

CITY OF JACKSONVILLE

DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING

DATE: Thursday, January 9, 2020
TIME: 2:01 p.m. - 2:57 p.m.
PLACE: City Hall at St. James Building
Lynwood Roberts Room
117 West Duval Street
Jacksonville, Florida 32202

BOARD MEMBERS PRESENT:
Christian Harden, Chairman
Trevor Lee, Vice Chairman
William J. Schilling, Jr., Board Member
Joseph Loretta, Board Member
Frederick Jones, Board Member
J. Brent Allen, Board Member

ALSO PRESENT:
Guy Parola, DIA Operations Manager
Karen Underwood, DDRB Executive Secretary
Jason Teal, Office of General Counsel
Lori Radcliffe-Meyers, DIA Redevelopment
Coordinator

This cause came on to be heard at the time and
place aforesaid, when and where the following
proceedings were reported by:

Amanda E. Robinson, RPR,
Notary Public, State of Florida
First Coast Court Reporters
2442 Atlantic Boulevard
Jacksonville, Florida 32207
904-396-1050

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

2 CHAIRMAN HARDEN: I would like to call
3 this January 9th, 2020, meeting of the DDRB
4 to order.

5 Go ahead and go around the room. We've
6 got Ms. Lori Radcliffe-Meyers; Mr. Parola;
7 Mr. Schilling; Mr. Lee; Mr. Loretta just
8 stepped out for one moment, but will be
9 right back; Mr. Allen; Mr. Jones;
10 Mr. Gaffney.

11 Do we have anybody else we're waiting on
12 from staff? Is Jason expected to come?

13 MR. PAROLA: He is expected to come.

14 CHAIRMAN HARDEN: All right. Do we have
15 any new business on the agenda? I see a
16 letter that's here from Ms. Boyer. Is that
17 intended to be something to discuss?

18 MR. PAROLA: To the Chair and to the
19 Board, that is just a letter from our CEO
20 talking about one of the aspects of the zona
21 plan; and that is the -- a riverfront
22 setback, and the formula on how it's been
23 reviewed. And you kind of keep it there, if
24 you would like.

25 I think it would be prudent to kind of

1 go through the plan; and if any questions
2 were raised specifically to that issue, you
3 can refer to staff, and staff will also
4 refer to the letter.

5 CHAIRMAN HARDEN: So it's more of a
6 reference material for the -- one of the
7 applications?

8 MR. PAROLA: Much shorter way of putting
9 it. Thank you.

10 CHAIRMAN HARDEN: All right. Great.

11 First order of business, Action Item A,
12 approval of the December 12th, 2019, DDRB
13 regular meeting minutes. Seeking motion for
14 approval on those.

15 BOARD MEMBER ALLEN: So moved.

16 CHAIRMAN HARDEN: Motion by
17 Mr. Allen.

18 BOARD MEMBER LEE: Second.

19 CHAIRMAN HARDEN: Second by Mr. Lee.
20 All in favor of that, say aye.

21 COLLECTIVELY: Aye.

22 CHAIRMAN HARDEN: Any opposed? Motion
23 carries.

24 Next, we have one major action item
25 today, it's DDRB 2020-001, conceptual

1 approval for the FIS New World Headquarters.
2 Call the applicant forward.

3 Who will be representing the applicant?
4 Anybody who plans on speaking at the
5 application, probably be best to come on up.

6 If you could, state your name and
7 address.

8 MR. GARDNER: Yes. Good afternoon.
9 Lane Gardner, I'm with Hines. My address is
10 11512 Lake Mead Avenue, Suite 603,
11 Jacksonville, Florida 32256.

12 You want their name in the record now or
13 when they speak?

14 CHAIRMAN HARDEN: That would be helpful
15 if you could now and just reference it
16 during the presentation.

17 MR. STUART: Kristopher Stuart, with
18 Gensler, in the Houston office. Our address
19 is 711 Louisiana Street, Suite 300, Houston
20 Texas 77000.

21 MR. LEMON: Christian Lemon, Lemon
22 Brooke Landscape Architects, address 56
23 Winthrop Street, Concord, Massachusetts
24 01742.

25 MR. HAINLINE: T.R. Hainline, with

1 Rogers Towers, 1301 Riverplace Boulevard.

2 CHAIRMAN HARDEN: Thank you. Who will
3 be providing the presentation?

4 MS. RADCLIFFE-MEYERS: Excuse me,
5 Chairman Harden.

6 CHAIRMAN HARDEN: Please.

7 MS. RADCLIFFE-MEYERS: We do have a
8 staff report.

9 CHAIRMAN HARDEN: Oh, please. I'm
10 sorry.

11 MS. RADCLIFFE-MEYERS: I'll go ahead and
12 present the staff report prior to the
13 applicant presenting. Thank you.

14 My name is Lori Radcliffe-Meyers, with
15 the Downtown Investment Authority. And I
16 will be presenting the FIS New World
17 Headquarters. DDRB Application 2020-001 is
18 seeking conceptual approval for the
19 development of a 12-story office tower with
20 an 8-story parking structure. The project
21 site is 5.71 acres and is located in the
22 Brooklyn Overlay District. The zoning is
23 Commercial Central Business District and the
24 land use category is Central Business
25 District.

1 The project site is bordered to the east
2 and west by the St. Johns River and
3 Riverside Avenue, respectively. To the
4 north and south by the Northwestern Mutual
5 Building and the TIAA Bank Building,
6 respectively.

7 The project is proposing the development
8 of a 12-story, 350,000 square foot office
9 tower and an 8-story, 570,000 square foot
10 parking structure, which will provide 1,603
11 spaces, along with 3,600 square feet of
12 mixed use office space.

13 The project also proposes a large urban
14 open space along Forest Street, which will
15 provide additional landscaping, seating, and
16 special features.

17 Staff has provided a recommendation that
18 these features shall be a form of public art
19 or sculpture that will help engage the
20 pedestrians.

21 Forest Street, which is shown here, is
22 for context. The Forest Street realignment
23 is a City of Jacksonville improvement
24 project and is not part of the FIS
25 Headquarters project.

1 Based on the foregoing, the Downtown
2 Development Review Board staff supports
3 conceptual approval of DDRB Application
4 2020-001, with the following
5 recommendations: At final review the
6 developer shall provide enough detail so as
7 to illustrate that the pedestrian zone meets
8 the definition of such in the ordinance
9 code, and meets the various requirements and
10 design amenity features for the pedestrian
11 zone.

12 Streetlights, benches, and street
13 furnishings shall be placed in the amenity
14 area. Street furnishings shall be in
15 accordance with the downtown streetscape
16 design guidelines.

17 Interactive public art, public art, or
18 sculpture shall be placed within the urban
19 open space area, which are identified on the
20 landscape plan as special features.

21 At final the detailed landscape plan
22 must show all required items to include a
23 detail for the proposed green wall.

24 To continue the visual esthetics between
25 the two buildings, incorporate the landscape

1 treatment, the trees, which are utilized on
2 the open balcony of the main tower, to the
3 upper level parking deck perimeter, this
4 will help visually tie the two buildings
5 together and soften the view of the deck
6 from the upper floors of the office complex.

7 Signs to and from the riverwalk shall
8 follow the riverwalk design criteria for
9 signage.

10 And due to the unconventional size of
11 the retail office space proposed, a user
12 shall be identified at the time of issuance
13 of a certificate of occupancy.

14 This concludes the staff report. Staff
15 is available for questions. Thank you.

16 CHAIRMAN HARDEN: All right. Thank you.

17 I'll hand that over to the applicant
18 now. Thank you.

19 MR. GARDNER: So what we would like to
20 do, if okay with you -- I'm Lane Gardner,
21 I'm with Hines. We're the development
22 manager for FIS, and I'm the representative
23 here on FIS' behalf today.

24 I've also got Kristopher Stuart, with
25 Gensler; and Christian Lemon, with the

1 landscape architect. What I'd like to do is
2 introduce the project and then have them
3 present a few slides for maybe ten minutes
4 or so. And then we're available for any
5 questions you have, if that's okay with you,
6 Mr. Chair.

7 CHAIRMAN HARDEN: Please.

8 MR. GARDNER: We're here, obviously, to
9 present the conceptual plans for FIS' World
10 Headquarters. This will be 100 percent
11 occupied and owned by FIS. So they are --
12 some of you may know FIS is number one on
13 the Fintech 100 list. They're a Fortune 400
14 company. They're growing tremendously
15 through acquisition of Worldpay and others.

16 They are making a very significant
17 capital investment here in Jacksonville by
18 building these new headquarters. And they
19 are also bringing new jobs to Jacksonville
20 as part of this process. So we're growing
21 employment base locally as well.

22 Gensler has been working on this for a
23 number of months. And we've created a great
24 design here that will convert an existing
25 surface lot into an incredible headquarters

1 facilities specifically for FIS that we
2 believe will enhance the Jacksonville
3 skyline. It is a great-looking building.

4 I would like to thank Ms. Boyer and the
5 staff for working with us very closely on
6 this as we've been going through the
7 process. Our team collectively has studied
8 the code and the overlay intensively. This
9 application meets all code and overlay
10 provisions. And we are seeking no
11 deviations to the code or the overlay.

12 We've reviewed the staff
13 recommendations, as Lori has mentioned, A
14 through G. And we agree with all of those
15 recommendations, and we will follow all the
16 recommendations as we lead into the final
17 submittal. We will be providing a lot more
18 detail as requested. And we're happy to do
19 that as we advance the plans.

20 On numerous occasions before and after
21 filing, we have met with the immediate
22 neighbor, the owner of the TIAA building.
23 And we provided info and we've received
24 input from them. And we will continue to
25 communicate with them through this process

1 and seek their input as well.

2 So with that, I would like to turn it
3 over to Kristopher Stuart, with Gensler, to
4 run through just a few of the slides that
5 are in your packet, and we'll point to page
6 numbers as we go through as well.

7 MR. STUART: Thank you, Lane.

8 Again, Kristopher Stuart, from the
9 Houston office. We are responsible for the
10 core and shell design, as well as the
11 interior design. We've been working very
12 closely and collaboratively with Hines and
13 FIS.

14 And if it pleases everybody, I would
15 like to -- assuming everybody knows the
16 context -- maybe skip ahead in the
17 presentation to page 7, which places us on
18 the site plan, to talk a little bit about
19 the siding of the building.

20 And certainly, if anybody has any
21 questions on any of the slides that we skip
22 over, please let me know, we can move back
23 to them, again, assuming everybody knows the
24 context.

25 This is the site plan for the project.

1 To orient everybody, Riverside Avenue, sort
2 of the north, northwest of the project;
3 St. Johns River, obviously, the south,
4 southeast. The fundamental approach to the
5 project is to put the building along the
6 riverfront. As you can all imagine, that is
7 the prime portion of the site. So we've
8 done that. We moved the building towards
9 the riverfront, rotated it according to one
10 of the options contained within the zoning
11 ordinance, which is geared towards simply
12 opening up the view corridors so all of
13 Jacksonville can experience the riverfront
14 in as much entirety as possible.

15 Parking is then located along Riverside
16 Avenue. And then along Riverside Avenue we
17 have some program amenity space for the
18 facility that we'll talk about as we move
19 through the presentation. Service access
20 for the facility is going to be sort of
21 north of the building and the structured
22 parking along Dora Street. Primary entrance
23 for users and visitors will be to the south
24 on the extension of Forest Avenue arriving
25 at a motor court between the building and

1 the structured parking.

2 The building, as Lane mentioned, is a
3 headquarters building. And that puts a
4 different type of burden on us as a design
5 team. It really needs to express the
6 functional needs, as well as the esthetic
7 desires and the brand of the tenant of the
8 building; in this case, FIS. They're a
9 contemporary company, a technology company.
10 They have a strong, clear leadership team
11 and vision for their future. And we feel
12 that this building really expresses who they
13 are as an organization, and they do as well.

14 They wanted a modern building, and we've
15 given that to them. They want a building
16 that's forward-thinking, and that's
17 expressed in the design of the exterior of
18 the building as well. They wanted a
19 building that has a timeless elegance, and,
20 again, I think we've provided that to FIS.

21 It's also important as a piece of the
22 infrastructure of Jacksonville. We also
23 were trying to evoke something of
24 Jacksonville. In this, we acknowledge the
25 maritime culture, both through commercial

1 shipping and recreational boating up and
2 down the St. Johns River. And hopefully,
3 you see a little bit of a maritime lean
4 towards the design.

5 Materials of the building are general,
6 and we can touch on those in a little more
7 detail. Contemporary, high-performance
8 glass. The building, we envision it being a
9 gem, sitting on the St. Johns River. And
10 even though it's not a terribly large
11 building, we see it as something that's
12 really going to enhance the overall public
13 environment of the city of Jacksonville.

14 Moving around to look at some other
15 views of the building. The left view is the
16 arrival to the project along the extension
17 of Forest Avenue -- Forest Street. This
18 would be at the arrival court for the
19 building and then the extension down towards
20 the riverfront for pedestrians in the
21 community. And then the image on the right
22 showing how we're really beginning to
23 develop the building, not only as an amenity
24 for FIS, outdoor terraces for the users of
25 the building, but also terraces that can be

1 used for community events as well.

2 And then another view of the arrival of
3 the building, a very simple, elegant,
4 timeless expression that we see as kind of a
5 little gem sitting along the St. Johns
6 River.

7 Flat elevations, this is the south of
8 the building showing the parking on the
9 left, the building on the right, the
10 St. Johns River. Again, modern,
11 contemporary glass. The garage will be clad
12 with a combination of metal panel and glass,
13 perforated metal. We'll be developing
14 patterning so that it has a life to it so
15 it's not just a dead facade.

16 Moving around to the river side of the
17 building. Again, presenting the building --
18 the narrow facade of the building to the
19 river to open up the view corridors, but
20 also stepping the building back on each side
21 so that, as it lands on the ground, it's
22 more pedestrian friendly to the users in the
23 park and the riverfront.

24 And then a view of the north side along
25 Dora Street. Again, showing the building

1 stepped back from the river. The parking
2 structure being designed with a cladding
3 system that's compatible with the building
4 but more appropriate for structured parking
5 to provide openness and natural ventilation.

6 And then a view from Riverside Avenue
7 showing the amenity program space at the
8 base of the garage. And that's in support
9 of a desire of the zoning ordinance to
10 proceed urban activation all along Riverside
11 Avenue. That's something that we'll develop
12 with the tenant moving forward. And we'll
13 talk a little about some of those if you'd
14 like, some of those opportunities.

15 Pallets, preliminary material pallets
16 for the building, high-performance glass in
17 the blue, blue-gray scheme, something that
18 has some pop to it. We will, as we move
19 forward, bring back physical samples to the
20 committee to show you what those are as we
21 develop it. And then a very neutral kind of
22 gray, silver, metal scheme to go along with
23 the light blue glass.

24 Section of the building and garage, I
25 can go back to that if you want. And then

1 looking at the cladding scheme on the
2 garage, again, pulling in some of the glass
3 of the building, utilizing metal panels in
4 both solid and perforated in a variegated
5 pattern to allow for natural ventilation,
6 and then developing in the lower left the
7 program amenity space that FIS will program
8 as we develop the project further.

9 And then a view along Riverside Avenue.
10 Again, the program amenity space across the
11 face of the structured parking.

12 And then some early thoughts about the
13 siding for the garage. Again, it's going to
14 be compatible with the building, so silver,
15 gray, metal, solid and perforated panels.
16 Applied in such a way that we're screening
17 the cars within the garage and providing the
18 openness that we'll need for natural
19 ventilation.

20 View corridors, I think these are
21 self-explanatory. They're in your packet.
22 We can touch on any points if you'd like.
23 But we're maintaining open view corridors as
24 we can possibly maintain on both sides of
25 the building.

1 And then the volume studies, certainly a
2 complicated calculation, but we have the
3 calculations. We reviewed them with the
4 zoning team. And we're confident that we
5 are complying with the zoning ordinance 100
6 percent.

7 Christian.

8 MR. LEMON: Thank you, Kris.

9 I'll be transitioning to landscape under
10 the other parts of the ordinance. On the
11 riverwalk is a 70 percent shade ordinance,
12 and that is being achieved through much of
13 the existing landscape. There is some nice
14 existing oak trees inside the riverwalk and
15 adjacent to it; so we're meeting that
16 requirement on the riverwalk.

17 As we move forward, in terms of overall
18 site plan, we're focusing mostly on Forest
19 Street and River Street, the pedestrian zone
20 and the urban activation area. So on Forest
21 Street, from our first meeting, pre-app
22 meeting, we looked at the streetscape along
23 Forest Street. And one of the changes was
24 interest in moving away from the date palms
25 that are currently on Forest Street and

1 Riverside. So on Forest Street only we're
2 looking at a shade tree along there.

3 Once we move across the property line,
4 the area of urban activation, so it's a
5 landscape zone approximately 21 feet between
6 the property line and the face of the
7 garage. And a garden walk in the sense that
8 it will have updated landscaping, colorful,
9 seasonal, a lot of seating, sort of a play
10 on form, a little bit sculptural as you move
11 through there, and patio trees with color
12 and so forth providing shade so it's a
13 hospitable place to be most of the year.

14 There will also be a green wall that was
15 mentioned on the parking garage, which will
16 extend roughly first two floors.

17 On Riverside Avenue we are keeping the
18 date palms, but they will be new date palms.
19 It will add spacing that's shorter than
20 what's out there today. So it creates a
21 little more density, maybe a little more
22 shielding of the garage on Riverside.

23 There is also some urban activation on
24 the northern point of Riverside there, above
25 the amenity space. And that is consistent

1 with the urban activation zone on Forest
2 Street.

3 Moving forward, we are keeping all the
4 public parking for the riverwalk that
5 exists. And we talked about the shade
6 ordinance already on river -- on the
7 riverwalk. And you can see how this
8 illustrates the amount of landscaping that
9 exists out there on the riverwalk.

10 So moving forward, the sections, just
11 quick reference, this spells out all the
12 requirements of the pedestrian zone in the
13 ordinance. And we're meeting all those
14 requirements, if not exceeding them. And
15 showing how we're using the date palm there.
16 Using street lighting that's required in the
17 ordinance, as well, on Riverside.

18 Switching to Forest Street section, it
19 starts to show how we begin with a new lane
20 to go through there. There is a new
21 landscape median that will be consistent
22 with the Forest Street landscape. It shows
23 the new shade tree in the pedestrian zone
24 there with the same light requirements in
25 the ordinance. And then the 21-foot zone of

1 urban activation with landscape and the
2 green wall on the garage.

3 Some image we had shown before started
4 to give a flavor of the materials, seating,
5 landscape, so kind of make this a hospitable
6 place to be. And I guess that was it.

7 MR. GARDNER: Public art comment.

8 MR. LEMON: Okay. Yeah. One thing, as
9 we already mentioned, and we acknowledged
10 all the recommendations, and if we go back
11 to the public art, if we go back to this
12 plan right here, we do acknowledge, through
13 the last number there, special features.
14 And we've talked about it internally, that
15 public art should be there. What it is, is
16 something to be discussed, how big, so
17 forth. So when we come back, we'll have a
18 lot more detail on that.

19 MR. STUART: If I can jump back to page
20 19 of your package and just add a little bit
21 more color to the discussion about the
22 riverfront facade.

23 MR. GARDNER: Before you do that, one of
24 the other conditions that we're in full
25 acceptance of is the use and programming of

1 the space along Riverside Avenue needs to be
2 identified prior to the CO. So we're in
3 full acceptance of that. And Kris is going
4 to cover some of the options that are being
5 discussed.

6 MR. STUART: The conversations with the
7 tenant are that they would like to use that
8 for their own personal amenity space or
9 program space. The broad programs that are
10 in the building currently are office space,
11 conference space. They have a wellness
12 component. They have a food service
13 component, and then they have support
14 spaces.

15 So in any of those categories, there are
16 a number of things that we're discussing,
17 whether it be including wellness in there
18 and having something related to bicycles and
19 sustainability, so we can have a bike shop
20 of some sort possibly or a fitness studio.
21 There can be a cafe that serves their
22 employees that could also be opened.

23 We've talked about creating a mail
24 facility or package facility that might
25 incorporate Amazon lockers and UPS drop-offs

1 and things like that. So there are a number
2 of things that have been discussed, or
3 office space for them, accessory office
4 space, or nonprofit office space as well.

5 So the intent is to have activities in
6 there that include people, but we're just
7 not completely settled on that.

8 CHAIRMAN HARDEN: Let me ask one
9 question about that really directed to
10 staff. I did have a question about that
11 requirement G saying that, Due to the
12 unconventional size of the retail office
13 space proposed, the user shall be identified
14 at the time of issuance of CO.

15 Could you elaborate further on what you
16 mean by that?

17 MS. RADCLIFFE-MEYERS: Yes, Chairman
18 Harden. What we proposed is that
19 considering Florida Blue just coming through
20 with their garage and the conversations we
21 had with their retail space, we felt that
22 this space that they were proposing may not
23 meet exactly what we would like to see in
24 regards to retail space. So we really felt
25 that they needed to have a user already in

1 place to ensure that that wasn't just going
2 to end up being a glass box on the corner.

3 And so by saying that, prior to issuance
4 of CO they would have to show that they
5 already have a tenant or user in place,
6 shows that that space would be activated.
7 And that's why we decided to make that a
8 recommendation.

9 CHAIRMAN HARDEN: Okay.

10 BOARD MEMBER ALLEN: I have a follow-up
11 question to that. If I'm not mistaken, does
12 the code require the user of the space to be
13 open to the public, though? It doesn't?

14 MR. PAROLA: If I could, through the
15 Chair. It doesn't, but that doesn't mean we
16 don't want to see the same hallmarks as if
17 it were. So we want to see entrances from
18 the street. We want to see transparency.
19 We want to see people in it. We're sort of
20 agnostic as to who the people are and where
21 they work and who their employer is. They
22 just need to be there so when we're walking
23 down Riverside Avenue, we have all the
24 hallmarks as if it were a separate
25 organization.

1 BOARD MEMBER ALLEN: Awesome. Thank
2 you.

3 MR. PAROLA: You're welcome.

4 BOARD MEMBER SCHILLING: Mr. Chairman.

5 CHAIRMAN HARDEN: Please.

6 BOARD MEMBER SCHILLING: Just to
7 clarify, I think I understand the answer.
8 You're saying the certificate of occupancy
9 for the World Headquarters with it, not
10 necessarily that space, the CO for that
11 space?

12 MS. RADCLIFFE-MEYERS: Correct.

13 CHAIRMAN HARDEN: Okay. Please
14 continue. Sorry. Unless you had -- is that
15 it?

16 MR. GARDNER: Again, this is Lane
17 Gardner. That's the end of our
18 presentation. I'll just close with some
19 comments. I want to thank the Board and the
20 Staff for hearing our presentation. Our
21 application meets all the code and
22 ordinance. We're seeking no deviations. We
23 do agree with all the staff recommendations,
24 we just want to reiterate that. And as we
25 move to final design, we'll incorporate

1 those.

2 We will continue to communicate with our
3 neighbor at the TIAA building as we move
4 into final design. We've had very open
5 discussions with them. We have specifically
6 committed to provide them a final landscape
7 plan for Forest Street as we move along for
8 their input, as well as the top of the
9 garage plan with the recommendation of trees
10 and landscape treatment on the top of the
11 garage. So we're talking to the neighbor
12 about that currently.

13 And we will continue to communicate to
14 them about the orientation of the Forest
15 Street realignment, which is not part of
16 this application, but in the engineering of
17 that to improve the traffic condition there
18 for all.

19 So we appreciate your consideration of
20 this conceptual package. We would request
21 your approval. And we're here to answer any
22 questions you have. Thank you.

23 CHAIRMAN HARDEN: Great. We do have one
24 speaker card. Paul Harden.

25 MR. HARDEN: I'm M.C. Ceree Harden. I'm

1 the general partner for Riverside Avenue
2 Partners. Paul was going to be here, going
3 to return, and I see that he's not yet
4 returned. So I'm going to stand in for him.

5 We are the developers of the TIAA Bank
6 Building. We've been occupying that space
7 for approximately 11 years. And we just
8 wanted to register our interest in the
9 project. We think it's a great project.
10 We're excited about the opportunities to
11 work with Hines.

12 And as the project is finalized, there
13 are really three issues we have a concern
14 about. One is the traffic logistics that he
15 just referred to. And they've been -- Hines
16 folks have been most generous and
17 collaborative with their time. And we
18 continue to have dialogue as late as last
19 evening. So traffic concerns are, one, how
20 it impacts the access and egress from our
21 building, the F&F Building, and the Black
22 Knight Building, which are buildings
23 contiguous and, essentially, on the general
24 campus, and we'll be exiting through what
25 will now become the Forest Street exit. And

1 we're concerned about the logistics.

2 But as I mentioned and representative
3 from Hines mentioned, they have been very
4 collaborative and interested in helping
5 solve that problem for all parties involved.

6 The second interest we have is,
7 obviously, the impact of the view corridors
8 of our tenants. We're a speculative office
9 building, and it's going to dramatically
10 change the view corridors. And we're
11 working with Hines, as well, as late as this
12 morning. They mark off where the tower
13 south wall will be. And we're assessing the
14 impact it will have on our building. So
15 we're exceedingly interested in how that
16 works out.

17 And then the third thing, that the Hines
18 folks just mentioned also, is the landscape
19 plan. That will impact dramatically the
20 northern view of our site. And, again,
21 they've been most collaborative and most
22 generous with their time. We continue to
23 talk with them. And we just wanted to
24 register our interest as the plan is
25 finalized.

1 CHAIRMAN HARDEN: All right. Thank you.
2 Does the applicant want to respond to any of
3 those comments? It's not necessary, but --
4 okay. Thanks.

5 We have one other speaker card,
6 Mr. Scott. Please have a seat at any of
7 these.

8 MR. SCOTT: Thank you for this
9 opportunity. Thank you.

10 Stanley Scott, my address is on file. I
11 am elated about this great design, the
12 company, because it employs a lot of African
13 Americans in my community.

14 This is a great idea. It's overdue.
15 It's needed for the city. And I support it
16 100 percent. When it comes to traffic,
17 traffic will not be a problem. Too often in
18 the city we talk about traffic. I fail to
19 understand why we let everybody off at the
20 same time. I mean, I just don't understand.

21 They should make it possible, if you're
22 talking about traffic, that people get off
23 every 15 minutes, or go to work or get off
24 so that's not a problem.

25 This is one of the greatest things to

1 have happen to Jacksonville. I'm a native
2 of Jacksonville. And I support it 100
3 percent. Whatever we need to do to make
4 this happen, make it happen, as far as I'm
5 concerned. Thank you.

6 CHAIRMAN HARDEN: Thank you, Mr. Scott.

7 We'll go ahead and go around the room.
8 Start with Mr. Schilling.

9 BOARD MEMBER SCHILLING: Okay. Thank
10 you, Mr. Chairman.

11 Let me start just real quickly by
12 declaring ex parte. And I know that
13 Mr. Hainline and I actually exchanged phone
14 messages, but did not actually get to speak,
15 but just to mention that for the record.

16 Let me start by saying it's a
17 great-looking project. And thank you for
18 the investment that y'all are looking to
19 make in downtown Jacksonville. Again, an
20 exciting project.

21 I just have a couple of questions at
22 this point to ask, just out of just pure
23 curiosity. One is -- I know there is the
24 reference to the green wall -- where exactly
25 is that in the plan? I don't know that I

1 ever could figure out where that was.

2 MR. GARDNER: Let's see if I can get us
3 there.

4 BOARD MEMBER SCHILLING: So that --

5 MR. GARDNER: So this is -- the bottom
6 street is the Forest Street extension. And
7 so the wall immediately to the north of
8 there -- I can't see the number on it.

9 MR. LEMON: Number 9.

10 BOARD MEMBER SCHILLING: Okay. Perfect.
11 Well Mr. Lemon has it up there, the same
12 question is, I'm assuming the intent is that
13 that's a living green wall with vegetation,
14 et cetera.

15 MR. LEMON: Yes. It's the full length
16 along there. And right now we're looking at
17 a cable system that goes on the surface of
18 the parking garage. So the soil volume will
19 be at the base, so a sufficient soil volume
20 up that wall.

21 BOARD MEMBER SCHILLING: Great. And
22 then, actually, while you're up there, also,
23 I don't know that I entirely followed where
24 the public art was intended to be.

25 MR. LEMON: If we can go back to our --

1 MR. GARDNER: That's the green wall, or
2 behind the trees there.

3 MR. LEMON: The green wall is up to
4 here, and that's roughly the first two
5 floors. And then you get right there, okay.

6 Yeah, so still to be finalized or
7 determined, but we acknowledge that special
8 features or public art, we're looking at
9 acknowledging some places that are visible
10 on the corner here, maybe on this corner
11 here. So it's probably, you know, possibly
12 more than one piece. And we don't know the
13 size or height. When it comes to public
14 art, there is lot of ideas, and it's
15 somewhat subjective. We acknowledge we need
16 to develop that further.

17 BOARD MEMBER SCHILLING: Okay. Great.
18 That's excellent. Thank you for providing
19 that clarification.

20 And then the other question -- again,
21 which from some prior presentations and
22 other projects there has been a lot of
23 discussion about the size of the retail
24 space. And I guess the question I have
25 there is I saw in the documents provided

1 that there weren't any dimensions that I can
2 tell from that. What -- just, so order of
3 magnitude, what is roughly the dimension of
4 that space upfront on Riverside?

5 MR. GARDNER: So, again, the way we read
6 the ordinance, it's not only retail space.
7 It needs to be activated space, which could
8 be a multitude of things. It's 3,600 square
9 feet is the total square footage. It ranges
10 from roughly 45 feet to --

11 MR. STUART: At the wide end down to 20
12 at the --

13 BOARD MEMBER SCHILLING: Excellent. The
14 other thing is I definitely want to applaud
15 y'all for working to put together a plan
16 that meets the overlay requirements. I
17 recognize that y'all aren't asking for any
18 deviations, which I know takes a lot of
19 work. I applaud you for that.

20 Those are all the questions and comments
21 that I have right now. Thank you.

22 MR. GARDNER: We spent extensive time
23 with Ms. Boyer on the overlay, so thank you
24 for that.

25 BOARD MEMBER SCHILLING: Mr. Chairman,

1 that reminded me of another comment I was
2 going to make. Just in looking at it -- and
3 I know this is conceptual review, but I did
4 want to mention that I felt it was a very
5 good package, even though at conceptual
6 review y'all provided a great amount of
7 detail. So thank you very much.

8 CHAIRMAN HARDEN: Thank you,
9 Mr. Schilling.

10 Mr. Lee.

11 BOARD MEMBER LEE: I'll reiterate that.
12 I think the package was extremely well done.
13 And I appreciate that.

14 I think the design overall is really
15 beautiful and elegant. I think you guys
16 have done a great job in the design, and a
17 great job too in trying to take a garage and
18 not make it look like a garage. If you
19 drive down Riverside Boulevard, it seems
20 like we've got garages everywhere on
21 Riverside. And I think the hope, long-term
22 hope, for the future of Riverside is that
23 it's not that way. That it really is an
24 activated corridor.

25 I don't know. How many employees are

1 going to work at FIS, in this location?

2 MR. GARDNER: Initially, it's, in round
3 numbers, about 1,500, and they're looking
4 for growth up to about 1,800.

5 BOARD MEMBER LEE: 1,800 employees. So
6 you have a lot of employees that will be
7 looking for places for lunch and breakfast
8 and all sorts of things. So you'll have
9 even more people -- if you drive down
10 Riverside at lunchtime, you'll see an en
11 masse attempt to try to cross it to get to
12 the only retail that's really serving them,
13 which can be kind of scary.

14 So I guess my comments are really
15 related around encouraging you to think
16 about not only your employees that are going
17 to be there, but the other employees that
18 are on this side of Riverside and where
19 they're going to eat and where they're going
20 to shop and where they're going to be able
21 to do those things. You have a great
22 opportunity. You have frontage on Forest
23 and frontage on Riverside. And right now,
24 even though you provided 3,600 square feet,
25 it wouldn't nearly be enough to really make

1 an impact on engaging all those employees
2 that you have on the site. So I think it's
3 a lost opportunity, honestly. And it would
4 be a small sacrifice in parking to have
5 shops along Forest or have some kind of
6 opportunity in the future.

7 And FIS may not own this building
8 forever. There may be another corporate
9 tenant at some time in the future. And if
10 you build it in such a way that it is never
11 available for that, then it really is a
12 permanently lost opportunity. So I'd
13 encourage you to think about that.

14 The other comment I had or question I
15 had was, is there a direct connection from
16 FIS to the riverwalk?

17 MR. GARDNER: Yes.

18 BOARD MEMBER LEE: There is?

19 MR. GARDNER: Yes. A couple things
20 while we're getting there, Mr. Lee. One of
21 the things -- this one?

22 MR. LEMON: Yeah, right there.

23 MR. GARDNER: The client is planning on
24 the third level, with terrace seating, a
25 full cafeteria that's roughly 12 to 13,000

1 square feet. So -- to take care of their
2 employees. They are pursuing the well
3 standard in their building, as well as a
4 very high LEED certification for this
5 building also. So the cafeteria will be
6 first notch to service those employees, but
7 we recognize they may not all want to go
8 there, and there is an opportunity there as
9 well.

10 MR. LEMON: So there is a terrace at the
11 base of the building that goes around here.
12 So there is a set of doors at the base level
13 here. You can come out, and there will be a
14 short set of stairs to mitigate that two or
15 three feet of gray down to the riverwalk
16 there.

17 MR. GARDNER: In addition, Christian,
18 you may want to point out there is a stair
19 from the terrace down to that level as well
20 on the northeast -- I guess, southeast
21 corner.

22 MR. LEMON: You can come from different
23 levels out here.

24 MR. GARDNER: If you're on the terrace
25 on the third level, you can walk down to the

1 riverwalk as well.

2 BOARD MEMBER LEE: And the -- nobody
3 really talked about the proposed dock. Is
4 that a private dock? I mean, are you
5 including any kind of public interaction
6 with that?

7 MR. GARDNER: Yet to be determined.

8 BOARD MEMBER LEE: Okay. I think that's
9 really all the comments I had. I mean,
10 again, I just encourage as much engagement
11 as we can get with Riverside and Forest for
12 the future. I do believe Riverside may go
13 through a road diet at some point like
14 Prudential. And when it becomes a
15 pedestrian wayfare it would be horrible if
16 Riverside was parking garages all the way
17 down. I think you guys would probably agree
18 with me.

19 CHAIRMAN HARDEN: All right.
20 Mr. Loretta.

21 BOARD MEMBER LORETTA: Thank you guys
22 very much. If you could, I'd appreciate you
23 going to slide 26, Lemon Brooke slide 26.

24 I'm going to echo everybody's opinions:
25 fantastic project, fantastic presentation.

1 At this point I do believe you guys
2 aren't meeting all the portions of the
3 design guidelines. I would just like to go
4 through that with you.

5 Really, on Forest Street, we don't
6 actually have a pedestrian connection from
7 Riverside to the waterfront on your portion
8 of the property. What you're showing right
9 now is basically walking to the midway block
10 and then kind of going south and then going
11 east, or however you want to go west, then
12 south, however you want to look at it.

13 So I think -- I'm not really sure that
14 truly conforms with the code. At the same
15 time, a little bit can -- I asked T.R. in my
16 conversation -- I had a conversation with
17 T.R. as well.

18 On the top of the sheet here where you
19 have identified -- number 7, so on
20 architectural plans, you guys are showing a
21 sidewalk there on Private Way, whatever you
22 want to call it; on the landscape plan
23 you're not showing a sidewalk there. So my
24 question is, is there a sidewalk or is there
25 not.

1 MR. LEMON: We were planning not to show
2 sidewalks, and if there is a sidewalk that
3 exists on the northern side of Private Way.

4 BOARD MEMBER LORETTA: So I think
5 that -- again, I feel as though Ms. Boyer
6 has been working with you all to come
7 away -- I'm not sure I agree with her
8 interpretation -- but come away with the
9 ability to go more vertical than really the
10 code allows by the mathematical aspect that
11 you all came through. But that's by having
12 these view corridors. And these view
13 corridors really should be pedestrian
14 activated for the community. So right now
15 on both sides we don't actually have a
16 pedestrian connection from Riverside to the
17 waterfront. So I think that's a
18 requirement, that just needs to be included.

19 And the only other thing is if you
20 state -- we're on 26 still. I heard you
21 mention dimensions of 20 to 45 feet depth
22 for the commercial area. Typically, these
23 garages would have 18 foot depth parking
24 space. You look at it, it's obvious that
25 the northern portion of that is not 20 feet

1 wide and the southern is not 45 feet. And
2 so I think we're a little misspoken with
3 that dimension.

4 What we have done in the past is really
5 truly looked to recommend, you know, the
6 ability to cut into this garage that first
7 row of parking on the first and second floor
8 and try to get this commercial depth to be a
9 legitimate 35 to 40 foot depth commercial so
10 something can be activated.

11 So you had some questions on what does
12 the code read. Well, activation -- well,
13 staff said activation doesn't mean bikes
14 sitting there, and somebody coming in and
15 getting a bike or a line and going out.
16 That's not activation.

17 Activation is truly people working
18 inside that facility or even if it's a yoga
19 facility or something of that nature, at
20 least there is people utilizing that from
21 6:00 to 11:00 and then, you know, 5:00 to
22 8:00.

23 So I think both -- all of this is very
24 easy to achieve. And I think you guys have
25 done a great job, but I believe those three

1 things I mentioned really need to occur.

2 MR. GARDNER: Great. Thank you.

3 CHAIRMAN HARDEN: All right. Mr. Allen.

4 BOARD MEMBER ALLEN: Thank you,

5 Mr. Harden.

6 I would like to disclose some ex parte
7 communication with Mr. Chris Hagan. He
8 spoke in support of the project. It does
9 not sway my unbiased view one way or the
10 other. And I can look at it as a fair and
11 impartial reviewer.

12 I want to start off by echoing
13 Mr. Scott's comments from the back. I do
14 agree that this is a wonderful opportunity
15 for Jacksonville. FIS is investing great
16 resources, and we thank them as the citizens
17 of Jacksonville for that. They're also
18 giving us a building that is going to change
19 our skyline forever. And it's going to be
20 done for the good.

21 I support staff recommendations. And I
22 think it's a good project all the way
23 around. Thank y'all.

24 CHAIRMAN HARDEN: Thank you, Mr. Allen.

25 Mr. Jones.

1 BOARD MEMBER JONES: Thank you very
2 much. I've only had ex parte communications
3 with Mr. Jim Gilmore.

4 Again, I think this project should be
5 celebrated. I think I've said it time and
6 time again over the years of being on this
7 Board, that we need more cranes in our
8 downtown. I go to Tampa, I go to Orlando
9 and I see 10 and 12 in the skyline. We need
10 that here. So this is certainly a project
11 in the right direction, and looking forward
12 to this materializing.

13 I think -- echoing a lot of the
14 sentiments that you've heard here from the
15 balance of the board members, I think the
16 public art opportunity is really critical.
17 Maybe that's something we can get with the
18 Cultural Council to come up with something.
19 If we truly want to make this a public space
20 through here, there may be an opportunity to
21 work with them to commission some artists
22 and do something that's truly genuinely
23 Jacksonville.

24 To Mr. Loretta's point, I also kind of
25 agree just with the sidewalk issue. I think

1 just maybe a little bit more work in looking
2 how we can get a real 8-to-10-foot-wide
3 sidewalk along that Forest Street corridor
4 that's contiguous and doesn't require
5 multiple crossings. I think it's just, as
6 you get past the midblock, it looks a little
7 vague as to where you would go. But I think
8 that's something that can easily be worked
9 through.

10 Again, the biggest elephant in the room
11 is not this building, it's Riverside Avenue,
12 to Trevor's point. We certainly need to
13 work to bring that down from six lanes to
14 four, even two, I think at some point based
15 on the traffic that's there. And to truly
16 make this a pedestrian-friendly corridor, a
17 walkable city, you know, the six lane urban
18 arterial through here is probably the bigger
19 issue that we have. And that would probably
20 allow -- and, again, I think this desire to
21 put date palms long there just reinforces
22 the high speed nature of the corridor. It's
23 beautiful for the cars as they drive by.
24 Pedestrians want shade. So if we can kind
25 of do that concurrently, we would eliminate

1 the date palms and go with more of a shade
2 tree.

3 And, again, I think to the future
4 proofing of the garage, which I think you're
5 starting to see that trend happen nationwide
6 when we talk about parking, you know, just
7 something to consider. I don't know.
8 What's the floor-to-floor height for that
9 garage now? Do you know?

10 MR. STUART: It's ten feet.

11 BOARD MEMBER JONES: Okay. Ten feet.
12 I've seen 11 feet is a direction, because at
13 some point, if you ever thought about if we
14 didn't need it, if we were ever to repurpose
15 this garage for residential, going that
16 extra foot may be, you know, something to
17 consider. But certainly, that's such a good
18 point about we don't want to have garages
19 being the focal point of the corridor.
20 So -- but other than that, I think this is a
21 great project and should be celebrated.

22 MR. GARDNER: Thank you for the
23 feedback.

24 CHAIRMAN HARDEN: All right. Thank you.
25 I also had ex parte communication with

1 Mr. Gilmore on behalf of the project.

2 I had just a couple comments. I think
3 that the collective feedback was good. I
4 think it is a brilliant project. It's a
5 beautiful building. It is going to be a
6 great monument for people to see on
7 Riverside Avenue and through the St. Johns
8 River and across and especially coming
9 through 95 to see our city to have a new
10 building, to see cranes up in that
11 neighborhood and continuing.

12 But I will say that I think the feedback
13 that Mr. Lee provided, I think he put that
14 very eloquently, that, you know, it would be
15 a lost opportunity not to provide, you know,
16 more transparency on Riverside Avenue. I
17 know the requirement is only 50 percent.
18 And I know that the alternative was the open
19 urban space. But I feel like, you know,
20 there is certain situations in which we feel
21 it's appropriate to provide that as an
22 exception because it's maybe in a block
23 that's off of the main drag, so to speak.

24 But I think Riverside Avenue is a
25 throwaway from Five Points all the way to

1 downtown that is going to be really critical
2 from a pedestrian standpoint and the
3 transparency exists for a pedestrian
4 perspective to make sure the pedestrians do
5 feel safe and you have activation and light.
6 And so I think it is important how you treat
7 that area.

8 I wasn't quite clear on exactly what's
9 happening in that area. If you look at it
10 from the Riverside elevation, it just looks
11 like -- it's sort of asymmetrical,
12 especially with how well designed everything
13 else is in the building. It looks like a
14 concrete wall on that northern side of -- do
15 you know what I'm talking about?

16 MR. GARDNER: What page? This page.

17 CHAIRMAN HARDEN: So it appears that the
18 retail, really that 3,600 square feet, if
19 I'm not mistaken, is really a cut-out that's
20 that long, narrow space. Is that correct?
21 So the retail doesn't actually bleed into
22 the parking garage rectangle?

23 MR. GARDNER: Currently, that's correct.
24 So it goes all the way from the corner down
25 50 percent of the garage. The discussion we

1 had with Ms. Boyer and staff is there needs
2 to be glass so it's visible, you see
3 activity, it is activated. And that's --
4 our owner and occupant absolutely intends to
5 occupy that space or partner with a user for
6 that space to have it fully occupied so it's
7 not a dark space on the street. That's
8 clearly their intent.

9 CHAIRMAN HARDEN: I mean, I don't have a
10 concern that it would be dark. I don't have
11 a concern at all about how that space is
12 used. Ultimately, a user, whether it's
13 within the organization or otherwise, will
14 find need in that area. Even though we
15 don't have -- the road diet wasn't applied
16 that was designed a few years back on this
17 road, there's still adjusting this
18 intersection -- I don't think we've even
19 brought that to the attention of this
20 conversation, but that intersection is going
21 to completely transform right now, and it's
22 much needed.

23 But, yeah, I do think that's important
24 because we do want that continuity back and
25 forth. I don't know, as far as the sidewalk

1 is concerned coming all the way back to
2 riverwalk, it probably would be good on one
3 of the blocks from Riverside Avenue, whether
4 it's on Dora or on Forest, to have the
5 sidewalk go all the way from Riverside to
6 the riverwalk. I would think that you would
7 prefer that just from a safety standpoint
8 because you might have pedestrians getting
9 lost if they don't have that direct access
10 along the block, you have to cross the
11 street.

12 MR. GARDNER: We'll revisit both sides
13 of that.

14 CHAIRMAN HARDEN: I don't know the right
15 answer to that. It seems like there is some
16 space on one of the sides.

17 MR. GARDNER: It's a good comment.

18 CHAIRMAN HARDEN: I think that might
19 have been the only -- actually, I'm glad
20 Mr. Jones brought up the date palms versus
21 the shade trees, because I was thinking that
22 during the presentation. We have encouraged
23 that almost every other project that we've
24 gone through. And the only reason we
25 wouldn't -- staff might not even suggest

1 that is because you have Riverside Avenue
2 that has that campus look with the palms,
3 but it probably is a good time to start.

4 I mean, I drive that route ever single
5 day. And half of those trees over the past
6 ten years have collapsed because of
7 inadequate root structure. So that might be
8 a good place to start if you think it would
9 make sense on your campus.

10 MR. GARDNER: So Mr. Parola and I, we
11 had a very detailed discussion on date
12 palms, and his lack of desire for date
13 palms.

14 CHAIRMAN HARDEN: They're not even
15 native to Northeast Florida.

16 MR. GARDNER: I drive that street almost
17 every day as well, so I appreciate your
18 comments. And we were trying to stay
19 consistent on Riverside Avenue. We're happy
20 to look at other alternatives if the Board
21 feels that's appropriate. The concern, I
22 think, was just being inconsistent with
23 what's already there. We originally had
24 shown -- the way we read the code, if
25 Christian wants to speak, was to put date

1 palms down Forest as well, and Mr. Parola
2 suggested strongly against it. So we were
3 happy that it changed to shade trees.

4 CHAIRMAN HARDEN: I'd be curious to hear
5 the opinion of the Board on that point.

6 MR. GARDNER: I think it's a consistency
7 issue down Riverside is the reason we left
8 it there, but we're not sold on having --

9 CHAIRMAN HARDEN: I mean, the
10 architecture is inconsistent. There are
11 lots of other inconsistent items --

12 BOARD MEMBER JONES: I think this is an
13 opportunity for you to be inconsistent so
14 that everybody else changes.

15 CHAIRMAN HARDEN: I mean, that is the
16 City right-of-way, I think, on both sides of
17 the road. The City is responsible for
18 maintenance of all those trees. But I
19 think, as they fall out, it probably would
20 be appropriate to replace it, because there
21 isn't a lot of shade during the summer
22 months. And as, I think, a few of the board
23 members mentioned, you see the exodus of
24 folks from the current F&F campus down
25 Riverside Avenue towards the Fresh Market,

1 and there is zero shade.

2 So all right. I think that was the only
3 comment that I had. Are there any other
4 modifications that you see from the
5 requirements, staff requirements, based on
6 the conversation we've had? Want to stick
7 with those? Okay.

8 MS. RADCLIFFE-MEYERS: Yes.

9 CHAIRMAN HARDEN: That's a yes?

10 MR. PAROLA: If I could.

11 CHAIRMAN HARDEN: Please.

12 MR. PAROLA: Through the Chair. I think
13 the one thing that came out of here that I
14 think -- we fully anticipate -- or at least
15 I did, if I didn't pick it up, I
16 apologize -- that there was always
17 connection on their side to our riverwalk,
18 that one didn't have to cross the street to
19 get to the riverwalk. If they can really
20 revisit that issue, it will make us very
21 happy.

22 CHAIRMAN HARDEN: Okay. I think that's
23 probably -- it seems like from the
24 requirements -- I mean, this presentation is
25 much more baked than we typically get at

1 conceptual; we appreciate that. But I think
2 that at final, the landscape is what we'll
3 probably pay particular attention to; and
4 maybe the materials on the garage, having
5 some more realistic elevations of that to
6 try to understand what that looks like.

7 I don't know if the design that you're
8 using here has been applied at another
9 garage, that you might have some actual
10 photos of that ribbed treatment, the
11 louvered ribbed treatment.

12 MR. GARDNER: I'm sure we can find
13 photos. Great comments.

14 CHAIRMAN HARDEN: That and the green
15 wall. So I think paying closer attention to
16 that. I think we have a couple of our board
17 members that will be paying particular
18 attention to that when you come back.

19 MR. GARDNER: Again, for conceptual I
20 think it's pretty far advanced.

21 CHAIRMAN HARDEN: I think so, yeah. I'm
22 just pointing that out.

23 MR. GARDNER: We have a lot of detail to
24 continue to provide feedback, we realize
25 that, and we'll provide that detail with the

1 final.

2 CHAIRMAN HARDEN: Okay. Great.

3 MR. TEAL: Mr. Chairman.

4 CHAIRMAN HARDEN: Please, Mr. Teal.

5 MR. TEAL: One question: The signage
6 that's depicted in the presentation, is that
7 your final sign package or are you
8 anticipating changes being made to what
9 signage you're requesting?

10 MR. GARDNER: Yeah. I think we need to
11 add specificity to the package for the
12 signage. It's probably not there in the
13 conceptual. Some of the building signage, I
14 believe it does meet -- we'll have to
15 double-check that, but I think it meets the
16 sign ordinance. But there is some
17 discussion near the motor court about a
18 monument-type sign that I don't know that we
19 have shown the plan today, but we need to go
20 ahead and show it.

21 CHAIRMAN HARDEN: I was also going to
22 add, on the parking garage, I think that the
23 best treatment of garages has been using
24 lighting around the garage, so not just on
25 the level -- on the street level, but on the

1 upper levels to try to give it a better --
2 what's the right word I'm looking for? Just
3 so that it doesn't look just a barren wall.
4 And I think that -- it appears that there
5 is -- it's just a louvered system, so it's
6 not a solid wall. It's really hard to tell
7 from that elevation, except for the Forest
8 Street and Dora Street corners, is that
9 completely solid on Riverside Avenue in
10 between levels?

11 MR. STUART: It's completely concealing.
12 The vehicles park within, but it's dealing
13 with a combination of solid and open panels,
14 offset to provide the texture, but also the
15 ventilation, open ventilation.

16 MR. GARDNER: We'll look at the
17 lighting, that's a good comment as well.

18 CHAIRMAN HARDEN: All right. Well, with
19 that being said, and the recommendations
20 from staff being part of a motion, I'll look
21 back to the Board if there is a motion to
22 move forward with conceptual approval.

23 BOARD MEMBER ALLEN: So moved.

24 BOARD MEMBER LORETTA: Second.

25 CHAIRMAN HARDEN: We have a motion by

1 Mr. Allen, a second by Mr. Loretta to move
2 forward with conceptual approval of DDRB
3 2020-001 with recommendations A, B, C, D, E,
4 F, and G. Do we need to state all those or
5 is that acceptable?

6 MR. TEAL: That's sufficient.

7 CHAIRMAN HARDEN: Perfect. Thank you.
8 With that in mind, all in favor say aye.

9 COLLECTIVELY: Aye.

10 CHAIRMAN HARDEN: Any opposed? There is
11 none. Conceptual approval is granted.

12 Do we have any other presentations
13 today? No other presentations. Any old
14 business? No old business. Any additional
15 public comment today? Appears none.

16 With that, I move to adjourn. Thank
17 you.

18 (Meeting concluded at 2:57 p.m.)

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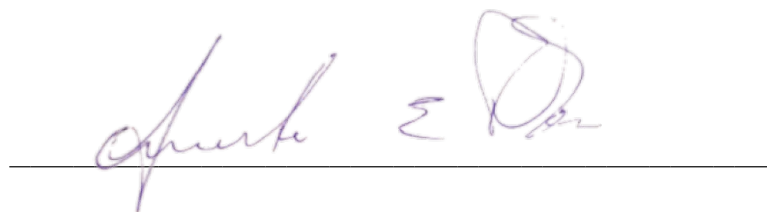
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CERTIFICATE OF REPORTER

STATE OF FLORIDA
COUNTY OF DUVAL

I, Amanda E. Robinson, Registered Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceedings; and that the transcript, pages 1 through 56, is a true record of my stenographic notes.

DATED this 17th day of January, 2020.



Amanda E. Robinson,
Registered Professional Reporter