

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, May 22, 2024,  
commencing at 3:05 p.m., at the Ed Ball Building, 214  
North Hogan Street, Hearing Room 1002, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.  
MICHAEL MONTOYA, Vice Chair.  
ETHAN GREGORY, Secretary.  
JULIA EPSTEIN, Commission Member.  
ETHAN GREGORY, Commission Member.  
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.  
BRITTANY FIGUEROA, Planning and Development.  
CARLA LOPERA, Office of General Counsel.

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1 And with that, I'll take a motion to  
2 approve the April 24th minutes.  
3 COMMISSIONER MONTOYA: Motion to approve  
4 the minutes.  
5 COMMISSIONER EPSTEIN: Second.  
6 THE CHAIRMAN: All those in favor?  
7 COMMISSION MEMBERS: Aye.  
8 THE CHAIRMAN: Those opposed?  
9 COMMISSION MEMBERS: (No response.)  
10 THE CHAIRMAN: Hearing none, those minutes  
11 have been approved.  
12 We've got a couple of deferred items  
13 today: We have COA-22-27451, 2768 Riverside  
14 Avenue; COA-23-28339, 3664 Richmond Street;  
15 COA-23-29186, 2799 Selma Street; LS-23-01, 538  
16 Ellis Road South; and LM-24-03, 801 Jefferson  
17 Street.  
18 We're going to jump around a little bit  
19 today. Will have Councilman Peluso here to do  
20 a quick presentation on Historic Preservation  
21 Month.  
22 (Council Member Peluso approaches the  
23 podium.)  
24 THE CHAIRMAN: Welcome in.  
25 COUNCIL MEMBER PELUSO: Thank you, Chair,  
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2

1 PROCEEDINGS  
2 May 22, 2024 3:05 p.m.

3 THE CHAIRMAN: All right. We're going to  
4 go ahead and start the May 22nd version of the  
5 Jacksonville Historic Preservation Commission.  
6 If I could start with some introductions  
7 back there.  
8 MS. FIGUEROA: Brittany Figueroa, Historic  
9 Preservation.  
10 MR. WELLS: Arimus Wells, Historic  
11 Preservation section.  
12 MS. LOPERA: Carla Lopera, Office of  
13 General Counsel.  
14 COMMISSIONER GREGORY: Ethan Gregory,  
15 commissioner.  
16 COMMISSIONER MONTOYA: Michael Montoya,  
17 commissioner.  
18 THE CHAIRMAN: J.C. Demetree, chairman.  
19 COMMISSIONER EPSTEIN: Julia Epstein,  
20 commissioner.  
21 COMMISSIONER HOFF: William Hoff,  
22 commissioner.  
23 THE CHAIRMAN: All right. If you could  
24 please silence your cell phones. We'll take a  
25 break every two hours as needed.

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4

1 for recognizing me.  
2 I'm here for a very simple reason. Today  
3 is -- this month is Historic Preservation  
4 Month, and I wanted to come down and thank each  
5 and every one of you individually for the  
6 incredible work you've done for historic  
7 preservation.  
8 And I will say -- you said "William Hoff,"  
9 Bill. Your name here says "Bill Hoff." I just  
10 want to make sure that you knew, you know, for  
11 the record.  
12 But aside from that, Bill called me up  
13 last month and he said, "We really need to make  
14 sure that there's a resolution for Historic  
15 Preservation Month," and I'm so glad that he  
16 did. It was already on our radar, I will say  
17 that, you know, because it is vitally important  
18 to me and to District 7.  
19 Pretty much 99 percent of the work that  
20 you guys do touches on District 7. You know,  
21 the old Urban Core of the city is incredibly  
22 important to all of us and we want to make sure  
23 that we are keeping those structures and those  
24 buildings and those historical markers at the  
25 forefront of what makes us special, because it  
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1 is.

2 You know, we're not like these other

3 cities throughout the South. There were only

4 three big cities in Florida for a long time;

5 Pensacola, Tallahassee, and Jacksonville,

6 right? There is so much history here and it's

7 incredibly important that we continue to

8 preserve it and it's incredibly important that

9 we honor it, right? It's what makes us

10 special.

11 So I want to thank you all so much.

12 Some people like reading the entire

13 resolution. I'm not one of those people. You

14 guys can read the resolution at your own

15 leisure, but I'd like to present this to you,

16 Chair, and to make sure that everyone here

17 knows that I'm very grateful for the work, as

18 well as all City Council, we're all grateful

19 for the work you're doing, so thank you all so

20 much.

21 THE CHAIRMAN: Thank you so much.

22 Councilman Peluso, you're representing the

23 street renaming as well?

24 COUNCIL MEMBER PELUSO: I am.

25 THE CHAIRMAN: We'll go ahead and knock

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1 that out. So we're going to jump to Section M

2 on the agenda -- excuse me -- Section L,

3 Number 3, the road renaming, 15th Street to

4 Swisher Street.

5 We'll take a staff report, please.

6 MR. WELLS: Thank you.

7 So this is a request to rename 15th Street

8 East to Swisher Street. And so this is -- our

9 criteria in itself is evaluated upon

10 Chapter 745 of the Ordinance Code, and so the

11 street renaming seeks to honor and commend

12 Swisher, which was formerly Swisher

13 International, Incorporated, and a hundred

14 years of operations within Jacksonville. The

15 change would only rename a portion of 15th

16 Street.

17 So based on the criteria -- this portion

18 of 15th Street is located north of the

19 Springfield subdivision. It was originally

20 platted in 1906 as part of the new Springfield

21 subdivision plat.

22 Once again, the request would only rename

23 a portion of 15th Street, as depicted in the

24 map in the staff report. There's no historic

25 structures or landmarks identified along this

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1 portion of the subject street, and the road

2 name is also not part of a common theme of

3 street names within the area.

4 So based on the best evidence available,

5 the Department recommends approval of the

6 renaming from 15th Street East to Swisher

7 Street.

8 THE CHAIRMAN: All right. Questions for

9 staff?

10 (Audio failure.)

11 (Brief pause in the proceedings.)

12 THE CHAIRMAN: Okay. We're going to

13 continue on. Any questions for staff on the

14 road renaming?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All right. With that,

17 we'll open the public hearing.

18 Anybody can come up and -- or, Councilman

19 Peluso, if you want to come up and present, or

20 if anyone wants to come up and talk --

21 COUNCIL MEMBER PELUSO: I'm not presenting

22 on it. I'm just here to --

23 THE CHAIRMAN: You're good. Okay.

24 If anybody wants to come up and speak on

25 this, now is the time.

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1 (Audience member approaches the podium.)

2 THE CHAIRMAN: State your name and address

3 for me.

4 AUDIENCE MEMBER: David Cawton, 459 East

5 16th Street, representing Swisher.

6 Just here to answer any questions you may

7 have about it, but this is really just in honor

8 of Swisher's 100th anniversary in Jacksonville.

9 It's been there for a long time and feel it's a

10 big part of the Springfield neighborhood's

11 history.

12 Thank you.

13 THE CHAIRMAN: Thank you.

14 MR. CAWTON: Thank you.

15 THE CHAIRMAN: Is anybody else here to

16 speak on this?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: With that, we'll close the

19 public hearing.

20 I'll entertain a motion.

21 COMMISSIONER GREGORY: Motion to approve

22 the road renaming of 15th Street to Swisher

23 Street.

24 COMMISSIONER MONTROYA: Second.

25 THE CHAIRMAN: All those in favor?

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1 COMMISSION MEMBERS: Aye.  
 2 THE CHAIRMAN: Those opposed?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: Hearing none, you have  
 5 approved -- recommended for approval the road  
 6 renaming.  
 7 And, let's see, with that, we're going to  
 8 jump back in our agenda to the consent agenda.  
 9 It will be Section C on the agenda. We've got  
 10 COA-23-30007, 2951 Post Street; COA-23-30022,  
 11 1372 Avondale Avenue; COA-24-30437, 411 1st  
 12 Street East; COA-24-30515, 317 9th Street West;  
 13 COA-24-30669, 1954 Greenwood Avenue; and  
 14 COA-24-30277, 1321 Cherry Street.  
 15 Any commissioners have any ex parte on any  
 16 of those?  
 17 COMMISSION MEMBERS: (No response.)  
 18 THE CHAIRMAN: All right. Any questions  
 19 or comments before we go to the public?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: With that, we'll open the  
 22 public hearing.  
 23 Is anyone here to speak on anything on the  
 24 consent agenda?  
 25 AUDIENCE MEMBERS: (No response.)  
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1 THE CHAIRMAN: All right. Seeing none,  
 2 we'll close the public hearing.  
 3 I'll entertain a motion.  
 4 COMMISSIONER MONTROYA: Motion to approve  
 5 the consent agenda.  
 6 COMMISSIONER GREGORY: Second.  
 7 THE CHAIRMAN: All those in favor?  
 8 COMMISSION MEMBERS: Aye.  
 9 THE CHAIRMAN: Those opposed?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: Hearing none, the consent  
 12 agenda has been approved.  
 13 And let's see where we are here. We're  
 14 going to jump around one more time. We're  
 15 going to go to Section M, Information, Number 1  
 16 on that. We have a Hogan's Creek restoration  
 17 presentation. We're going to hear that real  
 18 quick.  
 19 Let me get a staff report real quick and  
 20 I'll call you all right up.  
 21 MR. WELLS: Through the Chair to the  
 22 Commission, we actually don't have a staff  
 23 report for this one. This is more of an  
 24 informational presentation.  
 25 THE CHAIRMAN: Okay. We'll go ahead and  
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1 open the public hearing.  
 2 Y'all can come on up.  
 3 (Audience member approaches the podium.)  
 4 THE CHAIRMAN: State your name and address  
 5 for me.  
 6 AUDIENCE MEMBER: Good afternoon.  
 7 Kay Ehas, Groundwork Jacksonville, CEO.  
 8 Our P.O. Box is 13295, 32206.  
 9 So you may be aware that Groundwork  
 10 Jacksonville is the City of Jacksonville's  
 11 nonprofit partner in building the 34-mile  
 12 Emerald Trail project.  
 13 If we -- can we go to the next slide? And  
 14 the next one.  
 15 So this is the Emerald Trail map  
 16 (indicating). Part of the Emerald Trail is to  
 17 restore two urban creeks, McCoy's Creek and  
 18 Hogan's Creek. McCoy's Creek is under  
 19 construction. And Hogan's Creek is under  
 20 design right now; we're at 30 percent moving to  
 21 60. Groundwork Jacksonville is leading the  
 22 design of that project and secured almost  
 23 \$9 million in grants to do the design.  
 24 So we wanted to introduce the project to  
 25 you guys because the portion of Hogan's Creek  
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1 that's in Springfield is historic, right?  
 2 So 5 and 9 on this map is Hogan's Creek,  
 3 and it will be both creek restoration, trail  
 4 building, and recreation is the project. And  
 5 our goal is always to return straightened,  
 6 hardened streams back to natural channels as  
 7 much as possible, so it's both ecological, but  
 8 the goals are to reduce flooding, improve water  
 9 quality, create habitat for fish and habitat,  
 10 and recreational access for people.  
 11 Next.  
 12 So I just wanted to -- I don't know -- I  
 13 don't have a "before" picture, but this is  
 14 McCoy's Creek. And it was -- just picture  
 15 something straight with sea walls, and look at  
 16 those meanders. Is that not a beautiful site  
 17 to behold? It just makes my heart sing.  
 18 The trail is going to be on the left.  
 19 This part of the creek, the restoration is  
 20 almost done, and then we're going to do trail  
 21 building and recreation after that.  
 22 But as soon as -- this is, like, the  
 23 middle phase of the project. And as soon as  
 24 they started construction, it no longer floods,  
 25 which is the goal.  
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1 Next.

2 So these are just some before and after of  
3 Hogan's Creek in its current condition. So the  
4 top left is Springfield Park, that lovely pond  
5 area that you have there, and turning it into a  
6 much more functional wetland.

7 And then this is -- on the bottom left is  
8 most of Hogan's Creek, especially through  
9 Springfield, right? It's -- there's nothing  
10 natural about it. Not a natural bottom, not  
11 natural sides, it's got no access to a  
12 floodplain whatsoever. And so that is -- on  
13 the right is a rendering of that creek going  
14 through Klutho Park.

15 So our goal is that -- you know, you can't  
16 do creek restoration without tearing down the  
17 existing creek. I mean, that's just the bottom  
18 line. And when you're restoring a creek,  
19 you're doing a lot of cut and fill, but our  
20 goal -- and Mark Llewellyn will talk about this  
21 more -- is to reuse, where possible, or  
22 replicate the historic features that exist  
23 today, so the balustrades, the bridges -- you  
24 know, the pedestrian bridges, all those things  
25 will be recreated and repositioned. Like, they

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1 won't necessarily be next to the creek, but the  
2 balustrades will be next to the trail.

3 But there will be pedestrian bridges in --  
4 some in similar locations that will have all  
5 those features, and we also want to use those  
6 features for gateways into the spaces as well.

7 And then we're working with the Eastside  
8 neighborhood to see if -- and the Cathedral  
9 District. They want to kind of see that --  
10 those features continue the entire length of  
11 the creek, right? So that it's one continuous  
12 space. So we're -- they think so, but we're --  
13 we're kind of not totally there yet.

14 And so any questions for me? Because I'm  
15 going to turn it over to Mark.

16 COMMISSIONER MONTOYA: Yes. Question.

17 Through the Chair, question for you, Kay,  
18 the comment about the reconstruction. So, for  
19 instance, in this slide -- and, in fact, I  
20 was -- I just came from that slide on the lower  
21 left, above the Emerald.

22 So are you -- are you stating that all of  
23 the existing historic balustrades and bridges  
24 are going to be demolished and new things are  
25 going to be put in or are they going to be

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1 repositioned and --

2 MS. EHAS: We're going to try to reuse  
3 what we absolutely can.

4 COMMISSIONER MONTOYA: Okay. So --

5 MS. EHAS: It's going to depend on the  
6 state that they're in. But where we can't,  
7 then we'll replicate, kind of like they did in  
8 Memorial Park. And -- I don't know if Mark  
9 will show you, but we've got the blueprints.  
10 We've got the designs from the original.

11 COMMISSIONER MONTOYA: Okay.

12 THE CHAIRMAN: I think it's great, yeah.

13 MS. EHAS: It's going to be awesome.

14 It's very complicated, you guys. It's  
15 buried underneath the Arlington Expressway, so  
16 we're having to -- the FDOT is cooperating to  
17 turn that into a bridge so we can open the  
18 creek underneath it, which is -- because it's a  
19 major constriction.

20 For those of you that live in Springfield,  
21 that's one of the first things we heard when we  
22 were doing community meetings: If you don't  
23 daylight it under the expressway, you're never  
24 going to stop the flooding. And it's true,  
25 so --

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1 I just met with a state representative  
2 who's willing to do multiyear funding to get  
3 that bridge built. Yes.

4 Thank you.

5 THE CHAIRMAN: Thank you.

6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Good afternoon,  
8 Commissioners.

9 My name is Mark Llewellyn with Half  
10 Associates. Our office in Jacksonville is 9995  
11 Gate Parkway North, Suite 200.

12 I get the pleasure and honor of being the  
13 project manager for this incredibly exciting  
14 project.

15 So we're going to move pretty quickly in  
16 the interest of time through this, but, please,  
17 if there's any questions you have as we go  
18 through this discussion, feel free to ask.

19 You're probably all familiar with the  
20 Hogan's Creek location. This is just a very  
21 overall map. It runs from north to south. So  
22 north is to the left on this map. This is a  
23 rendering of the project. It's very difficult  
24 to see at this scale, but we provide additional  
25 information.

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1 Some of the, you know, features there; you  
2 see Klutho Park, you see Springfield Park, the  
3 county Health Department, those elements that  
4 are there along this creek, including the  
5 St. Johns River on the -- on the downstream  
6 side of where this connects into with the  
7 future MOSH site and the Shipyards West site  
8 being located there at the mouth.

9 It's an exciting project that's going to  
10 transform this part of the community and then  
11 the -- and the parks and the facilities. It's  
12 really going to enhance them in a big way.

13 Next slide.

14 Project goals, as Kay already referenced,  
15 are -- are many. They're challenges. You can  
16 see them all there. I won't read them for your  
17 sake. And then it's important for us to honor  
18 the cultural resources that are there and -- in  
19 any way that we can, and that's the respect  
20 we're going to give this project, and while at  
21 the same time providing this restoration of the  
22 creek, reducing flooding, and all those other  
23 elements there, improving water quality and  
24 creating this habitat for fish and wildlife  
25 that will just be a spectacular place for the

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1 community to come visit and walk and enjoy.

2 Next slide.

3 Project status.

4 Next slide. Thank you.

5 A lot of work has transpired over the last  
6 couple of years. The 30 percent design plans  
7 were completed in 2022.

8 It's thinking too hard over there, isn't  
9 it?

10 And so -- and the other thing that's  
11 happened is, we've done a lot of the up-front  
12 work for the design, the geotechnical work, all  
13 these -- a lot of community engagement,  
14 surveying, it's all finished and we're ready to  
15 proceed forward with the 60 percent plans,  
16 which we're proceeding forward now with, and --  
17 and so we'll be ready to come back to you as we  
18 proceed forward with the project in the future,  
19 but it's a good opportunity for us to come and  
20 talk about it.

21 Next slide.

22 Chronicle Heritage, our sub-consultant  
23 worked on the (inaudible) and is helping us get  
24 the -- get this through SHPO and -- I'll turn a  
25 few minutes over to Jason.

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1 (Audience member approaches the podium.)

2 AUDIENCE MEMBER: Hi.

3 My name is Jason Koralewski with Chronicle  
4 Heritage.

5 Just to give you a quick update on the  
6 cultural resource assessment survey, it has  
7 been submitted to SHPO. It was delivered in --  
8 towards the end of April, and we're expecting  
9 concurrence sometime in July, just because --  
10 the largest reason is the document is almost  
11 900 pages long. It's going to take them a long  
12 time to peruse it, so --

13 Essentially, the cultural resource  
14 survey -- next slide, please. If you look at  
15 the map, you can see the blue area in the  
16 middle is the area of potential effects from  
17 the project. It's probably -- approximately  
18 117 acres, and that covers the areas where  
19 there will be modifications to the creek, land,  
20 balustrades, bridges. And the footprint also  
21 includes staging areas for the equipment.

22 And the area around it, where we see all  
23 the other resources identified, that's  
24 essentially a half-a-mile buffer around the  
25 entire project area to get a better idea of

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1 what's going on, so --

2 And just a quick rundown. There were 45  
3 previously recorded archaeological sites in the  
4 area. We excavated a total of 27 shovel test  
5 pits to supplement the surveys that have been  
6 done prior, but in most cases the soil had been  
7 so disturbed, too wet, utility lines running  
8 this way and that, so we weren't able to  
9 excavate as many as we had planned on doing.

10 No positive shell test pits. There are 23  
11 newly recorded structures in the area that were  
12 identified, 21 previously recorded structures,  
13 14 bridges, and 10 resource groups. So quite a  
14 bit of history packed in the one area.

15 There will be adverse effects, and SHPO is  
16 aware. So the next stages will basically be to  
17 create a -- an MOA, and work on mitigation for  
18 these adverse effects.

19 And the whole idea is to keep the  
20 preservation of the historic fabric and the  
21 recreation -- keep the recreation areas, and  
22 add interpretive elements where we can.

23 So other than that -- yeah, I think that's  
24 about it.

25 THE CHAIRMAN: Thank you.

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1 MR. KORALEWSKI: Thanks.  
 2 MR. LLEWELLYN: We've got a few more  
 3 things, if that's okay.  
 4 THE CHAIRMAN: Sure.  
 5 MR. LLEWELLYN: Okay. Just want to  
 6 briefly go over the schedule with you so you  
 7 have an understanding of where we are, what  
 8 we're hoping to accomplish here -- on the --  
 9 the green side is y'all, Historic Preservation  
 10 Commission and the status. And SHPO will be  
 11 running concurrently with you as we run through  
 12 this process, and we appreciate your assistance  
 13 with it.

14 In July, we should have the -- the first  
 15 round of grading plans, so we're really going  
 16 to have a better understanding for this -- for  
 17 the stream restoration, a better understanding  
 18 of what the impacts are to the -- to the  
 19 resources there. And then we'll come back to  
 20 you all -- to you probably in August or  
 21 September with another update and maybe an  
 22 application at that point, depending on how far  
 23 along we are.

24 But the goal by the end of the year,  
 25 receiving a Certificate of Appropriateness as  
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1 we work together to get to that point. So  
 2 looking forward to all that. And that should  
 3 be fairly consistent and concurrent with what  
 4 we're doing with SHPO.

5 Next slide.  
 6 Potential impacts. We thought we'd just  
 7 go through these really quickly. I think you  
 8 know where they are.

9 Echo, do you want to do this?  
 10 (Ms. Gates approaches the podium.)

11 MS. GATES: Sure.  
 12 One of the -- one thing that's been a big  
 13 concern of everyone is the Beaux-Arts  
 14 balustrades that are currently within the park.  
 15 Along the stream itself, those will have to be  
 16 removed in order to expand the floodplain.  
 17 Many of those are in very poor condition. On  
 18 the -- on the right-hand side, you can see the  
 19 broken -- the broken balustrades, but there's  
 20 also the concern during construction and -- and  
 21 removal of these, they're -- they're being  
 22 broken also. So that's -- that's something  
 23 that we're going to work very diligently  
 24 through the design process and with the  
 25 contractors to make sure that as much of this

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1 can be preserved as possible.  
 2 Next slide, please.  
 3 Then there's a post and rail balustrade  
 4 that's further south along the creek. Again,  
 5 this, too, the condition -- the existing  
 6 condition of this is, in some cases, very poor,  
 7 but we will be removing this balustrade, again,  
 8 to expand the floodplain and to increase the  
 9 hydraulic capacity of the creek itself.

10 Next slide, please.  
 11 The footbridges. There's several  
 12 footbridges within the chain of parks. That's  
 13 Schell, Klutho, and Springfield Parks, and  
 14 the -- some of the footbridges are currently in  
 15 use. There's -- some of the footbridges are --  
 16 particularly around the JEA Waterworks site,  
 17 they're cordoned off, cannot be used due to  
 18 conditions -- also due to Homeland Security  
 19 issues, that you can't have people wandering  
 20 around that utility site, so --

21 But these -- we have -- what we would like  
 22 to do here is remove those bridges, and then --  
 23 Mark will speak later to the mitigation for  
 24 removal of the bridges.

25 Next slide, please.  
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1 Potential impacts. Starting at the -- on  
 2 the north end, here in Schell Park -- just to  
 3 go quickly through what you're looking at, the  
 4 green, the -- the heavy green line that you see  
 5 is the proposed Emerald Trail. You see some  
 6 smaller green lines. Those are connector --  
 7 connecting trails, minor trails that will  
 8 connect to existing pedestrian facilities.

9 The blue line you see is the proposed  
 10 location of the -- of the creek itself. And  
 11 then the green and -- the green and brown is  
 12 fresh water swamps, tidal marshes, and riparian  
 13 buffers that are going to be constructed in  
 14 conjunction with the creek itself.

15 The Schell Park footbridge is something  
 16 that will be impacted. There will be a  
 17 footbridge to cross the creek at that location.  
 18 At this -- and, currently, that's the plan.  
 19 And, again, Mark will speak to what -- what  
 20 will be done with that -- the impacted portions  
 21 of that -- those Klutho elements in the park.

22 And then the Beaux-Arts balustrades,  
 23 there's a -- one small section in this -- just  
 24 south of the footbridge, and then -- let's see.  
 25 That's all that were going to impact here.

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1 Next slide, please.  
 2 Further south along the creek, we --  
 3 Klutho Park is a cultural resource group.  
 4 Again, there's Beaux-Arts balustrades, those  
 5 that you see on the -- on the upper part of the  
 6 screen, we're trying to design around those.  
 7 That's one way we're trying to avoid impacts  
 8 wherever we can. We're trying to design around  
 9 having to remove any of those balustrades. And  
 10 the -- the goal there would be to restore them  
 11 and to make sure that they're stable and will  
 12 last further into the future.  
 13 Then over -- on the right-hand side of  
 14 your screen there's Beaux-Arts balustrades and  
 15 also the Julia Street bridge that's in place.  
 16 That is another item you'll see that the -- the  
 17 proposed creek intersects with that bridge.  
 18 We're currently working with our stream  
 19 restoration consultant to change the pathway so  
 20 that we can avoid any impacts there.  
 21 Next slide, please.  
 22 Okay. Further south again, we have the  
 23 Beaux-Arts balustrades on our left-hand side,  
 24 there's the Laura Street bridge next to the JEA  
 25 Waterworks site. We're planning, at this  
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1 Next slide, please.  
 2 And then this is the Klutho, Springfield  
 3 Parks. Here we have the Beaux-Arts balustrade.  
 4 There's a main Newnan Street footbridge that  
 5 will have to come out. That's in between Main  
 6 Street and Newnan, Hubbard Street. That will  
 7 have to -- that will come out. And those --  
 8 Mark will speak to how that will be -- those --  
 9 that removal of that bridge -- that footbridge  
 10 will be mitigated.  
 11 And then we have, beginning at -- from  
 12 that Main/Newnan Street footbridge further down  
 13 the creek -- downstream of the creek we have  
 14 the post and rail balustrade that we saw  
 15 earlier.  
 16 Next slide, please.  
 17 And then the Market Street bridge, right  
 18 now the intent is -- on the Market Street  
 19 bridge, is to remove this bridge and to  
 20 return -- and to make it into a pedestrian  
 21 bridge. These elements will be removed and  
 22 will be reused as -- as possible, and within  
 23 the park itself.  
 24 Next slide, please.  
 25 And these -- mitigation strategies for  
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1 point, to have to remove those Klutho elements,  
 2 remove the bridge, and rebuild it to increase  
 3 the hydraulic capacity underneath the bridge to  
 4 allow that greater -- to allow greater flood  
 5 protection along there.  
 6 The JEA Waterworks site is very important.  
 7 You know, we -- we need to make sure that they  
 8 are protected from floods wherever possible.  
 9 On this -- on the JEA Waterworks site,  
 10 also, we have two footbridges. Neither of  
 11 those are currently accessible to the public.  
 12 Those will be impacted, as will the balustrades  
 13 that run on both sides of the creek through  
 14 this whole section.  
 15 Next slide, please.  
 16 And then the -- this is the Laura Street  
 17 bridge, as it currently -- as you currently see  
 18 it. There would be some improvements to the  
 19 Laura Street -- the Klutho elements. These are  
 20 not the -- let's say the height of the rails  
 21 aren't high enough for current safety  
 22 requirements, so there's going to be some  
 23 adjustments that will be made there, but all in  
 24 all, this -- we're going to honor these  
 25 elements as much as possible.  
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1 these impacts that we are potentially seeing  
 2 will be spoken to by Mark.  
 3 MR. LLEWELLYN: Sorry. This is  
 4 complicated. Are we okay for time? I don't  
 5 want to take up too much time.  
 6 THE CHAIRMAN: Yeah.  
 7 MR. LLEWELLYN: We'll be -- we'll be  
 8 quick. Thank you.  
 9 Next slide, please.  
 10 We don't want to -- to continue with -- a  
 11 lot has been said about the balustrades, so --  
 12 along the channel. I don't want to belabor  
 13 that, but every effort will be to remove these,  
 14 clean them, store them, and reuse them where we  
 15 can throughout this project and -- and in  
 16 various ways. And Kay mentioned a couple of  
 17 through bridges -- pedestrian -- new pedestrian  
 18 bridges and gateways.  
 19 Next slide.  
 20 Same thing with the post and rail  
 21 balustrades, these are going to be a little  
 22 more difficult to -- to preserve or -- but  
 23 we'll do what we can to remove, clean, store,  
 24 and reuse those where it's appropriate in the  
 25 park.  
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1 A little bit more challenging -- you can  
2 see the -- the degradation that's happened over  
3 time with these -- with these elements.

4 Next slide.

5 I'll tell you what I want to touch a  
6 little bit about is the footbridges. There are  
7 some really cool footbridges out there that we  
8 want to -- and, unfortunately, there are  
9 restrictions. There are major constrictions in  
10 the channel and they create flooding upstream,  
11 wherever they are. So, unfortunately, they'll  
12 have to be removed. We're looking very closely  
13 at how to do that in a delicate way and  
14 preserve those, and so -- so that they can be  
15 reused.

16 Next slide.

17 We're fortunate to the fact that -- as  
18 intimated before, where we have the blueprints,  
19 the original blueprints, both of Klutho's plans  
20 and shop drawings from the precast, who did  
21 these things, very detailed, a lot of  
22 dimensions, and we've been able to replicate  
23 those in CAD and -- and in three-dimension, so  
24 we have a clear and very close -- even down to  
25 the cartouches that are there. There's enough

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1 detail that we can replicate those, and it's  
2 been -- believe me, our landscape architect has  
3 been having a blast trying to recreate this  
4 stuff, so it's been a lot of fun.

5 Next slide.

6 These are the elements, and you can see  
7 them all there. I don't want to belabor that  
8 any, but those are the elements that we're  
9 going to be focused on.

10 Next slide.

11 So with that -- this is a -- it's an  
12 initial conceptual design for a footbridge.  
13 We're looking at probably a 65-foot span there  
14 to get across the whole footprint of the creek  
15 and the floodplain and the -- and the riparian  
16 zones, and to provide that -- the creek to  
17 breathe and to flow through there, so -- you  
18 can see the elements start to pop in there.

19 The next slide is a rendering of that.  
20 Again, replicating, if possible, even the --  
21 down to the lighting, if that's possible in  
22 there. You can see the -- the opportunity we  
23 can use. And you can also imagine that being a  
24 gateway to -- on -- coming into the park or  
25 into one of the other elements along the

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1 Emerald Trail as you cross some of these major  
2 roadways. It would be the same -- same  
3 appearance, just with the trail running through  
4 it.

5 Next slide.

6 This is just another -- from a different  
7 perspective of the pedestrian bridge and --  
8 and, again, the initial design.

9 Next slide. Thank you.

10 As mentioned, the Market Street bridge  
11 will be removed. It's a restriction in the  
12 channel. It's -- that's -- and that will be  
13 removed entirely and not replaced with a  
14 vehicular bridge but replaced with a pedestrian  
15 bridge.

16 And many of you know probably how Market  
17 Street floods on the north side on a -- on a  
18 sunny day with high tides, and -- and so in  
19 order to address that and other things related  
20 to this area, that -- that bridge will be  
21 removed. Again, preserve as much as we can  
22 from those existing facilities and reuse them  
23 in -- in the new design.

24 Water Street, too, has been touched on. I  
25 won't belabor that any.

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1 And I think that's it. Thank you for your  
2 time.

3 THE CHAIRMAN: Absolutely. Thank you  
4 all --

5 MR. LLEWELLYN: Look forward to --

6 THE CHAIRMAN: -- for the presentation.

7 MR. LLEWELLYN: -- any questions, any --

8 THE CHAIRMAN: Questions?

9 COMMISSIONER GREGORY: Thank you.

10 That was awesome. That's really a  
11 fantastic opportunity here for downtown and our  
12 historic Springfield neighborhood. It's really  
13 great. I appreciate your guys work on it.

14 MR. LLEWELLYN: Good. Thank you.

15 It's very challenging, but we're -- we're  
16 excited about -- to be a part of it, so thank  
17 you.

18 COMMISSIONER EPSTEIN: I just wanted to --

19 COMMISSIONER MONTOYA: Yeah. Just a  
20 couple of questions, yeah.

21 COMMISSIONER EPSTEIN: You're going  
22 through SHPO for this, so I'm assuming that  
23 they're doing their review process. And,  
24 typically, I think for us, if we get a SHPO  
25 approval, it's sort of an administrative

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1 approval through -- or is this going to come  
 2 back to the Commission?  
 3 That's a question of (inaudible).  
 4 MR. WELLS: Through the Chair to  
 5 Commissioner Epstein, yes. So if SHPO grants  
 6 approval of it, it will be more so of an  
 7 administrative approval. There is an  
 8 opportunity to do a Certificate of  
 9 Appropriateness application to discuss some  
 10 other design elements, but overall, yes, it  
 11 would just be administrative.  
 12 COMMISSIONER EPSTEIN: So are we going to  
 13 see this again or it -- it will get SHPO  
 14 approval and -- and you'll approve it  
 15 administratively?  
 16 MR. WELLS: There will be some design  
 17 elements that could potentially trigger  
 18 Commission review. I mean, in terms of the tax  
 19 credits and whatnot, that will require SHPO's  
 20 approval.  
 21 COMMISSIONER EPSTEIN: Okay.  
 22 MR. LLEWELLYN: I may be speaking out of  
 23 turn, but I'm sure Kay would say, we want to  
 24 come back and keep you informed as we go  
 25 through this and have every intent to do that.

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1 he's been after to me to make sure that that  
 2 doesn't get impacted. So we will have to  
 3 realign some of the holes, but we're -- every  
 4 intention is that that will stay.  
 5 COMMISSIONER MONTOYA: Great. We should  
 6 probably talk about it since (inaudible) for  
 7 me, right?  
 8 MR. LLEWELLYN: Absolutely.  
 9 THE CHAIRMAN: All right. Thank you all  
 10 so much.  
 11 MR. LLEWELLYN: Thank you.  
 12 THE CHAIRMAN: Okay. With that, we're  
 13 going to jump back in the agenda to Section G,  
 14 Certificates of Appropriateness. We only have  
 15 one on the agenda today, COA-24-30533, 1826  
 16 Montgomery Place.  
 17 Can we have a staff report, please?  
 18 MR. WELLS: This is application  
 19 COA-24-30533 for the property located at 1826  
 20 Montgomery Place, which seeks to perform  
 21 several alterations on a contributing  
 22 structure. So this includes the application of  
 23 limewash to the brick exterior, alterations to  
 24 the front porch, and replacement of an existing  
 25 brick driveway with a concrete driveway.

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1 Thank you.  
 2 COMMISSIONER MONTOYA: Just a couple of  
 3 questions for you. Through the Chair, a  
 4 question for you. In terms of the recreation  
 5 currently, the -- the tennis courts and the  
 6 basketball courts, they get a lot of use, which  
 7 I rather enjoy because it's a cross-connector  
 8 between multiple communities, not just sort of  
 9 Springfield intact but on the other side of  
 10 Hogan's Creek as well. Plans for that?  
 11 And then also, there's a 19-hole disc golf  
 12 course in Springfield. Are there plans to make  
 13 adjustments for that or -- as an avid disc  
 14 golfer, I'm asking that question as well.  
 15 MR. LLEWELLYN: Thank you for those  
 16 questions.  
 17 And we're just getting started with  
 18 looking at the parks, the focus on the Trail.  
 19 Don't expect to be making any changes to the  
 20 basketball courts, tennis courts. Those  
 21 elements are there. And we'll be meeting with  
 22 SPAR and other community organizations to get  
 23 input on that.  
 24 As far as the disc golf course goes, one  
 25 of our staff is a pro disc golf player, and

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1 The primary structure on the property  
 2 exemplifies the Georgian Revival style, which  
 3 is characterized by its exterior brick finish,  
 4 6-over-6 windows, and gabled roof with three  
 5 gabled dormers.  
 6 The application also includes several  
 7 administrative approval scope of work items,  
 8 which are also -- we deemed in-house to be  
 9 sufficient and compatible with our design  
 10 guidelines.  
 11 There may be two points of opposition from  
 12 the applicant, so I won't go into detail in  
 13 terms of the approval items, but mainly we did  
 14 have concerns with the application of limewash.  
 15 So in accordance with our design guidelines, we  
 16 identified masonry exterior finishes and  
 17 detailing as important design features of the  
 18 district. So the historic character is  
 19 reflected in design elements such as bonding  
 20 patterns, treatment of joints, as well as color  
 21 of surface treatments.  
 22 The guidelines further state that these  
 23 features should be retained; therefore, it's  
 24 the opinion of staff that the change in  
 25 appearance from the limewash will impact the

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1 design of the property and its traditional  
2 visual relationship with other historic  
3 properties in the immediate area. Therefore,  
4 we recommend that the existing brick finish be  
5 preserved and preventive treatments --  
6 treatment measures, such as repointing, be  
7 performed.

8 We also find the application of a  
9 limewash -- which although is a traditional  
10 treatment, its use on the structure creates a  
11 false sense of historic development. As such,  
12 staff finds painting of this healthy brick  
13 structure inconsistent with our Ordinance Code  
14 criteria as well as our design guidelines.

15 Other than that, we also recommend that  
16 installation of a poured concrete driveway,  
17 which will replace the historic brick driveway,  
18 inconsistent with our section on settings of  
19 the design guidelines; therefore, we do  
20 recommend that the historic brick driveway be  
21 replaced with -- either in a like-for-like  
22 fashion or with a historically appropriate  
23 material, such as concrete ribbons, gravel, or  
24 brick-like pavers.

25 Other than that, staff is supportive of  
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1 photo in this PDF here from the architect where  
2 they said the brick retaining wall is to  
3 remain, and so I'm just confused as to whether  
4 it's staying or going. I'll find the page  
5 right now.

6 THE CHAIRMAN: (Off microphone.)  
7 COMMISSIONER GREGORY: 291?  
8 MR. WELLS: (Off microphone.)  
9 COMMISSIONER GREGORY: Yeah. If you see  
10 the comments under that bottom photo there.

11 MR. WELLS: Okay. Through the Chair to  
12 Commissioner Gregory, yes, that brick wall will  
13 remain.

14 The condition and then Number 9 in the  
15 staff report, that's referring to the brick  
16 retaining wall in the rear of the property.

17 COMMISSIONER GREGORY: I see.  
18 THE CHAIRMAN: Any other questions for  
19 staff?

20 COMMISSION MEMBERS: (No response.)  
21 THE CHAIRMAN: Okay. With that, we'll  
22 open the public hearing.

23 Is the applicant here?  
24 AUDIENCE MEMBER: (Indicating.)  
25 THE CHAIRMAN: You can come on up.  
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1 the rear addition on the back, as well as just  
2 the other scopes of work, but mainly it's just  
3 application of limewash and the driveway that  
4 we found to be inconsistent.

5 Other than that, we do forward a  
6 recommendation for approval with the conditions  
7 noted in the report.

8 THE CHAIRMAN: Thank you.  
9 Questions for staff?  
10 COMMISSIONER GREGORY: Yes. Through the  
11 Chair, I had a question on Number 9, demolition  
12 of the brick retaining wall. And I -- in the  
13 photos and the comments from -- it looks like  
14 the architect in here, it says, "brick wall to  
15 remain." So I'm not -- I just want to be  
16 clear -- have clarity about whether it's going  
17 to remain or be taken down.  
18 MR. WELLS: Through the Chair to  
19 Commissioner Gregory, so just to make sure I'm  
20 understanding correctly, you're looking at the  
21 summary, scope of work, Number 9, demolition of  
22 a brick retaining wall, and you're just  
23 clarifying -- or asking for clarification on  
24 the condition or --  
25 COMMISSIONER GREGORY: No. There was a  
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1 (Audience member approaches the podium.)  
2 THE CHAIRMAN: Just state your name and  
3 address for me.

4 AUDIENCE MEMBER: My name is William  
5 Leuthold. I'm an architect working on the  
6 project.

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

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

11 MR. LEUTHOLD: (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. LEUTHOLD: I do.  
17 THE REPORTER: Thank you.  
18 MR. LEUTHOLD: First, I just want to thank  
19 the staff for approving almost everything.  
20 That was beneficial for sure.

21 The other items that came up, I'll just  
22 address them a little bit at a time. The first  
23 one is the driveway. There was a suggestion  
24 that we not do the concrete driveway. That was  
25 done by a landscape architect, and I just kept  
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1 with their plan. But since the condition came  
 2 out, we changed it to a brick driveway. It's  
 3 going to be 10 feet wide.  
 4 I brought another plan that I can  
 5 distribute if anyone wants to see it.  
 6 (Tenders document.)  
 7 THE CHAIRMAN: Thank you.  
 8 MR. LEUTHOLD: That plan shows a couple of  
 9 changes that have been made since the initial  
 10 COA application was put in.  
 11 What we're going to do is -- that driveway  
 12 is going to come down in all brick from the --  
 13 even beyond the front of the house, where it  
 14 breaks -- a new item that's in the site plan is  
 15 a little gate and fence that they want to put  
 16 at that brick level to -- to allow a little bit  
 17 of privacy to the back of the house. It'll be  
 18 a -- again, I've done a little drawing of that  
 19 too.  
 20 (Tenders documents.)  
 21 THE CHAIRMAN: Thank you.  
 22 MR. LEUTHOLD: The gable will be made of  
 23 metal, but it will be in proportions that look  
 24 like it could be wood, so it's something that I  
 25 think fits the architecture of the house.

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1 We are keeping a retaining wall on the  
 2 left side of the driveway as you go into the  
 3 property. We are building another one on the  
 4 other side. The request from -- or the  
 5 condition is that the driveway not be wider  
 6 than 10 feet, so we've made the driveway  
 7 10 feet, but the -- the two retaining walls are  
 8 so tight that we needed a little extra space.  
 9 We're going to just run a little gravel strip  
 10 between the edge of the driveway and the  
 11 retaining walls. So, hopefully, that'll be all  
 12 approvable.  
 13 The next item that came up, it wasn't  
 14 mentioned in the report or by any of the  
 15 questions, but there's a condition that we keep  
 16 all of the sidewalks. There's really only one  
 17 sidewalk, and it's in the front of the house  
 18 and it goes from the existing porch to the --  
 19 some steps at that retaining wall that's being  
 20 kept, Mr. Gregory. And then from there, it  
 21 goes across to the city sidewalk. And there's  
 22 another little section of brick sidewalk.  
 23 The section that's out by the street is --  
 24 was made by the homeowners or something 40  
 25 years ago and it's totally falling apart. The

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1 section that's from the streps at the retaining  
 2 wall back to the house, those have some serious  
 3 cracks in them. They've moved a bit. But what  
 4 we'd like to do is just replace them but  
 5 replace them with exactly what's there now, but  
 6 just something that's done in a -- in a status  
 7 that is more like what the -- what we're going  
 8 to (indecipherable) this whole house. You  
 9 know, it's an expensive project and we want it  
 10 done properly.  
 11 So we want to just replace those with like  
 12 materials. We'll probably use the same brick,  
 13 lay them in the same pattern, same width, same  
 14 length, everything will be the same. So I'd  
 15 like to have that added to the work as well.  
 16 The last one is the -- is the limewash,  
 17 and that's one that seems to be a sticking  
 18 point with the staff, and I understand. I  
 19 mean, I know what they're looking for.  
 20 But we have a kind of unique condition  
 21 here. We have a house that was built as a  
 22 stucco house. It was added -- the brick was  
 23 added about 30 years or 25 years after the  
 24 house was built.

We have brick that's on the house that --  
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1 currently, there's no proper paper barrier or  
 2 anything behind it. It's just brick out there.  
 3 I don't know of any serious conditions of  
 4 moisture in the house, but it's always better  
 5 to reduce the amount of moisture that can get  
 6 into a house through a brick -- so the limewash  
 7 request, part of that is to help waterproof  
 8 that exterior brick wall in a way that's  
 9 historic, in a way that's been done for  
 10 hundreds of years in this country.  
 11 Limewash came about because it's made of  
 12 lime. All the mortar was originally made of  
 13 lime and -- in old brick structures, and they  
 14 would just take the lime and lighten it up, put  
 15 more water in it, and smear it on the brick  
 16 and -- and give a waterproof coating. So we're  
 17 looking for it for that reason. Another reason  
 18 is that the -- we're adding an addition in the  
 19 back that's also brick.  
 20 Current conditions, current materials that  
 21 are available to build from, especially brick,  
 22 have changed dramatically. There's no way in  
 23 the world we can get an exact match of the  
 24 brick that's on the house for the addition.  
 25 And rather than have something that sticks out

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1 like a sore thumb, we feel that we can get as  
 2 close as possible with the brick, and if we can  
 3 use this wash --  
 4 And I see the picture up on mine. You're  
 5 probably looking at it too, of a house that --  
 6 these homeowners, this is the parents of the  
 7 husband. That's wash on a -- on a house  
 8 that -- I think there was another picture I had  
 9 in there that's -- shows that it is even  
 10 lighter.  
 11 You can see it's a -- really just a -- an  
 12 extremely light coating. You still get the  
 13 color of the brick through it. You still get  
 14 the pattern of the brick. Everything that is  
 15 historic about that brick you still have, but  
 16 we have a new, little waterproof coating,  
 17 something that will protect the house, protect  
 18 the brick, and something that will then allow  
 19 us to incorporate the new brick with the old  
 20 brick and have something that -- that looks  
 21 consistent.  
 22 So we're just asking that you consider  
 23 that before making the -- that condition.  
 24 I think that's all I had.  
 25 THE CHAIRMAN: All right. Questions for  
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1 our applicant?  
 2 COMMISSIONER GREGORY: Yeah, a question  
 3 regarding -- through the Chair, a question  
 4 regarding the limewash. Is there a way to  
 5 guarantee it would be that lighter limewash?  
 6 Because I've seen limewash done before where  
 7 it's very white as well.  
 8 MR. LEUTHOLD: I wouldn't be opposed if  
 9 that's put as a condition, that -- keep it  
 10 light, yes, something similar to what's on  
 11 River Boulevard.  
 12 COMMISSIONER MONTOYA: Question for the  
 13 staff.  
 14 Bill, the -- the last comment you made  
 15 about the -- the coating being a waterproof  
 16 coating, the -- the limewash is really more of  
 17 a breathable coating, though, right? It --  
 18 MR. LEUTHOLD: It is breathable.  
 19 (Simultaneous speaking.)  
 20 COMMISSIONER MONTOYA: (Inaudible.)  
 21 MR. LEUTHOLD: Right. It's much better  
 22 than painting. Painting kind of keeps moisture  
 23 out, but -- it does let some moisture in, but  
 24 it doesn't let the moisture back out, where  
 25 limewash is more -- does allow the moisture to  
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1 get back out of the brick, which is a very  
 2 positive feature. It's not a cement wash; it's  
 3 a limewash, a historic material, not a --  
 4 something that would be more modern.  
 5 THE CHAIRMAN: Any other questions for our  
 6 applicant?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: All right. We'll call you  
 9 back up.  
 10 MR. LEUTHOLD: Thank you so much.  
 11 THE CHAIRMAN: Is anybody else here to  
 12 speak on this COA?  
 13 AUDIENCE MEMBERS: (No response.)  
 14 THE CHAIRMAN: All right. With that,  
 15 we'll close the public hearing.  
 16 Do any commissioners have any ex parte?  
 17 COMMISSIONER GREGORY: Yes. I have some  
 18 ex parte to declare. Back in 2018, I was the  
 19 listing agent for the seller and I also  
 20 represented the buyers in this transaction. I  
 21 haven't spoken with the customers since 2018  
 22 and I have not discussed this project at all  
 23 with them. And I've checked with OGC and  
 24 Ethics regarding this, and no voting conflict  
 25 at all.  
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1 THE CHAIRMAN: Thank you.  
 2 The public hearing is closed, so I'll  
 3 entertain a motion.  
 4 COMMISSIONER MONTOYA: Motion to approve  
 5 the project with the conditions.  
 6 COMMISSIONER EPSTEIN: Second.  
 7 THE CHAIRMAN: Okay. So the driveway,  
 8 sounds like we're good. We need to update the  
 9 (inaudible) --  
 10 (Reporter clarification.)  
 11 THE CHAIRMAN: Better?  
 12 THE REPORTER: Thank you.  
 13 THE CHAIRMAN: The driveway, it sounds  
 14 like we're in good shape. The condition about  
 15 the sidewalk, that sounds like that's mitigated  
 16 (inaudible). It just sounds like we need to  
 17 add that to the condition, so we just need to  
 18 discuss the limewash.  
 19 COMMISSIONER HOFF: Through the Chair, or  
 20 to the Chair, one other new aspect that the  
 21 applicant circulated was the gate, so I just  
 22 wanted to --  
 23 THE CHAIRMAN: (Inaudible) the gate as  
 24 well.  
 25 MS. LOPERA: To the Chair, could you  
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1 repeat what you just said about the driveway?  
 2 Are we keeping Conditions 10 through 14 or are  
 3 you all -- you all are fine with those? Could  
 4 you just clarify? I couldn't hear you.  
 5 THE CHAIRMAN: Yes.  
 6 Actually, I'm going to -- let's discuss  
 7 real quick 10 through 14. The existing  
 8 driveway is currently 10 feet, correct?  
 9 MR. WELLS: (Off microphone.)  
 10 THE CHAIRMAN: So 10 -- so 10 can stay.  
 11 MR. WELLS: (Off microphone.)  
 12 THE CHAIRMAN: So 10 can stay, 11 can  
 13 stay, 12 can stay.  
 14 MR. WELLS: (Off microphone.)  
 15 THE CHAIRMAN: Yes, 14 is the only one  
 16 that (inaudible) the change because 13  
 17 (inaudible) not an issue and they're going back  
 18 with brick anyhow.  
 19 (Reporter clarification.)  
 20 THE CHAIRMAN: So 10 -- 10 we're good  
 21 with; 11 we're good with; 12 we're good with;  
 22 13, again, we're good with because it's not  
 23 going to matter. And 14 is the only one that  
 24 needs to change.  
 25 COMMISSIONER GREGORY: My understanding is  
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1 I think we don't have an issue with that.  
 2 Then there's the concrete driveway, the  
 3 repair by replacement, basically, that the  
 4 applicant is requesting, and I don't think we  
 5 have an issue with that.  
 6 And then there's the gate itself, which  
 7 the applicant gave us this drawing of. I  
 8 personally don't find objection to it. I don't  
 9 think anyone does.  
 10 So the outstanding issue is really the  
 11 limewash. I think that -- I think that's  
 12 really what's at issue for discussion.  
 13 THE CHAIRMAN: Agreed.  
 14 Again, whoever's motion it is, it -- under  
 15 the driveway provision, though, Number 14 does  
 16 need to be fixed.  
 17 COMMISSIONER MONTOYA: Well, I think we  
 18 will have to amend because the conditions  
 19 aren't accounting for the driveway becoming a  
 20 10-foot brick driveway all the way to the gate,  
 21 so we will have to make an amendment to the  
 22 approve with conditions, and then we will have  
 23 to mention the sidewalk from the front door to  
 24 the street, and then we have to render a  
 25 decision on the -- on the limewash.  
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1 that existing sidewalk, they're proposing to  
 2 make it brick, right? From the steps to the  
 3 front of the house, correct?  
 4 MR. LEUTHOLD: May I approach?  
 5 COMMISSIONER EPSTEIN: I thought they were  
 6 going to go back with concrete.  
 7 COMMISSIONER GREGORY: (Inaudible.)  
 8 COMMISSIONER EPSTEIN: The same that it is  
 9 now for the sidewalk.  
 10 COMMISSIONER GREGORY: (Inaudible) up  
 11 here.  
 12 MR. LEUTHOLD: Here's a photograph I took  
 13 this morning of the sidewalk, between the --  
 14 it's just loose brick.  
 15 THE CHAIRMAN: Right.  
 16 MR. LEUTHOLD: And this is -- this is  
 17 another one of the sidewalk, closer to the  
 18 house. It's (inaudible) as well.  
 19 COMMISSIONER MONTOYA: Through the Chair,  
 20 I think there's three -- there's four things at  
 21 issue, right?  
 22 There's the -- there's the driveway, which  
 23 the applicant is now proposing as a -- is  
 24 10 feet, but it's all brick to the gate, which  
 25 makes it different than what was submitted, but  
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1 THE CHAIRMAN: All right. So the  
 2 limewash, let's talk about it.  
 3 COMMISSIONER HOFF: Could we ask staff to  
 4 speak about this issue first?  
 5 THE CHAIRMAN: Sure.  
 6 MR. WELLS: Through the Chair to  
 7 Commissioner Hoff and to the Commission as  
 8 well, so the reason -- mainly, our objections  
 9 to the application of limewash is that it would  
 10 change the appearance and it's inconsistent  
 11 with our design guidelines, but --  
 12 So in addition to that, it also creates a  
 13 false sense of historical development by adding  
 14 an architectural feature -- an architectural  
 15 feature that's not original to the historic  
 16 structure itself.  
 17 So that's really our basis of our  
 18 decision. It's inconsistent with the design  
 19 guidelines as well as our Ordinance Code.  
 20 COMMISSIONER MONTOYA: And so -- through  
 21 the Chair, a question for staff. How did you  
 22 reconcile or come to that decision knowing that  
 23 the brick exterior -- if -- (inaudible) verify  
 24 that the brick exterior wasn't original, that  
 25 originally it was a stucco skin, the brick was  
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1 later veneered over?  
2 MR. WELLS: Through the Chair to  
3 Commissioner Montoya, we did look at the  
4 Sanborn maps, and we did -- from what we could  
5 tell from just our documentation, it just  
6 showed that it was a brick veneered site --  
7 or siding. So that's what we went -- in terms  
8 of our -- our analysis was based on, but,  
9 ultimately, I mean, we -- we just felt that it  
10 was prudent to continue to be consistent in  
11 terms of not allowing limewash.

12 COMMISSIONER MONTOYA: And so just to  
13 clarify, your reading of the Sanborn maps is  
14 that the -- in the Sanborn map, the structure  
15 is listed as a brick veneer, not a stucco?

16 MR. WELLS: Through the Chair to  
17 Commissioner Montoya, that is correct. I have  
18 a picture of the Sanborn map up here, but it  
19 does show it as veneer.

20 MR. LEUTHOLD: May I speak?

21 COMMISSIONER MONTOYA: And so that would  
22 be a question for the applicant.

23 MR. LEUTHOLD: Yeah. The owners have a  
24 photograph of the house in stucco. And the  
25 previous owner is a friend of mine that works

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1 with me in my building, and he lived in the  
2 house up until about 15 years ago, and he told  
3 me he did research and found that the brick was  
4 applied about 1948 or '49. The house was built  
5 in '25. It's not a brick that would have been  
6 used in '25. They changed the brick from then,  
7 so it's not necessarily a correct brick for the  
8 house anyway.

9 THE CHAIRMAN: Thank you.

10 COMMISSIONER EPSTEIN: Through the Chair,  
11 how does that work with the overlay when the  
12 overlay established a building that is  
13 contributing nor not contributing as far as --  
14 I know the overlay sort of establishes a  
15 historical datum as well.

16 MR. WELLS: So --

17 COMMISSIONER EPSTEIN: For the Riverside  
18 Avondale Overlay, when it was created,  
19 everything that was 50 years old was  
20 established as a historic contributing  
21 structure, how does that factor in?

22 MR. WELLS: Through the Chair to  
23 Commissioner Epstein, so, yes, it did -- I  
24 mean, 50 years, that's the -- that's one of the  
25 required -- or not requirements, but the

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1 criteria that's taken into consideration. I  
2 mean, there's also, of course, the design  
3 elements and the features of the house itself.

4 So in the site file, as well as just the  
5 description of the house itself, it does  
6 document the brick exterior. It doesn't go  
7 into detail about it being veneered, but it was  
8 listed as a character-defining feature of --  
9 for the property.

10 COMMISSIONER HOFF: Through the Chair to  
11 staff, what year was the Sanborn map that you  
12 mentioned?

13 MR. WELLS: Through the Chair to  
14 Commissioner Hoff, it doesn't have the  
15 definitive year for this one. It does state  
16 that -- because it -- the Sanborn maps were  
17 surveyed over a period of several decades, and  
18 so this one in particular was from 1913 to  
19 1951.

20 COMMISSIONER MONTOYA: And then also just  
21 a general question -- through the Chair,  
22 question for staff. Is there historic  
23 precedent of limewashed brick in this district  
24 in any structure that's known of?

25 MR. WELLS: Through the Chair to  
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1 Commissioner Montoya, in terms of precedent,  
2 I -- it's hard to say. I mean, the applicant  
3 did mention the previous property that was  
4 approved for limewash back in -- this is 2014,  
5 so -- I have an image of that picture on the  
6 screen now.

7 But again, from a staff standpoint, we did  
8 recommend denial on this one as well, so we are  
9 maintaining consistency in that regard. But in  
10 terms of an abundance of limewash within the  
11 district, I would say no, just based on the  
12 design guidelines.

13 THE CHAIRMAN: Well --

14 COMMISSIONER GREGORY: Through the Chair  
15 to the applicant, how much of this addition on  
16 the rear will be visible from the street, that  
17 we would see this differing brick in?

18 MR. LEUTHOLD: Very little. It's behind  
19 the house. It's inset, so it's not at the  
20 outside corners.

21 COMMISSIONER GREGORY: Okay. Thank you.

22 MR. LEUTHOLD: You're welcome.

23 COMMISSIONER MONTOYA: Just for  
24 discussion, through the Chair, there's a couple  
25 of things. You know, limewash that -- the

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1 reason I asked the applicant the question about  
2 that is because I understand the strategy in  
3 terms of a vapor barrier, not necessarily a  
4 waterproof membrane but a vapor barrier,  
5 especially in a case where the -- and please --  
6 this is not an accusation at all. The alleged  
7 condition of the house being originally stucco  
8 and then having a brick veneer put over it,  
9 that is a -- that is giving me pause a bit, so  
10 I could understand the strategy of trying to  
11 provide a vapor barrier because of the mixing  
12 of those materials in the skin.

13 And so right now I lean towards wanting a  
14 bit more evidence because there seems to be a  
15 discrepancy between what staff has been able to  
16 determine as to the history of the home and  
17 then what's being stated here by the applicant  
18 as the history of the home from a construction  
19 standpoint.

20 If it is a stucco home that has a brick  
21 veneer put over it, this would be a case where  
22 I could see an argument for the limewash. And  
23 it is a -- it is a historic application. It's  
24 not something that's -- it's not -- this is  
25 different than purely painting brick in my

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1 mind, and so I could see the argument for it.

2 If the house was originally all brick from  
3 its inception, from its original construction,  
4 then I -- then I lean away from it in that  
5 regard, but I think there's some -- there's  
6 some unknown here.

7 The other things I think are -- I think  
8 we're okay with those, and so maybe we have  
9 to -- maybe we amend the conditions asking for  
10 more evidence to approve. Otherwise, it has to  
11 remain unwashed.

12 THE CHAIRMAN: That's an interesting  
13 (inaudible).

14 (Inaudible discussion.)

15 THE CHAIRMAN: That's a question for  
16 Counsel, I believe, because I like the idea of  
17 an approval if you can give us a picture --  
18 long story short -- of a stucco house. And if  
19 you have a picture, by chance --

20 MR. LEUTHOLD: I don't have it with me,  
21 I'm sorry, I don't. But the owner told me that  
22 they have that photograph.

23 THE CHAIRMAN: Okay.

24 MR. LEUTHOLD: And the previous owner  
25 is -- was quite certain about the dates. I

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1 don't have any proof other than that, so --

2 COMMISSIONER MONTOYA: Then question for  
3 the applicant. Is the -- could you come back  
4 with more evidence so that we could --

5 MR. LEUTHOLD: Yes, of course I could.

6 COMMISSIONER MONTOYA: So we could defer  
7 this and then get it potentially on the consent  
8 agenda.

9 THE CHAIRMAN: Yeah, I think that's  
10 probably the best-case scenario.

11 MR. LEUTHOLD: Okay. I would be happy to  
12 do that just to keep it possible, yes.

13 THE CHAIRMAN: Okay.

14 COMMISSIONER GREGORY: Through the Chair,  
15 for clarity, I would also say that there's a  
16 large difference between a limewash and a  
17 painting of a masonry structure, you know,  
18 especially when it's done with a light wash  
19 like he is discussing here.

20 COMMISSIONER EPSTEIN: Through the Chair,  
21 I'll -- I would like also -- because I wasn't  
22 under the impression that limewash was a  
23 waterproofing barrier.

24 COMMISSIONER MONTOYA: That's what I just  
25 said earlier.

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1 COMMISSIONER EPSTEIN: Yeah. So that, to  
2 me, is something that I'm finding a little bit  
3 of a holdup, as this is being presented as a  
4 way to assist with that, where -- I'm not under  
5 the impression that that's how that works. I  
6 know that it's breathable, where paint is not  
7 breathable, so it can allow water to escape.

8 And I know that it does provide some  
9 protection to historic brick and mortar joints  
10 and everything like that. It just was  
11 presented, I believe, earlier as a  
12 waterproofing technique, and I don't believe  
13 that it is (inaudible).

14 COMMISSIONER MONTOYA: Yeah. Commissioner  
15 Epstein, that's why I asked the applicant that  
16 question, just to -- just to clarify that, and  
17 I think he did --

18 But I would also say that this is an  
19 application that the National Park Service uses  
20 in their structures for this very reason, so  
21 that the buildings can breathe.

22 THE CHAIRMAN: Okay. I think we'll go  
23 ahead and defer and we'll get some more  
24 evidence for next month and hopefully get it  
25 all squared away.

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1 MR. LEUTHOLD: That's fine.  
 2 MS. LOPERA: Mr. Chair --  
 3 COMMISSIONER MONTROYA: That would also  
 4 allow the applicant to get the things presented  
 5 here, the paper presentation, as part of the  
 6 application so that when we come back, the  
 7 10-foot brick driveway, the gate and the  
 8 (inaudible) and all that can be --  
 9 MR. LEUTHOLD: Yes.  
 10 THE CHAIRMAN: (Off microphone.)  
 11 COMMISSIONER EPSTEIN: Through the Chair,  
 12 I'd like to throw a monkey wrench into this  
 13 whole thing. If they can come back with proof  
 14 that this was a stucco building, I'd be okay  
 15 with them doing a more opaque limewash, if  
 16 we're going to use that as a reason.  
 17 THE CHAIRMAN: Yeah. I mean, that's an  
 18 option we can -- we can chat about it next  
 19 time, but we'll -- we'll go ahead and defer it  
 20 and we will see you next month with some  
 21 evidence.  
 22 MR. LEUTHOLD: That sounds fine.  
 23 Thank you.  
 24 THE CHAIRMAN: Thank you. So we're going  
 25 to defer COA-24-30533.

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1 That takes us to Section H, Work Initiated  
 2 or Completed Without a COA. First on the  
 3 docket is COA-24-30627, 1541 Pine Grove Avenue.  
 4 MR. WELLS: All right. So this is  
 5 application COA-24-30627 for the property  
 6 located at 1541 Pine Grove Avenue. This is an  
 7 after-the-fact painting of a one-story,  
 8 noncontributing brick structure in the  
 9 Riverside Avondale Historic District.  
 10 The structure is considered highly visible  
 11 and can be characterized by its brown brick  
 12 exterior, gabled roof, 1-over-1 windows and  
 13 sliding glass windows.  
 14 According to the applicant, the white  
 15 paint was applied in order to cover up brick  
 16 discoloration. As such, painting of the  
 17 structure's original brown brick exterior  
 18 causes most of its notable character-defining  
 19 features to be fully concealed.  
 20 Staff did conduct a site visit on April  
 21 25th to inspect the condition of the brick and  
 22 its character-defining features. And it is  
 23 based on our observation that the brick  
 24 appeared to be in good condition and not  
 25 showing any signs of deterioration besides

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1 routine maintenance.  
 2 We do find that painting of a brick  
 3 structure instead of repointing the mortar and  
 4 performing routine maintenance affects the  
 5 whole block and diminishes the historic  
 6 appearance of these historic brick structures  
 7 within the district.  
 8 Also, at our site visit we assessed the  
 9 brick and determined it to be in great  
 10 condition with no visible areas of brick or  
 11 mortar damage. In accordance with our design  
 12 guidelines, they specify that methods of  
 13 preparing brick to prevent deterioration should  
 14 be utilized and painting of brick is a last  
 15 resort to prevent the deterioration of heavily  
 16 damaged brick structures.  
 17 Once again, we do recommend that the paint  
 18 be removed. The recommendation for denial  
 19 includes corrective actions that require the  
 20 applicant to follow the National Park Service's  
 21 preservation briefs which specify instructions  
 22 on how to remove paint from the brick, which  
 23 should be spot tested to ensure the selective  
 24 cleaning option does not damage the brick  
 25 before being applied to larger areas, and also

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1 it provides detailed steps for cleaning,  
 2 protective treatments, and repointing mortar.  
 3 Therefore, once again, we do find that  
 4 this -- that the application of paint to this  
 5 brick exterior is inconsistent with our design  
 6 guidelines as well as our Ordinance Code, and  
 7 we are obligated to forward you a  
 8 recommendation for denial.  
 9 THE CHAIRMAN: Okay. Questions for staff?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: Okay. Is there any  
 12 ex parte by chance?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: With that, we'll open the  
 15 public hearing.  
 16 Is the applicant here?  
 17 AUDIENCE MEMBER: (Indicating.)  
 18 THE CHAIRMAN: You can come on up.  
 19 (Audience member approaches the podium.)  
 20 THE CHAIRMAN: If you'll state your name  
 21 and address for me.  
 22 AUDIENCE MEMBER: Yes. My name is Robert  
 23 Bachmann. Address is 49 Oakwood Road,  
 24 Jacksonville Beach, Florida 32250.  
 25 THE CHAIRMAN: Robert, she's going to

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1 swear you in.  
 2 MR. BACHMANN: One more time? I'm sorry.  
 3 THE CHAIRMAN: She's going to swear you in  
 4 real quick.  
 5 THE REPORTER: If you would raise your  
 6 right hand for me, please.  
 7 MR. BACHMANN: (Complies.)  
 8 THE REPORTER: Do you affirm that the  
 9 testimony you are about to give will be the  
 10 truth, the whole truth, and nothing but the  
 11 truth?  
 12 MR. BACHMANN: I do.  
 13 THE REPORTER: Thank you.  
 14 MR. BACHMANN: All right. So just full  
 15 honesty, everyone, we had no idea that we were  
 16 buying a house that was in a historic district.  
 17 By the time that I had received the letter  
 18 stating that it was in the historic district,  
 19 we already painted the house.

20 So again, I'm here to basically ask for  
 21 your forgiveness. I apologize that -- you  
 22 know, I know ignorance is not an excuse here.  
 23 If we would have known that there were certain  
 24 protocols to go through before painting, we  
 25 would have absolutely done so.

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1 So I understand that what we did is not in  
 2 accordance with your guidelines or really the  
 3 process that needs to be upheld here.  
 4 So with that said -- so the reason I did  
 5 paint the brick -- I'm the contractor. My  
 6 brother is my partner, who is the Realtor on it  
 7 all. He -- we bought the house.  
 8 And if you were to scroll up, you'll see  
 9 on the original pictures there's a large hedge  
 10 rail on the front, and then there was an  
 11 addition added to -- when we get there, I'll  
 12 show you.  
 13 So if you look at this top picture here,  
 14 you'll see that there's kind of a step-down in  
 15 the roof that goes to the garage. That was at  
 16 some point an open breezeway that was [sic] now  
 17 an addition. The brick in those two areas is  
 18 not consistent. So you'll see it's two  
 19 different styles of brick, so -- that was one  
 20 of the two reasons that I decided to paint.  
 21 The second reason, behind these large  
 22 shrubs that you see up front -- at some point  
 23 someone had repointed most of the brick on the  
 24 house with disregard to anything behind the  
 25 shrub rows there.

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1 Once we removed the shrubs and cleaned the  
 2 brick -- and again, full disclosure, all we had  
 3 done was use a pressure-washer and some baking  
 4 soda solution to scrub the brick, to try to  
 5 remove any of the mildew growth that was in the  
 6 grout lines.  
 7 Again, after I had seen that -- the  
 8 discoloration from where the shrubs were above  
 9 it and then the non-consistency from the garage  
 10 to the addition back to the main house, that's  
 11 when we decided to move forward with the  
 12 painting.  
 13 THE CHAIRMAN: Okay. Questions for our  
 14 applicant at the moment?  
 15 COMMISSIONER MONTOYA: Yes, just one.  
 16 Through the Chair, question for the applicant.  
 17 You stated that your partner is also the  
 18 real estate agent?  
 19 MR. BACHMANN: Yes, sir.  
 20 COMMISSIONER MONTOYA: The purchasing real  
 21 estate agent?  
 22 MR. BACHMANN: Yes, he is.  
 23 COMMISSIONER MONTOYA: Who was the selling  
 24 real estate company or agent?  
 25 MR. BACHMANN: You know, I do not have

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1 that information. I can get it for you guys,  
 2 but I would have to ask my brother on that one.  
 3 We did buy it through -- the gentleman was  
 4 deceased and it had gone through probate, so it  
 5 was through the family's trust, I believe, but  
 6 I could not reference the seller.  
 7 COMMISSIONER EPSTEIN: Through the Chair,  
 8 I would also -- typically, when you buy a house  
 9 in a historic district, part of your closing  
 10 and title documents -- it's something you sign  
 11 that says this house is in a historic district,  
 12 you understand -- and if that's not something  
 13 that was part of your documents that made you  
 14 aware of it, I would go back to your title  
 15 company and closing company and tell them that  
 16 you're in this situation.  
 17 MR. BACHMANN: Okay. Yeah. Thank you for  
 18 that. I will check on that.  
 19 THE CHAIRMAN: All right. Any other  
 20 questions at the moment?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: All right. We'll call you  
 23 back up if we need you.  
 24 MR. BACHMANN: Okay. Thank you.  
 25 Everyone, I would just like to note -- and

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1 I don't know if this means anything to the  
 2 group. When we did paint it, we did do it with  
 3 the idea of trying to conform with other  
 4 painted brick houses within a half a block --  
 5 or excuse me, half a mile of the area.  
 6 So the idea of painting the house, we did  
 7 try to take other homes in the area into  
 8 consideration, and we tried to be consistent  
 9 with that.  
 10 So that's just my last piece.  
 11 Thank you.  
 12 THE CHAIRMAN: Thank you.  
 13 All right. Is anybody else here to speak  
 14 on this COA?  
 15 AUDIENCE MEMBERS: (No response.)  
 16 THE CHAIRMAN: With that, we'll close the  
 17 public hearing.  
 18 I will entertain a motion.  
 19 COMMISSIONER HOFF: Through the Chair, I  
 20 would like to make a motion to deny  
 21 COA-24-30627.  
 22 COMMISSIONER EPSTEIN: Second.  
 23 THE CHAIRMAN: Yeah, these COAs are always  
 24 difficult for us because we are supposed to  
 25 rule on the COA as if they were coming to us  
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1 them know perhaps, but it is a requirement.  
 2 COMMISSIONER GREGORY: Through the Chair,  
 3 as a real estate agent, it's not required by  
 4 law, actually, to notify them. They should,  
 5 but --  
 6 COMMISSIONER MONTOYA: Thank you for that,  
 7 but it should be.  
 8 COMMISSIONER EPSTEIN: The title company  
 9 should --  
 10 COMMISSIONER GREGORY: No.  
 11 COMMISSIONER EPSTEIN: No?  
 12 When I bought a house in a historic  
 13 district, I had to sign something at the  
 14 closing saying that I know that I bought a  
 15 house in a --  
 16 COMMISSIONER GREGORY: That would be a  
 17 great practice.  
 18 COMMISSIONER EPSTEIN: What?  
 19 COMMISSIONER GREGORY: It's not by law,  
 20 though.  
 21 COMMISSIONER EPSTEIN: That sounds  
 22 (inaudible).  
 23 COMMISSIONER MONTOYA: Well, in regard to  
 24 that, through the Chair, then that -- that's  
 25 something for us to recognize because it puts  
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1 fresh and the work has not been done. And I  
 2 know, at least on my end, this is not something  
 3 we would have approved. I don't know if anyone  
 4 has any thoughts, but --  
 5 COMMISSIONER GREGORY: Through the Chair,  
 6 I agree. If this came to us as an unpainted  
 7 brick house, we probably would not approve it.  
 8 COMMISSIONER EPSTEIN: Through the Chair,  
 9 there would need to be a lot more photographic  
 10 documentation to prove that there was  
 11 something, you know, catastrophically wrong  
 12 with the brick or mismatching. Just from the  
 13 pictures we have, looking at the quality of the  
 14 brick and the photos we have, it doesn't look  
 15 like something we would approve, even if it was  
 16 requested from the start.  
 17 COMMISSIONER MONTOYA: Yeah. Through the  
 18 Chair, I agree with the previous commissioner's  
 19 statements. I also asked the applicant the  
 20 questions about the real estate agents in  
 21 regard to Commissioners Epstein's comment  
 22 afterwards because it's required by law for  
 23 that -- somebody signed that paper. And the  
 24 real estate agent, obviously, or whoever it  
 25 was, didn't do a good enough job of letting  
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1 due diligence on the purchaser. It puts due  
 2 diligence on the owner if it's not legislated.  
 3 So it still has to -- it still has to be  
 4 accounted for.  
 5 THE CHAIRMAN: Yeah.  
 6 All right. Any other thoughts?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Okay. All those in favor?  
 9 COMMISSION MEMBERS: Aye.  
 10 THE CHAIRMAN: Those opposed?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Hearing none, with that,  
 13 you've denied COA-24-30627, and we will move  
 14 along to COA-24-30361, 736 West Street.  
 15 MR. WELLS: All right. COA-24-30361, for  
 16 the property located at 736 West Street. This  
 17 is for the after-the-fact approval of multiple  
 18 alterations and the proposed installation of a  
 19 poured concrete parking pad.  
 20 The property currently has a  
 21 noncontributing original structure on it that  
 22 can be characterized as a bungalow style. The  
 23 structure is characterized by its front porch  
 24 stoop, 2-over-2 horizontal windows, and a  
 25 cross-gabled roof form.  
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1 The structure currently has multiple  
2 after-the-fact alterations which include  
3 wholesale window replacement, wholesale siding  
4 replacement, front door replacement, and the  
5 construction of a front porch.

6 Once again, the applicant also seeks to  
7 install a poured concrete parking pad within  
8 the front yard.

9 So in accordance with our design  
10 guidelines and our administrative COA matrix --  
11 aluminum siding was originally on the  
12 structure, and so we do deem aluminum siding as  
13 nonhistoric, in accordance with our guidelines.

14 As such, the removal of aluminum siding with  
15 Hardiboard siding can be administratively  
16 approved, which -- which are subject to the  
17 conditions noted in our report.

18 However, there were several items that we  
19 did recommend some corrections be made,  
20 starting with the window replacement, and so --  
21 according to our building permit records as  
22 well as our COA system, no COAs have been filed  
23 or building -- or building permits have been  
24 filed with the Building Inspection Division in  
25 terms of the scope of work.

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1 And according to the applicant's window  
2 survey forms and supplementary photos, it  
3 appears that prior to its replacement, the  
4 windows were metal. And since the -- since  
5 staff never had an opportunity to inspect the  
6 windows prior to its replacement, we did note  
7 that the windows were installed inappropriately  
8 with nailing fins, they're not being recessed  
9 within the wall, and they do not replicate the  
10 original trim.

11 So consistent with our recommendations, we  
12 do ask that the vinyl windows be replaced or  
13 reinstalled in order to be recessed within the  
14 wall opening.

15 We find that installing 1-over-1 windows  
16 with nailing fins and altering the trim, a  
17 significant portion of the character of the  
18 structure is removed and replaced with the  
19 historically inappropriate product.

20 Once again, if the applicant were to  
21 install a window product that does not have  
22 nailing fins and replicates the original trim,  
23 this would be an opportunity to bring the  
24 property into compliance with the design  
25 guidelines as well as achieve consistency with

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1 sections of our Ordinance Code.

2 Another point that we did have some  
3 concerns about was the installation of an  
4 after-the-fact porch, which we found to be  
5 incompatible with the existing height and roof  
6 forms of the primary structure. So because the  
7 gabled roof designed [sic] the primary  
8 structure, staff does recommend that the porch  
9 be redesigned with a gabled roof pitch.

10 Furthermore, the railing system on the  
11 porch was improperly installed with the exposed  
12 ends visible, so we do, again, condition the  
13 site to have a redesign of the porch in order  
14 to, once again, achieve consistency with our  
15 design guidelines as well as our Ordinance  
16 Code.

17 And, lastly, in terms of the proposed  
18 installation of a parking pad, we do note that  
19 there's an existing curb-cut on the right of  
20 the property. Staff does not have any record  
21 of what material was used. However, according  
22 to Google Street View, the subject property  
23 previously had a driveway that extended past  
24 the front plane of the home, so we do find  
25 installation of a parking pad inconsistent with

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1 our design guidelines because, typically, the  
2 front yard of the historic property is used for  
3 landscaping and plant material, not automobile  
4 parking.

5 We find that the proposed parking pad will  
6 destroy the relationship between the structure  
7 and the setting by introducing an inappropriate  
8 concrete pad and vehicular area within the  
9 district.

10 Traditionally, the districts -- the  
11 historic districts have used concrete ribbons,  
12 gravel, or pavers for parking on the property.  
13 Poured concrete driveways have been determined  
14 to be nontraditional and nonhistoric within the  
15 historic districts. Therefore, we do recommend  
16 that the applicant install a concrete -- or not  
17 even a concrete driveway, my apologies -- a  
18 driveway on the right side of the structure  
19 that extends past the front plane of the home.

20 Other than that, we do find the remaining  
21 items consistent and compatible, and we forward  
22 to you a recommendation for approval with the  
23 conditions noted in the report.

24 THE CHAIRMAN: Okay. Thank you.  
25 Questions for staff?

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1 COMMISSIONER EPSTEIN: Through the Chair  
2 to staff, is it not something we want them to  
3 do as well with the porch, to maintain the same  
4 materials of the stem wall around the porch  
5 that the house has and not have the siding  
6 going right into the grass?

7 MR. WELLS: Through the Chair to  
8 Commissioner Epstein, that would be something  
9 that we also would be in support of. We do --  
10 just looking at it now, from -- that would also  
11 need to match.

12 COMMISSIONER GREGORY: Through the Chair,  
13 along those same lines from Commissioner  
14 Epstein, the steps going into the porch there,  
15 I'm not sure if these are just temporary steps  
16 right now, but we would need some sort of  
17 permanent steps that would match the stem wall.

18 THE CHAIRMAN: Any other questions for  
19 staff right now?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: All right. Let's open the  
22 public hearing.

23 Is the applicant here?

24 AUDIENCE MEMBER: (Indicating.)

25 THE CHAIRMAN: Come on up.

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1 top.

2 So it's getting here -- generally, where  
3 I'm from, yeah, as long as you're not changing  
4 the opening of the windows, it's not required  
5 for a permit.

6 And then the siding, obviously, not  
7 either -- or the -- and then the porch, I got  
8 a -- there is -- I had architect designs on the  
9 porch, but I did not get the permits through  
10 the City. That was dumb.

11 Other than that -- actually, I was going  
12 to not do the concrete pad now and do the  
13 gravel in there, so that was something I was  
14 actually going to change.

15 The roof pitch was actually from the  
16 design -- it was a JPC design. I actually put  
17 that in my -- in the papers I permitted -- or  
18 submitted to the planners.

19 Other than that, I think that's all I did  
20 for outside.

21 THE CHAIRMAN: Any questions for our  
22 applicant?

23 COMMISSION MEMBERS: (No response.)

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

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1 (Audience member approaches the podium.)  
2 THE CHAIRMAN: If you will state your name  
3 and address.

4 AUDIENCE MEMBER: Sounds good.  
5 Brad Latham, 736 West Street.

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

8 MR. LATHAM: (Complies.)

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

13 MR. LATHAM: I do.

14 THE REPORTER: Thank you.

15 MR. LATHAM: All right. Thank you.  
16 Good afternoon or evening.

17 We purchased this house back in June -- I  
18 believe July 1st, actually, and I did not know  
19 it was historic. I'm from -- just moved here  
20 from Reno, Nevada.

21 The windows, actually, were replaced from  
22 the historic ones. So they actually had --  
23 they were fin windows before. The siding had  
24 actually been pulled for the historic so it  
25 didn't have the bump-out on the bottom or the

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1 MR. LATHAM: Okay. No problem.

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

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: With that, we'll close the  
6 public hearing, and I'll entertain a motion.

7 COMMISSIONER GREGORY: I'll take a stab at  
8 it.

9 Motion to approve COA-24-30361 for 736  
10 West Street with the applicant's change to  
11 condition -- I guess Number 8 through 12, where  
12 he's going to use a gravel driveway instead of  
13 a concrete ribbon driveway?

14 MR. LATHAM: Yes.

15 COMMISSIONER GREGORY: As well as adding  
16 two conditions, that the stem wall surrounding  
17 the front porch and the front porch steps  
18 reasonably match the design of the stem wall  
19 around the house.

20 COMMISSIONER MONTOYA: Second.

21 THE CHAIRMAN: All right. Conversation?

22 MR. LATHAM: Can I say something?

23 THE CHAIRMAN: Please.

24 MR. LATHAM: On the steps that you were  
25 asking about, I did actually pour a foundation

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1 in front of them. That may not be approved,  
 2 but they are actually permanent ones on there.  
 3 I did talk to the -- Martin Kennelly, the  
 4 Historic code inspector, and he was -- what he  
 5 didn't like about the steps was there was no  
 6 front-facing piece that they wanted on there.  
 7 But, I mean, if -- if I do need to change them  
 8 to cement, we can obviously do that, but that  
 9 was -- his comment was to put the -- a  
 10 front-facing piece, and then, of course, the  
 11 railing.  
 12 THE CHAIRMAN: Yeah.  
 13 MR. LATHAM: Okay.  
 14 THE CHAIRMAN: Thank you.  
 15 Thoughts and comments?  
 16 COMMISSIONER EPSTEIN: Through the Chair,  
 17 I'm in agreement with all these conditions for  
 18 this. Again, you know, no permit was pulled.  
 19 If you had pulled a permit, they would  
 20 have told you this was a historic house and  
 21 they would have asked you for the COA. So just  
 22 in the future, I would look into that.  
 23 But, yeah, definitely, I would be in  
 24 support of the steps being a matching material  
 25 to the stem wall that -- similar to what was  
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1 originally on the site as well.  
 2 COMMISSIONER MONTOYA: Through the Chair,  
 3 I agree with Commissioner Epstein on that, but  
 4 I think it definitely mandates that the porch  
 5 have a stem wall as well.  
 6 THE CHAIRMAN: All right. Any other  
 7 thoughts?  
 8 COMMISSIONER MONTOYA: Through the Chair,  
 9 no, I -- I think (inaudible) the revisions to  
 10 the (inaudible) as stated in the (inaudible) --  
 11 COMMISSIONER GREGORY: I think I included  
 12 the stem wall on the porch and the steps to  
 13 match the current stem wall around the house, I  
 14 believe.  
 15 MS. LOPERA: Through the Chair, could I  
 16 restate your motion just for clarity?  
 17 COMMISSIONER GREGORY: Sure thing, yeah.  
 18 MS. LOPERA: Okay. So you -- did you move  
 19 to approve with all staff conditions with the  
 20 addition of front porch steps and a stem wall  
 21 on the front porch shall reasonably match?  
 22 Did you want to --  
 23 COMMISSIONER MONTOYA: (Off microphone.)  
 24 MS. LOPERA: -- either clarify what you  
 25 consider to be a reasonable match or allow the  
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1 Historic Preservation section to approve that?  
 2 Like, as approved by the section?  
 3 COMMISSIONER GREGORY: Yeah, I think we  
 4 clarified it to be a masonry -- with approval  
 5 by staff.  
 6 MS. LOPERA: So masonry steps and a stem  
 7 wall on the front porch as approved by the  
 8 Historic Preservation section?  
 9 COMMISSIONER GREGORY: That sounds good.  
 10 MS. LOPERA: Thank you.  
 11 COMMISSIONER GREGORY: And then there's  
 12 also the gravel part of the driveway as well  
 13 that he already agreed to.  
 14 MS. LOPERA: So that amends -- through the  
 15 Chair, excuse me, so that amends Condition 10,  
 16 the driveway can be gravel past the front wall  
 17 of the main structure.  
 18 Any other changes to those conditions?  
 19 COMMISSIONER GREGORY: I believe -- I  
 20 believe that's correct, yeah, just -- Number  
 21 10, I believe.  
 22 MS. LOPERA: Okay.  
 23 THE CHAIRMAN: Any other thoughts?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: All those in favor?  
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1 COMMISSION MEMBERS: Aye.  
 2 THE CHAIRMAN: Those opposed?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: Hearing none, you have  
 5 approved COA-24-30361, and we will move right  
 6 along.  
 7 We are --  
 8 MR. LATHAM: Thank you.  
 9 THE CHAIRMAN: I'm assuming we have no  
 10 public comment. I don't see anyone in the  
 11 crowd.  
 12 We have New Business. Grant letter of  
 13 support -- actually, two grant letters of  
 14 support.  
 15 MR. WELLS: All right. So we have, yeah,  
 16 two letters of support requests. Both are from  
 17 the North Riverside Community Development  
 18 Corporation, or CDC for short. So they're  
 19 asking for a letter of support in order to  
 20 apply for two grants that are coming up.  
 21 So the first grant will focus on the  
 22 residential and local commercial areas that are  
 23 most at risk for development. So this includes  
 24 Mixon Town, the east side of Lackawanna, and  
 25 any areas adjacent that are to the creek there,  
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1 McGirts -- or McCoy's Creek, I believe.  
 2 So the project will include some surveying  
 3 with the goal of identifying individual  
 4 buildings that may be landmarked or stops on  
 5 the potential Heritage Trail. The grant will  
 6 also be used to do some narrative building and  
 7 oral histories and also develop a significant  
 8 statement for the Heritage Trail; and  
 9 eventually apply, in future years, for a  
 10 National Register Historic District. So this  
 11 project will potentially begin in February of  
 12 2025 and run for approximately 18 to 24 months.

13 So, once again, they are asking for a  
 14 letter of support, which I will craft together.  
 15 So as a commission, you all just need to vote  
 16 to recommend approval of the letter for  
 17 support.

18 THE CHAIRMAN: Okay. (Off microphone.)

19 MR. WELLS: Yes. Well, no, if you vote  
 20 to -- so if you vote -- through the Chair, if  
 21 you vote to recommend approval, then I will  
 22 craft that letter.

23 THE CHAIRMAN: All right. Questions for  
 24 staff?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All right. All those in  
 2 favor?

3 COMMISSION MEMBERS: Aye.

4 THE CHAIRMAN: Those opposed?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: Hearing none --

7 MS. LOPERA: Did someone make a motion?

8 COMMISSIONER MONTOYA: Wait. We --  
 9 someone has to make a motion.

10 Motion to approve the Northside [sic]  
 11 Riverside Community Development Corporation  
 12 grant letter of support.

13 COMMISSIONER EPSTEIN: Second.

14 THE CHAIRMAN: All those in favor?

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: Those opposed?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Hearing none, (inaudible).

19 MS. LOPERA: To the Chair, you don't need  
 20 to -- unless you want to see those letters,  
 21 Arimus will just prepare it and (inaudible) and  
 22 send them out --

23 THE CHAIRMAN: (Off microphone.)

24 Okay. We have the 2024 Window Supplement.

25 MR. WELLS: I have one more letter.

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1 THE CHAIRMAN: I'm sorry.

2 MR. WELLS: So the second letter is --  
 3 again, comes from North Riverside CDC. They're  
 4 going to be partnering with the University of  
 5 Florida to apply for a small matching grant  
 6 with the State's Division of Historical  
 7 Resources. So, once again, they're asking for  
 8 a letter of support.

9 So this grant will focus on updating the  
 10 2004 survey of North Riverside. So right now  
 11 this area is pretty large and includes around  
 12 800 buildings. So the North Riverside CDC  
 13 plans to focus on these area and update them  
 14 with a new survey. And eventually they want to  
 15 get this place listed on the National Register  
 16 of Historic Places as a historic district.

17 So this survey will engage with the  
 18 community. They will also make some  
 19 modifications to the boundaries of the district  
 20 as well as do some new Florida Master Site  
 21 Files.

22 So that is the intent, and they are asking  
 23 for a letter.

24 THE CHAIRMAN: All right. Questions for  
 25 staff?

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: Okay. I'll take a motion.

3 COMMISSIONER MONTOYA: Motion to approve  
 4 the North Riverside Community Development  
 5 Corporation grant letter of support.

6 COMMISSIONER GREGORY: Second.

7 THE CHAIRMAN: All those in favor?

8 COMMISSION MEMBERS: Aye.

9 THE CHAIRMAN: Those opposed?

10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: Hearing none, you have  
 12 approved the second letter of support.

13 And with that, we will go to the 2024  
 14 Window Supplement.

15 (Discussion held off the record.)

16 MR. WELLS: Two more items. So the next  
 17 one is the window supplement. So just a little  
 18 background here: We met on site with TerraWise  
 19 Homes as well as Commissioner Hoff to discuss  
 20 potentially making some revisions to the window  
 21 supplement.

22 So the concern that arose was the fact  
 23 that on new construction homes -- there's been  
 24 an abundance of new construction being built  
 25 with windows that are recessed -- or not

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1 recessed, and so TerraWise is trying to make a  
2 concerted effort to meet that new window  
3 supplement where we included some language that  
4 discusses how windows should be recessed  
5 approximately 2 to 4 inches, which is  
6 compatible with other historic structures.

7 So we did a site visit with them, and they  
8 were stating how, based on the window product  
9 available and within the market and due to  
10 higher costs and whatnot, that it would be more  
11 prudent to allow, for new construction, some  
12 flexibility and allow for the standard to be  
13 around 1 to 4 inches, and so we wanted to get  
14 the Commission's thoughts on this, and also  
15 potentially get this updated.

16 But right now what we propose is that it  
17 be split into two different distinctions. So  
18 the language would read, "The recession of  
19 windows on historic structures" -- and I know  
20 it states "should," but we do want to change  
21 that to "shall" to make it a little bit more  
22 binding. So it will read, "shall be between  
23 2 to 4 inches and 1 to 4 inches on new  
24 construction."

25 COMMISSIONER MONTOYA: Yeah. Through the  
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1 MR. WELLS: Through the Chair to the  
2 Commission, if I may, I did pass -- in front of  
3 you, you do -- you should have a copy of a  
4 handout that just shows the pictures that we  
5 took from our site visit. So this is an image  
6 of what a one-inch recession would look like.

7 COMMISSIONER EPSTEIN: Through the Chair,  
8 so this is the one inch?

9 MR. WELLS: That's correct.

10 COMMISSIONER EPSTEIN: And it's recessed  
11 one inch from the sheathing?

12 COMMISSIONER MONTOYA: It's the  
13 relationship of the sash to the fin, isn't it?

14 MR. WELLS: That is correct.

15 So it would be from the sash itself, from  
16 the most exterior sash.

17 COMMISSIONER HOFF: So that's one of the  
18 key things that I think needs to be caught  
19 by -- is exactly how it is measured.

20 COMMISSIONER EPSTEIN: And through the  
21 Chair, when you have the nailing fin -- because  
22 I think when you have to recess these windows  
23 back, that come with the nailing fin, you are  
24 changing their waterproofing technique by  
25 removing that nailing fin.

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1 Chair, I'll chime in first on this.  
2 I believe in fighting water intrusion,  
3 right? We do have modern construction methods  
4 that are being used, and I think we do have  
5 to -- I think we have to take that into  
6 account, so I think this is moving in a good  
7 direction for me.

8 There is clearly -- there's also -- there  
9 is -- the spirit of historic guidelines are  
10 written in terms of primary structures and  
11 secondary structures and not -- new  
12 construction not imitating historic structures.  
13 But that doesn't seem to be what we get a lot  
14 here. We get imitative projects, right? And I  
15 don't think they imitate very well, honestly.

16 The other thing is, if they do imitate  
17 very well -- like, let's say TerraWise, they do  
18 net zero projects, right? If you do -- if you  
19 construct a project that looks very much like  
20 it imitates a historic structure and it's net  
21 zero, I think it takes away from the value of  
22 the historic home, right?

23 I think it's a -- to me, it goes against  
24 the spirit of the guidelines, the national and  
25 historic guidelines that ours are based on.

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1 You have to remove the nailing fin or buy  
2 a more elaborate, expensive window system to  
3 get that depth. And they're saying they're  
4 using the windows that are the most efficient  
5 and affordable for them, and it comes with a  
6 nailing fin, like you can see in this graphic  
7 here, and that nailing fin is designed to be a  
8 part of a waterproofing strategy. When you  
9 remove that to set it back into the wall,  
10 you're removing that portion of the  
11 waterproofing.

12 COMMISSIONER MONTOYA: Right. There are  
13 two options. You can either use the much more  
14 expensive finned window that recesses it -- and  
15 it is exorbitant, in my opinion -- or you can  
16 modify the wall to set the wall back to receive  
17 the tradition- -- the standard finned window.  
18 I don't think that's a good design. I think  
19 that's inviting water into the envelope of the  
20 building and deterioration will follow.

21 The other method would be to use what we  
22 call a masonry window that doesn't have fins,  
23 and it slips in a rough opening. Also, in my  
24 opinion, a bad idea.

25 It's okay in a masonry building because

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1 it's a masonry veneer and there's a -- there's  
 2 an air cavity, and so there's a way to drain  
 3 that water out of the structure, but that's not  
 4 what we get with a frame building with a  
 5 brick -- it just -- you know, with siding, it  
 6 just doesn't work that way.  
 7 THE CHAIRMAN: Okay. Any more thoughts?  
 8 COMMISSIONER EPSTEIN: Through the Chair,  
 9 I mean, this looks good to me.  
 10 I think one of my biggest issues with the  
 11 windows when they're installed is they end up  
 12 looking like that project we saw earlier where  
 13 they're, like, almost in line with the trim and  
 14 everything, and that's -- that's just not how  
 15 windows look good, if I could --  
 16 (Inaudible discussion.)  
 17 COMMISSIONER EPSTEIN: Yeah, so I think  
 18 that this is acceptable in my opinion.  
 19 COMMISSIONER HOFF: I agree.  
 20 MR. WELLS: Once again, one modification  
 21 that we did request is that "should" -- in that  
 22 last sentence, "should" be replaced with  
 23 "shall."  
 24 THE CHAIRMAN: Is that something we need  
 25 to vote on or just --

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1 MS. LOPERA: Yes.  
 2 THE CHAIRMAN: I need a motion, then.  
 3 COMMISSIONER EPSTEIN: Motion to approve  
 4 the Historic Preservation Window Supplement as  
 5 revised with the inclusion of a 1- to 4-inch on  
 6 new construction and the verbiage changed --  
 7 added "shall."  
 8 COMMISSIONER MONTOYA: Second.  
 9 THE CHAIRMAN: All those in favor?  
 10 COMMISSION MEMBERS: Aye.  
 11 THE CHAIRMAN: Those opposed?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: Hearing none, you have  
 14 approved the edits, and we are moving along.  
 15 We've got elections.  
 16 MS. LOPERA: Through the Chair, so every  
 17 May we get to have elections for chair, vice  
 18 chair, and secretary. And if you are selected  
 19 for one of these positions, you will begin next  
 20 month.  
 21 THE CHAIRMAN: All right. Always fun.  
 22 COMMISSIONER HOFF: So I believe we have  
 23 three people in those roles right now. Are  
 24 they willing to continue in those roles?  
 25 THE CHAIRMAN: (Off microphone.)

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1 (Reporter clarification.)  
 2 THE CHAIRMAN: Yes.  
 3 COMMISSIONER GREGORY: Yes.  
 4 COMMISSIONER MONTOYA: Yes.  
 5 COMMISSIONER EPSTEIN: That sounds good to  
 6 me.  
 7 MS. LOPERA: So someone could nominate,  
 8 like, a slate, if you want to just do that, you  
 9 know, as -- J.C. as chair, Commissioner Montoya  
 10 as vice chair, and Commissioner Gregory as  
 11 secretary, if you want to do it as a slate, or  
 12 we can do them individually.  
 13 COMMISSIONER EPSTEIN: I move to nominate  
 14 the slate: J.C. as chair, Commissioner Montoya  
 15 as vice chair, and Commissioner Gregory as  
 16 secretary.  
 17 COMMISSIONER HOFF: I will second that  
 18 motion.  
 19 THE CHAIRMAN: All those in favor?  
 20 COMMISSION MEMBERS: Aye.  
 21 (Inaudible discussion.)  
 22 MS. LOPERA: Got it. Congratulations.  
 23 THE CHAIRMAN: All right. We've got  
 24 pending legislation and Public Works  
 25 improvements.

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1 (Reporter clarification.)  
 2 COMMISSIONER MONTOYA: Bill Hoff seconded  
 3 it, Diane.  
 4 THE REPORTER: Thank you.  
 5 COMMISSIONER HOFF: Could I ask something  
 6 under New Business? I think this falls under  
 7 New Business.  
 8 THE CHAIRMAN: Yes.  
 9 COMMISSIONER HOFF: So we had two new  
 10 construction houses built in Springfield  
 11 recently that are on a well, and the wells are  
 12 placed in the front yards, and they are 2 to  
 13 3 feet above the lawn. And I am -- so is the  
 14 placement of equipment like that in the purview  
 15 of the Historic Preservation section?  
 16 COMMISSIONER GREGORY: Before you  
 17 answer -- I'll give you a second -- I'll chime  
 18 in on that as well.  
 19 I've had a -- homeowners in Springfield  
 20 complain that they have to install a backflow  
 21 system, which is not a well necessarily, but it  
 22 prevents backflow of the water. And some  
 23 inspectors require them to put it in the front  
 24 yard, like, directly in view of the home,  
 25 blocking -- or not blocking, but marring the

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1 aesthetic of the home, I guess is the best way  
2 to put it.

3 And I'm not sure that's correct, what this  
4 inspector is telling people, because I  
5 personally have a backflow system directly next  
6 to my house, and it's not -- it doesn't have to  
7 be in the front yard, next to the sidewalk.

8 So in addition to what you're talking  
9 about, I think there is some concern with that  
10 in the neighborhood.

11 COMMISSIONER HOFF: And if you would like  
12 photos or the address, I can --

13 MR. WELLS: Through the Chair to  
14 Commissioner Hoff, if you can just provide  
15 those photos and the location, because I'm not  
16 too familiar with that. There's several  
17 thoughts mulling through my head right now,  
18 whether or not we can even -- we have the  
19 discretion, but if it's in a district itself, I  
20 imagine there's some type of review process.

21 But I'll just need to do a little bit more  
22 research before I opine on the record.

23 COMMISSIONER GREGORY: I can reach out to  
24 the homeowners that alerted me of that and get  
25 you a photo or two.

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1 COMMISSIONER HOFF: Thank you.

2 THE CHAIRMAN: All right. That takes us  
3 to pending legislation.

4 MR. WELLS: So the first section is just  
5 items that final action has taken place since  
6 our last Commission meeting, so this would --  
7 the first one would be Ordinance 2024-0247,  
8 which is a local landmark designation of 1349  
9 North Market Street. So it went to the Land  
10 Use and Zoning Committee and it also went to  
11 City Council this past Tuesday and was  
12 approved.

13 Pending legislation, we have Ordinance  
14 2023-0876, which is still kind of languishing  
15 there.

16 Ordinance 2024-0283, which is also a  
17 landmark designation. This went to the Land  
18 Use and Zoning Committee on May 21st. They  
19 recommended approval, so it will be going to  
20 City Council next week for final action.

21 THE CHAIRMAN: All right. Any Public  
22 Works?

23 MR. WELLS: Nothing to report for this  
24 month.

25 THE CHAIRMAN: Yes, sir.

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1 COMMISSIONER HOFF: Two things, I think,  
2 under Information. One is that, last month we  
3 discussed reaching out to the mayor's office  
4 regarding some type of social media outreach  
5 for Historic Preservation. So I did that,  
6 talked with Phillip Perry, forwarded that email  
7 to Mr. Wells.

8 They do not want to create a new account  
9 for that, but they are supportive of  
10 incorporating any types of vestiges that we  
11 have into their normal communications. So he  
12 shared how to do that.

13 So I don't know if that's something for --  
14 I don't know whose role that would be,  
15 hypothetically. So that's one thing.

16 THE CHAIRMAN: Did you get a chance to  
17 look at their account and (inaudible)? Is it  
18 something that they post often or --

19 COMMISSIONER HOFF: Yeah. I mean, they --  
20 yeah.

21 COMMISSIONER GREGORY: Is it maybe  
22 possible to have a hashtag Jax Historic or  
23 something become, like, something that we put  
24 on our marketing materials that would possibly  
25 encourage people to use that? I'm down with

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1 the Internet, so ...

2 COMMISSIONER HOFF: So that was one  
3 informational just kind of update since we  
4 discussed it last month.

5 The other, also kind of regarding last  
6 month, if you may remember, we had a couple of  
7 people that made public comments last month and  
8 here again today, how there is an issue with  
9 people buying properties and not knowing that  
10 they are in a historic district.

11 So I reached out to the Florida Trust for  
12 Historic Preservation, who is the statewide  
13 advocacy organization. Ethan and I had a  
14 conversation with them by phone to talk about  
15 hypothetical ways that either they or the  
16 Realtors could come up with some type of  
17 required release or notice.

18 As Ethan can tell you, the local documents  
19 that people have to sign off on right now, if  
20 they are going to purchase in a historic  
21 district, those are going to go away in July.  
22 So this issue, you know, may likely grow.

23 So we had a conversation with them, with  
24 the State-level staff about that. Just FYI.

25 Anything you want to add about that?

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101

1 COMMISSIONER GREGORY: Sure. It kind of  
2 touched on what you talked about earlier,  
3 Julia, about -- yeah, there's no state law  
4 requiring a disclosure of this sort. And from  
5 talking with this individual with the -- she  
6 said the political appetite for making  
7 requirements for additional forms is probably  
8 very low for a state legislator, so the best  
9 thing we can do is encourage it.

10 So, locally, we have a historic disclosure  
11 that is strongly recommended that people use,  
12 much like the HOA disclosure when people sign a  
13 contract to buy a home. And that form is going  
14 away locally because we're stopping having our  
15 forms produced locally and we're going to the  
16 State forms, and they don't have one.

17 So in our conversation with Melissa, I  
18 forwarded her our historic disclosure that we  
19 use as Realtors and asked her to provide some  
20 feedback and some edits that would maybe be  
21 more applicable to a statewide level.

22 We can't -- you can't edit that form for  
23 every municipality's local jurisdictional  
24 issues, but you can do it on a statewide and  
25 national level, so that would help if she would

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102

1 provide some edits.

2 And I did contact some -- multiple  
3 Realtors who will be on the Forms Committee for  
4 the Florida Association, and they said this is  
5 something they can certainly advocate for, is  
6 to have a statewide form for this, and -- but  
7 we just need some edits from her, and also have  
8 the Forms Committee take it up.

9 And there's -- (inaudible), but there's a  
10 number of issues regarding Realtors lately and  
11 lawsuits and settlements and whatnot that is  
12 taking up their time, so we're dealing with  
13 that.

14 COMMISSIONER EPSTEIN: Through the Chair,  
15 would it be seen as condescending if staff sent  
16 real estate offices, like, a map or something  
17 that pointed out the historic districts in town  
18 as sort of an educational -- like, just so all  
19 of your, you know, agents know, if you are  
20 selling a house or you're, you know, the agent  
21 that's, you know, working on buying a house,  
22 like, these are the districts where you need to  
23 let everybody know that they're going to be in  
24 the requirements to meet the historic  
25 guidelines?

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103

1 COMMISSIONER GREGORY: It's kind of a  
2 training issue. It's like the 80/20 rule;  
3 20 percent of people will attend training,  
4 80 percent won't. And we have an entire  
5 council dedicated to the historic districts,  
6 encompassing Springfield, Riverside, Avondale,  
7 San Marco, and a few other outlying areas that  
8 we do try to invite Realtors to.

9 And I know Arimus has talked about this  
10 before. We -- either you or other people have  
11 attended some of the council meetings. I was  
12 there -- and I apologize, I can't remember her  
13 name, but just maybe, like, six months ago,  
14 somebody from Historic staff was at one of our  
15 meetings in Springfield, and -- just bringing  
16 an awareness to it. I mean, if you were  
17 attending that meeting, you probably know to  
18 use the disclosure, but we try to encourage  
19 more so.

20 I mean, admittedly, for state and local  
21 forms, there's hundreds of them, and so it can  
22 be somewhat daunting for some Realtors,  
23 especially (inaudible) a customer, but I agree  
24 that it's an issue -- we hear this almost every  
25 meeting, "No one told me," and it's not really

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104

1 an acceptable excuse, but it's an excuse they  
2 give us, you know.

3 COMMISSIONER EPSTEIN: It's easy to say  
4 "no one told me."

5 COMMISSIONER GREGORY: Yeah. I mean,  
6 this -- never mind.

7 COMMISSIONER EPSTEIN: Yeah.

8 MR. WELLS: Through the Chair to the  
9 Commission, if I may. One thing I just wanted  
10 to note too -- and I don't know if it adds to  
11 the conversation, but also just adds to the  
12 complexity of the -- the challenges too.

13 But one thing that our department does is  
14 we mail out monthly notices to new property  
15 owners within the historic districts. So  
16 that's the local districts, the national  
17 districts, as well as the local landmarks. So  
18 this is just a template up here that we  
19 typically use to notify homeowners.

20 So, I mean, adding to the complexity, the  
21 challenges, is we're dealing with homeowners  
22 that are local, we're also dealing with  
23 absentee owners, as well as contractors and  
24 Realtors. So I think in terms of coming to  
25 some type of solution, it would definitely need

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1 to be a holistic approach taken.  
 2 COMMISSIONER EPSTEIN: Through the Chair,  
 3 this is probably just me being mean. When  
 4 somebody comes up here and they say, "I didn't  
 5 receive any information that my house was in  
 6 this district," could we have this as part of  
 7 the packet if it was sent to them?  
 8 THE CHAIRMAN: That would be nice.  
 9 MR. WELLS: Through the Chair to  
 10 Commissioner Epstein, yes, we can -- we  
 11 definitely do that sometimes on -- before it  
 12 even gets to the Commission. So we can start  
 13 doing that if that is a point of argument for  
 14 applicants because -- yes.  
 15 COMMISSIONER GREGORY: I would say I would  
 16 not want to publicly embarrass people up here,  
 17 but, I mean, I would use it as kind of a point  
 18 of contention if they did.  
 19 COMMISSIONER MONTOYA: No, I think that  
 20 could just be in the file and (inaudible) --  
 21 COMMISSIONER EPSTEIN: Yeah.  
 22 COMMISSIONER MONTOYA: When it gets  
 23 reviewed, put it in front of them. It doesn't  
 24 have to be here.  
 25 COMMISSIONER EPSTEIN: We don't have to  
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1 but there could -- that could be your  
 2 relationship if -- there might be funding to  
 3 print those kinds of things. I know SPAR  
 4 wouldn't have a problem with hanging something  
 5 on a new homeowner's doorknob, right, or RAP  
 6 or --  
 7 COMMISSIONER EPSTEIN: Or even one  
 8 that's --  
 9 COMMISSIONER MONTOYA: A "welcome to the  
 10 neighborhood, here's some things you should  
 11 know." You know, that might be a great sort of  
 12 connector, like a community builder. Maybe --  
 13 we have a great relationship with RAP and SPAR,  
 14 but I think that might help, you know, as  
 15 something (inaudible).  
 16 (Inaudible discussion.)  
 17 THE CHAIRMAN: Unless anybody has anything  
 18 else, we are adjourned.  
 19 (The foregoing proceedings were adjourned  
 20 at 5:05 p.m.)  
 21 - - -  
 22  
 23  
 24  
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1 bring it up publicly, but just as part of the  
 2 file.  
 3 THE CHAIRMAN: If it's in the file though,  
 4 (inaudible). I mean, it's something to point  
 5 to.  
 6 COMMISSIONER MONTOYA: It should be in the  
 7 report.  
 8 COMMISSIONER GREGORY: I guess in  
 9 everything that goes -- every COA that comes up  
 10 as an after-the-fact COA, if we include it at a  
 11 minimum in those would probably be a good idea.  
 12 COMMISSIONER HOFF: Just a note that the  
 13 applicant that came and spoke about that today,  
 14 he did say that he received it but after they  
 15 had already done the work.  
 16 COMMISSIONER MONTOYA: You know, there  
 17 might -- this might also be a -- there might be  
 18 a way to align with the historic -- like, SPAR  
 19 and RAP, you know, that maybe there's  
 20 (inaudible) -- I forget what you call those  
 21 things on the door, those things you can hang  
 22 on people's door handles.  
 23 Maybe the -- you know, because there's --  
 24 certainly staff is limited with the -- you  
 25 know, with planning with Historic Preservation,  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 1st day of June 2024.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropa  
 20 Florida Professional Reporter  
 21  
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	<p><b>2023-0876</b> [1] - 98:14  <b>2024</b> [5] - 1:6, 2:1, 86:24, 88:13, 108:15  <b>2024-0247</b> [1] - 98:7  <b>2024-0283</b> [1] - 98:16  <b>2025</b> [1] - 85:12  <b>21</b> [1] - 20:12  <b>214</b> [1] - 1:7  <b>21st</b> [1] - 98:18  <b>22</b> [2] - 1:6, 2:1  <b>22nd</b> [1] - 2:4  <b>23</b> [1] - 20:10  <b>24</b> [1] - 85:12  <b>24th</b> [1] - 3:2  <b>25</b> [1] - 43:23  <b>25th</b> [1] - 62:21  <b>27</b> [1] - 20:4  <b>2768</b> [1] - 3:13  <b>2799</b> [1] - 3:15  <b>291</b> [1] - 39:7  <b>2951</b> [1] - 9:10</p>	<p><b>7</b></p> <p><b>7</b> [2] - 4:18, 4:20  <b>736</b> [4] - 72:14, 72:16, 78:5, 80:9  <b>745</b> [1] - 6:10</p>	<p><b>adding</b> [4] - 44:18, 52:13, 80:15, 104:20  <b>addition</b> [10] - 38:1, 44:18, 44:24, 52:12, 56:15, 66:11, 66:17, 67:10, 82:20, 97:8  <b>additional</b> [2] - 16:24, 101:7  <b>address</b> [9] - 8:2, 11:4, 31:19, 40:3, 40:22, 64:21, 64:23, 78:3, 97:12  <b>adds</b> [2] - 104:10, 104:11  <b>adjacent</b> [1] - 84:25  <b>adjourned</b> [2] - 107:18, 107:19  <b>adjustments</b> [2] - 26:23, 34:13  <b>administrative</b> [5] - 32:25, 33:7, 33:11, 36:7, 73:10  <b>administratively</b> [2] - 33:15, 73:15  <b>admittedly</b> [1] - 103:20  <b>adverse</b> [2] - 20:15, 20:18  <b>advocacy</b> [1] - 100:13  <b>advocate</b> [1] - 102:5  <b>aesthetic</b> [1] - 97:1  <b>affects</b> [1] - 63:4  <b>affirm</b> [3] - 40:12, 65:8, 78:9  <b>affordable</b> [1] - 92:5  <b>after-the-fact</b> [5] - 62:7, 72:17, 73:2, 75:4, 106:10  <b>afternoon</b> [3] - 11:6, 16:7, 78:16  <b>afterwards</b> [1] - 70:22  <b>agenda</b> [10] - 6:2, 9:8, 9:9, 9:24, 10:5, 10:12, 35:13, 35:15, 59:8  <b>agent</b> [7] - 47:19, 67:18, 67:21, 67:24, 70:24, 71:3, 102:20  <b>agents</b> [2] - 70:20, 102:19  <b>ago</b> [3] - 42:25, 54:2, 103:13  <b>agree</b> [5] - 70:6, 70:18, 82:3, 93:19, 103:23  <b>agreed</b> [2] - 51:13, 83:13  <b>agreement</b> [1] - 81:17  <b>ahead</b> [5] - 2:4, 5:25, 10:25, 60:23, 61:19</p>	<p><b>air</b> [1] - 93:2  <b>alerted</b> [1] - 97:24  <b>align</b> [1] - 106:18  <b>alleged</b> [1] - 57:6  <b>allow</b> [10] - 26:4, 41:16, 45:18, 46:25, 60:7, 61:4, 82:25, 89:11, 89:12  <b>allowing</b> [1] - 53:11  <b>almost</b> [6] - 11:22, 12:20, 19:10, 40:19, 93:13, 103:24  <b>ALSO</b> [1] - 1:17  <b>alterations</b> [4] - 35:21, 35:23, 72:18, 73:2  <b>altering</b> [1] - 74:16  <b>aluminum</b> [3] - 73:11, 73:12, 73:14  <b>amend</b> [2] - 51:18, 58:9  <b>amendment</b> [1] - 51:21  <b>amends</b> [2] - 83:14, 83:15  <b>amount</b> [1] - 44:5  <b>analysis</b> [1] - 53:8  <b>anniversary</b> [1] - 8:8  <b>answer</b> [2] - 8:6, 96:17  <b>anyhow</b> [1] - 49:18  <b>anyway</b> [1] - 54:8  <b>apart</b> [1] - 42:25  <b>apologies</b> [1] - 76:17  <b>apologize</b> [2] - 65:21, 103:12  <b>appearance</b> [4] - 31:3, 36:25, 52:10, 63:6  <b>appeared</b> [1] - 62:24  <b>appetite</b> [1] - 101:6  <b>applicable</b> [1] - 101:21  <b>applicant</b> [28] - 36:12, 39:23, 46:1, 47:6, 48:21, 50:23, 51:4, 51:7, 53:22, 56:2, 56:15, 57:1, 57:17, 59:3, 60:15, 61:4, 62:14, 63:20, 64:16, 67:14, 67:16, 70:19, 73:6, 74:20, 76:16, 77:23, 79:22, 106:13  <b>applicant's</b> [2] - 74:1, 80:10  <b>applicants</b> [1] - 105:14  <b>application</b> [15] - 21:22, 33:9, 35:18, 35:22, 36:6, 36:14, 37:8, 38:3, 41:10, 52:9, 57:23, 60:19, 61:6, 62:5, 64:4</p>
<p><b>'25</b> [2] - 54:5, 54:6  <b>'49</b> [1] - 54:4</p>				
<p><b>1</b></p> <p><b>1</b> [4] - 10:15, 89:13, 89:23, 94:5  <b>1-over-1</b> [2] - 62:12, 74:15  <b>10</b> [15] - 20:13, 41:3, 42:6, 42:7, 49:2, 49:7, 49:8, 49:10, 49:12, 49:20, 50:24, 83:15, 83:21  <b>10-foot</b> [2] - 51:20, 61:7  <b>1002</b> [1] - 1:8  <b>100th</b> [1] - 8:8  <b>11</b> [2] - 49:12, 49:21  <b>117</b> [1] - 19:18  <b>12</b> [3] - 49:13, 49:21, 80:11  <b>13</b> [2] - 49:16, 49:22  <b>1321</b> [1] - 9:14  <b>13295</b> [1] - 11:8  <b>1349</b> [1] - 98:8  <b>1372</b> [1] - 9:11  <b>14</b> [6] - 20:13, 49:2, 49:7, 49:15, 49:23, 51:15  <b>15</b> [1] - 54:2  <b>1541</b> [2] - 62:3, 62:6  <b>15th</b> [7] - 6:3, 6:7, 6:15, 6:18, 6:23, 7:6, 8:22  <b>16th</b> [1] - 8:5  <b>18</b> [1] - 85:12  <b>1826</b> [2] - 35:15, 35:19  <b>19-hole</b> [1] - 34:11  <b>1906</b> [1] - 6:20  <b>1913</b> [1] - 55:18  <b>1948</b> [1] - 54:4  <b>1951</b> [1] - 55:19  <b>1954</b> [1] - 9:13  <b>1st</b> [3] - 9:11, 78:18, 108:15</p>	<p><b>3</b></p> <p><b>3</b> [2] - 6:3, 96:13  <b>30</b> [3] - 11:20, 18:6, 43:23  <b>317</b> [1] - 9:12  <b>32206</b> [1] - 11:8  <b>32250</b> [1] - 64:24  <b>34-mile</b> [1] - 11:11  <b>3664</b> [1] - 3:14  <b>3:05</b> [2] - 1:7, 2:1</p>	<p><b>8</b></p> <p><b>8</b> [1] - 80:11  <b>80</b> [1] - 103:4  <b>80/20</b> [1] - 103:2  <b>800</b> [1] - 87:12  <b>801</b> [1] - 3:16</p>	<p><b>9</b></p> <p><b>9</b> [5] - 11:23, 12:2, 38:11, 38:21, 39:14  <b>900</b> [1] - 19:11  <b>99</b> [1] - 4:19  <b>9995</b> [1] - 16:10  <b>9th</b> [1] - 9:12</p>	
	<p><b>4</b></p> <p><b>4</b> [4] - 89:5, 89:13, 89:23  <b>4-inch</b> [1] - 94:5  <b>40</b> [1] - 42:24  <b>411</b> [1] - 9:11  <b>45</b> [1] - 20:2  <b>459</b> [1] - 8:4  <b>49</b> [1] - 64:23</p>	<p><b>A</b></p> <p><b>able</b> [3] - 20:8, 29:22, 57:15  <b>absentee</b> [1] - 104:23  <b>absolutely</b> [4] - 15:3, 32:3, 35:8, 65:25  <b>abundance</b> [2] - 56:10, 88:24  <b>acceptable</b> [2] - 93:18, 104:1  <b>access</b> [2] - 12:10, 13:11  <b>accessible</b> [1] - 26:11  <b>accomplish</b> [1] - 21:8  <b>accordance</b> [5] - 36:15, 63:11, 66:2, 73:9, 73:13  <b>according</b> [4] - 62:14, 73:21, 74:1, 75:21  <b>account</b> [3] - 90:6, 99:8, 99:17  <b>accounted</b> [1] - 72:4  <b>accounting</b> [1] - 51:19  <b>accusation</b> [1] - 57:6  <b>achieve</b> [2] - 74:25, 75:14  <b>acres</b> [1] - 19:18  <b>action</b> [2] - 98:5, 98:20  <b>actions</b> [1] - 63:19  <b>add</b> [3] - 20:22, 48:17, 100:25  <b>added</b> [5] - 43:15, 43:22, 43:23, 66:11, 94:7</p>	<p><b>5</b></p> <p><b>5</b> [1] - 12:2  <b>50</b> [2] - 54:19, 54:24  <b>538</b> [1] - 3:15  <b>5:05</b> [1] - 107:20</p>	<p><b>6</b></p> <p><b>6-over-6</b> [1] - 36:4  <b>60</b> [2] - 11:21, 18:15  <b>65-foot</b> [1] - 30:13</p>
<p><b>2</b></p> <p><b>2</b> [3] - 89:5, 89:23, 96:12  <b>2-over-2</b> [1] - 72:24  <b>20</b> [1] - 103:3  <b>200</b> [1] - 16:11  <b>2004</b> [1] - 87:10  <b>2014</b> [1] - 56:4  <b>2018</b> [2] - 47:18, 47:21  <b>2022</b> [1] - 18:7</p>				

<p><b>applied</b> [3] - 54:4, 62:15, 63:25  <b>apply</b> [3] - 84:20, 85:9, 87:5  <b>appreciate</b> [2] - 21:12, 32:13  <b>approach</b> [2] - 50:4, 105:1  <b>approaches</b> [9] - 3:22, 8:1, 11:3, 16:6, 19:1, 22:10, 40:1, 64:19, 78:1  <b>appropriate</b> [2] - 28:24, 37:22  <b>Appropriateness</b> [3] - 21:25, 33:9, 35:14  <b>approvable</b> [1] - 42:12  <b>approval</b> [18] - 7:5, 9:5, 32:25, 33:1, 33:6, 33:7, 33:14, 33:20, 36:7, 36:13, 38:6, 58:17, 72:17, 76:22, 83:4, 85:16, 85:21, 98:19  <b>approve</b> [16] - 3:2, 3:3, 8:21, 10:4, 33:14, 48:4, 51:22, 58:10, 70:7, 70:15, 80:9, 82:19, 83:1, 86:10, 88:3, 94:3  <b>approved</b> [13] - 3:11, 9:5, 10:12, 56:4, 70:3, 73:16, 81:1, 83:2, 83:7, 84:5, 88:12, 94:14, 98:12  <b>approving</b> [1] - 40:19  <b>April</b> [3] - 3:2, 19:8, 62:20  <b>archaeological</b> [1] - 20:3  <b>architect</b> [6] - 30:2, 38:14, 39:1, 40:5, 40:25, 79:8  <b>architectural</b> [2] - 52:14  <b>architecture</b> [1] - 41:25  <b>area</b> [16] - 7:3, 13:5, 19:15, 19:16, 19:22, 19:25, 20:4, 20:11, 20:14, 31:20, 37:3, 69:5, 69:7, 76:8, 87:11, 87:13  <b>areas</b> [9] - 19:18, 19:21, 20:21, 63:10, 63:25, 66:17, 84:22, 84:25, 103:7  <b>argument</b> [3] - 57:22, 58:1, 105:13  <b>Arimus</b> [3] - 2:10,</p>	<p>86:21, 103:9  <b>ARIMUS</b> [1] - 1:18  <b>Arlington</b> [1] - 15:15  <b>arose</b> [1] - 88:22  <b>Arts</b> [6] - 22:13, 24:22, 25:4, 25:14, 25:23, 27:3  <b>aside</b> [1] - 4:12  <b>aspect</b> [1] - 48:20  <b>assessed</b> [1] - 63:8  <b>assessment</b> [1] - 19:6  <b>assist</b> [1] - 60:4  <b>assistance</b> [1] - 21:12  <b>Associates</b> [1] - 16:10  <b>Association</b> [1] - 102:4  <b>assuming</b> [2] - 32:22, 84:9  <b>attend</b> [1] - 103:3  <b>attended</b> [1] - 103:11  <b>attending</b> [1] - 103:17  <b>Audience</b> [7] - 8:1, 11:3, 16:6, 19:1, 40:1, 64:19, 78:1  <b>AUDIENCE</b> [15] - 8:4, 8:17, 9:25, 11:6, 16:7, 19:2, 39:24, 40:4, 47:13, 64:17, 64:22, 69:15, 77:24, 78:4, 80:4  <b>Audio</b> [1] - 7:10  <b>August</b> [1] - 21:20  <b>authorized</b> [1] - 108:8  <b>automobile</b> [1] - 76:3  <b>available</b> [3] - 7:4, 44:21, 89:9  <b>Avenue</b> [5] - 3:14, 9:11, 9:13, 62:3, 62:6  <b>avid</b> [1] - 34:13  <b>avoid</b> [2] - 25:7, 25:20  <b>Avondale</b> [4] - 9:11, 54:18, 62:9, 103:6  <b>aware</b> [3] - 11:9, 20:16, 68:14  <b>awareness</b> [1] - 103:16  <b>awesome</b> [2] - 15:13, 32:10  <b>Aye</b> [1] - 86:3  <b>aye</b> [9] - 3:7, 9:1, 10:8, 72:9, 84:1, 86:15, 88:8, 94:10, 95:20</p>	<p>67:25, 68:17, 68:24  <b>backflow</b> [3] - 96:20, 96:22, 97:5  <b>background</b> [1] - 88:18  <b>bad</b> [1] - 92:24  <b>baking</b> [1] - 67:3  <b>Ball</b> [1] - 1:7  <b>balustrade</b> [4] - 23:3, 23:7, 27:3, 27:14  <b>balustrades</b> [14] - 13:23, 14:2, 14:23, 19:20, 22:14, 22:19, 24:22, 25:4, 25:9, 25:14, 25:23, 26:12, 28:11, 28:21  <b>barrier</b> [5] - 44:1, 57:3, 57:4, 57:11, 59:23  <b>based</b> [7] - 6:17, 7:4, 53:8, 56:11, 62:23, 89:8, 90:25  <b>basis</b> [1] - 52:17  <b>basketball</b> [2] - 34:6, 34:20  <b>Beach</b> [1] - 64:24  <b>beautiful</b> [1] - 12:16  <b>Beaux</b> [6] - 22:13, 24:22, 25:4, 25:14, 25:23, 27:3  <b>Beaux-Arts</b> [6] - 22:13, 24:22, 25:4, 25:14, 25:23, 27:3  <b>become</b> [1] - 99:23  <b>becoming</b> [1] - 51:19  <b>begin</b> [2] - 85:11, 94:19  <b>beginning</b> [1] - 27:11  <b>behind</b> [4] - 44:2, 56:18, 66:21, 66:24  <b>behold</b> [1] - 12:17  <b>belabor</b> [3] - 28:12, 30:7, 31:25  <b>beneficial</b> [1] - 40:20  <b>best</b> [4] - 7:4, 59:10, 97:1, 101:8  <b>best-case</b> [1] - 59:10  <b>better</b> [5] - 19:25, 21:16, 21:17, 44:4, 46:21  <b>Better</b> [1] - 48:11  <b>between</b> [8] - 27:5, 34:8, 42:10, 50:13, 57:15, 59:16, 76:6, 89:22  <b>beyond</b> [1] - 41:13  <b>big</b> [4] - 5:4, 8:10, 17:12, 22:12  <b>biggest</b> [1] - 93:10  <b>bill</b> [1] - 46:14  <b>Bill</b> [4] - 4:9, 4:12,</p>	<p>96:2  <b>binding</b> [1] - 89:22  <b>bit</b> [12] - 3:18, 20:14, 29:1, 29:6, 40:22, 41:16, 43:3, 57:9, 57:14, 60:2, 89:21, 97:21  <b>blast</b> [1] - 30:3  <b>block</b> [2] - 63:5, 69:4  <b>blocking</b> [2] - 96:25  <b>blue</b> [2] - 19:15, 24:9  <b>blueprints</b> [3] - 15:9, 29:18, 29:19  <b>bonding</b> [1] - 36:19  <b>bottom</b> [5] - 13:7, 13:10, 13:17, 39:10, 78:25  <b>bought</b> [3] - 66:7, 71:12, 71:14  <b>Boulevard</b> [1] - 46:11  <b>boundaries</b> [1] - 87:19  <b>Box</b> [1] - 11:8  <b>Brad</b> [1] - 78:5  <b>break</b> [1] - 2:25  <b>breaks</b> [1] - 41:14  <b>breathable</b> [4] - 46:17, 46:18, 60:6, 60:7  <b>breathe</b> [2] - 30:17, 60:21  <b>breezeway</b> [1] - 66:16  <b>brick</b> [87] - 35:23, 35:25, 36:3, 37:4, 37:12, 37:17, 37:20, 37:24, 38:12, 38:14, 38:22, 39:2, 39:12, 39:15, 41:2, 41:12, 41:16, 42:22, 43:12, 43:22, 43:25, 44:2, 44:6, 44:8, 44:13, 44:15, 44:19, 44:21, 44:24, 45:2, 45:13, 45:14, 45:15, 45:18, 45:19, 45:20, 47:1, 49:18, 50:2, 50:14, 50:24, 51:20, 52:23, 52:24, 52:25, 53:6, 53:15, 54:3, 54:5, 54:6, 54:7, 55:6, 55:23, 56:17, 57:8, 57:20, 57:25, 58:2, 60:9, 61:7, 62:8, 62:11, 62:15, 62:17, 62:21, 62:23, 63:2, 63:6, 63:9, 63:10, 63:13, 63:14, 63:16, 63:22, 63:24, 64:5, 66:5, 66:17, 66:19, 66:23, 67:2, 67:4, 69:4, 70:7, 70:12, 70:14, 93:5</p>	<p><b>brick-like</b> [1] - 37:24  <b>bridge</b> [18] - 15:17, 16:3, 25:15, 25:17, 25:24, 26:2, 26:3, 26:17, 27:9, 27:17, 27:19, 27:21, 31:7, 31:10, 31:14, 31:15, 31:20  <b>bridges</b> [10] - 13:23, 13:24, 14:3, 14:23, 19:20, 20:13, 23:22, 23:24, 28:17, 28:18  <b>Brief</b> [1] - 7:11  <b>briefly</b> [1] - 21:6  <b>briefs</b> [1] - 63:21  <b>bring</b> [2] - 74:23, 106:1  <b>bringing</b> [1] - 103:15  <b>Brittany</b> [1] - 2:8  <b>BRITTANY</b> [1] - 1:18  <b>broken</b> [3] - 22:19, 22:22  <b>brother</b> [2] - 66:6, 68:2  <b>brought</b> [1] - 41:4  <b>brown</b> [3] - 24:11, 62:11, 62:17  <b>buffer</b> [1] - 19:24  <b>buffers</b> [1] - 24:13  <b>build</b> [1] - 44:21  <b>builder</b> [1] - 107:12  <b>Building</b> [2] - 1:7, 73:24  <b>building</b> [14] - 11:11, 12:4, 12:21, 42:3, 54:1, 54:12, 61:14, 73:21, 73:23, 85:6, 92:20, 92:25, 93:4  <b>buildings</b> [4] - 4:24, 60:21, 85:4, 87:12  <b>built</b> [6] - 16:3, 43:21, 43:24, 54:4, 88:24, 96:10  <b>bump</b> [1] - 78:25  <b>bump-out</b> [1] - 78:25  <b>bungalow</b> [1] - 72:22  <b>buried</b> [1] - 15:15  <b>Business</b> [3] - 84:12, 96:6, 96:7  <b>buy</b> [4] - 68:3, 68:8, 92:1, 101:13  <b>buyers</b> [1] - 47:20  <b>buying</b> [3] - 65:16, 100:9, 102:21</p>
	<p><b>B</b></p>			<p><b>C</b></p>
	<p><b>Bachmann</b> [1] - 64:23  <b>BACHMANN</b> [9] - 65:2, 65:7, 65:12, 65:14, 67:19, 67:22,</p>	<p><b>biggest</b> [1] - 93:10  <b>bill</b> [1] - 46:14  <b>Bill</b> [4] - 4:9, 4:12,</p>		<p><b>CAD</b> [1] - 29:23  <b>cannot</b> [1] - 23:17  <b>capacity</b> [2] - 23:9,</p>

<p>26:3 <b>CARLA</b> [1] - 1:19 <b>Carla</b> [1] - 2:12 <b>cartouches</b> [1] - 29:25 <b>case</b> [3] - 57:5, 57:21, 59:10 <b>cases</b> [2] - 20:6, 23:6 <b>catastrophically</b> [1] - 70:11 <b>Cathedral</b> [1] - 14:8 <b>caught</b> [1] - 91:18 <b>causes</b> [1] - 62:18 <b>cavity</b> [1] - 93:2 <b>Cawton</b> [1] - 8:4 <b>CAWTON</b> [1] - 8:14 <b>CDC</b> [3] - 84:18, 87:3, 87:12 <b>cell</b> [1] - 2:24 <b>cement</b> [2] - 47:2, 81:8 <b>CEO</b> [1] - 11:7 <b>certain</b> [2] - 58:25, 65:23 <b>certainly</b> [2] - 102:5, 106:24 <b>Certificate</b> [2] - 21:25, 33:8 <b>CERTIFICATE</b> [1] - 108:1 <b>Certificates</b> [1] - 35:14 <b>certify</b> [1] - 108:8 <b>chain</b> [1] - 23:12 <b>chair</b> [6] - 94:17, 94:18, 95:9, 95:10, 95:14, 95:15 <b>Chair</b> [60] - 1:13, 3:25, 5:16, 10:21, 14:17, 33:4, 34:3, 38:11, 38:18, 39:11, 46:3, 48:19, 48:20, 48:25, 50:19, 52:6, 52:21, 53:2, 53:16, 54:10, 54:22, 55:10, 55:13, 55:21, 55:25, 56:14, 56:24, 59:14, 59:20, 61:2, 61:11, 67:16, 68:7, 69:19, 70:5, 70:8, 70:18, 71:2, 71:24, 77:1, 77:7, 77:12, 81:16, 82:2, 82:8, 82:15, 83:15, 85:20, 86:19, 90:1, 91:1, 91:7, 91:21, 93:8, 94:16, 97:13, 102:14, 104:8, 105:2, 105:9 <b>CHAIRMAN</b> [147] - 2:3, 2:18, 2:23, 3:6, 3:8, 3:10, 3:24, 5:21, 5:25, 7:8, 7:12, 7:16,</p>	<p>7:23, 8:2, 8:13, 8:15, 8:18, 8:25, 9:2, 9:4, 9:18, 9:21, 10:1, 10:7, 10:9, 10:11, 10:25, 11:4, 15:12, 16:5, 20:25, 21:4, 28:6, 32:3, 32:6, 32:8, 35:9, 35:12, 38:8, 39:6, 39:18, 39:21, 39:25, 40:2, 40:7, 41:7, 41:21, 45:25, 47:5, 47:8, 47:11, 47:14, 48:1, 48:7, 48:11, 48:13, 48:23, 49:5, 49:10, 49:12, 49:15, 49:20, 50:15, 51:13, 52:1, 52:5, 54:9, 56:13, 58:12, 58:15, 58:23, 59:9, 59:13, 60:22, 61:10, 61:17, 61:24, 64:9, 64:11, 64:14, 64:18, 64:20, 64:25, 65:3, 67:13, 68:19, 68:22, 69:12, 69:16, 69:23, 72:5, 72:8, 72:10, 72:12, 76:24, 77:18, 77:21, 77:25, 78:2, 79:21, 79:24, 80:2, 80:5, 80:21, 80:23, 81:12, 81:14, 82:6, 83:23, 83:25, 84:2, 84:4, 84:9, 85:18, 85:23, 86:1, 86:4, 86:6, 86:14, 86:16, 86:18, 86:23, 87:1, 87:24, 88:2, 88:7, 88:9, 88:11, 93:7, 93:24, 94:2, 94:9, 94:11, 94:13, 94:21, 94:25, 95:2, 95:19, 95:23, 96:8, 98:2, 98:21, 98:25, 99:16, 105:8, 106:3, 107:17 <b>Chairman</b> [1] - 1:13 <b>chairman</b> [1] - 2:18 <b>challenges</b> [3] - 17:15, 104:12, 104:21 <b>challenging</b> [2] - 29:1, 32:15 <b>chance</b> [3] - 58:19, 64:12, 99:16 <b>change</b> [10] - 6:15, 25:19, 36:24, 49:16, 49:24, 52:10, 79:14, 80:10, 81:7, 89:20 <b>changed</b> [4] - 41:2, 44:22, 54:6, 94:6</p>	<p><b>changes</b> [3] - 34:19, 41:9, 83:18 <b>changing</b> [2] - 79:3, 91:24 <b>channel</b> [3] - 28:12, 29:10, 31:12 <b>channels</b> [1] - 12:6 <b>Chapter</b> [1] - 6:10 <b>character</b> [5] - 36:18, 55:8, 62:18, 62:22, 74:17 <b>character-defining</b> [3] - 55:8, 62:18, 62:22 <b>characterized</b> [4] - 36:3, 62:11, 72:22, 72:23 <b>chat</b> [1] - 61:18 <b>check</b> [1] - 68:18 <b>checked</b> [1] - 47:23 <b>Cherry</b> [1] - 9:14 <b>chime</b> [2] - 90:1, 96:17 <b>Chronicle</b> [2] - 18:22, 19:3 <b>circulated</b> [1] - 48:21 <b>cities</b> [2] - 5:3, 5:4 <b>CITY</b> [1] - 1:1 <b>City</b> [5] - 5:18, 11:10, 79:10, 98:11, 98:20 <b>city</b> [2] - 4:21, 42:21 <b>clarification</b> [5] - 38:23, 48:10, 49:19, 95:1, 96:1 <b>clarified</b> [1] - 83:4 <b>clarify</b> [4] - 49:4, 53:13, 60:16, 82:24 <b>clarifying</b> [1] - 38:23 <b>clarity</b> [3] - 38:16, 59:15, 82:16 <b>clean</b> [2] - 28:14, 28:23 <b>cleaned</b> [1] - 67:1 <b>cleaning</b> [2] - 63:24, 64:1 <b>clear</b> [2] - 29:24, 38:16 <b>clearly</b> [1] - 90:8 <b>close</b> [7] - 8:18, 10:2, 29:24, 45:2, 47:15, 69:16, 80:5 <b>closed</b> [1] - 48:2 <b>closely</b> [1] - 29:12 <b>closer</b> [1] - 50:17 <b>closing</b> [3] - 68:9, 68:15, 71:14 <b>COA</b> [11] - 41:10, 47:12, 62:2, 69:14, 69:25, 73:10, 73:22, 80:3, 81:21, 106:9, 106:10 <b>COA-22-27451</b> [1] - 3:13</p>	<p><b>COA-23-28339</b> [1] - 3:14 <b>COA-23-29186</b> [1] - 3:15 <b>COA-23-30007</b> [1] - 9:10 <b>COA-23-30022</b> [1] - 9:10 <b>COA-24-30277</b> [1] - 9:14 <b>COA-24-30361</b> [4] - 72:14, 72:15, 80:9, 84:5 <b>COA-24-30437</b> [1] - 9:11 <b>COA-24-30515</b> [1] - 9:12 <b>COA-24-30533</b> [3] - 35:15, 35:19, 61:25 <b>COA-24-30627</b> [4] - 62:3, 62:5, 69:21, 72:13 <b>COA-24-30669</b> [1] - 9:13 <b>COAs</b> [2] - 69:23, 73:22 <b>coating</b> [6] - 44:16, 45:12, 45:16, 46:15, 46:16, 46:17 <b>code</b> [1] - 81:4 <b>Code</b> [6] - 6:10, 37:13, 52:19, 64:6, 75:1, 75:16 <b>color</b> [2] - 36:20, 45:13 <b>coming</b> [4] - 30:24, 69:25, 84:20, 104:24 <b>commencing</b> [1] - 1:7 <b>commend</b> [1] - 6:11 <b>comment</b> [5] - 14:18, 46:14, 70:21, 81:9, 84:10 <b>comments</b> [5] - 9:19, 38:13, 39:10, 81:15, 100:7 <b>commercial</b> [1] - 84:22 <b>COMMISSION</b> [34] - 1:3, 3:7, 3:9, 7:15, 9:1, 9:3, 9:17, 9:20, 10:8, 10:10, 39:20, 47:7, 64:10, 64:13, 68:21, 72:7, 72:9, 72:11, 77:20, 79:23, 83:24, 84:1, 84:3, 85:25, 86:3, 86:5, 86:15, 86:17, 88:1, 88:8, 88:10, 94:10, 94:12, 95:20 <b>commission</b> [1] -</p>	<p>85:15 <b>Commission</b> [13] - 1:14, 1:15, 1:15, 2:5, 10:22, 21:10, 33:2, 33:18, 52:7, 91:2, 98:6, 104:9, 105:12 <b>Commission's</b> [1] - 89:14 <b>Commissioner</b> [20] - 33:5, 38:19, 39:12, 52:7, 53:3, 53:17, 54:23, 55:14, 56:1, 60:14, 77:8, 77:13, 82:3, 88:19, 95:9, 95:10, 95:14, 95:15, 97:14, 105:10 <b>COMMISSIONER</b> [145] - 2:14, 2:16, 2:19, 2:21, 3:3, 3:5, 8:21, 8:24, 10:4, 10:6, 14:16, 15:4, 15:11, 32:9, 32:18, 32:19, 32:21, 33:12, 33:21, 34:2, 35:5, 38:10, 38:25, 39:7, 39:9, 39:17, 46:2, 46:12, 46:20, 47:17, 48:4, 48:6, 48:19, 49:25, 50:5, 50:7, 50:8, 50:10, 50:19, 51:17, 52:3, 52:20, 53:12, 53:21, 54:10, 54:17, 55:10, 55:20, 56:14, 56:21, 56:23, 59:2, 59:6, 59:14, 59:20, 59:24, 60:1, 60:14, 61:3, 61:11, 67:15, 67:20, 67:23, 68:7, 69:19, 69:22, 70:5, 70:8, 70:17, 71:2, 71:6, 71:8, 71:10, 71:11, 71:16, 71:18, 71:19, 71:21, 71:23, 77:1, 77:12, 80:7, 80:15, 80:20, 81:16, 82:2, 82:8, 82:11, 82:17, 82:23, 83:3, 83:9, 83:11, 83:19, 86:8, 86:13, 88:3, 88:6, 89:25, 91:7, 91:10, 91:12, 91:17, 91:20, 92:12, 93:8, 93:17, 93:19, 94:3, 94:8, 94:22, 95:3, 95:4, 95:5, 95:13, 95:17, 96:2, 96:5, 96:9, 96:16, 97:11, 97:23, 98:1, 99:1, 99:19, 99:21, 100:2, 101:1, 102:14, 103:1, 104:3, 104:5,</p>
---	---	---	--	--

<p>104:7, 105:2, 105:15, 105:19, 105:21, 105:22, 105:25, 106:6, 106:8, 106:12, 106:16, 107:7, 107:9 <b>commissioner</b> [4] - 2:15, 2:17, 2:20, 2:22 <b>commissioner's</b> [1] - 70:18 <b>Commissioners</b> [2] - 16:8, 70:21 <b>commissioners</b> [2] - 9:15, 47:16 <b>Committee</b> [4] - 98:10, 98:18, 102:3, 102:8 <b>common</b> [1] - 7:2 <b>communications</b> [1] - 99:11 <b>communities</b> [1] - 34:8 <b>community</b> [7] - 15:22, 17:10, 18:1, 18:13, 34:22, 87:18, 107:12 <b>Community</b> [3] - 84:17, 86:11, 88:4 <b>company</b> [4] - 67:24, 68:15, 71:8 <b>compatible</b> [3] - 36:9, 76:21, 89:6 <b>complain</b> [1] - 96:20 <b>complete</b> [1] - 108:10 <b>completed</b> [1] - 18:7 <b>Completed</b> [1] - 62:2 <b>complexity</b> [2] - 104:12, 104:20 <b>compliance</b> [1] - 74:24 <b>complicated</b> [2] - 15:14, 28:4 <b>Complies</b> [3] - 40:11, 65:7, 78:8 <b>concealed</b> [1] - 62:19 <b>conceptual</b> [1] - 30:12 <b>concern</b> [4] - 22:13, 22:20, 88:22, 97:9 <b>concerns</b> [2] - 36:14, 75:3 <b>concerted</b> [1] - 89:2 <b>concrete</b> [15] - 35:25, 37:16, 37:23, 40:24, 50:6, 51:2, 72:19, 73:7, 76:8, 76:11, 76:13, 76:16, 76:17, 79:12, 80:13 <b>concurrence</b> [1] - 19:9 <b>concurrent</b> [1] - 22:3</p>	<p><b>concurrently</b> [1] - 21:11 <b>condescending</b> [1] - 102:15 <b>condition</b> [20] - 13:3, 22:17, 23:5, 23:6, 38:24, 39:14, 41:1, 42:5, 42:15, 43:20, 45:23, 46:9, 48:14, 48:17, 57:7, 62:21, 62:24, 63:10, 75:12, 80:11 <b>Condition</b> [1] - 83:15 <b>Conditions</b> [1] - 49:2 <b>conditions</b> [14] - 23:18, 38:6, 44:3, 44:20, 48:5, 51:18, 51:22, 58:9, 73:17, 76:23, 80:16, 81:17, 82:19, 83:18 <b>conduct</b> [1] - 62:20 <b>conflict</b> [1] - 47:24 <b>conform</b> [1] - 69:3 <b>confused</b> [1] - 39:3 <b>congratulations</b> [1] - 95:22 <b>conjunction</b> [1] - 24:14 <b>connect</b> [1] - 24:8 <b>connecting</b> [1] - 24:7 <b>connector</b> [3] - 24:6, 34:7, 107:12 <b>connects</b> [1] - 17:6 <b>consent</b> [5] - 9:8, 9:24, 10:5, 10:11, 59:7 <b>consider</b> [2] - 45:22, 82:25 <b>consideration</b> [2] - 55:1, 69:8 <b>considered</b> [1] - 62:10 <b>consistency</b> [4] - 56:9, 67:9, 74:25, 75:14 <b>consistent</b> [7] - 22:3, 45:21, 53:10, 66:18, 69:8, 74:11, 76:21 <b>constriction</b> [1] - 15:19 <b>constrictions</b> [1] - 29:9 <b>construct</b> [1] - 90:19 <b>constructed</b> [1] - 24:13 <b>construction</b> [14] - 11:19, 12:24, 22:20, 57:18, 58:3, 73:5, 88:23, 88:24, 89:11, 89:24, 90:3, 90:12, 94:6, 96:10</p>	<p><b>consultant</b> [2] - 18:22, 25:19 <b>contact</b> [1] - 102:2 <b>contention</b> [1] - 105:18 <b>continue</b> [6] - 5:7, 7:13, 14:10, 28:10, 53:10, 94:24 <b>continuous</b> [1] - 14:11 <b>contract</b> [1] - 101:13 <b>contractor</b> [1] - 66:5 <b>contractors</b> [2] - 22:25, 104:23 <b>contributing</b> [4] - 35:21, 54:13, 54:20 <b>conversation</b> [5] - 80:21, 100:14, 100:23, 101:17, 104:11 <b>cool</b> [1] - 29:7 <b>cooperating</b> [1] - 15:16 <b>copy</b> [1] - 91:3 <b>cordoned</b> [1] - 23:17 <b>Core</b> [1] - 4:21 <b>corners</b> [1] - 56:20 <b>Corporation</b> [3] - 84:18, 86:11, 88:5 <b>correct</b> [8] - 49:8, 50:3, 53:17, 54:7, 83:20, 91:9, 91:14, 97:3 <b>corrections</b> [1] - 73:19 <b>corrective</b> [1] - 63:19 <b>correctly</b> [1] - 38:20 <b>costs</b> [1] - 89:10 <b>Council</b> [4] - 3:22, 5:18, 98:11, 98:20 <b>council</b> [2] - 103:5, 103:11 <b>COUNCIL</b> [3] - 3:25, 5:24, 7:21 <b>Councilman</b> [3] - 3:19, 5:22, 7:18 <b>Counsel</b> [3] - 1:19, 2:13, 58:16 <b>country</b> [1] - 44:10 <b>COUNTY</b> [1] - 108:4 <b>county</b> [1] - 17:3 <b>couple</b> [8] - 3:12, 18:6, 28:16, 32:20, 34:2, 41:8, 56:24, 100:6 <b>course</b> [5] - 34:12, 34:24, 55:2, 59:5, 81:10 <b>courts</b> [4] - 34:5, 34:6, 34:20 <b>cover</b> [1] - 62:15 <b>covers</b> [1] - 19:18</p>	<p><b>cracks</b> [1] - 43:3 <b>craft</b> [2] - 85:14, 85:22 <b>create</b> [4] - 12:9, 20:17, 29:10, 99:8 <b>created</b> [1] - 54:18 <b>creates</b> [2] - 37:10, 52:12 <b>creating</b> [1] - 17:24 <b>credits</b> [1] - 33:19 <b>Creek</b> [13] - 10:16, 11:17, 11:18, 11:19, 11:25, 12:2, 12:14, 13:3, 13:8, 16:20, 34:10, 85:1 <b>creek</b> [25] - 12:3, 12:19, 13:13, 13:16, 13:17, 13:18, 14:1, 14:11, 15:18, 17:4, 17:22, 19:19, 23:4, 23:9, 24:10, 24:14, 24:17, 25:2, 25:17, 26:13, 27:13, 30:14, 30:16, 84:25 <b>creeks</b> [1] - 11:17 <b>criteria</b> [4] - 6:9, 6:17, 37:14, 55:1 <b>cross</b> [4] - 24:17, 31:1, 34:7, 72:25 <b>cross-connector</b> [1] - 34:7 <b>cross-gabled</b> [1] - 72:25 <b>crowd</b> [1] - 84:11 <b>cultural</b> [4] - 17:18, 19:6, 19:13, 25:3 <b>curb</b> [1] - 75:19 <b>curb-cut</b> [1] - 75:19 <b>current</b> [5] - 13:3, 26:21, 44:20, 82:13 <b>customer</b> [1] - 103:23 <b>customers</b> [1] - 47:21 <b>cut</b> [2] - 13:19, 75:19</p> <p style="text-align: center;"><b>D</b></p> <p><b>damage</b> [2] - 63:11, 63:24 <b>damaged</b> [1] - 63:16 <b>DATED</b> [1] - 108:15 <b>dates</b> [1] - 58:25 <b>datum</b> [1] - 54:15 <b>daunting</b> [1] - 103:22 <b>David</b> [1] - 8:4 <b>daylight</b> [1] - 15:23 <b>dealing</b> [3] - 102:12, 104:21, 104:22 <b>decades</b> [1] - 55:17 <b>deceased</b> [1] - 68:4 <b>decided</b> [2] - 66:20, 67:11</p>	<p><b>decision</b> [3] - 51:25, 52:18, 52:22 <b>declare</b> [1] - 47:18 <b>dedicated</b> [1] - 103:5 <b>deem</b> [1] - 73:12 <b>deemed</b> [1] - 36:8 <b>defer</b> [4] - 59:6, 60:23, 61:19, 61:25 <b>deferred</b> [1] - 3:12 <b>defining</b> [3] - 55:8, 62:18, 62:22 <b>definitely</b> [4] - 81:23, 82:4, 104:25, 105:11 <b>definitive</b> [1] - 55:15 <b>degradation</b> [1] - 29:2 <b>delicate</b> [1] - 29:13 <b>delivered</b> [1] - 19:7 <b>Demetree</b> [1] - 2:18 <b>DEMETREE</b> [1] - 1:13 <b>demolished</b> [1] - 14:24 <b>demolition</b> [2] - 38:11, 38:21 <b>denial</b> [3] - 56:8, 63:18, 64:8 <b>denied</b> [1] - 72:13 <b>deny</b> [1] - 69:20 <b>Department</b> [2] - 7:5, 17:3 <b>department</b> [1] - 104:13 <b>depicted</b> [1] - 6:23 <b>Dept</b> [1] - 1:18 <b>depth</b> [1] - 92:3 <b>description</b> [1] - 55:5 <b>design</b> [34] - 11:20, 11:22, 11:23, 18:6, 18:12, 22:24, 25:6, 25:8, 30:12, 31:8, 31:23, 33:10, 33:16, 36:9, 36:15, 36:17, 36:19, 37:1, 37:14, 37:19, 52:11, 52:18, 55:2, 56:12, 63:11, 64:5, 73:9, 74:24, 75:15, 76:1, 79:16, 80:18, 92:18 <b>designation</b> [2] - 98:8, 98:17 <b>designed</b> [2] - 75:7, 92:7 <b>designs</b> [2] - 15:10, 79:8 <b>destroy</b> [1] - 76:6 <b>detail</b> [3] - 30:1, 36:12, 55:7 <b>detailed</b> [2] - 29:21, 64:1 <b>detailing</b> [1] - 36:17 <b>deterioration</b> [4] -</p>
--	---	--	---	--

<p>62:25, 63:13, 63:15, 92:20</p> <p><b>determine</b> [1] - 57:16</p> <p><b>determined</b> [2] - 63:9, 76:13</p> <p><b>develop</b> [1] - 85:7</p> <p><b>Development</b> [5] - 1:18, 1:18, 84:17, 86:11, 88:4</p> <p><b>development</b> [3] - 37:11, 52:13, 84:23</p> <p><b>Diane</b> [4] - 1:9, 96:3, 108:7, 108:18</p> <p><b>difference</b> [1] - 59:16</p> <p><b>different</b> [5] - 31:6, 50:25, 57:25, 66:19, 89:17</p> <p><b>differing</b> [1] - 56:17</p> <p><b>difficult</b> [3] - 16:23, 28:22, 69:24</p> <p><b>diligence</b> [2] - 72:1, 72:2</p> <p><b>diligently</b> [1] - 22:23</p> <p><b>dimension</b> [1] - 29:23</p> <p><b>dimensions</b> [1] - 29:22</p> <p><b>diminishes</b> [1] - 63:5</p> <p><b>direction</b> [1] - 90:7</p> <p><b>directly</b> [2] - 96:24, 97:5</p> <p><b>disc</b> [4] - 34:11, 34:13, 34:24, 34:25</p> <p><b>disclosure</b> [6] - 67:2, 101:4, 101:10, 101:12, 101:18, 103:18</p> <p><b>discoloration</b> [2] - 62:16, 67:8</p> <p><b>discrepancy</b> [1] - 57:15</p> <p><b>discretion</b> [1] - 97:19</p> <p><b>discuss</b> [4] - 33:9, 48:18, 49:6, 88:19</p> <p><b>discussed</b> [3] - 47:22, 99:3, 100:4</p> <p><b>discusses</b> [1] - 89:4</p> <p><b>discussing</b> [1] - 59:19</p> <p><b>discussion</b> [8] - 16:18, 51:12, 56:24, 58:14, 88:15, 93:16, 95:21, 107:16</p> <p><b>disregard</b> [1] - 66:24</p> <p><b>distinctions</b> [1] - 89:17</p> <p><b>distribute</b> [1] - 41:5</p> <p><b>district</b> [16] - 36:18, 55:23, 56:11, 63:7, 65:16, 65:18, 68:9, 68:11, 71:13, 76:9, 87:16, 87:19, 97:19,</p>	<p>100:10, 100:21, 105:6</p> <p><b>District</b> [5] - 4:18, 4:20, 14:9, 62:9, 85:10</p> <p><b>districts</b> [9] - 76:10, 76:11, 76:15, 102:17, 102:22, 103:5, 104:15, 104:16, 104:17</p> <p><b>disturbed</b> [1] - 20:7</p> <p><b>Division</b> [2] - 73:24, 87:6</p> <p><b>docket</b> [1] - 62:3</p> <p><b>document</b> [3] - 19:10, 41:6, 55:6</p> <p><b>documentation</b> [2] - 53:5, 70:10</p> <p><b>documents</b> [4] - 41:20, 68:10, 68:13, 100:18</p> <p><b>done</b> [16] - 4:6, 12:20, 18:11, 20:6, 24:20, 40:25, 41:18, 43:6, 43:10, 44:9, 46:6, 59:18, 65:25, 67:3, 70:1, 106:15</p> <p><b>door</b> [4] - 51:23, 73:4, 106:21, 106:22</p> <p><b>doorknob</b> [1] - 107:5</p> <p><b>dormers</b> [1] - 36:5</p> <p><b>down</b> [9] - 4:4, 13:16, 27:12, 29:24, 30:21, 38:17, 41:12, 66:14, 99:25</p> <p><b>downstream</b> [2] - 17:5, 27:13</p> <p><b>downtown</b> [1] - 32:11</p> <p><b>drain</b> [1] - 93:2</p> <p><b>dramatically</b> [1] - 44:22</p> <p><b>drawing</b> [2] - 41:18, 51:7</p> <p><b>drawings</b> [1] - 29:20</p> <p><b>driveway</b> [31] - 35:25, 37:16, 37:17, 37:20, 38:3, 40:23, 40:24, 41:2, 41:11, 42:2, 42:5, 42:6, 42:10, 48:7, 48:13, 49:1, 49:8, 50:22, 51:2, 51:15, 51:19, 51:20, 61:7, 75:23, 76:17, 76:18, 80:12, 80:13, 83:12, 83:16</p> <p><b>driveways</b> [1] - 76:13</p> <p><b>due</b> [5] - 23:17, 23:18, 72:1, 89:9</p> <p><b>dumb</b> [1] - 79:10</p> <p><b>during</b> [1] - 22:20</p>	<p><b>DUVAL</b> [1] - 108:4</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>East</b> [4] - 6:8, 7:6, 8:4, 9:12</p> <p><b>east</b> [1] - 84:24</p> <p><b>Eastside</b> [1] - 14:7</p> <p><b>easy</b> [1] - 104:3</p> <p><b>Echo</b> [1] - 22:9</p> <p><b>ecological</b> [1] - 12:7</p> <p><b>Ed</b> [1] - 1:7</p> <p><b>edge</b> [1] - 42:10</p> <p><b>edit</b> [1] - 101:22</p> <p><b>edits</b> [4] - 94:14, 101:20, 102:1, 102:7</p> <p><b>educational</b> [1] - 102:18</p> <p><b>effects</b> [3] - 19:16, 20:15, 20:18</p> <p><b>efficient</b> [1] - 92:4</p> <p><b>effort</b> [2] - 28:13, 89:2</p> <p><b>EHAS</b> [3] - 15:2, 15:5, 15:13</p> <p><b>Ehas</b> [1] - 11:7</p> <p><b>either</b> [6] - 37:21, 79:7, 82:24, 92:13, 100:15, 103:10</p> <p><b>elaborate</b> [1] - 92:2</p> <p><b>elections</b> [2] - 94:15, 94:17</p> <p><b>elements</b> [18] - 17:3, 17:23, 20:22, 24:21, 26:1, 26:19, 26:25, 27:21, 29:3, 30:6, 30:8, 30:18, 30:25, 33:10, 33:17, 34:21, 36:19, 55:3</p> <p><b>Ellis</b> [1] - 3:16</p> <p><b>email</b> [1] - 99:6</p> <p><b>embarrass</b> [1] - 105:16</p> <p><b>Emerald</b> [6] - 11:12, 11:15, 11:16, 14:21, 24:5, 31:1</p> <p><b>encompassing</b> [1] - 103:6</p> <p><b>encourage</b> [3] - 99:25, 101:9, 103:18</p> <p><b>end</b> [5] - 19:8, 21:24, 24:2, 70:2, 93:11</p> <p><b>ends</b> [1] - 75:12</p> <p><b>engage</b> [1] - 87:17</p> <p><b>engagement</b> [1] - 18:13</p> <p><b>enhance</b> [1] - 17:12</p> <p><b>enjoy</b> [2] - 18:1, 34:7</p> <p><b>ensure</b> [1] - 63:23</p> <p><b>entertain</b> [5] - 8:20, 10:3, 48:3, 69:18,</p>	<p>80:6</p> <p><b>entire</b> [4] - 5:12, 14:10, 19:25, 103:4</p> <p><b>entirely</b> [1] - 31:13</p> <p><b>envelope</b> [1] - 92:19</p> <p><b>Epstein</b> [8] - 2:19, 33:5, 54:23, 60:15, 77:8, 77:14, 82:3, 105:10</p> <p><b>EPSTEIN</b> [40] - 1:14, 2:19, 3:5, 32:18, 32:21, 33:12, 33:21, 48:6, 50:5, 50:8, 54:10, 54:17, 59:20, 60:1, 61:11, 68:7, 69:22, 70:8, 71:8, 71:11, 71:18, 71:21, 77:1, 81:16, 86:13, 91:7, 91:10, 91:20, 93:8, 93:17, 94:3, 95:5, 95:13, 102:14, 104:3, 104:7, 105:2, 105:21, 105:25, 107:7</p> <p><b>Epstein's</b> [1] - 70:21</p> <p><b>equipment</b> [2] - 19:21, 96:14</p> <p><b>escape</b> [1] - 60:7</p> <p><b>especially</b> [5] - 13:8, 44:21, 57:5, 59:18, 103:23</p> <p><b>essentially</b> [2] - 19:13, 19:24</p> <p><b>established</b> [2] - 54:12, 54:20</p> <p><b>establishes</b> [1] - 54:14</p> <p><b>estate</b> [7] - 67:18, 67:21, 67:24, 70:20, 70:24, 71:3, 102:16</p> <p><b>Ethan</b> [3] - 2:14, 100:13, 100:18</p> <p><b>ETHAN</b> [2] - 1:14, 1:15</p> <p><b>Ethics</b> [1] - 47:24</p> <p><b>evaluated</b> [1] - 6:9</p> <p><b>evening</b> [1] - 78:16</p> <p><b>eventually</b> [2] - 85:9, 87:14</p> <p><b>evidence</b> [6] - 7:4, 57:14, 58:10, 59:4, 60:24, 61:21</p> <p><b>ex</b> [4] - 9:15, 47:16, 47:18, 64:12</p> <p><b>exact</b> [1] - 44:23</p> <p><b>exactly</b> [2] - 43:5, 91:19</p> <p><b>excavate</b> [1] - 20:9</p> <p><b>excavated</b> [1] - 20:4</p> <p><b>excited</b> [1] - 32:16</p> <p><b>exciting</b> [2] - 16:13,</p>	<p>17:9</p> <p><b>excuse</b> [6] - 6:2, 65:22, 69:5, 83:15, 104:1</p> <p><b>exemplifies</b> [1] - 36:2</p> <p><b>exist</b> [1] - 13:22</p> <p><b>existing</b> [12] - 13:17, 14:23, 23:5, 24:8, 31:22, 35:24, 37:4, 42:18, 49:7, 50:1, 75:5, 75:19</p> <p><b>exorbitant</b> [1] - 92:15</p> <p><b>expand</b> [2] - 22:16, 23:8</p> <p><b>expect</b> [1] - 34:19</p> <p><b>expecting</b> [1] - 19:8</p> <p><b>expensive</b> [3] - 43:9, 92:2, 92:14</p> <p><b>exposed</b> [1] - 75:11</p> <p><b>Expressway</b> [1] - 15:15</p> <p><b>expressway</b> [1] - 15:23</p> <p><b>extended</b> [1] - 75:23</p> <p><b>extends</b> [1] - 76:19</p> <p><b>exterior</b> [1] - 35:23, 36:3, 36:16, 44:8, 52:23, 52:24, 55:6, 62:12, 62:17, 64:5, 91:16</p> <p><b>extra</b> [1] - 42:8</p> <p><b>extremely</b> [1] - 45:12</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>fabric</b> [1] - 20:20</p> <p><b>facilities</b> [3] - 17:11, 24:8, 31:22</p> <p><b>facing</b> [2] - 81:6, 81:10</p> <p><b>fact</b> [8] - 14:19, 29:17, 62:7, 72:17, 73:2, 75:4, 88:22, 106:10</p> <p><b>factor</b> [1] - 54:21</p> <p><b>failure</b> [1] - 7:10</p> <p><b>fairly</b> [1] - 22:3</p> <p><b>falling</b> [1] - 42:25</p> <p><b>falls</b> [1] - 96:6</p> <p><b>false</b> [2] - 37:11, 52:13</p> <p><b>familiar</b> [2] - 16:19, 97:16</p> <p><b>family's</b> [1] - 68:5</p> <p><b>fantastic</b> [1] - 32:11</p> <p><b>far</b> [3] - 21:22, 34:24, 54:13</p> <p><b>family</b> [1] - 37:22</p> <p><b>favor</b> [10] - 3:6, 8:25, 10:7, 72:8, 83:25, 86:2, 86:14, 88:7, 94:9, 95:19</p>
--	--	---	--	---



<p><b>FDOT</b> [1] - 15:16  <b>feature</b> [4] - 47:2, 52:14, 52:15, 55:8  <b>features</b> [10] - 13:22, 14:5, 14:6, 14:10, 17:1, 36:17, 36:23, 55:3, 62:19, 62:22  <b>February</b> [1] - 85:11  <b>feedback</b> [1] - 101:20  <b>feet</b> [6] - 41:3, 42:6, 42:7, 49:8, 50:24, 96:13  <b>felt</b> [1] - 53:9  <b>fence</b> [1] - 41:15  <b>few</b> [3] - 18:25, 21:2, 103:7  <b>fighting</b> [1] - 90:2  <b>FIGUEROA</b> [2] - 1:18, 2:8  <b>Figueroa</b> [1] - 2:8  <b>file</b> [4] - 55:4, 105:20, 106:2, 106:3  <b>files</b> [2] - 73:22, 73:24  <b>Files</b> [1] - 87:21  <b>fill</b> [1] - 13:19  <b>fin</b> [8] - 78:23, 91:13, 91:21, 91:23, 91:25, 92:1, 92:6, 92:7  <b>final</b> [2] - 98:5, 98:20  <b>fine</b> [3] - 49:3, 61:1, 61:22  <b>finish</b> [2] - 36:3, 37:4  <b>finished</b> [1] - 18:14  <b>finishes</b> [1] - 36:16  <b>finned</b> [2] - 92:14, 92:17  <b>fits</b> [4] - 74:8, 74:16, 74:22, 92:22  <b>first</b> [10] - 15:21, 21:14, 40:18, 40:22, 52:4, 62:2, 84:21, 90:1, 98:4, 98:7  <b>fish</b> [2] - 12:9, 17:24  <b>fits</b> [1] - 41:25  <b>fixed</b> [1] - 51:16  <b>flexibility</b> [1] - 89:12  <b>flood</b> [1] - 26:4  <b>flooding</b> [4] - 12:8, 15:24, 17:22, 29:10  <b>floodplain</b> [4] - 13:12, 22:16, 23:8, 30:15  <b>floods</b> [3] - 12:24, 26:8, 31:17  <b>FLORIDA</b> [1] - 108:3  <b>Florida</b> [10] - 1:9, 1:10, 5:4, 64:24, 87:5, 87:20, 100:11, 102:4, 108:7, 108:18  <b>flow</b> [1] - 30:17  <b>focus</b> [4] - 34:18,</p>	<p>84:21, 87:9, 87:13  <b>focused</b> [1] - 30:9  <b>follow</b> [2] - 63:20, 92:20  <b>footbridge</b> [7] - 24:15, 24:17, 24:24, 27:4, 27:9, 27:12, 30:12  <b>footbridges</b> [7] - 23:11, 23:12, 23:14, 23:15, 26:10, 29:6, 29:7  <b>footprint</b> [2] - 19:20, 30:14  <b>forefront</b> [1] - 4:25  <b>foregoing</b> [2] - 107:19, 108:9  <b>forget</b> [1] - 106:20  <b>forgiveness</b> [1] - 65:21  <b>form</b> [4] - 72:25, 101:13, 101:22, 102:6  <b>formerly</b> [1] - 6:12  <b>forms</b> [6] - 74:2, 75:6, 101:7, 101:15, 101:16, 103:21  <b>Forms</b> [2] - 102:3, 102:8  <b>fortunate</b> [1] - 29:17  <b>forward</b> [9] - 18:15, 18:16, 18:18, 22:2, 32:5, 38:5, 64:7, 67:11, 76:21  <b>forwarded</b> [2] - 99:6, 101:18  <b>foundation</b> [1] - 80:25  <b>four</b> [1] - 50:20  <b>FPR</b> [1] - 1:9  <b>frame</b> [1] - 93:4  <b>free</b> [1] - 16:18  <b>fresh</b> [2] - 24:12, 70:1  <b>friend</b> [1] - 53:25  <b>front</b> [29] - 18:11, 35:24, 41:13, 42:17, 50:3, 51:23, 66:10, 66:22, 72:23, 73:4, 73:5, 73:8, 75:24, 76:2, 76:19, 80:17, 81:1, 81:6, 81:10, 82:20, 82:21, 83:7, 83:16, 91:2, 96:12, 96:23, 97:7, 105:23  <b>front-facing</b> [2] - 81:6, 81:10  <b>full</b> [2] - 65:14, 67:2  <b>fully</b> [1] - 62:19  <b>fun</b> [2] - 30:4, 94:21  <b>functional</b> [1] - 13:6  <b>funding</b> [2] - 16:2, 107:2</p>	<p><b>furthermore</b> [1] - 75:10  <b>future</b> [5] - 17:7, 18:18, 25:12, 81:22, 85:9  <b>FYI</b> [1] - 100:24</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>gable</b> [1] - 41:22  <b>gabled</b> [6] - 36:4, 36:5, 62:12, 72:25, 75:7, 75:9  <b>garage</b> [2] - 66:15, 67:9  <b>gate</b> [7] - 41:15, 48:21, 48:23, 50:24, 51:6, 51:20, 61:7  <b>Gate</b> [1] - 16:11  <b>Gates</b> [1] - 22:10  <b>GATES</b> [1] - 22:11  <b>gateway</b> [1] - 30:24  <b>gateways</b> [2] - 14:6, 28:18  <b>general</b> [1] - 55:21  <b>General</b> [2] - 1:19, 2:13  <b>generally</b> [1] - 79:2  <b>gentleman</b> [1] - 68:3  <b>Georgian</b> [1] - 36:2  <b>geotechnical</b> [1] - 18:12  <b>glad</b> [1] - 4:15  <b>glass</b> [1] - 62:13  <b>goal</b> [7] - 12:5, 12:25, 13:15, 13:20, 21:24, 25:10, 85:3  <b>goals</b> [2] - 12:8, 17:14  <b>golf</b> [3] - 34:11, 34:24, 34:25  <b>golfer</b> [1] - 34:14  <b>Google</b> [1] - 75:22  <b>grading</b> [1] - 21:15  <b>grant</b> [8] - 84:12, 84:13, 84:21, 85:5, 86:12, 87:5, 87:9, 88:5  <b>grants</b> [3] - 11:23, 33:5, 84:20  <b>graphic</b> [1] - 92:6  <b>grass</b> [1] - 77:6  <b>grateful</b> [2] - 5:17, 5:18  <b>gravel</b> [7] - 37:23, 42:9, 76:12, 79:13, 80:12, 83:12, 83:16  <b>great</b> [7] - 15:12, 32:13, 35:5, 63:9, 71:17, 107:11, 107:13</p>	<p><b>greater</b> [2] - 26:4  <b>green</b> [6] - 21:9, 24:4, 24:6, 24:11  <b>Greenwood</b> [1] - 9:13  <b>Gregory</b> [6] - 2:14, 38:19, 39:12, 42:20, 95:10, 95:15  <b>GREGORY</b> [43] - 1:14, 1:15, 2:14, 8:21, 10:6, 32:9, 38:10, 38:25, 39:7, 39:9, 39:17, 46:2, 47:17, 49:25, 50:7, 50:10, 56:14, 56:21, 59:14, 70:5, 71:2, 71:10, 71:16, 71:19, 77:12, 80:7, 80:15, 82:11, 82:17, 83:3, 83:9, 83:11, 83:19, 88:6, 95:3, 96:16, 97:23, 99:21, 101:1, 103:1, 104:5, 105:15, 106:8  <b>Groundwork</b> [2] - 11:7, 11:9  <b>groundwork</b> [1] - 11:21  <b>group</b> [2] - 25:3, 69:2  <b>groups</b> [1] - 20:13  <b>grout</b> [1] - 67:6  <b>Grove</b> [2] - 62:3, 62:6  <b>grow</b> [1] - 100:22  <b>growth</b> [1] - 67:5  <b>guarantee</b> [1] - 46:5  <b>guess</b> [3] - 80:11, 97:1, 106:8  <b>guidelines</b> [20] - 36:10, 36:15, 36:22, 37:14, 37:19, 52:11, 52:19, 56:12, 63:12, 64:6, 66:2, 73:10, 73:13, 74:25, 75:15, 76:1, 90:9, 90:24, 90:25, 102:25  <b>guys</b> [6] - 4:20, 5:14, 11:25, 15:14, 32:13, 68:1</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>habitat</b> [3] - 12:9, 17:24  <b>half</b> [3] - 19:24, 69:4, 69:5  <b>half-a-mile</b> [1] - 19:24  <b>Half</b> [1] - 16:9  <b>hand</b> [6] - 22:18, 25:13, 25:23, 40:10, 65:6, 78:7  <b>handles</b> [1] - 106:22  <b>handout</b> [1] - 91:4</p>	<p><b>hang</b> [1] - 106:21  <b>hanging</b> [1] - 107:4  <b>happy</b> [1] - 59:11  <b>hard</b> [2] - 18:8, 56:2  <b>hardened</b> [1] - 12:6  <b>Hardiboard</b> [1] - 73:15  <b>hashtag</b> [1] - 99:22  <b>head</b> [1] - 97:17  <b>Health</b> [1] - 17:3  <b>healthy</b> [1] - 37:12  <b>hear</b> [3] - 10:17, 49:4, 103:24  <b>heard</b> [1] - 15:21  <b>Hearing</b> [1] - 1:8  <b>hearing</b> [21] - 3:10, 7:17, 8:19, 9:4, 9:22, 10:2, 10:11, 11:1, 39:22, 47:15, 48:2, 64:15, 69:17, 72:12, 77:22, 80:6, 84:4, 86:6, 86:18, 88:11, 94:13  <b>heart</b> [1] - 12:17  <b>heavily</b> [1] - 63:15  <b>heavy</b> [1] - 24:4  <b>hedge</b> [1] - 66:9  <b>height</b> [2] - 26:20, 75:5  <b>held</b> [2] - 1:6, 88:15  <b>help</b> [3] - 44:7, 101:25, 107:14  <b>helping</b> [1] - 18:23  <b>Heritage</b> [4] - 18:22, 19:4, 85:5, 85:8  <b>hi</b> [1] - 19:2  <b>high</b> [2] - 26:21, 31:18  <b>higher</b> [1] - 89:10  <b>highly</b> [1] - 62:10  <b>HISTORIC</b> [1] - 1:2  <b>historic</b> [51] - 4:6, 6:24, 12:1, 13:22, 14:23, 20:20, 32:12, 36:18, 37:2, 37:11, 37:17, 37:20, 44:9, 45:15, 47:3, 52:15, 54:20, 55:22, 57:23, 60:9, 63:5, 63:6, 65:16, 65:18, 68:9, 68:11, 71:12, 76:2, 76:11, 76:15, 78:19, 78:22, 78:24, 81:20, 87:16, 89:6, 89:19, 90:9, 90:12, 90:20, 90:22, 90:25, 100:10, 100:20, 101:10, 101:18, 102:17, 102:24, 103:5, 104:15, 106:18  <b>Historic</b> [20] - 2:5, 2:8,</p>
--	---	--	---	--

<p>2:10, 3:20, 4:3, 4:14, 21:9, 62:9, 81:4, 83:1, 83:8, 85:10, 87:16, 94:4, 96:15, 99:5, 99:22, 100:12, 103:14, 106:25</p> <p><b>Historical</b> [1] - 87:6</p> <p><b>historical</b> [3] - 4:24, 52:13, 54:15</p> <p><b>historically</b> [2] - 37:22, 74:19</p> <p><b>histories</b> [1] - 85:7</p> <p><b>history</b> [5] - 5:6, 8:11, 20:14, 57:16, 57:18</p> <p><b>HOA</b> [1] - 101:12</p> <p><b>Hoff</b> [8] - 2:21, 4:8, 4:9, 52:7, 55:14, 88:19, 96:2, 97:14</p> <p><b>HOFF</b> [18] - 1:15, 2:21, 48:19, 52:3, 55:10, 69:19, 91:17, 93:19, 94:22, 95:17, 96:5, 96:9, 97:11, 98:1, 99:1, 99:19, 100:2, 106:12</p> <p><b>Hogan</b> [1] - 1:8</p> <p><b>Hogan's</b> [9] - 10:16, 11:18, 11:19, 11:25, 12:2, 13:3, 13:8, 16:20, 34:10</p>	<p>43:21, 43:22, 43:24, 43:25, 44:4, 44:6, 44:24, 45:5, 45:7, 45:17, 50:3, 50:18, 53:24, 54:2, 54:4, 54:8, 55:3, 55:5, 56:19, 57:7, 58:2, 58:18, 65:16, 65:19, 66:7, 66:24, 67:10, 68:8, 68:11, 69:6, 70:7, 71:12, 71:15, 77:5, 78:17, 80:19, 81:20, 82:13, 97:6, 102:20, 102:21, 105:5</p> <p><b>houses</b> [2] - 69:4, 96:10</p> <p><b>Hubbard</b> [1] - 27:6</p> <p><b>hundred</b> [1] - 6:13</p> <p><b>hundreds</b> [2] - 44:10, 103:21</p> <p><b>husband</b> [1] - 45:7</p> <p><b>hydraulic</b> [2] - 23:9, 26:3</p> <p><b>hypothetical</b> [1] - 100:15</p> <p><b>hypothetically</b> [1] - 99:15</p>	<p><b>improperly</b> [1] - 75:11</p> <p><b>improve</b> [1] - 12:8</p> <p><b>improvements</b> [2] - 26:18, 95:25</p> <p><b>improving</b> [1] - 17:23</p> <p><b>in-house</b> [1] - 36:8</p> <p><b>inappropriate</b> [2] - 74:19, 76:7</p> <p><b>inappropriately</b> [1] - 74:7</p> <p><b>inaudible</b> [23] - 18:23, 35:6, 46:20, 48:9, 48:23, 49:16, 49:17, 50:7, 50:10, 50:18, 52:23, 58:14, 61:8, 82:9, 82:10, 86:21, 93:16, 99:17, 102:9, 103:23, 105:20, 106:20</p> <p><b>Inaudible</b> [2] - 95:21, 107:16</p> <p><b>inaudible</b> [8] - 33:3, 48:16, 58:13, 60:13, 71:22, 86:18, 106:4, 107:15</p> <p><b>inception</b> [1] - 58:3</p> <p><b>inch</b> [3] - 91:6, 91:8, 91:11</p> <p><b>inches</b> [4] - 89:5, 89:13, 89:23</p> <p><b>include</b> [3] - 73:2, 85:2, 106:10</p> <p><b>included</b> [2] - 82:11, 89:3</p> <p><b>includes</b> [6] - 19:21, 35:22, 36:6, 63:19, 84:23, 87:11</p> <p><b>including</b> [1] - 17:4</p> <p><b>inclusion</b> [1] - 94:5</p> <p><b>incompatible</b> [1] - 75:5</p> <p><b>inconsistent</b> [7] - 37:13, 37:18, 38:4, 52:10, 52:18, 64:5, 75:25</p> <p><b>incorporate</b> [1] - 45:19</p> <p><b>Incorporated</b> [1] - 6:13</p> <p><b>incorporating</b> [1] - 99:10</p> <p><b>increase</b> [2] - 23:8, 26:2</p> <p><b>incredible</b> [1] - 4:6</p> <p><b>incredibly</b> [4] - 4:21, 5:7, 5:8, 16:13</p> <p><b>indecipherable</b> [1] - 43:8</p> <p><b>indicating</b> [3] - 39:24, 64:17, 77:24</p>	<p><b>indicating</b> [1] - 11:16</p> <p><b>individual</b> [2] - 85:3, 101:5</p> <p><b>individually</b> [2] - 4:5, 95:12</p> <p><b>information</b> [3] - 16:25, 68:1, 105:5</p> <p><b>Information</b> [2] - 10:15, 99:2</p> <p><b>informational</b> [2] - 10:24, 100:3</p> <p><b>informed</b> [1] - 33:24</p> <p><b>initial</b> [3] - 30:12, 31:8, 41:9</p> <p><b>Initiated</b> [1] - 62:1</p> <p><b>input</b> [1] - 34:23</p> <p><b>inset</b> [1] - 56:19</p> <p><b>inspect</b> [2] - 62:21, 74:5</p> <p><b>Inspection</b> [1] - 73:24</p> <p><b>inspector</b> [2] - 81:4, 97:4</p> <p><b>inspectors</b> [1] - 96:23</p> <p><b>install</b> [4] - 73:7, 74:21, 76:16, 96:20</p> <p><b>installation</b> [5] - 37:16, 72:18, 75:3, 75:18, 75:25</p> <p><b>installed</b> [3] - 74:7, 75:11, 93:11</p> <p><b>installing</b> [1] - 74:15</p> <p><b>instance</b> [1] - 14:19</p> <p><b>instead</b> [2] - 63:3, 80:12</p> <p><b>instructions</b> [1] - 63:21</p> <p><b>intact</b> [1] - 34:9</p> <p><b>intent</b> [3] - 27:18, 33:25, 87:22</p> <p><b>intention</b> [1] - 35:4</p> <p><b>interest</b> [1] - 16:16</p> <p><b>interesting</b> [1] - 58:12</p> <p><b>International</b> [1] - 6:13</p> <p><b>Internet</b> [1] - 100:1</p> <p><b>interpretive</b> [1] - 20:22</p> <p><b>intersects</b> [1] - 25:17</p> <p><b>intimated</b> [1] - 29:18</p> <p><b>introduce</b> [1] - 11:24</p> <p><b>introducing</b> [1] - 76:7</p> <p><b>introductions</b> [1] - 2:6</p> <p><b>intrusion</b> [1] - 90:2</p> <p><b>invite</b> [1] - 103:8</p> <p><b>inviting</b> [1] - 92:19</p> <p><b>issue</b> [11] - 49:17, 50:21, 51:1, 51:5, 51:10, 51:12, 52:4, 100:8, 100:22, 103:2, 103:24</p> <p><b>issues</b> [4] - 23:19,</p>	<p>93:10, 101:24, 102:10</p> <p><b>it'll</b> [1] - 41:17</p> <p><b>item</b> [3] - 25:16, 41:14, 42:13</p> <p><b>items</b> [8] - 3:12, 36:7, 36:13, 40:21, 73:18, 76:21, 88:16, 98:5</p> <p><b>itself</b> [12] - 6:9, 22:15, 23:9, 24:10, 24:14, 27:23, 51:6, 52:16, 55:3, 55:5, 91:15, 97:19</p>
<b>I</b>		<b>J</b>		
<p><b>holdup</b> [1] - 60:3</p> <p><b>holes</b> [1] - 35:3</p> <p><b>holistic</b> [1] - 105:1</p> <p><b>home</b> [9] - 57:16, 57:18, 57:20, 75:24, 76:19, 90:22, 96:24, 97:1, 101:13</p> <p><b>Homeland</b> [1] - 23:18</p> <p><b>homeowner's</b> [1] - 107:5</p> <p><b>homeowners</b> [6] - 42:24, 45:6, 96:19, 97:24, 104:19, 104:21</p> <p><b>Homes</b> [1] - 88:19</p> <p><b>homes</b> [2] - 69:7, 88:23</p> <p><b>honestly</b> [1] - 90:15</p> <p><b>honesty</b> [1] - 65:15</p> <p><b>honor</b> [6] - 5:9, 6:11, 8:7, 16:12, 17:17, 26:24</p> <p><b>hopefully</b> [2] - 42:11, 60:24</p> <p><b>hoping</b> [1] - 21:8</p> <p><b>horizontal</b> [1] - 72:24</p> <p><b>hours</b> [1] - 2:25</p> <p><b>house</b> [49] - 36:8, 41:13, 41:17, 41:25, 42:17, 43:2, 43:8,</p>	<p><b>idea</b> [8] - 19:25, 20:19, 58:16, 65:15, 69:3, 69:6, 92:24, 106:11</p> <p><b>identified</b> [4] - 6:25, 19:23, 20:12, 36:16</p> <p><b>identifying</b> [1] - 85:3</p> <p><b>ignorance</b> [1] - 65:22</p> <p><b>Ill</b> [1] - 1:13</p> <p><b>image</b> [2] - 56:5, 91:5</p> <p><b>imagine</b> [2] - 30:23, 97:20</p> <p><b>imitate</b> [2] - 90:15, 90:16</p> <p><b>imitates</b> [1] - 90:20</p> <p><b>imitating</b> [1] - 90:12</p> <p><b>imitative</b> [1] - 90:14</p> <p><b>immediate</b> [1] - 37:3</p> <p><b>impact</b> [2] - 24:25, 36:25</p> <p><b>impacted</b> [4] - 24:16, 24:20, 26:12, 35:2</p> <p><b>impacts</b> [6] - 21:18, 22:6, 24:1, 25:7, 25:20, 28:1</p> <p><b>important</b> [7] - 4:17, 4:22, 5:7, 5:8, 17:17, 26:6, 36:17</p> <p><b>impression</b> [2] - 59:22, 60:5</p>	<p><b>inches</b> [4] - 89:5, 89:13, 89:23</p> <p><b>include</b> [3] - 73:2, 85:2, 106:10</p> <p><b>included</b> [2] - 82:11, 89:3</p> <p><b>includes</b> [6] - 19:21, 35:22, 36:6, 63:19, 84:23, 87:11</p> <p><b>including</b> [1] - 17:4</p> <p><b>inclusion</b> [1] - 94:5</p> <p><b>incompatible</b> [1] - 75:5</p> <p><b>inconsistent</b> [7] - 37:13, 37:18, 38:4, 52:10, 52:18, 64:5, 75:25</p> <p><b>incorporate</b> [1] - 45:19</p> <p><b>Incorporated</b> [1] - 6:13</p> <p><b>incorporating</b> [1] - 99:10</p> <p><b>increase</b> [2] - 23:8, 26:2</p> <p><b>incredible</b> [1] - 4:6</p> <p><b>incredibly</b> [4] - 4:21, 5:7, 5:8, 16:13</p> <p><b>indecipherable</b> [1] - 43:8</p> <p><b>indicating</b> [3] - 39:24, 64:17, 77:24</p>	<p><b>J.C</b> [3] - 2:18, 95:9, 95:14</p> <p><b>JACK</b> [1] - 1:13</p> <p><b>JACKSONVILLE</b> [1] - 1:1</p> <p><b>Jacksonville</b> [10] - 1:8, 2:5, 5:5, 6:14, 8:8, 11:7, 11:10, 11:21, 16:10, 64:24</p> <p><b>Jacksonville's</b> [1] - 11:10</p> <p><b>Jason</b> [2] - 18:25, 19:3</p> <p><b>Jax</b> [1] - 99:22</p> <p><b>JEA</b> [4] - 23:16, 25:24, 26:6, 26:9</p> <p><b>Jefferson</b> [1] - 3:16</p> <p><b>job</b> [1] - 70:25</p> <p><b>Johns</b> [1] - 17:5</p> <p><b>joints</b> [2] - 36:20, 60:9</p> <p><b>JPC</b> [1] - 79:16</p> <p><b>JULIA</b> [1] - 1:14</p> <p><b>Julia</b> [3] - 2:19, 25:15, 101:3</p> <p><b>July</b> [4] - 19:9, 21:14, 78:18, 100:21</p> <p><b>jump</b> [5] - 3:18, 6:1, 9:8, 10:14, 35:13</p> <p><b>June</b> [2] - 78:17, 108:15</p> <p><b>jurisdictional</b> [1] - 101:23</p>	
<b>I</b>		<b>K</b>		
<p><b>hopefully</b> [2] - 42:11, 60:24</p> <p><b>hoping</b> [1] - 21:8</p> <p><b>horizontal</b> [1] - 72:24</p> <p><b>hours</b> [1] - 2:25</p> <p><b>house</b> [49] - 36:8, 41:13, 41:17, 41:25, 42:17, 43:2, 43:8,</p>	<p><b>idea</b> [8] - 19:25, 20:19, 58:16, 65:15, 69:3, 69:6, 92:24, 106:11</p> <p><b>identified</b> [4] - 6:25, 19:23, 20:12, 36:16</p> <p><b>identifying</b> [1] - 85:3</p> <p><b>ignorance</b> [1] - 65:22</p> <p><b>Ill</b> [1] - 1:13</p> <p><b>image</b> [2] - 56:5, 91:5</p> <p><b>imagine</b> [2] - 30:23, 97:20</p> <p><b>imitate</b> [2] - 90:15, 90:16</p> <p><b>imitates</b> [1] - 90:20</p> <p><b>imitating</b> [1] - 90:12</p> <p><b>imitative</b> [1] - 90:14</p> <p><b>immediate</b> [1] - 37:3</p> <p><b>impact</b> [2] - 24:25, 36:25</p> <p><b>impacted</b> [4] - 24:16, 24:20, 26:12, 35:2</p> <p><b>impacts</b> [6] - 21:18, 22:6, 24:1, 25:7, 25:20, 28:1</p> <p><b>important</b> [7] - 4:17, 4:22, 5:7, 5:8, 17:17, 26:6, 36:17</p> <p><b>impression</b> [2] - 59:22, 60:5</p>	<p><b>inches</b> [4] - 89:5, 89:13, 89:23</p> <p><b>include</b> [3] - 73:2, 85:2, 106:10</p> <p><b>included</b> [2] - 82:11, 89:3</p> <p><b>includes</b> [6] - 19:21, 35:22, 36:6, 63:19, 84:23, 87:11</p> <p><b>including</b> [1] - 17:4</p> <p><b>inclusion</b> [1] - 94:5</p> <p><b>incompatible</b> [1] - 75:5</p> <p><b>inconsistent</b> [7] - 37:13, 37:18, 38:4, 52:10, 52:18, 64:5, 75:25</p> <p><b>incorporate</b> [1] - 45:19</p> <p><b>Incorporated</b> [1] - 6:13</p> <p><b>incorporating</b> [1] - 99:10</p> <p><b>increase</b> [2] - 23:8, 26:2</p> <p><b>incredible</b> [1] - 4:6</p> <p><b>incredibly</b> [4] - 4:21, 5:7, 5:8, 16:13</p> <p><b>indecipherable</b> [1] - 43:8</p> <p><b>indicating</b> [3] - 39:24, 64:17, 77:24</p>	<p><b>Kay</b> [5] - 11:7, 14:17, 17:14, 28:16, 33:23</p> <p><b>keep</b> [6] - 20:19, 20:21, 33:24, 42:15, 46:9, 59:12</p> <p><b>keeping</b> [3] - 4:23, 42:1, 49:2</p> <p><b>keeps</b> [1] - 46:22</p> <p><b>Kennelly</b> [1] - 81:3</p> <p><b>kept</b> [2] - 40:25, 42:20</p>	

<p><b>key</b> [1] - 91:18  <b>kind</b> [12] - 14:9, 14:13, 15:7, 43:20, 46:22, 66:14, 98:14, 100:3, 100:5, 101:1, 103:1, 105:17  <b>kinds</b> [1] - 107:3  <b>Klutho</b> [8] - 13:14, 17:2, 23:13, 24:21, 25:3, 26:1, 26:19, 27:2  <b>Klutho's</b> [1] - 29:19  <b>knock</b> [1] - 5:25  <b>knowing</b> [2] - 52:22, 100:9  <b>known</b> [2] - 55:24, 65:23  <b>knows</b> [1] - 5:17  <b>Koralewski</b> [1] - 19:3  <b>KORALEWSKI</b> [1] - 21:1</p>	<p>71:19, 101:3  <b>lawn</b> [1] - 96:13  <b>lawsuits</b> [1] - 102:11  <b>lay</b> [1] - 43:13  <b>leading</b> [1] - 11:21  <b>lean</b> [2] - 57:13, 58:4  <b>least</b> [1] - 70:2  <b>left</b> [7] - 12:18, 13:4, 13:7, 14:21, 16:22, 25:23, 42:2  <b>left-hand</b> [1] - 25:23  <b>legislated</b> [1] - 72:2  <b>legislation</b> [3] - 95:24, 98:3, 98:13  <b>legislator</b> [1] - 101:8  <b>leisure</b> [1] - 5:15  <b>length</b> [2] - 14:10, 43:14  <b>letter</b> [13] - 65:17, 84:12, 84:19, 85:14, 85:16, 85:22, 86:12, 86:25, 87:2, 87:8, 87:23, 88:5, 88:12  <b>letters</b> [3] - 84:13, 84:16, 86:20  <b>letting</b> [1] - 70:25  <b>Leuthold</b> [1] - 40:5  <b>LEUTHOLD</b> [23] - 40:11, 40:16, 40:18, 41:8, 41:22, 46:8, 46:18, 46:21, 47:10, 50:4, 50:12, 50:16, 53:20, 53:23, 56:18, 56:22, 58:20, 58:24, 59:5, 59:11, 61:1, 61:9, 61:22  <b>level</b> [4] - 41:16, 100:24, 101:21, 101:25  <b>light</b> [3] - 45:12, 46:10, 59:18  <b>lighten</b> [1] - 44:14  <b>lighter</b> [2] - 45:10, 46:5  <b>lighting</b> [1] - 30:21  <b>like-for-like</b> [1] - 37:21  <b>likely</b> [1] - 100:22  <b>lime</b> [3] - 44:12, 44:13, 44:14  <b>limewash</b> [27] - 35:23, 36:14, 36:25, 37:9, 38:3, 43:16, 44:6, 44:11, 46:4, 46:5, 46:6, 46:16, 46:25, 47:3, 48:18, 51:11, 51:25, 52:2, 52:9, 53:11, 56:4, 56:10, 56:25, 57:22, 59:16, 59:22, 61:15  <b>limewashed</b> [1] -</p>	<p>55:23  <b>limited</b> [1] - 106:24  <b>line</b> [4] - 13:18, 24:4, 24:9, 93:13  <b>lines</b> [4] - 20:7, 24:6, 67:6, 77:13  <b>listed</b> [3] - 53:15, 55:8, 87:15  <b>listing</b> [1] - 47:19  <b>live</b> [1] - 15:20  <b>lived</b> [1] - 54:1  <b>LLEWELLYN</b> [11] - 21:2, 21:5, 28:3, 28:7, 32:5, 32:7, 32:14, 33:22, 34:15, 35:8, 35:11  <b>Llewellyn</b> [2] - 13:20, 16:9  <b>LM-24-03</b> [1] - 3:16  <b>local</b> [8] - 84:22, 98:8, 100:18, 101:23, 103:20, 104:16, 104:17, 104:22  <b>locally</b> [3] - 101:10, 101:14, 101:15  <b>located</b> [5] - 6:18, 17:8, 35:19, 62:6, 72:16  <b>location</b> [4] - 16:20, 24:10, 24:17, 97:15  <b>locations</b> [1] - 14:4  <b>look</b> [11] - 12:15, 19:14, 32:5, 41:23, 53:3, 66:13, 70:14, 81:22, 91:6, 93:15, 99:17  <b>looking</b> [12] - 22:2, 24:3, 29:12, 30:13, 34:18, 38:20, 43:19, 44:17, 45:5, 70:13, 77:10, 93:12  <b>looks</b> [4] - 38:13, 45:20, 90:19, 93:9  <b>loose</b> [1] - 50:14  <b>LOPERA</b> [17] - 1:19, 2:12, 48:25, 61:2, 82:15, 82:18, 82:24, 83:6, 83:10, 83:14, 83:22, 86:7, 86:19, 94:1, 94:16, 95:7, 95:22  <b>Lopera</b> [1] - 2:12  <b>lovely</b> [1] - 13:4  <b>low</b> [1] - 101:8  <b>lower</b> [1] - 14:20  <b>LS-23-01</b> [1] - 3:15</p>	<p><b>main</b> [3] - 27:4, 67:10, 83:17  <b>Main</b> [1] - 27:5  <b>Main/Newnan</b> [1] - 27:12  <b>maintain</b> [1] - 77:3  <b>maintaining</b> [1] - 56:9  <b>maintenance</b> [2] - 63:1, 63:4  <b>major</b> [3] - 15:19, 29:9, 31:1  <b>manager</b> [1] - 16:13  <b>mandates</b> [1] - 82:4  <b>map</b> [10] - 6:24, 11:15, 12:2, 16:21, 16:22, 19:15, 53:14, 53:18, 55:11, 102:16  <b>maps</b> [3] - 53:4, 53:13, 55:16  <b>Marco</b> [1] - 103:7  <b>Mark</b> [8] - 13:20, 14:15, 15:8, 16:9, 23:23, 24:19, 27:8, 28:2  <b>markers</b> [1] - 4:24  <b>market</b> [1] - 89:9  <b>Market</b> [5] - 27:17, 27:18, 31:10, 31:16, 98:9  <b>marketing</b> [1] - 99:24  <b>marring</b> [1] - 96:25  <b>marshes</b> [1] - 24:12  <b>Martin</b> [1] - 81:3  <b>masonry</b> [7] - 36:16, 59:17, 83:4, 83:6, 92:22, 92:25, 93:1  <b>Master</b> [1] - 87:20  <b>match</b> [7] - 44:23, 77:11, 77:17, 80:18, 82:13, 82:21, 82:25  <b>matching</b> [2] - 81:24, 87:5  <b>material</b> [5] - 37:23, 47:3, 75:21, 76:3, 81:24  <b>materials</b> [5] - 43:12, 44:20, 57:12, 77:4, 99:24  <b>matrix</b> [1] - 73:10  <b>matter</b> [1] - 49:23  <b>mayor's</b> [1] - 99:3  <b>McCoy's</b> [4] - 11:17, 11:18, 12:14, 85:1  <b>McGirts</b> [1] - 85:1  <b>mean</b> [18] - 13:17, 33:18, 43:19, 53:9, 54:24, 55:2, 56:2, 61:17, 81:7, 93:9, 99:19, 103:16, 103:20, 104:5,</p>	<p>104:20, 105:3, 105:17, 106:4  <b>meanders</b> [1] - 12:16  <b>means</b> [1] - 69:1  <b>measured</b> [1] - 91:19  <b>measures</b> [1] - 37:6  <b>media</b> [1] - 99:4  <b>meet</b> [2] - 89:2, 102:24  <b>meeting</b> [4] - 34:21, 98:6, 103:17, 103:25  <b>meetings</b> [3] - 15:22, 103:11, 103:15  <b>Melissa</b> [1] - 101:17  <b>member</b> [7] - 8:1, 11:3, 16:6, 19:1, 40:1, 64:19, 78:1  <b>Member</b> [4] - 1:14, 1:15, 1:15, 3:22  <b>MEMBER</b> [13] - 3:25, 5:24, 7:21, 8:4, 11:6, 16:7, 19:2, 39:24, 40:4, 64:17, 64:22, 77:24, 78:4  <b>MEMBERS</b> [38] - 3:7, 3:9, 7:15, 8:17, 9:1, 9:3, 9:17, 9:20, 9:25, 10:8, 10:10, 39:20, 47:7, 47:13, 64:10, 64:13, 68:21, 69:15, 72:7, 72:9, 72:11, 77:20, 79:23, 80:4, 83:24, 84:1, 84:3, 85:25, 86:3, 86:5, 86:15, 86:17, 88:1, 88:8, 88:10, 94:10, 94:12, 95:20  <b>membrane</b> [1] - 57:4  <b>Memorial</b> [1] - 15:8  <b>mention</b> [2] - 51:23, 56:3  <b>mentioned</b> [4] - 28:16, 31:10, 42:14, 55:12  <b>met</b> [2] - 16:1, 88:18  <b>metal</b> [2] - 41:23, 74:4  <b>method</b> [1] - 92:21  <b>methods</b> [2] - 63:12, 90:3  <b>Michael</b> [1] - 2:16  <b>MICHAEL</b> [1] - 1:13  <b>microphone</b> [10] - 39:6, 39:8, 49:9, 49:11, 49:14, 61:10, 82:23, 85:18, 86:23, 94:25  <b>middle</b> [2] - 12:23, 19:16  <b>might</b> [6] - 106:17, 107:2, 107:11, 107:14  <b>mildew</b> [1] - 67:5</p>	
<b>L</b>					
<p><b>Lackawanna</b> [1] - 84:24  <b>Land</b> [2] - 98:9, 98:17  <b>land</b> [1] - 19:19  <b>landmark</b> [2] - 98:8, 98:17  <b>landmarked</b> [1] - 85:4  <b>landmarks</b> [2] - 6:25, 104:17  <b>landscape</b> [2] - 30:2, 40:25  <b>landscaping</b> [1] - 76:3  <b>language</b> [2] - 89:3, 89:18  <b>languishing</b> [1] - 98:14  <b>large</b> [4] - 59:16, 66:9, 66:21, 87:11  <b>Large</b> [1] - 1:10  <b>larger</b> [1] - 63:25  <b>largest</b> [1] - 19:10  <b>last</b> [13] - 4:13, 18:5, 25:12, 43:16, 46:14, 63:14, 69:10, 93:22, 98:6, 99:2, 100:4, 100:5, 100:7  <b>lastly</b> [1] - 75:17  <b>lately</b> [1] - 102:10  <b>Latham</b> [1] - 78:5  <b>LATHAM</b> [9] - 78:8, 78:13, 78:15, 80:1, 80:14, 80:22, 80:24, 81:13, 84:8  <b>Laura</b> [3] - 25:24, 26:16, 26:19  <b>law</b> [4] - 70:22, 71:4,</p>	<p><b>level</b> [4] - 41:16, 100:24, 101:21, 101:25  <b>light</b> [3] - 45:12, 46:10, 59:18  <b>lighten</b> [1] - 44:14  <b>lighter</b> [2] - 45:10, 46:5  <b>lighting</b> [1] - 30:21  <b>like-for-like</b> [1] - 37:21  <b>likely</b> [1] - 100:22  <b>lime</b> [3] - 44:12, 44:13, 44:14  <b>limewash</b> [27] - 35:23, 36:14, 36:25, 37:9, 38:3, 43:16, 44:6, 44:11, 46:4, 46:5, 46:6, 46:16, 46:25, 47:3, 48:18, 51:11, 51:25, 52:2, 52:9, 53:11, 56:4, 56:10, 56:25, 57:22, 59:16, 59:22, 61:15  <b>limewashed</b> [1] -</p>	<p><b>mail</b> [1] - 104:14</p>	<b>M</b>		

<p><b>mile</b> [2] - 19:24, 69:5  <b>million</b> [1] - 11:23  <b>mind</b> [2] - 58:1, 104:6  <b>mine</b> [2] - 45:4, 53:25  <b>minimum</b> [1] - 106:11  <b>minor</b> [1] - 24:7  <b>minutes</b> [4] - 3:2, 3:4, 3:10, 18:25  <b>mismatching</b> [1] - 70:12  <b>mitigated</b> [2] - 27:10, 48:15  <b>mitigation</b> [3] - 20:17, 23:23, 27:25  <b>mixing</b> [1] - 57:11  <b>Mixon</b> [1] - 84:24  <b>MOA</b> [1] - 20:17  <b>modern</b> [2] - 47:4, 90:3  <b>modification</b> [1] - 93:20  <b>modifications</b> [2] - 19:19, 87:19  <b>modify</b> [1] - 92:16  <b>moisture</b> [6] - 44:4, 44:5, 46:22, 46:23, 46:24, 46:25  <b>moment</b> [2] - 67:14, 68:20  <b>monkey</b> [1] - 61:12  <b>Montgomery</b> [2] - 35:16, 35:20  <b>Month</b> [3] - 3:21, 4:4, 4:15  <b>month</b> [10] - 4:3, 4:13, 60:24, 61:20, 94:20, 98:24, 99:2, 100:4, 100:6, 100:7  <b>monthly</b> [1] - 104:14  <b>months</b> [2] - 85:12, 103:13  <b>MONTROYA</b> [49] - 1:13, 2:16, 3:3, 8:24, 10:4, 14:16, 15:4, 15:11, 32:19, 34:2, 35:5, 46:12, 46:20, 48:4, 50:19, 51:17, 52:20, 53:12, 53:21, 55:20, 56:23, 59:2, 59:6, 59:24, 60:14, 61:3, 67:15, 67:20, 67:23, 70:17, 71:6, 71:23, 80:20, 82:2, 82:8, 82:23, 86:8, 88:3, 89:25, 91:12, 92:12, 94:8, 95:4, 96:2, 105:19, 105:22, 106:6, 106:16, 107:9  <b>Montoya</b> [6] - 2:16, 53:3, 53:17, 56:1,</p>	<p>95:9, 95:14  <b>morning</b> [1] - 50:13  <b>mortar</b> [5] - 44:12, 60:9, 63:3, 63:11, 64:2  <b>MOSH</b> [1] - 17:7  <b>most</b> [7] - 13:8, 20:6, 62:18, 66:23, 84:23, 91:16, 92:4  <b>motion</b> [22] - 3:1, 3:3, 8:20, 8:21, 10:3, 10:4, 48:3, 48:4, 51:14, 69:18, 69:20, 80:6, 80:9, 82:16, 86:7, 86:9, 86:10, 88:2, 88:3, 94:2, 94:3, 95:18  <b>mouth</b> [1] - 17:8  <b>move</b> [6] - 16:15, 67:11, 72:13, 82:18, 84:5, 95:13  <b>moved</b> [2] - 43:3, 78:19  <b>moving</b> [3] - 11:20, 90:6, 94:14  <b>MR</b> [90] - 2:10, 6:6, 8:14, 10:21, 21:1, 21:2, 21:5, 28:3, 28:7, 32:5, 32:7, 32:14, 33:4, 33:16, 33:22, 34:15, 35:8, 35:11, 35:18, 38:18, 39:8, 39:11, 40:11, 40:16, 40:18, 41:8, 41:22, 46:8, 46:18, 46:21, 47:10, 49:9, 49:11, 49:14, 50:4, 50:12, 50:16, 52:6, 53:2, 53:16, 53:20, 53:23, 54:16, 54:22, 55:13, 55:25, 56:18, 56:22, 58:20, 58:24, 59:5, 59:11, 61:1, 61:9, 61:22, 62:4, 65:2, 65:7, 65:12, 65:14, 67:19, 67:22, 67:25, 68:17, 68:24, 72:15, 77:7, 78:8, 78:13, 78:15, 80:1, 80:14, 80:22, 80:24, 81:13, 84:8, 84:15, 85:19, 86:25, 87:2, 88:16, 91:1, 91:9, 91:14, 93:20, 97:13, 98:4, 98:23, 104:8, 105:9  <b>MS</b> [21] - 2:8, 2:12, 15:2, 15:5, 15:13, 22:11, 48:25, 61:2, 82:15, 82:18, 82:24,</p>	<p>83:6, 83:10, 83:14, 83:22, 86:7, 86:19, 94:1, 94:16, 95:7, 95:22  <b>mulling</b> [1] - 97:17  <b>multiple</b> [4] - 34:8, 72:17, 73:1, 102:2  <b>multiyear</b> [1] - 16:2  <b>municipality's</b> [1] - 101:23</p>	<p style="text-align: center;"><b>N</b></p> <p><b>nailing</b> [9] - 74:8, 74:16, 74:22, 91:21, 91:23, 91:25, 92:1, 92:6, 92:7  <b>name</b> [12] - 4:9, 7:2, 8:2, 11:4, 16:9, 19:3, 40:2, 40:4, 64:20, 64:22, 78:2, 103:13  <b>names</b> [1] - 7:3  <b>narrative</b> [1] - 85:6  <b>National</b> [4] - 60:19, 63:20, 85:10, 87:15  <b>national</b> [3] - 90:24, 101:25, 104:16  <b>natural</b> [4] - 12:6, 13:10, 13:11  <b>necessarily</b> [4] - 14:1, 54:7, 57:3, 96:21  <b>need</b> [20] - 4:13, 26:7, 48:8, 48:16, 48:17, 51:16, 68:23, 70:9, 77:11, 77:16, 79:25, 81:7, 85:15, 86:19, 93:24, 94:2, 97:21, 102:7, 102:22, 104:25  <b>needed</b> [2] - 2:25, 42:8  <b>needs</b> [3] - 49:24, 66:3, 91:18  <b>neighborhood</b> [4] - 14:8, 32:12, 97:10, 107:10  <b>neighborhood's</b> [1] - 8:10  <b>net</b> [2] - 90:18, 90:20  <b>Nevada</b> [1] - 78:20  <b>never</b> [3] - 15:23, 74:5, 104:6  <b>new</b> [21] - 6:20, 14:24, 28:17, 31:23, 41:14, 45:16, 45:19, 48:20, 87:14, 87:20, 88:23, 88:24, 89:2, 89:11, 89:23, 90:11, 94:6, 96:9, 99:8, 104:14, 107:5</p>	<p><b>New</b> [3] - 84:12, 96:6, 96:7  <b>newly</b> [1] - 20:11  <b>Newnan</b> [2] - 27:4, 27:6  <b>next</b> [41] - 11:13, 11:14, 12:11, 13:1, 14:1, 14:2, 17:13, 18:2, 18:4, 18:21, 19:14, 20:16, 22:5, 23:2, 23:10, 23:25, 25:1, 25:21, 25:24, 26:15, 27:1, 27:16, 27:24, 28:9, 28:19, 29:4, 29:16, 30:5, 30:10, 30:19, 31:5, 31:9, 42:13, 60:24, 61:18, 61:20, 88:16, 94:19, 97:5, 97:7, 98:20  <b>nice</b> [1] - 105:8  <b>nominate</b> [2] - 95:7, 95:13  <b>non</b> [1] - 67:9  <b>non-consistency</b> [1] - 67:9  <b>noncontributing</b> [2] - 62:8, 72:21  <b>none</b> [10] - 3:10, 9:4, 10:1, 10:11, 72:12, 84:4, 86:6, 86:18, 88:11, 94:13  <b>nonhistoric</b> [2] - 73:13, 76:14  <b>nonprofit</b> [1] - 11:11  <b>nontraditional</b> [1] - 76:14  <b>normal</b> [1] - 99:11  <b>north</b> [5] - 6:18, 16:21, 16:22, 24:2, 31:17  <b>North</b> [8] - 1:8, 16:11, 84:17, 87:3, 87:10, 87:12, 88:4, 98:9  <b>Northside</b> [1] - 86:10  <b>notable</b> [1] - 62:18  <b>Notary</b> [1] - 1:9  <b>note</b> [5] - 68:25, 74:6, 75:18, 104:10, 106:12  <b>noted</b> [3] - 38:7, 73:17, 76:23  <b>notes</b> [1] - 108:11  <b>nothing</b> [5] - 13:9, 40:14, 65:10, 78:11, 98:23  <b>notice</b> [1] - 100:17  <b>notices</b> [1] - 104:14  <b>notify</b> [2] - 71:4, 104:19  <b>Number</b> [8] - 6:3,</p>	<p>10:15, 38:11, 38:21, 39:14, 51:15, 80:11, 83:20  <b>number</b> [1] - 102:10</p> <p style="text-align: center;"><b>O</b></p> <p><b>Oakwood</b> [1] - 64:23  <b>objection</b> [1] - 51:8  <b>objections</b> [1] - 52:8  <b>obligated</b> [1] - 64:7  <b>observation</b> [1] - 62:23  <b>obviously</b> [3] - 70:24, 79:6, 81:8  <b>OF</b> [4] - 1:1, 108:1, 108:3, 108:4  <b>office</b> [2] - 16:10, 99:3  <b>Office</b> [2] - 1:19, 2:12  <b>offices</b> [1] - 102:16  <b>often</b> [1] - 99:18  <b>OGC</b> [1] - 47:23  <b>old</b> [4] - 4:21, 44:13, 45:19, 54:19  <b>once</b> [10] - 6:22, 63:17, 64:3, 67:1, 73:6, 74:20, 75:14, 85:13, 87:7, 93:20  <b>one</b> [53] - 4:5, 5:13, 10:14, 10:23, 11:14, 14:11, 15:21, 20:14, 22:12, 24:23, 25:7, 30:25, 34:24, 35:15, 40:23, 42:3, 42:16, 43:16, 43:17, 48:20, 49:15, 49:23, 50:17, 54:24, 55:15, 55:18, 56:8, 62:7, 65:2, 66:19, 67:15, 68:2, 86:25, 88:17, 91:6, 91:8, 91:11, 91:17, 93:10, 93:20, 94:19, 98:7, 99:2, 99:15, 100:2, 101:16, 103:14, 103:25, 104:4, 104:9, 104:13, 107:7  <b>one-inch</b> [1] - 91:6  <b>one-story</b> [1] - 62:7  <b>ones</b> [2] - 78:22, 81:2  <b>opaque</b> [1] - 61:15  <b>open</b> [8] - 7:17, 9:21, 11:1, 15:17, 39:22, 64:14, 66:16, 77:21  <b>opening</b> [3] - 74:14, 79:4, 92:23  <b>operations</b> [1] - 6:14  <b>opine</b> [1] - 97:22  <b>opinion</b> [4] - 36:24, 92:15, 92:24, 93:18</p>
--	---	--	--	--	---

<p><b>opportunity</b> [6] - 18:19, 30:22, 32:11, 33:8, 74:5, 74:23</p> <p><b>opposed</b> [10] - 3:8, 9:2, 10:9, 46:8, 72:10, 84:2, 86:4, 86:16, 88:9, 94:11</p> <p><b>opposition</b> [1] - 36:11</p> <p><b>option</b> [2] - 61:18, 63:24</p> <p><b>options</b> [1] - 92:13</p> <p><b>oral</b> [1] - 85:7</p> <p><b>order</b> [6] - 22:16, 31:19, 62:15, 74:13, 75:13, 84:19</p> <p><b>ordinance</b> [1] - 98:16</p> <p><b>Ordinance</b> [8] - 6:10, 37:13, 52:19, 64:6, 75:1, 75:15, 98:7, 98:13</p> <p><b>organization</b> [1] - 100:13</p> <p><b>organizations</b> [1] - 34:22</p> <p><b>original</b> [10] - 15:10, 29:19, 52:15, 52:24, 58:3, 62:17, 66:9, 72:21, 74:10, 74:22</p> <p><b>originally</b> [7] - 6:19, 44:12, 52:25, 57:7, 58:2, 73:11, 82:1</p> <p><b>otherwise</b> [1] - 58:10</p> <p><b>outlying</b> [1] - 103:7</p> <p><b>outreach</b> [1] - 99:4</p> <p><b>outside</b> [2] - 56:20, 79:20</p> <p><b>outstanding</b> [1] - 51:10</p> <p><b>overall</b> [2] - 16:21, 33:10</p> <p><b>overlay</b> [3] - 54:11, 54:12, 54:14</p> <p><b>Overlay</b> [1] - 54:18</p> <p><b>own</b> [1] - 5:14</p> <p><b>owner</b> [4] - 53:25, 58:21, 58:24, 72:2</p> <p><b>owners</b> [3] - 53:23, 104:15, 104:23</p>	<p><b>pages</b> [1] - 19:11</p> <p><b>paint</b> [8] - 60:6, 62:15, 63:17, 63:22, 64:4, 66:5, 66:20, 69:2</p> <p><b>painted</b> [2] - 65:19, 69:4</p> <p><b>painting</b> [12] - 37:12, 46:22, 57:25, 59:17, 62:7, 62:16, 63:2, 63:14, 65:24, 67:12, 69:6</p> <p><b>paper</b> [3] - 44:1, 61:5, 70:23</p> <p><b>papers</b> [1] - 79:17</p> <p><b>parents</b> [1] - 45:6</p> <p><b>Park</b> [10] - 13:4, 13:14, 15:8, 17:2, 24:2, 24:15, 25:3, 60:19, 63:20</p> <p><b>park</b> [5] - 22:14, 24:21, 27:23, 28:25, 30:24</p> <p><b>parking</b> [7] - 72:19, 73:7, 75:18, 75:25, 76:4, 76:5, 76:12</p> <p><b>parks</b> [3] - 17:11, 23:12, 34:18</p> <p><b>Parks</b> [2] - 23:13, 27:3</p> <p><b>Parkway</b> [1] - 16:11</p> <p><b>part</b> [16] - 6:20, 7:2, 8:10, 11:16, 12:19, 17:10, 25:5, 32:16, 44:7, 61:5, 68:9, 68:13, 83:12, 92:8, 105:6, 106:1</p> <p><b>parte</b> [4] - 9:15, 47:16, 47:18, 64:12</p> <p><b>particular</b> [1] - 55:18</p> <p><b>particularly</b> [1] - 23:16</p> <p><b>partner</b> [3] - 11:11, 66:6, 67:17</p> <p><b>partnering</b> [1] - 87:4</p> <p><b>pass</b> [1] - 91:2</p> <p><b>past</b> [4] - 75:23, 76:19, 83:16, 98:11</p> <p><b>pathway</b> [1] - 25:19</p> <p><b>pattern</b> [2] - 43:13, 45:14</p> <p><b>patterns</b> [1] - 36:20</p> <p><b>pause</b> [2] - 7:11, 57:9</p> <p><b>pavers</b> [2] - 37:24, 76:12</p> <p><b>PDF</b> [1] - 39:1</p> <p><b>pedestrian</b> [8] - 13:24, 14:3, 24:8, 27:20, 28:17, 31:7, 31:14</p> <p><b>Peluso</b> [4] - 3:19, 3:22, 5:22, 7:19</p> <p><b>PELUSO</b> [3] - 3:25, 5:24, 7:21</p>	<p><b>pending</b> [3] - 95:24, 98:3, 98:13</p> <p><b>Pensacola</b> [1] - 5:5</p> <p><b>people</b> [15] - 5:12, 5:13, 12:10, 23:19, 94:23, 97:4, 99:25, 100:7, 100:9, 100:19, 101:11, 101:12, 103:3, 103:10, 105:16</p> <p><b>people's</b> [1] - 106:22</p> <p><b>percent</b> [6] - 4:19, 11:20, 18:6, 18:15, 103:3, 103:4</p> <p><b>perform</b> [1] - 35:20</p> <p><b>performed</b> [1] - 37:7</p> <p><b>performing</b> [1] - 63:4</p> <p><b>perhaps</b> [1] - 71:1</p> <p><b>period</b> [1] - 55:17</p> <p><b>permanent</b> [2] - 77:17, 81:2</p> <p><b>permit</b> [4] - 73:21, 79:5, 81:18, 81:19</p> <p><b>permits</b> [2] - 73:23, 79:9</p> <p><b>permitted</b> [1] - 79:17</p> <p><b>Perry</b> [1] - 99:6</p> <p><b>personally</b> [2] - 51:8, 97:5</p> <p><b>perspective</b> [1] - 31:7</p> <p><b>peruse</b> [1] - 19:12</p> <p><b>phase</b> [1] - 12:23</p> <p><b>Phillip</b> [1] - 99:6</p> <p><b>phone</b> [1] - 100:14</p> <p><b>phones</b> [1] - 2:24</p> <p><b>photo</b> [3] - 39:1, 39:10, 97:25</p> <p><b>photograph</b> [3] - 50:12, 53:24, 58:22</p> <p><b>photographic</b> [1] - 70:9</p> <p><b>photos</b> [5] - 38:13, 70:14, 74:2, 97:12, 97:15</p> <p><b>picture</b> [9] - 12:13, 12:14, 45:4, 45:8, 53:18, 56:5, 58:17, 58:19, 66:13</p> <p><b>pictures</b> [3] - 66:9, 70:13, 91:4</p> <p><b>piece</b> [3] - 69:10, 81:6, 81:10</p> <p><b>Pine</b> [2] - 62:3, 62:6</p> <p><b>pitch</b> [2] - 75:9, 79:15</p> <p><b>pits</b> [2] - 20:5, 20:10</p> <p><b>place</b> [4] - 17:25, 25:15, 87:15, 98:5</p> <p><b>Place</b> [2] - 35:16, 35:20</p> <p><b>placed</b> [1] - 96:12</p>	<p><b>placement</b> [1] - 96:14</p> <p><b>Places</b> [1] - 87:16</p> <p><b>plan</b> [5] - 24:18, 41:1, 41:4, 41:8, 41:14</p> <p><b>plane</b> [2] - 75:24, 76:19</p> <p><b>planned</b> [1] - 20:9</p> <p><b>planners</b> [1] - 79:18</p> <p><b>Planning</b> [2] - 1:18, 1:18</p> <p><b>planning</b> [2] - 25:25, 106:25</p> <p><b>plans</b> [7] - 18:6, 18:15, 21:15, 29:19, 34:10, 34:12, 87:13</p> <p><b>plant</b> [1] - 76:3</p> <p><b>plat</b> [1] - 6:21</p> <p><b>platted</b> [1] - 6:20</p> <p><b>player</b> [1] - 34:25</p> <p><b>pleasure</b> [1] - 16:12</p> <p><b>podium</b> [9] - 3:23, 8:1, 11:3, 16:6, 19:1, 22:10, 40:1, 64:19, 78:1</p> <p><b>point</b> [10] - 21:22, 22:1, 26:1, 43:18, 66:16, 66:22, 75:2, 105:13, 105:17, 106:4</p> <p><b>pointed</b> [1] - 102:17</p> <p><b>points</b> [1] - 36:11</p> <p><b>political</b> [1] - 101:6</p> <p><b>pond</b> [1] - 13:4</p> <p><b>poor</b> [2] - 22:17, 23:6</p> <p><b>pop</b> [1] - 30:18</p> <p><b>porch</b> [20] - 35:24, 42:18, 72:23, 73:5, 75:4, 75:8, 75:11, 75:13, 77:3, 77:4, 77:14, 79:7, 79:9, 80:17, 82:4, 82:12, 82:20, 82:21, 83:7</p> <p><b>portion</b> [7] - 6:15, 6:17, 6:23, 7:1, 11:25, 74:17, 92:10</p> <p><b>portions</b> [1] - 24:20</p> <p><b>positions</b> [1] - 94:19</p> <p><b>positive</b> [2] - 20:10, 47:2</p> <p><b>possible</b> [11] - 12:7, 13:21, 23:1, 26:8, 26:25, 27:22, 30:20, 30:21, 45:2, 59:12, 99:22</p> <p><b>possibly</b> [1] - 99:24</p> <p><b>Post</b> [1] - 9:10</p> <p><b>post</b> [4] - 23:3, 27:14, 28:20, 99:18</p> <p><b>potential</b> [4] - 19:16, 22:6, 24:1, 85:5</p>	<p><b>potentially</b> [6] - 28:1, 33:17, 59:7, 85:11, 88:20, 89:15</p> <p><b>pour</b> [1] - 80:25</p> <p><b>poured</b> [4] - 37:16, 72:19, 73:7, 76:13</p> <p><b>practice</b> [1] - 71:17</p> <p><b>precast</b> [1] - 29:20</p> <p><b>precedent</b> [2] - 55:23, 56:1</p> <p><b>prepare</b> [1] - 86:21</p> <p><b>preparing</b> [1] - 63:13</p> <p><b>PRESENT</b> [2] - 1:12, 1:17</p> <p><b>present</b> [2] - 5:15, 7:19</p> <p><b>presentation</b> [5] - 3:20, 10:17, 10:24, 32:6, 61:5</p> <p><b>presented</b> [3] - 60:3, 60:11, 61:4</p> <p><b>presenting</b> [1] - 7:21</p> <p><b>PRESERVATION</b> [1] - 1:2</p> <p><b>preservation</b> [3] - 4:7, 20:20, 63:21</p> <p><b>Preservation</b> [14] - 2:5, 2:9, 2:11, 3:20, 4:3, 4:15, 21:9, 83:1, 83:8, 94:4, 96:15, 99:5, 100:12, 106:25</p> <p><b>preserve</b> [4] - 5:8, 28:22, 29:14, 31:21</p> <p><b>preserved</b> [2] - 23:1, 37:5</p> <p><b>pressure</b> [1] - 67:3</p> <p><b>pressure-washer</b> [1] - 67:3</p> <p><b>pretty</b> [3] - 4:19, 16:15, 87:11</p> <p><b>prevent</b> [2] - 63:13, 63:15</p> <p><b>preventive</b> [1] - 37:5</p> <p><b>prevents</b> [1] - 96:22</p> <p><b>previous</b> [4] - 53:25, 56:3, 58:24, 70:18</p> <p><b>previously</b> [3] - 20:3, 20:12, 75:23</p> <p><b>primary</b> [4] - 36:1, 75:6, 75:7, 90:10</p> <p><b>print</b> [1] - 107:3</p> <p><b>privacy</b> [1] - 41:17</p> <p><b>pro</b> [1] - 34:25</p> <p><b>probate</b> [1] - 68:4</p> <p><b>problem</b> [2] - 80:1, 107:4</p> <p><b>proceed</b> [2] - 18:15, 18:18</p> <p><b>proceeding</b> [1] - 18:16</p> <p><b>Proceedings</b> [1] - 1:6</p>
<b>P</b>				
<p><b>p.m</b> [3] - 1:7, 2:1, 107:20</p> <p><b>P.O</b> [1] - 11:8</p> <p><b>packed</b> [1] - 20:14</p> <p><b>packet</b> [1] - 105:7</p> <p><b>pad</b> [7] - 72:19, 73:7, 75:18, 75:25, 76:5, 76:8, 79:12</p> <p><b>page</b> [1] - 39:4</p>	<p><b>part</b> [16] - 6:20, 7:2, 8:10, 11:16, 12:19, 17:10, 25:5, 32:16, 44:7, 61:5, 68:9, 68:13, 83:12, 92:8, 105:6, 106:1</p> <p><b>parte</b> [4] - 9:15, 47:16, 47:18, 64:12</p> <p><b>particular</b> [1] - 55:18</p> <p><b>particularly</b> [1] - 23:16</p> <p><b>partner</b> [3] - 11:11, 66:6, 67:17</p> <p><b>partnering</b> [1] - 87:4</p> <p><b>pass</b> [1] - 91:2</p> <p><b>past</b> [4] - 75:23, 76:19, 83:16, 98:11</p> <p><b>pathway</b> [1] - 25:19</p> <p><b>pattern</b> [2] - 43:13, 45:14</p> <p><b>patterns</b> [1] - 36:20</p> <p><b>pause</b> [2] - 7:11, 57:9</p> <p><b>pavers</b> [2] - 37:24, 76:12</p> <p><b>PDF</b> [1] - 39:1</p> <p><b>pedestrian</b> [8] - 13:24, 14:3, 24:8, 27:20, 28:17, 31:7, 31:14</p> <p><b>Peluso</b> [4] - 3:19, 3:22, 5:22, 7:19</p> <p><b>PELUSO</b> [3] - 3:25, 5:24, 7:21</p>	<p><b>pending</b> [3] - 95:24, 98:3, 98:13</p> <p><b>Pensacola</b> [1] - 5:5</p> <p><b>people</b> [15] - 5:12, 5:13, 12:10, 23:19, 94:23, 97:4, 99:25, 100:7, 100:9, 100:19, 101:11, 101:12, 103:3, 103:10, 105:16</p> <p><b>people's</b> [1] - 106:22</p> <p><b>percent</b> [6] - 4:19, 11:20, 18:6, 18:15, 103:3, 103:4</p> <p><b>perform</b> [1] - 35:20</p> <p><b>performed</b> [1] - 37:7</p> <p><b>performing</b> [1] - 63:4</p> <p><b>perhaps</b> [1] - 71:1</p> <p><b>period</b> [1] - 55:17</p> <p><b>permanent</b> [2] - 77:17, 81:2</p> <p><b>permit</b> [4] - 73:21, 79:5, 81:18, 81:19</p> <p><b>permits</b> [2] - 73:23, 79:9</p> <p><b>permitted</b> [1] - 79:17</p> <p><b>Perry</b> [1] - 99:6</p> <p><b>personally</b> [2] - 51:8, 97:5</p> <p><b>perspective</b> [1] - 31:7</p> <p><b>peruse</b> [1] - 19:12</p> <p><b>phase</b> [1] - 12:23</p> <p><b>Phillip</b> [1] - 99:6</p> <p><b>phone</b> [1] - 100:14</p> <p><b>phones</b> [1] - 2:24</p> <p><b>photo</b> [3] - 39:1, 39:10, 97:25</p> <p><b>photograph</b> [3] - 50:12, 53:24, 58:22</p> <p><b>photographic</b> [1] - 70:9</p> <p><b>photos</b> [5] - 38:13, 70:14, 74:2, 97:12, 97:15</p> <p><b>picture</b> [9] - 12:13, 12:14, 45:4, 45:8, 53:18, 56:5, 58:17, 58:19, 66:13</p> <p><b>pictures</b> [3] - 66:9, 70:13, 91:4</p> <p><b>piece</b> [3] - 69:10, 81:6, 81:10</p> <p><b>Pine</b> [2] - 62:3, 62:6</p> <p><b>pitch</b> [2] - 75:9, 79:15</p> <p><b>pits</b> [2] - 20:5, 20:10</p> <p><b>place</b> [4] - 17:25, 25:15, 87:15, 98:5</p> <p><b>Place</b> [2] - 35:16, 35:20</p> <p><b>placed</b> [1] - 96:12</p>	<p><b>placement</b> [1] - 96:14</p> <p><b>Places</b> [1] - 87:16</p> <p><b>plan</b> [5] - 24:18, 41:1, 41:4, 41:8, 41:14</p> <p><b>plane</b> [2] - 75:24, 76:19</p> <p><b>planned</b> [1] - 20:9</p> <p><b>planners</b> [1] - 79:18</p> <p><b>Planning</b> [2] - 1:18, 1:18</p> <p><b>planning</b> [2] - 25:25, 106:25</p> <p><b>plans</b> [7] - 18:6, 18:15, 21:15, 29:19, 34:10, 34:12, 87:13</p> <p><b>plant</b> [1] - 76:3</p> <p><b>plat</b> [1] - 6:21</p> <p><b>platted</b> [1] - 6:20</p> <p><b>player</b> [1] - 34:25</p> <p><b>pleasure</b> [1] - 16:12</p> <p><b>podium</b> [9] - 3:23, 8:1, 11:3, 16:6, 19:1, 22:10, 40:1, 64:19, 78:1</p> <p><b>point</b> [10] - 21:22, 22:1, 26:1, 43:18, 66:16, 66:22, 75:2, 105:13, 105:17, 106:4</p> <p><b>pointed</b> [1] - 102:17</p> <p><b>points</b> [1] - 36:11</p> <p><b>political</b> [1] - 101:6</p> <p><b>pond</b> [1] - 13:4</p> <p><b>poor</b> [2] - 22:17, 23:6</p> <p><b>pop</b> [1] - 30:18</p> <p><b>porch</b> [20] - 35:24, 42:18, 72:23, 73:5, 75:4, 75:8, 75:11, 75:13, 77:3, 77:4, 77:14, 79:7, 79:9, 80:17, 82:4, 82:12, 82:20, 82:21, 83:7</p> <p><b>portion</b> [7] - 6:15, 6:17, 6:23, 7:1, 11:25, 74:17, 92:10</p> <p><b>portions</b> [1] - 24:20</p> <p><b>positions</b> [1] - 94:19</p> <p><b>positive</b> [2] - 20:10, 47:2</p> <p><b>possible</b> [11] - 12:7, 13:21, 23:1, 26:8, 26:25, 27:22, 30:20, 30:21, 45:2, 59:12, 99:22</p> <p><b>possibly</b> [1] - 99:24</p> <p><b>Post</b> [1] - 9:10</p> <p><b>post</b> [4] - 23:3, 27:14, 28:20, 99:18</p> <p><b>potential</b> [4] - 19:16, 22:6, 24:1, 85:5</p>	<p><b>potentially</b> [6] - 28:1, 33:17, 59:7, 85:11, 88:20, 89:15</p> <p><b>pour</b> [1] - 80:25</p> <p><b>poured</b> [4] - 37:16, 72:19, 73:7, 76:13</p> <p><b>practice</b> [1] - 71:17</p> <p><b>precast</b> [1] - 29:20</p> <p><b>precedent</b> [2] - 55:23, 56:1</p> <p><b>prepare</b> [1] - 86:21</p> <p><b>preparing</b> [1] - 63:13</p> <p><b>PRESENT</b> [2] - 1:12, 1:17</p> <p><b>present</b> [2] - 5:15, 7:19</p> <p><b>presentation</b> [5] - 3:20, 10:17, 10:24, 32:6, 61:5</p> <p><b>presented</b> [3] - 60:3, 60:11, 61:4</p> <p><b>presenting</b> [1] - 7:21</p> <p><b>PRESERVATION</b> [1] - 1:2</p> <p><b>preservation</b> [3] - 4:7, 20:20, 63:21</p> <p><b>Preservation</b> [14] - 2:5, 2:9, 2:11, 3:20, 4:3, 4:15, 21:9, 83:1, 83:8, 94:4, 96:15, 99:5, 100:12, 106:25</p> <p><b>preserve</b> [4] - 5:8, 28:22, 29:14, 31:21</p> <p><b>preserved</b> [2] - 23:1, 37:5</p> <p><b>pressure</b> [1] - 67:3</p> <p><b>pressure-washer</b> [1] - 67:3</p> <p><b>pretty</b> [3] - 4:19, 16:15, 87:11</p> <p><b>prevent</b> [2] - 63:13, 63:15</p> <p><b>preventive</b> [1] - 37:5</p> <p><b>prevents</b> [1] - 96:22</p> <p><b>previous</b> [4] - 53:25, 56:3, 58:24, 70:18</p> <p><b>previously</b> [3] - 20:3, 20:12, 75:23</p> <p><b>primary</b> [4] - 36:1, 75:6, 75:7, 90:10</p> <p><b>print</b> [1] - 107:3</p> <p><b>privacy</b> [1] - 41:17</p> <p><b>pro</b> [1] - 34:25</p> <p><b>probate</b> [1] - 68:4</p> <p><b>problem</b> [2] - 80:1, 107:4</p> <p><b>proceed</b> [2] - 18:15, 18:18</p> <p><b>proceeding</b> [1] - 18:16</p> <p><b>Proceedings</b> [1] - 1:6</p>

<p><b>proceedings</b> [3] - 7:11, 107:19, 108:9  <b>process</b> [5] - 21:12, 22:24, 32:23, 66:3, 97:20  <b>produced</b> [1] - 101:15  <b>product</b> [3] - 74:19, 74:21, 89:8  <b>Professional</b> [2] - 108:7, 108:18  <b>project</b> [24] - 11:12, 11:22, 11:24, 12:4, 12:23, 16:13, 16:14, 16:23, 17:9, 17:14, 17:20, 18:3, 18:18, 19:17, 19:25, 28:15, 40:6, 43:9, 47:22, 48:5, 85:2, 85:11, 90:19, 93:12  <b>projects</b> [2] - 90:14, 90:18  <b>proof</b> [2] - 59:1, 61:13  <b>proper</b> [1] - 44:1  <b>properly</b> [1] - 43:10  <b>properties</b> [2] - 37:3, 100:9  <b>property</b> [16] - 35:19, 36:1, 37:1, 39:16, 42:3, 55:9, 56:3, 62:5, 72:16, 72:20, 74:24, 75:20, 75:22, 76:2, 76:12, 104:14  <b>proportions</b> [1] - 41:23  <b>propose</b> [1] - 89:16  <b>proposed</b> [6] - 24:5, 24:9, 25:17, 72:18, 75:17, 76:5  <b>proposing</b> [2] - 50:1, 50:23  <b>protect</b> [2] - 45:17  <b>protected</b> [1] - 26:8  <b>protection</b> [2] - 26:5, 60:9  <b>protective</b> [1] - 64:2  <b>protocols</b> [1] - 65:24  <b>prove</b> [1] - 70:10  <b>provide</b> [7] - 16:24, 30:16, 57:11, 60:8, 97:14, 101:19, 102:1  <b>provides</b> [1] - 64:1  <b>providing</b> [1] - 17:21  <b>provision</b> [1] - 51:15  <b>prudent</b> [2] - 53:10, 89:11  <b>Public</b> [3] - 1:9, 95:24, 98:21  <b>public</b> [16] - 7:17, 8:19, 9:19, 9:22, 10:2, 11:1, 26:11,</p>	<p>39:22, 47:15, 48:2, 64:15, 69:17, 77:22, 80:6, 84:10, 100:7  <b>publicly</b> [2] - 105:16, 106:1  <b>pulled</b> [3] - 78:24, 81:18, 81:19  <b>purchase</b> [1] - 100:20  <b>purchased</b> [1] - 78:17  <b>purchaser</b> [1] - 72:1  <b>purchasing</b> [1] - 67:20  <b>purely</b> [1] - 57:25  <b>purview</b> [1] - 96:14  <b>put</b> [13] - 14:25, 41:10, 41:15, 44:14, 46:9, 57:8, 57:21, 79:16, 81:9, 96:23, 97:2, 99:23, 105:23  <b>puts</b> [2] - 71:25, 72:1</p>	<p><b>reading</b> [2] - 5:12, 53:13  <b>ready</b> [2] - 18:14, 18:17  <b>real</b> [12] - 10:17, 10:19, 40:8, 49:7, 65:4, 67:18, 67:20, 67:24, 70:20, 70:24, 71:3, 102:16  <b>realign</b> [1] - 35:3  <b>really</b> [16] - 4:13, 8:7, 17:12, 21:15, 22:7, 29:7, 32:10, 32:12, 42:16, 45:11, 46:16, 51:10, 51:12, 52:17, 66:2, 103:25  <b>Realtor</b> [1] - 66:6  <b>Realtors</b> [7] - 100:16, 101:19, 102:3, 102:10, 103:8, 103:22, 104:24  <b>rear</b> [3] - 38:1, 39:16, 56:16  <b>reason</b> [10] - 4:2, 19:10, 44:17, 52:8, 57:1, 60:20, 61:16, 66:4, 66:21  <b>reasonable</b> [1] - 82:25  <b>reasonably</b> [2] - 80:18, 82:21  <b>reasons</b> [1] - 66:20  <b>rebuild</b> [1] - 26:2  <b>receive</b> [2] - 92:16, 105:5  <b>received</b> [2] - 65:17, 106:14  <b>receiving</b> [1] - 21:25  <b>recently</b> [1] - 96:11  <b>recess</b> [1] - 91:22  <b>recessed</b> [6] - 74:8, 74:13, 88:25, 89:1, 89:4, 91:10  <b>recesses</b> [1] - 92:14  <b>recession</b> [2] - 89:18, 91:6  <b>recognize</b> [1] - 71:25  <b>recognizing</b> [1] - 4:1  <b>recommend</b> [10] - 37:4, 37:15, 37:20, 56:8, 63:17, 73:19, 75:8, 76:15, 85:16, 85:21  <b>recommendation</b> [4] - 38:6, 63:18, 64:8, 76:22  <b>recommendations</b> [1] - 74:11  <b>recommended</b> [3] - 9:5, 98:19, 101:11  <b>recommends</b> [1] - 7:5</p>	<p><b>reconcile</b> [1] - 52:22  <b>reconstruction</b> [1] - 14:18  <b>record</b> [5] - 4:11, 75:20, 88:15, 97:22, 108:10  <b>recorded</b> [3] - 20:3, 20:11, 20:12  <b>records</b> [1] - 73:21  <b>recreate</b> [1] - 30:3  <b>recreated</b> [1] - 13:25  <b>recreation</b> [5] - 12:4, 12:21, 20:21, 34:4  <b>recreational</b> [1] - 12:10  <b>redesign</b> [1] - 75:13  <b>redesigned</b> [1] - 75:9  <b>reduce</b> [2] - 12:8, 44:5  <b>reducing</b> [1] - 17:22  <b>reference</b> [1] - 68:6  <b>referenced</b> [1] - 17:14  <b>referring</b> [1] - 39:15  <b>reflected</b> [1] - 36:19  <b>regard</b> [4] - 56:9, 58:5, 70:21, 71:23  <b>regarding</b> [6] - 46:3, 46:4, 47:24, 99:4, 100:5, 102:10  <b>Register</b> [2] - 85:10, 87:15  <b>reinstalled</b> [1] - 74:13  <b>related</b> [1] - 31:19  <b>relationship</b> [5] - 37:2, 76:6, 91:13, 107:2, 107:13  <b>release</b> [1] - 100:17  <b>remain</b> [5] - 38:15, 38:17, 39:3, 39:13, 58:11  <b>remaining</b> [1] - 76:20  <b>remember</b> [2] - 100:6, 103:12  <b>removal</b> [4] - 22:21, 23:24, 27:9, 73:14  <b>remove</b> [11] - 23:22, 25:9, 26:1, 26:2, 27:19, 28:13, 28:23, 63:22, 67:5, 92:1, 92:9  <b>removed</b> [9] - 22:16, 27:21, 29:12, 31:11, 31:13, 31:21, 63:18, 67:1, 74:18  <b>removing</b> [3] - 23:7, 91:25, 92:10  <b>rename</b> [3] - 6:7, 6:15, 6:22  <b>renaming</b> [7] - 5:23, 6:3, 6:11, 7:6, 7:14, 8:22, 9:6</p>	<p><b>render</b> [1] - 51:24  <b>rendering</b> [3] - 13:13, 16:23, 30:19  <b>Reno</b> [1] - 78:20  <b>repair</b> [1] - 51:3  <b>repeat</b> [1] - 49:1  <b>replace</b> [4] - 37:17, 43:4, 43:5, 43:11  <b>replaced</b> [7] - 31:13, 31:14, 37:21, 74:12, 74:18, 78:21, 93:22  <b>replacement</b> [8] - 35:24, 51:3, 73:3, 73:4, 73:20, 74:3, 74:6  <b>replicate</b> [5] - 13:22, 15:7, 29:22, 30:1, 74:9  <b>replicates</b> [1] - 74:22  <b>replicating</b> [1] - 30:20  <b>repointed</b> [1] - 66:23  <b>repointing</b> [3] - 37:6, 63:3, 64:2  <b>report</b> [13] - 6:5, 6:24, 10:19, 10:23, 35:17, 38:7, 39:15, 42:14, 73:17, 76:23, 98:23, 106:7, 108:9  <b>REPORTER</b> [12] - 40:9, 40:12, 40:17, 48:12, 65:5, 65:8, 65:13, 78:6, 78:9, 78:14, 96:4, 108:1  <b>Reporter</b> [6] - 48:10, 49:19, 95:1, 96:1, 108:8, 108:18  <b>repositioned</b> [2] - 13:25, 15:1  <b>representative</b> [1] - 16:1  <b>represented</b> [1] - 47:20  <b>representing</b> [2] - 5:22, 8:5  <b>request</b> [5] - 6:7, 6:22, 42:4, 44:7, 93:21  <b>requested</b> [1] - 70:16  <b>requesting</b> [1] - 51:4  <b>requests</b> [1] - 84:16  <b>require</b> [3] - 33:19, 63:19, 96:23  <b>required</b> [5] - 54:25, 70:22, 71:3, 79:4, 100:17  <b>requirement</b> [1] - 71:1  <b>requirements</b> [4] - 26:22, 54:25, 101:7, 102:24  <b>requiring</b> [1] - 101:4  <b>research</b> [2] - 54:3,</p>
<b>Q</b>		<p><b>quality</b> [3] - 12:9, 17:23, 70:13  <b>questions</b> [25] - 7:8, 7:13, 8:6, 9:18, 14:14, 16:17, 32:7, 32:8, 32:20, 34:3, 34:16, 38:9, 39:18, 42:15, 45:25, 47:5, 64:9, 67:13, 68:20, 70:20, 76:25, 77:18, 79:21, 85:23, 87:24  <b>quick</b> [9] - 3:20, 10:18, 10:19, 19:5, 20:2, 28:8, 40:8, 49:7, 65:4  <b>quickly</b> [3] - 16:15, 22:7, 24:3  <b>quite</b> [2] - 20:13, 58:25</p>		
<b>R</b>		<p><b>radar</b> [1] - 4:16  <b>rail</b> [4] - 23:3, 27:14, 28:20, 66:10  <b>railing</b> [2] - 75:10, 81:11  <b>rails</b> [1] - 26:20  <b>raise</b> [3] - 40:9, 65:5, 78:6  <b>RAP</b> [3] - 106:19, 107:5, 107:13  <b>rather</b> [2] - 34:7, 44:25  <b>reach</b> [1] - 97:23  <b>reached</b> [1] - 100:11  <b>reaching</b> [1] - 99:3  <b>read</b> [4] - 5:14, 17:16, 89:18, 89:22</p>		

<p>97:22 <b>residential</b> [1] - 84:22 <b>resolution</b> [3] - 4:14, 5:13, 5:14 <b>resort</b> [1] - 63:15 <b>resource</b> [4] - 19:6, 19:13, 20:13, 25:3 <b>Resources</b> [1] - 87:7 <b>resources</b> [3] - 17:18, 19:23, 21:19 <b>respect</b> [1] - 17:19 <b>response</b> [28] - 3:9, 7:15, 8:17, 9:3, 9:17, 9:20, 9:25, 10:10, 39:20, 47:7, 47:13, 64:10, 64:13, 68:21, 69:15, 72:7, 72:11, 77:20, 79:23, 80:4, 83:24, 84:3, 85:25, 86:5, 86:17, 88:1, 88:10, 94:12 <b>restate</b> [1] - 82:16 <b>restoration</b> [7] - 10:16, 12:3, 12:19, 13:16, 17:21, 21:17, 25:19 <b>restore</b> [2] - 11:17, 25:10 <b>restoring</b> [1] - 13:18 <b>restriction</b> [1] - 31:11 <b>restrictions</b> [1] - 29:9 <b>retained</b> [1] - 36:23 <b>retaining</b> [9] - 38:12, 38:22, 39:2, 39:16, 42:1, 42:7, 42:11, 42:19, 43:1 <b>return</b> [2] - 12:5, 27:20 <b>reuse</b> [5] - 13:21, 15:2, 28:14, 28:24, 31:22 <b>reused</b> [2] - 27:22, 29:15 <b>review</b> [3] - 32:23, 33:18, 97:20 <b>reviewed</b> [1] - 105:23 <b>revised</b> [1] - 94:5 <b>revisions</b> [2] - 82:9, 88:20 <b>Revival</b> [1] - 36:2 <b>ribbon</b> [1] - 80:13 <b>ribbons</b> [2] - 37:23, 76:11 <b>Richmond</b> [1] - 3:14 <b>right-hand</b> [2] - 22:18, 25:13 <b>riparian</b> [2] - 24:12, 30:15 <b>risk</b> [1] - 84:23 <b>River</b> [2] - 17:5, 46:11 <b>Riverside</b> [10] - 3:13,</p>	<p>54:17, 62:9, 84:17, 86:11, 87:3, 87:10, 87:12, 88:4, 103:6 <b>road</b> [5] - 6:3, 7:1, 7:14, 8:22, 9:5 <b>Road</b> [2] - 3:16, 64:23 <b>roadways</b> [1] - 31:2 <b>Robert</b> [2] - 64:22, 64:25 <b>role</b> [1] - 99:14 <b>roles</b> [2] - 94:23, 94:24 <b>roof</b> [8] - 36:4, 62:12, 66:15, 72:25, 75:5, 75:7, 75:9, 79:15 <b>Room</b> [1] - 1:8 <b>rough</b> [1] - 92:23 <b>round</b> [1] - 21:15 <b>routine</b> [2] - 63:1, 63:4 <b>rows</b> [1] - 66:25 <b>rule</b> [2] - 69:25, 103:2 <b>run</b> [4] - 21:11, 26:13, 42:9, 85:12 <b>rundown</b> [1] - 20:2 <b>running</b> [3] - 20:7, 21:11, 31:3 <b>runs</b> [1] - 16:21</p>	<p><b>Secretary</b> [1] - 1:14 <b>secretary</b> [3] - 94:18, 95:11, 95:16 <b>Section</b> [6] - 6:1, 6:2, 9:9, 10:15, 35:13, 62:1 <b>section</b> [12] - 2:11, 24:23, 26:14, 37:18, 42:22, 42:23, 43:1, 83:1, 83:2, 83:8, 96:15, 98:4 <b>sections</b> [1] - 75:1 <b>secured</b> [1] - 11:22 <b>Security</b> [1] - 23:18 <b>see</b> [39] - 9:7, 10:13, 14:8, 14:9, 16:24, 17:2, 17:16, 19:15, 19:22, 22:18, 24:4, 24:5, 24:9, 24:24, 25:5, 25:16, 26:17, 29:2, 30:6, 30:18, 30:22, 33:13, 39:9, 39:17, 41:5, 45:4, 45:11, 56:17, 57:22, 58:1, 61:20, 66:8, 66:14, 66:18, 66:22, 84:10, 86:20, 92:6 <b>seeing</b> [2] - 10:1, 28:1 <b>seeks</b> [3] - 6:11, 35:20, 73:6 <b>seem</b> [1] - 90:13 <b>selected</b> [1] - 94:18 <b>selective</b> [1] - 83:23 <b>seller</b> [2] - 47:19, 68:6 <b>selling</b> [2] - 67:23, 102:20 <b>Selma</b> [1] - 3:15 <b>send</b> [1] - 86:22 <b>sense</b> [2] - 37:11, 52:13 <b>sent</b> [2] - 102:15, 105:7 <b>sentence</b> [1] - 93:22 <b>September</b> [1] - 21:21 <b>serious</b> [2] - 43:2, 44:3 <b>Service</b> [1] - 60:19 <b>Service's</b> [1] - 63:20 <b>set</b> [2] - 92:9, 92:16 <b>setting</b> [1] - 76:7 <b>settings</b> [1] - 37:18 <b>settlements</b> [1] - 102:11 <b>several</b> [6] - 23:11, 35:21, 36:6, 55:17, 73:18, 97:16 <b>shall</b> [5] - 82:21, 89:21, 89:22, 93:23, 94:7 <b>shape</b> [1] - 48:14</p>	<p><b>shared</b> [1] - 99:12 <b>sheathing</b> [1] - 91:11 <b>shell</b> [1] - 20:10 <b>Shipyards</b> [1] - 17:7 <b>shop</b> [1] - 29:20 <b>short</b> [2] - 58:18, 84:18 <b>shovel</b> [1] - 20:4 <b>show</b> [3] - 15:9, 53:19, 66:12 <b>showed</b> [1] - 53:6 <b>showing</b> [1] - 62:25 <b>shows</b> [3] - 41:8, 45:9, 91:4 <b>SHPO</b> [9] - 18:24, 19:7, 20:15, 21:10, 22:4, 32:22, 32:24, 33:5, 33:13 <b>SHPO's</b> [1] - 33:19 <b>shrub</b> [1] - 66:25 <b>shrubs</b> [3] - 66:22, 67:1, 67:8 <b>sic</b> [3] - 66:16, 75:7, 86:10 <b>side</b> [11] - 17:6, 21:9, 22:18, 25:13, 25:23, 31:17, 34:9, 42:2, 42:4, 76:18, 84:24 <b>sides</b> [2] - 13:11, 26:13 <b>sidewalk</b> [10] - 42:17, 42:21, 42:22, 48:15, 50:1, 50:9, 50:13, 50:17, 51:23, 97:7 <b>sidewalks</b> [1] - 42:16 <b>siding</b> [10] - 53:7, 73:3, 73:11, 73:12, 73:14, 73:15, 77:5, 78:23, 79:6, 93:5 <b>sign</b> [4] - 68:10, 71:13, 100:19, 101:12 <b>signed</b> [1] - 70:23 <b>significant</b> [2] - 74:17, 85:7 <b>signs</b> [1] - 62:25 <b>silence</b> [1] - 2:24 <b>similar</b> [3] - 14:4, 46:10, 81:25 <b>simple</b> [1] - 4:2 <b>Simultaneous</b> [1] - 46:19 <b>sing</b> [1] - 12:17 <b>Site</b> [1] - 87:20 <b>site</b> [18] - 12:16, 17:7, 23:16, 23:20, 25:25, 26:6, 26:9, 41:14, 53:6, 55:4, 62:20, 63:8, 75:13, 82:1, 88:18, 89:7, 91:5 <b>sites</b> [1] - 20:3</p>	<p><b>situation</b> [1] - 68:16 <b>six</b> [1] - 103:13 <b>skin</b> [2] - 52:25, 57:12 <b>slate</b> [3] - 95:8, 95:11, 95:14 <b>slide</b> [27] - 11:13, 14:19, 14:20, 17:13, 18:2, 18:4, 18:21, 19:14, 22:5, 23:2, 23:10, 23:25, 25:1, 25:21, 26:15, 27:1, 27:16, 27:24, 28:9, 28:19, 29:4, 29:16, 30:5, 30:10, 30:19, 31:5, 31:9 <b>sliding</b> [1] - 62:13 <b>slips</b> [1] - 92:23 <b>small</b> [2] - 24:23, 87:5 <b>smaller</b> [1] - 24:6 <b>smear</b> [1] - 44:15 <b>social</b> [1] - 99:4 <b>soda</b> [1] - 67:4 <b>soil</b> [1] - 20:6 <b>solution</b> [2] - 67:4, 104:25 <b>someone</b> [4] - 66:23, 86:7, 86:9, 95:7 <b>sometime</b> [1] - 19:9 <b>sometimes</b> [1] - 105:11 <b>somewhat</b> [1] - 103:22 <b>soon</b> [2] - 12:22, 12:23 <b>sore</b> [1] - 45:1 <b>sorry</b> [4] - 28:3, 58:21, 65:2, 87:1 <b>sort</b> [7] - 32:25, 34:8, 54:14, 77:16, 101:4, 102:18, 107:11 <b>sounds</b> [9] - 48:8, 48:13, 48:15, 48:16, 61:22, 71:21, 78:4, 83:9, 95:5 <b>south</b> [5] - 16:21, 23:4, 24:24, 25:2, 25:22 <b>South</b> [2] - 3:16, 5:3 <b>space</b> [2] - 14:12, 42:8 <b>spaces</b> [1] - 14:6 <b>span</b> [1] - 30:13 <b>SPAR</b> [4] - 34:22, 106:18, 107:3, 107:13 <b>speaking</b> [2] - 33:22, 46:19 <b>special</b> [2] - 4:25, 5:10 <b>specify</b> [2] - 63:12, 63:21 <b>spectacular</b> [1] -</p>
<p><b>S</b></p>		<p><b>seem</b> [1] - 90:13 <b>selected</b> [1] - 94:18 <b>selective</b> [1] - 83:23 <b>seller</b> [2] - 47:19, 68:6 <b>selling</b> [2] - 67:23, 102:20 <b>Selma</b> [1] - 3:15 <b>send</b> [1] - 86:22 <b>sense</b> [2] - 37:11, 52:13 <b>sent</b> [2] - 102:15, 105:7 <b>sentence</b> [1] - 93:22 <b>September</b> [1] - 21:21 <b>serious</b> [2] - 43:2, 44:3 <b>Service</b> [1] - 60:19 <b>Service's</b> [1] - 63:20 <b>set</b> [2] - 92:9, 92:16 <b>setting</b> [1] - 76:7 <b>settings</b> [1] - 37:18 <b>settlements</b> [1] - 102:11 <b>several</b> [6] - 23:11, 35:21, 36:6, 55:17, 73:18, 97:16 <b>shall</b> [5] - 82:21, 89:21, 89:22, 93:23, 94:7 <b>shape</b> [1] - 48:14</p>	<p><b>shared</b> [1] - 99:12 <b>sheathing</b> [1] - 91:11 <b>shell</b> [1] - 20:10 <b>Shipyards</b> [1] - 17:7 <b>shop</b> [1] - 29:20 <b>short</b> [2] - 58:18, 84:18 <b>shovel</b> [1] - 20:4 <b>show</b> [3] - 15:9, 53:19, 66:12 <b>showed</b> [1] - 53:6 <b>showing</b> [1] - 62:25 <b>shows</b> [3] - 41:8, 45:9, 91:4 <b>SHPO</b> [9] - 18:24, 19:7, 20:15, 21:10, 22:4, 32:22, 32:24, 33:5, 33:13 <b>SHPO's</b> [1] - 33:19 <b>shrub</b> [1] - 66:25 <b>shrubs</b> [3] - 66:22, 67:1, 67:8 <b>sic</b> [3] - 66:16, 75:7, 86:10 <b>side</b> [11] - 17:6, 21:9, 22:18, 25:13, 25:23, 31:17, 34:9, 42:2, 42:4, 76:18, 84:24 <b>sides</b> [2] - 13:11, 26:13 <b>sidewalk</b> [10] - 42:17, 42:21, 42:22, 48:15, 50:1, 50:9, 50:13, 50:17, 51:23, 97:7 <b>sidewalks</b> [1] - 42:16 <b>siding</b> [10] - 53:7, 73:3, 73:11, 73:12, 73:14, 73:15, 77:5, 78:23, 79:6, 93:5 <b>sign</b> [4] - 68:10, 71:13, 100:19, 101:12 <b>signed</b> [1] - 70:23 <b>significant</b> [2] - 74:17, 85:7 <b>signs</b> [1] - 62:25 <b>silence</b> [1] - 2:24 <b>similar</b> [3] - 14:4, 46:10, 81:25 <b>simple</b> [1] - 4:2 <b>Simultaneous</b> [1] - 46:19 <b>sing</b> [1] - 12:17 <b>Site</b> [1] - 87:20 <b>site</b> [18] - 12:16, 17:7, 23:16, 23:20, 25:25, 26:6, 26:9, 41:14, 53:6, 55:4, 62:20, 63:8, 75:13, 82:1, 88:18, 89:7, 91:5 <b>sites</b> [1] - 20:3</p>	<p><b>situation</b> [1] - 68:16 <b>six</b> [1] - 103:13 <b>skin</b> [2] - 52:25, 57:12 <b>slate</b> [3] - 95:8, 95:11, 95:14 <b>slide</b> [27] - 11:13, 14:19, 14:20, 17:13, 18:2, 18:4, 18:21, 19:14, 22:5, 23:2, 23:10, 23:25, 25:1, 25:21, 26:15, 27:1, 27:16, 27:24, 28:9, 28:19, 29:4, 29:16, 30:5, 30:10, 30:19, 31:5, 31:9 <b>sliding</b> [1] - 62:13 <b>slips</b> [1] - 92:23 <b>small</b> [2] - 24:23, 87:5 <b>smaller</b> [1] - 24:6 <b>smear</b> [1] - 44:15 <b>social</b> [1] - 99:4 <b>soda</b> [1] - 67:4 <b>soil</b> [1] - 20:6 <b>solution</b> [2] - 67:4, 104:25 <b>someone</b> [4] - 66:23, 86:7, 86:9, 95:7 <b>sometime</b> [1] - 19:9 <b>sometimes</b> [1] - 105:11 <b>somewhat</b> [1] - 103:22 <b>soon</b> [2] - 12:22, 12:23 <b>sore</b> [1] - 45:1 <b>sorry</b> [4] - 28:3, 58:21, 65:2, 87:1 <b>sort</b> [7] - 32:25, 34:8, 54:14, 77:16, 101:4, 102:18, 107:11 <b>sounds</b> [9] - 48:8, 48:13, 48:15, 48:16, 61:22, 71:21, 78:4, 83:9, 95:5 <b>south</b> [5] - 16:21, 23:4, 24:24, 25:2, 25:22 <b>South</b> [2] - 3:16, 5:3 <b>space</b> [2] - 14:12, 42:8 <b>spaces</b> [1] - 14:6 <b>span</b> [1] - 30:13 <b>SPAR</b> [4] - 34:22, 106:18, 107:3, 107:13 <b>speaking</b> [2] - 33:22, 46:19 <b>special</b> [2] - 4:25, 5:10 <b>specify</b> [2] - 63:12, 63:21 <b>spectacular</b> [1] -</p>

<p>17:25  <b>spirit</b> [2] - 90:9, 90:24  <b>split</b> [1] - 89:17  <b>spoken</b> [2] - 28:2, 47:21  <b>spot</b> [1] - 63:23  <b>Springfield</b> [17] - 6:19, 6:20, 8:10, 12:1, 13:4, 13:9, 15:20, 17:2, 23:13, 27:2, 32:12, 34:9, 34:12, 96:10, 96:19, 103:6, 103:15  <b>squared</b> [1] - 60:25  <b>St</b> [1] - 17:5  <b>stab</b> [1] - 80:7  <b>stable</b> [1] - 25:11  <b>staff</b> [39] - 6:5, 6:24, 7:9, 7:13, 10:19, 10:22, 34:25, 35:17, 36:24, 37:12, 37:25, 38:9, 39:15, 39:19, 40:19, 43:18, 46:13, 52:3, 52:21, 55:11, 55:22, 56:7, 57:15, 62:20, 64:9, 74:5, 75:8, 75:20, 76:25, 77:2, 77:19, 82:19, 83:5, 85:24, 87:25, 100:24, 102:15, 103:14, 106:24  <b>stages</b> [1] - 20:16  <b>staging</b> [1] - 19:21  <b>standard</b> [2] - 89:12, 92:17  <b>standpoint</b> [2] - 56:7, 57:19  <b>start</b> [5] - 2:4, 2:6, 30:18, 70:16, 105:12  <b>started</b> [2] - 12:24, 34:17  <b>starting</b> [2] - 24:1, 73:20  <b>State</b> [3] - 1:10, 100:24, 101:16  <b>STATE</b> [1] - 108:3  <b>state</b> [12] - 8:2, 11:4, 15:6, 16:1, 36:22, 40:2, 55:15, 64:20, 78:2, 101:3, 101:8, 103:20  <b>State's</b> [1] - 87:6  <b>State-level</b> [1] - 100:24  <b>statement</b> [1] - 85:8  <b>statements</b> [1] - 70:19  <b>states</b> [1] - 89:20  <b>statewide</b> [4] - 100:12, 101:21, 101:24, 102:6</p>	<p><b>stating</b> [3] - 14:22, 65:18, 89:8  <b>status</b> [3] - 18:3, 21:10, 43:6  <b>stay</b> [5] - 35:4, 49:10, 49:12, 49:13  <b>staying</b> [1] - 39:4  <b>stem</b> [10] - 77:4, 77:17, 80:16, 80:18, 81:25, 82:5, 82:12, 82:13, 82:20, 83:6  <b>stenographic</b> [1] - 108:11  <b>stenographically</b> [1] - 108:9  <b>step</b> [1] - 66:14  <b>step-down</b> [1] - 66:14  <b>steps</b> [13] - 42:19, 50:2, 64:1, 77:14, 77:15, 77:17, 80:17, 80:24, 81:5, 81:24, 82:12, 82:20, 83:6  <b>sticking</b> [1] - 43:17  <b>sticks</b> [1] - 44:25  <b>still</b> [6] - 45:12, 45:13, 45:15, 72:3, 98:14  <b>stoop</b> [1] - 72:24  <b>stop</b> [1] - 15:24  <b>stopping</b> [1] - 101:14  <b>stops</b> [1] - 85:4  <b>store</b> [2] - 28:14, 28:23  <b>story</b> [2] - 58:18, 62:7  <b>straight</b> [1] - 12:15  <b>straightened</b> [1] - 12:5  <b>strategies</b> [1] - 27:25  <b>strategy</b> [3] - 57:2, 57:10, 92:8  <b>stream</b> [3] - 21:17, 22:15, 25:18  <b>streams</b> [1] - 12:6  <b>street</b> [7] - 5:23, 6:11, 7:1, 7:3, 42:23, 51:24, 56:16  <b>Street</b> [39] - 1:8, 3:14, 3:15, 3:17, 6:3, 6:4, 6:7, 6:8, 6:16, 6:18, 6:23, 7:6, 7:7, 8:5, 8:22, 8:23, 9:10, 9:12, 9:14, 25:15, 25:24, 26:16, 26:19, 27:4, 27:6, 27:12, 27:17, 27:18, 31:10, 31:17, 31:24, 72:14, 72:16, 75:22, 78:5, 80:10, 98:9  <b>streps</b> [1] - 43:1  <b>strip</b> [1] - 42:9  <b>strongly</b> [1] - 101:11</p>	<p><b>structure</b> [24] - 35:22, 36:1, 37:10, 37:13, 52:16, 53:14, 54:21, 55:24, 59:17, 62:8, 62:10, 63:3, 72:21, 72:23, 73:1, 73:12, 74:18, 75:6, 75:8, 76:6, 76:18, 83:17, 90:20, 93:3  <b>structure's</b> [1] - 62:17  <b>structures</b> [13] - 4:23, 6:25, 20:11, 20:12, 44:13, 60:20, 63:6, 63:16, 89:6, 89:19, 90:10, 90:11, 90:12  <b>stucco</b> [8] - 43:22, 52:25, 53:15, 53:24, 57:7, 57:20, 58:18, 61:14  <b>stuff</b> [1] - 30:4  <b>style</b> [2] - 36:2, 72:22  <b>styles</b> [1] - 66:19  <b>sub</b> [1] - 18:22  <b>sub-consultant</b> [1] - 18:22  <b>subdivision</b> [2] - 6:19, 6:21  <b>subject</b> [3] - 7:1, 73:16, 75:22  <b>submitted</b> [3] - 19:7, 50:25, 79:18  <b>sufficient</b> [1] - 36:9  <b>suggestion</b> [1] - 40:23  <b>Suite</b> [1] - 16:11  <b>summary</b> [1] - 38:21  <b>sunny</b> [1] - 31:18  <b>supplement</b> [4] - 20:5, 88:17, 88:21, 89:3  <b>Supplement</b> [3] - 86:24, 88:14, 94:4  <b>supplementary</b> [1] - 74:2  <b>support</b> [12] - 77:9, 81:24, 84:13, 84:14, 84:16, 84:19, 85:14, 85:17, 86:12, 87:8, 88:5, 88:12  <b>supportive</b> [2] - 37:25, 99:9  <b>supposed</b> [1] - 69:24  <b>surface</b> [1] - 36:21  <b>surrounding</b> [1] - 80:16  <b>survey</b> [6] - 19:6, 19:14, 74:2, 87:10, 87:14, 87:17  <b>surveyed</b> [1] - 55:17  <b>surveying</b> [2] - 18:14, 85:2  <b>surveys</b> [1] - 20:5</p>	<p><b>swamps</b> [1] - 24:12  <b>swear</b> [3] - 40:7, 65:1, 65:3  <b>Swisher</b> [7] - 6:4, 6:8, 6:12, 7:6, 8:5, 8:22  <b>Swisher's</b> [1] - 8:8  <b>system</b> [5] - 73:22, 75:10, 92:2, 96:21, 97:5</p> <p style="text-align: center;"><b>T</b></p> <p><b>Tallahassee</b> [1] - 5:5  <b>tax</b> [1] - 33:18  <b>tearing</b> [1] - 13:16  <b>technique</b> [2] - 60:12, 91:24  <b>template</b> [1] - 104:18  <b>temporary</b> [1] - 77:15  <b>Tenders</b> [1] - 41:6  <b>tenders</b> [1] - 41:20  <b>tennis</b> [2] - 34:5, 34:20  <b>terms</b> [12] - 33:18, 34:4, 36:13, 53:7, 53:11, 56:1, 56:10, 57:3, 73:25, 75:17, 90:10, 104:24  <b>TerraWise</b> [3] - 88:18, 89:1, 90:17  <b>test</b> [2] - 20:4, 20:10  <b>tested</b> [1] - 63:23  <b>testimony</b> [3] - 40:13, 65:9, 78:10  <b>that'll</b> [1] - 42:11  <b>THE</b> [158] - 2:3, 2:18, 2:23, 3:6, 3:8, 3:10, 3:24, 5:21, 5:25, 7:8, 7:12, 7:16, 7:23, 8:2, 8:13, 8:15, 8:18, 8:25, 9:2, 9:4, 9:18, 9:21, 10:1, 10:7, 10:9, 10:11, 10:25, 11:4, 15:12, 16:5, 20:25, 21:4, 28:6, 32:3, 32:6, 32:8, 35:9, 35:12, 38:8, 39:6, 39:18, 39:21, 39:25, 40:2, 40:7, 40:9, 40:12, 40:17, 41:7, 41:21, 45:25, 47:5, 47:8, 47:11, 47:14, 48:1, 48:7, 48:11, 48:12, 48:13, 48:23, 49:5, 49:10, 49:12, 49:15, 49:20, 50:15, 51:13, 52:1, 52:5, 54:9, 56:13, 58:12, 58:15, 58:23, 59:9, 59:13, 60:22,</p>	<p>61:10, 61:17, 61:24, 64:9, 64:11, 64:14, 64:18, 64:20, 64:25, 65:3, 65:5, 65:8, 65:13, 67:13, 68:19, 68:22, 69:12, 69:16, 69:23, 72:5, 72:8, 72:10, 72:12, 76:24, 77:18, 77:21, 77:25, 78:2, 78:6, 78:9, 78:14, 79:21, 79:24, 80:2, 80:5, 80:21, 80:23, 81:12, 81:14, 82:6, 83:23, 83:25, 84:2, 84:4, 84:9, 85:18, 85:23, 86:1, 86:4, 86:6, 86:14, 86:16, 86:18, 86:23, 87:1, 87:24, 88:2, 88:7, 88:9, 88:11, 93:7, 93:24, 94:2, 94:9, 94:11, 94:13, 94:21, 94:25, 95:2, 95:19, 95:23, 96:4, 96:8, 98:2, 98:21, 98:25, 99:16, 105:8, 106:3, 107:17  <b>theme</b> [1] - 7:2  <b>therefore</b> [5] - 36:23, 37:3, 37:19, 64:3, 76:15  <b>they've</b> [1] - 43:3  <b>thinking</b> [1] - 18:8  <b>thoughts</b> [8] - 70:4, 72:6, 81:15, 82:7, 83:23, 89:14, 93:7, 97:17  <b>three</b> [5] - 5:4, 29:23, 36:4, 50:20, 94:23  <b>three-dimension</b> [1] - 29:23  <b>throughout</b> [2] - 5:3, 28:15  <b>throw</b> [1] - 61:12  <b>thumb</b> [1] - 45:1  <b>tidal</b> [1] - 24:12  <b>tides</b> [1] - 31:18  <b>tight</b> [1] - 42:8  <b>title</b> [3] - 68:10, 68:14, 71:8  <b>today</b> [7] - 3:13, 3:19, 4:2, 13:23, 35:15, 100:8, 106:13  <b>together</b> [2] - 22:1, 85:14  <b>took</b> [2] - 50:12, 91:5  <b>top</b> [3] - 13:4, 66:13, 79:1  <b>total</b> [1] - 20:4  <b>totally</b> [2] - 14:13,</p>
---	--	--	--	---



<p>42:25 <b>touch</b> [1] - 29:5 <b>touched</b> [2] - 31:24, 101:2 <b>touches</b> [1] - 4:20 <b>towards</b> [2] - 19:8, 57:13 <b>town</b> [1] - 102:17 <b>Town</b> [1] - 84:24 <b>tradition</b> [1] - 92:17 <b>traditional</b> [2] - 37:1, 37:9 <b>traditionally</b> [1] - 76:10 <b>Trail</b> [8] - 11:12, 11:15, 11:16, 24:5, 31:1, 34:18, 85:5, 85:8 <b>trail</b> [5] - 12:3, 12:18, 12:20, 14:2, 31:3 <b>trails</b> [2] - 24:7 <b>training</b> [2] - 103:2, 103:3 <b>transaction</b> [1] - 47:20 <b>transcript</b> [1] - 108:10 <b>transform</b> [1] - 17:10 <b>transpired</b> [1] - 18:5 <b>treatment</b> [3] - 36:20, 37:6, 37:10 <b>treatments</b> [3] - 36:21, 37:5, 64:2 <b>tried</b> [1] - 69:8 <b>trigger</b> [1] - 33:17 <b>trim</b> [4] - 74:10, 74:16, 74:22, 93:13 <b>Tropia</b> [3] - 1:9, 108:7, 108:18 <b>true</b> [2] - 15:24, 108:10 <b>Trust</b> [1] - 100:11 <b>trust</b> [1] - 68:5 <b>truth</b> [9] - 40:14, 40:15, 65:10, 65:11, 78:11, 78:12 <b>try</b> [5] - 15:2, 67:4, 69:7, 103:8, 103:18 <b>trying</b> [7] - 25:6, 25:7, 25:8, 30:3, 57:10, 69:3, 89:1 <b>Tuesday</b> [1] - 98:11 <b>turn</b> [4] - 14:15, 15:17, 18:24, 33:23 <b>turning</b> [1] - 13:5 <b>two</b> [18] - 2:25, 11:17, 26:10, 36:11, 42:7, 66:17, 66:18, 66:20, 80:16, 84:13, 84:16, 84:20, 88:16, 89:17, 92:13, 96:9, 97:25, 99:1 <b>type</b> [4] - 97:20, 99:4,</p>	<p>100:16, 104:25 <b>types</b> [1] - 99:10 <b>typically</b> [4] - 32:24, 68:8, 76:1, 104:19</p> <p style="text-align: center;"><b>U</b></p> <p><b>ultimately</b> [1] - 53:9 <b>under</b> [10] - 11:18, 11:19, 15:23, 39:10, 51:14, 59:22, 60:4, 96:6, 99:2 <b>underneath</b> [3] - 15:15, 15:18, 26:3 <b>unfortunately</b> [2] - 29:8, 29:11 <b>unique</b> [1] - 43:20 <b>University</b> [1] - 87:4 <b>unknown</b> [1] - 58:6 <b>unless</b> [2] - 86:20, 107:17 <b>unpainted</b> [1] - 70:6 <b>unwashed</b> [1] - 58:11 <b>up</b> [35] - 4:12, 7:18, 7:19, 7:20, 7:24, 10:20, 11:2, 18:11, 28:5, 39:25, 40:21, 42:13, 44:14, 45:4, 47:9, 50:10, 53:18, 54:2, 62:15, 64:18, 66:8, 66:22, 68:23, 77:25, 79:25, 84:20, 93:11, 100:16, 102:8, 102:12, 104:18, 105:4, 105:16, 106:1, 106:9 <b>up-front</b> [1] - 18:11 <b>update</b> [5] - 19:5, 21:21, 48:8, 87:13, 100:3 <b>updated</b> [1] - 89:15 <b>updating</b> [1] - 87:9 <b>upheld</b> [1] - 66:3 <b>upper</b> [1] - 25:5 <b>upstream</b> [1] - 29:10 <b>urban</b> [1] - 11:17 <b>Urban</b> [1] - 4:21 <b>uses</b> [1] - 60:19 <b>utility</b> [2] - 20:7, 23:20 <b>utilized</b> [1] - 63:14</p> <p style="text-align: center;"><b>V</b></p> <p><b>value</b> [1] - 90:21 <b>vapor</b> [3] - 57:3, 57:4, 57:11 <b>various</b> [1] - 28:16 <b>vehicular</b> [2] - 31:14, 76:8 <b>veneer</b> [5] - 53:15,</p>	<p>53:19, 57:8, 57:21, 93:1 <b>veneered</b> [3] - 53:1, 53:6, 55:7 <b>verbiage</b> [1] - 94:6 <b>verify</b> [1] - 52:23 <b>version</b> [1] - 2:4 <b>vestiges</b> [1] - 99:10 <b>vice</b> [3] - 94:17, 95:10, 95:15 <b>Vice</b> [1] - 1:13 <b>View</b> [1] - 75:22 <b>view</b> [1] - 96:24 <b>vinyl</b> [1] - 74:12 <b>visible</b> [4] - 56:16, 62:10, 63:10, 75:12 <b>visit</b> [5] - 18:1, 62:20, 63:8, 89:7, 91:5 <b>visual</b> [1] - 37:2 <b>vitality</b> [1] - 4:17 <b>vote</b> [5] - 85:15, 85:19, 85:20, 85:21, 93:25 <b>voting</b> [1] - 47:24</p>	<p>100:15 <b>Wednesday</b> [1] - 1:6 <b>week</b> [1] - 98:20 <b>welcome</b> [3] - 3:24, 56:22, 107:9 <b>WELLS</b> [37] - 1:18, 2:10, 6:6, 10:21, 33:4, 33:16, 35:18, 38:18, 39:8, 39:11, 49:9, 49:11, 49:14, 52:6, 53:2, 53:16, 54:16, 54:22, 55:13, 55:25, 62:4, 72:15, 77:7, 84:15, 85:19, 86:25, 87:2, 88:16, 91:1, 91:9, 91:14, 93:20, 97:13, 98:4, 98:23, 104:8, 105:9 <b>Wells</b> [1] - 2:10 <b>wells</b> [2] - 96:11, 99:7 <b>West</b> [6] - 9:12, 17:7, 72:14, 72:16, 78:5, 80:10 <b>wet</b> [1] - 20:7 <b>wetland</b> [1] - 13:6 <b>whatnot</b> [3] - 33:19, 89:10, 102:11 <b>whatsoever</b> [1] - 13:12 <b>white</b> [2] - 46:7, 62:14 <b>whoever's</b> [1] - 51:14 <b>whole</b> [9] - 20:19, 26:14, 30:14, 40:14, 43:8, 61:13, 63:5, 65:10, 78:11 <b>wholesale</b> [2] - 73:3 <b>wide</b> [1] - 41:3 <b>wider</b> [1] - 42:5 <b>width</b> [1] - 43:13 <b>wildlife</b> [1] - 17:24 <b>William</b> [3] - 2:21, 4:8, 40:4 <b>WILLIAM</b> [1] - 1:15 <b>willing</b> [2] - 16:2, 94:24 <b>window</b> [12] - 73:3, 73:20, 74:1, 74:21, 88:17, 88:20, 89:2, 89:8, 92:2, 92:14, 92:17, 92:22 <b>Window</b> [3] - 86:24, 88:14, 94:4 <b>windows</b> [19] - 36:4, 62:12, 62:13, 72:24, 74:4, 74:6, 74:7, 74:12, 74:15, 78:21, 78:23, 79:4, 88:25, 89:4, 89:19, 91:22, 92:4, 93:11, 93:15 <b>wood</b> [1] - 41:24</p>	<p><b>works</b> [2] - 53:25, 60:5 <b>Works</b> [2] - 95:24, 98:22 <b>world</b> [1] - 44:23 <b>wrench</b> [1] - 61:12 <b>written</b> [1] - 90:10</p>
				<b>Y</b>
				<b>y'all</b> [2] - 11:2, 21:9 <b>yard</b> [4] - 73:8, 76:2, 96:24, 97:7 <b>yards</b> [1] - 96:12 <b>year</b> [3] - 21:24, 55:11, 55:15 <b>years</b> [10] - 6:14, 18:6, 42:25, 43:23, 44:10, 54:2, 54:19, 54:24, 85:9
				<b>Z</b>
				<b>zero</b> [2] - 90:18, 90:21 <b>zones</b> [1] - 30:16 <b>Zoning</b> [2] - 98:10, 98:18