 88:19, 94:6, 95:14, 101:1, 101:15, 104:3, 108:13, 109:9, 112:15, 113:13, 119:5, 119:8, 120:2, 120:14, 121:17, 121:20, 126:1,</p>	<p>128:15, 132:7  <b>Hogan</b> [1] - 1:8  <b>hold</b> [1] - 79:15  <b>hole</b> [2] - 65:8, 107:22  <b>holes</b> [3] - 62:24, 63:23, 64:21  <b>home</b> [26] - 7:22, 8:3, 14:21, 25:10, 25:17, 28:21, 31:8, 31:24, 32:15, 32:20, 52:17, 56:11, 58:20, 60:14, 61:4, 62:15, 71:11, 72:4, 74:7, 75:21, 76:2, 77:11, 77:12, 105:18, 105:20, 106:19  <b>homeowner</b> [10] - 42:13, 42:17, 43:19, 43:24, 44:11, 46:17, 72:19, 73:4, 73:5, 75:4  <b>homeowner's</b> [1] - 78:24  <b>homeowners</b> [8] - 47:11, 51:1, 77:4, 77:9, 82:6, 96:1, 117:23  <b>Homes</b> [1] - 7:10  <b>homes</b> [12] - 8:2, 16:3, 26:7, 29:2, 29:5, 35:23, 36:1, 80:14, 81:17, 105:22, 106:3  <b>homogenous</b> [1] - 17:17  <b>Hong</b> [1] - 75:2  <b>HONG</b> [8] - 75:7, 75:11, 75:16, 75:18, 76:16, 76:19, 81:12, 81:14  <b>hope</b> [1] - 114:2  <b>hopeful</b> [1] - 86:14  <b>hopefully</b> [1] - 134:9  <b>horizontal</b> [3] - 94:13, 95:10, 95:12  <b>hot</b> [1] - 73:12  <b>hour</b> [1] - 77:11  <b>hours</b> [2] - 3:9, 136:9  <b>house</b> [15] - 17:25, 24:18, 24:23, 28:19, 28:22, 29:9, 33:11, 35:25, 38:24, 62:17, 73:11, 73:23, 74:2, 79:14, 80:17  <b>House</b> [1] - 76:23  <b>houses</b> [3] - 26:24, 35:19, 74:4  <b>HPC</b> [1] - 3:20  <b>huge</b> [1] - 35:25  <b>humidity</b> [1] - 28:17  <b>humps</b> [1] - 57:24</p>	<p><b>hundred</b> [2] - 44:2, 111:8  <b>hurdle</b> [1] - 116:20  <b>hurricane</b> [7] - 77:4, 77:7, 79:9, 79:18, 79:21, 80:4, 80:19  <b>hurricanes</b> [3] - 73:14, 77:12, 77:19  <b>hypothetically</b> [2] - 95:23, 126:20</p>	<p>40:7, 40:22, 41:4, 55:2, 130:9  <b>incorporate</b> [1] - 113:19  <b>Incorporated</b> [1] - 7:11  <b>indecipherable</b> [1] - 130:15  <b>independently</b> [1] - 133:23  <b>indicating</b> [5] - 55:19, 59:19, 72:14, 74:21, 84:15  <b>Indicating</b> [2] - 8:23, 23:1  <b>individually</b> [1] - 109:23  <b>information</b> [9] - 5:10, 22:12, 39:25, 45:4, 50:23, 66:8, 108:11, 132:2, 135:7  <b>inoperable</b> [1] - 63:24  <b>inspections</b> [1] - 24:1  <b>inspector</b> [1] - 24:10  <b>install</b> [3] - 66:19, 71:19, 83:14  <b>installation</b> [6] - 20:3, 47:25, 49:4, 76:1, 83:2, 83:19  <b>installed</b> [9] - 12:4, 13:20, 46:2, 48:3, 54:5, 84:5, 86:20, 88:21, 88:24  <b>instance</b> [1] - 130:4  <b>instead</b> [2] - 87:13, 87:15  <b>insulate</b> [1] - 63:6  <b>insulation</b> [4] - 24:16, 25:13, 76:2, 81:6  <b>Insurance</b> [1] - 58:11  <b>intact</b> [1] - 67:1  <b>Integrators</b> [1] - 24:9  <b>intent</b> [1] - 89:11  <b>intent</b> [1] - 36:11  <b>intention</b> [1] - 135:10  <b>interest</b> [1] - 64:2  <b>interesting</b> [2] - 115:21, 117:20  <b>interim</b> [1] - 122:5  <b>interior</b> [2] - 7:24, 71:12  <b>internally</b> [1] - 107:7  <b>interrupted</b> [1] - 115:24  <b>introduce</b> [1] - 133:18  <b>introduced</b> [1] - 35:22  <b>introductions</b> [1] - 2:9  <b>investigate</b> [1] - 119:12  <b>investigation</b> [1] -</p>
--	---	---	---	--

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<p>30:25 <b>investment</b> <sup>[1]</sup> - 77:12 <b>invoice</b> <sup>[1]</sup> - 45:20 <b>involve</b> <sup>[1]</sup> - 90:22 <b>involved</b> <sup>[2]</sup> - 124:21, 125:1 <b>iron</b> <sup>[1]</sup> - 52:21 <b>irrelevant</b> <sup>[1]</sup> - 100:10 <b>islands</b> <sup>[1]</sup> - 25:23 <b>issue</b> <sup>[17]</sup> - 24:13, 25:11, 33:9, 35:17, 37:4, 45:9, 73:22, 100:4, 106:16, 109:13, 110:1, 110:23, 111:3, 116:2, 117:4, 133:6, 134:11 <b>issued</b> <sup>[1]</sup> - 120:13 <b>issues</b> <sup>[3]</sup> - 5:14, 66:18, 135:3 <b>issuing</b> <sup>[1]</sup> - 124:11 <b>IT</b> <sup>[1]</sup> - 105:7 <b>item</b> <sup>[6]</sup> - 4:7, 5:4, 10:15, 93:14, 109:7 <b>Item</b> <sup>[14]</sup> - 4:13, 5:18, 5:21, 7:5, 52:2, 88:12, 89:6, 90:24, 91:1, 94:11, 96:20, 98:16, 98:18, 101:16 <b>items</b> <sup>[7]</sup> - 3:7, 4:6, 4:8, 5:7, 6:15, 7:2, 134:23 <b>Items</b> <sup>[8]</sup> - 4:18, 6:3, 6:11, 6:24, 90:22, 94:2, 101:9, 101:13 <b>itself</b> <sup>[1]</sup> - 11:21 <b>ivy</b> <sup>[1]</sup> - 94:17 <b>Ivy</b> <sup>[1]</sup> - 89:13</p>	<p><b>job</b> <sup>[2]</sup> - 105:5, 105:9 <b>Joel</b> <sup>[1]</sup> - 41:23 <b>John</b> <sup>[2]</sup> - 57:7, 57:19 <b>Johns</b> <sup>[2]</sup> - 26:1, 41:24 <b>joints</b> <sup>[1]</sup> - 93:4 <b>judge</b> <sup>[1]</sup> - 100:4 <b>Julia</b> <sup>[4]</sup> - 2:15, 121:18, 124:19, 133:15 <b>JULIA</b> <sup>[1]</sup> - 1:14 <b>July</b> <sup>[1]</sup> - 134:1 <b>June</b> <sup>[5]</sup> - 68:23, 69:21, 70:20, 70:21, 70:22 <b>Jung</b> <sup>[1]</sup> - 75:2 <b>jurisdiction</b> <sup>[1]</sup> - 109:1</p>	<p><b>L</b></p> <p><b>labeled</b> <sup>[3]</sup> - 100:6, 100:7, 122:8 <b>lack</b> <sup>[1]</sup> - 46:5 <b>land</b> <sup>[1]</sup> - 125:25 <b>landmark</b> <sup>[6]</sup> - 99:23, 124:3, 126:4, 126:11, 127:6, 127:21 <b>landmarked</b> <sup>[6]</sup> - 118:15, 127:5, 128:11, 128:19, 128:23, 128:24 <b>landmarking</b> <sup>[6]</sup> - 117:16, 118:8, 118:10, 118:11, 122:24, 125:25 <b>landmarks</b> <sup>[5]</sup> - 124:3, 128:17, 128:18, 129:6, 130:22 <b>landscaping</b> <sup>[2]</sup> - 95:16, 96:16 <b>Lane</b> <sup>[1]</sup> - 75:3 <b>lap</b> <sup>[11]</sup> - 8:10, 21:12, 21:15, 21:20, 22:5, 22:7, 28:11, 28:12, 71:13, 95:10, 95:22 <b>Large</b> <sup>[1]</sup> - 1:10 <b>large</b> <sup>[2]</sup> - 16:5, 83:6 <b>larger</b> <sup>[2]</sup> - 33:15, 113:22 <b>last</b> <sup>[11]</sup> - 10:16, 12:23, 14:18, 15:1, 15:17, 31:22, 67:25, 76:25, 85:18, 96:19, 132:9 <b>lasting</b> <sup>[1]</sup> - 96:9 <b>lattice</b> <sup>[16]</sup> - 83:12, 84:4, 87:3, 89:6, 91:2, 94:12, 94:20, 95:5, 95:21, 95:24, 96:2, 96:3, 96:7, 96:14, 98:15, 98:16 <b>law</b> <sup>[1]</sup> - 78:18 <b>laws</b> <sup>[1]</sup> - 78:23 <b>lax</b> <sup>[1]</sup> - 92:7 <b>layer</b> <sup>[2]</sup> - 122:20, 128:1 <b>layers</b> <sup>[2]</sup> - 54:10, 58:15 <b>lead</b> <sup>[6]</sup> - 54:14, 57:15, 58:7, 65:1, 65:12, 66:18 <b>least</b> <sup>[7]</sup> - 34:1, 34:15, 58:12, 66:2, 87:6, 119:3, 128:5 <b>leave</b> <sup>[1]</sup> - 88:9 <b>led</b> <sup>[1]</sup> - 42:16 <b>left</b> <sup>[5]</sup> - 2:10, 10:20,</p>	<p>11:17, 34:16, 65:9 <b>legal</b> <sup>[1]</sup> - 78:25 <b>legalese</b> <sup>[1]</sup> - 102:9 <b>legible</b> <sup>[1]</sup> - 10:18 <b>legislate</b> <sup>[1]</sup> - 106:16 <b>legislation</b> <sup>[3]</sup> - 5:13, 109:4, 134:18 <b>less</b> <sup>[3]</sup> - 37:16, 133:12, 134:6 <b>letter</b> <sup>[18]</sup> - 24:14, 36:5, 36:11, 36:18, 37:13, 65:25, 109:24, 110:2, 111:17, 113:2, 113:7, 113:8, 114:16, 119:23, 119:25, 120:5, 121:3 <b>letters</b> <sup>[1]</sup> - 36:6 <b>letting</b> <sup>[1]</sup> - 85:9 <b>level</b> <sup>[4]</sup> - 25:20, 25:21, 106:15, 112:8 <b>Liberty</b> <sup>[1]</sup> - 4:12 <b>license</b> <sup>[1]</sup> - 60:21 <b>life</b> <sup>[2]</sup> - 77:12, 135:5 <b>light</b> <sup>[1]</sup> - 115:24 <b>lighter</b> <sup>[1]</sup> - 81:2 <b>like-for-like</b> <sup>[1]</sup> - 43:12 <b>likely</b> <sup>[1]</sup> - 79:23 <b>limewash</b> <sup>[19]</sup> - 83:12, 83:23, 83:25, 85:13, 87:25, 88:5, 88:9, 90:23, 92:10, 92:11, 92:17, 92:18, 92:21, 92:22, 93:1, 94:9, 100:15, 100:18, 101:4 <b>Limewash</b> <sup>[1]</sup> - 84:1 <b>limewashes</b> <sup>[1]</sup> - 92:19 <b>limewashing</b> <sup>[1]</sup> - 86:7 <b>limitations</b> <sup>[1]</sup> - 126:10 <b>links</b> <sup>[3]</sup> - 135:6, 135:25, 136:8 <b>list</b> <sup>[8]</sup> - 61:24, 109:2, 124:2, 128:5, 128:17, 128:20, 128:25, 129:2 <b>listed</b> <sup>[1]</sup> - 55:9 <b>lite</b> <sup>[6]</sup> - 39:8, 39:13, 52:23, 53:2, 62:9, 62:10 <b>literally</b> <sup>[2]</sup> - 43:6, 65:6 <b>live</b> <sup>[4]</sup> - 55:25, 59:25, 72:18, 77:13 <b>lived</b> <sup>[1]</sup> - 28:22 <b>lively</b> <sup>[1]</sup> - 129:7 <b>lives</b> <sup>[2]</sup> - 115:10, 125:9</p>	<p><b>living</b> <sup>[3]</sup> - 25:10, 58:20, 62:16 <b>loc</b> <sup>[1]</sup> - 106:15 <b>local</b> <sup>[4]</sup> - 106:15, 120:4, 123:4, 128:17 <b>locally</b> <sup>[2]</sup> - 120:6, 128:23 <b>located</b> <sup>[23]</sup> - 4:11, 4:14, 4:23, 4:24, 5:1, 5:5, 7:20, 10:6, 11:21, 20:12, 21:11, 21:14, 38:11, 40:10, 51:19, 52:2, 52:12, 70:17, 70:19, 70:25, 82:18, 96:23, 97:5 <b>location</b> <sup>[1]</sup> - 130:20 <b>longevity</b> <sup>[1]</sup> - 135:5 <b>look</b> <sup>[28]</sup> - 15:14, 17:15, 17:17, 19:12, 22:13, 25:19, 27:16, 27:20, 32:6, 36:20, 43:5, 44:10, 46:23, 49:8, 49:12, 64:25, 66:4, 67:6, 70:1, 70:11, 74:1, 93:5, 99:20, 109:1, 111:13, 118:7, 122:20, 125:23 <b>looked</b> <sup>[2]</sup> - 18:7, 47:2 <b>looking</b> <sup>[15]</sup> - 11:24, 30:11, 48:25, 57:5, 77:15, 80:2, 80:7, 87:8, 91:11, 92:17, 97:10, 110:22, 112:18, 125:22, 127:12 <b>looks</b> <sup>[12]</sup> - 49:14, 57:23, 64:23, 70:4, 87:24, 88:6, 91:16, 92:22, 97:5, 112:13, 126:4, 128:7 <b>LOPERA</b> <sup>[29]</sup> - 1:19, 2:13, 19:10, 19:21, 20:8, 20:21, 50:9, 51:22, 67:10, 69:15, 69:18, 78:19, 101:21, 103:4, 103:10, 103:20, 103:24, 104:4, 107:2, 107:5, 108:22, 109:18, 112:25, 116:8, 119:21, 120:10, 120:16, 123:22, 129:16 <b>Lopera</b> <sup>[4]</sup> - 2:13, 108:13, 132:22, 133:11 <b>loses</b> <sup>[1]</sup> - 93:9 <b>Love</b> <sup>[2]</sup> - 2:23, 9:25</p>
<p><b>J</b></p> <p><b>JACKSONVILLE</b> <sup>[1]</sup> - 1:1 <b>Jacksonville</b> <sup>[9]</sup> - 1:8, 2:4, 23:7, 39:16, 53:5, 60:1, 75:3, 78:18, 126:2 <b>jamb</b> <sup>[1]</sup> - 62:8 <b>James</b> <sup>[1]</sup> - 42:13 <b>Jane</b> <sup>[8]</sup> - 55:24, 58:2, 60:17, 61:3, 61:14, 61:18, 62:3, 64:1 <b>Jane's</b> <sup>[2]</sup> - 62:17, 63:14 <b>jasmine</b> <sup>[2]</sup> - 87:4, 95:17 <b>JEA</b> <sup>[3]</sup> - 58:7, 61:8, 73:12 <b>JHPC</b> <sup>[3]</sup> - 3:17, 69:21, 111:15</p>	<p><b>K</b></p> <p><b>keep</b> <sup>[12]</sup> - 37:5, 37:10, 58:23, 73:20, 74:5, 81:24, 86:9, 89:7, 89:10, 97:17, 101:11, 136:14 <b>keeping</b> <sup>[4]</sup> - 73:6, 93:16, 97:16, 112:21 <b>kept</b> <sup>[1]</sup> - 88:6 <b>Key</b> <sup>[1]</sup> - 25:22 <b>key</b> <sup>[1]</sup> - 126:12 <b>kids</b> <sup>[1]</sup> - 62:18 <b>Kin</b> <sup>[1]</sup> - 58:11 <b>kind</b> <sup>[42]</sup> - 17:10, 17:11, 17:21, 18:8, 18:16, 29:16, 34:5, 45:25, 49:24, 57:17, 62:22, 68:8, 73:16, 73:20, 73:25, 80:9, 86:6, 86:8, 93:5, 105:15, 106:16, 108:7, 108:14, 108:18, 109:16, 111:1, 112:20, 114:5, 114:6, 117:3, 118:17, 121:5, 121:25, 122:5, 122:18, 126:5, 132:8, 132:24, 133:2, 133:22, 134:7 <b>kinds</b> <sup>[1]</sup> - 67:18 <b>knowing</b> <sup>[4]</sup> - 47:25, 50:13, 67:8, 80:3 <b>knowledge</b> <sup>[2]</sup> - 42:22, 69:5 <b>known</b> <sup>[2]</sup> - 32:21, 33:18 <b>knows</b> <sup>[4]</sup> - 57:24, 66:3, 66:4, 123:21</p>			

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<p><b>love</b> [2] - 63:5, 118:25  <b>LOVE</b> [9] - 1:15, 2:23, 7:8, 35:6, 65:22, 78:12, 96:13, 97:21, 112:5  <b>low</b> [1] - 83:7  <b>lower</b> [7] - 40:14, 40:18, 53:14, 53:18, 53:20, 53:22, 53:25</p>	<p>99:5, 100:24, 108:15, 108:21  <b>masonry-like</b> [1] - 108:21  <b>master</b> [1] - 66:13  <b>match</b> [9] - 37:7, 41:2, 43:15, 44:20, 48:4, 49:5, 62:11, 62:12, 63:5  <b>matches</b> [2] - 53:2, 72:6  <b>matching</b> [3] - 22:6, 39:12, 101:12  <b>material</b> [4] - 14:23, 28:6, 96:8, 101:17  <b>materials</b> [2] - 8:8, 10:22  <b>Mathis</b> [1] - 84:20  <b>MATHIS</b> [19] - 84:24, 85:4, 85:6, 86:2, 86:4, 87:1, 87:12, 87:18, 87:20, 88:1, 88:10, 88:13, 88:23, 89:3, 89:9, 89:15, 89:20, 89:25, 90:9  <b>matrix</b> [5] - 72:9, 76:15, 111:19, 133:21, 134:4  <b>matter</b> [1] - 43:15  <b>mayor's</b> [1] - 133:14  <b>mean</b> [16] - 32:2, 37:1, 46:11, 46:21, 47:4, 47:9, 57:24, 58:22, 65:2, 65:5, 76:24, 80:22, 111:11, 112:7, 114:20, 118:16  <b>meaning</b> [1] - 16:3  <b>means</b> [3] - 42:21, 63:23, 127:10  <b>meant</b> [2] - 108:16, 108:20  <b>measure</b> [1] - 65:1  <b>measurements</b> [2] - 62:6, 77:22  <b>measures</b> [1] - 77:5  <b>media</b> [1] - 132:14  <b>meet</b> [1] - 29:13  <b>MEETING</b> [1] - 1:3  <b>meeting</b> [20] - 2:3, 3:17, 3:20, 10:16, 14:18, 15:18, 31:17, 67:5, 68:23, 69:21, 70:20, 111:15, 119:1, 119:24, 120:15, 126:20, 133:14, 136:9, 136:19  <b>meetings</b> [3] - 60:19, 124:9, 134:3</p>	<p><b>meets</b> [1] - 118:13  <b>member</b> [8] - 14:1, 23:3, 41:20, 55:21, 59:21, 74:23, 84:17, 104:16  <b>MEMBER</b> [19] - 8:23, 9:1, 13:25, 14:4, 23:1, 23:6, 41:18, 41:23, 55:19, 55:24, 59:19, 59:24, 72:14, 72:17, 74:21, 75:1, 84:15, 84:20, 104:19  <b>Member</b> [3] - 1:14, 1:14, 1:15  <b>MEMBERS</b> [50] - 3:24, 4:2, 6:5, 6:16, 6:20, 8:20, 9:6, 9:24, 10:2, 10:9, 13:23, 16:16, 16:22, 20:16, 20:18, 21:3, 27:6, 38:1, 38:5, 38:7, 38:15, 48:9, 51:17, 52:6, 55:17, 59:13, 64:10, 71:2, 72:12, 74:15, 78:6, 82:8, 82:13, 82:21, 84:13, 90:6, 90:12, 102:17, 102:22, 102:24, 103:15, 120:20, 121:12, 121:14, 131:6, 131:17, 131:20, 131:22, 134:16, 136:17  <b>members</b> [1] - 126:16  <b>membership</b> [1] - 123:25  <b>memo</b> [2] - 124:11  <b>memory</b> [1] - 19:19  <b>mention</b> [4] - 30:13, 35:23, 105:12, 115:16  <b>mentioned</b> [8] - 18:22, 49:6, 63:8, 64:20, 89:5, 121:25, 130:3, 133:16  <b>mentioning</b> [1] - 87:23  <b>met</b> [1] - 132:21  <b>metal</b> [27] - 58:4, 70:5, 70:7, 70:10, 71:19, 71:21, 73:9, 73:24, 75:24, 76:1, 76:8, 76:9, 76:13, 76:16, 77:16, 79:10, 79:15, 80:23, 80:24, 81:3, 81:10, 81:20, 81:21, 81:24, 81:25, 83:13, 84:6  <b>method</b> [1] - 29:15  <b>methodology</b> [1] - 30:8</p>	<p><b>mic</b> [1] - 30:20  <b>Michael</b> [1] - 110:5  <b>microphone</b> [11] - 41:22, 45:9, 56:14, 67:10, 69:16, 91:17, 100:21, 111:9, 115:2, 115:19, 123:21  <b>Mid</b> [8] - 83:5, 93:12, 93:13, 93:18, 93:22, 98:7, 122:16, 122:23  <b>Mid-Century</b> [6] - 83:5, 93:12, 93:13, 93:18, 93:22, 98:7  <b>middle</b> [2] - 97:12, 99:5  <b>might</b> [10] - 49:13, 50:9, 64:24, 70:8, 110:6, 124:11, 127:16, 128:8  <b>Mike</b> [1] - 104:19  <b>mildew</b> [1] - 83:25  <b>mile</b> [1] - 26:1  <b>miles</b> [2] - 25:25, 130:14  <b>mind</b> [6] - 37:4, 37:5, 37:10, 75:24, 85:24, 86:23  <b>mine</b> [2] - 7:11, 56:24  <b>minimum</b> [1] - 34:1  <b>minor</b> [1] - 22:3  <b>minute</b> [4] - 3:8, 27:16, 90:14, 104:7  <b>minutes</b> [3] - 3:16, 3:19, 4:1  <b>mismatch</b> [1] - 130:10  <b>MMA</b> [1] - 27:22  <b>MMA-25-31892</b> [6] - 4:20, 20:25, 21:7, 27:24, 38:3, 38:9  <b>Modern</b> [1] - 83:5  <b>modern</b> [3] - 29:6, 35:22, 47:25  <b>modification</b> [1] - 22:3  <b>modular</b> [1] - 19:24  <b>moisture</b> [4] - 25:5, 25:18, 26:2, 46:14  <b>mold</b> [5] - 25:8, 28:22, 28:24, 29:21, 83:24  <b>moment</b> [2] - 81:13, 105:12  <b>Monday</b> [1] - 22:19  <b>money</b> [1] - 63:19  <b>month</b> [13] - 15:1, 50:21, 51:8, 58:8, 63:7, 69:12, 112:16, 112:17, 112:24, 113:10, 120:12, 136:10, 136:14  <b>Month</b> [1] - 119:2</p>	<p><b>month's</b> [1] - 120:15  <b>monthly</b> [1] - 134:3  <b>months</b> [8] - 60:18, 65:14, 69:12, 69:19, 69:20, 100:3, 105:24, 114:22  <b>Montoya</b> [6] - 118:24, 135:3, 135:9, 135:19, 136:8, 136:15  <b>MORGAN</b> [55] - 1:14, 2:21, 3:22, 27:23, 28:14, 30:9, 31:19, 31:22, 32:2, 32:12, 33:21, 34:4, 34:8, 34:23, 35:1, 41:11, 41:15, 46:9, 46:21, 47:13, 48:15, 49:17, 65:24, 79:7, 80:18, 91:8, 93:20, 94:22, 95:13, 99:6, 99:17, 100:1, 100:9, 102:15, 103:9, 103:13, 110:10, 112:1, 114:13, 115:3, 115:16, 116:3, 118:1, 119:13, 119:19, 120:22, 121:4, 122:13, 123:2, 123:16, 124:19, 125:11, 131:15, 135:24, 136:11  <b>Morgan</b> [8] - 2:21, 35:8, 37:12, 49:6, 49:25, 95:5, 121:1, 124:25  <b>mortar</b> [1] - 93:16  <b>most</b> [6] - 13:19, 31:13, 74:8, 107:13, 108:5, 133:19  <b>mostly</b> [2] - 12:3, 36:8  <b>motion</b> [53] - 3:18, 4:4, 5:20, 6:8, 6:10, 9:9, 9:10, 9:21, 10:3, 16:25, 17:1, 19:11, 27:21, 27:24, 38:3, 38:8, 48:12, 48:13, 50:14, 50:20, 64:13, 65:20, 67:9, 78:9, 78:10, 82:10, 82:15, 90:19, 91:3, 91:6, 98:20, 100:19, 100:22, 101:22, 102:1, 102:2, 102:3, 102:10, 102:20, 103:1, 103:2, 103:8, 113:1, 119:15, 119:23, 120:1, 120:2, 121:15,</p>
--	---	--	--	---

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<p>123:11, 123:19, 131:11, 131:12 <b>move</b> [23] - 3:15, 4:5, 7:4, 20:24, 38:10, 50:19, 52:1, 78:1, 86:16, 94:11, 100:19, 100:22, 102:10, 103:4, 103:7, 103:10, 103:11, 122:6, 132:1, 132:24, 134:17, 135:18 <b>moved</b> [2] - 103:22, 119:6 <b>movement</b> [1] - 35:20 <b>moving</b> [10] - 4:17, 4:22, 5:2, 10:5, 70:24, 82:17, 123:19, 129:12, 134:6, 135:2 <b>MR</b> [60] - 2:11, 3:2, 10:13, 12:14, 12:24, 13:2, 13:4, 13:17, 14:8, 14:13, 14:15, 16:19, 19:19, 20:6, 20:9, 22:15, 38:19, 41:14, 42:2, 42:7, 42:9, 44:23, 45:6, 46:16, 47:8, 47:16, 51:6, 51:9, 51:12, 52:10, 55:12, 60:4, 60:9, 60:11, 64:7, 64:19, 64:24, 65:18, 69:8, 70:21, 75:7, 75:11, 75:16, 75:18, 76:16, 76:19, 81:12, 81:14, 101:5, 105:8, 105:9, 110:19, 113:16, 120:25, 121:8, 129:3, 129:17, 129:20, 134:19, 136:6 <b>MS</b> [97] - 2:13, 2:25, 7:20, 19:10, 19:21, 20:8, 20:21, 21:7, 23:11, 23:16, 23:18, 23:23, 24:8, 26:17, 26:20, 27:12, 28:8, 30:18, 30:23, 31:21, 32:1, 32:11, 32:13, 33:22, 34:7, 34:10, 34:25, 35:4, 36:3, 36:25, 37:23, 50:9, 51:22, 56:3, 56:8, 56:10, 56:15, 57:8, 57:10, 58:22, 58:25, 59:3, 67:10, 67:13, 68:7, 68:16, 69:10, 69:13, 69:15, 69:18, 69:19, 70:13, 71:6,</p>	<p>72:22, 73:2, 73:4, 74:18, 78:19, 82:25, 84:24, 85:4, 85:6, 86:2, 86:4, 87:1, 87:12, 87:18, 87:20, 88:1, 88:10, 88:13, 88:23, 89:3, 89:9, 89:15, 89:20, 89:25, 90:9, 95:4, 96:25, 101:21, 103:4, 103:10, 103:20, 103:24, 104:4, 107:2, 107:5, 108:22, 109:18, 112:25, 116:8, 119:21, 120:10, 120:16, 123:22, 129:16 <b>multiple</b> [4] - 16:4, 54:9, 64:22, 85:24 <b>Municipal</b> [1] - 132:22 <b>muntins</b> [1] - 45:3</p>	<p>100:17, 101:2, 101:3, 103:19, 108:2, 108:4, 111:21, 114:9, 116:23, 118:5, 123:11, 123:12 <b>needed</b> [6] - 3:9, 37:4, 37:7, 74:19, 86:6, 116:15 <b>needs</b> [8] - 29:4, 36:22, 43:2, 58:13, 101:25, 103:4, 105:14, 125:24 <b>Neglect</b> [4] - 5:12, 117:7, 132:3, 133:21 <b>neglect</b> [1] - 127:15 <b>neighbor</b> [3] - 15:18, 114:22, 125:11 <b>neighbor's</b> [1] - 61:22 <b>neighborhood</b> [4] - 79:2, 100:6, 113:5, 125:3 <b>neighborhoods</b> [3] - 98:6, 112:11, 114:17 <b>neighboring</b> [1] - 71:24 <b>neighbors</b> [3] - 12:2, 15:17, 73:21 <b>never</b> [7] - 32:20, 33:5, 33:7, 33:17, 36:13, 81:10, 106:23 <b>new</b> [30] - 10:22, 11:8, 16:9, 17:17, 22:2, 26:5, 26:7, 28:12, 29:3, 29:9, 29:13, 29:18, 30:7, 37:6, 40:20, 47:1, 47:10, 47:25, 49:3, 49:7, 54:16, 66:24, 83:1, 95:12, 105:21, 107:25, 108:24, 134:21, 134:23 <b>New</b> [2] - 5:8, 129:12 <b>newer</b> [4] - 29:2, 70:8, 98:6, 118:3 <b>newest</b> [1] - 11:9 <b>newly</b> [1] - 109:7 <b>next</b> [17] - 11:3, 16:4, 38:10, 50:21, 67:5, 112:16, 112:17, 112:24, 113:10, 119:24, 120:12, 120:15, 126:20, 133:19, 136:10, 136:14 <b>nice</b> [4] - 17:17, 92:11, 98:5, 105:9 <b>night</b> [1] - 85:18 <b>nightmare</b> [2] - 112:2, 115:7</p>	<p><b>nine</b> [1] - 118:12 <b>nit</b> [1] - 92:16 <b>nit-picky</b> [1] - 92:16 <b>nominated</b> [1] - 99:10 <b>noncontributing</b> [8] - 91:4, 92:6, 94:7, 97:25, 99:21, 117:16, 122:4, 128:14 <b>none</b> [5] - 13:15, 58:10, 58:20, 59:4, 63:10 <b>north</b> [1] - 11:7 <b>North</b> [3] - 1:8, 4:13, 104:19 <b>Northside</b> [1] - 132:16 <b>Notary</b> [1] - 1:9 <b>notation</b> [1] - 10:21 <b>note</b> [2] - 49:18, 133:2 <b>noted</b> [2] - 7:1, 53:12 <b>notes</b> [4] - 85:11, 120:24, 132:25, 137:11 <b>nothing</b> [16] - 4:21, 5:7, 14:11, 23:14, 42:5, 45:1, 48:7, 56:6, 60:7, 68:17, 72:25, 75:14, 85:2, 104:13, 112:9, 134:21 <b>noticed</b> [1] - 89:17 <b>notification</b> [4] - 26:16, 58:21, 116:17, 133:9 <b>noting</b> [1] - 115:22 <b>notion</b> [1] - 76:6 <b>notwithstanding</b> [1] - 75:22 <b>Number</b> [16] - 4:13, 5:19, 5:22, 7:5, 37:5, 42:20, 52:2, 87:12, 88:12, 89:6, 90:24, 91:1, 94:12, 96:20, 98:17, 98:18 <b>number</b> [7] - 42:11, 43:3, 43:19, 43:23, 44:2, 88:13, 105:10 <b>Numbers</b> [1] - 101:23 <b>numbers</b> [1] - 87:10</p>	<p>97:13 <b>obscured</b> [2] - 93:3, 93:10 <b>obstacle</b> [1] - 126:9 <b>obviously</b> [8] - 18:21, 36:6, 46:22, 47:23, 79:13, 106:2, 114:11, 135:5 <b>odd</b> [5] - 46:12, 95:2, 106:1, 114:5 <b>OF</b> [4] - 1:1, 137:1, 137:3, 137:4 <b>off-street</b> [3] - 13:11, 15:22, 115:12 <b>offense</b> [1] - 66:3 <b>offer</b> [1] - 43:11 <b>office</b> [10] - 106:9, 109:15, 110:12, 110:21, 110:22, 114:1, 114:3, 114:19, 114:21, 133:14 <b>Office</b> [3] - 1:19, 2:13, 7:12 <b>officially</b> [1] - 124:5 <b>offline</b> [1] - 69:8 <b>often</b> [3] - 35:11, 107:13, 115:23 <b>OGC</b> [2] - 107:7, 116:12 <b>Olandesi</b> [2] - 23:6, 30:21 <b>OLANDESI</b> [22] - 23:11, 23:16, 23:18, 23:23, 24:8, 26:17, 26:20, 27:12, 30:18, 30:23, 31:21, 32:1, 32:11, 32:13, 33:22, 34:7, 34:10, 34:25, 35:4, 36:3, 36:25, 37:23 <b>old</b> [1] - 125:9 <b>older</b> [4] - 35:23, 81:17, 88:6, 91:25 <b>once</b> [3] - 32:21, 94:19, 111:15 <b>one</b> [59] - 5:4, 8:7, 11:3, 11:4, 11:9, 15:22, 17:5, 18:2, 18:11, 18:20, 34:17, 34:21, 37:4, 38:22, 39:11, 41:12, 42:11, 43:9, 43:23, 45:9, 46:4, 46:10, 46:13, 46:20, 47:6, 49:10, 56:10, 56:17, 58:12, 67:3, 69:12, 71:11, 75:6, 85:13, 85:23, 87:24, 88:24, 90:13, 90:17, 92:11, 93:1,</p>
<div>N</div>				
<p><b>nailing</b> [1] - 48:1 <b>name</b> [17] - 3:14, 14:2, 23:4, 24:5, 41:21, 55:22, 55:24, 59:22, 59:24, 72:16, 72:17, 74:24, 75:2, 84:18, 104:17, 130:5, 131:2 <b>named</b> [1] - 130:16 <b>names</b> [2] - 117:11, 130:24 <b>naming</b> [1] - 129:24 <b>narrow</b> [4] - 11:15, 16:1, 17:23, 18:24 <b>National</b> [1] - 99:22 <b>national</b> [1] - 127:9 <b>nationally</b> [2] - 128:18, 128:24 <b>natural</b> [1] - 28:24 <b>nature</b> [2] - 81:19, 108:10 <b>near</b> [1] - 64:3 <b>nearby</b> [1] - 130:17 <b>necessarily</b> [7] - 43:24, 82:5, 91:23, 94:18, 99:9, 101:11, 135:11 <b>necessary</b> [3] - 40:19, 87:6, 123:25 <b>need</b> [32] - 5:24, 16:6, 16:18, 27:9, 29:19, 30:1, 32:8, 36:23, 45:10, 50:7, 58:12, 59:15, 63:23, 66:19, 68:5, 68:24, 69:12, 97:17, 100:14,</p>	<div>O</div>			
<p><b>o'clock</b> [1] - 104:7 <b>Oaks</b> [1] - 75:3 <b>oath</b> [1] - 75:8 <b>objecting</b> [1] - 93:2 <b>objection</b> [3] - 69:23, 94:11, 131:2 <b>objections</b> [1] - 13:6 <b>obscure</b> [2] - 92:10,</p>				

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<p>96:20, 104:21, 106:3, 110:6, 112:13, 113:17, 114:24, 118:9, 120:10, 124:1, 124:2, 124:20, 127:7, 129:15, 131:8, 133:2, 133:21 <b>one-bys</b> [1] - 34:21 <b>one-story</b> [1] - 71:11 <b>ones</b> [9] - 25:21, 26:9, 61:5, 63:13, 63:22, 63:25, 88:15, 117:21, 118:3 <b>ongoing</b> [1] - 111:3 <b>open</b> [17] - 5:24, 7:17, 10:10, 21:5, 32:22, 38:17, 52:8, 58:10, 58:13, 59:5, 63:11, 71:4, 82:23, 97:15, 129:15, 129:18 <b>operate</b> [1] - 126:6 <b>operates</b> [1] - 70:6 <b>opinion</b> [2] - 50:2, 50:7 <b>opinions</b> [2] - 94:4, 97:18 <b>opportunities</b> [1] - 117:25 <b>opportunity</b> [3] - 50:4, 50:22, 51:4 <b>opposed</b> [7] - 10:1, 20:17, 38:6, 102:23, 106:7, 121:13, 131:21 <b>opposition</b> [4] - 3:7, 87:11, 88:12, 90:21 <b>option</b> [1] - 49:24 <b>options</b> [5] - 46:18, 49:21, 50:19, 117:24, 119:12 <b>order</b> [2] - 2:5, 25:17 <b>ordered</b> [1] - 105:21 <b>ordering</b> [1] - 77:21 <b>Ordinance</b> [5] - 41:6, 55:4, 78:23, 129:23, 130:12 <b>ordinance</b> [1] - 134:24 <b>organism</b> [1] - 67:22 <b>organized</b> [1] - 105:3 <b>oriented</b> [3] - 11:7, 11:10, 11:14 <b>original</b> [12] - 12:5, 14:25, 15:11, 32:15, 34:12, 39:18, 40:5, 40:12, 44:4, 52:22, 102:10, 109:3 <b>originality</b> [1] - 39:21 <b>originally</b> [3] - 11:4, 30:23, 93:24</p>	<p><b>OSB</b> [1] - 25:14 <b>Osceola</b> [4] - 4:24, 38:12, 38:21, 51:20 <b>otherwise</b> [1] - 94:14 <b>ourselves</b> [1] - 100:3 <b>outside</b> [12] - 57:22, 58:4, 63:1, 65:6, 65:10, 117:19, 117:21, 122:9, 122:19, 128:12, 128:13 <b>outward</b> [1] - 11:17 <b>overhang</b> [1] - 84:5 <b>overhangs</b> [1] - 83:7 <b>overlay</b> [4] - 18:10, 78:16, 122:8, 122:17 <b>overlays</b> [1] - 122:3 <b>oversight</b> [1] - 33:2 <b>own</b> [4] - 96:17, 97:14, 127:25 <b>owner</b> [10] - 19:16, 54:7, 54:12, 54:13, 54:17, 55:1, 86:18, 118:5, 118:11, 118:14 <b>owner's</b> [1] - 11:22 <b>owners</b> [2] - 116:17, 126:13 <b>owns</b> [1] - 31:24</p>	<p>101:14, 101:17 <b>Pandora's</b> [1] - 32:22 <b>pane</b> [3] - 10:20, 40:20, 63:4 <b>panels</b> [1] - 71:20 <b>paper</b> [1] - 32:18 <b>Pappas</b> [1] - 125:5 <b>parallel</b> [6] - 11:7, 11:10, 11:14, 13:11, 16:12, 112:2 <b>Park</b> [6] - 5:5, 82:18, 84:7, 84:21, 99:22, 103:23 <b>park</b> [1] - 127:9 <b>parked</b> [1] - 17:24 <b>parking</b> [15] - 11:6, 11:17, 11:18, 12:3, 13:11, 14:17, 15:4, 15:22, 16:11, 17:8, 17:12, 107:17, 112:2, 115:11, 115:12 <b>part</b> [10] - 15:25, 32:9, 35:17, 40:3, 47:23, 78:18, 113:20, 127:12, 130:24, 132:12 <b>parte</b> [7] - 7:7, 10:7, 21:1, 38:13, 52:4, 71:1, 82:19 <b>particular</b> [1] - 15:25 <b>parties</b> [1] - 113:7 <b>partner</b> [1] - 7:11 <b>parts</b> [3] - 25:11, 30:4, 49:20 <b>party</b> [2] - 24:1, 24:10 <b>pass</b> [1] - 27:15 <b>passage</b> [1] - 28:21 <b>passed</b> [3] - 4:4, 10:4, 38:9 <b>passes</b> [2] - 103:1, 121:16 <b>passing</b> [2] - 22:17, 86:23 <b>past</b> [7] - 32:1, 43:14, 44:13, 91:14, 92:7, 104:6, 104:24 <b>pattern</b> [4] - 39:13, 53:2, 62:12, 91:23 <b>patterns</b> [2] - 39:8, 52:23 <b>pause</b> [3] - 27:18, 89:4, 90:15 <b>pavers</b> [1] - 19:22 <b>pay</b> [3] - 24:21, 43:25, 63:17 <b>payment</b> [1] - 64:1 <b>pedestrian</b> [2] - 115:22, 115:23 <b>peeled</b> [1] - 80:18</p>	<p><b>peeling</b> [1] - 79:23 <b>Pella</b> [5] - 42:14, 42:18, 43:3, 44:9, 60:12 <b>pencils</b> [1] - 65:2 <b>pending</b> [2] - 134:18, 134:24 <b>Pending</b> [1] - 5:12 <b>people</b> [16] - 18:17, 42:23, 56:11, 56:18, 62:1, 67:17, 67:21, 69:6, 77:23, 112:18, 115:4, 115:10, 122:21, 126:11, 127:25, 128:4 <b>per</b> [3] - 13:6, 29:10, 65:20 <b>percent</b> [2] - 34:16, 44:3 <b>perhaps</b> [1] - 76:4 <b>permanence</b> [1] - 96:9 <b>permanent</b> [3] - 96:4, 108:17, 108:20 <b>permit</b> [2] - 32:25, 108:3 <b>permitted</b> [1] - 111:5 <b>perpendicular</b> [1] - 16:13 <b>person</b> [2] - 66:12, 115:24 <b>personal</b> [2] - 11:23, 74:2 <b>personally</b> [3] - 42:25, 54:8, 68:11 <b>pertinent</b> [2] - 57:10, 81:18 <b>petition</b> [1] - 15:19 <b>pets</b> [1] - 61:5 <b>phones</b> [1] - 3:6 <b>phonetic</b> [1] - 58:11 <b>photo</b> [1] - 65:4 <b>photographs</b> [3] - 23:20, 27:2, 88:22 <b>photos</b> [14] - 23:19, 24:19, 26:22, 27:14, 27:20, 30:3, 37:17, 47:2, 62:8, 62:9, 85:16, 88:7, 91:11, 91:25 <b>physically</b> [2] - 24:12, 25:1 <b>picky</b> [1] - 92:16 <b>picture</b> [3] - 64:23, 70:9, 85:20 <b>pictures</b> [11] - 14:19, 24:12, 25:1, 36:19, 85:14, 85:19, 85:24, 88:2, 89:18, 100:20 <b>piece</b> [8] - 31:7, 37:10, 53:17, 53:20, 53:23,</p>	<p>70:8, 96:3, 97:4 <b>pieces</b> [3] - 30:4, 34:20, 49:20 <b>pitch</b> [1] - 83:7 <b>place</b> [3] - 66:15, 66:20, 134:10 <b>placed</b> [1] - 113:9 <b>places</b> [2] - 29:21, 36:19 <b>plan</b> [19] - 10:18, 11:2, 11:3, 11:6, 11:8, 11:24, 14:16, 15:7, 17:3, 17:24, 19:14, 20:11, 39:24, 63:22, 64:1, 87:20, 96:23, 117:23, 119:9 <b>plane</b> [2] - 48:2, 48:4 <b>plank</b> [1] - 28:12 <b>Planning</b> [7] - 1:17, 1:18, 1:18, 2:11, 2:25, 3:2, 131:1 <b>plans</b> [2] - 12:22, 94:16 <b>play</b> [1] - 114:9 <b>pleasing</b> [2] - 74:1, 74:6 <b>plus</b> [1] - 16:5 <b>plywood</b> [1] - 25:14 <b>pocketbook</b> [1] - 35:2 <b>podium</b> [14] - 14:1, 19:18, 23:3, 30:21, 41:20, 50:17, 55:21, 59:21, 67:12, 69:17, 74:23, 84:17, 104:16, 110:8 <b>point</b> [13] - 29:1, 35:12, 43:2, 44:1, 44:6, 44:13, 91:4, 96:17, 99:2, 99:8, 106:23, 111:14, 115:21 <b>pointed</b> [1] - 54:9 <b>points</b> [3] - 45:14, 118:13, 130:11 <b>poles</b> [1] - 115:24 <b>polychrome</b> [2] - 83:8, 83:22 <b>poorly</b> [1] - 15:5 <b>popping</b> [1] - 115:9 <b>porch</b> [9] - 8:5, 8:14, 39:4, 39:24, 52:20, 71:14, 105:19, 106:19 <b>portion</b> [6] - 11:15, 17:23, 18:12, 36:1, 130:19, 130:23 <b>position</b> [4] - 109:13, 109:16, 112:23, 116:12 <b>possible</b> [5] - 25:8,</p>
<b>P</b>				
<p><b>p.m</b> [4] - 1:7, 2:1, 2:8, 136:22 <b>packet</b> [4] - 20:12, 45:4, 47:23, 57:3 <b>pad</b> [5] - 11:6, 11:17, 11:18, 18:13 <b>pads</b> [2] - 12:3, 107:17 <b>Page</b> [3] - 5:17, 96:24, 136:3 <b>page</b> [1] - 15:3 <b>Pages</b> [1] - 85:17 <b>paid</b> [5] - 43:20, 43:24, 44:12, 51:2, 114:23 <b>pained</b> [1] - 61:3 <b>paint</b> [9] - 35:14, 54:10, 54:14, 57:23, 58:15, 66:18, 91:15, 94:5, 101:11 <b>Paint</b> [1] - 84:1 <b>painted</b> [13] - 8:12, 44:12, 47:4, 53:10, 57:15, 57:22, 63:10, 83:22, 86:13, 91:14, 91:23, 91:24, 93:24 <b>painting</b> [11] - 44:5, 83:10, 85:19, 87:24, 88:3, 92:8, 92:21, 98:13, 100:24,</p>				

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<p>73:8, 74:6, 88:10, 117:15</p> <p><b>possibly</b> [1] - 127:17</p> <p><b>post</b> [11] - 108:16, 108:18, 108:23, 109:6, 109:15, 110:12, 110:21, 110:22, 113:25, 114:3, 114:19</p> <p><b>postal</b> [1] - 105:20</p> <p><b>Postal</b> [2] - 108:9, 113:4</p> <p><b>posts</b> [1] - 52:21</p> <p><b>potential</b> [2] - 46:18, 124:3</p> <p><b>potentially</b> [7] - 13:14, 39:18, 40:5, 40:11, 66:5, 69:6, 92:20</p> <p><b>practical</b> [1] - 112:8</p> <p><b>practices</b> [1] - 35:22</p> <p><b>practicing</b> [1] - 125:16</p> <p><b>Prairie</b> [1] - 38:24</p> <p><b>precedent</b> [1] - 19:5</p> <p><b>predominantly</b> [4] - 39:2, 39:8, 39:9, 52:24</p> <p><b>prefer</b> [8] - 51:8, 51:9, 68:21, 73:14, 87:16, 89:7, 89:10, 90:24</p> <p><b>preference</b> [1] - 50:11</p> <p><b>preliminary</b> [1] - 77:21</p> <p><b>present</b> [3] - 85:16, 105:16, 133:24</p> <p><b>PRESENT</b> [2] - 1:12, 1:16</p> <p><b>presentation</b> [3] - 12:1, 132:16, 132:17</p> <p><b>presented</b> [3] - 46:18, 49:15, 120:15</p> <p><b>Preservation</b> [10] - 2:4, 39:17, 53:6, 94:15, 104:22, 106:10, 109:21, 119:2, 129:25, 133:4</p> <p><b>PRESERVATION</b> [1] - 1:2</p> <p><b>preserve</b> [1] - 62:13</p> <p><b>preserved</b> [1] - 106:17</p> <p><b>preserving</b> [2] - 43:4, 43:8</p> <p><b>pretty</b> [4] - 35:11, 69:3, 90:22, 92:18</p> <p><b>previous</b> [7] - 11:25, 13:18, 22:6, 40:9, 54:12, 100:19, 102:3</p> <p><b>Previously</b> [1] - 4:17</p> <p><b>previously</b> [5] - 18:9, 83:11, 86:17, 105:2, 105:24</p> <p><b>pride</b> [1] - 73:6</p>	<p><b>primarily</b> [1] - 61:4</p> <p><b>primary</b> [4] - 8:8, 52:18, 62:16, 71:10</p> <p><b>print</b> [1] - 86:22</p> <p><b>priority</b> [1] - 134:5</p> <p><b>privy</b> [1] - 77:14</p> <p><b>proactive</b> [2] - 123:10, 127:19</p> <p><b>problem</b> [4] - 29:23, 58:7, 99:24, 111:12</p> <p><b>problematic</b> [1] - 35:21</p> <p><b>problems</b> [2] - 64:3, 81:6</p> <p><b>proceed</b> [1] - 15:20</p> <p><b>Proceedings</b> [1] - 1:6</p> <p><b>proceedings</b> [5] - 27:18, 89:4, 90:15, 136:21, 137:9</p> <p><b>process</b> [9] - 32:23, 48:21, 61:13, 74:2, 85:8, 118:4, 125:25, 126:8, 133:3</p> <p><b>product</b> [5] - 29:6, 39:12, 53:1, 54:16, 84:1</p> <p><b>Professional</b> [2] - 137:7, 137:18</p> <p><b>professional</b> [3] - 37:14, 68:5, 112:18</p> <p><b>professionals</b> [1] - 36:7</p> <p><b>profile</b> [1] - 28:6</p> <p><b>program</b> [1] - 45:8</p> <p><b>project</b> [2] - 15:19, 15:21</p> <p><b>projects</b> [1] - 43:13</p> <p><b>prone</b> [1] - 77:18</p> <p><b>proper</b> [6] - 36:23, 37:3, 61:2, 61:7, 61:20, 79:24</p> <p><b>properties</b> [7] - 16:7, 26:5, 31:25, 126:4, 126:7, 126:11, 126:13</p> <p><b>property</b> [16] - 11:22, 11:23, 38:21, 38:23, 40:1, 52:12, 60:21, 61:2, 83:2, 83:16, 86:21, 90:24, 116:17, 127:11, 128:1, 128:2</p> <p><b>propose</b> [1] - 120:14</p> <p><b>proposed</b> [7] - 8:3, 39:10, 41:4, 49:3, 52:25, 55:2, 131:2</p> <p><b>proposes</b> [2] - 71:19, 83:14</p> <p><b>proposing</b> [2] - 44:21, 75:23</p>	<p><b>protect</b> [3] - 25:17, 77:11, 122:6</p> <p><b>protected</b> [3] - 117:18, 122:17, 127:22</p> <p><b>protection</b> [5] - 25:2, 77:5, 77:7, 117:15, 122:21</p> <p><b>protections</b> [1] - 128:4</p> <p><b>provide</b> [8] - 45:6, 45:20, 50:22, 69:9, 82:3, 109:14, 117:14, 135:6</p> <p><b>provided</b> [6] - 13:10, 24:15, 45:13, 54:14, 87:10, 136:4</p> <p><b>providing</b> [2] - 18:23, 45:5</p> <p><b>Public</b> [2] - 1:9, 5:13</p> <p><b>public</b> [28] - 3:6, 5:25, 6:7, 7:18, 9:8, 10:11, 16:21, 16:24, 21:5, 27:10, 38:17, 48:8, 48:11, 52:8, 59:18, 64:12, 71:4, 78:8, 82:23, 90:18, 104:14, 104:15, 116:18, 116:24, 129:8, 129:15, 129:18, 131:10</p> <p><b>publishing</b> [1] - 22:20</p> <p><b>pull</b> [1] - 56:14</p> <p><b>pulled</b> [2] - 80:17, 89:20</p> <p><b>pulley</b> [4] - 53:15, 53:16, 54:4, 70:5</p> <p><b>pulling</b> [3] - 4:13, 5:18, 5:21</p> <p><b>pumpkins</b> [1] - 87:20</p> <p><b>purchased</b> [6] - 24:18, 32:20, 33:5, 33:8, 33:17, 33:20</p> <p><b>purpose</b> [1] - 76:25</p> <p><b>purposes</b> [1] - 63:20</p> <p><b>pushed</b> [1] - 98:8</p> <p><b>pushes</b> [1] - 58:5</p> <p><b>put</b> [18] - 9:20, 18:5, 20:13, 32:18, 33:19, 57:14, 58:3, 73:24, 79:4, 87:5, 90:23, 105:25, 111:5, 112:16, 114:23, 126:10, 133:11</p> <p><b>puts</b> [2] - 48:1, 69:20</p> <p><b>putting</b> [3] - 66:23, 95:17, 108:16</p> <p><b>putty</b> [2] - 57:20, 66:23</p>	<p><b>Q</b></p> <p><b>quality</b> [1] - 86:5</p> <p><b>questions</b> [21] - 8:19, 12:7, 13:22, 16:14, 22:10, 41:9, 44:16, 46:7, 47:15, 47:20, 48:18, 55:7, 55:16, 59:11, 72:11, 74:13, 84:12, 88:17, 90:4, 108:12, 131:5</p> <p><b>quick</b> [4] - 50:16, 69:3, 96:22, 104:21</p> <p><b>quickly</b> [2] - 10:24, 114:4</p> <p><b>quite</b> [1] - 77:15</p> <p><b>quote</b> [3] - 77:1, 77:8</p> <p><b>quote-unquote</b> [2] - 77:1, 77:8</p>	<p><b>R</b></p> <p><b>radiant</b> [1] - 76:2</p> <p><b>radio</b> [1] - 132:19</p> <p><b>rail</b> [2] - 44:20, 45:3</p> <p><b>railing</b> [1] - 8:14</p> <p><b>railings</b> [1] - 52:21</p> <p><b>rain</b> [1] - 61:8</p> <p><b>raise</b> [8] - 14:6, 23:9, 41:25, 56:1, 60:2, 72:20, 75:9, 84:22</p> <p><b>raised</b> [1] - 132:21</p> <p><b>rare</b> [2] - 71:22, 81:24</p> <p><b>rather</b> [2] - 16:12, 40:24</p> <p><b>rating</b> [2] - 81:16, 82:3</p> <p><b>reach</b> [2] - 110:12, 117:23</p> <p><b>read</b> [3] - 57:6, 134:8, 136:1</p> <p><b>ready</b> [3] - 23:22, 75:7, 112:23</p> <p><b>real</b> [3] - 50:16, 58:9, 92:1</p> <p><b>realized</b> [1] - 114:5</p> <p><b>really</b> [22] - 10:24, 29:8, 31:1, 31:11, 34:13, 49:18, 66:1, 80:15, 81:17, 82:4, 93:22, 95:19, 96:9, 99:11, 101:14, 115:3, 116:6, 121:8, 122:2, 123:9, 126:17, 134:21</p> <p><b>rear</b> [1] - 71:15</p> <p><b>reason</b> [5] - 26:6, 42:13, 76:7, 123:3, 127:3</p> <p><b>reasonable</b> [2] - 39:19, 54:23</p>	<p><b>reasons</b> [3] - 15:21, 18:1, 127:7</p> <p><b>rebuild</b> [5] - 49:19, 66:18, 66:19, 68:8, 68:20</p> <p><b>rebuilding</b> [2] - 32:5, 68:20</p> <p><b>rebuilt</b> [1] - 40:19</p> <p><b>receive</b> [1] - 85:18</p> <p><b>received</b> [5] - 11:10, 22:18, 50:24, 85:7, 132:13</p> <p><b>recently</b> [1] - 73:24</p> <p><b>receptacle</b> [3] - 107:23, 107:24, 109:6</p> <p><b>recess</b> [1] - 104:10</p> <p><b>recognize</b> [2] - 105:4, 113:21</p> <p><b>recommend</b> [4] - 40:23, 54:19, 92:24, 101:6</p> <p><b>recommendation</b> [12] - 12:6, 12:10, 21:23, 41:7, 55:5, 65:21, 68:2, 68:4, 72:1, 98:16, 98:17, 129:25</p> <p><b>recommendations</b> [7] - 69:2, 69:9, 94:24, 95:1, 96:18, 124:4, 134:6</p> <p><b>recommended</b> [2] - 95:22, 97:9</p> <p><b>recommending</b> [3] - 8:16, 83:17, 84:9</p> <p><b>recommends</b> [2] - 40:13, 54:3</p> <p><b>reconstruction</b> [1] - 30:3</p> <p><b>record</b> [7] - 2:7, 20:11, 40:9, 90:20, 102:7, 104:18, 137:10</p> <p><b>records</b> [1] - 42:12</p> <p><b>rectangular</b> [3] - 19:23, 38:25, 52:18</p> <p><b>red</b> [4] - 25:24, 33:13, 83:22, 92:19</p> <p><b>redo</b> [2] - 34:17, 37:20</p> <p><b>redone</b> [1] - 15:10</p> <p><b>reference</b> [2] - 20:10, 76:22</p> <p><b>referring</b> [3] - 20:11, 96:23, 121:21</p> <p><b>reflect</b> [3] - 2:7, 19:14, 80:24</p> <p><b>refresh</b> [1] - 19:19</p> <p><b>refunded</b> [1] - 44:1</p> <p><b>regard</b> [1] - 108:11</p> <p><b>regarding</b> [21] - 10:22, 11:1, 12:2, 13:10,</p>
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<p>17:20, 27:21, 35:10, 37:17, 45:14, 67:8, 94:2, 94:20, 96:20, 97:7, 111:19, 119:9, 129:10, 132:11, 134:11, 135:4, 135:7</p> <p><b>regards</b> [1] - 35:20</p> <p><b>Register</b> [1] - 132:23</p> <p><b>register</b> [1] - 134:2</p> <p><b>registered</b> [1] - 128:18</p> <p><b>regular</b> [1] - 16:5</p> <p><b>regulate</b> [1] - 107:18</p> <p><b>regulations</b> [2] - 99:16, 129:24</p> <p><b>rehabilitated</b> [1] - 118:20</p> <p><b>rehabilitation</b> [1] - 127:10</p> <p><b>related</b> [2] - 88:15</p> <p><b>relationship</b> [1] - 19:25</p> <p><b>relatively</b> [1] - 15:4</p> <p><b>remain</b> [1] - 91:2</p> <p><b>remaining</b> [1] - 5:8</p> <p><b>remember</b> [4] - 3:5, 14:18, 15:17, 122:10</p> <p><b>remind</b> [1] - 21:17</p> <p><b>reminded</b> [1] - 77:14</p> <p><b>removable</b> [1] - 96:3</p> <p><b>removal</b> [4] - 24:22, 37:4, 37:19, 90:23</p> <p><b>remove</b> [6] - 24:22, 28:4, 36:15, 66:17, 87:25, 101:2</p> <p><b>removed</b> [5] - 36:22, 40:18, 91:15, 94:13, 100:15</p> <p><b>removing</b> [1] - 54:20</p> <p><b>rename</b> [1] - 130:6</p> <p><b>renaming</b> [5] - 129:13, 130:2, 130:8, 131:13, 131:24</p> <p><b>Renewal</b> [2] - 60:11, 60:13</p> <p><b>renovated</b> [1] - 40:2</p> <p><b>repair</b> [29] - 22:3, 30:2, 37:18, 39:19, 40:17, 40:24, 42:11, 42:15, 42:19, 42:21, 42:23, 42:24, 44:7, 45:24, 48:22, 50:24, 53:25, 54:12, 54:23, 60:13, 62:22, 63:19, 66:12, 66:14, 66:15, 68:6, 69:5, 101:10</p> <p><b>repairable</b> [4] - 39:14, 53:3, 53:7, 54:20</p> <p><b>repaired</b> [10] - 40:13, 45:19, 46:6, 47:3, 50:1, 50:2, 54:4,</p>	<p>68:5, 68:14, 70:3</p> <p><b>repairing</b> [1] - 102:14</p> <p><b>repairman</b> [2] - 42:19, 49:19</p> <p><b>repairperson</b> [3] - 67:19, 68:10, 68:12</p> <p><b>repairs</b> [8] - 40:10, 45:16, 48:23, 48:24, 54:9, 54:24, 67:17, 101:12</p> <p><b>replace</b> [6] - 22:4, 28:5, 28:10, 39:11, 53:1</p> <p><b>replaced</b> [9] - 32:7, 39:18, 40:20, 43:2, 49:2, 53:7, 53:13, 70:7, 94:13</p> <p><b>replacement</b> [18] - 22:1, 28:10, 38:22, 39:14, 40:21, 40:25, 41:1, 50:20, 52:13, 53:3, 54:1, 54:15, 55:1, 60:15, 63:18, 63:20, 72:5, 94:21</p> <p><b>replacing</b> [3] - 46:19, 47:10, 54:19</p> <p><b>replicate</b> [1] - 26:12</p> <p><b>replicated</b> [1] - 26:8</p> <p><b>report</b> [28] - 7:1, 7:19, 10:12, 12:6, 15:1, 19:13, 21:6, 21:22, 30:11, 37:17, 38:18, 45:20, 45:23, 52:8, 58:1, 62:21, 71:5, 76:12, 82:24, 85:23, 100:25, 129:19, 132:3, 132:13, 134:21, 134:25, 137:9</p> <p><b>Reporter</b> [2] - 137:8, 137:18</p> <p><b>REPORTER</b> [27] - 14:6, 14:9, 14:14, 23:4, 23:9, 23:12, 23:17, 24:6, 41:25, 42:3, 42:8, 56:1, 56:4, 56:9, 60:2, 60:5, 60:10, 72:20, 72:23, 73:3, 75:9, 75:12, 75:17, 84:22, 84:25, 85:5, 137:1</p> <p><b>reports</b> [3] - 50:22, 67:18, 67:22</p> <p><b>representation</b> [1] - 125:3</p> <p><b>representatives</b> [2] - 120:4, 123:5</p> <p><b>representing</b> [1] - 75:5</p> <p><b>request</b> [6] - 16:8,</p>	<p>16:10, 28:9, 47:11, 113:9, 133:12</p> <p><b>requested</b> [3] - 10:17, 97:8, 105:20</p> <p><b>requesting</b> [6] - 15:19, 36:15, 55:1, 86:16, 88:8, 130:6</p> <p><b>requests</b> [1] - 130:3</p> <p><b>require</b> [4] - 30:6, 35:15, 53:25, 107:12</p> <p><b>required</b> [2] - 50:6, 83:21</p> <p><b>requirement</b> [1] - 116:4</p> <p><b>requirements</b> [2] - 116:15, 116:19</p> <p><b>requires</b> [5] - 30:3, 37:19, 39:15, 53:4, 129:24</p> <p><b>requiring</b> [3] - 107:13, 109:2, 109:7</p> <p><b>reroof</b> [1] - 71:6</p> <p><b>research</b> [2] - 39:20, 111:22</p> <p><b>researched</b> [1] - 105:14</p> <p><b>resident</b> [1] - 110:20</p> <p><b>residential</b> [5] - 8:1, 38:24, 52:16, 71:7, 77:2</p> <p><b>residents</b> [3] - 111:1, 111:3, 111:7</p> <p><b>residual</b> [1] - 91:17</p> <p><b>resilience</b> [1] - 77:2</p> <p><b>resources</b> [1] - 105:1</p> <p><b>response</b> [41] - 3:24, 6:5, 6:16, 8:20, 9:6, 10:2, 10:9, 13:23, 16:16, 16:22, 20:18, 21:3, 27:6, 38:1, 38:7, 38:15, 48:9, 51:17, 52:6, 55:17, 59:13, 64:10, 71:2, 72:12, 74:15, 78:6, 82:8, 82:21, 84:13, 90:6, 90:12, 102:17, 102:24, 120:20, 121:14, 130:9, 131:6, 131:17, 131:22, 134:16, 136:17</p> <p><b>responsible</b> [1] - 104:23</p> <p><b>rest</b> [5] - 40:16, 48:4, 49:5, 102:4, 136:7</p> <p><b>restate</b> [2] - 101:20, 102:1</p> <p><b>restorable</b> [1] - 58:3</p> <p><b>restoration</b> [1] - 127:13</p>	<p><b>restoring</b> [1] - 127:11</p> <p><b>restrictions</b> [2] - 77:5, 79:4</p> <p><b>retroactively</b> [1] - 80:10</p> <p><b>return</b> [1] - 14:15</p> <p><b>returned</b> [1] - 44:1</p> <p><b>reveal</b> [7] - 21:13, 21:16, 21:21, 26:13, 28:13, 33:12, 37:7</p> <p><b>revealed</b> [1] - 94:19</p> <p><b>review</b> [7] - 10:19, 14:25, 39:16, 40:2, 53:5, 129:24, 135:8</p> <p><b>reviewed</b> [2] - 46:19, 90:2</p> <p><b>revised</b> [2] - 10:18, 14:16</p> <p><b>revive</b> [1] - 83:24</p> <p><b>ribbed</b> [1] - 71:20</p> <p><b>ribbon</b> [1] - 10:21</p> <p><b>Richmond</b> [6] - 4:19, 10:6, 14:5, 15:24, 15:25, 115:10</p> <p><b>ridden</b> [2] - 25:3, 34:19</p> <p><b>right-of-way</b> [11] - 11:12, 11:22, 105:25, 107:8, 107:10, 107:11, 107:15, 108:2, 108:19, 111:6, 115:17</p> <p><b>right-of-ways</b> [1] - 108:6</p> <p><b>rip</b> [1] - 34:14</p> <p><b>risk</b> [1] - 29:22</p> <p><b>River</b> [1] - 26:1</p> <p><b>Riverside</b> [5] - 71:9, 81:22, 83:3, 86:11, 110:13</p> <p><b>road</b> [8] - 5:8, 18:1, 129:13, 130:2, 130:7, 130:16, 131:13, 131:24</p> <p><b>Road</b> [15] - 5:9, 41:24, 129:13, 129:14, 130:5, 130:6, 130:13, 130:14, 131:3, 131:4, 131:13, 131:14, 131:25</p> <p><b>rod</b> [1] - 58:4</p> <p><b>roll</b> [1] - 25:15</p> <p><b>roof</b> [30] - 8:4, 8:10, 39:1, 52:18, 52:19, 71:13, 71:20, 72:3, 72:5, 72:7, 73:9, 73:19, 73:24, 75:24, 76:1, 76:8, 76:12,</p>	<p>76:14, 79:10, 79:18, 79:20, 79:22, 80:17, 80:23, 81:1, 81:11, 81:20, 82:3, 83:7</p> <p><b>roofs</b> [7] - 71:17, 71:21, 77:16, 80:7, 81:21, 81:25</p> <p><b>room</b> [3] - 39:22, 40:1, 58:12</p> <p><b>Room</b> [1] - 1:8</p> <p><b>rooms</b> [1] - 62:17</p> <p><b>rot</b> [3] - 40:14, 53:16, 53:19</p> <p><b>rotted</b> [6] - 42:20, 42:23, 43:1, 44:8, 57:13, 59:7</p> <p><b>rotten</b> [2] - 53:19, 53:22</p> <p><b>rotting</b> [1] - 36:21</p> <p><b>round</b> [1] - 84:5</p> <p><b>route</b> [1] - 115:23</p> <p><b>routes</b> [1] - 118:9</p> <p><b>rules</b> [3] - 99:16, 99:20, 116:22</p> <p><b>run</b> [2] - 29:22, 114:6</p> <p><b>running</b> [2] - 61:5, 63:16</p>
				<b>S</b>
				<p><b>safety</b> [4] - 63:8, 74:7, 77:2, 121:5</p> <p><b>salvageable</b> [1] - 31:9</p> <p><b>Sarah</b> [1] - 72:17</p> <p><b>sash</b> [13] - 39:2, 40:14, 40:18, 44:19, 45:2, 53:14, 53:17, 53:18, 53:19, 53:20, 53:22, 53:23</p> <p><b>sashes</b> [1] - 53:25</p> <p><b>sat</b> [1] - 46:17</p> <p><b>savings</b> [1] - 81:8</p> <p><b>saw</b> [6] - 30:4, 33:6, 36:19, 57:6, 122:10, 136:11</p> <p><b>scale</b> [3] - 10:18, 93:14, 93:17</p> <p><b>scattered</b> [2] - 22:1, 22:4</p> <p><b>scenario</b> [1] - 47:2</p> <p><b>School</b> [1] - 38:24</p> <p><b>scope</b> [4] - 40:4, 40:6, 55:10, 72:2</p> <p><b>scratch</b> [1] - 32:4</p> <p><b>screen</b> [1] - 13:19</p> <p><b>screening</b> [2] - 94:25, 95:3</p> <p><b>scroll</b> [1] - 10:23</p> <p><b>se</b> [1] - 13:6</p> <p><b>seams</b> [1] - 25:16</p>

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<p><b>seasoned</b> [2] - 125:6, 125:15</p> <p><b>seat</b> [1] - 90:8</p> <p><b>second</b> [24] - 3:21, 3:22, 6:13, 9:13, 17:4, 22:13, 27:25, 48:15, 65:22, 75:6, 78:12, 89:1, 91:8, 101:24, 102:15, 103:9, 103:13, 113:23, 120:8, 120:16, 120:17, 120:18, 124:2, 131:15</p> <p><b>secondary</b> [1] - 52:19</p> <p><b>secondly</b> [1] - 127:14</p> <p><b>Secretary</b> [1] - 1:13</p> <p><b>section</b> [5] - 29:11, 94:15, 104:22, 106:10, 129:8</p> <p><b>Section</b> [13] - 4:8, 4:9, 4:17, 4:22, 5:2, 5:10, 5:14, 6:4, 10:5, 38:11, 40:7, 82:17, 132:1</p> <p><b>Sections</b> [2] - 4:21, 104:13</p> <p><b>Security</b> [2] - 58:9, 63:18</p> <p><b>see</b> [45] - 10:19, 11:5, 15:1, 18:6, 24:19, 29:25, 30:4, 30:5, 35:10, 36:18, 37:1, 37:16, 37:21, 48:2, 56:19, 62:7, 63:20, 64:23, 65:5, 66:2, 66:7, 68:19, 70:2, 77:25, 86:5, 86:18, 88:21, 92:12, 92:19, 97:10, 104:8, 107:9, 107:12, 107:17, 112:11, 113:8, 114:14, 115:13, 117:9, 120:12, 124:21, 125:2, 126:5, 126:13, 134:20</p> <p><b>seeing</b> [1] - 23:24</p> <p><b>seeks</b> [4] - 7:21, 39:10, 52:25, 71:6</p> <p><b>seem</b> [3] - 98:14, 101:9, 110:22</p> <p><b>segment</b> [1] - 132:19</p> <p><b>segments</b> [1] - 130:16</p> <p><b>senator</b> [1] - 76:24</p> <p><b>send</b> [4] - 113:6, 119:25, 126:22, 128:16</p> <p><b>sending</b> [1] - 133:8</p> <p><b>sent</b> [13] - 25:19,</p>	<p>26:22, 47:14, 58:1, 86:17, 86:18, 113:8, 120:11, 120:23, 136:4, 136:6, 136:8</p> <p><b>separate</b> [3] - 21:24, 31:4, 129:5</p> <p><b>separates</b> [1] - 58:6</p> <p><b>sequence</b> [1] - 130:10</p> <p><b>series</b> [2] - 46:13, 47:24</p> <p><b>seriously</b> [1] - 36:7</p> <p><b>Service</b> [3] - 99:23, 108:10, 113:4</p> <p><b>service</b> [11] - 105:17, 105:20, 106:6, 106:18, 111:7, 112:21, 113:4, 114:6, 120:6, 135:18</p> <p><b>set</b> [4] - 19:6, 99:15, 114:20, 119:9</p> <p><b>seven</b> [1] - 114:21</p> <p><b>several</b> [7] - 14:17, 43:13, 60:17, 61:12, 62:25, 65:14, 111:3</p> <p><b>shade</b> [1] - 92:2</p> <p><b>shake</b> [3] - 5:15, 8:11, 28:11</p> <p><b>shakes</b> [1] - 135:4</p> <p><b>shall</b> [5] - 12:19, 19:23, 20:1, 20:4, 130:3</p> <p><b>shape</b> [6] - 17:13, 19:23, 31:1, 31:11, 63:21, 79:6</p> <p><b>share</b> [2] - 56:12, 73:23</p> <p><b>sheathing</b> [4] - 24:15, 24:16, 25:13, 29:25</p> <p><b>shed</b> [1] - 8:5</p> <p><b>shelf</b> [1] - 43:22</p> <p><b>shingle</b> [10] - 28:11, 39:3, 71:13, 76:13, 79:11, 79:16, 81:1, 81:20, 82:2</p> <p><b>shingles</b> [5] - 8:9, 35:13, 71:18, 71:25, 72:3</p> <p><b>shop</b> [1] - 66:16</p> <p><b>shorter</b> [1] - 15:9</p> <p><b>show</b> [6] - 24:13, 24:20, 25:1, 36:21, 85:19, 85:21</p> <p><b>showed</b> [1] - 25:1</p> <p><b>showing</b> [1] - 115:10</p> <p><b>shown</b> [1] - 32:15</p> <p><b>shows</b> [4] - 53:16, 53:18, 71:22, 86:19</p> <p><b>shut</b> [2] - 53:10, 63:10</p> <p><b>sic</b> [5] - 24:9, 105:3, 122:3, 130:5, 131:3</p>	<p><b>side</b> [4] - 26:10, 41:13, 45:2, 52:18</p> <p><b>sides</b> [4] - 34:12, 34:14, 112:3</p> <p><b>siding</b> [42] - 8:10, 8:11, 21:12, 21:15, 21:19, 21:20, 22:1, 22:5, 22:7, 24:24, 25:16, 28:4, 28:5, 28:10, 28:11, 28:12, 29:2, 30:24, 32:14, 32:19, 33:7, 33:11, 34:2, 34:21, 35:10, 35:12, 35:24, 36:12, 36:14, 36:15, 36:22, 37:3, 37:6, 37:8, 37:16, 37:18, 52:20, 71:14, 95:10, 95:22</p> <p><b>sign</b> [6] - 15:18, 83:13, 84:6, 84:7, 87:1, 95:3</p> <p><b>signed</b> [1] - 76:23</p> <p><b>significant</b> [2] - 54:24, 125:17</p> <p><b>significantly</b> [1] - 104:25</p> <p><b>signs</b> [3] - 53:16, 53:18, 115:25</p> <p><b>silence</b> [1] - 3:6</p> <p><b>silver</b> [1] - 73:24</p> <p><b>similar</b> [5] - 14:19, 14:22, 15:10, 29:3, 108:15</p> <p><b>simple</b> [1] - 17:7</p> <p><b>simulated</b> [1] - 62:10</p> <p><b>Simultaneous</b> [2] - 119:18, 125:12</p> <p><b>single</b> [5] - 7:22, 15:22, 34:17, 63:4, 77:9</p> <p><b>single-family</b> [1] - 7:22</p> <p><b>single-pane</b> [1] - 63:4</p> <p><b>sit</b> [2] - 59:9, 60:25</p> <p><b>site</b> [15] - 7:24, 10:18, 11:2, 11:3, 11:6, 11:8, 11:24, 17:2, 17:24, 19:14, 20:11, 24:13, 53:8, 54:7, 96:23</p> <p><b>sites</b> [1] - 124:4</p> <p><b>sitting</b> [1] - 43:22</p> <p><b>situated</b> [1] - 71:12</p> <p><b>situation</b> [6] - 17:20, 45:22, 67:24, 79:10, 122:1, 127:16</p> <p><b>six</b> [2] - 105:24, 130:3</p> <p><b>slats</b> [2] - 94:14, 95:12</p> <p><b>slightly</b> [1] - 13:5</p> <p><b>slippery</b> [1] - 112:9</p>	<p><b>slope</b> [1] - 112:9</p> <p><b>small</b> [2] - 53:14, 74:1</p> <p><b>Smart</b> [1] - 42:13</p> <p><b>smart</b> [1] - 42:17</p> <p><b>Social</b> [2] - 58:8, 63:18</p> <p><b>Society</b> [1] - 126:3</p> <p><b>Solomon</b> [7] - 5:9, 129:13, 130:6, 130:13, 131:3, 131:14, 131:25</p> <p><b>solution</b> [4] - 17:7, 18:20, 18:23, 19:3</p> <p><b>solve</b> [3] - 64:3, 81:5, 111:12</p> <p><b>someone</b> [17] - 32:16, 36:23, 45:18, 48:22, 48:24, 66:3, 66:22, 67:14, 67:20, 69:1, 69:3, 103:4, 105:4, 107:21, 119:22, 120:1</p> <p><b>sometimes</b> [1] - 35:21</p> <p><b>somewhere</b> [1] - 128:20</p> <p><b>sorry</b> [16] - 3:20, 6:9, 20:22, 24:4, 24:7, 26:17, 55:11, 55:13, 70:18, 85:23, 89:2, 89:17, 89:22, 90:14, 119:7, 121:17</p> <p><b>sort</b> [16] - 17:9, 17:13, 35:7, 35:21, 45:23, 46:12, 47:1, 94:17, 96:16, 107:23, 112:11, 117:23, 118:9, 127:15, 128:9, 135:19</p> <p><b>sounded</b> [1] - 89:8</p> <p><b>sounds</b> [3] - 98:11, 115:6, 115:7</p> <p><b>sources</b> [1] - 89:21</p> <p><b>south</b> [1] - 11:7</p> <p><b>South</b> [1] - 41:23</p> <p><b>southwest</b> [1] - 71:16</p> <p><b>space</b> [2] - 15:22, 17:8</p> <p><b>span</b> [1] - 135:5</p> <p><b>SPAR</b> [2] - 106:7, 110:13</p> <p><b>speaker</b> [1] - 113:13</p> <p><b>speaker's</b> [1] - 3:12</p> <p><b>speaking</b> [3] - 119:18, 125:12, 127:4</p> <p><b>speaks</b> [1] - 36:13</p> <p><b>specific</b> [4] - 62:6, 79:1, 87:10, 121:5</p> <p><b>specifically</b> [3] - 29:2, 60:14, 94:23</p> <p><b>specify</b> [1] - 39:25</p> <p><b>speed</b> [1] - 79:15</p>	<p><b>spindles</b> [1] - 8:15</p> <p><b>split</b> [3] - 99:5, 100:10, 130:15</p> <p><b>spoken</b> [2] - 73:21, 106:11</p> <p><b>sponsors</b> [1] - 118:10</p> <p><b>spreadsheet</b> [1] - 129:5</p> <p><b>Springfield</b> [9] - 7:23, 34:5, 105:15, 105:17, 105:22, 106:5, 110:16, 113:5, 114:20</p> <p><b>squared</b> [1] - 8:13</p> <p><b>St</b> [2] - 26:1, 41:24</p> <p><b>staff</b> [70] - 2:10, 7:1, 7:18, 8:16, 8:19, 9:11, 10:11, 10:19, 12:8, 12:10, 13:22, 19:12, 21:5, 21:22, 22:11, 22:16, 28:3, 30:14, 32:5, 38:17, 39:20, 40:12, 40:25, 41:4, 41:9, 41:12, 51:20, 52:9, 53:8, 53:12, 53:24, 54:2, 55:2, 55:7, 55:9, 55:16, 62:21, 65:21, 71:4, 72:7, 72:11, 82:23, 83:17, 84:9, 84:12, 87:9, 94:23, 96:18, 96:22, 97:8, 101:2, 101:8, 106:10, 107:7, 109:24, 110:1, 111:13, 111:22, 113:2, 113:6, 117:2, 117:12, 119:15, 119:23, 120:3, 128:16, 129:19, 131:5</p> <p><b>staff's</b> [7] - 21:10, 50:1, 68:1, 72:1, 76:11, 98:16, 98:17</p> <p><b>stand</b> [2] - 12:5, 90:3</p> <p><b>standardized</b> [1] - 77:4</p> <p><b>stands</b> [1] - 21:22</p> <p><b>stare</b> [1] - 65:6</p> <p><b>start</b> [5] - 29:18, 32:4, 63:25, 79:23, 132:2</p> <p><b>started</b> [1] - 104:12</p> <p><b>starting</b> [2] - 2:10, 119:4</p> <p><b>starts</b> [1] - 125:21</p> <p><b>stash</b> [1] - 53:21</p> <p><b>state</b> [13] - 12:17, 14:2, 15:2, 41:21, 55:22, 59:22, 72:16, 74:24, 78:1, 84:18,</p>
--	---	---	--	--

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104:17, 109:20, 123:23 <b>State</b> [1] - 1:10 <b>STATE</b> [1] - 137:3 <b>statement</b> [4] - 58:17, 107:1, 109:13, 119:10 <b>statements</b> [1] - 17:19 <b>states</b> [1] - 77:18 <b>stating</b> [3] - 76:12, 110:2, 113:2 <b>status</b> [1] - 134:8 <b>stay</b> [2] - 7:2, 100:18 <b>Steel</b> [1] - 41:24 <b>Steele</b> [2] - 41:23, 50:17 <b>STEELE</b> [11] - 42:2, 42:7, 42:9, 44:23, 45:6, 46:16, 47:8, 47:16, 51:6, 51:9, 51:12 <b>stenographic</b> [1] - 137:11 <b>stenographically</b> [1] - 137:9 <b>step</b> [3] - 61:13, 61:18 <b>steps</b> [2] - 39:5, 133:19 <b>stick</b> [2] - 62:25, 64:22 <b>sticky</b> [1] - 122:1 <b>still</b> [15] - 11:11, 21:22, 22:2, 58:20, 67:1, 91:16, 93:15, 93:16, 97:16, 110:22, 111:2, 114:22, 122:25, 123:12, 125:19 <b>stoop</b> [2] - 52:20, 71:14 <b>stop</b> [1] - 123:7 <b>stopped</b> [2] - 33:4, 88:24 <b>storms</b> [1] - 77:19 <b>story</b> [3] - 7:22, 8:2, 71:11 <b>straight</b> [3] - 62:25, 65:5, 65:9 <b>street</b> [26] - 11:11, 11:14, 13:11, 13:12, 15:14, 15:22, 16:3, 16:12, 16:13, 17:12, 17:15, 17:23, 18:24, 19:6, 19:7, 21:14, 26:10, 62:14, 97:11, 115:11, 115:12, 129:23, 130:4, 130:23, 130:24, 131:2 <b>Street</b> [33] - 1:8, 4:11, 4:12, 4:14, 4:19, 4:20, 4:24, 4:25, 5:1, 5:6, 7:21, 10:6, 14:5, 15:24, 15:25, 20:25, 21:12, 21:15, 23:7, 38:12, 38:22, 51:20, 52:3, 52:13, 55:25, 70:20, 70:25, 72:18, 82:18, 84:21, 103:23, 104:20, 115:10 <b>street-facing</b> [1] - 62:14 <b>stress</b> [1] - 64:2 <b>strike</b> [4] - 100:23, 101:22, 102:3, 102:11 <b>striking</b> [1] - 101:7 <b>string</b> [1] - 70:5 <b>strip</b> [1] - 15:5 <b>stripped</b> [1] - 30:7 <b>stripping</b> [2] - 54:5, 62:22 <b>stronger</b> [2] - 73:15, 74:9 <b>strongly</b> [1] - 113:3 <b>structural</b> [1] - 37:13 <b>structurally</b> [1] - 80:8 <b>structure</b> [36] - 8:8, 14:22, 21:11, 21:14, 21:18, 26:4, 30:1, 30:2, 30:6, 36:9, 38:24, 39:7, 40:6, 52:15, 52:16, 52:22, 71:7, 71:8, 71:10, 71:15, 79:19, 83:4, 83:5, 91:4, 92:6, 95:7, 96:10, 98:1, 98:10, 99:7, 99:25, 100:8, 107:14, 108:21 <b>structures</b> [15] - 8:1, 39:15, 53:4, 71:23, 71:24, 77:3, 95:9, 98:8, 99:21, 122:16, 127:21, 127:22, 128:3, 128:11, 130:22 <b>struggling</b> [1] - 56:19 <b>stucco</b> [1] - 39:3 <b>students</b> [2] - 124:21, 125:1 <b>studs</b> [1] - 80:12 <b>stuff</b> [5] - 90:1, 90:8, 110:15, 114:19, 121:5 <b>stuffed</b> [1] - 57:21 <b>style</b> [4] - 15:10, 52:17, 71:11, 83:5 <b>subcommittee</b> [5] - 117:8, 117:10, 117:17, 123:16, 123:18 <b>subject</b> [9] - 7:23, 21:18, 39:21, 39:22, 40:1, 40:5, 54:22, 71:23, 130:23 <b>submit</b> [3] - 14:19, 22:2, 72:5 <b>submitted</b> [1] - 21:9 <b>subset</b> [1] - 10:25 <b>suburban</b> [1] - 112:10 <b>success</b> [1] - 113:25 <b>sudden</b> [1] - 33:19 <b>sufficient</b> [1] - 66:1 <b>suggest</b> [5] - 50:10, 62:21, 126:5, 126:24, 136:13 <b>suggested</b> [1] - 86:8 <b>suggesting</b> [2] - 49:23, 49:25 <b>suggestions</b> [1] - 126:18 <b>summer</b> [2] - 73:13, 134:9 <b>supplied</b> [1] - 21:8 <b>support</b> [4] - 3:7, 96:7, 96:11, 121:21 <b>supporting</b> [2] - 18:2, 120:5 <b>supportive</b> [1] - 112:20 <b>supposed</b> [3] - 60:25, 99:20, 133:25 <b>surprises</b> [1] - 35:3 <b>surrounding</b> [2] - 8:1, 12:2 <b>survey</b> [3] - 11:20, 55:10, 98:5 <b>surveys</b> [1] - 124:22 <b>suspect</b> [1] - 70:11 <b>suspicious</b> [1] - 70:3 <b>swear</b> [5] - 14:3, 41:22, 55:23, 59:23, 84:19 <b>sword</b> [1] - 73:17 <b>sworn</b> [4] - 3:14, 24:5, 72:16, 74:25 <b>symbol</b> [1] - 84:8 <b>sympathize</b> [1] - 35:3 <b>synopsis</b> [1] - 29:8 <b>system</b> [4] - 28:24, 49:5, 53:15, 53:16 <b>systems</b> [2] - 28:18, 54:4 <b>T</b> <b>tab</b> [1] - 10:21 <b>table</b> [1] - 50:14 <b>tackle</b> [2] - 116:25, 117:3 <b>talks</b> [2] - 37:6, 101:16 <b>tall</b> [4] - 87:13, 90:25, 91:1, 97:12 <b>tape</b> [1] - 25:16 <b>tar</b> [2] - 24:20, 32:18 <b>Task</b> [1] - 5:12 <b>task</b> [5] - 123:13, 132:5, 132:10, 132:13, 133:17 <b>tax</b> [1] - 127:9 <b>teal</b> [1] - 21:14 <b>teal-colored</b> [1] - 21:14 <b>team</b> [1] - 133:20 <b>tear</b> [1] - 32:3 <b>tearing</b> [1] - 122:22 <b>tech</b> [1] - 65:1 <b>technical</b> [3] - 56:11, 56:17, 121:6 <b>technologies</b> [1] - 29:18 <b>Ted</b> [1] - 125:5 <b>temporary</b> [1] - 95:24 <b>ten</b> [2] - 3:8, 104:7 <b>ten-minute</b> [2] - 3:8, 104:7 <b>tend</b> [2] - 37:11, 67:2 <b>Tenders</b> [2] - 23:20, 86:25 <b>tenders</b> [1] - 27:2 <b>term</b> [1] - 64:1 <b>terminology</b> [1] - 123:15 <b>termite</b> [4] - 25:3, 31:12, 34:19, 36:20 <b>termites</b> [1] - 67:23 <b>terms</b> [1] - 11:13 <b>TerraWise</b> [1] - 7:10 <b>terrible</b> [1] - 57:23 <b>tested</b> [1] - 64:25 <b>testify</b> [1] - 42:25 <b>testimony</b> [8] - 14:10, 23:13, 42:4, 56:5, 60:6, 72:24, 75:13, 85:1 <b>THE</b> [234] - 2:3, 2:17, 3:4, 3:23, 3:25, 4:3, 5:24, 6:2, 6:6, 6:14, 6:17, 6:21, 7:16, 8:18, 8:21, 8:24, 9:2, 9:7, 9:14, 9:19, 10:1, 10:3, 10:10, 12:7, 12:20, 12:25, 13:3, 13:8, 13:21, 13:24, 14:2, 14:6, 14:9, 14:14, 16:14, 16:17, 16:20, 16:23, 17:5, 18:19, 20:10, 20:17, 20:19, 20:22, 21:4, 22:9, 22:24, 23:2, 23:4, 23:9, 23:12, 23:17, 23:21, 24:4, 24:6, 24:7, 26:18, 27:3, 27:7, 27:13, 27:19, 28:1, 30:19, 30:22, 37:11, 37:24, 38:2, 38:6, 38:8, 38:16, 41:8, 41:16, 41:19, 41:21, 41:25, 42:3, 42:8, 44:15, 45:9, 47:19, 48:6, 48:10, 48:16, 49:21, 50:15, 50:18, 51:7, 51:11, 51:13, 51:18, 51:25, 52:7, 55:6, 55:15, 55:18, 55:20, 55:22, 56:1, 56:4, 56:9, 56:14, 57:2, 57:5, 57:9, 58:23, 59:1, 59:10, 59:14, 59:20, 59:22, 60:2, 60:5, 60:10, 64:5, 64:8, 64:11, 64:16, 65:16, 65:23, 67:2, 67:16, 68:10, 68:21, 69:4, 69:11, 69:20, 70:14, 70:22, 71:3, 72:10, 72:13, 72:15, 72:20, 72:23, 73:3, 74:12, 74:16, 74:19, 74:22, 74:24, 75:6, 75:9, 75:12, 75:17, 76:11, 76:18, 78:3, 78:7, 78:13, 81:13, 81:15, 82:9, 82:14, 82:22, 84:11, 84:14, 84:16, 84:18, 84:22, 84:25, 85:5, 85:25, 86:3, 87:8, 87:15, 87:19, 87:23, 88:8, 88:11, 88:14, 89:1, 89:5, 89:13, 89:16, 89:22, 90:3, 90:7, 90:10, 90:13, 90:16, 91:9, 91:21, 92:16, 93:25, 94:10, 96:19, 97:2, 98:11, 100:13, 101:8, 101:19, 101:25, 102:16, 102:18, 102:23, 102:25, 103:6, 103:14, 103:16, 103:21, 104:1, 104:5, 104:11, 104:17, 106:22, 107:4, 110:5, 110:9, 111:9, 115:15, 117:20, 119:14, 120:9, 120:18, 120:21, 121:10,
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<p>121:13, 121:15, 129:1, 129:7, 129:18, 131:5, 131:7, 131:16, 131:18, 131:21, 131:23, 134:12, 134:17, 135:1, 135:21, 136:3, 136:13, 136:18 <b>theme</b> [2] - 73:20, 130:24 <b>themselves</b> [1] - 66:10 <b>therefore</b> [1] - 40:6 <b>they've</b> [1] - 111:5 <b>thicker</b> [2] - 33:12, 33:16 <b>thinking</b> [4] - 29:24, 32:9, 117:1, 121:4 <b>third</b> [3] - 8:6, 24:1, 24:10 <b>third-party</b> [2] - 24:1, 24:10 <b>Thomas</b> [3] - 2:23, 14:4, 132:23 <b>THOMAS</b> [1] - 1:15 <b>thoughts</b> [5] - 51:15, 59:1, 79:9, 80:1, 112:5 <b>thousand</b> [1] - 14:21 <b>threat</b> [1] - 54:17 <b>three</b> [4] - 16:4, 43:3, 47:7, 58:19 <b>throughout</b> [4] - 25:8, 77:24, 86:11, 125:3 <b>throwing</b> [1] - 96:5 <b>thrown</b> [1] - 18:16 <b>ties</b> [1] - 80:11 <b>tile</b> [1] - 39:1 <b>Timer</b> [2] - 26:16, 58:21 <b>today</b> [7] - 2:6, 47:14, 50:13, 67:8, 119:25, 135:6, 136:5 <b>together</b> [3] - 18:16, 120:3, 133:23 <b>toggle</b> [1] - 128:23 <b>took</b> [2] - 18:12, 32:25 <b>top</b> [2] - 15:13, 83:15 <b>topic</b> [3] - 82:6, 94:1, 134:15 <b>torn</b> [1] - 123:8 <b>totally</b> [1] - 121:20 <b>touch</b> [2] - 51:20, 110:24 <b>tough</b> [1] - 127:24 <b>town</b> [1] - 125:18 <b>transcript</b> [1] - 137:10 <b>transition</b> [1] - 106:5 <b>trap</b> [1] - 29:21 <b>tree</b> [1] - 80:5</p>	<p><b>trees</b> [4] - 73:11, 73:17, 80:3, 87:21 <b>tricky</b> [1] - 33:23 <b>tried</b> [5] - 57:19, 58:13, 88:4, 114:20 <b>trigger</b> [2] - 116:15, 128:9 <b>trim</b> [1] - 34:20 <b>Tropia</b> [3] - 1:9, 137:7, 137:18 <b>trouble</b> [1] - 56:12 <b>truck</b> [1] - 116:5 <b>trucks</b> [2] - 16:5, 16:6 <b>true</b> [1] - 137:10 <b>trusses</b> [1] - 80:12 <b>truth</b> [25] - 14:11, 14:12, 23:14, 23:15, 42:5, 42:6, 56:6, 56:7, 60:7, 60:8, 72:25, 73:1, 75:14, 75:15, 85:2, 85:3, 125:19 <b>truthfully</b> [2] - 18:8, 80:2 <b>try</b> [3] - 43:17, 50:25, 81:24 <b>trying</b> [3] - 26:4, 100:20, 111:12 <b>tuna</b> [1] - 80:19 <b>turn</b> [1] - 3:12 <b>Tuscan</b> [1] - 75:2 <b>two</b> [23] - 3:9, 7:22, 8:2, 8:6, 8:16, 16:3, 42:20, 43:10, 45:14, 67:6, 69:12, 69:13, 69:19, 69:20, 104:21, 105:10, 113:17, 118:9, 118:15, 118:16, 118:17, 127:7, 130:15 <b>two-story</b> [2] - 7:22, 8:2 <b>type</b> [7] - 29:5, 62:9, 81:23, 94:25, 112:21, 118:19, 122:17 <b>types</b> [1] - 80:13 <b>typically</b> [1] - 95:10 <b>Tyvek</b> [1] - 25:14</p>	<p><b>unclear</b> [1] - 99:15 <b>under</b> [9] - 5:8, 6:4, 21:24, 33:18, 60:18, 72:8, 76:6, 102:14, 104:13 <b>underneath</b> [2] - 24:17, 25:2 <b>undertaking</b> [1] - 113:22 <b>undue</b> [1] - 77:5 <b>unfolding</b> [1] - 124:23 <b>uniform</b> [1] - 15:15 <b>unique</b> [2] - 17:21, 19:7 <b>unless</b> [1] - 123:19 <b>unnecessary</b> [1] - 54:2 <b>unpainted</b> [4] - 83:11, 98:14, 98:25, 100:24 <b>unquote</b> [2] - 77:1, 77:8 <b>unsafe</b> [1] - 59:8 <b>unsealed</b> [1] - 54:3 <b>unsuccessful</b> [1] - 58:14 <b>unsure</b> [1] - 47:8 <b>up</b> [61] - 3:12, 3:13, 5:24, 9:20, 10:17, 16:18, 23:2, 27:8, 30:17, 30:19, 31:14, 32:3, 32:22, 36:16, 41:19, 50:16, 57:16, 59:15, 59:20, 66:20, 67:10, 67:23, 69:14, 69:15, 74:17, 79:15, 80:18, 81:4, 87:4, 89:14, 90:3, 94:18, 95:17, 98:25, 105:16, 105:17, 106:5, 106:17, 109:9, 110:6, 112:21, 113:4, 114:6, 114:20, 115:9, 115:10, 116:7, 117:6, 117:7, 119:8, 120:6, 121:22, 121:24, 122:24, 123:5, 127:19, 127:20, 129:15, 133:20, 135:3, 135:13 <b>upcoming</b> [1] - 132:18 <b>update</b> [3] - 5:11, 113:18, 132:3 <b>updated</b> [3] - 17:2, 17:24, 104:24 <b>updates</b> [1] - 132:8 <b>uphill</b> [1] - 127:2 <b>uplift</b> [1] - 79:18 <b>upper</b> [3] - 11:15,</p>	<p>53:21, 53:23 <b>upstairs</b> [1] - 59:4 <b>Urban</b> [1] - 132:18 <b>utilities</b> [1] - 115:17 <b>utility</b> [1] - 75:22</p>	<p><b>walk-up</b> [7] - 105:17, 106:5, 106:17, 112:21, 113:4, 114:6, 120:6 <b>wall</b> [11] - 13:3, 13:4, 20:3, 20:4, 39:5, 80:12, 83:12, 84:4, 95:6, 95:21, 96:2 <b>walls</b> [1] - 95:9 <b>Walnut</b> [5] - 4:20, 20:25, 21:11, 21:15, 23:7 <b>wants</b> [6] - 61:6, 123:20, 124:10, 133:17, 135:10, 135:20 <b>washed</b> [1] - 86:13 <b>water</b> [1] - 28:19 <b>waters</b> [3] - 75:4, 75:19, 77:22 <b>Waters</b> [1] - 72:18 <b>WATERS</b> [4] - 72:22, 73:2, 73:4, 74:18 <b>Wayne</b> [1] - 125:5 <b>ways</b> [2] - 108:6, 117:1 <b>WDO</b> [1] - 45:23 <b>weather</b> [2] - 54:5, 62:22 <b>weather-stripping</b> [1] - 54:5 <b>website</b> [2] - 104:22, 128:22 <b>Wednesday</b> [1] - 1:6 <b>week</b> [2] - 21:9, 22:19 <b>weeks</b> [1] - 57:1 <b>weights</b> [1] - 70:6 <b>weird</b> [2] - 73:10, 114:19 <b>welcome</b> [2] - 2:5, 7:1 <b>welcoming</b> [1] - 97:15 <b>Wells</b> [8] - 2:11, 104:23, 126:22, 132:15, 132:22, 133:20, 134:1, 134:2 <b>WELLS</b> [20] - 1:17, 2:11, 10:13, 12:14, 12:24, 13:2, 13:4, 13:17, 22:15, 69:8, 70:21, 101:5, 105:8, 120:25, 121:8, 129:3, 129:17, 129:20, 134:19, 136:6 <b>West</b> [2] - 25:22, 34:5 <b>west</b> [1] - 39:6 <b>whatnot</b> [1] - 114:7 <b>white</b> [9] - 20:1, 21:11, 57:23, 83:11, 83:23, 83:25, 91:17, 93:8</p>
			<b>V</b>	
			<p><b>vacant</b> [2] - 7:24, 105:24 <b>valid</b> [1] - 80:25 <b>vapor</b> [6] - 24:17, 25:15, 28:16, 28:23, 29:16, 29:24 <b>variation</b> [2] - 92:12, 92:14 <b>vegetation</b> [1] - 96:16 <b>vehicle</b> [1] - 17:24 <b>ventilation</b> [2] - 28:24, 35:20 <b>vernacular</b> [2] - 52:17, 71:11 <b>versa</b> [1] - 82:1 <b>version</b> [1] - 17:22 <b>versus</b> [8] - 12:12, 79:10, 81:4, 81:20, 93:8, 96:21, 100:6, 128:13 <b>via</b> [2] - 106:1, 124:11 <b>vice</b> [1] - 82:1 <b>videos</b> [1] - 80:20 <b>view</b> [1] - 97:13 <b>vines</b> [1] - 94:17 <b>visible</b> [1] - 86:9 <b>vision</b> [1] - 124:23 <b>visit</b> [2] - 53:8, 54:7 <b>visited</b> [1] - 75:19 <b>visual</b> [1] - 13:18 <b>visualize</b> [1] - 93:16 <b>voice</b> [2] - 104:5, 109:20 <b>voices</b> [1] - 121:2 <b>voluntary</b> [1] - 78:24 <b>volunteering</b> [1] - 125:23 <b>voluntold</b> [1] - 124:18 <b>vote</b> [8] - 9:21, 20:13, 98:23, 99:1, 102:19, 103:2, 103:19, 109:25 <b>voting</b> [3] - 7:9, 7:13, 9:25</p>	
			<b>W</b>	
			<p><b>waiting</b> [1] - 119:11 <b>walk</b> [7] - 105:17, 106:5, 106:17, 112:21, 113:4, 114:6, 120:6</p>	

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<p><b>white-colored</b> [1] - 21:11</p> <p><b>whitewash</b> [1] - 94:4</p> <p><b>whitewashed</b> [1] - 93:24</p> <p><b>whole</b> [13] - 14:11, 23:14, 42:5, 43:1, 56:6, 60:7, 67:15, 68:8, 72:25, 75:14, 79:22, 85:2, 116:1</p> <p><b>wholesale</b> [2] - 28:10, 37:3</p> <p><b>wholly</b> [1] - 124:6</p> <p><b>wide</b> [6] - 7:25, 15:5, 15:6, 15:8, 16:1, 83:7</p> <p><b>widespread</b> [1] - 114:25</p> <p><b>width</b> [4] - 8:4, 11:16, 12:18, 19:7</p> <p><b>Wild</b> [1] - 34:5</p> <p><b>WILLIAM</b> [1] - 1:13</p> <p><b>William</b> [1] - 2:19</p> <p><b>willing</b> [1] - 87:2</p> <p><b>wind</b> [1] - 80:16</p> <p><b>Window</b> [7] - 53:15, 53:18, 53:19, 53:21, 55:9, 70:3, 70:4</p> <p><b>window</b> [60] - 38:23, 39:11, 39:17, 39:21, 39:22, 39:23, 40:3, 40:5, 40:10, 40:11, 40:13, 40:16, 40:21, 41:1, 41:12, 42:19, 42:21, 42:24, 43:10, 43:13, 43:20, 43:21, 44:18, 44:20, 45:2, 45:7, 45:12, 45:15, 46:1, 46:5, 46:11, 46:13, 47:1, 47:6, 47:9, 48:1, 49:1, 49:3, 49:10, 49:19, 50:21, 51:3, 53:11, 53:13, 53:14, 55:10, 55:11, 58:4, 58:6, 58:12, 60:12, 63:17, 64:23, 66:24, 67:15, 68:8, 69:5, 70:8, 70:9</p> <p><b>Windows</b> [2] - 42:14, 53:24</p> <p><b>windows</b> [55] - 8:12, 30:13, 30:15, 31:8, 32:6, 39:3, 39:7, 39:12, 39:15, 40:24, 41:2, 43:12, 44:3, 44:4, 44:12, 45:19, 47:10, 47:24, 48:4, 48:24, 49:20, 52:14, 52:20, 52:22, 53:1,</p>	<p>53:4, 53:6, 53:10, 54:2, 54:3, 54:16, 54:20, 54:22, 54:25, 57:12, 58:10, 59:4, 60:22, 61:11, 61:23, 62:5, 63:10, 63:11, 63:21, 63:24, 64:21, 66:4, 66:12, 66:14, 67:17, 68:4, 68:6, 68:12, 70:2, 83:9</p> <p><b>wish</b> [3] - 3:10, 49:1, 95:25</p> <p><b>wonder</b> [1] - 114:8</p> <p><b>wonderful</b> [1] - 29:24</p> <p><b>wondering</b> [5] - 46:10, 80:4, 91:13, 114:25</p> <p><b>wood</b> [31] - 8:14, 21:19, 22:7, 28:11, 39:3, 39:8, 39:12, 41:1, 43:10, 43:12, 44:11, 45:24, 52:14, 52:20, 52:23, 53:1, 57:20, 67:22, 83:12, 84:3, 89:6, 89:13, 91:1, 94:12, 94:13, 94:18, 95:5, 95:12, 101:17, 107:23</p> <p><b>Wood</b> [1] - 125:5</p> <p><b>wood-blend</b> [1] - 53:1</p> <p><b>wood-like</b> [1] - 101:17</p> <p><b>wooden</b> [1] - 52:19</p> <p><b>woodworker</b> [1] - 66:9</p> <p><b>word</b> [1] - 77:7</p> <p><b>words</b> [1] - 84:6</p> <p><b>works</b> [2] - 66:20, 118:25</p> <p><b>Works</b> [1] - 5:13</p> <p><b>worse</b> [2] - 17:22, 47:6</p> <p><b>worst</b> [1] - 63:21</p> <p><b>worth</b> [1] - 115:21</p> <p><b>write</b> [3] - 113:2, 114:16, 121:3</p> <p><b>wrote</b> [1] - 24:14</p>	<p><b>Z</b></p> <p><b>zone</b> [1] - 25:24</p>
	<p><b>Y</b></p> <p><b>yard</b> [3] - 15:19, 71:15, 83:16</p> <p><b>year</b> [3] - 76:25, 104:24, 122:11</p> <p><b>years</b> [6] - 16:4, 28:23, 32:16, 34:1, 43:6, 86:21</p> <p><b>yell</b> [1] - 125:13</p> <p><b>yesterday</b> [1] - 136:5</p> <p><b>you-all</b> [2] - 107:8, 116:25</p>	

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