

NEIGHBORHOOD INFORMATION MEETING

BOARDWALK PLACE PROPERTIES, LLC

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DATE OF MEETING: Thursday, February 1, 2024  
TIME: Commencing at 6:00 p.m. -6:37 p.m.  
PLACE: Madeira Beach City Centre Room  
300 Municipal Drive  
Madeira Beach, Florida 33708

Reported by:

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1 APPEARANCES :

2 C. SCOTT BRAINARD, ESQUIRE  
 3 William Karns Enterprises, Inc.  
 4 101 150th Avenue  
 5 Madeira Beach, Florida 33708  
 6 (727) 360-2574  
 7 brainardlaw76@gmail.com  
 8  
 9 Attorney for Petitioner

10 ALSO PRESENT: Dennis Lang, Architect  
 11 Laura Smith, Videographer  
 12  
 13 William Karns  
 14 Paige Karns  
 15 Roy Kerr  
 16 Sue Kerr  
 17 Gaetano Critelli  
 18 Grace Critelli  
 19 Stephanie Berry

20 I N D E X

	PAGE
21 Meeting Proceedings	3
22 Certificate of Court Reporter	43

23  
 24  
 25

## 1 P R O C E E D I N G S

2 MR. BRAINARD: My name is Scott Brainard.  
3 I'm with William Karns Enterprises. Boardwalk  
4 Place Properties, LLC is the owner of this  
5 property, and is the host of the meeting tonight.

6 And the purpose of the meeting is to provide  
7 information to our community about the proposed  
8 site plan that is going to be considered by the  
9 City of Madeira Beach.

10 We have a court reporter who is going to be  
11 transcribing everything that happens, and we've  
12 got a videographer who is going to be videoing the  
13 meeting.

14 So what will happen is we'll have a  
15 presentation. Dennis Lang is one of our  
16 architects. He's going to be providing a  
17 presentation of the information in the site plan,  
18 and then we'll open it up to questions so anybody  
19 who has any question about anything related to the  
20 site plan, you're welcome to ask and we'll try our  
21 best to answer -- answer those questions.

22 So I'll go ahead and turn it over to Dennis  
23 and let him do a presentation.

24 MR. LANG: Good evening, everybody. Thanks  
25 for turning out tonight.

1 THE VIDEOGRAPHER: Dennis -- Dennis, I'm  
2 sorry, can you give me one moment for a technical  
3 thing?

4 MR. LANG: Sure.

5 THE VIDEOGRAPHER: Going off the record.

6 (There was a brief recess to adjust the time  
7 and date stamp on the camera.)

8 MR. LANG: So good evening, everybody.  
9 Thanks everybody for being here. Thank you for  
10 dealing with our technical glitch there.

11 We're very excited about this project that  
12 we're proposing. It's at the far east end of the  
13 boardwalk. It's going to be a great new open-air  
14 establishment. Primarily it's being established  
15 as an A2 occupancy, which is a bar restaurant, for  
16 regular understanding of it.

17 In our program plans right now, you only see  
18 bars. We're going to be working with a neighbor  
19 for food services and we're going to be  
20 contracting with them. But that's not a part of  
21 our direct programming.

22 But we have overcome a lot of the obstacles  
23 that would be inherent in operating a business of  
24 that type in the form of occupancy for our site  
25 and access for the public. One of the biggest

1 things that we worked with the city already to  
2 overcome was maintaining our coherent access with  
3 the boardwalk to pedestrians at the same level  
4 without needing to go up additional ramps or extra  
5 stairs to get into the building.

6 For the purposes of what else we see, we've  
7 provided for new stairs that give us fire code  
8 compliance, we've maintained these stairs that are  
9 already existing at the boardwalk so we're not  
10 interfering with the way that people are used to  
11 establish an experience, that big component of the  
12 water side and waterfront for Madeira.

13 And then we also have two additional floors  
14 that are above the boardwalk level, one with  
15 additional programming for another air, open-air  
16 bar, and then an open-air roof deck that people  
17 can get up to and actually look around and  
18 experience the waterfront and all of the Boca  
19 Ciega Bay view front, which otherwise you really  
20 can't get to, you know, from the boardwalk, other  
21 than at the level of the water side.

22 For what we're talking about in terms of  
23 experience for people while we're under  
24 construction, which I've understood to be some of  
25 the concerns that we have, everything is going to

1 be based on our site. You know, we're going to  
2 still be basing all the construction from the site  
3 base perspective. And understand that we've only  
4 got the one access roadway out front, if there's  
5 ever a time we have to mitigate traffic access,  
6 it's never going to be for more than a window of  
7 time while we're performing work out of the  
8 right-of-way and it's going to be coordinated with  
9 the city and Department of Transportation. So  
10 it's nothing that we would ever be blocking or  
11 consuming roadway access and blocking people from  
12 for a long duration of time. But that's, you  
13 know, something we work out during the permitting  
14 process while we submit the plans for construction  
15 and how it's going to be phased.

16 Really, for what else we have to talk about,  
17 it's -- it's a building. I mean, you know, it's  
18 nothing that we're doing that's a novel, crazy  
19 idea here. It's just another experience on the  
20 boardwalk that's the same as everything else  
21 that's going on. I think it's going to be a  
22 valued contribution in time as people realize what  
23 we've done for the right reasons. And we're  
24 excited about bringing it to this community.

25 At this point I really would like to just say

1 are there questions? Because that's the easiest  
2 way for me to disavow anybody's concerns is to  
3 direct -- me directly answer them for you.

4 MR. KERR: Can you describe the --

5 THE REPORTER: I need your name before you  
6 speak, every time.

7 MR. KERR: Right. Ray Kerr, K-e-r-r.

8 Can you describe the actual construction?  
9 You know, prior to the meeting we started to look  
10 and just kind of go over --

11 MR. LANG: What it is?

12 MR. KERR: -- what it is. I mean, we were  
13 told the columns, you know, nothing below the  
14 boardwalk besides the supporting columns  
15 basically.

16 MR. LANG: The elevator and the stairs. And  
17 we're going to have a dumpster enclosure down  
18 there, but --

19 MR. KERR: Well, can you just kind of go over  
20 the description for the record of what you're --  
21 what you're building?

22 MR. LANG: Absolutely. So what we're  
23 constructing out there -- right, sure.

24 MR. KERR: And slow down.

25 MR. LANG: Oh, okay. Again, before the

1 meeting started, I told you guys, I'm Italian and  
2 my mom's from New York, so speed and -- speed and  
3 loud are kind of my two gifts in life.

4 For what we're building, we're building a  
5 FEMA-compliant Type 2B building. Which, for  
6 everybody here in the room, what that means is  
7 we're using steel and concrete, we're going to  
8 in-fill with some interior wood frame walls. But  
9 everything below the FEMA control line, which is  
10 our AE-11 zone, plus our footed free-board which  
11 we worked with the city to keep, is going to be  
12 like what you said, column construction. It's  
13 going to open for water flow below the grade line,  
14 so that if ever a storm were to come in here,  
15 there's nothing substantial construction below  
16 that line that would be of danger to us breaking  
17 away or to the community from our building  
18 breaking away and washing into you. That's  
19 standard building code requirements.

20 For our building specifically what we've done  
21 is, because we're working towards being an  
22 open-air structure, we have very limited closed  
23 space on any of our floors, which is actually  
24 really beneficial for, again, the reasons of the  
25 neighborhood if -- when we work with building code



1 at this point, one of our biggest concerns is  
2 impact protection and the way the materials  
3 subjected to wind behave in extreme events, and  
4 specifically making sure they adhere and stay on  
5 the building where they're supposed to be and that  
6 they're not leaving our building and flying into  
7 other people's properties for damage reasons.

8 Our building will 100 percent be doing all of  
9 those things to the most stringent standards  
10 available that's required. We're doing all of  
11 that. And it's going to be one of the safest  
12 structures on the boardwalk when we're done  
13 because of those reasons. So if ever an event  
14 were to occur, we're going to be that building  
15 that everybody is, unfortunately, taking pictures  
16 of saying, look at what didn't happen to this  
17 building that happened to everybody else.

18 So when we think about what we're going to  
19 see in our building, it's going to look like a  
20 regular construction building because we have very  
21 thin floor plates, we're doing post-tension  
22 construction at the ground, that first layer. So  
23 what we're going to see from the ground level  
24 experience for everybody walking into the building  
25 or under it is concrete construction all the way

1 up. And when you look up, you're going to see a  
2 solid poured concrete deck. And it's 18 inches  
3 thick. It's not going anywhere.

4 We've got foundations that are going down  
5 under the building, you know, working around all  
6 the existing infrastructure of the city and  
7 on-site that we possess as well, and it's going to  
8 be driven down deep so this building ain't going  
9 to go anywhere. So if your concern is is this  
10 building going to move, shake, rattle or roll, the  
11 answer is no, no, no and no. It's going to stay  
12 put the way it's supposed to.

13 MR. KERR: Ray Kerr --

14 MR. LANG: Ray, does that answer your  
15 additional questions?

16 MR. KERR: Yeah, it does. I'm trying to give  
17 you an opportunity to go over some of the  
18 questions we asked earlier and --

19 MR. LANG: In terms of like my elevator and  
20 my stairs and stuff like that?

21 MR. KERR: The elevator, the fuel tanks that  
22 will -- what's there, the life -- expected life  
23 span, if they ever need to be serviced or that --

24 MR. LANG: So --

25 MR. KERR: -- the accessibility of being able

1 to do that.

2 MR. LANG: So the way that the building is  
3 designed is to not interfere with any of that  
4 existing infrastructure. So that's one of the big  
5 parts of what we've been working around as a  
6 design team to overcome is where those items  
7 reside in the ground. You know, our building  
8 official actually did the initial inspections for  
9 when those tanks were redone with -- in the most  
10 recent iteration. He did the inspections. We  
11 have good, you know, photography and documentation  
12 for what we found at that time there. You know,  
13 we've done some excavation out there since we've  
14 started this project to find and identify any  
15 additional items that might be in the way. We've  
16 found some items that are of a little bit of  
17 concern to us, but those are items that during the  
18 phase of construction, as soon as we start, that's  
19 the first thing we have to do is crack open the  
20 site, excavate out the soils and get a good look  
21 at everything that's down below grade for the  
22 exact reasons that you've just identified, to  
23 identify the longevity of the materials as they  
24 reside in their current form, and as well as to  
25 make sure we know where they are, so that in the

1 future if there are any questions about where do  
2 things reside, can they be serviced in the way  
3 that they're required to by law. They absolutely  
4 will be accounted for.

5 Those things are not going to be overlooked.  
6 We are absolutely aware of the presence of those  
7 items and we plan to maintain them in a good  
8 working order for our benefit as well as for the  
9 communities in a safe way.

10 Okay, in terms of the other items that we're  
11 introducing at ground level, the only things that  
12 come down from the building in exception of our  
13 columns are the stairs and the elevator for access  
14 reasons. And those are allowed by code. They're  
15 not air-conditioned. You know, those aren't even  
16 vestibule configurations by FEMA definitions. So  
17 we're not putting anything downstairs that's not  
18 supposed to be there.

19 It is -- and also, to the point of safety, I  
20 mean, the whole building is sprinkled, you know,  
21 and it's got a fire compliant sprinkle design. We  
22 haven't designed and not aware of any of these  
23 items. So all of the things that you're asking me  
24 about, like can they be serviced in the future?  
25 The answer for me at this level is yes.

1           You know, obviously during the phase of  
2 construction if something comes up that would  
3 preclude our opportunity to still have that  
4 opportunity in the future to make sure we can't  
5 perform as required, we're going to make decisions  
6 to modify our decisions we've already made. It's  
7 not going to be a "too bad, so sad," "we're just  
8 going to cover this up and hope for the best."  
9 That's not for anybody's best interest.

10           MR. KERR: Ray Kerr --

11           THE REPORTER: Mr. Kerr, I know you now.

12           MR. KERR: Okay. As far as the architecture,  
13 it was explained that the first level will be open  
14 air. The second level --

15           MR. LANG: Same.

16           MR. KERR: Same? But I guess with railings,  
17 of course.

18           MR. LANG: Yeah.

19           MR. KERR: Will it have a wooden feel and  
20 look, or is it going to be concrete?

21           What are finishes going to look like? Is it  
22 going to blend in with the existing boardwalk?

23           MR. LANG: So the way that we propose that in  
24 the typology is like coastal beach. So it is  
25 going to have inherent -- it's going to express

1 the material of its construction, which is  
2 concrete, wood and steel. You're going to see a  
3 lot of those materials because it is open air and  
4 we're not trying to wrap everything up for just  
5 the point of obscuring it. However, we are going  
6 to be finishing it in a way that's appropriate for  
7 the boardwalk. It's not going to stand out and  
8 project itself as something that doesn't belong.

9 So if you're asking how does our finish  
10 schedule work, we're going to be wrapping the  
11 skin, and we have wood that's going to be coming  
12 in as finished materials. You know, it's not just  
13 going to be a hard stuccoed finish and concrete  
14 all over the place.

15 MR. KERR: Are the hours of operation, have  
16 you gotten to that detail?

17 MR. LANG: Not with me, sir. That's not  
18 something at the design level that I really get  
19 into the minutia of. That really boils down to  
20 the hours of operation that the boardwalk will  
21 afford them for compliance reasons.

22 MR. KERR: I look forward to seeing more of  
23 the plans.

24 MR. LANG: Yeah. Absolutely. I mean, I'm  
25 certainly -- I look forward to you guys walking up

1 here and asking me some more direct questions. If  
2 we need to flip through some more of the pages so  
3 that we can get a better sense of what's going  
4 on -- there's nothing that we're trying to hide.  
5 I think that what we're doing is a really solid  
6 project. I'm happy to stand behind it.

7 MR. CRITELLI: I think what --

8 THE REPORTER: I need your name, please.

9 MR. LANG: Yeah, you can't just talk at  
10 random. And sir, you were trying to ask me  
11 something.

12 MR. CRITELLI: Gae Critelli.

13 THE REPORTER: I'm sorry?

14 MR. CRITELLI: Gae Critelli, C-r-i-t-e-l-l-i.

15 I think what you're doing is going to look  
16 great for the rest of business around. I mean, we  
17 have -- we've been looking at this property for  
18 the last 40 years. Somebody was going to build it  
19 before when they extended the boardwalk, and it  
20 never happened. So if this happens, it would be a  
21 big plaza that would bring more people on the one  
22 end of the boardwalk. Right now we don't have it.

23 And it's going to look nice, it's going to  
24 look attractive because it's brand-new. And the  
25 best thing that could happen to have something on

1 the end of the boardwalk because people, when they  
2 get to a certain point, there's nothing there and  
3 then they hardly even come back there, they just  
4 go back on the east end and then on the west end,  
5 you see.

6 And I think it's going to be a great asset  
7 for the boardwalk and for the people, like Kurt is  
8 there, myself, we have a business there, we have a  
9 building there. We benefit for these, ourself  
10 too. And I would like to see that done tomorrow.

11 I have one more question for you.

12 MR. LANG: Please.

13 MR. CRITELLI: I know many years ago, 1979,  
14 1980, when we built our building and we still --  
15 the marina was driving the pilings down, we lost  
16 seven pilings. And you people weren't around, but  
17 I know. I was there. We lost seven piles.

18 So if they ever drill, make sure you do the  
19 concrete piling or cement piling.

20 MR. LANG: Our design presently shows helical  
21 piles underneath pile caps.

22 MR. CRITELLI: Okay.

23 MR. KERR: So but the pile cap sits on what's  
24 called a helical driven pile, so it's basically  
25 shaped like a big screw that we screw down to get



1 the friction resistance that's required. Before  
2 we put the pile cap on, we do tests on each of the  
3 helical piles to make sure that they have the  
4 appropriate static friction and that we haven't  
5 lost them or anything like that.

6 But again, there are real things that happen  
7 during construction that we can't account for on  
8 paper. But construction takes place and so long  
9 as we come back in line with what the plans call  
10 for, we have safe construction, that's what we  
11 need. You know, there's always going to be  
12 something that you have to answer when it comes  
13 up.

14 MR. CRITELLI: Thank you.

15 MR. LANG: Of course.

16 MR. BRAINARD: Can I make a suggestion? We  
17 obviously don't have a lot of people, but we have  
18 some people who would like to ask specific  
19 questions about things on the paper. If we want  
20 to move up here, it may make it a little bit more  
21 difficult for you, but if you want to move up here  
22 and actually ask specific things about something  
23 that's on the plan, why don't we do that?

24 MR. KARNS: Just gather around the table?

25 MR. BRAINARD: Yeah.

1 MS. CRITELLI: Let's set up and we can do  
2 that.

3 MS. BERRY: Well, I have a question.

4 MR. LANG: My pleasure. Please.

5 THE REPORTER: What's your name?

6 MS. BERRY: Stephanie Berry.

7 What's the capacity on the second and third  
8 floor?

9 MR. LANG: Each floor?

10 MS. BERRY: Yeah, just curiosity how much  
11 more traffic it could handle. Just because  
12 it's -- the pass is, you know, growing every year  
13 and I feel like we need more there. So it's  
14 exciting to see that we could house more and host  
15 more.

16 MR. LANG: Okay, that's a quick, good  
17 question. And I know I've got it here in my  
18 plans, you've got to just give me a second to find  
19 the right place where I put it.

20 MR. BRAINARD: The plan shows 235 seats.

21 MS. BERRY: Oh, awesome.

22 MR. LANG: Yeah, but I was going to say, but  
23 in terms of like each floor, I was going to say --

24 MS. BERRY: Yeah, total.

25 MR. LANG: -- I knew we were at like 240-ish,

1 so it's like over 100 people per plate.

2 THE VIDEOGRAPHER: One at a time for the  
3 court reporter.

4 MR. BRAINARD: I'm sorry.

5 MR. LANG: Yeah, so we're easily over 100  
6 patrons per floor. I think it's closer to 120, to  
7 be honest with you, okay?

8 But again, it's all completely designed by  
9 fire code. I mean, we're an A -- we're a Type 2  
10 building, which is a high fire-rated safety, you  
11 know, it's noncombustible construction material,  
12 and the building is fully sprinkled. You know,  
13 which again, versus some of the other structures  
14 on the boardwalk is an upgrade, you know, in terms  
15 of life safety components that we're affording.

16 MS. BERRY: Yeah, because -- Stephanie  
17 Berry --

18 THE REPORTER: I know you now.

19 MS. BERRY: Okay. So once you reach past  
20 Sculley's or Caddy's, there's just no seating  
21 anywhere down that direction. So I think to Gae's  
22 point, that will be fantastic for that end of the  
23 boardwalk.

24 MR. LANG: Oh, absolutely.

25 MS. BERRY: You know, all the businesses down

1     there cannot hold really very many people, so that  
2     would be fantastic.

3             MR. LANG:    So and this will really function  
4     as a great, you know, public anchor of  
5     establishments --

6             MS. BERRY:   Sure.

7             MR. LANG:    -- to bring patrons all the way  
8     down to the east side of the boardwalk.

9             And it's a unique experience.  You know,  
10    we're going to have three floors of opportunity  
11    for people to look out and see the water side, and  
12    it's a 360-degree view at that point from where  
13    we're at, because we don't have any other  
14    structures at our height.

15            So if anybody would want to come up here and  
16    start flipping through some sheets, I can step you  
17    through some.

18            THE REPORTER:  I think I do.

19            MR. BRAINARD:  Let's hold on for just a  
20    second because she's going to have to move up to  
21    make sure she catches whatever questions and  
22    comments are made.

23            MR. LANG:    Okay.

24            (There was a brief recess to rearrange the  
25    tables and chairs.)

1 MS. CITRELLI: Grace Citrelli,  
2 C-i-t-r-e-l-l-i.

3 So if and when this gets approved, what is  
4 your timeline of having it completed?

5 MR. LANG: In terms of construction on-site?

6 MS. CITRELLI: Uh-huh.

7 MR. LANG: I think that we're looking at less  
8 than 18 months in totality from start to finish  
9 once we break ground. Realistically I'm sure that  
10 they're going to want to expedite that process as  
11 much as possible.

12 You know, our construction isn't complicated,  
13 so really the biggest effort that we have to make  
14 is that initial point that Ray was asking me about  
15 a moment ago in regards to the underground  
16 infrastructure and where it truly resides.

17 You know, we've done ground-penetrating radar  
18 out there, we've done a lot of exploration to see  
19 what we can at this point. But in the absence of  
20 a permit to start, for us to remove the concrete  
21 on-site and excavate the soils, we can't finitely  
22 answer those questions to 100 percent confidence.  
23 And we know that we're going to have a moment once  
24 we crack the site open where we have to come back  
25 and reassess our plans to ensure that we're at

1 full understanding that we're proceeding in the  
2 best way possible. And that is the window of time  
3 of discretion when I think truly we have 12 months  
4 of construction or less because of the type of  
5 construction we are.

6 But because of the questions that could  
7 arise, our time frame may slide a little bit. But  
8 we're absolutely going to be working to proceed as  
9 fast as possible.

10 MS. CRITELLI: And tell us a little bit about  
11 how the restaurant is going to operate.

12 MR. LANG: Certainly. So the restaurant  
13 component --

14 MR. BRAINARD: Well, before we get into that,  
15 the purpose of this meeting is to talk about the  
16 site plan, not about the operation of whatever  
17 business goes into the building.

18 MS. CRITELLI: Okay.

19 MR. BRAINARD: And not that we don't want you  
20 to know about that, but that's not the purpose of  
21 this meeting and we'd like to keep the discussion  
22 about the site plan.

23 MS. CRITELLI: Okay.

24 MR. BRAINARD: We'll talk about what's going  
25 to be built, but as far as what kind of restaurant

1 or operation or any kind of thing, that's  
2 something that's beyond the scope of what we're  
3 here for. So --

4 MR. CRITELLI: Okay.

5 MR. LANG: Sorry, Grace.

6 MS. CRITELLI: No problem.

7 MR. KERR: How do you adjust for poor weather  
8 conditions if it's open air?

9 MR. LANG: So there are going to be some  
10 roll-down elements that we have that are like a  
11 vinyl screen that can be rolled down, but because  
12 of the nature of that material, it's not a wind  
13 code compliant design, so it's not something that  
14 I'm going to say is my "design" of the building,  
15 that's why it's an open-air structure.

16 The entire building is designed to function  
17 with air flowing through it in an event that, you  
18 know, like a hurricane. You know, so the whole  
19 structure is going to have wind move through it,  
20 it's going to be stable in that condition.

21 For operating reasons, like if it starts to  
22 rain in the afternoon, we have vinyl roll-downs  
23 that are going to come down to our bar fronts.  
24 You know, and to this -- this is a bar that runs  
25 along the boardwalk on this edge, like a seating

1 rail. So we're going to have like a cavity that  
2 we have that vinyl cage that would roll that down  
3 so that we can screen it.

4 MR. KERR: Storm shutters?

5 MR. LANG: It's not a storm shutter. Think  
6 of it more as like what you'd have on a boat, you  
7 know, where, like, you have like that vinyl thing  
8 that would roll down? You know, it's more of that  
9 type of a material.

10 Storm shutters imbue more of a toughness to  
11 them, and it's not that.

12 MR. KERR: So that's on the water's edge --

13 MR. LANG: The boardwalk side.

14 MR. KERR: -- side. And then the alley side  
15 or the boardwalk --

16 MR. LANG: So the alley side, what we've  
17 actually done here is architecturally we've built  
18 this wall a little bit higher when you look at the  
19 plans. So we actually have a wall that comes up  
20 behind us, and the level that the window occurs at  
21 is a lot higher. And that's one of the things  
22 that we're going to probably have something that's  
23 in there, but we're still kind of debating whether  
24 we want that to be like a permanent built shade  
25 that's like of an aluminum or a wood-type slat



1 look so that it fills in the architectural  
2 opening, or whether that's going to be a roll-down  
3 that closes an opening in the form of, like, a  
4 true transparent window.

5 So we're still kind of debating those two  
6 items, but that really isn't something that -- the  
7 way that it's going to change the safety of the  
8 structure at all, but in terms of how can this be  
9 operated during rain? Rain won't be able to kind  
10 of get back in. We're still debating about what  
11 that wants to be.

12 MR. KARNS: It will be like the Caddy's on  
13 the beach.

14 MR. KERR: Okay.

15 MR. KARNS: Where the shades roll down and  
16 they have the glass --

17 THE REPORTER: Who is that?

18 MR. BRAINARD: That's Bill Karns.

19 MR. KARNS: I'm Bill Karns.

20 MR. BRAINARD: K-a-r-n-s.

21 THE REPORTER: Thank you.

22 MR. LANG: Like I say, there's other -- have  
23 you been to that out there on the beach?

24 MR. KERR: Yeah.

25 MR. LANG: It's the same material that they

1 roll down on the edge.

2 MR. KERR: Okay.

3 MR. LANG: But it's not a wind code  
4 compliant, so that's why I'm saying -- because  
5 they have an aluminum shutter they roll down  
6 that's behind that at Caddy's, and that's their  
7 wind code box. Because they're not an open-air  
8 structure, they're an AC building. This is not  
9 that.

10 MR. KERR: Yeah, they have a deck.

11 MR. LANG: They have a deck that wraps like  
12 an AC restaurant that's inside; whereas this --

13 MR. KERR: This is basically all deck.

14 MR. LANG: This is basically all deck,  
15 effectively, if that's an easier way to think  
16 about it.

17 MR. KERR: Do you have the elevation views?

18 MR. LANG: Yeah. So this is where we're at.  
19 This is water side. This is the level of the  
20 boardwalk. And this is where -- there's like a  
21 ramp at the very end. So that's what this line  
22 here represents for you guys. That's the lowest  
23 extent going back to the west.

24 MR. KERR: Right.

25 MR. LANG: And then this is our stair that

1 terminates -- we're looking at that site plan over  
2 on the -- that's this stair.

3 MR. KERR: The existing.

4 MR. LANG: That's the existing stair. So  
5 yes, that's correct.

6 And then what we see actually in the  
7 background, this is over here, this is the back  
8 wall of my stair coming down to the ground, the  
9 new one.

10 It's like from the water side you'd see it  
11 this way. And then when you turn it around, you  
12 see it -- I've got a gate here that blocks access  
13 to that stair so that people can't get up into our  
14 building.

15 MR. KERR: All right. This is the boardwalk  
16 place, what you'd see from --

17 MR. LANG: This is what you'd see from  
18 inland, yes, sir. Yes.

19 So this is my elevator tower that's coming  
20 down, and then this is that stair that goes back  
21 up to the boardwalk.

22 MR. KERR: All right.

23 MR. LANG: Okay? You know, at street level  
24 we've got parking outside, so that's why there's  
25 nothing shown in here. There's no strip of

1 landscape or anything here. It's all just  
2 parking.

3 MR. KERR: Are any modifications to the  
4 boardwalk perceived?

5 MR. LANG: No. That was one of the things  
6 that we worked really hard to do is to maintain  
7 the integrity of the boardwalk in its existing  
8 shape and form. So we worked with the city to  
9 secure a variance, make sure that we could  
10 maintain that connectedness.

11 MR. KERR: Right.

12 MR. LANG: Now, and we did -- we do make our  
13 connection at the highest point of the boardwalk.

14 MR. KERR: Right.

15 MR. LANG: You know, and I think that's  
16 something that we should all note is going forward  
17 that even our work to maintain connection only got  
18 us this close. So like all these other places are  
19 going to have to work in the same way that we have  
20 with the city to afford themselves that continued  
21 perpetual connection, you know.

22 And that's something that I've raised to the  
23 city's attention as a real effort they have to  
24 make with us. And they've heard us. You know,  
25 they've been fair in working with us so far, but

1 you know, it's a challenge. You know, all  
2 development is a challenge. There's always  
3 questions that come up that need fair answers, and  
4 we're working with every -- all of our established  
5 partners in the community to make sure we answer  
6 them right. We want to be fair.

7 MR. KERR: Does the stairwell access from the  
8 street, you could access all the way to the top?

9 MR. LANG: You could, but really the stair  
10 that we've introduced, this little one that's over  
11 here, our new stair that we're putting in is  
12 really so that we're not running business  
13 operations up and down the public right-of-way  
14 stair. So if we receive deliveries and stuff, we  
15 can bring them up more directly into our  
16 establishment. It's going to have a gate down at  
17 the bottom that's got a fire panel on it so you  
18 can push it open from the inside. But it's really  
19 more so that -- it's not meant to be the public's  
20 up.

21 MR. KERR: Okay.

22 MR. LANG: Okay. But once you're in the  
23 building, that stair is accessible and you can use  
24 it to walk up to the roof.

25 MR. KERR: Elevation?

1           MR. LANG: Absolutely. It's there for fire  
2 purposes, you know. For truth, it's there for  
3 fire, you know, so we can egress the building  
4 safely in all purposes.

5           But the distances involved here and the type  
6 of construction we are with the fire sprinkler  
7 involved and the fact that we're open air, there  
8 is nothing -- there's nothing to burn, you know,  
9 and it's very -- fire is a scary thing. It's why  
10 we design really hard for it. But this building  
11 I'm not worried about. It's super safe.

12          MR. KERR: Great. I'm running out of  
13 questions.

14          MR. LANG: I was going to say, you got great  
15 questions. Keep them coming. I'm happy to deal  
16 with them. It's a great opportunity to talk about  
17 a project I'm really excited about.

18          MR. KERR: So the -- we were talking about  
19 the architectural look and feel. This is  
20 basically cement board?

21          MR. LANG: Yeah, it's going to be a Hardie  
22 board material. That's the technical term for it  
23 is Hardie board. It comes in a lot of --

24          MR. KARNS: Key West-looking structure.

25          MR. LANG: This isn't in color, you know, and

1 I think that's a really important component of any  
2 structure at the end of the day is its color and  
3 vibrancy. And introducing panels like the Hardie  
4 board, it's going to allow for us to introduce  
5 color in the facade so it doesn't become this  
6 white elephant, you know, which I think is a lot  
7 of people's expectation when they think of big  
8 things happening, what am I going to see when I  
9 see a big wall pop up?

10 We're not going to have a big white elephant  
11 at the end of the boardwalk. We don't want that.  
12 We want something that people are going to look at  
13 and want to come to. You know, when you're on a  
14 boat and you're turning around the corner coming  
15 from any direction of the intercoastal, you're  
16 going to see us first.

17 You know, we want to be something that the  
18 rest of the boardwalk is really proud of and that  
19 the rest of the city is really proud of, and that  
20 people can start to identify with and say, wow,  
21 this is the kind of new construction we could be  
22 getting here? This is exciting. This is  
23 something we should really be working as a  
24 community to go towards instead of being afraid of  
25 what development is going to do. Because if this

1 is the kind of thing that we can recreate and show  
2 is a viable option, that's exciting. That's the  
3 kind of stuff that the community really wants to  
4 be in favor of. And we really need your support  
5 because the city at times can be really resistant  
6 to seeing things happen in a fast and fun way.

7 It's true, you know, as much as -- it's true.  
8 There's a lot of questions involved and sometimes,  
9 you know, it can be a little friction. I'm happy  
10 to disavow you of any scary moments.

11 MR. KERR: Sure.

12 The elephant in the room --

13 MR. LANG: Yeah.

14 MR. KERR: -- why are we having the meeting?  
15 I don't see any --

16 MR. LANG: That's a great question.

17 MR. KARNS: Thank you.

18 MR. LANG: So the real answer to your -- no,  
19 the real answer to your question is it's a  
20 procedural hurdle that we need to check a box, you  
21 know, and it's an opportunity for the community to  
22 see what's going on.

23 And because we live in a city that's had a  
24 lot of resistance to development, the community  
25 has decided that this is a necessary weigh point



1 that we provide an opportunity for stakeholders to  
2 weigh in.

3 If you said something was -- this is  
4 terrible, Dennis, I have real reasons for not  
5 liking this, and I said, well, gee, Ray, you're  
6 right, that is something we should consider  
7 differently because I hadn't thought of it that  
8 way, I would go back to my client and I would  
9 re-evaluate what we're proposing because that's  
10 the point of this meeting.

11 But you haven't done that yet, so keep  
12 trying.

13 MR. KERR: I'm just -- I'm just asking  
14 questions so I understand what --

15 MR. LANG: No, and look --

16 MR. KERR: And give you an opportunity to --

17 MR. LANG: Well, look, development is --

18 MR. KERR: -- explain.

19 MR. LANG: It's an industry that requires a  
20 lot of professional insight to really get behind  
21 the scenes and understand what's happening. So  
22 I'm really happy to stand here and I'll talk to  
23 you all night about what this project is and what  
24 we're doing.

25 THE REPORTER: No, you won't. No.

1 MR. LANG: But I would be willing -- I would  
2 be willing to stand here ad nauseam and talk about  
3 this project, but we won't for everybody's  
4 benefit.

5 MR. BRAINARD: If I can answer that question  
6 for you, because this is a development above a  
7 certain size as defined by the city, one of the  
8 requirements for the Planning Commission is to  
9 have a neighborhood information meeting and give  
10 us the opportunity, and the neighborhood, the  
11 community, to have an opportunity to review this  
12 and make comments, ask questions.

13 MR. KERR: Of a certain size. Does that mean  
14 of a certain capacity? Of a certain square  
15 footage --

16 MR. BRAINARD: Anything over 2,000 square  
17 feet. A new building that's over 2,000 square  
18 feet requires certain steps you have to follow.  
19 One of those is a neighborhood information.

20 MR. LANG: He's saying P&C meeting.

21 MR. KERR: I didn't know -- I didn't know  
22 that.

23 MR. LANG: There's a lot of -- you know,  
24 we've had what at this point, Paige, four  
25 different meetings with city staff? You know,

1 reviewing our project and ensuring that we have  
2 the process underway and that everybody is  
3 weighing in appropriately with us?

4 MS. KARNs: Yes.

5 MR. LANG: You know, so I mean, it's not  
6 something that we've been working behind the  
7 scenes to complete. I mean, it takes a long time.  
8 You know, projects of this size take a long time  
9 to pull together.

10 Try again.

11 MR. KERR: Any of the other questions would  
12 have to do with materials of construction, and  
13 zoning and permitting is going to go through all  
14 that.

15 It's just basically the look and feel of  
16 what -- you know, I think that -- we haven't  
17 updated our -- and I'm going to get it wrong --  
18 either the Master Plan or Comprehensive Plan in 20  
19 years to give the community an opportunity to say  
20 this is -- this is what we want our community to  
21 look like.

22 MR. LANG: Sure. Like a visioning board.

23 MR. KERR: Right. That's up for debate. We  
24 want to get that to happen soon.

25 I just want -- you know, my input would be to

1 try to do what you're doing, bring it to what we  
2 would expect John's Pass Village with the --

3 MR. LANG: Sure, I mean, look --

4 MR. KERR: Why we're all here, why we all  
5 live here.

6 MR. LANG: -- I grew up in Treasure Island.  
7 You know, it's like I grew up riding my bicycle up  
8 to John's Pass and like walking up and down the  
9 boardwalk and grabbing ice cream actually probably  
10 at the place that was right next to this, you  
11 know, as a kid.

12 But like, the boardwalk has a unique  
13 character and feel to it, and it's not anything  
14 that me personally or us as a group want to  
15 alienate or violate or damage. Because that's the  
16 reason we want to be there is to inherit and be a  
17 part of that legacy, not to denigrate it or  
18 destroy it, you know.

19 So I mean, we see this as something that is  
20 appropriate for the beach, it makes sense for our  
21 community, it's not --

22 MR. KERR: It's going to enhance --

23 MR. LANG: -- not too much.

24 MR. KERR: -- the experience of John's Pass  
25 Village.

1           MR. LANG: Well, exactly. It's meant to  
2 imbue that same experience that generations past  
3 have had and to bring it forward in a way that's  
4 viable, because a lot of what we're looking at out  
5 there needs a pump, you know. And this is the  
6 kind of thing that if we can go in and pump the  
7 edge, it's going to help bring out new people to  
8 the boardwalk. You know, like you were saying,  
9 it's going to reinvigorate the community to come  
10 and experience something new.

11           And that's what our businesses really need is  
12 participation. And this is an opportunity for us  
13 to fill in the missing piece, you know, in a way  
14 that hopefully will allow for other businesses to  
15 benefit as well and for them to make that next  
16 step and continue to build on the legacy of  
17 John's Pass in a way that doesn't allow for it to  
18 fall apart.

19           Because again, if we're not re-visioning the  
20 future as a community, it isn't going to be left  
21 up to us to have a say anymore, which is why I  
22 think this is really a great opportunity, like you  
23 guys were saying, this is what we need, you know,  
24 put it on the record with us that this is going to  
25 be a great opportunity for us and we want to see

1 it come forward in this format that makes it  
2 right.

3           You know, it still touches the boardwalk, it  
4 still touches the ground in a way that's delicate.  
5 It continues that experience of transparency to  
6 the waterfront from the ground level. You know,  
7 we're not taking that away. I think that's what  
8 you were trying to ask me earlier is -- and what's  
9 happening below the building? Transparency.  
10 You're going to look straight through and still  
11 see water. You know, I think that's a really  
12 important component of what John's Pass Village is  
13 is that connection.

14           MR. KARNs: We spent a lot of time on the  
15 design of the building itself to make sure that it  
16 fits in with all of the buildings that are on the  
17 boardwalk and has -- as you can see, it's got  
18 that --

19           MR. KERR: I can see that.

20           MR. KARNs: -- a very coastal feel to it.

21           MR. KERR: The existing concrete that's there  
22 now, I'm sure it's weathered and stained with oil  
23 and everything --

24           MR. LANG: You mean the floor? The ground?

25           MR. KERR: Yeah, the ground.

1 MR. LANG: Oh, it's going to get all cracked  
2 up and removed.

3 MR. KERR: Okay. So that will be fresh?

4 MR. LANG: Yeah. 100 percent.

5 MS. BERRY: I think aesthetically it anchors  
6 that boardwalk. Because right now we have one  
7 anchor and -- on the Hubbard's garage side it's  
8 not the most appealing anchor either.

9 MR. LANG: No.

10 MS. BERRY: But this will be not only  
11 appealing, but anchor it. I think of, you know,  
12 people go to these malls and if you don't have an  
13 anchor store at one, it kind of just drops it off.

14 And we don't have a cohesive boardwalk  
15 underneath, and the customer says that all the  
16 time, well, can I walk underneath? It's like, in  
17 the water you go can, but not above.

18 And so that will help anchor this whole  
19 boardwalk for the customer to be up there, too.

20 MR. LANG: You know, for me, as an architect,  
21 that's one of my, like, giddy points about this  
22 was an opportunity to finish the boardwalk and to  
23 create that visual anchor not just for  
24 pedestrians, you know, or people on the boardwalk,  
25 but I grew up here, I grew up on boats. You know,

1 like when you turn the corner, that's the thing  
2 you see.

3 MR. KERR: What happens at the lowest level  
4 at the boardwalk at the water's edge? Is there  
5 any structural components there? Is there any --  
6 you have existing boardwalk there now. I think  
7 you have a fish cleaning station.

8 MR. LANG: So the building that's there  
9 existing is going to remain. That's part of the  
10 fuel dock.

11 MR. KERR: It's a mailbox at the end.

12 MR. LANG: So like this is our ground floor  
13 plan when we're done. So you see my column grid  
14 that comes in?

15 THE VIDEOGRAPHER: Guys, one at a time,  
16 please.

17 MR. BRAINARD: If I can comment on that, all  
18 of the docks, the little building that's there,  
19 that's all part of the submerged land lease. That  
20 isn't getting touched. Everything that is there  
21 on the water is approved by the State for the  
22 purpose of the submerged land lease. None of that  
23 is going to get changed. That stays exactly where  
24 it is.

25 MR. KERR: Including the existing?



1 MR. BRAINARD: Yes, that little building  
2 sits --

3 MR. LANG: Yeah, that guy that's tucked under  
4 the boardwalk, he's going to stay there too.

5 MR. BRAINARD: 95 -- 98 percent of that  
6 building is over the water. It's just --  
7 basically there's about a foot on the seawall and  
8 the rest of it is -- for support, and the rest of  
9 it is over the water as part of the submerged land  
10 lease.

11 MR. LANG: You can actually see that right  
12 here, this solid line right here.

13 MR. KARNS: Okay.

14 MR. LANG: That's my seawall ledge.

15 MR. KARNS: If we had touched that structure,  
16 you wouldn't be able to permit that back today,  
17 you know. They're not going to allow you to build  
18 a structure over the water, so it was very  
19 important for us --

20 MR. LANG: And nothing that low.

21 MR. KARNS: -- and a lot of local community  
22 go in there and buy their fish.

23 MR. KERR: Right.

24 MR. KARNS: I see them there all the time.

25 MR. KERR: So that will remain?

1 MR. KARNNS: So that will remain. And that  
2 was important for us to make sure that that  
3 remained. And that's how we designed around it.

4 MR. CRITELLI: It looks great.

5 MR. LANG: Thank you, Gae.

6 MR. BRAINARD: Any other questions? If we  
7 don't have any questions, what I'd like to do is  
8 we can close our meeting and then if you want to  
9 talk about the restaurant, that's not part of the  
10 purpose of this meeting, you're welcome to talk  
11 Bill's ear off all you want about what the  
12 restaurant is going to be. But at this point  
13 we're just talking about the site plan.

14 If there aren't any other questions about the  
15 site plan, then we can close the meeting and let  
16 these ladies have the rest of their evening off.

17 MR. CRITELLI: Okay.

18 MR. BRAINARD: Okay. All right. Thank you  
19 very much. I appreciate you being here.

20 (The Meeting adjourned at 6:37 p.m.)

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CERTIFICATE OF COURT REPORTER

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, KELLEY N. BLACK, RPR, FPR-C, do hereby certify that I was authorized to and did stenographically report the Neighborhood Meeting held on February 1, 2024, and that the foregoing transcript is a true and correct record of my stenographic notes.

I FURTHER CERTIFY that I am not a relative, employee, or attorney, or counsel of the parties, nor am I a relative or employee of any of the parties' attorney or counsel connected with the action, nor am I financially interested in the action.

DATED this 7th day of February, 2024, at Pinellas County, Florida.



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Kelley N. Black, RPR

<hr/> <b>1</b> <hr/>	<b>AC</b> 26:8,12	<b>architect</b> 39:20	<b>biggest</b> 4:25 9:1 21:13
<b>100</b> 9:8 19:1,5 21:22 39:4	<b>access</b> 4:25 5:2 6:4,5,11 12:13 27:12 29:7,8	<b>architects</b> 3:16	<b>Bill</b> 25:18,19
<b>12</b> 22:3	<b>accessibility</b> 10:25	<b>architectural</b> 25:1 30:19	<b>Bill's</b> 42:11
<b>120</b> 19:6	<b>accessible</b> 29:23	<b>architecturally</b> 24:17	<b>bit</b> 11:16 17:20 22:7,10 24:18
<b>18</b> 10:2 21:8	<b>account</b> 17:7	<b>architecture</b> 13:12	<b>blend</b> 13:22
<b>1979</b> 16:13	<b>accounted</b> 12:4	<b>arise</b> 22:7	<b>blocking</b> 6:10,11
<b>1980</b> 16:14	<b>actual</b> 7:8	<b>asset</b> 16:6	<b>blocks</b> 27:12
<hr/> <b>2</b> <hr/>	<b>ad</b> 34:2	<b>attention</b> 28:23	<b>board</b> 30:20,22,23 31:4 35:22
<b>2</b> 19:9	<b>additional</b> 5:4,13,15 10:15 11:15	<b>attractive</b> 15:24	<b>boardwalk</b> 3:3 4:13 5:3, 9,14,20 6:20 7:14 9:12 13:22 14:7,20 15:19,22 16:1,7 19:14,23 20:8 23:25 24:13,15 26:20 27:15,21 28:4,7,13 31:11, 18 36:9,12 37:8 38:3,17 39:6,14,19,22,24 40:4,6 41:4
<b>2,000</b> 34:16,17	<b>adhere</b> 9:4	<b>aware</b> 12:6,22	<b>boat</b> 24:6 31:14
<b>20</b> 35:18	<b>adjourned</b> 42:20	<b>awesome</b> 18:21	<b>boats</b> 39:25
<b>235</b> 18:20	<b>adjust</b> 4:6 23:7	<hr/> <b>B</b> <hr/>	<b>Boca</b> 5:18
<b>240-ish</b> 18:25	<b>AE-11</b> 8:10	<b>back</b> 16:3,4 17:9 21:24 25:10 26:23 27:7,20 33:8 41:16	<b>boils</b> 14:19
<b>2B</b> 8:5	<b>aesthetically</b> 39:5	<b>background</b> 27:7	<b>bottom</b> 29:17
<hr/> <b>3</b> <hr/>	<b>afford</b> 14:21 28:20	<b>bad</b> 13:7	<b>box</b> 26:7 32:20
<b>360-degree</b> 20:12	<b>affording</b> 19:15	<b>bar</b> 4:15 5:16 23:23,24	<b>Brainard</b> 3:2 17:16,25 18:20 19:4 20:19 22:14, 19,24 25:18,20 34:5,16 40:17 41:1,5 42:6,18
<hr/> <b>4</b> <hr/>	<b>afraid</b> 31:24	<b>bars</b> 4:18	<b>brand-new</b> 15:24
<b>40</b> 15:18	<b>afternoon</b> 23:22	<b>base</b> 6:3	<b>break</b> 21:9
<hr/> <b>6</b> <hr/>	<b>ahead</b> 3:22	<b>based</b> 6:1	<b>breaking</b> 8:16,18
<b>6:37</b> 42:20	<b>air</b> 5:15 13:14 14:3 23:8, 17 30:7	<b>basically</b> 7:15 16:24 26:13,14 30:20 35:15 41:7	<b>bring</b> 15:21 20:7 29:15 36:1 37:3,7
<hr/> <b>9</b> <hr/>	<b>air-conditioned</b> 12:15	<b>basing</b> 6:2	<b>bringing</b> 6:24
<b>95</b> 41:5	<b>alienate</b> 36:15	<b>Bay</b> 5:19	<b>build</b> 15:18 37:16 41:17
<b>98</b> 41:5	<b>alley</b> 24:14,16	<b>beach</b> 3:9 13:24 25:13,23 36:20	<b>building</b> 5:5 6:17 7:21 8:4,5,17,19,20,25 9:5,6,8, 14,17,19,20,24 10:5,8,10 11:2,7 12:12,20 16:9,14 19:10,12 22:17 23:14,16 26:8 27:14 29:23 30:3,10 34:17 38:9,15 40:8,18
<hr/> <b>A</b> <hr/>	<b>allowed</b> 12:14	<b>behave</b> 9:3	
<b>A2</b> 4:15	<b>aluminum</b> 24:25 26:5	<b>belong</b> 14:8	
<b>absence</b> 21:19	<b>anchor</b> 20:4 39:7,8,11,13, 18,23	<b>beneficial</b> 8:24	
<b>absolutely</b> 7:22 12:3,6 14:24 19:24 22:8 30:1	<b>anchors</b> 39:5	<b>benefit</b> 12:8 16:9 34:4 37:15	
	<b>answers</b> 29:3	<b>Berry</b> 18:3,6,10,21,24 19:16,17,19,25 20:6 39:5, 10	
	<b>anybody's</b> 7:2 13:9	<b>bicycle</b> 36:7	
	<b>anymore</b> 37:21	<b>big</b> 5:11 11:4 15:21 16:25 31:7,9,10	
	<b>appealing</b> 39:8,11		
	<b>appropriately</b> 35:3		
	<b>approved</b> 21:3 40:21		

41:1,6	<b>cleaning</b> 40:7	<b>conditions</b> 23:8	
<b>buildings</b> 38:16	<b>client</b> 33:8	<b>confidence</b> 21:22	
<b>built</b> 16:14 22:25 24:17,24	<b>close</b> 28:18 42:8,15	<b>configurations</b> 12:16	
<b>burn</b> 30:8	<b>closed</b> 8:22	<b>connectedness</b> 28:10	
<b>business</b> 4:23 15:16 16:8 22:17 29:12	<b>closer</b> 19:6	<b>connection</b> 28:13,17,21 38:13	
<b>businesses</b> 19:25 37:11, 14	<b>closes</b> 25:3	<b>considered</b> 3:8	
<b>buy</b> 41:22	<b>coastal</b> 13:24 38:20	<b>constructing</b> 7:23	
	<b>code</b> 5:7 8:19,25 12:14 19:9 23:13 26:3,7	<b>construction</b> 5:24 6:2,14 7:8 8:12,15 9:20,22,25 11:18 13:2 14:1 17:7,8,10 19:11 21:5,12 22:4,5 30:6 31:21 35:12	<hr/> <b>D</b> <hr/>
<hr/> <b>C</b> <hr/>	<b>coherent</b> 5:2	<b>consuming</b> 6:11	<b>damage</b> 9:7 36:15
<b>C-I-T-R-E-L-L-I</b> 21:2	<b>cohesive</b> 39:14	<b>continue</b> 37:16	<b>danger</b> 8:16
<b>C-R-I-T-E-L-L-I</b> 15:14	<b>color</b> 30:25 31:2,5	<b>continued</b> 28:20	<b>date</b> 4:7
<b>Caddy's</b> 19:20 25:12 26:6	<b>column</b> 8:12 40:13	<b>continues</b> 38:5	<b>day</b> 31:2
<b>cage</b> 24:2	<b>columns</b> 7:13,14 12:13	<b>contracting</b> 4:20	<b>deal</b> 30:15
<b>call</b> 17:9	<b>comment</b> 40:17	<b>contribution</b> 6:22	<b>dealing</b> 4:10
<b>called</b> 16:24	<b>comments</b> 20:22 34:12	<b>control</b> 8:9	<b>debate</b> 35:23
<b>camera</b> 4:7	<b>Commission</b> 34:8	<b>coordinated</b> 6:8	<b>debating</b> 24:23 25:5,10
<b>cap</b> 16:23 17:2	<b>communities</b> 12:9	<b>corner</b> 31:14 40:1	<b>decided</b> 32:25
<b>capacity</b> 18:7 34:14	<b>community</b> 3:7 6:24 8:17 29:5 31:24 32:3,21,24 34:11 35:19,20 36:21 37:9,20 41:21	<b>correct</b> 27:5	<b>decisions</b> 13:5,6
<b>caps</b> 16:21	<b>complete</b> 35:7	<b>court</b> 3:10 19:3	<b>deck</b> 5:16 10:2 26:10,11, 13,14
<b>catches</b> 20:21	<b>completed</b> 21:4	<b>cover</b> 13:8	<b>deep</b> 10:8
<b>cavity</b> 24:1	<b>completely</b> 19:8	<b>crack</b> 11:19 21:24	<b>defined</b> 34:7
<b>cement</b> 16:19 30:20	<b>compliance</b> 5:8 14:21	<b>cracked</b> 39:1	<b>definitions</b> 12:16
<b>chairs</b> 20:25	<b>compliant</b> 12:21 23:13 26:4	<b>crazy</b> 6:18	<b>delicate</b> 38:4
<b>challenge</b> 29:1,2	<b>complicated</b> 21:12	<b>cream</b> 36:9	<b>deliveries</b> 29:14
<b>change</b> 25:7	<b>component</b> 5:11 22:13 31:1 38:12	<b>create</b> 39:23	<b>denigrate</b> 36:17
<b>changed</b> 40:23	<b>components</b> 19:15 40:5	<b>Critelli</b> 15:7,12,14 16:13, 22 17:14 18:1 22:10,18,23 23:4,6 42:4,17	<b>Dennis</b> 3:15,22 4:1 33:4
<b>character</b> 36:13	<b>Comprehensive</b> 35:18	<b>curiosity</b> 18:10	<b>Department</b> 6:9
<b>check</b> 32:20	<b>concern</b> 10:9 11:17	<b>current</b> 11:24	<b>describe</b> 7:4,8
<b>Ciega</b> 5:19	<b>concerns</b> 5:25 7:2 9:1	<b>customer</b> 39:15,19	<b>description</b> 7:20
<b>Citrelli</b> 21:1,6	<b>concrete</b> 8:7 9:25 10:2 13:20 14:2,13 16:19 21:20 38:21		<b>design</b> 11:6 12:21 14:18 16:20 23:13,14 30:10 38:15
<b>city</b> 3:9 5:1 6:9 8:11 10:6 28:8,20 31:19 32:5,23 34:7,25	<b>condition</b> 23:20		<b>designed</b> 11:3 12:22 19:8 23:16 42:3
<b>city's</b> 28:23			<b>destroy</b> 36:18
			<b>detail</b> 14:16
			<b>development</b> 29:2 31:25 32:24 33:17 34:6
			<b>differently</b> 33:7
			<b>difficult</b> 17:21
			<b>direct</b> 4:21 7:3 15:1
			<b>direction</b> 19:21 31:15

<p><b>directly</b> 7:3 29:15</p> <p><b>disavow</b> 7:2 32:10</p> <p><b>discretion</b> 22:3</p> <p><b>discussion</b> 22:21</p> <p><b>distances</b> 30:5</p> <p><b>dock</b> 40:10</p> <p><b>docks</b> 40:18</p> <p><b>documentation</b> 11:11</p> <p><b>downstairs</b> 12:17</p> <p><b>drill</b> 16:18</p> <p><b>driven</b> 10:8 16:24</p> <p><b>driving</b> 16:15</p> <p><b>drops</b> 39:13</p> <p><b>dumpster</b> 7:17</p> <p><b>duration</b> 6:12</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>ear</b> 42:11</p> <p><b>earlier</b> 10:18 38:8</p> <p><b>easier</b> 26:15</p> <p><b>easiest</b> 7:1</p> <p><b>easily</b> 19:5</p> <p><b>east</b> 4:12 16:4 20:8</p> <p><b>edge</b> 23:25 24:12 26:1 37:7 40:4</p> <p><b>effectively</b> 26:15</p> <p><b>effort</b> 21:13 28:23</p> <p><b>egress</b> 30:3</p> <p><b>elements</b> 23:10</p> <p><b>elephant</b> 31:6,10 32:12</p> <p><b>elevation</b> 26:17 29:25</p> <p><b>elevator</b> 7:16 10:19,21 12:13 27:19</p> <p><b>enclosure</b> 7:17</p> <p><b>end</b> 4:12 15:22 16:1,4 19:22 26:21 31:2,11 40:11</p> <p><b>enhance</b> 36:22</p>	<p><b>ensure</b> 21:25</p> <p><b>ensuring</b> 35:1</p> <p><b>Enterprises</b> 3:3</p> <p><b>entire</b> 23:16</p> <p><b>establish</b> 5:11</p> <p><b>established</b> 4:14 29:4</p> <p><b>establishment</b> 4:14 29:16</p> <p><b>establishments</b> 20:5</p> <p><b>evening</b> 3:24 4:8 42:16</p> <p><b>event</b> 9:13 23:17</p> <p><b>events</b> 9:3</p> <p><b>everybody's</b> 34:3</p> <p><b>exact</b> 11:22</p> <p><b>excavate</b> 11:20 21:21</p> <p><b>excavation</b> 11:13</p> <p><b>exception</b> 12:12</p> <p><b>excited</b> 4:11 6:24 30:17</p> <p><b>exciting</b> 18:14 31:22 32:2</p> <p><b>existing</b> 5:9 10:6 11:4 13:22 27:3,4 28:7 38:21 40:6,9,25</p> <p><b>expect</b> 36:2</p> <p><b>expectation</b> 31:7</p> <p><b>expected</b> 10:22</p> <p><b>expedite</b> 21:10</p> <p><b>experience</b> 5:11,18,23 6:19 9:24 20:9 36:24 37:2, 10 38:5</p> <p><b>explain</b> 33:18</p> <p><b>explained</b> 13:13</p> <p><b>exploration</b> 21:18</p> <p><b>express</b> 13:25</p> <p><b>extended</b> 15:19</p> <p><b>extent</b> 26:23</p> <p><b>extra</b> 5:4</p> <p><b>extreme</b> 9:3</p>	<hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>facade</b> 31:5</p> <p><b>fact</b> 30:7</p> <p><b>fair</b> 28:25 29:3,6</p> <p><b>fall</b> 37:18</p> <p><b>fantastic</b> 19:22 20:2</p> <p><b>fast</b> 22:9 32:6</p> <p><b>favor</b> 32:4</p> <p><b>feel</b> 13:19 18:13 30:19 35:15 36:13 38:20</p> <p><b>feet</b> 34:17,18</p> <p><b>FEMA</b> 8:9 12:16</p> <p><b>FEMA-COMPLIANT</b> 8:5</p> <p><b>fill</b> 37:13</p> <p><b>fills</b> 25:1</p> <p><b>find</b> 11:14 18:18</p> <p><b>finish</b> 14:9,13 21:8 39:22</p> <p><b>finished</b> 14:12</p> <p><b>finishes</b> 13:21</p> <p><b>finishing</b> 14:6</p> <p><b>finitely</b> 21:21</p> <p><b>fire</b> 5:7 12:21 19:9 29:17 30:1,3,6,9</p> <p><b>fire-rated</b> 19:10</p> <p><b>fish</b> 40:7 41:22</p> <p><b>fits</b> 38:16</p> <p><b>flip</b> 15:2</p> <p><b>flipping</b> 20:16</p> <p><b>floor</b> 9:21 18:8,9,23 19:6 38:24 40:12</p> <p><b>floors</b> 5:13 8:23 20:10</p> <p><b>flow</b> 8:13</p> <p><b>flowing</b> 23:17</p> <p><b>flying</b> 9:6</p> <p><b>follow</b> 34:18</p> <p><b>food</b> 4:19</p>	<p><b>foot</b> 41:7</p> <p><b>footage</b> 34:15</p> <p><b>footed</b> 8:10</p> <p><b>form</b> 4:24 11:24 25:3 28:8</p> <p><b>format</b> 38:1</p> <p><b>forward</b> 14:22,25 28:16 37:3 38:1</p> <p><b>found</b> 11:12,16</p> <p><b>foundations</b> 10:4</p> <p><b>frame</b> 8:8 22:7</p> <p><b>free-board</b> 8:10</p> <p><b>fresh</b> 39:3</p> <p><b>friction</b> 17:1,4 32:9</p> <p><b>front</b> 5:19 6:4</p> <p><b>fronts</b> 23:23</p> <p><b>fuel</b> 10:21 40:10</p> <p><b>full</b> 22:1</p> <p><b>fully</b> 19:12</p> <p><b>fun</b> 32:6</p> <p><b>function</b> 20:3 23:16</p> <p><b>future</b> 12:1,24 13:4 37:20</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>Gae</b> 15:12,14 42:5</p> <p><b>Gae's</b> 19:21</p> <p><b>garage</b> 39:7</p> <p><b>gate</b> 27:12 29:16</p> <p><b>gather</b> 17:24</p> <p><b>gee</b> 33:5</p> <p><b>generations</b> 37:2</p> <p><b>get all</b> 39:1</p> <p><b>giddy</b> 39:21</p> <p><b>gifts</b> 8:3</p> <p><b>give</b> 4:2 5:7 10:16 18:18 33:16 34:9 35:19</p> <p><b>glass</b> 25:16</p>
---	--	--	--

<b>glitch</b> 4:10	<b>higher</b> 24:18,21	<b>integrity</b> 28:7	32:1,3 37:6 39:13
<b>good</b> 3:24 4:8 11:11,20 12:7 18:16	<b>highest</b> 28:13	<b>intercoastal</b> 31:15	<b>knew</b> 18:25
<b>grabbing</b> 36:9	<b>hold</b> 20:1,19	<b>interest</b> 13:9	<b>Kurt</b> 16:7
<b>Grace</b> 21:1 23:5	<b>honest</b> 19:7	<b>interfere</b> 11:3	<hr/>
<b>grade</b> 8:13 11:21	<b>hope</b> 13:8	<b>interfering</b> 5:10	<b>L</b>
<b>great</b> 4:13 15:16 16:6 20:4 30:12,14,16 32:16 37:22,25 42:4	<b>host</b> 3:5 18:14	<b>interior</b> 8:8	<b>ladies</b> 42:16
<b>grew</b> 36:6,7 39:25	<b>hours</b> 14:15,20	<b>introduce</b> 31:4	<b>land</b> 40:19,22 41:9
<b>grid</b> 40:13	<b>house</b> 18:14	<b>introduced</b> 29:10	<b>landscape</b> 28:1
<b>ground</b> 9:22,23 11:7 12:11 21:9 27:8 38:4,6,24, 25 40:12	<b>Hubbard's</b> 39:7	<b>introducing</b> 12:11 31:3	<b>Lang</b> 3:15,24 4:4,8 7:11, 16,22,25 10:14,19,24 11:2 13:15,18,23 14:17,24 15:9 16:12,20 17:15 18:4,9,16, 22,25 19:5,24 20:3,7,23 21:5,7 22:12 23:5,9 24:5, 13,16 25:22,25 26:3,11, 14,18,25 27:4,17,23 28:5, 12,15 29:9,22 30:1,14,21, 25 32:13,16,18 33:15,17, 19 34:1,20,23 35:5,22 36:3,6,23 37:1 38:24 39:1, 4,9,20 40:8,12 41:3,11,14, 20 42:5
<b>ground-penetrating</b> 21:17	<b>hurdle</b> 32:20	<b>involved</b> 30:5,7 32:8	<b>law</b> 12:3
<b>group</b> 36:14	<b>hurricane</b> 23:18	<b>Island</b> 36:6	<b>layer</b> 9:22
<b>growing</b> 18:12	<b>I</b>	<b>Italian</b> 8:1	<b>lease</b> 40:19,22 41:10
<b>guess</b> 13:16	<hr/>	<b>items</b> 11:6,15,16,17 12:7, 10,23 25:6	<b>leaving</b> 9:6
<b>guy</b> 41:3	<b>ice</b> 36:9	<b>iteration</b> 11:10	<b>ledge</b> 41:14
<b>guys</b> 8:1 14:25 26:22 37:23 40:15	<b>idea</b> 6:19	<b>J</b>	<b>left</b> 37:20
<b>H</b>	<b>identified</b> 11:22	<b>John's</b> 36:2,8,24 37:17 38:12	<b>legacy</b> 36:17 37:16
<b>handle</b> 18:11	<b>identify</b> 11:14,23 31:20	<b>K</b>	<b>level</b> 5:3,14,21 9:23 12:11,25 13:13,14 14:18 24:20 26:19 27:23 38:6 40:3
<b>happen</b> 3:14 9:16 15:25 17:6 32:6 35:24	<b>imbue</b> 24:10 37:2	<b>K-A-R-N-S</b> 25:20	<b>life</b> 8:3 10:22 19:15
<b>happened</b> 9:17 15:20	<b>impact</b> 9:2	<b>K-E-R-R</b> 7:7	<b>liking</b> 33:5
<b>happening</b> 31:8 33:21 38:9	<b>important</b> 31:1 38:12 41:19 42:2	<b>Karns</b> 3:3 17:24 25:12,15, 18,19 30:24 32:17 35:4 38:14,20 41:13,15,21,24 42:1	<b>limited</b> 8:22
<b>happy</b> 15:6 30:15 32:9 33:22	<b>in-fill</b> 8:8	<b>Kerr</b> 7:4,7,12,19,24 10:13, 16,21,25 13:10,11,12,16, 19 14:15,22 16:23 23:7 24:4,12,14 25:14,24 26:2, 10,13,17,24 27:3,15,22 28:3,11,14 29:7,21,25 30:12,18 32:11,14 33:13, 16,18 34:13,21 35:11,23 36:4,22,24 38:19,21,25 39:3 40:3,11,25 41:23,25	<b>live</b> 32:23 36:5
<b>hard</b> 14:13 28:6 30:10	<b>inches</b> 10:2	<b>Key</b> 30:24	<b>LLC</b> 3:4
<b>Hardie</b> 30:21,23 31:3	<b>Including</b> 40:25	<b>kid</b> 36:11	<b>local</b> 41:21
<b>heard</b> 28:24	<b>industry</b> 33:19	<b>kind</b> 7:10,19 8:3 22:25 23:1 24:23 25:5,9 31:21	<b>long</b> 6:12 17:8 35:7,8
<b>height</b> 20:14	<b>information</b> 3:7,17 34:9, 19		<b>longevity</b> 11:23
<b>helical</b> 16:20,24 17:3	<b>infrastructure</b> 10:6 11:4 21:16		
<b>hide</b> 15:4	<b>inherent</b> 4:23 13:25		
<b>high</b> 19:10	<b>inherit</b> 36:16		
	<b>initial</b> 11:8 21:14		
	<b>inland</b> 27:18		
	<b>input</b> 35:25		
	<b>inside</b> 26:12 29:18		
	<b>insight</b> 33:20		
	<b>inspections</b> 11:8,10		

<b>lost</b> 16:15,17 17:5	<b>modify</b> 13:6	<b>operating</b> 4:23 23:21	<b>perceived</b> 28:4
<b>lot</b> 4:22 14:3 17:17 21:18 24:21 30:23 31:6 32:8,24 33:20 34:23 37:4 38:14 41:21	<b>mom's</b> 8:2	<b>operation</b> 14:15,20 22:16 23:1	<b>percent</b> 9:8 21:22 39:4 41:5
<b>loud</b> 8:3	<b>moment</b> 4:2 21:15,23	<b>operations</b> 29:13	<b>perform</b> 13:5
<b>low</b> 41:20	<b>moments</b> 32:10	<b>opportunity</b> 10:17 13:3,4 20:10 30:16 32:21 33:1,16 34:10,11 35:19 37:12,22, 25 39:22	<b>performing</b> 6:7
<b>lowest</b> 26:22 40:3	<b>months</b> 21:8 22:3	<b>option</b> 32:2	<b>permanent</b> 24:24
<hr/>	<hr/>	<b>order</b> 12:8	<b>permit</b> 21:20 41:16
<b>M</b>	<b>N</b>	<b>order</b> 12:8	<b>permitting</b> 6:13 35:13
<hr/>	<hr/>	<b>ourself</b> 16:9	<b>perpetual</b> 28:21
<b>made</b> 13:6 20:22	<b>nature</b> 23:12	<b>overcome</b> 4:22 5:2 11:6	<b>personally</b> 36:14
<b>Madeira</b> 3:9 5:12	<b>nauseam</b> 34:2	<b>overlooked</b> 12:5	<b>perspective</b> 6:3
<b>mailbox</b> 40:11	<b>needing</b> 5:4	<b>owner</b> 3:4	<b>phase</b> 11:18 13:1
<b>maintain</b> 12:7 28:6,10,17	<b>neighbor</b> 4:18	<hr/>	<b>phased</b> 6:15
<b>maintained</b> 5:8	<b>neighborhood</b> 8:25 34:9,10,19	<b>P</b>	<b>photography</b> 11:11
<b>maintaining</b> 5:2	<b>nice</b> 15:23	<b>P&amp;c</b> 34:20	<b>pictures</b> 9:15
<b>make</b> 11:25 13:4,5 16:18 17:3,16,20 20:21 21:13 28:9,12,24 29:5 34:12 37:15 38:15 42:2	<b>night</b> 33:23	<b>p.m.</b> 42:20	<b>piece</b> 37:13
<b>makes</b> 36:20 38:1	<b>noncombustible</b> 19:11	<b>pages</b> 15:2	<b>pile</b> 16:21,23,24 17:2
<b>making</b> 9:4	<b>note</b> 28:16	<b>Paige</b> 34:24	<b>piles</b> 16:17,21 17:3
<b>malls</b> 39:12	<hr/>	<b>panel</b> 29:17	<b>piling</b> 16:19
<b>marina</b> 16:15	<b>O</b>	<b>panels</b> 31:3	<b>pilings</b> 16:15,16
<b>Master</b> 35:18	<hr/>	<b>paper</b> 17:8,19	<b>place</b> 3:4 14:14 17:8 18:19 27:16 36:10
<b>material</b> 14:1 19:11 23:12 24:9 25:25 30:22	<b>obscuring</b> 14:5	<b>parking</b> 27:24 28:2	<b>places</b> 28:18
<b>materials</b> 9:2 11:23 14:3, 12 35:12	<b>obstacles</b> 4:22	<b>part</b> 4:20 36:17 40:9,19 41:9 42:9	<b>plan</b> 3:8,17,20 12:7 17:23 18:20 22:16,22 27:1 35:18 40:13 42:13,15
<b>means</b> 8:6	<b>occupancy</b> 4:15,24	<b>participation</b> 37:12	<b>Planning</b> 34:8
<b>meant</b> 29:19 37:1	<b>occur</b> 9:14	<b>partners</b> 29:5	<b>plans</b> 4:17 6:14 14:23 17:9 18:18 21:25 24:19
<b>meeting</b> 3:5,6,13 7:9 8:1 22:15,21 32:14 33:10 34:9,20 42:8,10,15,20	<b>occurs</b> 24:20	<b>parts</b> 11:5	<b>plate</b> 19:1
<b>meetings</b> 34:25	<b>official</b> 11:8	<b>pass</b> 18:12 36:2,8,24 37:17 38:12	<b>plates</b> 9:21
<b>minutia</b> 14:19	<b>oil</b> 38:22	<b>past</b> 19:19 37:2	<b>plaza</b> 15:21
<b>missing</b> 37:13	<b>on-site</b> 10:7 21:5,21	<b>patrons</b> 19:6 20:7	<b>pleasure</b> 18:4
<b>mitigate</b> 6:5	<b>open</b> 3:18 8:13 11:19 13:13 14:3 21:24 23:8 29:18 30:7	<b>pedestrians</b> 5:3 39:24	<b>point</b> 6:25 9:1 12:19 14:5 16:2 19:22 20:12 21:14,19 28:13 32:25 33:10 34:24 42:12
<b>modifications</b> 28:3	<b>open-air</b> 4:13 5:15,16 8:22 23:15 26:7	<b>people</b> 5:10,16,23 6:11, 22 15:21 16:1,7,16 17:17, 18 19:1 20:1,11 27:13 31:12,20 37:7 39:12,24	<b>points</b> 39:21
	<b>opening</b> 25:2,3	<b>people's</b> 9:7 31:7	<b>poor</b> 23:7
	<b>operate</b> 22:11		
	<b>operated</b> 25:9		



<b>pop</b> 31:9	<b>purpose</b> 3:6 22:15,20 40:22 42:10	<b>reasons</b> 6:23 8:24 9:7,13 11:22 12:14 14:21 23:21 33:4	<b>roll</b> 10:10 24:2,8 25:15 26:1,5
<b>possess</b> 10:7	<b>purposes</b> 5:6 30:2,4	<b>reassess</b> 21:25	<b>roll-down</b> 23:10 25:2
<b>post-tension</b> 9:21	<b>push</b> 29:18	<b>receive</b> 29:14	<b>roll-downs</b> 23:22
<b>poured</b> 10:2	<b>put</b> 10:12 17:2 18:19 37:24	<b>recent</b> 11:10	<b>rolled</b> 23:11
<b>preclude</b> 13:3	<b>putting</b> 12:17 29:11	<b>recess</b> 4:6 20:24	<b>roof</b> 5:16 29:24
<b>presence</b> 12:6	<hr/>	<b>record</b> 4:5 7:20 37:24	<b>room</b> 8:6 32:12
<b>presentation</b> 3:15,17,23	<b>Q</b>	<b>recreate</b> 32:1	<b>running</b> 29:12 30:12
<b>presently</b> 16:20	<hr/>	<b>redone</b> 11:9	<b>runs</b> 23:24
<b>Primarily</b> 4:14	<b>question</b> 3:19 16:11 18:3,17 32:16,19 34:5	<b>regular</b> 4:16 9:20	<hr/>
<b>prior</b> 7:9	<b>questions</b> 3:18,21 7:1 10:15,18 12:1 15:1 17:19 20:21 21:22 22:6 29:3 30:13,15 32:8 33:14 34:12 35:11 42:6,7,14	<b>reinvigorate</b> 37:9	<b>S</b>
<b>problem</b> 23:6	<b>quick</b> 18:16	<b>related</b> 3:19	<b>sad</b> 13:7
<b>procedural</b> 32:20	<hr/>	<b>remain</b> 40:9 41:25 42:1	<b>safe</b> 12:9 17:10 30:11
<b>proceed</b> 22:8	<b>R</b>	<b>remained</b> 42:3	<b>safely</b> 30:4
<b>proceeding</b> 22:1	<hr/>	<b>remove</b> 21:20	<b>safest</b> 9:11
<b>process</b> 6:14 21:10 35:2	<b>radar</b> 21:17	<b>removed</b> 39:2	<b>safety</b> 12:19 19:10,15 25:7
<b>professional</b> 33:20	<b>rail</b> 24:1	<b>reporter</b> 3:10 7:5 13:11 15:8,13 18:5 19:3,18 20:18 25:17,21 33:25	<b>scary</b> 30:9 32:10
<b>program</b> 4:17	<b>railings</b> 13:16	<b>represents</b> 26:22	<b>scenes</b> 33:21 35:7
<b>programming</b> 4:21 5:15	<b>rain</b> 23:22 25:9	<b>required</b> 9:10 12:3 13:5 17:1	<b>schedule</b> 14:10
<b>project</b> 4:11 11:14 14:8 15:6 30:17 33:23 34:3 35:1	<b>raised</b> 28:22	<b>requirements</b> 8:19 34:8	<b>scope</b> 23:2
<b>projects</b> 35:8	<b>ramp</b> 26:21	<b>requires</b> 33:19 34:18	<b>Scott</b> 3:2
<b>properties</b> 3:4 9:7	<b>ramps</b> 5:4	<b>reside</b> 11:7,24 12:2	<b>screen</b> 23:11 24:3
<b>property</b> 3:5 15:17	<b>random</b> 15:10	<b>resides</b> 21:16	<b>screw</b> 16:25
<b>propose</b> 13:23	<b>rattle</b> 10:10	<b>resistance</b> 17:1 32:24	<b>Sculley's</b> 19:20
<b>proposed</b> 3:7	<b>Ray</b> 7:7 10:13,14 13:10 21:14 33:5	<b>resistant</b> 32:5	<b>seating</b> 19:20 23:25
<b>proposing</b> 4:12 33:9	<b>re-evaluate</b> 33:9	<b>rest</b> 15:16 31:18,19 41:8 42:16	<b>seats</b> 18:20
<b>protection</b> 9:2	<b>re-visioning</b> 37:19	<b>restaurant</b> 4:15 22:11, 12,25 26:12 42:9,12	<b>seawall</b> 41:7,14
<b>proud</b> 31:18,19	<b>reach</b> 19:19	<b>review</b> 34:11	<b>secure</b> 28:9
<b>provide</b> 3:6 33:1	<b>real</b> 17:6 28:23 32:18,19 33:4	<b>reviewing</b> 35:1	<b>sense</b> 15:3 36:20
<b>provided</b> 5:7	<b>Realistically</b> 21:9	<b>riding</b> 36:7	<b>serviced</b> 10:23 12:2,24
<b>providing</b> 3:16	<b>realize</b> 6:22	<b>right-of-way</b> 6:8 29:13	<b>services</b> 4:19
<b>public</b> 4:25 20:4 29:13	<b>rearrange</b> 20:24	<b>roadway</b> 6:4,11	<b>set</b> 18:1
<b>public's</b> 29:19	<b>reason</b> 36:16		<b>shade</b> 24:24
<b>pull</b> 35:9			<b>shades</b> 25:15
<b>pump</b> 37:5,6			<b>shake</b> 10:10

<b>shape</b> 28:8	<b>stair</b> 26:25 27:2,4,8,13,20 29:9,11,14,23	<b>subjected</b> 9:3	<b>time</b> 4:6 6:5,7,12,22 7:6 11:12 19:2 22:2,7 35:7,8 38:14 39:16 40:15 41:24
<b>shaped</b> 16:25	<b>stairs</b> 5:5,7,8 7:16 10:20 12:13	<b>submerged</b> 40:19,22 41:9	<b>timeline</b> 21:4
<b>sheets</b> 20:16	<b>stairwell</b> 29:7	<b>submit</b> 6:14	<b>times</b> 32:5
<b>show</b> 32:1	<b>stakeholders</b> 33:1	<b>substantial</b> 8:15	<b>today</b> 41:16
<b>shown</b> 27:25	<b>stamp</b> 4:7	<b>suggestion</b> 17:16	<b>told</b> 7:13 8:1
<b>shows</b> 16:20 18:20	<b>stand</b> 14:7 15:6 33:22 34:2	<b>super</b> 30:11	<b>tomorrow</b> 16:10
<b>shutter</b> 24:5 26:5	<b>standard</b> 8:19	<b>support</b> 32:4 41:8	<b>tonight</b> 3:5,25
<b>shutters</b> 24:4,10	<b>standards</b> 9:9	<b>supporting</b> 7:14	<b>top</b> 29:8
<b>side</b> 5:12,21 20:8,11 24:13,14,16 26:19 27:10 39:7	<b>start</b> 11:18 20:16 21:8,20 31:20	<b>supposed</b> 9:5 10:12 12:18	<b>total</b> 18:24
<b>sir</b> 14:17 15:10 27:18	<b>started</b> 7:9 8:1 11:14		<b>totality</b> 21:8
<b>site</b> 3:8,17,20 4:24 6:1,2 11:20 21:24 22:16,22 27:1 42:13,15	<b>starts</b> 23:21	<hr/> <b>T</b> <hr/>	<b>touched</b> 40:20 41:15
<b>sits</b> 16:23 41:2	<b>State</b> 40:21	<b>table</b> 17:24	<b>touches</b> 38:3,4
<b>size</b> 34:7,13 35:8	<b>static</b> 17:4	<b>tables</b> 20:25	<b>toughness</b> 24:10
<b>skin</b> 14:11	<b>station</b> 40:7	<b>takes</b> 17:8 35:7	<b>tower</b> 27:19
<b>slat</b> 24:25	<b>stay</b> 9:4 10:11 41:4	<b>taking</b> 9:15 38:7	<b>traffic</b> 6:5 18:11
<b>slide</b> 22:7	<b>stays</b> 40:23	<b>talk</b> 6:16 15:9 22:15,24 30:16 33:22 34:2 42:9,10	<b>transcribing</b> 3:11
<b>slow</b> 7:24	<b>steel</b> 8:7 14:2	<b>talking</b> 5:22 30:18 42:13	<b>transparency</b> 38:5,9
<b>soils</b> 11:20 21:21	<b>step</b> 20:16 37:16	<b>tanks</b> 10:21 11:9	<b>transparent</b> 25:4
<b>solid</b> 10:2 15:5 41:12	<b>Stephanie</b> 18:6 19:16	<b>team</b> 11:6	<b>Transportation</b> 6:9
<b>space</b> 8:23	<b>steps</b> 34:18	<b>technical</b> 4:2,10 30:22	<b>Treasure</b> 36:6
<b>span</b> 10:23	<b>store</b> 39:13	<b>term</b> 30:22	<b>true</b> 25:4 32:7
<b>speak</b> 7:6	<b>storm</b> 8:14 24:4,5,10	<b>terminates</b> 27:1	<b>truth</b> 30:2
<b>specific</b> 17:18,22	<b>straight</b> 38:10	<b>terms</b> 5:22 10:19 12:10 18:23 19:14 21:5 25:8	<b>tucked</b> 41:3
<b>specifically</b> 8:20 9:4	<b>street</b> 27:23 29:8	<b>terrible</b> 33:4	<b>turn</b> 3:22 27:11 40:1
<b>speed</b> 8:2	<b>stringent</b> 9:9	<b>tests</b> 17:2	<b>turning</b> 3:25 31:14
<b>spent</b> 38:14	<b>strip</b> 27:25	<b>thick</b> 10:3	<b>type</b> 4:24 8:5 19:9 22:4 24:9 30:5
<b>sprinkle</b> 12:21	<b>structural</b> 40:5	<b>thin</b> 9:21	<b>typology</b> 13:24
<b>sprinkled</b> 12:20 19:12	<b>structure</b> 8:22 23:15,19 25:8 26:8 30:24 31:2 41:15,18	<b>thing</b> 4:3 11:19 15:25 23:1 24:7 30:9 32:1 37:6 40:1	<hr/> <b>U</b> <hr/>
<b>sprinkler</b> 30:6	<b>structures</b> 9:12 19:13 20:14	<b>things</b> 5:1 9:9 12:2,5,11, 23 17:6,19,22 24:21 28:5 31:8 32:6	<b>Uh-huh</b> 21:6
<b>square</b> 34:14,16,17	<b>stuccoed</b> 14:13	<b>thought</b> 33:7	<b>underground</b> 21:15
<b>stable</b> 23:20	<b>stuff</b> 10:20 29:14 32:3		<b>underneath</b> 16:21 39:15, 16
<b>staff</b> 34:25			<b>understand</b> 6:3 33:14,21
<b>stained</b> 38:22			

**understanding** 4:16  
22:1  
**understood** 5:24  
**underway** 35:2  
**unique** 20:9 36:12  
**updated** 35:17  
**upgrade** 19:14

---

**V**

---

**valued** 6:22  
**variance** 28:9  
**versus** 19:13  
**vestibule** 12:16  
**viable** 32:2 37:4  
**vibrancy** 31:3  
**videoing** 3:12  
**view** 5:19 20:12  
**views** 26:17  
**Village** 36:2,25 38:12  
**vinyl** 23:11,22 24:2,7  
**violate** 36:15  
**visioning** 35:22  
**visual** 39:23

---

**W**

---

**walk** 29:24 39:16  
**walking** 9:24 14:25 36:8  
**wall** 24:18,19 27:8 31:9  
**walls** 8:8  
**washing** 8:18  
**water** 5:12,21 8:13 20:11  
26:19 27:10 38:11 39:17  
40:21 41:6,9,18  
**water's** 24:12 40:4  
**waterfront** 5:12,18 38:6  
**weather** 23:7  
**weathered** 38:22

**weigh** 32:25 33:2  
**weighing** 35:3  
**west** 16:4 26:23  
**West-looking** 30:24  
**white** 31:6,10  
**William** 3:3  
**wind** 9:3 23:12,19 26:3,7  
**window** 6:6 22:2 24:20  
25:4  
**wood** 8:8 14:2,11  
**wood-type** 24:25  
**wooden** 13:19  
**work** 6:7,13 8:25 14:10  
28:17,19  
**worked** 5:1 8:11 28:6,8  
**working** 4:18 8:21 10:5  
11:5 12:8 22:8 28:25 29:4  
31:23 35:6  
**worried** 30:11  
**wow** 31:20  
**wrap** 14:4  
**wrapping** 14:10  
**wraps** 26:11  
**wrong** 35:17

---

**Y**

---

**year** 18:12  
**years** 15:18 16:13 35:19  
**York** 8:2

---

**Z**

---

**zone** 8:10  
**zoning** 35:13