

CITY OF JACKSONVILLE

DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING

DATE: Thursday, December 12, 2019

TIME: 2:00 p.m. - 5:50 p.m.

PLACE: City Hall at St. James Building
Lynwood Roberts Room
117 West Duval Street
Jacksonville, Florida 32202

BOARD MEMBERS PRESENT:

Trevor Lee, Vice Chairman
William J. Schilling, Jr., Board Member
Joseph Loretta, Board Member
Brenna Durden, Board Member
Craig Davisson, Board Member

ALSO PRESENT:

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

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

Amanda E. Robinson, RPR,
Notary Public, State of Florida
First Coast Court Reporters
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1 P R O C E E D I N G S

2 VICE CHAIRMAN LEE: I'm going to go
3 ahead and call the meeting to order. It's
4 two o'clock.

5 We'll start with any new business. Do
6 we have any new business? Are we going to
7 hear the historic during new business?

8 MS. RADCLIFFE-MEYERS: Yes.

9 VICE CHAIRMAN LEE: Okay. Great. So
10 can we have them come up and -- okay.
11 Great. If you could state your name and
12 spell your name, and your address, please.
13 Thank you.

14 MS. MITURA: Katie Mitura, K-a-t-i-e
15 M-i-t-u-r-a. I'm the Vice President of
16 Marketing and Communications at Visit
17 Jacksonville.

18 I'm here today to present you with
19 something: The downtown Historic Building
20 Tour. We launched last summer. This was an
21 initiative of when she was -- City
22 Councilwoman Lori Boyer's efforts to put
23 together something that kind of could guide
24 us through our history, but isn't in a
25 museum. The opportunity to see the

1 architecture and the downtown buildings that
2 live down here and tell a little bit of the
3 story of those buildings.

4 So last summer we went ahead and put
5 together a tour. This tour has 60 stops on
6 it. It's a four-loop tour. So if you want
7 to spend the whole day doing it, you're
8 welcome to; but if you wanted to just do a
9 portion of it. And this really touches upon
10 the heart of downtown and those buildings
11 that we just didn't have a ton of history
12 about when people are just walking around,
13 especially for visitors when they're here.

14 So we are proposing to install 60
15 sidewalk clings in the downtown area outside
16 of these buildings. The clings are
17 approximately 18-by-11. This is 17-by-11,
18 but they're a little bigger than this. And
19 they would be outside of these historic
20 buildings to guide you as you go through
21 them, with a website as well so that you can
22 go and access this.

23 These tours are also available through
24 our app. So you can follow them along
25 geotracking through our app with an audio

1 tour as well.

2 The markers will be located directly in
3 front of the buildings where appropriate.
4 And there is a manager in the building -- if
5 it is something that isn't occupied, we
6 won't do this, but we'll coordinate with the
7 building management to make sure they're
8 comfortable with the placement of these.

9 The planned duration for these is to
10 last at least a year. And at that point
11 we'll reevaluate how they're holding up and
12 determine if we need to preprint or print
13 using a different material. It will be a
14 laminated 3mm cast gloss, but it will not be
15 slick. So for safety regulations, it will
16 be good. And it's laminated to ensure a
17 longer lifespan. So we're hoping to get a
18 year's worth out of it.

19 But in the meantime, should anything
20 arise, if there is anything that happens to
21 them, we have a plan to replace them or fix
22 anything that we need to during the course
23 of this year. We'll take on all the costs
24 associated with placing them and the cost of
25 everything having to do with upkeep on these

1 as well.

2 They're going to look like this
3 (indicating), as I held up this one, and is
4 in your little handouts. They're just very
5 basic, lists the name of it and where to
6 find it. And most likely we'll add the
7 number of the tour stop on here so that you
8 can coordinate it with the tour in the
9 brochure.

10 And then they will -- these are the
11 locations of them. It's on the back side of
12 your handout here or if you open up the
13 brochure, it's the map inside the brochure
14 as well. So these are the stops that we're
15 looking to install them at.

16 And that's all I have. So if you have
17 any questions, I'm happy to answer them.

18 BOARD MEMBER SCHILLING: No questions.

19 VICE CHAIRMAN LEE: Mr. Schilling.

20 BOARD MEMBER SCHILLING: No questions,
21 actually. Thank you.

22 BOARD MEMBER LORETTA: My only question:
23 Are you aware of Katie Derringer, who's got
24 the Jax Fat Tire and Segue Tours and stuff
25 like that?

1 MS. MITURA: Yes.

2 BOARD MEMBER LORETTA: Is she working
3 with you all or is there any connection
4 between that?

5 MS. MITURA: Yeah. We work really
6 closely with most of our tour companies. We
7 have been working with them before they even
8 launched. We've talked a little bit about
9 it, but we haven't really gone into detail
10 about the decals being on the street or the
11 tours, but she is aware of all the materials
12 we have.

13 BOARD MEMBER LORETTA: Do we have many
14 tour companies?

15 MS. MITURA: Probably ten tour companies
16 in the city, throughout the city. You may
17 see the white tuck-tucks, Go Tuk'n does
18 tours here, downtown, and at the beach as
19 well.

20 BOARD MEMBER LORETTA: Yeah, I know the
21 beach.

22 MS. MITURA: And then we have two
23 operators who do group tours more often than
24 individual tours every day of the week. But
25 we have probably five of those that are

1 doing group tours for conventions and things
2 like that in their afternoons off.

3 BOARD MEMBER LORETTA: Thank you.

4 MS. MITURA: You're welcome.

5 VICE CHAIRMAN LEE: Mr. Davisson.

6 BOARD MEMBER DAVISSON: I'm good.

7 Thanks.

8 VICE CHAIRMAN LEE: Ms. Durden.

9 BOARD MEMBER DURDEN: I'm excited. I'm
10 going to go on these tours.

11 MS. MITURA: Awesome.

12 VICE CHAIRMAN LEE: Thank you for
13 sharing this with us, appreciate it. Good
14 luck.

15 MS. MITURA: Thank you.

16 VICE CHAIRMAN LEE: Is there any other
17 new business? If there is none, we'll go
18 ahead and move to the first item on our
19 action item list, approval of the meeting
20 minutes from the previous DDR meeting,
21 November 14, 2019. Are there any comments
22 or changes?

23 BOARD MEMBER LORETTA: Motion to
24 approve.

25 BOARD MEMBER SCHILLING: Second.

1 VICE CHAIRMAN LEE: Motion to approve
2 and second. All those in favor, say aye.

3 COLLECTIVELY: Aye.

4 VICE CHAIRMAN LEE: Any opposed?

5 Great. This passes.

6 We'll move right into Action Item B,
7 DDRB 2019-015, conceptual approval of "That
8 Bar at the Arena." Do we have a staff
9 report?

10 MS. RADCLIFFE-MEYERS: Yes, we do.

11 Thank you, Chairman Lee.

12 My name is Lori Radcliffe-Meyers. I'm
13 with the Downtown Investment Authority. And
14 I'm here to present "That Bar at the Arena."
15 DDRB Application 2019-15 is seeking
16 conceptual approval for a two-story deck
17 addition to "That Bar at the Arena." The
18 project site is .78 acres and is located in
19 the Sports and Entertainment Overlay
20 District. The zoning is planned unit
21 development, and the land use category is
22 Central Business District.

23 The site is bordered to the north by the
24 VyStar Veterans Memorial Arena Plaza, and
25 south by the VyStar Veterans Memorial Arena

1 Parking Garage, and bordered to the east by
2 A. Philip Randolph Street, and to the west
3 by the VyStar Veterans Memorial Arena.

4 The project proposes the addition of a
5 two-story deck with a wraparound balcony to
6 the front of the existing building. The
7 two-story deck is heavy timber construction
8 with cable railing and a pitched metal roof.

9 The balcony extension will need to place
10 support columns within the public right of
11 way. This proposal requires that the
12 applicant receive an air rights easement for
13 the balcony and columns. Additionally, a
14 second air rights easement is requested for
15 a portion of the deck adjacent to the Arena
16 Plaza. Both easements will need to be
17 recorded prior to final approval.

18 The project will also seek a deviation
19 from Section 656.361.63, Public Realm
20 Regulations, due to the constraints of the
21 right of way. A deviation from the width
22 requirements of the areas will be allowed
23 only if such use and facilities enhance the
24 overall quality of the public realm and do
25 not impede pedestrian traffic or conflict

1 with access to onstreet parking. Staff will
2 work with the applicant to ensure the
3 pedestrian clear area remains the priority,
4 and the minimum requirement of five feet is
5 obtained.

6 Staff has provided to the applicant the
7 requirements for final approval. Staff will
8 work with the applicant to ensure that,
9 prior to final submittal and review, that
10 updated plans, perspectives, elevations and
11 any additional information meet final
12 submittal requirements.

13 Based on the foregoing, the Downtown
14 Development Review Board Staff supports the
15 conceptual approval of DDRB Application
16 2019-15 with the following recommendations:
17 Prior to final approval by the DDRB, the
18 applicant shall receive a deviation from
19 Section 656.361.63, Public Realm
20 Regulations, to reduce the amenity area; and
21 prior to final approval by the DDRB, the
22 applicant will provide the recorded
23 easements for the three-foot and six-foot
24 air rights easements.

25 This concludes the staff report. Staff

1 is available for questions. Thank you.

2 VICE CHAIRMAN LEE: Thank you. Is the
3 applicant available for presentation?

4 Thank you. If you could, say and spell
5 your name when you come up, and give your
6 address, please.

7 MR. MERRILL: Warren Merrill, 381 Pablo
8 Point Drive, Jacksonville, 32225.

9 VICE CHAIRMAN LEE: Thank you.

10 MR. MAURER: Robert Maurer, architect,
11 RAM Architecture.

12 VICE CHAIRMAN LEE: And your address,
13 please.

14 MR. MAURER: Sorry. 1636 North Laura
15 Street, ZIP code 32206.

16 MR. WHITE: Robert White, Taylor &
17 White, 9556 Historic Kings Road South, Suite
18 102, 32257, civil engineers.

19 VICE CHAIRMAN LEE: Thank you. Welcome.
20 Go ahead.

21 MR. MAURER: The -- what I'll be showing
22 you is about nine slides for the
23 presentation. It will take you through the
24 conceptual development of this project. The
25 first, which is the introduction, basically,

1 is just location, which has been described
2 by Lori quite well.

3 Thank you. Appreciate that.

4 So it's pretty straightforward. Overall
5 in the scheme on page 2 you can see that
6 here is some basic site photos on just --

7 MS. RADCLIFFE-MEYERS: Speak into the
8 microphone. You can bend it towards you.
9 There you go.

10 MR. MAURER: Is that better?

11 MS. RADCLIFFE-MEYERS: Yeah.

12 MR. MAURER: The existing photos that
13 are taken are basically the adjacent
14 projects, the Veterans Arena, the ballpark,
15 the parking garage, other locales. The
16 new -- the construction is a historic
17 building, which was built back in 1912.
18 It's a (inaudible) structure, two-story,
19 wood frame.

20 The new construction that we're
21 proposing on this -- and there's some more
22 existing. The new construction that we're
23 proposing on this project will be a -- it's
24 going to basically be based on kind of a
25 historic shipyard. We have (inaudible)

1 construction (inaudible) wharf. We thought
2 that would be -- because we want to make it
3 as an entertainment space. So it's totally
4 up in air, but enclosed from inclement
5 weather.

6 So in the additional materials that
7 we're introducing, this is really to
8 compliment the adjacent architecture, the
9 Veterans Memorial. We have a very large
10 wall in the back, it's all brick masonry
11 with accent horizontal brick coursing that
12 matches what's been done at Veterans. On
13 the top, the roof, which is a metal roof
14 (inaudible) to some of the metal
15 architecture from both the ballpark and in
16 the arena a bit.

17 The space that we wanted to do is to
18 keep it -- the whole idea was to keep it
19 very, very open so that there is complete
20 access from the plaza to the street. It is
21 very pedestrian oriented.

22 It is a bar. We do have bar service on
23 there, as well as there will be food service
24 because there is a full restaurant and
25 kitchen inside the existing building; we

1 serve that space as well.

2 Part of the design on this plate here is
3 actually dealing with some of the
4 aerial (inaudible) that we're going to need.

5 One thing that was really important on
6 the second floor balcony connection between
7 what is an existing second floor outside
8 area on the south side versus what we're
9 doing on the north side, there is no
10 connection between the two. So we wanted to
11 go back and make an external connection, a
12 balcony, that was historically correct for
13 that building.

14 Actually, if you go back and look at
15 some of the old photos, they actually had
16 projections off that building that were
17 balconies and such. They were just removed
18 sometime during its existence. We want to
19 come back, put a new balcony system in there
20 and make it wide enough so that it's
21 actually a means of egress between two
22 portions of the deck, as well as it deals
23 with some life safety issues on that second
24 floor which has no internal stairs at all to
25 the building.

1 With that said, of course, we're going
2 to have to get into the aerial easements,
3 which was described to you in the two
4 locations is that -- is the balcony that
5 runs parallel with Philips -- A. Philip
6 Randolph, and then a section that actually
7 projects over toward the plaza itself, which
8 actually becomes an entrance point off the
9 plaza going into the two-story addition.

10 Street front elevation, which is what
11 you see here, is that we kept the scale --
12 everything in scale with the existing
13 building. Easily accommodate the two floors
14 and keep them consistent with the internal
15 floor elevations as well. And you can see
16 that basically going to the heavy
17 (inaudible) structure, we can space out the
18 columns and keep it very open and just you
19 have railing systems that are basically for
20 fall protection, as well as some degree of
21 crowd control, so that, you know, there are
22 points of entry and exit onto that decking.

23 The view from the plaza, which you can
24 see the entire length of this building, the
25 palm trees are existing. That's part of the

1 arena landscaping; we weren't going to touch
2 that. We wanted to respect everything
3 that's been done at the arena and basically
4 not touch it at all, but work with it, which
5 is where we have the entrance going to and
6 from the plaza and the new addition falls
7 right between the palms themselves.

8 The back portion, you can see everything
9 is pretty much open for the most part, where
10 all the people would be. There is a back
11 section, which is actually where there would
12 be an entertainment area or platform. And
13 we basically wanted to put in louvers there
14 to keep the air flow and keep it open, but
15 create a site barrier at that point, as well
16 as contain some of the acoustics and the
17 noise. And that's what -- and that
18 elevation illustrates that.

19 You can see a little bit of the green
20 roof up above, as well as what's also on
21 part of that roof structure is actually a
22 skylight system that runs the entire ridge
23 of the roof to help bring daylight washing
24 into the upper floor. That was one thing we
25 wanted to do, is try to minimize the amount

1 of actual power going into this and try to
2 use as much daylight as possible within the
3 space.

4 The rear elevation that's actually, you
5 know, facing the actual arena, this is where
6 I'm saying is the large brick wall.
7 Actually, that wall esthetically, it
8 compliments the actual arena with the
9 layering of the brick and colors and tones.
10 The other thing, it's actually a firewall,
11 because we're going to be right up against
12 the property line at that point. There is
13 really not enough separation to create a
14 nonrated condition so that wall actually
15 serves several purposes.

16 The rest of the elevation there to the
17 right, which is the low masonry wall, that
18 actually is an existing stream wall that's
19 already there, and that actually hides a lot
20 of the utilities and the service part of
21 the -- serve the existing building right
22 now. So that would remain in place.

23 The trees that you actually see there
24 that were all drawn in, again, those are all
25 existing trees that are all part of the

1 arena landscaping. Again, we're not
2 touching any of that or disturbing it.

3 This last page here just kind of gives
4 you an overall summary of the elevations,
5 the site, the actual conceptual of the
6 building as it wraps around the existing.
7 Just kind of give you an overall feel of
8 what you're -- what we're actually trying to
9 introduce here and propose. And that's
10 really pretty much it for the conceptual.

11 VICE CHAIRMAN LEE: Great. Thank you.
12 Appreciate that. Anything else to add to
13 the presentation?

14 MR. MAURER: Warren? Robert?

15 VICE CHAIRMAN LEE: We take public
16 comments. I didn't get any cards, but is
17 there anyone in the public that would like
18 to speak on this project? No.

19 Okay. Great. We'll move in to board
20 comments. Appreciate that.

21 Mr. Schilling, why don't you start us
22 off?

23 BOARD MEMBER SCHILLING: Sure. So a
24 couple of questions. Regarding the -- I
25 guess I'd call it the balcony, or the

1 overhang on the front, where do those
2 columns line up related to the curb line?
3 Are they right on back of curb or --

4 MR. MAURER: No. The actual curb -- the
5 walk is actually nine feet wide along A.
6 Philip Randolph. And the balcony itself,
7 the easement that we're asking for is
8 actually six feet. We're not going to go to
9 that six-foot line, but basically we'll be
10 in about -- the column lines will also be
11 about five feet. And we chose that to be
12 able to give us enough openness between the
13 columns in the existing building for
14 pedestrian traffic to navigate around it on
15 both sides, and as well as knowing that
16 utilities would be an issue with JEA,
17 because we're going to have to relocate the
18 primary, which currently runs along the
19 north side of the building. We're going to
20 have to bring it under the walk in front of
21 that building and go all the way around to
22 the south side.

23 And our coordination with JEA was that
24 locating our columns and our footers at five
25 feet would be plenty of room for them to be

1 able to clear it. And we're not doing
2 conventional footings on this; we're
3 actually going to bore down, auger it in
4 there and probably do a 16-inch-round,
5 48-inch-deep footer in order to be able to
6 not conflict with any utilities that would
7 actually be underneath that.

8 We've already submitted an application
9 for that encroachment to JEA. Let's see, it
10 was -- yeah, he already looked at it. Yeah,
11 the initial comments from JEA, from the
12 electrical department, said that looked
13 really good; they didn't have a problem with
14 it. It's just we have to go through the
15 formality of getting the final approval for
16 it.

17 BOARD MEMBER SCHILLING: So one thing
18 that I know -- and I recognize that this is
19 conceptual approval and not final, but one
20 thing that would be helpful, at least to me,
21 and I don't know that I saw it in here, is a
22 detailed site plan showing the detail of
23 where that curb line is and where these
24 columns are.

25 So what I hear you saying is -- or heard

1 you say is those columns were set,
2 basically, to be centered in that sidewalk
3 out in front of the building.

4 MR. MAURER: Yes, sir. If you look at
5 plate five that I have up there now, which
6 is really a site plan, and the rendered
7 colored orange area, which is actually all
8 the new construction for the second floor
9 you see projecting over the nine-foot-deep
10 walk, the notes on there, this is -- right
11 there, okay, there's your note for the
12 nine-foot walk, which goes from the face of
13 the building to the curb, which is that
14 line. And then right here you can see this
15 is where our six-foot easement point is that
16 runs along the face of that.

17 So the very outside edge of that balcony
18 will not exceed that six feet. And the
19 columns are actually spaced five feet off
20 the front of that building. Does that help?

21 BOARD MEMBER SCHILLING: That does help.
22 Thank you.

23 So the other thing -- so next question
24 is: So what is the intent of that front
25 balcony? Is there a balcony on the left

1 side of the building that you're connecting
2 to the two sides? Is that what the intent
3 is?

4 MR. MAURER: This projection right here,
5 this area, okay, is a second floor outside
6 deck that has a stair that serves that, and
7 basically has doors that access to the
8 second floor of the building. But that,
9 literally, it's isolated. And in this plan,
10 I have -- I'm trying to solve two issues
11 here as a means of egress off this building
12 and off this deck. I'm going to need two of
13 them.

14 So one of the things was that we were
15 going to have to locate a stair somewhere in
16 here to serve that purpose, but we need a
17 second means of egress, as well as just from
18 the flow of -- in lieu of having people
19 cutting through the building all of the
20 time, to be able to come in with the outside
21 balcony and make that connection work with
22 the flow to connect both sides of the
23 building, as well as an egress.

24 So it serves several purposes, but the
25 design of that whole balcony was going to be

1 consistent with the historic style of the
2 building. We're going to build it out of
3 steel, but the post on it is not going to be
4 a simple post. It will actually be a
5 decorative post, decorative base. It's just
6 that the footer that we're doing will
7 actually project across the walk, you know,
8 a couple inches.

9 And but, otherwise, when you look at it,
10 it's all blacked out, which currently the
11 existing structure here is black painted
12 steel and brick. We were just going to go
13 ahead and match that and continue it and tie
14 it back into the new addition.

15 BOARD MEMBER SCHILLING: Okay. So there
16 are other ways to get onto and off of these
17 decks other than just the external stairs?
18 So you are able to access --

19 MR. MAURER: Right. You could literally
20 come up and be on this side, walk around and
21 access it; or if you're on the first floor
22 here, there's going to be this stair --
23 there's going to be a main stair that will
24 access and go directly to the second floor.
25 The other thing that we had to do in this

1 project is deal with handicap accessibility.
2 And we're going to utilize a vertical
3 wheelchair lift on that, it's an enclosed
4 space. And we're going to actually locate
5 that back on this side where you see this L
6 shaped stair. That's basically where we're
7 going to locate that unit, at that location.

8 BOARD MEMBER SCHILLING: And as a part
9 of this -- or is there going to be a bar
10 that's out on this deck or restroom,
11 additional restroom facilities.

12 MR. MAURER: Yes. In the new section,
13 on both floors, there will be outside bars.
14 In the back section here, there's going to
15 be additional restrooms to meet. So we have
16 to meet the plumbing code because of the
17 increase in people count. So we were going
18 to provide some additional toilet facilities
19 on both floors, as well as we're going to
20 provide a lounge and an office space as
21 well.

22 So that will be the only air conditioned
23 components will be in the very back section.
24 And that's where the plumbing is, other than
25 we'll have some plumbing servicing the bars

1 along the face of the existing building on
2 both decks.

3 BOARD MEMBER SCHILLING: Okay. Again,
4 so as part of the final, if some of that
5 additional information could be provided, I
6 think that would be helpful.

7 And, Mr. Chairman, those are all the
8 questions I have right now. I might have a
9 couple more thoughts as I hear the other
10 board members' thoughts as well, but thank
11 you.

12 VICE CHAIRMAN LEE: Thank you.

13 Mr. Loretta.

14 BOARD MEMBER LORETTA: Really quick,
15 that circular stair at the bottom left,
16 that's still the bottom left of there;
17 correct?

18 MR. MAURER: Right. Let me --

19 BOARD MEMBER LORETTA: But you're not
20 showing it in your elevations?

21 MR. MAURER: No. And because that
22 was -- it was a concept, as far as we know
23 we need to put the stair in along with the
24 vertical lift.

25 BOARD MEMBER LORETTA: Okay. I just

1 want to confirm, right now we're just not
2 showing it with the elevations so I just
3 wanted to --

4 MR. MAURER: Right. That is correct.

5 BOARD MEMBER LORETTA: Okay. So I want
6 to ask staff: Lori, if I heard this
7 gentleman correctly, I think it's
8 contradictory to what you had written in
9 your report. Basically, they're saying that
10 they're going to encroach the nine-foot
11 sidewalk by five feet and have columns four
12 feet off the back of sidewalk. So there is
13 not going to be able to be a six-foot open
14 walkway, a pedestrian threshold like you're
15 talking about, if I heard you correct.

16 And so one of the things I would almost
17 recommend is why don't we bump it out to be
18 eight-feet wide deep where the columns are
19 and then just from the whole porch extend
20 all the way to the back of curb almost,
21 because right now it just doesn't seem like
22 we're complying with what code is even going
23 to allow. And then it's just everything is
24 underneath the canopy.

25 MS. RADCLIFFE-MEYERS: Correct, Board

1 Member Loretta. Through the Chair. What
2 they were showing is the columns are set at
3 five feet. So a portion of the base of the
4 column will be in the pedestrian -- in the
5 five-foot pedestrian zone that we look for
6 at a minimum. So --

7 BOARD MEMBER LORETTA: So that's okay?

8 MS. RADCLIFFE-MEYERS: Well, no. I
9 mean, it's not. And that's why, within the
10 presentation, I said that I would continue
11 to work with staff to ensure that we do get
12 the five-foot-clear pedestrian zone. So
13 that would be something, because we --
14 that's a minimum requirement per our
15 ordinance.

16 BOARD MEMBER LORETTA: Okay. So what
17 she's saying is really you guys almost have
18 to have your columns either four feet off
19 the building so you have five feet of clear,
20 or maybe you could work with her and ask for
21 larger air rights, if they're okay with it,
22 and have the columns even farther out and
23 then the whole walkway is underneath. I
24 don't even know if that's allowable.
25 They're saying, no, it's not.

1 MS. RADCLIFFE-MEYERS: Again, through
2 the Chair. I actually went out and measured
3 the sidewalk, and I measured back of curb to
4 the building, and it's 8.5. I think you
5 were measuring probably from front of curb.

6 MR. MAURER: Yeah.

7 MS. RADCLIFFE-MEYERS: Yeah. So back of
8 curb to building is 8.5. So we have --
9 yeah.

10 BOARD MEMBER LORETTA: So it's even
11 tighter. So the likelihood is your columns
12 aren't going to be able to come out three
13 and a half feet and you may have to have
14 some sort of structural brace to make that
15 all work. You may be able to have the porch
16 extend to six feet, but the columns is what
17 Ms. Radcliffe-Meyers is saying is really
18 only going to be able to be three and a half
19 feet out. So I just want to kind of -- do
20 you understand what I'm saying?

21 MR. MAURER: Yes, I do.

22 BOARD MEMBER LORETTA: Okay. So my
23 initial blush, I looked at this a month and
24 a half ago when it didn't come through, is a
25 little -- I feel like -- I will allow the

1 architect to talk, I feel it's a little
2 underwhelming of a design. I'm not sure
3 that I completely like the overall wood
4 look. I feel like the roof line, how it
5 ties, again, is a little underwhelming, but
6 I'm not the architect on the Board, so I'll
7 allow the architects to speak for it on
8 that.

9 And it just seems like it could be --
10 obviously, there is an expense to
11 everything. And you've got to make a profit
12 and make it happen, but I'm just -- right
13 now I'm pretty underwhelmed by the overall
14 architectural design. Thank you.

15 VICE CHAIRMAN LEE: Mr. Davisson.

16 BOARD MEMBER DAVISSON: Well, I think
17 it's a great idea, and I can imagine this
18 down in that area. When I first looked at
19 this, it was hard for me to comment because
20 there is not a lot on these pages to comment
21 to. And a lot of it is just left to your
22 description of what the columns are, what
23 the sidewalk is. And you're pointing to
24 certain areas, That's the connection. I
25 had no idea just looking at these drawings.

1 So when you describe something about how
2 you talk about the historical context or the
3 balconies and iron and stuff like that, I
4 don't know what to respond to, because I
5 don't see it.

6 MR. MAURER: Sure.

7 BOARD MEMBER DAVISSON: You're just
8 telling me what it is. And a lot of this
9 project is telling us what you're doing, and
10 not showing us on paper.

11 MR. MAURER: Okay.

12 BOARD MEMBER DAVISSON: For example,
13 you've got this wall in the back that is
14 this big, you know, 20-foot-high red wall.
15 Where on the plan is this?

16 MR. MAURER: It follows that.

17 BOARD MEMBER DAVISSON: Okay. It's hard
18 to put things together if they're not drawn.

19 MR. MAURER: Sure. Okay.

20 BOARD MEMBER DAVISSON: I like the idea.
21 I think it's a great project. But I'm just
22 going to leave my comments at that because
23 there is just not enough to respond to.

24 MR. MAURER: Okay.

25 BOARD MEMBER DAVISSON: That's all.

1 VICE CHAIRMAN LEE: Thank you,
2 Mr. Davisson.

3 Ms. Durden.

4 BOARD MEMBER DURDEN: Thank you.

5 So it's interesting to hear what the
6 other board members say because the two
7 things that I have great concern with on the
8 project are the two things that have already
9 been discussed: the architecture and the
10 pedestrian realm.

11 I'll start with the pedestrian realm.
12 Of all -- I shouldn't say of all the places
13 in Jacksonville. But this area needs as
14 much pedestrian accessibility and space as
15 we can possibly get. You know, on a game
16 night or, you know, a concert or any of
17 these other activities, which is exactly why
18 you're there, and I'm glad you're there, but
19 we have so many people on the street. I am
20 really concerned about the necessity for
21 this deck overhanging A. Philip Randolph on
22 that side.

23 I don't see the necessity for the
24 connection to the south side of the
25 building. You already said it's connected

1 to go inside. I understand your desire to
2 have an outside patio, deck area on the
3 north side of the building, but I just don't
4 see the necessity for it hanging over the
5 front of the building.

6 You know, it's a historic -- well, I
7 shouldn't -- I don't want to say that in a
8 technical sense. But you have a certain
9 look of that building already and now you're
10 going to put this -- proposing to put a deck
11 across the front of it, that, quite frankly,
12 doesn't -- it's six-feet wide. All I
13 envision is a lot of people hanging over the
14 side of the deck during a game or -- you
15 know, it's not even wide enough to really
16 have tables set up there or any anything.

17 So I just don't see the necessity for
18 building -- for the impact that that deck
19 has on the pedestrian realm on the street
20 level to have these columns. And wherever
21 they are, whether they're at five feet off
22 the building, or they're at four feet off
23 the building, or even all the way out at
24 eight feet, they are an impediment to that
25 pedestrian realm.

1 And so I would encourage you to delete
2 the deck across the front of the building.
3 Allow your people on the -- in the existing
4 portion on the south side that they can come
5 into the building, they're already there.
6 And I just think that that would be a much
7 better protection, if you will.

8 I mean, nine feet, we really, our goal,
9 our aspirational goal, is even wider
10 sidewalks to allow for additional pedestrian
11 accessibility. I don't feel like I could
12 even vote for this conceptually with those
13 columns there.

14 I like your concept, please, don't
15 misunderstand me about the concept. I just
16 don't see the necessity for that deck and
17 the impact that it will have.

18 Architecturally -- and again, I'm not an
19 architect. So that's not my, you know, my
20 silo, but I'm kind of disappointed in the
21 architecture. I think that you have a
22 really unique building, a neat building, and
23 I would like to see -- it doesn't feel
24 connected to me. It doesn't feel -- and
25 maybe that's the wrong word from an

1 architectural perspective. But it doesn't
2 feel like it goes with the main building,
3 you know, it doesn't compliment it.

4 It just seems like it's the -- you know,
5 like a -- what's the right word? Maybe the
6 easiest way or maybe the least expensive way
7 to build that addition. But it doesn't
8 really seem, to me, to really respect the
9 existing building that it's going to be
10 attached to.

11 And like Mr. Davisson has said, you
12 know, I don't see heavy timbers in that area
13 of our -- you know, in the sports area. So
14 I'm not sure -- and also the roof.

15 So I would like you to think about some
16 revisions. But like I said, the thing that
17 bothers me the greatest is the interruption
18 of an already only nine-foot-wide pedestrian
19 area to begin with. And I would really
20 encourage you to consider deleting the deck
21 from the front of the building.

22 MR. MERRILL: If you look at the picture
23 of the building as it exists now, there are
24 two doors that open and just fall to the
25 pavement. So the upstairs needs something

1 to keep people from going out those doors
2 and falling to the ground. The upstairs is
3 not developed yet. The upstairs is roughed
4 in. And for us to finish off the upstairs,
5 there is doors both on the north elevation
6 and on the east elevation that just open.

7 And there used to be a balcony there at
8 some point in time. I don't know why they
9 would have doors otherwise. There wouldn't
10 be doors that fall out to the pavement. So
11 that would be another purpose too if we
12 finish off the upstairs, which is the
13 ultimate plan, so that we can utilize those
14 doors instead of having to brick them in.

15 And if you look at the picture, if you
16 thumb back, you'll see on the front
17 elevation -- or actually the actual picture,
18 you'll see the two doors that just open to
19 nowhere. They just -- if I had people
20 there, and they opened the doors, they would
21 fall to their death.

22 VICE CHAIRMAN LEE: Thank you.

23 Mr. Davisson, please. Absolutely.

24 BOARD MEMBER DAVISSON: Well, let me
25 respond to that, I think there are ways --

1 there are other issues, I think, with the
2 doors, there are other ways you can handle
3 it other than bricking them in. So I don't
4 buy that one. Those could have been
5 Juliette, they could have been a different
6 balcony type.

7 But I also, and this is maybe in
8 contradiction, it's just a different way to
9 look at, I think having the balcony out on
10 the street is kind of the charm of having --
11 if it's done right and done well, having
12 that second story activity. It's Bourbon
13 Street, you name some of the areas in the
14 country. That second level is important too
15 and how it reaches out and engages the whole
16 street. It's how you do it. And I really
17 don't have enough here to even comment on
18 what is it other than you've said its wood,
19 steel and cable.

20 VICE CHAIRMAN LEE: Thank you,
21 Mr. Davisson. Appreciate that.

22 Thank you for the presentation. I
23 appreciate that too. I somewhat agree with
24 the constricting of the sidewalk at the
25 placement of the existing columns. And I

1 recognize the challenge that you guys have
2 in trying to add additional entertainment
3 space to this area, which is much needed, in
4 my opinion.

5 And spending some time on the balcony of
6 Intuition, a second story space overlooking
7 all the activity below, I think, could be
8 very nice. And I would encourage you to
9 continue working on this.

10 I do have a question though: You have
11 black steel columns on the front and you
12 moved to wood on the side. Was there a
13 reason for that change in materiality? Why
14 not just do all steel?

15 MR. MERRILL: I was trying to get that
16 heavy timber look from the old wharfs down
17 the street, 600 feet away, they had wooden
18 wharfs with big, heavy timbers with the big
19 steel gusset plates that held the timbers
20 together.

21 So you have a 1912 building. In 1912
22 there was wood wharfs down the street. Just
23 trying to go with the period of time. So
24 that's why I was trying to do the heavy
25 timber look.

1 VICE CHAIRMAN LEE: I appreciate that.
2 The materiality of that sports complex area
3 now is brick and that green steel and the
4 green roofs and steel, black steel. So
5 you've got that part. So I would encourage
6 you to explore maybe alternative design
7 options where you might have black columns,
8 maybe heavy timber supports or trusses or
9 something like that where it's a little bit
10 more of a cohesive design.

11 Again, it's hard to tell what this is
12 really going to look like until we see those
13 renderings and those perspectives that we
14 should see at final. And that's really all
15 the comments I have at the moment.

16 BOARD MEMBER SCHILLING: Mr. Chairman.

17 VICE CHAIRMAN LEE: Yeah, please.

18 BOARD MEMBER SCHILLING: Couple things,
19 which has been good to let a couple of my
20 thoughts marinate here. And I guess a
21 couple additional thoughts, is, one, I don't
22 know that I necessarily have an objection to
23 the balcony on the front. As Mr. Davisson
24 said, I think, if done right, it could
25 really create some energy on the front of

1 the building.

2 But as Ms. Durden said, and I guess this
3 is what I was trying to wrap my mind around,
4 because I know I happened to be out on the
5 sidewalk this past Sunday after the Jags
6 game. And I'm trying to visualize what the
7 sidewalk looks like with columns running
8 down the middle of it. And I think that's
9 going to be an issue.

10 And certainly not being the designer, I
11 don't know if there is any way that this
12 balcony could be cantilevered or the columns
13 could be put against the building and then
14 cantilevered, but I'm struggling right now
15 in thinking about recommending an approval
16 with the columns right in the middle,
17 because I don't think that's the right
18 solution for right here.

19 And so I was just going to suggest --
20 and, Mr. Chairman, I don't know if the
21 applicant may consider going back to work on
22 some of these items and maybe come back with
23 a little more detail, maybe look at a couple
24 of different solutions as to how to do the
25 balcony and come back for conceptual again

1 next meeting. Certainly, I know it's at
2 their discretion, but I was going to suggest
3 that and see if the applicant would consider
4 that.

5 VICE CHAIRMAN LEE: We have -- we have
6 to take a vote. So we have two
7 recommendations right now from staff. And I
8 feel like we've had another recommendation
9 or two come up. And so let's see if we
10 can't add some of this to the approval if
11 they were to get one on a vote. And the
12 recommendation would be to make sure that we
13 have, I think, at least five feet or six
14 feet?

15 MS. RADCLIFFE-MEYERS: Five feet.

16 VICE CHAIRMAN LEE: Five feet clear. So
17 that would take adjustment in the column
18 location. You heard that fairly consistent
19 feedback that we want to see more pedestrian
20 walkway in front of the building underneath
21 this balcony. Were there any others that we
22 wanted to make with the vote?

23 BOARD MEMBER DURDEN: Mr. Chairman.

24 VICE CHAIRMAN LEE: Yes, please.

25 BOARD MEMBER DURDEN: I don't really

1 think that just going to the five feet is
2 what our recommendation might be, based upon
3 comments. I know we haven't voted, but I
4 was thinking that it was more in line with
5 what Mr. Schilling was speaking to, which
6 was to ask the applicant to come back with a
7 proposal that shows that -- a different
8 design for the columns and a different
9 location for the columns, and possibly
10 taking into account the possibility of
11 cantilevering, I heard, for the deck. So
12 that seems to me to -- certainly from my
13 perspective would be more in keeping in
14 allowing me to support the conceptual with
15 that condition, that condition as opposed to
16 just the five feet.

17 VICE CHAIRMAN LEE: So the condition is
18 they were to come back before final approval
19 with a column plan to staff?

20 BOARD MEMBER DURDEN: I think that the
21 applicant -- I think I heard Mr. Schilling
22 encourage the applicant to consider coming
23 back for conceptual, but I didn't hear them
24 respond to that. Maybe we can ask them if
25 they're -- get a response from them, if

1 they -- you know, and then from there we can
2 go to the next step.

3 VICE CHAIRMAN LEE: Okay. So I think
4 we'll need some feedback from you at this
5 point.

6 MR. MAURER: The columns currently are
7 centered five feet off the building. And
8 we're talking very small post, maybe
9 three-inch-round post maximum. It's a
10 decorative column, though, because it will
11 have a capital base that's consistent
12 with -- well, think about the lamp posts
13 that are throughout the downtown area that
14 are historical in character. That would
15 basically be very similar to a column here
16 for this condition.

17 We're only talking about moving that
18 post out maybe another six inches to create
19 the 60-inch clear that you're talking about.
20 It's really not that much. Again, with the
21 six-foot easement that we're currently
22 trying to get, it is easy to accommodate
23 that within that six-foot easement.

24 The issue is if you wanted to go and
25 actually create a deeper upper balcony such

1 as the full depth of the sidewalk, we'll
2 definitely do that, it's not a problem. I
3 just would want to bring the columns in to
4 try to create any kind of cantilever
5 condition or try to create a pilaster
6 condition to help create a cantilever of the
7 upper balcony, especially because JEA wants
8 to run that primary right in front of the
9 face of the building throughout that --
10 underneath the entire walk. And that's
11 their concern was to make sure that they
12 were going to miss the footings that are
13 existing for the new -- the existing
14 building, but also any of the new footing
15 that would be supporting that balcony. So
16 we wouldn't want to actually get closer to
17 the building. We would rather go out
18 further.

19 And I guess, in that sense, if we had to
20 increase that easement from six to seven
21 feet to compensate for a 60-inch-clear way
22 for pedestrian access, as well as, you know,
23 maintaining the clearances that JEA would
24 like for the primary, as well as
25 esthetically creating a deeper upper section

1 for more people to populate, that would be a
2 better route to go.

3 BOARD MEMBER DURDEN: Mr. Chairman.

4 VICE CHAIRMAN LEE: Just a moment,
5 please.

6 Mr. Loretta.

7 BOARD MEMBER LORETTA: I somewhat think
8 you're just not understanding really the
9 code. And the bottom line is the code is
10 saying five feet from back of curb, not five
11 feet anywhere on the sidewalk. It's five
12 feet from the back of curb. And so I was
13 trying to hope initially that maybe it could
14 be five feet from anywhere, but it was
15 clearly defined five feet from the back of
16 curb.

17 So my question to you all is do you have
18 a structural engineer on board yet? Have
19 you all looked at this? Can we not just
20 create an L bracket and have this -- you
21 know, even if it goes to four feet or six
22 feet, and make this still clear? I think
23 what you're hearing from two of the people
24 on the board is that they don't want any
25 columns within the outside of the building.

1 And so if you were able to kind of, you
2 know, go with an L bracket bracing to be
3 able to overhang this deck, nobody has an
4 issue, I don't think, with the second floor
5 deck. It's just the fact is the
6 encroachment within to the nine-foot
7 sidewalk below.

8 So is that a consideration you guys
9 could look into or is that -- I just don't
10 know if this is a 1912 building,
11 structurally that may be a problem, that's
12 my question.

13 MR. MAURER: It is. It's 12-inch solid
14 brick walls that that building is made out
15 of. I know for JEA their concern is missing
16 the footings. And if we brought the columns
17 in closer to the building, I think it's just
18 the coordination issue with the JEA to say,
19 instead of running the primary right in
20 front of the face of the building, let's
21 take advantage of the full depth of the walk
22 and let's bring them out in front of the
23 columns, which is clear, because from all
24 the utilities, the water utilities, all are
25 in the street. There is absolutely nothing

1 underneath that walk. It's clear. So they
2 actually -- JEA can actually anywhere within
3 that nine foot depth --

4 BOARD MEMBER LORETTA: So there is no
5 ability for you -- at this point you don't
6 think there is an ability for you to
7 cantilever the deck?

8 MR. MAURER: Structurally I don't
9 believe -- I'll have to get with the
10 structural engineer to verify, but just from
11 what we were looking at, with the way that
12 building is built and the way the existing
13 wood framing is actually tooth into the
14 existing masonry, that there is not enough
15 in there to actually take a load for a
16 five-foot or six-foot balcony.

17 BOARD MEMBER LORETTA: So you're saying
18 it's a wood frame behind the brick --

19 MR. MAURER: Correct.

20 VICE CHAIRMAN LEE: Guy, were you going
21 to say something?

22 MR. PAROLA: I think I was just going
23 to, through the Chair, comment to something
24 Mr. Loretta said. If we have 12 feet to 16
25 feet of the pedestrian zone, then you're

1 right, we want to start seeing things in the
2 clear zone beginning after the first four
3 feet. We don't have that here. We have
4 eight and a half feet as measured by staff
5 from back of curb.

6 So what you see going along the section
7 of A. Philip Randolph is you actually see
8 maybe a foot and a half to a two-foot
9 amenity zone. I mean, when you go -- I
10 guess you would go by way of north, close to
11 the arena, and you start seeing the lights
12 come back again and start seeing the
13 onstreet parking meters come back again.
14 They're within the 8 to 16 inches from the
15 back of curb.

16 When you go the other direction, by way
17 of example and you start heading south
18 from -- I guess it would be south after the
19 Duro building, you start seeing the benches
20 that are brought up close.

21 So we have a constricted right of way
22 here where, I think -- staff agrees with
23 you, you have to pick something; it can't be
24 middle, I guess, like Mr. Miyagi said. So
25 you either pick close to the building or you

1 pick as close to the curb as you can
2 possibly get, maximizing the distance
3 between the two if you go back of curb.

4 So where staff is going with this is the
5 closer you can get to the curb and still
6 have people able to park there if there is
7 onstreet parking there, then that's
8 something we could support. We don't want
9 to see something almost straddling the
10 middle and having what the architect said,
11 people going around each side, that's not
12 really where we're going with this.

13 BOARD MEMBER LORETTA: That was actually
14 what I was saying initially, is maybe if we
15 move it farther out, then maybe it gives
16 them more clear zone, it just happens to be
17 underneath the canopy. If you're cool with
18 that, I think I'm okay with that. It does
19 still encroach the nine-foot sidewalk, but
20 you now at least have seven-foot sidewalk
21 from the columns up against the building.

22 MR. PAROLA: We know this isn't an area
23 where we're going to start seeing curb,
24 right, because the minute you get on the
25 other side from A. Philip from -- the other

1 side of Adams Street from A. Philip, that's
2 where the autonomous vehicle is scheduled to
3 start making a left and then make a right
4 back on Bay Street. We know we have set
5 curbs there. We also know that, during the
6 busiest times, north of the Adams Street,
7 they shut the entire block down and it
8 becomes a giant, you know, pedestrian zone
9 anyway.

10 Let us not forget that a primary reason
11 they shut it down as often as they do is
12 because every single event by J Bill becomes
13 a giant wet zone. So the first thing we do
14 when we have an event there -- and right
15 now, if you talk to SMG, they will tell you,
16 thankfully, we have more events than we have
17 days of the week -- or days of the year. So
18 we're seeing more and more things shut down
19 and we're seeing an exaggerated sidewalk.

20 So I guess, my kind of advice to the
21 Board, guidance to the Board, would be
22 maximize the distance between the columns,
23 move the columns to the back of curb and
24 then go from there. Staff is actually
25 pretty excited about having that open space

1 along A. Philip. I don't remember which
2 board member said it, but mentioned Mardi
3 Gras. Maybe not Mardi Gras, but certainly
4 Jax Beach does it all the time. We've gone
5 to, you know, Mount Dora even in their
6 downtown encourages that. You see balconies
7 stretching off over the sidewalk and having
8 that embracement. So that would be our --
9 just some observations and guidance.

10 VICE CHAIRMAN LEE: And to that point, I
11 can't remember a time walking by this
12 building when that street wasn't closed
13 during an event. So the whole street
14 becomes a sidewalk other than when there is
15 no event going on.

16 So, Ms. Durden, you were going to say
17 something?

18 BOARD MEMBER DURDEN: Going all the way
19 back, I think that those are very good
20 comments. I could -- it could be that we
21 end up with the columns all the way out next
22 to the curb as far out as possible. I think
23 that I would still be interested in your --
24 if you come back at final, I would like to
25 know what the structural engineer actually

1 says about the cantilever, because I think,
2 quite frankly, JEA would be happier with a
3 cantilever than the columns into the ground.
4 And I would be happier without the columns
5 in the pedestrian realm. And I think the
6 whole Board would be happier.

7 So if we can fashion a condition that
8 says to investigate the cantilever. And if
9 that's not structurally feasible, then to
10 consider -- or to move the columns all the
11 way out to the curb. I think those are good
12 comments, I appreciate that from staff, and
13 so if we could fashion that into a
14 condition.

15 VICE CHAIRMAN LEE: Is it possible to
16 move the columns all the way out to curb?
17 You have a six-foot air right right now.
18 Would you have to go back and get another
19 air right?

20 MR. MAURER: We have to revise that.

21 MR. PAROLA: It's just a legal
22 description and a sketch right now. So it
23 hasn't been -- it hasn't gone through
24 ordinance.

25 VICE CHAIRMAN LEE: So it's possible for

1 revision before -- is that an acceptable
2 condition?

3 MR. MERRILL: We just didn't want to ask
4 for too much.

5 VICE CHAIRMAN LEE: Is that an
6 acceptable condition?

7 MR. MERRILL: Yeah, I think so.

8 VICE CHAIRMAN LEE: We have three
9 recommendations -- excuse me, we have three
10 recommendations to go along with this DDRB
11 action item. And the third one is going to
12 be the recommendation that we'll have the
13 columns out to the curb as far as possible,
14 and we'll have a structural evaluation of
15 the existing building to see if it could
16 support cantilevered balconies.

17 MR. MAURER: Correct.

18 MR. MERRILL: Without any undue
19 extraordinary expense to redo the inside of
20 the building to support that canopy. I
21 might have to redo the whole upstairs floor
22 just to support something that will stick
23 out.

24 VICE CHAIRMAN LEE: Right. At that
25 point it wouldn't be feasible. We're

1 talking about if the existing structure can
2 support a balcony without undue burdening of
3 the existing structural building.

4 BOARD MEMBER DAVISSON: And they're
5 going to have to come with required
6 documents and materials and drawings that
7 you should be coming with.

8 MR. MAURER: Right. In the next
9 presentation, I will definitely clarify the
10 design details for the columns and
11 balconies, which will hopefully clarify --

12 BOARD MEMBER DAVISSON: Well, it should
13 have been on this conceptual, you should
14 have had it. Next -- so I'm kind of going
15 on a leap of faith that you'll have it next
16 time.

17 MR. MAURER: Okay. Yes, sir.

18 VICE CHAIRMAN LEE: So we'll put it to a
19 vote. Do I have a motion to approve with
20 the following recommendations?

21 BOARD MEMBER LORETTA: I make that
22 motion.

23 VICE CHAIRMAN LEE: I have a motion to
24 approve with recommendations. Do I have a
25 second?

1 Am I allowed to second?

2 BOARD MEMBER DURDEN: Second, I'll
3 second.

4 BOARD MEMBER SCHILLING: Mr. Chairman,
5 can we discuss for a second?

6 VICE CHAIRMAN LEE: Sure.

7 BOARD MEMBER SCHILLING: So the one
8 thing I just want to reiterate -- and I'm
9 with Mr. Davisson as well, this is a little
10 bit of a leap of faith. I agree with the
11 board members, I would like this concept.
12 So certainly going to go ahead and support
13 the conceptual. But I do want to emphasize
14 that, as Mr. Davisson said, there is going
15 to be expectation, we're going to need to
16 see a lot more information when you come
17 back for final.

18 And then I also wanted to add on the --
19 and I don't know that the condition actually
20 needs to be amended. But, again, I think
21 it's important to look at cantilevering, but
22 also if you do end up moving the -- the
23 applicant moves the columns farther out to
24 the curb, they still have to provide the
25 required setback behind the curb so we don't

1 have bumpers as cars are parking and hitting
2 those. So just advise you to look at those.
3 I don't think we need to amend the motion to
4 that, just want to make those comments.

5 VICE CHAIRMAN LEE: Okay. Thank you.

6 Well, I have a motion to approve with
7 the recommendations and a second. All those
8 in favor, aye.

9 COLLECTIVELY: Aye.

10 VICE CHAIRMAN LEE: All opposed?

11 Motion is approved. Thank you.

12 So we'll go ahead and move on, as we
13 shuffle to the next action item on our
14 agenda today, DDRB 2019-19, conceptual
15 approval of LaVilla Townhomes. Do we have a
16 staff report?

17 MS. RADCLIFFE-MEYERS: Yes, we do.

18 VICE CHAIRMAN LEE: Great. Thank you.

19 MS. RADCLIFFE-MEYERS: Thank you,
20 Chairman Lee.

21 So DDRB Application 2019-19 is seeking
22 conceptual approval for the construction of
23 88 townhomes in 14 separate buildings. The
24 project site is 4.16 acres and is located in
25 the LaVilla Overlay District. The zoning is

1 Commercial Central Business District and the
2 land use category is Central Business
3 District.

4 The site is bordered to the north and
5 south by West Adams Street and West Forsyth
6 Street, respectively; and bordered to the
7 east and west by Lee Street and Stuart
8 Street, respectively.

9 The project proposes 10 three-story
10 buildings with a total of 50 townhomes and 4
11 two-story buildings with a total of 38
12 townhomes. Drive aisles and parking have
13 been incorporated within the interior of the
14 complex and each townhome has a rear low
15 garage, which opens up the front of the
16 buildings.

17 Street trees, streetlights, benches and
18 trash receptacles are provided to meet the
19 pedestrian zone requirements. Once
20 completed, the Lift Every Voice and Sing
21 Park along with the LaVilla Heritage Trail
22 will provide an additional amenity for the
23 community members.

24 Based on the foregoing, the Downtown
25 Development Review Board Staff supports the

1 conceptual approval of DDRB Application
2 2019-19 with the following recommendations:
3 Prior to submittal for final review, the
4 developer shall meet with staff to identify,
5 if any, the deviations sought. At final
6 review the developer shall provide enough
7 detail so as to illustrate that the
8 pedestrian zone meets the definition of such
9 in the ordinance code, and meets the various
10 requirements and design amenity features for
11 the pedestrian zone.

12 Streetlights, benches and street
13 furnishings shall be placed in the amenity
14 area. Additional benches and trash
15 receptacles not currently shown on the site
16 plan shall be added once sales of the
17 townhomes reach 80 percent sold. Street
18 furnishings shall be in accordance with the
19 downtown street scape design guidelines.
20 Street scape design shall be the business
21 interdistrict design standard utilizing
22 brick pavers, which is consistent within the
23 area.

24 This concludes the staff report. And
25 staff is available for questions.

1 VICE CHAIRMAN LEE: Great. Thank you.
2 Appreciate that.

3 Is the applicant here? And would they
4 like to give a presentation?

5 Thank you. Please state and spell your
6 name and provide your address.

7 MR. HOOVER: Thank you. My name is Ryan
8 Hoover, 3030 Hartley Road, Vestcor,
9 Jacksonville, Florida.

10 MR. BRAXTAN: My name is Jack Braxtan,
11 J-a-c-k B-r-a-x-t-a-n, Group 4 Design, we're
12 the architect, 1520 Prudential Drive,
13 Jacksonville, Florida.

14 VICE CHAIRMAN LEE: Thank you.

15 MR. HOOVER: Okay. I guess Lori did a
16 great job showing a lot of the slides we
17 already have on here. So I can scan through
18 them if you would like me to and we can get
19 to the -- any of the items you may have
20 questions about it. As was mentioned, 88
21 townhomes, 38 two-story units and 50
22 three-story units inside the LaVilla Overlay
23 District.

24 This is the location, as we previously
25 mentioned, along with an overhead site plan,

1 which will get into more detail here in a
2 second.

3 A larger overhead view. And even
4 farther back.

5 Here is your zoning and land use. Here
6 is the overall site plan. So we can just go
7 all the way through this and then come back
8 and discuss how you want.

9 So this is the first -- I'm calling this
10 one parcel A. It's the one that's bordered
11 between Stuart and Johnson just south of
12 Adams, so the northwestern-most block.

13 Here is B, the next one over east, which
14 will have the Lift Every Voice and Sing
15 Park, which will take up about half of the
16 site, along with a new right of way that's
17 being created, that we're creating between
18 Adams and Houston, or Houston, Street,
19 however you would like to say it.

20 And then this is C, which is just below
21 that block. Also, still again against Lee
22 Street and Johnson just north of Forsyth
23 Street.

24 We had some palms in that original
25 rendering that was shown, but we removed all

1 the palm trees and went with elms. There
2 are a couple oaks existing on the south that
3 are most likely not going to survive based
4 on putting in the new sidewalk, but we're
5 going to try. And here is just the standard
6 finish, the standard street scape benches
7 and trash receptacles and the flex pay
8 service that we use around trees.

9 Here is an overhead shot. The blue is
10 the development parcel. The portion not
11 shaded there is the park parcel. This is
12 looking south. You can see the JRTC and the
13 Prime Osborn, as well as some other new
14 development that's happened in the area over
15 recent years.

16 Looking north you can kind of see where
17 we are, just still very close to I95, at the
18 end of what is the Central Business
19 District.

20 And here is some current photos of the
21 existing land. This is from the
22 northwestern-most corner looking back
23 towards southeast, and you see JRTC there.
24 This is looking south across the park
25 parcel. Same one, but looking southeast --

1 I mean, southwest, sorry. And this is the
2 Lee and Forsyth intersection. Those are the
3 oak trees mentioned that may or may not
4 survive. We will try them.

5 So we have the unit mixes, which we can,
6 you know, go over if anyone has any specific
7 questions about this, our floor plans, which
8 I know there may be a question about, for
9 each unit.

10 Here is the conceptual rendering. We're
11 not showing anything on Lee Street at this
12 point. We were asked to remove everything
13 from there, because that is going to be the
14 Emerald Trail. And in our agreement, which
15 basically, if it comes to a point where
16 we're about to open -- or before we've
17 completed construction, if the Emerald Trail
18 has not been built, we're going to build
19 ourselves an agreed-upon 14-foot path and
20 some other items to help so that, when it
21 does come, they can finish the path, but at
22 least we'll have the basic -- the startings
23 of what will be the Emerald Trail. But the
24 hope is that the City is going to have it
25 built around the same time we're building

1 the townhomes.

2 Here are just some more renderings.

3 So I'm available to answer any questions
4 that you have.

5 VICE CHAIRMAN LEE: Great. Thank you.
6 Appreciate that.

7 I don't have any speaking cards, so I
8 assume there is no public comment. So we'll
9 go right into the board comments.

10 Ms. Durden, would you start us off?

11 BOARD MEMBER DURDEN: Actually, I'm
12 going to declare conflict. I've been
13 working with Vestcor and feel like it would
14 not be appropriate for me to vote on the
15 matter.

16 Under the rule, I think I am allowed to
17 comment. And I would just say I like the
18 idea that we've got market rate going in. I
19 think it's a good kind of shot in the arm to
20 the area. You guys have done a lot to
21 assist in housing in the downtown area. And
22 I think that this project with market rate
23 makes a lot of sense to me.

24 I also like the design from an
25 architecture perspective. I am a little

1 concerned about some of the walls. And I'll
2 leave that up to some of the other
3 architects to discuss some of the blank
4 walls. I think maybe you could have some,
5 you know, interest with some windows added
6 in a few places.

7 And then I'd like to hear more about the
8 pedestrian zone when you have a chance.

9 And I also want to just say that I
10 appreciate the fact that you guys are
11 working with Groundwork Jacksonville on the
12 Emerald Trail and working through that. So
13 I'm not going to vote, but I do think -- I
14 do like the idea and the concept. Thank
15 you.

16 VICE CHAIRMAN LEE: Thank you.

17 Mr. Davisson.

18 BOARD MEMBER DAVISSON: It's a nice
19 project, nice design. My first question is
20 probably materials, because I think your
21 design is a nice design. My concern would
22 be what's happening at the next step,
23 because I can see these -- you're at the
24 tipping point whether these end up having
25 the connotation of track housing if you're

1 not using the right -- if they're not put
2 together well, that these are not urban. If
3 they're not done in the right manner. So
4 I'll let you just talk about that.

5 MR. BRAXTAN: Sure. All the materials
6 that we're using are fiber cement, because
7 part of this deal is that anything they sell
8 for over, what is it, 250,000 goes back to
9 the City. So we want them to be built
10 affordably, but also have a modern look. So
11 we're going to do a mixture of lap siding,
12 some traditional vertical board and batten,
13 some reveal panel to give it a nice, clean
14 kind of masked look. But for the most part
15 the materials on the whole building will be
16 fiber cement.

17 BOARD MEMBER DAVISSON: What's the roof?

18 MR. BRAXTAN: The roof is going to be
19 shingled.

20 BOARD MEMBER DAVISSON: Okay. I know
21 you're going to have a beehive of mechanical
22 units everywhere. What are you going to do
23 with those?

24 MR. BRAXTAN: So on the two-story units
25 we have a garage out on the back and we'll

1 put them all up on top of that roof and on
2 the three-story units, we have a kind of
3 portion in the back of the building where
4 we'll have a unit kind of behind each
5 garage, but they'll be down on grade for the
6 three-story and up on the roof for the
7 two-story.

8 BOARD MEMBER DAVISSON: And I guess my
9 last comment -- well, you're getting into
10 the detail of street scape, you know, it's
11 -- probably what you've done on the corners
12 though, as far as kind of the blank walls.
13 I have no problem doing solid
14 void (inaudible) each other, but I think
15 it's in the wrong spot to have your corners
16 walled instead of engaging, not necessarily
17 that you want anybody to walk onto your
18 project, but at least you know the wall --
19 the blank walls you've got on the
20 three-story are a bit too bold.

21 MR. BRAXTAN: Yeah. We're going to look
22 at that. And we've looked at it before this
23 meeting, because that was one of staff's
24 comments. And we have a couple
25 opportunities where we can add windows to

1 create interest on the side of the building
2 that -- we'll address that for the next
3 round.

4 BOARD MEMBER DAVISSON: My last question
5 is I looked at just looking at your floor
6 plans. Is it -- are all the front doors on
7 streets or -- I mean, authentically?

8 MR. BRAXTAN: Yeah. So the -- all the
9 front doors are kind of on a stoop out in
10 the front, the street-facing side of the
11 building, but there is also a back door on
12 this building. So you can have access from
13 both sides. Really the private entrance
14 would be on the back and the public entrance
15 would be on the front.

16 BOARD MEMBER DAVISSON: Okay. Nice
17 project.

18 MR. BRAXTAN: Thank you.

19 BOARD MEMBER DAVISSON: That's it.

20 VICE CHAIRMAN LEE: Thank you,
21 Mr. Davisson.

22 Mr. Loretta.

23 BOARD MEMBER LORETTA: Thank you. I
24 think overall everything is very good. I'd
25 like to understand, when you guys transition

1 to the next stage, a little bit better how
2 plant material and/or landscaping and/or
3 anything kind of interacts between the front
4 stoop of all these units and that sidewalk
5 kind of where the right of way is. Seems
6 like I'm not sure if it's just truly going
7 to be all pavement. Seems -- I don't know
8 that I really recommend it to be all
9 pavement, as it could seem pretty stark
10 then.

11 I feel as though you guys should
12 recommend to your landscape architect to use
13 a high rise live oak versus the cathedral
14 live oak, because the high rise is
15 significantly smaller. Cathedral can get
16 huge. And you're showing a four-by-four
17 planter, and it's very small.

18 And then to staff, I would really love
19 to get a meeting with staff and Ms. Boyer,
20 because I don't believe that this is the
21 best -- I kind of think this is what some
22 people are starting to do with the street
23 scape design. And I just think this is not
24 very good design, somewhat similar to what
25 they actually did on the prior apartments

1 over in LaVilla that they just recently
2 approved of over a month ago.

3 I just feel as though our current -- the
4 way we've got the current text in the --
5 kind of this four-foot furnishing zone, so
6 on and so forth, we've got like this little
7 three-foot band of pavement that just wraps
8 around. It just seems like where you have
9 the bulb out, instead of a four-by-four
10 planter, it should be an entire landscape
11 area.

12 And, you know, I'd really love to sit
13 down with staff and Lori Boyer and come to a
14 much better design. We were supposed to
15 have a year to kind of vet this out, and I
16 think we failed pretty quickly, in my
17 opinion. And I don't really like what
18 they've designed in the street scape, albeit
19 conceptually, I guess, it's meeting what it
20 is we're saying the current code is. And so
21 what I don't want is this to be precedent
22 for the rest of the city, basically.

23 And I mean, on my end, really, as I've
24 stated, I just think, you know, simply put,
25 if you were to -- instead of these

1 four-by-four pits, you know, things become
2 significantly more enhanced and may even be
3 cheaper because you're going to have more
4 planting area and so forth, but I just think
5 we're missing the boat with the way we
6 should be with downtown street scape design
7 right now.

8 MR. PAROLA: Mr. Chairman.

9 VICE CHAIRMAN LEE: Please.

10 MR. PAROLA: If I could, we would love
11 to meet you. Actually, the timing is very
12 well. On our DIA board agenda for our board
13 meeting next week, you're going to see
14 design standards that include the street
15 scape that we're putting out for RFP. So
16 your comments are very apropos. If you're
17 around next week, we'll get on your
18 calendar.

19 VICE CHAIRMAN LEE: Thank you,
20 Mr. Loretta.

21 Mr. Schilling.

22 BOARD MEMBER SCHILLING: Just a real
23 quick question: On the site plan, south of
24 the park is a couple parcels that show
25 Johnson Homestead, so those aren't owned by

1 y'all, those are out parcels, not part of
2 this project?

3 MR. HOOVER: The City will retain
4 ownership of those. Those are for the park.

5 BOARD MEMBER SCHILLING: Through the
6 Chair to staff, to Ms. Radcliffe-Meyers. I
7 see one of the conditions, which is C, says
8 additional benches and trash receptacles not
9 currently shown on the site plan shall be
10 added once sales of the townhomes reach 80
11 percent sold. What is the intention of --
12 and where are those going? Are those ones
13 going out on Emerald Trail? And is the
14 intent for the applicant to bring those
15 locations back at the final, I guess, just
16 as a question?

17 MS. RADCLIFFE-MEYERS: Board Member
18 Schilling, through the Chair, yes. If you
19 look at the site plan, what they're
20 proposing right now is they were only having
21 benches and trash receptacles near the park.
22 And the rest of the site was lacking any of
23 those amenities. And so we requested to the
24 applicant that those be added once they
25 reach a certain level of sales in the town

1 homes.

2 There was concern that by adding them
3 right away that, you know, you may attract
4 people in that area that you don't want.
5 But then once you get eyes on the ground and
6 people are living in those townhomes, then
7 we expect to have those amenities along
8 those streets capes.

9 BOARD MEMBER SCHILLING: Okay.
10 Excellent. Thank you. It's a great-looking
11 project. Thank you very much.

12 Thank you, Mr. Chairman.

13 VICE CHAIRMAN LEE: Thank you.

14 Thank you for the presentation. I also
15 agree, it's a pretty nice-looking project.
16 I did have a question. Are these going to
17 be market rate for sale townhomes?

18 MR. HOOVER: Correct.

19 VICE CHAIRMAN LEE: They're not rentals?

20 MR. HOOVER: No. They're for sale.

21 VICE CHAIRMAN LEE: I didn't see in any
22 in the plans, but there are no amenities, no
23 sales office or gym or anything like that;
24 it's just all units?

25 MR. HOOVER: No.

1 VICE CHAIRMAN LEE: I did want to echo
2 the very large -- I'm sure you've heard it
3 many times, I'll say it one time, very large
4 blank wall on the corner. The floor plan
5 might provide opportunities at least on that
6 unit to open it up. So I encourage you to
7 look at that before final.

8 And I agree with the recommendations of
9 the staff. And I don't have any further
10 comments at this time. I appreciate you
11 coming by. Well, if --

12 BOARD MEMBER SCHILLING: I'm happy to
13 make a motion, Mr. Chair --

14 VICE CHAIRMAN LEE: Okay. Great.

15 BOARD MEMBER SCHILLING: -- to approve
16 conceptual approval for Application 2019-019
17 with the recommendations proposed by staff.

18 VICE CHAIRMAN LEE: Great. Thank you,
19 Mr. Schilling.

20 We have a motion to approve conceptual.
21 Do we have a second?

22 BOARD MEMBER DAVISSON: Second.

23 VICE CHAIRMAN LEE: We have a second.

24 All those in favor, say aye.

25 REMAINING: Aye.

1 VICE CHAIRMAN LEE: Any opposed? We
2 have one recusal, Ms. Durden.

3 So the application is approved. Thank
4 you.

5 MR. HOOVER: Thank you.

6 VICE CHAIRMAN LEE: Okay. Let's go on
7 to the next action item, which is the Water
8 Street Parking Garage. Is there a staff
9 report?

10 MS. RADCLIFFE-MEYERS: A short one.
11 Thank you, Mr. Lee.

12 The Water Street Parking Garage is a
13 City-owned garage located at 541 Water
14 Street West in the Central Core Overlay
15 District. The site is 2.74 acres and is
16 located in a major gateway entry point into
17 downtown from the Acosta Bridge and
18 Riverside Avenue.

19 Per the Water Street Garage Public Art
20 Project Agreement, the project plans and
21 specifications recommended by the Art
22 Selection Panel shall be approved by the Art
23 in Public Places Committee and the DDRB
24 prior to the commencement of the work.

25 That concludes the staff overview.

1 Thank you.

2 VICE CHAIRMAN LEE: Thank you. And is
3 the applicant here? And would they like to
4 comment or make a presentation?

5 Great. If you could, please state and
6 spell your name and provide your address.

7 MR. WEISS: Glenn Weiss, Director of
8 Public Arts Program for the Cultural
9 Council, at 300 Water Street.

10 MS. GIBSON: Ronique Gibson, also at 300
11 Water Street, Cultural Council, Project
12 Manager.

13 VICE CHAIRMAN LEE: Thank you.

14 MR. WEISS: I will first, before I even
15 get into that, to let you know that this
16 sculpture, which you approved eight months
17 ago, will be installed next week. And the
18 editorial board of the Times endorsed and
19 supported your decisions at that time. So
20 just if you could pass it around just to say
21 thank you for supporting the arts in general
22 in downtown.

23 So what we're presenting today is the
24 work by Tom Drugan and Laura Haddad. They
25 are artists from Seattle. And they have

1 worked on this project for about six months.
2 And I'll just go through simply what the
3 project is. The project is a -- is
4 comprised of kind of three parts. One is a
5 large kind of traditional sign-like
6 structure that -- I don't know if we have
7 any -- oops, sorry, went the wrong way.

8 So it's on the corner. It's comprised
9 of a large sculptural element on the top of
10 the garage, a series of brightly painted
11 colored forms that come down on the main
12 face facing the bridge, and then a series of
13 silver lines, which then decompose into
14 musical staffs as it reaches out across the
15 garage.

16 This is just a quick introduction slide.
17 And you can see the light.

18 The project, as I said, there are the
19 three parts that then decompose into music
20 on the face, on the side facing LaVilla.
21 The music staffs will represent Lift Every
22 Voice and Sing a Song. On the side heading
23 to the symphony hall are pieces from the
24 recently composed symphony to Jacksonville,
25 which was unveiled last year.

1 The colors will, in a way, be kind of
2 like the columns in terms of the multiple
3 stripes. The silver stripes themselves, as
4 they go down the line, will actually be
5 composed of metal pieces which go in between
6 where the spaces are where the openings are
7 so the stripes can be continuous. This is
8 the structure that will be on the roof
9 itself, which the artists hope will also
10 remind us of those traditional structures
11 which used to be all over Jacksonville and
12 all over the United States.

13 The piece is composed of heavy-duty
14 plastic, which makes those kind of pink,
15 orange shapes. It is also made of -- sorry,
16 go back -- made of acrylic rods, which then
17 turn and bend out into space and are lit up
18 by LEDs. The entire -- these artists are
19 specialists in using LED computerized
20 lighting systems. And so the piece itself
21 will move and change in many ways, both from
22 the lighting on the sculpture itself and
23 from the painted ribbons as it comes down.

24 They've learned and done many
25 large-scale projects in Alaska, in San

1 Francisco, in which by painting the colors
2 and then by changing the color of lights
3 which project on them, you actually get this
4 kind of transformation where, if you shoot
5 red at it, the red disappears and then the
6 greens -- it's backwards, the greens
7 disappear and the reds pop out. So it will
8 actually appear like the painted mural at
9 night is kind of moving as the lights move
10 on the building itself.

11 So these are just samples. There will
12 be many different times to -- sequences for
13 the project.

14 And just as the Director of the program,
15 I'm very pleased to know that they are just
16 finishing a piece in Denver, Colorado, which
17 uses the same technology on the roof, and
18 looks like it's solid and will hold up to
19 our hurricanes, as it holds up to the great
20 winds of the plains. So I'm glad to see
21 that.

22 So I hope you can endorse this project.
23 It has been already approved by the Art in
24 Public Places Committee and Artist Selection
25 Panel, which reviewed and selected the

1 artists themselves.

2 VICE CHAIRMAN LEE: Thank you.

3 Appreciate that.

4 Mr. Schilling, will you start us off,
5 please.

6 MR. TEAL: Mr. Chairman, public
7 comments.

8 VICE CHAIRMAN LEE: Public comments,
9 yes. Thank you.

10 Do we have any public comments? I don't
11 have a card. We don't.

12 Thank you, Mr. Teal.

13 Mr. Schilling.

14 BOARD MEMBER SCHILLING: I'll just say
15 that I'm excited to see this. It looks
16 terrific. And I have no questions or
17 comments.

18 VICE CHAIRMAN LEE: Mr. Loretta.

19 BOARD MEMBER LORETTA: It looks amazing.
20 I mean, if it can come close to even looking
21 50 percent as nice as the image is, it will
22 still look amazing. My only comment is
23 hopefully you're utilizing some stainless
24 steel hardware and bolts and stuff like
25 that. And I'm just excited to see this

1 thing come to fruition and hope -- it looks
2 pretty good in the pictures.

3 MS. GIBSON: It is entirely stainless
4 steel, except we use painted steel on the
5 back that's holding it up. Everything else
6 is stainless.

7 VICE CHAIRMAN LEE: Thank you.

8 Mr. Davisson.

9 BOARD MEMBER DAVISSON: Thank you. I
10 look forward to seeing how this is executed.

11 MS. GIBSON: Thanks, Craig. Us too.

12 VICE CHAIRMAN LEE: Ms. Durden.

13 BOARD MEMBER DURDEN: I'm excited to see
14 it. I do have one question: I initially
15 thought it would be lit from the inside, but
16 you're saying it's actually going to be lit
17 from -- lights are going to be projected
18 onto it? Where are the lights going to be
19 located that are going to project onto
20 the --

21 MS. GIBSON: So there are lights
22 actually in the sculpture itself, but then
23 the other lights are all the way down at the
24 second floor level, and they shoot up on the
25 colored mural to change the colors of the

1 mural. And it does work, we've seen their
2 other work around the country.

3 BOARD MEMBER DURDEN: Thank you.

4 VICE CHAIRMAN LEE: Thank you.

5 Appreciate that.

6 And I agree, I think this is beautiful
7 and I can't wait to see it come to fruition.
8 So no other comments from me.

9 So I would like to make a request for a
10 vote. Do we have a motion to approve?

11 BOARD MEMBER LORETTA: I'll make that
12 motion.

13 VICE CHAIRMAN LEE: Do we have a second?

14 BOARD MEMBER DURDEN: Second.

15 VICE CHAIRMAN LEE: Great. So we have a
16 motion and second to approve. All those in
17 favor, say aye.

18 COLLECTIVELY: Aye.

19 VICE CHAIRMAN LEE: All opposed?

20 Great. Thank you.

21 We're ready to move on to our next
22 action item, DDRB 2019-18, conceptual
23 approval for the Southbank Crossing. Do we
24 have a staff report?

25 MS. RADCLIFFE-MEYERS: Yes, we do,

1 Chairman Lee. DDRB Application 2019-18 is
2 seeking conceptual approval for the
3 redevelopment of two buildings for future
4 restaurant use. The project site is .99
5 acres and is located in the Southbank
6 Overlay District. The zoning is Commercial
7 Central Business District, and the land use
8 category is Central Business District.

9 The site is bordered to the north by
10 BB's restaurant and Crop Creative Media, to
11 the south by American Nationwide Mortgage
12 Company and Dogtopia, to the east and west
13 by Kings Avenue and Hendricks Avenue,
14 respectively.

15 The project is proposing the
16 redevelopment of two existing structures for
17 future restaurant use. The project includes
18 the demolition of 10,000 square feet of
19 Building B as seen in this slide. You can
20 see the area to be demolished. The area
21 cleared will be converted to additional
22 service parking. Landscaping has been
23 provided throughout the site and expanded
24 pedestrian zone along Kings Avenue is
25 proposed, which provides street trees,

1 street lighting and benches. This will be
2 shown during the applicant's presentation.

3 Based on the foregoing, the Downtown
4 Development Review Board Staff supports
5 conceptual approval of DDRB Application
6 2019-18 with the following recommendations:
7 Prior to submittal for final review, the
8 developer shall meet with staff to identify,
9 if any, deviations sought. At final review
10 the developer shall provide enough detail so
11 as to illustrate that the pedestrian zone
12 meets the definition of such in the
13 ordinance code, and meets the various
14 requirements and design amenity features.

15 At final review the developer shall
16 provide enough detail so as to illustrate
17 that the screening and landscaping of
18 surface parking meets the definition of such
19 in the ordinance code, and meets the square
20 footage and depth required.

21 Streetlights, benches and street
22 furnishings shall be placed in the amenity
23 area, street furnishings shall be in
24 accordance with the downtown street scape
25 design guidelines.

1 This concludes the staff report. Staff
2 is available for questions. Thank you.

3 VICE CHAIRMAN LEE: Thank you.

4 And we have the presenters here. Thank
5 you for coming. I appreciate that. If you
6 could, as you speak, please state your name,
7 spell your name and provide your address.

8 MS. TRIMMER: Cyndy Trimmer, C-y-n-d-y
9 T-r-i-m-m-e-r, One Independent Drive, Suite
10 1200, on behalf of the applicant.

11 MR. ERVIN: Russ Ervin with ELM, at 1035
12 Kings Avenue, here on behalf of the
13 applicant, and neighbor too.

14 MR. BALANKY: Michael Balanky,
15 B-a-l-a-n-k-y, 1478 Riverplace Boulevard,
16 Suite 107. I'm the developer for the
17 project.

18 MR. SKILES: Doug Skiles, S-k-i-l-e-s,
19 44461A Hendricks Avenue. I'm the civil
20 engineer.

21 MS. TRIMMER: So I think everybody
22 that's here today was here when we just came
23 through for the workshop. So I'll try to
24 keep everything focused more on changes that
25 we had from the last time we're here so

1 we're not boring everyone.

2 Slide three, we all know the Reddi-Arts
3 project and where we are. Getting through.

4 So as Lori kind of detailed through,
5 this is what we've got surrounding us, here
6 is the Rinaman properties on the Kings
7 Avenue side, and the Crop Creative also on
8 that side. And then north of us, BB's,
9 Dogtopia.

10 And then focusing in on the site itself,
11 the street frontage that you see along
12 Hendricks, and we talked a lot when we were
13 here last time about -- thank you, this one,
14 we need a pointer that has both in one.

15 This coming, working our way south down
16 Hendricks, we've got this spot here that's
17 got some utilities that we're looking at,
18 seeing if we have to move them, if not we'll
19 incorporate them in our outdoor seating
20 area. We're going to be modifying this
21 building frontage so that we have more
22 unified frontage and we don't have the pinch
23 point that's created here. We have some
24 more detail on that.

25 We're going to be working on making a

1 thorough (inaudible) we're really creating
2 that dual block feature that we talked about
3 last time, improving this street scape so
4 that we actually have buffer between the
5 building, the parking area and the street
6 frontage and not just this log on the
7 street. And then actual screening over here
8 so that we've got appropriate enclosure for
9 the dumpster.

10 This just details that pinch point that
11 we were talking about and what we're going
12 to be modifying on that front building so
13 we're really opening up Hendricks Avenue and
14 creating an appropriate pedestrian
15 experience there that doesn't exist today.

16 On the Kings Avenue side, there is
17 absolutely no pedestrian engagement today.
18 And we do understand the desire to maintain
19 the building, and have looked at the pros
20 and cons of what we can do along Kings
21 Avenue.

22 At this point, looking at the economics
23 of the deal and looking at the site and
24 what's going on north and south on Kings
25 Avenue and surrounding it, maintaining a new

1 building or redeveloping this building just
2 doesn't work at this time. We have
3 considered it. And like I said, we do
4 understand.

5 But in order to make the project thrive,
6 we looked at the options of do we want three
7 buildings that are going to be moderately
8 successful or do we want two buildings that
9 we know based on market data and everything
10 that we've studied, we know we can make
11 successful.

12 So that's what we're coming through with
13 today is the two separate building models
14 that we know we will have the parking for,
15 that the market will support. And if
16 something happens down the line, we can
17 reevaluate the project maybe, but we don't
18 want to put something on the site that we
19 don't believe will be successful.

20 So with that said, the site plan is
21 largely what we looked at last time, but
22 with a handful of the tweaks that we talked
23 about. So first and foremost, we've added
24 in the speed table that was suggested so we
25 don't turn this into just a major

1 thoroughfare cut-through for folks to be
2 speeding back and forth between the two.
3 We've also incorporated Mr. Schilling's
4 suggestion to tweak the parking so that it's
5 interior to here rather than having it along
6 this area.

7 And is there anything else on site
8 planning we need to go through? I think
9 those were the main changes in terms of the
10 actual site plan itself.

11 You'll see when we get to the elevations
12 on Kings Avenue, in particular, the
13 dimensions of what we've got for the
14 pedestrian plaza, that we have created this
15 enhanced area. Recognizing we're taking a
16 building away, we're adding parking. So
17 we're doing something more on this side so
18 we're not just leaving this void and having
19 parking butt up against Kings Avenue.

20 And we've provided different options
21 that you've seen in there. Option one, when
22 we get to it, is based on increased feedback
23 that we've got. And we think we
24 incorporated and nailed it. You can tell us
25 if we missed the mark. By and large, the

1 site plan still shows kind of where the
2 dimensions are and where we hit.

3 Hendricks Avenue, I know some of the
4 feedback we got in the staff report was you
5 couldn't tell exactly where things were and
6 what we were hitting. So we'll try to go
7 into more detail in that to make sure we're
8 getting the data that we need. We believe
9 we have the entrances where they need to be,
10 that we're going to hit the 40 percent and
11 everything with landscaping when we come
12 back with the data on all that. But we'll
13 make sure we get that to you so you're
14 comfortable saying we nailed that part.

15 MR. ERVIN: As we begin to look at this
16 project, or re-look at it, I know everyone
17 saw it during the workshop, but we wanted to
18 reexamine the buildings and the
19 architecture. And look at something that we
20 could preserve a little more, the existing
21 buildings, although not architecturally
22 historic, the bones of some of these
23 buildings, the A building and in particular
24 the B building, we call the B building a
25 warehouse, it truly is a warehouse today.

1 But has a lot of the bones of that building
2 are so good and we wanted to keep some of
3 the architectural character of that. And so
4 you'll see in the reformatting of these
5 buildings from the workshop, we've stayed a
6 little more true to the Southbank area in
7 terms of the architecture, something akin to
8 the surrounding buildings.

9 And so the site plan, Cyndy just
10 described some of the subtle changes, again,
11 they're depicted here on this graphic with
12 parking flip. The only other subtle
13 difference that we made is here where the
14 handicapped space is. By moving it to the
15 end cap, a crosswalk thing can be made here
16 so pedestrians coming down Hendricks can
17 indeed walk across into -- we'd have one
18 front door here on the warehouse building.
19 We have a regiment of front doors and
20 storefronts along Hendricks in that
21 warehouse building where we've simply
22 punched those storefronts into the existing
23 masonry walls, but that's just another
24 subtle change of bringing pedestrians right
25 into our storefronts and to our entryways.

1 This is an enlargement of the street
2 scape and sidewalk. We do have benches
3 along Hendricks and we've altered them where
4 we have a bench on this side away from the
5 street, then we have a bench out here in the
6 landscape public zone amenity area, and then
7 back again. So they kind of alternate on
8 either side of the sidewalk. And the
9 sidewalk has been enlarged a little bit
10 larger than what is required here.
11 Crosswalk going across. And once again
12 we've brought a bench across to this side
13 and a bench in the amenity area on Hendricks
14 on that side.

15 By the way, the street trees, over the
16 existing street trees, the two to the south
17 are existing. And I believe we added
18 another street tree in front of Building A
19 in this graphic.

20 On the Kings Avenue side, something near
21 and dear to us, we re-looked at that
22 sidewalk, and we have two alternatives. One
23 is the concave sidewalk that you saw in the
24 earlier depiction. This sidewalk takes up
25 the same amount of land, if you will, but

1 rather than a curb solution, this is more of
2 a sawtooth. And it has more of an
3 architectural edge to it.

4 And what we wanted to do is bring this
5 garden space right into the sidewalk and
6 pierce through these walls and bring out the
7 landscape right up to the pedestrian. And
8 so we've sawtoothed this back, and so the
9 largest sawtooth comes all the way back here
10 announcing an entrance gate, if you will, or
11 gateway, from Kings. And this is then the
12 public pedestrian zone that would link Kings
13 back over to Hendricks.

14 And we brought some sculpture piece at
15 the entrance too. So what we're thinking
16 about is paying tribute to Reddi-Arts.
17 They've, obviously, been a neighbor here for
18 quite some time. And so this plaza really
19 could pay tribute to their arts and what
20 they've done for the community. And we can
21 do that through sculpture.

22 So that's the back side enhancements or
23 changes since the workshop.

24 The architecture, this is the -- as we
25 look at both buildings from Hendricks to the

1 north, Building A is the smaller frontage,
2 you see there. And then the warehouse
3 building to the south here in the roadway
4 going in between. This is the landscape
5 along the frontage that we have.

6 Building A most likely is going to be a
7 restaurant space on this end cap. It is set
8 up, it could be multi-tenant. It may end up
9 just being the one restaurant. The market
10 will tell us. But we've set it up where
11 we've pulled back the face of the building
12 from Hendricks. That gives us a much larger
13 public zone. And with that public zone, we
14 can bring out cafe tables and have cafe
15 chairs and tables on Hendricks here. Main
16 entrance would be announced here on the
17 corner, and so you can come through the
18 front door on that side.

19 On the north side, which is terrific,
20 we'll have lots of shade being in that
21 position. And this is a candidate for
22 outdoor seating for the restaurant. We kind
23 of perceive either roll-up doors or folding
24 windows, walls that would spill right out
25 onto that patio space.

1 Building B, the warehouse building, we
2 kept the gable. And so this is the ridge of
3 the gable. We took off the ventilating tops
4 at the ridge. We would reroof that gable.

5 On the back side we would need a
6 platform, a flat platform, for mechanical
7 units. And so with that, the shape of the
8 building then went from a gable to a gable
9 with flat ends on either side forming the
10 new architecture. And then, of course, we
11 brought in storefront glass along the
12 frontage for a shops. This could set up to
13 be as many as five shops along that
14 frontage. More likely it would be possibly
15 another restaurant and maybe one or two
16 shops that could go with it.

17 This is the north elevation. As you can
18 see the gable roof, we're maintaining. On
19 the back side we'll have a mechanical shelf
20 here. So we just match that same profile on
21 the other side and it forms this new shape
22 and new look for that warehouse building. A
23 service door down here to the east. And
24 then again another outdoor area for outdoor
25 seating and dining with a garden wall

1 alongside it.

2 This is a south elevation of Building A.
3 Hendricks is over on this side with the
4 walkway. Again, the announcement of a main
5 entrance there. Most likely all restaurant
6 along here. It too could be multi-tenant,
7 and there could be another tenant down here,
8 or it could be all one big restaurant.

9 And this is the Kings Avenue side of
10 Building A. This is an aerial perspective.
11 And so you can see the public edge along
12 here, the street lighting. We've brought
13 the front of the building back, creating
14 larger zones here, outdoor dining space
15 there. Crosswalk that comes over and leads
16 you to the front door at this corner.
17 Storefront glass added to the warehouse
18 building. Then outside dining there.
19 Parking along the front here, parallel
20 parking.

21 Primarily we can use this parallel
22 parking for valet service here. We see --
23 especially if there ends up with two
24 restaurants, quality, we're thinking, valet
25 parking becomes a must at this site. And so

1 these front parallel spaces end up being
2 just terrific for parallel spaces and for
3 valet. This is as you look from the east --
4 or west, I'm sorry, looking east.

5 This is from Hendricks coming up
6 Hendricks, driving north. Again, you can
7 see the landscape zone here, and how we've
8 switched the benches back and forth going
9 through there. Again, another shot from the
10 south. And this is our northern building.
11 And once again, the public zone here.

12 We brought out a site wall here, which
13 is additional screening for this parking,
14 but it also creates a great bench or zone
15 here that we can pull the bench across, and
16 people can sit and kind of watch the world
17 go by, if you will. And then another bench
18 on the other side there.

19 That's again from Hendricks, the other
20 corner of the building and the outside
21 dining space, a closer end version of the
22 warehouse building.

23 Now we roll around to the Kings Avenue
24 side. And this is the zone that we're
25 talking about a sawtooth wall that goes

1 along Kings that steps back with each
2 sawtooth, but we interrupt the wall rather
3 than one continuous wall, and we pierce it
4 with oak trees or shade trees and landscape
5 so we can bring that landscape element right
6 out to the walkway space. Benches and bike
7 racks, those sort of things can be then
8 rested behind those walls. And then
9 creating a pedestrian per tall (ph), if you
10 will, that leads you in and down to
11 Hendricks from this space.

12 We again flipped the parking here, so
13 that creates a nice landscape zone there.
14 And it disguises the parking and the cars on
15 the other side. Here is a sculpture piece
16 that's being insinuated here. And we see
17 this as a candidate to pay tribute to
18 Reddi-Arts, could be a placard or something
19 of that there.

20 This is another view of that same
21 position. This is the Rinaman building
22 right next door. And then again a site
23 wall, landscape trees, trees piercing these
24 walls. And it begins a garden walk along
25 Kings Avenue.

1 This was the old version, we just
2 brought it for reference, but wanted to show
3 what was presented before. And then this is
4 the new version next to it. Wanted to point
5 out -- let me back up for a second.

6 We have not -- we have shown solid
7 fencing in terms of these site walls, which
8 also pick up the architecture of the
9 buildings, what we have not shown is a metal
10 fence that goes with that. We didn't show
11 it here and we didn't show it on Hendricks
12 either. The thinking was we really want to
13 accentuate the landscape, and let the
14 landscape and the interruption of the walls,
15 let that play together and be the buffer for
16 the cars and for the parking area. We
17 certainly could bring a metal fence in
18 behind that.

19 On the case of Kings Avenue, I'll play
20 owner across the street for a second. As a
21 concerned property owner and not Mike's
22 consultant, I personally wouldn't want to
23 see the fence. We certainly can put it
24 there. We don't see that as an additive
25 feature to the architecture or to the

1 design, but, anyway, wanted to point that
2 out.

3 And it felt a little bit -- we certainly
4 could add it on Hendricks, we can put it
5 right behind that hedge. Just our own
6 personal opinion, it just didn't add to the
7 esthetics, particularly in this case. But
8 certainly could be added if that's something
9 the Board truly wants to see.

10 Did I miss anything?

11 MS. TRIMMER: Nope, I think that was it.

12 We do want to specifically hear from you
13 on those fencing and screening elements,
14 particularly the Hendricks hedge, doing the
15 enhanced hedge without a fence or without a
16 wall, and the fencing and eliminating the
17 fencing on the Kings side. We understand
18 that might require an actual deviation to
19 eliminate the fence, but that is something
20 that's required because it's considered part
21 of screening surface parking lots. I don't
22 know how strongly everybody feels about the
23 fact that we have to have the fencing, but I
24 would like to incorporate that into the
25 conversation today, please.

1 VICE CHAIRMAN LEE: Great. Is that it
2 for the presentation?

3 MS. TRIMMER: Yes.

4 MR. ERVIN: Thank you.

5 VICE CHAIRMAN LEE: We have a speaker.
6 If we could have Joe Carlucci please come
7 up.

8 MR. CARLUCCI: I'm going to be brief,
9 but I'll sit down so I can read my notes.
10 Joe Carlucci 1251 Mundy Drive, Jacksonville,
11 Florida 32207. I'm here on behalf of the
12 San Marco Merchants Association. I'm the
13 President of that business group there in
14 San Marco.

15 We just wanted to come real quick and
16 add our support to this project. I know you
17 guys kind of hinted towards that in your
18 earlier meeting. We think it will add foot
19 traffic to this area. It is definitely
20 esthetically pleasing. Refreshes both the
21 Hendricks side and the Kings Avenue side; we
22 love that. We've got members both on Kings
23 Avenue and Hendricks all along. We like the
24 fact that it connects Kings and Hendricks,
25 that's phenomenal. We really like the way

1 they did that.

2 And it worked really well with the
3 organizations and the community, being our
4 group and preservation. So anyways, that's
5 it. We just wanted to come here and support
6 them for that.

7 VICE CHAIRMAN LEE: Thank you,
8 Mr. Carlucci. Appreciate that.

9 That's the only card I had, so we'll
10 close the public comment section and move on
11 to the board comment section.

12 And, Ms. Durden, would you mind starting
13 us off?

14 BOARD MEMBER DURDEN: Certainly. Well,
15 I'll just start out saying it looks even
16 better than it did last time. I really like
17 it. I want to also voice that I like option
18 one, so that I think you were proposing one
19 or the other. And I just wanted -- I would
20 prefer option one.

21 I'd like to hear a little bit more maybe
22 from staff about the screening and --
23 because I do actually like option one, and
24 whether or not that would require a
25 deviation. So if I could hear a little bit

1 about that.

2 The other thing that I just want to
3 mention is the -- if there was something
4 that you could convince Mr. Rinaman to do
5 with his wall, I think that would be really
6 something that, again, would honor the
7 Reddi-Arts history of the site.

8 I'd like to see -- I know that you
9 mentioned -- Russ, you mentioned some
10 sculpture on the Kings Avenue side. But
11 what about is there any chance for
12 something, you know, kind of again to
13 recognize the longstanding Reddi-Arts on the
14 Hendricks side? Is there something that
15 could be done along that side also?

16 Other than that, I think you've done a
17 great job. I want to congratulate you on
18 the pedestrian zone. You know, that's kind
19 of my column, or silo, or whatever I've been
20 assigned. You've heard me talk about that a
21 lot. I think that on both road frontages
22 you've done a really nice job. And that's
23 really all I have to say. Thank you.

24 MR. BALANKY: Thanks, Brenna, appreciate
25 your comments. We're here to learn as much

1 as anything else. We've tried to surround
2 ourselves with some very, very talented
3 people, as you can see, who understand what
4 we're trying to accomplish here today. I
5 think they really hit the mark. Couple of
6 things as far as -- and thanks on that
7 option one because I just really think
8 that's a beautiful addition for Kings
9 Avenue. And living in the neighborhood
10 myself and having Russ across the street
11 looking at it every day, I'm trying to make
12 him as happy as I can too, so that's
13 important, right. But we really think it's
14 great design, we really do. And we think it
15 would be well received.

16 We have reached out to Jim Rinaman. And
17 very pleasantly -- I shouldn't say
18 surprised. I was very happy with the
19 response I got from him. He was totally
20 wide open. He's excited about what we're
21 doing. And I'm -- I'd rather under-promise
22 what I'm going to deliver. So I'm not going
23 to make any commitments today, but he and I
24 had conversations and I think everybody can
25 get real excited about, but I can't speak

1 for him. I can just tell you he liked what
2 we have in mind for that area; and he thinks
3 it's going to be additive; and he knows it's
4 going to enhance his property values as
5 well.

6 Russ made the comment a month or so ago
7 when we were standing on Kings Avenue
8 looking at it and when we talked about how
9 can we really do something special on the
10 Kings Avenue side. Russ made the comment
11 that, you know, it's not going to be too far
12 in the future where Kings Avenue is going to
13 probably be more retail activated than even
14 Hendricks is, particularly once the district
15 gets going and so forth and so on. So we
16 think it's a good investment for the future
17 to do some really cool stuff there.

18 And as far as the Reddi-Arts, I mean,
19 they've been there 60 years. And Bruce and
20 Gwen Meiselman are just the nicest people.
21 So we had a meeting with them this morning,
22 matter of fact. We're going to do some
23 things to honor them and that heritage that
24 I think everybody will be real excited
25 about.

1 BOARD MEMBER DURDEN: Yeah. I want to
2 clarify for anybody that may be listening,
3 that suggestion was certainly not within the
4 realm of what DDRB can --

5 MR. BALANKY: We understand.

6 BOARD MEMBER DURDEN: It's just that,
7 when you look at it, it's just begging for
8 something. So --

9 MR. BALANKY: I think it's an obvious
10 suggestion. I think it's a good suggestion.
11 And it's definitely one we're going to do
12 something with. We think you're 100 percent
13 spot on with that comment.

14 VICE CHAIRMAN LEE: Thank you.

15 Mr. Davisson.

16 BOARD MEMBER DAVISSON: I really like
17 how the project has developed since
18 conceptual. And just on your option one I
19 think what you've done is great. I think
20 that it's obvious there is more money and
21 there is more design in that option than
22 what's in our design guidelines. So I'm all
23 for what they've done. And I would like --
24 I wish I could see more of it in
25 Jacksonville.

1 I think this project, though, is just --
2 I just want to behold it because this
3 project, even though it's not monumental,
4 it's a project that's greater than the sum
5 of its parts. And, you know, there are
6 things that we can see in downtown, and I
7 just want to pick this project by just the
8 gesture that it's made and how it's working
9 with King Street. And I can visualize the
10 activity. And it's going to be some major
11 changes with the hotel, tied to the new
12 apartments. And I can just see this whole
13 area really becoming active. And I just
14 want to compliment you on that.

15 MR. BALANKY: Thank you, sir.

16 VICE CHAIRMAN LEE: Thank you,
17 Mr. Davisson.

18 Mr. Loretta.

19 BOARD MEMBER LORETTA: If we could, I
20 would love to see a final, a survey, as well
21 as like a demo plan. One of the things that
22 really hasn't been talked about that we
23 talked a little bit about today, if I'm not
24 mistaken, we're cutting on back what's
25 called Building A on Hendricks; is that

1 correct? Are we also cutting back on
2 Building A on the north property line too?

3 MR. BALANKY: No.

4 BOARD MEMBER LORETTA: No, okay. So
5 really the only cut is on one edge, because
6 I know there is concern on -- with some
7 folks in regards to, you know, retrofit,
8 this, that and the other, and if we're going
9 to be cutting into the building so much,
10 then what's the difference between tearing
11 down and starting over. And then coming
12 better to meeting code and so forth. So at
13 least we're only cutting on the western
14 edge. So that's good to hear.

15 If I may, Ms. Radcliffe-Meyers, what is
16 the dimension that our code has from the
17 back of curb for the parallel spaces to the
18 sidewalk for landscape? Is it five feet?
19 Is it five feet?

20 MS. RADCLIFFE-MEYERS: Yeah. Excuse me,
21 Board Member Loretta, through the Chair,
22 you're correct, yes.

23 BOARD MEMBER LORETTA: And so, you know,
24 in the engineering plan, we're showing five
25 feet. The sketches currently, I think, you

1 probably reduce it a little bit. So you
2 guys probably need to get that vetted out a
3 little bit. So the reason why -- you know,
4 I'm a landscape architect. The reason why I
5 sometimes like the walls and fencing is
6 because half the time the planting material
7 doesn't look good and dies. So it would be
8 great if we had a nice four feet clean hedge
9 across this whole front and back, but the
10 reality of that is like less than 25 percent
11 chance of success, I would guess. I mean,
12 it's just so low.

13 And so, you know, so I think that the
14 fencing in between the walls and the back,
15 they don't bother me as much, because that's
16 more area for planting to grow and so forth.
17 But really, I mean, there should be some
18 wall hardscape element, I believe, in front
19 of Building A, in front of those three
20 parallel parking spaces within that
21 five-foot section. It's not currently
22 shown. And that's really the code criteria,
23 that it completely be not conforming to.
24 And I don't know if that's something that we
25 should completely give waivers on.

1 I'm flexible to allow some flexibility
2 like you have in the back with option one,
3 which is, I think, everybody's preference.
4 But I would like to see some assemblance of
5 something, you know. I don't know if it
6 needs to be a wall across the whole thing,
7 all sorts of stuff, but a little bit of -- I
8 mean, you kind of have a white wall off
9 Building A and then we just stop it there,
10 you know.

11 MS. TRIMMER: Joe, would you be open to
12 a -- something like we did on the Kings side
13 where we have kind of a broken wall hedge
14 alternate?

15 BOARD MEMBER LORETTA: Yeah, yeah. I'm
16 saying I'm open to some flexibility. I
17 just, you know, think it's almost like it's
18 almost not tied together because you have it
19 everywhere else, you just don't have it
20 here. So doing that would create that.

21 MR. ERVIN: Something akin to this
22 picture?

23 MR. BALANKY: We can do that,
24 absolutely.

25 BOARD MEMBER LORETTA: Yeah. You know,

1 some folks want everything brought to the
2 front. And I mean, I understand that. But
3 we also have individual parcels that we have
4 to deal with, and so I feel like you did a
5 great job from a pedestrian and street scape
6 perspective. This conforms with code, but
7 does a good job with it. So thank you.

8 VICE CHAIRMAN LEE: Thank you.

9 Mr. Schilling.

10 BOARD MEMBER SCHILLING: Yes. Thank you
11 very much. This -- it is clear this has
12 developed greatly since we saw it last. And
13 thank you for coming and doing the workshop
14 with us, because I think that was super
15 helpful. I want to thank you for
16 incorporating a couple of the suggestions I
17 had, the table crosswalk, I think -- I'm
18 glad to see that you can make that work. I
19 think it's going to be really helpful. I
20 think moving those parking spaces so you
21 have fewer people backing up into the
22 through road, or the drive aisle, I think,
23 is going to be helpful. I think it looks
24 great.

25 The couple things on Kings, I'll echo

1 what all my fellow board members have said,
2 I think option one looks great. I fully
3 support that, fully support that with the
4 fence.

5 So on the Hendricks side, I guess the
6 one question and the thought I had as I was
7 looking at it is right now, as shown in the
8 rendering, I think it looks terrific. But I
9 recognize that that's the view of the hedge
10 as it's grown in. And just a thought I had,
11 and I was going to throw out and see if
12 Mr. Loretta, this may help you, is maybe if
13 the applicant would agree to more -- placing
14 in more mature landscaping that's larger, to
15 have it be more developed when it goes in
16 and have less grow-in time. So I was just
17 going to throw that out as an idea. But I
18 think it looks great. Thank you.

19 MR. BALANKY: Thanks for the feedback,
20 Bill. Two things: Number one, we're going
21 to put in some nice landscaping there. San
22 Marco place doesn't look great now because
23 we've been on the River Road diet now for
24 the last 12 years. It looked fantastic and
25 we've been able to maintain it. We had to

1 make some changes with the landscape
2 companies to get the look and sustainability
3 we wanted there, but we're real big on to
4 your point, most places don't get it done.
5 I think that's what separates the good from
6 the bad is the people that stay on top of
7 it. So we're going to put some nice, mature
8 landscaping in from the very beginning.

9 It's going to be expensive retail for
10 the restaurants there, and they're going to
11 expect some really high quality stuff. And
12 like I said, I'm going to be driving by it
13 five, six times a day. My mom and dad are
14 going to be driving by five or six times a
15 day, so I'm going to hear a lot about it.
16 And from my neighbor back here.

17 But one of the best things we did was
18 flip that parking. That was a great
19 suggestion, and it is safer for pedestrians.
20 It is going to be a lot more attractive. So
21 we really appreciate that feedback.

22 BOARD MEMBER SCHILLING: Thank you.

23 VICE CHAIRMAN LEE: Thank you,
24 Mr. Schilling. Appreciate that.

25 I think it's a really beautiful project.

1 It's come a long way. I think the
2 architecture is wonderful. It elevates the
3 nature and character of San Marco. So I
4 appreciate the hard work that went into
5 this.

6 Option one is materially better than the
7 first concept, so I think that's a real
8 winner. I would support no black fencing as
9 a part of option one. And I agree
10 absolutely with Mr. Schilling and
11 Mr. Loretta about breaking up that front
12 hedge and then kind of not having a black
13 fence there either and just letting the
14 landscape and that break up -- handle the
15 requirement. That would be my preference,
16 and what appears to be the preference of the
17 Board.

18 So that's all the comments I have.
19 Thank you for the hard work. It's great to
20 see this much work go into conceptual. I
21 wish we had this at every conceptual. Thank
22 you.

23 MR. ERVIN: Could I make one comment
24 to -- on Building A, he's talking about the
25 exterior, we have not done complete forensic

1 investigation on the structure of that
2 building. We're going to try to preserve
3 everything we can, obviously, and try to
4 reuse it and repurpose it. We know we're
5 pulling the front wall back. Rear wall, we
6 don't know enough about it structurally
7 whether it needs to be a new wall or we can
8 reinforce what's there. But we're going to
9 try to save as much as we can.

10 MR. BALANKY: We haven't been able to
11 get into it because they have an ongoing
12 business. They didn't want us going in and
13 disrupting their employees.

14 BOARD MEMBER LORETTA: I'm going to just
15 go with we're keeping the rear wall because
16 it's just going to make everybody feel
17 better.

18 VICE CHAIRMAN LEE: Great. So do we
19 have a motion to approve DDRB 2019-18 with
20 the recommendations of staff?

21 BOARD MEMBER DURDEN: So moved.

22 VICE CHAIRMAN LEE: Great. We have a
23 motion to approve by Ms. Duren.

24 BOARD MEMBER DAVISSON: Second.

25 VICE CHAIRMAN LEE: Second by

1 Mr. Davisson. All those in favor, say aye.

2 COLLECTIVELY: Aye.

3 VICE CHAIRMAN LEE: Opposed? Motion
4 carries. Thank you.

5 MR. BALANKY: Thank you so much. We
6 appreciate it.

7 BOARD MEMBER SCHILLING: Mr. Chairman, I
8 need to state for the record, for the next
9 item that's coming up, the JEA Headquarters
10 Building, I need to let everyone know that I
11 have a conflict on this item. Kimley-Horn,
12 the firm that I work with, is providing
13 professional services on this project. And
14 so I'm not going to be voting on this item.

15 VICE CHAIRMAN LEE: Great. Thank you,
16 Mr. Schilling.

17 This brings up --

18 MS. POLLOCK: If I may respond to that,
19 do you have -- I think it's a form B, form
20 nine form that you -- Karen has those. So
21 you got that? You've done that before?

22 BOARD MEMBER SCHILLING: Yes, ma'am.
23 Thank you.

24 MS. POLLOCK: Thank you.

25 Thanks, Karen.

1 VICE CHAIRMAN LEE: So our final agenda
2 item under action items is DDRB 2019-12,
3 final approval for the JEA Headquarters.
4 And do we have a staff report?

5 MS. RADCLIFFE-MEYERS: Yes, we do,
6 Chairman.

7 DDRB Application 2019-12 is seeking
8 final approval for the JEA Headquarters.
9 The project site is 1.52 acres and is
10 located in the Central Core Overlay
11 District. The zoning is Commercial Central
12 Business District, and the land use category
13 is Cental Business District.

14 The JEA Headquarters received conceptual
15 approval September 19th, 2019. The site is
16 bordered to the north and south by Monroe
17 Street and West Adams Street, respectively;
18 and bordered to the east and west by Julia
19 Street and Pearl Street, respectively. The
20 project is proposing a nine-story office
21 building and a nine-story parking deck that
22 will serve as the JEA Headquarters. Project
23 proposes 7,100 square feet of dedicated
24 retail space on the ground floor of the
25 parking deck along Julia Street.

1 Colored screening set in a diagonal
2 pattern helps to screen the interior of the
3 garage and adds visual interest to the
4 exterior. The color pallet used picks up on
5 the glue-gray glazing used on the main
6 building. This helps create a cohesive look
7 and feel between the two buildings.

8 Based on the foregoing, the Downtown
9 Development Review Board Staff supports
10 final approval of DDRB Application 2019-12
11 with the following recommendations:
12 Pedestrian zone paving shall follow the
13 business interdistrict design contained in
14 the downtown street scape design, and that
15 documentation will be provided that shows
16 that the 40 percent shade requirement has
17 been met at time of permitting.

18 This concludes the staff report. Staff
19 is available for questions. Thank you.

20 VICE CHAIRMAN LEE: Thank you,
21 Ms. Radcliffe-Meyers. Appreciate that. Is
22 there any public comment? I didn't get a
23 speaker card.

24 So welcome back, Ms. Trimmer. If you
25 could please announce your name, spell it

1 and provide your address.

2 MS. TRIMMER: Cyndy Trimmer, C-y-n-d-y
3 T-r-i-m-m-e-r, attorney for the applicant.

4 MR. JAY: Jon Jay, J-o-n J-a-y,
5 architect for Ryan Companies, address 201
6 North Tampa Street, Tampa, Florida 33602.

7 MR. MULLIS: How are you doing? Good
8 afternoon. Mike Mullis, with Kimley-Horn,
9 landscape architecture, address is 805
10 Nottage Hill Street, St. Johns County,
11 32259.

12 MR. HARRYMAN: Mike Harryman, with Ryan
13 Companies, Mike, M-i-k-e, Harryman,
14 H-a-r-r-y-m-a-n, address, 111 East Grand
15 Street -- or Grand Avenue, Suite 200 Des
16 Moines, Iowa, 50309.

17 MS. TRIMMER: Thank you. So as last
18 time -- we've been here twice before, so
19 we'll try to keep a focus on the changes and
20 what we've got in store that you have not
21 seen yet. So shifting through where we are
22 today, the site plan is largely what you
23 have seen in the past, handful of small
24 changes. We have updated the street scape
25 to make it more urban based on feedback that

1 we received from Mr. Loretta and Mr. Parola.
2 So you'll see more hardscape incorporated.
3 We have some elevated planters in place of
4 bollards that had been on the plan before.

5 You're going to notice the biggest
6 difference is we mentioned previously that
7 we had engaged folks from RFP to do space
8 planning and identified that we needed some
9 more square footage that we didn't have. So
10 there is additional building here. It is
11 one story.

12 So from the outside of the building and
13 all the elevations that you've seen to date,
14 there is not going to be any visual change
15 to those. But the internal courtyard that
16 had been here before is now going to be
17 planned office space.

18 Any other site changes we want to talk
19 about?

20 MR. MULLIS: That one-story addition
21 will have a rooftop terrace with egress
22 stairs, open air egress stairs, on either
23 side.

24 MS. TRIMMER: Thanks for putting in a
25 bigger one for us.

1 Just focusing in on each of the
2 elevations, do you want to run through
3 these?

4 MR. MULLIS: Sure. And I'll skip
5 through relative to the landscape. For the
6 record, this is the most powerful laser I've
7 ever seen.

8 So starting on the northwest corner
9 here, there are some existing live oaks that
10 will be maintained. And in general the
11 plantings for the site are just a mixture of
12 the existing plant materials, which are live
13 oaks at this intersection and at the
14 northeast. And it goes back one, if you
15 don't mind. Oh, boy.

16 MS. TRIMMER: Maybe it does.

17 MR. MULLIS: There you go. And so you
18 can barely see them with the imagery here,
19 but there are some existing live oaks that
20 will be maintained here, as well as on this
21 corner. The other plantings is basically a
22 mixture of evergreen shrub materials. There
23 are some grasses and ground covers in some
24 of the areas for the perennials. So
25 relative to the street scape, we worked in

1 collaboration with Jon here. And Jon can
2 walk you through what they proposed.

3 MR. JAY: So I'm going to skip -- so
4 we're still maintaining the pocket parks on
5 both the north side and the south side. We
6 will have a green wall along this wall, the
7 back wall, of the pocket park with an
8 entrance into the stair, mainly just exit
9 out of the stairwell.

10 We still have the loading dock and some
11 store frontage that will be primarily access
12 into the fire pump room and escape egress
13 out of the building. We have program space
14 of multipurpose space conference rooms and
15 other programmatic rooms. We still maintain
16 the two parking spaces along Monroe Street.

17 Flipping to the northeast corner, we
18 have the entrance going into the center of
19 the parking garage. And then some -- the
20 existing trees in a surface planting area
21 here. On Julia Street, we have two recessed
22 entrances going into Julia, into the active
23 use space on Julia Street. This is one of
24 them. We've incorporated a larger planting
25 area that extends out into the parking area

1 of Julia Street. So we placed one spot, one
2 space with a larger parking -- with a larger
3 landscape area.

4 We have the stairwell to the parking
5 garage in the northeast corner with an
6 entrance/exit point on the north side. So
7 it will be all storefront along the east
8 side of the building along Julia Street.
9 We've also, since the last meeting, removed
10 this little additional storage room, kind of
11 programmatic room here, so that's gone.
12 It's all active use space which is still
13 being programmed.

14 Switching down, I think I'll just skip
15 ahead, yeah. So go down to the southeast
16 corner of the property. We have the second
17 recessed entrance into the active use space,
18 the active use space, I think, is 38 feet.
19 I can't read that. It's 38 feet wide so
20 plenty of depth there for whatever
21 programmatic use it's going to be.

22 We have a series of raised planters
23 along Julia Street with five feet separation
24 between the glazing and the back of the
25 planter, raised planter.

1 Going to the south along Adams Street,
2 we have the three parking spaces here with
3 planters, outside wrapped with a three-foot
4 wide kind of amenity area, a series of
5 benches and light poles.

6 We have the entrance going into the
7 parking garage here with another entrance
8 going into the second, or the main stair and
9 elevator lobby for the park garage.

10 Continuing over west we have the south
11 open urban space pocket park here. Again,
12 this wall would be a green wall with a door
13 going into the stairwell. And then we have
14 a series of a continuous raised planter bed
15 here with two new trees and planters
16 wrapping around the entrance.

17 During our last workshop meeting, we had
18 a discussion about these inlet drains. We
19 have kind of created these flumes that
20 direct the water back into the drain area
21 inlets with a planter right out in front of
22 them on the -- on Adams street and Pearl
23 Street. So there are existing utilities in
24 this area here that we can't relocate the --
25 those inlets out further into the street.

1 We have -- along Pearl Street we have
2 bike parking here and then we have -- back
3 over here we have an accessible ramp going
4 up into the lobby through this vestibule
5 here. And then we have a series of stairs
6 here that will take you into the lobby as
7 well. Those stairs will sit outside or
8 inside of the right of way property line.

9 MR. MULLIS: You did a great job with
10 explaining it. This is just a closer view.
11 This is the actual planting plan that's been
12 prepared to date. So taking advantage of
13 the pavers that have been added at the four
14 intersections -- maybe back up just one. So
15 there are the paver detail for this are at
16 the four intersections, which is really
17 nice. We have the banding that is around
18 the perimeter as well.

19 And the amenity zone, as Jon mentioned,
20 there is a variety of -- not a variety, but
21 there are benches, the double acorn light,
22 as well as these really cool raised
23 planters, which are a corten custom planter.
24 So these are unique, really special. It's
25 going to really provide a sense of place

1 there that I think is unique.

2 The main corridor is around the
3 building, there was some discussion about
4 keeping Pearl Street activated as far as the
5 main corridor. And this design does a great
6 job with that, especially with the main
7 entrance there on Adams and Pearl there.

8 So, again, from a pure planting
9 standpoint, it was very simple and
10 straightforward. We have existing trees,
11 grasses, some evergreen shrubs. And then
12 for the new proposed trees, we're proposing
13 the elms around the perimeter. So, yep,
14 that's -- that covers the -- yep.

15 MR. JAY: So skipping to the elevations,
16 so this is the elevation along Pearl Street.
17 You have the raised entrance going into the
18 lobby here on the southeast corner of the
19 building. And then the white glazing you
20 see here is a recessed glazing system that
21 provides balcony spaces on every other floor
22 and then starts the terrace along the ninth
23 floor.

24 Here is the elevation along Adams
25 Street. So on the west side you have the

1 recessed entrance again and then the
2 storefront into -- going into the lobby
3 area, the pocket park separating the two
4 buildings, and then you can see how the wall
5 between the buildings just got a little bit
6 taller, probably five feet taller. So now
7 that's a one-story addition between the two.
8 So employees from JEA can park in the
9 parking garage, come down to the second
10 floor, cross over the roof terrace and go
11 directly into the building.

12 We continue over to the parking garage,
13 we have the vertical stair tower here,
14 entrance into the parking garage and just
15 store frontage starting about right where
16 that car is. All of this would be glazed
17 storefront system with active use space
18 behind it.

19 And this elevation here, we have done
20 some studies for different color schemes
21 we've come up with for the screening system.
22 I have a set of samples over there on the
23 table. They're a 40 percent opening metal
24 panel system that will be in a frame. And
25 then we'll have a diagonal pattern to them,

1 give the facade just a little bit of
2 activation.

3 The frame system itself will stick off
4 of the building six or eight inches to give
5 some depth to the -- watch out for the
6 corners, the corners are probably a little
7 sharp, so, sorry.

8 So here is a section through the -- what
9 used to be the courtyard, through that
10 one-story addition. And you can see how
11 there are the open air stairs on either side
12 with the pocket park.

13 And then we'll get into materiality.

14 MR. HARRYMAN: We have two glazing
15 systems or glazing colors. The first one is
16 the clear glazing and then the second one is
17 the blueish-gray glazing. The blueish-gray
18 glazing will pick up more of the blues from
19 the sky and give the JEA building a nice
20 blue appearance.

21 The metal panel system here is the metal
22 panels that will wrap the -- two-thirds of
23 the building, the partial south side, the
24 full east side, and then partial north side.
25 And then we have the white metal fins in

1 this black metal.

2 The rooftop penthouse would be screened,
3 have parapet walls that would be in this
4 metal panel system here. The steel columns
5 at the entrance and the terrace that are
6 exposed, they'll either be painted in an
7 intumescent iron, or color paint, or wrapped
8 in a metal cladding, a study we have to
9 continue.

10 And then the curtain wall system itself
11 would have this gray color, anodized
12 aluminum color. And then wherever we have
13 soffits on the building, the soffits would
14 be this aluminum wood grain texture that I
15 will go into -- let's see. I'm trying to
16 see if I have a -- so all of this would be
17 the wood grain aluminum soffit. So very
18 nice earthy kind of feel to the building in
19 these areas. And that also occurs on the
20 roof terrace up here in the top.

21 So we'll go back to materials. So here
22 again, here is the curtain wall system. One
23 that's a clear glazing with a -- with this
24 gray mullion system, then glazing system
25 type two, which is the blue glazing with the

1 white fins. Then the metal panel in this
2 gray color. And then here is the screening
3 system for the parking garage, you can see
4 how in this image right here we have the
5 diagonal pattern to the colors, and then
6 it's in a frame that's recessed -- or
7 elevated off the building.

8 We have the canopies that will also be
9 in this dark gray iron oar color to match
10 the steel columns.

11 Here in plan you can see the entry,
12 these exposed steel columns, the courtyard,
13 the pocket parks on either side.

14 And then going up to the eighth floor we
15 have a double height roof terrace here with
16 a stadium stair going up to a single-story
17 roof terrace that will wrap around to the
18 front of the building.

19 Parking garage with the active use
20 space. I think we've got a 19-foot-6-wide
21 drive aisle that we discussed in the
22 workshop.

23 And then here are the renderings. So
24 you can see the raised planter beds that act
25 as vegetation and security for -- for

1 security from entering the building with a
2 vehicle, unfortunately.

3 And then we have balconies on every
4 other floor.

5 Here is a picture of the corner entrance
6 on Adams and Pearl, the raised planters, the
7 steel columns, the recessed curtain wall
8 system, the exposed aluminum wood textured
9 soffits, the metal panel system for this
10 portion of the wall, and the awnings going
11 back towards Julia Street.

12 Here is a picture of the pocket park.
13 Solid wall, on the other side of the wall is
14 the stair, some seating and then raised
15 planters.

16 Here is an image of the parking garage
17 at the Adams Street and Julia Street corner.
18 So street level you have a raised planter
19 with some storefront along Adams Street and
20 Julia Street here at the corner. The
21 multicolored perforated screen panel systems
22 on both Adams Street and Julia Street.

23 Here is a picture of the active use
24 space along Julia Street, so the recessed
25 openings, the raised planters with a

1 five-foot pedestrian clear space between the
2 building and the planter, a larger planting
3 area that sticks out into the street.

4 And then here is the corner of Monroe
5 and Julia Street. So stair tower, entrance
6 into the stair tower will be off of Monroe.
7 And then we also have the multicolored
8 perforated panel system on Monroe as well.
9 And we've also included some raised planters
10 along Monroe to provide some green space
11 along Monroe. And that is it. Any
12 questions?

13 VICE CHAIRMAN LEE: Thank you.
14 Appreciate that.

15 I'll open it up again to public comment.
16 I don't have a speaker card for public
17 comment. So we'll close that section and
18 move on to board comments.

19 And, Mr. Schilling, would you mind
20 starting us off?

21 BOARD MEMBER SCHILLING: Sure. Just a
22 couple of thoughts. And similarly, I can
23 definitely see the progression of the plan
24 from when y'all were here last. And I know
25 you incorporated a couple comments that I

1 made. I like the pocket parks. I know one
2 of the ideas was maybe bring the benches out
3 to wrap them around to bring some interest.
4 And I see rather than doing that you all
5 pulled the planter out a little bit so the
6 people up and down the street could see
7 something there. And I think that's a
8 really good idea.

9 In the grand scheme of things, I really
10 like the way the building has been set
11 facing looking over the courthouse,
12 basically the courthouse plaza. I think it
13 looks really good. I also know that -- and
14 it looks like we're still there. I know
15 that the team has made tremendous efforts
16 and strides in seeking this approval without
17 any deviations. And it looks like you've
18 made it. Congratulations on that. And it
19 looks terrific. Thank you very much.

20 BOARD MEMBER LORETTA: I would argue
21 that I think they're at a definite stretch
22 on the landscape. I don't really believe
23 they meet the landscape code, but there is
24 enough of a work effort to get close enough,
25 to me, but I think it probably should have

1 been done as a deviation on the landscape.

2 The landscape planters, I feel like this
3 may be the first time I saw on the back,
4 which is Julia Street, the landscape plan
5 show the planters are 18 inches tall, the
6 sketches show them probably 30 inches tall.
7 Which one is correct?

8 MR. JAY: I would say they need to serve
9 a security purpose, so they'll be more --
10 they'll be around 30 inches tall.

11 BOARD MEMBER LORETTA: I don't know --
12 again, I don't think I ever saw that on
13 Julia Street. It's tough because it really
14 pinches that walkway down to five and a half
15 feet, which I guess meets code. Anyway, I'm
16 not going to get too much into that, but I
17 feel as though I kind of wish those weren't
18 3 feet -- or 30-inch tall planters back
19 there on Julia Street.

20 If you go to page 49, that's really the
21 page I want to talk about anyway. So, Bill,
22 I'll ask Bill back too, we're using -- I
23 continue to talk about these dang pedestrian
24 ADA crosswalks. I just looked up on DOT
25 standards. You guys are using CRE DOT ADA

1 accessible walk. I just don't understand
2 why you don't use CRA DOT accessible walk,
3 which is what is everywhere else in downtown
4 Jacksonville. It can be done with brick. I
5 mean, it just can look better versus like
6 this directional walkway. The CRA has
7 basically the flared sides and not the
8 directional walkway.

9 And it just -- I mean, I just -- I
10 continue to be bothered by that. I think
11 that can be changed. And I think you should
12 be able to make that happen. It frustrates
13 me.

14 But I guess I love everything. This
15 picture right here, you know, when I saw the
16 new colors, I don't know that I actually
17 like the colors more than the gray, quite
18 frankly. But this picture right here
19 concerned me because we have this -- like,
20 now we have this nine-degree turn with
21 nothing. And it would sure be nice even if
22 the steps wouldn't be necessary to just put
23 another stairwell right there in that corner
24 to give this corner some treatment. I can't
25 imagine it would be that big of an impact to

1 the budget on this whole thing. But it just
2 seems like it's really -- this portion right
3 here, when I looked at it last week, I'm
4 like, whoa it just really -- especially with
5 the colors, it just seems like it's lacking
6 big time.

7 And I'd sure love you all to say, maybe
8 we can put a stairwell in, and truly just
9 mirror the other side. I mean, you don't
10 need to do too much different. And it would
11 be such a -- to me, it would really frame
12 that whole side down.

13 So that's kind of -- I'm -- I mean, I'm
14 not a big fan of Julia Street having a
15 30-inch planter, but it is what it is at
16 this point. I would like -- we can even ask
17 your engineer who is back there if he
18 understands what I'm saying with the CRA, if
19 we would definitely use that.

20 I would like to make that a
21 recommendation. And I would sure love to
22 hear from the client if they're willing to
23 put a stairwell to give this corner a little
24 bit better architectural design. Thank you.

25 VICE CHAIRMAN LEE: Thank you,

1 Mr. Loretta.

2 Mr. Davisson.

3 BOARD MEMBER DAVISSON: I think you've
4 addressed much of the comments we had last
5 time. And I want to just kind of piggyback,
6 the one area that I made comment on was the
7 corner of Julia Street. And I haven't seen
8 that go anywhere. That's an important
9 corner. And there is a redundancy to that
10 perspective that -- there is a redundancy to
11 that perspective with those panels, I think,
12 could be helped. Even how you treat it at
13 the street.

14 And, also, the things that I've seen on
15 this one that I think are going backwards
16 are the planters. You've done a lot --
17 you've done a lot with the landscape, but
18 then you turn right around, and I'm seeing
19 something, and I understand the whole issue
20 of vehicle intrusion, just like the federal
21 courthouse is next to it. But there are
22 other ways to deal with it, because those
23 planters, after you've done all this
24 landscape, these planters look like you've
25 turned it into a fortress. And that's not

1 what you want it to look like. You may want
2 it to function that way, but that's what it
3 looks like.

4 Other than that, I think those are my
5 main comments.

6 VICE CHAIRMAN LEE: Thank you,
7 Mr. Davisson. Appreciate that.

8 Ms. Durden.

9 BOARD MEMBER DURDEN: Thank you. I want
10 to also say that it looks like it's come a
11 very, very long way.

12 In regards -- I think I was -- I had
13 mentioned that corner of Adams and Julia. I
14 was really worried about it, what it was
15 going to look like, and it is kind of -- you
16 know, when you compare page 49 to page 51,
17 which is the corner of Julia and Monroe,
18 it's very easy to see how Mr. Loretta's idea
19 of a stairwell there or some kind of feature
20 there really does a tremendous, you know --
21 or has a tremendous impact on the way that
22 it looks. I'd like to see something a
23 little bit different there. I think it
24 would be important.

25 On the issue of the security and the

1 planters, you may have been here when I --
2 when we were talking about the very first
3 project today, and my concerns about the
4 pedestrian zone there in the sports --
5 adjacent to the arena. When you look at
6 page 47, if you would -- and by the way,
7 whoever numbered the pages, thank you, thank
8 you very, very much. It's so much easier to
9 talk to you.

10 MS. TRIMMER: You're welcome.

11 BOARD MEMBER DURDEN: I see that you
12 have the bollards. If you see -- see these
13 security bollards, I guess, is what these
14 would be. And yet you also still have the
15 planters. So -- and yet, when I -- so I'm
16 just -- and I gather that that is around the
17 office building portion.

18 So it leads me to wonder, you know,
19 we've got both there, is that necessary? Is
20 that something that you feel is needed? I
21 would wonder if that could have an impact in
22 regards to what Mr. Loretta was speaking to.

23 You know, I do worry about taking up a
24 lot of space in the pedestrian zone with the
25 width and the size. They are kind of, you

1 know, overwhelming in size. So that might
2 be something that you could rethink about
3 how to have that.

4 And the other thing is that, you know,
5 the way that they're spaced out, you know, I
6 really wonder if they're really creating a
7 safety -- they really function as a security
8 measure, because there is huge spaces in
9 between along -- at least along Julia and
10 some portions of Adams and some portions of
11 Monroe. So, you know, I can't speak to that
12 specific issue as well as Mr. Loretta can,
13 but I think I understand what he's saying.

14 And from the pedestrian realm, which is
15 my thing, I do really think that, if there
16 was some other way for them not to be so
17 massive, I mean, for instance if you look at
18 page 49 and you look on the Julia Street
19 side, it's -- those are really, really wide
20 and take up a lot of that space. So just --
21 I would like you to really consider and
22 think about some better way to deal with
23 that.

24 And then the first thing that I
25 mentioned was the corner, and how very much

1 different those two corners are and how much
2 nicer the elevation on page 51 is than page
3 49.

4 So -- but I also want to leave you with
5 some good comments too. And that is I like
6 the colors. I held the screens up and it
7 really does do what I was hoping, which is I
8 can see that we're not -- I can see that I'm
9 not going to see the cars. That was a big
10 effort on your part. I wanted to say thank
11 you for working so hard on that.

12 I love the idea of the new terrace on
13 the building, the one-story building that's
14 connecting that. That makes a lot of sense
15 to me, especially for people, you know, JEA
16 employees being able to get to the garage.
17 I had asked you guys about that. I thought
18 I didn't understand how that was going to
19 really function, so I thought that is really
20 good.

21 I'm excited about this. This is -- in
22 retro- -- I mean, in thinking big picture
23 about downtown, this is like one of our -- I
24 can't remember the last new, tall, wonderful
25 office building. I still call it the

1 Barnett Tower, shows you how old I am, Bank
2 of America Building, I think that might have
3 been the last one, new one. So, you know,
4 this is really exciting.

5 I love the fact that you went for this
6 location, JEA, thank you for doing that.
7 And, you know, maybe we'll still have JEA,
8 who knows. I'm not going to get into that
9 part. But, you know, I am excited about the
10 project. And I appreciate all your effort
11 of listening to us.

12 And these last few comments, you know, I
13 do hope that you'll go back and really take
14 them into account and slim down those boxes
15 and maybe do something with that corner. I
16 think it would be really, really nice,
17 because, as somebody said, it's a really
18 important corner. And just comparing these
19 two, it's so easy to see that it would be
20 nice to have something a lot nicer. Thank
21 you very much.

22 VICE CHAIRMAN LEE: Thank you,
23 Ms. Durden.

24 I would like to see if I can get the
25 applicant to maybe respond to some of the

1 comments of the Board specifically. And I
2 think I would like to direct it to the
3 bollard and vehicular force protection
4 requirement. Traditionally, we've seen
5 bollards as force protection or planters as
6 force protection. In slide 47 we're seeing
7 both. And then again in Julia we're seeing
8 vast gaps where vehicles could get through.
9 We need some clarification on what's going
10 on.

11 MR. VEASEY: Thank you. Nancy Veasey,
12 V, as in Victor, -e-a-s-e-y. I work for JEA
13 as the project manager.

14 VICE CHAIRMAN LEE: Thank you for
15 coming.

16 MS. VEASEY: I would like to address a
17 few of the things you all have brought up.
18 The security folks at JEA are very committed
19 to us having bollards. I think part of it
20 was the balance of some earlier comments
21 about making it more urban landscape rather
22 than suburban. So it may be
23 misunderstanding translation. We're
24 thrilled to work -- to continue to work on
25 getting the right balance of those things.

1 The bollards are more important than the
2 planters. I think we thought that the
3 planters added to the appearance and the
4 landscape. They certainly could be scaled
5 down.

6 The bollards are most important around
7 the three sides of the exposed main
8 building. We could certainly do something
9 different on Pearl -- pardon, Julia. I
10 think it was just trying to carry the same
11 themes to all four sides.

12 We did look at a similar tower on the
13 other two corners of the garage. And there
14 is an expense to that, but we will
15 reconsider it and how that would interact
16 with the retail space.

17 We struggled a lot with your desire to
18 have interest and color and some
19 differentiation. So several of us like the
20 neutral pallet on the garage screening. We
21 talked about other treatments, but thought
22 this was maybe a happy medium to bring some
23 interest to the screening while honoring the
24 kind of elegance of the main building. So I
25 think those hopefully will address, but

1 happy to answer others if needed.

2 VICE CHAIRMAN LEE: So just to clarify,
3 we could remove some of the very tall
4 planters and put bollards in place, and
5 maybe these bollards could be inside of
6 planters? Do they have to be on --

7 MS. VEASEY: He would want them in the
8 ground if we can do it that way.

9 VICE CHAIRMAN LEE: Right. But I was
10 talking about the area around them, they're
11 going to be sunk in some kind of a concrete
12 foundation. But could the area around them
13 be a planter or does it have to be on a
14 sidewalk?

15 MS. VEASEY: I think it could be either.
16 I'll leave that to the designers. I've
17 given them enough design direction.

18 MR. HARRYMAN: I've done it both ways.
19 Inside of the planters is absolutely a good
20 option, it just eliminates one more thing on
21 the sidewalk.

22 VICE CHAIRMAN LEE: Mr. Davisson.

23 BOARD MEMBER DAVISSON: I want to hone
24 my comment a little bit. When I talked
25 about the planters, it wasn't planters; it

1 was just the feel that you're getting on the
2 height of them. That was my comment.
3 Doesn't mean you have too many or too -- I
4 wasn't talking about that; it's just the way
5 they're drawn doesn't look good. They look
6 like they're three-and-a-half, three-feet
7 high. So that was -- I want to address
8 that.

9 The other was the corner. Doesn't mean,
10 you know -- so I'm specific, because I know
11 when somebody makes a comment it's hard to
12 digest, treating a corner doesn't mean
13 putting a tower stair on the corner or
14 spending a lot of money. In fact, it could
15 be a negative space. You don't have stair,
16 you don't have a car there, you don't even
17 really need columns there on that corner
18 because you don't have -- I mean, it's part
19 of your structure, but it doesn't have to
20 be. Or perhaps the first two floors are
21 negative space, it's just how you treat what
22 you're treating at the pedestrian level. My
23 comment wasn't about redesigning the entire
24 corner of the garage.

25 MR. HARRYMAN: I appreciate that. I

1 agree with you at the pedestrian level. So
2 level one, potentially level two there is a
3 number of subtle but impactful treatments
4 there that would be, to Mr. Loretta's point,
5 cost effective and add some interest.

6 BOARD MEMBER DAVISSON: Exactly.

7 VICE CHAIRMAN LEE: Thank you for that.
8 I appreciate that.

9 Have we addressed any other comments
10 from the Board that you would like feedback
11 from the applicant on?

12 While they think about that, I would
13 like to add a couple of my own comments, if
14 I could. I agree that the height of the
15 planters, in addition to the bollards, seems
16 to create almost like
17 a we-don't-want-you-in-here kind of feeling.
18 It feels very dark and big.

19 So I would like to see some more thought
20 put in to making sure that just like this
21 perspective shows you, which is outside --
22 excuse me, inside the planters, not outside,
23 if you had a perspective outside the
24 planters, you might not see quite this much
25 from page 47, just making sure that it has

1 that feeling of being open and welcoming.

2 And then I wanted to ask about
3 perspective number 46, I see on your color
4 board that your mullions are a very light
5 gray. But perspective view 46 and some of
6 the other views show this sort of monolithic
7 feeling of the glass and the mullions being
8 almost like they're one color, which I think
9 is wonderful. I think this illustration is
10 really beautiful. But what I think we're
11 going to get is a lot of little boxes when
12 you put a gray, a very light gray mullion on
13 it.

14 MR. JAY: What we're trying to achieve
15 there is kind of a buck way system with no
16 vertical joints, mullions, and then just
17 have these tiny slivers of the horizontal
18 mullions.

19 VICE CHAIRMAN LEE: Okay. Perfect.
20 That answers that.

21 MR. JAY: So the goal is to have that
22 whole facade just act as a glass, solid
23 glass.

24 VICE CHAIRMAN LEE: Great. Perfect.
25 And what is the materiality of the railings

1 on the balconies? Is it glass or steel?

2 MR. JAY: So the curtain wall system
3 would expand up and create the handrail for
4 those terraces.

5 VICE CHAIRMAN LEE: So it's glass?

6 MR. JAY: It's glass.

7 VICE CHAIRMAN LEE: Great. Thank you.
8 I think the treatment of the garage is
9 great. I actually really like it. It's
10 definitely much better than the first
11 conceptual presentation. And the colors are
12 vibrant. And the diagonal gives it feeling
13 of emotion and movement. So I'm pretty
14 happy with it personally.

15 And, yeah, I think that's the only
16 comments I had. Did we want to -- other
17 than the applicant being willing to go back
18 and relook at the planters, the bollards,
19 and the mixtures, and I think with specific
20 attention to Julia, in terms of trying to
21 get a lot of pedestrian walkway there, if we
22 don't need planters for force protection, we
23 can use bollards maybe specifically there.

24 And then I think the other one is really
25 perspective 49, to Mr. Davisson's point, the

1 corner both in terms of its horizontality,
2 that plaza, with respect to how you treat
3 the visual detection system, to
4 Mr. Loretta's point, and how you treat at
5 least the pedestrian view corner, maybe
6 needs just a little bit more attention. Is
7 that going to be okay? Are those
8 requirements going to be okay.

9 MR. JAY: We're in agreement with that.

10 VICE CHAIRMAN LEE: Okay. Thank you.

11 Yes, Ms. Durden, please.

12 BOARD MEMBER DURDEN: Through the Chair
13 to Mr. Parola. Do we need to add those as
14 conditions to the final approval so that
15 there is something in the record that, you
16 know, reflects our comments?

17 MR. PAROLA: I would, if for no other
18 reason because she's --

19 MS. POLLOCK: Yes. Definitely, yes.

20 VICE CHAIRMAN LEE: So let's see if we
21 can get this right: We have two
22 recommendations that are part of the staff
23 report. The staff is calling these
24 recommendations. We've traditionally called
25 these conditions.

1 MR. PAROLA: I think we phrase it as
2 conditions of final and we give
3 recommendations on conceptual, so conditions
4 if you would, please.

5 VICE CHAIRMAN LEE: So we're going to
6 call these conditions, conditions A, B, and
7 then we'll have a condition C that will
8 require the applicant to redesign the force
9 protection around the perimeter to create a
10 larger sense of openness and amplify the
11 pedestrian walk space as much as possible
12 while maintaining their security.

13 We will also -- maybe we'll make D,
14 condition D, that will require the applicant
15 to redesign the Adams and Julia Street
16 corner, both the hardscape and the corner of
17 the structure, to focus on the pedestrian
18 experience, in particular the visual
19 detection system, and in particular the
20 perspective of the pedestrian at the lower
21 two floors. Would that be okay?

22 MS. POLLOCK: Uh-huh. And you guys are
23 okay with C and D?

24 MS. TRIMMER: And D is subject to final
25 approval by staff?

1 MS. POLLOCK: Yes.

2 MS. TRIMMER: Thank you.

3 VICE CHAIRMAN LEE: So we'll need a
4 motion and an approval and a vote on each
5 one of the conditions before we vote for the
6 final.

7 MS. POLLOCK: Normally, you can vote it
8 as one item to prove it subject to the
9 conditions A, B, C, and D, just one vote.

10 VICE CHAIRMAN LEE: Great. So I think
11 at this point we'll go to vote and -- if I
12 can get a motion.

13 BOARD MEMBER LORETTA: I'll make that
14 motion for approval with four conditions,
15 two from staff and two as you just drafted
16 up.

17 BOARD MEMBER DAVISSON: Second.

18 VICE CHAIRMAN LEE: We have a motion to
19 approve from Mr. Loretta and a second from
20 Mr. Davisson with the four conditions as
21 listed, two of the staff report, two that
22 the Board added. All those in favor, say
23 aye.

24 REMAINING: Aye.

25 VICE CHAIRMAN LEE: All opposed? And we

1 have one recusal, Mr. Schilling.

2 Motion passes. Thank you.

3 Congratulations.

4 That is the end of the action item
5 portion of the agenda. We have
6 presentations? We don't have presentations,
7 great. So we'll skip that.

8 We'll move to old business. We have no
9 old business. Wonderful.

10 And public comments, I didn't get a
11 speaker card. But do we have any public
12 comments?

13 Then I will call the meeting adjourned.
14 Thank you.

15 (Meeting concluded at 5:50 p.m.)

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CERTIFICATE OF REPORTER

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I, Amanda E. Robinson, Registered
Professional Reporter, do hereby certify that I
was authorized to and did report the foregoing
proceedings; and that the transcript, pages 1
through 151, is a true record of my stenographic
notes.

DATED this 23rd day of December, 2019.

Amanda E. Robinson,
Registered Professional Reporter