

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, February 11, 2021,
commencing at 2:00 p.m., Jacksonville Public Library,
Multipurpose Room, 303 North Laura Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman.
CHRISTIAN HARDEN, Board Member.
J. BRENT ALLEN, Board Member.
CRAIG DAVISSON, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
BRENNA DURDEN, Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
INA MEZINI, DIA, Marketing and Communications.
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.
JASON TEAL, Office of General Counsel.

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1 Lee.
2 So this informational item, what it is,
3 it's the First Baptist Church, the Lindsay
4 Memorial Auditorium recladding project. So
5 what they're proposing is to reclad the First
6 Baptist Church and to paint the concrete white.
7 And so we wanted to bring this forward to the
8 board for you guys to take a look at what
9 actually they were proposing.

10 And Mr. Jerry Traino is on the Zoom call.
11 We apologize, there was supposed to be someone
12 in person to give the presentation, but they
13 ended up being sick and we thought that's
14 probably not a wise thing to do, to have them
15 come here.

16 So, Mr. Traino, if you want to go ahead
17 and take over, we'll go ahead and let you
18 present the project.

19 MR. TRAINO: Absolutely. Thank you, Lori,
20 and thank you for the board's time.

21 Let's see. Can I take control of the
22 screen or should I just tell you "next slide"?

23 MS. MEZINI: You can go ahead and share
24 your screen.

25 THE CHAIRMAN: Mr. Traino, I'm sorry to
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1 PROCEEDINGS
February 11, 2021 2:00 p.m.

2 - - -

3 THE CHAIRMAN: I'm going to go ahead and
4 call to order the meeting of the DDRB, Thursday
5 February 11th, 2021, at 2 p.m.

6 I'd like to just recognize the board
7 members that are present: Mr. Harden,
8 Mr. Davisson, Ms. Durden, Mr. Schilling,
9 Mr. Lee, Mr. Loretta, Mr. Allen, and
10 Mr. Brockelman.

11 Before I move on to action items, I'd like
12 to just have anyone who hasn't already
13 identified themselves on the Zoom call that's a
14 board member or a member of the media, other
15 than Mike Mendelson (phonetic), Alex Wilson, if
16 you could change your name and identify
17 yourself so we could recognize you, that would
18 be wonderful. Thank you.

19 And while we're waiting for that, we have
20 an informational item I'd like to go over
21 before we move into action items.

22 And, Ms. Radcliffe-Meyers, could you
23 introduce the informational item and the
24 presenter?

25 MS. RADCLIFFE-MEYERS: Thank you, Chairman
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1 interrupt, but if you could just state your
2 full name and your address for our record.

3 Thank you.

4 MR. TRAINO: Sure. Full name is Jerry Lee
5 Traino. I'm with Novus Architects. And the
6 address is 900 Johnnie Dodds, Mount Pleasant,
7 South Carolina 29464.

8 THE CHAIRMAN: Thank you.

9 MR. TRAINO: You're welcome.

10 Just let me know when you can see the
11 screen. Sorry. I'm going to -- my apologies.
12 I thought I was just going to take over
13 Lori's --

14 MS. RADCLIFFE-MEYERS: If you would like,
15 Jerry, we can go ahead and share our screen,
16 and you can just --

17 MR. TRAINO: I've got it right here. So
18 can you see my screen now?

19 MS. RADCLIFFE-MEYERS: Yes, we can.

20 MR. TRAINO: Great.

21 So just some orientation. This is the
22 building that we're looking at discussing today
23 (indicating). You can see it's composed of a
24 combination of exposed precast or cast-in-place
25 concrete that's coated.

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1 These long-span metal composite panels are
2 cladding -- these are the wing walls, and then
3 somewhat obstructed from view on this shot, the
4 row around the building is a brown clay brick
5 with a similar metal panel infill around
6 windows and other features.

7 And so -- gosh, my apologies. There you
8 go.

9 If you look around the other side of the
10 building, you can see some of these other
11 features that I was describing. There's a
12 series of entryways and window -- ribbon
13 windows in various places around the building
14 that have a metal panel as well, an insulated
15 metal panel. And you can see in this
16 particular photograph that the condition is,
17 you know, past the end of life.

18 The appearance varies pretty greatly as
19 you look at them around the building. We think
20 that's a combination of intentional color
21 variation from the original design combined
22 with weathering over time that just exacerbated
23 that.

24 And so this is a rendering of -- we'll
25 call it the main facade of the building, with

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1 what we're proposing to do. All of the
2 elements other than these two large wing walls
3 around the building we're going to just reclad
4 with a single color metal panel cladding system
5 with vertical seams, very similar to what's
6 there now. The width will vary a little bit
7 from what's there, but the general appearance
8 is just recladding with a similar material,
9 just a slightly different color of gray.

10 One of the things you'll -- with this
11 investment that (inaudible) is making in the
12 building, we don't want to change the identity
13 of the building, but with the investment we're
14 trying to, you know, improve the appearance and
15 accentuate the identity of the building with
16 just color and subtle moves.

17 So that being said, the wing walls --
18 again, if you look back at the original view,
19 we're trying to, you know, look for ways in
20 which we could (inaudible) from the existing
21 building and come up with, you know, a color
22 and pattern concept.

23 The existing building shows this variation
24 of these panels. So that's kind of -- picked
25 up on that to see how we can be a little more

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1 intentional with it and come up with, you know,
2 kind of an unusual aesthetic, if you will, with
3 this cladding.

4 So what we came up with is just a product
5 that comes in three different sheens. It's a
6 rainscreen product in an array of colors,
7 (inaudible). And so we're thinking about how
8 we could take these monolithic walls and make
9 them blend with the sky a little bit more, the
10 skyline. And then as well with the sheen of
11 these things, they're going to reflect certain
12 things of the surrounding city, you know,
13 building movement, et cetera.

14 So that's kind of the big move that we're
15 making. If you want me to progress and talk a
16 little bit about the materials, I can show you
17 the products. I don't know if anyone has any
18 questions while I'm on the rendering or not.

19 THE CHAIRMAN: No, you can move forward,
20 please.

21 Thank you.

22 MR. TRAINO: So you can see here, this is
23 the staining, the rainscreen panel that
24 comes -- this is -- this photograph is all the
25 same color but varying sheens, just to give you

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1 a feel for how much effect the sheen itself can
2 have. And, of course, we're proposing to use
3 four different colors of -- two gray tones, a
4 white, and a sky blue. You'll get a gradient
5 as you (inaudible) the building.

6 And then this is the metal cladding that
7 goes everywhere besides those wing walls with a
8 titanium gray that will match the gray in the
9 gradient, the wing walls as well, tied all
10 together.

11 We'll be replacing the windows that are
12 integrated into the cladding with the same
13 color frame as this ATAS metal cladding.

14 And just some technical drawings, if you
15 want to see more of the extent of the work.
16 The focus is around the back of the building --
17 excuse me, the metal panels up high at the base
18 of the sloping roof, and the vertical elements
19 where all the stairs are, and then these
20 vertical ribbons that exist in multiple places
21 around the building, as well as, again, using
22 the accentuated entry features that are all
23 clad and (inaudible) metal.

24 These are taken directly from the permit
25 plans that we intend to submit (indicating).

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1 I think that concludes my presentation.
 2 If anyone has any questions ...
 3 THE CHAIRMAN: Thank you, Mr. Traino. I
 4 appreciate that.
 5 I'll open it up to the board if there are
 6 any comments.
 7 BOARD MEMBER DURDEN: (Indicating.)
 8 THE CHAIRMAN: Okay. Thank you,
 9 Mr. Traino. I appreciate that.
 10 We'll move on to action items. The first
 11 action item is the approval of the January 14,
 12 2021, DDRB meeting minutes.
 13 Is there any conversation from the board
 14 about those?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: I'll take a motion.
 17 BOARD MEMBER HARDEN: Motion to approve.
 18 BOARD MEMBER SCHILLING: Second.
 19 THE CHAIRMAN: I have a motion from
 20 Mr. Harden and a second from Mr. Schilling.
 21 All those in favor?
 22 BOARD MEMBERS: Aye.
 23 THE CHAIRMAN: Any opposed?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: Thank you. That passes.

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1 contributing structure within the historic
 2 district, but is not a local landmark and is
 3 not listed on the National Register. The
 4 applicant is working with Historic on
 5 appropriate changes to ensure they can retain
 6 its contributing status, allowing for the
 7 structure to be landmarked.
 8 The proposal includes interior and
 9 exterior renovations of the existing building
 10 to create a concert hall music venue with a
 11 stage, bar, and a second floor lounge and
 12 viewing space. A 2,250-square-foot rooftop bar
 13 and lounge are proposed which help activate the
 14 fifth facade. Exterior changes also include
 15 new entry doors, storefront and awnings.
 16 Based on the foregoing, the Downtown
 17 Development Review Board staff supports
 18 conceptual approval of DDRB application
 19 2021-002 with the following recommendations:
 20 Prior to submittal for final review, the
 21 developer shall meet with staff to identify any
 22 deviations sought. Streetlights, benches, and
 23 street furnishings shall be placed in the
 24 amenity area, and to provide a shade study to
 25 ensure the project meets the 40 percent shade

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1 We're going to reorder just slightly the
 2 DDRB agenda from the one that was posted. So
 3 I'd like to call on DDRB 2021-002, Project 323.
 4 And, if I could, Ms. Lori
 5 Radcliffe-Meyers, could we have a staff report?
 6 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 7 Chairman Lee.
 8 My name is Lori Radcliffe-Meyers with the
 9 Downtown Investment Authority, and I'll be
 10 providing a staff report --
 11 (Microphone malfunction.)
 12 MS. RADCLIFFE-MEYERS: Is that better?
 13 MS. MEZINI: Yes.
 14 MS. RADCLIFFE-MEYERS: All right. So
 15 moving on, DDRB application 2021-002 seeks
 16 conceptual approval for the adaptive reuse of
 17 the existing building at 323 Bay Street. The
 18 proposal includes interior and exterior
 19 renovations. The site is .13 acres in the
 20 Central Core Overlay District. The site is
 21 bounded to the north by a surface parking lot,
 22 to the east by Live Bar and Bakery [sic], to
 23 the south by Bay Street, and to the west by
 24 Justice Pub and the Churchwell Lofts.

The existing 323 Building is listed as a
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1 coverage.
 2 This concludes the staff report. Staff is
 3 available for questions.
 4 Thank you.
 5 THE CHAIRMAN: Thank you,
 6 Ms. Radcliffe-Meyers.
 7 I'd like to call on the applicant to make
 8 a presentation to the board.
 9 And just a reminder, if you're going to
 10 come to the podium to speak, please state your
 11 name and address.
 12 (Mr. Allmand approaches the podium.)
 13 MR. ALLMAND: Can you hear me?
 14 MS. MEZINI: You have to press and hold
 15 it.
 16 MR. ALLMAND: Press and hold as I speak?
 17 MS. MEZINI: Yes.
 18 MR. ALLMAND: Awesome.
 19 Good afternoon. My name is John Allmand.
 20 My address is 3750 Oak Street, Jacksonville,
 21 Florida 32205.
 22 I want to thank the board for the
 23 opportunity to present conceptual approval.
 24 We're looking for conceptual approval. I want
 25 to thank staff for their approval with

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1 conditions.

2 This project is a concert venue on 323
3 East Bay Street. We're calling it Project 323,
4 as stated. It's a 5,000-square-foot footprint,
5 two main floors, 5,000 square foot. It has a
6 basement and a 2,250-square-foot new rooftop
7 bar on top.

8 We've gone to -- we've gone through a
9 couple of different processes. We've gone
10 through BCAB to get approval to use the
11 basement for the head height currently, and
12 we're -- as staff said, we're planning on going
13 to the Historic Preservation Commission to see
14 about it getting landmarked with the
15 renovations that we're planning currently.

16 So the project is located along the
17 entertainment corridor, across from where the
18 old courthouse is, and kind of down the street
19 from (inaudible), if you guys know where that
20 is.

21 Just a site map with the overlay
22 (indicating). The courthouse no longer there,
23 so we have a little bit of river view that we'd
24 like to capture with that rooftop bar.

25 All right. I'll go to the next one.

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1 So that's a site -- the site plan for the
2 existing building (indicating). And the
3 site -- you know, when -- I was an architect on
4 the previous use or -- for this, and it was
5 going to be a nightclub at that time. And the
6 site presents a lot of restraints that the
7 current owners were able to overcome, one of
8 which is, it doesn't have any -- or it didn't
9 have any access to the right-of-way from the
10 rear of the building, and that kind of created
11 kind of a life-safety issue, especially with --
12 if you kind of pack it with a bunch of people.
13 And we were able to overcome that by -- if you
14 look at the top left-hand corner of the
15 building, is that little gray square. The
16 current owner was able to acquire that sliver
17 of property that would give you access -- a
18 third access on a properly spaced and a
19 sprinkled building to the right-of-way, which
20 allows us to significantly enhance our occupant
21 load to something that made a little bit more
22 sense financially for a larger occupant load,
23 such as a concert venue.

24 So here's the current floor plan
25 (indicating). On the first floor here on the

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1 right, you walk in, there's a -- we're
2 proposing a recessed entry and a small lobby,
3 and then kind of an open main level to view the
4 stage above, with a bar on the left. And then
5 up at the very top, we're going to be putting
6 in another stair as well as a -- kind of a
7 back-of-the-house green room and bathrooms for
8 the performers.

9 And then on the -- to the left of that is
10 the second floor. What you see, just similar
11 to the first design that we did, is a large
12 opening in the floor so you can look down onto
13 the stage. There's more of a -- kind of a
14 seating-type atmosphere, small bar upstairs. A
15 lot of the bathrooms kind of in the back behind
16 that opening. And then in the front we're
17 going to do just kind of a smokers' porch
18 that -- we're going to have windows, which are
19 currently not operable, become kind of
20 awning-style windows to open up the -- kind of
21 an indoor-outdoor space there in the front.

22 Okay. So these floor -- so on this slide
23 we have, on the right, the proposed basement.
24 Remember I said the basement has -- is below
25 code requirements for -- in terms of head

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1 height. So we had to go to BCAB and kind of
2 talk about, you know, how we can -- because
3 we're not meeting that letter of the code, what
4 kind of other kind of life-safety provisions we
5 can meet to allow that to be occupiable, and we
6 got approval for that.

7 So right now there's, like, a large
8 storage area, some offices we're going to place
9 on the basement level, and then to the left
10 we've got the proposed floor plan for the roof
11 level, which is -- has two stairs, one on the
12 left and one on the right, a bar in the middle.
13 And it has both a covered and uncovered kind of
14 seating area.

15 There's a section kind of throughout the
16 building -- I'm trying to describe the building
17 envelope. If you see on the right, at the
18 street level, you'd have some awnings that
19 we're proposing, some (inaudible) and steel
20 awnings with a recessed opening, as well as
21 what -- you know, kind of form that -- the roof
22 bar would -- would have, with a slope of the
23 roof and kind of how far it's set back. It
24 kind of gives you a nice picture of the whole
25 project right there with the second floor

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1 opening and the stage there.
 2 These are the existing -- on the right
 3 there, that's the existing elevation. And then
 4 on the left, that's the existing rear
 5 elevation.
 6 Next slide.
 7 This one kind of talks -- there's three
 8 main areas that we're proposing to kind of
 9 touch the exterior. On the rear, there's going
 10 to be that door that's -- it's going to come
 11 out the back of the building. That's required
 12 for that critical third means of egress. So
 13 we're going to touch it there. And then on the
 14 right, you have the front elevation, which, of
 15 course, we're proposing the rooftop bar, so
 16 that's a new portion. Also, in the middle
 17 there, we're recessing and -- the front facade,
 18 and adding kind of a new storefront. On the
 19 left right now there's kind of some T-111 in
 20 that opening, so we're proposing to take that
 21 out and put some spandrel glass in there
 22 because that's going to cover up the existing
 23 elevators right behind that.

24 And then on the right there's a -- on the
 25 very bottom, right-hand corner, there's kind of
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1 an opening piece that we're going to -- that's
 2 going to be -- it's not going to be glass.
 3 It's going to be kind of a blank opening, and
 4 the reason for that is the existing stair
 5 that's right there, you know, that's going to
 6 be our ADA entrance, and so it had to kind
 7 of -- right now we're about 8 inches off the --
 8 higher than the sidewalk, and so we had to kind
 9 of create an entrance that allowed for kind
 10 of -- for you to kind of ramp in and -- as well
 11 as we combined that with a stair that goes all
 12 the way up to the second floor. And there's
 13 not many ways to kind of achieve that, and we
 14 kind of turned around a handful of ways and
 15 tried to get something that we thought would
 16 match the aesthetic as well as we could.

17 Here's a color rendering of the elevation,
 18 highlighting, you know, what those awnings
 19 would be, the materials of those awnings and
 20 kind of the direction we're going in terms of
 21 construction type.

22 Can you go back to that one real quick?

23 It also kind of shows a little bit -- I
 24 don't know if you can -- you can't see it very
 25 well on the screen. Maybe you can see it

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1 better on y'all's handouts, but it kind of
 2 shows a little bit of what we're talking about
 3 with that opening in the bottom right. So if
 4 you have any questions about that, let me know.
 5 And then these last few slides are some --
 6 kind of just a wire frame of what the views --
 7 kind of the views we're trying to capture of
 8 the stage. This is one in the center, looking
 9 towards the stage; and then the one on the
 10 right is kind of on that first floor, looking
 11 at the stage to the right.

12 And then these are some on the second
 13 floor, kind of looking towards the stage, and
 14 then the one on the left would be looking back
 15 towards Bay Street.

16 And then here's two. These are focused
 17 around the rooftop bar. So just wanted to kind
 18 of overall (inaudible) on the left. And then
 19 the one on the right would be kind of under the
 20 cover, where the couches are, looking out
 21 towards what -- you know, what is now the, you
 22 know, St. Johns River, but soon to probably be
 23 something else.

24 Just an overall -- this rendering was
 25 meant to kind of talk about what it would look
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1 like if you were standing kind of across the
 2 street at, like, a 6-foot eye level, like how
 3 much of that kind of rooftop bar would be
 4 visible and/or not visible.

5 These are two other color (inaudible) for
 6 the streetscape.

7 That's it. You guys have any questions
 8 for me?

9 THE CHAIRMAN: Thank you. I appreciate
 10 that presentation.

11 Let's do public comments. Ms. Mezini, are
 12 there any hands raised?

13 MS. MEZINI: We do not have any hands
 14 raised.

15 THE CHAIRMAN: Thank you.

16 So we'll move on to board comments, and
 17 we'll start with you, Mr. Brockelman.

18 BOARD MEMBER BROCKELMAN: Thank you,
 19 Mr. Chairman.

20 Mr. Allmand, thank you for bringing this
 21 project forward. I'm excited about it. I
 22 think it's going to be great for downtown. I
 23 look forward to supporting it today.

24 MR. ALLMAND: Thank you.

25 THE CHAIRMAN: Mr. Allen.

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1 BOARD MEMBER ALLEN: Thank you.
 2 I echo those comments. It has my support
 3 as well.
 4 Thank you.
 5 THE CHAIRMAN: Mr. Loretta.
 6 BOARD MEMBER LORETTA: I as well. Great
 7 job.
 8 Thank you.
 9 THE CHAIRMAN: Mr. Schilling.
 10 BOARD MEMBER SCHILLING: I feel the same
 11 comments. I think it looks great, and no
 12 further comments.
 13 Thank you.
 14 THE CHAIRMAN: Ms. Durden.
 15 BOARD MEMBER DURDEN: I think it looks
 16 great. Thank you. It's a nice presentation
 17 and a nice use for that building.
 18 MR. ALLMAND: Thank you.
 19 THE CHAIRMAN: Mr. Davisson.
 20 BOARD MEMBER DAVISSON: The thing
 21 that's -- if you look at 3018 East Bay Street,
 22 there's a structure on top of the historic
 23 building that's on the corner, and this is
 24 similar. And I think everybody can get an
 25 idea, if everybody has seen that structure.

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1 And when I look at this, I look at a metal
 2 shack on top of the roof, and I would just
 3 suggest that you further develop this,
 4 especially the top. It is visible from other
 5 buildings and -- you know, how it marries with
 6 this brick building, I'm not quite convinced
 7 yet.
 8 MR. ALLMAND: Yes, sir.
 9 When we -- when going through the historic
 10 process, it's customary to have any kind of
 11 addition stand out as a different kind of
 12 element from the original kind of historic
 13 structure, but I appreciate your comments and I
 14 hope to kind of work through that not only in
 15 the next, final presentation, but also through
 16 Historic Preservation.
 17 BOARD MEMBER DAVISSON: My comment wasn't
 18 meant to mimic the architecture that's below,
 19 but you can have, you know, the contemporary
 20 that sits on the traditional and have that, you
 21 know, marry each other without, you know,
 22 mimicking the same thing. And I'm not
 23 suggesting that you do that.
 24 MR. ALLMAND: Yes, sir.
 25 THE CHAIRMAN: Thank you, Mr. Davisson.

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1 Mr. Harden.
 2 BOARD MEMBER HARDEN: I think it's great.
 3 I appreciate you guys doing such a great job.
 4 You make our job easy today. And I hope this
 5 is the first of many along that stretch of Bay
 6 Street. I think a lot of us are looking
 7 forward to enjoying live music again some day
 8 soon.
 9 MR. ALLMAND: Thank you.
 10 THE CHAIRMAN: Thank you, Mr. Harden.
 11 And I think it's a very well done project
 12 as well. I appreciate a lot of the development
 13 you've got so far in the process. Being able
 14 to see all the drawings and the illustrations,
 15 especially the quality of it, has been
 16 wonderful. So I look forward to the project,
 17 and that's all the comments I had.
 18 MR. ALLMAND: Thank you, sir.
 19 MR. TEAL: Mr. Chairman.
 20 THE CHAIRMAN: Mr. Teal.
 21 MR. TEAL: John Allmand, question for you.
 22 MR. ALLMAND: Yes.
 23 MR. TEAL: What's your timing as far as
 24 when you're going to be going through the
 25 Historic Preservation review?

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1 And the reason I'm asking is because, if
 2 the -- from a Historic standpoint, if they're
 3 requesting changes to this or alterations to
 4 the design, how that's going to fit into the
 5 final process for final review before DDRB.
 6 MR. ALLMAND: It's a good question.
 7 The thought is that we're going to try to
 8 get on next month's agenda. I think that
 9 there's kind of -- and Joel's time is limited,
 10 and so we're trying to explore different
 11 options on how they can produce a staff report.
 12 But whether to recommend or deny it --
 13 As you know, the threshold with the owner
 14 being kind of open to landmarking the building
 15 is low. I think you need, like, two out of
 16 seven, I think it is, criteria, but nonetheless
 17 a staff report needs to be made, and so the
 18 hope is we can kind of figure out how to get a
 19 staff report in time and kind of not only do a
 20 staff recommendation, do it kind of all in one
 21 meeting rather than two. That's what we're
 22 looking at. I think you have to determine
 23 whether or not that's going to be kind of
 24 achievable.
 25 MR. TEAL: One other possibility might be

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1 to get an Opinion of Appropriateness from them
2 as far as your design goes so that way, you
3 know, you can come back here and then you'll
4 know, you know, at least as far as whether
5 there's any significant changes that they would
6 require.

7 MR. ALLMAND: Yes, sir. That was one of
8 the options that was discussed and most likely
9 one that we will take if we cannot get a
10 landmark, kind of, determination in the next
11 meeting -- Commission meeting.

12 MS. RADCLIFFE-MEYERS: And, Chairman Lee,
13 may I address that as well?

14 THE CHAIRMAN: Please.

15 MS. RADCLIFFE-MEYERS: So per discussions
16 with the applicant, we also told them that if
17 there were significant changes to the plans due
18 to Historic coming back, that we would bring
19 them back for a second conceptual, that we
20 wouldn't bring them forward as a final. And
21 they're well aware of that, that they're taking
22 that risk, because we wouldn't want to bring
23 back a project that has changed significantly
24 for final approval for you guys if it's brand
25 new.

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1 THE CHAIRMAN: Understood. Thank you for
2 that clarification.

3 All right. Any other comments from the
4 board or from staff?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: And if not, I'll open it
7 for a motion.

8 BOARD MEMBER BROCKELMAN: Move approval.

9 BOARD MEMBER HARDEN: Second.

10 THE CHAIRMAN: Okay. We have a motion to
11 approve with the recommendations from staff by
12 Mr. Brockelman and a second by Mr. Harden.

13 All those in favor, please say aye.

14 BOARD MEMBERS: Aye.

15 THE CHAIRMAN: Any opposed?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Okay. So all the ayes were
18 Mr. Harden, Mr. Davisson, Ms. Durden,
19 Mr. Schilling, Mr. Lee, Mr. Loretta, Mr. Allen,
20 and Mr. Brockelman, and there were no nays.

21 Thank you, Mr. Allmand.

22 MR. ALLMAND: Thank you.

23 THE CHAIRMAN: Appreciate it.

24 We'll move on to the next agenda item,
25 DDRB 2021-001, Laura Trio.

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1 Before we hear from the applicant,
2 Ms. Radcliffe-Meyers, could we have the staff
3 report?

4 MS. RADCLIFFE-MEYERS: Thank you, Chairman
5 Lee.

6 Again, my name is Lori Radcliffe-Meyers
7 with the Downtown Investment Authority, and I'm
8 providing the staff report for the Laura Trio.

9 DDRB application 2021-001 seeks conceptual
10 approval for the adaptive reuse of the historic
11 Laura Trio and for a new eight-story hotel
12 located at 51 West Forsyth Street.

13 The site is .74 acres and is located in
14 the Central Core Overlay District. The site is
15 bounded to the north by Adams Street, to the
16 east by the Forsyth Street garage, to the south
17 by Forsyth Street, and to the west by Laura
18 Street.

19 The proposal includes a new eight-story
20 hotel with 4,021 square feet of ground floor
21 retail. The historic Florida Life Building
22 will serve as the main pedestrian entrance for
23 the hotel, as well as providing a
24 1,150-square-foot fitness center on the second
25 level. A motor court has been added along

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1 Adams Street which allows for the pick up and
2 drop off of hotel guests.

3 The proposal includes the addition of
4 5,754 square feet of restaurant space in the
5 Florida National Bank Building, and
6 4,253 square feet of ground floor retail space
7 in the Bisbee Building. One hundred and
8 forty-six hotel rooms in total are dispersed
9 between the Florida Life Building, the Bisbee
10 Building and the new construction.

11 An urban open space piazza has been
12 created along Adams Street which buffers the
13 pedestrians from the vehicular traffic and
14 helps integrate the streetscape. Interactive
15 art or public art will be added to this space
16 to help engage the pedestrians.

17 The applicant is currently working with
18 the State Historic Preservation Office and the
19 National Park Service for federal historic
20 preservation certification for the historic
21 structures.

22 The new development is modern and sleek in
23 design with clean lines and expansive glazing,
24 yet architecturally the design responds to the
25 existing historic structures, providing a sense

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1 of unity along all facades.
 2 Based on the foregoing, the Downtown
 3 Development Review Board staff supports
 4 conceptual approval of DDRB application
 5 2021-001 with the following recommendations:
 6 Prior to submittal for final review, the
 7 developer shall meet with staff to identify any
 8 deviations sought; streetlights, benches and
 9 street furnishings shall be placed in the
 10 amenity area; to delineate the space for
 11 interactive public art, public art within the
 12 urban open space area, piazza, which is
 13 identified on the site plan; and to provide a
 14 shade study to ensure the project meets the
 15 40 percent shade coverage.
 16 This concludes the staff report. Staff is
 17 available for questions.
 18 Thank you.
 19 THE CHAIRMAN: Thank you,
 20 Ms. Radcliffe-Meyers.
 21 Could we have the applicant prepare the
 22 applicant's presentation, please?
 23 (Mr. Atkins approaches the podium.)
 24 MR. ATKINS: Good afternoon.
 25 I'm Steve Atkins. I'm the principal and
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1 managing director of Southeast Development
 2 Group. I own the Laura Street Trio buildings,
 3 and I'm here today just to give a brief
 4 introduction to the team and to publicly thank
 5 them for the hard work.
 6 I don't think it's necessary to go through
 7 a history lesson on the Laura Street Trio or to
 8 talk about the importance of the buildings; I
 9 think that's been done ad nauseam, but just to
 10 add some context.
 11 I did review my file earlier this week,
 12 and my first letter to the bank, to acquire the
 13 buildings, was in November of 2009, so it's
 14 been a long time coming.
 15 I am really proud of the team. They have
 16 done a really fantastic job in putting together
 17 a design that I think is really exceptional.
 18 It really marries a new, sleek architecture
 19 with a historic context, the restoration of the
 20 buildings. This is essentially the same team
 21 we had together for the Barnett Bank Building,
 22 so our hopes are certainly high and have great
 23 confidence in the architectural and design
 24 team.
 25 So unless anyone has any questions for me,
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1 I'm just here to say thank you, thank you to
 2 the board, and thank you for your service to
 3 the city of Jacksonville, and I'll turn it over
 4 to Tom Hurst.
 5 THE CHAIRMAN: Mr. Atkins, before you go,
 6 I'm sorry, would you mind giving us your
 7 address for the record?
 8 MR. ATKINS: 4276 Great Oaks Lane,
 9 Jacksonville, Florida.
 10 THE CHAIRMAN: Thank you. And thank you
 11 for that presentation and introduction.
 12 Appreciate that.
 13 (Mr. Hurst approaches the podium.)
 14 MR. HURST: Hello, everybody.
 15 My name is Tom Hurst. I'm with Dasher
 16 Hurst Architects. My address is 1022 Park
 17 Street, Suite 208, Jacksonville, 32204.
 18 As Steve said, this is a -- this is kind
 19 of an ongoing labor of love for everybody
 20 involved in this project. I think I might
 21 actually have him beat in that I walked the
 22 building for the first time in 2004, I believe,
 23 so it's a long time coming. We're very, very
 24 excited for the opportunity to bring this
 25 property back to life.
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1 As I'm sure everybody here is aware, the
 2 property sits at the heart of the Central
 3 Business District in downtown Jacksonville.
 4 It's right on Laura Street, the primary
 5 pedestrian corridor through downtown.
 6 The slide is a little outdated. It shows
 7 the Landing, but, you know, it has that
 8 connection north-south to the riverfront and
 9 north toward -- toward City Hall and Hemming
 10 Park. It's bounded on the north and the south
 11 by Adams Street and Forsyth Street.
 12 Zooming in on the property, you know, we
 13 have the three historic buildings; the Florida
 14 National Bank Building, the Bisbee Building,
 15 and the Florida Life Insurance Building.
 16 Surrounding it in the green on the screen you
 17 see there is the vacant property that's been
 18 vacant for about 25 years now. It's surrounded
 19 on all sides by other significant downtown
 20 high-rises, the Barnett Building, the Greenleaf
 21 Building, the Carling building. The Bank of
 22 America tower is to the southwest.
 23 And as you can see on this graphic here,
 24 the VyStar/Forsyth garage is just to the south,
 25 and that is the parking facility that's planned
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1 for the property.
 2 This is an enlargement of the survey
 3 (indicating). Again, I won't get into too much
 4 detail, but the Trio is made up of three
 5 historic buildings; the Bisbee Building built
 6 in the late 1908 time frame, shortly after the
 7 Great Fire. Interestingly, this building was
 8 only one bay wide initially. In one of the
 9 photos you see on the slide show here, it
 10 shows -- they built the second bay on the front
 11 facade while it was still under construction
 12 due to demand for the building.

13 The top image, you can see at one point it
 14 was one of the tallest buildings in downtown
 15 Jacksonville, shortly after completion as well.

16 The Florida Life Insurance Building is the
 17 other tall building on the site. This is
 18 eleven stories, the Bisbee is ten. Both of
 19 these projects were landmarked buildings
 20 designed by Henry Klutho, the most prolific --
 21 arguably, the most prolific architect in the
 22 early 20th century in Jacksonville. It's a --
 23 it's a gorgeous -- just -- the proportions on
 24 this building are amazing, the narrow footprint
 25 and the 11-story height of the building.

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1 Unfortunately, all of these buildings are
 2 in a state of disrepair, but this one is
 3 significantly losing its column capitals in the
 4 1990s due to disrepair.

5 And then the third building is the Florida
 6 National Bank Building, which most of us know
 7 as the Marble Bank Building in Jacksonville.
 8 Again, interestingly, in the lower right image
 9 here you can see -- originally, this building
 10 was only half as wide as it is currently, and
 11 within the first ten years of its life they
 12 doubled the size of it as well. So it's
 13 interesting, the kind of life these buildings
 14 go through.

15 This slide shows the existing conditions.
 16 I think most of you are aware, they're --
 17 they're in pretty deplorable condition after
 18 sitting empty for 20 years; everything from
 19 masonry, brick veneer that's falling off the
 20 building to damage to the marble, missing
 21 windows, what have you. So our plan is to
 22 restore these buildings back to their glory,
 23 including rebuilding the cornice on the Florida
 24 National Life Building -- I'm sorry, the
 25 Florida Life Insurance Building, as well as the

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1 terra-cotta capitals, et cetera, and bringing
 2 them back to life.

3 We will be replacing all the windows.
 4 Most of them are missing currently and those
 5 that are there are in a very bad state of
 6 disrepair.

7 The surrounding context, as I mentioned
 8 earlier, contains some of the most significant
 9 downtown buildings because it is in the heart
 10 of the Central Business District.

11 This slide illustrates the streetscape.
 12 As I'm sure you know, Laura Street was redone
 13 seven, eight years ago, including the
 14 streetscape along Laura. So our plan is that
 15 we would be rebuilding the streetscape, the
 16 brick pavers, the -- and the concrete, what
 17 have you, along Forsyth and Adams Street, but
 18 we would retain what's existing along Laura
 19 Street, and we would be matching the finishes
 20 and the bricks.

21 So this slide illustrates our site plan
 22 and it does illustrate the patterning that's
 23 represented at a conceptual level of the
 24 streetscape, the patterning, the trees, the
 25 lights, et cetera. The most significant and

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1 new feature of this site is the motor court in
 2 the upper right part of the plan.

3 As was mentioned earlier, the yellow
 4 buildings on the screen represent the historic
 5 buildings. There are two other main components
 6 being added on. In the northwest part of this
 7 plan, on the corner of Laura and Adams Street,
 8 is the new hotel wing of the building. And
 9 that -- it's eight stories tall with a rooftop
 10 bar on the top, and that's -- gets our hotel
 11 count up to 146, which helps us to make the
 12 project viable.

13 In the -- in the rear, where the three
 14 buildings come together, you'll see there's a
 15 stair elevator core. That's a vertical core
 16 that gives us ADA compliance and services the
 17 full height of the building. And as you can
 18 imagine, the three buildings have three
 19 different floor elevations currently, so one of
 20 the challenges with this building is designing
 21 the elevators and stairs in a way that's ADA
 22 compliant that can give them access to each of
 23 these floors.

24 We happen to -- we've come up with a
 25 strategy using double-sided elevators to avoid

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1 extensive ramps in that area that -- some of
2 the floors vary by 30, 40 inches. As you could
3 imagine, that would require a 40-foot-long
4 ramp. So to get around that, we've used
5 double-sided elevators with stops on each side.

6 The motor court, as I mentioned, is in the
7 upper right portion. It's meant to be kind of
8 a transient drop-off area. So if you -- if you
9 arrive to -- as a hotel guest, you can drop
10 your wife off, you could -- you can check in
11 and check out. There are a few spaces for a
12 car to be held temporarily and there will be
13 valet service at this location as well, but
14 it's -- it's really not meant to be a parking
15 area. It's not for that kind of permanent
16 parking. That will be in the VyStar garage
17 across the street. So you would arrive here
18 (indicating), you would check in, and then you
19 would circle back around and park in the VyStar
20 garage.

21 As Lori mentioned earlier, we have
22 developed this in a way that we -- we believe
23 we've made it into a pedestrian active space
24 that can be an amenity to the passersby on
25 Adams Street. There's a public piazza that's a

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1 combination of brick pavers, benches and shade
2 trees that can be a great spot to kind of allow
3 the retail to spill outdoors and kind of use
4 that space functionally.

5 It's, obviously, the entry point for the
6 hotel as well as the future Phase II apartment
7 building, which is shown on this plan in gray.
8 That part of the site will be coming back for
9 review later, and it's kind of less developed
10 at this point, but it will have an entry point
11 from this motor court as well.

12 Furthermore, we see that future apartment
13 building having a cafe or something along those
14 lines on the first floor as well, fronting onto
15 this motor court, again, trying to create as
16 much pedestrian activity and liveliness in that
17 space as possible.

18 This is a similar plan (indicating). This
19 is the first floor plan. Everything you see in
20 pink on this plan is basically a shell space.
21 The Florida National Bank Building will be
22 converted into a restaurant. It's envisioned
23 to be kind of a high-end steakhouse,
24 seafood-type restaurant, white table cloths
25 with a valet. And it would be operated by the

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1 hotel operator. It would be an integral part
2 of the hotel operation, but it would have its
3 own availability to guests coming in, whether
4 they're staying in the hotel or not.

5 The Bisbee Building would be occupied by a
6 grocer or a bodega, if you will, fronting on
7 Forsyth Street. The new hotel wing on the
8 north end of the site, which has glazing facing
9 both Adams as well as Laura Street, is a -- is
10 to be determined what that tenant would be.
11 It's basically a shell space at this point, but
12 I think we're targeting a cafe, restaurant,
13 that kind of thing that would really be an
14 amenity to the overall development.

15 We're trying to approach this whole
16 project as a mixed-use development with various
17 mixes -- mix of uses -- really complement each
18 other, both in terms of their functionality,
19 but also, you know, even shared parking and
20 that kind of thing so -- so we can really
21 balance out the site nicely and create activity
22 on site.

23 The upper floors are mostly hotel rooms,
24 although this is the second floor. And you can
25 see in the Bisbee Building there would be a

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1 small conferencing center, meeting center. The
2 Florida Life Building would have a small
3 fitness center. And then the green at the top
4 of the screen is the hotel guest suites. And
5 that carries, then, on up the height of the
6 building with the Bisbee and the Florida Life
7 Building also getting hotel rooms on those
8 floors.

9 And you can see in the upper part of that
10 plan is that central core that ties it all
11 together and gives us access and ADA
12 compliance.

13 Let me go back. This -- on the eighth
14 floor, at the top of the slide, this pink area
15 is the rooftop bar, and it also has an outdoor
16 venue overlooking Laura Street as well.

17 As I mentioned, the Florida Life Building
18 is 11 stories. It's the tallest structure on
19 site. So this is the top floor of that
20 building.

21 There's the site plan (indicating).

22 So in terms of architectural development,
23 as Steve mentioned, this project is being
24 restored using historic tax credits, among
25 other venues, so we've tried to be very

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1 sensitive to the historic buildings. We,
2 obviously, want to restore those buildings back
3 to their glory, but the new buildings as well,
4 we want to make sure that we're deferential to
5 the -- to the existing historic buildings, and
6 we don't try to overwhelm them.

7 We could have probably designed a 20-story
8 high-rise here and we could have probably made
9 the numbers work better, but I think the -- the
10 important thing here was we wanted to pay
11 homage to them or defer to them. So as you can
12 see in this view along Laura Street, the new
13 hotel addition is eight stories next to the
14 eleven-story Florida Life Building.

15 The building materials are envisioned as a
16 way of -- we want the building to be clean and
17 modern and -- and contrast with the existing
18 historic buildings, but yet tied together from
19 a material standpoint where we're envisioning
20 potentially tying in materials like terra-cotta
21 and copper and brick into these buildings so
22 that they're substantial, clean, new, modern
23 buildings, not something that's very ephemeral
24 and could go away in 20 years. These are
25 envisioned to be, you know, buildings that will

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1 still be here a hundred years from now.
2 The hotel addition, we've maximized the
3 amount of glass to try to lighten the load a
4 little bit and make the buildings a little more
5 transparent. Again, trying not to compete with
6 the masonry and the heaviness of the existing
7 buildings.

8 This is the view from Laura Street and
9 Forsyth Street (indicating). So this is kind
10 of the primary kind of picture-postcard view of
11 the buildings currently. You can see the new
12 hotel addition on the left side. And on the
13 right peeking out, although we're not prepared
14 to discuss it today, we -- we've worked up some
15 massing on the future Phase II building on the
16 right side there.

17 This shows the view from Forsyth and --
18 and, again, what we'd like you to focus on here
19 is the Bisbee Building and the fact that we're
20 restoring that back to life, including -- it's
21 got a beautiful terra-cotta facade facing
22 Forsyth Street, copper detailing overlaying the
23 window mullions and the spandrel areas, which
24 we're going to restore. We're going to
25 reinsert a new storefront on the ground floor

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1 with a bodega/grocer facing the street and some
2 awnings overhanging Forsyth Street in that
3 area.

4 And then this is the view from the
5 northwest corner of Laura and Adams Street,
6 focused primarily on the hotel addition with
7 the -- with the historic buildings in the
8 background. This is, obviously, a dusk shot,
9 and you can see the -- the rooftop bar coming
10 to life in the evening on the top, as well as
11 the retail space on the ground floor activating
12 Laura Street and Adams Street as well.

13 These are just elevations representing
14 basically the same things, what we just showed
15 you in the prospective views.

16 This is the Adams Street elevation.
17 Again, the area in gray on the left is future
18 Phase II development, which, quite honestly,
19 it's just not as far along in the development
20 of the project as the main hotel/Trio
21 development, so we're not prepared to present
22 that to you at this time.

23 And Forsyth Street (indicating).

24 So, with that, I'm prepared for any
25 questions you might have.

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1 THE CHAIRMAN: Thank you, Mr. Hurst, for
2 the presentation. Appreciate that.

3 Ms. Mezini, is there any public comments?

4 MS. MEZINI: All right. This public
5 comment is from Steve Congo, and it reads:
6 "I had the chance to see the Laura Street
7 trio conceptual approval submission. I'm glad
8 to see that project moving along as I think
9 it's the most important project in all of
10 downtown and the renderings look excellent.

11 "With that said, the design change of the
12 motor court from previous renderings [sic].
13 The motor court that now exists onto Adams
14 Street could potentially allow for a fix for
15 the one issue with the Forsyth Street parking
16 garage that VyStar is building.

17 "When the garage was submitted for review,
18 the vehicle entrance was pushed as close to
19 Forsyth and Main as possible, allowing for cars
20 to exit the Laura Street Trio motor court. The
21 exit was next to the Bisbee Building, cross
22 across Forsyth and turn into the garage. This
23 was cited during the DDRB review for the VyStar
24 garage, and while a reasonable choice, the
25 result is that an otherwise excellent parking

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1 garage is largely street-level parking across
2 most of Forsyth Street.
3 "Now that the motor court for the Laura
4 Street Trio exists onto Adams Street and the
5 reasoning for the location of the vehicle
6 entrance doesn't apply anymore, in my eyes the
7 vehicle entrance should be as close to Forsyth
8 and Laura as possible, opening up the remainder
9 of Forsyth Street frontage for retail now or in
10 the future.

11 "I certainly don't want to see either the
12 garage or the Trio project held up any longer,
13 but given how closely tied both projects are,
14 couldn't this be an opportunity to work with
15 both groups on what seems like it should be a
16 relatively minor change.

17 Thank you."

18 End comment.

19 THE CHAIRMAN: Thank you, Ms. Mezini.
20 Any more comments?

21 MS. MEZINI: No additional comments.

22 THE CHAIRMAN: Thank you.

23 We'll do board comments, and this time
24 we'll start with Mr. Harden, please.

25 BOARD MEMBER HARDEN: I think I did see
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1 another project that makes our life easy. It's
2 very exciting to see this finally come online.
3 I think -- or come to this board I should say.

4 I think that Mr. Atkins deserves a lot of
5 credit for his perseverance on this. I know
6 this has been a focal point of downtown and I
7 know this has not been easy. It's not for lack
8 of trying. There's a lot of levels that they
9 have to address here, especially hearing
10 Mr. Hurst mention some of the challenges with
11 the life-safety issues and the stairwell. I
12 had not even appreciated the different
13 elevations for that, so --

14 And I also think, you know, Mr. Hurst,
15 you've carved out a really nice niche downtown.
16 And I think that while some of these buildings
17 are -- are not original, I think you deserve a
18 lot of credit for bringing them back to life,
19 and history should look fondly upon that. So
20 we appreciate that.

21 I think that comments-wise -- my only
22 question is -- I think that at final we really
23 want to see the materials on the new structure,
24 to get a sense of that. I think it's hard to
25 understand from some of these conceptualls,
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1 somebody else in the public raise their hand.
2 I don't know if that was to call for public
3 comment, but --

4 MS. MEZINI: I don't see a hand raised at
5 the moment, but I will allow for the
6 opportunity. If you would like to raise your
7 hand and speak, please do so.

8 Ms. Nancy Powell has her hand raised.

9 And, Nancy, I'll lower your hand and start
10 the timer, and you may speak.

11 MS. POWELL: I'm just going to be very
12 brief, and I just applaud this effort. It's
13 been a long time coming. It's very exciting.

14 Thank you very much.

15 THE CHAIRMAN: Thank you, Ms. Powell.

16 Could you please state your name and
17 address for our record?

18 MS. POWELL: I'm sorry.

19 Nancy Powell, 1848 Challen Avenue,
20 Jacksonville, Florida.

21 THE CHAIRMAN: Thank you.

22 Okay. Mr. Harden.

23 BOARD MEMBER HARDEN: Thank you,
24 Mr. Chair.

25 I think this is an outstanding project,
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1 especially in the context of the historic
2 buildings.

3 The only thing that I had maybe an eyebrow
4 raised was the -- the balcony rails. I
5 couldn't quite tell -- it looked like a very
6 detailed material. And maybe you could just
7 share a little bit more about what you have
8 there.

9 MR. HURST: Yeah. Thank you for asking.
10 I meant to mention it and I forgot, so thank
11 you.

12 The balcony rails -- I don't know if it's
13 possible to zoom in on this shot or not, but
14 they're envisioned to be a -- an ornamental
15 metal railing. And we're trying to find
16 ways -- even though the buildings are new and
17 clean and modern, we're trying to find ways to
18 pay homage to the original buildings through --

19 What you're seeing here is -- there's a
20 pattern of relief in these railings that is
21 picking up the pattern of the terra-cotta on
22 the Florida Life Insurance Building. So we've
23 taken what was a -- kind of a criss-cross,
24 X-shaped pattern on that and we're stamping it
25 into the metal here to be kind of a subtle,

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1 somewhat abstracted homage to the original
 2 building.
 3 So we're looking forward to finding ways
 4 to do that and other ways through interior
 5 materials, through -- you know, through the
 6 design of the building without being too
 7 literal, hopefully.
 8 BOARD MEMBER HARDEN: Great. Thank you
 9 for that.
 10 THE CHAIRMAN: Thank you, Mr. Harden.
 11 Mr. Davisson.
 12 BOARD MEMBER DAVISSON: I mean, I -- you
 13 know, looking at the images, especially if you
 14 stay on that one, I think it's a really
 15 sophisticated and well-executed design
 16 solution.
 17 And, you know, when we talk about marrying
 18 the -- you know, it's a good example, I think,
 19 of, you know, two building types in context of
 20 contemporary architecture, you know, next to
 21 something we behold as, you know, some of
 22 Jacksonville's greatest historical
 23 architecture, so I applaud you for that.
 24 I think I just applaud the whole project
 25 in the sense -- my hope is -- I hope it's a
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1 just -- the other thing I just want to say is
 2 how important it is, to me, to see the reuse of
 3 these existing buildings. Overall, I'm a big
 4 fan of not taking down our existing buildings.
 5 And I know that it is a struggle to work with
 6 those, so I'm very much in favor of the project
 7 and really appreciate the effort that all of
 8 your team took to put together.
 9 Thank you.
 10 THE CHAIRMAN: Thank you, Ms. Durden.
 11 Mr. Schilling.
 12 BOARD MEMBER SCHILLING: Certainly this is
 13 an exciting project. And I want to applaud
 14 you, Tom, and the entire team, for the
 15 conceptual level with what y'all have done.
 16 This has been a great presentation, tremendous
 17 amount of detail. I think it looks great. I'm
 18 in full support.
 19 Thank you very much.
 20 THE CHAIRMAN: Thank you, Mr. Schilling.
 21 Mr. Loretta.
 22 BOARD MEMBER LORETTA: Thank you, Tom.
 23 The graphics are absolutely amazing. So
 24 whoever did that, it's really pretty darn
 25 impressive.
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1 real tipping point for downtown.
 2 Thank you.
 3 THE CHAIRMAN: Thank you, Mr. Davisson.
 4 Ms. Durden.
 5 BOARD MEMBER DURDEN: Thank you,
 6 Mr. Chairman.
 7 Well, first, I think the most important
 8 thing is that the design that you've done is
 9 outstanding. I really appreciate the
 10 activization of the ground floor throughout the
 11 entire -- all three buildings.
 12 The elevations that are on the screen
 13 right now just are, quite frankly, thrilling to
 14 me. I'm really excited about that.
 15 I'm not familiar enough to comment on the
 16 idea that was raised by the member of the
 17 public in regards to the garage. I don't
 18 know -- I was concerned when I saw that one
 19 drawing that talked about the VyStar future
 20 parking garage for that whole length, and maybe
 21 you can talk about -- a little bit about why
 22 you felt that this was the right side or the
 23 right area for the -- the motor plaza.
 24 MR. HURST: Sure.
 25 BOARD MEMBER DURDEN: But, overall, it
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1 One question, I guess, I would like to ask
 2 is -- the floor -- the top of the Florida
 3 National Bank Building, it kind of seems like
 4 a -- some stuff on the third floor -- I mean,
 5 is it going to be, like, a metal roof hiding
 6 stuff, or what's going on on the top of the --
 7 of that building?
 8 MR. HURST: So the Florida National Bank
 9 Building a/k/a the Marble Bank Building, that's
 10 the one you're referring to?
 11 BOARD MEMBER LORETTA: Yeah. At the
 12 bottom left, yes.
 13 MR. HURST: Yes. So it's going to be a
 14 restaurant on the interior. It's largely
 15 unchanged from the existing condition other
 16 than restoring it. So it will be a ground
 17 floor restaurant. It does have mezzanines on
 18 the second level, which you can see in a
 19 U-shape wrapping around the plan here.
 20 There are spaces between the Marble Bank
 21 and the adjacent historic buildings, which are
 22 shown in white on this plan, which exists
 23 currently. Quite frankly, we're still working
 24 out the program on what to do with those
 25 spaces. There's -- there are low roofs between
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1 those areas currently and the windows kind of
 2 look into a -- an area where -- a (inaudible),
 3 if you will.
 4 BOARD MEMBER LORETTA: If you go to the
 5 third level so that -- so, I mean, what is that
 6 white box in the middle?
 7 MR. HURST: So the white box in the middle
 8 is an existing skylight that we're going to
 9 replace the glass and we're going to retain.
 10 BOARD MEMBER LORETTA: Great. Thank you.
 11 Anyway, I mean, this is just an amazing
 12 project. I do understand some of the parking
 13 garage access questions. And I remember I
 14 probably brought stuff up years ago, but,
 15 hopefully, that just gets all thought through
 16 and it has been thought through well, so --
 17 anyway, I just can't imagine anybody being
 18 prouder, so thank you all very much.
 19 THE CHAIRMAN: Thank you, Mr. Loretta.
 20 Mr. Allen.
 21 BOARD MEMBER ALLEN: Thank you, Chairman.
 22 Mr. Atkins, I have to address it right off
 23 the get-go. You truly have saved a life on
 24 this project. Congratulations. You did a
 25 great job. I wish a lot of developers in this
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1 city would be as persistent as you were.
 2 As a lifelong resident of Jacksonville, I
 3 really hope you threw your name into a couple
 4 other projects that we have around town as
 5 well, so --
 6 Mr. Hurst, great project. You've really
 7 (inaudible) your coverage on this one as well.
 8 Thank you.
 9 THE CHAIRMAN: Thank you, Mr. Allen.
 10 Mr. Brockelman.
 11 BOARD MEMBER BROCKELMAN: Thank you,
 12 Mr. Chairman.
 13 In full disclosure, I'll be recusing
 14 myself on this vote as I'm a member of the
 15 development team.
 16 And I'll also keep my comments short here.
 17 I appreciate all of my colleagues and their
 18 comments. And, Steve, Tom, great work.
 19 I'll save most of my comments for our
 20 future meetings at DIA and City Council, but
 21 this is an important step in this process and I
 22 appreciate everyone's support here today.
 23 THE CHAIRMAN: Thank you, Mr. Brockelman.
 24 I'll add just a few comments. I think
 25 it's really beautiful. I mean, I think seeing
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1 all the retail on the ground floor, the
 2 sensitivity to the architecture, the
 3 sensitivity to the historic nature of all three
 4 buildings, you set the bar really high for DDRB
 5 applications, and I wish we saw this kind of
 6 quality every single time someone submitted
 7 something.
 8 So I can't say enough about it and I'm
 9 very proud that you were able to pull this off.
 10 And to you too, Mr. Atkins, thank you so much.
 11 That's all the comments that I have.
 12 BOARD MEMBER HARDEN: Make a motion to
 13 approve.
 14 BOARD MEMBER SCHILLING: Second.
 15 THE CHAIRMAN: Mr. Harden, motion to
 16 approve; Mr. Schilling seconded.
 17 I'm assuming these are motions to approve
 18 with the recommendations by staff. We'll have
 19 one recusal.
 20 All those in favor, please say aye.
 21 BOARD MEMBERS: Aye.
 22 (Board Member Brockelman abstains from
 23 voting.)
 24 THE CHAIRMAN: Any opposed?
 25 BOARD MEMBERS: (No response.)
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1 THE CHAIRMAN: Thank you.
 2 Mr. Harden, approve; Mr. Davisson,
 3 approve; Ms. Durden, approve; Mr. Schilling,
 4 approve; Mr. Lee, approve; Mr. Loretta,
 5 approve; Mr. Allen, approve; and Mr. Brockelman
 6 recused.
 7 Thank you, Mr. Hurst.
 8 MR. HURST: Thank you for your time.
 9 THE CHAIRMAN: That's the end of the
 10 action items. We'll move into old business,
 11 and right now I don't see any on the agenda.
 12 Does any DDRB member have any old business
 13 they'd like to bring up?
 14 BOARD MEMBERS: (No response.)
 15 THE CHAIRMAN: Okay. Hearing none, we'll
 16 move into new business, and there isn't any on
 17 the agenda, but we do have one item. I'd like
 18 to recognize Ms. Boyer, DIA.
 19 (Ms. Boyer approaches the podium.)
 20 MS. BOYER: Thanks so much.
 21 Lori Boyer, Downtown Investment Authority,
 22 City Hall, across the street.
 23 And I am here because at our last meeting,
 24 when you were taking up Related, we wanted to
 25 put in context a little bit of what's going on
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1 in some of these public spaces on the Southbank
2 and some of the designs.

3 I also want to tell you that on the 23rd,
4 at noon, here, we are going to have a
5 DIA/DDRDB/City Council-invited, anybody else who
6 wants to come, workshop, where we're going to
7 talk in depth about the Northbank, some on the
8 Southbank too, but we're going to talk about
9 kind of the waterfront on the Northbank and all
10 the various projects and the parks, et cetera.

11 So that's the holistic view because I know
12 what you tend to see are project-by-project
13 applications. So the attempt here is to tie it
14 together for you a little bit. And many of
15 these -- or at least a number of these you have
16 approved. And, hopefully, you will recognize
17 your DDRDB final approval slides that I have
18 included in the set.

19 So this is what we kind of colloquially
20 refer to as the "Southbank Loop," and it is how
21 the Riverwalk and an Overland Loop that
22 connects to the Fuller Warren Multiuse Path
23 that's being constructed across the Fuller
24 Warren Bridge, how it all connects together.

25 And if you can all see that on your
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1 And there's kind of a semi-aerial view where
2 you can see it both from the side and in the
3 front of the property.

4 I'm going to back up to the overview.
5 There we go.

6 So once you get past Ventures, the next
7 segment you see in blue is a City project that
8 Haskell is currently designing for that
9 extension of the Riverwalk segment that will
10 connect you, again, to where the multiuse path
11 comes down off Fuller Warren. So that is in
12 design.

13 We are also in conversation with the owner
14 of the One Call building, which is immediately
15 adjacent to Ventures, about potentially
16 expanding the Riverwalk in their segment. So
17 there's already a Riverwalk in their segment,
18 it's just narrower, and we're hoping as we
19 build the additional segment in front of
20 Baptist that we can expand the section at
21 One Call and have it all be equally nice along
22 the whole section there.

23 So I think, if I go forward, I have --
24 this is what we have on the Haskell preliminary
25 drawing, and that kind of gives you some
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1 screen, the red segment is the existing
2 Riverwalk as it exists. The blue line -- the
3 first blue line that you see is the blue line
4 that comes -- that we talked about last time,
5 that comes down San Marco Boulevard to
6 Prudential, crosses Prudential, connects to the
7 Ventures property -- which we'll show you the
8 slides where you approved that site plan.

9 So let's see here, does my clicker work if
10 I advance?

11 MS. MEZINI: Yes.

12 MS. BOYER: Look at that.

13 So this is the Riverwalk extension on the
14 Ventures site (indicating). And you'll see the
15 reason that it came all the way out to
16 Prudential was because it had to connect to
17 that piece that's crossing the railroad track
18 at Prudential at grade.

19 And here is another slide from your
20 Ventures -- so this is the modified approval
21 that you gave last year, and so you can kind of
22 see how the Riverwalk access easement comes all
23 the way down to Prudential Drive, goes along
24 the side of the railroad tracks, is landscaped,
25 and then goes along the front of the property.

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1 idea -- it's over water, like much of the
2 Southbank. It's unfortunate. We'd much prefer
3 them to be on land. They're more accessible.
4 But there is no land in front of Baptist in
5 many of these locations, which is why it has to
6 be over water. And then you see how it
7 connects underneath.

8 Okay. Now, if you go back to our map,
9 when you hit the south side of I-95, there is a
10 connection that comes along -- it goes --
11 actually, it goes south, not quite in that
12 location, it's a block south of that, where it
13 comes along the front of the Nemours property.
14 Nemours has given us an easement, and that
15 portion is being constructed by DOT. And then
16 this segment that goes, if you will, parallel
17 to the interstate is on Children's Way and Nira
18 Street and adjacent to the M.D. Anderson cancer
19 center.

20 So I find this interesting. This is part
21 of the Haskell drawings. I find this
22 interesting making this presentation to this
23 group because some of you are involved in the
24 projects I'm talking about, so you can probably
25 correct me when I have it incorrect.

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1 Here is the Children's Way connection from
2 the front of the Nemours property that takes
3 you around to Children's Way. That was
4 constructed in the last two months. So if you
5 go by there, you'll see that. And when M.D.
6 Anderson recently did their new construction --
7 they already constructed the segment on the
8 M.D. Anderson block that takes you over to
9 San Marco Boulevard. And the San Marco
10 Boulevard to the railroad track segment was
11 constructed by Baptist when they built their
12 new garage.

13 And this is the Nira Street grate
14 crossing, which is being constructed by the
15 City, where we had to get permission from the
16 railroad. So that takes you across Nira. And
17 then you're going to continue on -- and I'll go
18 back to our map.

19 So once you get across the railroad track,
20 you're going to continue on and connect over to
21 the District. So the rest of this is all over
22 land, sidewalk, until you get to the District
23 property.

24 The area in green is all on the District
25 and includes both an Overland Trail, a marsh

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1 boardwalk, and Riverwalk. We are in final
2 stages of design and permitting on that and we
3 expect construction of that to begin,
4 hopefully, by mid-year.

5 And I'll just take you back to your DDRB
6 approval of that. You can see the general
7 outline at the bottom is the Overland Trail and
8 the marsh boardwalk where it connects to the
9 Riverwalk at the top. Again, an illustration
10 of that from the DDRB approved plans
11 (indicating).

12 And we go all the way back to the
13 beginning. That will -- that green section
14 connects you back to the Southbank Riverwalk.

15 So I wanted to show you all of that so you
16 kind of see how the loop is designed and where
17 it fits in various projects.

18 And then, Ina, is that a separate slide
19 that you have?

20 Okay. So this is one in particular that
21 you were talking about last week. And so now,
22 remember, from the Riverwalk perspective, the
23 Riverwalk is coming around the fountain -- and,
24 say, if the path were to stay the same, the
25 sweeping sidewalk that heads toward the

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1 cul-de-sac would be your access to get down to
2 the cul-de-sac area, and then you would follow
3 that down San Marco Boulevard to get to
4 Prudential Drive. That would be the route of
5 the primary Riverwalk, if you were continuing
6 on on the Riverwalk. But you could also go
7 around the front of the Related property, if
8 that transaction goes through. So this is
9 currently River City (indicating). This would
10 be where the Related proposal is that came to
11 you last week.

12 I wanted to show you this because you were
13 asking about Parcel B up at the top. So you
14 see that gray shaded area? That becomes
15 expanded park. And this is an expansion of
16 Bartram's Garden that you see right next to it.
17 Bartram's Garden is envisioned to be a kind of
18 passive botanical garden, highly landscaped
19 with natural plant materials, with actual
20 botanical sides of it, but then it's also
21 accented with these -- whether they're
22 Plexiglass -- the concept is that they are
23 fiber-optic reeds or lighted sculptural flower
24 elements. Think Chihuly on a park scale, and
25 that is Bartram's Garden.

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1 So that would extend -- and just those
2 paths would get extended over to -- on my
3 screen, to the left, closer to the development.

4 The other thing I wanted you to notice on
5 this is, if you see MOSH down below as it
6 currently exists -- and whether MOSH remains
7 there or someone else is occupying that site,
8 part of the intention with this was to expand
9 the view corridor from that rear site as you're
10 looking at the river and not have it closed off
11 by a tall wall, which is why we were pulling it
12 back at the front when we were talking about
13 the land disposition and wanting to expand the
14 park at the river because we already had a
15 bridge on the right-hand side that was
16 restrictive, and so opening up the view and
17 making the park feel more open was part of the
18 intention of increasing the space there. And
19 at the time, we were working with the MOSH 2.0
20 design and we were doing view corridors from
21 the second floor of MOSH, as the MOSH 2.0
22 design, is how we ended up with that particular
23 angle in the park space.

24 So I'm happy to answer questions, but this
25 was just trying to give you a little overview

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1 on the Southbank of the various pieces that are
 2 moving associated with the Riverwalk.
 3 Any questions?
 4 THE CHAIRMAN: Thank you, Ms. Boyer.
 5 Appreciate that.
 6 I'll open it up to the board for any
 7 questions.
 8 BOARD MEMBER LORETTA: It's pretty
 9 exciting, what's all going on, so thank you for
 10 that.
 11 MS. BOYER: Everybody good?
 12 THE CHAIRMAN: Yeah. Thank you,
 13 Ms. Boyer.
 14 MS. BOYER: Thank you.
 15 THE CHAIRMAN: If there's no new business,
 16 I'll go ahead and close new business, and we'll
 17 move on to public comments.
 18 Ms. Mezini, are there any other hands
 19 raised for public comments?
 20 MS. MEZINI: No additional hands raised.
 21 THE CHAIRMAN: Wonderful. Thank you.
 22 We'll close that and we'll move to
 23 adjourn.
 24 Thank you, everybody.
 25 (The foregoing proceedings were adjourned
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 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 20th day of February 2021.
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