

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, May 11, 2023,
commencing at 2:02 p.m., at City Hall, Lynwood Roberts
Room, 117 West Duval Street, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

MATT BROCKELMAN, Chairman.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
FREDERICK JONES, Board Member.
JOANA BERLING, Board Member.
CHRISTIAN HARDEN, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
INA MEZINI, Strategic Initiatives Coordinator.
SUSAN KELLY, Redevelopment Coordinator.
RIC ANDERSON, Marketing & Communications Specialist.
CARLA LOPERA, Office of General Counsel.

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1 THE CHAIRMAN: Any opposed?
2 BOARD MEMBERS: (No response.)
3 THE CHAIRMAN: By your action, show the
4 minutes from April adopted.
5 And let's go ahead to our first
6 application, DDRB application 2023-006, 562
7 Park Street, the special sign exception that we
8 deferred from our last meeting.
9 Ms. Kelly, can we please have a staff
10 report?
11 MS. KELLY: Yes, sir.
12 DDRB application 2023-006 is requesting a
13 special sign exception to install a monument
14 sign at 562 Park Street. This item was
15 deferred, as the Chair mentioned, at the last
16 DDRB meeting.
17 Located in Brooklyn, the subject site is
18 home to the former Jax Federal Credit Union
19 building which has been rebranded as RadiFi
20 Credit Union. The proposed monument sign is
21 located in the greenway between the building's
22 entrance canopy and the sidewalk along Park
23 Street.
24 At the April meeting, the board expressed
25 concerns regarding the size and the design of
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1 PROCEEDINGS
2 May 11, 2023 2:02 p.m.
3 - - -
4 THE CHAIRMAN: Board members, good
5 afternoon to you and to the public.
6 I'll call the meeting to order at
7 2:02 p.m.
8 And it looks like for these microphones,
9 we don't have to press the button while we
10 talk, unlike at the library.
11 So hopefully you had a chance to review
12 the agenda. And we will start, as usual, with
13 an approval of the meeting minutes from the
14 last meeting. And so if board members have any
15 revisions, we will hear those now; otherwise, I
16 will entertain a motion.
17 BOARD MEMBER SCHILLING: I move to
18 approve.
19 THE CHAIRMAN: All right. There's been a
20 motion to approve by Board Member Schilling.
21 Is there a second?
22 BOARD MEMBER MONAHAN: Second.
23 THE CHAIRMAN: And a second by Board
24 Member Monahan.
25 All those in favor, please say aye.
BOARD MEMBERS: Aye.
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1 the sign. The applicant did revise their
2 submittal. Although the size and design and
3 the text have been reduced, staff finds that
4 the proposed nonilluminated sign is cohesive
5 with the existing building and it does not
6 distract from any architectural significant
7 features.
8 Staff recommends approval of DDRB
9 application 2023-006 subject to the following
10 condition: That the sign location shall be
11 subject to review by the City's traffic
12 engineer.
13 Thank you.
14 THE CHAIRMAN: Thank you, Ms. Kelly.
15 Is there a presentation from the
16 applicant?
17 MR. TAYLOR: Yes, sir.
18 THE CHAIRMAN: I'll also go ahead and open
19 the public hearing on this item.
20 (Mr. Taylor approaches the podium.)
21 THE CHAIRMAN: And as a reminder, please
22 state your name and address for the record.
23 MR. TAYLOR: Good afternoon, ladies and
24 gentlemen.
25 Randy Taylor, 4162 St. Augustine Road,
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1 Jacksonville, Florida.
2 Yes, as we all know last meeting we had
3 some -- some issues with some of the sizes and
4 things like that of this particular sign. So I
5 went back to the drawing board, after listening
6 to all the comments, to see if we could scale
7 this down to make it to where everybody is
8 comfortable with it.

9 So as you can see by this rendering
10 here -- the last time we came in, the sign was
11 8 feet tall. Now it is 5-feet-8 tall. There
12 was a comment about the -- the logo was in the
13 center, over the RadiFi, which created a lot of
14 dead space on each side of the sign, so we did
15 a linear layout of the logo now, and that also
16 brought the size of the letters down from 18
17 inches to 12 inches.

18 I got some better pictures this time just
19 to show where this thing sits.

20 The bushes behind it, they're 6 feet wide
21 from the edge of the sidewalk into the parking
22 lot. So the sign is a 5-foot setback and it is
23 only 90 inches wide. So the sign is reduced
24 considerably to fit into that space out there.

25 There was a comment about visibility with
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1 cars coming in there. Well, on the far end of
2 that, it's only a one-way entrance, so there is
3 no stopping there. So that is a moot point.

4 There is no obstruction of vision on that side.
5 I went down to Rosselle Street, which is
6 down the other end, and wheeled that off, and
7 that sign is 235 feet away from the
8 intersection. So that doesn't really -- that
9 doesn't constitute an issue as well.

10 So like I said, I've listened to all the
11 comments everybody had. I went back to the
12 drawing board. I tried to come back with
13 something I think everybody would be -- you
14 know, be good with.

15 And with that, I think we're there.

16 THE CHAIRMAN: Okay. Thank you,
17 Mr. Taylor.

18 Board members, are there any questions at
19 this point for Mr. Taylor before we go to the
20 public comment?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Seeing none, Ms. Mezini,
23 are there any public commenters?

24 MS. MEZINI: No public comment.

25 THE CHAIRMAN: All right. Show the public
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1 hearing closed.

2 And, Board Members, let's move on to board
3 comments, and let's go ahead and start with
4 you, Mr. Harden.

5 BOARD MEMBER HARDEN: Just to be clear,
6 there's no existing sign there?

7 MR. TAYLOR: No.

8 BOARD MEMBER HARDEN: Do you have an
9 aerial that shows where -- is this the only
10 slide in the deck -- where this is located?

11 MR. TAYLOR: I don't have an aerial.
12 That's a clear area there. It's --

13 BOARD MEMBER HARDEN: About the midway
14 point on the block; is that --

15 MR. TAYLOR: It's right in front of the
16 canopy, and there is a clear spot. The bushes,
17 as you can see, start from one end and go to
18 the other end. So there is probably about a
19 20-, 25-foot clearance there. So traffic will
20 be able to see that.

21 One of the reasons they did this is
22 because on the building -- they had one on the
23 side of the building and they built a
24 five-story building next to that building, so
25 now that sign is moot. It's just a moot point.

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1 It doesn't work anymore. So this, being out in
2 the street, it gives traffic a little visual
3 of -- because there's a lot of trees in the
4 front, so you can't see the building. The
5 actual building sign is behind the trees of the
6 center of the building, so, therefore, it's not
7 very visible. This -- this will give them the
8 effect they're looking for. As people drive
9 down the street, they'll say, "Oh, there's
10 RadiFi right there."

11 BOARD MEMBER HARDEN: And what's the
12 material on the base?

13 MR. TAYLOR: It's all aluminum base. It's
14 just -- it matches their colors, their
15 corporate colors of the purple. It wasn't my
16 choice; it was just a marketing thing. Don't
17 shoot the messenger. But yeah, that's their
18 branding colors. They painted all the roofs on
19 their buildings and their wayfinding signs that
20 purple color. It's kind of a spin-off of a
21 VyStar type of situation, where it's one color
22 that pops and they can (inaudible). And it's a
23 rebranding, so they're just trying to come up
24 with some signage that pops.

25 BOARD MEMBER HARDEN: Okay. No further
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1 questions.
 2 THE CHAIRMAN: All right. Mr. Jones.
 3 BOARD MEMBER JONES: I have no comment.
 4 THE CHAIRMAN: Mr. Monahan.
 5 BOARD MEMBER MONAHAN: Thank you,
 6 Mr. Chair.
 7 Appreciate you bringing this back. I
 8 think this is much better.
 9 MR. TAYLOR: Thank you.
 10 BOARD MEMBER MONAHAN: Glad to support it
 11 today.
 12 MR. TAYLOR: Great. Thank you.
 13 THE CHAIRMAN: Ms. Ott.
 14 BOARD MEMBER OTT: No comment.
 15 THE CHAIRMAN: Mr. Schilling.
 16 BOARD MEMBER SCHILLING: Similarly, I'll
 17 echo the comments. Thank you very much for
 18 your work on the sign.
 19 MR. TAYLOR: Thank you.
 20 BOARD MEMBER SCHILLING: I agree, I think
 21 it looks much, much better.
 22 Thank you.
 23 MR. TAYLOR: It fits in there much better.
 24 BOARD MEMBER SCHILLING: It fits the area.
 25 Thank you.

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1 entertain a motion at this point.
 2 BOARD MEMBER SCHILLING: I'll move to
 3 approve.
 4 THE CHAIRMAN: There's been a motion to
 5 approve by Mr. Schilling.
 6 Is there a second?
 7 BOARD MEMBER BERLING: Second.
 8 THE CHAIRMAN: And there's a second from
 9 Ms. Berling.
 10 All those --
 11 MS. LOPERA: Through the Chair -- Carla
 12 Lopera.
 13 THE CHAIRMAN: Yes.
 14 MS. LOPERA: That motion to approve, was
 15 that including the recommendation by staff that
 16 the sign location shall be subject to review by
 17 the City's traffic engineer?
 18 BOARD MEMBER SCHILLING: Yes, ma'am. That
 19 was my intent. I apologize. I did not say
 20 that, but that was my intent, to have it
 21 subject to the -- the conditions.
 22 MS. LOPERA: Okay. Thank you.
 23 THE CHAIRMAN: All right. Thank you,
 24 Mr. Schilling, for clarifying.
 25 There's been a motion and a second to

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1 MR. TAYLOR: You're welcome.
 2 THE CHAIRMAN: Mr. Loretta.
 3 BOARD MEMBER LORETTA: No comment.
 4 THE CHAIRMAN: Ms. Berling.
 5 BOARD MEMBER BERLING: It's -- same as the
 6 other members. I just really appreciate that
 7 you took the time to go out there and do the
 8 studies and do the analysis and come back with
 9 this, so thank you.
 10 MR. TAYLOR: Great. Thank you very much.
 11 THE CHAIRMAN: Councilman Ferraro.
 12 COUNCIL MEMBER FERRARO: It looks like
 13 you've touched on everything that we brought
 14 up.
 15 Thank you.
 16 MR. TAYLOR: Thank you very much.
 17 COUNCIL MEMBER FERRARO: Thank you,
 18 Mr. Chair.
 19 THE CHAIRMAN: I'll echo what everyone
 20 else says. Thank you, Mr. Taylor. We
 21 appreciate you coming back with the new
 22 proposal.
 23 MR. TAYLOR: Sure. My pleasure.
 24 THE CHAIRMAN: All right. Board members,
 25 if there are no additional comments, I'll

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1 approve, with the staff condition, DDRB
 2 application 2023-006.
 3 All those in favor, please say aye.
 4 BOARD MEMBERS: Aye.
 5 THE CHAIRMAN: Any opposed?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Show it approved
 8 unanimously.
 9 MR. TAYLOR: Thank you, guys. Appreciate
 10 all your help.
 11 THE CHAIRMAN: All right. Board members,
 12 let's move on to action item C, DDRB
 13 application 2023-012, McCoy's Landing,
 14 conceptual review.
 15 Ms. Kelly, if we could please get a staff
 16 report.
 17 MS. KELLY: DDRB application 2023-012 is
 18 requesting conceptual approval of a residential
 19 project in LaVilla. The site is approximately
 20 two acres and includes the entire block between
 21 Dennis Street and Harper Street and Myrtle
 22 Avenue and Hanover Street. The proposed
 23 project includes approximately 275 multifamily
 24 units, parking and associated amenities.
 25 The subject site has a very unique

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1 context. The FEC railroad is to the north,
2 across Dennis Street. Myrtle Avenue is on the
3 west. And just past the subject block, Myrtle
4 becomes that tunnel that goes under the
5 railroad and I-95. Hanover Street borders the
6 site to the east and has no connections outside
7 of the subject block. And across Harper
8 Street, just to the south, is a park project
9 that is currently in design.

10 Because of the surrounding constraints and
11 adjacencies of this block, it is likely that
12 the project will need to request deviations,
13 and staff has tried to point these out in the
14 staff report as well.

15 The applicant is proposing to convert the
16 two-way streets of Harper, Hanover, and Dennis
17 to one-way, which would form a route around the
18 project. Staff generally does not support
19 one-way streets; however, this block is
20 isolated with no connectivity from any road
21 other than Myrtle, and a one-way street
22 conversion could offer some opportunities for
23 additional bicycle and pedestrian streetscape
24 amenities, as well as, you know, uses and
25 facilities to complement the park -- the

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1 incoming park.
2 So while staff is supportive of this
3 change, approval would still be needed from the
4 City's traffic engineer, and we have
5 conditioned the recommendation as such.

6 Even though the site is kind of located in
7 the LaVilla district of the overlay, the
8 character of immediate area and the most
9 immediate design influences are those from the
10 Brooklyn district. Staff finds that this is
11 because the railroad acts as more of a barrier
12 in this area than the creek does. As such, the
13 height and form of the proposed design are most
14 compatible with Brooklyn.

15 The form is a rectangular volume that uses
16 various materials and textures to ensure
17 modulation along each elevation. The Myrtle
18 street elevation features (inaudible) with an
19 urban art treatment located near I-95 and
20 wrapping the structure onto the Dennis Street
21 elevation.

22 The multifamily units are located above
23 the two-story parking podium. In order to
24 comply with regulations related to off-street
25 parking, the applicant is opting for a

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1 combination of nonparking active use and urban
2 open space.

3 Urban open space has been provided along
4 Harper and Hanover Streets as this is sort of
5 the -- this is the portion that will eventually
6 front the park to the south. However, some of
7 the features, like the dog run, are provided
8 for residential use only, and so those are not
9 considered urban open space. So those elements
10 will need to be revised if they are going to be
11 included in that urban open space calculation.

12 Additionally, staff finds that -- the
13 street sections to be revised to increase and
14 clarify the pedestrian zones and possibly
15 decrease travel lane widths, so our
16 recommendation is that they're conditioned as
17 such.

18 Based on the foregoing, staff recommends
19 that DDRB application 2023-012 be approved with
20 the conditions that are shown on the screen
21 above and in the report. I'll summarize those.

22 The first one would be to identify any
23 deviations. The second is to improve the
24 programming or functionality of urban open
25 space. The third is that we would like a shade

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1 study or shade calculations prior to the final
2 approval submittal. The fourth is that we
3 revise the street sections for some
4 efficiencies. And then, of course, the fifth
5 involves the one-way around the block, and that
6 that needs to be approved by the City's traffic
7 engineer.

8 And with that, that concludes the staff
9 report.

10 THE CHAIRMAN: Okay. Thank you,
11 Ms. Kelly.

12 And let's open the public hearing and hear
13 from the applicant.

14 (Ms. Rewis approaches the podium.)

15 MS. REWIS: Hi. Good afternoon.

16 Staci Rewis, One Independent Drive, Suite
17 1200, Jacksonville, 32202.

18 With us today is the project architect,
19 G4 Design; the project engineer with
20 England-Thims & Miller; and the project
21 landscape architect with (inaudible)
22 architecture.

23 MS. MEZINI: There is a clicker if you
24 want to try it out and (inaudible).

25 MS. REWIS: Thank you.

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1 Okay. Susan has oriented you to the site,
2 so I don't want to spend too much time, except
3 really honing in and pointing out to you where
4 the site is located in relation to the LaVilla
5 district that it's in, as well as to the south,
6 which is Brooklyn.

7 The site is located in the southwest kind
8 of tip of Brooklyn. It is also boarded to the
9 west by Myrtle, but more importantly 295 right
10 there. The overpass goes right by it.

11 You are going to hear from the
12 presentation with the architect, as well as our
13 landscape architect and team, a couple of
14 themes throughout our presentation. Ms. Kelly
15 touched on a couple of those, but the two
16 predominant ones are -- you're going to hear is
17 the site is constrained and it is unique. And
18 it truly is unique. It is located in downtown
19 Jacksonville, right at its boundary, but it is
20 not -- it does not situate nor does it function
21 as a typical downtown parcel. It takes up a
22 full city block.

23 The grid system back here (indicating) is
24 no more, and there is really no public realm at
25 all to engage walkability or anything like

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1 that, so it is up to our team to create that.
2 And the creation of that is -- we want to pull
3 it out. It's in a corner right now, right? Or
4 it's on its own island. We want to pull it out
5 from that corner and from the island and really
6 have it act as a transition between not just
7 LaVilla and Brooklyn, but also to the west,
8 which is the rail yard on the other side of 95,
9 because that is going through redevelopment as
10 well.

11 So the graphics, the building facades, the
12 modulations are a composite of not just
13 LaVilla, not just Brooklyn, but also picking up
14 from some of the railroad, as well as the
15 history of this project, which is
16 nonresidential, container-type manufacturing,
17 and so we want to embrace that.

18 And yes, we will have some deviations that
19 we will bring back to you for final, but at
20 this point we just -- we want to present the
21 project, get our vision out there,
22 understand -- we know it's constrained, we know
23 it's unique, but we really want to embrace that
24 with the design and the vision and how the site
25 actually is going to operate in the future

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1 because it can continue to be at least a unique
2 site in that right to the south is where
3 McCoy's Creek is going to be redeveloped and
4 hopefully expanded in this area. So McCoy's
5 Creek can also offer that really nice
6 connection to the rest of downtown with the
7 public-realm-type aspect.

8 And with that, I'm going to turn it over
9 to our engineer, Peter Ma, just to kind of walk
10 through the site plan for you and access
11 standpoint.

12 Thank you.

13 THE CHAIRMAN: Thank you, Ms. Rewis.
14 (Mr. Ma approaches the podium.)

15 MR. MA: Hello.

16 Peter Ma, England-Thims & Miller, 14775
17 Old St. Augustine Road.

18 Susan did a great job of really presenting
19 our case, but -- so the whole building is --
20 pretty much covers the whole block. Main
21 access to the structure garage is Myrtle
22 Avenue, and we also have a secondary access
23 from the garage at Dennis Street.

24 So what we're proposing is really Harper,
25 Hanover and Dennis Street to be a one-way

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1 street, and it's going to go -- we're proposing
2 counterclockwise. So all this still has to get
3 approved by Chris LeDew, the traffic engineer.
4 Understanding he's been out of the country. Be
5 back next week, so hopefully we hear from him
6 and we can -- we can work -- work that when he
7 gets back.

8 I think -- also on Harper -- at the end of
9 Harper -- I guess at the corner of Harper and
10 Hanover, that is, I believe, where the entrance
11 to the -- McCoy's Creek Park that they're
12 designing, so I want to point that out.

13 Really, the site plan is not a whole lot.
14 I mean, it covers a whole block. This is more
15 of an architecture thing than anything else.

16 So with that, if there's any questions for
17 me, I'm happy to answer them.

18 (Mr. Divone approaches the podium.)

19 MR. DIVONE: Good afternoon, Board.

20 Gabriel Divone, Group 4 Design, Inc., 1939
21 Hendricks Avenue, Jacksonville, Florida.

22 So we talked already about the site and
23 where this is situated. North is going to be
24 always up on the sheet as we move through
25 these. And I'll give you some placements, if

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1 needed, as we go through some of the others.
2 So when we first started looking at this
3 project, we needed to locate -- even though we
4 have a location, we need to understand our
5 location, we need to understand our community,
6 our neighboring properties. And as previously
7 said, we have the train yard to the north and
8 we have a JEA land use to the east of our
9 project. We are landlocked here. There's not
10 too much other land that's going to be
11 buildable to our south where the McCoy's Creek
12 is going to be.

13 And, you know, there is a very constrained
14 site. The existing building is the entire full
15 site. And one item we wanted to do -- we start
16 to pull back our building to the minimum
17 parameters to hold our scope and use of the
18 project so we can create all of those
19 neighboring walkways and all of the urban space
20 that is qualified for this. As we know, this
21 is going to be a destination once that park is
22 designed and, you know, hopefully built.

23 So taking you on a trip down Dennis
24 Street, which is the north street of our
25 property -- again, this is neighboring to our

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1 trail yard -- our rail yard and the overpass.
2 It's not a great site on that side. There's a
3 lot of neglectivity [sic] that's being done by
4 the current use, overgrown trees.

5 If we go to the next slide, you have an
6 actual entry point -- entry point with the --
7 just random items left over from their sites.
8 We have a -- you know, some sort of pipe that's
9 being routed from their land all the way back
10 to the east side of the properties there.

11 And this is where we took one of our
12 design cues and wanted to get away from the
13 possibility of a requested deviation of urban
14 open space on the Dennis Road [sic]. And the
15 number one thing we wanted to grab for this is,
16 if we're taking it away from Dennis Street, we
17 could ultimately give it back to Harper and
18 Hanover as much as possible and try to exceed
19 the actual requirements.

20 The other item, too, for Dennis is, we
21 just didn't feel our neighboring community
22 would want to be holding -- visiting this
23 portion of the project and staying for a while.
24 They ultimately would come, stay for a little
25 bit, but then exceed and resume walking to

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1 Hanover or Harper, so we wanted to create those
2 two holding points as our destinations on our
3 property.

4 So here -- for our urban open space
5 diagram and deviation request, the blue shown
6 on the corners, that's going to hold our Myrtle
7 and our Harper as first-floor activation in
8 office and commercial for 39 percent along
9 Myrtle Avenue and 49 percent along Harper
10 Avenue, as it requests 25 percent of each
11 facade of the building, with a 50 percent
12 aggregate.

13 And then along Hanover, we're trying to
14 hold about 95 percent of urban open space, that
15 entire street. The green portion that's
16 stripped along Harper is what we're considering
17 an additional urban open space as we have
18 already achieved the 25 percent with the
19 commercial corners.

20 So we have a total amount of just above
21 60 percent for the entire property without
22 creating anything on Dennis. That's the
23 deviation we're requesting.

24 Site plan here (indicating). Peter kind
25 of went over that, but the main entry to both

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1 the garage and the -- our main office is going
2 to be off of Myrtle. And we have some -- our
3 bike shop amenity and some other items along
4 Harper, along with the additional urban open
5 space to keep our community moving through our
6 space.

7 And like Peter said, on that southeast
8 corner, on the bottom right, hopefully will be
9 our experience to the park as our entryway.
10 And then we have a secondary garage entry on
11 Dennis Street, and that counterclockwise --

12 So this is a five-story over two-story
13 podium. It's on the third floor you have our
14 first residential where we have some additional
15 amenity spaces for tenant usage, courtyard.
16 And on the bottom right we have removed a
17 couple of our residential blocks on the third
18 floor and the fourth floor to create an
19 open-air patio that would then overlook the
20 park. Also, you can see downtown from there.
21 That would be a tenant-only experience. But
22 being a walker, somebody from the community,
23 you will be able to experience that from the
24 ground level and they'll have an interaction
25 between the two there.

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1 All of the other residential units all the
2 way up (indicating).
3 So on to some more precedence of how we
4 shaped our building. Again, you know, this is
5 a layover map of -- of LaVilla on the north,
6 Brooklyn on the south portion, and the rail
7 yard area on the left.

8 There is -- the vast majority of items
9 down Dennis Street are very industrial. There
10 is still a steel manufacturing plant, a bunch
11 of other manufacturing with corrugated steel --
12 steel outriggers coming out of that building.
13 And then we have our corrugated steel for the
14 rail cars. Lots of this happening. Stair
15 towers coming out of buildings. So we want to
16 keep a lot of that industrial feeling into
17 our -- while we keep some inspiring art from
18 the community back into the building.

19 More photos for our -- inspirational
20 photos, a little bit more close up, picking
21 each of those components; the brick steel, the
22 mesh, exposed steel for the outriggers there,
23 and the graffiti, just as an inspiration photo
24 for neighboring community art.

25 Yes, that's not the final image. What
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1 you're going to see on the renderings, we will
2 have something more local-inspired on there.
3 Front elevation of Myrtle (indicating).
4 You could also see here we're currently at the
5 proposed 84 feet max. We're requesting the
6 deviation to 85. LaVilla sits at 75 right now
7 and Brooklyn at 90. We didn't see an 85-foot
8 request mark as a -- an issue, but we can
9 further talk about that.

10 Numbers on there for fiber cement, lap
11 siding. We have other corrugated steel, brick
12 from the area. We can culture a certain color,
13 but we're looking in that brown-reddish brick
14 with some pops of color, and then we're showing
15 a screened metal mesh for the lower two floors
16 of the podium parking garage.

17 This is our elevation on the -- Harper
18 Street. On the left-hand side is our office.
19 And above we bring in some cross-bracing with
20 the industrial exposed steel, the brick running
21 all the way up, kind of encasing that jewel
22 box, and then matching it on the Harper/Hanover
23 side where we then remove those two lower
24 blocks.

25 Most of the steel exposed that are on the
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1 east and the west side are up for visual
2 exposure, and then we decided to drop the two
3 middle balconies all the way down to the
4 ground. So while we have a -- which you're
5 going to hear from our landscape
6 architecture -- architect, we have some urban
7 open space. Now you get to physically be
8 entwined with the seal that's coming to the
9 ground at that point as an urban open space.

10 Looking at the elevation on Hanover and
11 then Dennis (indicating). And I will come back
12 to our deviation request on here.

13 So as we were going through designing, we
14 were looking at the garage screening coming all
15 the way around, but on Dennis Street we wanted
16 to start to alleviate and remove some of that
17 garage screening. One, the garage screening is
18 for two purposes, from a community standpoint
19 of seeing and watching the -- the park and
20 ride, and seeing it guided and being taken away
21 from your vision and vice versa. Somebody
22 inside the parking garage not being out --
23 outside (inaudible).

24 On this particular occasion, we have the
25 CSX -- the rail yard right there, all of the
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1 trees. We wanted to start to remove that. And
2 then also for any security reason possibly
3 working on the side, we now have a visual
4 connection between anyone inside the parking
5 garage and outside the parking garage.

6 This is our main cross-section,
7 residential above, parking garage below. The
8 courtyard will feature a pool, double-height
9 amenity space for the tenants.

10 We've come to our main rendering, Myrtle
11 Street on the left side, Harper on the right.
12 Again, I think this picture shows us how we've
13 reduced our footprint as much as we can to push
14 it off of that property line and experience a
15 mini plaza that encases the Myrtle and Harper
16 area.

17 A welcoming launch pad that sets you down
18 the street (indicating). On top you could see
19 all the exposed steel that we're getting from
20 our industrial look and encased in the brick
21 edging that we (inaudible) fondly within our
22 communities and what shapes a lot of the
23 buildings downtown.

24 Harper Street on the left, Hanover on the
25 right. This showcases our two unit removal and
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1 our exposed open-to-air deck for the tenants,
2 while also creates an overhang and another
3 gathering point before anyone from the
4 community can stop and enter the park.

5 You'll see on the right-hand side, which
6 is Hanover, the proposed urban open space lawn,
7 which is the flex lawn.

8 Image from 95 itself. Hopefully, no one
9 has this -- has an experience -- cracking, but
10 wanted to make it realistic.

11 So here you'll notice that as you're
12 experiencing your drive, we will have our
13 building above. Having that image warp around
14 the corner experiences whether you're going
15 north or south for incoming or going
16 passengers.

17 And on the Dennis side, which is on the
18 left side of this image, we've repeated some of
19 that exposed steel coming down to the ground on
20 the balconies. (Inaudible) to leave that on
21 the bottom.

22 Corner of Myrtle on your right-hand side,
23 Dennis on your left. Again, no -- pushing back
24 the building as much as we can to still make
25 another mini plaza as Dennis Street starts to

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1 cultivate itself and become larger and more
2 active. We're still going to need some sort of
3 gathering pad before we cross that street and
4 welcome everyone into our property.

5 And then on the left side here, Dennis,
6 you can see how the trees do shade our -- on
7 our property by itself, the leave out of the
8 screens to the parking garage. It is very
9 tight. It's almost alley-esque as you look
10 down Dennis Street.

11 I think our trees are a little bit more
12 pruned than what's going to be out there on the
13 north side of the street.

14 Another shot looking north on Myrtle
15 (indicating). Close-up to the main office on
16 Myrtle, showcasing the screening in the back
17 and the artistry on the -- on the building
18 itself.

19 Looking down Harper where the bike shop
20 is, towards the urban open space that's
21 additional.

22 You have Hanover on the left here, Dennis
23 down the right. Same thing. What we wanted to
24 try to show here is the -- the leave-out from
25 the parking garage. The screening does its

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1 purpose. The trees do the rest.

2 On the left side here of Hanover, dog park
3 forefront to this corner and the flex lawn.

4 Another shot of Harper.

5 The flex lawns could be used for the
6 community or tenants, open to the public.

7 Anyone have any questions before I turn it
8 over to our landscape architect?

9 BOARD MEMBERS: (No response.)

10 MR. DIVONE: Appreciate it. Thank you.

11 THE CHAIRMAN: Thank you.

12 (Mr. Linck approaches the podium.)

13 AUDIENCE MEMBER: Hi, everyone.

14 Preston Linck, 1450 Flagler Avenue,
15 Jacksonville, Florida 32207, landscape
16 architect on the project.

17 So I'm mostly going to run through the
18 streetscape component with you all and get into
19 the conceptual plan.

20 So, first off, again, we've talked about
21 the context already, but just to reorient
22 ourselves. CSX property to the north; COJ
23 property to the east; Myrtle, which we consider
24 to be a relatively busy thoroughfare, to the
25 west; and Harper to the south, which is going

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1 to be the front of the McCoy's park, and also
2 to the east, which is also a really important
3 piece of the -- this design.

4 So when we began this streetscape design,
5 we really wanted to orient the building and put
6 the control point northwest, where we could
7 maximize the urban open space and streetscape
8 design of Harper Street and Hanover Street.

9 So you'll see that the whole concept of
10 this project, given the context, is to create
11 this passive, fluid design that's based on
12 circulation around and through the property,
13 but also providing these nodal spaces on
14 Hanover and Harper that become really adaptable
15 as the community continues to grow.

16 This is just an enlargement showing some
17 of these nodal spaces, the general streetscape
18 furnishings that we'll be using, and also some
19 of the custom, more open, urban space
20 components.

21 Quickly just running through the
22 streetscape designs, as Susan mentioned at the
23 very beginning, we're trying to create enough
24 space that is much more than the minimum
25 requirements, but also to, again, not congest

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1 the streets for, like, overcrowding it with too
2 much programmatic element that isn't quite used
3 because there isn't really a streetscape -- I'm
4 sorry, a pedestrian heavy zone currently, but
5 also then becomes adaptable and doesn't get
6 congested once the park -- and this is
7 really -- does become a main thoroughfare into
8 the park at one point.

9 So this is Myrtle (indicating). Again,
10 this is the access point. You sort of walk
11 north to south, and then you would be heading
12 onto Harper, which is the main programmatic
13 element of this project.

14 The dimensions you're seeing here really
15 are the minimum. So, for instance, the ped
16 area we're showing is 8 feet, but really they
17 expand and compress a little bit. They -- the
18 8 foot is the minimum. This section just seems
19 to cut through the actual shaded line area,
20 which we sort of see as this passive moment to
21 walk and sit down in the grass under a canopy
22 of trees. It also helps to screen some of that
23 parking garage in that corner.

24 This is the section on Harper
25 (indicating). This is our widest expanse.

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1 This is where we have the flex lawn -- which
2 we're calling the flex lawn, which we can see,
3 you know, adapting from the time of
4 installation and construction for being more
5 for the residents and locations for stretching,
6 meeting up points for running and then biking
7 and things like that, but also at later dates
8 perhaps it's adaptable where you could set up
9 tents for certain events and maybe there's
10 running events or, again, biking events or you
11 could put a food truck, or maybe it's even
12 something permanent that is demanded at some
13 later point in time but we can't predict what
14 yet.

15 Dennis. This is where we've really
16 pressed the building tighter up against the
17 property line, reducing the dimensions of the
18 actual urban open space component and
19 pedestrian zone. And really we just want to
20 make this a safe area that can be accessed
21 through walking, keeping people mostly away
22 from the CSX property.

23 The prefab furnishings and paving that we
24 intend to use (indicating). There will be some
25 custom components to the building tucked

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1 into -- towards the building.

2 Some concept character imagery
3 (indicating). A lot of this speaks to the
4 planting and sort of the welcomeness of the
5 corner points, benches, places of seating, the
6 curvilinear nature and fluidity of the design.
7 Maybe there's a component of sort of sculptural
8 fun furnishing at this point.

9 And then we do have some -- the idea of
10 putting some chess tables and some table tennis
11 down on the ground level.

12 Planting design. This is really a
13 conceptual palette at this point. The
14 intention is to make broad, wider expanses of
15 plantings where we can diverse mostly a native
16 palette with pretty heavy shade canopy/tree
17 density, which I do very much expect it to be
18 way over 40 percent, but we'll look into that.

19 And that's it. Any questions for me?

20 THE CHAIRMAN: Board members, any
21 questions?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Seeing none, you're good.

24 Thank you.

25 MR. LINCK: Thank you.

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1 THE CHAIRMAN: And, Ms. Rewis, does that
2 conclude the presentation?

3 MS. REWIS: Yes.

4 THE CHAIRMAN: All right. Fantastic.

5 Ms. Mezini, are there any public
6 commenters?

7 MS. MEZINI: Yes. Ms. Powell.

8 THE CHAIRMAN: Ms. Powell, come on up.
9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Hi. Nancy Powell,
11 Scenic Jacksonville.

12 And I spoke last time on the Block 9
13 project, which is not too far from this one,
14 and I think this -- well, I don't know exactly
15 where it is from there, but it seems like it's
16 over in that general area. And we spoke in
17 favor of the streetscape plan on that one and
18 also the -- the wrapped parking, so what struck
19 us about this is this has some similarities
20 there, and we really applaud the wide
21 sidewalks, the canopy trees, the streetscape,
22 the emphasis on the streetscapes, and mostly
23 the wrapped parking.

24 I would -- I would say that, you know, the
25 places where there's screened parking on the

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1 ground floor, I think there needs to be a
2 little more attention to the screening since it
3 does seem to be a fair amount of space for
4 that.

5 Being on the corner for -- across from the
6 park, I would -- I guess one of -- maybe it's a
7 question. Can some of that parking at some
8 point in the future perhaps be converted to
9 mixed use? You know, the other project had
10 mixed use in it. I think if I gathered
11 correctly, they spoke of spaces in lieu of the
12 mixed use. And, you know, mixed -- open space
13 really needs to have a really good public
14 benefit. I think a little bit of the flex lawn
15 is nice, but I -- I'm not sure anybody would
16 consider it a park kind of thing.

17 So I think there's little tweaks that
18 could be made. I also missed the fact that
19 this was converting to one-way, so I think
20 there's a lot of people that really need to
21 think about that. We've spent a lot of time
22 going away from the one-way streets, even
23 though I understand this configuration is a
24 unique place.

25 The rail district is under 95. It seems
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1 like that is -- you know, there is a path under
2 95. There's a lot of opportunity for more park
3 and adaptive reuse under bridges, like RAM.
4 And it may be farther down the road, but that's
5 definitely an opportunity here, so I think we
6 need to be thinking really far ahead in that --
7 in that arena, but a nice project.

8 Thank you.
9 THE CHAIRMAN: Thank you, Ms. Powell.
10 Ms. Mezini, are there any additional
11 public comments?
12 MS. MEZINI: No additional public comment.
13 THE CHAIRMAN: All right. Let's close the
14 public hearing and move on to board comments.
15 And, Ms. Berling, let's start with you.
16 BOARD MEMBER BERLING: So I agree with all
17 of the staff's recommendations on this project.
18 There's a lot of things that I like and I think
19 are really successful and (inaudible) --
20 Can you hear me now?
21 There's a lot that I think is really nice
22 moments in this project, architecturally;
23 elevations, materiality I appreciate.
24 I think the only comment is going to be
25 the facade from the bridge, that artwork is

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1 going to be really important, right? And so I
2 really want to see that developed a lot. I
3 think it has the possibility to really
4 celebrate and elevate this project or have the
5 opposite effect, and so I want to know the plan
6 for that.

7 I'm a huge fan of artistic graffiti, but I
8 don't know necessarily that that's -- this is
9 the place or moment, and so I really want to
10 see how you engage the community and the art
11 community in executing this. And it -- it's
12 probably the darkest facade of all of them. I
13 do appreciate the realistic depiction of
14 asphalt, though.

15 Thank you. All in all a great project.
16 THE CHAIRMAN: All right. Mr. Loretta.
17 BOARD MEMBER LORETTA: So I think
18 everything is pretty good as is. I don't
19 really see too many qualms with their project.
20 That being said, I do think there's an
21 opportunity to completely rethink the entire
22 project and almost vacate right-of-ways with
23 Dennis and Hanover.
24 You know, it just seems as though there
25 would be a significant, better opportunity
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1 to -- to turn Harper into, let's say, a
2 cul-de-sac, gateway entry into the McCoy's
3 Creek Park and grab additional land on Hanover
4 and Harper. The COJ property is really just a
5 cell tower and maybe some other use that could
6 be accessed to be a grass driveway and so forth
7 and --

8 You know, I think from the City's
9 perspective, the parks perspective, and even
10 the developer's perspective, if you guys are
11 willing to think about that, it would be a way
12 better project in the long run. I think it's
13 great as it is, but I think you have a huge
14 missed opportunity.
15 Thank you.
16 THE CHAIRMAN: Ms. Rewis, would you like
17 to comment on that?
18 MS. REWIS: I would.
19 So, Mr. Loretta, you hit the nail on the
20 head. We have had multiple meetings with the
21 City on potential vacation of streets, and that
22 is not an option I'm told, which is why we're
23 looking at a one-way.
24 BOARD MEMBER LORETTA: Okay. Who -- who
25 and why?

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1 MS. REWIS: The City did not want to
2 vacate the streets. We spoke with the Parks
3 Department and the people that are running
4 (inaudible) on McCoy's Creek. They wanted the
5 ability to have those streets open when McCoy's
6 Creek is redeveloped for potential access,
7 especially along Harper and Hanover. And
8 Traffic did -- and the Public Works Department
9 did not want that either.

10 BOARD MEMBER LORETTA: Yeah. I just think
11 if it was thought about from an
12 all-encompassing perspective that -- I mean,
13 Harper definitely not closing, but if there
14 were to be -- you know, whatever, I'd love to
15 go argue that with City staff. I think that
16 they're missing the boat across the board.

17 Thank you.

18 THE CHAIRMAN: All right. Mr. Schilling.

19 BOARD MEMBER SCHILLING: Thank you,
20 Mr. Chairman.

21 And I'll echo the comments of -- I think
22 this is a really good-looking project. Thank
23 you very much. As well for all the detail that
24 y'all have provided at the conceptual level.

25 I do have a couple of questions. And I
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1 apologize, I should have asked them earlier.
2 But one is to Ms. Kelly or the applicant. So
3 the access -- the future park entrance -- I saw
4 in the slides that there was a proposed
5 pedestrian bridge over to the park. Is it also
6 anticipated that there will be vehicular access
7 so folks -- people accessing the park would be
8 able to park and would use Harper Street to get
9 to the park or is it just pedestrian access?

10 MS. KELLY: Through the Chair, to my
11 knowledge, the designs currently show
12 pedestrian, so no parking on the park, if
13 that's what you're asking.

14 BOARD MEMBER SCHILLING: So we wouldn't
15 expect, you know, the general public using
16 Harper Street to drive cars --

17 MS. KELLY: No.

18 BOARD MEMBER SCHILLING: All right. And
19 then, also through the Chair to the applicant,
20 which I saw this -- so I saw the note that
21 the -- the space in the southeast corner is
22 labeled as a recreational amenity. So is the
23 intent for that to be a hundred percent
24 dedicated to the residents? So would that be a
25 resident-only use?

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1 MR. DIVONE: Thank you for that question.
2 Are we talking about the -- you said the
3 one on the southeast?

4 BOARD MEMBER SCHILLING: South -- right,
5 so near the park, under the -- the elevated --

6 MR. DIVONE: Currently, that would be for
7 tenant usage.

8 BOARD MEMBER SCHILLING: For tenant --
9 okay. Perfect. That was my guess, but I
10 wanted to ask to be certain.

11 I would say the only -- and again, this is
12 constructive -- to be viewed as constructive
13 criticism. The only thing that really jumps
14 out at me is -- you know, I really do feel like
15 Harper, Hanover, and Dennis are primarily going
16 to be used by residents, and Myrtle is really
17 where the general public is going to have a
18 view to the project, and -- and it seemed
19 interesting to me that y'all have the entrance
20 right in the middle of the block, so the
21 entrance to the garage on the Myrtle Street
22 [sic] side -- or Myrtle Avenue, I'm sorry,
23 side.

24 And so it -- it seems like that is the
25 side that you're going to have the general
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1 public motoring and, you know, I would think
2 would be where you would want to be putting
3 your best foot forward as far as facade
4 treatments, et cetera, and not necessarily have
5 a big parking garage entrance right there,
6 so --

7 So really my -- and, again, it's something
8 to ask y'all possibly to look at before y'all
9 come back for final, is, could that garage
10 entrance on Myrtle Avenue be moved over to
11 Harper?

12 I think it would be the best place
13 possibly to put it so that you -- so that you
14 can really dress up that facade and not -- not
15 really have a hole in it for the entry. But
16 other than that, I think it looks like a great
17 project.

18 Thank you very much.

19 MR. DIVONE: I appreciate it.

20 Would you like me to respond to that?
21 I -- if possible, through the Chair, I'd like
22 to --

23 BOARD MEMBER SCHILLING: Sure.

24 MR. DIVONE: -- give our insight on where
25 we're going.

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1 BOARD MEMBER SCHILLING: Sure.
 2 MR. DIVONE: So, you know, our thought for
 3 this project -- though the building might be
 4 here in, say, two years or something, you know,
 5 the park down in the future, we're looking at
 6 the usage of the roads and the usage of all the
 7 sidewalks and the park as if it was one. So
 8 our thought was placing the main entry onto the
 9 Myrtle side for parking. It would reduce the
 10 traffic down Harper and Hanover for a more
 11 park-like experience from our neighboring --
 12 walking and crossing over the streets.

13 And that's why the secondary exit/entry,
 14 mainly to be used as an exit, comes off of
 15 Dennis. So you come out there, go to the
 16 traffic light, and it reduces, again, the
 17 traffic along that -- that loop.

18 BOARD MEMBER SCHILLING: Okay.
 19 MR. DIVONE: I, again, appreciate the
 20 question.

21 Thank you.
 22 BOARD MEMBER SCHILLING: Thank you.

23 THE CHAIRMAN: Ms. Ott.
 24 BOARD MEMBER OTT: Thank you, Mr. Chair.
 25 I also have a question. I'm very sorry

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1 BOARD MEMBER OTT: Great. I love the
 2 concept of the natural surveillance on this
 3 particular side of the project, so thank you.
 4 Just thinking about safety for residents and
 5 visitors. Thank you very much.

6 I'm excited for this project. I think
 7 it's going to add some really lovely density,
 8 especially adjacent to such an exciting park
 9 project that's coming down the pike.

10 I really love the incorporation of the
 11 industrial elements and really the
 12 thoughtfulness that y'all have approached the
 13 architecture with for the building. I think --
 14 I think there's some more opportunity to kind
 15 of dress it up even more.

16 This is -- although it's an odd parcel, it
 17 is a really kind of unique and special area.
 18 Thinking about McCoy's Creek in general was
 19 29 acres of marshland that was filled in to
 20 create McCoy's Boulevard, so the marsh is --
 21 we're very familiar with marshland in
 22 Jacksonville.

23 And then the Honeymoon, Campbell Hill,
 24 West Louisville neighborhoods in the area,
 25 combined with the industrial railroad history,

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1 that I didn't think to ask it earlier. If
 2 someone could talk to me about -- I think it
 3 was page -- image 16, the Dennis Street
 4 elevation, thinking about the segment of the
 5 parking garage that's going to have the
 6 screening panels removed.

7 I'm a big fan of the concept, eyes on the
 8 street, natural surveillance, so just wanted to
 9 kind of understand the -- through physical
 10 boundaries, security, will pedestrians -- is
 11 there still going to be some kind of boundary
 12 there that pedestrians can't just walk into the
 13 parking garage?

14 MR. DIVONE: Correct. There would still
 15 be some sort of boundary there. You know, if
 16 it -- because by code I would still need to
 17 provide a boundary from cars not being able to
 18 drive onto the -- onto the actual sidewalk and
 19 any of the other pedestrian zones. There's a
 20 couple of ways around those. You know,
 21 (inaudible) cabling that is, you know, pounded
 22 for that correct code requirement. To me, that
 23 would be our one thought. I don't want any
 24 solid barrier at that point, but, yes, it would
 25 be more or less the cable.

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1 I -- I think we just have a lot of really
 2 unique opportunities to celebrate the history,
 3 really, where McCoy's Creek started, where we
 4 know the transformation that it came through
 5 and where it's headed, so just a nod to
 6 industry, the marshland, rail transportation,
 7 and those historic African-American
 8 neighborhoods in the area would be really
 9 lovely to see in -- in final, and -- and maybe
 10 in the urban open space, that might be a really
 11 great place to incorporate some of those ideas.

12 So I really appreciate the attention to
 13 marrying the open park space and that side of
 14 the project. Thank you for that thought.

15 And my only other request is, just for
 16 final, I would -- I would really appreciate
 17 common species names on the landscape list.

18 Thank you.
 19 THE CHAIRMAN: Thank you, Ms. Ott.
 20 Mr. Monahan.

21 BOARD MEMBER MONAHAN: Thank you,
 22 Mr. Chair.

23 I think this is a quality project. Great
 24 job. You know, you took, I thought -- on the
 25 street level especially, you took a very

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1 constrained site and squeezed as much out of it
2 as you could to really create value for not
3 just visitors in the park, pedestrians, tenants
4 to have an active space outside, to have shade
5 and covered space, and I think you -- you
6 brought amenities though them in multiple ways,
7 which I certainly appreciate.

8 I think the facade is done really well,
9 and just I ask that you -- you be very
10 intentional about the mural. I appreciate you
11 defining this was not what was going to be
12 final, but interested to see what you bring to
13 final approval.

14 Thank you.

15 THE CHAIRMAN: Mr. Jones.

16 BOARD MEMBER JONES: Thank you.

17 Awesome project. The building is great.
18 I love the intent and the overall character and
19 the conscious attempt to sort of recognize the
20 opportunity there with McCoy's Creek.

21 The only thing I would say, too, again --
22 I'm -- I'm looking at this more on the street
23 side. I think you can -- to avoid the back and
24 forth on the one-way, you can use NACTO
25 standards and suggest a bidirectional yield

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1 street, which if you had to go to 7-foot on the
2 parking that works, this is NACTO standards and
3 you can literally sign it and stripe it. You
4 don't have to go into this situation where
5 you're requesting it to be one-way. It keeps
6 the two-way conditions that we have downtown
7 and what we're looking for, but I would suggest
8 a -- just a two-way yield street through here,
9 keep your posted speed limits to 10, no more
10 than 15 miles an -- I think you go 10 miles an
11 hour is perfectly fine. Nobody needs to be
12 going faster than 10 down these streets anyway.

13 And then if -- if need to be, to have some
14 flexibility, you can always gain an extra foot
15 of right-of-way and -- to -- but a 14-foot
16 travel lane for a one-way is not going to work.
17 That's -- you're going to have people flying
18 down there, and you don't want that. So you
19 just don't want to give them any physical cues
20 that's going to enhance their -- or get them to
21 go faster, so I would just suggest proposing,
22 you know, keeping it two-way and just do a
23 bidirectional yield street, and then that might
24 get you out of having to go back and forth with
25 Traffic Engineering.

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1 And then, I -- you know, I don't know --
2 again, I know we see this sort of defined
3 pedestrian area which is in the right-of-way.
4 It runs from 11 to 13 feet. Do we have an idea
5 about what's going to happen there? Is that
6 going to be a place for, you know, a shared use
7 path or -- or what was the thought process --
8 or what is the City kind of thinking?

9 MS. KELLY: Through the Chair, do you
10 mean across the street --

11 BOARD MEMBER JONES: On the outside of the
12 curb here, it shows this pedestrian area. This
13 is outside the street. This is on the outside
14 curb. It says Ped Area, and it has --

15 MS. KELLY: What page are you on?

16 BOARD MEMBER JONES: Twelve feet --
17 12.26 -- I'm on page -- the site plan. I don't
18 know what page this is here, but it's the
19 Myrtle Avenue concept plan. And in gray it
20 has -- defined on the outside, it shows,
21 "pedestrian area," which I assume was just
22 playing with the 50 feet of right-of-way.

23 Is there a page number there? I don't
24 think so.

25 MR. DIVONE: I think you're on slide 10.

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1 BOARD MEMBER JONES: There we go. That's
2 it. So, yeah, the outside, it does show this
3 kind of, like, gray pedestrian area, is what at
4 least it's marked there. So I wasn't sure if
5 there had been some discussions -- was the idea
6 to create a pedestrian loop around the site at
7 some point?

8 This is not inclusive of the -- this is
9 not against the building. This is on the
10 outside, but I just wasn't sure. It shows it
11 on this plan and it says "pedestrian area."
12 Eleven feet on Dennis Street, 12.2 feet on
13 Hanover, and 13.78 feet --

14 MS. REWIS: Those are just holds for the
15 City.

16 BOARD MEMBER JONES: Just holds?

17 MS. REWIS: Yeah. We're still, like
18 Ms. Kelly said, in negotiations with the City
19 as to how that --

20 BOARD MEMBER JONES: Okay.

21 MS. REWIS: Our side of the public realm
22 is going to function as well as theirs, and I
23 think when we come back, you may not even see
24 the nodes there because they're -- how far
25 along they are -- not as far along as we are in

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1 our design.
2 BOARD MEMBER JONES: Yeah. I mean, again,
3 that's a great opportunity --

4 MS. REWIS: Right.
5 BOARD MEMBER JONES: -- where you're
6 talking about the public accessing the site
7 from -- you know, that's -- do you have a path
8 around there that gets people to the park or
9 they -- I mean, obviously, you're wanting to
10 engage them on the sidewalk next to the
11 building, so it just -- I wasn't sure as it was
12 shown in here if that was the intent to have a
13 separate place for a future multiuse path, but,
14 you know, that's --

15 MS. REWIS: Yeah. And we -- we also want
16 to -- we wanted to show to the City in some of
17 our discussions that we are leaving sufficient
18 space for them to -- you know, one of the
19 comments, obviously, was don't design a road --
20 or a public realm so that our public realm has
21 to go on our property. Keep it in the
22 right-of-way, so that's what we're doing.

23 MS. KELLY: And so -- through the Chair to
24 Board Member Jones, that is -- just like
25 Ms. Rewis said, we're still in discussion on
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1 that, but it's part of the overall -- we're
2 thinking about it.
3 BOARD MEMBER JONES: Okay.
4 MS. KELLY: So it's not just going to be,
5 like, left over.
6 BOARD MEMBER JONES: Yeah.
7 MS. KELLY: We are thinking about it.
8 BOARD MEMBER JONES: That's -- I mean,
9 it's a great opportunity. I just -- I was --
10 wasn't sure if there was some clarity about
11 what the intent was there, but other than that,
12 it's an awesome project. I just say go with
13 the yield street and then you don't have to
14 worry about going back and forth on the one-way
15 and the questions there because you don't want
16 a 14-foot one-way street.

17 MS. REWIS: Thank you.
18 THE CHAIRMAN: Thank you, Mr. Jones.
19 Mr. Harden.
20 BOARD MEMBER HARDEN: Thank you,
21 Mr. Chair.
22 I like the project a lot. I think it's a
23 really nice design. I think the brick is nice
24 and something that we don't see incorporated
25 very often, so I thought that was a nice touch.
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1 I think the graffiti was cool, but kind of
2 edgy. It's an appropriate spot to do it, I
3 think if there was one, right on 95. But I do
4 think that it would be helpful -- nothing
5 that -- I don't think this is something that we
6 can decide today. Is there any plans from
7 Parks -- are there any plans from Parks on that
8 triangle piece that's between the project and
9 McCoy's Creek, or is that something we could
10 get? Because I, honestly, before this project
11 was presented in the package last week, did not
12 know that there was a possibility to put a park
13 there. And this project, obviously, would
14 benefit from that greatly.

15 I started to feel like the one-way streets
16 would really make that park private for this
17 development and not really for the public, and
18 I think we want that to be open to the public.
19 And I appreciate some of my board members'
20 technical expertise on one-way streets because
21 I can't offer that, on what alternatives would
22 be, but it does seem like, if we could keep
23 that a two-way street and be safe from a
24 pedestrian standpoint, it would be preferable.

25 So I guess if that was possible, if --
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1 staff, if we could find a Parks plan, if
2 anything has been drafted, so we could
3 understand that -- the context of this --
4 And also, I think the Emerald Trail comes
5 underneath 95 and there's a component of it, if
6 I'm not mistaken, across Dennis Street, that
7 connects that entire area. And so if there was
8 a way to just show that -- maybe the next
9 slide, if you guys have any information,
10 because I want to make sure that there's
11 connectivity. One thing that I feel like is
12 really important that we miss a lot is having
13 connectivity from one block to the next, and so
14 we just need to be able to look at that in
15 context.

16 I also agree with the thought on the
17 garage entry. Again, also appreciate somebody
18 with more expertise on the technical aspects of
19 traffic engineering bringing that up, but it
20 does seem like you would want to avoid
21 pedestrians having to walk in the way of
22 traffic. And I know that's not a heavily
23 pedestrian area now, but hopefully the rail
24 yard district does become that and people are
25 crossing into McCoy's Creek and in Brooklyn
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1 from that -- that way, whether it's pedestrians
2 or bike traffic.

3 So, yeah, I think those are -- those are
4 my main comments, but I do think it's a really
5 great project. I think the design is nice and
6 I do think that I'd be willing to forego the
7 retail requirement because I think it's in an
8 area that would be acceptable as long as the
9 landscape architecture is sufficient to connect
10 people from block to block.

11 Thanks.

12 THE CHAIRMAN: Thank you, Mr. Harden.
13 Councilman Ferraro.

14 COUNCIL MEMBER FERRARO: Thank you.

15 One thing good about being last is a lot
16 of your questions have already been answered,
17 so --

18 It was a challenging project. I think you
19 guys did a nice job -- really nice job on it.

20 The traffic pattern, I can understand it
21 either way. I know downtown, we're spending a
22 lot of money and time because we've had
23 one-ways there that are trying to go now to
24 where we have two-way traffic. And if you are
25 trying to make this more private, that would be

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1 the way to do it, but accessibility, you may
2 want to look at that from a different
3 direction.

4 Something that was brought up to me that
5 concerned me maybe was some of the night
6 lighting with the park out there, along with
7 the rail yard and everything else that's around
8 there. And that may be coming up at some point
9 later, but -- and the retail part. I would see
10 where you probably don't have to do that, but I
11 could see either way on that.

12 The point that really got me is -- because
13 I really like the project. I think you guys
14 did a really fine job on everything on there,
15 but I can tell my age up here because when the
16 graffiti part was brought up -- that could make
17 or break, especially with it being on 95, and
18 the -- art is in the eye of the beholder.
19 Sometimes it can make a beautiful project like
20 this look dated or old before it starts, so --
21 I'm not a really big fan of graffiti, and I
22 think that shows the age of me compared to some
23 of the young folks here.

24 But if it was done right, I could see
25 where it would look nice, but I would caution

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1 you on that part because you really have a nice
2 building and it's going to be viewed by a lot
3 of people, and in some cases the front door of
4 Jacksonville as they're coming by here. So I
5 would caution you on that, but your building
6 looks very nice. I appreciate all the hard
7 work you guys put into it. I appreciate you
8 guys doing this in Jacksonville.

9 Thank you.

10 Thank you, Mr. Chair.

11 THE CHAIRMAN: Thank you, Councilman
12 Ferraro.

13 Another good thing about being last is
14 that a lot of the great points have already
15 been made, so I will simply say great job. I'm
16 really excited for the multifamily momentum
17 that we're seeing in this part of downtown and
18 as a whole as well.

19 And Ms. Rewis, I saw you there taking
20 notes, so we look forward to seeing you back at
21 final and incorporating some of the board's
22 comments and feedback.

23 And so with that, unless any board members
24 have any comments, we'll close the board's
25 comments and look for a motion.

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1 BOARD MEMBER OTT: Mr. Chair, I move we
2 approve the agenda item with staff's
3 recommendations.

4 THE CHAIRMAN: Okay. There's been a
5 motion by Board Member Ott to approve DDRB
6 application 2023-012 with the five staff
7 recommendations.

8 Is there a second?

9 BOARD MEMBER MONAHAN: Second.

10 THE CHAIRMAN: And a second from Board
11 Member Monahan.

12 All those in favor, please say aye.

13 BOARD MEMBERS: Aye.

14 THE CHAIRMAN: Any opposed?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: Thank you.

17 All right. Board, by your action, show
18 application 2023-012, conceptual review,
19 approved.

20 Congratulations. We look forward to
21 seeing you back.

22 All right. Board, let's move on to action
23 item D, 2023-008, 301 West Bay Street, garage
24 expansion, final approval.

25 And, Ms. Kelly, if we could have a staff

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1 report, please.

2 MS. KELLY: DDRB application 2023-008 is
3 requesting final approval to expand the
4 existing garage at 301 West Bay, south of the
5 Central Skyway Station.

6 Located in the Central Core District, the
7 subject site is located in the southeast
8 quadrant of the intersection of West Bay Street
9 and South Pearl. The subject site is between
10 the existing parking garage, which was
11 constructed around 1987, and the JTA Skyway
12 station.

13 The ten-story expansion provides
14 approximately 500 spaces and does not introduce
15 additional ingress/egress on to the site. This
16 item was approved for conceptual on April 13th.
17 Board discussion included a recommendation that
18 the ground-level pedestrian path be improved
19 for reasons of ADA accessibility and that a
20 lighting plan be provided.

21 A lighting plan has been provided and it
22 is in the submittal package that you all
23 received, and the revised pathway can be found
24 in your packet, as well as being shown on the
25 screen.

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1 So Ms. Kelly touched on those to-dos, but
2 just highlighting -- one is the extension of
3 the pedestrian sidewalk path along the northern
4 property line to make sure that it was ADA
5 accessible. The second was a request to bring
6 back actual materials for the parking screen,
7 which we have with us. The third was a
8 lighting plan, which is also shown. And the
9 fourth was a question about the greenery
10 maintenance.

11 As you know -- I'm just going to flip
12 through this really quick -- there is greenery
13 kind of operating as part of the facade along
14 the eastern portion of this property. We have
15 spoken extensively with the client and they
16 plan to maintain the site, as they own the
17 sites around it. And as we discussed, there
18 are some future development plans. And so,
19 yes, they will, of course, keep this area
20 maintained. It's in their interest, as well as
21 the City's overall interest.

22 I also just want to -- so those are the
23 four.

24 We had heard a little chatter from staff
25 that there were some rumor mills going around

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1 Staff recommends final approval of DDRB
2 application 2023-008. And that concludes the
3 staff report. Be happy to take any questions.

4 THE CHAIRMAN: All right. Thank you,
5 Ms. Kelly.

6 And we'll open the public hearing and hear
7 from the applicant.

8 (Ms. Rewis approaches the podium.)

9 THE CHAIRMAN: Welcome back, Ms. Rewis.

10 MS. REWIS: Thanks.

11 Staci Rewis, One Independent Drive, Suite
12 1200, Jacksonville, 32202.

13 With me today is the project architect,
14 Craig Davisson, as well as the landscape
15 architect, Matt Anders.

16 And we're going to go through our whole
17 presentation all over again. I'm kidding.

18 We're going to highlight -- we came back
19 with four to-dos from the conceptual, and so we
20 believe the package in front of you has
21 satisfied and answered those four to-dos, but
22 just to kind of set the stage, that's what
23 we're going to focus on. And, obviously, any
24 questions that you have or -- we are happy to
25 go through the presentation as well.

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1 as well about a potential relocation of the
2 food truck over there on the -- kind of VyStar
3 or Hogan Street area to this site. Those
4 rumors are not true; they are false. We have
5 not been in conversations, and our client
6 definitely -- no offense -- does not want them
7 on the parking lots and -- really not
8 appropriate there given some of the overall
9 agreements that are in place for the site.

10 So with that, I'm going to turn it over to
11 Craig and Matt to kind of hit the four points.

12 Thanks.

13 THE CHAIRMAN: Thank you.

14 (Mr. Davisson approaches the podium.)

15 THE CHAIRMAN: Welcome back to you as
16 well, Mr. Davisson.

17 MR. DAVISSON: Thank you.

18 Craig Davisson, 315 East Bay Street,
19 downtown Jacksonville.

20 Brevity. What would you like me to talk
21 about, what we have changed, or do you want me
22 to go through it?

23 THE CHAIRMAN: Probably just the
24 highlights of what has changed, like Ms. Rewis
25 did.

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1 MR. DAVISSON: All right. And I think
2 there were some people here that -- that
3 weren't here, but, you know, it started out --
4 it's kind of a strange site. It's a super
5 block. It's a sliver of land. And the basic
6 design was two forces: One, how to
7 architecturally engage with this big -- big
8 mass that we have downtown, this (inaudible)
9 parking garage that exists. And the other was
10 the evolution of the site, you know, over the
11 course of history from -- from river bank to
12 river's edge to docks to rail and to -- to
13 ships that were moored and docked, actually in
14 this very site. And that's how we're --

15 Am I operating this? I guess I am.

16 I won't go through all the slides. I'm
17 showing on this -- I'll just back up a little
18 bit -- that -- Mr. Loretta pointed out just
19 a -- just a simple thing on the corner about
20 engagement of the parking to the sidewalk
21 rather than being kind of gated inside of the
22 garage, and that was just a simple -- simple
23 fix.

24 For those of you who weren't part of
25 the -- here before, this is the first level

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1 (indicating). How you enter the garage and how
2 you exit the garage is very similar to how it
3 is now. We're using the existing garage for
4 circulation. That's basically the area of
5 the -- that we've chosen to be the public open
6 space.

7 We talked about the narrative and our use
8 of materials. Maybe I could stop here just for
9 a moment. I didn't bring concrete, but the
10 majority of the building is going to be precast
11 concrete, off white, more of a limestone
12 finish. And juxtaposed of that, all the --
13 what you'll see above is perforated metal
14 screening, keeping in code compliance with
15 open -- with an open garage and natural
16 ventilation.

17 This is just a -- one example of the
18 perforated metal and some of the -- some of the
19 color scheme going with a cool color scheme,
20 you know, juxtaposed to some of the warmer
21 elements that we've got on the majority of the
22 building.

23 The site lighting was something we skipped
24 over last time. I think Ms. Berling brought it
25 up. The inside of the garage is conventionally

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1 lit. Outside we're playing it fairly low key.
2 We've only got three decorative fixtures on the
3 surface, which you can see where the two people
4 are on the sketch. It works with the -- it
5 works with the scoring and the joints and the
6 concrete.

7 We have down-lights and lights that you
8 don't really see. There's only two pole lights
9 that we have on the project, and they're on the
10 west side. But, basically, the lighting
11 concept -- and then we've got four -- four
12 down-lights, low, between the ASE station.
13 You'll see the four lots. They're at the top.
14 And I apologize, you could barely see them --
15 see the image. That's more -- those are more
16 for security in that -- kind of a dead zone
17 between the ASE station, which is all gated,
18 and our garage.

19 The 3D imagery -- and I can -- the idea
20 that we're doing for the -- the lighting in the
21 daytime is -- again, it's low key. We are
22 doing up-lighting between the folds of the
23 perforated metal panels that you see going up
24 the -- the building. Not every fold, but about
25 every 30 feet. And we're just warmly

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1 lighting -- up-lighting the precast elements
2 to, again, accentuate the verticality of the
3 architecture against the horizontal mass that
4 we've got on the side.

5 You could tell me to stop.

6 This, again, is -- we're just doing
7 low-lighting, almost step-lighting 12 inches
8 off the ground in certain areas. We will --
9 there will be ambient light, you know, of
10 course, coming from the garage, you know, from
11 the outside. And that's -- it's kind of a
12 unique, hard thing to portray perforated metal
13 screen when you've got the light coming inside
14 the garage, coming out, and then you've got
15 light on the exterior of the building.

16 The perforation of the panels is about
17 50 percent, so there is some transparency on
18 both sides. Again, it's just -- the lighting
19 you will not see. Most of it is just
20 utilitarian.

21 I'll go to the final slide.

22 You'll see -- again, this is the walk that
23 we're trying to create between the two
24 buildings. It's kind of an ambiguous walkway
25 that goes from the TIAA Bank tower to the

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1 Times-Union Performing Arts Center. And,
 2 hopefully, you know, we'll be able to complete
 3 the (inaudible) all the way down through when
 4 we can deal with that empty lot. It's on the
 5 south side of this existing garage.
 6 Right now, this walkway, if you were to do
 7 it today, you're -- you're stepping over curbs
 8 and asphalt and some grass. We're trying to
 9 create an organized and safe way to get from
 10 the TIAA building, as well as create an anchor
 11 through the site, you know, to the river
 12 eventually.
 13 Have I missed anything, Staci?
 14 MS. REWIS: No.
 15 MR. DAVISSON: I'm here for questions.
 16 THE CHAIRMAN: All right. Thank you,
 17 Craig.
 18 Any questions from board members before we
 19 move on to the rest of the presentation?
 20 BOARD MEMBERS: (No response.)
 21 THE CHAIRMAN: All right. Well --
 22 Mr. Schilling.
 23 BOARD MEMBER SCHILLING: I'll ask just for
 24 clarification. So on the sample that you
 25 provided, which -- thank you for bringing that.

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1 So the four color chips were on there, so -- is
 2 that paneling going to be a variation of -- and
 3 I see in the slide it looks like at least a
 4 couple different colors, but those colors --
 5 MR. DAVISSON: It's off-blue metallic,
 6 silvery, that we're going to -- we're going to
 7 really play up, you know, on the horizontals,
 8 and there will be some variation of color.
 9 BOARD MEMBER SCHILLING: Okay. Great.
 10 Thank you.
 11 THE CHAIRMAN: Mr. Harden.
 12 BOARD MEMBER HARDEN: Just wanted to note
 13 that I will be recusing myself from this vote.
 14 THE CHAIRMAN: All right.
 15 Okay. Ms. Rewis.
 16 MS. REWIS: We will stand by for questions
 17 unless --
 18 THE CHAIRMAN: Okay.
 19 MS. REWIS: -- you want us to go over the
 20 presentation again.
 21 THE CHAIRMAN: Any additional questions at
 22 this point?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none, Ms. Mezini,
 25 are there any public commenters?

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1 MS. MEZINI: Yes. Nancy Powell.
 2 (Ms. Powell approaches the podium.)
 3 MS. POWELL: Hi. Nancy Powell, Scenic
 4 Jacksonville.
 5 We spoke on this last time and had
 6 suggested retail as an alternative for the
 7 mixed use or the ability to convert to retail
 8 in the future, you know, given the location
 9 where -- not very vibrant right now, but we
 10 hope to see it in the future.
 11 We're underwhelmed with the open space
 12 that is provided in this picture. Particularly
 13 we thought what would be better would be a
 14 really nice, large shade tree where the
 15 structures are. We don't quite get the
 16 structures as to what the benefit really is.
 17 Are people going to sit there in this parking
 18 area?
 19 We get the pathway. Love the -- you know,
 20 I think that's a really important future
 21 pathway, should there be more of a bike lane
 22 that connects, you know. That just seems
 23 like -- a nice tree with a bench would be a
 24 better use of the open space. That was our
 25 latest suggestion.

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1 Thank you.
 2 THE CHAIRMAN: Thank you, Ms. Powell.
 3 MS. MEZINI: And that concludes public
 4 comment.
 5 THE CHAIRMAN: All right. So seeing no
 6 additional public comment, let's move on to
 7 board comments, and we'll close the public
 8 hearing.
 9 And this time, Mr. Harden -- actually --
 10 BOARD MEMBER HARDEN: (Inaudible.)
 11 THE CHAIRMAN: Mr. Harden, we'll go ahead
 12 and start with you on any comments you would
 13 like to offer.
 14 BOARD MEMBER HARDEN: No comments.
 15 THE CHAIRMAN: Fair enough.
 16 Mr. Jones.
 17 BOARD MEMBER JONES: I don't have any
 18 comments either at this time.
 19 THE CHAIRMAN: Mr. Monahan.
 20 BOARD MEMBER MONAHAN: Thank you,
 21 Mr. Chair.
 22 I thought this was a (inaudible) --
 23 (Discussion held off the record.)
 24 BOARD MEMBER MONAHAN: Sure. Sorry.
 25 This last time -- great job, smart design.

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1 I appreciate the thoughtful attention to detail
 2 on the street level, and I'm glad to support it
 3 today.
 4 THE CHAIRMAN: Ms. Ott.
 5 BOARD MEMBER OTT: No comments.
 6 Thank you.
 7 THE CHAIRMAN: Mr. Schilling.
 8 BOARD MEMBER SCHILLING: Thank you,
 9 Mr. Chairman.
 10 I'll just say thank you very much for the
 11 additional information that y'all provided and
 12 it looks like a great project.
 13 Thank you.
 14 THE CHAIRMAN: Mr. Loretta.
 15 BOARD MEMBER LORETTA: I continue to think
 16 it's a great project, and I actually like the
 17 trellises. And maybe in the future, when
 18 they're built, Craig and I will take a selfie
 19 together and (inaudible).
 20 THE CHAIRMAN: Ms. Berling.
 21 BOARD MEMBER BERLING: Again, lovely
 22 project, lovely solution. I really appreciate
 23 you including the lighting studies for clarity.
 24 Thank you.
 25 THE CHAIRMAN: Councilman Ferraro.
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1 BOARD MEMBERS: (No response.)
 2 THE CHAIRMAN: Show it adopted.
 3 Congratulations.
 4 All right. Board members, we are down to
 5 our last action item of the day, item E, DDRB
 6 application 2021-013, a modification to the
 7 Shipyards mixed-use development.
 8 And let's open the public hearing.
 9 And, Ms. Kelly, if we can get a staff
 10 report, please.
 11 MS. KELLY: Okay. DDRB application
 12 2021-013 is requesting a modification to the
 13 final approval for the Shipyards East
 14 development.
 15 The project site is bounded to the north
 16 by Main Street, which was formerly Gator Bowl
 17 Boulevard; to the east by Met Park; to the
 18 south by the St. Johns River; and to the west
 19 by vacant land.
 20 The mixed-use project received final
 21 approval from DDRB on May 12th, 2022, and it
 22 includes the construction of a Four Seasons
 23 hotel, residential units, and an office
 24 building.
 25 The proposed modifications include
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1 COUNCIL MEMBER FERRARO: Thank you.
 2 Through the Chair, I think the job of
 3 putting plants in there -- this does not look
 4 like a garage. I think this is a really nice
 5 project and I would like to see more buildings
 6 look like this.
 7 Thank you.
 8 THE CHAIRMAN: And I have no additional
 9 comments. Great job again.
 10 All right. Board, unless there are any
 11 other member comments, we're at the point now
 12 where I will entertain a motion.
 13 BOARD MEMBER LORETTA: Motion for
 14 approval.
 15 THE CHAIRMAN: All right. There's been a
 16 motion to approve by Mr. Loretta.
 17 Is there a second?
 18 BOARD MEMBER BERLING: Second.
 19 THE CHAIRMAN: Second by Ms. Berling.
 20 All those in favor of approving DDRB
 21 application 2023-008, please say aye.
 22 BOARD MEMBERS: Aye.
 23 (Board Member Harden abstains from
 24 voting.)
 25 THE CHAIRMAN: Any opposed?
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1 relocating the ballroom from the front entry
 2 court area of the hotel to the interior of the
 3 structure facing the river, and adding an event
 4 lawn. This change necessitates the redesign of
 5 the hotel entry court. The layout of the food
 6 and beverage spaces have been altered as well
 7 as the layout and redesign of the main cool
 8 deck and the residential amenity space.
 9 The balconies on the street-facing side of
 10 the office building have been removed, which
 11 increases the leasable space for office
 12 tenants.
 13 The redesign of the hotel entry court
 14 opens the front of the hotel when viewed from
 15 Bay Street and Met Park. Because the structure
 16 is raised as a resilient feature, the redesign
 17 exposes a wall, and staff recommends that
 18 additional landscaping or a similar treatment
 19 be applied to soften this feature.
 20 A similar condition occurs along the
 21 Riverwalk at the residential section of the
 22 building because some of the residential unit
 23 types have changed, and so the same
 24 recommendation applies here as well to soften
 25 up the wall that's there.
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1 The layout of the food and beverage spaces
2 have been altered and staff finds that these
3 modifications enhance the transparency around
4 the building by removing features which
5 previously obstructed views of and from the
6 building.

7 As mentioned, the balconies on the
8 street-facing facade of the office building
9 have been removed, but the facades of both the
10 hotel structure and the office structure are
11 substantially similar to those presented for
12 final approval last year.

13 Based on the foregoing, staff recommends
14 approval of the modifications to DDRB
15 application 2021-013 with the conditions as
16 shown on the screen in front of you and in the
17 report.

18 The board and the public should note that
19 this development project is subject to
20 redevelopment agreements with the DIA, so any
21 approvals that are granted by the DDRB do not
22 constitute approvals of the modifications to
23 the redevelopment agreement. That is a
24 different process, and that has been included
25 as one of the conditions for our

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1 recommendation.

2 And that concludes the staff report.

3 THE CHAIRMAN: Thank you, Ms. Kelly.

4 Is there a presentation from the
5 applicant?

6 (Ms. Trimmer approaches the podium.)

7 THE CHAIRMAN: And good afternoon,
8 Ms. Trimmer.

9 MS. TRIMMER: Good afternoon.

10 Cyndy Trimmer, One Independent Drive,
11 Suite 1200, on behalf of the applicant.

12 I have Drew Frick with the ownership team
13 with me, hiding behind the pole. And I have
14 Hilari Jones with HKS Architects, who is the
15 original architect for the project.

16 So we did come through before with
17 conceptual plans, and we are now thrilled to
18 say that -- definitely, that Four Season is
19 signed up on the project. You'll see their
20 logo on the (inaudible) pages. But when they
21 started going through the plans with all of
22 their various team leads, they had some
23 thoughts about the design.

24 Focusing primarily on -- the original had
25 a lot of division between amenity and spaces

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1 for the residential units. We do still have 24
2 residential units. We still have a minimum 170
3 rooms for the project and 37,000 square foot of
4 amenity space that will be available to the
5 public, but they thought that there was a
6 little too much dedicated to those residences.

7 So a lot of this is going through to
8 consolidate those options for the food and
9 beverage and to really celebrate the river.

10 When they started looking at the project
11 and realized -- allow me to orient for those --
12 I apologize -- who were not here originally.

13 Can I (inaudible) the pointer?

14 We have three different parcels on this
15 project: The hotel parcel that you can see on
16 the right side, the office parcel on the
17 northwest corner, and then the marina support
18 building that will be back through later in
19 this stage.

20 We seem to have a printing issue with the
21 original of this one, but the original site
22 plan we have -- if you look around number 2,
23 that was the ballroom that faced Bay Street.
24 And the Four Seasons team came in and looked
25 and said, this is great and we love the

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1 architecture, but you have this amazing feature
2 that faces the stadium when you have this
3 building that focuses on the river, so let's
4 look at reprogramming, let's consolidate some
5 of the food and beverage that was spaced
6 throughout the project, move it all up to the
7 river. Let's look at -- instead of having
8 multiple different pools -- which you can see
9 on this one were under 11 and 12 -- let's
10 create a big statement piece, and let's look at
11 the residences and the office space to make
12 sure that everything is being used as
13 economically as possible.

14 So moving on to the update plan, if we
15 start at the office building -- you heard Susan
16 mention, originally there were balconies facing
17 the Lot J space. And when they looked at that
18 and -- said, we really need to capitalize on
19 all of the enclosed office space we can, let's
20 keep the balconies facing the water where we're
21 going to have the, hopefully, restaurant
22 amenity on that side, but enclosed.

23 You will see, when we get to the images,
24 that we've kept all of the architectural
25 features of that building, so you still have

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1 the same feel and nothing is lost with that
2 change.

3 Moving on to the hotel parcel. When we
4 take away the ballroom, we also recognize with
5 the project everything is valet, so everybody
6 coming to the spa, restaurant, the residences
7 and the hotel part will need to utilize that,
8 so we've expanded that entry plaza a little bit
9 on that side and then brought the ballroom in.

10 I wish I could point.

11 So the interior of the (inaudible) where
12 now we've created an event lawn (indicating).
13 Hopefully, that will be able to be used as a
14 wedding space.

15 You can see towards the bottom center,
16 there's a (inaudible). Rather than having
17 divided pools between the residences and the
18 hotels, we've created this large statement
19 place on the waterfront.

20 You will see, when we get to the
21 elevations, that on the number 2 site, which
22 are the residences, rather than having a
23 two-story condition on the ground floor, we've
24 utilized that space so that we can reserve the
25 24 units and that there is now residents on the

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1 ground floor.

2 We agree with staff's concerns about
3 landscaping, and we'll work with them and
4 receive any comments about that, but we are
5 happy with that condition.

6 Moving on to the actual elevations. One
7 of the key features that we tried to do here
8 also -- when they looked at it, they said, you
9 have this restaurant on the waterfront, but,
10 again, you have this really cool architectural
11 feature, but you have an opportunity for
12 panoramic waterfront features, let's open that
13 up. And by doing so, we have the ability to
14 better interact with the park, better interact
15 with the Riverwalk. So you can see that on the
16 bottom right corner of this slide.

17 You'll also see on the left side of this,
18 where the residences went from the two story to
19 the single story -- and that's where we have
20 the condition that we'll work with staff on the
21 landscaping.

22 This is your view from Bay Street where we
23 did have the ballroom in the front facing
24 Lot J. You see the removal of the Bay Street
25 sides, and this opens up to the park. This is

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1 the other wall that staff said we'd like to
2 work together to look at more landscaping along
3 this frontage, which we're happy to do.

4 You see on the left side of this where now
5 that restaurant is open and no longer enclosed
6 by the crest, so we have much better visibility
7 from the park.

8 Again on Bay Street, the front side of it
9 where the crest has come off, and we have that
10 open space.

11 The arrival is largely the same, just some
12 updated landscaping.

13 And then the office space where I
14 mentioned you still have the key architectural
15 features, but the space is enclosed.

16 And then the beautiful shot of the park
17 where you can see the crest (inaudible) and the
18 opening of that restaurant space.

19 And the highlight showing the change in
20 the amenity of the pools and everything
21 (inaudible) altogether.

22 I am not going to go through the rest of
23 the slides which kind of show you the detail of
24 the floor plan elements that have changed. The
25 highlight is on Page 2021, where you can see

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1 there's more spa space, so that's really the
2 part that I think a lot of us care about.

3 But otherwise, again, we've gone through
4 the staff to make sure that all of the changes
5 still reconciled with the redevelopment
6 agreement and the commitments that we've made
7 to the City for all of those (inaudible).

8 And with that, we have the team available
9 for questions.

10 THE CHAIRMAN: Thank you, Ms. Trimmer.
11 Appreciate that.

12 Board members, are there any questions at
13 this point for the applicant?

14 Mr. Loretta.

15 BOARD MEMBER LORETTA: If we can go to the
16 site plan slide, that next one.

17 So -- okay. Parking lot number 2, the top
18 right, I think I'm just a little confused.

19 Let's just say conceptually, parking lot number
20 2 elevation right there, what is that elevation
21 in proximity to Met Park to the right? Let's
22 say 10 feet higher?

23 MS. TRIMMER: So that is not a parking
24 lot; that is the arrival.

25 BOARD MEMBER LORETTA: Okay.

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1 MS. TRIMMER: There are some vanity
 2 spaces, but I want to be clear, it's not a
 3 parking lot.
 4 BOARD MEMBER LORETTA: I understand. I'm
 5 not worried about that. I'm just trying to
 6 gauge -- is there a wall there or what's --
 7 what's going on with the height right there?
 8 MS. TRIMMER: That is shown --
 9 BOARD MEMBER LORETTA: Yeah, I'm
 10 struggling to catch it from the -- it's right
 11 there. I don't really even understand this
 12 view very well.
 13 MS. TRIMMER: This is --
 14 BOARD MEMBER LORETTA: This is --
 15 MS. TRIMMER: This is the image if you're
 16 standing in Metropolitan Park looking at it.
 17 BOARD MEMBER LORETTA: Yeah, I --
 18 MS. TRIMMER: So this is --
 19 BOARD MEMBER LORETTA: -- don't really see
 20 anything. I mean, what am I seeing?
 21 MS. TRIMMER: That's the point. This is
 22 the spot where you would most see any of that
 23 space.
 24 BOARD MEMBER LORETTA: So we're looking
 25 at, like, a 10-foot wall there?

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1 will work with the current architecture to
 2 bring back some of that movement and texture
 3 and potential lighting opportunities as well.
 4 We know that's going to be the connection over
 5 to the stadium at some point, but it's -- it's
 6 something that we are paying attention to,
 7 absolutely.
 8 BOARD MEMBER LORETTA: Yeah. I mean,
 9 it -- it seems as though, from your sketch,
 10 your -- your prior sketch, there was maybe a
 11 better pedestrian connection to Met Park and
 12 right now there's next to none. Am I reading
 13 that correctly? I mean, it just really seems
 14 like there's next to none.
 15 If you can go to the site plan two pages
 16 earlier -- I mean, you've got, like, this
 17 little green pad --
 18 MS. TRIMMER: To the Chair, I apologize,
 19 the printer, I don't know why it keeps
 20 compressing this image, but the space between
 21 what we had on the eastern boundary of the
 22 project and Met Park has not changed.
 23 MS. JONES: Correct.
 24 BOARD MEMBER LORETTA: No, I get it. I --
 25 MS. TRIMMER: So there -- there was no

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1 MS. TRIMMER: I will defer to Hilari.
 2 If you remember the elevation change at
 3 that point --
 4 MS. JONES: Yes, it will be --
 5 MS. TRIMMER: Come on up.
 6 (Ms. Jones approaches the podium.)
 7 MS. JONES: Hilari Jones, 2020 South
 8 (inaudible) Street, Miami, Florida (inaudible).
 9 The elevation of the porte cochere arrival
 10 is at plus 19. The elevation of the park is --
 11 varies currently between --
 12 BOARD MEMBER LORETTA: It's like 5
 13 percent --
 14 MS. JONES: Yeah, depending on -- on where
 15 we are.
 16 So we had a -- we have a wall to deal with
 17 there. It does terrace, so what you're looking
 18 at in the rendering is representing a wall that
 19 is at ADA height to keep people from falling
 20 over, obviously, and then a lower wall that
 21 will step down with planting in between, and
 22 then allowing the planting to spill over that
 23 as well.
 24 We're setting, currently, some
 25 fenestration on the facade of that wall that

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1 pedestrian connectivity up that side of the
 2 building. I don't know if I'm understanding
 3 what you mean exactly by the pedestrian
 4 activity on that side, but --
 5 BOARD MEMBER LORETTA: I mean, it -- at
 6 least this sketch right here shows steps down
 7 to Metropolitan Park.
 8 MS. JONES: No, those were not steps.
 9 That was a lower wall that was still stepping.
 10 The building has been raised a couple more feet
 11 for resilience and to get spaces (inaudible).
 12 BOARD MEMBER LORETTA: Okay. I guess --
 13 at least I -- I always kind of --
 14 MS. JONES: We do have --
 15 BOARD MEMBER LORETTA: -- mildly complain
 16 about the lack of pedestrian connection to the
 17 stadium and then really Metropolitan Park,
 18 but -- so we just haven't improved it. I guess
 19 it would just be nice if we could figure out
 20 how to get this improved is my recommendation,
 21 you know.
 22 MS. TRIMMER: Through the Chair --
 23 BOARD MEMBER LORETTA: It just seems like
 24 it --
 25 MS. TRIMMER: -- the land next to us is

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1 park space.
 2 BOARD MEMBER LORETTA: Yeah, I understand.
 3 MS. TRIMMER: And we have worked with the
 4 Parks Department, with the Downtown Investment
 5 Authority, with JTA, and all of those entries
 6 on -- where the pedestrian connections are
 7 going to be for future plans for a path that
 8 comes here. That is all in the works and all
 9 being coordinated between all of the various
 10 teams with ownership interests in the land
 11 surrounding this project.

12 There was never intended to be
 13 connectivity -- pedestrian, from the eastern
 14 facade of the building. It has always been a
 15 wall condition that has the terraced elements
 16 and the landscaping.

17 BOARD MEMBER LORETTA: Yeah.
 18 MS. TRIMMER: All you're seeing here is,
 19 rather than there being the large crest that,
 20 frankly, didn't have landscaping or any of
 21 those elements with it, has been removed.

22 BOARD MEMBER BERLING: Well, the
 23 terrace -- sorry.

24 BOARD MEMBER LORETTA: I mean, I guess
 25 I'll just ask one last question, if we can go
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1 Street as well.
 2 BOARD MEMBER LORETTA: Thank you.
 3 THE CHAIRMAN: Okay. Any additional
 4 questions at this point for the applicant?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. Seeing none,
 7 Ms. Mezini, are there any public comments?
 8 MS. MEZINI: No public comment.
 9 THE CHAIRMAN: Okay. Let's close the
 10 public hearing, and we'll move on to board
 11 comments at this point.
 12 And, Ms. Berling, let's start with you.
 13 BOARD MEMBER BERLING: I really appreciate
 14 your architectural response to the challenges
 15 that were presented.

16 So sorry.
 17 I just said that I really appreciate and
 18 applaud your response to the challenges that
 19 were presented to you as an architect when you
 20 guys went back. I'm not going to belabor. I
 21 was not here the first time. I can follow
 22 along fine, and I followed this project. I
 23 think you have beautiful solutions to the scope
 24 change and I really appreciate that, so I
 25 applaud you on that. Thank you.
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1 back to the site plan.
 2 Is the -- is there no ADA walkway up?
 3 MS. JONES: There is.
 4 BOARD MEMBER LORETTA: It looks like
 5 there's steps -- there's steps to the right of
 6 the driveway wrapped around that -- kind of
 7 that curlicue to get to the back of the
 8 porte cochere. Sorry for calling it a parking
 9 area. And, I mean, how else would a
 10 pedestrian -- unless there's an elevator there
 11 that -- there's something there. I can't
 12 really see. But how else does a pedestrian
 13 getting up ADA -- from around Bay Street?

14 MS. JONES: Yeah, so the pedestrian access
 15 is up those steps. We also have -- that's
 16 where our bike parking is as well. So they
 17 come up those steps and then they take the
 18 pathway that wraps around from the vanity
 19 parking as well.

20 Our ADA access is actually -- and it's
 21 hard to see on this because the trees are
 22 covering it. We do have a parallel walkway
 23 that is running along the drive at an ADA slope
 24 that also takes you up as well. So they have a
 25 separate path that is -- connects from Bay
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1 It's a beautiful project. It's very
 2 exciting. I did think the same thing, that
 3 is -- that the least exciting angle of this
 4 project is from the park, and I respect your
 5 constraints completely. I would opt for some
 6 sort of leveling in landscaping. This looks
 7 like a place that I would love to visit, and so
 8 if -- if we could see that one day, that would
 9 be lovely, but great job. Really appreciate
 10 this project.

11 THE CHAIRMAN: Thank you.
 12 Mr. Loretta.
 13 BOARD MEMBER LORETTA: Thank you all for
 14 your continued investment and I have no further
 15 comments.

16 THE CHAIRMAN: Mr. Schilling.
 17 BOARD MEMBER SCHILLING: Thank you,
 18 Mr. Chairman.

19 I'll say I don't have -- certainly don't
 20 have any objections to the modifications. I
 21 think the project looks great. And I, as well,
 22 support staff's recommendations on this item,
 23 so thank you.

24 THE CHAIRMAN: Ms. Ott.
 25 BOARD MEMBER OTT: Thank you, Mr. Chair.
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1 I am going to echo the comments said
 2 before me and also something that you,
 3 yourself, said, Ms. Trimmer, the opting for the
 4 more public spaces and public celebration of
 5 this building.
 6 So thank you. Thank you to all.
 7 THE CHAIRMAN: Mr. Monahan.
 8 BOARD MEMBER MONAHAN: Thank you,
 9 Mr. Chair.
 10 No, to echo Ms. Ott's comments, I
 11 appreciate how the -- on the Riverwalk side of
 12 the project, it really opens it a little bit
 13 more, has better communication with the river
 14 and that connectivity directly from the
 15 Riverwalk. (Inaudible) this project for
 16 (inaudible), so thank you for a job well done.
 17 THE CHAIRMAN: Mr. Jones.
 18 BOARD MEMBER JONES: Thank you.
 19 Through the Chair, game-changing project.
 20 It's awesome in so many ways for the
 21 transformation of downtown Jacksonville, so I'm
 22 really pleased to see everything here.
 23 I did have a question about the autonomous
 24 vehicle typical section, however, that's shown
 25 here. I -- I'm just wondering, is there
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1 clarity? Is that definitely what's happening
 2 with this? I just -- I know they're working,
 3 they got a federal grant to run it down Bay
 4 Street. I'm just saying, is it on street? Is
 5 it a separate path off street? Just questions
 6 there.
 7 THE CHAIRMAN: Mr. Parola, would you like
 8 to take a whack at that?
 9 MR. PAROLA: I'm only giggling because we
 10 built something and it got torn up, and my
 11 understanding is they're going to rebuild it
 12 and tear it up again, so that's -- that's my
 13 giggle. But at this location, you can see
 14 that -- the upper picture, it's got sort of its
 15 own little path right there separated from
 16 the -- from Bay Street.
 17 BOARD MEMBER JONES: That's good.
 18 Thank you.
 19 THE CHAIRMAN: All right. Mr. Harden.
 20 BOARD MEMBER HARDEN: All right. Well,
 21 thank you, and thank you to the applicant.
 22 This is definitely the most stunning thing
 23 that we've ever seen in my six years on this
 24 board and it continues to be, so I think it
 25 looks great and can't wait to see it fully
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1 executed and be able to enjoy it.
 2 THE CHAIRMAN: Councilman Ferraro.
 3 COUNCIL MEMBER FERRARO: Thank you.
 4 Very beautiful. On the office side, it
 5 looked like a lot of the balconies have been
 6 taken off on one side; is that correct?
 7 MS. TRIMMER: Through the Chair, yes, on
 8 the Bay Street side facing Lot J, those balcony
 9 areas were enclosed to maximize on the interior
 10 space available. There are balconies that
 11 remain on the south side of the building,
 12 facing the water.
 13 COUNCIL MEMBER FERRARO: Absolutely
 14 beautiful job.
 15 Thank you.
 16 MS. TRIMMER: Thank you.
 17 THE CHAIRMAN: Ms. Trimmer, just again, I
 18 want to congratulate you on -- and the team
 19 you've worked with for a fantastic design. I
 20 think this is a great thing for your portfolio.
 21 It's certainly going to be great for our
 22 downtown development portfolio here.
 23 And, Mr. Frick, congratulations on getting
 24 the project to this point.
 25 It's nice to publicly hear that the Four
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1 Seasons is on board. I know a lot of us were
 2 pelted with some scepticism from certain folks
 3 earlier in the process saying that they -- this
 4 could never happen, but here we are, and
 5 excited to see this move forward.
 6 So before I open it up for a motion, I
 7 think -- Ms. Lopera, did you want to make a
 8 comment just in general about voting conflicts
 9 to the board?
 10 MS. LOPERA: I can do that during new or
 11 old business.
 12 THE CHAIRMAN: Okay. Let me close this
 13 item and we'll come back to you.
 14 All right. Board members, if there's no
 15 additional comments, I will entertain a motion.
 16 BOARD MEMBER JONES: Motion to approve.
 17 THE CHAIRMAN: All right. There's been a
 18 motion to approve by Mr. Jones.
 19 Is there a second?
 20 BOARD MEMBER MONAHAN: Second.
 21 THE CHAIRMAN: And a second by
 22 Mr. Monahan.
 23 MS. LOPERA: Just to be clear, are we
 24 including the staff recommendations in that
 25 motion to approve?
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1 THE CHAIRMAN: Mr. Jones, if you would
 2 like to just clarify. I assume you want to
 3 include the staff recommendations --
 4 BOARD MEMBER JONES: Yes. Yes, I motion
 5 to approve with the staff recommendations.
 6 THE CHAIRMAN: All right. Let the record
 7 reflect that that motion does include the staff
 8 recommendations for the modification.
 9 All right. Having a second from
 10 Mr. Monahan, all those in favor of DDRB -- or a
 11 modification to DDRB application 2021-013,
 12 please say aye.
 13 BOARD MEMBERS: Aye.
 14 THE CHAIRMAN: Any opposed?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Seeing none, show it
 17 granted.
 18 Thank you.
 19 MS. TRIMMER: Thank you.
 20 For the record, Susan threw me off. She
 21 stole my thunder and completely, like, threw
 22 off my vibe.
 23 THE CHAIRMAN: How dare you, Susan.
 24 All right. That concludes our action
 25 items for the day.

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1 reaching out to everybody. We are getting
 2 close to the summer months. And so as you have
 3 travel plans, either with yourself, family,
 4 coworkers, whatever, please let staff know so
 5 that we can accommodate for scheduling these
 6 meetings in the summer out of respect for the
 7 board members, but also mostly for the
 8 applicants who are going to continue submitting
 9 work over the summer months. So I just wanted
 10 to say that.
 11 Ms. Kelly, anything else from staff at
 12 this point?
 13 MS. KELLY: No, sir.
 14 THE CHAIRMAN: All right. Ms. Mezini, any
 15 additional public comments?
 16 MS. MEZINI: No additional public
 17 comments.
 18 THE CHAIRMAN: All right. Seeing none,
 19 let's adjourn the meeting at 3:46.
 20 Thank you, everybody.
 21 (The foregoing proceedings were adjourned
 22 at 3:46 p.m.)
 23 - - -
 24
 25

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 And now, Ms. Lopera, I'll turn it over to
 2 you to talk about voting conflicts.
 3 MS. LOPERA: Just real quick, through the
 4 Chair to the board, it's maybe -- maybe it's
 5 been a while since you've had a conflict. We
 6 haven't talked about it in a while, but just as
 7 a reminder, when you get your board packet, you
 8 see something on the agenda and think, "I
 9 perhaps have a voting conflict," if you could
 10 just shoot an email or call the staff or
 11 myself, give us a couple of details so we can
 12 ensure that the proper procedure is followed.
 13 If there is a true conflict, you can state
 14 so at the meeting, on the record, details of
 15 the nature of the conflict and that you will be
 16 abstaining from voting. If you don't have a
 17 true conflict, you are legally obligated to
 18 vote on each item.
 19 If there are any questions, I'm happy to
 20 answer those.
 21 THE CHAIRMAN: All right. Thank you.
 22 I know Mr. Harden appreciates you not
 23 name-dropping him as part of that one.
 24 All right. Anyway, new business, just
 25 very briefly, I think Susan is going to be

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 24th day of May 2023.
 16
 17
 18
 19 _____
 20 Diane M. Tropa
 21 Florida Professional Reporter
 22
 23
 24
 25

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