

In the Matter Of:
DELRAY BEACH CITY COMMISSION

MEETING EXCERPT

April 18, 2023



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DELRAY BEACH CITY COMMISSION

Transcription of Video:

Meeting Excerpt

Date: April 18, 2023

Runtime: 22:00

(Beginning of Recording at 49:38)

MAYOR PETROLIA: Alright, moving on to our regular agenda, this is going to -- we have a couple of Quasi Judicial hearings, a 7-A and 7-B, so if you're here for either of those two, we're gonna ask you in a few moments to stand up and be sworn in if you're planning on speaking to either of those two agenda items.

I'm gonna read the Quasi Judicial hearing in [sic] -- instructions into the record. This hearing shall be conducted in accordance with Quasi Judicial rules, the Applicant and the City will be allowed twenty minutes each to present their case. The public will be allowed to speak for three minutes each, or a maximum of six minutes, if a person represents an organization or a group of people who are present, but agree not to speak.

The City Commission, Staff, and the Applicant will be allowed to cross-examine a witness, the City and the Applicant will be allowed to offer their reput [sic] -- rebuttal testimony. The decision to approve or deny an application or appeal, may not be legally made upon personal views as to whether a project is a good project or not, nor may a decision be based on the number of citizens who support or

1 oppose a particular project. The law requires that
2 all decision must be made on -- based on the basis of
3 whether the project meets the requirements of law, the
4 Comprehensive Plan, and the Land Development
5 Regulations.

6 At this point in time I'm gonna ask anybody
7 who is here to speak on behalf of Resolution 62-23 or
8 Resolution 53-23 which is regular agenda items A and -
9 - 7.A and B, to please stand, raise your right hand,
10 and be sworn in.

11 THE CLERK: By the authority vested in me as
12 a Notary of the State of Florida, do you swear or
13 affirm that the testimony you're about to give is the
14 truth, the whole truth, and nothing but the truth?

15 ALL SPEAKERS: I do.

16 THE CLERK: Thank you.

17 MAYOR PETROLIA: Okay, so going on to
18 Resolution 62-23, and the ex [sic] -- ex parte
19 communication for -- from the Commissioners, we'll
20 start with Deputy Vice-Mayor.

21 DEPUTY VICE-MAYOR LONG: None.

22 COMMISSIONER FRANKEL: None.

23 COMMISSIONER BURNS: None.

24 COMMISSIONER BOYLSTON: None.

25 MAYOR PETROLIA: And none. Okay, unless

1 there's something on, on the server. Alright, moving
2 on, at this point we'll have the project file entered
3 into the record. Ms. Anthea.

4 MS. GIANNIOTES: Good evening, Anthea
5 Gianniotas, Development Services Director, and I'd
6 like to enter file 2023-073 into the record.

7 MAYOR PETROLIA: Good. And we'll turn it
8 over to the presentation by the applicant.

9 MS. GIANNIOTES: I've seen him.

10 (Inaudible background talk).

11 MS. GIANNIOTES: Moving things around, and
12 I'll --

13 MAYOR PETROLIA: It's strange that we have
14 space there.

15 FEMALE SPEAKER: (Inaudible).

16 MR. MAYO: Right.

17 FEMALE SPEAKER: (Inaudible) like this. This
18 goes forward, and the bottom one goes backwards. And
19 if you wanna spot-light something, you point like that
20 on the top one.

21 MR. MAYO: Okay, thank you.

22 FEMALE SPEAKER: There you go.

23 MR. MAYO: Thank you. I --

24 FEMALE SPEAKER: The top, the big one goes
25 forward.

1 MR. MAYO: Okay. Hello, I'm Rodney Mayo with
2 Subculture Coffee and this is Sean, my partner. And I
3 apologize for being a little maybe unprepared, cause
4 we just found out a couple hours ago that we were
5 supposed to be here at this hearing. We -- it kinda
6 works a little different in other places where Staff,
7 you know, does this, and then if there's any questions
8 we answer, so. But we'll, we'll try to do this moving
9 along.

10 As you know Subculture has been in Delray
11 for, ooh, I think ten years, we've had a couple
12 different sites, our last site was on the corner of
13 Swinton and Atlantic where they now tore down that
14 building, so we finally found a permanent home where
15 we were able to purchase the building, so we don't
16 have to keep moving anymore, which is a space.

17 We've been working diligently ever since we
18 purchased the property with Staff at the City
19 regarding -- cause our question was parking, before we
20 ever even closed on the building, and they told us
21 that based on the square footage, and the use, that
22 thirteen spots would be available.

23 We went and did site maps, site plans, eight
24 spaces including the handicap are onsite, and then it
25 was brought up that the in-lieu parking, we would need

1 to purchase five in-lieu parking spots. So that's
2 what we've been working on for the past year, the two
3 other Boards that I guess were approved, and then
4 we're here.

5 So, the -- just a couple things as far as
6 like our other stores, we now have four Subculture
7 Coffees, Jupiter, Delray -- sorry, Delray coming,
8 Jupiter, PGA, West Palm Beach, and Boca, and then we
9 also have two more in the works, including Delray.

10 We found that the average consumer for us is
11 a grab and go, they're there less than fifteen
12 minutes, they're there just to pick up their morning
13 coffee, their afternoon coffee. We do have obviously,
14 and we encourage people to sit and do their homework,
15 computer work, whatever, so we do have people that do
16 stay longer, but on, on average, the majority stay
17 less than fifteen minutes to pick up coffee.

18 Hopefully you've all tasted it and been to
19 Subculture Coffee, so we don't have to go through our
20 fair trade and how good our coffee is. It's the
21 locations that we have, and this is the parking that
22 we went over with the City Staff and those are the
23 eight spots.

24 We also, in addition, have how many spots on
25 the street, (inaudible)?

1 MR. SCOTT: I believe there is another six on
2 Federal Highway, --

3 MR. MAYO: Right.

4 MR. SCOTT: -- which is right in front, which
5 is the next, I believe the next slide.

6 MR. MAYO: Oh, the next? So, yes, --

7 MR. SCOTT: Yeah.

8 MR. MAYO: -- here we go. So there's another
9 six spots available for on-street parking, that's just
10 right in front of us. Of course there's more on-
11 street parking available further to the north and to
12 the south, and also I think on the other side of the
13 street. Next. We done?

14 MR. SCOTT: That's it, yeah.

15 MR. MAYO: Alright, short presentation. So
16 that's it, we're just about ready to -- construction's
17 almost finished, we're probably about two, three weeks
18 away from CO, so like I said, we've been working on
19 parking for over a year, so we're just -- I think this
20 is our last item we have to check so we can get open.

21 And we can address, I know there were some
22 concerns about overflow parking, but you know, we have
23 that with everywhere, everybody you know, you know, we
24 have Dada restaurant, and you know, where there's not
25 enough parking there, people either park in the public

1 lot behind us, we have in-lieu parking there, and then
2 people that have offices or whatever businesses next
3 door, they either close their parking at night, or we
4 work out an agreement with them, or they tow the cars,
5 kinda like anywhere else. So, do you have any
6 questions or anything I didn't address?

7 MAYOR PETROLIA: We probably will, --

8 MR. MAYO: That's fine.

9 MAYOR PETROLIA: -- we're gonna go ahead and
10 let the City make their presentation, and then y'all
11 hang out, because we'll probably have some questions -
12 -

13 MR. MAYO: Okay.

14 MAYOR PETROLIA: -- and we're gonna open it
15 up to the audience as well, --

16 MR. MAYO: Sure.

17 MAYOR PTEROLIA: -- if they have any
18 questions as well, so.

19 MR. MAYO: So stay up here?

20 MAYOR PETROLIA: No, you can probably have a
21 seat. You can sit right in front if you want to.

22 MR. MAYO: Oh.

23 MAYOR PETROLIA: Right here in these couple
24 of seats.

25 MR. MAYO: Thank you.

1 MAYOR PETROLIA: Yeah. Okay, so --

2 MS. GIANNIOTES: I just have a brief
3 presentation, not a lot. This is the adaptive reuse
4 of a building, I think that's important to note as
5 opposed to new construction that is not providing all
6 of the parking necessary. So it's the -- requirement
7 is being gendered (phonetic) by a shift to a coffee
8 shop and we've talked before about how, you know, we
9 don't have (inaudible) distinctions between our
10 restaurant definitions, and so they're, they're parked
11 with indoor seating at, at a fairly high rate of
12 parking.

13 So, Staff informed the Applicant that in
14 order to ever use this building, they would need
15 thirteen spaces, and that -- so after I think, there
16 was a lot of effort to try to reconfigure the existing
17 parking to see if more could fit, and ultimately, you
18 know, the limitations of the, the space or the -- of
19 the area or that there was only eight available onsite
20 which is then leading to the in-lieu request before
21 you.

22 The code does allow for this, the, the
23 finding that you have to make as a Commission
24 considering this, of course the fees are established
25 with the Resolution and all of that, but ultimately

1 the finding is that there must be adequate public
2 parking in, in the area to support the use to grant
3 the fee.

4 So there is on-street parking throughout the
5 area, Northeast Fifth, Sixth, Third, and others, and
6 there is a CRA parking lot on Northeast Third.

7 However, at any rate, I'm sorry, I'm (inaudible). And
8 the other thing is we're not bringing a site plan,
9 (inaudible) didn't see, there are no real external
10 changes, there's not, not a big shift being made
11 physically to the property, it's, it's, it is a new
12 tenant moving into the space that has a different use
13 that's gen [sic] -- that's in gendering (phonetic) the
14 requirement before you.

15 So, we have in the, the item before you is
16 whether or not to direct the City Manager to enter
17 into an in-lieu arrangement. I do think it's
18 important to understand that the use of in-lieu has,
19 as, as you know, has become more and more prevalent,
20 we've seen larger amounts asked, this is only five
21 spaces.

22 These are the different areas that in-lieu
23 has been requested, and for our newer Commissioners,
24 not every parking space is created equally, so there
25 are different fees attached to where the space that is

1 needed is. So, in this case, in-lieu fees haven't
2 typically been used for adaptive reuse like this, or
3 additions to existing buildings.

4 This request did go before both the DDA and
5 the Parking Management Advisory Board. Both Boards
6 recommended approval, and the comments, mostly out of
7 the Parking Management Advisory Board were that the
8 type of use is a neighborhood serving use, they
9 thought a lot of the customers would be walking. Both
10 Boards did ask the applicant about how their employees
11 travel to and from work, and the number of people on
12 each shift, and ultimately both recommended approval.
13 So we're here if you have any questions.

14 MAYOR PETROLIA: Alright, very good. Well
15 this is a Quasi Judicial hearing, so if anybody is
16 here to speak on behalf of the Resolution 62-23,
17 please step forward, state your name and address, and
18 let us know that you were sworn in.

19 MS. KEMMER: Good afternoon, Ingrid Kemmer
20 (phonetic), 760 Southeast 5th Avenue, and yes, I was
21 sworn in. So, I love the idea of Culture Coffee, or
22 Subculture getting back open, and I look forward to
23 them being a part of the community. I think that the
24 in-lieu fees is a great program, I do question as
25 where the money will be spent, because it's being

1 collected for North Federal, so is there a plan to put
2 it back into the North Federal, or is it going to be
3 used somewhere else in the downtown? I think it
4 should be used in that area that it's being collected.

5 My other concern about this program for this
6 particular use is the enforcement afterwards. If it
7 doesn't work, and people, clients are parking all over
8 the place, because they're lazy and they wanna park
9 right there in front of McClaren's or other places,
10 how do -- how is the nearby businesses protected?

11 Because I live this hell every single day,
12 we have a quick come and go place next door to us, we
13 cannot get enforcement, we have to put up all kinda
14 signs all over our property to keep people from
15 parking on our private property, every single day I
16 come and go, and I put my life at risk because I
17 cannot see adequately up and down Federal Highway, and
18 I think that this is a concern of these grab and go
19 type of facilities, and so the lack of parking at this
20 type of place is a concern to me. So, thank you.

21 MAYOR PETROLIA: Thank you, Ingrid. Sir.

22 MR. RICHWAGON: Hi, Albert Richwagon, 298
23 Northeast 6th Avenue. Wanna start out first, yes I
24 was sworn in. But first by saying that Rodney and
25 these guys are class act, they do a great operation.

1 My concerns are basically the same as what Ingrid just
2 mentioned, my business is adjacent to it.

3 I just wanna be sure that the in-lieu of
4 money is gonna be spent in the area to actually
5 produce new parking spaces, not to just be put in the
6 general fund like always. This is of a big concern.
7 I own the duplex behind them as well, and I bought
8 that for our future redevelopment of my property, so I
9 will have enough parking even if I have to build a
10 garage of some sorts.

11 There is public right-of-way directly behind
12 -- in front of my duplex, and also the building next
13 to me, four, five spots could be added immediately,
14 and should be. There is grass there, it's not
15 necessary, so I would, I would recommend approving it,
16 I really like these guys and it'll be nice to have a
17 neighbor versus a vacant building, but my du [sic] --
18 my biggest concerns is that, you know, it becomes my
19 problem when people park in my parking lot, I become
20 the bad guy.

21 I have to run outta my business every time
22 and say no, yo, yo, you can't park here, and then if,
23 if I start towing, or booting, or something like that,
24 then I'm gonna start losing customers rapidly. And
25 then the cost for me to put up all of the signage,

1 which Ingrid had to do, is, is also erroneous
2 (phonetic) as well. So yes, thank you.

3 MAYOR PETROLIA: Thank you. Anyone else?
4 Seeing no one, public comment is closed. We're gonna
5 go back to the Applicant and the City and ask is there
6 any rebuttal testimony?

7 MS. GIANNIOTES: So do you wanna correct
8 anything that I said, or --

9 MR. MAYO: No.

10 MAYOR PETROLIA: A cross-examination?

11 MR. MAYO: No, just that we, you know, we
12 have this problem being restaurants, in the restaurant
13 business, and coffee shop, and we always work with our
14 neighbors, you know, we want our neighbors to be our
15 customers, so the last thing we want is for anyone to
16 be upset with us.

17 So we've always worked out -- I haven't --
18 we haven't had a chance just cause of things going on,
19 but you know, there are some options, we might -- I
20 might talk to this gentleman, Rich, behind me about
21 possibly, since he's, I think he closes at 5 or 6, you
22 know, if we do maybe just on weekends or something,
23 some agreement where we use his spaces for a fee or
24 something, that's an option, plus we do find out when
25 -- not with the coffee shops, but a restaurant, and we

1 had a problem with the parking lot, we put a distinct
2 sign right by our host stand, and it says please,
3 attention, warning, do not park in this spot, you will
4 get towed.

5 And usually, I'd say 90, 90 percent of the
6 time solves any issues that we have, and, and again,
7 I, I did not bring up, but yes, we're -- we love this
8 area and this spot because it is in a neighborhood and
9 we, we, you know, people are driving their bikes by
10 and every time I pull in there, somebody pulls up on a
11 bike and says when you open, when you open, or
12 walking, so we do expect a lot of the business be --
13 to be walk-up, bike traffic in that area as well.

14 MAYOR PETROLIA: Okay. Very good. Did you
15 have any rebuttal, or, or --

16 MS. GIANNIOTES: No, no, I don't.

17 MAYOR PETROLIA: Cross?

18 MS. GIANNIOTES: The fees are, are, are laid
19 out in the Resolution if you choose to accept it.

20 MAYOR PETROLIA: Alright, to the Board then.
21 Thank you so much. I have a couple of questions, if
22 you -- Rodney, if you could just stay up there, I just
23 -- how many employees would you be employing at each,
24 you know, for each shift?

25 MR. MAYO: Yeah, it depends on the volume,

1 but right now our busiest locations are two to three,
2 --

3 MAYOR PETROLIA: Okay.

4 MR. MAYO: -- are on a shift.

5 MAYOR PETROLIA: Alright.

6 MR. MAYO: And we do, on some of our area
7 prime locations, we do not allow our employees to take
8 up customer spaces.

9 MAYOR PETROLIA: Right, so I guess where are
10 they gonna go?

11 MR. MAYO: Well, we're gonna find the closest
12 parking garage and see if we can get monthly passes
13 there.

14 MAYOR PETROLIA: Well, we don't have a
15 parking garage that's close to that, that's you know,
16 something that is concerning, because when you're
17 talking --

18 MR. MAYO: Right.

19 MAYOR PETROLIA: -- about such limited, and
20 I, I agree with you, you don't wanna take up the
21 spaces because then that frustrates your customer,
22 you're not gonna get --

23 MR. MAYO: Right.

24 MAYOR PETROLIA: -- them in.

25 MR. MAYO: Yeah.

1 MAYOR PETROLIA: A lotta times what's taken -
2 - not taken into consideration is the parking for the
3 employees, and then trying --

4 MR. MAYO: Right.

5 MAYOR PETROLIA: -- to get them to the, the
6 space available, and they're, --

7 MR. MAYO: Right.

8 MAYOR PETROLIA: -- this is not in a real
9 close proximity. Okay, thank you, I appreciate that.

10 MR. MAYO: Thank you.

11 MAYOR PETROLIA: The other quest [sic] -- or
12 the concerns that I had that I would like to share
13 with my colleagues is, you know, we're talking about
14 in-lieu fees for parking over and over again, and I
15 think that it has some benefits, and, and doesn't, and
16 in this situation, from my perspective, to have a --
17 an adaptive reuse, I lean towards, you know, working
18 with, with respect to having those in-lieu spaces.

19 Is there -- question to the City Attorney,
20 is there any way that in the event that this changes,
21 you know they decide to build something different,
22 it's not an adaptive reuse, that we would not -- no
23 longer honor the in-lieu, or is it just automatic?

24 CITY ATTORNEY: It's if the use changes,
25 right?

1 MS. GIANNIOTES: So, I mean also --

2 MAYOR PETROLIA: I'm talking about not the
3 use; I'm talking about just --

4 MS. GIANNIOTES: Right. So if the property
5 was fully redeveloped I think is your question, if the
6 building was torn down and they started from scratch,
7 and so ultimately the way that the City handles that
8 was a learning curve for me when I started here, but
9 ultimately we do give you credit for whatever parking
10 was on the site to begin with.

11 MAYOR PETROLIA: Mm Hm.

12 MS. GIANNIOTES: And if you start over, you
13 have to come into compliance, and so ultimately, the
14 in-lieu of parking, those five spaces would travel,
15 assuming it was a commercial use, because we don't
16 allow in-lieu for residential use, and so it does get
17 a little --

18 MAYOR PETROLIA: Mm Hm.

19 MS. GIANNIOTES: -- case by case evaluation
20 in terms of a redevelopment that requires parking.
21 That said, the smaller parcels, in an effort to keep
22 the smaller parcels that help define the character of
23 our City viable for commercial, we don't require
24 parking if the width of the property is less than 65
25 feet, as long as it's not a restaurant or a stand-

1 alone bar, because --

2 MAYOR PETROLIA: Mm Hm.

3 MS. GIANNIOTES: -- that's where the impacts
4 come from. So it kind of -- I hate to tell you it
5 depends, --

6 MAYOR PETROLIA: Mm Hm.

7 MS. GIANNIOTES: -- but it does kind of
8 depend on, on the future, you know, redevelopment.

9 MAYOR PETROLIA: Okay, and, and then another
10 question, how would we enforce this if in fact you
11 find that this is very popular, everybody wants to be
12 there, all the spaces are taken, so now they're
13 starting to flow into the, you know, businesses that
14 are there around, how do we enforce that, and you
15 know, what happens there?

16 CITY ATTORNEY: I mean it's, it's, it would
17 be a PD issue if there's, you know, towing signs that,
18 that could be enforced that way.

19 MAYOR PETROLIA: Mm Hm.

20 CITY ATTORNEY: But --

21 MAYOR PETROLIA: Yeah. Okay, I'm gonna open
22 it up to the Commission. Who would like to start?

23 COMMISSIONER FRANKEL: I'll go.

24 MAYOR PETROLIA: Go right ahead.

25 COMMISSIONER FRANKEL: I'm happy that this

1 may be going two blocks from my house, because I can
2 walk there.

3 MAYOR PETROLIA: Mm Hm.

4 COMMISSIONER FRANKEL: I recall a fre [sic] -
5 - I was a frequent customer of the other location, and
6 it did -- I'm sure you don't know how many spots were
7 in that lot, but here's what I can say, I don't think
8 there were more than twenty. We had the Running Store
9 there, we had Subculture there, we had the Teahouse
10 there, we had the beauty salon there, --

11 COMMISSIONER BURNS: Mm Hm.

12 COMMISSIONER FRANKEL: -- so we had four
13 businesses with twenty spots approximately. To me, I
14 think that we have enough spots as well as on-street,
15 and I think the -- would be a customer base like
16 myself, that would be walking there, so --

17 MAYOR PETROLIA: Mm.

18 COMMISSIONER FRANKEL: -- I'll be in support.

19 MAYOR PETROLIA: Thank you.

20 COMMISSIONER FRANKEL: Thank you.

21 MAYOR PETROLIA: Vice-Mayor -- Deputy Vice-
22 Mayor.

23 DEPUTY VICE-MAYOR LONG: Sure, I, I basically
24 lived in the old location of Subculture, so I'm a --
25 I'm very excited that this is coming back to Delray.

1 I think given that most of the usage is gonna be grab
2 and go, and that there are six spots in front of it,
3 street spots, it, it seems like a, a very reasonable
4 request to me.

5 MAYOR PETROLIA: Okay, thank you. Vice-
6 Mayor.

7 VICE-MAYOR BOYLSTON: So I think Mayor you
8 brought up the same concerns we bring up every time,
9 and it was echoed today by Mr. Richwagon and Ms.
10 Kennemar (phonetic), so I, I will, like usual, I
11 (inaudible) be in favor, but I will be making a
12 request during comments that we finally take a look at
13 this, this in-lieu.

14 MAYOR PETROLIA: Hundred percent behind you
15 on that one, yes sir. Yes ma'am.

16 COMMISSIONER BURNS: Yes, I just wanted to
17 get a clarification. For the findings, did you say
18 that the additional parking, adequate parking was
19 available at other places, or --

20 MAYOR PETROLIA: Mm Hm.

21 MS. GIANNIOTES: Right, so when you consider
22 an in-lieu request, obviously there is the fee where
23 they're going to pay --

24 COMMISSIONER BURNS: Right.

25 MS. GIANNIOTES: -- into parking fund, but in

1 order to accept that as a reasonable option for
2 providing parking, there has to be a determination
3 that there is enough public parking in the area to
4 basically handle --

5 COMMISSIONER BURNS: Right.

6 MS. GIANNIOTES: -- the perceived shortage or
7 the potential shortage. That's the requirement. I, I
8 do think that in a mixed-use environment those -- some
9 of the other, think evaluations that are, are li [sic]
10 -- are not specifically listed in the finding, but
11 that you're hearing, I think some of the other
12 Commissioners pickup on, which is that there
13 residential uses coming in around it, then that you've
14 got a walking, biking customer base as well, so that's
15 something else that, you know, in terms of alternative
16 ways of, of being a patron to the store, you know,
17 factors in.

18 COMMISSIONER BURNS: Okay.

19 MAYOR PETROLIA: So did she answer the
20 question that there is enough space around, does that
21 --

22 COMMISSIONER BURNS: That's what (inaudible).

23 MS. GIANNIOTES: Right, the on-street parking
24 spaces or a proximity of a public garage, --

25 COMMISSIONER BURNS: Okay.

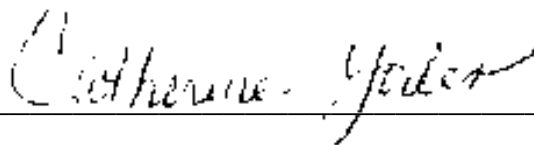
1 MS. GIANNIOTES: -- something like that.
2 MAYOR PETROLIA: Okay, anything else?
3 Entertain (phonetic) a motion.
4 VICE-MAYOR BOYLSTON: Motion to approve.
5 COMMISSIONER FRANKEL: Second.
6 MAYOR PETROLIA: Call the roll please.
7 CITY CLERK: Mayor Petrolia.
8 MAYOR PETROLIA: Yes.
9 CITY CLERK: Mr. Frankel.
10 MR. FRANKEL: Yes.
11 CITY CLERK: Mr. Long.
12 MR. LONG: Yes.
13 CITY CLERK: Mr. Boylston.
14 MR. BOYLSTON: Yes.
15 CITY CLERK: Ms. Burns.
16 MS. BURNS: Yes.
17 MAYOR PETROLIA: Congratulations. Good luck.
18 MR. MAYO: Thank you.
19 (End of Recording at 1:11:58)

CERTIFICATE OF TRANSCRIPTIONIST

I, CATHERINE YODER, hereby certify that I was authorized to and did transcribe the provided recording and that the foregoing transcript is a true transcript of said electronic recording to the best of my ability.

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

DATED this 14th day of January, 2026.



Catherine Yoder

		11:19	approximate	12:2 14:5
1	9	agenda	ly	20:25
		3:8	20:13	background
1:11:58	90	agree	area	4:10
23:19	15:5	16:20	9:19	backwards
		agreement	10:2, 5	4:18
2	A	8:4 14:23	12:4 13:4	bad
		ahead	15:8, 13	13:20
2023-073	accept	8:9 19:24	16:6 22:3	bar
4:6	15:19	Albert	areas	19:1
298	22:1	12:22	10:22	base
12:22	act	Alright	arrangement	20:15
	12:25	4:1 7:15	10:17	22:14
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